



In an effort to promote housing affordability, applicants for residential proposals are strongly encouraged to explore all possible means by which affordability may be realized in their projects. To that end and, as a means to promote knowledge on the issues and factors involved in affordable housing, any and all narrative, graphic, statistical and/or financial information relative to those efforts in the proposal should be submitted with the application.

I fully understand that all of the above required information must be submitted at least 28 days prior to a Planning Commission meeting to ensure review by the Planning Commission on that date.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposed of review of my application and to erect a temporary sign indicating the application proposed.

Signature of applicant \_\_\_\_\_ Date \_\_\_\_\_

Name of applicant \_\_\_\_\_ Phone \_\_\_\_\_  
(Please Print)

Name and address of Contact (if other than applicant) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Phone Number**

\_\_\_\_\_  
**Date**

**AFFIRMATION OF SUFFICIENT INTEREST**

I hereby affirm that **I am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant \_\_\_\_\_  
(Please Print)

Street address/legal description of subject property \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

**If you are not the fee owner**, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

**If a corporation is fee title holder**, attach a copy of the resolution of the Board of Directors authorizing this action.

**If a joint venture or partnership is the fee owner**, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

**APPLICANT - To receive names & addresses of property owners within 500' of the applicant address, please mail a copy of this letter to the Hennepin County Government Center or you may order by phone by calling 612-348-5910.**

Date: \_\_\_\_\_

Property Id and Platting Unit  
A-500 Government Center  
300 South 6<sup>th</sup> Street  
Minneapolis, MN 55478-0055

Dear Property ID/Platting:

Please prepare a certified list of the names and addresses of the owners of all properties located within **500 feet** of the following property:

Street Address \_\_\_\_\_

\_\_\_\_\_

Legal Description \_\_\_\_\_

\_\_\_\_\_

I understand the fee will be \$1.25 per parcel/\$25.00 minimum/\$250.00 maximum. Please notify me when the list is complete and what the total fee is at:

\_\_\_\_\_  
**(Applicant's Name & Daytime Phone Number)**

Hennepin County: After receiving payment for the list, please mail labels to:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

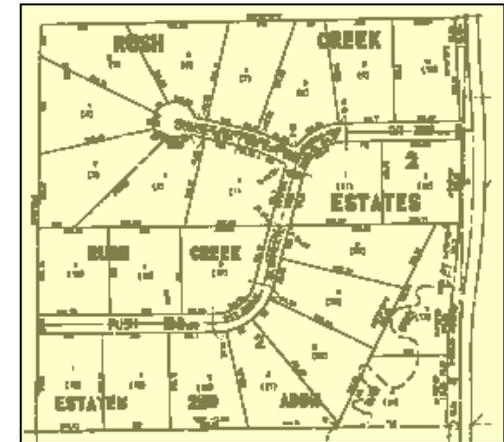
Sincerely,

\_\_\_\_\_  
(Name of Applicant)

## Key Steps in the County Plat Review Process

- Preliminary Plat is submitted to the county by the city
- County acknowledges receipt and notes any missing items via mail-back card
- Once the submittal is deemed complete – the 30-day review period begins.
- The county Plat Review Committee meets to discuss the plat. Follow-up meetings may occur if further information or analysis is needed.
- The county submits a comment letter to the city noting any issues, concerns or requirements.
- The city responds back to the county via letter regarding how the county comments will be addressed. If any unresolved issues remain – the city schedules a meeting with county staff to discuss.
- The city council approves the preliminary and final plats.
- The property owner / developer submits the plat to the county surveyor's office for registration. ***Submittal items must include:***
  - *Evidence of the submission of the preliminary plat to the county.*
  - *Copy of the county comment letter on the preliminary plat.*
  - *Copy of the city response to the county comment letter and evidence of any follow-up meetings held with the county to resolve remaining issues.*

## Information on the Hennepin County Preliminary Plat / Development Review Process



January 2016



**Hennepin County**

*Transportation Planning*

## Purpose of this Brochure

This brochure was developed to clarify how the county plat review process works, who is responsible for submittals to the county, and what type of response schedule can be anticipated.

Minnesota State Statutes MS 505.02, 505.03 and 462.358 stipulate that cities need to submit plats to the county for review and comments. These statutes also specify what items of information must be submitted and what time schedules apply.

## Who Should Submit Plats ?

*For formal plat reviews, the county does not accept plat submissions from third parties – the submissions must come from the city directly.* City submission is important to ensure completeness of the submission, provide consistency in the process, and to assure good communication.

Prior to a formal submittal, county staff is very willing to examine concept layouts, preliminary site plans, or sketch plans. Cities, developers, project consultants, or property owners can submit this type of draft information. The benefit of an early review is that many issues can be identified and possibly resolved prior to the formal plat review process (often speeding up all subsequent reviews).

## Where to Submit Plats

*Preliminary Plats should be submitted to:*

**Hennepin County  
Transportation Planning Division  
1600 Prairie Drive  
Medina, MN 55340-5421**

*Questions or comments can be directed to:*

Jason Gottfried at (612) 596-0394 or  
[jason.gottfried@hennepin.us](mailto:jason.gottfried@hennepin.us)  
Bob Byers at (612) 596-0354 or  
[robert.byers@hennepin.us](mailto:robert.byers@hennepin.us);

## Plat Submittal Checklist

Plat submittals to the county should include a transmittal letter and a set of legible plans that include the following information:

- The transmittal letter should include the city contact person, the dates of upcoming city actions such as Planning Commission or City Council meetings, and when a response is needed from the county.
- A location map of the site relative to area roadways and local streets.
- A site plan map with scaled dimensions authenticated by a registered engineer or land surveyor showing:
  - Date, title, scale, and north arrow
  - All existing and proposed property lines
  - Lot dimensions, right-of-ways, & easements
  - Existing centerline and paved area of the county roadway (which is not always centered in the right-of-way)
  - Proposed development building footprints
  - Parking lot layouts, aisle configuration
  - Locations of ingress and egress to the proposed platted area including existing and proposed driveway locations.
  - Locations of other nearby driveways, street intersections and access points on the county roadway in the vicinity of the proposed plat. This would include driveways immediately adjacent to or across from the proposed plat.
  - The outlet for and means of disposal of surface waters from the proposed platted area
- A written description of the current and proposed use of the property including land use type (commercial, industrial, residential, etc.) and specific uses (discount store, convenience center, etc.) if known.
- If the plat is for non-residential uses, include an estimate of the amount of daily traffic the development is expected to generate.

## How are Plats Evaluated ?

County staff evaluates proposed plats for a number of items that affect county roadways. Some examples of review items include;

### *Safety Issues*

- Conformance with entering sight distance guidelines
- Unusual weaving & merging maneuver conflicts
- Turn lane / auxiliary lane needs

### *Access Management*

- Proposed driveway and street entrance compliance with county access spacing guidelines
- Opportunities for access reorientation and / or consolidation
- Driveway design, throat lengths

### *Right-of-Way Needs*

- Anticipated future roadway section
- Right-of-way needs for turn lanes / auxiliary lanes
- Other needs (pedestrian / bike accommodations)

### *Operational Elements*

- Intersection capacity analysis
- Turn lane / auxiliary lane design configurations
- Traffic control needs
- Potential on-site circulation impacts ?

### *Pedestrian and Bicycle Accommodations*

- Is roadway designated as part of a city bike plan or the County Bicycle System Plan ?

### *Miscellaneous Items*

- Drainage needs (road and / or site ?). Any encroachments within roadway right-of-way ?
- Proposed grading impacts

## Review Schedule

State Statutes provide the county up to **30 calendar days** for review after receipt of the plat. This review period only starts when the county receives a **complete** plat submittal.

***As part of the plat review process, the county will confirm the receipt of the plat with the city and provide notification of any missing information.***

The back page of this brochure illustrates the key time points for the county review process.

### **Sec. 30-14. Short plat procedure.**

The short plat review process shall require submission of the same information and shall follow the same procedures as are required for preliminary and final plats, except that the preliminary plat and final plat may be reviewed together in one meeting by the planning commission and then by the city council, thereby shortening the review process. The fee for the short plat review process shall be as established by the city council as set forth in chapter 16, article XI. Wherever any conflict between requirements for preliminary plats and final plats is created by such combined considerations, those provisions which require greater public notice and disclosure shall govern.

(Code 1984, § 350:15)

### **Sec. 30-15. Review and approval of preliminary plat.**

(a) Required submittals.

- (1) An application for preliminary plat review, application fee and preliminary plat with required content and submittals as specified in section 30-16 shall be delivered to the zoning administrator. The required filing fees, sureties, escrows and deposits are as established by the city council as set forth in chapter 16, article XI, and any necessary applications for variances from or amendment of the provisions of this Code shall be submitted with the required fees, sureties, escrows and deposits.
- (2) The application and required submittals shall be delivered at least 28 days prior to the regular planning commission meeting at which it will be scheduled.
- (3) The application shall be considered as being officially delivered when all the information requirements are complied with.

(b) Hearing.

- (1) Upon delivery of the application, the zoning administrator shall set a public hearing date before the planning commission in accordance with subsection (a)(2) of this section, and distribute the preliminary plat and submittals to appropriate staff and referral agencies. The planning commission shall conduct the hearing, and report its findings and make recommendations to the city council.
- (2) Notice of the hearing shall consist of a property identification number and street address or common description, a description of the request, and a map detailing the property location, and shall be published in the official newspaper at least ten days prior to the hearing.
- (3) Written notification of the hearing shall be mailed at least ten days prior to the hearing date to all owners of land within 500 feet of the boundary of the property in question.

(c) Technical assistance reports. After the public hearing has been set, staff shall prepare technical reports where appropriate, and provide general assistance in preparing a recommendation on the action to the city council.

(d) Review by other agencies or jurisdictions. The zoning administrator shall refer copies of the preliminary plat to the park board and county, state or other public jurisdictions for their review and comment, where appropriate.

(e) Planning commission action. The planning commission shall make a recommendation to the city council within 30 days following the close of the public hearing unless an extension of the review period has been agreed to by the applicant. If the recommendation of the planning commission has not been received in time to meet the requirement, the council may act on the preliminary plat without such recommendation.

(f) City council action.

- (1) If all requirements of this chapter and as additionally imposed by the planning commission are complied with, the council shall act upon the preliminary plat and may impose conditions and restrictions which are deemed necessary within 120 days following delivery of an application and written acknowledgment by the city that the application is in compliance with this Code, unless an extension of the review period has been agreed to by the applicant. If the council fails to approve or disapprove the preliminary plat within such period, the preliminary plat shall be deemed approved and upon demand the city shall execute a certificate to that effect.
- (2) If the preliminary plat is approved by the city council or by act of law, the subdivider must submit the final plat within one year after such approval or, subject to the provisions of Minn. Stats. § 462.358, subd. 3c, and subject to the following, approval of the preliminary plat shall be void:

- a. At any time within 30 days before such deadline, the subdivider may file with the zoning administrator a written request that the deadline be extended one year beyond the deadline date of the preliminary plat approval.
  - b. The zoning administrator shall place the subdivider's request on the agenda of a regularly scheduled council meeting to be held within 30 days of such filing if in his opinion no change has occurred in any land use restriction or the comprehensive plan, or any other official control affecting the use, development density, lot size, lot layout, or dedication or platting required or permitted by the approved preliminary plat. If good cause is shown, the council may grant the extension. The request may be approved by the council as an item on its consent agenda.
  - c. Only one such extension request may be made.
  - d. Failure to file an extension request in a timely fashion, or the change of any restriction or control referred to in (f)(2)b of this section will require the submission of a new application for subdivision approval.
- (3) If the preliminary plat is denied by the city council, the reasons for such action shall be recorded in the proceedings of the council and transmitted to the applicant.
- a. Revisions to an approved preliminary plat may be necessary as a result of public improvement feasibility studies or other new information that renders any aspect of the approved plan questionable.
  - b. Any revision which, in the determination of the zoning administrator or planning commission, results in a significant change to the approved preliminary plat shall be subject to a public hearing as prescribed in subsection (b) of this section.
  - c. The city council may also require such revisions in the preliminary plat as it deems necessary for the health, safety, general welfare or convenience of the city.
  - d. A preliminary plat shall be denied if the applicant has failed to determine if a mound management plan is necessary.
- (4) Written notification of the city council action shall be sent to the applicant within one week of such action.

