



HILL INCORPORATED
CIVIL ENGINEERS & LAND SURVEYORS

2999 County Road 42 W, Ste. 100
Burnsville, MN 55306-5904
www.mnhill.com
952.890.6044



October 20, 2025

City of Shorewood
Planning Department

Address Line 1

Address Line 2

Email Address

Watten Ponds 2nd Addition Preliminary & Final Plat, and ROW Vacation Application

Audrius Asakenas of Chestnut Business Park has purchased the 4.3 acre vacant property at the end of the Maple View Court cul-de-sac. An application for preliminary and final plat has been submitted to subdivide the property into two single-family residential lots. Each lot will be approximately 2 acres in size and will be in conformance to city zoning standards. Although an extension of the Maple View Court cul-de-sac is shown for the subdivision it is proposed that both lots be served by a single shared driveway from Maple View Court to minimize grading and tree loss. The subdivision will not impact the wetlands or utilize the undeveloped right of ways surrounding the property. City wetland buffer setbacks and protection are incorporated in the development plans. As part of the application, and as discussed with City staff at pre-application meetings, the owner is proposing to vacate their half of the 2nd Street ROW.

The two lots will be served by city sewer and water connections from Maple View Court. All construction activity will be from Maple view Court and will not utilize the surrounding undeveloped ROW. It is intended to have initial grading and sewer/water services constructed this year with home construction to start Spring of 2026. Construction will be dependent on purchase of the lots, approvals and weather. The Minnehaha Creek Watershed has been notified of the request. They are in the process of reviewing the wetland delineation and development application.

