

ENVIRONMENTAL & NATURAL RESOURCES COMMISSION STAFF REPORT
Meeting Date November 30, 2022

REPORT TO: Environmental and Natural Resources Commission

REPORT FROM: Shann Finwall, AICP, Environmental Planner
Elizabeth Hammond, Planner

PRESENTER: Shann Finwall, AICP, Environmental Planner
Elizabeth Hammond, Planner
Jon Jarosch, Assistance City Engineer

AGENDA ITEM: Wetland Buffer Variance, Enclave Apartments, 3090 Southlawn Drive

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Enclave Development proposes to construct a 241-unit, four-story, market-rate apartment building on the property at 3090 Southlawn Drive. To move forward with this project, the applicant requests City Council approval of a preliminary and final plat, wetland buffer variance, and design review.

The Environmental and Natural Resources Commission is being asked to review the wetland buffer variance for wetland and tree impact mitigation strategies.

Recommended Action:

Motion to approve a resolution for a 50-foot wetland buffer variance.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0

 Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: N/A

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship

Integrated Communication Operational Effectiveness Targeted Redevelopment

The City deemed the applicant’s application complete on October 17, 2022. The initial 60-day review deadline for a decision is December 16, 2022. As stated in Minnesota State Statute 15.99, the City is allowed to take an additional 60 days, if necessary, to complete the review. The Environmental and Natural Resources Commission reviews wetland buffer variances to rectify impacts by reviewing and making recommendations for possible repair, rehabilitation, or restoration of the wetland buffer.

Background:

Enclave Development proposes to construct a 241-unit, four-story, market-rate apartment building on the property at 3090 Southlawn Drive. If approved, this would be the first redevelopment project in the City's recently created North End Zoning District (areas around the Maplewood Mall).

The North End Zoning District is designed to be a local and regional economic activity center characterized by a diverse mix of sustainable land uses where people of all backgrounds can safely and easily come from near and far to gather for purposes of obtaining goods and services, wellness, work, recreation, socialization, learning, and living.

The proposed building will have onsite professional property management and provide a mix of housing options, including studio, one-bedroom, two-bedroom, and three-bedroom units, all with private balconies. An underground and partially below-ground floor heated parking garage, surface parking stalls, and electric vehicle charging stations will be provided.

Building amenities include two rooftop patios, community rooms, fitness and yoga rooms, a game room, a dog wash station, and an outdoor pool. The proposal also includes rooftop solar panels and a variety of landscaping improvements, including a natural pedestrian corridor for public use and enjoyment south of the proposed building.

Land Use Permits

To develop the project, the City must approve the preliminary plat, design review, and 50-foot wetland buffer variance. On November 15, the Community Design Review Board recommended approval of the design review with the condition that two parking spaces be removed on the interior of the site for additional green space. On November 15, the Planning Commission recommended approval of the preliminary plat. The Environmental and Natural Resources Commission are scheduled to review the wetland buffer variance during their November 30 meeting. The Final City Council review is scheduled for December 12.

Design Review

The building is approximately 347,314 square feet in size and meets the setback requirements outlined in the North End Zoning District. The site would be accessed off Southlawn Drive on the west side of the site. Existing sidewalks are provided along the north and west side of the property. The applicant will install a 6-foot wide bituminous trail connection (east-to-west) on the south side of the property. A second 8-foot wide bituminous trail connection (north-to-south) on the east side of the property is proposed. This trail would be temporary, but in place, until replaced by the future planned roadway. There will be 353 parking stalls, including 93 surface stalls and 260 stalls within the garage.

Stormwater Management

Development of the site meets and surpasses the City's stormwater management standards, increasing greenspace (pervious areas) onsite by roughly 1.5 acres and reducing runoff volumes significantly for all storm events, including by 84 percent for the 2-year design event, 63 percent for the 10-year event, and 36 percent for the 100-year event. Likewise, pre-treatment devices have been included in the design to remove sediment upstream of infiltration practices. The proposed development should significantly improve the quality of runoff reaching the adjacent wetland.

Tree Impacts

There are 43 trees on the site, 15 of those trees are considered significant trees, for 131.5 caliper inches of significant trees. Development of the site will include the removal of all trees, including the 15 significant trees (100 percent). When more than 20 percent of the significant trees are removed, the City's tree replacement is based on a calculation of significant trees on the site versus the percent of significant trees removed. In this case, tree replacement is 157.8 caliper inches, or 78 – 2-caliper inch trees.

The landscape plan shows 42 new trees ranging in size from 2 to 3.5 caliper inches, totaling 109 caliper inches of replacement trees. This is 48.8 caliper inches less than City code requires. The applicants must submit a revised landscape plan showing an additional 48.8 caliper inches of replacement trees, or alternatively the applicant can pay into the City's tree fund at a rate of \$60 per caliper inch of replacement tree not planted on site. The City uses the tree fund to manage trees in parks and right-of-ways and subsidizes the cost of the yearly residential tree sale.

Wetland

Wetland Buffer Impacts

The subject property has a Manage C wetland on the south end of the parcel. The existing retaining wall adjacent to the wetland is structurally unstable and needs to be removed and replaced. The existing building, sidewalk, and surface parking on the property are currently between 3 to 11 feet from the delineated wetland edge at various points.

City ordinance requires a 50-foot wetland buffer from the edge of the delineated wetland to a structure and prohibits building, grading, or other alterations within the buffer. In order to remove the existing building, sidewalk, surface parking lot, and retaining wall the applicants must grade up to the wetland, which will require a 50-foot wetland buffer variance. The new building will be constructed with an average setback of 42.9 feet to the wetland and the trail on the south side of the building will come to within 25 feet of the wetland.

Wetland Buffer Mitigation

Staff reviewed the original wetland buffer mitigation plan and requested additional detail. The applicant submitted new plans that addressed a majority of staff's concerns (refer to Applicant's Response to the November 3, 2022, Environmental Review attached). The new plans show the following wetland buffer mitigation strategies:

1. Reconstruct and lower the retaining wall (approximately 5 to 8 feet of disturbance toward the wetland);
2. Plant native trees and shrubs (from the retaining wall to the trail);
3. Plant the first 10 feet from the retaining wall toward the trail with native plugs and a mesic prairie seed mix;
4. Plant the next 5 feet from the native plant area toward the trail with just the mesic prairie seed mix;
5. Maintain a 5-foot mowed area adjacent the trail;
6. Install wetland buffer signs along the edge of the native plant area ensuring no building, grading, or mowing within the wetland buffer; and
7. Add public trail signs at the entrances to the trail on Southlawn Drive and County Road D. This will allow the public to access the trail from off site.
8. Add three benches along the trail to allow the public to sit and view the wetland.

The wetland buffer changes are an improvement to the initial submittal. However, staff is recommending two additional mitigation strategies:

1. Extend the native plugs and mesic prairie seed mix the full 15 feet, from the retaining wall to the 5-foot mowed strip along the sidewalk.
2. Submit detailed bench plans showing the locations, style, installation, and hard surface landscape plan to include boulders or rocks and native plants along the south side of the benches.

Wetland Buffer Variance Findings

City code requires the applicant establish the following for a wetland buffer variance:

1. The variance is in harmony with the general purposes and intent of the ordinance.
2. The variance is consistent with the comprehensive plan.
3. The applicant establishes practical difficulties in complying with the ordinance. Practical difficulties mean: (a) the proposed use is reasonable, (b) the need for a variance is caused by circumstances unique to the property, not created by the property owner, (c) the proposal will not alter the essential character of the locality.

Staff reviewed the applicant's justification for the wetland variance and finds the request meets the required findings to approve a variance.

1. Wetland buffer mitigation will improve the existing buffer with native plants and seed. Refer to the attached environmental review for additional comments.
2. The proposed development meets the intent of City ordinance standards in the North End Zoning District and is consistent with the goals of the Maplewood Comprehensive Plan.
3. The request is reasonable. Any future improvement on this site will require work within the wetland buffer, and the proposed development will significantly improve the stormwater and wetland buffer conditions of the site.
4. The existing conditions on this property are unique and not caused by the property owner.
5. Overall, the proposed building would complement the surrounding buildings without altering the essential character of the area. The surrounding area has established a mix of housing options, particularly to the west (Legacy Village). The proposed building would be the first redevelopment in the North End Zoning District, which will be unique to previous development patterns *directly surrounding* the Maplewood Mall. However, the ordinance established in this district is meant to change the historic development pattern in this area of the City. Early on, development staging is required to realize the community's vision for this area.

Department Comments

Engineering – Jon Jarosch, Assistant City Engineer

Please see the attached engineering review, dated November 2, 2022.

Environmental – Shann Finwall, Environmental Planner and Carole Gernes, Natural Resources Coordinator

Please see the attached environmental review, dated November 22, 2022.

Building – Randy Johnson, Building Official

A demolition permit will need to be obtained prior to the removal of the existing Myth Nightclub building. The proposed new building is required to meet the minimum requirements of the Minnesota State Building Code. Accessible parking spaces and access aisles shall be provided in accordance with the Minnesota Accessibility Code Section 1106.

Citizen Comments

Staff sent a neighborhood survey and public hearing notice to the surrounding property owners within 500 feet of the proposed development. Staff did not receive any comments.

Attachments:

1. Wetland Buffer Variance Resolution
2. Overview Map
3. 2040 Future Land Use Map
4. Zoning Map
5. Wetland Map
6. Site Plan
7. Building Elevations
8. Overall Landscape Plan
9. Wetland Buffer Landscape Plan
10. Basin Landscape Plan
11. Landscape Details
12. Tree Preservation Plan
13. Applicant's Wetland Buffer Variance Narrative
14. Wetland Delineation Report
15. Applicant's Response to the Initial November 3, 2022, Environmental Review
16. Engineering Review, dated November 2, 2022
17. Revised Environmental Review, dated November 21, 2022

WETLAND BUFFER VARIANCE RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Patrick Brama, of Enclave Development, has requested approval for a 50-foot wetland buffer variance.

1.02 The property is located at 3090 Southlawn Drive and is legally described as:

Parcel A: 022922220016

That part of the Northwest Quarter of Section 2, Township 29, Range 22, Ramsey County, Minnesota, lying West of Lot 3, Block 1, Maplewood Mall Addition, and lying Northerly of the following described line: Commencing at the Northwest corner of Lot 6, said Block 1; thence North 46 degrees 08 minutes 30 seconds East, assumed bearing, along the Northwesterly line of said Lot 6 a distance of 47.32 feet; thence Northeasterly 130.22 feet along said Northwesterly line on a tangential curve concave to the Southeast having a central angle of 5 degrees 10 minutes 06 seconds East and a radius of 1,443.54 feet; thence South 89 degrees 33 minutes 44 seconds West 132.86 feet to the West line of said Northwest Quarter; thence North 0 degrees 26 minutes 16 seconds West along said West line 731.18 feet to the point of beginning of the line to be herein described; thence South 89 degrees 32 minutes 06 seconds East parallel with the North line of said Northwest Quarter 508.59 feet to the West line of said Lot 3 and there terminating. Excepting therefrom the Southerly 190.85 feet of the above described property.

Parcel B: 022922220017

The Southerly 190.85 feet of the above described property: That part of the Northwest Quarter of Section 2, Township 29, Range 22, Ramsey County, Minnesota, lying West of Lot 3, Block 1, Maplewood Mall Addition, and lying Northerly of the following described line: Commencing at the Northwest corner of Lot 6, said Block 1; thence North 46 degrees 08 minutes 30 seconds East, assumed bearing, along the Northwesterly line of said Lot 6 a distance of 47.32 feet; thence Northeasterly 130.22 feet along said Northwesterly line on a tangential curve concave to the Southeast having a central angle of 5 degrees 10 minutes 06 seconds East and a radius of 1,443.54 feet; thence South 89 degrees 33 minutes 44 seconds West 132.86 feet to the West line of said Northwest Quarter; thence North 0 degrees 26 minutes 16 seconds West along said West line 731.18 feet to the point of beginning of the line to be herein described; thence South 89 degrees 32 minutes 06 seconds East parallel with the North line of said Northwest Quarter 508.59 feet to the West line of said Lot 3 and there terminating.

Ramsey County, Minnesota
Abstract Property

Section 2. Standards.

- 2.01 City Ordinance Section 18-221 (d) (1) requires a minimum buffer width of 50 feet from Manage C Wetlands where no building, grading, or mowing is permitted.
- 2.02 City Ordinance Section 18-221 (h) (1) provides procedures for granting a variance to the wetland ordinance requirements and refers to the state statute where a variance may be granted when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner; (3) the proposal will not alter the essential character of the locality.

Section 3. Findings.

- 3.01
1. Wetland buffer mitigation will improve the existing buffer with native plants and seed.
 2. The proposed development meets the intent of City ordinance standards in the North End Zoning District and is consistent with the goals of our comprehensive plan.
 3. The request is reasonable. Any future improvement on this site will require work within the wetland buffer, and the proposed development will significantly improve the stormwater and wetland buffer conditions of the site.
 4. The existing conditions on this property are unique and not caused by the property owner.
 5. Overall, the proposed building would complement the surrounding buildings without altering the essential character of the area. The surrounding area has established a mix of housing options, particularly to the west (Legacy Village). The proposed building would be the first redevelopment in the North End Zoning District, which will be unique to previous development patterns directly surrounding the Maplewood Mall. However, the ordinance established in this district is meant to change the historic development pattern in this area of the City. Early on, development staging is required to realize the community's vision for this area.

Section 4. City Review Process

- 4.01 The City conducted the following review when considering this wetland buffer setback variance request.
1. On November 15, 2022, the Planning Commission held a public hearing. The City staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended that the City Council approve this resolution.

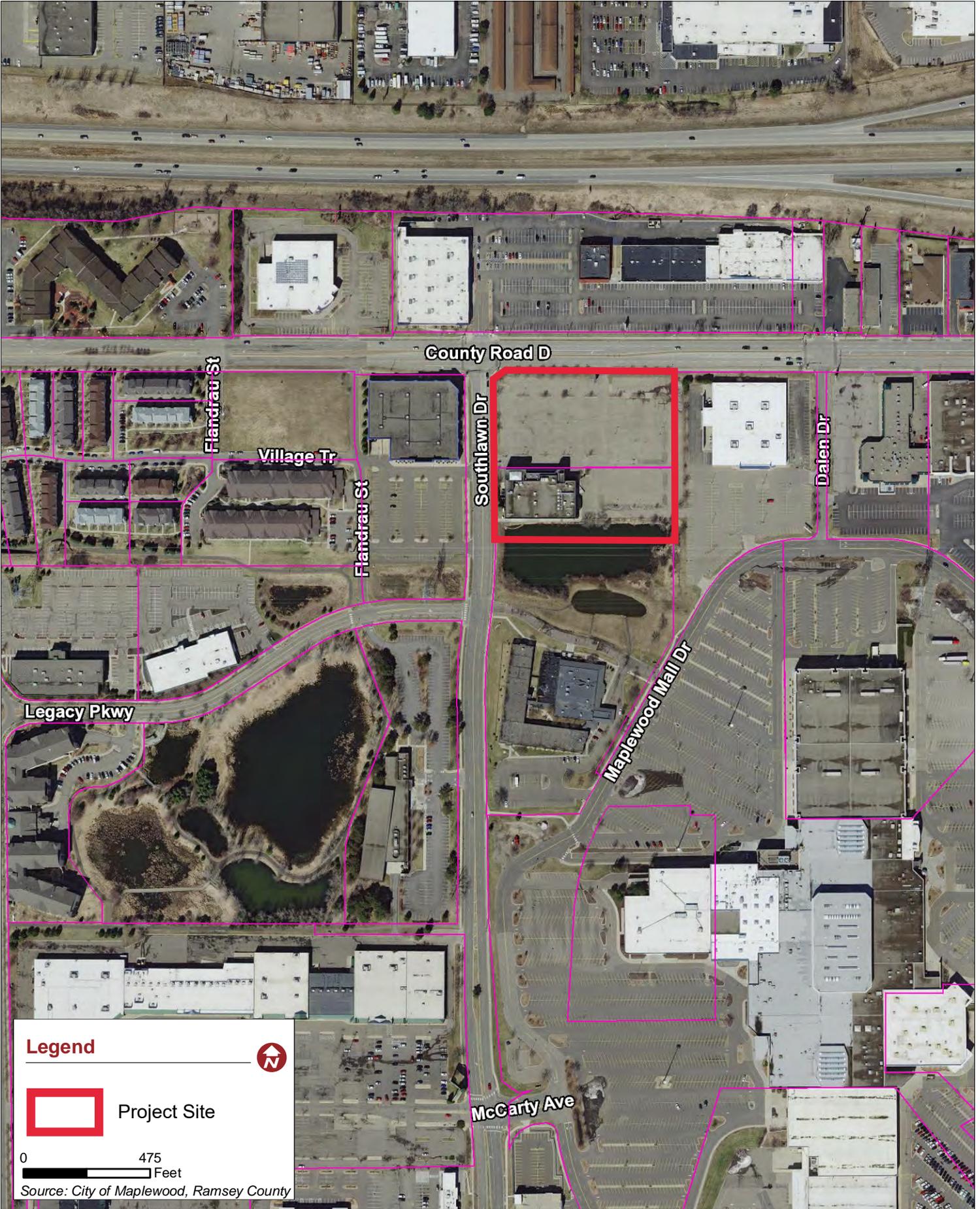
2. On November 30, 2022, the Environmental and Natural Resources Commission reviewed the request. The Environmental and Natural Resources Commission recommended that the City Council _____ this resolution.
3. On December 12, 2022, the city council discussed this resolution. They considered reports and recommendations from the Planning Commission, Environmental and Natural Resources Commission, and City staff.

