



MAYOR & COUNCIL COMMUNICATION

DATE: February 18, 2014
REGULAR AGENDA
ITEM #12
ORDINANCE 08-102

AGENDA ITEM: Zoning Map Amendment – Savona Subdivision

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick M. Johnson, City Planner

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission and Staff recommend amending the Lake Elmo Zoning Map to rezone the area that is included as part of the Savona residential subdivision. The proposed map amendment will establish zoning for the area that is consistent with the Comprehensive Plan.

FISCAL IMPACT: None

SUMMARY AND ACTION REQUESTED: The City Council is asked to consider a zoning map amendment to related to the Savona Subdivision being proposed by Lennar Homes. Now that the property owners have an approved Preliminary Plat application and utilities are now available to the site, the applicants are requesting to rezone the properties in a manner consistent with the City’s Comprehensive Plan. The Planning Commission and Staff are recommending approval of the Zoning Map Amendment request.

The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Ordinance 08-102 amending the Lake Elmo Zoning Map for the area included in the Savona preliminary plat”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The City Council approved the preliminary plat for the Savona subdivision on August 6, 2013 and later in the year approved a public improvement project to bring sanitary sewer and water to the proposed residential development and area surrounding Savona. At the time of preliminary plat approval, the area included as part of the preliminary plat was and still is zoned RT – Rural Transitional. With the recent extension of public services to the site, the developer is asking the City to amend the Zoning Map for this area to reflect a zoning designation that is consistent with the Comprehensive Plan. In this case, Staff has prepared a zoning map amendment that will change the zoning of the property included in the Savona preliminary plat from RT – Rural Transitional to LDR – Low Density Residential and MDR – Medium Density Residential in accordance with the attached map.

Additional details concerning the property to be rezoned are included in the attached report to the Planning Commission.

The Planning Commission reviewed the proposed zoning map amendment at a meeting on February 10, 2014 and conducted a public hearing on the request at this time. No one spoke in favor or against the proposed map amendment, which was unanimously recommended for approval by the Planning Commission.

BACKGROUND INFORMATION (SWOT):

Strengths: The proposed zoning map amendment is consistent with the Comprehensive Plan, and specifically, the future land use map for this area. The rezoning establishes the zoning regulations that will apply to the subdivision.

Weaknesses: None

Opportunities: With the extension of public services to this area, the transitional zoning can be eliminated, which will allow developers to move forward with development projects.

Threats: None

RECOMMENDATION: Based on the aforementioned, the Planning Commission and Staff are recommending that the City Council amend the zoning map for the land located within the Savona preliminary plat. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Ordinance 08-102 amending the Lake Elmo Zoning Map for the area included in the Savona preliminary plat”

ATTACHMENTS:

1. Ordinance 08-102
2. Planning Commission Report – 2/10/14
3. Official Zoning Map – Existing
4. Official Zoning Map – Proposed
5. Comprehensive Plan – Planned Land Use Map

**CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

ORDINANCE NO. 08-102

**AN ORDINANCE TO AMEND THE LAKE ELMO CITY CODE
BY AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF LAKE ELMO**

The City Council of the City of Lake Elmo ordains that Lake Elmo City Code, Section 154.032 Zoning District Map, of the Municipal Code, shall be amended by adding Ordinance No. 08-102, as follows:

Section 1: Zoning Map Amendment. The following property is hereby rezoned from RT – Rural Development Transitional to LDR – Urban Low Density Residential and MDR – Urban Medium Density Residential as depicted on the attached “Exhibit “A” :

The Northeast Quarter of the Southeast Quarter in Section 34, Township 29, Range 27, Washington County, Minnesota.

AND

That part of the West Half of the Southeast Quarter in Section 34, Township 29, Range 21, Washington County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 34; thence South 00 degrees 00 minutes 40 seconds East, along the west line of said Section 34, a distance of 472.55 feet; thence North 89 degrees 57 minutes 32 seconds East, a distance of 7315.91 feet to the west line of the East Half of the Southwest Quarter of said Section 34; thence South 00 degrees 02 minutes 55 seconds West, along said west line a distance of 531.15 feet; thence South 76 degrees 35 minutes 34 seconds East, a distance of 156.54 feet; thence southeasterly along a tangential curve, concave to the southwest, having a central angle of 15 degrees 36 minutes 34 seconds, a radius of 1060.00 feet for an arc distance of 288. 78 feet; South 60 degrees 59 minutes 01 seconds East, tangent to said curve, a distance of 597. 77 feet; thence southeasterly along o tangential curve, concave to the northeast, having a central angle of 29 degrees 11 minutes 27 seconds, a radius of 760.00 feet for an arc distance of 387.20 feet to the east line of said East Half of the Southwest Quarter and the point of beginning; thence continuing northeasterly along last described curve, concave to the north, having a central angle of 39 degrees 09 minutes 56 seconds, a radius of 760.00 feet for an arc distance of 519.51 feet; thence North 50 degrees 39 minutes 36 seconds East, tangent to said curve, a distance of 410.97 feet; thence northeasterly along a tangential curve concave to the southeast, having a central angle of 20 degrees 49 minutes 17 seconds, a radius of 1060.00 feet for an arc distance of 385.20 feet; thence North 71 degrees 28 minutes 52 seconds East, tangent to said curve, a distance of 202.22 feet to the east line of said West Half of the Southeast Quarter; thence North 00 degrees 01 minutes 13 seconds East, along said east line a distance of 850.00 feet to the north line of said West Half of the Southeast Quarter; thence South 89 degrees 56 minutes 46 seconds West, along said north line a distance of 1321. 74 feet to the northwest corner of said West Half of the Southeast Quarter; thence South 00 degrees 06 minutes 31 seconds West, along the west line of said West Half of the Southeast Quarter, a distance of 1531.03 feet to the point of beginning. (PID 34.029.21.41.0004 and 34.029.21.42.0002)

Section 2: Zoning Map Amendment. The following property is hereby rezoned from RT – Rural Development Transitional to LDR – Urban Low Density Residential as depicted on the attached “Exhibit “A” :

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER IN SECTION 34, TOWNSHIP 29, RANGE 21, WASHINGTON COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 34, A

DISTANCE OF 472.55 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 1315.91 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 531.15 FEET; THENCE SOUTH 76 DEGREES 35 MINUTES 34 SECONDS EAST, A DISTANCE OF 156.54 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 15 DEGREES 36 MINUTES 34 SECONDS, A RADIUS OF 1060.00 FEET FOR AN ARC DISTANCE OF 288.78 FEET; SOUTH 60 DEGREES 59 MINUTES 01 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 597.77 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 29 DEGREES 11 MINUTES 27 SECONDS, A RADIUS OF 760.00 FEET FOR AN ARC DISTANCE OF 387.20 FEET TO THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG LAST DESCRIBED CURVE, CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 39 DEGREES 09 MINUTES 56 SECONDS, A RADIUS OF 760.00 FEET FOR AN ARC DISTANCE OF 519.51 FEET; THENCE NORTH 50 DEGREES 39 MINUTES 36 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 410.97 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 20 DEGREES 49 MINUTES 17 SECONDS, A RADIUS OF 1060.00 FEET FOR AN ARC DISTANCE OF 385.20 FEET; THENCE NORTH 71 DEGREES 28 MINUTES 52 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 202.22 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE A DISTANCE OF 850.00 FEET TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 46 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 1321.74 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1531.03 FEET TO THE POINT OF BEGINNING.

Section 3: The City Council of the City of Lake Elmo also hereby ordains that the Zoning Administrator shall make the applicable changes to the official zoning map of the City of Lake Elmo.

Section 4: Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

This Ordinance No. 08-102 was adopted on this 18th day of February 2014, by a vote of ___ Ayes and ___ Nays.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk



PLANNING COMMISSION
DATE: 2/10/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014 - 06

ITEM: Zoning Map Amendment – Savona Subdivision
SUBMITTED BY: Kyle Klatt, Community Development Director
REVIEWED BY: Nick Johnson, City Planner

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to hold a public hearing for a Zoning Map Amendment related to the Savona Subdivision being proposed by Lennar Homes. Now that the property owners have an approved Preliminary Plat application and utilities are now available to the site, the applicants are requesting to rezone the properties in a manner consistent with the City's Comprehensive Plan. Staff is recommending that the Planning Commission recommend approval of the Zoning Map Amendment request.

REQUEST DETAILS

In a typical subdivision process, applicants will usually request a rezoning action along with a Preliminary Plat application. However, as utilities were not available to the site of the proposed Savona Subdivision at the time of Preliminary Plat approval, the City postponed the rezoning action. At this time, Lennar Homes has now submitted an application for Final Plat for the first phase of their residential subdivision, which includes 44 single family homes. In preparation of this approval the city is also recommending that the Zoning Map be amended along with Final Plat approval.

As part of the Zoning Map Amendment request, there are 4 total parcels that are included in the proposed action. The parcels are located in Phase 1 of the I-94 Corridor Planning Area and are associated with the Savona Preliminary Plat. The Property Identification Numbers (PINs) for the subject parcels (from west to east) are the following: 34.029.21.31.0004, 34.029.21.31.0005, 34.029.21.42.0002, and 34.029.21.41.0004. The parcels are currently zoned Rural Development Transitional District (RT). As proposed in the rezoning action, the first three parcels are proposed to be rezoned Urban Low Density Residential – LDR. The fourth parcel, the former Mulligan Masters site, is proposed to be split between Urban Low Density Residential – LDR and Urban Medium Density Residential – MDR along the boundary of the future minor collector road 5th Street. The proposed zoning is consistent with the approved Preliminary Plat for the Savona Subdivision, as well as the City's Comprehensive Plan (Attachment #3). Given that utilities are now available to the site due to the near completion of the Section 34 Utility Project, and the landowner is now applying for Final Plat for the first phase of the subdivision, now is the appropriate time to move forward with the rezoning action.

RECOMMENDATION:

Staff is recommending that the Planning Commission recommend approval of the Zoning Map Amendment through the following motion:

“Move to recommend approval of the Zoning Map Amendment to rezone the parcels associated with the Savona residential subdivision from Rural Development Transitional District to Urban Low Density Residential and Urban Medium Density Residential.”

ATTACHMENTS:

1. Official Zoning Map – Existing
2. Official Zoning Map – Proposed
3. Comprehensive Plan – Planned Land Use Map

ORDER OF BUSINESS:

- IntroductionPlanning Staff
- Report by StaffPlanning Staff
- Questions from the Commission Chair & Commission Members
- Open the Public HearingChair
- Close the Public Hearing.....Chair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