(Code 1984, § 350:18; Ord. No. 04-09, § 1, 4-19-2004)

### **Sec. 30-16. Data required for preliminary plat.**

- (a) Required submittals. Fifteen sets of all preliminary plat drawings with any necessary supplementary information, one set of 8½-inch by 11-inch paper copy of all maps thereof, and a list of property owners located within 500 feet of the land proposed to be subdivided shall be submitted. The list shall be obtained from and certified by the county. The preliminary plat shall contain the following information:
- (1) General requirements. The plan shall contain the following:
    - a. Proposed name of the subdivision. Names shall not duplicate or too closely resemble names of existing subdivisions within the county.
    - b. Location of boundary lines in relation to a known section, quarter section or quarter-quarter section line comprising a legal description of the property.
    - c. Names and addresses of all persons having an interest in the property, and the developer, designer and surveyor, together with their registration number.
    - d. Graphic scale of plat, not less than one inch to 100 feet.
    - e. Date and north arrow.
  - (2) Existing conditions. The plan shall contain the following:
    - a. Boundary line of the proposed subdivision, clearly indicated.
    - b. Existing zoning classifications for land within and abutting the subdivision.
    - c. A dimensional summary including area of the proposed subdivision, street rights-of-way, parks and trailways, wetlands, lots and outlots, and average lot area and width.
    - d. Location, dimensions, names and types of any and all existing or previously platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, easements, sections and district boundaries of taxing, fire, watershed, school, governmental and other such authorities having jurisdiction within the tract and to a distance of 200 feet beyond the tract.

- e. Location and size of existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of 200 feet beyond the tract. Such data as grades, invert elevations, and locations of catchbasins, manholes and hydrants shall also be shown.
- f. Boundary lines of adjoining unsubdivided land, within 200 feet, identified by name and ownership, including all contiguous land owned or controlled by the applicant. Where the applicant owns property adjacent to that which is being proposed for the subdivision, the applicant shall submit a sketch plan of the remainder of the property as to show the possible relationships between the proposed subdivision and future adjacent subdivision.
- g. Topographic data, including contours at vertical intervals of not more than two feet. Watercourses, marshes, rock outcrops, power transmission poles and lines, and other significant features shall also be shown. USGS datum shall be used for all topographic mapping where feasible.
- h. Location, dimensions, and other identifying characteristics of any and all historical, archeological, cultural and human burial sites located within and to a distance of 200 feet beyond the applicant's tract, including, but not limited to, Native American burial sites that may be identified.
- i. The information required pursuant to section 36-697.

(3) Proposed design features.

- a. Layout of proposed streets showing right-of-way widths, centerline gradients, typical cross sections, and proposed names of streets in conformance with all applicable city ordinances and policies shall be shown. Street names shall be assigned in accordance with chapter 28, article III.
- b. Locations and widths of proposed alleys and pedestrian ways shall be shown.
- c. Locations of proposed sanitary and storm sewer lines and water mains shall be shown.
- d. Provision for surface water disposal, drainage, and flood control that complies with applicable ordinances, statutes and governmental regulations shall be included.
- e. A plan for soil erosion and sediment control both during construction and after development has been completed shall be included. The plan shall include gradients of waterways, design of velocity and erosion control measures, landscaping of the erosion and sediment control system and stabilization of disturbed areas, and the plan shall be in conformance with chapter 14, article IV.
- f. Layout, numbers, lot areas, and preliminary dimensions of lots and blocks shall be shown.
- g. Minimum building setback lines as required in chapter 36 shall be shown.
- h. When lots are located on a curve, the width of the lot at the building setback line shall be shown.
- i. Any area, other than streets, alleys, pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the acreage of each such area, shall be shown.
- j. Water mains shall be provided to serve the subdivision by extension of an existing community system wherever feasible. Service connections shall be stubbed into the property line and all necessary fire hydrants shall also be provided. Extensions of the public water supply system shall be designed so as to provide public water in accordance with the standards of the city as contained in the Maple Grove Water Supply and Distribution Report, as amended.
- k. Sanitary sewer mains and service connections shall be installed in accordance with the city's comprehensive sewer plan, as amended.
- l. Where structures are to be placed on large or deep lots which are subject to potential replat, the applicant should consider the placement of structures so that lots could be further subdivided. A sketch plan that illustrates a way in which the lots could possibly be resubdivided may be submitted for review and non-binding comment by the city.
- m. A vegetation preservation and protection plan that shows those trees proposed to be removed, those to remain, the types and locations of trees, and other vegetation that is to be planted shall be included.

(b) Supplementary information. When deemed necessary by the zoning administrator, any or all of the following supplementary information requirements shall be submitted:

- (1) Proposed covenants.
- (2) An accurate soil survey of the subdivision prepared by a qualified person.
- (3) A survey prepared by a qualified person identifying tree coverage in the proposed subdivision in terms of type, weakness, maturity, potential hazard, infestation, vigor, density, and spacing.

- (4) Such other information as may be requested by the zoning administrator, city engineer, planning commission, or city council.

(Code 1984, § 350:21; Ord. No. 04-04, § 1, 2-2-2004)

### **Sec. 30-17. Design standards for preliminary plats, final plats, and subdivisions.**

Design standards for preliminary plats, final plats, and subdivisions are as follows:

(1) Blocks.

a. Block length.

1. In general, intersecting streets determining block lengths shall be provided at such intervals as to serve cross-traffic adequately and to meet existing streets.
2. Where no existing plats control, blocks shall not exceed 1,320 feet in length, except where topography or other conditions justify a departure from this maximum.
3. In blocks longer than 800 feet, pedestrian ways and/or easements through the block may be required near the center of the block.

- b. Block width. The width of the block shall normally be sufficient to allow two tiers of lots having a depth appropriate to the applicable zoning district as suggested by the minimum lot requirements for that zoning district. Blocks intended for business or industrial use shall be of such width as to be considered most suitable for their anticipated use, including adequate space for off-street parking and deliveries.

(2) Lots.

- a. Minimum area and width. The minimum lot area and width shall not be less than that established by the zoning regulations of chapter 36 in effect at the time of the most current completed application for preliminary plat of the affected property. This requirement shall not apply to property used or to be used for a public purpose such as, but not limited to, a well site or park.
- b. Ratio of depth to width. No lot shall be more than four times as deep as it is wide. Those portions of a lot within any abutting wetland, public water, or steep slopes of the type described in subsection (7)c of this section shall be ignored when determining whether the lot complies with this ratio.
- c. Corner lots. Corner lots for residential use shall have such dimensions as to permit building setback from both streets as required in chapter 36.
- d. Side lot lines. Side lines of lots shall be approximately at right angles to street lines or radial to curved street lines.
- e. Frontage. Every lot must have frontage on a public street.
- f. Watercourses. Lots abutting a watercourse, drainageway, channel or stream shall have additional depth and width, as required under the provisions of chapter 36 for the floodplain, shoreland and wetland systems districts.
- g. Preservation of special features. In the subdividing of any land, due regard shall be shown for all natural features, such as trees, wetlands, watercourses, historic sites or similar conditions which if preserved will add attractiveness and stability to the proposed development.
- h. Lot remnants. All remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allowed to remain as separate parcels or platted as outlots.
- i. Tax district boundaries. No lot shall extend over a tax district boundary without approval of the affected district tax authorities.
- j. Through lots. Through lots shall not be permitted except where lots back on major streets, or where topographic or other conditions render subdividing otherwise unreasonable. To allow space for screen planting along the back lot line, such lots, where allowed, shall have an additional depth of at least 20 feet beyond the lot depth appropriate to the applicable zoning district as suggested by the minimum lot requirements for that zoning district.
- k. Access restrictions. No residential lots shall receive direct access from a high volume collector or greater volume street, nor shall any commercial or industrial lot receive direct access from a minor arterial street or a street of greater volume.

(3) Streets, alleys and sidewalks.

- a. Continuity and arrangement of streets. Except for culs-de-sac, streets shall connect with dedicated or existing streets on adjoining or adjacent lands, or provide for future connections to adjoining lands, or shall be a reasonable projection of streets on the nearest properties. The arrangement of streets shall be considered in their relation to the reasonable circulation of traffic, to topographic conditions, to runoff of stormwater, and to public convenience and safety, and in their appropriate relation to the proposed uses of the area to be served.
- b. Local streets and dead-end streets.
  1. Local streets should be so planned so as to discourage their use by non-local traffic. Permanent dead-end streets are prohibited, but culs-de-sac may be permitted if not contrary to public health, safety, welfare or convenience.
  2. Cul-de-sac shall not be longer than 500 feet. The length shall be measured from the centerline of the adjoining street to the center of the turnaround.
  3. The cul-de-sac shall have a minimum right-of-way radius of 60 feet. Where the street right-of-way intersects the cul-de-sac right-of-way, a 30-foot radius is required.
- c. Width of right-of-way. Right-of-way shall be dedicated in the following minimum widths. The city engineer may require such additional right-of-way as he determines will be necessary as a result of approval of the subdivision either standing alone or as a part of a group of subdivisions over time.
  1. Local street: 60 feet.
  2. Minor collector street: 80 feet.
  3. Major collector street: 100 feet.
  4. Minor arterial street: 120 feet.
- d. Railroad crossings. Dedication of sufficient land, as determined by the city council, to ensure a safe view will be required before the city will accept any street dedication requiring a crossing of a railroad. An indication in writing from the public utilities commission that a crossing permit may be granted shall also be submitted before the preliminary plat can be approved.
- e. Street intersections. Under normal conditions, streets shall be laid out so as to intersect as nearly as possible at right angles, except where topography or other conditions justify variations. Under normal conditions, the minimum angle of intersection of streets shall be 80 degrees. Street intersections less than 125 feet apart, as measured from right-of-way to right-of-way, shall be avoided.
- f. Subdivisions abutting major rights-of-way. Wherever the proposed subdivision contains or is adjacent to the right-of-way of a U.S. or state highway, or railroad, provision shall be made for a frontage road approximately parallel and adjacent to the boundary of such right-of-way, provided that due consideration is given to proper traffic circulation. Such frontage roads shall be located at a distance from the rights-of-way suitable for the appropriate use of the intervening land. Such distance shall be determined with due consideration of the minimum distance required for approach connections to future grade separations, or for lot depths.
- g. Sidewalks. A paved sidewalk or pedestrian pathway not less than five feet in width is required on each side of the paved surface of any street to be constructed. See section 14-128 and the city's approved standard specifications adopted by the city council pursuant thereto. When a sidewalk parallels a street ending in a cul-de-sac, the sidewalk need not encircle the cul-de-sac but may continue upon its parallel course until it intersects with the pavement of the cul-de-sac and may there terminate.
- h. Alleys.
  1. Except where justified by special conditions related to the health, safety, welfare or convenience of the public, alleys will not be approved.
  2. Alleys, where provided, shall not be less than 30 feet wide.
  3. Dead-end alleys shall be avoided wherever possible, but, if unavoidable, such dead-end alleys may be approved if adequate turnaround facilities are provided at the closed end.
- i. Half streets. Dedication of half streets shall not be approved, except where it is essential to the reasonable development of the subdivision and in conformity with the other requirements of this chapter, where it is found that it will be practical to require the dedication of the other half when the adjoining property is subdivided, or where it becomes necessary to acquire the remaining half by condemnation so that it may be improved in the public interest.

