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PRELIMINARY PLANS

FOR

PRELIMINARY PLAT, GRADING, UTILITIES, STREET, LANDSCAPE, AND TREE PRESERVATION

FOR

LAKE WILHELM PRESERVE

ST. MICHAEL, MN.

Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200

LAKEVILLE, MINNESOTA, 55044

CONTACT: BRYAN TUCKER

PHONE: 952-898-3461

EMAIL: BRYANT@SUMMER-GATE.COM

PREPARED BY:

Westwood

Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0059466.00

CONTACT: CHRISTIAN H. FROEMKE

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NO.	DATE	REVISION	SHEETS
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PRELIMINARY PLANS
FOR
PRELIMINARY PLAT, GRADING, UTILITIES, STREET, LANDSCAPE, AND TREE PRESERVATION
FOR
LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

INITIAL SUBMITTAL DATE: 04/15/26 SHEET: 1 OF 39

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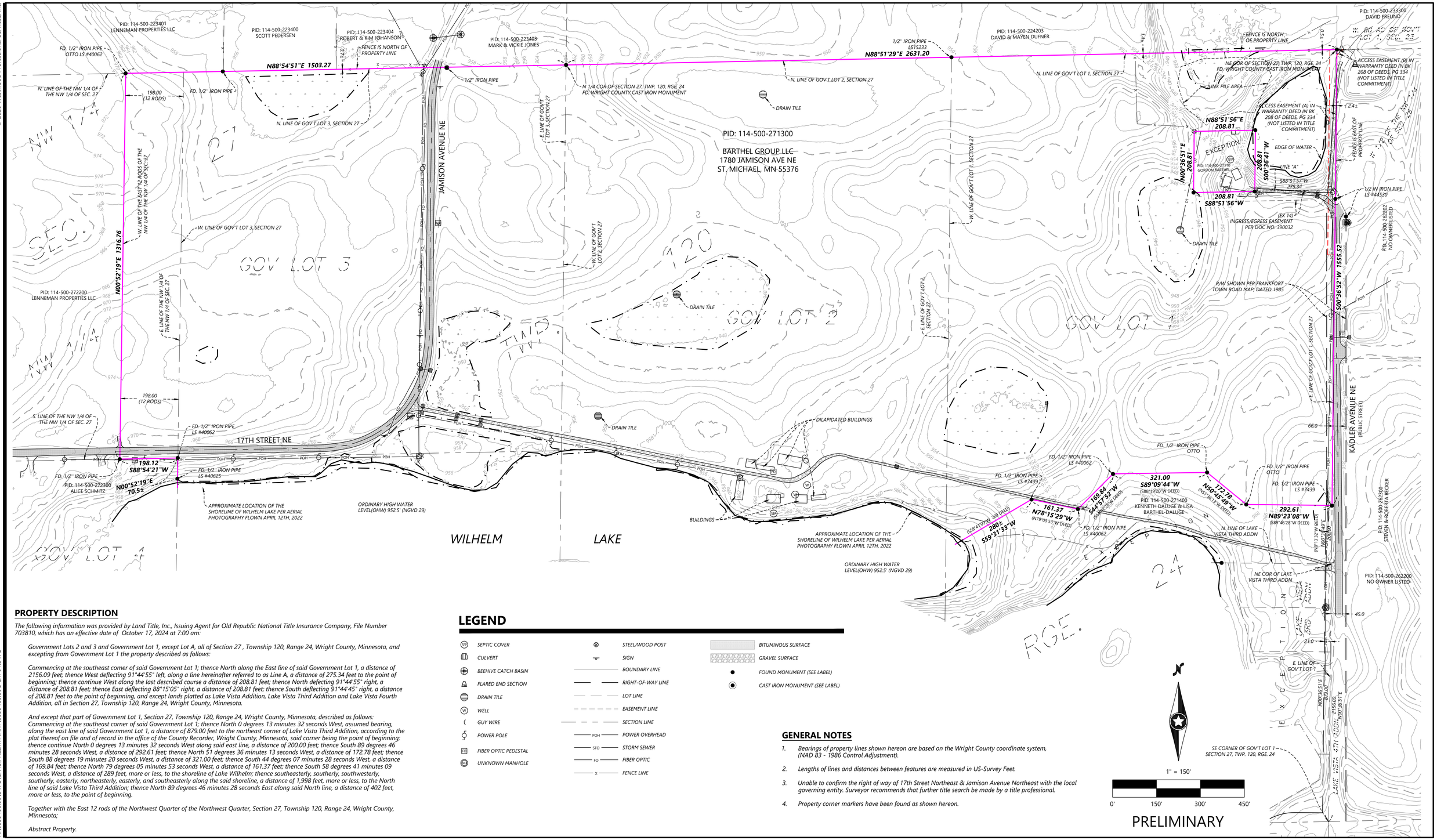

PROPERTY DESCRIPTION

The following information was provided by Land Title, Inc., Issuing Agent for Old Republic National Title Insurance Company, File Number 703810, which has an effective date of October 17, 2024 at 7:00 am:

Government Lots 2 and 3 and Government Lot 1, except Lot A, all of Section 27 , Township 120, Range 24, Wright County, Minnesota, and excepting from Government Lot 1 the property described as follows:

Commencing at the southeast corner of said Government Lot 1; thence North along the East line of said Government Lot 1, a distance of 2156.09 feet; thence West deflecting 91°44'55" left, along a line hereinafter referred to as Line A, a distance of 275.34 feet to the point of beginning; thence continue West along the last described course a distance of 208.81 feet; thence North defecting 91°44'55" right, a distance of 208.81 feet; thence East deflecting 88°15'05" right, a distance of 208.81 feet; thence South deflecting 91°44'45" right, a distance of 208.81 feet to the point of beginning, and except lands platted as Lake Vista Addition, Lake Vista Third Addition and Lake Vista Fourth Addition, all in Section 27, Township 120, Range 24, Wright County, Minnesota.

And except that part of Government Lot 1, Section 27, Township 120, Range 24, Wright County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 1; thence North 0 degrees 13 minutes 32 seconds West, assumed bearing, along the east line of said Government Lot 1, a distance of 879.00 feet to the northeast corner of Lake Vista Third Addition, according to the plat thereof on file and of record in the office of the County Recorder, Wright County, Minnesota, said corner being the point of beginning; thence continue North 0 degrees 13 minutes 32 seconds West along said east line, a distance of 200.00 feet; thence South 89 degrees 46 minutes 28 seconds West, a distance of 292.61 feet; thence North 51 degrees 36 minutes 13 seconds West, a distance of 172.78 feet; thence South 88 degrees 19 minutes 20 seconds West, a distance of 321.00 feet; thence South 44 degrees 07 minutes 28 seconds West, a distance of 169.84 feet; thence North 79 degrees 05 minutes 53 seconds West, a distance of 161.37 feet; thence South 58 degrees 41 minutes 09 seconds West, a distance of 289 feet, more or less, to the shoreline of Lake Wilhelm; thence southeasterly, southerly, southwesterly, southerly, easterly, northeasterly, easterly, and southeasterly along the said shoreline, a distance of 1,998 feet, more or less, to the North line of said Lake Vista Third Addition; thence North 89 degrees 46 minutes 28 seconds East along said North line, a distance of 402 feet, more or less, to the point of beginning.

Together with the East 12 rods of the Northwest Quarter of the Northwest Quarter, Section 27, Township 120, Range 24, Wright County, Minnesota;

Abstract Property.

LEGEND

- SEPTIC COVER
- CULVERT
- BEEHIVE CATCH BASIN
- FLARED END SECTION
- DRAIN TILE
- WELL
- GUY WIRE
- POWER POLE
- FIBER OPTIC PEDESTAL
- UNKNOWN MANHOLE
- STEEL/WOOD POST
- SIGN
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- POWER OVERHEAD
- STORM SEWER
- FIBER OPTIC
- FENCE LINE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- FOUND MONUMENT (SEE LABEL)
- CAST IRON MONUMENT (SEE LABEL)

GENERAL NOTES

1. *Bearings of property lines shown hereon are based on the Wright County coordinate system, (NAD 83 - 1986 Control Adjustment).*
2. *Lengths of lines and distances between features are measured in US-Survey Feet.*
3. *Unable to confirm the right of way of 17th Street Northeast & Jamison Avenue Northeast with the local governing entity. Surveyor recommends that further title search be made by a title professional.*
4. *Property corner markers have been found as shown hereon.*

1" = 150'

0' 150' 300' 450'

PRELIMINARY

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-EXP01.DWG

DESIGNED:	CHF
CHECKED:	.
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	150'
VERTICAL SCALE:	30' OR 15'

INITIAL ISSUE: 04/15/26
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

ERNEST M. WIRTZ, JR.
DATE: 04/15/26 LICENSE NO. 63119

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 2 OF 39

DATE: 04/15/26

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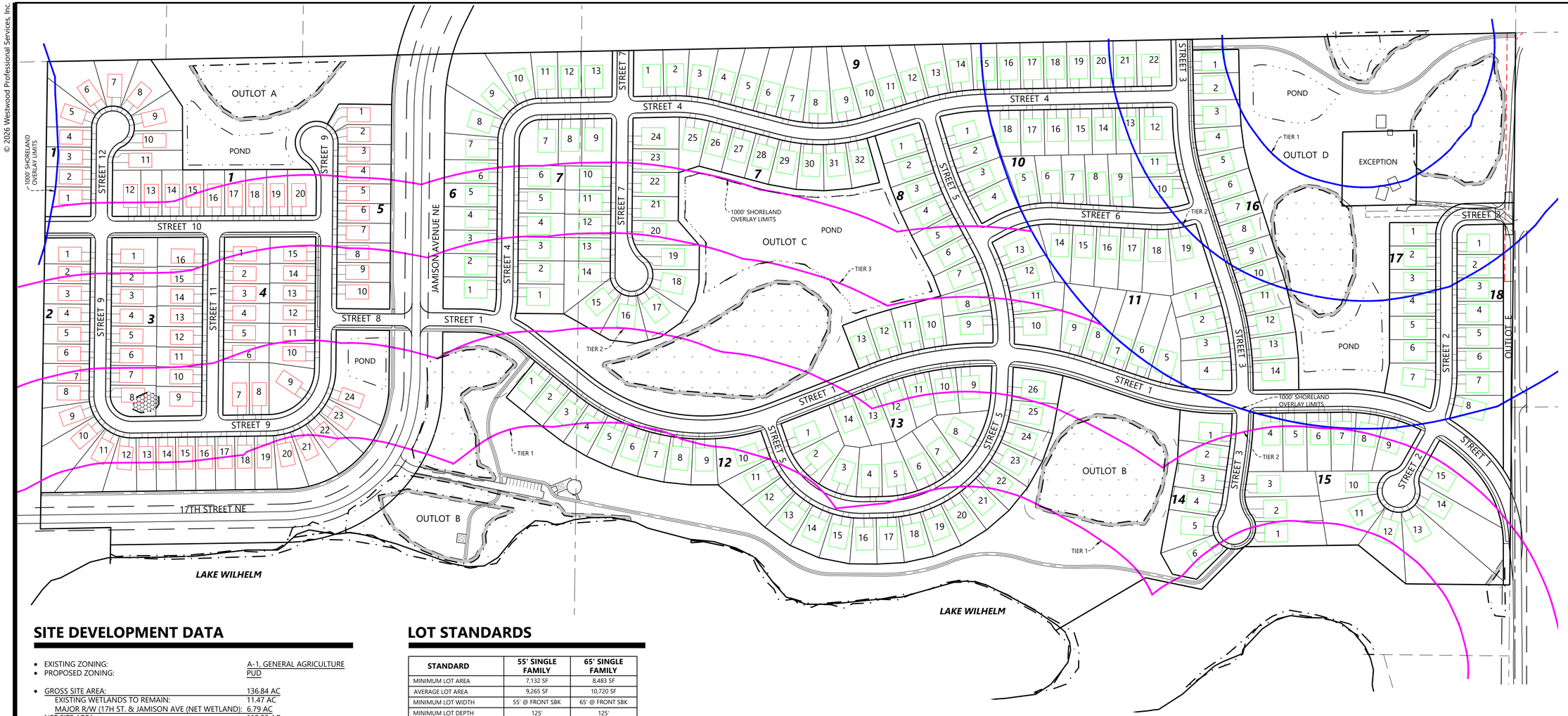
Common Ground Alliance



SITE DEVELOPMENT DATA

- EXISTING ZONING: A-1, GENERAL AGRICULTURE
- PROPOSED ZONING: PUD

- GROSS SITE AREA: 136.84 AC
  - EXISTING WETLANDS TO REMAIN: 11.47 AC
  - MAJOR R/W (17H ST. & JAMISON AVE (NET WETLAND): 6.79 AC
- NET SITE AREA: 118.58 AC

- DEVELOPMENT SUMMARY
  - 55' SINGLE FAMILY LOTS: 85 HOMES
  - 65' SINGLE FAMILY LOTS: 207 HOMES

TOTAL HOMES: 292 HOMES

PUD OPEN SPACE & DENSITY TABLE

N. Lake Wilhelm - 292 Single Family Lots	
PUD Density Bonus Open Space	
136.84	Total Acres
11.47	less wetlands
125.37	Net acres
125.37	Net developable area excluding wetlands
292	SF Lots
2.33	Density
2.00	Base density
0.33	Bonus density via PUD requiring open space
6.6%	Percent Open Space Required (5% per 0.25 over 2.0)
8.25	Acres PUD Open Space required for additional density bonus
5.0%	Open Space Required per 0.25 Density

LOT STANDARDS

STANDARD	55' SINGLE FAMILY	65' SINGLE FAMILY
MINIMUM LOT AREA	7,132 SF	8,483 SF
AVERAGE LOT AREA	9,265 SF	10,720 SF
MINIMUM LOT WIDTH	55' @ FRONT SBK	65' @ FRONT SBK
MINIMUM LOT DEPTH	125'	125'
DOUBLE FRONTED LOTS DEPTH	150'	150'
SETBACKS		
FRONT	25'	25'
SIDE INTERIOR LOT	25'	25'
SIDE CORNER LOT	7.5' / 7.5'; 15' TOTAL	7.5' / 7.5'; 15' TOTAL
REAR	30'	30'

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA	WETLAND AREA	POND AREA	NET AREA
OUTLOT A	WETLAND / PONDING	CITY	3.47 AC	0.99 AC	0.71 AC	1.77 AC
OUTLOT B	WETLAND / PARK	CITY	14.75 AC	3.77 AC	N/A	10.98 AC
OUTLOT C	WETLAND / PONDING	CITY	9.60 AC	2.54 AC	3.66 AC	3.40 AC
OUTLOT D	WETLAND / PONDING / PARK	CITY	11.09 AC	3.28 AC	1.42 AC	6.39 AC
OUTLOT E	FUTURE TRAIL CORRIDOR	CITY	0.41 AC	N/A	N/A	0.41 AC

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL

DEVELOPMENT NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

1" = 150'
0' 150' 300' 450'

PRELIMINARY

LAKE WILHELM PRESERVE

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-PPP01.DWG

DESIGNED: CHF
CHECKED: .
DRAWN: CEL, KFP
HORIZONTAL SCALE: 150'
VERTICAL SCALE: 30' OR 15'

INITIAL ISSUE: 04/15/26
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL PRELIMINARY PLAT

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 3 OF 39
DATE: 04/15/26

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Call 48 Hours before digging:
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OUTLOT A
151,252 sf

POND

JAMISON AVENUE NE

EXISTING BITUMINOUS ROAD

150 R/W

STREET 12

STREET 10

STREET 9

STREET 11

STREET 8

6' SIDEWALK

34 B-B
60 R/W

38 B-B
60 R/W

1" = 50'
0' 50' 100' 150'

PRELIMINARY

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-PPP02.DWG

LAKE WILHELM PRESERVE

DESIGNED: CHF
CHECKED: .
DRAWN: CEL, KFP
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/15/26
REVISIONS:
1 . .
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3 . .
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5 . .