BENCHMARKS
 #1 T.N.H. AT END OF CUL-DE-SAC OF MAPLE VIEW COURT, ON
 EAST SIDE OF SITE
 ELEV=956.35

WATTEN POND 2ND ADDITION RESIDENTIAL

SHOREWOOD, MINNESOTA

PRELIMINARY PHASE

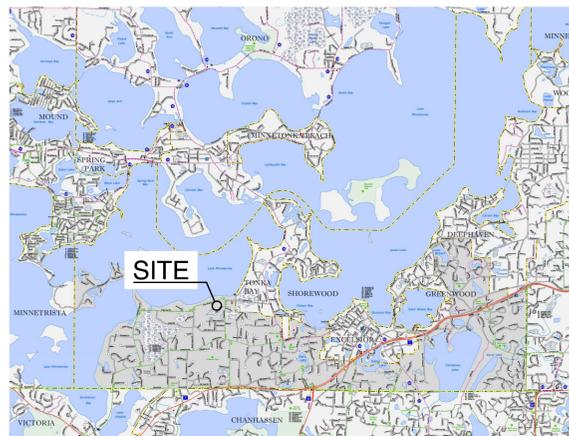
FOR

GRAVITY INVESTMENT LLC

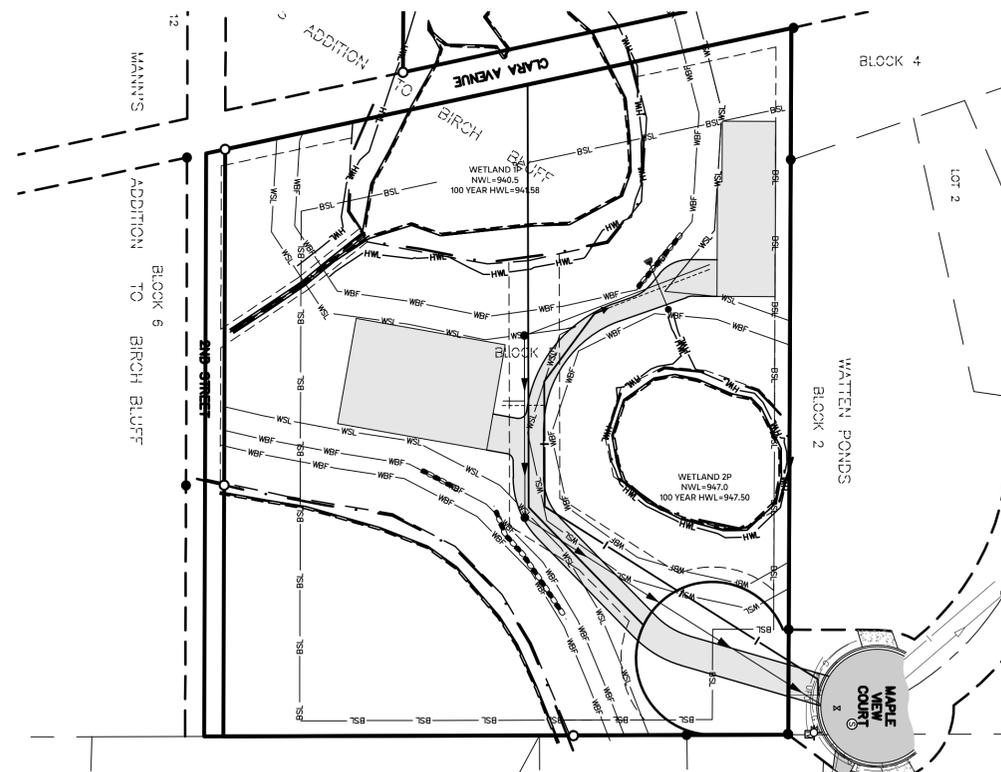
INDEX

TITLE SHEET
 EXISTING CONDITIONS
 PRELIMINARY PLAT
 GRADING & DRAINAGE PLAN
 SITE & UTILITY PLAN
 PHASE I EROSION & SEDIMENT CONTROL PLAN
 PHASE II EROSION & SEDIMENT CONTROL PLAN
 TREE PRESERVATION PLAN

C100
 1 OF 1
 2.0
 C300
 C400
 C500
 C501
 C600



LOCATION MAP



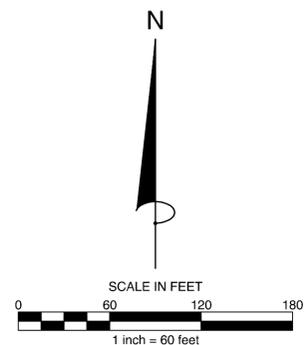
DEVELOPER
 GRAVITY INVESTMENT LLC
 1680 WEST FARM ROAD
 CHASKA, MN 55318
 612-865-4100

PROJECT ENGINEER
 JAMES R. HILL, INC
 2999 WEST COUNTY ROAD 42, SUITE 100
 BURNSVILLE, MN 55306
 952-890-6044

SURVEYOR
 JAMES R. HILL, INC
 2999 WEST COUNTY ROAD 42, SUITE 100
 BURNSVILLE, MN 55306
 952-890-6044



Know what's below.
 Call before you dig.



