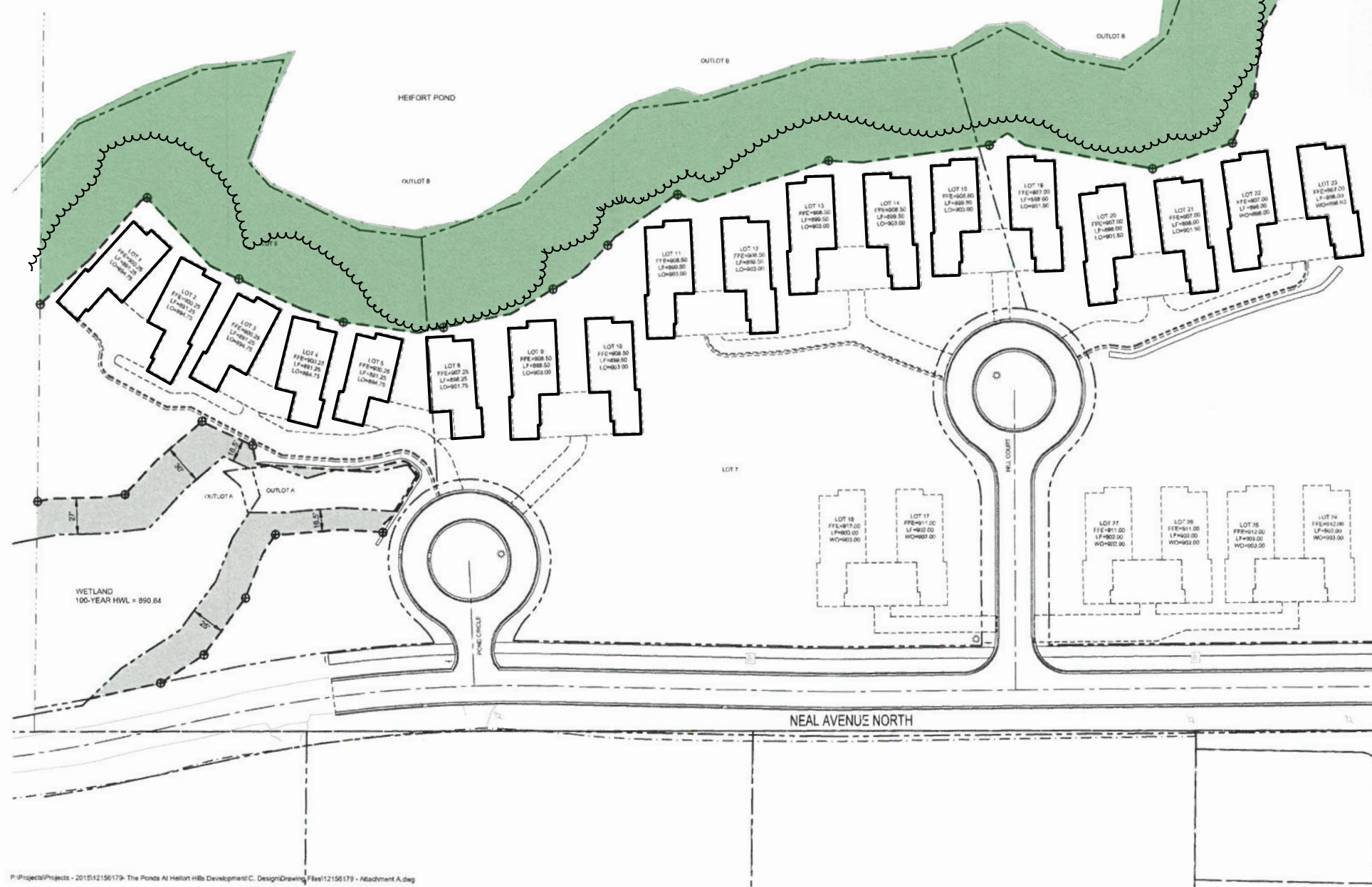


Attachment A - Buffer Plan

SYMBOL LEGEND

-  WETLAND BUFFER AREA
-  DELINEATED WETLAND
-  WETLAND BUFFER MONUMENT 9" x 12" SIGN. SEE DETAIL. FOR EXAMPLE MONUMENT SHALL BE MOUNTED ON A WOODEN POST. SIGNS SHALL BE PLACED AS SHOWN WITH A SPACING NOT TO EXCEED 200'.
-  BUFFER LIMITS



