



3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

PLANNING REPORT

TO: Otsego Planning Commission

FROM: D. Daniel Licht

REPORT DATE: 23 February 2026

ACTION DATE: 16 March 2026

RE: Otsego – Meadow Haven; Preliminary Plat

TPC FILE: 101.02

BACKGROUND

Summergate Development has submitted application for subdivision of 80 single family lots within 36.88 acres located west of McAllister Avenue south of 70th Street (CSAH 38). The proposed development requires applications for a Zoning Map amendment, Planned Unit Development-Conditional Use Permit, and preliminary plat. There is also the need to consider vacation of existing public right-of-way for an abandoned section 67th Street. A public hearing to consider the zoning and subdivision applications and right-of-way vacation has been noticed for the Planning Commission meeting on 2 March 2026.

Exhibits:

- Site location map
- Urban Service Area Staging Plan map
- Future Land Use Plan map
- Transportation Plan map
- Future Parks and Trails Plan map
- Preliminary Plans dated 02/02/26 (24 sheets)

ANALYSIS

Zoning. The subject property is currently zoned A-1, Agriculture Rural Service District. The developer requesting a Zoning Map amendment to rezone the preliminary plat to R-5, Single and Two Family Residential District. The application also includes a request for a Planned Unit Development-Conditional Use Permit related to lot standards as outlined by the 2023 Comprehensive Plan. Consideration of the Zoning Map amendment and Planned Unit Development-Conditional Use Permit is to be based upon, but not limited to, the criteria established by Section 11-3-2.F and Section 11-4-2.F of the Zoning Ordinance, respectively:

1. The proposed action's consistency with the specific policies and provisions of the Otsego Comprehensive Plan.

Comment: The Future Land Use Plan of the 2023 Comprehensive Plan guides the subject property for low density residential uses, which is a single family neighborhood with a net density of 3.0 dwelling units per acre or less. The subject property is 36.88 acres in area with a net area less wetlands and wetland buffers of 30.88 acres. The net density of the proposed preliminary plat is 2.32 dwelling units per acre. The proposed preliminary plat provides for a range of single family lot widths to encourage diversity in single family housing within the subdivision and overall housing supply within the City. The proposed development is consistent with the policies of the 2023 Comprehensive Plan.

2. The proposed use's compatibility with present and future land uses of the area.

Comment: The subject property is a single parcel that was subdivided at one time from the exception parcel abutting McAllister Avenue, which is not included as part of the proposed plat. The subject property is surrounded by the existing and planned uses shown in the table below. The proposed preliminary plat will be consistent with the character of the area and compatible with existing and planned surrounding land uses.

Direction	Land Use Plan	Zoning Map	Existing Use
<i>North</i>	<i>LD Residential</i>	<i>A-1 District</i>	<i>Cultivated field</i>
<i>East</i>	<i>Industrial</i>	<i>A-1 District</i>	<i>Cultivated field</i>
<i>South</i>	<i>LD Residential</i>	<i>A-1 District</i>	<i>Rural single family</i>
<i>West</i>	<i>LD Residential</i>	<i>R-4 District</i>	<i>Otsego Preserve</i>

3. The proposed use's conformity with all performance standards contained within the Zoning Ordinance and other provisions of the City Code.

Comment: The proposed preliminary plat will comply with the provisions of the Zoning Ordinance, Subdivision Ordinance, and Engineering Manual.

4. Traffic generation of the proposed use in relation to capabilities of streets serving the property.

Comment: The subject property is to be accessed from 70th Street (CSAH 38) via McAllister Avenue, which is to be improved to an interim collector street standard as part of the development. Secondary access will occur at 66th Street to be extended from Otsego Preserve and future street connections to the abutting properties to the north and south. The streets accessing the proposed preliminary plat have adequate capacity to accommodate traffic generated by the development.

5. The proposed use can be accommodated by existing public services and facilities and will not overburden the City's service capacity.

Comment: The proposed preliminary plat is within the West Sewer District and the City has in-place utilities and services planned for as part of the 2023 Comprehensive Plan. The proposed development will not overburden the City's service capacity.

McAllister Avenue. The primary access to the proposed preliminary plat is to be from 70th Street (CSAH 38) via McAllister Avenue. McAllister Avenue is an existing gravel roadway with ditches on either side within a prescriptive 66 foot wide easement. The Transportation Plan designates McAllister Avenue as a Commercial-Industrial Major Collector street. Major Collector streets serve to gather traffic from adjacent neighborhoods and carry it to other Major Collector or Arterial streets such as 70th Street (CSAH 38).

The developer will be required to improve McAllister Avenue including pavement from the south line of the preliminary plat to 70th Street (CSAH 38). This will include dedication of 40 feet of right-of-way for the west half of McAllister Avenue abutting the subject property. The developer will pave the travel lanes for the street as well as curb, boulevard west side of the improved street.

City owned property for Watertower #4 and the planned Southcentral Water Treatment Plant abut the north one-quarter mile of the east side of McAllister Avenue. The City will provide the developer credits for utility fees for proportional improvement of the east side of McAllister Avenue to include the paved shoulder, curb and gutter, and a right turn lane at 70th Street (CSAH 38).

The section of the east side of McAllister Avenue south of 67th Street will remain with a gravel shoulder and ditch until the abutting property to the east is subdivided. Some traffic from the development may elect to use the gravel roadway, which the City will need to monitor for maintenance purposes.

67th Street. Before development of the Zimmer Farms and Remington Coves plats, 67th Street extended between MacIver Avenue and McAllister Avenue along a quarter section line that forms the north line of the subject property. The roadway across the north line of the subject property and abutting property to the north was removed with the platting of Remington Coves but the right-of-way was not vacated. It is expected that 67th Street will be continued from the its current terminus at the east line of Remington Coves through the abutting property to the north with development of that parcel. The existing right-of-way within the subject site for 67th Street no longer serves a public purposed based on the Remington Cove plat and proposed preliminary plat. Vacation of the right-of-way within the subject site is appropriate.

East of McAllister Avenue, 67th Street continues along the quarter section line before turning north to intersect 70th Street (CSAH 38) as Nadala Avenue. This segment of street abuts City owned property and provides access to one single family dwelling. City staff expects that when the properties to the south of 67th Street and east of Nadala Avenue, 67th Street and Nadala Avenue may be vacated in whole or in part in favor of a more efficient street layout that provides internal access to more properties to be developed with industrial uses.

The likely future vacation of 67th Street east of McAllister Avenue is noted with regards to the spacing of intersections onto McAllister Avenue. The preliminary plat proposes extension of 66th Street from Otsego Preserve to intersect McAllister Avenue 247 feet south of the quarter section line (or centerline of 67th Street). This is approximately one-half of the intersection spacing required by Section 10-8-5.B.4.c of the Subdivision Ordinance. With the low volume of traffic using 67th Street east of McAllister Avenue and likelihood for the street to be vacated and relocated in the future, the present off-set of the 66th Street and 67th Street intersections to McAllister Avenue will not cause issue.

Local Streets. The layout for local streets internal to the proposed the preliminary plat are logically related to the topography and surrounding physical barriers so as to result in usable lots, reasonable grades, and to discourage through traffic. There are no cul-de-sac streets within the proposed preliminary plat. All of the local streets will be public and designed with 60 foot rights-of-way as required by Section 10-8-5.B.1 of the Subdivision Ordinance

A connection is to be made to the existing temporary cul-de-sac at 66th Street within Otsego Preserve abutting the subject property. The developer is required to remove the temporary cul-de-sac and restore the yards and driveways within the right-of-way and temporary cul-de-sac easement.

Section 8-8-4 of the City Code specifies installation of street lighting for new subdivisions at the corners of intersecting streets, midblock locations for blocks longer than 900 feet, and the terminus ends of cul-de-sac streets. The number and location of proposed street lights and street signs is to be subject to review and approval of the City Engineer.

All street design and construction plans, lighting, and signs are subject to review and approval of the City Engineer.

Street names are to be assigned in accordance with the Wright County grid system and Section 10-8-5.B.13 of the Subdivision Ordinance, subject to review and approval of City staff.

Pedestrians. Section 10-8-5.D of the Subdivision Ordinance establishes requirements for sidewalks and trails within proposed subdivisions.

A five foot wide sidewalk is to be provided on one side of all local streets (not including cul-de-sacs). The submitted plans illustrate extension of the existing sidewalk on the north side of 66th Street within Otsego Preserve being extended along the north side of Street 1 within the preliminary plat. A five foot concrete sidewalk is also included on one side of all other streets.

The planned section for McAllister Avenue above is to include a trail on the west side of the roadway that will eventually extend between 60th Street (CR 137) and 70th Street (CSAH 38) creating a connection as part of the overall trail system. The prescriptive easement north and south of the subject property and in front of the exception parcel is not sufficient to locate the permanent trail.

City staff, including the Parks and Recreation Department, are recommending that the trail be constructed adjacent to the subject property and the exception parcel with the final plat. The boulevard at the exception parcel may need to be temporarily reduced in width until that property is also subdivided an additional right-of-way acquired. The trail segments to the north and south of the subject property would be constructed with those properties develop or the City obtains necessary right-of-way through other means.

All plans for sidewalks and trails are subject to review and approval of the City Engineer.

Blocks. Section 10-8-3.A of the Subdivision Ordinance establishes that blocks within a subdivision are to be a minimum of 300 feet and not more than 1,200 feet in length. Block 1 is the only block within the proposed preliminary plat that does not comply with this requirement. The preliminary plat must be revised to extend either or both of Streets 2 and 3 through Block 1 to provide for future connection to the abutting property to the north to comply with maximum block length standard. Street connection(s) to the abutting property to the north will also allow for distribution of traffic and circulation between neighborhoods for residents, service vehicles, and emergency access as required by Section 10-8-5.A.7 of the Subdivision Ordinance.

Lot Requirements. Section 11-66-6.A of the Zoning Ordinance requires single family lots within the R-5 District to be a minimum of 9,000 square feet in area and 60 feet (90 feet for corner lots) in width.

The 2023 Comprehensive Plan encourages development of a range of lot area and widths within a single subdivision to provide for diversity in single family housing options. The preliminary plat includes 74 lots that are a minimum of 65 feet in width and six lots that area minimum of 75 feet in width. The smallest lot is 8,810 square feet in area.

Consistent with the recommendations of the 2023 Comprehensive Plan, the 9,625 square foot mean lot area and 10,302 square foot median lot area for the single family lots within the preliminary plat exceed the minimum area requirement of the R-5 District. Corner lots are also increased in width to allow for the same building envelope in consideration of the increased setback requirement for the side yard abutting the public right-of-way.

Setbacks. The table below specifies the principal building setback requirements of the R-5 District as provided for in Section 11-66-6.C of the Zoning Ordinance and the wetland setback established by Section 11-16-5.F.4.b of the Zoning Ordinance. The setbacks shown on the preliminary plat comply with the minimum requirements of the Zoning Ordinance.

Local ROW	Interior Side	Interior Rear	McAllister Avenue	Wetland Buffer
25ft. house 30ft. garage	7ft.	20ft.	65ft.	20ft.

Landscaping. Section 11-19-2.B.2 of the Zoning Ordinance requires that two shade trees be provided for each lot, one of which must be in the front yard, at the time of house construction. The trees required in the front yard required to be planted be outside of the public right-of-way.

Section 11-19-3.B requires that lots abutting collector and arterial streets provide a landscape buffer yard. The side yards of Lot 18, Block 1 and Lot 1, Block 4 abut McAllister Avenue and are subject to the buffer yard requirements. The submitted landscape plan includes the buffer yard plantings with the required size and number of plants and appropriate plant types.

Grading. The developer has submitted plans for grading, drainage, and erosion control plans for development of the preliminary plat. The developer has also submitted a wetland delineation and wetland impact plan for the proposed preliminary plat. Wetlands to be preserved are required by Section 11-16-5.F of the Zoning Ordinance to be protected by a 20 foot buffer with the wetland and wetland buffer platted within an outlot deeded to the City.

All grading, drainage, wetland impacts, and erosion control issues are subject to review and approval of the City Engineer.

The developer will be required to pay a Stormwater Impact Fee for Otsego Creek at the time of final plat approval.

Utilities. The subject property is within the West Sewer District with sewer and water utilities available at the west plat line. The developer has submitted plans for extension of sewer and water utilities for the preliminary plat to serve the proposed lots within the preliminary plat.

The City is in the process of expanding the water utility system to include drinking water treatment. This improvement involves future construction of a Water Treatment Plant to be located at the southeast corner of 70th Street (CSAH 38) and McAllister Avenue, adjacent to Watertower #4. The Water System Master Plan requires acquisition of land for a future well at the southwest corner of the subject property. A raw water pipe will be extended from this well to the Water Treatment Plant to the northeast. The needs of the City's water system will require the preliminary plat to be revised to provide a lot to be deeded to the City for the future well and incorporation of the raw water line within the utility plan. The developer will be compensated for the land acquisition and trunk raw water main through utility fee credits.

All utility plans are subject to review and approval of the City Engineer. The parcel to be acquired by the City for the future drinking water well will also be subject to review and approval of the City Engineer.

Payment of utility availability charges are due at the time of final plat approval and payment of utility connection charges are due at the time a building permit is issued for each lot in accordance with Title 6, Section 1 of the City Code.

Easements. Section 10-18-12.A of the Subdivision Ordinance requires 10 foot drainage and utility easements at the perimeter of all lots (overlying side lot lines), as well as over any stormwater management facilities, wetlands, and wetland buffers not platted within outlots deeded to the City. The preliminary plat provides for dedication of required easements, which are to be subject to review and approval of the City Engineer.

Outlots. The preliminary plat includes five outlots as shown below. Outlots A, B, C, and D are to be deeded to the City for stormwater management purposes in accordance with Section 10-8-12.D of the Subdivision Ordinance.

Outlot	Purpose	Ownership
A, B, C, D	Wetlands, wetland buffer storm basin	Deed to City
E	Future development	Developer

The preliminary plat includes a sketch plan for future development of Outlot E. It is recommended that the outlot be platted as two separate outlots for the potential future lots with dedication of right-of-way for the street illustrated on the sketch plan. Because of the access limitations and spacing requirements onto McAllister Avenue as collector street, having the right-of-way dedicated for this potential future street will allow greater flexibility for development of parcels to the south of the subject property.

Park Dedication. Section 10-8-15.A of the Subdivision Ordinance requires subdividers to dedicate a reasonable portion of the buildable land within a proposed preliminary plat for public use as parks or open space. The City may also choose to accept an equivalent amount in cash for part or all of the land required to be dedicated.