- j. Compliance with city transportation plan. For all public ways hereafter dedicated and/or accepted, the minimum right-of-way, curve radius, curb radius, surfaced width and design standards for streets, alleys and pedestrian ways included in any subdivision shall be in accordance with the city's transportation plan, as amended, and subject to the approval of the city engineer.
- k. Street grades. Except upon the recommendation of the city engineer that the topography warrants a greater maximum, the maximum grade for boulevards perpendicular to the right-of-way shall be four percent, the maximum grade for culs-de-sac shall be six percent, and the maximum grade for all other grades in all streets and alleys in any subdivision shall be eight percent. In addition, there shall be a minimum longitudinal grade on all streets, including culs-de-sac, of not less than 0.5 percent.
- l. Reverse curves. Tangents of at least 100 feet in length shall be introduced between reverse curves on collector streets.
- m. Reserve strips. Reserve strips controlling access to streets shall be prohibited.
- n. Horizontal curves. Local street horizontal curves shall be at least 125 feet in centerline radius, for curves having internal angles of not more than 90 degrees. Where the internal angle exceeds 90 degrees, the minimum curve radius shall be 75 feet. The horizontal curves for collector or greater volume streets shall meet the minimum design criteria for the design speed of the street in accordance with municipal state aid standards.

(4) Easements.

- a. Width and location. An easement for utilities and drainage at least ten feet wide along the front lot line and five feet wide along side and rear lot lines shall be provided. If necessary for the extension of main water or sewer lines or similar utilities, easements of greater width may be required along lot lines or across lots.
- b. Continuity. Utility and drainage easements shall connect with easements established in adjoining properties. These easements, when approved, shall not thereafter be changed without the approval of the city council after a public hearing.
- c. Easements along watercourses and drainage channels. Easements shall be provided along each side of the centerline of any watercourse or drainage channel, whether or not shown in the comprehensive plan, to a width sufficient in the judgment of the city council to provide proper maintenance and protection and to provide for stormwater runoff and installation and maintenance of storm sewers, and they shall be dedicated to the city by appropriate language in the owner's certificate.

(5) Erosion and sediment control. The development shall conform to the natural limitations presented by topography and soil so as to create the least potential for soil erosion. Also see subsection 30-22(a)(6).

(6) Drainage.

- a. Where municipal storm sewer systems do not exist, or the introduction of such public system is deemed inappropriate by the city council, provisions for stormwater drainage shall be consistent with the city's storm drainage plan, as amended, and be subject to the review of the city engineer, who shall report to the city council on the feasibility of the plan presented.
- b. No plat, subdivision or development on land subject to this section shall be approved before an adequate stormwater disposal plan is approved by the city engineer and council, and approval of grade and drainage requirements shall be at the applicant's expense. The use of dry wells for the purpose of stormwater disposal is prohibited.
- c. No buildable portion of a subdivision shall be approved on land subject to flooding or containing poor drainage facilities, and on land which would make adequate drainage of the streets and lots impossible. However, if the applicant agrees to make improvements which will, in the opinion of the city engineer, make the area completely safe for residential occupancy or provide adequate street and lot drainage and conform to applicable regulations of other agencies such as the U.S. Corps of Engineers, or the state department of natural resources, the final plat of the subdivision may be approved. In addition, such plats may not be approved if the cost of providing municipal services to protect the floodplain area would impose an unreasonable economic burden upon the city.

(7) Protected areas.

- a. Where land proposed for subdivision contains drainageways, watercourses, floodable areas, wetlands or steep slopes, and thus may be unsuitable for development, the platting and development of those areas shall be consistent with limitations presented by such conditions.
- b. Subdivisions shall be designed so that at least 75 percent of the minimum lot area is free of wetland soil types, water bodies, watercourses, drainageways or floodway areas, or steep slopes (over 18 percent).

- c. No construction or grading shall be allowed on slopes steeper than 18 percent in grade over a horizontal distance of 50 feet.
- d. For land in the S shoreland district, steep slopes shall be defined as set forth in 36-3.

(Code 1984, § 350:24; Ord. No. 16-01, § 1, 1-4-2016)

**Sec. 30-18. Provision of land for public use.**

- (a) Required. Pursuant to Minn. Stats. § 462.358, subd. 2b, except as otherwise provided in this section, the city requires all owners or developers, as a prerequisite to approval of a plat, subdivision or development of any land, to convey to the city, or dedicate to the public use, a reasonable portion of any such proposal for public use as streets, roads, sewers, electric, gas and water facilities, stormwater drainage and holding areas or ponds, similar utilities and improvements, or parks, playgrounds, trails or open space, such portions to be approved and acceptable to the city.
- (b) Suitability of dedicated land. Any land to be dedicated as a requirement of this section shall be reasonably adaptable for its proposed use and shall be at a location convenient to the people to be served. Factors used in evaluating the adequacy of proposed park and recreation areas shall include size, shape, topography, geology, tree cover, access and location.
- (c) Park dedication requirements. Except as otherwise provided in this subsection, subdividers and developers of land within the city shall be required to dedicate to the city for park, playground, trail and public open space purposes the following minimum amounts of land or cash, or both, whichever the city, at its option, shall require. The required dedication shall be made prior to the city's release of the final plat for filing. Subdividers and developers may, however, pay the park dedication fee at any time after the final plat has been approved by the city council. The amount of any required cash contribution shall be calculated based upon rates established by the city and in effect as of the date of the release of the final plat for filing. For purposes of this subsection (c), words such as, but not limited to, "total acreage," "subdivision area," "the property in the plat, subdivision or development," and "the property being platted," whenever such words appear in this subsection or any resolution or policy adopted pursuant thereto, shall mean the gross area of the plat, subdivision or development except any undeveloped outlot that will, by current standards, be required to make the dedication required in this subsection at such time as the outlot is developed, subdivided or platted in the future.
  - (1) Residential dedications.
    - a. Land shall be dedicated pursuant to the following schedule, wherein density is calculated by considering the total acreage of the entire plat, subdivision or development being considered:

Dwelling Units per Gross Acre	Dedication Requirement
Less than 9	10 percent of subdivision area
9 and more	11 percent of subdivision area plus an additional 1 percent for each additional dwelling unit per acre over 9

The following schedules shall apply in the specific situations listed below:

1. Developments that include affordable units (affordable as determined by the city) shall receive a 25 percent reduction from the single unit rate for each affordable unit.
2. Developments with multiple dwelling structures that have a density of 14 units per acre, a minimum of eight units per structure and has a common internal access corridor for all units shall receive a 20 percent reduction from the single unit rate for each unit that satisfies the above.
3. Developments that include memory care and assisted living units shall apply the commercial rate to the percentage of memory care and/or assisted living units that are in the project multiplied by the project net acres.

The above schedules shall not be utilized cumulatively.

- b. A cash contribution in lieu of land dedication may be required at the discretion of the city. The cash contribution shall be calculated by the city estimating the fair market value per acre of residential property in the city, and such value shall then be multiplied by ten percent and the resulting figure divided by the average density of residential development existing in the city. The city shall establish the cash contribution by resolution, which shall not exceed the above calculation.
- c. The city may require the subdivider or developer to make a combination cash and land dedication pursuant to the following formula:
  - 1. The amount of land which could be required in accordance with this chapter shall be calculated.
  - 2. From the total calculated under subsection c.1 of this subsection, the actual amount of land the city determines to be needed to fulfill the purposes of this subsection c shall be subtracted.
  - 3. The balance arrived at under subsection c.2 of this subsection shall be converted into a cash contribution in lieu of land dedication pursuant to a standard formula established by the city, which formula takes into consideration such things as, but not necessarily limited to, the fair market value of the property in the plat, subdivision or development and the percentage of the total park dedication obligation represented by such balance.

(2) Commercial and industrial dedication requirements.

- a. Land dedication, if required, shall be 7½ percent of the subdivision or development.
- b. If the city requires payment of fees in lieu of land dedication, that fee shall be based upon the same percentage set forth in subsection a of this subsection, multiplied by the acreage of the proposed plat, development or subdivision, and by the council's estimate, as established at least annually by resolution, of the fair market value per acre of undeveloped commercial/industrial land in the community.
- c. Where a combination land and cash dedication is made, the lands dedicated will be deducted from the total park dedication land requirement, and the balance of required dedication acreage will be multiplied by the current council estimate established pursuant to subsection b of this subsection to determine the amount of cash dedication.

(3) Miscellaneous requirements. The following requirements apply to all dedications or conveyances for park, playground, trail or public open space purposes:

- a. Suitability of land. Land conveyed or dedicated pursuant to the provisions of this subsection (c) must be located outside of drainageways, floodplains and ponding areas after the site has been developed.
- b. Installation of improvements. As part of their development contract or site plan approval responsibilities, owners and developers shall be responsible for making certain improvements to the developments for park, playground, trail and public open space purposes, including, but not limited to, finished grading and ground cover for all park, playground, trail and public open spaces within their developments.
- c. Standards for location.
  - 1. The park board shall develop and recommend to the city council for adoption standards and guidelines for determining what geographic location of each such development should reasonably be required to be so conveyed or dedicated.
  - 2. Such standards and guidelines may take into consideration the zoning classification to be assigned to the land to be developed, the particular use proposed for such land, amenities to be provided and factors of density and site development as proposed by the owners or developers.
  - 3. The park board shall further recommend changes and amendments from time to time to such standards and guidelines to reflect changes in the usage of land which may occur, changes in zoning classifications and concepts, and changes in planning and development concepts that relate to the development and usages to which land may be put.
- d. Park board recommendations. The park board shall, in each case, recommend to the city council the total area and location of such land that the park board feels should be so conveyed or dedicated within the development for park or playground purposes.
- e. Acquisition of sites proposed on official map or comprehensive plan. Where a proposed park, playground, trail, open space or other recreational area that has been indicated on the official map and/or comprehensive plan is located in whole or in part within a proposed subdivision, such proposed site shall be designated as such and be dedicated to the city. If the subdivider chooses not to dedicate an area in excess of the land

required under this section for such proposed site, the council shall not be required to act to approve or disapprove the plat of the subdivision for a period of 90 days after the subdivider meets all the provisions of this chapter, in order to permit the council to consider the proposed plat and to take the necessary steps to acquire, through purchase or condemnation, all or part of the public site proposed on the official map or comprehensive plan.

- f. Density and open space requirements under zoning regulations. Land area so conveyed or dedicated for park, playground, trail and open space purposes may not be used by an owner or developer as an allowance for purposes of calculating the density requirements of the development as set out in chapter 36 and shall be in addition to and not in lieu of open space requirements for planned unit developments pursuant to chapter 36.
- g. Private open space. Where private open space for park, playground, trail, open space or other recreation purposes is provided in a proposed subdivision and such space is to be privately owned and maintained by the future residents of the subdivision, such areas may be used for credit at the discretion of the city council against the requirement of dedication for purposes described in this subsection (c), provided the city council finds it is in the public interest to do so and that the following standards are met:
  - 1. Yards, court areas, setbacks and other open space required to be maintained by the zoning and building regulations shall not be included in the computation of such private open space;
  - 2. The private ownership and maintenance of the open space shall be adequately provided for by written agreement;
  - 3. The private open space shall be restricted for park, playground, trail, open space or recreational purposes by recorded covenants which run with the land in favor of the future owners of property within the tract and which cannot be eliminated without the consent of the city council;
  - 4. The proposed private open space must be reasonably adaptable for use for such purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land;
  - 5. Facilities proposed for such purposes must be in substantial accordance with the provisions of the recreational element of the comprehensive plan, and be approved by the city council; and
  - 6. Where such credit is granted, the amount of credit shall not exceed 25 percent of the amount calculated in subsection (c)(1) or (2) of this section, whichever is applicable.
- h. Disposition of cash contributions. The park board shall establish a separate fund into which all cash contributions received from owners and developers in lieu of conveyance or dedication of land for park, playground, trail and open space purposes shall be deposited. The park board shall establish separate budgeting and accounting procedures for such fund and shall make from time to time appropriations from such fund for acquisition of land for such purposes, for developing existing park, playground, trail and open space sites or for debt retirement in connection with land previously acquired for such purposes.
- i. Administrative procedures. The park board shall establish such administrative procedures as it may deem necessary and required to implement the provisions of this subsection (c).