**BROWN'S CREEK BUFFER**

THE PLANTINGS IN THIS AREA CONTAIN NATIVE TREES, FLOWERING PLANTS AND GRASSES FOR BIRDS, DEER, REPTILES AND OTHER WILDLIFE. THE PLANTS HELP TO PREVENT EROSION, IMPROVE WATER QUALITY AND PROVIDE NATURAL HABITATS FOR ANIMALS. PROHIBITED ACTIVITIES INCLUDE MOWING, DISCARDING YARD WASTE, APPLYING FERTILIZER, LANDSCAPING, PLACEMENT OF STRUCTURES, IMPERVIOUS, FILL/DEBRIS, ALTERATIONS TO VEGETATION OR ANY SIMILAR ACTIONS.

SIGN TO DENOTE "HEIFORT POND BUFFER"

**Larson Engineering, Inc.**  
 3524 Labore Road  
 White Bear Lake, MN 55110  
 651.481.9120 (F) 651.481.9201  
 www.larsonengr.com

**THE PONDS AT HEIFORT HILLS, LLC**  
 C/O: RICHARD GAGNE  
 11373 NEAL AVENUE SOUTH  
 HASTINGS, MINNESOTA 55033

**THE PONDS AT HEIFORT HILLS**  
 STILLWATER, MINNESOTA

I hereby certify that this plan, specifications or report 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.

*Matt Woodruff*  
 Matt Woodruff, P.E.  
 Date: 02.19.16 Reg. No. 41885

Rev.	Date	Description
1	03.03.16	Revised Pre-Plan
2	03.18.16	City Submittal Update
3	04.08.16	Watershed Submittal
4	05.11.16	Revised Pre-Plan
5	05.20.16	Final Plan
6	06.31.16	Addendum #1
7	06.29.16	MPCAMCH Permit Set
8	07.22.16	Watershed Submittal
9	08.26.16	Final CD's
10	09.29.16	Watershed Submittal
11	09.14.16	Watershed Submittal

Project #: 12155179  
 Drawn By: CBS  
 Checked By: M.W.  
 Issue Date: 02.19.16  
 Sheet Title:



0 20 40 80

P:\Projects\Projects - 2015\12156179 - The Ponds At Heifort Hills Development\C. Design\Drawings\Final\12156179 - Attachment A.dwg

GENERAL NOTES:

Official Buffer marked on plan above. This is the plan from the official recorded buffer declaration document. Buffer setback is 75' from wetland edge in the year it was officially recorded. The wetland edge changes year to year, but the recorded buffer boundary stays the same. To re-establish buffer boundary today (on site), the setback would need to be surveyed wherever boundary markers may be missing. On average, home setbacks from the buffer boundary vary from about 4' to 6' at the closest points.

\*\*\* Green Buffer fill color and Woodland Edge linework added for illustrative purposes and was not included on recorded buffer drawing.