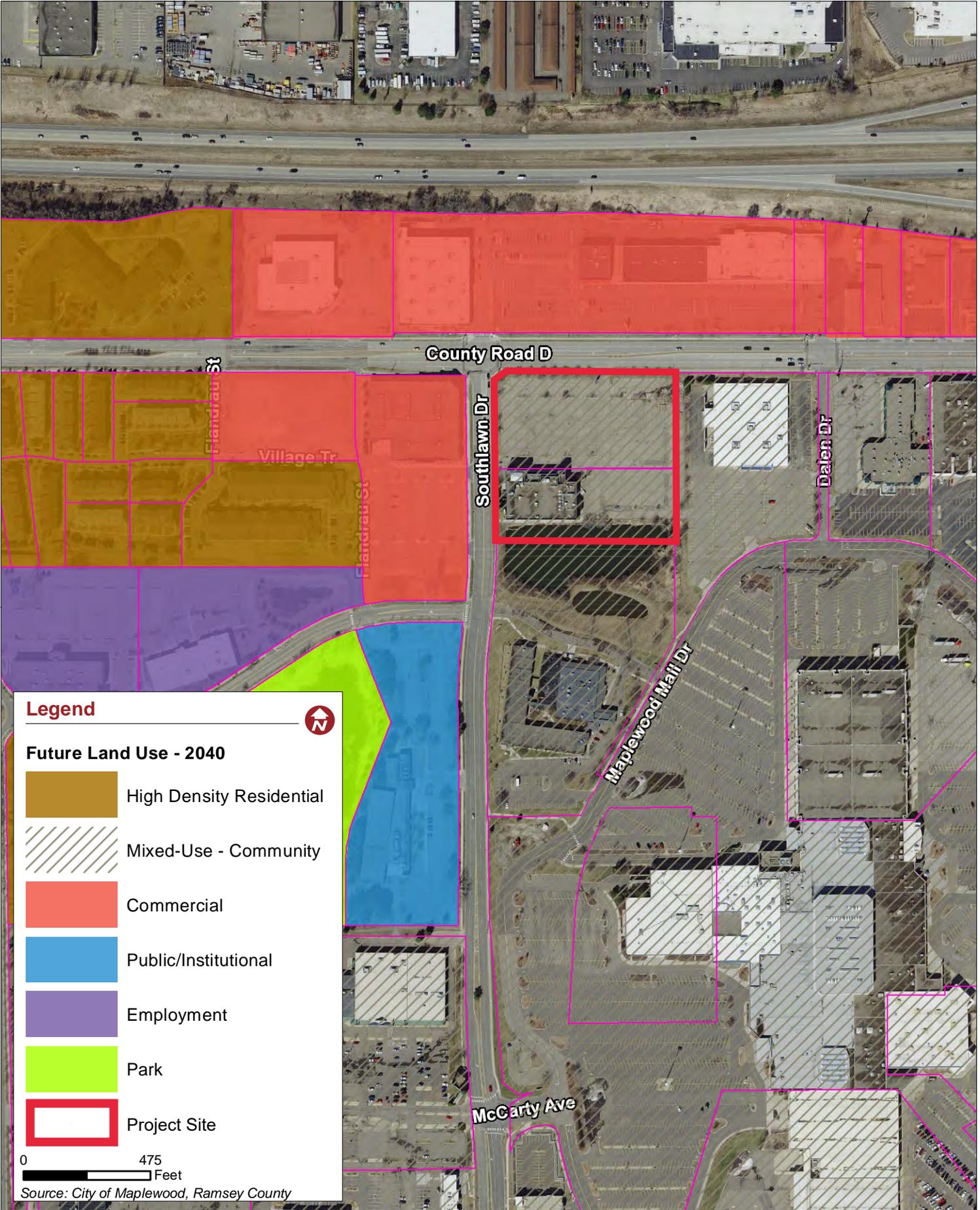
Section 5. City Council Action.

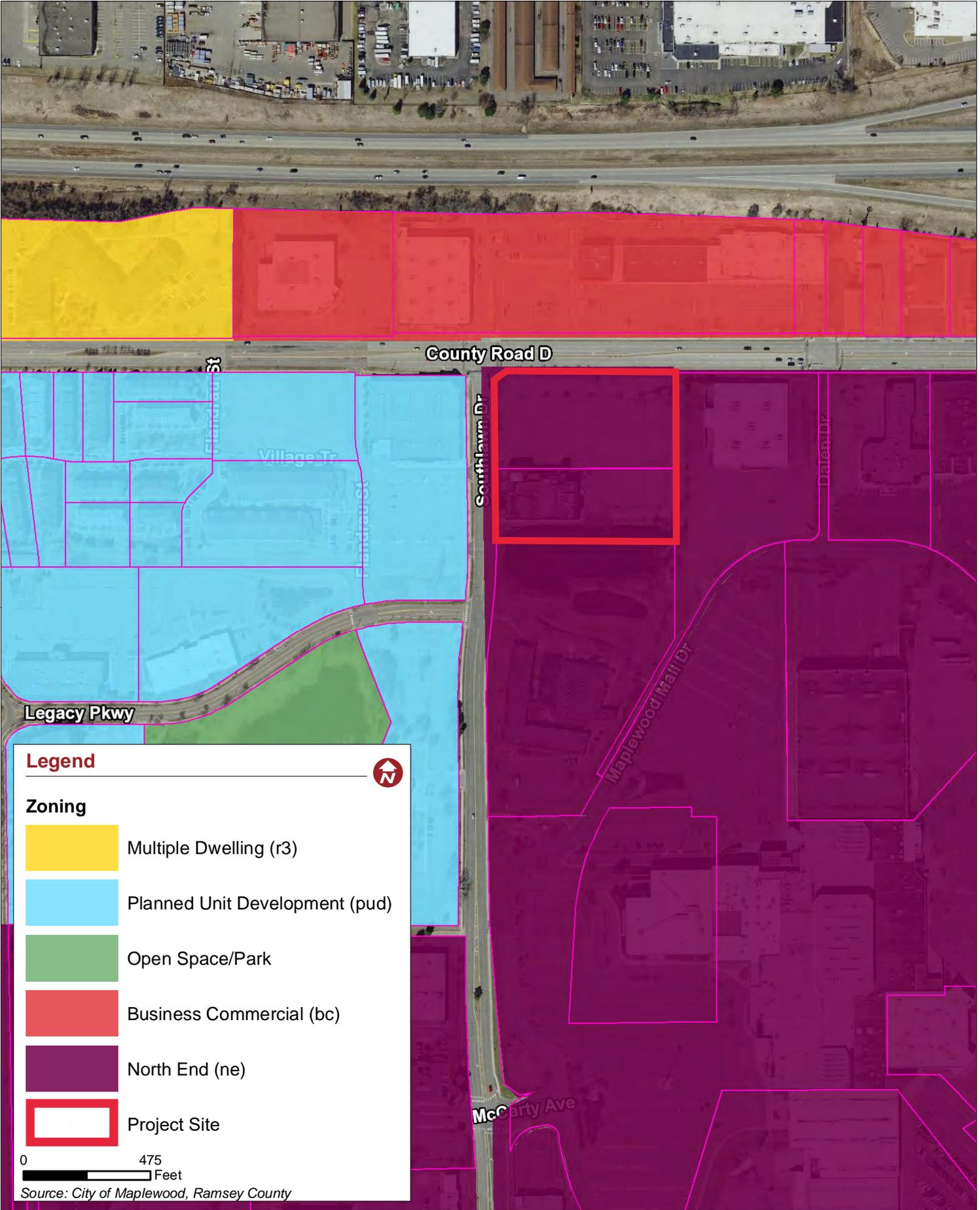
5.01 The City Council hereby _____ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the applicant doing the following:

1. Satisfy the requirements set forth in the engineering review authored by Jon Jarosch, dated November 2, 2022.
2. Satisfy the requirements set forth in the environmental review authored by Shann Finwall and Carole Gernes, dated November 23, 2022.
3. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.

_____ by the City Council of the City of Maplewood, Minnesota, on December 12, 2022.







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

SITE DETAILS (SI-0XX)

- 1 B612 CURB AND GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 13 TRAFFIC ARROW
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 18 BOLLARD
- 19 PAVEMENT SECTIONS
- 20 BITUMINOUS TRAIL
- 22 SAW CUT CONTROL JOINT
- 35 ORNAMENTAL FENCE
- 40 MODULAR BLOCK RETAINING WALL

SITE KEY NOTES

- A TRANSFORMER PAD
- B SIDEWALK RAMP AND STAIR
- C REPLACEMENT CURB, SIDEWALK, AND BRICK BOLLARD INSTALLED AS PART OF DRIVEWAY REMOVAL SHALL NOT RESULT IN ANY ADDITIONAL JOINTS/SEAMS COMPARED TO EXISTING CONDITIONS.
- D BENCH

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
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

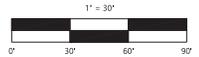
- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 05/26/2022.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

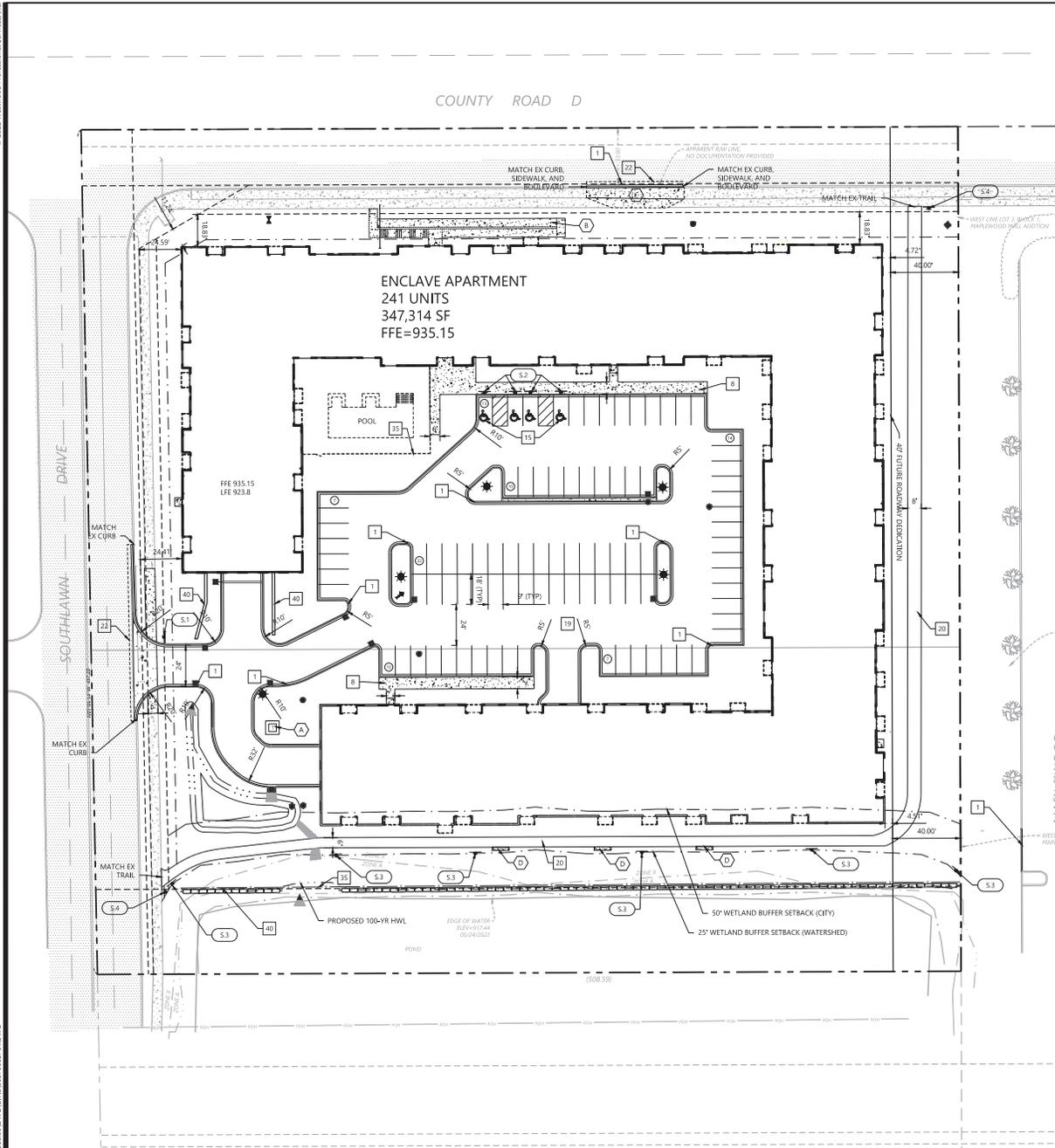
EXISTING ZONING:	BC, BUSINESS COMMERCIAL
PROPOSED ZONING:	R3-B, RESIDENCE DISTRICT
PARCEL DESCRIPTION:	LOT 1, BLOCK 1, ENCLAVE ADDITION
PROPERTY AREA:	254,803 SF (5.85 AC)
BUILDING GROSS SIZE:	347,314 SF
BUILDING SETBACK PER CODE:	15'-30" - MAJOR COLLECTOR 10'-25" - LOCAL CONNECTOR 5'-10" - REAR (NEIGHBORHOOD MAIN STREET)
PARKING SETBACK:	15' - FRONT AND ROW 5' - SIDE AND REAR
PARKING SPACE/DRIVE AISLE:	9.5' WIDE X 18' LONG, 24' AISLE
PARKING REQUIRED (CITY OF MAPLEWOOD):	MN 1 STALL PER UNIT/MAX 2.5 STALL PER UNIT
PARKING PROVIDED:	263 ENCLOSED 93 SURFACE 353 TOTAL

SIGN LEGEND

REFERENCE	SIZE	MNDOT DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.3 WETLAND BUFFER	12" X 18"	-
S.4 PUBLIC TRAIL	12" X 18"	-



NOT FOR CONSTRUCTION



DATE: 09/23/2022
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]
PROJECT: [Project Name]

PREPARED FOR:
ENCLAVE DEVELOPMENT
300 33RD AVE E, SUITE 300
WEST FARGO, ND 58078

PROJECT NO: [Number]
DATE: 11/11/2022

MAPLEWOOD ENCLAVE
MAPLEWOOD, MN

Westwood
Professional Services, Inc.
1200 Westwood Drive, Suite 400
Westwood, MN 55125
Phone: (612) 835-6300
Fax: (612) 835-6302
www.westwoodps.com

SITE PLAN

SHEET NUMBER:

C200

DATE: 11/11/2022

PROJECT NUMBER: 0037066.00









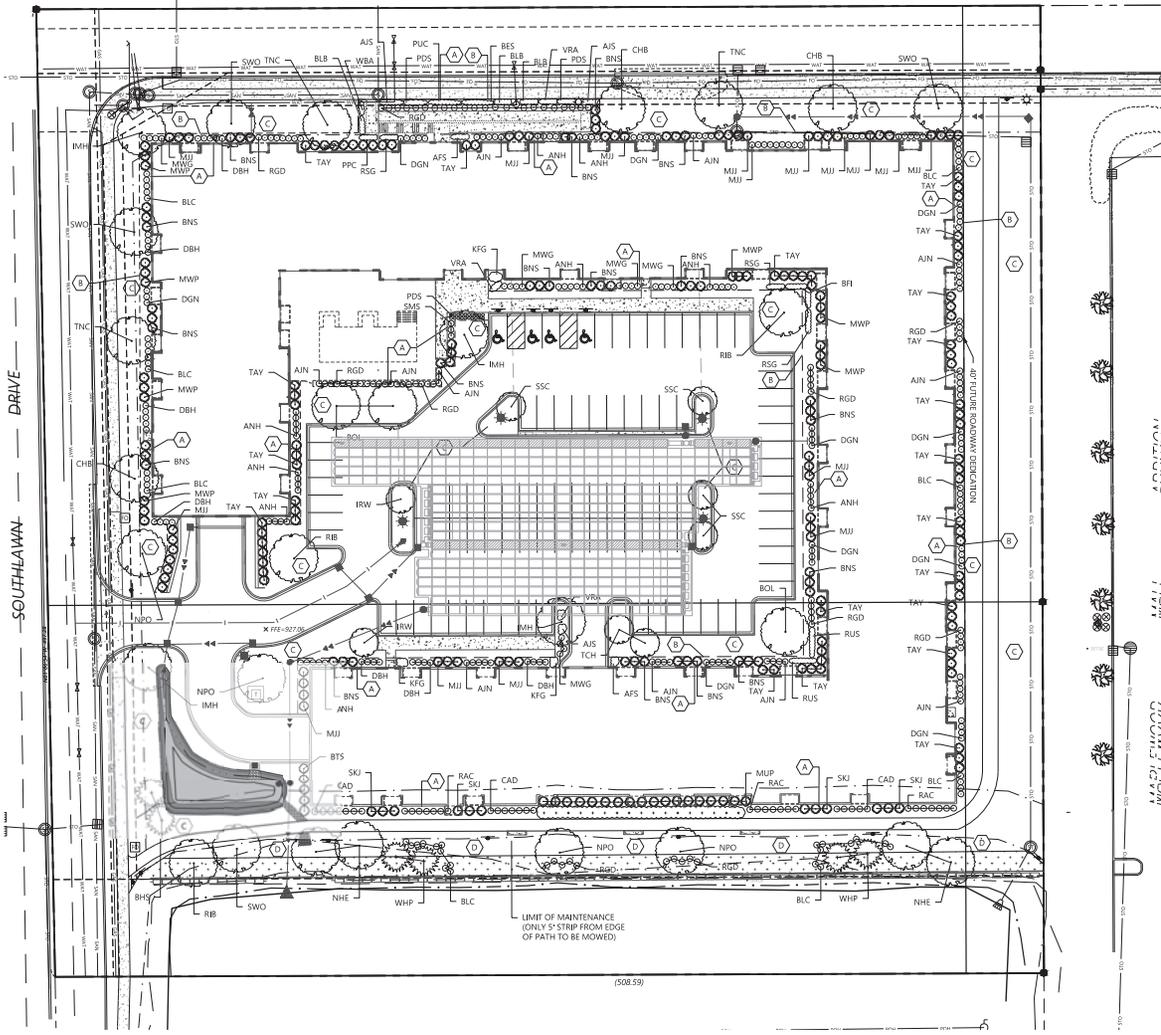




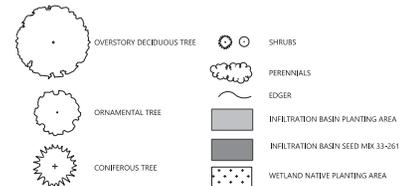


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COUNTY ROAD D



LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)
- D POLLINATOR SEED MIX (FORBES & GRASSES)
- E SEED MIX 33-261

LANDSCAPE SUMMARY

REPLACEMENT TREE REQUIREMENT:
 PER TREE PRESERVATION PLAN 157.8 CALIPER INCHES OF REPLACEMENT ARE REQUIRED.
 OVERSTORY CALIPER INCHES PROPOSED: 81 (17 x 2.5 + 42.5 + 11 x 3.5 + 38.5, 38.5 + 42.5 = 81)
 ORNAMENTAL CALIPER INCHES PROPOSED: 16 (8 x 2.0)
 CONFIFEROUS INCHES PROPOSED: 15 (6 x 2.5)
 TOTAL = 112