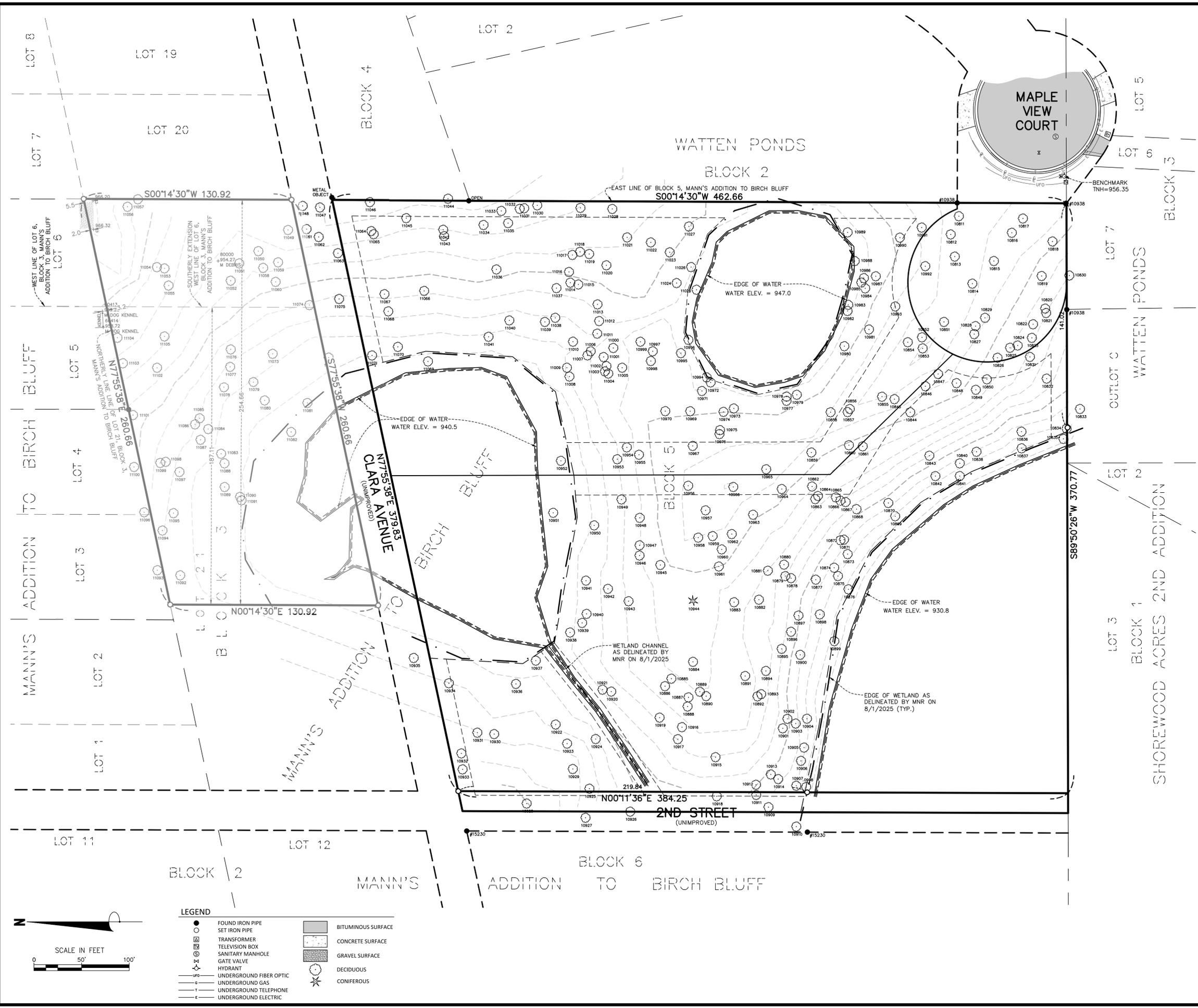
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 ENTER NAME HERE
 Date: XX/XX/20__ Reg. No. XX333X

SHOREWOOD RESIDENTIAL
 SHOREWOOD, MN
 TITLE SHEET
 FOR
 CHESTNUT BUSINESS PARK LLP

DRAWN BY
 VUN
 DATE
 10/20/25
 REVISIONS

CAD FILE
 24303TS
 PROJECT NO.
 24303
C100

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PROPERTY DESCRIPTION

That part of Lot 21 lying East of the extension of the West line of Lot 6 across said Lot 21, Block 3, and All of Block 5, Mann's Addition To Birch Bluff (Lake Minnetonka);