1

Recorded Buffer Drawing  
 Scale: 1" = 100'-0"

**Washington Conservation District**  
 455 Hayward Ave N  
 Oakdale, MN 55128  
 (651) 330-8220  
 www.mnwcd.org



plan created by:

Project Address	Heifort Hills HOA Stillwater, MN 55082	Drawn	
Project Manager	Bryan Pynn	Reviewed	
	Washington Conservation District	Revision	

**BROWN'S CREEK WATERSHED DISTRICT**  
 455 Hayward Ave N - Oakdale, MN 55128  
 (651) 330-8220 xt 26  
 www.bcwd.org

Project Title	Heifort Hills Buffer Mgmt
Sheet Title	Recorded Buffer Plan
CAD File Name	HeifortMgmtPlan.vwx

Date  
 06/28/2021

**Sht-1**

of

5



1 Woodland Management Strategies  
Scale: 1" = 100'-0"

**GENERAL BUFFER NOTES:** Refer to Sections 4.4 through 4.8 of Attachment B of the official recorded Buffer Declaration. These sections outline the rules governing the buffer. Of note is 4.4.2(d), essentially stating that vegetative enhancements and trimming of trees are to be approved in writing by BWCD staff. All other vegetative alterations are prohibited within the buffer (such as mowing and clearing).

- \* Placement of non vegetative items such as firepits, wood piles, structures, pavers, fill materials, yard waste, and similar items are prohibited in the buffer zone. Bird feeders that are on temporary standards (not on permanent footings), and do not require clearing of vegetation are allowed.
- \* The buffer is property of the Heifort Hills Homeowner Association and pedestrian access points, path materials, and path alignments through the buffer must be coordinated and approved through the HOA and the Browns Creek Watershed District. Refer to guidelines in Section 4.8.2 of Attachment B of the official recorded Buffer Declaration.
- \* It is acceptable to remove species on the MN Dept of Agriculture 'Noxious Weed Lists'. <https://www.mda.state.mn.us/plants-insects/minnesota-noxious-weed-list> This includes Buckthorn. Follow DNR guidelines for proper Buckthorn control. Confer with BCWD and WCD staff for replacement or management strategies not mentioned in this document.
- \* Replace Buckthorn with species from the lists provided on the following pages.
- \* Only use native plants when planting replacement species in the buffer areas.

Washington Conservation District  
455 Hayward Ave N  
Oakdale, MN 55128  
(651) 330-8220  
www.mnwcd.org

Project Address Heifort Hills HOA Stillwater, MN 55082	Drawn	Reviewed	Revision
Project Manager Bryan Pynn Washington Conservation District			

BROWN'S CREEK WATERSHED DISTRICT  
455 Hayward Ave N - Oakdale, MN 55128  
(651) 330-8220 xt 26  
www.bcwd.org

Project Title Heifort Hills Buffer Mgmt	Sheet Title Woodland Management Strategies
CAD File Name: Heifort Mgmt Plan.vrx	

Date  
06/28/2021

# WOODLAND ZONE:

Preferred species to be used in Woodland Zone.

## REPLACEMENT PLANTS FOR BUCKTHORN

Once you've removed invasive buckthorns & honeysuckles, & protected the existing native plants, consider the following native plants to fill the spaces.