TOTAL CALIPER INCHES PROPOSED: 112
 TOTAL CALIPER INCHES REQUIRED: 158
 TOTAL CALIPER INCHES SHORT: 46
 TOTAL AMOUNT TO BE PAID INTO CITY'S TREE FUND: \$2,760

PLANT SCHEDULE

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
OVERSTORY TREE 58							
TNC	3	TRUE NORTH KENTUCKY COFFEE TREE	GYMNOCLADUS DICUCUS 'MINISNERGY'	2.5" CAL	B&B	AS SHOWN	SINGLE
NHE	4	NEW HARMONY ELM	ULMUS AMERICANA 'NEW HARMONY'	3.5" CAL	B&B	AS SHOWN	SINGLE
BE	3	BETULA NEGRA	BETULA NEGRA	3.5" CAL	B&B	AS SHOWN	SINGLE
BHJ	4	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS VAR. INERMIS 'IMPACT'	3.5" CAL	B&B	AS SHOWN	SINGLE
NPO	4	NORTHERN PIN OAK	QUERCUS ELIPSOIDEALIS	2.5" CAL	B&B	AS SHOWN	SINGLE
SWD	4	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL	B&B	AS SHOWN	SINGLE
CHB	3	HACKBERRY	CETE OCCIDENTALIS	2.5" CAL	B&B	AS SHOWN	SINGLE
BOL	3	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2.5" CAL	B&B	AS SHOWN	SINGLE
ORNAMENTAL TREE 8							
TCH	2	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUGALLI 'THERMIS'	2.0" CAL	B&B	AS SHOWN	SINGLE
BBE	4	BLUE BEECH	CARPINUS CAROLINIANA	2.0" CAL	B&B	AS SHOWN	CLUMP
SSC	2	SPRING SNOW CRAB	MALLUS 'SPRING SNOW'	2.0" CAL	B&B	AS SHOWN	SINGLE
CONFIFEROUS TREE 6							
BHS	2	BLACK HILLS SPRUCE	PICEA GLAUCO DENSATA	6' HT.	B&B	AS SHOWN	FULL
WHP	4	WHITE PINE	PINUS STROBUS	6' HT.	B&B	AS SHOWN	FULL
CONFIFEROUS SHRUB 231							
BFS	--	BEDS BEST SPRUCE	PICEA ABIES 'NORFOLM'	#5	CONT.	3'-2" O.C.	--
MWP	--	MINUTA WHITE PINE	PINUS STROBUS 'MINUTA'	#5	CONT.	3'-2" O.C.	--
SKJ	--	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	#5	CONT.	3'-2" O.C.	--
MJJ	--	MINT JULIP JUNIPER	JUNIPERUS CHINENSIS 'MONTLEIP'	#5	CONT.	4'-2" O.C.	--
MUP	--	DWARF MUGGO PINE	PINUS KITCHE PUNDLE	#5	CONT.	4'-2" O.C.	--
TAY	--	TALINTON YEW	TAXUS MEDII 'TALINTON'	#5	CONT.	4'-2" O.C.	--
BTS	--	BLUE TARDROP BLACK SPRUCE	PICEA MARIANA 'BLUE TARDROP'	#5	CONT.	4'-2" O.C.	--
DECDUOUS SHRUB 361							
DBH	--	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5	CONT.	3'-2" O.C.	--
SM5	--	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5	CONT.	3'-2" O.C.	--
MWG	--	MINUTE WIBELFA	WEIGEA RUBROA 'MINUTE'	#5	CONT.	3'-2" O.C.	--
ANH	--	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	#5	CONT.	3'-2" O.C.	--
AJN	--	AMBER JUBILEE NINEBARK	PHYSCARPUS OPIPOLIUS 'FEAM'	#5	CONT.	4'-2" O.C.	--
DGN	--	DART'S GOLD NINEBARK	PHYSCARPUS OPIPOLIUS 'DART'S GOLE'	#5	CONT.	4'-2" O.C.	--
IRW	--	RED GARDEN DOGWOOD	CORNUS RUBRA 'SIBERKA'	#5	CONT.	4'-2" O.C.	--
BLC	--	BLACK CHOKEBERRY	ARONIA MELANOCARPA	#5	CONT.	4'-2" O.C.	--
RAC	--	REDDING AMERICAN CRANBERRYBUSH	VIBURNUM THIBODUM 'N. SELECT'	#5	CONT.	4'-2" O.C.	--
CAD	--	CARDINAL DOGWOOD	CORNUS SERICEA 'CARDINAL'	#5	CONT.	3'-2" O.C.	--
PERENNIALS 567							
BH	--	BLUE FALSE INDEGO	BAPTISA AUSTRALIS	#1	CONT.	24" O.C.	--
BES	--	BLACK EED YUSSON	RUBROCOXA VIRBE	#1	CONT.	18" O.C.	--
WBA	--	WOODS BLUE ASTER	ASTER 'WOODS BLUE'	#1	CONT.	12" O.C.	--
VRA	--	VISIONS IN RED ASTILBE	ASTILBE CHINENSIS 'VISIONS'	#1	CONT.	12" O.C.	--
PUC	--	PURPLE CONIFLOWER	SCHEUCHZERIA PALIFERA	#1	CONT.	18" O.C.	--
RUS	--	RUSSIAN SAGE	PEROVSKIA ATRIPLEXIFOLIA	#1	CONT.	18" O.C.	--
BFW	--	BUTTERFLY WEED	ASCLEPIAS TUBEROSA	#1	CONT.	18" O.C.	--
AUS	--	AUTUMN JOY SEDUM	SEDUM X 'AUTUMN JOY'	#1	CONT.	18" O.C.	--
AFS	--	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	#1	CONT.	18" O.C.	--
IRB	--	BLACK LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'SLAZZ'	#1	CONT.	18" O.C.	--
KFG	--	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1	CONT.	24" O.C.	--
RSG	--	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENNANDOAH'	#1	CONT.	24" O.C.	--
PDS	--	PRAIRIE DROPSEED GRASS	SPOKROBOLUS HETEROLEPIS	#1	CONT.	18" O.C.	--

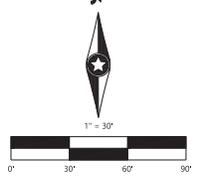
INFILTRATION BASIN PLANTINGS

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
PERENNIALS 58							
CAR	9	CARDINAL FLOWER	LOBELIA CARDINALIS	3.5"	PLUG	18" O.C.	--
CDR	9	CULVERS ROOT	VERONICASTRUM VIRGINICUM	3.5"	PLUG	24" O.C.	--
NFA	9	NEW ENGLAND ASTER	ASTER NOV-EMBRANGIA	3.5"	PLUG	18" O.C.	--
PSW	3	POCK PEE WOOD	SPOROBOLEUM VACCINIATUM	3.5"	PLUG	18" O.C.	--
BH	2	BLUE FALSE INDEGO	BAPTISA AUSTRALIS	3.5"	PLUG	18" O.C.	--
ORP	4	ORIENTAL PEA	PHYCOTHEA VIRGINIANA	3.5"	PLUG	18" O.C.	--
SWW	4	SWAMP MILLEWEE	ASCLEPIAS INCANATA	3.5"	PLUG	18" O.C.	--
BAR	9	BLUE ARROWS RUSH	JUNCUS INLEXUS 'BLUE ARROWS'	3.5"	PLUG	18" O.C.	--
DPS	9	DWARF PRAIRIE SENSE	CAREX MILDENBERGENSIS 'DWARF'	3.5"	PLUG	18" O.C.	--

WETLAND BUFFER NATIVE PLANTINGS

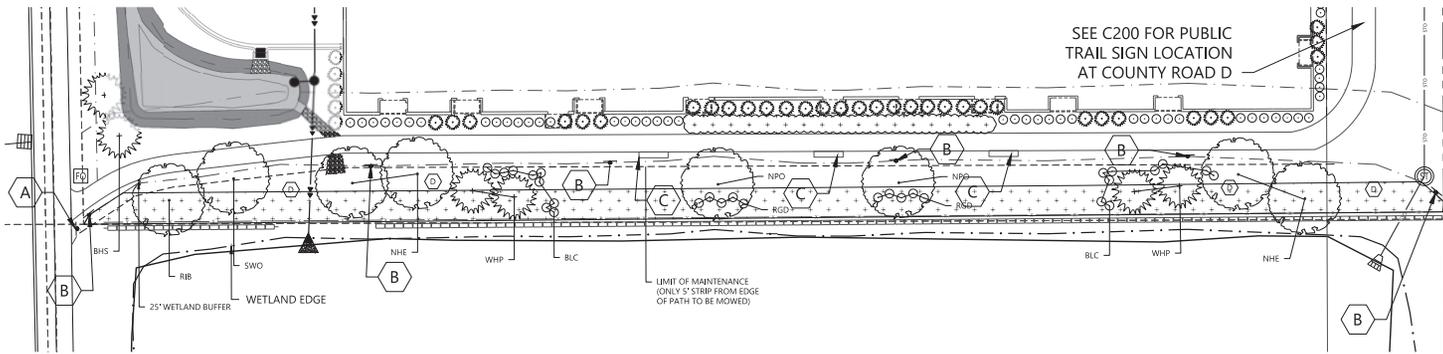
CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
PERENNIALS 68							
PEB	12	PRAIRIE BLUEBELLSSTAR	LATISE PYNOSTACHYA	3.5"	PLUG	18" O.C.	--
PHJ	13	PRAIRIE PHLOX	PHLOX PRUSA	3.5"	PLUG	18" O.C.	--
BH	8	BLUE FALSE INDEGO	BAPTISA AUSTRALIS	3.5"	PLUG	24" O.C.	--
BEI	13	BLACK EYED SUSAN	RUBICOLA VIRTA	3.5"	PLUG	18" O.C.	--
WBA	13	WOODS BLUE ASTER	ASTER 'WOODS BLUE'	3.5"	PLUG	12" O.C.	--
AAA	12	ALEUT ASTER	ASTER NOV-EMBRANGIA	3.5"	PLUG	12" O.C.	--
PUC	13	PURPLE CONIFLOWER	SCHEUCHZERIA PALIFERA	3.5"	PLUG	18" O.C.	--
PPC	12	PALE PURPLE CONIFLOWER	SCHEUCHZERIA PALIFERA	3.5"	PLUG	18" O.C.	--
YAR	13	COMMON YARROW	ACHILLEA MILEFOLIUM	3.5"	PLUG	18" O.C.	--
BNS	12	BIRDSNOT	MONARDA FETIDISSA	3.5"	PLUG	18" O.C.	--
NUT	12	NEW JERSEY TEA	LEANTHUS AMERICANUS	3.5"	PLUG	18" O.C.	--
BFW	13	BUTTERFLY WEED	ASCLEPIAS TUBEROSA	3.5"	PLUG	18" O.C.	--
B&B	15	BLAZE LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'SLAZZ'	3.5"	PLUG	18" O.C.	--
RSG	15	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENNANDOAH'	3.5"	PLUG	24" O.C.	--
PDS	15	PRAIRIE DROPSEED GRASS	SPOKROBOLUS HETEROLEPIS	3.5"	PLUG	18" O.C.	--

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.



PREPARED FOR: **MAPLEWOOD ENCLAVE DEVELOPMENT**
 300 S. 33RD AVE. E. SUITE 300
 WEST FARGO, ND 58078
 DATE: 11/11/2022 REVISED: 44018
 PROJECT NUMBER: 0037066.00
 SHEET NUMBER: **L100**
 MAPLEWOOD ENCLAVE

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Common Ground Alliance

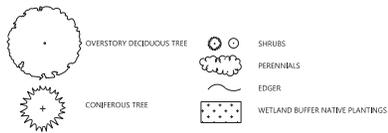


WETLAND BUFFER NATIVE PLANTINGS (SEE SHEET L100 FOR QTY)

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
PBS	--	PRAIRIE BLAZINGSTAR	Liatris pycnostachya	3.5'	PLUG	18' O.C.	--
PPH	--	PRAIRIE PHLOX	Phlox pilosa	3.5'	PLUG	18' O.C.	--
BEI	--	BLUE EYED BEGGONIA	Rubrica australis	3.5'	PLUG	24' O.C.	--
BES	--	BLACK EYED SUSAN	Rudbeckia hirta	3.5'	PLUG	18' O.C.	--
WBA	--	WOODS BLUE ASTER	Aster woodsi blue*	3.5'	PLUG	12' O.C.	--
AAA	--	ALBERT ASTER	Aster novae-angliae*	3.5'	PLUG	12' O.C.	--
PUC	--	PURPLE CONEFLOWER	Echinacea purpurea	3.5'	PLUG	18' O.C.	--
PPC	--	PALE PURPLE CONEFLOWER	Echinacea pallida	3.5'	PLUG	18' O.C.	--
YAB	--	COMMON YARBROW	Achillea millefolium	3.5'	PLUG	18' O.C.	--
BRG	--	BERGAMONT	Nonarda flexulosa	3.5'	PLUG	18' O.C.	--
NFT	--	NEW JERSEY TEA	Ceanothus americanus	3.5'	PLUG	18' O.C.	--
BPW	--	BUTTERFLY WEEB	Asclepias tuberosa	3.5'	PLUG	12' O.C.	--
BLB	--	BLAZE LITTLE BLUESTEM GRASS	Schizachyrium scoparium 'blaze'	3.5'	PLUG	18' O.C.	--
RSS	--	RED SWITCH GRASS	Panicum virgatum 'shenandoah'	3.5'	PLUG	24' O.C.	--
POS	--	PRAIRIE DROPPED GRASS	Sporobolus heterolepis	3.5'	PLUG	18' O.C.	--

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

LANDSCAPE LEGEND



KEY NOTES

- A PUBLIC TRAIL SKIN
- B WETLAND BUFFER SKIN
- C OVERLOOK BENCH
- D MINDOT SEED MIX 35-641 (MESIC PRAIRIE SOUTHEAST)

REQUIRED MAINTENANCE

DURING THE FIRST YEAR, WEEDS WILL TAKE ADVANTAGE OF THE LACK OF ABOVE-GROUND VEGETATION AND APPEAR ON THE SITE. TO MINIMIZE THE EFFECTS OF TALL WEEDS SHADING PRAIRIE SEEDLING AND TO PREVENT THESE WEEDS FROM SETTING, YOU SHOULD PLAN TO CUT YOU PLANTING ONE, TWO, OR EVEN THREE TIMES DURING ITS FIRST GROWING SEASON. THIS IS GENERALLY DONE ON 30-DAY INTERVALS USING A SCYTH, MOWER, OR TRIMMER. SCYTHING IS OFTEN BEST, AS THE CUTTING HEIGHT SHOULD BE KEPT BETWEEN 5-8 INCHES. MOWING IS ALSO EFFECTIVE, BUT IT IS IMPORTANT TO KEEP THE BLADE SET AS HIGH AS POSSIBLE. HAND WEEDING IS ALSO USEFUL DURING THE FIRST GROWING SEASON, ESPECIALLY TO REMOVE INDIVIDUAL NOXIOUS WEEDS. THESE AND INVADING WOODY PLANTS MAY HAVE TO BE TREATED WITH SPOT SPRAYING. AT NO TIME SHOULD FERTILIZERS BE USED.

DURING THE SECOND SEASON, THERE IS STILL A NEED FOR WEED CONTROL, AND ONE MOWING MIGHT BE NECESSARY BETWEEN MID-JUNE AND MID-AUGUST. THE HEIGHT AND DENSITY OF THE WEED COVER SHOULD HELP DETERMINE IF AND WHEN TO MOW. IN AREAS WHERE WEEDS ARE ESPECIALLY DOMINANT, THE ADVANTAGES OF CUTTING THE WEEDS AND PREVENTING SETTING SEED OFFER SEVERAL ADVANTAGES OF CUTTING PRAIRIE PLANTS. SPOT SPRAYING MIGHT STILL BE NECESSARY. HAND WEEDING OR INVASIVE WOODY PLANTS.