(4) Determination of land type. The determination of whether land is residential, commercial, or industrial shall be based upon the zoning of the particular land for which dedication is required. Zoning classifications shall be categorized as follows:

Zoning	Land Type
R-A, R-1, R-2, R-2b, R-3, R-4, R-5	Residential
B, FF	Commercial
I	Industrial
Planned unit development (PUD), FP, S, and W	See underlying zoning classification

PUD district

See major use approved when zoned PUD

- (5) Waivers. The park dedication requirement may be waived by the city council in connection with lands described in subsections a and b of this subsection, subject to the requirements of subsections c and d of this subsection. Such lands include:
- a. Land owned by a government or governmental subdivision, which land is or will be devoted to a public purpose; and
  - b. Privately owned land that is intended to be maintained or developed so as to contain on at least 90 percent of the gross subdivision area large park-like areas open to use by the public such as a golf course.
  - c. Prior to subdivision approval and any such waiver, the property owner (public or private) must present to the city in recordable form a covenant running with the land and satisfactory to the city wherein the owner agrees for himself, his heirs, successors, and assigns to make park dedication for the land according to prevailing requirements at the time dedication is required in any of the following circumstances:
    1. Whenever public lands or uses or portions thereof which are otherwise exempt become privately owned and do not or will not meet the 90 percent requirement set forth in this subsection, as measured at the time of the covenant;
    2. Whenever more than ten percent of the gross subdivision area of any privately owned property, as measured at the time of the covenant, becomes developed so as to prevent the public by design or implication from unrestricted access to the land; or
    3. If the actual or intended use of the land changes so as to be inconsistent with the types of public activities and uses set forth in this subsection.
  - d. The covenant referred to in subsection c of this subsection shall be filed in the office of the county recorder at the owner's expense at or before the recording of the plat by which the subdivision is accomplished.

(Code 1984, § 350:27; Ord. No. 04-25, § 1, 12-6-2004; Ord. No. 08-14, § 1, 11-3-2008)

### **Sec. 30-19. Review, approval and recording of final plat.**

- (a) Application for review.
- (1) Within one year after preliminary plat approval, an application for final plat review, application fee as established in chapter 16, article XI, and final plat with required content and submittals as specified in section 30-20 shall be delivered to the zoning administrator or else preliminary plat approval will expire.
  - (2) The application and required submittals shall be delivered at least 14 days prior to the regular city council meeting at which it will be scheduled.
  - (3) The application shall be considered as being officially delivered when all the information requirements are complied with.
- (b) City council action. Upon receipt of a completed application for final plat, the zoning administrator shall schedule it for consideration in accordance with subsection (a)(2) of this section, distribute the final plat to appropriate staff and review agencies and arrange for the preparation of a report to assist in arriving at a recommendation to the city council.
- (c) Approval by city council.
- (1) After review of the final plat by staff such final plat, together with the recommendations of staff, shall be submitted to the city council for consideration.
  - (2) The final plat shall conform to the approved preliminary plat except for any adjustments deemed to be minor by the zoning administrator. The city council may also require revisions in the final plat as it deems necessary for the health, safety and general welfare or convenience of the city. If any revision results in a significant change to the approved preliminary plat, the revisions shall be subject to a public hearing as prescribed in subsection 30-15(b).
  - (3) If accepted, the final plat shall be approved by resolution, which resolution shall provide for the acceptance of all agreements for basic improvements, public dedication and other requirements as indicated by the city council.

- (4) If disapproved, the grounds for any refusal to approve a plat shall be set forth in the proceedings of the council and reported to the applicant. A final plat shall be disapproved if a mound management plan has not been approved by the city.
  - (5) If the council fails to approve the final plat within 60 days of the date the applicant has complied with all conditions and requirements of applicable regulations and all conditions and requirements upon which preliminary approval was expressly conditioned, either through performance or the execution of appropriate agreements assuring performance, the final plat shall be deemed approved, and upon demand the city shall execute a certificate to that effect.
  - (6) Written notification of the city council action shall be sent to the applicant within one week of such action.
- (d) Recording. If the final plat is approved by the city council, or by act of law, the applicant shall record it with the county recorder within two years after such approval or, subject to the provisions of Minn. Stats. § 462.358, subd. 3c, and subject to the following, approval of the plat shall be void. A final plat will not be released by the city for recording purposes until the applicant has satisfied the ministerial requirements of section 30-21.
- (1) At any time within 30 days before such deadline, the subdivider may file with the zoning administrator a written request that the deadline be extended one year beyond the date the extension is granted.
  - (2) The zoning administrator shall place the subdivider's request on the agenda of a regularly scheduled council meeting to be held within 30 days of such filing if in his opinion no change has occurred in any land use restriction or the comprehensive plan, or any other official control affecting the use, development density, lot size, lot layout, or dedication or platting required or permitted by the approved preliminary plat. If good cause is shown, the council may grant the extension. The request may be approved by the council as an item on its consent agenda.
  - (3) Only one such extension request may be made.
  - (4) The change of any restriction or control referred to in subsection (d)(2) of this section will require the submission of a new application for subdivision approval.

(Code 1984, § 350:30; Ord. No. 04-09, § 2, 4-19-2004; Ord. No. 15-08, § 1, 5-4-2015)



## **Parks & Recreation Board**

12951 Weaver Lake Rd • Maple Grove MN 55369-9409  
Phone: (763) 494-6500 Fax: (763) 494-6453

Dear Owners and/or Developers:

Pursuant to Minnesota laws and City Comprehensive Park Plan, the City of Maple Grove requires all owners or developers to convey to the City, or dedicate to the public for park or playground purposes, a reasonable portion of the area being platted, subdivided or developed as specified in Section 30:18 of the Maple Grove Subdivision Ordinance as a prerequisite to approval of a plat, subdivision or development of any land.

In lieu of the aforementioned requirements, and with proper consideration of the City's Comprehensive Park Plan, the owners or developers are required to pay to the City an equivalent amount in cash based upon the undeveloped land value of that portion of said land that would have otherwise been required to be dedicated for use in the acquisition of public parks and playgrounds, development of existing public park and playground sites and for debt retirement in connection with land previously required for public parks and playgrounds.

The form of contribution (cash or land or any combination) shall be decided by the City based upon the requirements of this ordinance, need and conformance with approved City plans.

Correspondingly, as part of the City's plat, subdivision and development process, you are required to contact the Parks and Recreation Director to fully review your proposal and discuss in detail the requirements of the Subdivision Ordinance Section 30:18 pertaining to Parks and Recreation.

To meet this requirement, contact Chuck Stifter, Parks and Recreation Director at 763-494-6501 to schedule a meeting. This requirement must be fulfilled at least 28 days prior to the Planning Commission meeting and before the preparation of plans for submission of the application for preliminary plat approval.

Thank you for your cooperation on this matter.

Sincerely,

Chuck Stifter, Director  
Maple Grove Parks and Recreation Board

## **"T", Tree Preservation Plan Submittal**

To aid in the assessment of development-related impacts to trees located within the "T" District, the City requires the applicant to provide plans in the format below. Staff finds that the format is useful not only for City review but also for planning purposes. Please familiarize yourself with the provisions of the Tree Preservation District Standards, Section 36-721 through 36-733 of the Zoning Ordinance.

1. A separate proposed development plan should be overlaid with the legal boundary lines of the applicable tree district(s).
2. The locations of all trees 8 inches in diameter or greater, within the "T" District boundary, shall be surveyed and accurately positioned on a development plan. Each tree should be assigned an *identifying number* or letter on the plan. This plan should also illustrate the *grading limits* within the tree district(s).
3. A table corresponding to each (if more than one within the development area) affected "T" District shall be provided clearly illustrating:
  - a. The tree *number* corresponding to that as shown on the plan,
  - b. the tree *type*,
  - c. the tree *size*, and
  - d. a notation indicating whether the tree is to be *saved* or *removed* during the subdivision process.
4. A second table should then be created that shows:
  - a. The Tree Preservation District *number(s)*,
  - b. the total *existing tree inches* within the district,
  - c. the total *tree inches removed*,
  - d. the *percentage of trees preserved*, and
  - e. the amount, in total inches, of *trees to be replaced* (if necessary).

Data in similar form must be provided when individual certificates of survey are submitted to the City when building permits are being requested for each affected lot.

## Landscape Tree Suggestions

The following document is split into multiple sections. Native selections are listed first, followed by non-native species. The native species are those defined by the MN DNR Division of Forestry for the Big Woods Ecological Subsection. Additionally, native plants are best adapted to the local climate. Once established, they seldom need watering, mulching, protection from frost or continuous mowing; They are used by beautiful and diverse native butterflies and insects. In contrast, many common horticultural plants require insect pest control to survive; Moreover, native plants and plant communities provide habitats and refuges for wildlife, especially birds. (Adapted from the MN DNR website: <http://www.maplegrovemn.gov/about/boards-and-commissions/arbor-committee/resources/>)

### Native Deciduous – small

Common Name (Latin)	At Maturity			Light Preference	Tolerance to:				Comments & Notable Varieties
	Height	Spread	Growth Rate		Salt	Wet	Clay Soils	Drought	
1. Alder, Speckled ( <i>Alnus rugosa</i> )	15-20'	15-20'	F		L	H	H	L	Needs moist conditions. Improves soil fertility with nitrogen. Dark purple fruit persists on wood that turns orange in winter. Age 25-50 years.
2. Bladdernut, American ( <i>Staphylea trifolia</i> )	10-15'	10-15'	M		L	I	H	I	Interesting 1-2" seed pods. Yellow fall color.
3. Blue Beech ( <i>Carpinus caroliniana</i> )	15-18'	15-20'	S	 	L	L	L	L	Also called American Hornbeam. Good fall color; interesting bark. Understory tree. Age 50-75 years.
4. Dogwood, Gray ( <i>Cornus racemosa</i> )	8-12'	6-10'	M	 	L	H	H	L	White flowers, white fruit, purple-red fall color. May colonize.
5. Dogwood, Pagoda ( <i>Cornus alternifolia</i> )	15-25'	20-25'	S	 	L	I	I	L	White spring flowers; interesting horizontal branching pattern. Beneficial for butterflies. pH 4.0-7.5. Potentially invasive.