SHRUBS	COMMON NAME	SUN REQUIREMENTS
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry/Juneberry~	Full sun to part shade
<i>A. sanguinea</i>	Round leaf serviceberry	Full sun to part shade
<i>Aronia melanocarpa</i>	Black Chokeberry*	Full sun to part shade
<i>Cornus sericea</i>	Red-osier dogwood*	Full sun
<b><i>C. racemosa</i></b>	<b>Gray dogwood~</b>	<b>Full sun to part shade</b>
<b><i>Corylus americana</i></b>	<b>Amer. Hazel</b>	<b>Full sun to part shade</b>
<i>Diervilla lonicera</i>	Bush Honeysuckle/Bronzleaf Diervilla	Full sun to part shade
<i>Dirca palustris</i>	Leatherwood	Full <b>shade</b> to part sun
<i>Euonymus atropurpureus</i>	Eastern Wahoo~	Full sun to part shade
<i>Hamamelis virginiana</i>	Witchhazel	Full <b>shade</b> to part sun
<i>Ilex verticillata</i>	Winterberry*	Full sun (acidic soil)
<i>Physocarpus opulifolius</i>	Common Ninebark	Full sun to light shade
<b><i>Prunus virginiana</i></b>	<b>Choke Cherry~</b>	<b>Full sun to part shade</b>
<i>Rhus glabra</i>	Smooth Sumac~	Full Sun
<i>R. typhina</i>	Staghorn Sumac~	Full Sun
<i>Rosa blanda</i>	Early/meadow Wild Rose	Full sun to part shade
<i>R. palustris</i>	Swamp Rose*	Full sun
<i>Salix sericea</i>	Red Willow*	Full sun
<i>Salix discolor</i>	Pussy Willow*	Full sun
<b><i>Sambucus canadensis</i></b>	<b>Canada Elder*</b>	<b>Full sun</b>
<b><i>S. pubens</i></b>	<b>Red-berried elder</b>	<b>Full sun to shade</b>
<i>Stapylea trifolia</i>	Bladdernut~	Full sun to part shade
<i>Spirea alba</i>	Meadowsweet*	Full sun
<i>Symphoricarpos albus</i>	Snowberry	Full sun to shade
<b><i>Viburnum lentago</i></b>	<b>Nannyberry~</b>	<b>Full sun</b>
<i>V. rafinesquianum</i>	Downy Arrowwood	Full sun to open shade
<i>V. trilobum</i>	Amercan.High-bush Cranberry*	Full sun to part shade
<i>Alnus rugosa</i>	Speckled Alder*	Full sun to part shade
<b>Understory Trees</b>		
<i>Amelanchier arborea</i>	Downy serviceberry/Juneberry	Full sun to part shade
<i>A. laevis</i>	Allegheny Serviceberry/Juneberry	Full sun to part shade
<i>Carpinus carolineana</i>	Blue Beech	Full <b>shade</b> to part sun
<b><i>Cornus alternifolia</i></b>	<b>Pagoda dogwood</b>	<b>Full shade to sun</b>
<i>Crataegus spp.</i>	Hawthorn	Full to part sun
<b><i>Ostrya virginiana</i></b>	<b>Ironwood</b>	<b>Full shade to sun</b>
<i>Prunus americana</i>	Wild Plum	Full sun to part shade
<b><i>Prunus virginiana</i></b>	<b>Choke Cherry~</b>	<b>Full sun to part shade</b>
<i>Prunus pensylvanica</i>	Pin Cherry~	Full sun to part shade
<b>Trees</b>		
<b><i>Acer saccharum</i></b>	<b>Sugar Maple</b>	<b>Sun to full shade</b>
<b><i>Carya cordiformis</i></b>	<b>Bitternut Hickory</b>	<b>Sun to full shade</b>
<b><i>Prunus serotina</i></b>	<b>Black Cherry</b>	<b>Full sun to part shade</b>
<b><i>Tilia americana</i></b>	<b>American Basswood</b>	<b>Sun to full shade</b>
<i>Abies balsamifera</i>	Balsam Fir (evergreen)	Full <b>shade</b> to sun
<i>Thuja occidentalis</i>	Northern White Cedar (evergreen)	Full sun to part shade

~ Plants that will form patches or thickets over time (excellent for wildlife areas, fencerows, or edged-hedges, but not where sprouts from roots are not wanted).

\* Plants well suited for moist soil.

Plants in bold are indigenous to oak and maple-basswood forest communities.

Read descriptions for these plants in the on-line catalog at [www.outbacknursery.com](http://www.outbacknursery.com)

This list prepared by Janet Van Sloun Larson

List originally provided by BCWD to Heifort Hills HOA for buffer re-establishment