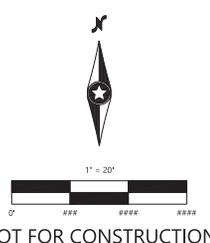
BY YEAR THREE (AND IN YEARS TO FOLLOW) BOTH GRASSES AND FLOWERS WILL BE MATURE. ONE CUTTING PER YEAR CAN BE USED AS A CLEAN-UP PROCEDURE. THE BEST TIME TO CUT OFF OLD PRAIRIE VEGETATION IS IN EARLY MAY OR LATE NOVEMBER. IN AREAS WHERE PRAIRIE PLANTS WERE ESPECIALLY TALL AND DENSE, MUCH OR BARE AWAY THE DEAD MATERIAL. HAND WEEDING OF INVASIVE WOODY PLANTS.

A PRESCRIBED BURN CAN BE USEFUL TO NOT ONLY REMOVE OLD THATCH, BUT HELPS REDUCE WOODY PLANT INVASION AND STIMULATES THE GROWTH OF MANY NATIVE GRASSES AND WILDFLOWERS. ROTATION BETWEEN PRESCRIBED BURNS AND CUTTING IS IDEAL FOR PRAIRIES. CONTROLLED BURNS TO BE PERFORMED BY LICENSED PROFESSIONALS.

Mesic Prairie Southeast

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/acre)	% of Mix	Seeds/lb
big bluestem	Andropogon gerardii	1.01	0.80	7.49%	330
side-oats-grama	Bouteloua curtipendula	1.54	1.37	11.38%	351
nodding wild rye	Elymus canadensis	1.18	1.05	9.77%	231
swamp arrowgrass	Elymus americanus	1.01	0.90	7.66%	248
swifthearts	Panicum virgatum	0.24	0.21	1.78%	110
white bluestem	Schizachyrium angustum	1.42	1.27	10.98%	720
Indian grass	Sorghastrum nutans	2.24	2.00	18.68%	852
Total Grasses		8.63	7.70	64.19%	2752
butterfly milkweed	Asclepias tuberosa	0.07	0.06	0.52%	810
whorled milkweed	Asclepias verticillata	0.01	0.01	0.10%	30
Canada milk vetch	Astragalus canadensis	0.18	0.16	1.33%	120
partridge pea	Chamaecrista fasciculata	0.87	0.80	6.00%	830
white prairie clover	Dalea candida	0.01	0.01	0.07%	30
purple prairie clover	Dalea purpurea	0.10	0.09	0.78%	80
Canada tick trefoil	Desmodium canadense	0.17	0.15	1.24%	80
sk-sky	Heliopsis helianthoides	0.06	0.05	0.43%	812
high bluing star	Liatris scariosa	0.03	0.03	0.21%	818
great bluing star	Liatris pycnostachya	0.03	0.03	0.25%	814
wild bergamot	Monarda fistulosa	0.01	0.01	0.06%	818
will goldilock	Oligoneuron spatum	0.02	0.02	0.17%	831
gray headed coneflower	Rudbeckia serotina	0.02	0.02	0.16%	820
black-eyed susan	Rudbeckia hirta	0.06	0.05	0.38%	154
heath aster	Symphyotrichum ericoides	0.01	0.01	0.05%	840
smooth aster	Symphyotrichum laeve	0.06	0.05	0.41%	120
fracted side-sweet	Fraxinella bracteata	0.04	0.04	0.34%	818
blue verona	Verbena hastata	0.04	0.04	0.37%	150
noisy verona	Verbena stricta	0.11	0.10	0.85%	120
golden alexanders	Zizia aurea	0.08	0.07	0.65%	828
Total Forbs		1.79	1.60	13.34%	854
Oats	Avena sativa	3.03	2.70	22.47%	120
Total Cover Crops		3.03	2.70	22.47%	120
Totals		13.45	12.00	100.00%	3836

Purpose: Regionalized prairie restoration for wetland mitigation, ecological restoration, or conservation program settings.
Planting Area: Eastern Inland/UP Forest Province excluding Hardwood Hills subsection. MvDOO*
Dalecia Mery & S.



NOT FOR CONSTRUCTION

DATE: 09/23/2022
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

PREPARED FOR: ENCLAVE DEVELOPMENT
WEST FARGO, ND 58078

DATE: 11/11/2022
REVISED BY: [Name]

MAPLEWOOD ENCLAVE
MAPLEWOOD, MN

Westwood
Professional Services, Inc.
1200 Woodland Drive, Suite 400
Westwood, MN 55125
Phone: (612) 835-4400
Fax: (612) 835-4401
www.westwoodps.com

WETLAND BUFFER MITIGATION PLAN

SHEET NUMBER:

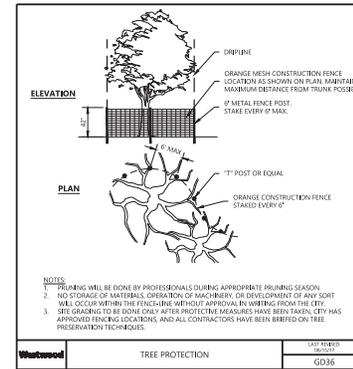
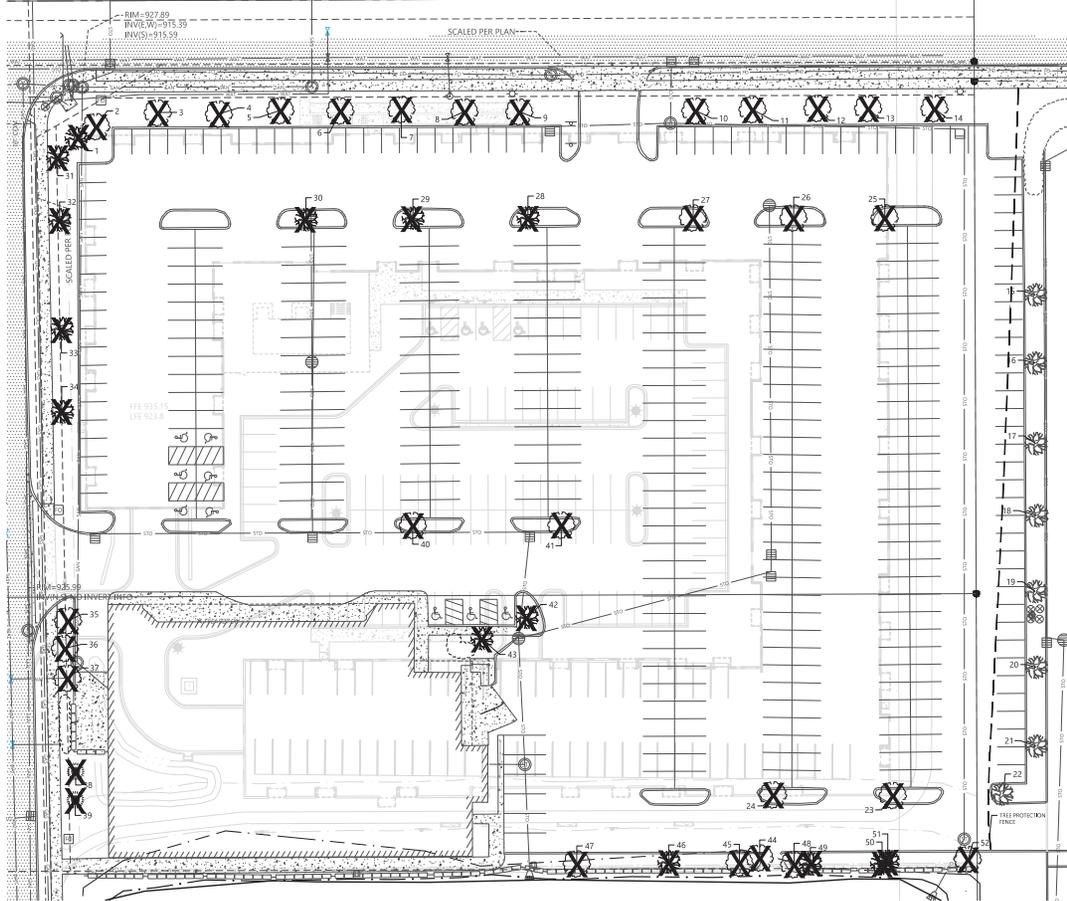
L102

DATE: 11/11/2022

PROJECT NUMBER: 0037066.00

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Common Ground Alliance



- NOTES:
1. FENCING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE SEASONING SEASON.
 2. NO STORAGE OF MATERIALS, OBSTRUCTION OR HAZARDOUS DEVELOPMENT OR ANY SORT WILL OCCUR WITHIN THE FENCE LINE WITHOUT APPROVAL IN WRITING FROM THE CITY.
 3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.

LANDSCAPE LEGEND

- SIGNIFICANT TREE TO REMAIN
- SIGNIFICANT TREE TO BE REMOVED
- NON-SIGNIFICANT TREE TO BE REMOVED
- TREE PROTECTION FENCE

TREE PRESERVATION/MITIGATION SUMMARY

THE FOLLOWING ARE EXCEPTIONS AND ARE EXEMPT FROM THE REQUIREMENTS OF THE TREE PRESERVATION PLAN:

- *** REMOVAL OF DEAD OR DYING TREES, UNLESS THOSE TREES WERE PLANTED AS PART OF TREE REPLACEMENT IN WHICH CASE THEY SHALL BE REPLACED BASED ON THE APPROVED PLAN.
- *** REMOVAL OF NON-INVASIVE TREES THAT THE CITY DEEMS INVASIVE SPECIES.

TREE REMOVAL, MITIGATION, AND REPLACEMENT:

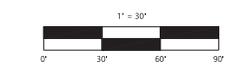
- *** IF LESS THAN 20% OF THE TOTAL SIGNIFICANT OR SPECIMEN TREE DIAMETER INCHES ON THE PROPERTY IS REMOVED, THE APPLICANT SHALL REPLACE ONE TREE PER SIGNIFICANT AND SPECIMEN TREE REMOVED. TREE REPLACEMENT SHALL BE A MINIMUM OF 2" IN SIZE.
- *** IF 20% OR MORE TOTAL SIGNIFICANT OR SPECIMEN TREE DIAMETER INCHES ARE REMOVED, APPLICANT SHALL MITIGATE ALL SIGNIFICANT AND SPECIMEN TREE DIAMETER INCHES USING THE TREE MITIGATION/REPLACEMENT SCHEDULE IN ACCORDANCE WITH THE FOLLOWING FORMULA: $(A \times B) \div 20 \geq C \times D \times E$

A: TOTAL SIGN. TREE DBH LOST; B: TOTAL DBH OF SIGN. TREES ON PROP.; C: TREE REPLACEMENT CONSTANT(1.5); D: TOTAL DBH OF SPECIMEN TREES SAVED; E: REPLACEMENT TREES (# OF CAL IN)

TOTAL SIGNIFICANT TREE DIAMETER ON SITE (IN) = 138
TOTAL SIGNIFICANT TREE DIAMETER EXEMPT (IN) = 6.5
TOTAL SIGNIFICANT TREE DIAMETER NOT EXEMPT (IN) = 131.5
TOTAL SIGNIFICANT TREE DIAMETER REMOVED (IN) = 131.5
TOTAL PERCENTAGE OF SIGNIFICANT TREE DIAMETER REMOVED = 100% (131.5/131.5)
TOTAL REPLACEMENT TREE CAL. IN. NEEDED = 137.8 IN. (131.5/131.5 - 271.5/131.5 - 5/2)
TOTAL REPLACEMENT TREES NEEDED = 79 (137.8/2 = 78.9)

***SIGNIFICANT TREE = 6" DBH FOR HARDWOOD DECIDUOUS, 8" DBH FOR CONIFERS, 12" DBH FOR SOFTWOOD
***SPECIMEN TREE = ANY SPECIES GREATER THAN OR EQUAL TO 30" DBH, EXCEPT INVASIVE SPECIES

Tree #	Species	DBH	Dead	Exempt
1	Japanese Tree Lilac	5	no	no
28	Linden	6	15%	no
29	Linden	9	10%	no
30	Linden	6.5	90%	yes
31	Common Hackberry	10.5	no	no
32	Common Hackberry	12	no	no
33	Common Hackberry	11.5	no	no
34	Common Hackberry	12.5	no	no
35	Colorado Blue Spruce	6	40%	no
39	Colorado Blue Spruce	12.2	no	no
42	Crabapple	8	>10%	no
43	Crabapple	9	no	no
46	Mulberry	8	no	no
49	Mulberry	6	no	no
50	Mulberry	7.5	no	no
51	Mulberry	8	no	no



NOT FOR CONSTRUCTION

DESIGNED	09/23/2022
CHECKED	
APPROVED	
DATE	
SCALE	
PROJECT	
CLIENT	
LOCATION	
DATE	

PREPARED FOR:
ENCLAVE DEVELOPMENT
300 33RD AVE E, SUITE 300
WEST FARGO, ND 58078

DATE: 11/11/2022
REVISION: 44018

MAPLEWOOD ENCLAVE
MAPLEWOOD, MN

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Phone: (612) 835-8500
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www.westwoodps.com

TREE PRESERVATION PLAN

SHEET NUMBER:

L103

DATE: 11/11/2022

PROJECT NUMBER: 0037066.00

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October 24, 2022

City of Maplewood
Members of the City Council, Planning Commission, and ENRC
Attn: Elizabeth Hammond & Shann Finwall
1902 County Road B E
Maplewood, MN 55109

Re: Redevelopment of the Myth Night Club Site –
Variance Application for Wetland Setback

File 0037066.00

Dear Members of the City Council, Planning Commission, and ENRC:

Please find the enclosed variance application related to the Chapter 18, Article V (Environmental Protection and Critical Area) Section 4(a), Minimum Wetland Buffers. The subject of this application is related to the pond located on the south side of the proposed development.

Existing Conditions

The existing structure, sidewalk, and surface parking have an approximate setback of 3' to 11' from the delineated wetland edge. A retaining wall north of the pond is in poor condition and in need of replacement due to structural instability. Existing vegetation is largely **composed of invasive species and debris litters the pond's edge, as seen in the attached images.**

Regarding stormwater management, the existing site does not address water quality, rate, and volume of stormwater runoff prior to discharge into the pond. Runoff from the site currently discharges directly into the pond without any treatment.

Proposed Improvements

The proposed redevelopment project includes demolition of the existing structure and parking lot and construction of a residential apartment building. The proposed redevelopment improvements include a natural pedestrian corridor for public use and enjoyment south of the proposed building. This proposed accessible trail will feature overlook benches sourced from recycled materials, native pollinator plants and shrubs, and a tree canopy native to wetland ecosystems. Although this is on private property, signage will be provided to designate the trail for public use.

The proposed building will have an average 42.9' setback from the delineated wetland edge. The development proposes to remove and replace the existing structurally unstable retaining wall. **Restoration of the southerly 25' within the wetland buffer with native vegetation will comply with the Ramsey-Washington Metro Watershed District requirements.** This **restoration will require grading activity within 3.3' of the delineated wetland edge to remove the existing pavement and building and establish the area with native vegetation.**

Additionally, the remaining area between the restored native buffer and the building will be established as the previously mentioned natural pedestrian corridor. The proposed redevelopment will significantly increase the wetland buffer setback width of the pond from existing conditions from an average of **7' to 42.9'**.

The proposed redevelopment also improves stormwater management on site with volume, rate, and quality improvements intended to meet watershed requirements prior to discharge into the pond. These improvements significantly improve upon the existing conditions and will work towards improving water quality in the pond and flood management in the area.

Sustainability initiatives, guided by the City of Maplewood's 2040 Comprehensive Plan, will be implemented in the proposed redevelopment. Strategies to help mitigate climate concerns include installation of rooftop solar panels, electric vehicle charging stations, and compliance with the City's Green Building Code throughout demolition. Additionally, the proposed redevelopment improves the overall site pervious surface coverage from approximately 8% to 39%, which helps mitigate the urban heat island effect.

The proposed development intends to meet the requirements of the Ramsey-Washington **Metro Watershed District rules including the 25' wetland buffer setback**, and project review is in process with the watershed.

Additional Information Regarding Development Process

Based on historical imagery and existing piped stormwater discharge into the pond, Westwood (Civil Engineer representing the Developer) interpreted that the pond located on **the south side of the subject property is a "Stormwater Pond" as defined by City Code. Westwood understood said City "Stormwater Pond" designation would result in a 10' wetland buffer setback**, which is consistent with existing site conditions.

As part of the recent permit application at Ramsey-Washington County Watershed, the Watershed requested a wetland delineation to verify classification of the pond. Westwood was notified the Watershed classifies said pond as a **"Manage C" Wetland. Based on City Code, "Manage C" would result in the requirement for a 50' wetland buffer setback; and results in the current proposed building layout not complying with City Code.** Accordingly, enclosed is an application requesting a variance to allow for the building setback **approximately 40' from the wetland edge as shown in the table below.**

	City Code	Request
Wetland Buffer Setback	50'	25'
Additional Setback to Building	0'	15'
Gross Total	50'	40'

Unique Characteristics of Site Development

- Based on the New North End Ordinance passed by the City this year, the new property owner (Developer) is required to dedicate approximately 14.3% of its site for City ROW which decreases the overall site buildable area. Additionally, the developer is proposing to

provide a gross building setback of over 40' against said pond which decreases the overall site buildable area. The ability to place a building and include sufficient surface parking and circulation will become impractical if additional buildable space is removed.