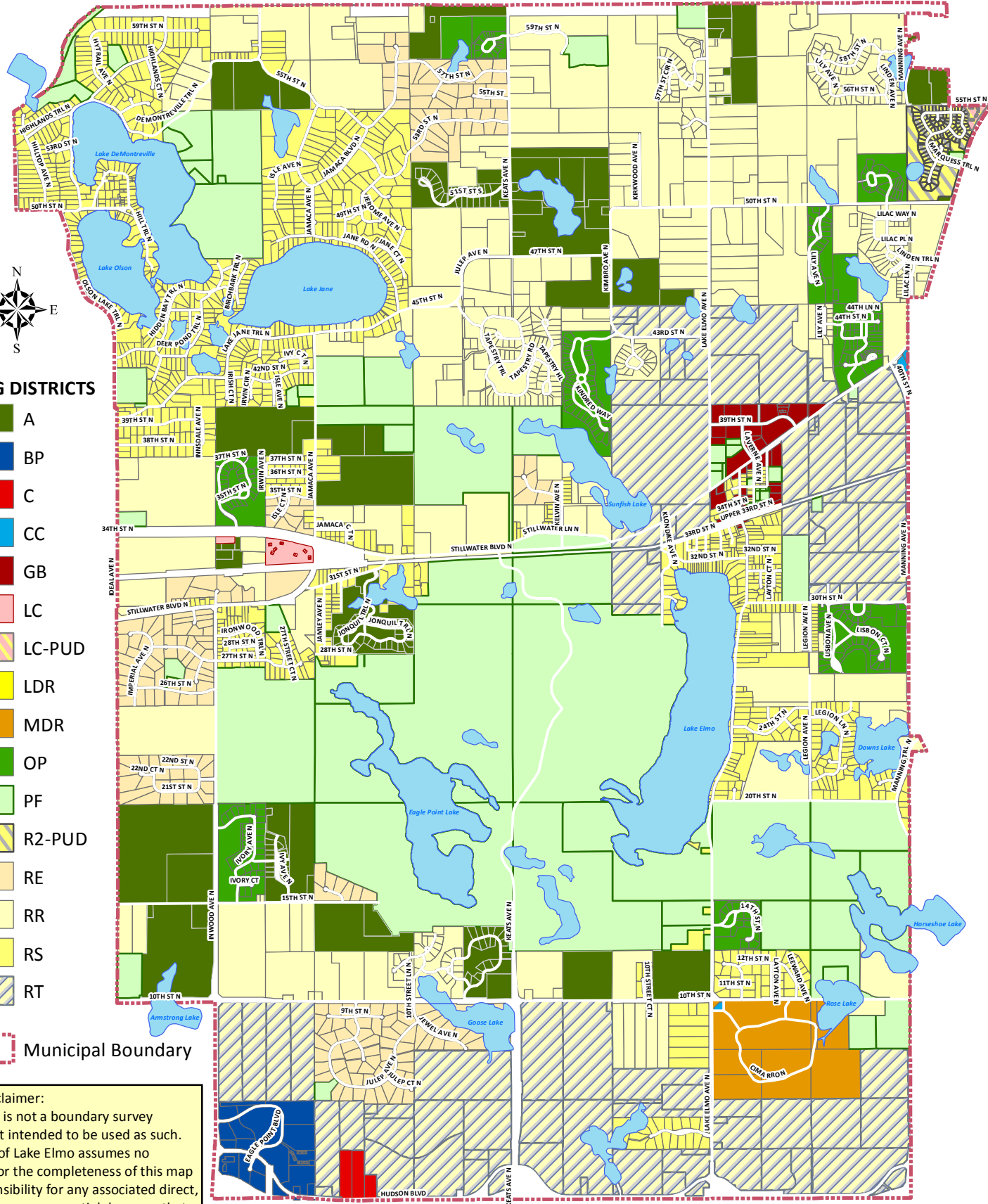


ZONING DISTRICTS

- A
- BP
- C
- CC
- GB
- LC
- LC-PUD
- LDR
- MDR
- OP
- PF
- R2-PUD
- RE
- RR
- RS
- RT

Municipal Boundary

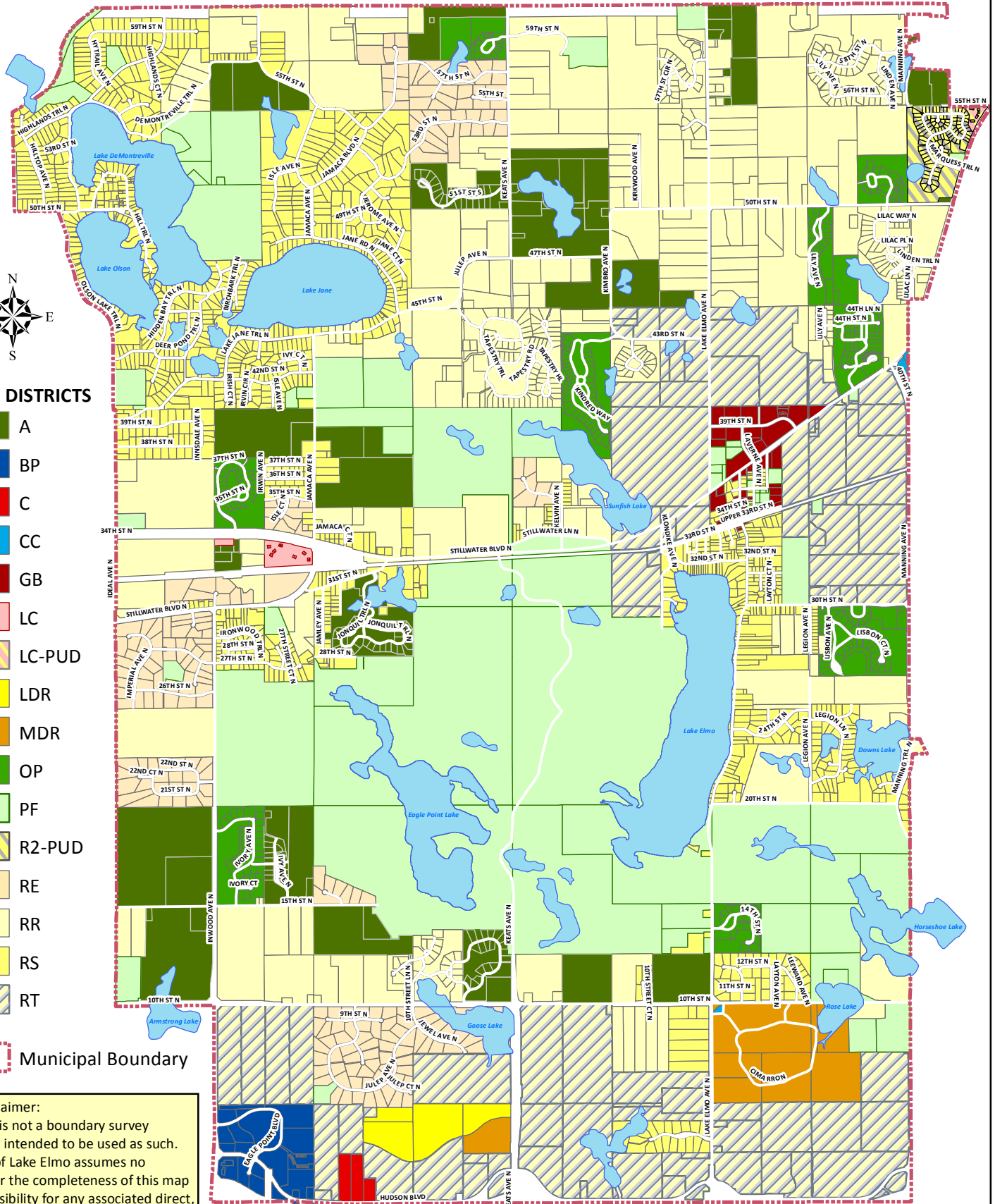
Data Disclaimer:
 This map is not a boundary survey and is not intended to be used as such. The City of Lake Elmo assumes no liability for the completeness of this map or responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse.



Sources: Washington County & Metro GIS
 2-5-2014

Official Zoning Map
Existing

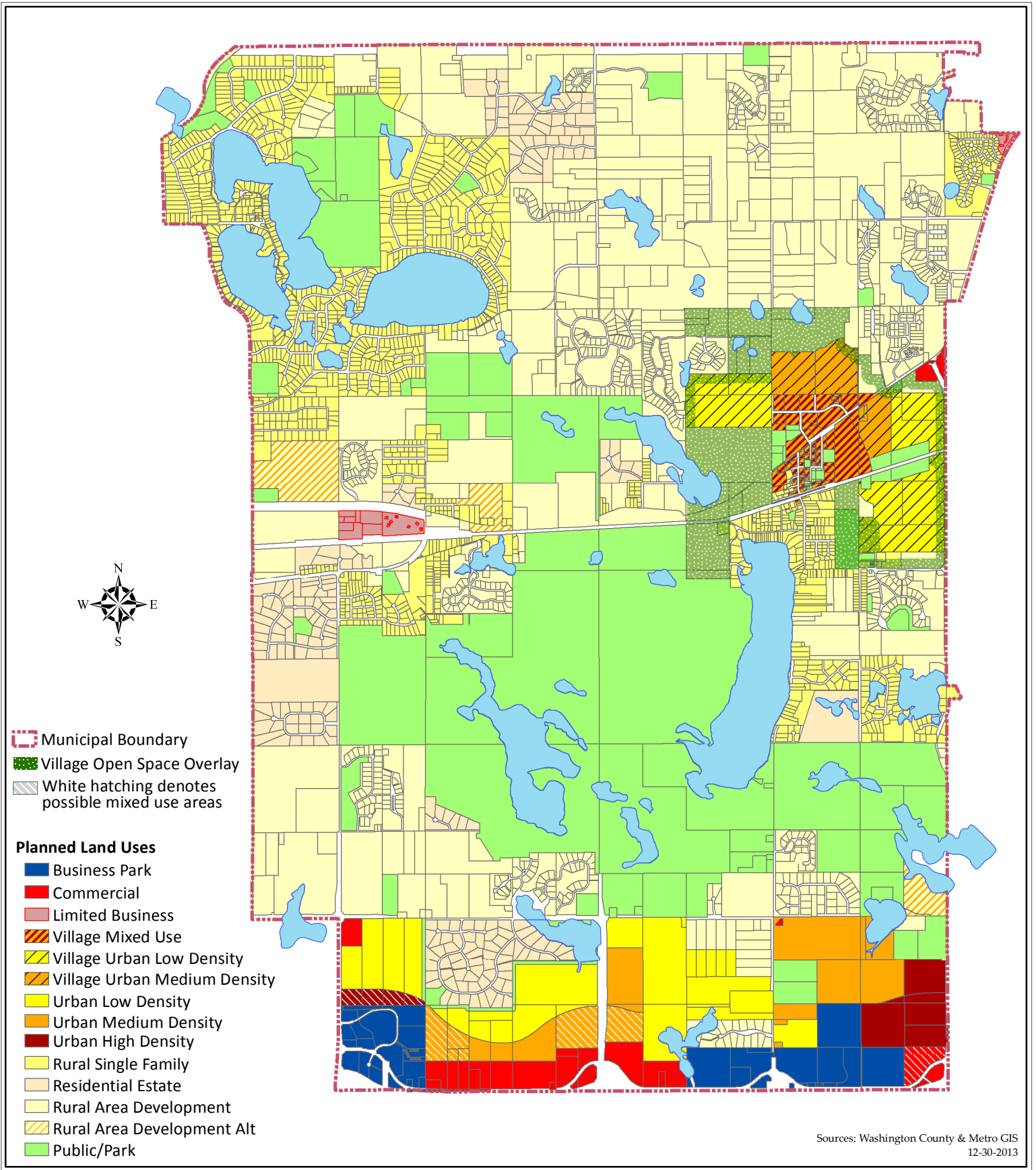




Official Zoning Map

Proposed





Planned Land Use

Lake Elmo Comprehensive Plan 2030





MAYOR & COUNCIL COMMUNICATION

DATE: February 18, 2014
REGULAR
ITEM # 13
RESOLUTION 2014-013

AGENDA ITEM: Savona Residential Subdivision – Final Plat (Phase 1)
SUBMITTED BY: Kyle Klatt, Community Development Director
THROUGH: Dean Zuleger, City Administrator
REVIEWED BY: Planning Commission
Nick Johnson, City Planner

<u>SUGGESTED ORDER OF BUSINESS:</u>	
- Introduction of Item	Community Development Director
- Report/Presentation.....	Community Development Director
- Questions from Council to Staff	Mayor Facilitates
- Call for Motion	Mayor & City Council
- Discussion.....	Mayor & City Council
- Action on Motion.....	Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending that the City Council approve a final plat request from Lennar Corporation for the first phase of a planned 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within the City’s I-94 corridor planning area. The final plat will include 44 single-family lots, all of which will be accessed via an initial extension of the 5th Street Parkway off of Keats Avenue.

The Planning Commission considered the final plat at its February 10, 2014 meeting and a summary of the Commission’s report and recommendation are included below.

FISCAL IMPACT: TBD – the City will be asked to review a developer’s agreement concerning the final plat at its March 4, 2014 meeting. The agreement will include a detailed accounting of any development costs that will be the responsibility of the City.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a final plat request from Lennar Corporation for approval of a final plat for the first phase of the Savona residential development. The final plat includes 44 single-family residential lots, and the

related construction plans for the improvements necessary to serve these homes. The City Council approved the Savona Preliminary Plat on August 6, 2013, which covered approximately 113 acres of land within the I-94 Corridor planning area. There are 310 single family and multi-family residential units planned within the entire subdivision, and the final plat covers only a portion of the overall total of units that will eventually be platted. Lennar has finalized its purchase of the land included in the final plat area, and is acting as the sole applicant for this request.

The Planning Commission considered this matter at its February 10, 2014 meeting and recommended approval of the final plat as presented and subject to conditions of approval.

The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-013 approving the final plat for Savona”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached Staff report to the Planning Commission includes detailed information concerning the final plat in addition to the staff review and analysis of the request. The preliminary plat was approved by the City Council on August 6, 2013, and this approval included a series of conditions that must be met by the applicant. In response to these conditions, the applicant prepared a revised set of preliminary development plans that addressed the outstanding issues and changes that were requested by the City. Included in the Staff analysis is a line-by-line review of the conditions attached to the preliminary plat.

The Planning Commission considered the proposed final plat at its February 10, 2014 meeting and recommended approval with two additional conditions of approval, one of which was requested by Staff to address issues concerning street numbering in the area, and the second was added by the Planning Commission to address concerns regarding the design of the community mailboxes. The additional conditions are proposed to read as follows:

- 14) Jewel Avenue North shall be renamed Juniper Avenue on the final plat that is submitted for recording.
- 15) The developer is encouraged to incorporate elements from the Lake Elmo Theming Study into the final design of the community mailboxes within Savona.

The Commission generally discussed the future ownership and maintenance of the common areas within the development, and the applicant noted that there would be a homeowner's association (HOA) responsible for the common areas within the development. Staff stated that one of the recommended conditions of approval was intended to define the responsibility of the HOA for maintenance of landscaping on public property.

The Planning Commission adopted a motion to recommend approval of the final plat consistent with the findings as noted in the attached Resolution No. 2014-109 and including all conditions of approval as listed in the resolution. The vote on the motion unanimous at 6-1, with the

dissenting commission stating his desire for the City to assume responsibility for the common areas within the development.

Since the Planning Commission meeting, Staff has continued to discuss the future alignment of 5th Street in the western portion of the Savona development area with the three affected property owners, but to date, there has been no formal agreement between these parties concerning the alignment. Without a documented agreement concerning the alignment, the City could face potential challenges when future subdivisions in this area are brought forward. To address concerns regarding the lack of a formal agreement between the parties to date, Staff is recommending a final condition of approval in addition to those recommended by the Planning Commission that would read as follows:

- 16) The applicant shall submit to the City an affidavit signed by Lennar Corporation, Amaris Custom Homes, and Dale Properties agreeing to an alignment of 5th Street within the western portion of the Savona subdivision that moves the road further south of the alignment shown on the preliminary plat.

BACKGROUND INFORMATION (SWOT):

- | | |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strengths | <ul style="list-style-type: none">• The proposed plat is consistent with preliminary plat subject to the conditions being recommended by Staff and the Planning Commission. |
| Weaknesses | <ul style="list-style-type: none">• Several conditions of approval must be met by the applicant, including revisions to the final construction plans to address comments from the City Engineer. |
| Opportunities | <ul style="list-style-type: none">• The plat will result in the construction of the first segment of the planned 5th Street minor collector road.• The plat includes the City's first extension of sanitary sewer service into an urban residential zoning district. |
| Threats | <ul style="list-style-type: none">• At present, the City has not received any formal documentation that the affected parties have agreed to a re-alignment of 5th Street. |

RECOMMENDATION: The Planning Commission and Staff are recommending that the City Council approve the final plat for Savona with 16 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-013 approving the final plat for Savona”

ATTACHMENTS:

1. Resolution No. 2014-013
2. Planning Commission Staff Report – 2/10/14
3. Application Form

4. Preliminary Plat Response (Westwood Engineering)
5. City Engineer Review Letter
6. Valley Branch Watershed District Permit
7. Construction Plans: Grading, Drainage, and Erosion Control
8. Construction Plans: Sanitary Sewer, Water Main, Storm Sewer and Streets
9. Phase 1 Landscape Plans
10. Post-Development Drainage Area Plan

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2014-013

A RESOLUTION APPROVING A FINAL PLAT FOR SAVONA

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, U.S. Home Corporation (d/b/a Lennar), 16305 36th Avenue North, Suite 600, Plymouth, MN (Applicant) has submitted an application to the City of Lake Elmo (City) for a Final Plat for Savona, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on July 22, 2013 to consider the Savona Preliminary Plat and continued discussion on the Preliminary Plat until its July 29, 2013 meeting; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council for the August 6, 2013 City Council Meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat; and

WHEREAS, the City Council reviewed the Preliminary Plat request at its August 6, 2013 meeting and adopted Resolution No. 2013-064 approving the Preliminary Plat; and

WHEREAS, the Lake Elmo Planning Commission met on February 10, 2014 to review the Final Plat for Savona consisting of 44 single-family detached residential lots; and

WHEREAS, on February 10, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Final Plat for Savona with conditions; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the Final Plat for Savona at a meeting held on February 18, 2014; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the procedure for obtaining approval of said Final Plat is found in the Lake Elmo City Code, Section 153.08.

- 2) That all the requirements of said City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- 3) That the proposed Final Plat for Savona consists of the creation of 44 single-family detached residential structures.
- 4) That the Savona Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on August 8, 2013 and revised on November 25, 2013.
- 5) That the Savona Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 6) That the Savona Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 7) That the Savona Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
- 8) That the Savona Final Plat complies with the City's subdivision ordinance.
- 9) That the Savona preliminary plat is consistent with the City's engineering standards with one exception as noted by the City Engineer in his review comments to the City dated February 7, 2014.

CONCLUSIONS AND DECISION

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Final Plat for Savona subject to the following conditions:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer shall be incorporated into these documents before they are approved.
- 2) The developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Savona Final Plat.
- 3) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.

- 5) A Common Interest Agreement concerning management of the common areas of Savona and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat
- 6) The applicant shall work with the City to determine the required park land dedication for the entire Savona subdivision prior to the recording of the final plat. Any payments in lieu of land dedication for the entire subdivision will be pro-rated based on the percentage of the overall subdivision included in the final plat.
- 7) The landscape plan shall be reviewed and approved by an independent forester or landscape architect prior to the City's final approval of the construction plans.
- 8) The applicant shall provide evidence that all conditions attached the Valley Branch Watershed District permit for the final plat and associated grading work have been met prior to the commencement of any grading activity.
- 9) The applicant must provide written authorization to perform the proposed work in the Electrical Transmission easement areas prior to the release of the final plat for recording. Work includes installation of storm sewer pipe, grading activities, and storm water ponding.
- 10) The applicant shall provide evidence that Washington County has approved final construction plans for all required work within the Keats Avenue right-of-way as described in a letter from the County dated July 3, 2013.
- 11) The final construction plans related to the 5th Street Minor Collector road shall be revised to be consistent with the City's design specifications for this road. These revisions shall be reviewed in conjunction with the other changes requested by the City Engineer.
- 12) The final construction plans shall be revised to incorporate a multi-purpose trail within the western portion of the Keats Avenue right-of-way and north of 5th Street consistent with Washington County design specifications.
- 13) The final construction plans shall be revised to include the additional storm sewer elements and street construction as specified in a review letter from the City Engineer dated February 7, 2014. These revisions shall be reviewed in conjunction with the other changes requested by the City Engineer.
- 14) Jewel Avenue North shall be renamed Juniper Avenue on the final plat that is submitted for recording.

- 15) The developer is encouraged to incorporate elements from the Lake Elmo Theming Study into the final design of the community mailboxes within Savona.
- 16) The applicant shall submit an affidavit to the City signed by Lennar Corporation, Amaris Custom Homes, and Dale Properties agreeing to an alignment of 5th Street within the western portion of the Savona subdivision that moves the road further south of the alignment shown on the preliminary plat.