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PRELIMINARY PLAT

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 4 OF 39
DATE: 04/15/26

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JAMISON AVENUE NE
EXISTING BITUMINOUS ROAD
STREET 1
STREET 4
STREET 7
POND
OUTLOT C
418,080 sf
8' TRAIL
1,241,787 sf
LAKE WILHELM PRESERVE

1" = 50'
0' 50' 100' 150'

PRELIMINARY

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DESIGNED: CHF
CHECKED: -
DRAWN: CEL, KFP
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

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REVISIONS:
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PRELIMINARY PLAT
PROJECT NUMBER: 0059466.00

SHEET NUMBER: 5 OF 39
DATE: 04/15/26

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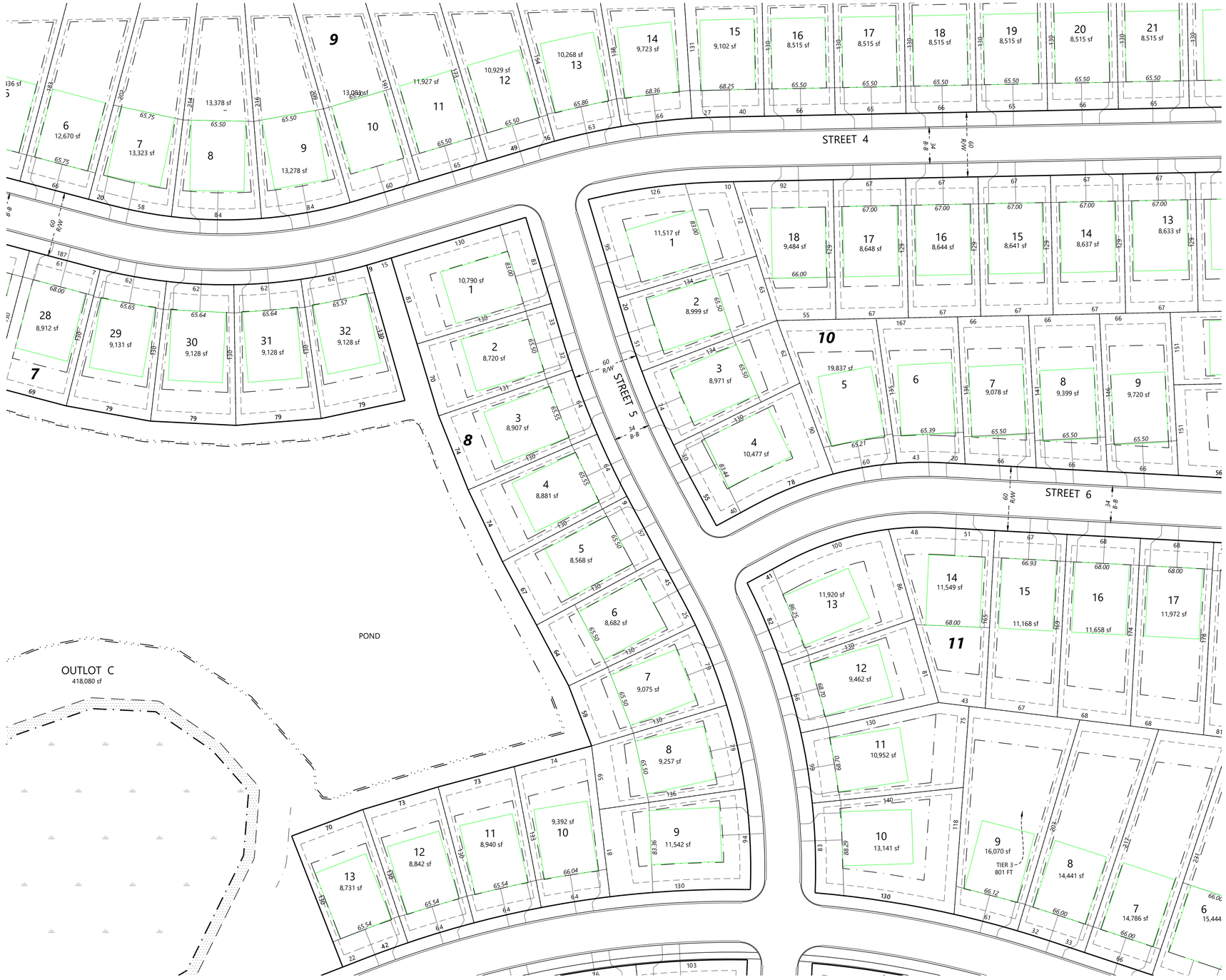

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0' 50' 100' 150'

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PRELIMINARY PLAT

SHEET NUMBER: 6 OF 39

PROJECT NUMBER: 0059466.00

DATE: 04/15/26

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POND
FUTURE TRAIL BY OTHERS
EXCEPTION
43,582 sf
ACCESS EASEMENT PER WARRANTY DEED IN BK 208 OF DEEDS, PG 334
PROPOSED NEW DRIVEWAY LOCATION
HAMMERHEAD & TURNAROUND
INGRESS/EGRESS EASEMENT PER DOC NO. 390032
OUTLOT D
483,213 sf
POND
OUTLOT E
17,736 sf
EXISTING DRIVE TO BE REMOVED
STREET 2
STREET 3
TREET 2
SIDEWALK
34 B-B
60 R/W
16
17
18
11

1" = 50'
0' 50' 100' 150'

PRELIMINARY

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-PPP02.DWG

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CHECKED: -
DRAWN: CEL, KFP
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/15/26
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LAKEVILLE, MINNESOTA, 55044

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DATE: 04/15/26 LICENSE NO. 56208

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SHEET NUMBER: 7 OF 39
DATE: 04/15/26

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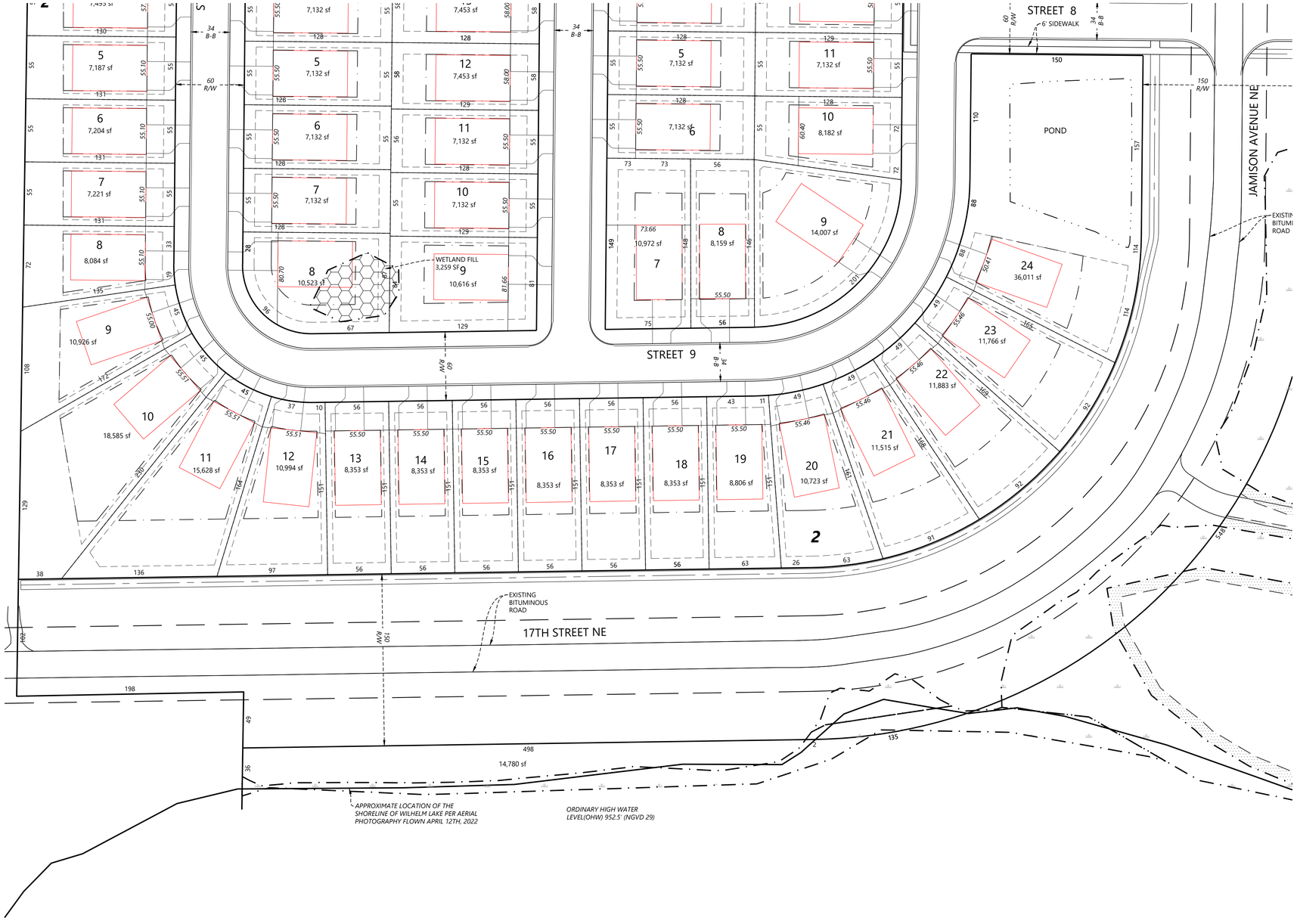

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1" = 50'

0' 50' 100' 150'

PRELIMINARY

LAKE WILHELM PRESERVE

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PRELIMINARY PLAT

PROJECT NUMBER: 0059466.00

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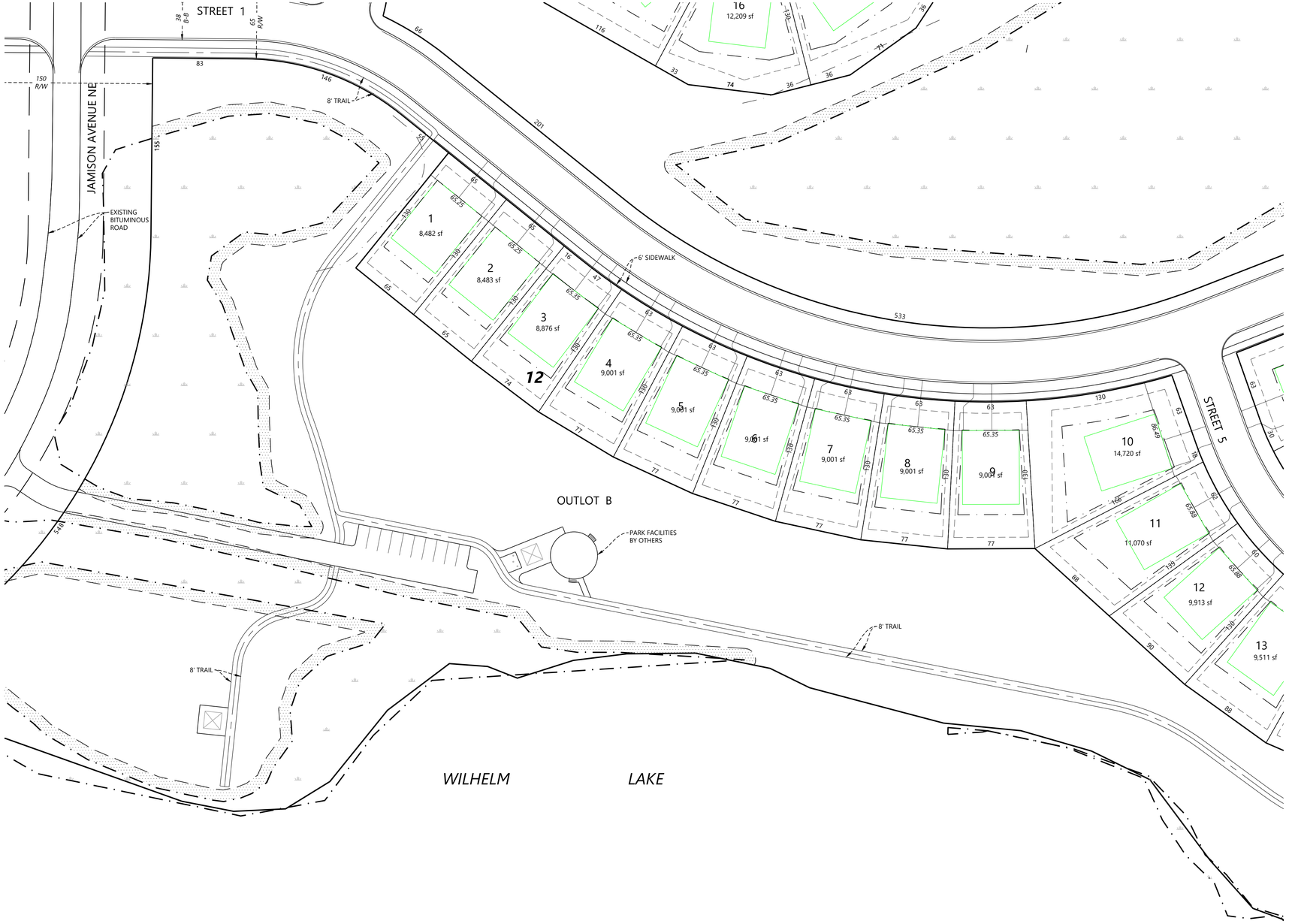

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SHEET NUMBER: 9 OF 39
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Common Ground Alliance

STREET 1
STREET 5
6' SIDEWALK
8' TRAIL
OUTLOT B
627,600 sf
TIER 3
801 FT
ORDINARY HIGH WATER LEVEL(OHW) 952.5' (NGVD 29)
APPROXIMATE LOCATION OF THE SHORELINE OF WILHELM LAKE PER AERIAL PHOTOGRAPHY FLOWN APRIL 12TH, 2022

N

1" = 50'
0' 50' 100' 150'

PRELIMINARY

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-PPP02.DWG

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Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 10 OF 39
DATE: 04/15/26

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Call 48 Hours before digging:
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Common Ground Alliance

STREET 1
STREET 2
STREET 3
6' SIDEWALK
POND
OUTLOT E
EXCEPTION
11
14
15
1 12,765 sf
2 9,470 sf
3 9,327 sf
4 9,367 sf
5 12,101 sf
6 13,006 sf
2 9,066 sf
3 9,265 sf
4 12,240 sf
5 12,657 sf
6 15,444 sf
12 8,857 sf
13 8,857 sf
14 11,097 sf
4 14,555 sf
5 11,166 sf
6 11,189 sf
7 10,905 sf
8 10,786 sf
9 12,834 sf
3 14,107 sf
2 14,246 sf
1 14,181 sf
10 13,481 sf
11 18,990 sf
12 15,537 sf
13
14
15 24,420 sf
26,502 sf
35,901 sf
5 8,580 sf
6 8,580 sf
7 14,255 sf
5 8,613 sf
6 8,613 sf
7 8,773 sf
8 18,947 sf
17,736 sf

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-PPP02.DWG

LAKE WILHELM PRESERVE

1" = 50'
0' 50' 100' 150'

PRELIMINARY

DESIGNED:	CHF
CHECKED:	-
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/15/26
REVISIONS:
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT
PROJECT NUMBER: 0059466.00

SHEET NUMBER: 11 OF 39
DATE: 04/15/26

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Call 48 Hours before digging:
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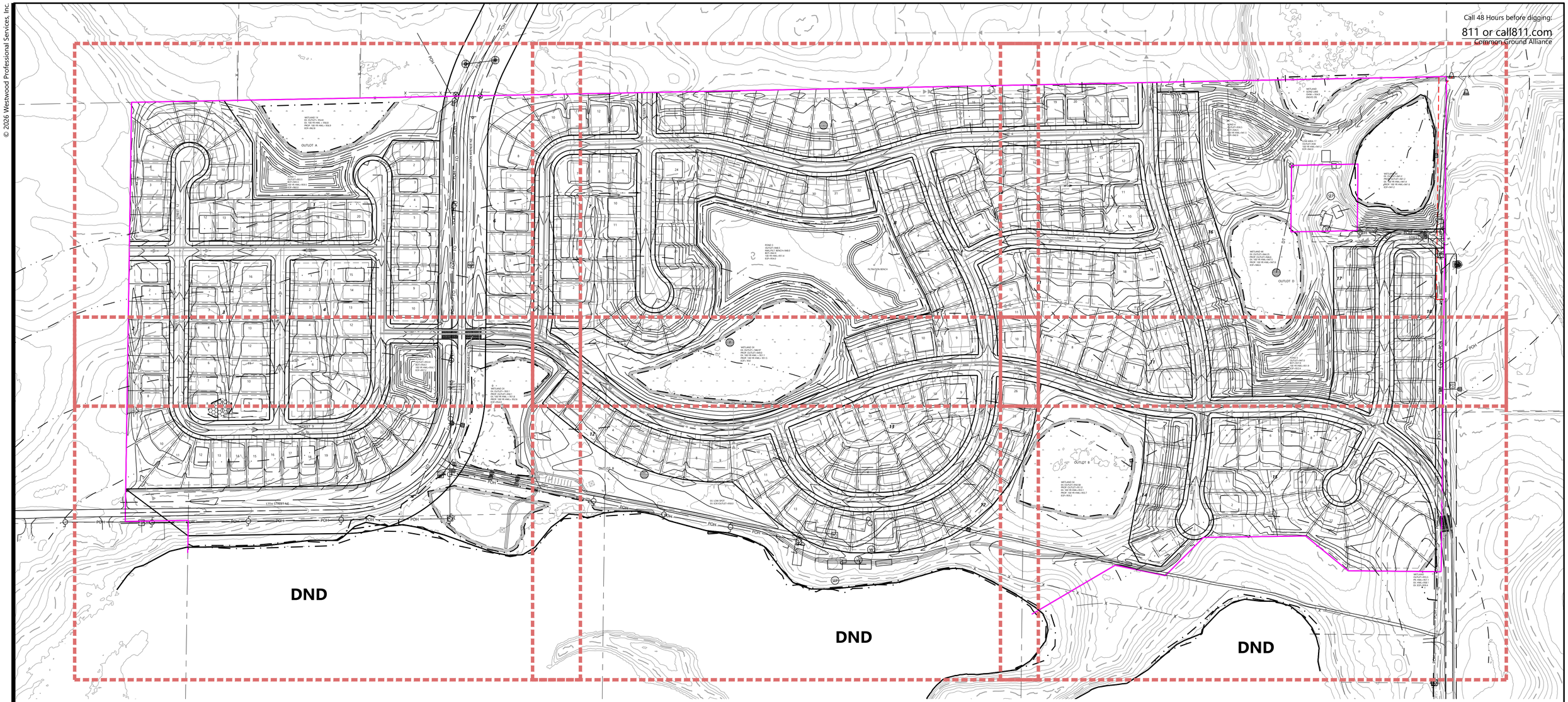
Gopher State One Call
Common Ground Alliance



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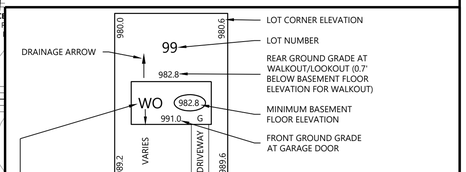
Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	E.O.F.	EMERGENCY OVERFLOW
	XXX%	PROPOSED STREET PROFILE GRADE
STO		STORM SEWER
		TREE LINE
	GL	GRADING LIMITS
	SF	SILT FENCE
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB



R = RAMBLER, GRADED FOR 8.2' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

R(1) = RAMBLER, GRADED FOR 7.5' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

LO = FULL BASEMENT LOOKOUT GRADED FOR 5.0' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE LOOKOUT TO THE FRONT GROUND GRADE AT THE GARAGE DOOR.

WO = FULL BASEMENT WALKOUT, GRADED FOR 8.2' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE WALKOUT TO FRONT GROUND AT GARAGE DOOR.