AND

The west 187.11 feet of the east 254.66 feet of Lot 21, Block 3, Mann's Addition to Birch Bluff (Lake Minnetonka) lying westerly of a southerly extension across said Lot 21, of the west line of Lot 6, Block 3, said Addition, described by metes and bounds as follows: Beginning at the point in the northerly line of Lot 21, Block 3, said Addition where the southerly extension across said Lot 21 of the west line of Lot 6, Block 3, said Addition, intersects the northerly line of said Lot 21; thence southwesterly along the northerly line of said Lot 21; a distance of 187.11 feet; thence southerly to a point in the southerly line of said Lot 21, 254.66 feet southwesterly of the southeast corner of said Lot 21; thence northeasterly along the southerly line of said Lot 21 to a point in said line where it intersects the southerly extension across said Lot 21 of the west line of Lot 6, Block 3, said Addition; thence northerly along said southerly extension of the West line of Lot 6, Block 3, said Addition to the northerly line of Lot 21, being the point of beginning, all according to the recorded plat thereof;

NOTES

1. Subject property's address is 25725 Birch Bluff Road, Shorewood, its property identification numbers are 29-117-23-44-0024, 29-117-23-44-0025, and 29-117-23-44-0029.
2. The bearing system is based on the East line of Block 5, Mann's Addition To Birch Bluff which is assumed to bear South 00 degrees 14 minutes 30 seconds West.
3. Field work was completed 8/4/2025.
4. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
5. No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the recorded plat are shown.
6. The gross area of the subject property is 4.371 Acres or 190,417 square feet.

BENCHMARK

The vertical datum is NAVD88.

Benchmark
Top nut hydrant at end of cul-de-sac of Maple View Court.
Elevation = 956.35

SURVEYOR'S CERTIFICATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 11th day of August, 2025