Passed and duly adopted this 18th day of February 2014 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk



PLANNING COMMISSION
DATE: 2/10/13
AGENDA ITEM: 5A – BUSINESS ITEM
CASE # 2014-04

ITEM: Savona Residential Subdivision – Final Plat (Phase I)

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Final Plat request from Lennar Corporation for the first phase of a planned 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within the City's I-94 corridor planning area. The final plat will include 44 single-family lots, all of which will be accessed via an initial extension of the 5th Street Parkway off of Keats Avenue. Staff is recommending approval of the request subject to compliance with a series of conditions as listed in this report.

GENERAL INFORMATION

Applicant: U.S. Home Corporation, D/B/A Lennar, 16305 36th Avenue North, Suite 600, Plymouth, MN

Property Owners: U.S. Home Corporation, D/B/A Lennar, 16305 36th Avenue North, Suite 600, Plymouth, MN

Location: Part of Section 34 in Lake Elmo, north of I-94, west of Keats Avenue, and south of Goose Lake. PID Numbers 34.029.21.42.0002; 34.029.21.41.0004

Request: Application for final plat approval of a 44 unit residential subdivision to be named Savona.

Existing Land Use and Zoning: Agricultural land, closed and abandoned golf driving range and practice facility. Current Zoning: RT – Rural Transitional Zoning District; Proposed Zoning: LDR and MDR

Surrounding Land Use and Zoning: North – active mining and gravel operation; west, south and east – agricultural land

Comprehensive Plan: Urban Low Density Residential (2.5 – 4 units per acre) and Urban Medium Density Residential (4.5 – 7 units per acre)

History: Sketch Plan review by Planning Commission on 12/10/12. EAW approved by the City Council on 7/2/13. Preliminary Plat approved on 8/6/13

Deadline for Action: Application Complete – 1/21/14
60 Day Deadline – 3/21/14
Extension Letter Mailed – No

120 Day Deadline – 5/21/14

Applicable Regulations: Chapter 153 – Subdivision Regulations
 Article 10 – Urban Residential Districts (LDR)
 §150.270 Storm Water, Erosion, and Sediment Control

REQUEST DETAILS

The City of Lake Elmo has received a request from Lennar Corporation for final plat approval of the first phase of the Savona residential development. The final plat includes 44 single family residential lots and the infrastructure necessary to support the future homes on these lots. The City Council approved the Savona Preliminary Plat on August 6, 2013, which covered 113 acres of land within the I-94 Corridor planning area. There are 310 single family and multi-family residential units planned within the entire subdivision, and the final plat covers only a portion of the overall total of units that will eventually be platted. Lennar has finalized its purchase of the land included in the final plat area, and is acting as the sole applicant for this request.

The final plat area represents the initial project phase of the overall Savona development, and will include the construction of the first phase of the 5th Street minor collector road. The developer intends to build homes in the subdivision moving generally from the east to the west, extending infrastructure to serve each phase with future projects. Likewise, the developer will be grading the site in phases as well, with all of the phase one grading occurring within the limits of the final plat. This grading will be necessary to establish the overall storm water management system on the site, but the plan will be revised when the individual lots are created as part of a future development phase. The applicant has submitted detailed construction plans for related to sanitary sewer, water main, storm sewer, grading, drainage, erosion control, landscaping, and other details that have been reviewed by the City Engineer.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Savona Preliminary Plat did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. There are no public hearing requirements for a final plat.

Because the City has not yet established zoning for any of the properties along the I-94 Corridor outside of the RT – Rural Transitional Zone, Staff has prepared a zoning map amendment for the Savona area that will be considered by the Planning Commission at its February 10th meeting. With the proposed final plat area, all of the property north of 5th Street will be LDR (Urban Low Density Residential) and the larger outlot south of 5th Street will be MDR (Urban Medium Density Residential).

Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City. The developer has recently updated the preliminary plan submissions to comply with the conditions of approval, and the final plat application incorporates these updates as well. Please note that the final plat now includes proposed street names, while the construction plans have not yet been updated to reflect this information.

The City Engineer has reviewed the final plat, and his comments are attached to this report. Although there are some additional revisions to the final construction plans that will need to be addressed by the applicant, the majority of these revisions can be made before the City releases the

final plat for recording. The Engineer does denote four issues that could impact the final plat; and Staff is recommending a condition of approval for each of these (which means that they must be addressed in order for any final approvals to be granted).

REVIEW AND ANALYSIS

The preliminary plat for Savona was approved with several conditions, which are indicated below along with Staff's comments on the status of each. For those items and issues that are not directly addressed below, Staff has provided additional comments following the preliminary plat conditions list. Staff is recommending approval of the final plat, but with additional conditions intended to address the outstanding issues that will require additional review and/or documentation.

Please also note that the applicant has also provided a response to the preliminary plat conditions and their response is included as an attachment to this report.

Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):

- 1) Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; b) the applicant shall pay all fees associated with the preliminary plat; c) the applicant shall submit a revised preliminary plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site. *Comments: a) all title work will need to be submitted and reviewed by the City Attorney before an City officials sign the final plat; b) the applicant has submitted an escrow payment related to the preliminary plat application that is being used to cover Staff and consultant expenses related to the City's review; c) revised preliminary plat and plans have been received by the City and were found to address all previous comments. No grading has occurred on the site to date, and the City is proceeding with a review of the final plat.*
- 2) The applicant shall dedicate a minimum of 30 feet of land around the "Exception" parcel in the northwest portion of the Savona subdivision to allow for the construction of an eight-foot bituminous trail to the western edge of the subdivision and to allow for sufficient room for drainage and utilities adjacent to "Street A". *Comments: The preliminary plat and plans have been revised to address this condition. Although the applicant is proposing to use a portion of the street right-of-way for the trail, there is a 30-foot area around all portions of the exception parcel for the trail. This proposed configuration is a reasonable compromise to still provide access to the exception parcel.*
- 3) The applicant shall provide for a minimum green belt/buffer of 100 feet around all of the adjacent Stonegate subdivision, and must revise the preliminary plat in the vicinity of Lots 1 and 2 of Block 10 to properly account for this buffer. *Comments: The applicant is proposing to acquire an easement from the adjacent property owner in order to account for the buffer requirement. Staff has found this alternative to be an acceptable approach since it cannot be accomplished without the implicit approval of the effected property owner in Stonegate. If no agreement can be reached between the applicant and neighboring property owner, the final plat for this area will need to account for the buffer. Because the current final plat does not impact this portion of the site, this condition may be addressed as part of a future final plat.*

- 4) The eight-foot bituminous trail located within Outlot A shall be moved off of the property line of the adjacent Stonegate subdivision and shall be designed to continue into the property to the north and to provide a connection to "Street A". *Comments: The preliminary plans have been updated to address this requirement.*
- 5) The trail within the green belt/buffer area is encouraged to be located within the southern one-third or eastern one-third of the buffer and as close as possible to the lots within the Savona subdivision. *Comments: The preliminary plans have been updated to address this requirement. The applicant further notes that the "design and plans have been revised to shift the trail to the southern portion of the buffer outlot, except as otherwise required due to grading, drainage, and topography challenges. The trail meanders to provide for a pleasant user experience, avoids the existing wetland, and minimizes impacts on property owners on either side".*
- 6) The sidewalk along "Street A" must continue along this street until its termination point at the northern boundary of the subdivision. *Comments: The preliminary plans have been updated accordingly, but it outside the scope public improvements planned for phase 1.*
- 7) The applicant shall work with the City and Washington County to identify and reserve sufficient space for a future trail corridor along the western right-of-way line of Keats Avenue. *Comments: The applicant notes that they have identified a preferred alignment for a trail along Keats Avenue, but this alignment is not depicted in the final construction plans. Staff is recommending that this trail be included as part of the final plans.*
- 8) The landscape plan shall be updated to include tree protection fencing in all areas where grading will be near trees intended for preservation. *Comments: Tree preservation fencing has been added to the final plans.*
- 9) The landscape plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans. *Comments: Staff has previously reviewed the tree preservation and protection plan and found the plan to be in compliance with the City Code. The proposed boulevard plantings conform to the City's planting requirements for streets. Staff is still seeking an independent review of the landscape plans that will need to be completed prior to the City's acceptance of final construction documents.*
- 10) Sidewalks shall be required on both sides of the public street providing access to the multi-family housing portion of the subdivision. *Comments: The preliminary plans have been updated.*
- 11) The applicant shall be responsible for the construction of all improvements within the Keats Avenue (CSAH 19) right-of-way as required by Washington County and further described in the review letter received from the County dated July 3, 2013. The required improvements shall include, but not be limited to: construction of a new median crossing, closure and restoration of the existing median crossing in this area, continuation of the planned ten-foot bituminous trail through the median, turn lanes, and other improvements as required by the County. *Comments: The final construction plans have been modified to include all requirement improvements as requested by Washington County. The City will need to verify that these plans have received final approval by the County.*

- 12) The applicant shall observe all other County requirements as specified in the Washington County review letter dated July 3, 2013. *Comments: The final construction plans have been revised in response to these comments.*
- 13) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site. *Comments: The applicant has received a permit from the Valley Branch Watershed District (attached) for the grading work proposed in the final plans. This permit includes conditions that must be met prior to the commencement of any grading work on the site.*
- 14) The applicant shall submit revised preliminary plans that incorporate the changes made to the western portion of the preliminary plat, and specifically, the rearrangement of lots around the "Exception" parcel. *Comments: The revised lot configuration has been included in the updated preliminary plans.*
- 15) The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat. *Comments: The applicant has indicated that there will be a homeowner's association created for this development; however, the City has not yet received documentation that this association has been established. A maintenance agreement and evidence that the HOA has been established should be retained as a condition of approval for the final plat.*
- 16) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording. *Comments: Staff still needs to review the updated preliminary plat with the applicant to determine the final park land dedication calculations. Staff is recommending that any payment of fees in lieu of land dedication (if required) be prorated based on the percentage of the final plat area compared to the entire Savona development.*
- 17) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision. *Comments: The dedication of land associated with trails will be reviewed in accordance with the preceding condition.*
- 18) The applicant shall provide for an active recreation area (either public or private) within the multi-family portion of the subdivision. This area shall be sufficient for a small play structure or other similar improvement subject to review and approval by the Planning Director. *Comments: The revised preliminary plans include a small play area within the multi-family area. The details concerning this play area will need to be submitted with a final plat for the townhouse area.*
- 19) No more than half of the residential units depicted on the preliminary plat (155) may be approved as part of a final plat until a second access is provided to the subdivision, either via a connection to Hudson Boulevard to the south, Inwood Avenue (CSAH 13) to the west, or back to Keats

Avenue (CSAH 19) through the property to the north of Savona. *Comments: The proposed final plat includes 44 units, which means the applicant may plat an additional 111 units before this condition needs to be met.*

- 20) A future realignment of 5th Street along the western border of the plat may be considered by the City Council as part of the final plat submission for this are provided the realignment does not result in any significant modifications to the preliminary plat. *Comments: Given the other pending developments in this area and the need to establish a final alignment for 5th Street sooner than later, Staff has requested that the applicant provide a signed affidavit from all impacted property owners in this area agreeing to the necessary land transactions needed to perform the road re-alignment. Staff is not recommending that the City Council take action on the final plat application until this document is submitted to the City. Since this re-alignment falls outside the scope of the proposed improvements, Staff is does not believe this issue should prevent the Commission from makings its recommendation to the City Council.*
- 21) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. *Comments: The applicant is intending to commence grading shortly after the City approval of the final plat; therefore, this condition will not pertain to those portions of the preliminary plat that have already received final approval from the City.*
- 22) The preliminary grading, drainage and erosion control plan must be revised to address the comments from the City Engineer in his review letter dated July 9, 2013 regarding the size of specific ponds in relation to the drainage areas that are served by these ponds. *Comments: The applicant has provided additional documentation to the City Engineer regarding the storm water management ponds in conjunction with the revised preliminary plans. As noted above, these plans have been approved by the Valley Branch Watershed District subject to conditions of approval.*
- 23) The preliminary plans must be revised to incorporate all proposed improvements within the 5th Street right-of-way. All improvements as requested by the City shall be included in these plans and the design shall be consistent with City specifications and with the concept plan prepared for the City by Dainon Farber and Associates. *Comments: Since the approval of the Savona Preliminary Plat, the City has complete final design specifications for 5th Street and has forwarded these plans to the applicant. The final construction plans as submitted are very close to the City's final design, but may need small revisions to fully comply with the City's standards.*
- 24) All required modifications to the plans as requested by the City Engineer in a review letter dated July 9, 2013 shall be incorporated into the plans prior to consideration of a final plat. Specific requirements include, but are not limited to, the following:
- a. The applicant must provide the city a letter of approval to perform the proposed work in the BP Pipeline easement. Work includes installation of storm sewer pipe, grading activities, and relocation of the High Pressure Gas line, if necessary.

- b. The applicant must provide the city a letter of approval to perform the proposed work in the Electrical Transmission easement areas. Work includes installation of storm sewer pipe, grading activities, and storm water ponding.

Comments: the final construction plans include work within the power line easement, and the applicant has not yet submitted any written documentation to the City that this work will be authorized by the easement holder. The applicant's response to the conditions of approval notes that they have been in contact with this easement holder, and that there do not appear to be any issues with obtaining this formal permission. Staff is recommending that this condition be carried forward as part of the City's final plat approval, which means that the final plat would need to be revised if the applicant is not able to secure the necessary consent.

- 25) The City will not accept an application for final plat approval until the 429 public improvement project for Section 34 has been ordered by the City Council. If the City Council does not order this project, the applicant must revise the preliminary plans to provide adequate utilities to serve the subdivision. Any such plan revisions will be subject to review and approval by the City Council. *Comments: The Section 34 public improvement project has been ordered by the City and the project is substantially complete as of today's date.*
- 26) The applicant shall secure any necessary permits for the multi-family area, including but not limited to a conditional use permit to allow for single family detached residences that do not have frontage on a public street, at the time a final plat is submitted for this area. *Comments: The final plat will not create any multi-family lots, which will be platted as part of a future development phase.*
- 27) The applicant is encouraged to preserve or re-use as many trees as possible that are currently located on the former golf facility property and to incorporate these trees as part of the landscape plan for the Savona subdivision. *Comments: The applicant has stated their intent to preserve these trees if possible, however, based on observed site conditions, it does not appear that many of these trees will be salvageable due to the sandy soil conditions.*
- 28) The applicant shall work with the Planning Director to name all streets in the subdivision prior to submission of a final plat. *Comments: The applicant has agreed to the street names as proposed by Staff. The proposed names have been designed to comply with the County's uniform addressing system.*

Staff is recommending that the conditions noted above that pertain to the final plat and that have not yet been addressed by the applicant should be adopted with the final plat. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to deem the final plans complete; however, nearly all of these concerns are related to the construction plans and should not have any bearing on the final plat. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat.

Based on the above Staff report and analysis, Staff is recommending approval of the final plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the final plat.

The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer shall be incorporated into these documents before they are approved.
- 2) The developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Savona Final Plat.
- 3) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 5) A Common Interest Agreement concerning management of the common areas of Savona and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat
- 6) The applicant shall work with the City to determine the required park land dedication for the entire Savona subdivision prior to the recording of the final plat. Any payments in lieu of land dedication for the entire subdivision will be pro-rated based on the percentage of the overall subdivision included in the final plat.
- 7) The landscape plan shall be reviewed and approved by an independent forester or landscape architect prior to the City's final approval of the construction plans.
- 8) The applicant shall provide evidence that all conditions attached the Valley Branch Watershed District permit for the final plat and associated grading work have been met prior to the commencement of any grading activity.
- 9) The applicant must provide written authorization to perform the proposed work in the Electrical Transmission easement areas prior to the release of the final plat for recording. Work includes installation of storm sewer pipe, grading activities, and storm water ponding.