The subject property is within the service area for Zimmer Farm Park and Billette Field to the west on the boundary of the Otsego Preserve and Zimmer Farm neighborhoods. The Future Parks and Trails Map does not identify acquisition of land from the subject property for park facilities

Park dedication requirements for the proposed subdivision are to be satisfied as a cash fee in lieu of land at the time of final plat approval.

Exception Parcel. The exception parcel abutting McAllister Avenue (PID 118-500-311301) is not included in the preliminary plat as noted above. The submitted plans do provide for a street stub east of Street 3 to the west line of the exception parcel to allow for future subdivision with extension of streets and utilities.

The sketch plan illustrates that the street would be extended through the exception parcel to intersect McAllister Avenue. With the area to the east of McAllister Avenue planned for future industrial land uses, there is an interest in limiting access points to the collector street and also providing area for landscape buffering.

As such, City staff recommend that the sketch plan for the exception parcel be revised to terminate as a cul-de-sac and not intersect McAllister Avenue.

RECOMMENDATION

The proposed Meadow Haven preliminary plat is consistent with the goals and policies of the 2023 Comprehensive Plan and complies with the requirements of the Zoning Ordinance and Subdivision Ordinance. City staff recommends approval of applications as outlined below.

POSSIBLE ACTIONS

Motion to recommend **approval** of a Zoning Map amendment rezoning the subject property to R-5 District; a Planned Unit Development-Conditional Use Permit; and preliminary plat of Meadow Haven, subject to the following conditions:

1. Approval of the preliminary plat shall not guarantee access to sanitary sewer service. The City shall only allocate sanitary sewer capacity to approved final plats with signed development contracts to assure the City of timely development.

2. All right-of-way dedication, street design and construction plans, street lighting, sidewalks, trails, and street names shall be subject to review and approval of the City Engineer.
3. McAllister Avenue:
 - a. The developer shall dedicate 40 feet of right-of-way for the west half of McAllister Avenue abutting the preliminary plat.
 - b. The developer shall at their cost improve McAllister Avenue from the south line of the preliminary plat to 70th Street (CSAH 38) to a minor collector section as determined by the City Engineer.
 - c. The developer shall receive utility fee credits as determined by the City for the portion of the east half of McAllister Avenue abutting the City owned Watertower #4 and South Central Water Treatment Plant property.
 - d. The improvement of McAllister Avenue abutting the subject property and PID 118-500-311301 shall include a 10-foot bituminous trail.
4. The City Council shall consider a resolution approving vacation of 67th Street along the north line of the preliminary plat at the time of final plat application.
5. All lots within the preliminary plat shall comply with the following setbacks:

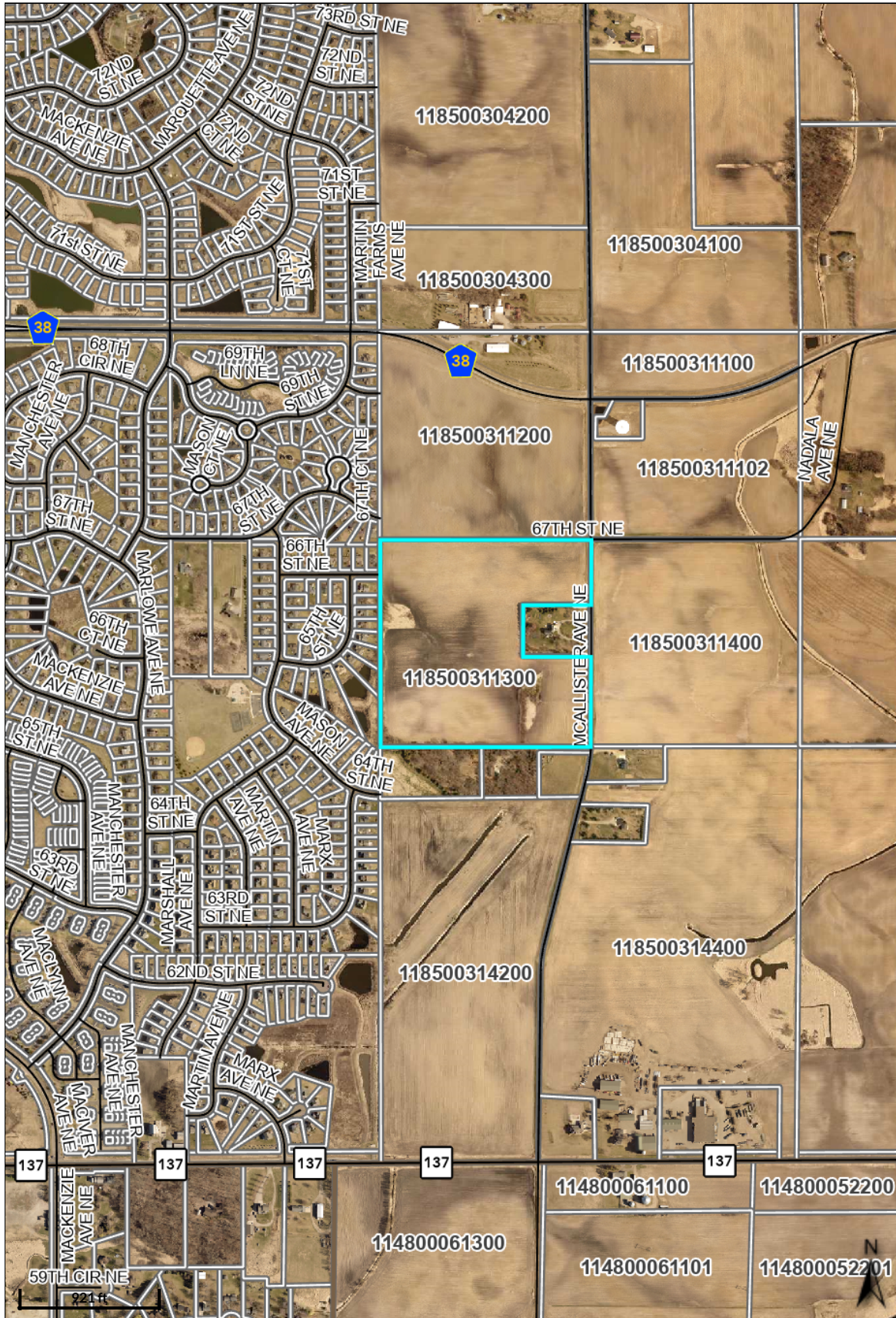
Local ROW	Interior Side	Interior Rear	McAllister Avenue	Wetland Buffer
25ft. house 30ft. garage	7ft.	20ft.	65ft.	20ft.

6. The preliminary plat shall be revised to extend either or both of Street 2 and Street 3 through Block 1 to provide for future street connection(s) to the abutting property to the north.
7. All grading, drainage, wetland impacts, and erosion control issues shall be subject to review and approval of the City Engineer.
8. The developer shall pay a Stormwater Impact Fee for Otsego Creek at the time of final plat approval.

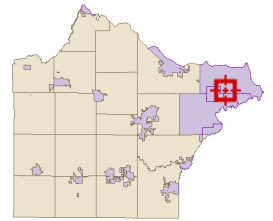
9. Trunk Water System:
- a. The preliminary plat shall be revised to provide for acquisition of land by the City for a future water utility well.
 - b. The utility plan for the preliminary plat shall incorporate a raw water main extension to between the future water utility well and McAllister Avenue.
 - c. The developer will receive financial credit for the value of the property acquired and cost of construction related to the well and raw water main.
10. All utility plans shall be subject to review and approval of the City Engineer.
11. All drainage and utility easements shall be subject to review and approval of the City Engineer.
12. Outlot A, B, C, and D shall be deeded to the City for stormwater management purposes.
13. Outlot E shall be revised as two outlots encompassing potential future lots with dedication of right-of-way as illustrated on the sketch plan with the current plat.
14. Park dedication requirements shall be satisfied as payment of a cash fee in lieu of land dedication at the time of final plat approval.
15. The sketch plan for PID 118-500-311301 shall be revised to terminate as a cul-de-sac and not intersect McAllister Avenue.
- c. Adam Flaherty, City Administrator/Finance Director
Audra Etzel, City Clerk
Ron Wagner, City Engineer
David Kendall, City Attorney

Site Location

Meadow Haven Preliminary Plat



Overview



Legend

Highways

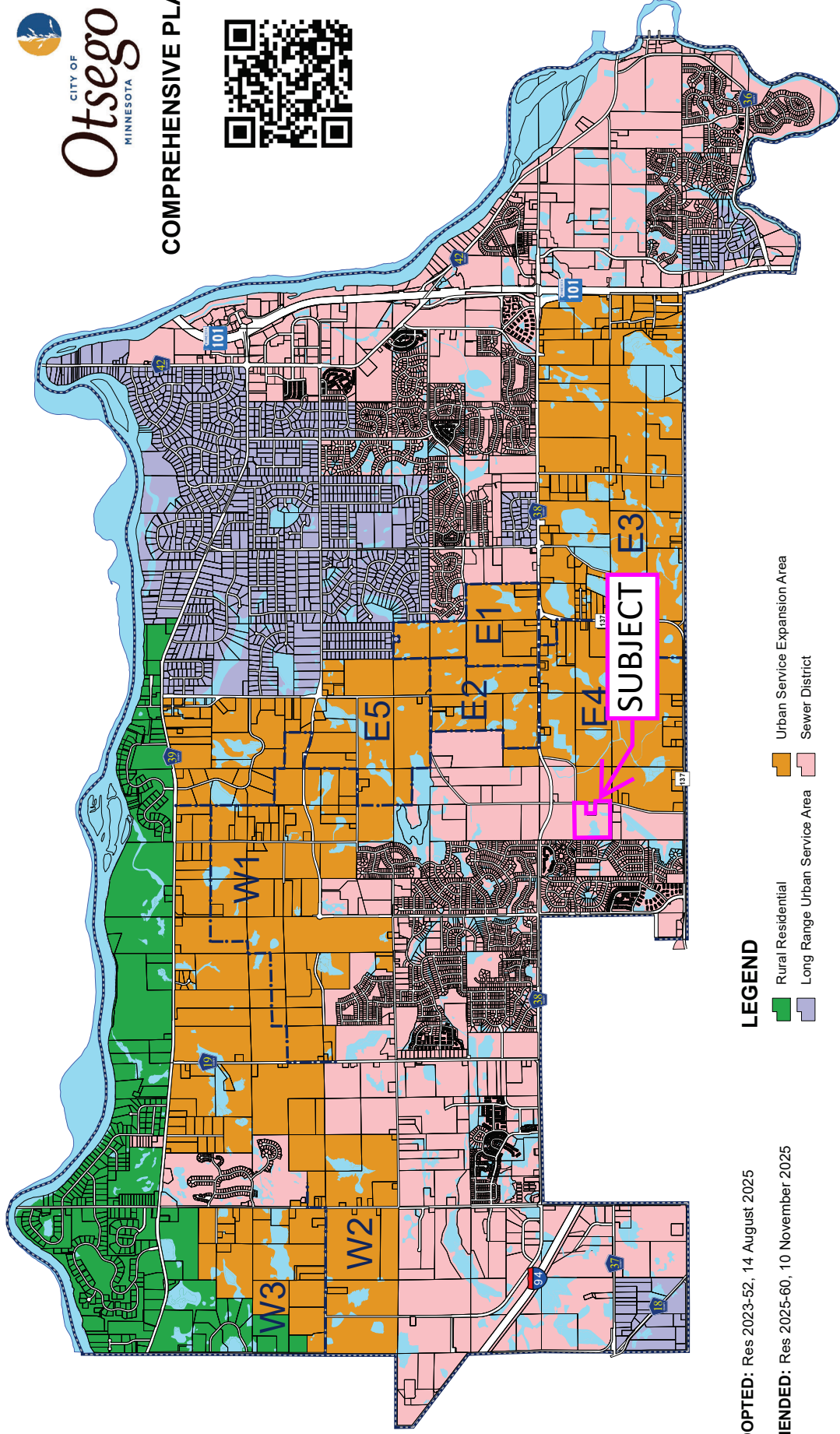
- Interstate
- State Highway
- US Highway
- Roads

City/Township Limits

- c
- t
- Parcels
- Torrens



COMPREHENSIVE PLAN 2023



ADOPTED: Res 2023-52, 14 August 2025

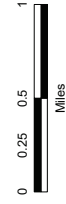
AMENDED: Res 2025-60, 10 November 2025

LEGEND

- Rural Residential
- Long Range Urban Service Area
- Urban Service Expansion Area
- Sewer District



K:\cad_ens\PROJECTS\GIS\TPC\Otsego\Comprehensive Plan 2012\Urban Service Staging Plan