Marcus F. Hampton
Marcus F. Hampton MN L.S. No. 47481

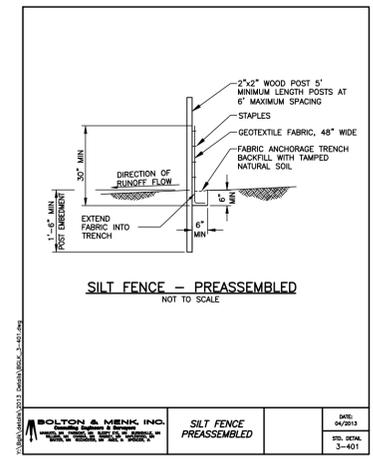
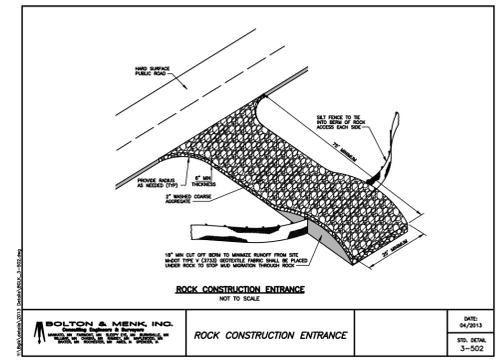
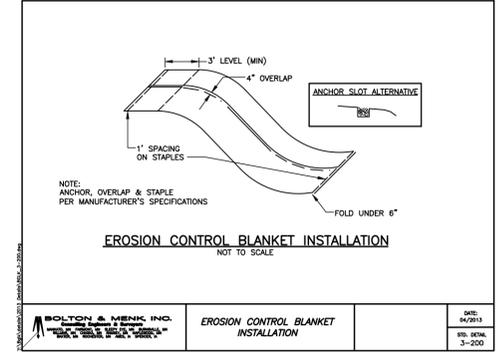
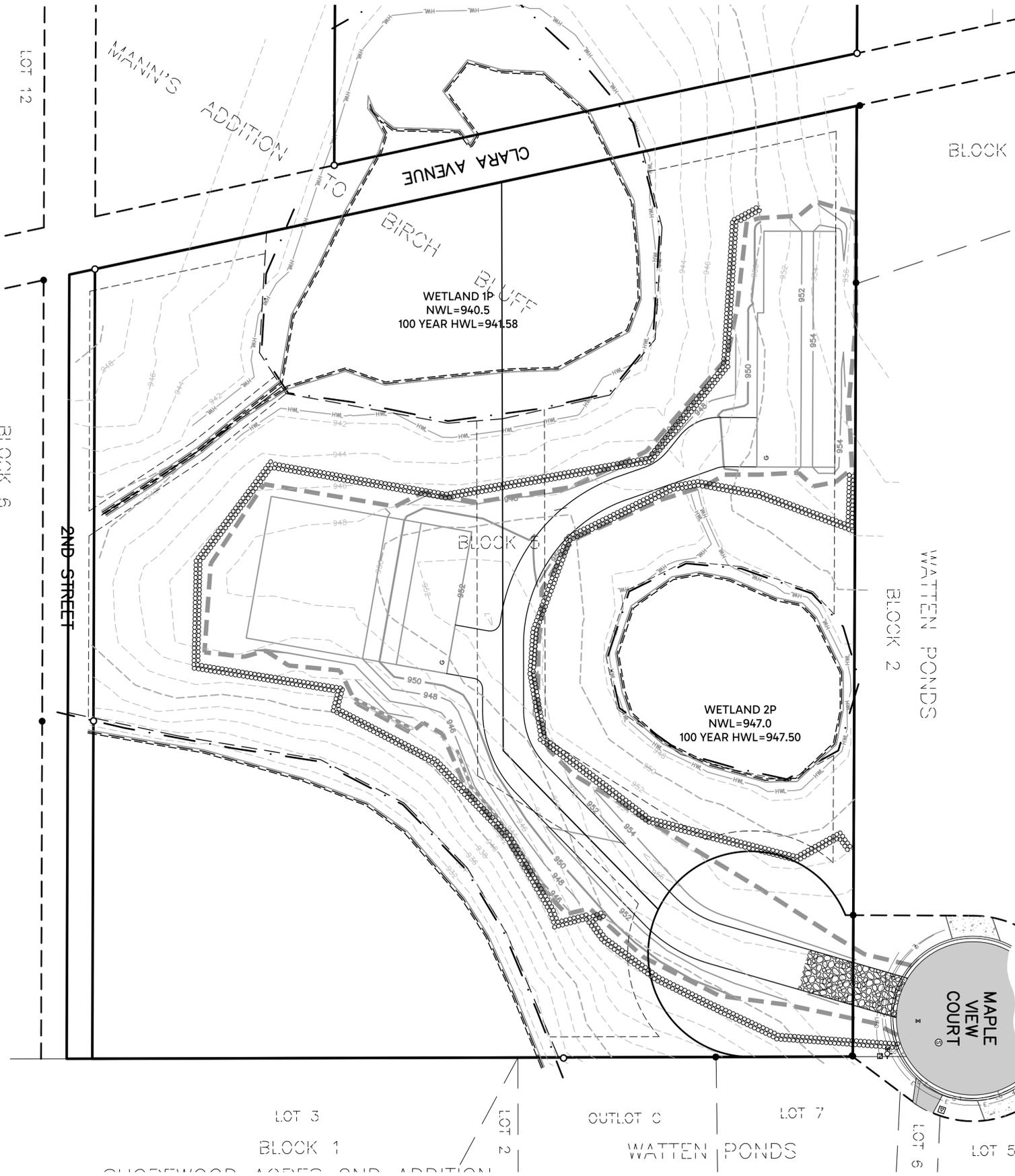
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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PHONE: 952.890.6044
www.jrhinc.com