**Key:**

Light:



Full Sun



Part sun/part shade



Shade

Growth Rate:

F – fast

M – moderate

S – slow

Tolerance: H – high

I – intermediate

L – low

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments & Notable Varieties
	Height	Spread			Salt	Wet	Clay Soils	Drought	
6. Hawthorn, Cockspur ( <i>Crataegus crusgalli</i> )	15-18' 15-25'	20-25' 20-30'	M S	 	L	H	H	H	Bright red fruit; seek out thornless varieties. Deer usually avoid eating. Beneficial for butterflies. Age 50-100 years. Potentially invasive.
7. Ninebark, Common ( <i>Physocarpus opulifolius</i> )	8-10'	8-10'	M		I	H	H	I	Dense growth.
8. Serviceberry ( <i>Amelanchier sp.</i> )	15-25'	10-15'	M		H	H	H	L	White flowers in spring; good fall color. Very high wildlife value, bird magnet. Edible fruit. Consider Downy ( <i>A. arborea</i> ) or Allegheny ( <i>A. laevis</i> ) varieties.
9. Buffaloberry, Silver ( <i>Shepherdia argentea</i> )	8-10'	8-10'	M		H	H	H	L	Silvery, light green leaves. Berries in late summer.
10. Viburnum, Arrowwood ( <i>Viburnum dentatum</i> )	6-8'	6-8'	M	  	I	H	H	I	Very shade tolerant. Also recommended varieties: Witherod Viburnum ( <i>V. cassinoides</i> ) or Mapleleaf Viburnum ( <i>V. acerifolium</i> )
11. Viburnum, Nannberry ( <i>Viburnum lentago</i> )	16-20'	10-20'	F	  	L	H	H	L	White flowers. Rose-pink fruit turns blue-black. Purple-red fall color. Edible fruit, but large central pit. Often along forest edges, swamps. Age 10-20 years.
12. Crimson Cloud Hawthorn ( <i>Crataegus laevigata</i> )	15'	10-15'	M	 	L	H	H	H	Rounded form. Red fruit and flowers. Minor insect and disease concerns. pH 6.0-8.0
13. Ivory Silk Lilac ( <i>Syringa reticulata</i> 'Ivory Silk')	15-25'	15-20'	M		H	H	H	M	Introduced in Ontario Canada. Has superior bloom & foliage. Flowers at a young age. Sturdy & more compact growth than other species. Cherry-like bark. Intolerant to compacted soil. pH 6.5-8.0

**Key:**

Light:



Full Sun



Part sun/part shade



Shade

Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low

## Native Deciduous – medium

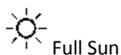
Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
1. Ironwood or Hophornbeam ( <i>Ostrya virginiana</i> )	25-45'	20-35'	S	  	L	H	H	L	Tolerates wide range of soil and light conditions (grows faster in more sun). Attractive catkins resemble 'hops'. Holds leaves into winter. Age 75-100 years.
2. Linden, Littleleaf ( <i>Tilia cordata</i> )	35-50'	20-30'	M	  	I	H	H	I	Excellent shade tree. Beneficial for bees and other wildlife. Very susceptible to storm damage. pH 6.5-7.5
3. Plum, American ( <i>Prunus americana</i> )	20-35'	20-30'	F		L	L	H	H	Produces sweet-spice scented white blooms. Edible fruit. Age 25-30 years.
4. Black Willow ( <i>Salix nigra</i> )	35-55	20-40	F		M	H	H	H	Only native willow to MN that reaches tree size. Form is columnar.

## Native Deciduous – tall

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
1. Birch, Paper ( <i>Betula papyrifera</i> )	40-70'	25-50'	M	 	M	H	I	L	Attractive white bark, yellow fall color. Choose insect-resistant cultivars. Age 80-100 years. Available in clump or single stem forms. pH 5.0-8.0
2. Birch, River ( <i>Betula nigra</i> )	40-60'	30-40'	M		I	H	H	L	Attractive bark. High wildlife value. Available in clump or single stem forms. Age 50-75 years.
3. Butternut ( <i>Juglans cinerea</i> )	50-75'	50-75'	M F		L	H	H	L	Gray bark color. Edible nuts. Age 80-100 years. pH 6.6-8.0

**Key:**

Light:



Full Sun



Part sun/part shade



Shade

Growth Rate:

F – fast  
M – moderate  
S – slow

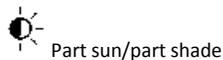
Tolerance: H – high

I – intermediate  
L – low

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
4. Cherry, Pin ( <i>Prunus pensylvanica</i> )	20-35'	20-35'	F		L Spray-M	H	L	H	Attractive bark. Bright red-orange color in fall. Edible fruit. Great wildlife value. Age 20-40 years. pH 6.0-7.5
5. Coffeetree, Kentucky ( <i>Gymnocladus dioicus</i> )	50-70'	30-50'	M		I	I	H	H	Provides open shade; 4-8" long pods (female trees) create interest in winter. Age 50-75 years.
6. Hackberry ( <i>Celtis occidentalis</i> )	50-75'	35-50'	M F		I Spray-L	H	H	H Silty Clay	Unique bark; adaptable. Persistent berries. High wildlife value. Age 100-150 years. pH 6.5-8.0
7. Hickory, Bitternut ( <i>Carya cordiformis</i> )	50-75'	50-75'	S		I	H	H	I	Yellow color in fall. Nuts produced are very bitter. Age 100-150 years.
8. Honey locust ( <i>Gleditsia triacanthos</i> )	50-75'	50-75'	M F		H	H	H	H	Provides attractive "open" shade. Opt for thornless varieties: 'Moraine', 'Shademaster', or 'Skyline'. Age 100-125 years. pH 6.0-8.0
9. Linden ( <i>Tilia americana</i> )	50-75'	25-40'	F		L	I	H	I	Also called American Basswood. Excellent for larger sites. Age 150-200 years
10. Maple, Sugar ( <i>Acer saccharum</i> ) *	50-75'	50'	M S		L	H	L	L	Excellent fall color. Sap used for maple syrup. Leaves break down quickly. Age 150-200 years. pH 6.0-7.5
11. Oak, Bur ( <i>Quercus macrocarpa</i> )	60-100'	75-100'	S		H spray-M	H	H	H	Excellent tree for urban landscapes. Age 150-250 years. Edible acorns. pH 4.6-8.0
12. Oak, Northern Pin ( <i>Quercus ellipsoidalis</i> )	50-75'	50-75'	M S		I	H	H	H	Good red fall color; distinctive pyramid form. Good wildlife value. Age 100-150 years. pH 5.5-7.5
13. Oak, Northern Red ( <i>Quercus rubra</i> )	60-80'	40-50'	M		Spray-L Soil-I	H	H	L	Withstands City conditions. Fast growth rate for oaks. Age 100-150 years. pH 4.0-6.5
14. Oak, Swamp White ( <i>Quercus bicolor</i> )	40-60'	30-60'	M		H (soil)	H	H	L	Quite adaptable. Unique bark. Holds leaves into winter. Very high wildlife value. Age 150-200 years.
15. Walnut, Black ( <i>Juglans nigra</i> )	70-100'	75-100'	M F		I (soil)	H	H	H	Produces sizeable and edible fruit. Some plants may be sensitive being nearby. Age 150-175 years.

**Key:**

Light:



Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
16. Northern Catalpa ( <i>Catalpa speciosa</i> )	40-75'	25-50'	F		I	H	I	H	White flowers in the spring with capsule fruit. Yellow fall color. Tolerant of compacted soil. pH 6.1-8.0

\*Maple trees tend to be overplanted in Maple Grove. Consideration should be given to plant other trees to aid in tree diversification.

## Native Coniferous (Evergreens)

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
1. Fir, Balsam ( <i>Abies balsamea</i> )	50-75'	20-30'	S	 	L	H	H	L	Withstands pollution. Fragrant needles. Age 100-150 years.
2. Hemlock, Emerald Fountain ( <i>Tsuga canadensis</i> 'Monier')	6-10'	2-3'	F	  	L	H	H	L	Shad tolerant.
3. Hemlock, Weeping ( <i>Tsuga canadensis</i> 'Sargentii')	10-15'	6-8'	F	  	L	L	L	L	Prefers moist well drained acidic soil. Benefits from protection from winter winds.
4. Larch, American ( <i>Larix laricina</i> )	40-70'	20-35'	M		H	H	H	I	Also called Tamarack, Needles yellow in fall and drop off; small cones. Likes wet/boggy areas. Age 100-150 years.
5. Pine, Red (Norway) ( <i>Pinus resinosa</i> )	75-100'	35-55'	M F	 	I	H	L	L	Minnesota State Tree. Also called Norway Pine. Produces large cones. Age 150-200 years. Major insect & disease concerns.
6. Spruce, Black Hill ( <i>Picea glauca</i> 'densata') *	30-50'	20-35'	S	 	H	I	H	H	More dense and ornamental than other spruce.
7. Spruce, White ( <i>Picea glauca</i> ) *	40-60'	12-20'	M		H	I	H	H	Hardy; Needs full sun. Age 175-200 years.

**Key:**

Light:

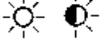


Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
8. Northern White Cedar ( <i>Thuja occidentalis</i> )	30-60	20-50	M		Spray-L Soil-H	H	H	I	Nice shape and form. Susceptible to storm damage. pH 6.0-8.0
9. Japanese Larch ( <i>Larix kaempferi</i> )	70-90	25-40	F		H	H	H	L	Considered the most handsome Larch & fastest growing when young. Plant in a large area due to size.

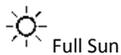
\*Spruce trees tend to be overplanted in Maple Grove. Consideration should be given to plant other trees to aid in tree diversification.

## Non-Native Plants - Deciduous – small

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
1. Birch, Fox Valley ( <i>Betula nigra</i> 'Little King')	10'	12'	F		I	H	L	L	In River Birch family. Very dense, compact growth. Most adaptable birch. "Cully" has high tolerance to clay soils. 45-50' H and 30-35 Spread
2. Chokecherry, Amur ( <i>Prunus maackii</i> )	20-30'	18-25'	F		L	L	H	L	Showy white flowers; attractive copper bark.
3. Crabapple ( <i>Malus sp.</i> )	10-30'	8-20'	M		L	H	H	I	White to pink flowers in spring. Choose cultivars with small, persistent fruit. Varieties are: 'PrairieFire', 'Donald Wyman', 'Sargent's', 'Purple Prince', 'Harvest Gold', 'Coralburst',. Choose disease resistant! ("Radiant, Prairie, Indian Magic, Pink Spires and Profusion" have major disease concerns).
4. Hydrangea, Tree Form ( <i>Hydrangea paniculata</i> 'Grandiflora')	8-10'	6-10'	F		H	I	H	L	White to pink flowers

**Key:**

Light:



Full Sun



Part sun/part shade



Shade

Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
5. Lilac, Dwarf Korean ( <i>Syringa meyeri</i> 'Palibin')	6-8'	5-7'	F		I	I	H	I	An excellent specimen tree for small areas.
6. Lilac, Japanese Tree ( <i>Syringa reticulata</i> )	15-25'	15-20'	M		H	H	H	I	Showy white flowers in summer. Easy to plant bareroot in spring and fall as well as container. pH 6.5-8.0
7. Lilac, Miss Kim ( <i>Syringa patula</i> )	8-10'	10-15'	S		Spray-I	H	H	I	Fragrant pink flowers. Burgundy fall color. If require smaller variety, consider 'Tinkerbelle' ( <i>Syringa</i> 'ballbelle') just 5-6' in height/width. pH 6.5-7.5
8. Magnolia ( <i>Magnolia acuminata</i> ) ( <i>Magnolia leobneri</i> )	8-30'	8-30'	M		I	L	L	L	ZONE 5-9 Fragrant flowers in April to May. Loebneri Magnolia runs taller – 'Merrill' variety has done well at the MN Landscape Arboretum.
9. Maple, Korean * ( <i>Acer pseudosieboldianum</i> )	15-25'		M		L	I		I	A hardy version of a Japanese maple. Exfoliating bark and reddish-gold fall color.
10. Viburnum, Blackhaw ( <i>Viburnum prunifolium</i> )	10-15'	8-12' 6-12'	M		L	H	H	H	White flower clusters, pink fruits turn black in fall. Red/bronze fall color.
11. Viburnum, Mohican ( <i>Viburnum lantana</i> 'Mohican')	8' 7-8'	8' 7-10'	F S		L	H	I	H	Creamy white flowers. Orange/red fruit turns black in fall. Red fall color. pH 6.0-7.0
12. Willow, Arctic Blue Leaf ( <i>Salix purpurea</i> 'Nana')	6-10' 3-4'	3-6'	M F		I	H	H	I	Fine textured blue-green foliage. Branches are used to make baskets.
13. Homestead Buckeye ( <i>Aesculus X</i> 'Homestead Buckeye')	25-30'	20-35'	S		H	H	I	L	Dark orange-red flowers. Resistant to scorch & mildew. Fruitless. Do not plant bareroot. pH 6.0-7.5
14. Ohio Buckeye ( <i>Aesculus glabra</i> )	25-35'	20-35'	S		I	H	H	L	Yellow spring flowers; orange fall color. Butterflies love the flowers. pH 6.0-7.5

\* Maple trees tend to be overplanted in Maple Grove. Consideration should be given to plant other trees to aid in tree diversification.