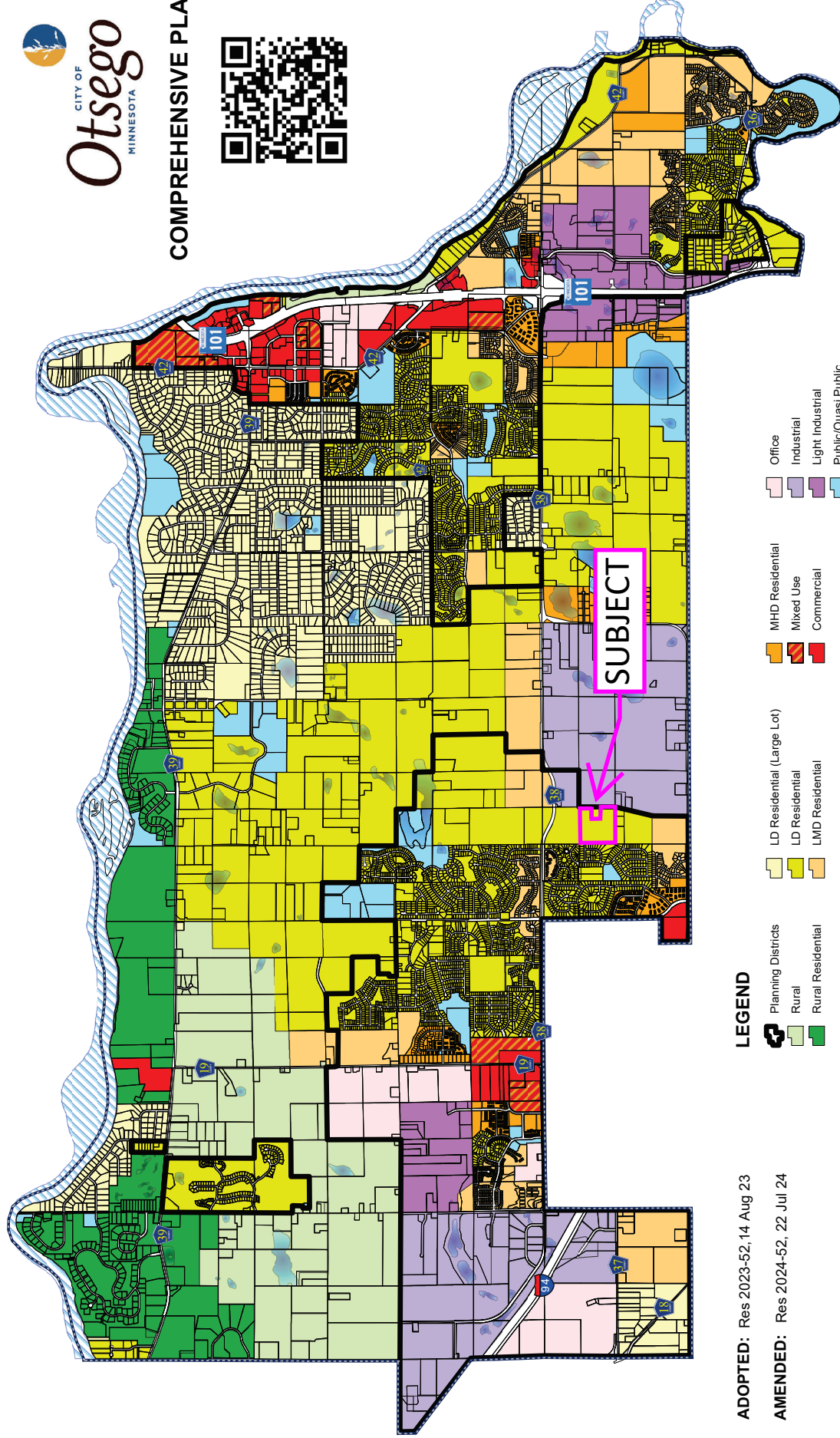


URBAN SERVICE STAGING PLAN

DISCLAIMER:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



COMPREHENSIVE PLAN 2023

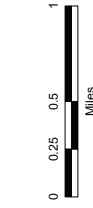


LEGEND

- Planning Districts
 - Rural
 - Rural Residential
- LD Residential (Large Lot)
- LD Residential
- LMD Residential
- MHD Residential
- Mixed Use
- Commercial
- Office
- Industrial
- Light Industrial
- Public/Quasi Public

ADOPTED: Res 2023-52, 14 Aug 23

AMENDED: Res 2024-52, 22 Jul 24



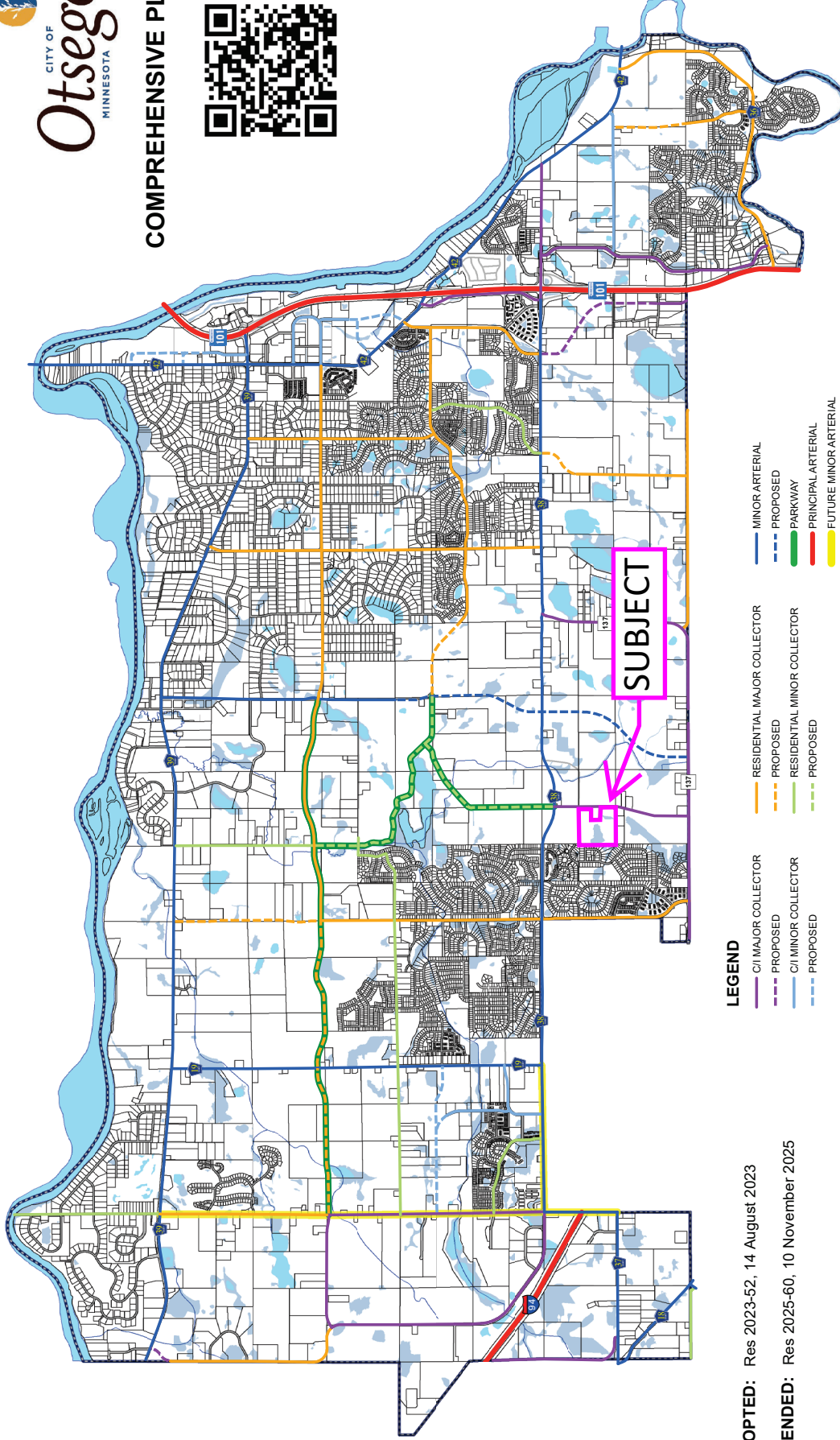
K:\cad_eng\PROJECTS\GIS\TPCOtsego\Comprehensive Plan 2012\Future Land Use Map

FUTURE LAND USE PLAN

DISCLAIMER:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



COMPREHENSIVE PLAN 2023

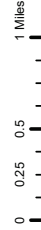


ADOPTED: Res 2023-52, 14 August 2023

AMENDED: Res 2025-60, 10 November 2025

LEGEND

- CI MAJOR COLLECTOR
- CI MAJOR COLLECTOR PROPOSED
- CI MINOR COLLECTOR
- CI MINOR COLLECTOR PROPOSED
- RESIDENTIAL MAJOR COLLECTOR
- RESIDENTIAL MAJOR COLLECTOR PROPOSED
- RESIDENTIAL MINOR COLLECTOR
- RESIDENTIAL MINOR COLLECTOR PROPOSED
- MINOR ARTERIAL
- MINOR ARTERIAL PROPOSED
- PARKWAY
- PRINCIPAL ARTERIAL
- FUTURE MINOR ARTERIAL



K:\cad_eng\PROJECTS\GIS\TPCOtsego\Comprehensive Plan 2012\Transportation Plan

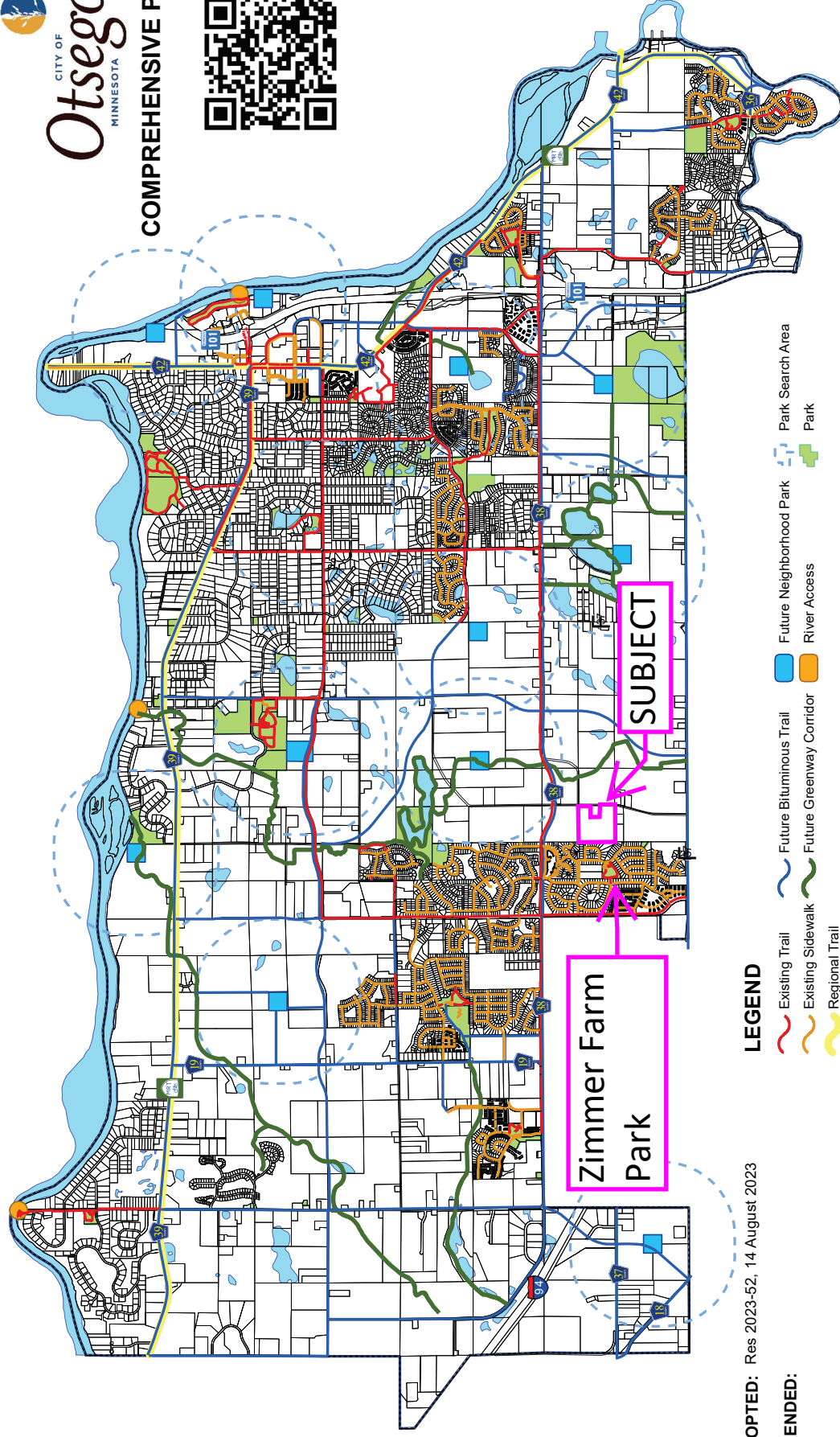
TRANSPORTATION PLAN

DISCLAIMER:
This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



CITY OF
Otsego
MINNESOTA

COMPREHENSIVE PLAN 2023



ADOPTED: Res 2023-52, 14 August 2023

AMENDED:

LEGEND

- Existing Trail
- Existing Sidewalk
- Regional Trail
- Future Bituminous Trail
- Future Greenway Corridor
- Future Neighborhood Park
- River Access
- Park Search Area
- Park



0 0.25 0.5 1 Miles

FUTURE PARK AND TRAIL SYSTEM

DISCLAIMER:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Hakanson
Anderson

K:\lead_end\PROJECTS\GIS\TPC\Otsego\Comprehensive Plan 2012\Future Parks and Trail System

Vicinity Map

SHEET INDEX

[illegible]

FOR

FOR

INITIAL SUBMITTAL DATE- 02/02/26 SHEET- 01 OF 24

PROJECT NUMBER: 0052504.00

PREPARED BY:

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

PROJECT NUMBER: 0052504.00
CONTACT: THOMAS D. DESUTTER

© 2026 Westwood Professional Services, Inc.