SOG = SLAB ON GRADE UNIT.

NOTE:
1. THE NUMBER IN THE PARENTHESIS INDICATES THE NUMBER OF BLOCKS THAT THE GARAGE IS DROPPED. EACH BLOCK=8".

CUSTOM — INDICATES A CUSTOM HOUSE PAD WHICH HAS NOT BEEN COMPLETELY GRADED OR PREPARED TO PROPOSED GRADE. ELEVATIONS AND HOUSE STYLES SHOWN ARE ENGINEERS SUGGESTED DESIGN FOR CUSTOM LOTS AND SHOULD BE VERIFIED WITH THE DEVELOPER.

Westwood	TYPICAL LOT	LAST REVISED: 08/15/17
		GD25A

1" = 60'
0' 60' 120' 180'

PRELIMINARY

LAKE WILHELM PRESERVE

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-GDP02.DWG

DESIGNED:	CHF
CHECKED:	.
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 04/15/26
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0059466.00

SHEET NUMBER: 13 OF 39
DATE: 04/15/26

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	E.O.F.	EMERGENCY OVERFLOW
	XXX%	PROPOSED STREET PROFILE GRADE
STO		STORM SEWER
		TREE LINE
	GL	GRADING LIMITS
	SF	SILT FENCE
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

- LOT CORNER ELEVATION
- LOT NUMBER
- REAR GROUND GRADE AT WALKOUT/LOCKOUT (0.7' BELOW BASEMENT FLOOR ELEVATION FOR WALKOUT)
- MINIMUM BASEMENT FLOOR ELEVATION
- FRONT GROUND GRADE AT GARAGE DOOR

DRAINAGE ARROW

R = RAMBLER, GRADED FOR 8.2' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

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WO = FULL BASEMENT WALKOUT, GRADED FOR 8.2' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE WALKOUT TO FRONT GROUND AT GARAGE DOOR.

SOG = SLAB ON GRADE UNIT.

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Westwood	TYPICAL LOT	LAST REVISED: 08/15/17
		GD25A

1" = 60'
0' 60' 120' 180'

PRELIMINARY

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LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	.
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 04/15/26
REVISIONS:
1 . .
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3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0059466.00

SHEET NUMBER: 14 OF 39
DATE: 04/15/26

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Call 48 Hours before digging:
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Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	E.O.F.—×	EMERGENCY OVERFLOW
	XXX%	PROPOSED STREET PROFILE GRADE
STO		STORM SEWER
		TREE LINE
GL		GRADING LIMITS
SF		SILT FENCE
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
DND		DO NOT DISTURB

- LOT CORNER ELEVATION
- LOT NUMBER
- DRAINAGE ARROW
- REAR GROUND GRADE AT WALKOUT/LOOKOUT (0.7' BELOW BASEMENT FLOOR ELEVATION FOR WALKOUT)
- MINIMUM BASEMENT FLOOR ELEVATION
- FRONT GROUND GRADE AT GARAGE DOOR

R = RAMBLER, GRADED FOR 8.2' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

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Westwood	TYPICAL LOT	LAST REVISED: 08/15/12
		GD25A

1" = 60'
0' 60' 120' 180'

PRELIMINARY

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LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	-
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 04/15/26
REVISIONS:
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0059466.00

SHEET NUMBER: 15 OF 39
DATE: 04/15/26

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Call 48 Hours before digging:
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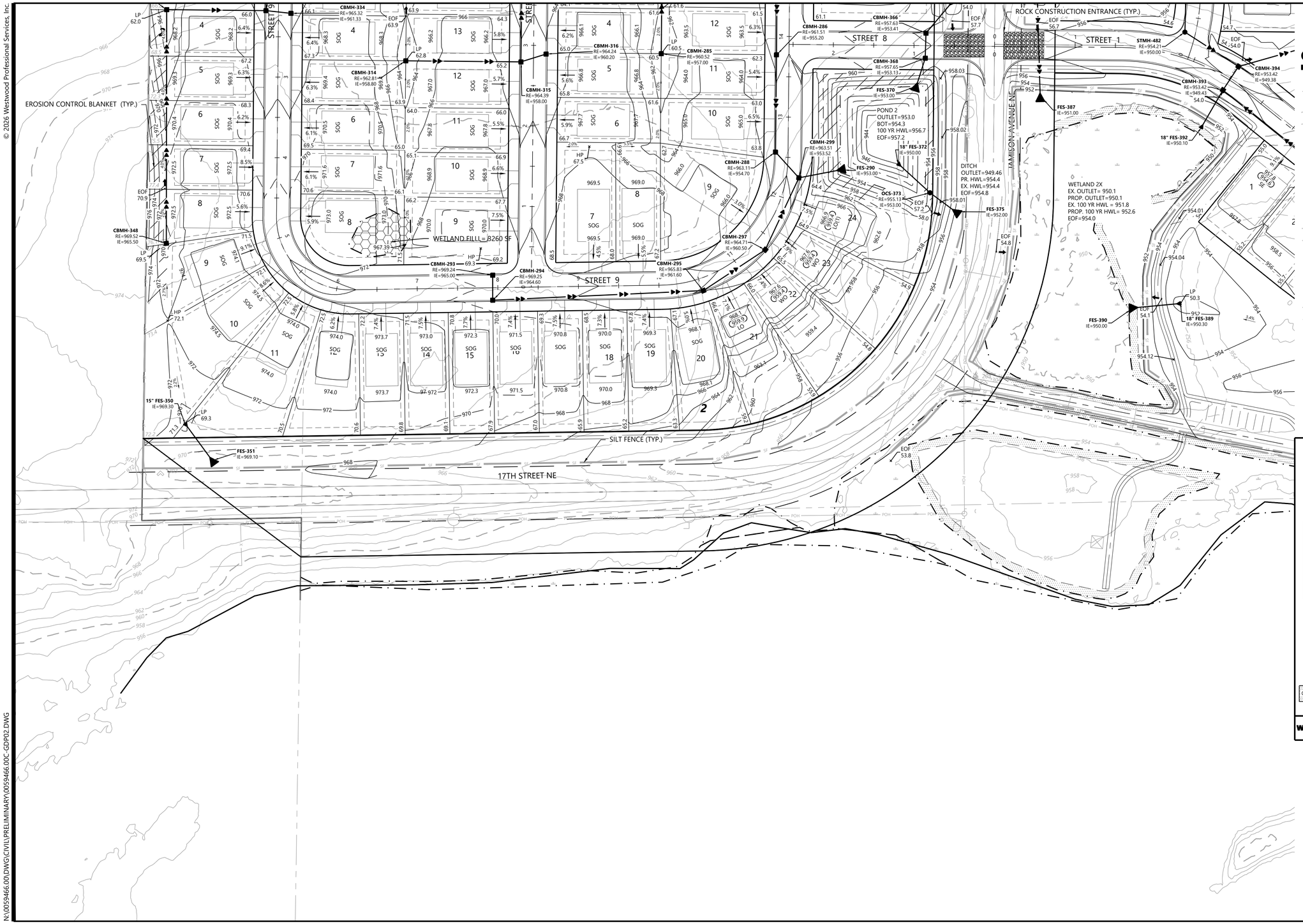
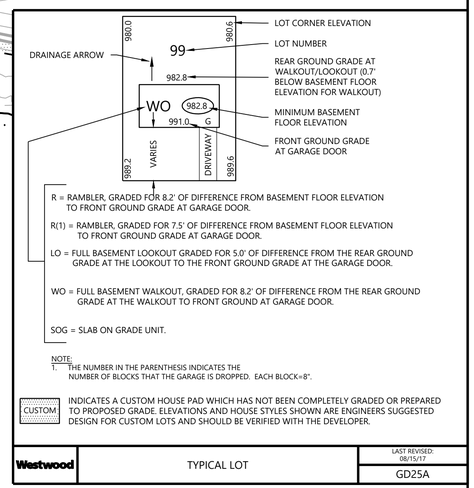
Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
• 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	E.O.F.	EMERGENCY OVERFLOW
	XXX%	PROPOSED STREET PROFILE GRADE
STO	STO	STORM SEWER
		TREE LINE
	GL	GRADING LIMITS
	SF	SILT FENCE
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB





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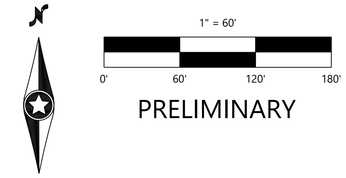
Westwood	TYPICAL LOT	LAST REVISED: 08/15/17
		GD25A



PRELIMINARY

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LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	.
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 04/15/26
REVISIONS:
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2 . .
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4 . .
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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0059466.00

SHEET NUMBER: 16 OF 39
DATE: 04/15/26

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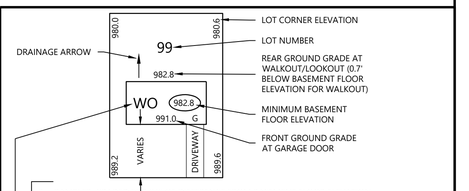
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	E.O.F.—×	EMERGENCY OVERFLOW
	XXX%	PROPOSED STREET PROFILE GRADE
STO	STO	STORM SEWER
		TREE LINE
	GL	GRADING LIMITS
	SF	SILT FENCE
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB



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Westwood	TYPICAL LOT	LAST REVISED: 08/15/17
		GD25A

WETLAND 3X
EX. OUTLET= 946.97
PROP. OUTLET=949.0
EX. 100 YR HWL = 951.1
PROP. 100 YR HWL= 951.5
EOF= 954

EX. LOW SPOT
EX. EOF/OUTLET=958.0

OUTLOT_B

STREET 1
STREET 5

SILT FENCE (TYP.)

1" = 60'
0' 60' 120' 180'

PRELIMINARY

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-GDP02.DWG

LAKE WILHELM PRESERVE

DESIGNED: CHF
CHECKED: .
DRAWN: CEL, KFP
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/15/26
REVISIONS:
1 . .
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4 . .
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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

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ST. MICHAEL, MN.

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Westwood Professional Services, Inc.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0059466.00

SHEET NUMBER: 17 OF 39
DATE: 04/15/26

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE / SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	E.O.F.—×	EMERGENCY OVERFLOW
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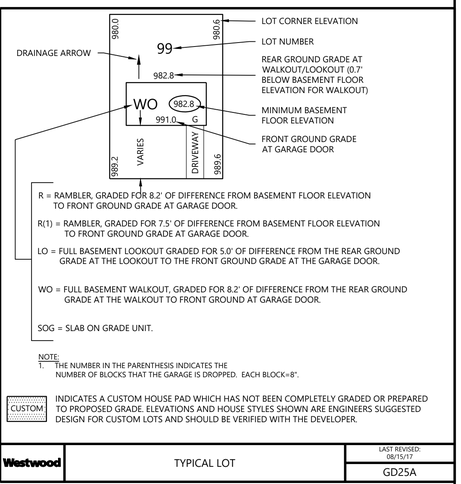
STO		STORM SEWER
		TREE LINE
	GL	GRADING LIMITS
	SF	SILT FENCE
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
DND		DO NOT DISTURB



R = RAMBLER, GRADED FOR 8.2' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

R(1) = RAMBLER, GRADED FOR 7.5' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

LO = FULL BASEMENT LOOKOUT GRADED FOR 5.0' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE LOOKOUT TO THE FRONT GROUND GRADE AT THE GARAGE DOOR.

WO = FULL BASEMENT WALKOUT, GRADED FOR 8.2' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE WALKOUT TO FRONT GROUND AT GARAGE DOOR.

SOG = SLAB ON GRADE UNIT.

NOTE:
1. THE NUMBER IN THE PARENTHESIS INDICATES THE NUMBER OF BLOCKS THAT THE GARAGE IS DROPPED. EACH BLOCK=8".

CUSTOM — INDICATES A CUSTOM HOUSE PAD WHICH HAS NOT BEEN COMPLETELY GRADED OR PREPARED TO PROPOSED GRADE. ELEVATIONS AND HOUSE STYLES SHOWN ARE ENGINEERS SUGGESTED DESIGN FOR CUSTOM LOTS AND SHOULD BE VERIFIED WITH THE DEVELOPER.

Westwood	TYPICAL LOT	LAST REVISED: 08/15/17
		GD25A

1" = 60'
0' 60' 120' 180'

PRELIMINARY

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-GDP02.DWG

LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	-
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 04/15/26
REVISIONS:
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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0059466.00

SHEET NUMBER: 18 OF 39
DATE: 04/15/26

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
STO			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
WAT			HYDRANT
			12" SANITARY SEWER
			12" WATER MAIN

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS SEPTEMBER 2022. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

1" = 100'
0' 100' 200' 300'

PRELIMINARY

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-OAP01.DWG

LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	-
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	99.999999'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 04/15/26
REVISIONS:
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2 - -
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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL PRELIMINARY
STREET & UTILITY PLAN

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 19 OF 39
DATE: 04/15/26

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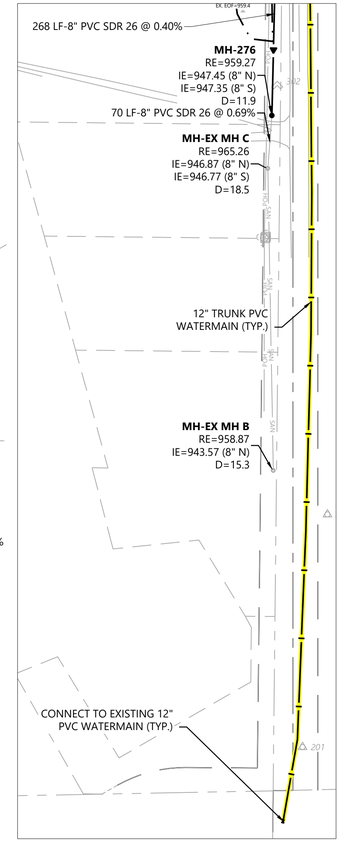
OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
STO			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
WAT			HYDRANT
			12" SANITARY SEWER
			12" WATER MAIN

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS SEPTEMBER 2022. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



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Common Ground Alliance

PRELIMINARY

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-OAP01.DWG

LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	-
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	99.999998'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 04/15/26
REVISIONS:
1 - -
2 - -
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5 - -

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

OVERALL PRELIMINARY STREET & UTILITY PLAN

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 20 OF 39
DATE: 04/15/26

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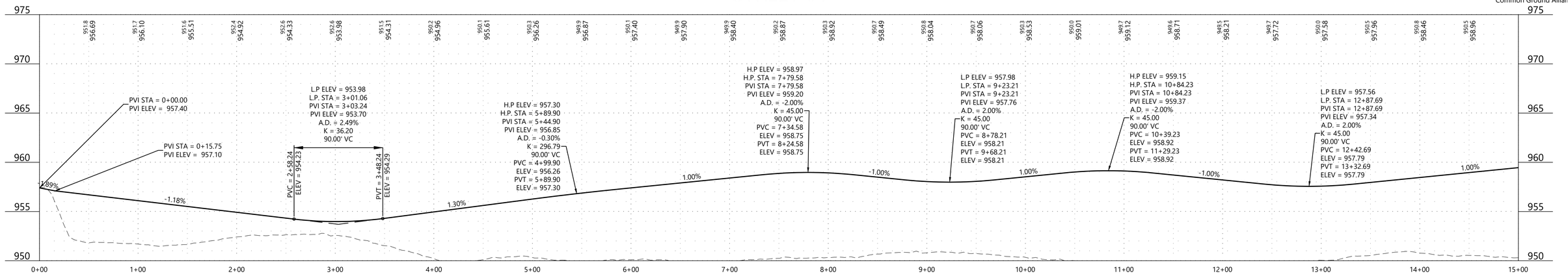
STREET 01



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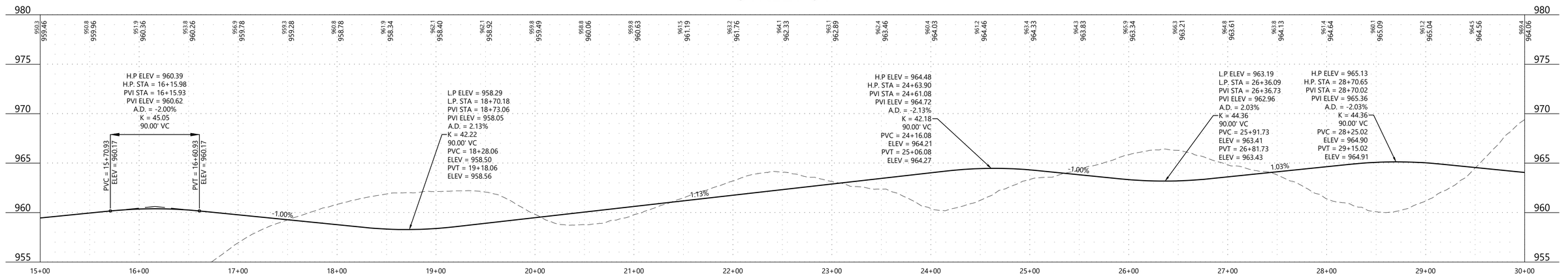

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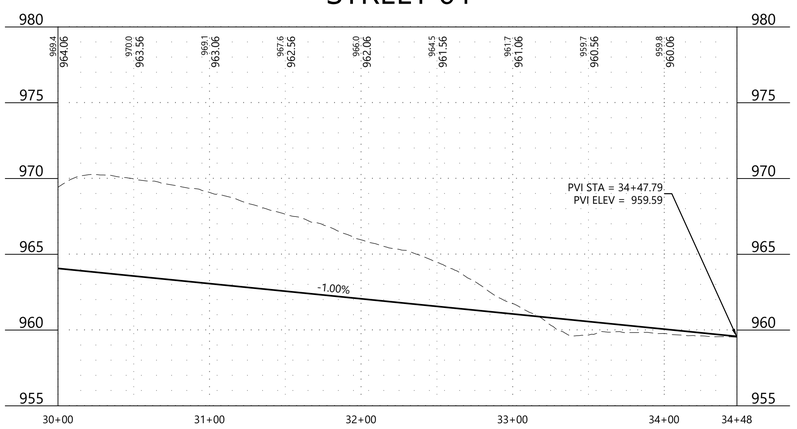