- Based on the New North End Ordinance passed by the City this year, the Developer understands an emphasis exists for urban style development by placing buildings on the exterior of the site, within build-to zones, and covering as much frontage as possible. The developer interprets said design standards as an important component of the essential character of the locality. The developer has attempted to practically meet said design intent via the current **proposal. Complying with the City's 50' wetland buffer setback and further pushing the southern building facade back from the pond would reduce building frontage along the west and east sides of the project. Additionally, the building is unable to makeup this potentially reduced side frontage by extending the building north due to safety concerns of the building encroaching into the sight line triangle at the intersection of County Rd D and Southlawn Dr.**
- Westwood has reviewed historical photos of the pond (area the pond currently sits). A 1940 aerial photo shows no ponding in the current location. Westwood believes this pond may have been initially the result of man-made farming runoff. As Maplewood was further developed, this pond took on water from significant areas of untreated impervious surface added nearby.

The proposed redevelopment design includes a wetland buffer setback greater than the City's "Storm Pond" regulations, significantly greater than existing conditions, and slightly less than the City's "Manage C" regulations. The design includes native restoration with an accessible pedestrian walkway that will provide additional connectivity through the city's public pedestrian network. This design is in compliance with Watershed regulations. Westwood considers this approach as practical.

Thank you for your consideration. Westwood and the Developer are available to answer questions and provide additional information.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

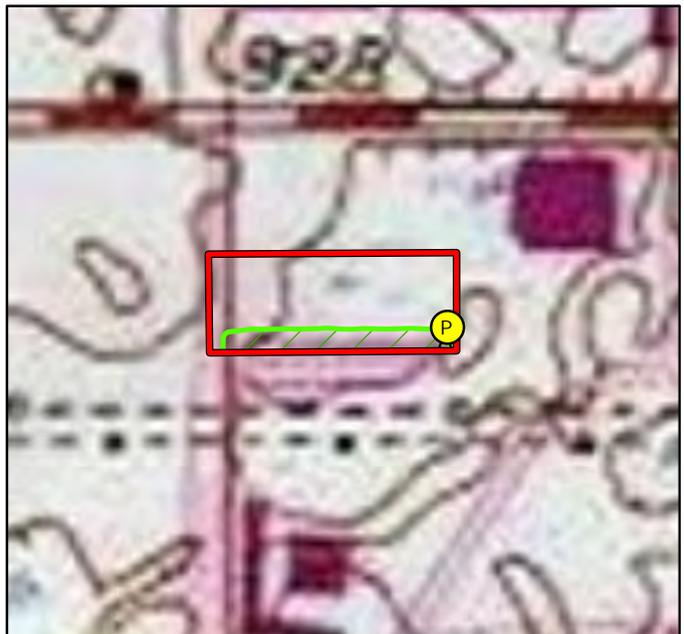


Shari Ahrens, PE, LEED AP

Myth Maplewood Delineation Site Photograph

Westwood

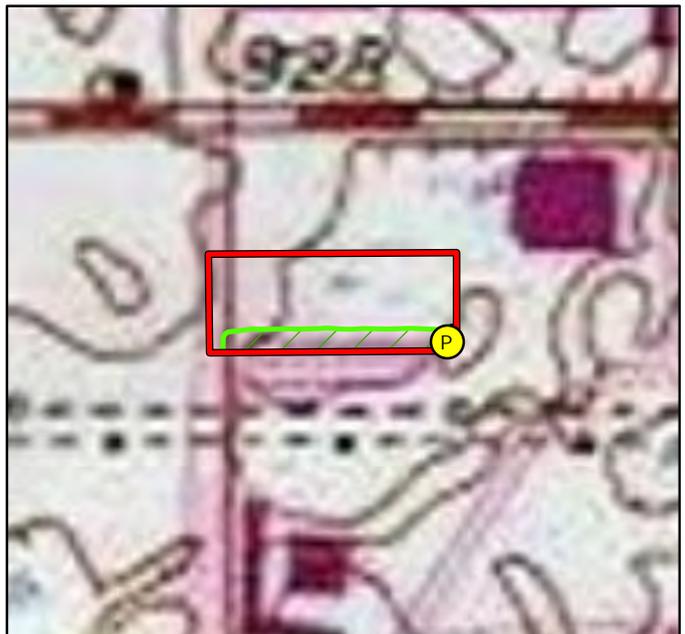
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Myth Maplewood Delineation Site Photograph

Westwood

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



Myth Maplewood Delineation Site Photograph

WB-01 wet

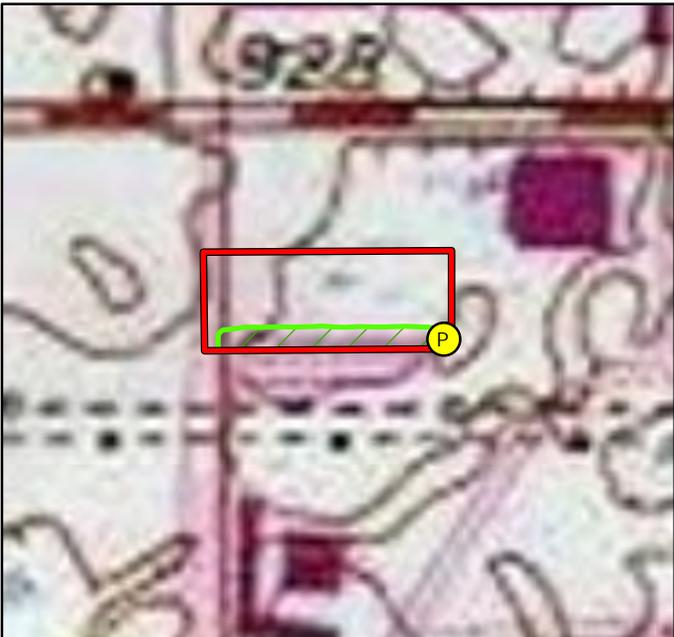




Image 1. Debris and invasive species within the existing buffer adjacent to the parking lot.



Image 2. Crumbling infrastructure and erosion along the existing parking lot creating safety hazards.



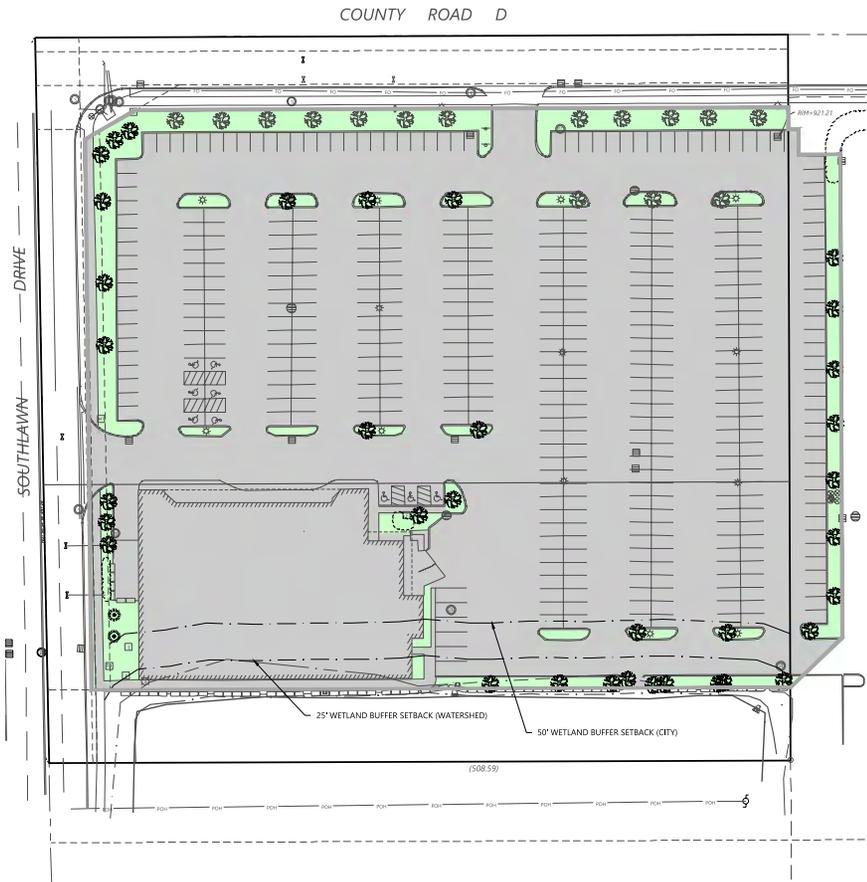
Image 3. Existing building and parking lot along pond.



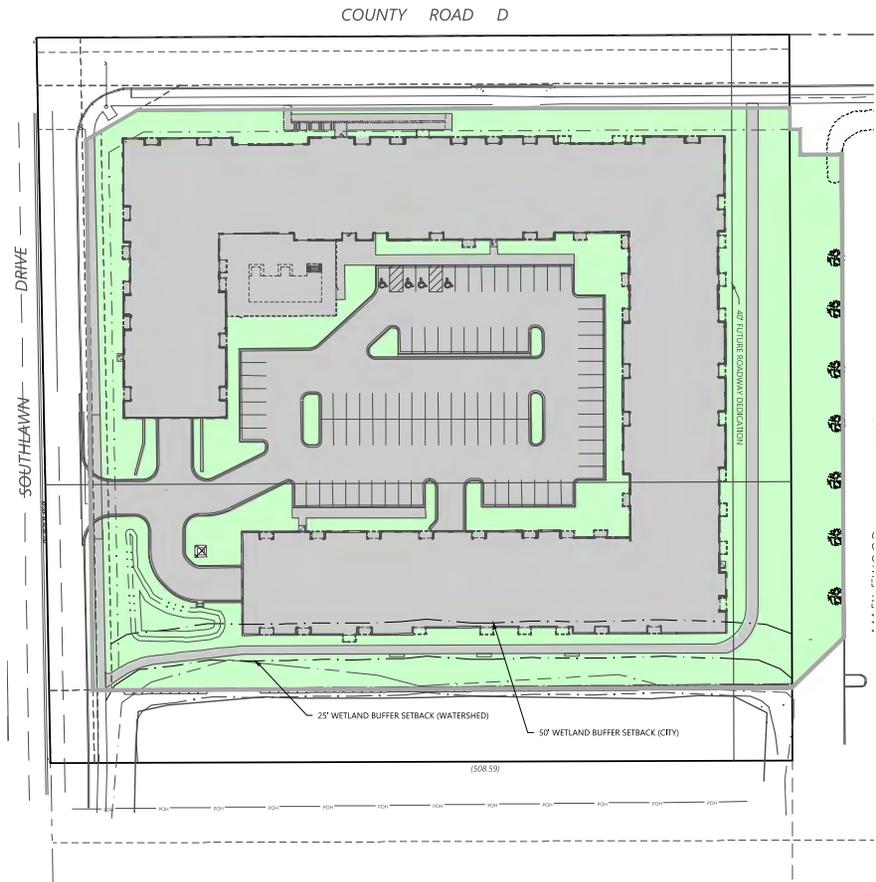
Image 4. Existing building and sidewalk abutting pond.

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

EXISTING CONDITIONS



PROPOSED CONDITIONS

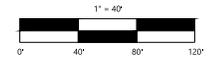


COVER CONDITION SUMMARY

IMPERVIOUS	
EXISTING	92.3%
PROPOSED	63.8%
PERVIOUS	
EXISTING	7.7%
PROPOSED	36.2%
PERVIOUS WITHIN 25' WETLAND BUFFER	
EXISTING	21.8%
PROPOSED	100%

COVER CONDITION LEGEND

IMPERVIOUS	
PERVIOUS	



NOT FOR CONSTRUCTION

DATE:	09/23/2022
PROJECT:	
SCALE:	
SCALE:	

DATE:	09/23/2022
PROJECT:	
SCALE:	
SCALE:	

PREPARED FOR:
ENCLAVE DEVELOPMENT
 100 BIRLALE, SUITE 200
 WEST FARGO, ND 58078

A FURTHER CERTIFICATION THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
 STEPHEN W. WILSON
 DATE: 09/23/2022, REFERENCE NO.

MAPLEWOOD ENCLAVE
 MAPLEWOOD, MN

Westwood
 12311 Westwood Drive, Suite 100
 Minneapolis, MN 55426
 Phone: (612) 835-1000
 Fax: (612) 835-1001
 Website: westwood-engineers.com

EXHIBIT 2.
EXISTING & PROPOSED COVER CONDITIONS

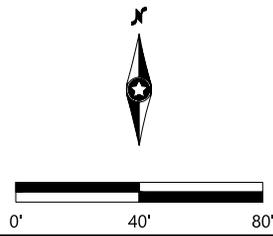
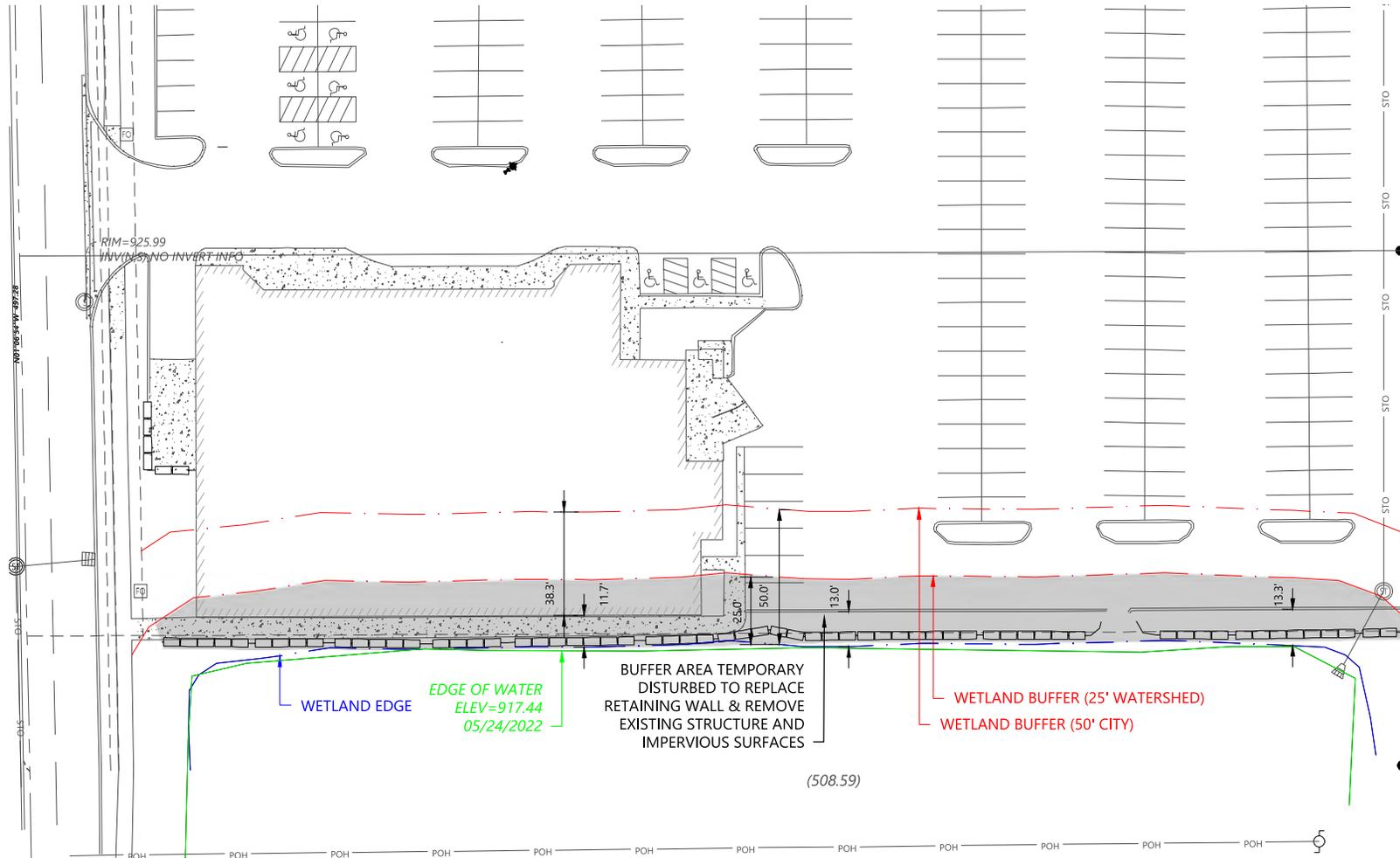
SHEET NUMBER:

1 OF 1

DATE: 10/24/2022

PROJECT NUMBER: 0037066.00

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N:\0037066.00\DWG\CIVIL\WETLAND BUFFER EXHIBIT.DWG

MAPLEWOOD ENCLAVE

PREPARED FOR:

ENCLAVE DEVELOPMENT
300 23RD AVE E, SUITE 300
WEST FARGO, ND 58078

MAPLEWOOD ENCLAVE
MAPLEWOOD, 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.