**Key:**

Light:



Full Sun

Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low

October 2015



Part sun/part shade



Shade

## Deciduous – medium

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
1. Pear, Ussurian ( <i>Pyrus ussurlensis</i> )	30-45'	30-45'	M	 	I	I	H	H	Showy spring flowers. Fruit inedible, but not present on solitary trees. Very hardy. pH 5.5-8.0
2. Redbud, Eastern ( <i>Cercis canadensis</i> )	20-30'	25-35'	M S	  	I	H	H Silty Clay	L	Reddish purple flower in spring. Age 50-75 years. Major disease concerns. pH 6.1-8.0
3. Willow, Laurel ( <i>Salix pentandra</i> )	20-40'	15-35'	F		I	H	H	I	Glossy, attractive dark green foliage. Age 20-40 years.
4. Yellowwood, American ( <i>Cladrastis lutea</i> )	30-45'	40-45'	M		I	I	I	H	Yellow fall leaf color. Clusters of fragrant white flowers. High pH & dry soil tolerant.
5. Blue Beech ( <i>Carpinus caroliniana</i> )	15-30'	15-25'	S	  	I	H	I	L	Also known as Hornbeam
6. Bebb Willow ( <i>Salix bebbiana</i> )	20-35'	20-35'	F		H	H	H	H	pH 5.5 - 7.5 Can survive short periods of standing water, but growth rates decline sharply if water persists above the root collar. Is not drought tolerant, but prefers sites with adequate moisture. It is also shade intolerant and grows best in full sunlight

## Deciduous – tall

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
1. Cork tree, Amur ( <i>Phellodendrom sp.</i> Sachalinense 'His Majesty')	30-50'	30-50'	F	 	I	I	H	H	Interesting corky bark, Pollution tolerant, adaptable to wide range of soil types. pH 5.0 – 8.2 Tolerant to compacted soil.

**Key:**

Light:



Full Sun



Part sun/part shade



Shade

Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
2. Elms, Hybrid ( <i>Ulmus</i> hybrids)	40-60'	20-40'	F	  	I	I	H	H	Cultivars resistant to Dutch Elm disease: 'Accolade', 'New Horizon', 'Homestead', 'Discovery', and 'Cathedral'. Beneficial for butterflies.
3. Princeton Sentry Ginkgo ( <i>Ginkgo biloba</i> 'Princeton sentry')	55 – 60	25 – 30	S		H	H	H	H	Yellow fall color. pH 6.1 – 8.0

\*Maple trees tend to be overplanted in Maple Grove. Consideration should be given to plant other trees to aid in tree diversification.

## Coniferous – small

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
1. Arborvitae, Eastern ( <i>Thuja occidentalis</i> )	10-15'	3-5'	M		L	I	H	I	'Emerald' variety is narrow, compact, and pyramidal form. 'Nigra' variety is pyramidal. 'Techny' variety is also a strong grower.
2. Techny Arborvitae ( <i>Thuja occidentalis</i> , 'Techny')	15 – 25	6 – 20	M	 	Spray=L Soil=M	H	H	L	Good dense hedge or screen. Retains deep green color all year. Susceptible to cold injury and storm damage. pH 6.0 – 8.0
3. Juniper, Chinese ( <i>Juniperus chinensis</i> )	8-15'	6-12'	M		I	L	H	H	Excellent evergreen foliage; females produce berry-like cones.
4. Larch, Deborah Waxman ( <i>Larix laricina</i> 'Deborah Waxman')	6'	4'	F		L	I	H	L	Dwarf form of American Larch. Blue-green needles turn golden yellow in fall.
5. Pine, Macopin ( <i>Pinus strobus</i> 'Macopin')	8-10'	8-10'	S		L	L	H	I	Dwarf form of white pine. Upright habit with large quantity of cones.
6. Pine, Mugo ( <i>Pinus mugo</i> )	12-15'	12-15'	M	 	H	L	H	H	Dense, wide-spreading form.
7. Pine, Slim Jim ( <i>Pinus sylvestris</i> 'Slim Jim')	8-10'	4'	S	 	L	L	H	H	Dense columnar form of Scotch Pine with twisted dark green needles.

**Key:**

Light:



Full Sun



Part sun/part shade



Shade

Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
8. Pine, Mugho ( <i>Pinus mugo</i> 'Tannenbaum')	10-15'	6'	S	 	L	L	H	H	Compact, pyramidal form with good winter color.
9. Spruce, Acrocona ( <i>Picea abies</i> 'Acrocona') *	8'	4'	S	 	L	L	H	I	Compact & upright growth habit
10. Spruce, Alberta ( <i>Picea glauca</i> 'Conica') *	13'	10'	S	 	L	L	L	I	Attracts birds, deer resistant
11. Spruce, North Star ( <i>Picea glauca</i> 'North Star') *	12'	4'	S		I	I	L	L	Resilient to harsh winter conditions. No significant negative characteristics.
12. Yew, Upright Japanese ( <i>Taxus cuspidata</i> 'Capitata')	10-12'	3-5'	S	 	L	L	I	I	Prefers moist well drained soil. Shade tolerant. Needs protection from winter winds.

\*Spruce trees tend to be overplanted in Maple Grove. Consideration should be given to plant other trees to aid in the diversification.

## Coniferous – medium & tall

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
1. Fir, White ( <i>Abies concolor</i> )	30-50'	15-25'	M	 	I	I	H	I	Soft, evergreen foliage; excellent pyramidal form. pH 4.0 – 6.5
2. Pine, Scotch ( <i>Pinus sylvestris</i> )	30-50'	25-40'	M	 	L	L	L	H	Attractive orange bark. Age 100-150 years.
3. Balsam Fir ( <i>Abies balsamea</i> )	50-75'	20-30	S	  	I	H	H	I	Very popular as Christmas trees.

**Key:**

Light:



Full Sun



Part sun/part shade



Shade

Growth Rate:

F – fast

M – moderate

S – slow

Tolerance: H – high

I – intermediate

L – low

Common Name (Latin)	At Maturity		Growth Rate	Light Preference	Tolerance to:				Comments
	Height	Spread			Salt	Wet	Clay Soils	Drought	
4. Pine, Swiss Stone ( <i>Pinus cembra</i> )	25-35'	10-15'	S		L	L	L	I	Dense, conical growth form; dark green foliage.
5. Spruce, Norway ( <i>Picea abies</i> ) *	40-65'	20-35'	F		L	L	H	I	Produces large cones of any spruce. Age 150-200 years. Intolerant to compacted soil. Largest and fastest growing spruce. pH 4.7 – 7.5

\*Spruce trees tend to be overplanted in Maple Grove. Consideration should be given to plant other trees to aid in tree diversification.

**List of Trees the Maple Grove Arbor Committee Recommends Not to Plant:**

**Ash**

Green Ash – susceptible to Emerald Ash Borer

*Fraxinus pennsylvanica*

White Ash – susceptible to Emerald Ash Borer

*Fraxinus americana*

**European Mountain Ash** – susceptible to fireblight

*Sorbus aucuparia*

**Birch**

European Birch – highly susceptible to bronze birch borer

*Betula pendula*

Asian Birch – highly susceptible to bronze birch borer

*Betula platyphylla*

Himalayan Birch – highly susceptible to bronze birch borer

*Betula utilis*

Japanese Monarch Birch

*Betula maximowicziana*

**Key:**

Light:



Full Sun



Part sun/part shade



Shade

Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low

**Black Cherry** – invasive, spreads laterally by suckers

*Prunus serotina*

**Crabapple** – The Arbor Committee does not recommend the planting of any Crabapple trees due to them being overplanted in Maple Grove. Crabapple trees that are not disease resistant will need to be treated with fungicides or antibiotic streptomycin to prevent weakening or death of the tree

Columnar Siberian Crabapple – susceptible to disease Apple Scab

*Malus baccata ‘Columnaris’*

Golden Raindrops Crabapple – susceptible to disease Fire Blight

*Malus ‘Schmidtcutleaf’*

Klehm’s Improved Bechtel Flowering Crab – susceptible to disease Cedar Apple Rust

*Malus icensis ‘Klehm’s Improved Bechtel’*

Prairie Rose Crabapple – susceptible to disease Cedar Apple Rust

*Malus icensis ‘Prairie Rose’*

Royalty Crabapple – susceptible to disease Apple Scab

*Malus ‘Royalty’*

Spring Snow Crabapple – susceptible to disease Apple Scab

*Malus ‘Spring Snow’*

**Eastern Red Cedar** – disease vector, invasive, toxic

*Juniperus virginiana*

**Eastern Redbud** – extremely borderline for Minnesota winters

*Cercis canadensis*

**Elm**

Siberian Elm – invasive

*Ulmus pumila*

**Key:**

Light:



Full Sun

Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
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October 2015



Part sun/part shade



Shade

**Locust**

Black Locust - invasive

*Robinia pseudoacacia*

**Lombardy Poplar** – susceptible to disease and insects

*Poplar nigra italica*

**Maple** – The Arbor Committee does not recommend the planting of any Maple trees due to them being overplanted in Maple Grove.

Amur Maple - invasive

*Acer ginnala*

Norway Maple - invasive

*Acer platanoides*

Silver Maple – weak wood, shallow roots

*Acer saccharinum*

Autumn Blaze Maple – crossed with Silver Maple, weak wood, shallow roots

*Acer x fremanii*

Northwood Red Maple – very shallow roots

*Acer rubrum 'Northwood'*

Scarlet Jewel Red Maple – intolerant of the soil ph in Maple Grove

*Acer rubrum 'Scarlet Jewel'*

Fall Fiesta Sugar Maple – intolerant of compacted soils

*Acer saccharum 'Bialsta'*

Apollo Sugar Maple – intolerant of compacted soils

*Acer saccharum 'Barrett Cole'*

Freen Mountain Sugar Maple – intolerant of compacted soils

*Acer saccharum 'Green Mountain'*

Hot Wings Maple – invasive

*Acer tataricum 'GarAnn'*

Three Flowered Maple – intolerant of the soil ph in Maple Grove

*Acer triflorum*

**Key:**

Light:



Full Sun

Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low



Part sun/part shade



Shade

Bloodgood Japanese Maple – not in Minnesota hardiness zone

*Acer palmatum 'bloodgood'*

Columnar Norway Maple – shallow roots

*Acer platanoides 'Columnare'*

Crimson King Norway Maple – invasive

*Acer platanoides 'Crimson King'*

Deborah Schwedler Maple – invasive

*Acer platanoides 'Deborah'*

Red Sunset Red Maple – intolerant of soil ph in Maple Grove

*Acer rubrum 'Red Sunset'*

Japanese Viridis Maple – Not in Minnesota hardiness zone

*Acer palmatum 'Dissectum Viridis'*

Crimson Queen Japanese Maple – not in Minnesota hardiness zone

*Acer palmatum 'Crimson Queen'*

Emperor I Japanese Maple – not in Minnesota hardiness zone

*Acer palmatum 'Emperor I'*

Shirazz Japanese Maple – not in Minnesota hardiness zone

*Acer palmatum 'Gwen's Rose Delight'*

Red Dragon Japanese Maple – not in Minnesota hardiness zone

*Acer palmatum 'Red Dragon'*

**Russian Olive** – invasive

*Elaeagnus angustifolia*

**Spruce** – The Arbor Committee does not recommend the planting of any Spruce trees due to them being overplanted in Maple Grove.