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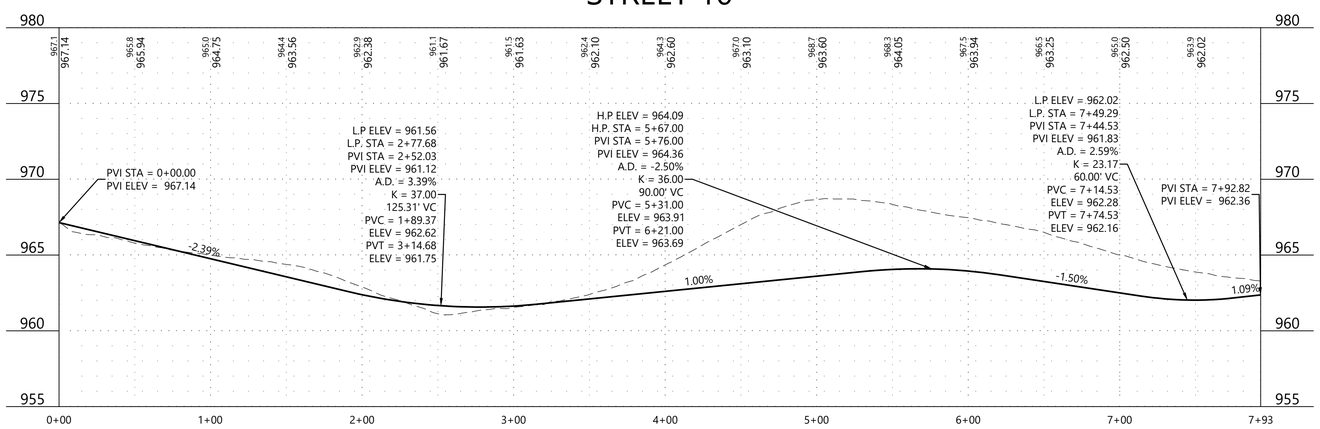

1" = 50'

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LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	.
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	50.000034'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/15/26
REVISIONS:
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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
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STREET PROFILES

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 21 OF 39
DATE: 04/15/26

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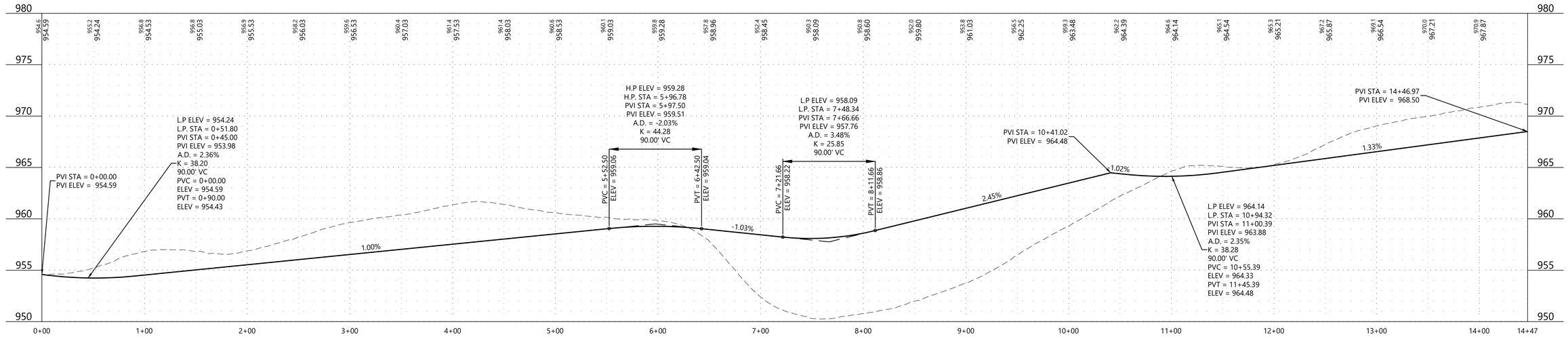
STREET 03



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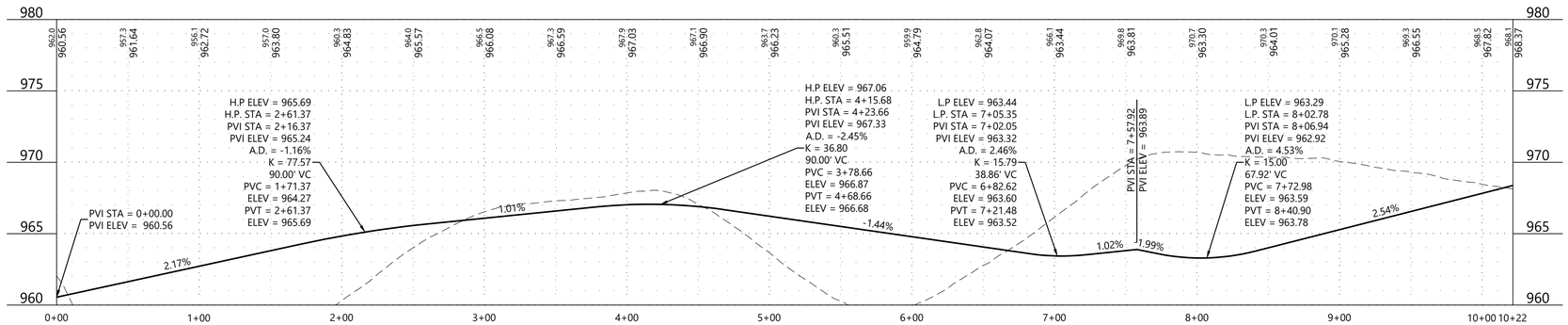

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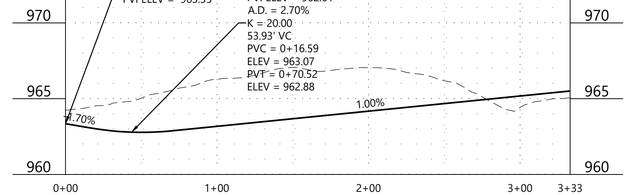

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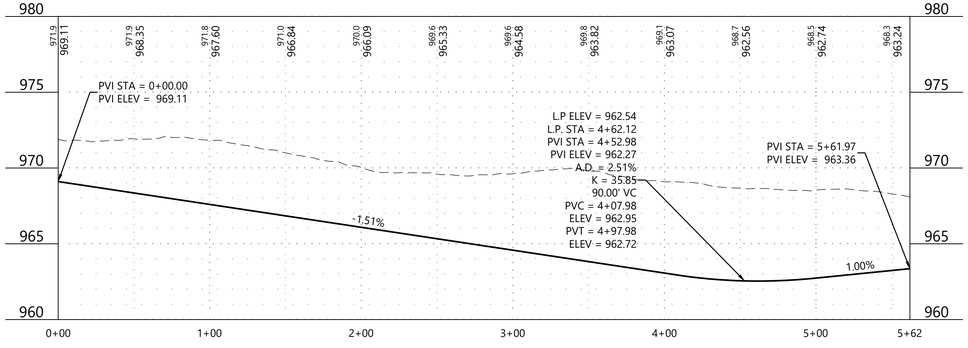

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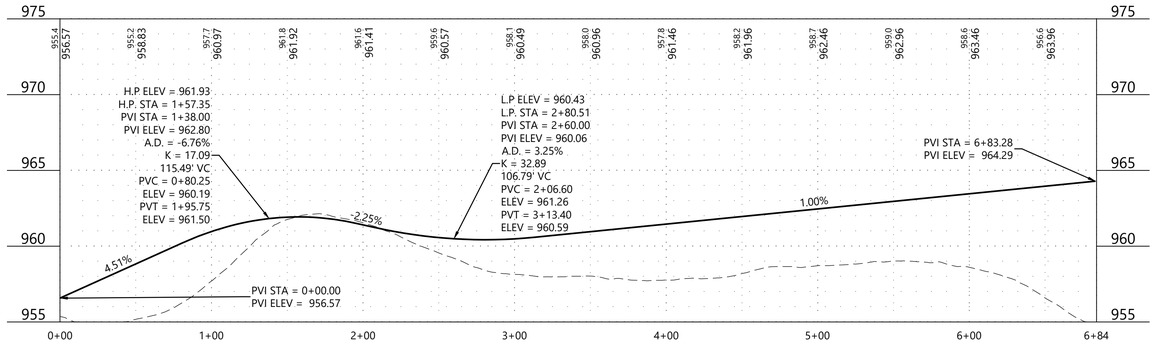

1" = 50'

0' 50' 100' 150'

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LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	-
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	50.000048'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/15/26
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PREPARED FOR:

SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

[redacted]
DATE: 04/15/26 LICENSE NO. [redacted]

LAKE WILHELM PRESERVE

ST. MICHAEL, MN.

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
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Westwood Professional Services, Inc.

STREET PROFILES

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 22 OF 39

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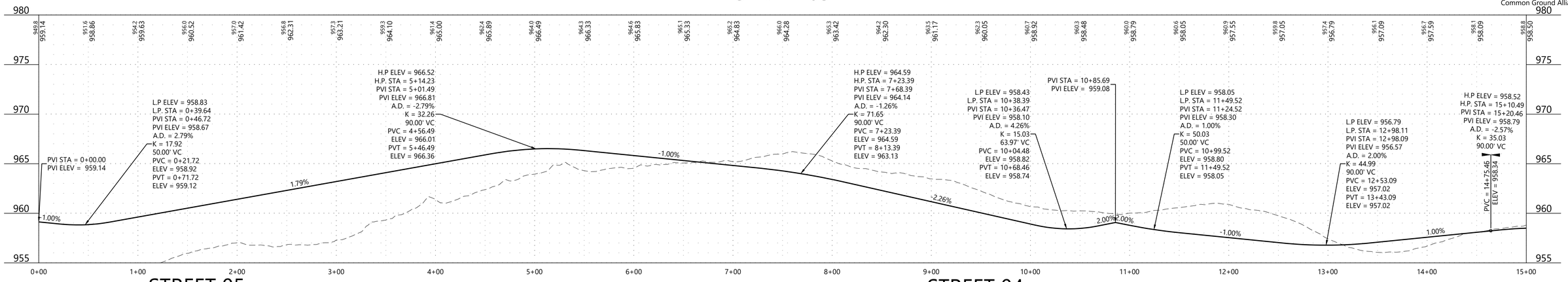
STREET 05



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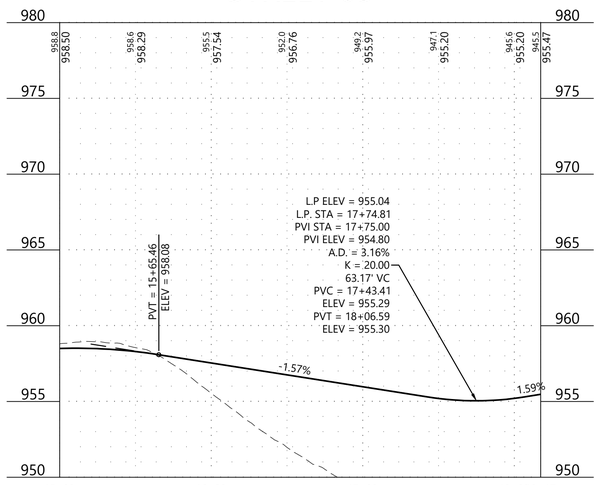

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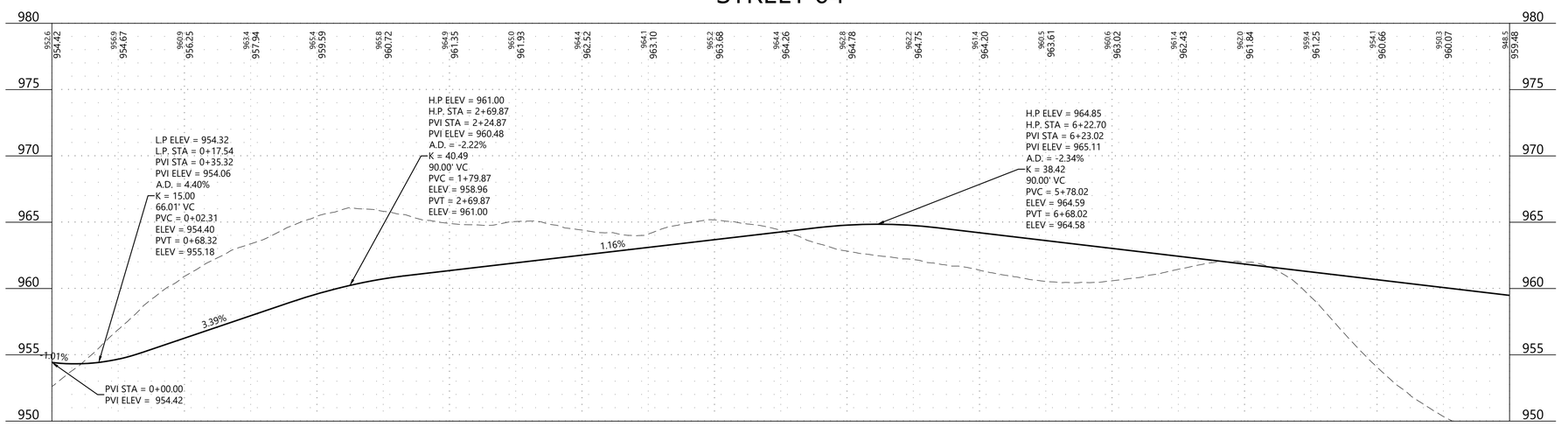

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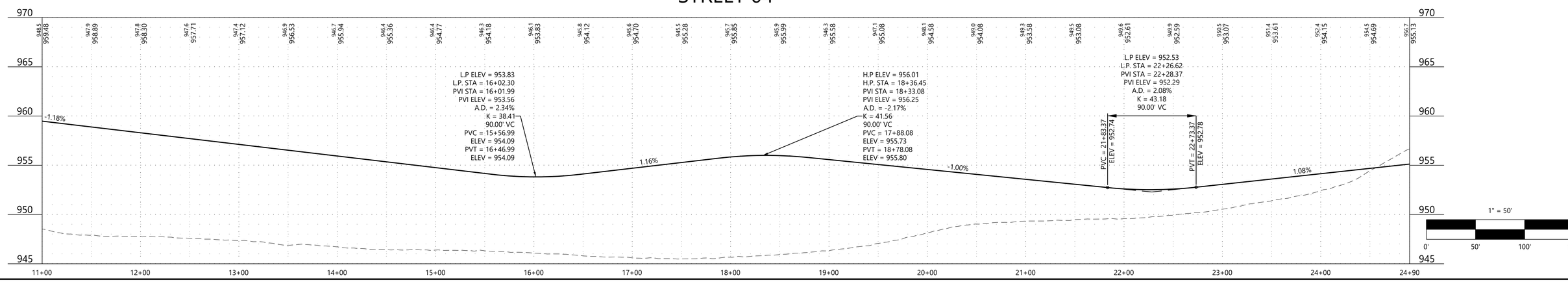

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LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	-
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	50.000038'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/15/26
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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

~~CHRISTIAS T. WIELER~~ MIKE

DATE: 04/15/26 LICENSE NO. ~~68708~~

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

STREET PROFILE

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 23 OF 39

DATE: 04/15/26

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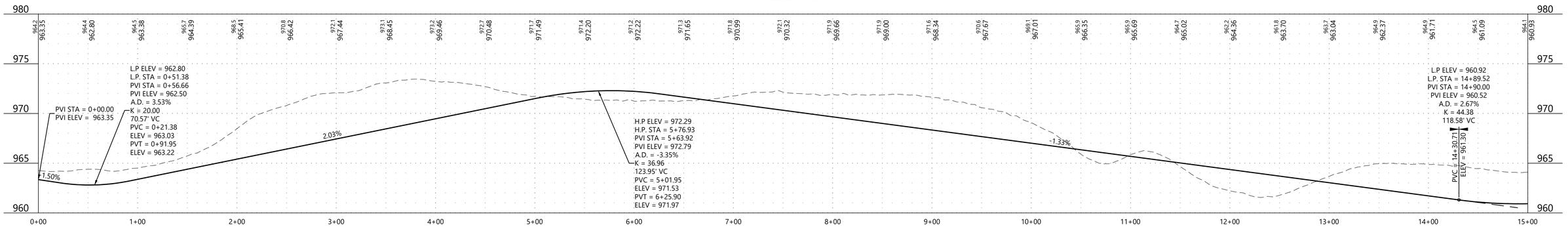
STREET 09



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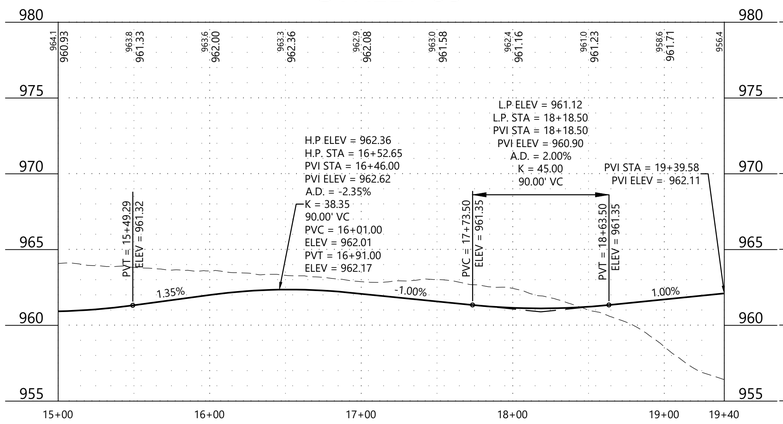