EXHIBIT 3. WETLAND BUFFER EXISTING CONDITIONS

SHEET NUMBER:

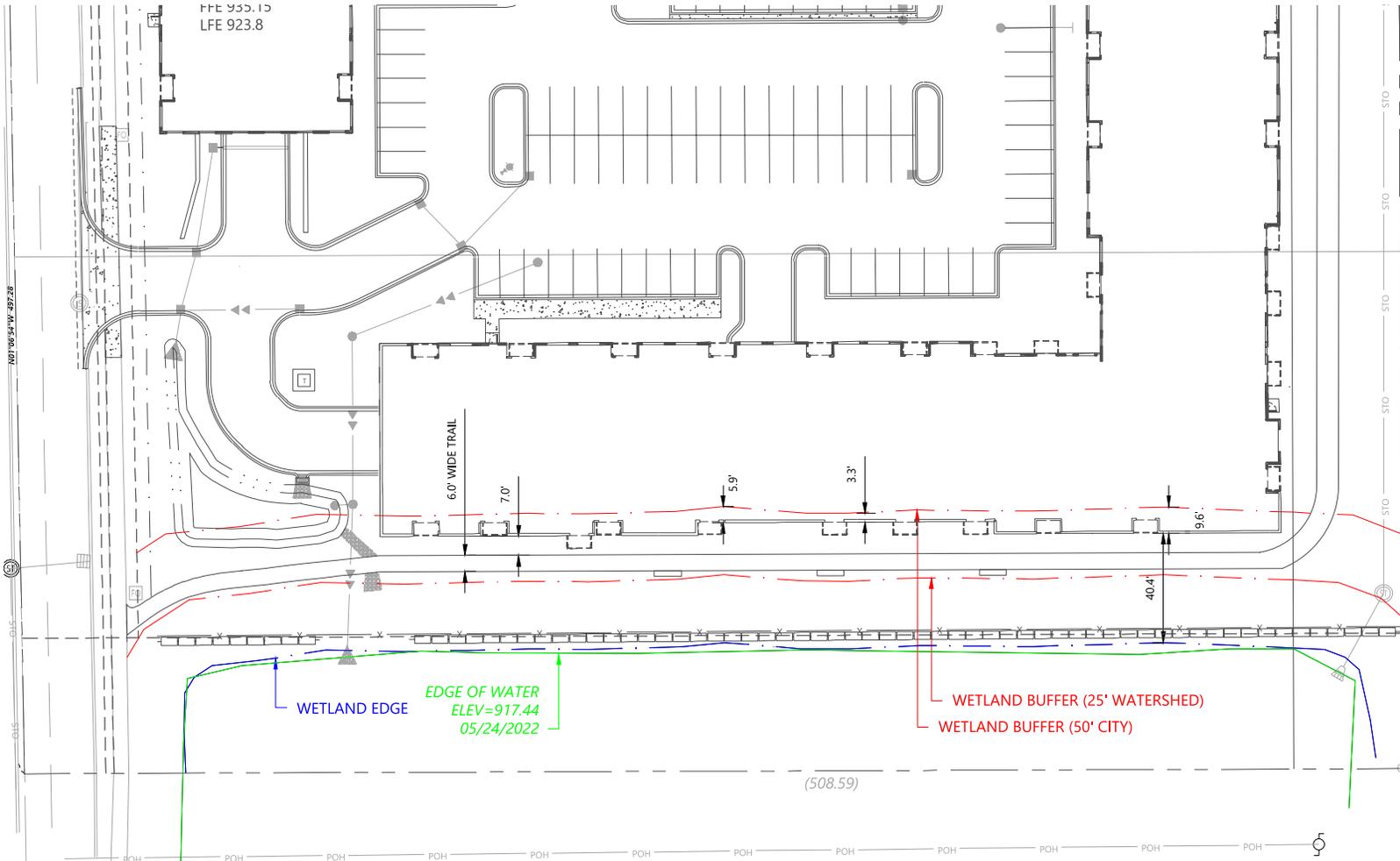
1 OF 2

PROJECT NUMBER: 0037066

DATE: 10/24/2022

DESIGNED: _____
CHECKED: _____
DRAWN: _____
FIELD CREW: _____
FIELD WORK DATE: _____

N:\0037066.00\DWG\CIVIL\WETLAND BUFFER EXHIBIT.DWG



PREPARED FOR:

ENCLAVE DEVELOPMENT
300 23RD AVE E, SUITE 300
WEST FARGO, ND 58078

MAPLEWOOD ENCLAVE
MAPLEWOOD, 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.

EXHIBIT 3. WETLAND BUFFER PROPOSED CONDITIONS

SHEET NUMBER:

2 OF **2**

PROJECT NUMBER: 0037066

DATE: 10/24/2022

MAPLEWOOD ENCLAVE

WETLAND DELINEATION REPORT

Myth Maplewood

City of Maplewood, Ramsey County,
Minnesota

AUGUST 31, 2022

PREPARED FOR:



PREPARED BY:

Westwood



Wetland Delineation Report

Myth Maplewood

City of Maplewood, Ramsey County, Minnesota

Prepared For:

Enclave Development
1 2nd St N
Fargo, ND 58102

Prepared By:

Westwood Professional Services, Inc.
12701 Whitewater Drive
Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: R0037066.00

Date: August 31, 2022

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- Exhibit 1: Project Location and USGS Topography
- Exhibit 2: Water Resources
- Exhibit 3: Soils
- Exhibit 4: Delineated Features & LiDAR Contours

Appendices

- Appendix A: Wetland Delineation Data Forms
- Appendix B: Wetland Delineation Photographs

1.0 Purpose

This report with the attached exhibits and appendices constitutes the wetland delineation report for the Myth Maplewood project, an approximately 2.1-acre area in the city of Maplewood, Ramsey County, Minnesota (PIN # 022922220017). Ramsey-Washington Metro WD is the Local Governmental Unit (LGU) that administers the Minnesota Wetland Conservation Act (WCA) in this area. This report provides the required documentation for wetland boundary determinations in conformance with the United States Army Corps of Engineers (USACE) Wetlands Delineation Manual (Environmental Laboratory, Waterways Experiment Station, 1987) and the Regional Supplement to the USACE Wetland Delineation Manual: Northcentral & Northeast Region (U.S. Army Corps of Engineers, 2010). The Joint Application Form for Activities Affecting Water Resources in Minnesota is included with the cover memo to this report.

2.0 Site Location and Description

The legal description of the site is located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, T29N, R22W, Maplewood, Ramsey County, Minnesota (Exhibit 1). The property consists of an existing live music venue with an impervious surfaced parking lot. A portion of an incidental stormwater pond exists on the property to the South. Various commercial businesses surround the Subject Property. Topography drops toward the stormwater pond to the South.

3.0 Field Delineation Methodology

3.1 Mapping

Prior to delineating wetland boundaries in the field, the National Wetlands Inventory (NWI) mapping (Exhibit 2), the National Hydrography Dataset (NHD) (Exhibit 2), the Minnesota Department of Natural Resources (MN DNR) Public Waters and Wetlands Inventory (PWI) (Exhibit 2), the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) (Exhibit 2), and the Natural Resource Conservation Service (NRCS) Soil Survey Geographic database (SSURGO2) for Ramsey County (Exhibit 3) were reviewed. Elevation mapping was completed using LiDAR contours from MnTOPO (Exhibit 4).

3.2 Field Work

The field delineation was conducted on August 23, 2022, by a certified wetland professional from Westwood using a level two routine determination method set forth in the USACE Wetlands Delineation Manual and the supplemental methods set forth in the Regional Supplement to the USACE Wetland Delineation Manual: Northcentral and Northeast Region. Data forms from the delineation are included in Appendix A and photographs from the delineation are included in Appendix B.

Wetlands, if present, were classified according to Wetlands of the United States (U.S. Fish and Wildlife Service Circular 39; Shaw and Fredine; 1971) and Wetlands and Deepwater Habitats of the United States (FWS/OBS Publication 79/31; Cowardin et. al. 1979). Common and scientific names for vegetation identified in this report and on the attached data forms generally correspond with the nomenclature used in the 2020 National Wetland Plant List (USACE 2021). Wetland boundaries were located using a Trimble GPS unit capable of sub-meter accuracy.

4.0 Results

4.1 Mapping

NWI data mapped one PUBHx wetland within the project boundary. An NHD waterbody was also mapped and corresponds to the NWI mapped wetland. No NHD flowlines, PWI watercourses or waterbodies were mapped within the project boundary.

The NRCS SSURGO2 for Ramsey County indicates that the soils listed in Table 4.1 are mapped within the Site (Exhibit 3). Based on the NRCS Web Soil Survey Hydric Rating, there is one soil unit classified as all hydric within the Delineation Area.

Table 4.1 – Soil Summary Table

Map Symbol ¹	Map Unit Name ²	Rating ²	Percent Hydric Soil ³
155C	Chetek sandy loam, 6-12% slopes	Non-hydric	0
342C	Kingsley sandy loam, 6-12% slopes	Non-hydric	0
861C	Urban land-Kingsley complex, 3-15% slopes	Non-hydric	0
1055	Aquolls and histosols, ponded	All hydric	100

¹ – Soils determined using GIS geospatial query clipping the NRCS Soil Survey Geographic (SSURGO2) spatial data by Project boundaries.

² – As indicated in the SSURGO2 database.

³ – Where percentages are small (e.g., < 15 %) the hydric soil is likely an inclusion that is not recognized in the map unit name. The absence of a value does not necessarily indicate the absence of hydric soils, but that the relative percentages of included minor soils have not been determined.

4.2 Antecedent Precipitation

Antecedent precipitation data was evaluated for the 90 days prior to the site visit using the *Antecedent Precipitation Tool* (APT) developed by the USACE. Results from this data indicate antecedent precipitation was drier than normal prior to the field review. Figure 4.2 constitutes the APT Tool results used to determine antecedent precipitation for 90 days prior to the delineation.

4.3 On-Site Wetland Delineation Results

On August 23, 2022, Westwood determined one wetland totaling 0.43 acres is present on Site. A summary of the wetland sample point characteristics is noted below. A map showing the delineated wetland and sample point locations is shown in Exhibit 5. Data forms documenting wetland and upland characteristics are included in Appendix A. Photos of sample point locations are included in Appendix B.

Wetland

WB-01 (0.43 acres) is predominantly a Type 4, PUBHx, deep marsh urban stormwater pond that includes a Type 2, PEMB, wet meadow fringe. Species of hydrophytic vegetation that were sampled were Sandbar Willow (*Salix interior*), False Nutsedge (*Cyperus strigosus*), Lesser Duckweed (*Lemna minor*), Canadian Waterweed (*Elodea canadensis*) and Dock-leaved Smartweed (*Persicaria lapathifolia*). Hydrology indicators met A1 (Surface Water), A2 (High Water Table), A3 (Saturation), B7 (Inundation Visible on Aerial Imagery), B13 (Aquatic Fauna), C8 (Crayfish Burrows), D2 (Geomorphic Position) and D5 (Fac-Neutral Test). Hydric Soils met indicators A11 (Depleted Below Dark Surface), F3 (Depleted Matrix), F8 (Redox Depressions) and A16 (Coast Prairie Redox).

5.0 Conclusions

Westwood determined one wetland totaling 0.43 acres exists within the Myth Maplewood Site. Westwood requests that the LGU and the USACE review and process this report with the provided Joint Application Form and provide written concurrence that the extent of potentially jurisdictional water resources have been accurately identified. Please consider this report a formal Wetland Boundary request pursuant to Minn. Rules 8420.0405 and the CWA.

6.0 Certification

I certify that, to the best of my knowledge and belief, the wetland delineation completed for this Site is consistent with current wetland delineation practices and guidelines. I have the specific qualifications, education, training, and experience to complete wetland delineations and determinations in accordance with federal and state requirements.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Chris Mjones
Environmental Scientist
MN Certified Wetland Delineator No. 5305

7.0 Literature Cited

- Cowardin, L.M. , V.M. Carter , F.C. Golet , and E.T. LaRoe . 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, Biological Services Program, Washington, DC, USA. FWS/OBS-79/31. 103pp.
- Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
- Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2018. The National Wetland Plant List: 2018 wetland ratings. Federal Register: 1-17. Published 18 May 2020. ISSN 2153 733X.
- Shaw, S.P. and C.G. Fredine. 1971. Wetlands of the United States. U.S. Fish and Wildlife Circular 39. U.S. Department of the Interior, Washington, D.C. 67 pp.
- U. S. Army Corps of Engineers. 2022. Antecedent Precipitation Tool V1.0. Joseph L. Gutenson and Jason C. Deters. <https://erdc-library.erdc.dren.mil/jspui/bitstream/11681/43160/3/ERDC-TN%20WRAP-22-1.pdf>
- U.S. Army Corps of Engineers. 2021. 2020 Update of National Wetland Plant List (NWPL) https://cwbi-app.sec.usace.army.mil/nwpl_static/data/DOC/lists_2020/National/National_2020v1.pdf
- U.S. Army Corps of Engineers, St. Paul District and Minnesota Board of Water and Soils Resources. 2016. *Guidance for Offsite Hydrology/Wetland Determinations.*
- U. S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region, ed. J.S. Wakeley, R.W. Lichvar, and C.V. Noble. ERDC/EL TR-10-16. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- United States Department of Agriculture, Natural Resources Conservation Service, 2018. Field Indicators of Hydric Soils in the United States, Version 8.2. G.W. Hurt, and J.F. Berkowitz (eds.). USDA NRCS, in cooperation with the National Technical Committee for Hydric Soils.

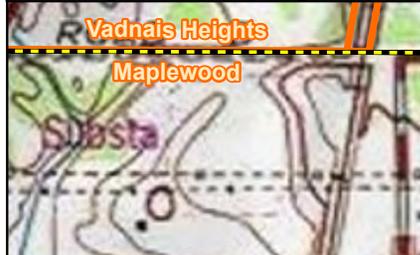
Exhibits

Myth Maplewood

City of Maplewood, Ramsey County, Minnesota

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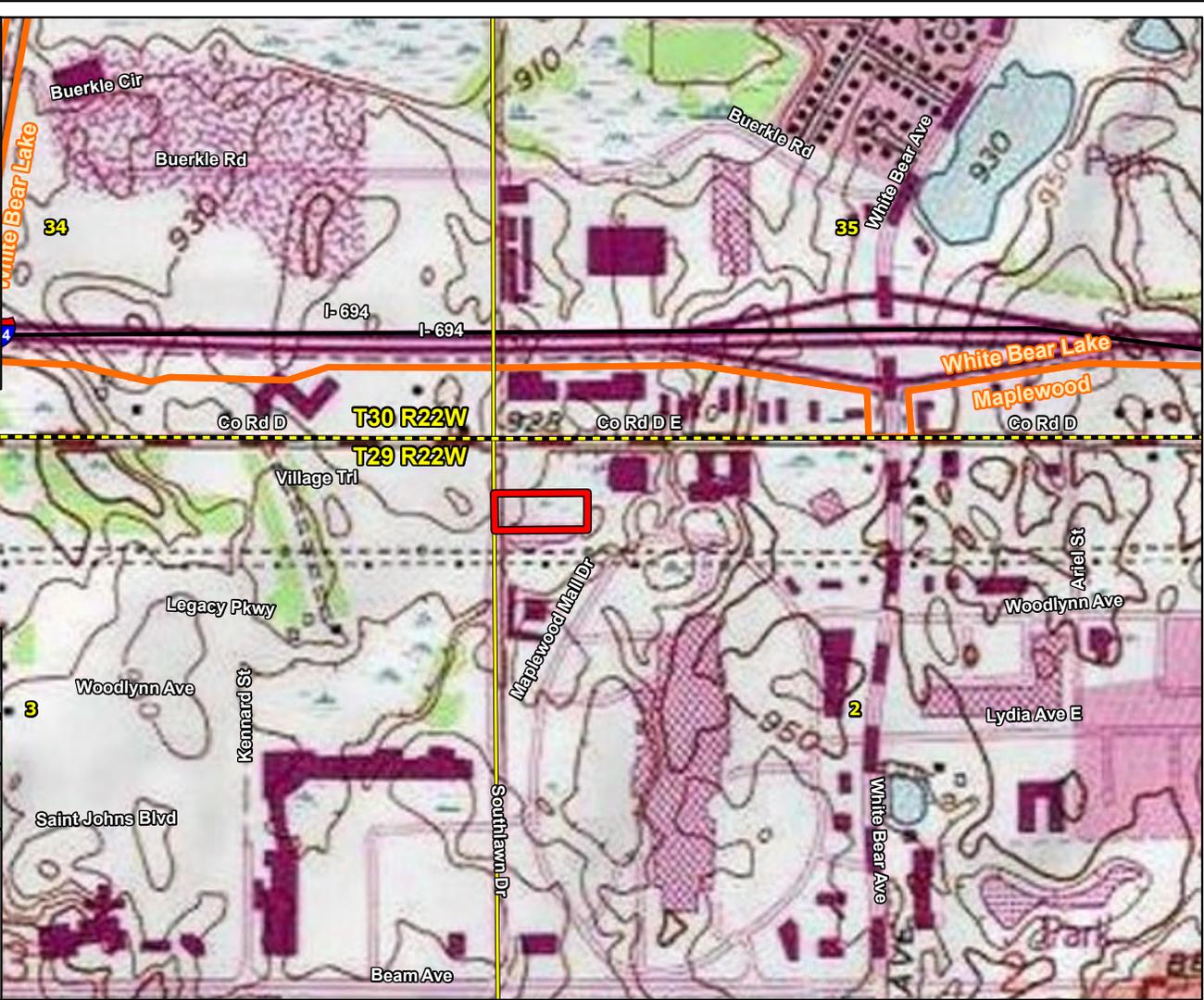


Data Source(s): Westwood (2022); ESRI WMS World Streets and USGS Topography Basemaps (Accessed 2022); U.S. Census Bureau (2022).