© 2026 Westwood

- © 2026



127



62504.0

LOT STANDARDS: SINGLE FAMILY

STANDARD	SINGLE FAMILY (65 & 75 LOTS)
MINIMUM LOT AREA	8,610 SF
MINIMUM LOT AREA (100	9,610 SF
MEDIAN LOT AREA (100	10,302 SF
MINIMUM LOT WIDTH	65 @ RT 50K 75 @ RT 55K
CORNER LOT WIDTH	83'
MINIMUM LOT DEPTH	150
STIMULUS	30-25
PAVED (GARAGE FORD)	77.7 % TOTAL
30% INTERIOR LOT	25
CORNER LOT	65
50% TO COLLESTER AVE	65
WETLAND BUFFER	10' MIN, 20' AVG
MINIMUM SETBACK	10' MIN, 20' AVG

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	WETLAND / PONDING	QTY	1.36 AC
B	WETLAND	QTY	1.46 AC
C	WETLAND / PONDING	QTY	3.37 AC
D	WETLAND / PONDING	QTY	3.77 AC
E	FUTURE DEVELOPMENT	DEVELOPER	1.64 AC

SITE DEVELOPMENT DATA

- | | |
|------------------------------|-------------------------|
| EXISTING ZONING: | A-2, AGRICULTURAL |
| PROPOSED ZONING: | R-2, URBAN SERVICE AREA |
| GROSS SITE AREA: | 3.55 AC |
| EXISTING WETLANDS TO REMAIN: | 3.68 AC |
| WETLAND BUFFERS: | 2.32 AC |
| NET SITE AREA: | 30.88 AC |
| DEVELOPMENT SUMMARY: | |
| 45' SF HOMES | 74 LOTS |
| 75' SF HOMES (BLT-13) | 6 LOTS |
| TOTAL SINGLE FAMILY HOMES | 80 LOTS |
| PROJECT DENSITY: | |

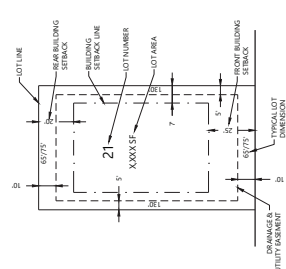
SITE LEGEND

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

DEVELOPMENT NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC UTILITIES AND UP TO FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

**TYPICAL SINGLE FAMILY (SF)
LOT DETAIL**

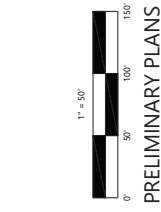
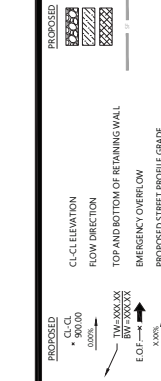
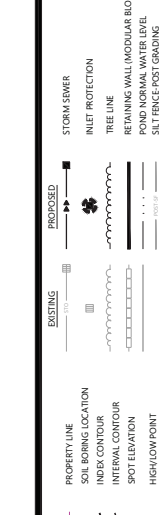


PRELIMINARY PLANS



SEE SHEET 06

DESIGNED:	TDO
CHECKED:	O-H
DRAWN:	DIM
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20 OR 10'



INITIAL ISSUE 02/02/26

PREPARED FOR:

SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE
LAKEVILLE MN 55044

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

THOMAS D. DESUTTER
DATE: 02/02/26 LICENSE NO. 59640

MEADOW HAVEN
OTSEGO, MN

Westwood

Phone (952) 937-5150
Toll free (888) 937-5150
Fax (952) 937-5150

1201 Whitehawk Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

PRELIMINARY GRADING DRAINAGE AND EROSION CONTROL

SHEET NUMBER:
05

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



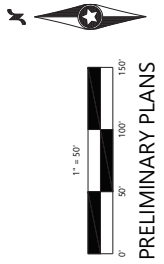
GRADING LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
SOIL BORING LOCATION	SOIL BORING LOCATION
INDEX CONTOUR	INDEX CONTOUR
INTERNAL CONTOUR	INTERNAL CONTOUR
SPOT ELEVATION	SPOT ELEVATION
HIGH/LOW POINT	HIGH/LOW POINT

EXISTING	PROPOSED
STORM SEWER	STORM SEWER
INLET PROTECTION	INLET PROTECTION
TREE LINE	TREE LINE
RETAINING WALL (MODULAR BLOCK)	RETAINING WALL (MODULAR BLOCK)
POND NORMAL WATER LEVEL	POND NORMAL WATER LEVEL
SALT FENCE POST GRADING	SALT FENCE POST GRADING

PROPOSED	PROPOSED
CL-CL	CL-CL
FLOW DIRECTION	FLOW DIRECTION
TOP AND BOTTOM OF RETAINING WALL	TOP AND BOTTOM OF RETAINING WALL
EMERGENCY OVERFLOW	EMERGENCY OVERFLOW
PROPOSED STREET PROFILE GRADE	PROPOSED STREET PROFILE GRADE

PROPOSED	PROPOSED
ROCK CONSTRUCTION ENTRANCE	ROCK CONSTRUCTION ENTRANCE
EROSION CONTROL BLANKET	EROSION CONTROL BLANKET
TUFF REINFORCEMENT MAT	TUFF REINFORCEMENT MAT
SALT FENCE	SALT FENCE



DESIGNED	TD
CHECKED	TD
DRAWN	DW
HORIZONTAL SCALE	1\"/>
VERTICAL SCALE	1\"/>

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

DATE: 02/02/26

DESIGNED BY: THOMAS D. DESITTER
CHECKED BY: THOMAS D. DESITTER
DATE: 02/02/26, LICENSE NO.: 59640

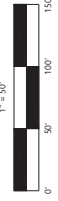
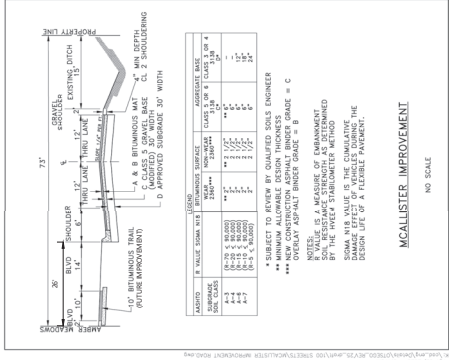
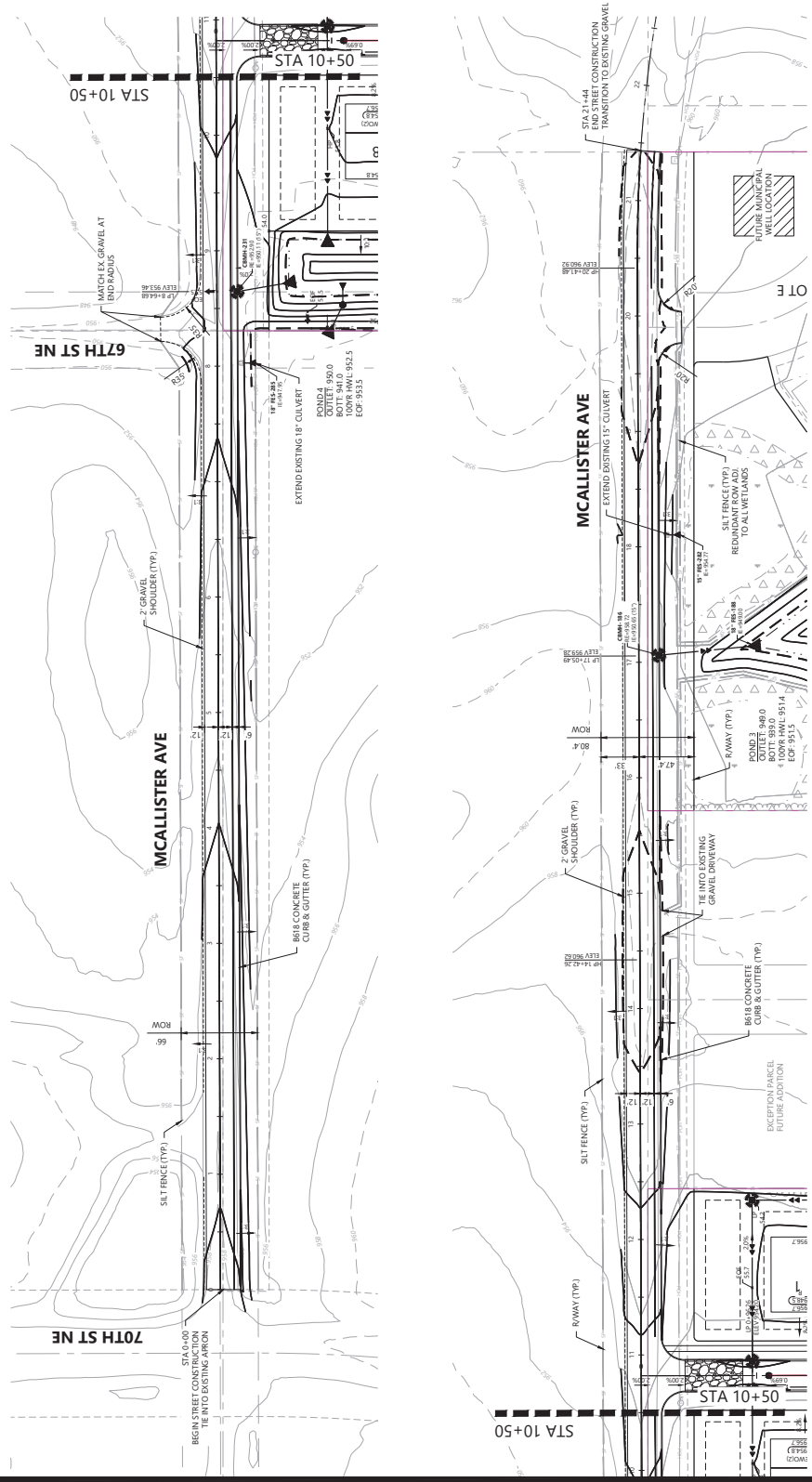
MEADOW HAVEN
OTSEGO, MN

Westwood
Phone: (762) 675-5300, (202) 222-2222, (888) 888-8888
Fax: (762) 675-5300, (202) 222-2222, (888) 888-8888
www.westwoodinc.com

PRELIMINARY GRADING
DRAINAGE AND EROSION
CONTROL
PROJECT NUMBER: 0052504.00

SHEET NUMBER: 06
OF 24
DATE: 02/02/26

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



PRELIMINARY PLANS

GRADING LEGEND

EXISTING	PROPOSED
Property line (solid line)	Property line (dashed line)
Soil boring location (circle with 'S')	Soil boring location (circle with 'S')
Index contour (dashed line)	Index contour (dashed line)
Interval contour (solid line)	Interval contour (solid line)
Spot elevation (dot with number)	Spot elevation (dot with number)
High/Low Point (circle with 'H' or 'L')	High/Low Point (circle with 'H' or 'L')
Storm sewer (line with 'S')	Storm sewer (line with 'S')
Inlet protection (cloud symbol)	Inlet protection (cloud symbol)
Retaining wall (line with 'R')	Retaining wall (line with 'R')
Retaining wall (modular block) (line with 'R')	Retaining wall (modular block) (line with 'R')
Retaining wall (concrete) (line with 'R')	Retaining wall (concrete) (line with 'R')
Silt fence post grading (line with 'S')	Silt fence post grading (line with 'S')
Rock construction entrance (hatched pattern)	Rock construction entrance (hatched pattern)
Erosion control blanket (dotted pattern)	Erosion control blanket (dotted pattern)
Turf reinforcement mat (cross-hatched pattern)	Turf reinforcement mat (cross-hatched pattern)
Silt fence (line with 'S')	Silt fence (line with 'S')
CL CL ELEVATION (line with 'CL')	CL CL ELEVATION (line with 'CL')
FLOW DIRECTION (arrow)	FLOW DIRECTION (arrow)
TOP AND BOTTOM OF RETAINING WALL (line with 'R')	TOP AND BOTTOM OF RETAINING WALL (line with 'R')
EMERGENCY OVERTLOW (line with 'O')	EMERGENCY OVERTLOW (line with 'O')
PROPOSED STREET PROFILE GRADE (line with 'S')	PROPOSED STREET PROFILE GRADE (line with 'S')

07 of 24

SHEET NUMBER: 07 DATE: 02/02/26

PROJECT NUMBER: 005250400

Westwood

Phone: (952) 912-5150 1201 Milwaukee Drive, Suite #100
 Minnetonka, MN 55345
 Email: info@westwoodmn.com westwoodmn.com

MEADOW HAVEN

OTSEGO, MN

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

THOMAS D. DESJUTTER

DATE: 02/02/26

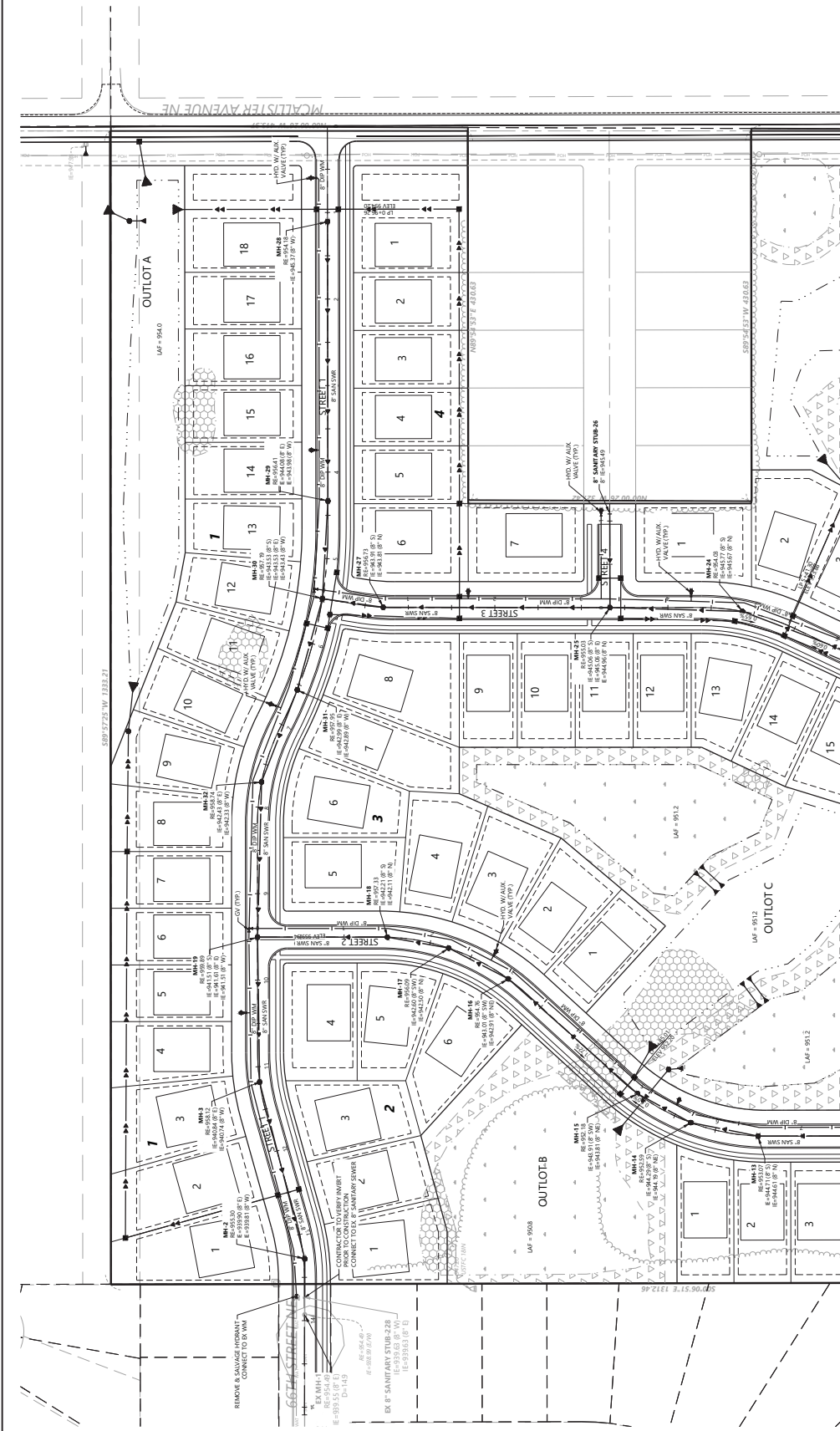
SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200
 LAKELAND, MN 55044