SHOREWOOD RESIDENTIAL
SHOREWOOD, MINNESOTA
CERTIFICATE OF SURVEY
FOR
CHESTNUT BUSINESS PARK LLP

DRAWN BY	PLM
DATE	8/11/2025
REVISIONS	
CAD FILE	24303s.dwg
PROJECT NO.	24303-00
FILE NO.	1-25-046
SHEET 1 OF 1	

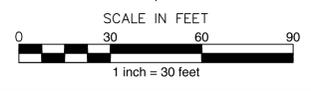
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- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING CURB STOP
- EXISTING ELECTRIC TRANSFORMER BOX
- EXISTING GAS METER
- EXISTING TELEPHONE BOX
- EXISTING TELEVISION BOX
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING GUARD POST
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING TREELINE/TREES
- EXISTING SOIL BORING LOCATION
- EXISTING TEST PIT LOCATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE POST CONSTRUCTION
- PROPOSED SILT FENCE HEAVY DUTY
- PROPOSED WIMCO OR EQUAL
- POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INLET PROTECTION POST
- STORM SEWER CONSTRUCTION
- PROPOSED DITCH CHECK - POST GRADING/UTILITY CONSTRUCTION
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED MNDOT "SOUTHERN BOULEVARD" SEED MIX
- PROPOSED MNDOT "WET DITCH" SEED MIX



Know what's below.
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BURNSVILLE, MN 55306
PHONE: 952-890-6044
email@mnhill.com
www.mnhill.com

HILL INCORPORATED

DATE: 04/2013
REV. DETAIL: 3-5203

SHOREWOOD RESIDENTIAL
SHOREWOOD, MN
PHASE II EROSION CONTROL PLAN

FOR
CHESTNUT BUSINESS PARK LLP

DATE: 10/20/25

DRAWN BY
BDB

DATE
10/20/25

REVISIONS

CAD FILE
24303ERC

PROJECT NO.
24303

C501

WATTEN PONDS 2ND ADDITION

R.T. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Gravity Investment, LLC, a Minnesota limited liability company, owner of the following described property:

All of Block 5, Mann's Addition To Birch Bluff (Lake Minnetonka)

AND

All that part of the east half of the 2nd Street, originally dedicated on the recorded plat of Mann's Addition To Birch Bluff (Lake Minnetonka), Hennepin County, Minnesota, and now to be vacated, which lies south of the southerly right of way line of Clara Avenue.

Has caused the same to be surveyed and platted as WATTEN PONDS 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said Gravity Investment, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Gravity Investment, LLC

By: _____ its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____, the _____ of Gravity Investment, LLC, a Minnesota limited liability company, on behalf of the company.

County, _____ Printed Name
My commission expires _____

I, Marcus F. Hampton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Marcus F. Hampton.

County, _____ Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF SHOREWOOD, MINNESOTA

This plat of WATTEN PONDS 2ND ADDITION was approved and accepted by the City Council of the City of Shorewood, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor _____ Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor
By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