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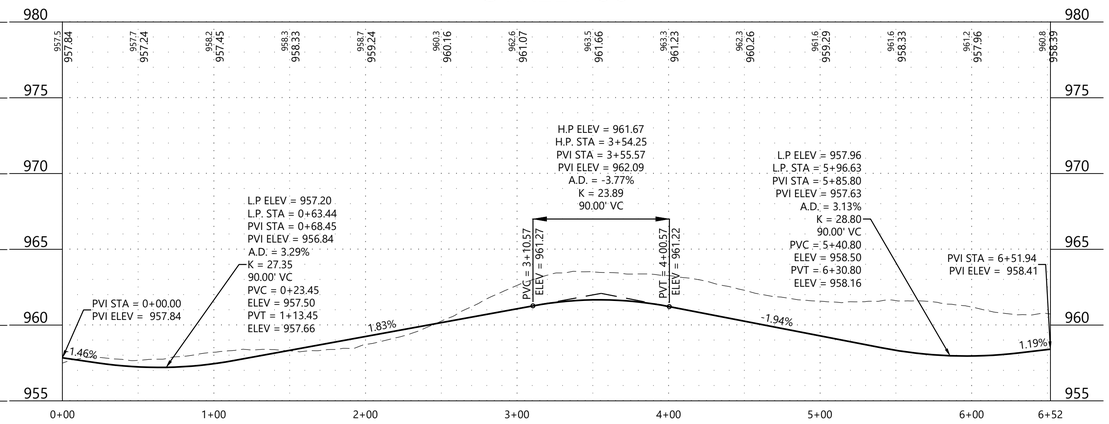
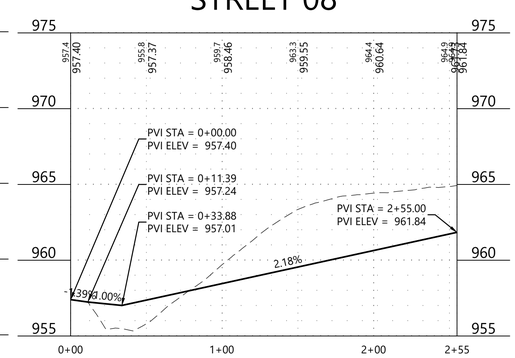


STREET 08



1" = 50'

0' 50' 100' 150'

PRELIMINARY

N:\0059466.00\DWG\CIVIL\PRELIMINARY\0059466.00C-STP02.DWG

LAKE WILHELM PRESERVE

DESIGNED: CHF
CHECKED: -
DRAWN: CEL, KFP
HORIZONTAL SCALE: 49.999999'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/15/26
REVISIONS:
1 - -
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4 - -
5 - -

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAS WINKELMAN
DATE: 04/15/26 LICENSE NO. 58708

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

STREET PROFILE

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 24 OF 39
DATE: 04/15/26

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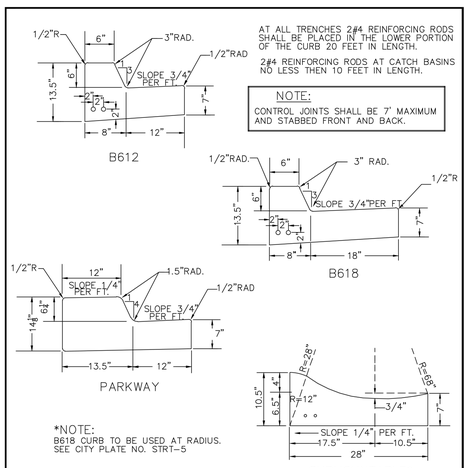
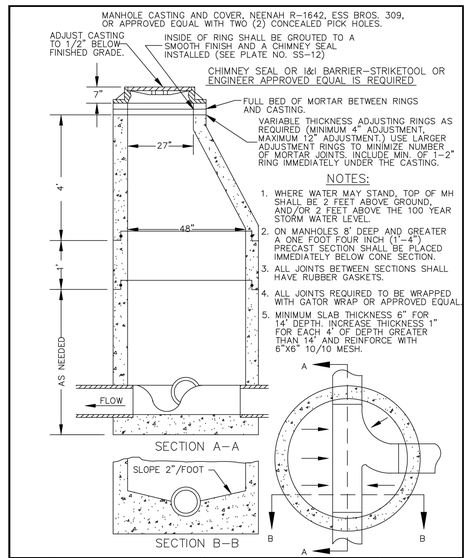


AT ALL TRENCHES 2#4 REINFORCING RODS SHALL BE PLACED IN THE LOWER PORTION OF THE CURB 20 FEET IN LENGTH.

2#4 REINFORCING RODS AT CATCH BASINS NO LESS THEN 10 FEET IN LENGTH.

NOTE:
CONTROL JOINTS SHALL BE 7' MAXIMUM AND STABBED FRONT AND BACK.

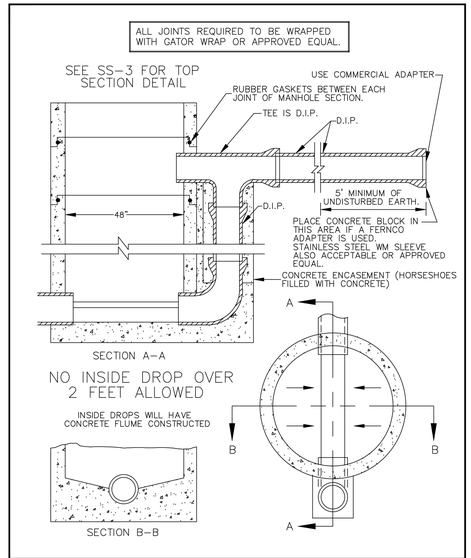
City of St. Michael	STANDARD CONCRETE CURB AND GUTTER DETAILS	ISSUED: 10/03 REVISED: 5/06 PLATE NO.: STRT-1
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376 (763)497-2041 Fax (763)497-5306		



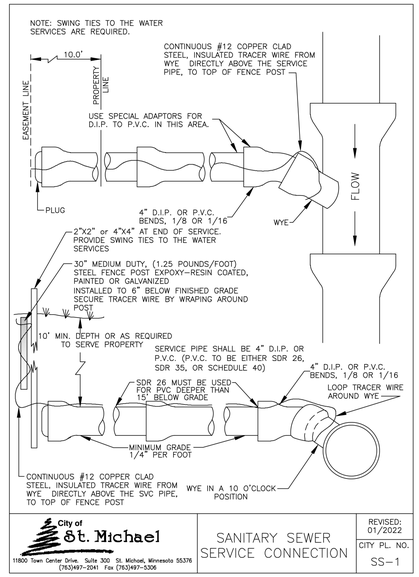
NOTES:

1. WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
2. ON MANHOLES 8' DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
3. ALL JOINTS BETWEEN SECTIONS SHALL HAVE RUBBER GASKETS.
4. ALL JOINTS REQUIRED TO BE WRAPPED WITH GATOR WRAP OR APPROVED EQUAL.
5. MINIMUM SLAB THICKNESS 6" FOR 14" DEPTH. INCREASE THICKNESS 1" FOR EACH 4" OF DEPTH GREATER THAN 14" AND REINFORCE WITH 6"X6" 10/10 MESH.

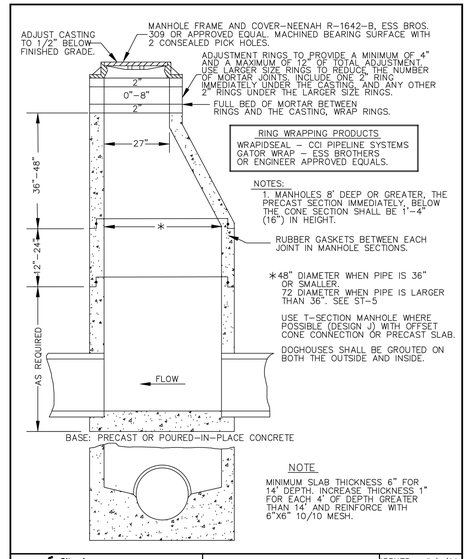
City of St. Michael	STANDARD SANITARY SEWER MANHOLE	ISSUED: 10/03 REVISED: 3/2020 PLATE NO.: SS-3
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376 (763)497-2041 Fax (763)497-5306		



City of St. Michael	STANDARD DROP MANHOLE	ISSUED: 10/03 REVISED: 3/2020 PLATE NO.: SS-4
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376 (763)497-2041 Fax (763)497-5306		



City of St. Michael	SANITARY SEWER SERVICE CONNECTION	REVISED: 01/2022 CITY PL. NO.: SS-1
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376 (763)497-2041 Fax (763)497-5306		

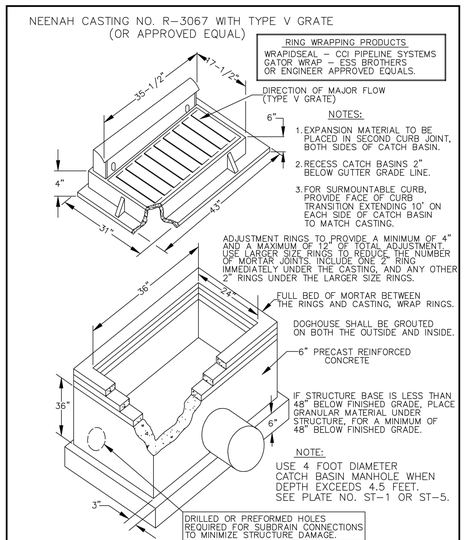


NOTES:

1. MANHOLES 8' DEEP OR GREATER, THE PRECAST SECTION IMMEDIATELY BELOW THE CONE SECTION SHALL BE 1'-4" (16") IN HEIGHT.

NOTE
MINIMUM SLAB THICKNESS 6" FOR 14" DEPTH. INCREASE THICKNESS 1" FOR EACH 4" OF DEPTH GREATER THAN 14" AND REINFORCE WITH 6"X6" 10/10 MESH.

City of St. Michael	STORM SEWER MANHOLE WITH CONE SECTION	ISSUED: 5/1/00 REVISED: 03/2020 PLATE NO.: ST-1
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376 (763)497-2041 Fax (763)497-5306		



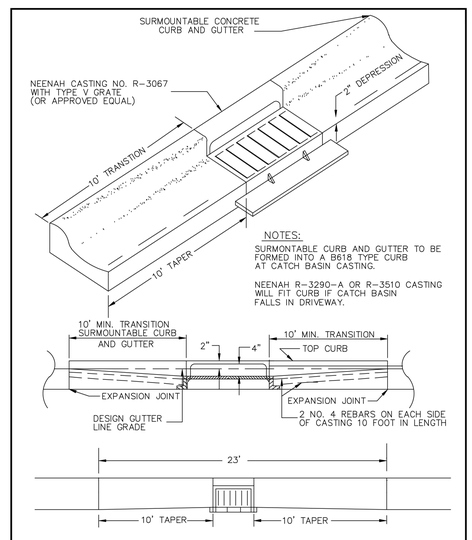
RING WRAPPING PRODUCTS
WRAPIDSEAL - CCI PIPELINE SYSTEMS
GATOR WRAP - ESS BROTHERS
OR ENGINEER APPROVED EQUALS.

NOTES:

1. EXPANSION MATERIAL TO BE PLACED IN SECOND CURB JOINT, BOTH SIDES OF CATCH BASIN.
2. RECESS CATCH BASINS 2" BELOW GUTTER GRADE LINE.
3. FOR SURMOUNTABLE CURB, PROVIDE FACE OF CURB TRANSITION EXTENDING 10' ON EACH SIDE OF CATCH BASIN TO MATCH CASTING.

NOTE:
USE 4 FOOT DIAMETER CATCH BASIN MANHOLE WHEN DEPTH EXCEEDS 4.5 FEET. SEE PLATE NO. ST-1 OR ST-5.

City of St. Michael	2'X3' "LOW POINT" CATCH BASIN (MAX. DEPTH 4.5')	ISSUED: 5/1/00 REVISED: 3/2020 PLATE NO.: ST-2
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376 (763)497-2041 Fax (763)497-5306		

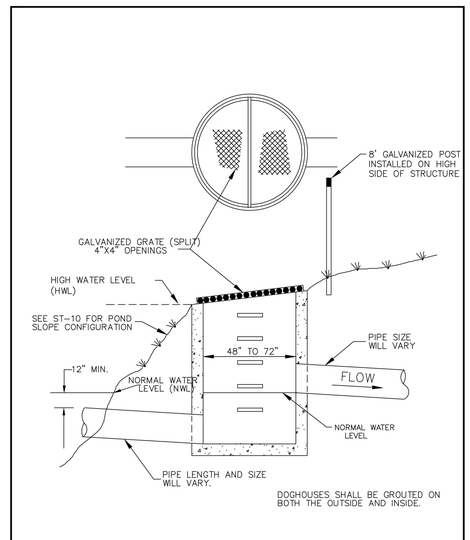


NOTES:

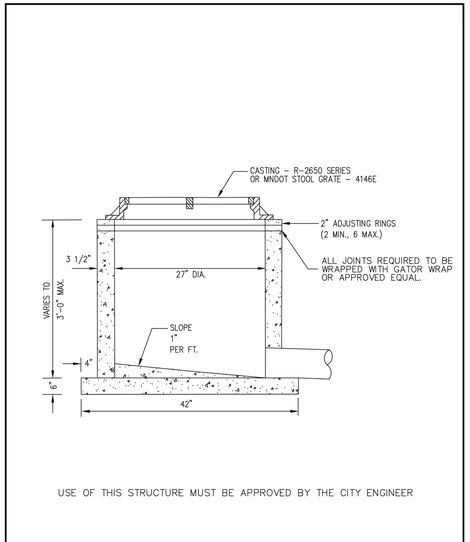
SURMOUNTABLE CURB AND GUTTER TO BE FORMED INTO A B618 TYPE CURB AT CATCH BASIN CASTING.

NEENAH R-3290-A OR R-3510 CASTING WILL FIT CURB IF CATCH BASIN FALLS IN DRIVEWAY.

City of St. Michael	CATCH BASIN DETAIL	ISSUED: 5/1/00 REVISED: 5/06 PLATE NO.: ST-4
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376 (763)497-2041 Fax (763)497-5306		

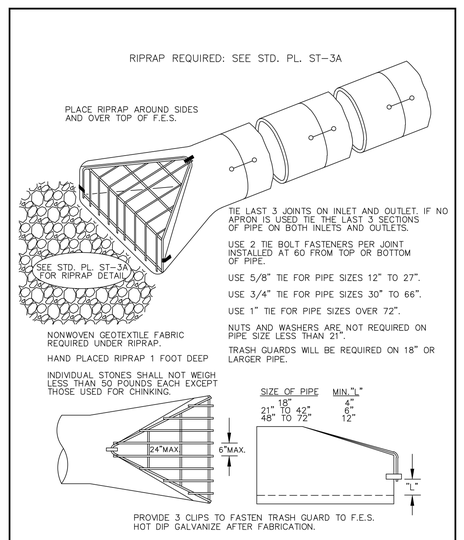


City of St. Michael	SKIMMER STRUCTURE	ISSUED: 10/03 REVISED: 3/2020 PLATE NO.: ST-12
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376 (763)497-2041 Fax (763)497-5306		



USE OF THIS STRUCTURE MUST BE APPROVED BY THE CITY ENGINEER

City of St. Michael	27" DIAMETER CATCH BASIN	ISSUED: 5/1/00 REVISED: 11/17 PLATE NO.: ST-15
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376 (763)497-2041 Fax (763)497-5306		



City of St. Michael	FLARED END SECTION WITH TRASH GUARD	ISSUED: 5/1/00 REVISED: 03/2020 PLATE NO.: ST-3
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376 (763)497-2041 Fax (763)497-5306		

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LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	.
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/15/26
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 25 OF 39
DATE: 04/15/26

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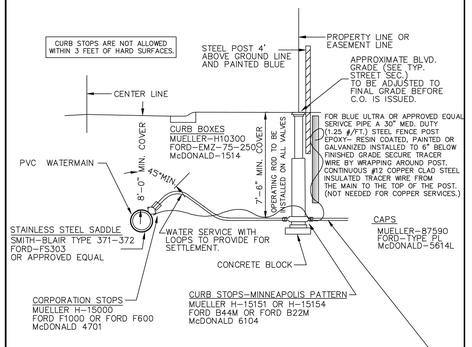
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

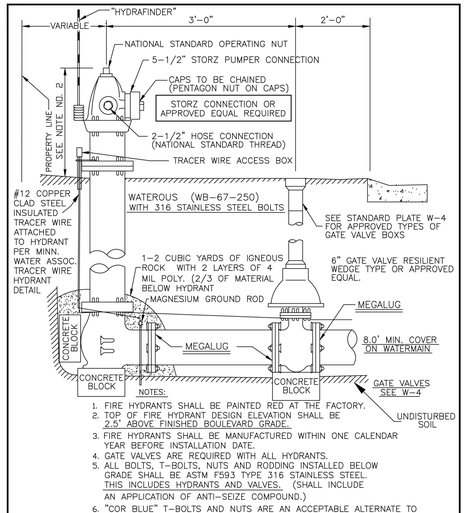
WATER SERVICE NOTES:

1. WATER SERVICE PIPE SHALL HAVE A MINIMUM INSIDE DIAMETER OF 1" AND SHALL BE ONE CONTINUOUS PIECE NO JOINTS, COUPLINGS, ETC., ALLOWED FROM MAIN TO CURB STOP AND FROM CURB STOP INTO BUILDING(FUSING OF PIPE WILL NOT BE ALLOWED).
2. COPPER PIPE CONNECTIONS SHALL BE FLARED TYPE OR COMPRESSION FITTINGS.
3. POLYETHYLENE TECHNOLOGY BLUE ULTRA HDPE PIPE OR AN APPROVED EQUAL SERVICE PIPE WITH TRACER WIRE ARE ACCEPTABLE SUBSTITUTES FOR COPPER. CONNECTIONS SHALL BE MADE WITH COMPRESSION FITTINGS.