PREPARED FOR:

02/02/26

DESIGNED	TDO	DATE	02/02/26
CHECKED	TDO		
DRAWN	DWL		
HORIZONTAL SCALE	30'		
VERTICAL SCALE	1" = 10' 5"		



GENERAL UTILITY NOTES

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

UTILITY LEGEND

- | EXISTING | PROPOSED |
|----------------|----------------|
| SANITARY SEWER | SANITARY SEWER |
| STORM SEWER | STORM SEWER |
| DRAIN TILE | DRAIN TILE |
| WATER MAIN | WATER MAIN |
| HYDRANT | HYDRANT |

1" = 60'



PRELIMINARY PLANS

DESIGNED: []	CHECKED: []	DATE: 02/02/26
DRAWN: []	DATE: 02/02/26	
HORIZONTAL SCALE: []	DATE: 02/02/26	
VERTICAL SCALE: []	DATE: 02/02/26	

Westwood
Phone: (762) 515-5300
Fax: (762) 515-5300
www.westwoodmn.com

MEADOW HAVEN
OTSEGO, MN

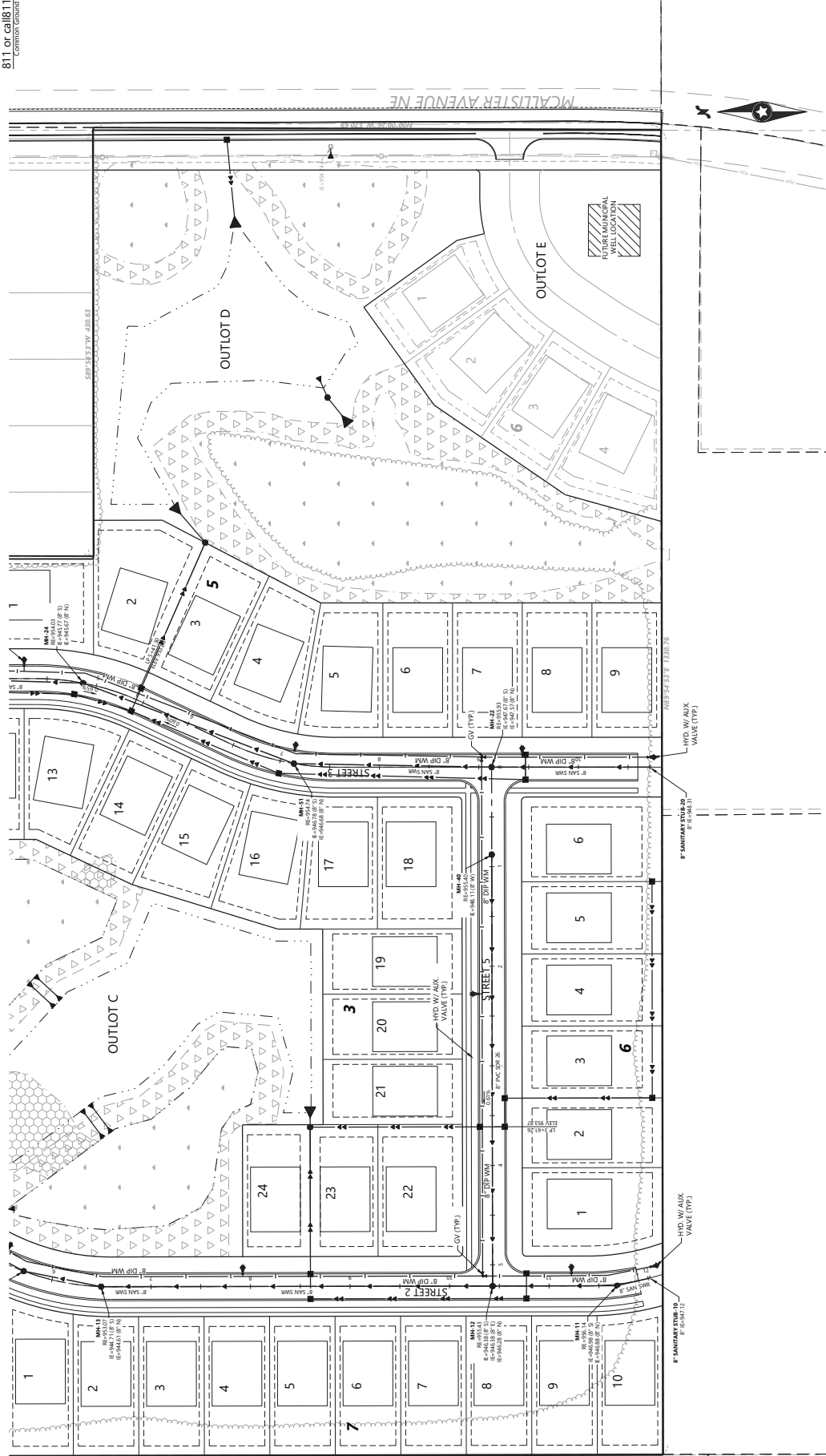
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

PROJECT NUMBER: 0052504.00

SHEET NUMBER: 08 OF 24

DATE: 02/02/26

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



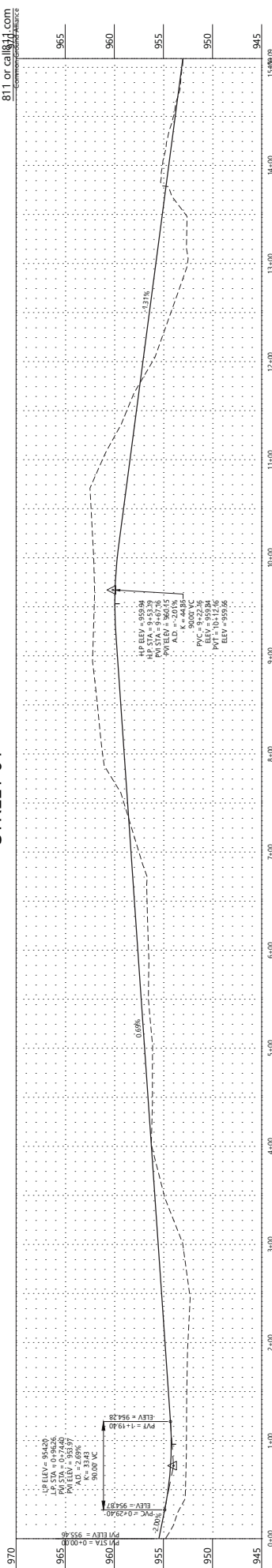
1" = 60'
0' 60' 120' 180'
PRELIMINARY PLANS

DESIGNED: _____	CHECKED: _____	DATE: 02/02/26
DRAWN: _____	DATE: 02/02/26	
HORIZONTAL SCALE: _____	DATE: 02/02/26	
VERTICAL SCALE: _____	DATE: 02/02/26	

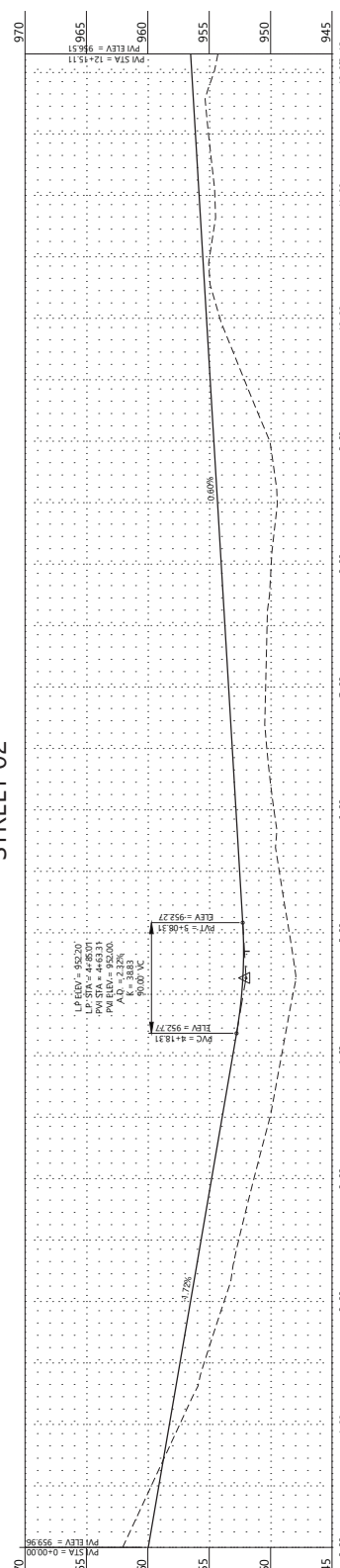
PREPARED FOR:	SUMMERGATE COMPANIES LLC	17305 CEDAR AVENUE, SUITE 200 LAKEVILLE, MN 55044
PROJECT NUMBER:	0052504.00	
SHEET NUMBER:	09	OF 24
DATE:	02/02/26	

MEADOW HAVEN	OTSEGO, MN
Phone: (762) 375-5300 12001 Whitehall Drive, Suite 100 Fax: (762) 375-5300 Westwood@westwood.com Westwood Professional Services, Inc.	

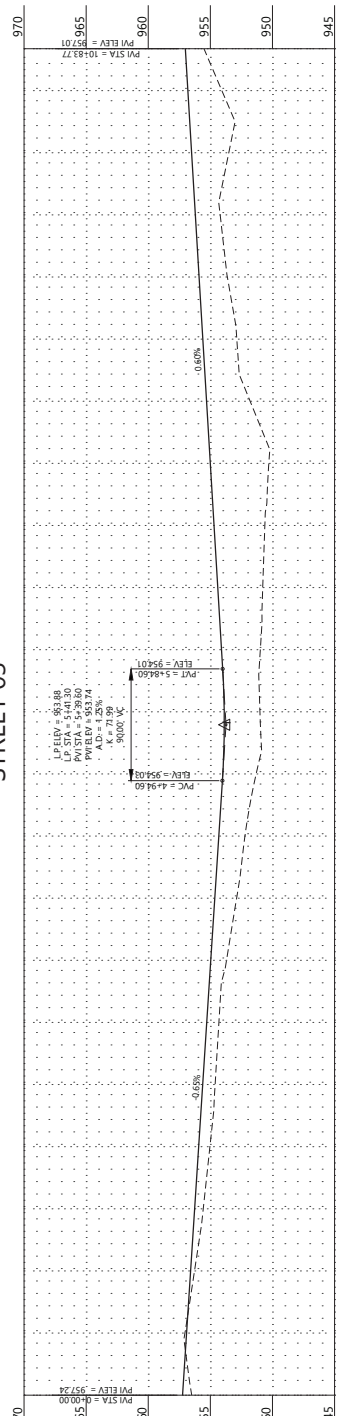
Call 48 Hours before digging:
811 or call 811.com
CommonGround Alliance



STREET 02



STREET 03



PRELIMINARY PLANS

INITIAL ISSUE 02/02/26

PREPARED FOR:

SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE MN 55044

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

THOMAS D. DESUTTER

DATE: 02/02/26 LICENSE NO. 59640

MEADOW HAVEN
OTSEGO, MN

Westwood
12201 Whitehawk Drive, Suite #100
Minnetonka, MN 55343
Phone (952) 937-5150
Toll free (888) 937-5150
www.westwoodps.com