- 10) The applicant shall provide evidence that Washington County has approved final construction plans for all required work within the Keats Avenue right-of-way as described in a letter from the County dated July 3, 2013.
- 11) The final construction plans related to the 5th Street Minor Collector road shall be revised to be consistent with the City's design specifications for this road. These revisions shall be reviewed in conjunction with the other changes requested by the City Engineer.
- 12) The final construction plans shall be revised to incorporate a multi-purpose trail within the western portion of the Keats Avenue right-of-way and north of 5th Street consistent with Washington County design specifications.
- 13) The final construction plans shall be revised to include the additional storm sewer elements and street construction as specified in a review letter from the City Engineer dated February 7, 2014. These revisions shall be reviewed in conjunction with the other changes requested by the City Engineer.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Savona preliminary plat:

- That the Savona Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on August 8, 2013 and revised on November 25, 2013.
- That the Savona Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Savona Final Plat complies with the City's Urban Low Density Residential zoning district.
- That the Savona Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
- That the Savona Final Plat complies with the City's subdivision ordinance.
- That the Savona preliminary plat is consistent with the City's engineering standards with one exception as noted by the City Engineer in his review comments to the City dated February 7, 2014.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Final Plat for Savona with the 13 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Savona Final Plat with the 13 conditions of approval as drafted by Staff”

ATTACHMENTS:

1. Application Form
2. Preliminary Plat Response (Westwood Engineering)
3. City Engineer Review Letter
4. Valley Branch Watershed District Permit
5. Construction Plans: Grading, Drainage, and Erosion Control
6. Construction Plans: Sanitary Sewer, Water Main, Storm Sewer and Streets
7. Phase 1 Landscape Plans
8. Post-Development Drainage Area Plan

ORDER OF BUSINESS:

- Introduction Planning Staff
- Report by Staff Planning Staff
- Questions from the Commission Chair & Commission Members
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

Fee \$ _____

City of Lake Elmo DEVELOPMENT APPLICATION FORM

- Comprehensive Plan Amendment
- Zoning District Amendment
- Text Amendment
- Flood Plain C.U.P. Conditional Use Permit
- Conditional Use Permit (C.U.P.)
- Variance * (See below)
- Minor Subdivision
- Lot Line Adjustment
- Residential Subdivision Sketch/Concept Plan
- Site & Building Plan Review
- Residential Subdivision Preliminary/Final Plat
 - 01 - 10 Lots
 - 11 - 20 Lots
 - 21 Lots or More
- Excavating & Grading Permit
- Appeal
- PUD

APPLICANT: Joe Jablonski 16305 36th Ave NW, Suite 600, Plymouth MN 55446
(Name) (Mailing Address) (Zip)

TELEPHONES: 752-249-3094 612-490-6076
(Home) (Work) (Mobile) (Fax)

FEE OWNER: US Home Corporation DBA Lennar (Same as Applicant)
(Name) (Mailing Address) (Zip)

TELEPHONES: SAME
(Home) (Work) (Mobile) (Fax)

PROPERTY LOCATION (Address and Complete (Long) Legal Description): SEE ATTACHED
Legal description on the final plat

DETAILED REASON FOR REQUEST: Final Plat submitted for the
SAVONA project. See Attached transmittal for
A SUMMARY of our Application materials

*VARIANCE REQUESTS: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the Applicant must demonstrate a hardship before a variance can be granted. The hardship related to this application is as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

[Signature] 12/16/2013
Signature of Applicant Date Signature of Applicant Date

November 26, 2013

Westwood Professional Services

7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
EMAIL wps@westwoodps.com
www.westwoodps.com



Kyle Klatt
Planning Director
City of Lake Elmo
3800 Laverne Ave North
Lake Elmo, MN 55042

Re: Savona Preliminary Plat Conditions of Approval
File 0000565.00

Dear Kyle:

As part of the Preliminary Plat approval for Savona, a number of conditions were incorporated into the resolution that needed to be met or addressed prior to the City's acceptance of a Final Plat application. We have revised the preliminary plan sets to address these conditions in advance of our Final Plat application. Revised preliminary plans are included for your review. The following is a point by point response to each of the conditions of approval and outlines how we have addressed each item.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the preliminary plat for Savona subject to the following conditions:

1) *Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; b) the applicant shall pay all fees associated with the preliminary plat; c) the applicant shall submit a revised preliminary plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site.*

1a: To be submitted with final plat.

1b: It Lennar's understanding that all fees relating to the preliminary plat are current. If there are any fees outstanding, please submit an invoice directly to Lennar.

1c: Plans are attached.

2) *The applicant shall dedicate a minimum of 30 feet of land around the "Exception" parcel in the northwest portion of the Savona subdivision to allow for the construction of an eight-foot bituminous trail to the western edge of the subdivision and to allow for sufficient room for drainage and utilities adjacent to "Street A".*



Westwood

Design and plans have been revised to accommodate a minimum of 30' land area around the NW exception parcel, as measured from property line to back of curb.

- 3) *The applicant shall provide for a minimum green belt/buffer of 100 feet around all of the adjacent Stonegate subdivision, and must revise the preliminary plat in the vicinity of Lots 1 and 2 of Block 10 to properly account for this buffer.*

Design and plans provide for a 100' green belt /buffer adjacent to Stonegate properties. While this buffer distance is reduced on our property to 50' wide in the vicinity of Lots 1 & 2, we have been in discussions with the adjacent property owner in regards to the acquisition of a trail/greenway easement to meet the required 100' buffer width. This proposed easement area is noted on the plans, and falls entirely within the existing overhead powerline easement so as to not further encumber this property.

- 4) *The eight-foot bituminous trail located within Outlot A shall be moved off of the property line of the adjacent Stonegate subdivision and shall be designed to continue into the property to the north and to provide a connection to "Street A".*

Plans have been revised accordingly.

- 5) *The trail within the green belt/buffer area must be located within the southern one-third or eastern one-third of the buffer and as close as possible to the lots within the Savona subdivision.*

Design and plans have been revised to shift the trail to the southern portion of the buffer outlot, except as otherwise required due to grading, drainage, and topography challenges. The trail meanders to provide for a pleasant user experience, avoids the existing wetland, and minimizes impacts on property owners on either side.

- 6) *The sidewalk along "Street A" must continue along this street until its termination point at the northern boundary of the subdivision.*

Plans have been revised accordingly.

- 7) *The applicant shall work with the City and Washington County to identify and reserve sufficient space for a future trail corridor along the western right-of-way line of Keats Avenue.*

Sufficient space for a future trail corridor appears to exist within the current county ROW. In our review of the existing site conditions and topography,



we have identified the preferred alignment and lowest impact route to fall within the ROW when considering the existing berms, ponding slopes, and landscaping areas that will serve as an adequate buffer for future housing.

- 8) *The landscape plan shall be updated to include tree protection fencing in all areas where grading will be near trees intended for preservation.*

Plans have been revised accordingly.

- 9) *The landscape plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans.*

Acknowledged.

- 10) *Sidewalks shall be required on both sides of the public street providing access to the multi-family housing portion of the subdivision.*

Plans have been revised accordingly.

- 11) *The applicant shall be responsible for the construction of all improvements within the Keats Avenue (CSAH 19) right-of-way as required by Washington County and further described in the review letter received from the County dated July 3, 2013. The required improvements shall include, but not be limited to: construction of a new median crossing, closure and restoration of the existing median crossing in this area, continuation of the planned ten-foot bituminous trail through the median, turn lanes, and other improvements as required by the County.*

Acknowledged. Final plans will include said improvements.

- 12) *The applicant shall observe all other County requirements as specified in the Washington County review letter dated July 3, 2013.*

Acknowledged.

- 13) *The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site.*

Acknowledged.



- 14) *The applicant shall submit revised preliminary plans that incorporate the changes made to the western portion of the preliminary plat, and specifically, the rearrangement of lots around the "Exception" parcel.*

Plans have been revised accordingly.

- 15) *The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.*

Acknowledged. Land dedicated to the City of Lake Elmo for public uses should be maintained by the City of Lake Elmo. A homeowners association will be established to maintain areas that do not fall within a private lot or public land. Homeowners association documents will be provided with the final plat.

- 16) *The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording.*

Acknowledged. Lennar would like to begin working with the City of Lake Elmo on the determination of fair market value.

- 17) *Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision.*

Acknowledged.

- 18) *The applicant shall provide for an active recreation area (either public or private) within the multi-family portion of the subdivision. This area shall be sufficient for a small play structure or other similar improvement subject to review and approval by the Planning Director.*

Design and plans have been revised to illustrate the proposed elements of the active recreation area within the townhome portion of the project. Additional details will be provided to City staff regarding specifications of proposed furnishings at final design.

- 19) *No more than half of the residential units depicted on the preliminary plat (155) may be approved as part of a final plat until a second access is provided to the subdivision, either via a connection to Hudson Boulevard to the south,*



Inwood Avenue (CSAH 13) to the west, or back to Keats Avenue (CSAH 19) through the property to the north of Savona.

Acknowledged.

20) *A future realignment of 5th Street along the western border of the plat may be considered by the City Council as part of the final plat submission for this are provided the realignment does not result in any significant modifications to the preliminary plat.*

Acknowledged.

21) *The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.*

Lennar requests the City provide a copy of the grading agreement if only in draft form. If weather permits, Lennar would like to start grading as soon as possible.

22) *The preliminary grading, drainage and erosion control plan must be revised to address the comments from the City Engineer in his review letter dated July 9, 2013 regarding the size of specific ponds in relation to the drainage areas that are served by these ponds.*

We have prepared final stormwater calculations and drawing revisions to address the city and watershed review comments. These are attached for your review.

23) *The preliminary plans must be revised to incorporate all proposed improvements within the 5th Street right-of-way. All improvements as requested by the City shall be included in these plans and the design shall be consistent with City specifications and with the concept plan prepared for the City by Damon Farber and Associates.*

Plans have been revised to incorporate improvements (lighting, landscaping) that are generally consistent with the 5th Street concept prepared by Damon Farber.

24) *All required modifications to the plans as requested by the City Engineer in a review letter dated July 9, 2013 shall be incorporated into the plans prior to consideration of a final plat. Specific requirements include, but are not limited to, the following:*



- a. *The applicant must provide the city a letter of approval to perform the proposed work in the BP Pipeline easement. Work includes installation of storm sewer pipe, grading activities, and relocation of the High Pressure Gas line, if necessary.*
- b. *The applicant must provide the city a letter of approval to perform the proposed work in the Electrical Transmission easement areas. Work includes installation of storm sewer pipe, grading activities, and storm water ponding.*

We have been in contact with both BP and Xcel regarding the proposed work to be completed within the easement areas. As final plans are completed, we will continue to coordinate with these utility companies to gain their final approvals. We do not anticipate a formal letter of approval until the plans are final. The work proposed within the Electrical Transmission easement is a part of the initial phase, so we hope to gain their approval within the next few months. Work within the BP easement would not take place until future phases, so we do not anticipate final plans for this area until 2015 or beyond.

- 25) *The City will not accept an application for final plat approval until the 429 public improvement project for Section 34 has been ordered by the City Council. If the City Council does not order this project, the applicant must revise the preliminary plans to provide adequate utilities to serve the subdivision. Any such plan revisions will be subject to review and approval by the City Council.*

The 429 project has been approved.

- 26) *The applicant shall secure any necessary permits for the multi-family area, including but not limited to a conditional use permit to allow for single family detached residences that do not have frontage on a public street, at the time a final plat is submitted for this area.*

Acknowledged.

- 27) *The applicant is encouraged to preserve or re-use as many trees as possible that are currently located on the former golf facility property and to incorporate these trees as part of the landscape plan for the Savona subdivision.*

Acknowledged.

- 28) *The applicant shall work with the Planning Director to name all streets in the subdivision prior to submission of a final plat.*

Acknowledged.

November 25, 2013
Page 7



Please contact us if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Two handwritten signatures in black ink. The first signature is 'Cory Meyer' and the second is 'Ryan Blum'. Both are written in a cursive, flowing style.

Cory Meyer & Ryan Blum
Sr. Project Managers

CC: Joe Jablonski, Lennar Corporation

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempksi, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4285

Date: February 7, 2014

To: Kyle Klatt, Planning Director
Cc: Nick Johnson, City Planner
Ryan Stempksi, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer
Re: Savona
Final Plat Review

An engineering review has been completed for the Savona development by Lennar Corporation. A Final Plat submittal and Construction Plans were received on January 28, 2014. The submittal consisted of the following documentation prepared by Westwood Professional Services, Inc.:

- Construction Plans for Phase 1 Sanitary Sewer, Watermain, Storm Sewer, and Streets, dated 01.16.2014.
- Construction Plans for Grading, Drainage and Erosion Control, dated 01.16.2014.
- Landscape Plan, Phase 1, dated 01.20.2014.
- Stormwater Management Narrative, dated 01.21.2014.
- Figure for Stormwater Management Narrative, not dated.

STATUS/FINDINGS: The Construction Plans as submitted remain incomplete and are not ready for construction. In addition, several design elements fail to meet city specified requirements and engineering design standards. Many of the comments below represent repeat requests from the previous city review comments.

The following comments summarize the major issues that may impact Final Plat documentation and/or easements.

1. The design as proposed relies heavily on the use of the electrical transmission easement areas for stormwater management and storm sewer piping systems. To date the city has not been provided any documentation indicating permission for this infrastructure to be placed within these areas. The proposed infrastructure will be owned and maintained by the city, therefore the city requires unrestricted ability to own, operate and maintain this infrastructure in perpetuity. No construction activity should be allowed until this issue is fully resolved.
2. The design of 5th Street must be revised to reflect the city standard section, including boulevard layout and dimensions, grading and drainage facilities, appropriate vertical curve profiles, and pavement section details.
3. The plans do not provide sufficient easements for the ongoing operation and maintenance of the proposed infrastructure. Easement widths must be labeled for each pipe and shown on the utility plans. Easement widths must be a minimum of 30 feet for utilities not located on Outlots or within city R/W. Wider easements may be required for deep pipes to meet OSHA excavation requirements. It is the applicant's responsibility to carefully review the plans to ensure all easements as required above have been provided as part of the Final Plat. Plan revisions and/or additional easements must be addressed for at least the following areas:

- Storm sewer run from CB 159 to STMH 156 (north of Street G). This run is also located in the Electrical Transmission easement area, which requires written permission from the owner.
 - Storm sewer run from CBMH 106 to STMH 71 encroaches onto Block 5, Lot 11.
 - Storm sewer run from CBMH 74 to STMH 52 encroaches onto future Townhome locations.
 - Additional easement is needed around CB 119 and CB 122.
4. The storm sewer system in the rear yards of Block 2 and the extension of Street F and related utilities between Block 1 and Block 2 should be added to Phase 1 construction plans if Block 2 is to be considered part of the Phase 1 Final Plat.

The following comments summarize the issues that must be addressed to facilitate additional construction plan review. The city will resume review of construction plans upon receipt of updated plans with a point by point response letter.

GENERAL PLAN REQUIREMENTS AND COMMENTS

1. Specifications must be submitted in accordance with the requirements of the city engineering design standards manual.
2. City standard plan notes must be placed on the plan sheets, incorporating the notes as an integral part of the construction plan set. Applicant's plan notes must not contradict city plan notes and/or details. City standard plan notes must be removed from the detail sheets.
3. Remove comment from all plan sheets "Bituminous pavement and concrete sections to be in accordance with the recommendations of the Geotechnical Engineer".
4. The applicant has requested an exception to the city standards to allow for a 6.5% sidewalk grade along Streets E and F. The maximum allowable grade along residential streets is 8%. However, the maximum allowable street grade with a sidewalk is 6.0%. Engineering recommends approval of this exception.
5. No additional design exceptions have been noted and requested in writing by the applicant. Therefore all infrastructure systems will be reviewed and accepted by the city upon meeting city design standards.

