



Gleason Lake

Gleason Lake

Birch Briar

9th Ave N

7th Ave N

6th Ave N

Birch Briar Trl N

8th Ave N

5th Ave N

Cornstock Ln N

4th Ave N

Weston Ln N

Vicksburg Ln N

Birchview Elementary

Black Oaks Ln N

Wayzata Central Middle School

3rd Ave N

2nd Ave N

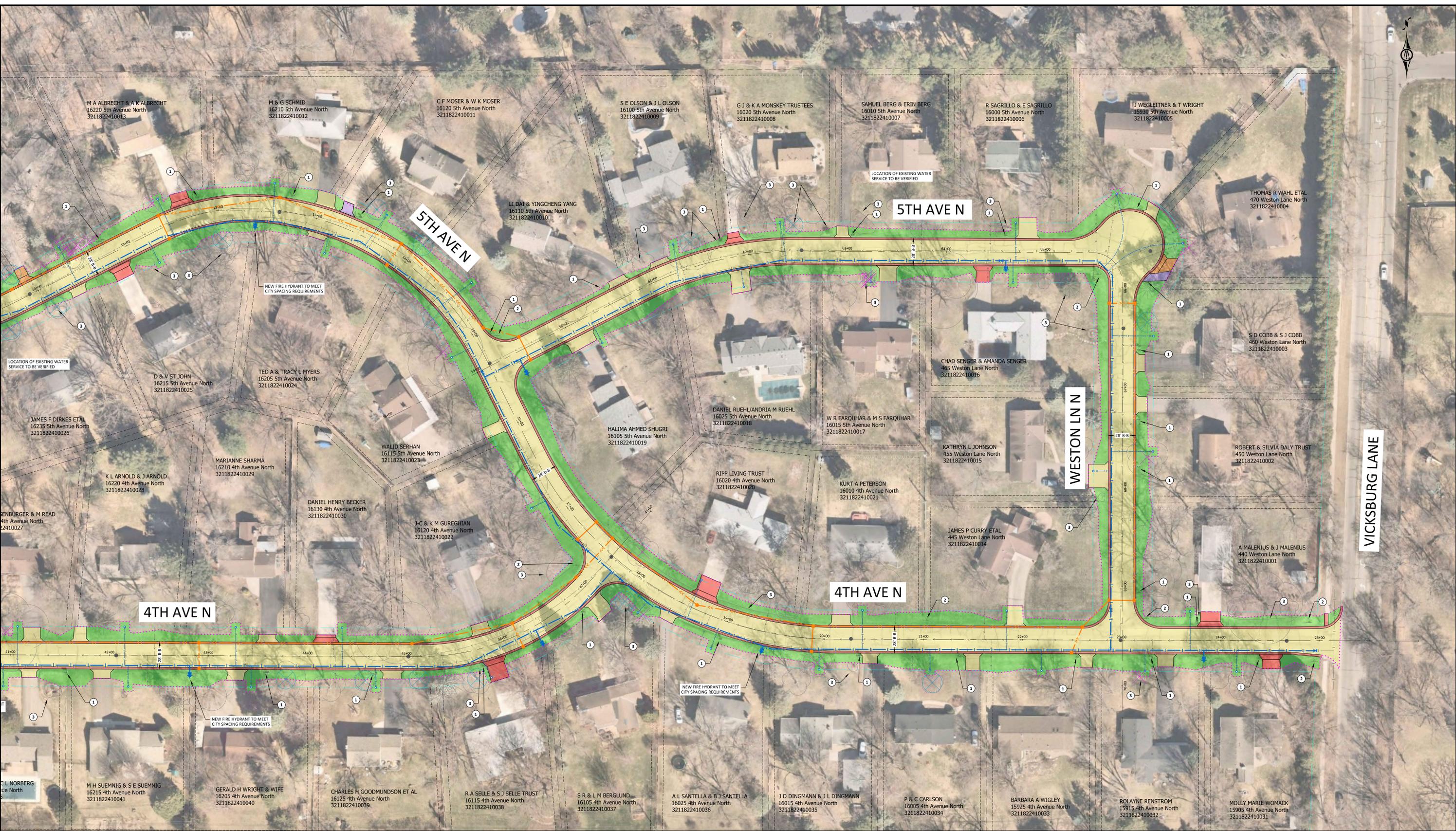


**Birchwood Estates
Street Reconstruction
City Project ST249001**

0 440 Feet



THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

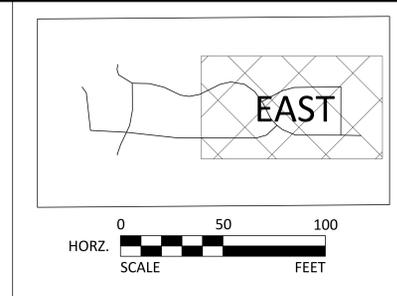


BOLTON & MENK

MARCH 2023

LEGEND

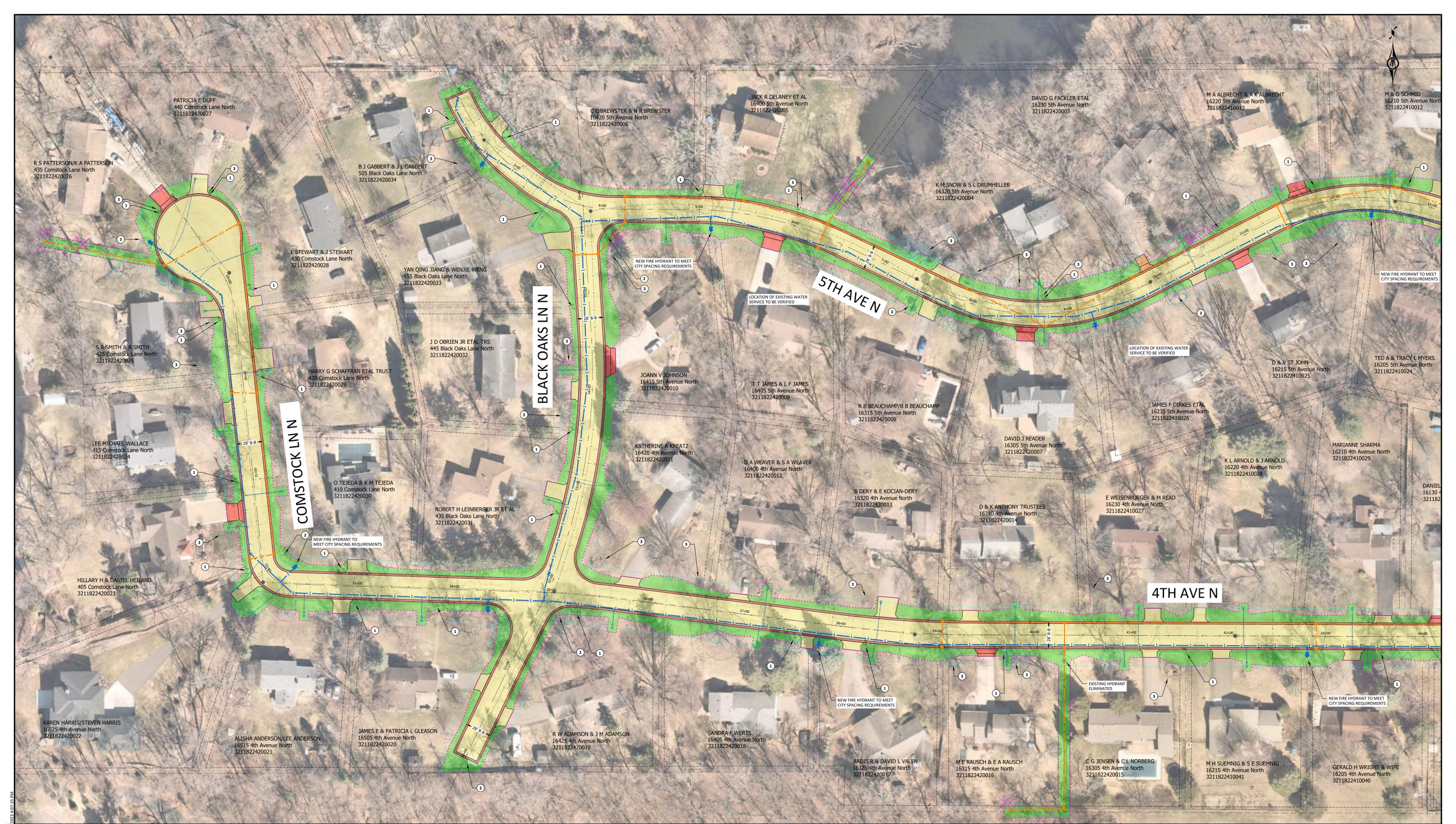
	EXISTING PROPERTY LINE		EXISTING SANITARY SERVICE WATERMAIN VALVE
	EXISTING RIGHT OF WAY		HYDRANT
	EXISTING DRAINAGE AND UTILITY EASEMENT		PROPOSED CURBSTOP
	PROPOSED BITUMINOUS STREET/DRIVEWAY		PROPOSED WATERMAIN SERVICE REPLACEMENT
	PROPOSED CONCRETE DRIVEWAY/SIDEWALK		PROPOSED WATERMAIN
	PROPOSED GRAVEL SURFACING		EXISTING WATERMAIN
	SALVAGE & REINSTALL PAVERS		APPROXIMATE CONSTRUCTION LIMITS
	PROPOSED TURF (APPROXIMATE)		TREE REMOVAL
	PROPOSED CONCRETE CURB & GUTTER/VALLEY GUTTER		POTENTIAL TREE REMOVAL
	PROPOSED STORM STRUCTURE		SALVAGE/REINSTALL MAILBOX POST
	PROPOSED STORM SEWER PIPE		SALVAGE/REINSTALL SIGN
	EXISTING SANITARY PIPE		POTENTIAL LANDSCAPING IMPACT
	EXISTING SANITARY MANHOLE		PROPOSED STREET WIDTH FROM BACK OF CURB TO BACK OF CURB
	EXISTING SANITARY FORCE MAIN		