STREET PROFILES

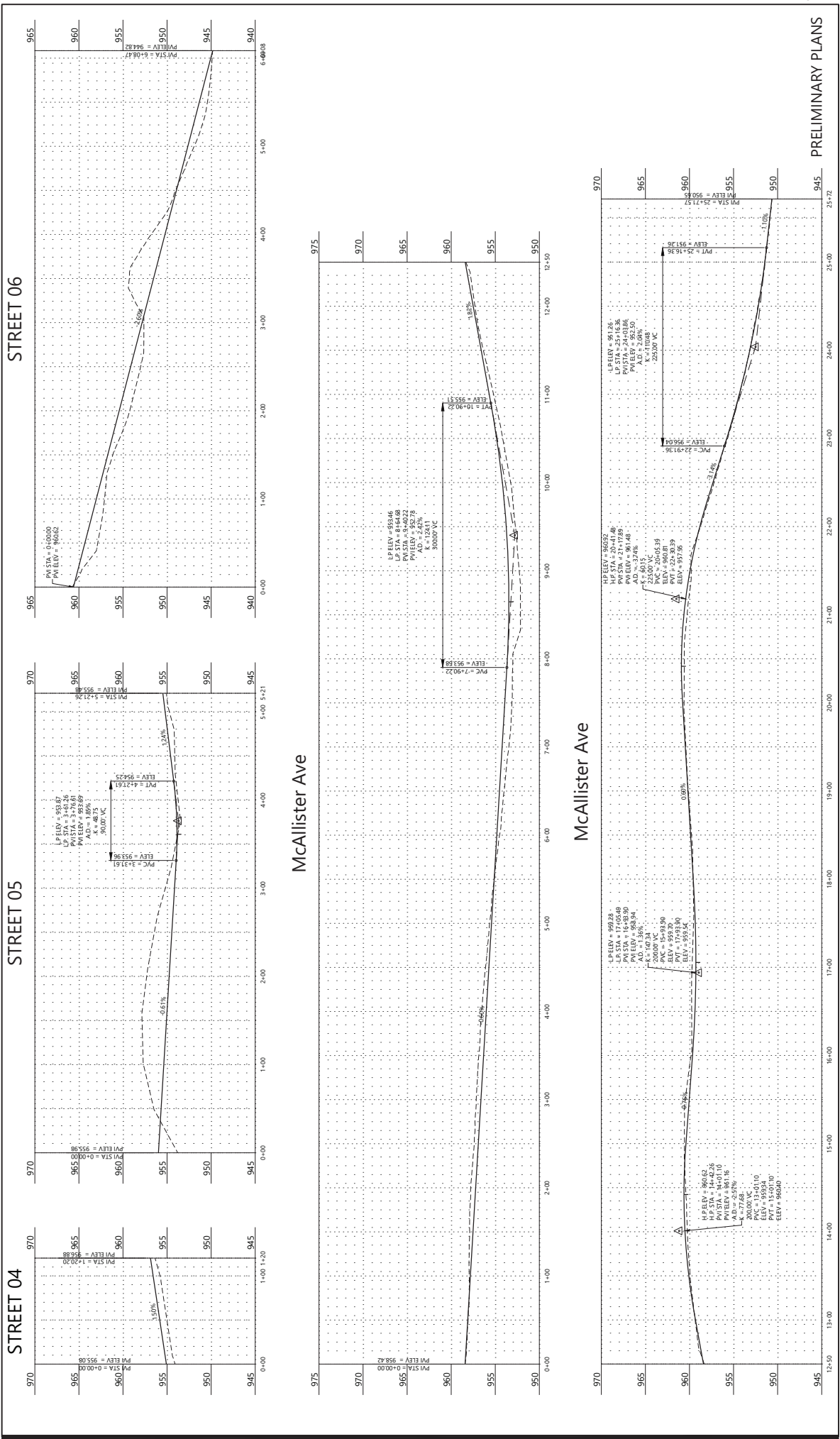
PROJECT NUMBER: 0052504.00

DATE: 02/02/26

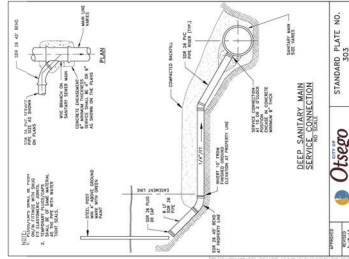
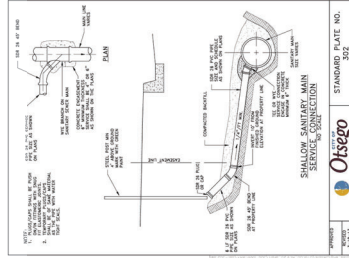
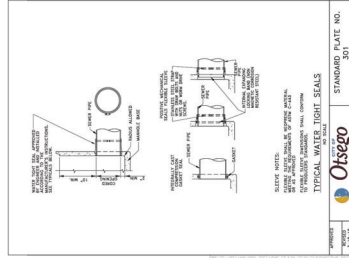
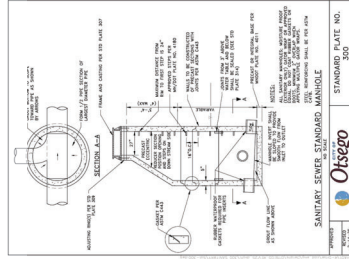
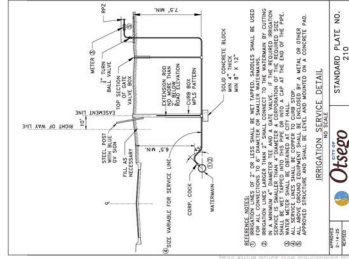
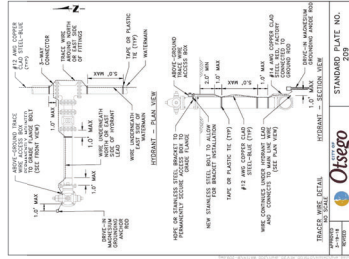
HEET NUMBER:
10

24

96

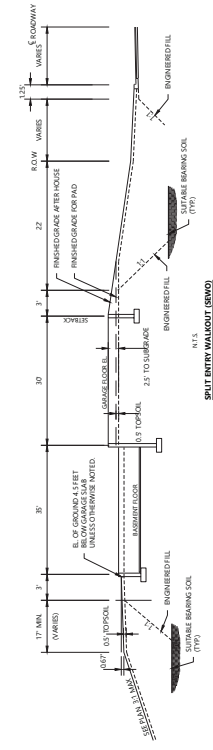
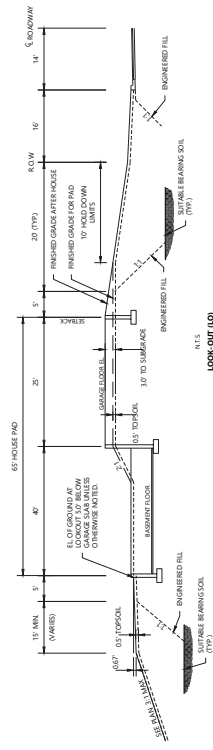
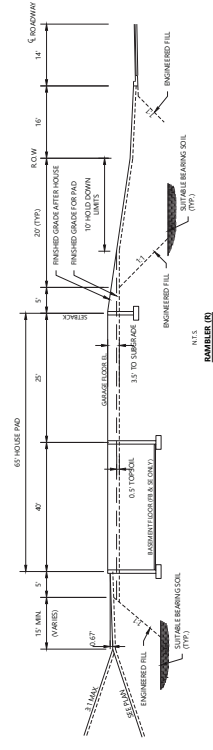


PRELIMINARY PLANS



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

HOLD DOWN DETAILS



PRELIMINARY PLANS

DESIGNED: _____	TO: _____
CHECKED: _____	TO: _____
DRAWN: _____	BY: _____
HORIZONTAL SCALE: _____	DATE: _____
VERTICAL SCALE: _____	DATE: _____

MEADOW HAVEN
OTSEGO, MN

Westwood
Professional Services, Inc.
12801 Valley Ave. Suite 200
Otsego, MN 55050
Phone: (888) 897-2500
Fax: (888) 897-2502
Toll-free: (888) 897-2504
www.westwoodpro.com

11. I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR A LICENSED PROFESSIONAL ENGINEER UNDER MY SUPERVISION AND SEAL.
THOMAS D. DESOTTER
DATE: 02/02/26 LICENSE NO. 59640

MEADOW HAVEN
OTSEGO, MN

Westwood
Professional Services, Inc.
12801 Valley Ave. Suite 200
Otsego, MN 55050
Phone: (888) 897-2500
Fax: (888) 897-2502
Toll-free: (888) 897-2504
www.westwoodpro.com

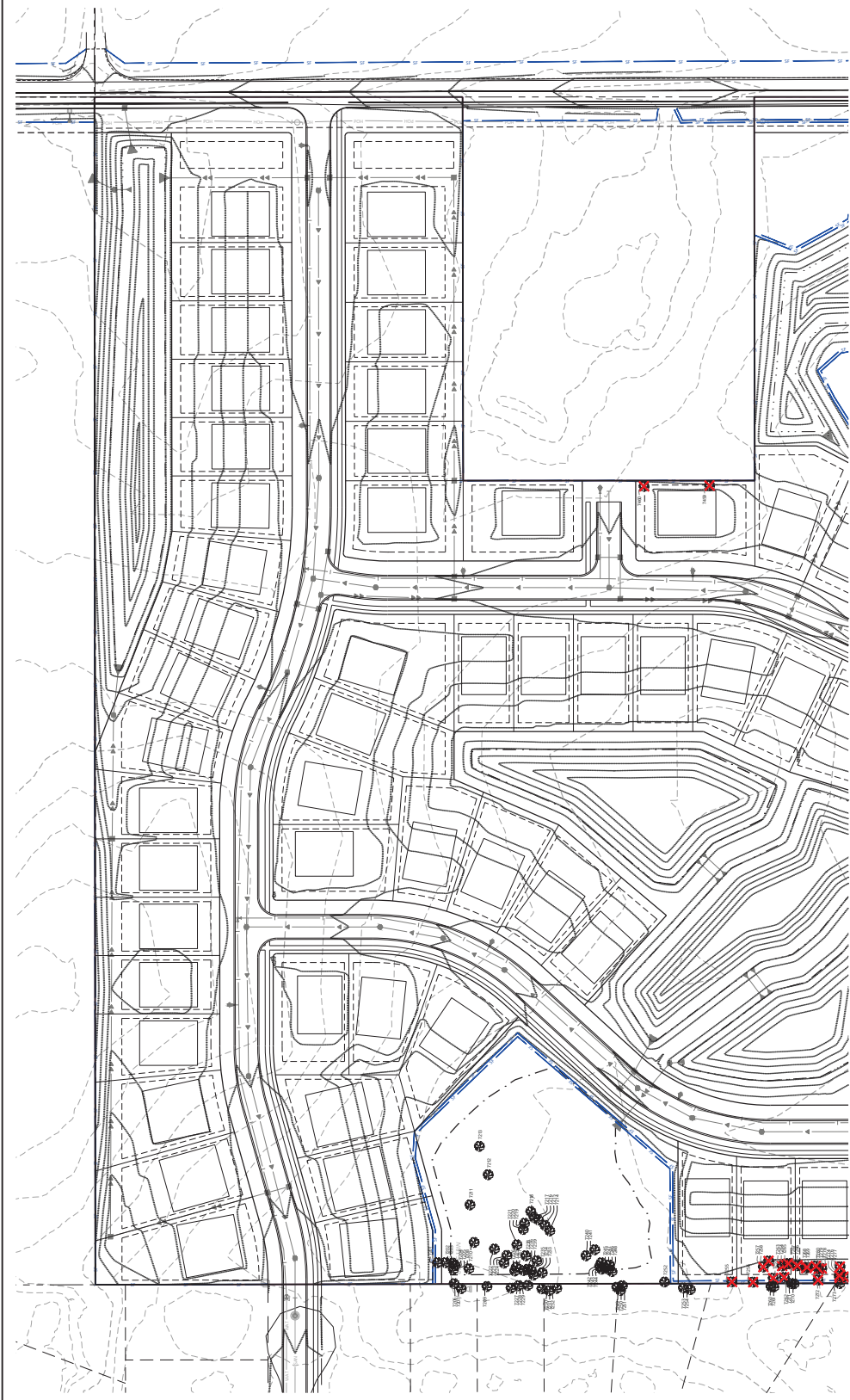
11. I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR A LICENSED PROFESSIONAL ENGINEER UNDER MY SUPERVISION AND SEAL.
THOMAS D. DESOTTER
DATE: 02/02/26 LICENSE NO. 59640

MEADOW HAVEN
OTSEGO, MN

Westwood
Professional Services, Inc.
12801 Valley Ave. Suite 200
Otsego, MN 55050
Phone: (888) 897-2500
Fax: (888) 897-2502
Toll-free: (888) 897-2504
www.westwoodpro.com

11. I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR A LICENSED PROFESSIONAL ENGINEER UNDER MY SUPERVISION AND SEAL.
THOMAS D. DESOTTER
DATE: 02/02/26 LICENSE NO. 59640

OVERALL PRELIMINARY
TREE PRESERVATION
PLAN



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

- LEGEND**
- EXISTING DECIDUOUS TREE TO REMAIN
 - EXISTING DECIDUOUS TREE TO BE REMOVED
 - EXISTING CONIFEROUS TREE TO REMAIN
 - EXISTING CONIFEROUS TREE TO BE REMOVED
 - SALT FENCE / REMOVAL
 - DISTURBANCE LIMITS

1" = 80' 0"

0' 80' 0"

PRELIMINARY PLANS

MEADOW HAVEN

DESIGNED	TD
CHECKED	TD
DRAWN	DW
HORIZONTAL SCALE	1" = 80'
VERTICAL SCALE	1" = 80'

DATE	02/02/26
REVISION	

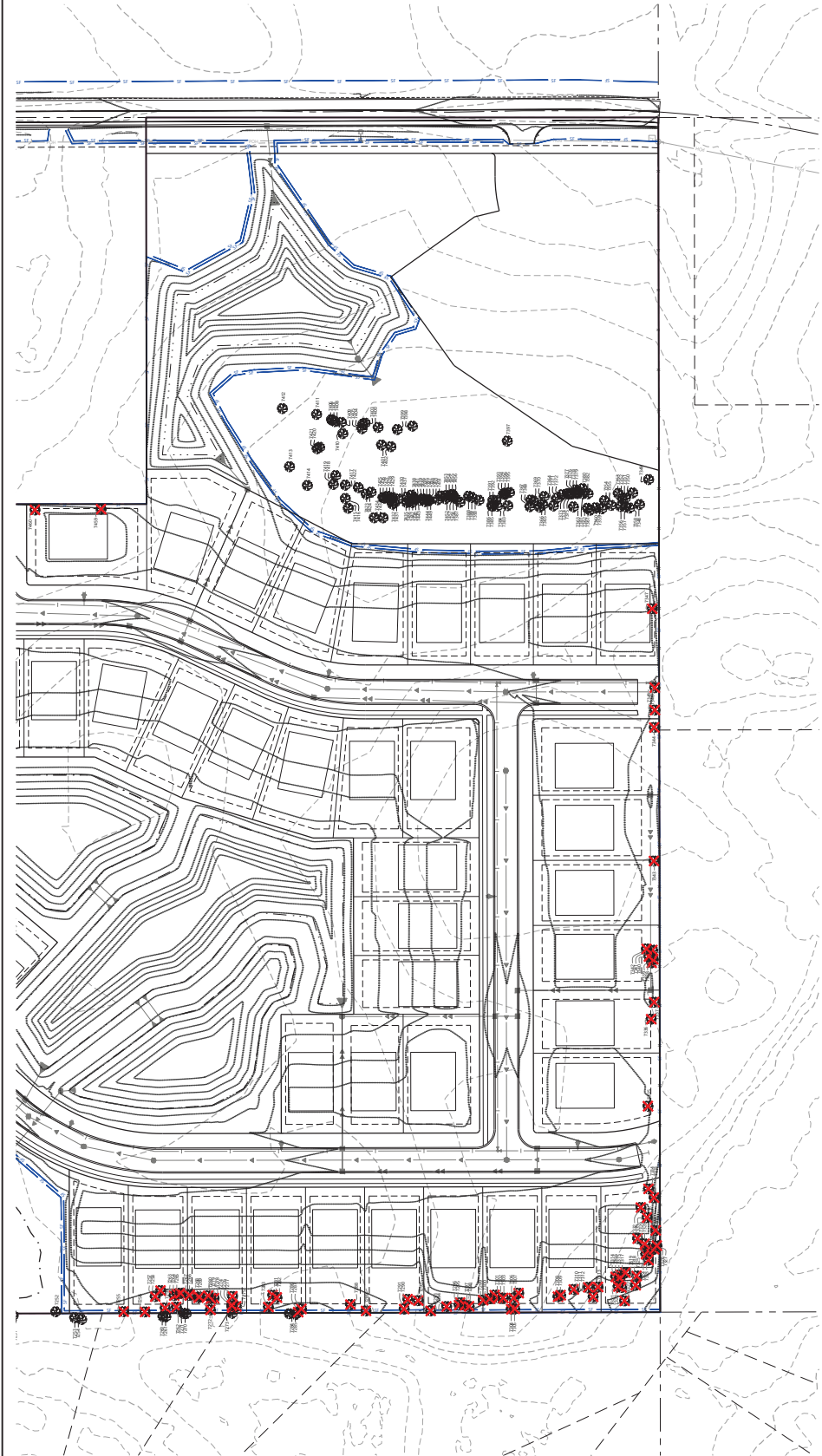
PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

UNLESS OTHERWISE NOTED, THIS PLAN WAS PREPARED BY A PROFESSIONAL ENGINEER.
CORY L. MEYER
DATE: 02/02/26, LICENSE NO. 26971

MEADOW HAVEN
OTSEGO, MN

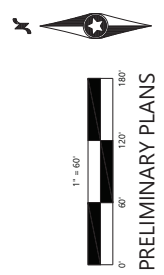
Westwood
Phone: (762) 615-5300 12001 Whitehawk Drive, Suite 100
Fax: (762) 615-5300 Westwood, MN 55091
Westwood Professional Services, Inc.