STREETS AND TRANSPORTATION

1. 5th STREET NORTH.
 - The typical section must be updated to meet the city required cross section previously sent to the applicant. Detailed dimensions must be consistent with the city standard including measurements from face and back of curb, clear zones, reaction zones, and boulevard areas.
 - The applicant continues to show a 5-foot sidewalk along 5th Street. All previous communications by the city have requested the sidewalk width to be changed to six feet.
 - The pavement section must meet a 10 ton design standard. The applicant must call out the design section with the necessary design criteria supporting the specified section. In no instance shall the pavement sections be less than the city standard pavement section.
 - Plan, profiles and grading plans must be updated to reflect the cross section changes including sidewalk, trail and amenity locations.
 - Profile alignments must be updated to meet state aid design standards. Vertical sag curves at station 1 and between station 5 and 6 must be increased to a minimum K-value of 64 for 40 mph design.
 - Revise the stripping and signing plan to be consistent with Phase 1 improvements.
 - Revise the stripping and signing plan to be consistent with the updated cross section.
2. RESIDENTIAL STREETS
 - A residential typical section has been added that is not consistent with the city standard. This section must be revised to meet the city standard. Boulevard trees shall be set 5 feet back of curb with or without sidewalks.
 - Remove proposed yellow centerline pavement markings from Street F.
3. CSAH 17 (Keats Avenue).
 - Washington County written approval must be submitted for all improvements proposed within the Washington County R/W.

- The divided median cross section should match and align with the cross section for 5th Street to allow for a continuous intersection design.
- Cross section plan sheets must be prepared and incorporated into the plan sets for Keats Avenue improvements and to identify the future trail corridor.

LANDSCAPE PLAN

1. The Landscape plans must be amended in accordance with the revised cross sections requested for 5th Street and the typical residential street.
2. City standard plan notes must be added to each landscape plan sheet with the plan notes eliminated from the detail pages.
3. As previously indicated a design-build irrigation system will not be allowed. The landscape irrigation system design must be submitted to the city for review and approval prior to the start of work.

SANITARY SEWER, WATER MAIN, STORM SEWER, AND STREETS

1. City standard plan notes for sanitary sewer, water main, storm sewer, and sidewalk and trail must be placed on the plan sheets to be prominently presented to the contractor. Delete notes from detail sheets.
2. Line type remains unclear to identify the improvements associated with Phase 1. Please remove or shade out ALL line types for other Phases not to be constructed with these Plans.

Sanitary sewer:

1. Provisions to adjustment the existing sanitary sewer manholes along 5th Street must be provided on Plans.
2. Please identify the need to lower the sewer line from Drop MH 11 to MH 13 on Street G. Also, the profile showing storm sewer crossing at STA 5+00 is not consistent with plan view. Please confirm.

Watermain:

1. Street F has more than 20 services isolated between valves. An additional gate valve should be added near STA 16+00.
2. Watermain and appurtenances must be upsized to 12 inches in diameter on Street G from Street F to the north end. Stub to Future Street F must be upsized to 12 inches in diameter.

Storm Sewer:

1. Storm sewer design calculations must be submitted to facilitate the city plan review. Provide a complete storm sewer schedule to include pipe capacity and cleansing velocities.
2. Calculations to support sufficient catch basin placement must be provided.
3. Provide written documentation to indicate Washington County approval for proposed modifications and use of OCS – 205.
4. Minimum easement widths must be provided as previously identified in this letter.
5. Plans must include RIM and inverts for all existing storm sewer infrastructure (see County R/W).
6. The minimum city standard pipe size for storm sewer is 15-inches. Please revise storm sewer from CBMH 166 to CBMH 169 accordingly.
7. Culvert from FES 200 to FES 201 must be increased to a minimum size of 15 inches. Additionally, a profile of this culvert must be shown on the Construction Plans.
8. Minimum outfall pipe slope is 1%. Storm sewer from STMH 51 to FES 50 must be revised accordingly.
9. Storm Sewer from CB 119 to CBMH 118 must cross perpendicular to 5th Street.
10. CBMH 131 – include stub extension for future connection.
11. Revise catch basin casting note to sump 0.10 feet at curb line (to be consistent with City Standard Detail).
12. Drain tile stubs should be a minimum of 100 feet in length.

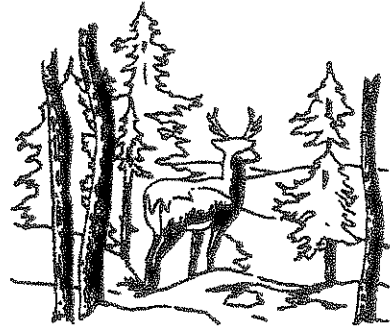
GRADING AND EROSION CONTROL

1. The grading plan should be revised in the area of Outlot G where the drainage swale in Block 12 is directed to the back property of Lots 1 and 2, Block 2.

STORMWATER MANAGEMENT

1. The Stormwater Management Plan narrative and exhibit must be updated to properly identify all ponds and infiltration basins to support the narrative.
2. Written documentation must be provided indicating VBWD permit approval for the Stormwater Management Plan for the entire VBWD drainage area. VBWD documentation must indicate that the conditions of approval have been met.
3. Details must be added to the plans to address the specific restoration and finishes for all infiltration basins and storm water facilities.
4. The storm water facilities have been located in Outlots dedicated to the city for maintenance purposes. All 100-year high water levels (HWL) and HWL overflows must remain within a city Outlot.

January 15, 2014



Joe Jablonski
Lennar
16305 36th Ave North, Suite 600
Plymouth, MN 55446

**Re: Savona—Lake Elmo, Minnesota
VBWD Permit #2013-20**

Dear Mr. Jablonski:

Enclosed is the Valley Branch Watershed District (VBWD) permit for your project. Please note the following conditions imposed by the Managers, which are also listed on the back of the permit.

1. This permit is for Lots 14-15 of Block 8 and Blocks 9-19, the southeast portion of Outlot A, most of Outlot E, part of Outlot I, and all of Outlots B, C, G, and H, and the associated roads and storm sewer, as shown on the Sheets 3-6 of the Grading, Drainage & Erosion Control Plan dated 11/25/2013 and as owned by US Home Corporation. Another permit(s) will be required for all other work, including but not limited to the proposed multifamily units.
2. Manholes immediately upstream from treatment basins (e.g., Lots 10/11 of Block 8; Lot 5 of Block 17; Outlot C; CB in Street I upstream of Outlot I) shall have sumps greater than 3 feet and be equipped with porous baffles (e.g., SAFL baffles) to provide pretreatment and reduce washout/resuspension of sediment.
3. The bioretention basins shall be no deeper than 1.5 feet. The grading plans shall be revised and approved by the VBWD Engineer prior to construction.
4. Prior to construction, details of the proposed outlets from the treatment basins shall be provided and approved by the VBWD Engineer.
5. The low openings of Lots 4-7, Block 8 shall be no lower than El. 996.9. The low openings of Lots 1-2, Block 8 shall be no lower than El. 992.2. Drain tile shall be installed around the perimeter of the foundations of the homes on these lots.
6. This permit is not valid until a maintenance agreement in the general format of Appendix B of the VBWD Rules is submitted to and approved by the VBWD Attorney.
7. Prior to construction, the required surety shall be submitted to the VBWD.



DAVID BUCHECK • LINCOLN FETCHER • DALE BORASH • JILL LUCAS • EDWARD MARCHAN

VALLEY BRANCH WATERSHED DISTRICT • P.O. BOX 838 • LAKE ELMO, MINNESOTA 55042-0538

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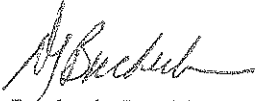
8. The VBWD Engineer and Inspector shall be notified at least 3 days prior to commencement of work.
9. Erosion controls shall be installed prior to the commencement of grading operations and must be maintained throughout the construction period until turf is established. Additional erosion controls may be required, as directed by the VBWD Inspector or VBWD Engineer.
10. All disturbed areas shall be vegetated within 14 days of final grading.
11. This permit is not transferable.
12. The required drainage easements and access easements shall be recorded with the Washington County Recorder's Office.
13. This permit is subject to obtaining all other permits required by governmental agencies having jurisdiction (including a NPDES permit).
14. The applicant is responsible for removal of all temporary erosion-control measures, including silt fence, upon establishment of permanent vegetation at the project site as determined by the VBWD Engineer and/or Inspector.
15. The following additional erosion controls shall be implemented on the site:
 - a. All proposed slopes 3 feet horizontal to 1 foot vertical (3H:1V) should be covered with erosion-control blanket.
 - b. Silt fence should follow existing contours as closely as feasible to limit the potential for gully erosion along the edges.
 - c. Additional silt fence may be needed during construction.
 - d. Street sweeping shall be performed if sediment collects on streets.
 - e. A construction sequencing plan shall be submitted, approved, and followed.
 - f. If erosion occurs at the outlets of the storm sewer pipes, the applicant will be responsible for correcting the problem to the satisfaction of the VBWD.
 - g. Any sediment that collects in storm sewers, ponds, or other water management features shall be removed.
16. To prevent soil compaction, the proposed infiltration areas shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it. If infiltration facilities are in place during construction activities, sediment and runoff shall be kept away from the facility, using practices such as diversion berms and vegetation around the facility's perimeter. Infiltration facilities shall not be excavated to final grade until the contributing drainage area has been constructed and fully stabilized. The final phase of excavation shall remove all accumulated sediment and be done by light tracked equipment to avoid compaction of the basin floor. To

provide a well-aerated, highly porous surface, the soils of the basin floor shall be loosened to a depth of at least 24 inches to a maximum compaction of 85% standard proctor density prior to planting.

17. The Valley Branch Watershed District shall be granted drainage easements, which cover land adjacent to stormwater management facilities, wetlands, and lowlands up to their 100-year-flood elevations and which cover all ditches, storm sewers, and maintenance access to the stormwater management facilities.
18. The minimum floor elevations for all buildable lots in the development shall be recorded in a Declaration of Covenants and Restrictions or on the final plat.
19. Return or allowed expiration of any remaining surety and permit closeout is dependent on the permit holder providing proof that all required documents have been recorded (including but not limited to easements) and providing as-built drawings that show that the project was constructed as approved by the Managers and in conformance with the VBWD rules and regulations.

Thank you for your cooperation with the District's permit program.

Sincerely,



David J. Bucheck, President
Valley Branch Watershed District

DJB/ymh
Enclosure

- c: Ray Marshall, VBWD Attorney
Ray Roemmich, VBWD Inspector
Molly Shodeen, MDNR
Kyle Klatt, City Planning Director—City of Lake Elmo
Jack Griffin, City Engineer, FOCUS Engineering—City of Lake Elmo
Building Inspector—City of Lake Elmo
Ryan Bluhm, P.E., Westwood Professional Services—Authorized Agent
Nathan Campbell, Corps of Engineers
Brad Johnson, MDNR
Jed Chesnut, Washington Conservation District
Melissa Doperalski, MDNR
Dennis Rodacker, Minnesota Board of Water and Soil Resources
Karen Wold, Barr Engineering Company
Yvonne Huffman, Barr Engineering Company

**VALLEY BRANCH WATERSHED DISTRICT
PERMIT APPLICATION**

TO BE COMPLETED BY VBWD:
 PERMIT NUMBER 2013-20
 PERMIT FEE RECEIVED \$17,000
 DATE RECEIVED Oct. 17, 2013

Return application to
 John Hanson
 Barr Engineering Company
 Engineers for the Valley Branch Watershed District
 4700 West 77th Street
 Edina, MN 55435-4803




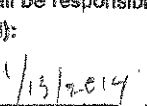

A permit fee shall accompany this permit, unless waived by the Board of Managers.
 (Governmental Bodies are not required to pay a fee.)

Name of Project: <u>SANDS</u>	Name: <u>LENNAR - Joe Jaskowski</u>
Purpose of Project: <u>GRASS & DRAINAGE</u>	Address: <u>16305 36th Avenue North Suite 600</u>
Project Location (street address, if known; otherwise, major intersection): <u>Kentz Avenue & Hudson</u>	City, State, Zip: <u>Phynxton, MN 55446</u>
City or Township: <u>Lakeville</u>	Phone: <u>952-249-3033</u>
Legal Description (proof of ownership required): PID: Section: Township: Range:	Fax:
Project Timeline: Start Date: <u>9/15/2013</u> Completion Date: <u>10/31/2014</u>	Email: <u>Joe.Jaskowski@lennar.com</u>
Name: <u>Kyle Blum</u>	Name:
Business Name: <u>Westwood Arch Service</u>	Address:
Address: <u>7699 Longview Drive</u>	City, State, Zip:
City, State, Zip: <u>Eden Prairie, MN 55344</u>	Phone:
Phone: <u>952-906-1432</u>	Fax:
Fax:	Email:
Email: <u>Kyle@westwoodarch.com</u>	

Once a Valley Branch Watershed District permit has been approved, the permit conditions will be attached to the back of this form.

By signing this permit application, the permit applicant, his/her agent, and owner (hereinafter "Permittee") shall abide by all the conditions set by the Valley Branch Watershed District (VBWD). All work which violates the terms of the permit by reason of presenting a serious threat of soil erosion, sedimentation, or an adverse effect upon water quality or quantity, or violating any rule of the VBWD may result in the VBWD issuing a Stop Work Order which shall immediately cause the work on the project related to the permit to cease and desist. All work on the project shall cease until the permit conditions are met and approved by the VBWD representatives. In the event Permittee contests the Stop Work Order issued by the VBWD, Permittee shall attend a VBWD Board of Managers meeting and discuss the project. Any attorney fees, costs, or other expenses incurred on behalf of the VBWD in enforcing the terms of the permit shall be the sole expense of the permit applicant. Costs shall be payable from the permit applicant's permit fee. If said fees exceed the permit amount, the Permittee shall have ten (10) days from the date of receipt of the invoice from the VBWD to pay for the cost incurred in enforcing the permit, by which to pay the VBWD for said costs. If costs are not paid within the ten (10) days, the VBWD will draw on the permit applicant's surety. The Permittee agrees to be bound by the terms of the final permit and conditions required by the VBWD for approval of the permit. The permit applicant further acknowledges that he/she has the authority to bind the owner of the property and/or any entity performing the work on the property pursuant to the terms of the VBWD permit, and shall be responsible for complying with the terms of the VBWD permit.

Signatures (Required):

 /13/2014
 Applicant/Date
  /13/2014
 Owner (if different than Applicant)/Date
  8/23/2013
 Owner's Authorized Agent/Date



LINCOLN FETCHER • DAVID BUCHECK • DONALD SCHEEL • DALE BORAGH • RAY LUCKSINGER

VALLEY BRANCH WATERSHED DISTRICT • P.O. BOX 838 • LAKE ELMO, MINNESOTA 55042-0838

www.vbwd.org



PLANNING COMMISSION
DATE: 2/10/13
AGENDA ITEM: 5A – BUSINESS ITEM
CASE # 2014-04

ITEM: Savona Residential Subdivision – Final Plat (Phase 1)
SUBMITTED BY: Kyle Klatt, Planning Director
REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Final Plat request from Lennar Corporation for the first phase of a planned 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within the City's I-94 corridor planning area. The final plat will include 44 single-family lots, all of which will be accessed via an initial extension of the 5th Street Parkway off of Keats Avenue. Staff is recommending approval of the request subject to compliance with a series of conditions as listed in this report.