PRELIMINARY LAYOUT EAST
4TH AVE N
5TH AVE N
WESTON LN N

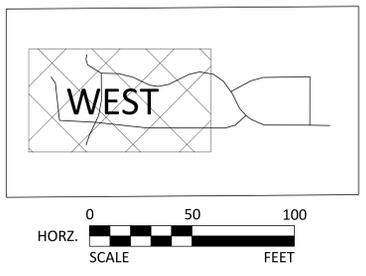
CITY OF PLYMOUTH
 2024 BIRCHWOOD ESTATES RECON

City of Plymouth



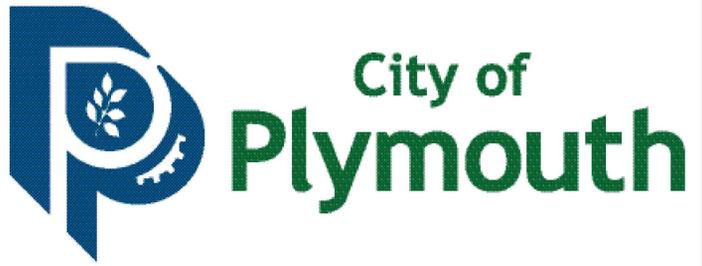
MARCH 2023

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING DRAINAGE AND UTILITY EASEMENT
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	PROPOSED STREET WIDTH FROM BACK OF CURB TO BACK OF CURB



PRELIMINARY LAYOUT WEST
 4TH AVE N
 5TH AVE N
 BLACK OAKS LN N
 COMSTOCK LN N

CITY OF PLYMOUTH
 2024 BIRCHWOOD ESTATES RECON



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RAIN GARDENS

2024 BIRCHWOOD ESTATES STREET & UTILITY IMPROVEMENTS



PLYMOUTH RESIDENT RAIN GARDEN PROGRAM

As a homeowner in the project area, the City of Plymouth is offering the opportunity for you to help improve the stormwater quality and the beautification of your community. Residents may 'opt in' to a program where the City will install a rain garden in your front yard as part of the project at City cost. All rain gardens located within City right of way portions of your front yard, which would be the City's goal, will be maintained by the City.