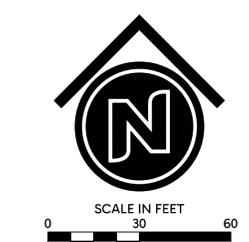
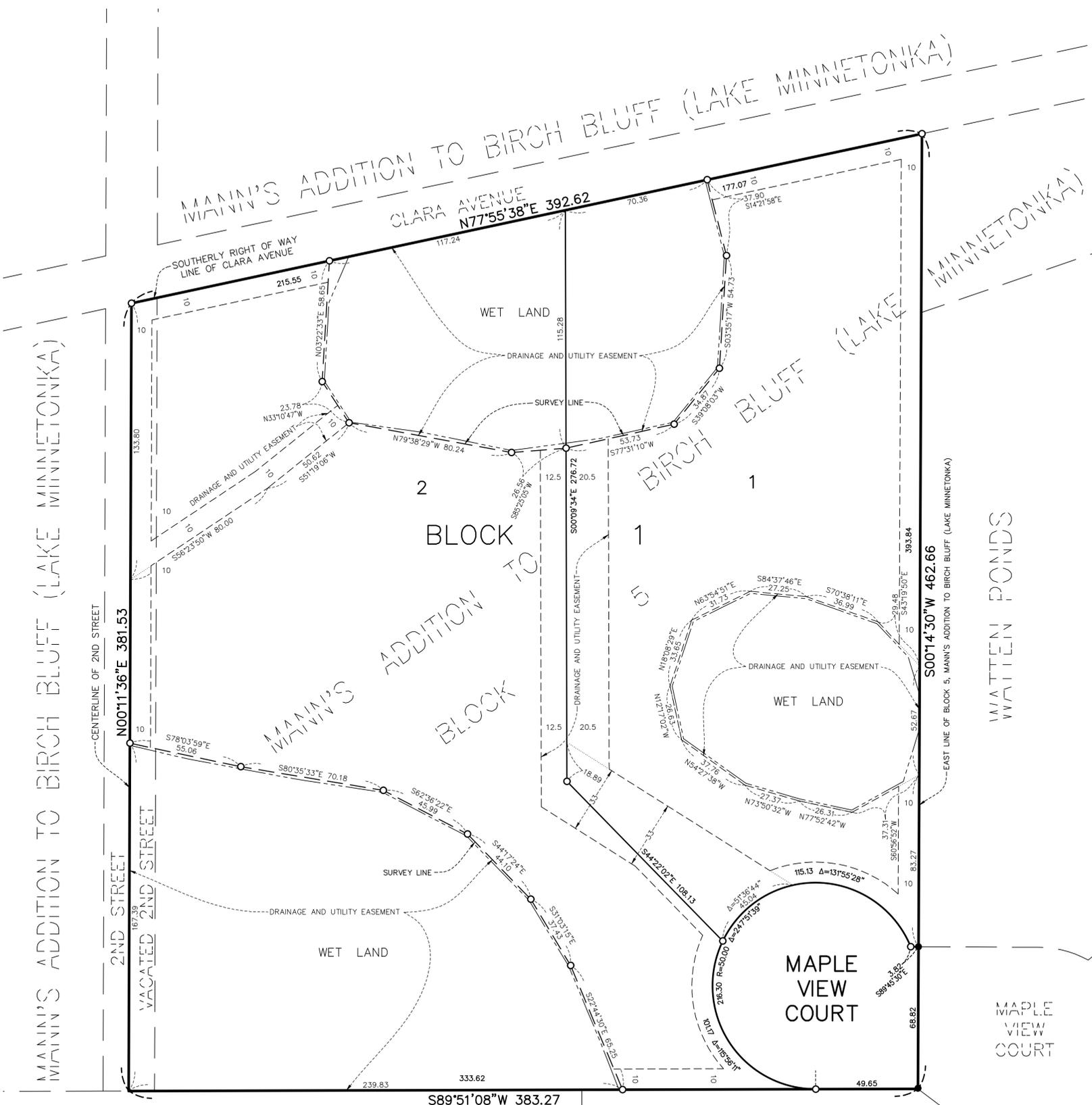
Chris F. Mavis, County Surveyor
By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

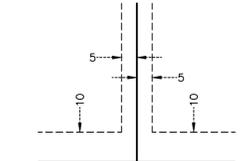
I hereby certify that the within plat of WATTEN PONDS 2ND ADDITION was filed in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Amber Bougie, Registrar of Titles

By: _____, Deputy



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 5, MANN'S ADDITION TO BIRCH BLUFF (LAKE MINNETONKA) WHICH IS ASSUMED TO HAVE A BEARING OF S 00°14'30" W

- DENOTES FOUND 1/2 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 10938
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481

SHOREWOOD ACRES 2ND ADDITION

WATTEN PONDS

SKETCH & DESCRIPTION

FOR: GRAVITY INVESTMENT, LLC

RIGHT OF WAY VACATION

All that part of the east half of the 2nd Street, originally dedicated on the recorded plat of Mann's Addition To Birch Bluff (Lake Minnetonka), Hennepin County, Minnesota, and now to be vacated, which lies south of the southerly right of way line of Clara Avenue.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Signed this 20th day of October, 2025