GENERAL INFORMATION

Applicant: U.S. Home Corporation, D/B/A Lennar, 16305 36th Avenue North, Suite 600, Plymouth, MN
Property Owners: U.S. Home Corporation, D/B/A Lennar, 16305 36th Avenue North, Suite 600, Plymouth, MN
Location: Part of Section 34 in Lake Elmo, north of I-94, west of Keats Avenue, and south of Goose Lake. PID Numbers 34.029.21.42.0002; 34.029.21.41.0004
Request: Application for final plat approval of a 44 unit residential subdivision to be named Savona.
Existing Land Use and Zoning: Agricultural land, closed and abandoned golf driving range and practice facility. Current Zoning: RT – Rural Transitional Zoning District; Proposed Zoning: LDR and MDR
Surrounding Land Use and Zoning: North – active mining and gravel operation; west, south and east – agricultural land
Comprehensive Plan: Urban Low Density Residential (2.5 – 4 units per acre) and Urban Medium Density Residential (4.5 – 7 units per acre)
History: Sketch Plan review by Planning Commission on 12/10/12. EAW approved by the City Council on 7/2/13. Preliminary Plat approved on 8/6/13
Deadline for Action: Application Complete – 1/21/14
60 Day Deadline – 3/21/14
Extension Letter Mailed – No

120 Day Deadline – 5/21/14

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (LDR)
§150.270 Storm Water, Erosion, and Sediment Control

REQUEST DETAILS

The City of Lake Elmo has received a request from Lennar Corporation for final plat approval of the first phase of the Savona residential development. The final plat includes 44 single family residential lots and the infrastructure necessary to support the future homes on these lots. The City Council approved the Savona Preliminary Plat on August 6, 2013, which covered 113 acres of land within the I-94 Corridor planning area. There are 310 single family and multi-family residential units planned within the entire subdivision, and the final plat covers only a portion of the overall total of units that will eventually be platted. Lennar has finalized its purchase of the land included in the final plat area, and is acting as the sole applicant for this request.

The final plat area represents the initial project phase of the overall Savona development, and will include the construction of the first phase of the 5th Street minor collector road. The developer intends to build homes in the subdivision moving generally from the east to the west, extending infrastructure to serve each phase with future projects. Likewise, the developer will be grading the site in phases as well, with all of the phase one grading occurring within the limits of the final plat. This grading will be necessary to establish the overall storm water management system on the site, but the plan will be revised when the individual lots are created as part of a future development phase. The applicant has submitted detailed construction plans for related to sanitary sewer, water main, storm sewer, grading, drainage, erosion control, landscaping, and other details that have been reviewed by the City Engineer.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Savona Preliminary Plat did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. There are no public hearing requirements for a final plat.

Because the City has not yet established zoning for any of the properties along the I-94 Corridor outside of the RT – Rural Transitional Zone, Staff has prepared a zoning map amendment for the Savona area that will be considered by the Planning Commission at its February 10th meeting. With the proposed final plat area, all of the property north of 5th Street will be LDR (Urban Low Density Residential) and the larger outlot south of 5th Street will be MDR (Urban Medium Density Residential).

Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City. The developer has recently updated the preliminary plan submissions to comply with the conditions of approval, and the final plat application incorporates these updates as well. Please note that the final plat now includes proposed street names, while the construction plans have not yet been updated to reflect this information.

The City Engineer has reviewed the final plat, and his comments are attached to this report. Although there are some additional revisions to the final construction plans that will need to be addressed by the applicant, the majority of these revisions can be made before the City releases the

final plat for recording. The Engineer does denote four issues that could impact the final plat; and Staff is recommending a condition of approval for each of these (which means that they must be addressed in order for any final approvals to be granted).

REVIEW AND ANALYSIS

The preliminary plat for Savona was approved with several conditions, which are indicated below along with Staff's comments on the status of each. For those items and issues that are not directly addressed below, Staff has provided additional comments following the preliminary plat conditions list. Staff is recommending approval of the final plat, but with additional conditions intended to address the outstanding issues that will require additional review and/or documentation.

Please also note that the applicant has also provided a response to the preliminary plat conditions and their response is included as an attachment to this report.

Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):

- 1) Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; b) the applicant shall pay all fees associated with the preliminary plat; c) the applicant shall submit a revised preliminary plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site. *Comments: a) all title work will need to be submitted and reviewed by the City Attorney before an City officials sign the final plat; b) the applicant has submitted an escrow payment related to the preliminary plat application that is being used to cover Staff and consultant expenses related to the City's review; c) revised preliminary plat and plans have been received by the City and were found to address all previous comments. No grading has occurred on the site to date, and the City is proceeding with a review of the final plat.*
- 2) The applicant shall dedicate a minimum of 30 feet of land around the "Exception" parcel in the northwest portion of the Savona subdivision to allow for the construction of an eight-foot bituminous trail to the western edge of the subdivision and to allow for sufficient room for drainage and utilities adjacent to "Street A". *Comments: The preliminary plat and plans have been revised to address this condition. Although the applicant is proposing to use a portion of the street right-of-way for the trail, there is a 30-foot area around all portions of the exception parcel for the trail. This proposed configuration is a reasonable compromise to still provide access to the exception parcel.*
- 3) The applicant shall provide for a minimum green belt/buffer of 100 feet around all of the adjacent Stonegate subdivision, and must revise the preliminary plat in the vicinity of Lots 1 and 2 of Block 10 to properly account for this buffer. *Comments: The applicant is proposing to acquire an easement from the adjacent property owner in order to account for the buffer requirement. Staff has found this alternative to be an acceptable approach since it cannot be accomplished without the implicit approval of the effected property owner in Stonegate. If no agreement can be reached between the applicant and neighboring property owner, the final plat for this area will need to account for the buffer. Because the current final plat does not impact this portion of the site, this condition may be addressed as part of a future final plat.*

- 4) The eight-foot bituminous trail located within Outlot A shall be moved off of the property line of the adjacent Stonegate subdivision and shall be designed to continue into the property to the north and to provide a connection to “Street A”. *Comments: The preliminary plans have been updated to address this requirement.*
- 5) The trail within the green belt/buffer area is encouraged to be located within the southern one-third or eastern one-third of the buffer and as close as possible to the lots within the Savona subdivision. *Comments: The preliminary plans have been updated to address this requirement. The applicant further notes that the “design and plans have been revised to shift the trail to the southern portion of the buffer outlot, except as otherwise required due to grading, drainage, and topography challenges. The trail meanders to provide for a pleasant user experience, avoids the existing wetland, and minimizes impacts on property owners on either side”.*
- 6) The sidewalk along “Street A” must continue along this street until its termination point at the northern boundary of the subdivision. *Comments: The preliminary plans have been updated accordingly, but it outside the scope public improvements planned for phase 1.*
- 7) The applicant shall work with the City and Washington County to identify and reserve sufficient space for a future trail corridor along the western right-of-way line of Keats Avenue. *Comments: The applicant notes that they have identified a preferred alignment for a trail along Keats Avenue, but this alignment is not depicted in the final construction plans. Staff is recommending that this trail be included as part of the final plans.*
- 8) The landscape plan shall be updated to include tree protection fencing in all areas where grading will be near trees intended for preservation. *Comments: Tree preservation fencing has been added to the final plans.*
- 9) The landscape plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans. *Comments: Staff has previously reviewed the tree preservation and protection plan and found the plan to be in compliance with the City Code. The proposed boulevard plantings conform to the City’s planting requirements for streets. Staff is still seeking an independent review of the landscape plans that will need to be completed prior to the City’s acceptance of final construction documents.*
- 10) Sidewalks shall be required on both sides of the public street providing access to the multi-family housing portion of the subdivision. *Comments: The preliminary plans have been updated.*
- 11) The applicant shall be responsible for the construction of all improvements within the Keats Avenue (CSAH 19) right-of-way as required by Washington County and further described in the review letter received from the County dated July 3, 2013. The required improvements shall include, but not be limited to: construction of a new median crossing, closure and restoration of the existing median crossing in this area, continuation of the planned ten-foot bituminous trail through the median, turn lanes, and other improvements as required by the County. *Comments: The final construction plans have been modified to include all requirement improvements as requested by Washington County. The City will need to verify that these plans have received final approval by the County.*

- 12) The applicant shall observe all other County requirements as specified in the Washington County review letter dated July 3, 2013. *Comments: The final construction plans have been revised in response to these comments.*
- 13) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site. *Comments: The applicant has received a permit from the Valley Branch Watershed District (attached) for the grading work proposed in the final plans. This permit includes conditions that must be met prior to the commencement of any grading work on the site.*
- 14) The applicant shall submit revised preliminary plans that incorporate the changes made to the western portion of the preliminary plat, and specifically, the rearrangement of lots around the "Exception" parcel. *Comments: The revised lot configuration has been included in the updated preliminary plans.*
- 15) The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat. *Comments: The applicant has indicated that there will be a homeowner's association created for this development; however, the City has not yet received documentation that this association has been established. A maintenance agreement and evidence that the HOA has been established should be retained as a condition of approval for the final plat.*
- 16) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording. *Comments: Staff still needs to review the updated preliminary plat with the applicant to determine the final park land dedication calculations. Staff is recommending that any payment of fees in lieu of land dedication (if required) be pro-rated based on the percentage of the final plat area compared to the entire Savona development.*
- 17) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision. *Comments: The dedication of land associated with trails will be reviewed in accordance with the preceding condition.*
- 18) The applicant shall provide for an active recreation area (either public or private) within the multi-family portion of the subdivision. This area shall be sufficient for a small play structure or other similar improvement subject to review and approval by the Planning Director. *Comments: The revised preliminary plans include a small play area within the multi-family area. The details concerning this play area will need to be submitted with a final plat for the townhouse area.*
- 19) No more than half of the residential units depicted on the preliminary plat (155) may be approved as part of a final plat until a second access is provided to the subdivision, either via a connection to Hudson Boulevard to the south, Inwood Avenue (CSAH 13) to the west, or back to Keats

Avenue (CSAH 19) through the property to the north of Savona. *Comments: The proposed final plat includes 44 units, which means the applicant may plat an additional 111 units before this condition needs to be met.*

- 20) A future realignment of 5th Street along the western border of the plat may be considered by the City Council as part of the final plat submission for this are provided the realignment does not result in any significant modifications to the preliminary plat. *Comments: Given the other pending developments in this area and the need to establish a final alignment for 5th Street sooner than later, Staff has requested that the applicant provide a signed affidavit from all impacted property owners in this area agreeing to the necessary land transactions needed to perform the road re-alignment. Staff is not recommending that the City Council take action on the final plat application until this document is submitted to the City. Since this re-alignment falls outside the scope of the proposed improvements, Staff is does not believe this issue should prevent the Commission from makings its recommendation to the City Council.*
- 21) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. *Comments: The applicant is intending to commence grading shortly after the City approval of the final plat; therefore, this condition will not pertain to those portions of the preliminary plat that have already received final approval from the City.*
- 22) The preliminary grading, drainage and erosion control plan must be revised to address the comments from the City Engineer in his review letter dated July 9, 2013 regarding the size of specific ponds in relation to the drainage areas that are served by these ponds. *Comments: The applicant has provided additional documentation to the City Engineer regarding the storm water management ponds in conjunction with the revised preliminary plans. As noted above, these plans have been approved by the Valley Branch Watershed District subject to conditions of approval.*
- 23) The preliminary plans must be revised to incorporate all proposed improvements within the 5th Street right-of-way. All improvements as requested by the City shall be included in these plans and the design shall be consistent with City specifications and with the concept plan prepared for the City by Dainon Farber and Associates. *Comments: Since the approval of the Savona Preliminary Plat, the City has complete final design specifications for 5th Street and has forwarded these plans to the applicant. The final construction plans as submitted are very close to the City's final design, but may need small revisions to fully comply with the City's standards.*
- 24) All required modifications to the plans as requested by the City Engineer in a review letter dated July 9, 2013 shall be incorporated into the plans prior to consideration of a final plat. Specific requirements include, but are not limited to, the following:
 - a. The applicant must provide the city a letter of approval to perform the proposed work in the BP Pipeline easement. Work includes installation of storm sewer pipe, grading activities, and relocation of the High Pressure Gas line, if necessary.

- b. The applicant must provide the city a letter of approval to perform the proposed work in the Electrical Transmission easement areas. Work includes installation of storm sewer pipe, grading activities, and storm water ponding.

Comments: the final construction plans include work within the power line easement, and the applicant has not yet submitted any written documentation to the City that this work will be authorized by the easement holder. The applicant's response to the conditions of approval notes that they have been in contact with this easement holder, and that there do not appear to be any issues with obtaining this formal permission. Staff is recommending that this condition be carried forward as part of the City's final plat approval, which means that the final plat would need to be revised if the applicant is not able to secure the necessary consent.

- 25) The City will not accept an application for final plat approval until the 429 public improvement project for Section 34 has been ordered by the City Council. If the City Council does not order this project, the applicant must revise the preliminary plans to provide adequate utilities to serve the subdivision. Any such plan revisions will be subject to review and approval by the City Council. *Comments: The Section 34 public improvement project has been ordered by the City and the project is substantially complete as of today's date.*
- 26) The applicant shall secure any necessary permits for the multi-family area, including but not limited to a conditional use permit to allow for single family detached residences that do not have frontage on a public street, at the time a final plat is submitted for this area. *Comments: The final plat will not create any multi-family lots, which will be platted as part of a future development phase.*
- 27) The applicant is encouraged to preserve or re-use as many trees as possible that are currently located on the former golf facility property and to incorporate these trees as part of the landscape plan for the Savona subdivision. *Comments: The applicant has stated their intent to preserve these trees if possible, however, based on observed site conditions, it does not appear that many of these trees will be salvageable due to the sandy soil conditions.*
- 28) The applicant shall work with the Planning Director to name all streets in the subdivision prior to submission of a final plat. *Comments: The applicant has agreed to the street names as proposed by Staff. The proposed names have been designed to comply with the County's uniform addressing system.*

Staff is recommending that the conditions noted above that pertain to the final plat and that have not yet been addressed by the applicant should be adopted with the final plat. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to deem the final plans complete; however, nearly all of these concerns are related to the construction plans and should not have any bearing on the final plat. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat.

Based on the above Staff report and analysis, Staff is recommending approval of the final plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the final plat.

The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer shall be incorporated into these documents before they are approved.
- 2) The developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Savona Final Plat.
- 3) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 5) A Common Interest Agreement concerning management of the common areas of Savona and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat
- 6) The applicant shall work with the City to determine the required park land dedication for the entire Savona subdivision prior to the recording of the final plat. Any payments in lieu of land dedication for the entire subdivision will be pro-rated based on the percentage of the overall subdivision included in the final plat.
- 7) The landscape plan shall be reviewed and approved by an independent forester or landscape architect prior to the City's final approval of the construction plans.
- 8) The applicant shall provide evidence that all conditions attached the Valley Branch Watershed District permit for the final plat and associated grading work have been met prior to the commencement of any grading activity.
- 9) The applicant must provide written authorization to perform the proposed work in the Electrical Transmission easement areas prior to the release of the final plat for recording. Work includes installation of storm sewer pipe, grading activities, and storm water ponding.