Legend

-  Project Area
-  Municipal Boundary
-  State Boundary
-  County Boundary
-  Township Boundary
-  Section Boundary

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



Myth Maplewood Project

Ramsey County, Minnesota

Project Location & USGS Topography

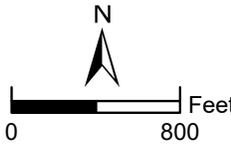
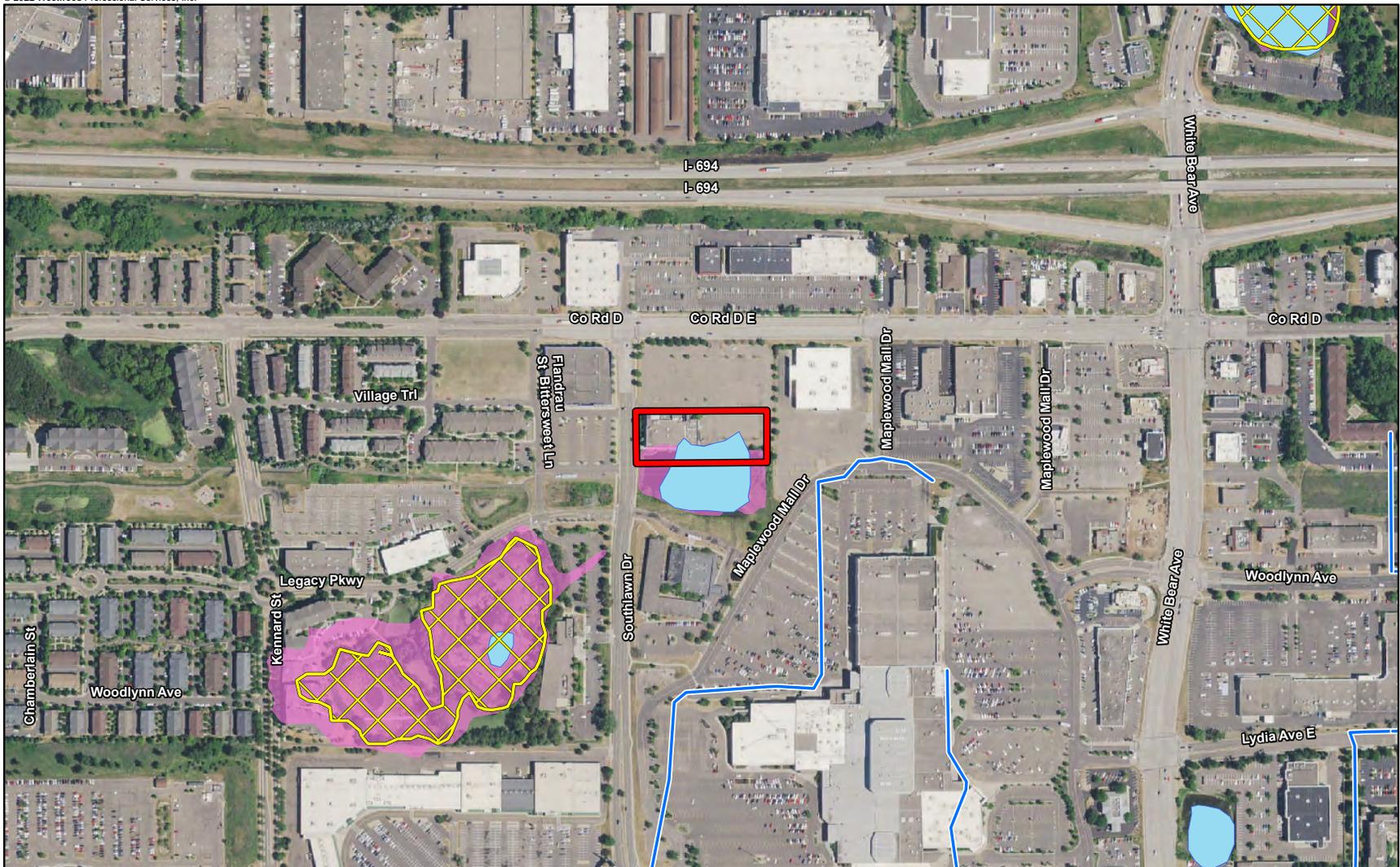


EXHIBIT 1

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Data Source(s): Westwood (2022); NAIP (2021), FEMA (2022), NHD (2022), NWI (2022).

Legend

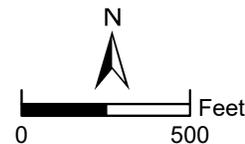
- Project Area
- MNDNR PWI Basin
- NHD Flowline
- NWI Wetland
- NHD Waterbody
- 100 Year Floodplain

Myth Maplewood Project

Ramsey County, Minnesota

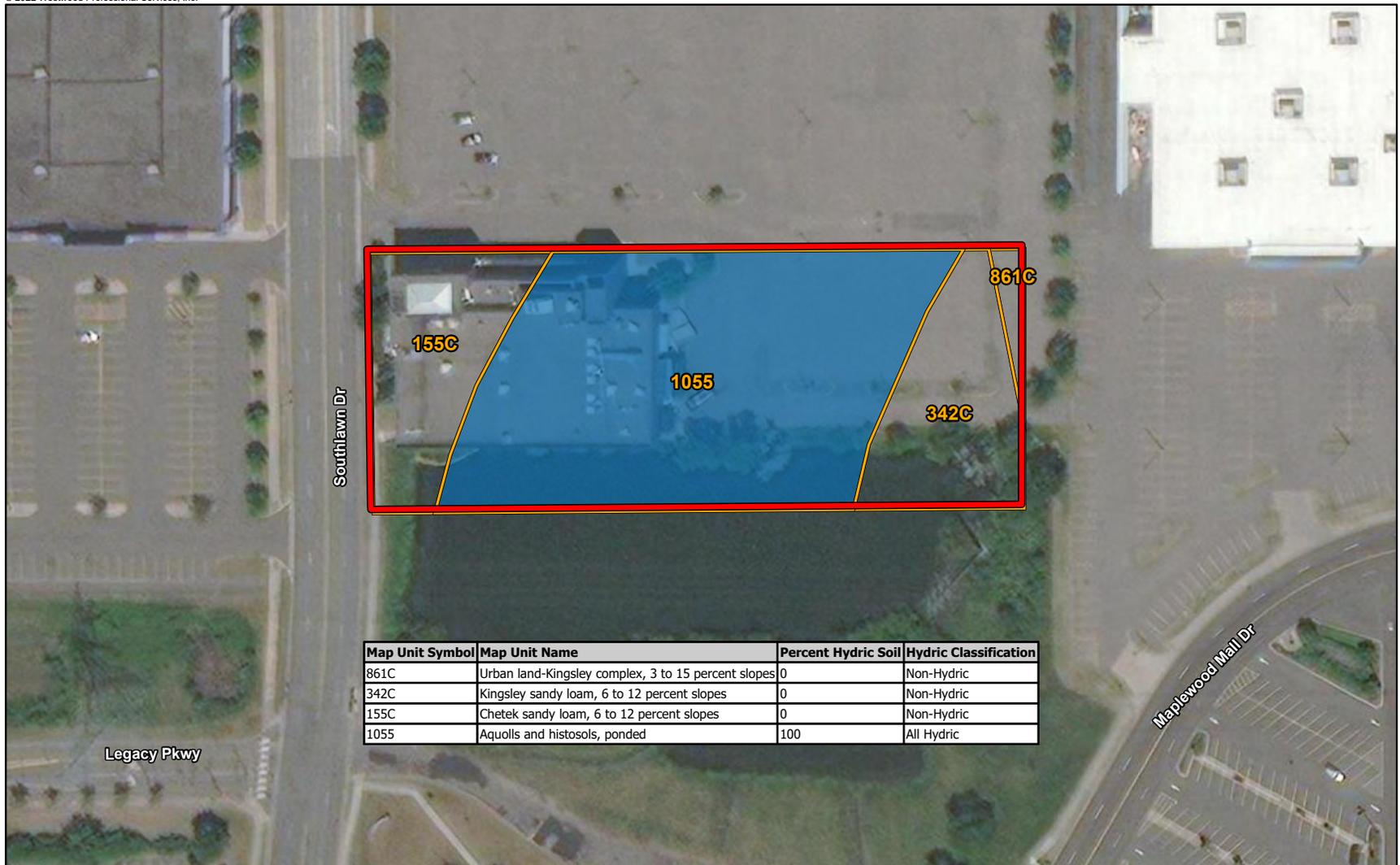
Water Resources

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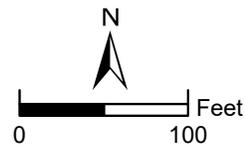


Map Unit Symbol	Map Unit Name	Percent Hydric Soil	Hydric Classification
861C	Urban land-Kingsley complex, 3 to 15 percent slopes	0	Non-Hydric
342C	Kingsley sandy loam, 6 to 12 percent slopes	0	Non-Hydric
155C	Chetek sandy loam, 6 to 12 percent slopes	0	Non-Hydric
1055	Aquolls and histosols, ponded	100	All Hydric

Data Source(s): Westwood (2022); ESRI WMS World Imagery Basemap (Accessed 2022), USDA Web Soil Survey (2022).

Legend

-  Project Area
-  Soil Unit Boundary
-  All Hydric Soil Unit



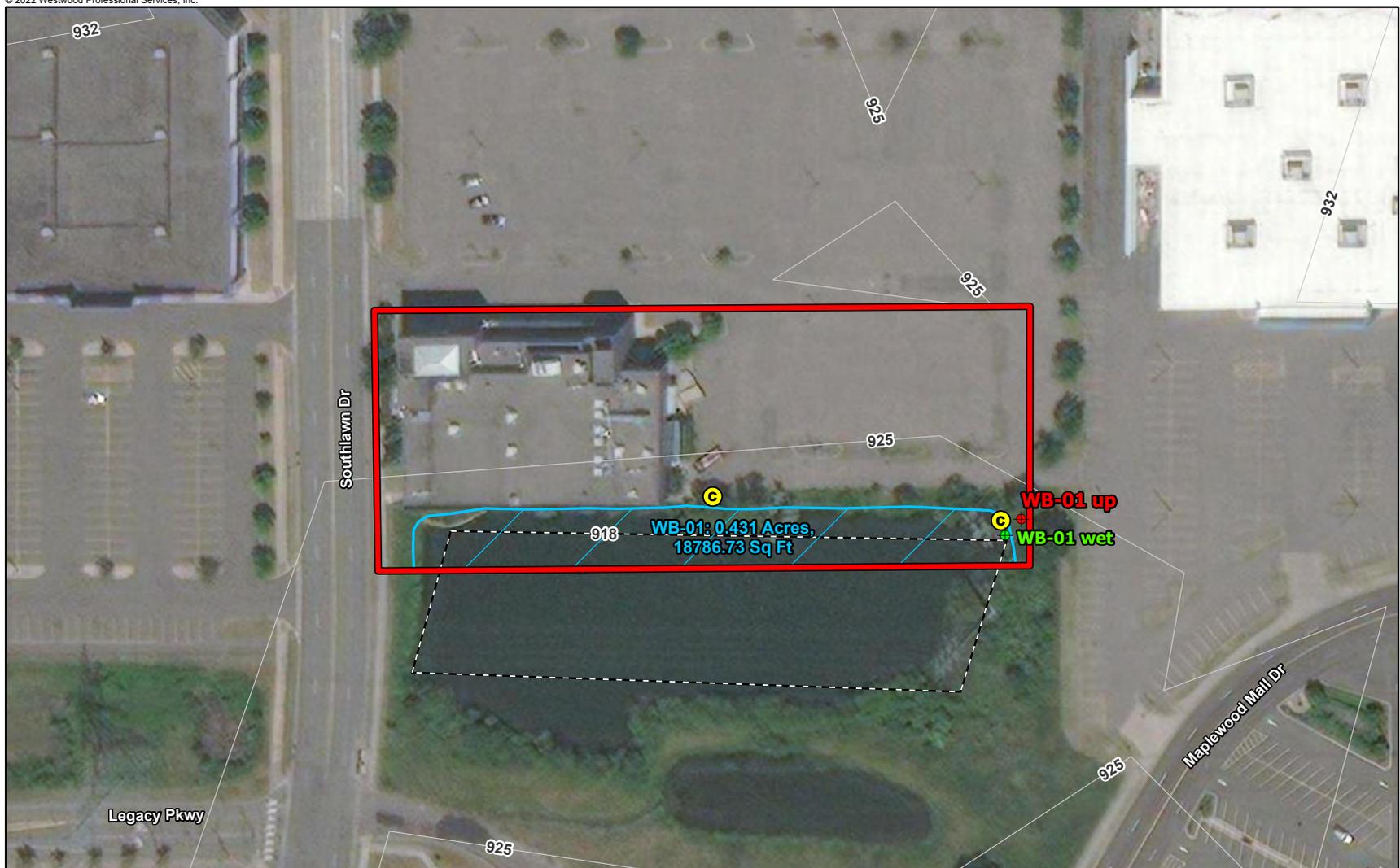
Myth Maplewood Project
Ramsey County, Minnesota

Soils

EXHIBIT 3

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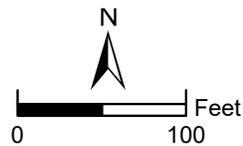
© 2022 Westwood Professional Services, Inc.



Data Source(s): Westwood (2022); ESRI WMS World Imagery Basemap (Accessed 2022), USDA Web Soil Survey (2022).

Legend

- Project Area
- Wetland
- + Upland Sample Point
- + Wetland Sample Point
- 10 ft Contour
- 2 ft Contour
- C Culvert



Myth Maplewood Project

Ramsey County, Minnesota

Delineated Features & LiDAR Contours

EXHIBIT 4





November 11, 2022

Elizabeth Hammond, Shann Finwall
City of Maplewood
1830 County Road B E
Maplewood, MN 55109

RE: Enclave Development – Environmental Review
City of Maplewood, MN

To Whom It May Concern:

Westwood Professional Services, Inc., received the review comments via email from the City of Maplewood on 11/07/2022 regarding the Landscape Plan dated 10/24/2022 and the Tree Preservation Plan submitted 09/28/2022 for Maplewood Enclave Apartments. We have addressed these comments. In red below are our responses.

Trees

- 1. Tree Preservation Ordinance:
 - a. **Significant Trees: Maplewood’s tree preservation ordinance describes a significant tree as a healthy tree of the following size: hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter. *RESPONSE: Noted.***
 - b. Specimen Trees: A specimen tree is defined as a healthy tree of any species that is 28 inches in diameter or greater. *RESPONSE: Noted.*
 - c. Tree Replacement: If greater than 20 percent of significant trees are removed, tree replacement is based on a calculation of significant trees located on the site and significant trees removed. Credits are given for all specimen trees that are preserved. If less than 20 percent of significant trees are removed, tree replacement is based on a calculation of one 2-caliper inch replacement tree per significant tree removed. *RESPONSE: Noted.*
 - d. Tree Replacement: The tree standards require that as many replacement trees be **planted on the site as possible. An applicant can pay into the City’s tree fund at a rate of \$60 per caliper inch for trees that cannot be planted on site. The City uses the tree fund to manage trees in parks and within the right-of-way. *RESPONSE: Noted.***
- 2. Tree Impacts: The tree plan identifies 52 trees on the site. Eight of those trees are located on the property to the east within the shared parking lot area. Of the remaining trees, the following do not qualify as significant trees: 7 due to size, 1 invasive Siberian Elm, and 18 dead ash trees. The remaining 18 trees are identified as significant trees totaling 138.5

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caliper inches. Development of the site will include the removal of all 18 significant trees (100 percent). *RESPONSE: Noted.*

3. Tree Replacement: The landscape plan shows 42 new trees, totaling 105 caliper inches of replacement trees. This is 61 caliper inches less than City code requires. *RESPONSE: Noted, updated landscape plan shows a deficiency of 46 caliper inches. Payment to tree fund of \$2,760 will be made. See Sheet L100*
4. Tree Recommendations:
 - a. Prior to issuance of a grading permit, the applicant must submit the following:
 - 1) Revised Tree Preservation Plan showing:
 - a) Revised tree preservation/mitigation summary showing the correct number of significant trees on the site (removing trees on the adjacent lot, trees that are not 5 caliper inches or larger, Siberian elm invasive species, and dead ash trees). *RESPONSE: Revised tree preservation plan has been submitted.*
 - b) Preservation of the 8.5 caliper inch ash tree located on the eastern property (tree #22); or a statement from the adjacent property owner that they approve of the tree removal and the replacement of one 2-caliper inch tree on their site. *RESPONSE: The tree in discussion has been indicated as preserved.*
 - 2) Tree Protection Plan: The plan should show how the trees located on the adjacent eastern property (within the shared parking lot area) will be **protected per the City's Tree Standards**. *RESPONSE: The Tree Preservation Plan has been updated to show protection on the preserved trees.*
 - 3) Escrow: The applicant must submit a tree escrow in the amount of \$60 per caliper inch of trees to be replaced on the site. The escrow will be released once the trees are planted with a one-year warranty. *Noted, escrow will be submitted at a later date.*
 - 4) Revised Landscape Plan: The revised plan must identify 105 caliper inches of additional tree replacement. Alternatively, the applicant must pay into the **City's tree fund (see below)**. *RESPONSE: the revised landscape plan shows a 46 caliper inches deficiency, payment to City's tree fund will be made.*
 - 5) Tree fund: The applicants must submit a tree fund payment in the amount of \$60 per caliper inch of replacement tree that cannot be planted on site. Since 105 caliper inches of trees are proposed to be planted on the site, the **applicants would owe the City's tree fund \$3,660 (166.2 caliper inches of required tree replacement – 105 caliper inches of trees planted on the site = 61 caliper inches of trees not planted on the site x \$60 = \$3,660)**. *RESPONSE: Payment of \$2,760 to be made to tree fund (46 caliper inches deficiency x \$60= \$2,760)*

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Wetland

1. **Wetland Ordinance:** The City's wetland ordinance requires a 50-foot minimum buffer be maintained around a Manage C wetland. No mowing, grading, or building is allowed within the buffer. *RESPONSE: Noted.*
2. **Wetland Buffer Impacts:** There is a Manage C wetland located on the south side of the property (50-foot buffer required). *RESPONSE: Noted.*

The existing Myth structure, sidewalk, and surface parking have an approximate setback of 3 to 11 feet from the wetland. Additionally, there is a retaining wall along the edge of the wetland. There is no green space between the development and the wetland. In

order to proceed with the project, the structure, sidewalk, and surface parking lot will be removed and the retaining wall will be reconstructed due to structural instability.