For: Hill Incorporated

By: 

Marcus F. Hampton, MN LS No. 47481

SHEET 1 OF 2

PROJECT NO.
24303-00

CAD FILE
24303VAC.dwg

REVISIONS

DATE
10/20/2025

DRAWN BY
PLM

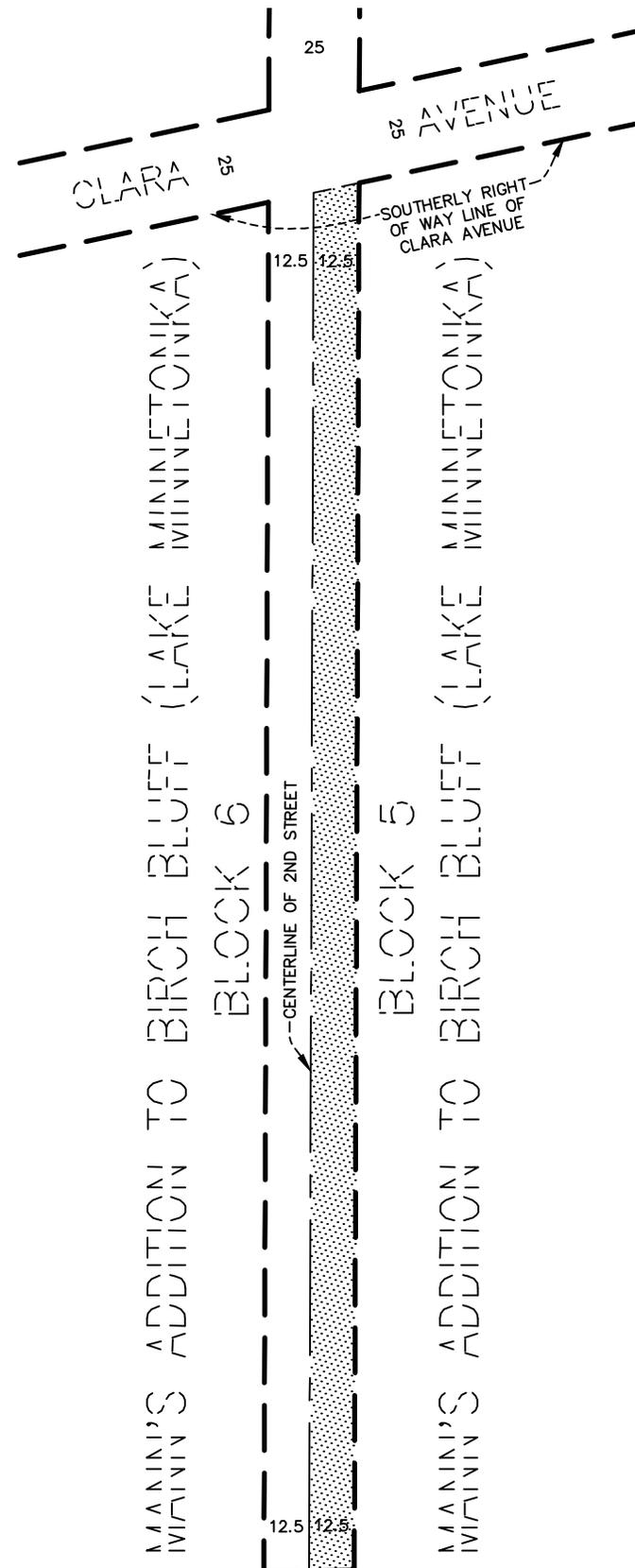


HILL
INCORPORATED

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BURNSVILLE, MN 55306
PHONE: 952-890-6044
marcus@mnhill.com
www.mnhill.com

SKETCH & DESCRIPTION

FOR: GRAVITY INVESTMENT, LLC



SCALE: 1"=50'

 RIGHT OF WAY VACATION