- 10) The applicant shall provide evidence that Washington County has approved final construction plans for all required work within the Keats Avenue right-of-way as described in a letter from the County dated July 3, 2013.
- 11) The final construction plans related to the 5th Street Minor Collector road shall be revised to be consistent with the City's design specifications for this road. These revisions shall be reviewed in conjunction with the other changes requested by the City Engineer.
- 12) The final construction plans shall be revised to incorporate a multi-purpose trail within the western portion of the Keats Avenue right-of-way and north of 5th Street consistent with Washington County design specifications.
- 13) The final construction plans shall be revised to include the additional storm sewer elements and street construction as specified in a review letter from the City Engineer dated February 7, 2014. These revisions shall be reviewed in conjunction with the other changes requested by the City Engineer.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Savona preliminary plat:

- That the Savona Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on August 8, 2013 and revised on November 25, 2013.
- That the Savona Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Savona Final Plat complies with the City's Urban Low Density Residential zoning district.
- That the Savona Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
- That the Savona Final Plat complies with the City's subdivision ordinance.
- That the Savona preliminary plat is consistent with the City's engineering standards with one exception as noted by the City Engineer in his review comments to the City dated February 7, 2014.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Final Plat for Savona with the 13 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Savona Final Plat with the 13 conditions of approval as drafted by Staff”

ATTACHMENTS:

1. Application Form
2. Preliminary Plat Response (Westwood Engineering)
3. City Engineer Review Letter
4. Valley Branch Watershed District Permit
5. Construction Plans: Grading, Drainage, and Erosion Control
6. Construction Plans: Sanitary Sewer, Water Main, Storm Sewer and Streets
7. Phase 1 Landscape Plans
8. Post-Development Drainage Area Plan

ORDER OF BUSINESS:

- Introduction Planning Staff
- Report by Staff Planning Staff
- Questions from the Commission Chair & Commission Members
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

Fee \$ _____

City of Lake Elmo DEVELOPMENT APPLICATION FORM

- Comprehensive Plan Amendment
- Zoning District Amendment
- Text Amendment
- Flood Plain C.U.P. Conditional Use Permit
- Conditional Use Permit (C.U.P.)
- Variance * (See below)
- Minor Subdivision
- Lot Line Adjustment
- Residential Subdivision Sketch/Concept Plan
- Site & Building Plan Review
- Residential Subdivision Preliminary/Final Plat
 - 01 - 10 Lots
 - 11 - 20 Lots
 - 21 Lots or More
- Excavating & Grading Permit
- Appeal
- PUD

APPLICANT: Joe Jablonski 16305 36th Ave N, Suite 600, Plymouth MI 48178 55446
(Name) (Mailing Address) (Zip)

TELEPHONES: 757-249-3094 612-490-6076
(Home) (Work) (Mobile) (Fax)

FEE OWNER: US Home Corporation DBA Lennar (Same as Applicant)
(Name) (Mailing Address) (Zip)

TELEPHONES: SAME
(Home) (Work) (Mobile) (Fax)

PROPERTY LOCATION (Address and Complete (Long) Legal Description): SEE ATTACHED
Legal description on the final plat

DETAILED REASON FOR REQUEST: Final Plat submitted for the SAVONA project. See Attached transmittal for a summary of our application materials

***VARIANCE REQUESTS:** As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the Applicant must demonstrate a hardship before a variance can be granted. The hardship related to this application is as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

[Signature] 12/16/2013
Signature of Applicant Date

Signature of Applicant Date

November 26, 2013

Westwood Professional Services

7699 Anagram Drive
Eden Prairie, MN 55344

MAIN 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
EMAIL wps@westwoodps.com
www.westwoodps.com



Kyle Klatt
Planning Director
City of Lake Elmo
3800 Laverne Ave North
Lake Elmo, MN 55042

Re: Savona Preliminary Plat Conditions of Approval
File 0000565.00

Dear Kyle:

As part of the Preliminary Plat approval for Savona, a number of conditions were incorporated into the resolution that needed to be met or addressed prior to the City's acceptance of a Final Plat application. We have revised the preliminary plan sets to address these conditions in advance of our Final Plat application. Revised preliminary plans are included for your review. The following is a point by point response to each of the conditions of approval and outlines how we have addressed each item.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the preliminary plat for Savona subject to the following conditions:

- 1) *Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; b) the applicant shall pay all fees associated with the preliminary plat; c) the applicant shall submit a revised preliminary plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site.*

1a: To be submitted with final plat.

1b: It Lennar's understanding that all fees relating to the preliminary plat are current. If there are any fees outstanding, please submit an invoice directly to Lennar.

1c: Plans are attached.

- 2) *The applicant shall dedicate a minimum of 30 feet of land around the "Exception" parcel in the northwest portion of the Savona subdivision to allow for the construction of an eight-foot bituminous trail to the western edge of the subdivision and to allow for sufficient room for drainage and utilities adjacent to "Street A".*



Design and plans have been revised to accommodate a minimum of 30' land area around the NW exception parcel, as measured from property line to back of curb.

- 3) *The applicant shall provide for a minimum green belt/buffer of 100 feet around all of the adjacent Stonegate subdivision, and must revise the preliminary plat in the vicinity of Lots 1 and 2 of Block 10 to properly account for this buffer.*

Design and plans provide for a 100' green belt /buffer adjacent to Stonegate properties. While this buffer distance is reduced on our property to 50' wide in the vicinity of Lots 1 & 2, we have been in discussions with the adjacent property owner in regards to the acquisition of a trail/greenway easement to meet the required 100' buffer width. This proposed easement area is noted on the plans, and falls entirely within the existing overhead powerline easement so as to not further encumber this property.

- 4) *The eight-foot bituminous trail located within Outlot A shall be moved off of the property line of the adjacent Stonegate subdivision and shall be designed to continue into the property to the north and to provide a connection to "Street A".*

Plans have been revised accordingly.

- 5) *The trail within the green belt/buffer area must be located within the southern one-third or eastern one-third of the buffer and as close as possible to the lots within the Savona subdivision.*

Design and plans have been revised to shift the trail to the southern portion of the buffer outlot, except as otherwise required due to grading, drainage, and topography challenges. The trail meanders to provide for a pleasant user experience, avoids the existing wetland, and minimizes impacts on property owners on either side.

- 6) *The sidewalk along "Street A" must continue along this street until its termination point at the northern boundary of the subdivision.*

Plans have been revised accordingly.

- 7) *The applicant shall work with the City and Washington County to identify and reserve sufficient space for a future trail corridor along the western right-of-way line of Keats Avenue.*

Sufficient space for a future trail corridor appears to exist within the current county ROW. In our review of the existing site conditions and topography,



Westwood

we have identified the preferred alignment and lowest impact route to fall within the ROW when considering the existing berms, ponding slopes, and landscaping areas that will serve as an adequate buffer for future housing.

- 8) *The landscape plan shall be updated to include tree protection fencing in all areas where grading will be near trees intended for preservation.*

Plans have been revised accordingly.

- 9) *The landscape plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans.*

Acknowledged.

- 10) *Sidewalks shall be required on both sides of the public street providing access to the multi-family housing portion of the subdivision.*

Plans have been revised accordingly.

- 11) *The applicant shall be responsible for the construction of all improvements within the Keats Avenue (CSAH 19) right-of-way as required by Washington County and further described in the review letter received from the County dated July 3, 2013. The required improvements shall include, but not be limited to: construction of a new median crossing, closure and restoration of the existing median crossing in this area, continuation of the planned ten-foot bituminous trail through the median, turn lanes, and other improvements as required by the County.*

Acknowledged. Final plans will include said improvements.

- 12) *The applicant shall observe all other County requirements as specified in the Washington County review letter dated July 3, 2013.*

Acknowledged.

- 13) *The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site.*

Acknowledged.



- 14) *The applicant shall submit revised preliminary plans that incorporate the changes made to the western portion of the preliminary plat, and specifically, the rearrangement of lots around the "Exception" parcel.*

Plans have been revised accordingly.

- 15) *The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.*

Acknowledged. Land dedicated to the City of Lake Elmo for public uses should be maintained by the City of Lake Elmo. A homeowners association will be established to maintain areas that do not fall within a private lot or public land. Homeowners association documents will be provided with the final plat.

- 16) *The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording.*

Acknowledged. Lennar would like to begin working with the City of Lake Elmo on the determination of fair market value.

- 17) *Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision.*

Acknowledged.

- 18) *The applicant shall provide for an active recreation area (either public or private) within the multi-family portion of the subdivision. This area shall be sufficient for a small play structure or other similar improvement subject to review and approval by the Planning Director.*

Design and plans have been revised to illustrate the proposed elements of the active recreation area within the townhome portion of the project. Additional details will be provided to City staff regarding specifications of proposed furnishings at final design.

- 19) *No more than half of the residential units depicted on the preliminary plat (155) may be approved as part of a final plat until a second access is provided to the subdivision, either via a connection to Hudson Boulevard to the south,*



Inwood Avenue (CSAH 13) to the west, or back to Keats Avenue (CSAH 19) through the property to the north of Savona.

Acknowledged.

20) *A future realignment of 5th Street along the western border of the plat may be considered by the City Council as part of the final plat submission for this are provided the realignment does not result in any significant modifications to the preliminary plat.*

Acknowledged.

21) *The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.*

Lennar requests the City provide a copy of the grading agreement if only in draft form. If weather permits, Lennar would like to start grading as soon as possible.

22) *The preliminary grading, drainage and erosion control plan must be revised to address the comments from the City Engineer in his review letter dated July 9, 2013 regarding the size of specific ponds in relation to the drainage areas that are served by these ponds.*

We have prepared final stormwater calculations and drawing revisions to address the city and watershed review comments. These are attached for your review.

23) *The preliminary plans must be revised to incorporate all proposed improvements within the 5th Street right-of-way. All improvements as requested by the City shall be included in these plans and the design shall be consistent with City specifications and with the concept plan prepared for the City by Damon Farber and Associates.*

Plans have been revised to incorporate improvements (lighting, landscaping) that are generally consistent with the 5th Street concept prepared by Damon Farber.

24) *All required modifications to the plans as requested by the City Engineer in a review letter dated July 9, 2013 shall be incorporated into the plans prior to consideration of a final plat. Specific requirements include, but are not limited to, the following:*



- a. *The applicant must provide the city a letter of approval to perform the proposed work in the BP Pipeline easement. Work includes installation of storm sewer pipe, grading activities, and relocation of the High Pressure Gas line, if necessary.*
- b. *The applicant must provide the city a letter of approval to perform the proposed work in the Electrical Transmission easement areas. Work includes installation of storm sewer pipe, grading activities, and storm water ponding.*

We have been in contact with both BP and Xcel regarding the proposed work to be completed within the easement areas. As final plans are completed, we will continue to coordinate with these utility companies to gain their final approvals. We do not anticipate a formal letter of approval until the plans are final. The work proposed within the Electrical Transmission easement is a part of the initial phase, so we hope to gain their approval within the next few months. Work within the BP easement would not take place until future phases, so we do not anticipate final plans for this area until 2015 or beyond.

- 25) *The City will not accept an application for final plat approval until the 429 public improvement project for Section 34 has been ordered by the City Council. If the City Council does not order this project, the applicant must revise the preliminary plans to provide adequate utilities to serve the subdivision. Any such plan revisions will be subject to review and approval by the City Council.*

The 429 project has been approved.

- 26) *The applicant shall secure any necessary permits for the multi-family area, including but not limited to a conditional use permit to allow for single family detached residences that do not have frontage on a public street, at the time a final plat is submitted for this area.*

Acknowledged.

- 27) *The applicant is encouraged to preserve or re-use as many trees as possible that are currently located on the former golf facility property and to incorporate these trees as part of the landscape plan for the Savona subdivision.*

Acknowledged.

- 28) *The applicant shall work with the Planning Director to name all streets in the subdivision prior to submission of a final plat.*

Acknowledged.

November 25, 2013
Page 7



Please contact us if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Two handwritten signatures in black ink. The first signature is 'Cory Meyer' and the second is 'Ryan Blum'. They are connected by a horizontal line.

Cory Meyer & Ryan Blum
Sr. Project Managers

CC: Joe Jablonski, Lennar Corporation

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempksi, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4285

Date: February 7, 2014

To: Kyle Klatt, Planning Director
Cc: Nick Johnson, City Planner
Ryan Stempksi, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer
Re: Savona
Final Plat Review

An engineering review has been completed for the Savona development by Lennar Corporation. A Final Plat submittal and Construction Plans were received on January 28, 2014. The submittal consisted of the following documentation prepared by Westwood Professional Services, Inc.:

- Construction Plans for Phase 1 Sanitary Sewer, Watermain, Storm Sewer, and Streets, dated 01.16.2014.
- Construction Plans for Grading, Drainage and Erosion Control, dated 01.16.2014.
- Landscape Plan, Phase 1, dated 01.20.2014.
- Stormwater Management Narrative, dated 01.21.2014.
- Figure for Stormwater Management Narrative, not dated.

STATUS/FINDINGS: The Construction Plans as submitted remain incomplete and are not ready for construction. In addition, several design elements fail to meet city specified requirements and engineering design standards. Many of the comments below represent repeat requests from the previous city review comments.

The following comments summarize the major issues that may impact Final Plat documentation and/or easements.

1. The design as proposed relies heavily on the use of the electrical transmission easement areas for stormwater management and storm sewer piping systems. To date the city has not been provided any documentation indicating permission for this infrastructure to be placed within these areas. The proposed infrastructure will be owned and maintained by the city, therefore the city requires unrestricted ability to own, operate and maintain this infrastructure in perpetuity. No construction activity should be allowed until this issue is fully resolved.
2. The design of 5th Street must be revised to reflect the city standard section, including boulevard layout and dimensions, grading and drainage facilities, appropriate vertical curve profiles, and pavement section details.
3. The plans do not provide sufficient easements for the ongoing operation and maintenance of the proposed infrastructure. Easement widths must be labeled for each pipe and shown on the utility plans. Easement widths must be a minimum of 30 feet for utilities not located on Outlots or within city R/W. Wider easements may be required for deep pipes to meet OSHA excavation requirements. It is the applicant's responsibility to carefully review the plans to ensure all easements as required above have been provided as part of the Final Plat. Plan revisions and/or additional easements must be addressed for at least the following areas:

- Storm sewer run from CB 159 to STMH 156 (north of Street G). This run is also located in the Electrical Transmission easement area, which requires written permission from the owner.
 - Storm sewer run from CBMH 106 to STMH 71 encroaches onto Block 5, Lot 11.
 - Storm sewer run from CBMH 74 to STMH 52 encroaches onto future Townhome locations.
 - Additional easement is needed around CB 119 and CB 122.
4. The storm sewer system in the rear yards of Block 2 and the extension of Street F and related utilities between Block 1 and Block 2 should be added to Phase 1 construction plans if Block 2 is to be considered part of the Phase 1 Final Plat.

The following comments summarize the issues that must be addressed to facilitate additional construction plan review. The city will resume review of construction plans upon receipt of updated plans with a point by point response letter.

GENERAL PLAN REQUIREMENTS AND COMMENTS

1. Specifications must be submitted in accordance with the requirements of the city engineering design standards manual.
2. City standard plan notes must be placed on the plan sheets, incorporating the notes as an integral part of the construction plan set. Applicant's plan notes must not contradict city plan notes and/or details. City standard plan notes must be removed from the detail sheets.
3. Remove comment from all plan sheets "Bituminous pavement and concrete sections to be in accordance with the recommendations of the Geotechnical Engineer".
4. The applicant has requested an exception to the city standards to allow for a 6.5% sidewalk grade along Streets E and F. The maximum allowable grade along residential streets is 8%. However, the maximum allowable street grade with a sidewalk is 6.0%. Engineering recommends approval of this exception.
5. No additional design exceptions have been noted and requested in writing by the applicant. Therefore all infrastructure systems will be reviewed and accepted by the city upon meeting city design standards.

STREETS AND TRANSPORTATION

1. 5th STREET NORTH.
 - The typical section must be updated to meet the city required cross section previously sent to the applicant. Detailed dimensions must be consistent with the city standard including measurements from face and back of curb, clear zones, reaction zones, and boulevard areas.
 - The applicant continues to show a 5-foot sidewalk along 5th Street. All previous communications by the city have requested the sidewalk width to be changed to six feet.
 - The pavement section must meet a 10 ton design standard. The applicant must call out the design section with the necessary design criteria supporting the specified section. In no instance shall the pavement sections be less than the city standard pavement section.
 - Plan, profiles and grading plans must be updated to reflect the cross section changes including sidewalk, trail and amenity locations.
 - Profile alignments must be updated to meet state aid design standards. Vertical sag curves at station 1 and between station 5 and 6 must be increased to a minimum K-value of 64 for 40 mph design.
 - Revise the stripping and signing plan to be consistent with Phase 1 improvements.
 - Revise the stripping and signing plan to be consistent with the updated cross section.
2. RESIDENTIAL STREETS
 - A residential typical section has been added that is not consistent with the city standard. This section must be revised to meet the city standard. Boulevard trees shall be set 5 feet back of curb with or without sidewalks.
 - Remove proposed yellow centerline pavement markings from Street F.
3. CSAH 17 (Keats Avenue).
 - Washington County written approval must be submitted for all improvements proposed within the Washington County R/W.