Colorado Blue Spruce – highly susceptible to Rhizosphaera needle cast, Needle rust,

*Picea Pungens*

Fat Albert Blue Spruce – susceptible to many diseases

*Picea pungens 'Fat Albert'*

Colorado Weeping Blue Spruce – susceptible to many diseases

**Key:**

Light:



Full Sun

Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low

October 2015



Part sun/part shade



Shade

*Picea pungens 'Pendula'*

Slenderina Weeping Blue Spruce – susceptible to many diseases

*Picea pungens 'Slenderina'*

**Tree of Heaven** – invasive

*Ailanthus altissima*

**Quaking Aspen** – suckers profusely

*Populus tremuloides*

**Key:**

Light:



Full Sun



Part sun/part shade



Shade

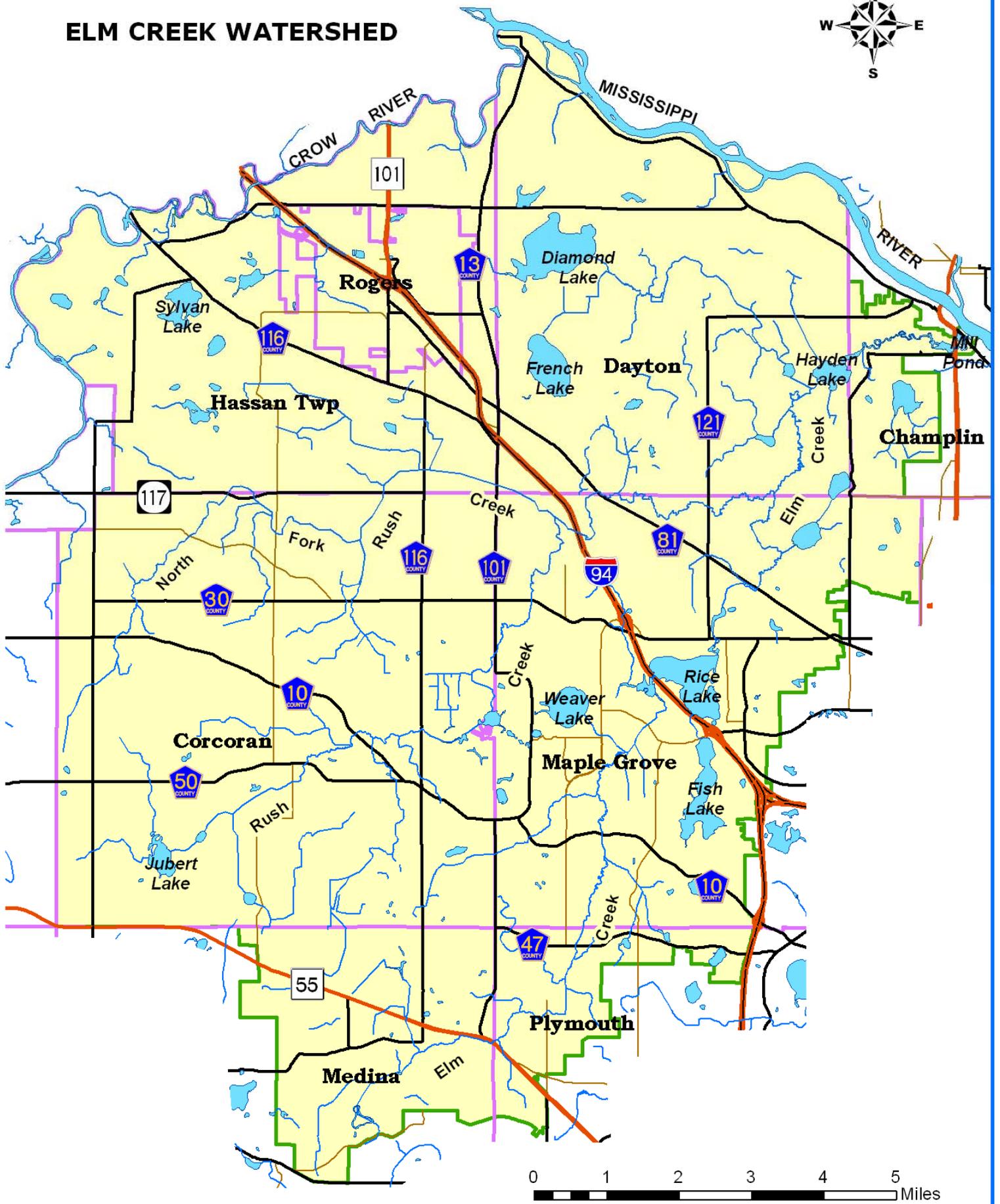
Growth Rate:

F – fast  
M – moderate  
S – slow

Tolerance: H – high

I – intermediate  
L – low

# ELM CREEK WATERSHED



## Elm Creek Watershed Management Commission Request for Plan Review and Approval

**Administrative Office**  
3235 Fernbrook Lane  
Plymouth, MN 55447  
Ph: 763-553-1144  
Fax: 763-553-9326  
Email: [judie@jass.biz](mailto:judie@jass.biz)

Date: \_\_\_\_\_

Please print clearly.

Fee Submitted: \$ \_\_\_\_\_

**Applicant:** \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: (    ) \_\_\_\_\_ Cell: (    ) \_\_\_\_\_ Email: \_\_\_\_\_

**Agent:** \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: (    ) \_\_\_\_\_ Cell: (    ) \_\_\_\_\_ Email: \_\_\_\_\_

**Application for Approval of:** *(check all the applicable items)*

<input type="checkbox"/> Residential Development	<input type="checkbox"/> Road Construction	<input type="checkbox"/> WCA Exemption Certificate
<input type="checkbox"/> Commercial/Industrial Development	<input type="checkbox"/> Wetland Determination	<input type="checkbox"/> Wetland Replacement Plan
<input type="checkbox"/> Floodplain Alteration	<input type="checkbox"/> Wetland Delineation	<input type="checkbox"/> Wetland Banking Application
<input type="checkbox"/> Drainage Alteration	<input type="checkbox"/> Wetland Alteration	<input type="checkbox"/> Pond Excavation
<input type="checkbox"/> Other (explain): _____		<input type="checkbox"/> Issuance of General Permit

**Project Name:** \_\_\_\_\_

Project Location - City or Town: \_\_\_\_\_ PID#: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Acres Disturbed: \_\_\_\_\_

Acres Impervious Before Development: \_\_\_\_\_

Acres Impervious After Development (incl. gravel roads and parking areas): \_\_\_\_\_

For Residential Developments: Number of Lots: \_\_\_\_\_ Lot Density: \_\_\_\_\_

Anticipated Project Start Date: \_\_\_\_\_

Remarks: \_\_\_\_\_

**Applicant's Signature:**Print Name: \_\_\_\_\_ **X** \_\_\_\_\_

In order for a project to be considered by the Commission, a complete application packet must be received in the Commission's administrative office at least TEN BUSINESS DAYS prior to the Commission's next regular meeting. Action by the Commission will be predicated on factors such as completeness of the application documents and complexity of the project, etc. The Commission normally meets on the second Wednesday of the month.

**Submit this form to the City along with two paper and one electronic copy of the required plans and the appropriate fee (check made payable to "Elm Creek Watershed Management Commission").** The City will forward one paper copy, the electronic copy and the fee payment to the Commission. The Commission will transmit a letter to the applicant following approval. For submittal requirements, see the Commission Plan Review Requirements packet. A copy of this form and the fee schedule can be downloaded from:

<http://www.elmcreekwatershed.org/projrb.shtml>

**AUTHORIZATION - to be prepared by City**

Requested by City of \_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Phone \_\_\_\_\_

Date \_\_\_\_\_

Site Area =  
 Buildable Area =  
 Disturbed Area =  
 Density =

**Elm Creek Watershed Management Commission**  
**Project Review Fee Schedule and Worksheet**  
 Effective July 28, 2015

Project Name

I. No applications will be reviewed until the Commission receives a completed application form, all appropriate materials, and fees.				Amount Due
II. Application Fee				\$ 50.00
III. Project Reviews <sup>1</sup>				
A. New Development - Area is the Site Area				
1	Residential			
	a.	High density <sup>2</sup> - more than 40% impervious area <sup>3</sup>		
		0 to 20 acres = Area x \$100		
		21 to 100 acres = \$2,000 + (Area - 20) x \$75		
		101 + acres = \$8,000 + (Area - 100) x \$20		
		maximum fee = \$10,000 + application fee		
	b.	Low density - less than 40% impervious area		
		0 to 100 acres = Area x \$50		
		101 to 150 acres = \$5,000 + (Area - 100) x \$20		
		maximum fee = \$6,000 + application fee		
2	Commercial / industrial / institutional / governmental agency development project			
		0 to 40 acres = Area x \$250		
		41 + acres = \$10,000 + (Area - 40) x \$75		
		maximum fee = \$12,250 + application fee		
B. Re-development				
1	For <i>Re-development</i> use the " <i>New Development</i> " rates above but use <i>Disturbed Area</i> (in acres) instead of <i>Site Area</i>			
	<i>Note:</i> If more than 50% of the site is disturbed for a <i>Re-development</i> project, use the <i>New Development</i> fee formula with <i>Site Area</i>			
C. Development / Re-development with mapped floodplains on site				
1	No impact or impacts ≤ 100 cubic yards.		\$ 100	
2	Impacts ≥ 100 cubic yards.		\$ 500	
D. Linear Projects <sup>4</sup>				
1	1.0 - 2.0 acres new impervious surface = \$500			
2	Over 2.00 acres new impervious surface = \$500 + (new impervious area - 2) x \$250			
		maximum fee = \$5,000 + application fee		
E. Drainage alterations - Any culvert installation or replacement, bridge construction, stream cross-section alteration, or activity requiring a DNR Waters Permit				
1	on Elm, Rush, North Fork Rush, or Diamond Creeks		\$ 500	
2	on all other tributaries within the watershed		\$ 100	
F. Water appropriation permits (two years)				\$ 50
IV Wetland Project Fees				
G. Wetland fees apply in the communities (Champlin and Corcoran) where the Commission is the LGU for the Wetland Conservation Act (WCA) and are in addition to the project fees.				
1	Exemption certificates		\$ 100	
2	Determinations		\$ 100	
3	Delineation review		\$ 250	
4	Pond Excavations		\$ 100	
5	Wetland replacement plans <10,000 SF impact on single basins or <1/4 acre impact for private driveways		\$ 400	
6	All other replacement plans		\$ 2,500	
7	Replacement plan in conjunction with wetland banking		\$ 3,500	
a.	All other wetland banking applications		\$ 3,500	
Additional wetland replacement plan and banking application escrows and sureties are determined on a site-specific basis. (See page 2.)				
V. Failure to make application and receive approval prior to beginning work results in doubling of fees				
			Total fees	1
1	The following projects require review: Any land disturbing activity or the development or redevelopment of land as listed in Rule D. 2. (Appendix O).		<i>Double Fee if V. applies</i>	2
			Total due (Line 1 or 2)	
2	Density = number of units per buildable area prior to development. Buildable area = Site Area excluding wetlands and floodplains. Rights-of-way are included in buildable area. Acreage is based on total Site Area unless noted.			
3	Impervious area includes any compacted gravel surface such as road shoulders, parking lots and storage areas.			
4	Sidewalks and trails that do not exceed twelve feet in width, are not constructed with other improvements, and have a minimum of five feet of vegetated buffer on both sides are exempt from Stormwater Management requirements (RULE D), but has to comply with Erosion and Sediment Control requirements (RULE E).			

**Elm Creek Watershed Management Commission**  
**Escrow and Surety Requirements**  
**for Wetland Projects**

**Cash Escrows**

**Monitoring**

Minimum \$6,000/basin, to be determined on a site-specific basis, to cover Commission expenses related to the monitoring requirements of the Wetland Conservation Act (WCA). The balance in the escrow account will be refunded without interest following final completion of the project.

**Extraordinary Expenses**

Initial deposit of \$1,000 with additional deposits in \$1,000 increments, if expended, will be required. Extraordinary expenses will be billed based on actual costs incurred and deducted from the escrow. This escrow is required to cover Commission expenses for technical evaluation panels (TEPs), additional administrative, technical or legal processing costs (in excess of the \$1,000 fee) associated with projects involving wetlands. The balance in the escrow account will be refunded without interest following final completion of the project.