HEIFORT HILLS SPECIES LIST					
<b>GROUND COVER LAYER:</b>					
Landscape plugs; Plant spacing @ 3' o.c. max throughout the entire buffer area					
<b>SEDGES:</b>					
(minimum 5 species)					
<i>Carex bebbii</i>	Bebb's Sedge			medium-wet	wet
<i>Carex blanda</i>	Common Wood Sedge		medium	medium-wet	wet
<i>Carex brevior</i>	Plains Oval Sedge	medium-dry	medium	medium-wet	
<i>Carex eburnea</i>	Ivory Sedge	medium-dry	medium	medium-wet	
<i>Carex lacustris</i>	Common Lake Sedge			medium-wet	wet
<i>Carex muskingumensis</i>	Palm Sedge	medium-dry	medium	medium-wet	
<i>Carex Sprengelii</i>	Sprengel's Sedge		medium	medium-wet	
<i>Carex pennsylvanica</i>	Pennsylvania Sedge			medium-wet	wet
<i>Carex vulpinoidea</i>	Fox Sedge		medium	medium-wet	
<b>GRASSES &amp; RUSHES:</b>					
(minimum 5 species)					
<i>Bromus ciliatus</i>	Fringed Brome			medium-wet	wet
<i>Bromus kalmii</i>	Prairie Brome	medium-dry	medium	medium-wet	
<i>Calamagrostis canadensis</i>	Blue Joint Grass		medium	medium-wet	wet
<i>Chasmanthium latifolium</i>	River Oats		medium	medium-wet	
<i>Elymus ciliatus</i>			medium	medium-wet	wet
<i>Elymus hystix</i>	Bottlebrush Grass		medium		
<i>Glyceria striata</i>	Fowl Manna Grass		medium	medium-wet	wet
<i>Juncus canadensis</i>	Canada Rush	medium-dry	medium	medium-wet	
<i>Juncus effusus</i>	Common Rush			medium-wet	wet
<i>Panicum virgatum</i>	Switch Grass	medium-dry	medium	medium-wet	
<i>Scirpus atrovirens</i>	Dark-Green Bulrush			medium-wet	wet
<b>WILDFLOWER LAYER:</b>					
Landscape Plugs; plant in the spaces between groundcover plants; Plant spacing @ 3' o.c. max throughout entire buffer area					
(minimum 11 species)					
<i>Agastache foeniculum</i>	Anise Hyssop	medium-dry	medium		
<i>Asclepias incarnata</i>	Swamp Milkweed		medium	medium-wet	wet
<i>Campanula americana</i>	Tall Bellflower	medium-dry	medium	medium-wet	
<i>Chamaenerion angustifolium</i>	Fireweed	medium-dry	medium	medium-wet	
<i>Asarum canadense</i>	Canadian Wild Ginger				
<i>Cimicifuga racemosa</i>	Black Cohosh		medium	medium-wet	
<i>Conoclinium coelestinum</i>	Mistflower				
<i>Eurybia macrophylla</i>	Big-leaved Aster	medium-dry	medium	medium-wet	
<i>Eupatorium perfoliatum</i>	Boneset			medium-wet	wet
<i>Eutrochium purpureum</i>	Sweet Joe-Pye Weed	medium-dry	medium	medium-wet	
<i>Gaura longiflora</i>	Large-Flowered Gaura	medium-dry	medium	medium-wet	
<i>Helenium autumnale</i>	Sneezeweed			medium-wet	wet
<i>Lobelia siphilitica</i>	Great Blue Lobelia		medium	medium-wet	wet
<i>Monarda fistulosa</i>	Wild Bergamot	medium-dry	medium	medium-wet	
<i>Aquilegia canadensis</i>	Eastern Red Columbine		medium	medium-wet	
<i>Penstemon digitalis</i>	Foxglove Beardtongue	medium-dry	medium		
<i>Physostegia virginiana</i>	Obedient Plant		medium	medium-wet	wet
<i>Rudbeckia laciniata</i>	Wild Golden Glow		medium	medium-wet	
<i>Solidago flexicaulis</i>	Zig Zag Goldenrod	medium-dry	medium	medium-wet	
<i>Symphotrichum drummondii</i>	Drummond's Aster	medium-dry	medium	medium-wet	
<i>Symphotrichum oolentangiense</i>	Sky Blue Aster	medium-dry	medium		
<i>Zizia aurea</i>	Golden Alexanders	medium-dry	medium	medium-wet	
<b>SHRUBS:</b>					
#1 min; can be larger size pots if desired; plant in spaces between groundcover plants; protect from deer					
** Deep Shade tolerant species; other varieties are partial shade species					
(minimum 6 species)					
<i>Alnus incana subsp. rugosa</i>	Speckled Alder			medium-wet	wet
<i>Aronia melanocarpa</i>	Black Chokeberry				
<i>Cornus alternifolia</i>	Pagoda Dogwood**		medium	medium-wet	wet
<i>Ilex verticillata</i>	Winterberry Holly**		medium	medium-wet	wet
<i>Sambucus canadensis</i>	White Elderberry**	medium-dry	medium	medium-wet	
<i>Sambucus racemosa</i>	Red Elderberry**	medium-dry	medium	medium-wet	
<i>Staphylea trifolia</i>	Bladdernut**				
<i>Symphoricarpos albus</i>	Snowberry**	medium-dry	medium		
<i>Viburnum trilobum</i>	American Cranberrybush		medium	medium-wet	wet