City of St. Michael	WATER SERVICE CONNECTION	ISSUED: 5/1/00 REVISED: 1/2022 PLATE NO.: W-1

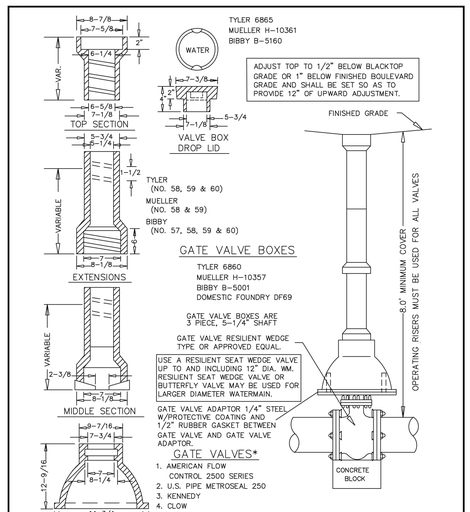
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376
(763)497-2041 Fax (763)497-5306



NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED AT THE FACTORY.
2. TOP OF FIRE HYDRANT DESIGN ELEVATION SHALL BE 2.5' ABOVE FINISHED BOULEVARD GRADE.
3. FIRE HYDRANTS SHALL BE MANUFACTURED WITHIN ONE CALENDAR YEAR BEFORE INSTALLATION DATE.
4. GATE VALVES ARE REQUIRED WITH ALL HYDRANTS.
5. ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL. THIS INCLUDES HYDRANTS AND VALVES. (SHALL INCLUDE AN APPLICATION OF ANTI-SEIZE COMPOUND.)
6. "COR BLUE" T-BOLTS AND NUTS ARE AN ACCEPTABLE ALTERNATE TO STAINLESS STEEL.
7. ALL DUCTILE IRON TEES, BENDS, CROSSES AND SLEEVES SHALL ALL BE EPOXY COATED.
8. ALL SPLICES TO BE MADE WITH DIRECT BURY WATERPROOF SPLICE KIT, OF ADEQUATE SIZE TO ACCOMODATE THE REQUIRED WIRE.

City of St. Michael	FIRE HYDRANT AND GATE VALVE	ISSUED: 5/1/00 REVISED: 1/2022 PLATE NO.: W-2

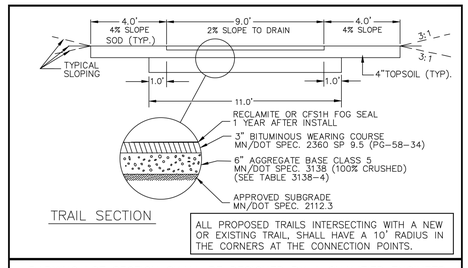
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376
(763)497-2041 Fax (763)497-5306



NOTE: ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE ASTM F593 TYPE 316 STAINLESS STEEL. (SHALL INCLUDE APPLICATION OF AN ANTI-SEIZE COMPOUND) COR BLUE T-BOLTS AND NUTS ARE ALSO AN APPROVED EQUAL.

City of St. Michael	GATE VALVE AND BOX	ISSUED: 10/03 REVISED: 4/14 PLATE NO.: W-4

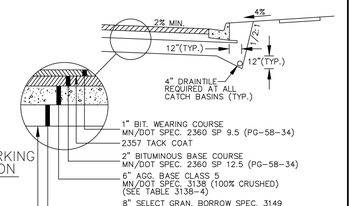
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376
(763)497-2041 Fax (763)497-5306



TRAIL SECTION

ALL PROPOSED TRAILS INTERSECTING WITH A NEW OR EXISTING TRAIL, SHALL HAVE A 10' RADIUS IN THE CORNERS AT THE CONNECTION POINTS.

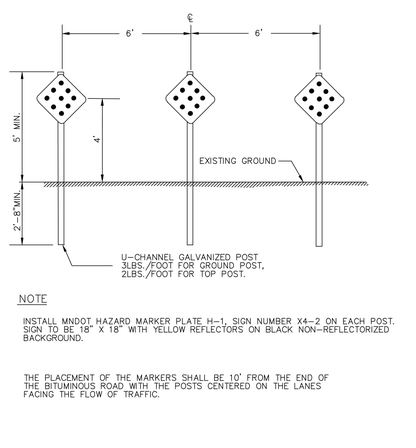
PARKING LOT SECTION SHALL BE DESIGNED BY A QUALIFIED ENGINEER BASED ON ACTUAL SITE SOIL CONDITIONS. THE PARKING LOT SECTION SHOWN IS THE MINIMUM SECTION ALLOWED.



MINIMUM PARKING LOT SECTION

City of St. Michael	TYPICAL TRAIL & PARKING LOT CROSS SECTIONS	ISSUED: 5/1/00 REVISED: 3/2020 PLATE NO.: SPP-1

11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376
(763)497-2041 Fax (763)497-5306



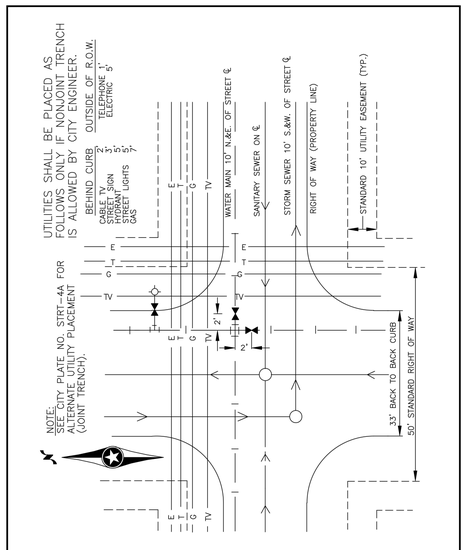
NOTE

INSTALL MNDOT HAZARD MARKER PLATE H-1, SIGN NUMBER X4-2 ON EACH POST. SIGN TO BE 18" X 18" WITH YELLOW REFLECTORS ON BLACK NON-REFLECTORIZED BACKGROUND.

THE PLACEMENT OF THE MARKERS SHALL BE 10' FROM THE END OF THE BITUMINOUS ROAD WITH THE POSTS CENTERED ON THE LANES FACING THE FLOW OF TRAFFIC.

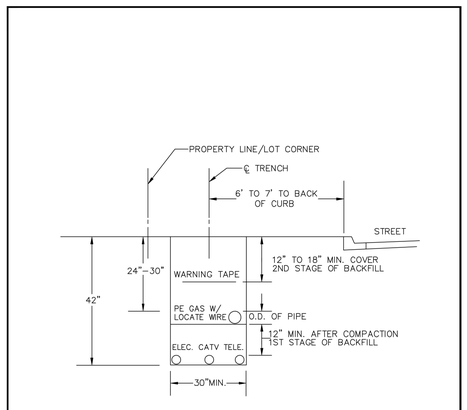
City of St. Michael	ROAD END MARKERS	ISSUED: 5/1/00 REVISED:03/2020 PLATE NO.: STRT-7

11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376
(763)497-2041 Fax (763)497-5306



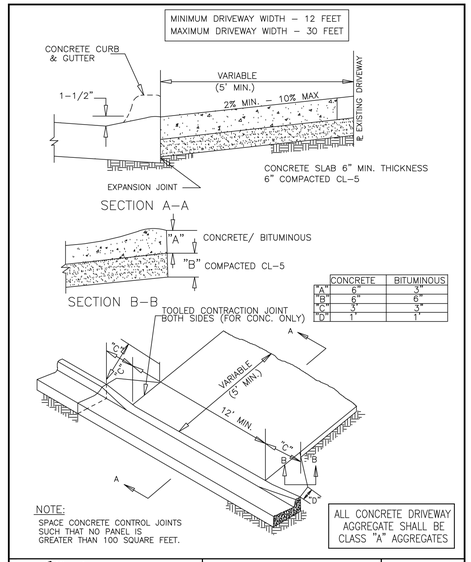
City of St. Michael	LOCATION OF PUBLIC UTILITIES	ISSUED: 10/03 REVISED: PLATE NO.: STRT-4

11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376
(763)497-2041 Fax (763)497-5306



City of St. Michael	SINGLE (JOINT) TRENCH INSTALLATION LOCATION OF PUBLIC UTILITIES	ISSUED: 5/1/00 REVISED: 10/03 PLATE NO.: STRT-4A

11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376
(763)497-2041 Fax (763)497-5306



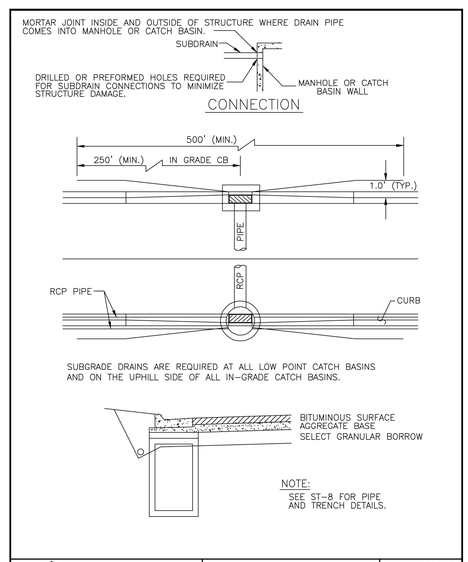
	CONCRETE	BITUMINOUS
A	6"	6"
B	6"	6"
C	7"	7"
D	1'	1'

NOTE: SPACE CONCRETE CONTROL JOINTS SUCH THAT NO PANEL IS GREATER THAN 100 SQUARE FEET.

ALL CONCRETE DRIVEWAY AGGREGATE SHALL BE CLASS "A" AGGREGATES

City of St. Michael	RESIDENTIAL DRIVEWAY DETAIL	ISSUED: 5/1/00 REVISED: 3/2020 PLATE NO.: STRT-6

11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376
(763)497-2041 Fax (763)497-5306



City of St. Michael	SPECIAL SUBDRAIN DETAILS	ISSUED: 5/1/00 REVISED: 4/14 PLATE NO.: ST-7

11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376
(763)497-2041 Fax (763)497-5306

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LAKE WILHELM PRESERVE

DESIGNED: CHF
CHECKED: .
DRAWN: CEL, KFP
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/15/26
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 26 OF 39
DATE: 04/15/26

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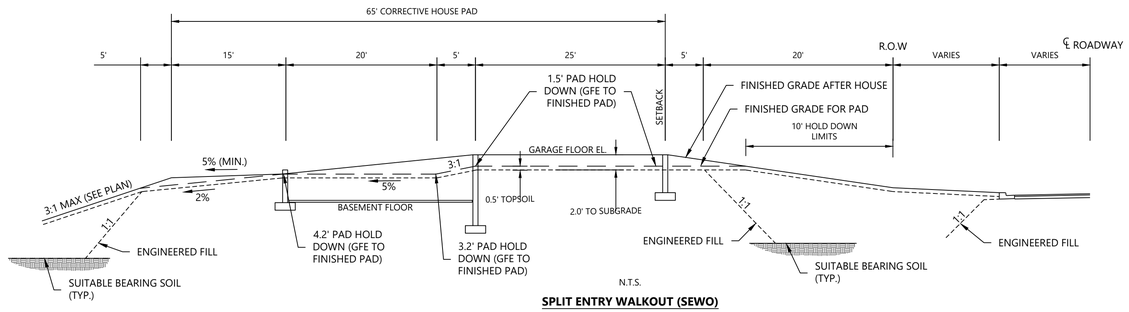
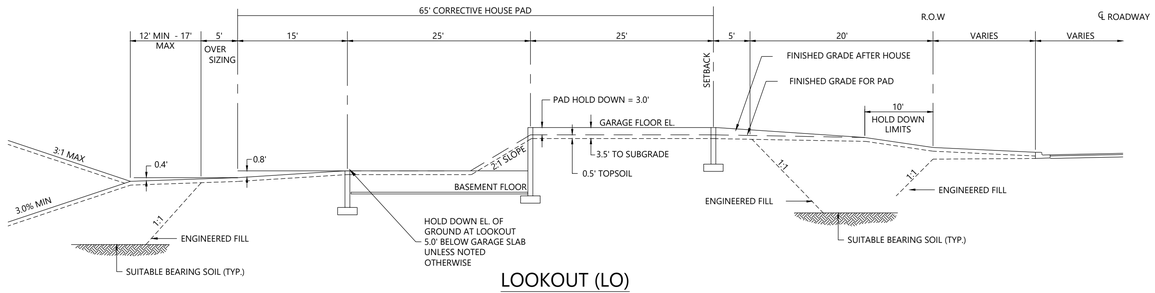
SAMPLE HOLD DOWN DETAILS - SUBJECT TO CHANGE
BASED ON HOME BUILDER REQUIREMENTS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

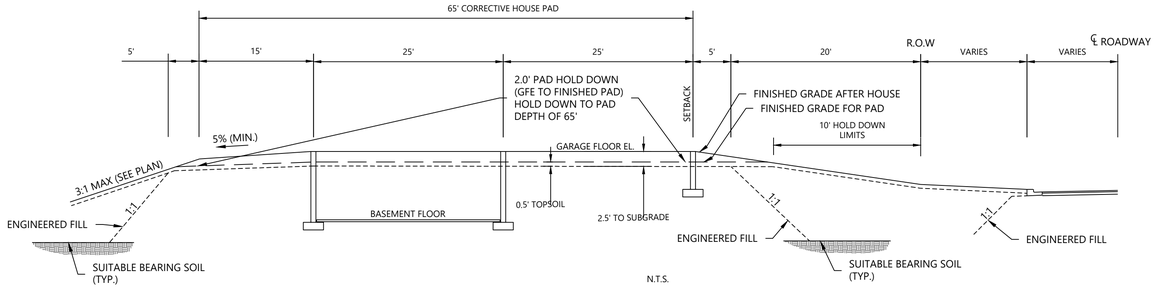


SPLIT ENTRY WALKOUT (SEWO)

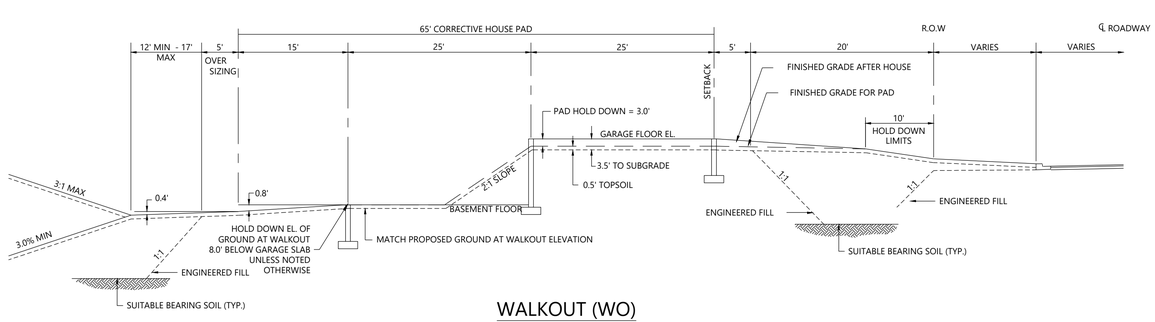


LOOKOUT (LO)

N.T.S.



SPLIT ENTRY (SE)



WALKOUT (WO)

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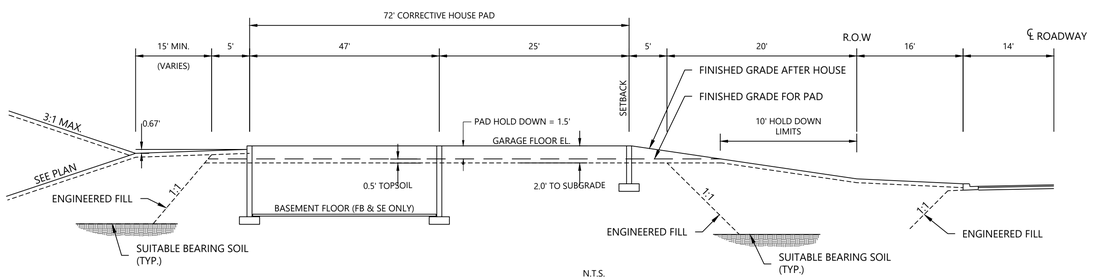

SLAB ON GRADE (SOG)

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LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	-
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/15/26
REVISIONS:
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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CHRISTIAN H. FROEMKE
DATE: 04/15/26 LICENSE NO. 56208

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DETAILS

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 27 OF 39
DATE: 04/15/26

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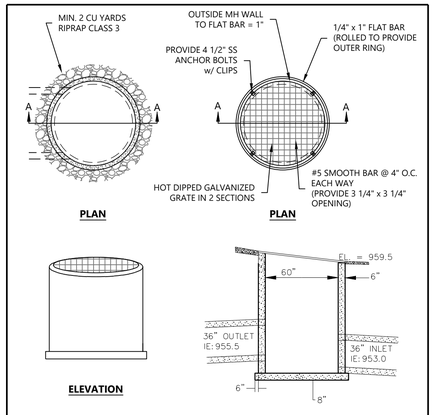
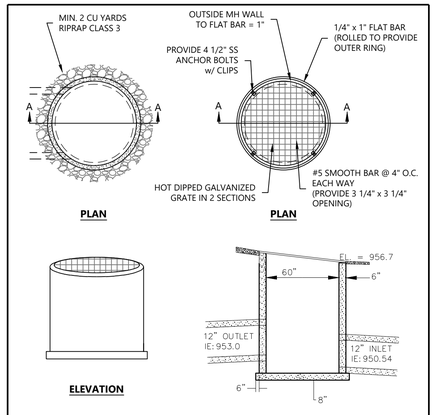
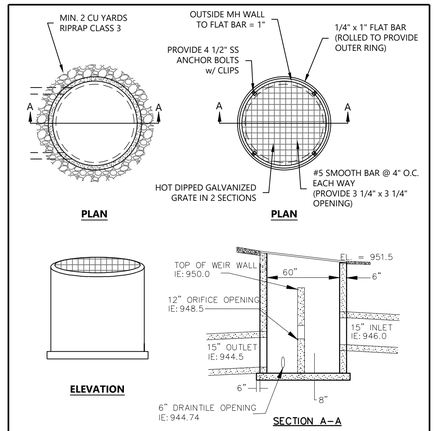