**Replacement Surety**

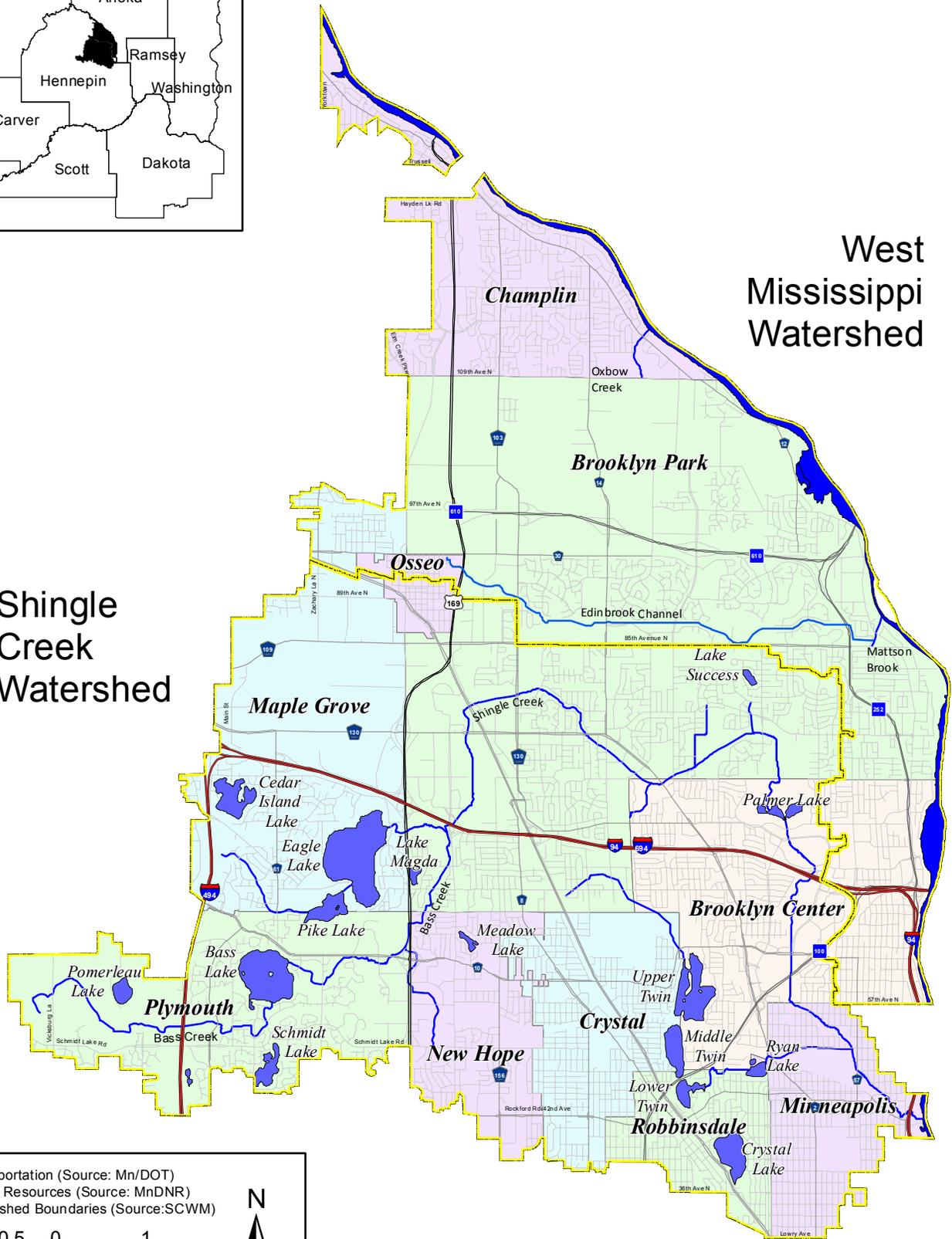
To be determined on a site-specific basis, based on estimated costs to purchase replacement credits. This surety may also be used for expenses to conduct repair work on replacement wetlands. The surety may be submitted as a cash escrow, surety bond, or irrevocable letter of credit. This surety will be released when the Commission has determined that the replacement wetland meets all the requirements of WCA.

Financial guarantees shall be issued from financial institutions (banks, savings and loans and credit unions) having business offices within the greater Twin Cities metropolitan area. Financial guarantees, other than cash escrows, from individuals or corporations will not be accepted. The guarantee shall be for a period of five (5) years. All instruments submitted as financial guarantees of completion of required projects shall be submitted on a form provided by or approved by the Commission.



# West Mississippi Watershed

# Shingle Creek Watershed



Transportation (Source: Mn/DOT)  
 Water Resources (Source: MnDNR)  
 Watershed Boundaries (Source: SCWM)



Path: L:\1240\1240-01\mxd file\Base Map.mxd  
 Date: 10/3/2013

SHINGLE CREEK/WEST MISSISSIPPI WMO

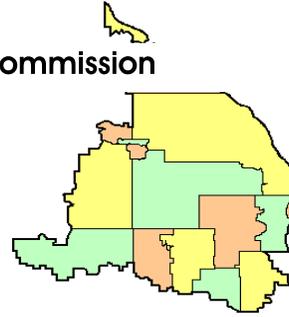
Base Map

  
 Engineers - Scientists  
 Business Professionals  
[www.wenck.com](http://www.wenck.com)

**Wenck**  
 1800 Pioneer Creek Center  
 Maple Plain, MN 55359-0429  
 1-800-472-2232

July 2013

Figure 1



**PROJECT REVIEW APPLICATION**

*Submittal deadline is 10 days prior to the Commissions' meetings, which are held monthly on the second Thursday.*

This project is in the  Shingle Creek Watershed  West Mississippi Watershed *(check one)*

**OWNER**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone \_\_\_\_\_  
 E-mail \_\_\_\_\_

**NATURE OF REVIEW**

*(check all that apply)*  
 Wetland Alteration *(DNR Protected or WCA Regulated with Commission Designated LGU)*  
 Floodplain Alteration  
 Stormwater Management Plan  
 Other \_\_\_\_\_

**PROJECT INFORMATION**

Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 \_\_\_\_\_  
 Area of Property \_\_\_\_\_ acres  
 Project Description: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**FEES** *(see fee schedule)*

Project Review Fee \$ \_\_\_\_\_

**PROJECT ENGINEER**

Name \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax \_\_\_\_\_  
 Email \_\_\_\_\_

**AUTHORIZATION - to be prepared by City**  
 Requested by City of \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_

**Send copy of application, completed checklist, application fee, and project materials to:**  
 Shingle Creek **OR** West Mississippi Watershed Management Commission  
 7500 Olson Memorial Highway, Suite 300  
 Golden Valley, MN 55427  
 Phone: 763-252-6800 • Fax: 952-831-1268  
 Email: [ematthiesen@wenck.com](mailto:ematthiesen@wenck.com)

Z:\Shingle Creek\Project Reviews\applicationform\_20160524.doc



**FEE SCHEDULE**

*This fee schedule is adopted in accordance with Rule J of the Rules and Standards of the Shingle Creek and West Mississippi Watershed Management Commissions' joint Third Generation Watershed Management Plan. It is effective October 1, 2014.*

Please make your check payable to the watershed management commission in whose watershed your project is located when paying your application fees.

**Project Fees**

Single Family Lot .....	\$300
Single Family Residential Development, density less than 3 units per acre	
Total Site <15 acres .....	\$1,500
Total Site 15-29.99 acres .....	\$1,800
Total Site ≥30 acres .....	\$2,500
All Other Development	
Total Site <5 acres .....	\$1,700
Total Site 5-9.99 acres .....	\$2,200
Total Site 10-19.99 acres .....	\$2,200
Total Site ≥20 acres .....	\$3,000
Variance Escrow .....	\$2,000
Street/Highway/Utility Project .....	\$1,100

Note: Total site area includes wetland, buffer, right of way and other nondeveloped areas.

**Wetland Fees**

Wetland Delineation Review .....	\$300
Wetland Replacement Plan Escrow .....	\$1,500
Monitoring and Reporting Deposit .....	\$1,500
Wetland Replacement Deposit .....	Varies





## **NEIGHBORHOOD MEETINGS**

The City of Maple Grove, in certain cases, strongly encourages developers to hold neighborhood meetings prior to bringing a development through the formal approval process. It is hoped that through these informational meetings, citizens will be better informed about the development in their neighborhoods, and be given the opportunity to voice concerns and/or provide input to the developer prior to a formal public hearing.

It is suggested that residents within a 500 ft. radius of the proposed development site be notified of the neighborhood meeting in writing. For assistance with the notification area, production of address labels, or list of possible meeting facilities and contacts located near the neighborhood, please contact the Community Development Department at 763-494-6040.

If any of the following items apply to the development being proposed, the City strongly encourages holding two or more neighborhood meetings:

- Comprehensive Land Use Plan Amendment
- Rezoning
- Proposed land use that is inconsistent with neighboring land uses.
- City financing or other City involvement

## **HOW TO ORGANIZE COMMUNITY MEETINGS**

Holding an open invitation community meeting is only one way of communicating with prospective neighbors. Other options include direct mail, door to door canvassing (with handouts), holding one smaller pre-meeting prior to a large meeting, holding a series of smaller house meetings, or hold an all day “open house” in the neighborhood in which developer staff are available to provide information and answer questions. The main benefit of open invitation community meetings is that they can require less staff time. The benefit of smaller meetings and open houses is the opportunity for better conversation, more civility, better understanding of your organization and the proposal.

## CITY OF MAPLE GROVE 2016 PLANNING COMMISSION SUBMISSION DATES

<b>Submission Deadline (DATE is FIRM)</b>	<b>Planning Commission Meeting Dates</b>	<b>City Council Meeting Dates</b>	<b>Osseo-MG Press PH Notice Deadline</b>	<b>Residential Mailing Deadline</b>
December 14, 2015 December 28, 2015	January 11, 2016 January 25, 2016	*Tues., January 19, 2016 February 1, 2016	December 24, 2015 January 7, 2016	December 31, 2015 January 15, 2016
January 11, 2016 February 1, 2016	February 8, 2016 February 29, 2016	*Tues., February 16, 2016 March 7, 2016	January 21, 2016 February 11, 2016	January 29, 2016 February 19, 2016
*Tues., February 16, 2016 February 29, 2016	March 14, 2016 March 28, 2016	March 21, 2016 April 4, 2016	February 25, 2016 March 10, 2016	March 4, 2016 March 18, 2016
March 14, 2016 March 28, 2016	April 11, 2016 April 25, 2016	April 18, 2016 May 2, 2016	March 24, 2016 April 7, 2016	April 1, 2016 April 15, 2016
April 11, 2016 May 2, 2016	May 9, 2016 *Tues., May 31, 2016	May 16, 2016 June 6, 2016	April 21, 2016 May 12, 2016	April 29, 2016 May 20, 2016
May 16, 2016 *Tues., May 31, 2016	June 13, 2016 June 27, 2016	June 20, 2016 *Tues., July 5, 2016	May 26, 2016 June 9, 2016	June 3, 2016 June 17, 2016
June 13, 2016 June 27, 2016	July 11, 2016 July 25, 2016	July 18, 2016 August 1, 2016	June 23, 2016 July 7, 2016	July 1, 2016 July 15, 2016
July 11, 2016 August 1, 2016	August 8, 2016 August 29, 2016	August 15, 2016 *Tues., Sept. 6, 2016	July 21, 2016 August 11, 2016	July 29, 2016 August 19, 2016
August 15, 2016 August 29, 2016	September 12, 2016 September 26, 2016	September 19, 2016 October 3, 2016	August 25, 2016 September 8, 2016	September 2, 2016 September 16, 2016
September 12, 2016 October 3, 2016	October 10, 2016 October 31, 2016	October 17, 2016 November 7, 2016	September 22, 2016 October 13, 2016	September 30, 2016 October 21, 2016
October 17, 2016 October 31, 2016	November 14, 2016 November 28, 2016	November 21, 2016 December 5, 2016	October 27, 2016 November 10, 2016	November 4, 2016 November 18, 2016
November 14, 2016	December 12, 2016	December 19, 2016	November 23, 2016	December 2, 2016

Planning Commission meetings are held on the 2nd and last Mondays of the month at **7:00 p.m.** unless a holiday falls on a Monday, then it would be held on the following Tuesday. After the Planning Commission makes its recommendation, (unless it is tabled) the item will be scheduled on the next available City Council meeting for their action.