Washington Conservation District  
455 Hayward Ave N  
Oakdale, MN 55128  
(651) 330-8220  
[www.mnwcd.org](http://www.mnwcd.org)



Plan created by:

Project Address Heifort Hills HOA Stillwater, MN 55082	Drawn Bryan Pynn	Reviewed Washington Conservation District	Revision
--	---------------------	--	----------

BROWN'S  
CREEK  
WATERSHED  
DISTRICT  
455 Hayward Ave N - Oakdale, MN 55128  
(651) 330-8220 xt 26  
[www.bcwd.org](http://www.bcwd.org)

Project Title  
Heifort Hills Buffer Mgmt  
Sheet Title  
WOODLAND ZONE - SPECIES LISTS  
CAD File Name  
Heifort Mgmt Plan.vcx

Date  
06/28/2021

Sht-3

of



# BWSR Pilot Seed Mixes

July 5, 2018

### PILOT SEED MIXES:

These new "Pilot" seed mixes have been developed for a variety of restoration, conservation and stormwater uses. Goals were to meet the needs of common project types and to create direction for emerging topics such as biofuels, buffers, conservation grazing, and pollinators. All of the mixes were developed for specific functions and incorporate pollinator habitat to the extent possible. The mixes will remain as pilot mixes for a couple years until we understand how they are performing before we work to make them official state mixes. In many cases these mixes should be considered starting points for developing site specific mixes.

Note: Oats cover crop is included as a component of these seed mixes with the exception of some wetland mixes where cover species are not necessary. Winter wheat (at a similar rate to oats) may be selected in some cases where germination is needed later in the fall, followed by further green-up the following spring (oats will not come back the follow spring unless it re-establishes from seed).

Finalized

## Little Bluestem Urban Prairie

Function: Conservation Intent: Little bluestem dry prairie for urban areas where the planting mix needs to be simple for aesthetic purposes and to decrease maintenance  
Planting Area: Statewide  
Specialization:

Scientific Name	Common Name	Seeds/sq ft	Rate (lb/ac)	% Mix (by sqft)	% Mix (by wt)
<b>Cover</b>					
Avena sativa	Oats* (See Cover crop note)	11.13	37.88		
Total Guild:		11.13	37.88	16.57%	84.4%
<b>Forb</b>					
Asclepias tuberosa	Butterfly Milkweed	0.1	0.06		
Asclepias verticillata	Whorled Milkweed	0.05	0.01		
Liatris aspera	Rough Blazing Star	0.25	0.04		
Penstemon grandiflorus	Large-flowered Beard Tongue	0.32	0.06		
Rudbeckia hirta	Black-eyed Susan	10.32	0.31		
Solidago nemoralis	Gray Goldenrod	2	0.02		
Solidago ptarmicoides	Upland White Aster	1.26	0.05		
Symphotrichum ericoides	Heath Aster	2.58	0.04		
Symphotrichum laeve	Smooth Aster	0.8	0.04		
Tradescantia bracteata	Bracted Spiderwort	0.6	0.16		
Verbena stricta	Hoary Vervain	1.2	0.12		
Zizia aptera	Heart-leaved Alexanders	0.2	0.05		