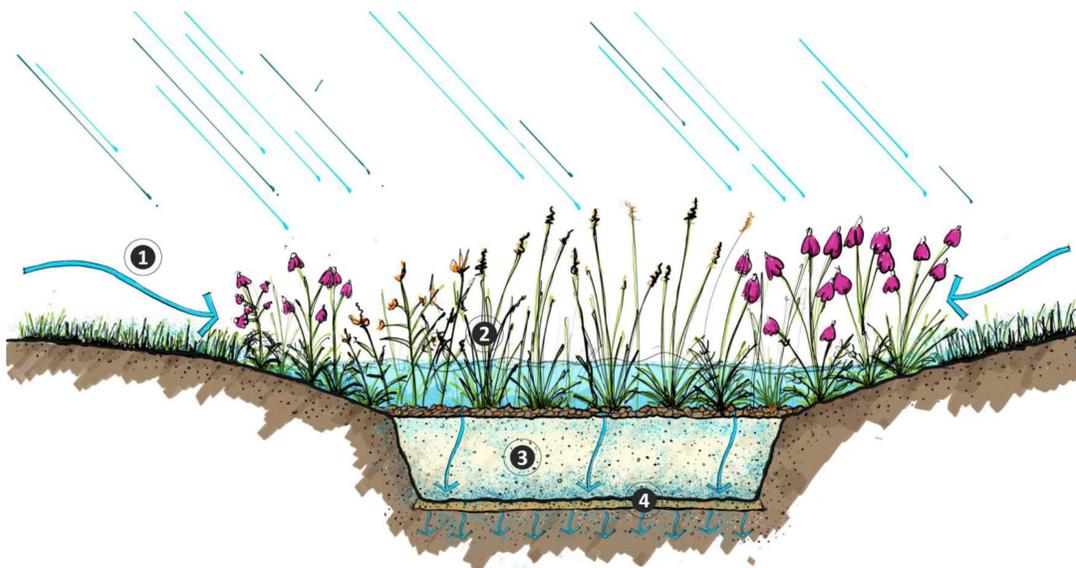
Rain gardens are more suitable in some areas than others within the neighborhood. A variety of factors can affect a rain garden's viability at a location, such as underlying soil, ability to receive water from upstream paved areas, and availability of adequate space. This map illustrates the probability that various areas in the neighborhood can sustain a rain garden based on soil information collected to date and neighborhood topography. An individual site assessment will need to be performed to verify specific potential rain garden viability.

Rain Garden Viability Map

LEGEND

- Low probability
- Moderate probability
- High probability

HOW THEY WORK:



- 1 Stormwater from the street and land runs off into the rain garden.
- 2 Native plants filter pollutants out of the water before soaking into the ground. A mulch layer helps keep the soil moist for plants and prevents erosion.
- 3 Special soil mixes in the rain garden allow for water to be absorbed rapidly, replenishing depleted groundwater resources and reducing downstream flooding.
- 4 A drainage layer at the bottom of the rain garden provides additional water storage.

Interested in adding a rain garden to your property?

Fill out a comment card at this meeting to let the project team know! We will review your property to determine if it is suitable for a rain garden.

Properties with suitable conditions, including consideration of underlying soil types and ability to receive drainage, may be selected for inclusion in the rain garden program.



Want to learn more?

Scan the QR code to review helpful rain garden guides and watch a Plymouth rain garden take shape!



Project Website

City of Plymouth Project Website:
plymouthmn.gov/birchwoodrecon

- Scan the QR code or use the url above to visit the project website!
- Project information, schedule, documents, updates, FAQ
- Sign up for email updates
 - Emails to be sent as needed leading up to construction
 - Emails to be sent at least once a week during construction