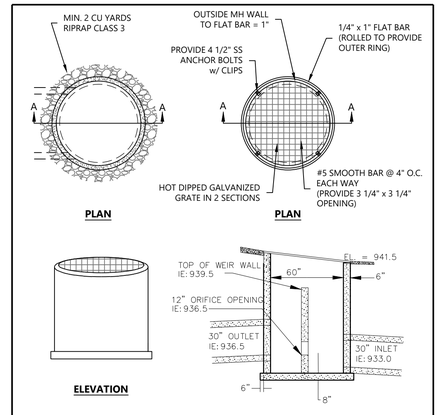
Westwood | OUTLET CONTROL STRUCTURE (OCS) POND 1 (OCS–1)



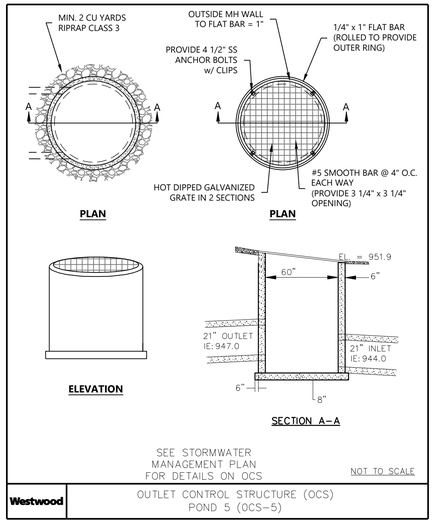
Westwood | OUTLET CONTROL STRUCTURE (OCS) POND 2 (OCS–2)



Westwood | OUTLET CONTROL STRUCTURE (OCS) POND 3 (OCS–3)



Westwood | OUTLET CONTROL STRUCTURE (OCS) POND 4 (OCS–4)



Westwood | OUTLET CONTROL STRUCTURE (OCS) POND 5 (OCS–5)

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LAKE WILHELM PRESERVE

DESIGNED: CHF
CHECKED: .
DRAWN: CEL, KFP
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/15/26
REVISIONS:
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2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

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Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 28 OF 39
DATE: 04/15/26

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Common Ground Alliance

City of St. Michael
11800 Town Center Drive, Suite 300 St. Michael, Minnesota 55376
(763)497-2041 Fax (763)497-5306

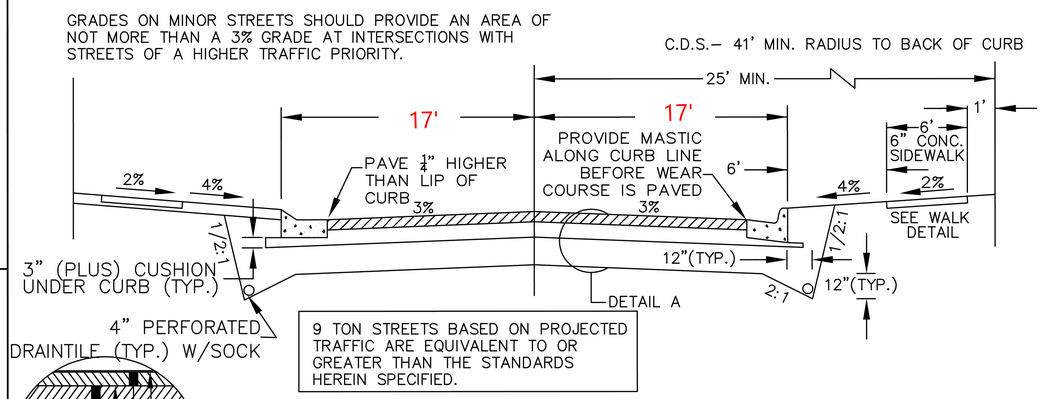
RESIDENTIAL STREET SECTION

PLATE NO.: STRT-2

ISSUED: 10/03
REVISED: 3/2023

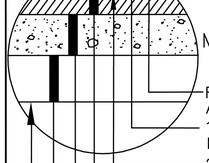
STREET SECTION SHALL BE DESIGNED BY A QUALIFIED ENGINEER BASED ON ACTUAL SITE SOIL CONDITIONS. THE STREET SECTION SHOWN IS THE MINIMUM SECTION ALLOWED.

GRADES ON MINOR STREETS SHOULD PROVIDE AN AREA OF NOT MORE THAN A 3% GRADE AT INTERSECTIONS WITH STREETS OF A HIGHER TRAFFIC PRIORITY.



9 TON STREETS BASED ON PROJECTED TRAFFIC ARE EQUIVALENT TO OR GREATER THAN THE STANDARDS HEREIN SPECIFIED.

MINIMUM SECTION
DETAIL A



- RECLAMITE APPLIED 1 YEAR AFTER WEAR COURSE
- 1–1/2" BIT. WEARING COURSE MN/DOT SPEC. 2360 SP9.5 (PG–58–34)
- 2357 TACK COAT
- 2–1/2" BITUMINOUS BASE COURSE MN/DOT SPEC. 2360 SP12.5 (PG–58–34)
- 8" AGG. BASE CLASS 5 MN/DOT SPEC. 3138 (100% CRUSHED) (SEE TABLE 3138–4)
- 12" SELECT GRAN. BORROW MN/DOT SPEC. 3149 (SEE TABLE 3149–1, B.2)
- GEOTEXTILE FILTER FABRIC MN/DOT SPEC. 3733.1, (TYPE 5)
- APPROVED SUBGRADE MN/DOT SPEC. 2112.3

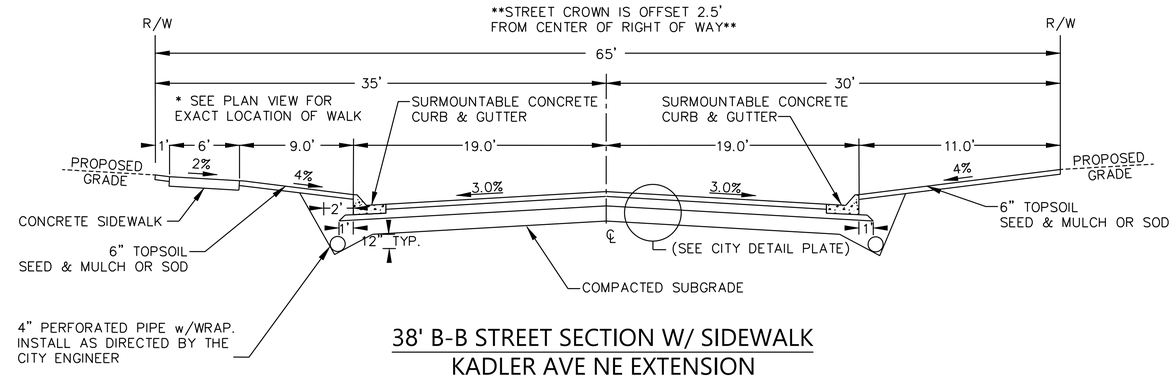
GRANULAR EQUIVALENT (MN/DOT SPECIFIED)

MATERIAL	SPECIFICATIONS	G.E. FACTORS
BITUMINOUS WEAR COURSE	2360	2.25
BITUMINOUS BINDER & BASE	2360	2.25
AGGREGATE BASE	CL.5 (3138)	1.00
AGGREGATE SUBASE	CL.3, CL.4 (3138)	0.75
SELECT GRANULAR MATERIAL	3149	0.50

DESIGN CRITERIA
PRESENT ADT=1000 VPD (MIN.)
ANNUAL GROWTH FACTOR=3.0%
20 YEAR DESIGN PERIOD
DESIGN SPEED IS 30 MPH, UNLESS OTHERWISE NOTED BY CITY
MIN. $\sum N18_{20} = 150{,}000$

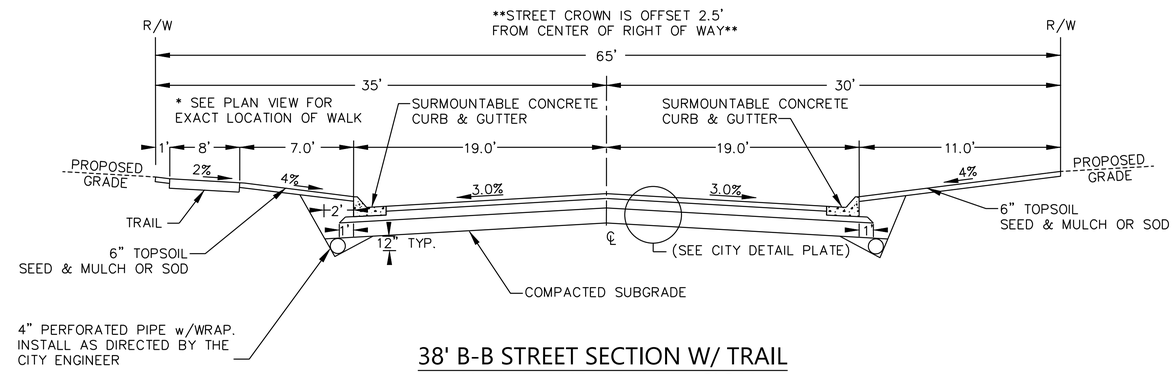
TYPICAL 34' B-B STREET SECTION

N.T.S.



38' B-B STREET SECTION W/ SIDEWALK
KADLER AVE NE EXTENSION

N.T.S.



38' B-B STREET SECTION W/ TRAIL
KADLER AVE NE EXTENSION

N.T.S.

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LAKE WILHELM PRESERVE

DESIGNED: CHF
CHECKED: .
DRAWN: CEL, KFP
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/15/26
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

[redacted] MIKE
DATE: 04/15/26 LICENSE NO. 58708

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

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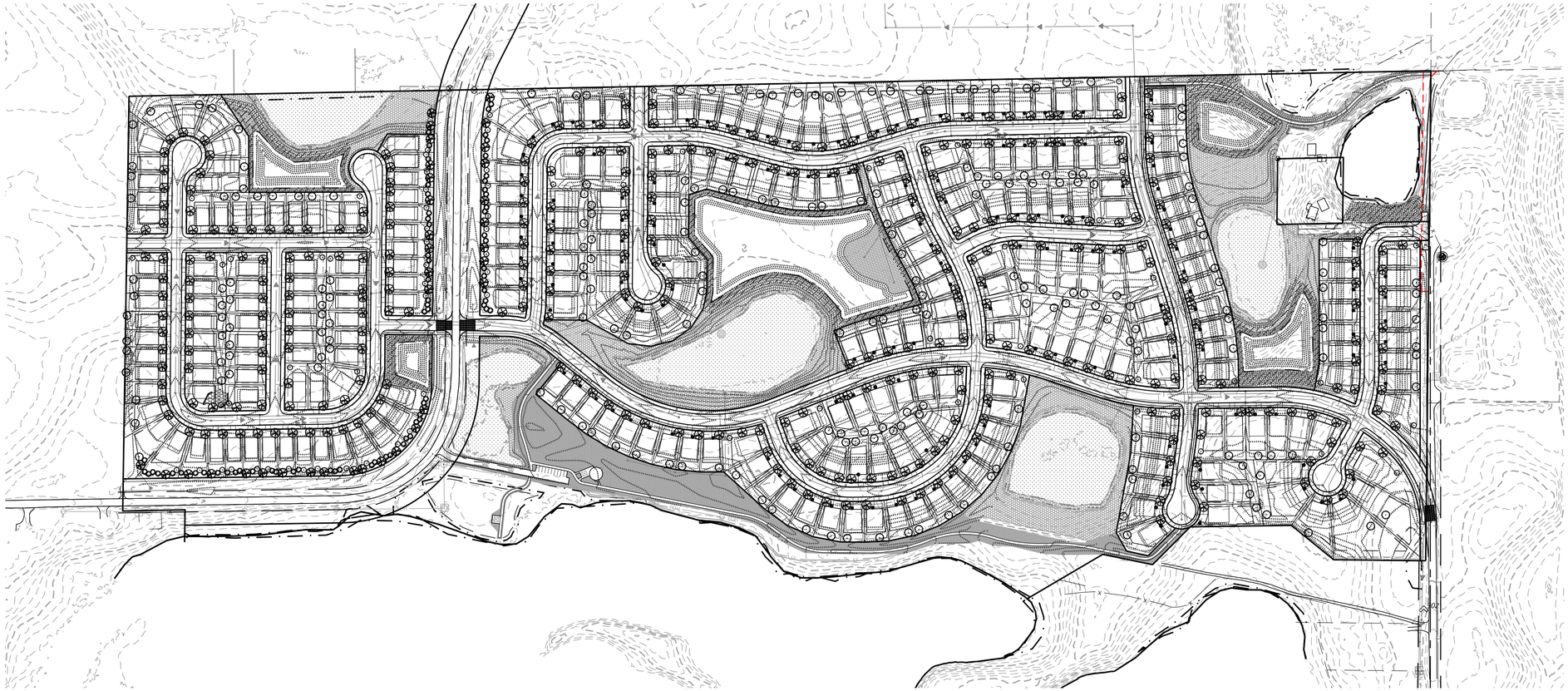

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PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES (BY HOME BUILDER)
- OVERSTORY DECIDUOUS TREES (BY DEVELOPER)
- DECIDUOUS YARD TREES (BY HOME BUILDER)
- EVERGREE TREES (BY DEVELOPER)
- EVERGREEN YARD TREES (BY HOME BUILDER)
- DECIDUOUS ORNAMENTAL YARD TREES (BY HOME BUILDER)

GROUNDCOVER LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX TOTAL AREA (10.4 AC)
- MNDOT WET DITCH (WD) SEED MIX TOTAL AREA (2.1 AC)
- WET MEADOW S & W SEED MIX (34-271) TOTAL AREA (8.2 AC)
- MNDOT RESIDENTIAL TURF (RT) SEED MIX TOTAL AREA (4.2 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
* ALL DISTURBED AREAS IN 17th ST. NE. & JAMISON AVE. NE. R.O.W. TO BE HYDROSEEDED.

OVERALL PRELIMINARY PLANT SCHEDULE

DECIDUOUS TREES - 598				
ACCOLADE ELM / ULMUS DAVIDIANA JAPONICA 'MORTON'	2.5" CAL.	B&B	AS SHOWN	H 70` W 40`-50`
AUTUMN GOLD GINKGO / KINKGO BILOBA 'AUTUMN GOLD'	2.5" CAL.	B&B	AS SHOWN	H 50` W 30`
BOULEVARD LINDEN / TILIA AMERICANA 'BOULEVARD'	2.5" CAL.	B&B	AS SHOWN	H 50`-60` W 25`-30`
HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL.	B&B	AS SHOWN	H 50`-75` W 50`
NORTHERN PIN OAK / QUERCUS ELLIPSOIDALIS	2.5" CAL.	B&B	AS SHOWN	H 50`-60` W 40`-50`
RED OAK / QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	H 50`-70` W 40`-50`
RIVER BIRCH / BETULA NIGRA	6` HT. - CLUMP	B&B	AS SHOWN	H 50`-75` W 50`
SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	AS SHOWN	H 50`-60` W 40`
SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL.	B&B	AS SHOWN	H 50` W 35`-40`
ST. CROIX ELM / ULMUS AMERICANA 'ST. CROIX'	2.5" CAL.	B&B	AS SHOWN	H 60`-70` W 70`-80`
SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" CAL.	B&B	AS SHOWN	H 50`-60` W 60`-80`
WHITE OAK / QUERCUS ALBA	2.5" CAL.	B&B	AS SHOWN	H 50`-70` W 40`-60`
WHITESPIRE BIRCH / BETULA POPULIFOLIA 'WHITESPIRE'	2.5" CAL	B&B	AS SHOWN	H 40`-45` W 30`
EVERGREEN TREES - 141				
BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6` HT.	B&B	AS SHOWN	H 35`-45` W 20`-25`
COLORADO SPRUCE / PICEA PUNGENS	6` HT.	B&B	AS SHOWN	H 40`-60` W 15`-30`
CONCOLOR FIR / ABIES CONCOLOR	6` HT.	B&B	AS SHOWN	H 30`-50` W 25`-30`
NORWAY PINE / PINUS RESINOSA	6` HT.	B&B	AS SHOWN	H 50`-80` W 30`-40`
NORWAY SPRUCE / PICEA ABIES	6` HT.	B&B	AS SHOWN	H 50`-70` W 25`-30`
WHITE PINE / PINUS STROBUS	6` HT.	B&B	AS SHOWN	H 60`-80` W 25` - 40`
ORNAMENTAL TREES - 167				
ARMSTRONG GOLD MAPLE / ACER RUBRUM 'JFS-KW78'	1.5" CAL.	B&B	AS SHOWN	H 40` W 12`
DAKOTA PINNACLE BIRCH / BETULA PLATYPHYLLA 'FARGO'	1.5" CAL.	B&B	AS SHOWN	H 30` W 8`
JAPANESE TREE LILAC / SYRINGA RETICULATA	6` HT. - CLUMP	B&B	AS SHOWN	H 25`-30` W 10`-12`
KINDRED SPIRIT OAK / QUERCUS ROBUR X BICOLOR 'NADLER'	1.5" CAL.	B&B	AS SHOWN	H 30` W 6`
PARKLAND PILLAR BIRCH / BETULA PLATYPHYLLA 'JEFPARK'	1.5" CAL.	B&B	AS SHOWN	H 35`-40` W 6`-7`
PRAIRIE SENTINEL HACKBERRY / CELTIS OCCIDENTALIS 'JFS-KSU1'	1.5" CAL.	B&B	AS SHOWN	H 40` W 10`-12`
REGAL PRINE OAK / QUERCUS X WAREI 'LONG'	1.5" CAL.	B&B	AS SHOWN	H 40`-60` W 20`-25`
SPRING SNOW CRABAPPLE / MALUS X 'SPRING SNOW'	1.5" CAL.	B&B	AS SHOWN	H 20` W 20`