## SAVANNA ZONE:

Preferred species to be used in full sun spots, in Savanna Zones. This is where trees are mostly absent to being with. Can pick and choose species as preferred, but make sure to provide some balance between warm season and cool season species.

Some woodland species may migrate to this zone, depending on light and soil moisture. This is ok if they are netive species.

		Total Guild:	19.68	0.96	29.30%	2.1%
<b>Graminoid</b>						
Bouteloua curtipendula	Side-oats Grama	2	0.90			
Bouteloua gracilis	Blue Grama	6	0.41			
Bromus kalmii	Kalm's Brome	4	1.36			
Koeleria macrantha	Junegrass	6	0.08			
Schizachyrium scoparium	Little Bluestem	16.53	3.00			
		Total Guild:	34.53	5.75	51.41%	12.8%
<b>Legume</b>						
Astragalus canadensis	Canada Milk Vetch	0.4	0.06			
Dalea candida	White Prairie Clover	0.4	0.06			
Dalea purpurea	Purple Prairie Clover	1.02	0.19			
		Total Guild:	1.82	0.31	2.71%	0.7%
		Total Seed Mix:	67.16	44.90		

Washington Conservation District  
455 Hayward Ave N  
Oakdale, MN 55128  
(651) 330-8220  
www.mnwcd.org



Project Address: Heifort Hills HOA, Stillwater, MN 55082  
Project Manager: Bryan Pynn  
Drawn, Reviewed, Revision

BROWN'S CREEK WATERSHED DISTRICT  
455 Hayward Ave N - Oakdale, MN 55128  
(651) 330-8220 xt 26  
www.bcwd.org

Project Title: Heifort Hills Buffer Mgmt  
Sheet Title: SAVANNA ZONE - SPECIES LIST  
CAD File Name: Heifort Mgmt Plan.vwx

Date: 06/28/2021

Sht-4  
of  
5

**Attachment B**

**Rule 4.0 – LAKE, STREAM, AND WETLAND BUFFER MAINTENANCE REQUIREMENTS**

*[Irrelevant portions of Rule 4.0 omitted; subsections 4.4.2, 4.4.3 and/or 4.4.4 also should be deleted if inapplicable]*

**4.4 Limitations in Buffer Zones.**

\* \* \*

4.4.2 Lake and Wetland Buffers; Streamside Zone of Stream Buffer. The following activities are prohibited within a lake or wetland buffer, and within the streamside zone of a stream buffer:

- (a) Creating impervious cover.
- (b) Excavating fill or placing fill or debris, except for temporary placement of fill or debris pursuant to duly-permitted work in the associated watercourse, in compliance with all conditions of the permit, and in compliance with section 4.6.
- (c) Altering vegetation, except for (i) vegetative enhancements, as approved in writing by staff; and (ii) the removal of invasive exotic species or of trees for disease control or revegetation. A tree larger than six inches in diameter at a point two feet above the ground may be removed only on written authorization from District staff on a determination that the function of the buffer will not be diminished.
- (d) Applying phosphorus-containing fertilizers, except on written authorization from District staff on a determination that phosphorus application is appropriate and will not injure the waterbody.
- (e) Locating roads or utilities, except pursuant to a crossing of the associated watercourse in accordance with section 4.7. Structures and appurtenances associated with the road or utility shall not be located within the streamside zone unless no feasible alternative exists. Outlet, flood control and stormwater treatment facilities may be located within the zone if so approved under Rule 2.0, except that a stormwater basin is not permitted:
  - (i) within the streamside zone of a stream buffer; or
  - (ii) within the buffer of a groundwater-dependent natural resource, unless the basin bottom is at least three feet above the seasonal high water table, bedrock or other impeding layer and the basin and associated facilities are designed and maintained to infiltrate the two-year, 24-hour precipitation event.