SHEET NUMBER: 18 OF 24
PRELIMINARY TREE PRESERVATION PLAN
PROJECT NUMBER: 0052504.00
DATE: 02/02/26



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

- LEGEND**
- EXISTING DECIDUOUS TREE TO REMAIN
 - EXISTING DECIDUOUS TREE TO BE REMOVED
 - EXISTING CONIFEROUS TREE TO REMAIN
 - EXISTING CONIFEROUS TREE TO BE REMOVED
 - SALT TOLERANCE / REMOVAL
 - DISTURBANCE LIMITS



PRELIMINARY PLANS

SHEET NUMBER: 19 OF 24
DATE: 02/02/26
PROJECT NUMBER: 0052504.00

PRELIMINARY TREE PRESERVATION PLAN

Westwood
Phone: (715) 815-5100 12001 Whitehouse Drive, Suite 4100
Fax: (715) 815-5100 WestwoodPro.com
Westwood Professional Services, Inc.

MEADOW HAVEN
OTSEGO, MN

UNLESS OTHERWISE NOTED, THIS PLAN WAS PREPARED BY A PROFESSIONAL ENGINEER.
DESIGNED AND DRAWN BY: CORY L. MEYER
DATE: 02/02/26, LICENSE NO.: 26971

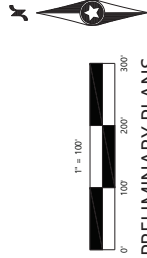
PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

DESIGNED:	TD
CHECKED:	TD
DRAWN:	DM
HORIZONTAL SCALE:	AS SHOWN
VERTICAL SCALE:	1" = 8' 6"

TREE TAG	SPECIES	DBH/IN	MULTI	NOTES	TREE TYPE	OUTCOME
7201	Bovisider	6			Deciduous	Saved
7202	American Elm	20	X		Deciduous	Saved
7203	American Elm	12			Deciduous	Saved
7204	American Elm	13			Deciduous	Saved
7205	American Elm	11			Deciduous	Saved
7206	American Elm	11	X		Deciduous	Saved
7207	Bovisider	6			Deciduous	Off file
7208	Bovisider	6			Deciduous	Saved
7209	American Elm	11			Deciduous	Saved
7210	Bovisider	12	X		Deciduous	Saved
7211	Bovisider	11			Deciduous	Saved
7212	Bovisider	12			Deciduous	Saved
7213	Bovisider	13			Deciduous	Saved
7214	Bovisider	10			Deciduous	Saved
7215	Bovisider	6			Deciduous	Saved
7216	Bovisider	6			Deciduous	Saved
7217	Bovisider	6			Deciduous	Saved
7218	Bovisider	10			Deciduous	Saved
7219	Bovisider	10			Deciduous	Saved
7220	Bovisider	10			Deciduous	Saved
7221	Bovisider	10			Deciduous	Saved
7222	Bovisider	12			Deciduous	Saved
7223	Bovisider	10			Deciduous	Saved
7224	Cornusdog	30			Deciduous	Saved
7225	Bovisider	8			Deciduous	Saved
7226	Bovisider	8			Deciduous	Saved
7227	Green & White Ash	14			Deciduous	Off file
7228	Bovisider	14	X		Deciduous	Off file
7229	Bovisider	10			Deciduous	Off file
7230	Bovisider	10			Deciduous	Off file
7231	Bovisider	15	X	bt 40% crown death	Deciduous	Off file
7232	Bovisider	14			Deciduous	Off file
7233	Bovisider	6			Deciduous	Saved
7234	Bovisider	6			Deciduous	Saved
7235	Bovisider	8			Deciduous	Saved
7236	Bovisider	6			Deciduous	Saved
7237	Bovisider	6			Deciduous	Saved
7238	Bovisider	13			Deciduous	Saved
7239	Bovisider	9			Deciduous	Saved
7240	Bovisider	7	X		Deciduous	Saved
7241	Bovisider	7			Deciduous	Saved
7242	Bovisider	7			Deciduous	Saved
7243	Bovisider	7			Deciduous	Saved
7244	Bovisider	10			Deciduous	Saved
7245	Bovisider	7			Deciduous	Saved
7246	Bovisider	10			Deciduous	Saved
7247	Bovisider	12			Deciduous	Saved
7248	Bovisider	12			Deciduous	Saved
7249	Bovisider	10			Deciduous	Off file
7250	Bovisider	10			Deciduous	Off file
7251	Bovisider	10			Deciduous	Off file
7252	American Elm	24	X	bt 20% crown loss - 10cm damage	Deciduous	Saved
7253	American Elm	24	X		Deciduous	Off file
7254	Bovisider	24	X		Deciduous	Off file
7255	Bovisider	24	X		Deciduous	Off file
7256	Bovisider	15			Deciduous	Removed
7257	Bovisider	10	X		Deciduous	Removed
7258	American Elm	10	X		Deciduous	Removed
7259	Bovisider	12	X		Deciduous	Removed
7260	American Elm	6			Deciduous	Off file
7261	American Elm	6			Deciduous	Off file
7262	Aspen	9			Deciduous	Removed
7263	Bovisider	10			Deciduous	Removed
7264	Bovisider	9			Deciduous	Removed
7265	Bovisider	9			Deciduous	Removed
7266	Bovisider	9			Deciduous	Removed
7267	Bovisider	6			Deciduous	Removed
7268	Aspen	6			Deciduous	Removed
7269	Bovisider	6			Deciduous	Removed
7270	Aspen	7			Deciduous	Off file
7271	Black Cherry	8			Deciduous	Off file
7272	Bovisider	8			Deciduous	Off file
7273	Bovisider	16	X		Deciduous	Off file
7274	Aspen	8			Deciduous	Removed
7275	Aspen	7			Deciduous	Removed
7276	Black Cherry	7			Deciduous	Removed
7277	American Elm	6			Deciduous	Removed
7278	Bovisider	8			Deciduous	Removed
7279	Bovisider	8			Deciduous	Removed
7280	Bovisider	6			Deciduous	Removed
7281	American Elm	7			Deciduous	Removed
7282	Bovisider	13			Deciduous	Removed
7283	Bovisider	14			Deciduous	Off file
7284	Bovisider	14			Deciduous	Off file
7285	Bovisider	10			Deciduous	Removed
7286	American Elm	10			Deciduous	Removed
7287	Bovisider	9			Deciduous	Removed
7288	Bovisider	13			Deciduous	Removed
7289	Bovisider	11			Deciduous	Removed
7290	Bovisider	13			Deciduous	Removed
7291	Bovisider	22			Deciduous	Removed
7292	Bovisider	23			Deciduous	Removed
7293	Green & White Ash	10		bt 50% crown death	Deciduous	Removed
7294	Bovisider	8			Deciduous	Removed
7295	Bovisider	9			Deciduous	Removed
7296	Bovisider	10			Deciduous	Removed
7297	Bovisider	10			Deciduous	Removed
7298	Bovisider	8	X		Deciduous	Removed
7299	Bovisider	10			Deciduous	Removed
7300	Bovisider	6			Deciduous	Removed

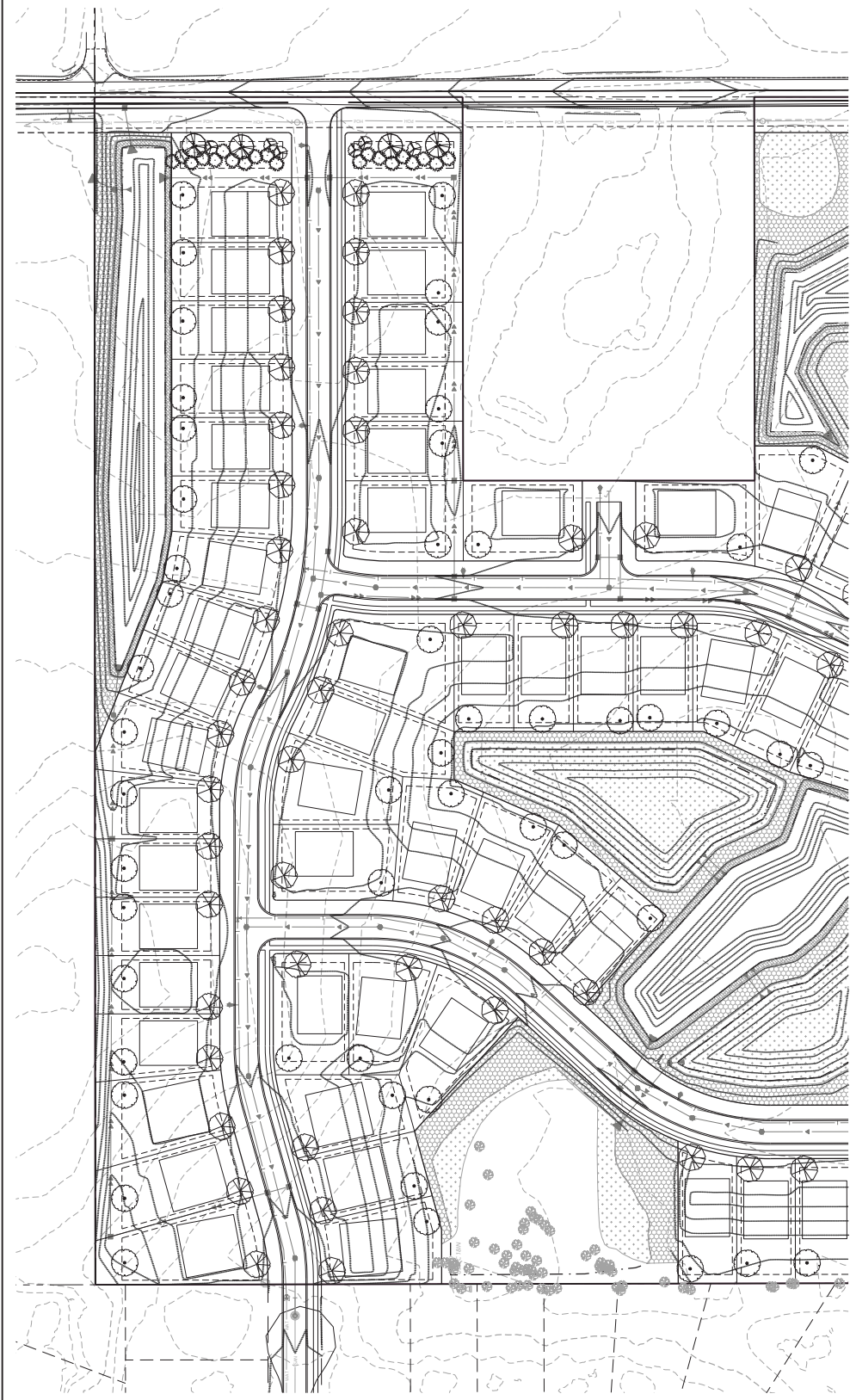
TREE TAG	SPECIES	DBH/IN	MULTI	NOTES	TREE TYPE	OUTCOME
7301	Bovisider	9			Deciduous	Removed
7302	Bovisider	6			Deciduous	Removed
7303	Bovisider	6			Deciduous	Removed
7304	Bovisider	8		bt 70% crown death, large ore with rot on trunk	Deciduous	Removed
7305	Bovisider	7			Deciduous	Removed
7306	Bovisider	7			Deciduous	Removed
7307	American Elm	7			Deciduous	Removed
7308	American Elm	8			Deciduous	Removed
7309	American Elm	8			Deciduous	Removed
7310	Bovisider	15			Deciduous	Removed
7311	Bovisider	14	X		Deciduous	Removed
7312	Bovisider	11			Deciduous	Removed
7313	Green & White Ash	11			Deciduous	Removed
7314	Green & White Ash	6			Deciduous	Removed
7315	Bovisider	9			Deciduous	Removed
7316	Bovisider	9			Deciduous	Removed
7317	Bovisider	8			Deciduous	Removed
7318	Green & White Ash	10	X		Deciduous	Removed
7319	Green & White Ash	10			Deciduous	Removed
7320	Bovisider	8			Deciduous	Removed
7321	Bovisider	10			Deciduous	Removed
7322	Green & White Ash	9			Deciduous	Removed
7323	Bovisider	17			Deciduous	Removed
7324	Bovisider	17			Deciduous	Removed
7325	Bovisider	6			Deciduous	Removed
7326	Bovisider	12			Deciduous	Removed
7327	Green & White Ash	14		gd 1 large limb loss, storm damage	Deciduous	Removed
7328	Bovisider	14			Deciduous	Removed
7329	Bovisider	14			Deciduous	Removed
7330	Bovisider	14			Deciduous	Removed
7331	Green & White Ash	8			Deciduous	Removed
7332	Bovisider	6			Deciduous	Removed
7333	Bovisider	20	X		Deciduous	Removed
7334	Bovisider	20			Deciduous	Removed
7335	Green & White Ash	6			Deciduous	Removed
7336	Green & White Ash	10			Deciduous	Removed
7337	Green & White Ash	10			Deciduous	Removed
7338	Bovisider	13			Deciduous	Removed
7339	Bovisider	6	X		Deciduous	Removed
7340	Green & White Ash	8	X		Deciduous	Removed
7341	Bovisider	8	X		Deciduous	Removed
7342	Bovisider	7			Deciduous	Removed
7343	Bovisider	15	X		Deciduous	Removed
7344	Bovisider	15	X		Deciduous	Removed
7345	Bovisider	24	X		Deciduous	Removed
7346	Bovisider	22	X		Deciduous	Removed
7347	Bovisider	22	X		Deciduous	Removed
7348	Bovisider	22	X		Deciduous	Removed
7349	Bovisider	17	X		Deciduous	Removed
7350	Bovisider	17			Deciduous	Removed
7351	Green & White Ash	12			Deciduous	Saved
7352	Green & White Ash	6			Deciduous	Saved
7353	Green & White Ash	8			Deciduous	Saved
7354	Green & White Ash	8			Deciduous	Saved
7355	Green & White Ash	8			Deciduous	Saved
7356	Green & White Ash	13	X		Deciduous	Saved
7357	Green & White Ash	13	X		Deciduous	Saved
7358	Green & White Ash	7			Deciduous	Saved
7359	Green & White Ash	14			Deciduous	Saved
7360	Green & White Ash	14			Deciduous	Saved
7361	Green & White Ash	14			Deciduous	Saved
7362	Green & White Ash	14			Deciduous	Saved
7363	Green & White Ash	13	X		Deciduous	Saved
7364	Green & White Ash	13	X		Deciduous	Saved
7365	Green & White Ash	12	X		Deciduous	Saved
7366	Green & White Ash	12	X		Deciduous	Saved
7367	Green & White Ash	12	X		Deciduous	Saved
7368	Green & White Ash	12	X		Deciduous	Saved
7369	Green & White Ash	8			Deciduous	Saved
7370	Green & White Ash	6	X		Deciduous	Saved
7371	Green & White Ash	6			Deciduous	Saved
7372	Green & White Ash	6			Deciduous	Saved
7373	Green & White Ash	12	X		Deciduous	Saved
7374	Green & White Ash	7	X		Deciduous	Saved
7375	Green & White Ash	8	X		Deciduous	Saved
7376	Green & White Ash	8			Deciduous	Saved
7377	Green & White Ash	8			Deciduous	Saved
7378	Green & White Ash	8	X		Deciduous	Saved
7379	Green & White Ash	12	X		Deciduous	Saved
7380	Green & White Ash	10	X		Deciduous	Saved
7381	Green & White Ash	9			Deciduous	Saved
7382	Green & White Ash	9			Deciduous	Saved
7383	Green & White Ash	11			Deciduous	Saved
7384	Green & White Ash	8			Deciduous	Saved
7385	Green & White Ash	8	X		Deciduous	Saved
7386	Green & White Ash	15			Deciduous	Saved
7387	Green & White Ash	16			Deciduous	Saved
7388	Green & White Ash	15	X		Deciduous	Saved
7389	Green & White Ash	15			Deciduous	Saved
7390	Green & White Ash	9			Deciduous	Saved
7391	Green & White Ash	8			Deciduous	Saved
7392	Green & White Ash	10			Deciduous	Saved
7393	Green & White Ash	10			Deciduous	Saved
7394	Green & White Ash	8			Deciduous	Saved
7395	Green & White Ash	11			Deciduous	Saved
7396	Green & White Ash	11			Deciduous	Saved
7397	Green & White Ash	13	X		Deciduous	Saved
7398	Green & White Ash	10	X		Deciduous	Saved
7399	Green & White Ash	6	X		Deciduous	Saved
7400	American Elm	12			Deciduous	Saved