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER
SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE REQUIREMENTS & PROVISIONS

LANDSCAPING DESIGN REQUIREMENTS - CITY OF ST. MICHAEL, MINNESOTA

SITE DESCRIPTION

ZONING DISTRICT: A-1, GENERAL AGRICULTURE (EXISTING)

TOTAL GROSS ACRES: 136.8 AC

LOT WIDTH 65' OR GREATER		REQUIRED	PROVIDED	NOTES
LOTS 65 FEET IN WIDTH OR GREATER SHALL CONTAIN TWO OR MORE TREES WITH FOUR INCHES OF COMBINED DIAMETER IN THE FRONT YARD. EACH TREE MUST BE AT LEAST ON INCH IN DIAMETER AND AT LEAST ONE OF THE TREES MUST BE A DECIDUOUS TREE	220 LOTS x 2 TREES = 440 TREES	**440 TREES**	**660 TREES** 273 BLVD. DECID. TREES 167 ORNANMENTAL TREES 170 DECID. YARD TREES 50 EVER. YARD TREES	4" CAL. MIN. IN FRONT YARD WITH 2.5" CAL. BLV.DECID. TREE & 1.5" CAL. ORNAMENTAL TREE
LOT WIDTH LESS THAN 65'		**REQUIRED**	**PROVIDED**	**NOTES**
LOTS LESS THAN 65 FEET IN WIDTH SHALL CONTAIN TREES WITH FOUR INCHES OF COMBINED DIAMETER. A MINIMUM OF ONE DECIDUOUS TREE AT LEAST ONE AND A HALF INCHES IN DIAMETER SHALL BE LOCATED IN THE FRONT YARD	72 LOTS x 2 TREES = 144 TREES	**144 TREES**	**144 TREES** 72 BLVD. DECID.TREES 49 DECID. YARD TREES 23 EVER. YARD TREES	4" CAL. MIN. WITH 2.5" CAL. BLVD. DECID. TREE IN FRONT YARD & 1.5" DECID. YARD TREE IN REAR YARD
COLLECTOR ROAD LANDSCAPING				
SHALL APPLY TO ALL LOTS ABUTTING COLLECTOR ROADS AND THE GROUND AREA WITHIN THE STREET RIGHT-OF-WAY. TREES SHALL BE PROVIDED, ON AVERAGE, 40 FEET APART ADJACENT TO ROADWAYS WITH CURB AND GUTTER.	4,075 L.F. / 40 L.F. = 102 TREES	**102 TREES**	**102 TREES** 34 DECIDUOUS TREES 68 EVERGREEN TREES	JAMISON AVE. IS CURRENTLY A MINOR COLLECTOR, BUT WILL BE RECLASSIFIED AS A MINOR ARTERIAL PER ST. MICHAEL 2040 COMPREHENSIVE PLAN.

NOTES

1. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
2. STREE TREES TO BE PLANTED 12' FROM RIGHT-OF-WAY IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS. NO TREES ARE ALLOWED IN THE RIGHT-OF-WAY.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
5. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
6. NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
7. NO TREES SHOULD BE LOCATED WITHIN STORM POND ACCESS ROUTE.
8. NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.

1" = 200'
0' 200' 400' 600'

PRELIMINARY

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LAKE WILHELM PRESERVE

DESIGNED: CHF
CHECKED: .
DRAWN: CEL, KFP
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 04/15/26
REVISIONS:
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2 . .
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5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: _____ LICENSE NO. _____

LAKE WILHELM PRESERVE
ST. MICHAEL, MN.

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OVERALL PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 30 OF 39
DATE: 04/15/26

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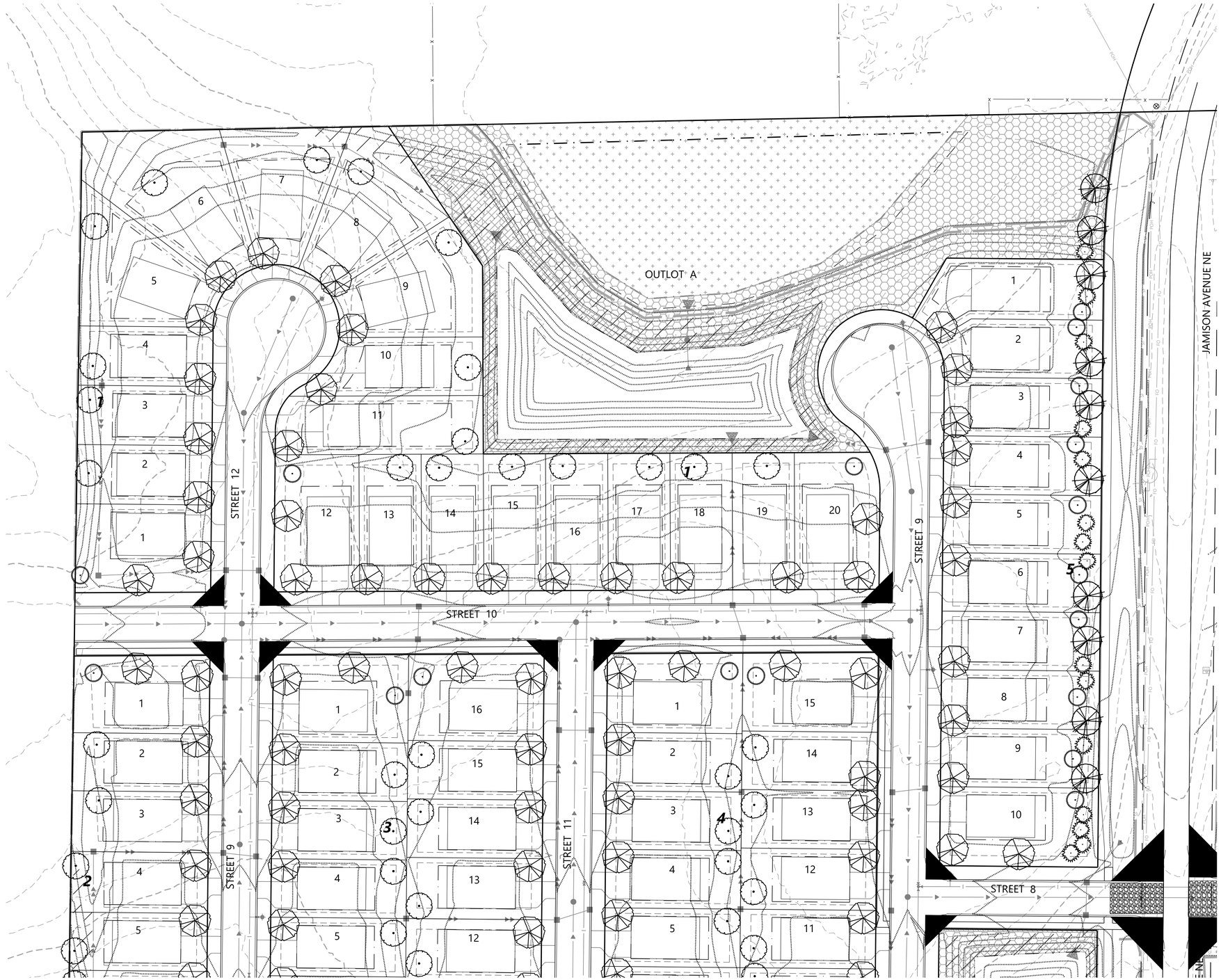

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GROUNDCOVER LEGEND

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N

1" = 50'

0' 50' 100' 150'

PRELIMINARY

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LAKE WILHELM PRESERVE

DESIGNED:	CHF
CHECKED:	-
DRAWN:	CEL, KFP
HORIZONTAL SCALE:	50.000001'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/15/26
REVISIONS:
1 - -
2 - -
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4 - -
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PRELIMINARY
LANDSCAPE PLAN

PROJECT NUMBER: 0059466.00

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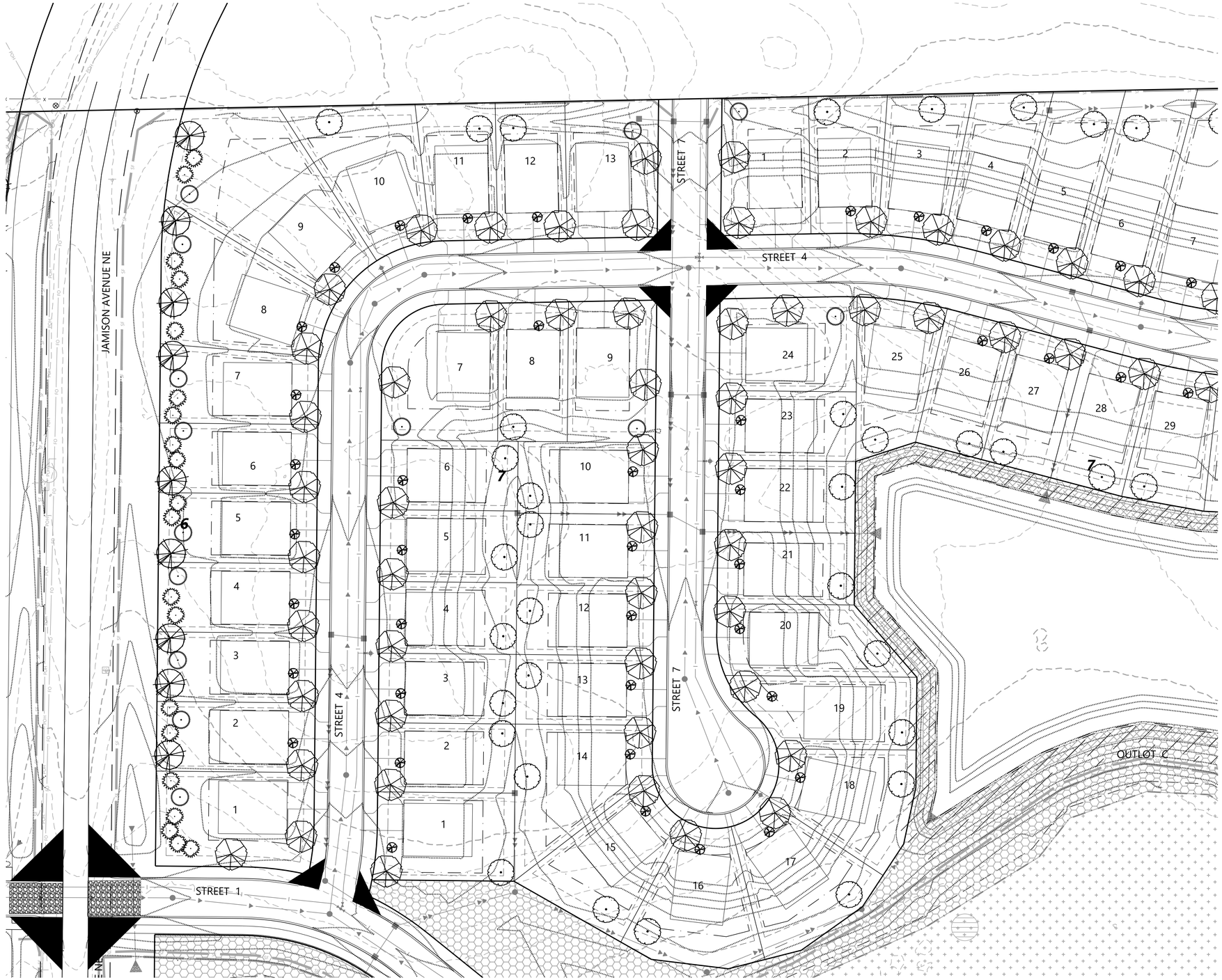

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PRELIMINARY
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DRAWN: CEL, KFP
HORIZONTAL SCALE: 50.000001'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/15/26
REVISIONS:
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PREPARED FOR:

SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: _____ LICENSE NO. _____

LAKE WILHELM PRESERVE

ST. MICHAEL, MN.

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PRELIMINARY
LANDSCAPE PLAN

PROJECT NUMBER: 0059466.00

SHEET NUMBER: 34 OF 39

DATE: 04/15/26

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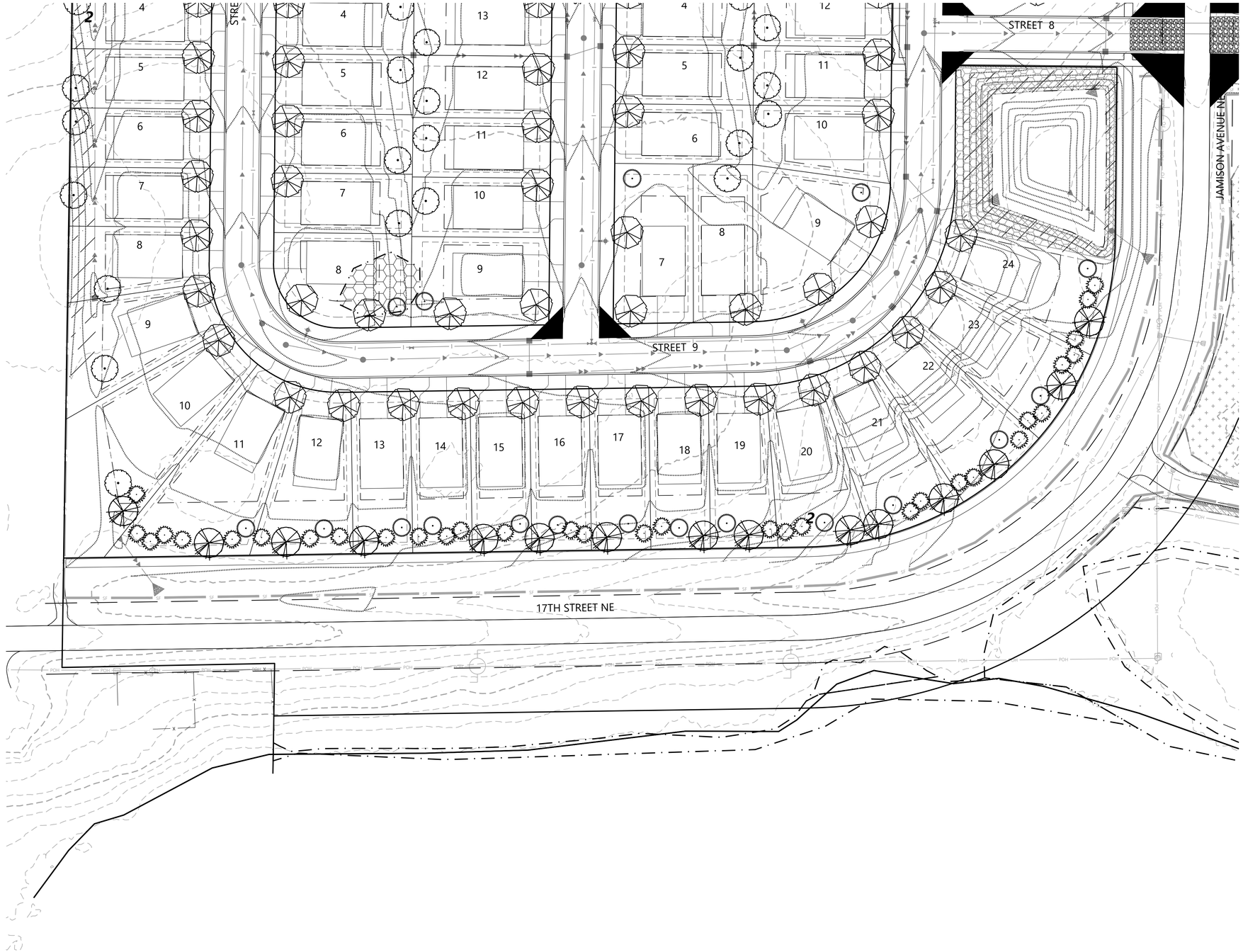

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES (BY HOME BUILDER)
- OVERSTORY DECIDUOUS TREES (BY DEVELOPER)
- DECIDUOUS YARD TREES (BY HOME BUILDER)
- EVERGREE TREES (BY DEVELOPER)
- EVERGREEN YARD TREES (BY HOME BUILDER)
- DECIDUOUS ORNAMENTAL YARD TREES (BY HOME BUILDER)

GROUNDCOVER LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX TOTAL AREA (10.4 AC)
- MNDOT WET DITCH (WD) SEED MIX TOTAL AREA (2.1 AC)
- WET MEADOW S & W SEED MIX (34-271) TOTAL AREA (8.2 AC)
- MNDOT RESIDENTIAL TURF (RT) SEED MIX TOTAL AREA (4.2 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

* ALL DISTURBED AREAS IN 17th ST. NE. & JAMISON AVE. NE. R.O.W. TO BE HYDROSEEDED.

N

1" = 50'

0' 50' 100' 150'

PRELIMINARY

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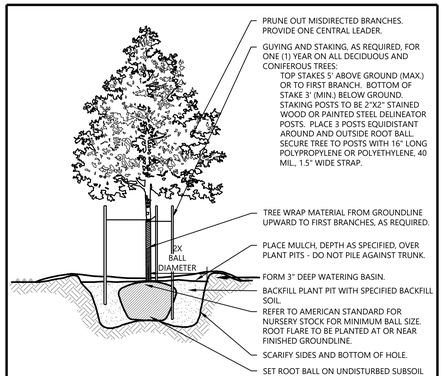
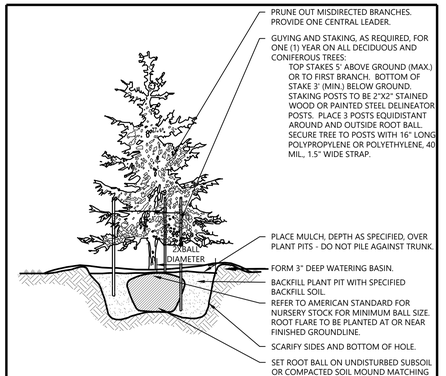
PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

PLANTING DETAILS



Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29

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