**4.5 Shoreline and Bank Stabilization.** A measure to stabilize a shoreline or bank otherwise regulated under Rule 5.0 must comply with sub-section 4.6.1 but otherwise is excepted from the prohibitions of section 4.4.

**4.6 Temporary Alterations.**

- 4.6.1 Compliance with Rule 3.0 is required, irrespective of the area or volume of earth to be disturbed.
- 4.6.2 Buffer zones and the location and extent of vegetation disturbance shall be delineated on the erosion control plan.
- 4.6.3 Alterations must be designed and conducted to ensure only the smallest amount of disturbed ground is exposed for the shortest time possible. Mulches or similar materials must be used for temporary soil coverage and permanent native vegetation established as soon as possible.
- 4.6.4 Fill or excavated material shall not be placed to create an unstable slope.
- 4.6.5 When construction, land disturbance, fill or excavation activity occurs within the outer zone, the boundary between the outer and middle zones shall be demarcated with siltation or other fencing to prevent disturbance of vegetation within the middle zone. When construction, land disturbance, fill or excavation activity occurs within the middle zone, the boundary between the middle and streamside zones shall be demarcated with siltation or other fencing to prevent disturbance of vegetation within the streamside zone.

**4.7 Roads and Utilities.**

- 4.7.1 A structure, impervious cover or right-of-way maintained permanently in conjunction with a crossing of the waterbody or wetland shall minimize the area of permanent vegetative disturbance to the degree feasible. Minimization includes, but is not limited to, approach roads and rights-of-way that are perpendicular to the crossing and of a minimum width consistent with use and maintenance access needs.
- 4.7.2 All work shall be in accordance with section 4.6.

**4.8 Exceptions.**

4.8.1 An impervious surface, road or utility in existence on May 1, 2007, (for wetlands and groundwater-dependent natural resources other than public waters) or January 1, 2000 (for other waters), its maintenance, and maintenance of its existing right-of-way are excepted from the operation of Rule 4.0. Any increase in area or reconstruction of a surface, road or utility excepted under this sub-section is subject to the Rule. A public road or a utility may be located within a buffer zone on a

finding that avoiding the buffer is infeasible and in accordance with the standards of section 4.7.

4.8.2 Access to a waterbody or wetland for a lawful private or public use of the resource may be created and maintained. All access surfaces within the buffer zone must be pervious and permanent vegetative disturbance shall be limited to that necessary for access in light of the nature and extent of the permitted use. No facility, other than a footpath or a facility accessory to a permitted use of the waterbody or wetland and required by its nature to be adjacent to the water, may be located within the streamside zone.

**NOTE:**

This is a copy of the language from Attachment B from the recorded Buffer Declaration for Heifort Hills. This is for reference only and questions regarding statements and content contained within should be directed to the Brown's Creek Watershed District.

**Washington Conservation District**  
455 Hayward Ave N  
Oakdale, MN 55128  
(651) 330-8220  
www.mnwcd.org



plan created by:

Project Address Heifort Hills HOA Stillwater, MN 55082	Drawn	Reviewed	Revision
Project Manager Bryan Pynn Washington Conservation District			

**BROWN'S CREEK WATERSHED DISTRICT**

455 Hayward Ave N - Oakdale, MN 55128  
(651) 330-8220 xt 26  
www.bcwd.org

Project Title <b>Heifort Hills Buffer Mgmt</b>
Sheet Title <b>Attachment B - Buffer Declaration</b>
CAD File Name Heifort Mgmt Plan.vrx

Date  
06/28/2021

**Sht-5**  
of  
5