TREE TAG	SPECIES	DBH/IN	MULTI	NOTES	TREE TYPE	OUTCOME
7401	Green & White Ash	6			Deciduous	Saved
7402	American Elm	6			Deciduous	Saved
7403	American Elm	6			Deciduous	Saved
7404	American Elm	11			Deciduous	Saved
7405	Green & White Ash	11			Deciduous	Saved
7406	American Elm	7			Deciduous	Saved
7407	American Elm	7			Deciduous	Saved
7408	American Elm	8			Deciduous	Saved
7409	American Elm	10			Deciduous	Saved
7410	Black Willow	20	X		Deciduous	Saved
7411	American Elm	12			Deciduous	Saved
7412	Green & White Ash	14	X		Deciduous	Saved
7413	American Elm	14	X		Deciduous	Saved
7414	Green & White Ash	14			Deciduous	Saved
7415	Silver Maple	19	X		Deciduous	Saved
7416	Green & White Ash	19	X		Deciduous	Saved
7417	Green & White Ash	6			Deciduous	Saved
7418	Black Willow	14	X		Deciduous	Saved
7419	Green & White Ash	14			Deciduous	Saved
7420	Green & White Ash	14			Deciduous	Saved
7421	Green & White Ash	6			Deciduous	Saved
7422	Green & White Ash	14			Deciduous	Saved
7423	Green & White Ash	6	X		Deciduous	Saved
7424	Green & White Ash	13	12		Deciduous	Saved
7425	Green & White Ash	6			Deciduous	Saved
7426	Green & White Ash	6			Deciduous	Saved
7427	Green & White Ash	11	X		Deciduous	Saved
7428	Green & White Ash	7			Deciduous	Saved
7429	Green & White Ash	10			Deciduous	Saved
7430	Green & White Ash	12	6		Deciduous	Saved
7431	Green & White Ash	6			Deciduous	Saved
7432	Green & White Ash	11			Deciduous	Saved
7433	Green & White Ash	6			Deciduous	Saved
7434	Green & White Ash	6			Deciduous	Saved
7435	Green & White Ash	9	X		Deciduous	Saved
7436	Green & White Ash	6			Deciduous	Saved
7437	Green & White Ash	6	X		Deciduous	Saved
7438	Green & White Ash	12	X		Deciduous	Saved
7439	Green & White Ash	6			Deciduous	Saved
7440	Green & White Ash	7			Deciduous	Saved
7441	Green & White Ash	8			Deciduous	Saved
7442	Green & White Ash	8			Deciduous	Saved
7443	Green & White Ash	8			Deciduous	Saved
7444	Green & White Ash	6			Deciduous	Saved
7445	Green & White Ash	6			Deciduous	Saved
7446	Green & White Ash	9			Deciduous	Saved
7447	Green & White Ash	9			Deciduous	Saved
7448	Green & White Ash	9			Deciduous	Saved
7449	Green & White Ash	10	X		Deciduous	Saved
7450	Green & White Ash	10	X		Deciduous	Saved
7451	Green & White Ash	10			Deciduous	Saved
7452	Green & White Ash	8			Deciduous	Saved
7453	Green & White Ash	6			Deciduous	Saved
7454	Green & White Ash	10			Deciduous	Saved
7455	Green & White Ash	6			Deciduous	Saved
7456	Green & White Ash	7	X		Deciduous	Saved
7457	Green & White Ash	7			Deciduous	Saved
7458	Green & White Ash	8			Deciduous	Saved
7459	Silver Maple	7			Deciduous	Removed
7460	Silver Maple	7			Deciduous	Removed



	MUDFLAT TOTAL AREA 10.6 AC
	WET MEADOW SWW SEED MIX (3.2-3.7) TOTAL AREA 12.2 AC
	TALL GRASS ROADSIDE SEED MIX TOTAL AREA 4.6 AC
	MUDFLAT TOTAL AREA 10.6 AC

NOTES:
 *SEEDING IN WETLANDS AND WETLAND BUFFERS TO ESTABLISH VEGETATION WHERE PREVIOUSLY IN AGRICULTURAL USE.
 *ALL DISTURBED AREAS TO BE SO DODD UNLESS NOTED OTHERWISE.
 *TALL GRASS SWW TO BE HYDRIC/SEMPER.



PLANT LEGEND

OVERSTORY TREES (BY DEVELOPER)

STREET TREES (BY DEVELOPER)

OVERSTORY DECIDUOUS TREES (BY HOME BUILDER)

OVERSTORY CONIFEROUS TREES (BY DEVELOPER)

EVERGREEN TREES (BY DEVELOPER)

OVERSTORY TREES (BY DEVELOPER)

STREET TREES (BY DEVELOPER)

OVERSTORY DECIDUOUS TREES (BY HOME BUILDER)

OVERSTORY CONIFEROUS TREES (BY DEVELOPER)

EVERGREEN TREES (BY DEVELOPER)

SEED LEGEND

WETLAND BUFFERS TO ESTABLISH VEGETATION IN AGRICULTURAL USE. SEED MIX (84-271) TOTAL AREA 12.2 AC

WETLAND BUFFERS TO ESTABLISH VEGETATION IN AGRICULTURAL USE. SEED MIX (84-271) TOTAL AREA 12.2 AC

WETLAND BUFFERS TO ESTABLISH VEGETATION IN AGRICULTURAL USE. SEED MIX (84-271) TOTAL AREA 12.2 AC

PRELIMINARY PLANS

1" = 60'

0' 60' 120' 180'

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

DESIGNED: _____

CHECKED: _____

DRAWN: _____

HORIZONTAL SCALE: _____

VERTICAL SCALE: _____

DATE: 02/02/26

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/02/26

PREPARED FOR:

SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

MEADOW HAVEN
OTSEGO, MN

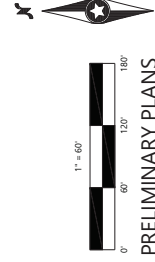
Westwood

Phone: (952) 915-5300 12001 Whitewater Drive, Suite 100
FAX: (952) 915-5300 westwood@westwoodmn.com westwoodmn.com

SHEET NUMBER: 22 OF 24

DATE: 02/02/26

PROJECT NUMBER: 0052504.00



PLANT LEGEND

- [illegible]

DESIGNED:	TDO
CHECKED:	CHF
DRAWN:	D/W
HORIZONTAL SCALE:	60'
VERTICAL SCALE:	1" = 6'

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE MN 55044

DATE: 02/02/26 LICENSE NO. 26971

Westwood
1201 Westlaker Drive, Suite #310
Minnetonka, MN 55343
westwoodps.com

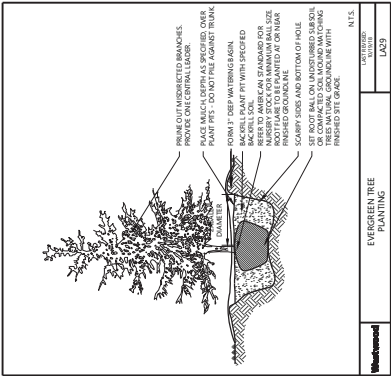
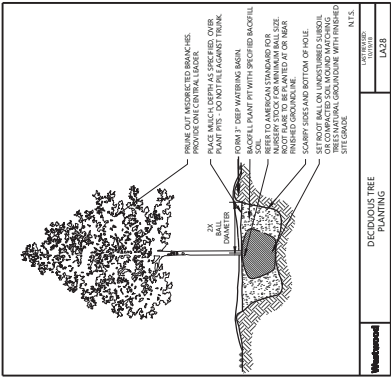
Phone (952) 937-5150
Toll Free (888) 937-5150
Westwood Professional Services, Inc.

PROJECT NUMBER: 005200400
DATE: 02/09/2011
SHEET NUMBER: 23
PRELIMINARY
SCAPE PLAN

PLANTING DETAILS

- [illegible]

PLANTING DETAILS



PRELIMINARY PLANS

DESIGNED:	TDO
CHECKED:	CHS
DRAWN:	DW
HORIZONTAL SCALE: 60'	
VERTICAL SCALE 12' OR 6'	

INITIAL ISSUE 02/02/26

	INITIAL ISSUE	02/02/26
REVISIONS:		
	✓	-
	△	-
	△	-
	△	-
	△	-
	△	-

PREPARED FOR:

SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE MN 55044

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

CORY L MEYER

DATE: 02/02/26 LICENSE NO. 26971

Westwood
1201 Whitehawk Drive, Suite #300
Minnetonka, MN 55343
westwoodpi.com

MEADOW HAVEN
OTSEGO, MN

PRELIMINARY
LANDSCAPE NOTES &
DETAILS

DATE: 02/05/2024
PROJECT NUMBER: 0052E04.00
SHEET NUMBER: 24

MEMORANDUM

TO: Honorable Mayor and City Council

CC: Adam Flaherty, City Administrator
Audra Etzel, City Clerk
Daniel Licht, City Planner
Dave Kendall, City Attorney
Bryan Tucker, Summergate Companies LLC
Thomas Desutter, Westwood Professional Services

FROM: Ronald J Wagner, P.E., City Engineer

DATE: February 16, 2026

RE: Meadow Haven

We have reviewed the following information provided by Westwood on behalf of Thomas Desutter regarding Meadow Haven.

Preliminary Plat for Meadow Haven dated February 2, 2026 by Westwood
Storm Report for Meadow Haven , dated February 2, 2026 by Westwood

The submittal is to be considered for preliminary acceptance. We would offer the following comments:

General Requirements

1. Provide Approval Signature Line for Ronald J Wagner, P.E. , City Engineer.

Preliminary Plat

2. Locations and results of soil boring, percolation test, etc.
3. Provide Geotechnical report for the area to be plated
4. Statement certifying the environmental conditions of the site including the presence of any hazardous substances as defined in Minnesota Statutes 115B.02 and subd 8.

Proposed Design Features

5. Provide curve data for streets.
6. Provide gradients and profile of proposed sewer lines and watermain.
7. Rework grading for side yard drainage multiple areas look to be areas that will hold water from proposed contours.
8. Provide drain tile for rear yards per standard plate no. 413
9. Provide drain tile for all catch basins at road low points.
10. Show and provide new Gate Valve at connection point at 66th street.

11. Remove Salvage hydrant from connection point at 66th St. Give back to city no new hydrant is needed.
12. Add two Gate Valves to the intersection of STREET 3 and STREET4.
13. Add CLEAN OUTS at the south end of STREET 2, STREET 3 and STREET 4.
14. Extend watermain to west side of McAllister Ave on STREET 1. Make connection within McAllister Ave. north to Water Tower #4. (WAC Credits)
15. Provide cross sections for McAllister Ave. improvements.
16. Rework ditch bottom for drainage for existing culvert at west side of 70th St and Macallister Ave.
17. Provide Curb and Gutter to east side of McAllister Ave. from 70th St to 67th St (WAC Credit)
18. Eliminate 15" metal culvert at 67th St and McAllister Ave. and replace with 30" RCP and extend to fit new ditch bottom as per the Otsego Creek Watershed Study. (Stormwater Credit)
19. Remove 15" metal culvert at STA-18+10 McAllister Ave. replace with 15" RCP and extend to fit ditch bottom.
20. Provide bike trail on west side of McAllister Ave. from North property line of the development to the south property line along with cross sections.
21. Provide ADA ramps at intersections of bike trail.
22. Add FORCEMAIN (size to be determined from furthest NE MH to NE Quadrant of intersection of 67th ST and McAllister Ave. (SAC Credit)
23. The Otsego Creek Watershed Study was sent to you for review. Included in the report was a need for a 42" storm pipe on the west side of the property connecting the wetlands within the development to the SW corner of the property. (Stormwater Credit)

Details

24. Include Standard Plate No. 500a

Other Items

25. Provide Outlot deed to City for future Well Lot 9 & 10 Block 7, with 20' D&U easement for RAW Watermain along south plat line. (WAC Credit)

Summary and / or recommendations

We recommend approval with requirements to address the items above.