The building will be constructed with an average setback of 42.9 feet to the wetland and the sidewalk on the south side of the building will come to within 25 feet of the wetland. The applicants are proposing to plant native trees, shrubs, and seed within the 25 feet of green space between the sidewalk and the wetland.

In order to remove the existing building, sidewalk, surface parking lot, and retaining wall the applicants must grade up to the wetland, which will require a **50-foot wetland buffer variance**.

3. **Wetland Buffer Recommendations:**
 - a. Prior to issuance of a grading permit the applicant must:
 - 1) Submit a wetland buffer mitigation plan as follows:
 - a) **Native Plugs:** Include native plugs to be installed within the 25-foot re-established wetland buffer. Currently the landscape plan identifies a pollinator seed mix. Using plants rather than seeds hastens establishment and provides a better chance of successful establishment. The applicants should plant all plugs, or a mix of plugs and native seed mix in this area. *RESPONSE: The first 10' of the wetland buffer (the 10' closest to the wetland) will be planted with a mix of plugs and overseeding to assist in quick establishment and reduce erosion. The remaining portions to be seeded.*
 - b) **Seed Mix:**
 1. Provide information on the percentages and species of native seed mix. *RESPONSE: See sheet L102 Wetland Buffer Mitigation Plan for the seed mix data sheet.*
 2. Provide information on the maintenance required for the planting year, and years two and three, addressing what maintenance activities will be required and what entity (developer, owner, etc.) will take on

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the responsibility. *RESPONSE: See sheet L102 for maintenance info. Further information to be provided at a later date.*

- c) Wetland Buffer Signs: Identify on the wetland buffer mitigation plan the location of wetland buffer signs. The City of Maplewood supplies wetland buffer signs identifying that no building, mowing, or grading should take place within the buffer. There is a \$35 fee per sign. The applicant must install the signs at the newly established wetland buffer edge (25 feet). The signs should be placed every 100 feet at a minimum. *RESPONSE: Noted, locations for six wetland buffer signs are shown on revised plans.*
 - d) Public Trail Sign: Identify on the plan the location of two public trail signs to be installed at the entrances to the trail (along Southlawn Drive and County Road D). The City of Maplewood supplies the public trail sign. There is a \$35 fee per sign. *RESPONSE: Noted, locations for two public trail signs are shown on revised plans.*
 - e) Bench Overlook: Identify on the plan the location of a bench overlooking the wetland along the south trail. The bench will allow pedestrians on the trail an opportunity to sit and enjoy the newly established wetland buffer. In addition to the bench, the overlook could incorporate boulders, rocks, and native plants. *RESPONSE: Noted, locations for three overlook benches are shown on revised plans in addition to landscaping in the surrounding area.*
- 2) Install the wetland buffer signs. *RESPONSE: Noted, signs will be installed after existing structure is removed and restorative grading has been completed.*
 - 3) Sign a wetland buffer mitigation and maintenance agreement with the City requiring that the applicant establish and maintain the required mitigation within the buffer for a three-year period. The City of Maplewood will draft the maintenance agreement once the wetland buffer mitigation plan is complete. *RESPONSE: Noted, maintenance agreement will be completed with the City at a later date.*
 - 4) Submit a cash escrow or letter of credit to cover 150 percent of the wetland buffer mitigation. The City will retain the escrow for up to three years as outlined in the maintenance agreement to ensure the wetland buffer mitigation is established and maintained. *RESPONSE: Noted.*

Infiltration Basins

1. Infiltration Basins Proposed: There is a small infiltration basin proposed in the interior of the lot (Basin A) and a large infiltration basin proposed on the southwest corner of the lot (Basin B). *RESPONSE: Noted. To clarify Basin A is an underground system and Basin B is above ground.*
2. City Infiltration Basin Planting Requirements: Large infiltration basins will ideally be planted with deep-rooted native plants. The City requires a portion of the basin to be planted rather than seeded. Using plants rather than seeds hastens establishment and provides a

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better chance of successful establishment. Basin bottoms and lower elevations almost never establish successfully from seed since the seed is washed away when stormwater flows into the basin. *RESPONSE: Noted. The proposed Basin A is an underground system that will not involve planting or seeding. See sheet L101 for an enlargement of Basin B's proposed planting and seeding information.*

3. Infiltration Basin Recommendations:

- a. Provide a detailed landscape plan for the two infiltration basins, including a list of species, container size, spacing, and quantities to be approved by City staff. *RESPONSE: A detailed landscape plan is provided for Basin B. Basin A is an underground chamber system and does not involve landscaping.*
- b. For any area using a native seed mix provide information on maintenance for planting year and growing years two and three, addressing what maintenance activities will be required and what entity (developer, owner, etc.) will take on this responsibility. *RESPONSE: Noted. See sheet L101 for required maintenance. Further information to be provided at a later date.*
- c. Sign an infiltration basin maintenance agreement with the City requiring that the applicant establish and maintain the infiltration basin plantings for a three-year period. The City of Maplewood will draft the maintenance agreement once the infiltration basin planting plan is complete. *RESPONSE: Noted, maintenance agreement will be completed with the City at a later date.*

Overall Landscaping

Review of the overall landscape plan to ensure nonnative and invasive species are avoided, seed mix is appropriate for use in areas proposed, and plantings are climate resilient.

Landscaping Recommendation: The tree and plant species proposed meet the **City's requirements**. The applicant must submit a detailed seed mix plan for review. *RESPONSE: Noted, see sheets L101 and L102 for seed mix information.*

Green Building Code

The Green Building Code applies to Maplewood owned and financed buildings. The goal of the Green Building Code is to safeguard the environment, public health, safety and general welfare through the establishment of requirements to reduce the negative impacts and increase the positive impacts of the built environment on the natural environment and building occupants. The Enclave apartment building must comply with the Green Building Code and ensure sections in the Code are complete including 1) energy conservation, efficiency, and CO² emission reductions; and 2) material resource conservation and efficiency standards. *RESPONSE: Noted.*

Solid Waste Ordinance

All multi-family properties are included in the City's recycling program. The City of Maplewood contracts with Tennis Sanitation for multi-family recycling. Tennis Sanitation supplies 95-gallon

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recycling carts or recycling dumpsters collected weekly. The City of Maplewood adds the recycling fee onto the water bill. Prior to Certificate of Occupancy, the applicant must ensure recycling service is set up through the City's recycling program. *RESPONSE: Noted.*

Engineering Plan Review

PROJECT: Enclave Apartments (Myth Site Redevelopment)
3090 Southlawn Drive

PROJECT NO: 22-30

COMMENTS BY: Jon Jarosch, P.E. – Assistant City Engineer

DATE: 11-2-2022

PLAN SET: Civil plans dated 9-23-2022

REPORTS: Stormwater Management Plan dated 9-26-2022
Traffic Impact Analysis dated 9-24-2022
Geotechnical Report dated 9-6-2022

The applicant is seeking city approval to demolish the existing Myth Nightclub building and associated site amenities in order to construct a proposed 4-story apartment complex. The applicant is requesting a review of the current design.

The amount of disturbance on this site is greater than ½ acre. As such, the applicant is required to meet the City's stormwater quality, rate control, and other stormwater management requirements. The applicant is proposing to meet these requirements via the use of an underground infiltration system and an infiltration basin.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents and calculations for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

The proposed site meets and surpasses the City's stormwater management standards, increasing greenspace (pervious areas) onsite by roughly 1.5 acres and reducing runoff volumes significantly for all storm events, including by 84% for the 2-year design event, 63% for the 10-year event, and 36% in the 100-year event. Likewise, pre-treatment devices have been included in the design to remove sediment upstream of infiltration practices. The proposed development should significantly improve the quality of runoff reaching the adjacent pond.

- 1) The project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met.
- 2) A joint storm water maintenance agreement shall be prepared and signed by the owner for the proposed infiltration basin, pretreatment devices, and underground infiltration

system. The Owner shall submit a signed copy of the joint storm-water maintenance agreement with the RWMWD to the City.

- 3) The emergency overflow for the infiltration basin shall be properly stabilized/armored to prevent erosion during an overflow event.
- 4) Pre-treatment of stormwater before discharge into infiltration basins is required. A minimum 3-foot deep sump or similar pre-treatment shall be installed on CBMH-301 to provide pre-treatment and sediment removal upstream of the proposed filtration basin.

Grading and Erosion Control

- 5) All slopes shall be 3H:1V or flatter.
- 6) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.
- 7) A double row of heavy-duty silt fencing or approved equal is required along the southern edge of construction (north of the pond) to prevent sediment from impacting the adjacent pond.
- 8) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 9) All pedestrian facilities shall be ADA compliant.
- 10) The total grading volume (cut/fill) shall be noted on the plans.
- 11) A copy of the project SWPPP and approved NDPES Permit shall be submitted prior to the issuance of a grading permit.

Sanitary Sewer and Water Service

- 12) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.
- 13) All modifications to the water system shall be reviewed by Saint Paul regional Water Services. All requirements of SPRWS shall be met.
- 14) All new sanitary sewer service piping shall be schedule 40 PVC or SDR35.

Traffic Analysis

The developer supplied a traffic impact analysis as part of the overall submittal. The report analyzed the existing traffic patterns and demands in the area and projected demands post development. From the information submitted it appears that the adjacent roadways and intersections will function acceptably in the post-development conditions.

Other

- 15) The existing retaining wall just north of the pond is failing and requires replacement. It is currently shown being replaced in the proposed plans.
- 16) All work within the Southlawn Avenue right-of-way (ROW) will require a City ROW permit. All requirements of the City's ROW ordinance shall be met.
- 17) The project shall be reviewed by Ramsey County. All requirements of Ramsey County shall be met. A Ramsey County ROW permit is required for work along County Road D.
- 18) The existing sidewalks adjacent to the site shall be protected throughout construction. Damaged portions of the sidewalk shall be replaced with the same materials and at the same thicknesses as are existing.
- 19) The applicant shall provide a self-renewing letter of credit or cash escrow in the amount of 125% of the proposed site improvements including earthwork, grading, erosion control, site vegetation establishment (sod, seed, etc.), aggregate base, and paving.

Public Works Permits

The following permits are required by the Maplewood Public Works Department for this project. The applicant should verify the need for other City permits with the Building Department.

- 20) Right-of-Way Permit
- 21) Grading and Erosion Control Permit
- 22) Storm Sewer Permit
- 23) Sanitary Sewer Permit

- END COMMENTS -

Environmental Review

Project: Enclave Development

Date of Plans: Revised Landscape and Tree Preservation Plans (November 11, 2022)

Date of Review: November 22, 2022

Location: 3090 Southlawn Drive North

Reviewer: Shann Finwall, Environmental Planner
651-249-2304, shann.finwall@maplewoodmn.gov

Carole Gernes, Natural Resources Coordinator
651-249-2416, carole.gernes@maplewoodmn.gov

Project Background: The applicant proposes to redevelop the Myth Nightclub site at 3090 Southlawn Drive with a 241-unit, 4-story, market-rate apartment building. The applicants must comply with the City's tree, wetland, solid waste, and green building ordinances and meet all landscape policies.

Trees

1. Tree Preservation Ordinance:
 - a. Significant Trees: Maplewood's tree preservation ordinance describes a significant tree as a healthy tree of the following size: hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter.
 - b. Specimen Trees: A specimen tree is defined as a healthy tree of any species that is 28 inches in diameter or greater.
 - c. Tree Replacement: If greater than 20 percent of significant trees are removed, tree replacement is based on a calculation of significant trees located on the site and significant trees removed. Credits are given for all specimen trees that are preserved. If less than 20 percent of significant trees are removed, tree replacement is based on a calculation of one 2-caliper inch replacement tree per significant tree removed.
 - d. Tree Replacement: The tree standards require that as many replacement trees be planted on the site as possible. An applicant can pay into the City's tree fund at a rate of \$60 per caliper inch for trees that cannot be planted on site. The City uses the tree fund to manage trees in parks and right-of-ways, and subsidize the annual resident tree sale.
2. Tree Impacts: There are 43 trees on the site, 15 of those trees are considered significant trees, for a total of 131.5 caliper inches of significant trees on the site. Development of the site will include the removal of all trees, including the 15 significant trees (100 percent). City code requires 157.8 caliper inches of replacement trees.

3. Tree Replacement: The landscape plan shows 42 new trees, totaling 109 caliper inches of replacement trees. This is 48.8 caliper inches less than City code requires.
4. Tree Recommendations:
 - a. Prior to issuance of a grading permit, the applicant must submit the following:
 - 1) Revised Landscape Plan: The revised plan should show an additional 48.8 caliper inches of replacement trees. Alternatively, the applicant can pay into the City's tree fund (see below).
 - 2) Escrow: The applicant must submit a tree escrow in the amount of \$60 per caliper inch of trees to be replaced on the site. The escrow will be released once the trees are planted with a one-year warranty.
 - 3) Tree Fund: The applicants must submit a tree fund payment in the amount of \$60 per caliper inch of replacement tree that cannot be planted on site. Since 109 caliper inches of trees are proposed to be planted on the site, the applicants would owe the City's tree fund \$3,660 (157.8 caliper inches of required tree replacement – 109 caliper inches of trees planted on the site = 48.8 caliper inches of trees not planted on the site x \$60 = \$2,928).

Wetland

1. Wetland Ordinance: The City's wetland ordinance requires a 50-foot minimum buffer be maintained around a Manage C wetland. No mowing, grading, or building is allowed within the buffer.
2. Wetland Buffer Impacts: There is a Manage C wetland located on the south side of the property (50-foot buffer required).

The existing Myth structure, sidewalk, and surface parking have an approximate setback of 3 to 11 feet from the wetland. Additionally, there is a retaining wall along the edge of the wetland. There is no green space between the development and the wetland. In order to proceed with the project, the structure, sidewalk, and surface parking lot will be removed and the retaining wall will be reconstructed due to structural instability. Because there will be grading to the edge of the wetland for this work, the project will require a **50-foot wetland buffer variance**.

The building will be constructed with an average setback of 42.9 feet to the wetland and the trail on the south side of the building will come to within 25 feet of the wetland. The applicants are proposing to plant native trees, shrubs, and seed within the 25 feet of green space between the wetland/retaining wall and the trail.

3. Wetland Buffer Recommendations:
 - a. Prior to issuance of a grading permit the applicant must:
 - 1) Submit a wetland buffer mitigation plan as follows:

- a) Native Buffer: Extension of the proposed 10-foot wide wetland buffer native plant plugs and seed mix to within 5 feet of the sidewalk, for an approximate native buffer of 15 feet.
 - b) Planting Table: Update the wetland buffer native planting table to identify the quantity of each native plant plug species.
 - c) Bench Plans: Detailed bench plans showing the locations, style, installation, and hard surface landscape plan to include boulders or rocks and native plants along the south side of the benches.
- 2) Sign a wetland buffer mitigation and maintenance agreement with the City requiring that the applicant establish and maintain the required mitigation within the buffer for a three-year period. The City of Maplewood will draft the maintenance agreement once the wetland buffer mitigation plan is complete.
 - 3) Submit a cash escrow or letter of credit to cover 150 percent of the wetland buffer mitigation. The City will retain the escrow for up to three years as outlined in the maintenance agreement to ensure the wetland buffer mitigation is established and maintained.

Infiltration Basin

- 1. Infiltration Basins Proposed: There is an infiltration basin proposed on the southwest corner of the lot (Basin B).
- 2. City Infiltration Basin Planting Requirements: Large infiltration basins will ideally be planted with deep-rooted native plants. The City requires a portion of the basin to be planted rather than seeded. Using plants rather than seeds hastens establishment and provides a better chance of successful establishment. Basin bottoms and lower elevations almost never establish successfully from seed since the seed is washed away when stormwater flows into the basin.
- 3. Infiltration Basin Recommendations:
 - a. Prior to issuance of a grading permit the applicant must:
 - 1) Submit a revised infiltration basin planting plan as follows:
 - a) Slopes: The slopes of the infiltration basin are proposed to be seeded and plugs are indicated only for the basin bottom. Plugs should also be planted on the slopes to allow for faster root growth, reducing the possibility of erosion.
 - b) Native Plug Quantity: Identify the quantity of the native plugs proposed.
 - 2) Sign an infiltration basin maintenance agreement with the City requiring that the applicant establish and maintain the infiltration basin plantings for a three-year period. The City of Maplewood will draft the maintenance agreement once the infiltration basin planting plan is complete.

Overall Landscaping

Review of the overall landscape plan to ensure nonnative and invasive species are avoided, seed mix is appropriate for use in areas proposed, and plantings are climate resilient.

Landscaping Recommendation:

- a. Prior to issuance of a grading permit the applicant must:
 - 1) Submit a revised landscape plan and landscape detail as follows:
 - a) Nonnative/Invasive Species: Work with staff to ensure all nonnative and invasive species are replaced.
 - b) Planting Details: Work with staff to ensure all planting and maintenance details meet the City's landscape policies.

Green Building Code

The Green Building Code applies to Maplewood owned and financed buildings. The goal of the Green Building Code is to safeguard the environment, public health, safety and general welfare through the establishment of requirements to reduce the negative impacts and increase the positive impacts of the built environment on the natural environment and building occupants. The Enclave apartment building must comply with the Green Building Code and ensure sections in the Code are complete including 1) energy conservation, efficiency, and CO² emission reductions; and 2) material resource conservation and efficiency standards.

Solid Waste Ordinance

All multi-family properties are included in the City's recycling program. The City of Maplewood contracts with Tennis Sanitation for multi-family recycling. Tennis Sanitation supplies 95-gallon recycling carts or recycling dumpsters collected weekly. The City of Maplewood adds the recycling fee onto the water bill. Prior to Certificate of Occupancy, the applicant must ensure recycling service is set up through the City's recycling program.