- The divided median cross section should match and align with the cross section for 5th Street to allow for a continuous intersection design.
- Cross section plan sheets must be prepared and incorporated into the plan sets for Keats Avenue improvements and to identify the future trail corridor.

LANDSCAPE PLAN

1. The Landscape plans must be amended in accordance with the revised cross sections requested for 5th Street and the typical residential street.
2. City standard plan notes must be added to each landscape plan sheet with the plan notes eliminated from the detail pages.
3. As previously indicated a design-build irrigation system will not be allowed. The landscape irrigation system design must be submitted to the city for review and approval prior to the start of work.

SANITARY SEWER, WATER MAIN, STORM SEWER, AND STREETS

1. City standard plan notes for sanitary sewer, water main, storm sewer, and sidewalk and trail must be placed on the plan sheets to be prominently presented to the contractor. Delete notes from detail sheets.
2. Line type remains unclear to identify the improvements associated with Phase 1. Please remove or shade out ALL line types for other Phases not to be constructed with these Plans.

Sanitary sewer:

1. Provisions to adjustment the existing sanitary sewer manholes along 5th Street must be provided on Plans.
2. Please identify the need to lower the sewer line from Drop MH 11 to MH 13 on Street G. Also, the profile showing storm sewer crossing at STA 5+00 is not consistent with plan view. Please confirm.

Watermain:

1. Street F has more than 20 services isolated between valves. An additional gate valve should be added near STA 16+00.
2. Watermain and appurtenances must be upsized to 12 inches in diameter on Street G from Street F to the north end. Stub to Future Street F must be upsized to 12 inches in diameter.

Storm Sewer:

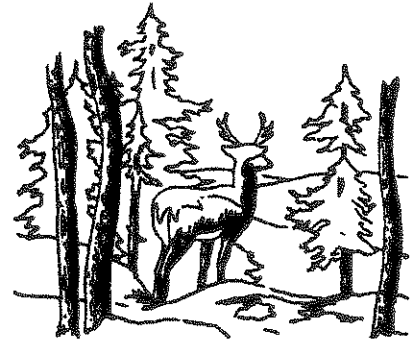
1. Storm sewer design calculations must be submitted to facilitate the city plan review. Provide a complete storm sewer schedule to include pipe capacity and cleansing velocities.
2. Calculations to support sufficient catch basin placement must be provided.
3. Provide written documentation to indicate Washington County approval for proposed modifications and use of OCS – 205.
4. Minimum easement widths must be provided as previously identified in this letter.
5. Plans must include RIM and inverts for all existing storm sewer infrastructure (see County R/W).
6. The minimum city standard pipe size for storm sewer is 15-inches. Please revise storm sewer from CBMH 166 to CBMH 169 accordingly.
7. Culvert from FES 200 to FES 201 must be increased to a minimum size of 15 inches. Additionally, a profile of this culvert must be shown on the Construction Plans.
8. Minimum outfall pipe slope is 1%. Storm sewer from STMH 51 to FES 50 must be revised accordingly.
9. Storm Sewer from CB 119 to CBMH 118 must cross perpendicular to 5th Street.
10. CBMH 131 – include stub extension for future connection.
11. Revise catch basin casting note to sump 0.10 feet at curb line (to be consistent with City Standard Detail).
12. Drain tile stubs should be a minimum of 100 feet in length.

GRADING AND EROSION CONTROL

1. The grading plan should be revised in the area of Outlot G where the drainage swale in Block 12 is directed to the back property of Lots 1 and 2, Block 2.

STORMWATER MANAGEMENT

1. The Stormwater Management Plan narrative and exhibit must be updated to properly identify all ponds and infiltration basins to support the narrative.
2. Written documentation must be provided indicating VBWD permit approval for the Stormwater Management Plan for the entire VBWD drainage area. VBWD documentation must indicate that the conditions of approval have been met.
3. Details must be added to the plans to address the specific restoration and finishes for all infiltration basins and storm water facilities.
4. The storm water facilities have been located in Outlots dedicated to the city for maintenance purposes. All 100-year high water levels (HWL) and HWL overflows must remain within a city Outlot.



January 15, 2014

Joe Jablonski
Lennar
16305 36th Ave North, Suite 600
Plymouth, MN 55446

**Re: Savona—Lake Elmo, Minnesota
VBWD Permit #2013-20**

Dear Mr. Jablonski:

Enclosed is the Valley Branch Watershed District (VBWD) permit for your project. Please note the following conditions imposed by the Managers, which are also listed on the back of the permit.

1. This permit is for Lots 14-15 of Block 8 and Blocks 9-19, the southeast portion of Outlot A, most of Outlot E, part of Outlot I, and all of Outlots B, C, G, and H, and the associated roads and storm sewer, as shown on the Sheets 3-6 of the Grading, Drainage & Erosion Control Plan dated 11/25/2013 and as owned by US Home Corporation. Another permit(s) will be required for all other work, including but not limited to the proposed multifamily units.
2. Manholes immediately upstream from treatment basins (e.g., Lots 10/11 of Block 8; Lot 5 of Block 17; Outlot C; CB in Street I upstream of Outlot I) shall have sumps greater than 3 feet and be equipped with porous baffles (e.g., SAFL baffles) to provide pretreatment and reduce washout/resuspension of sediment.
3. The bioretention basins shall be no deeper than 1.5 feet. The grading plans shall be revised and approved by the VBWD Engineer prior to construction.
4. Prior to construction, details of the proposed outlets from the treatment basins shall be provided and approved by the VBWD Engineer.
5. The low openings of Lots 4-7, Block 8 shall be no lower than El. 996.9. The low openings of Lots 1-2, Block 8 shall be no lower than El. 992.2. Drain tile shall be installed around the perimeter of the foundations of the homes on these lots.
6. This permit is not valid until a maintenance agreement in the general format of Appendix B of the VBWD Rules is submitted to and approved by the VBWD Attorney.
7. Prior to construction, the required surety shall be submitted to the VBWD.



DAVID BUCHECK • LINCOLN FETCHER • DALE BORASH • JILL LUCAS • EDWARD MARCHAN

VALLEY BRANCH WATERSHED DISTRICT • P.O. BOX 838 • LAKE ELMO, MINNESOTA 55042-0538

www.vbwd.org

8. The VBWD Engineer and Inspector shall be notified at least 3 days prior to commencement of work.
9. Erosion controls shall be installed prior to the commencement of grading operations and must be maintained throughout the construction period until turf is established. Additional erosion controls may be required, as directed by the VBWD Inspector or VBWD Engineer.
10. All disturbed areas shall be vegetated within 14 days of final grading.
11. This permit is not transferable.
12. The required drainage easements and access easements shall be recorded with the Washington County Recorder's Office.
13. This permit is subject to obtaining all other permits required by governmental agencies having jurisdiction (including a NPDES permit).
14. The applicant is responsible for removal of all temporary erosion-control measures, including silt fence, upon establishment of permanent vegetation at the project site as determined by the VBWD Engineer and/or Inspector.
15. The following additional erosion controls shall be implemented on the site:
 - a. All proposed slopes 3 feet horizontal to 1 foot vertical (3H:1V) should be covered with erosion-control blanket.
 - b. Silt fence should follow existing contours as closely as feasible to limit the potential for gully erosion along the edges.
 - c. Additional silt fence may be needed during construction.
 - d. Street sweeping shall be performed if sediment collects on streets.
 - e. A construction sequencing plan shall be submitted, approved, and followed.
 - f. If erosion occurs at the outlets of the storm sewer pipes, the applicant will be responsible for correcting the problem to the satisfaction of the VBWD.
 - g. Any sediment that collects in storm sewers, ponds, or other water management features shall be removed.
16. To prevent soil compaction, the proposed infiltration areas shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it. If infiltration facilities are in place during construction activities, sediment and runoff shall be kept away from the facility, using practices such as diversion berms and vegetation around the facility's perimeter. Infiltration facilities shall not be excavated to final grade until the contributing drainage area has been constructed and fully stabilized. The final phase of excavation shall remove all accumulated sediment and be done by light tracked equipment to avoid compaction of the basin floor. To

provide a well-aerated, highly porous surface, the soils of the basin floor shall be loosened to a depth of at least 24 inches to a maximum compaction of 85% standard proctor density prior to planting.

17. The Valley Branch Watershed District shall be granted drainage easements, which cover land adjacent to stormwater management facilities, wetlands, and lowlands up to their 100-year-flood elevations and which cover all ditches, storm sewers, and maintenance access to the stormwater management facilities.
18. The minimum floor elevations for all buildable lots in the development shall be recorded in a Declaration of Covenants and Restrictions or on the final plat.
19. Return or allowed expiration of any remaining surety and permit closeout is dependent on the permit holder providing proof that all required documents have been recorded (including but not limited to easements) and providing as-built drawings that show that the project was constructed as approved by the Managers and in conformance with the VBWD rules and regulations.

Thank you for your cooperation with the District's permit program.

Sincerely,



David J. Bucheck, President
Valley Branch Watershed District

DJB/ymh
Enclosure

c: Ray Marshall, VBWD Attorney
Ray Roemmich, VBWD Inspector
Molly Shodeen, MDNR
Kyle Klatt, City Planning Director—City of Lake Elmo
Jack Griffin, City Engineer, FOCUS Engineering—City of Lake Elmo
Building Inspector—City of Lake Elmo
Ryan Bluhm, P.E., Westwood Professional Services—Authorized Agent
Nathan Campbell, Corps of Engineers
Brad Johnson, MDNR
Jed Chesnut, Washington Conservation District
Melissa Doperalski, MDNR
Dennis Rodacker, Minnesota Board of Water and Soil Resources
Karen Wold, Barr Engineering Company
Yvonne Huffman, Barr Engineering Company

**VALLEY BRANCH WATERSHED DISTRICT
PERMIT APPLICATION**

TO BE COMPLETED BY VBWD:

PERMIT NUMBER 2013-20
 PERMIT FEE RECEIVED \$17,000
 DATE RECEIVED Oct. 17, 2013

Return application to
 John Hanson
 Barr Engineering Company
 Engineers for the Valley Branch Watershed District
 4700 West 77th Street
 Edina, MN 55435-4803



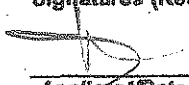
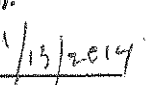

A permit fee shall accompany this permit, unless waived by the Board of Managers.
 (Governmental Bodies are not required to pay a fee.)

Name of Project: <u>SANDS</u>	Name: <u>LENNAR - Joe J. Holasek</u>
Purpose of Project: <u>Grading & Drainage</u>	Address: <u>16305 36th Avenue North Suite 600</u>
Project Location (street address, if known; otherwise, major intersection): <u>Kentz Avenue & Hudson</u>	City, State, Zip: <u>Plymouth, MN 55446</u>
City or Township: <u>Lakeville</u>	Phone: <u>952-249-3033</u>
Legal Description (proof of ownership required): PID: Section: Township: Range:	Fax:
Project Timeline: Start Date: <u>9/15/2013</u> Completion Date: <u>10/31/2014</u>	Email: <u>Joe.J.Holasek@lennar.com</u>
Name: <u>Ryan Blum</u>	Name:
Business Name: <u>Westwood Arch Service</u>	Address:
Address: <u>7699 Anthony Drive</u>	City, State, Zip:
City, State, Zip: <u>Eden Prairie, MN 55344</u>	Phone:
Phone: <u>952-906-1152</u>	Fax:
Fax:	Email:
Email: <u>Ryan.Blum@westwoodps.com</u>	

Once a Valley Branch Watershed District permit has been approved, the permit conditions will be attached to the back of this form.

By signing this permit application, the permit applicant, his/her agent, and owner (hereinafter "Permittee") shall abide by all the conditions set by the Valley Branch Watershed District (VBWD). All work which violates the terms of the permit by reason of presenting a serious threat of soil erosion, sedimentation, or an adverse effect upon water quality or quantity, or violating any rule of the VBWD may result in the VBWD issuing a Stop Work Order which shall immediately cause the work on the project related to the permit to cease and desist. All work on the project shall cease until the permit conditions are met and approved by the VBWD representatives. In the event Permittee contests the Stop Work Order issued by the VBWD, Permittee shall attend a VBWD Board of Managers meeting and discuss the project. Any attorney fees, costs, or other expenses incurred on behalf of the VBWD in enforcing the terms of the permit shall be the sole expense of the permit applicant. Costs shall be payable from the permit applicant's permit fee. If said fees exceed the permit amount, the Permittee shall have ten (10) days from the date of receipt of the invoice from the VBWD to pay for the cost incurred in enforcing the permit, by which to pay the VBWD for said costs. If costs are not paid within the ten (10) days, the VBWD will draw on the permit applicant's surety. The Permittee agrees to be bound by the terms of the final permit and conditions required by the VBWD for approval of the permit. The permit applicant further acknowledges that he/she has the authority to bind the owner of the property and/or any entity performing the work on the property pursuant to the terms of the VBWD permit, and shall be responsible for complying with the terms of the VBWD permit.

Signatures (Required):

 /15/2014
  /15/2014
  8/23/2013
 Applicant/Date Owner (if different than Applicant)/Date Owner's Authorized Agent/Date



LINCOLN FETCHER • DAVID BUCHECK • DONALD SCHEEL • DALE BORASH • RAY LUCKSINGER

VALLEY BRANCH WATERSHED DISTRICT • P.O. BOX 838 • LAKE ELMO, MINNESOTA 55042-0638

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SAVONA

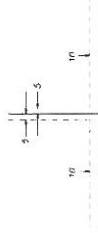
INSET

(From Sheet 2 of 3 Sheets)



- ⊙ Dimes 1/2 inch iron monument found marked by Washington County
- Dimes 1/2 inch by 1/4 inch iron monument set and marked by License No. 2337
- Dimes 1/2 inch by 1/4 inch iron monument found and marked as shown

Drainage and Utility Easements are shown thus



(No Scale)
 Along 2 feet with lines of traverse indicated
 starting north-south lines as shown on the plot


The north line of the West part of the Southwest Quarter of Section 14, Township 25, Range 21, is shown to bear N 89°55'25" E

Construction Plans

for
**Grading, Drainage & Erosion Control
 Plans**

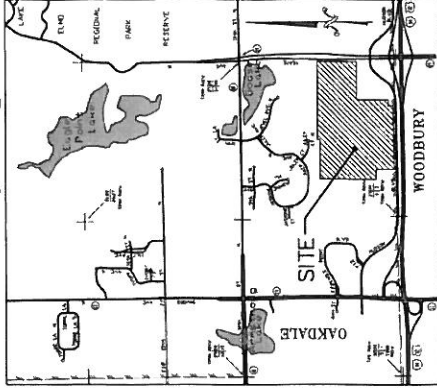
for
Savona
 Lake Elmo, Minnesota

Prepared for:
Lennar Corporation
 16305 36th Avenue North Suite 600
 Plymouth, Minnesota, 55446
Contact: Steve Ach
Phone: 952-249-3033

Prepared by:

Westwood
 Project number: 0000565.00
 Contact: Ryan M. Blum

Westwood Professional Services, Inc.
 2194 Algonquin Drive
 Eden Prairie, MN 55344
 P: 952-937-6100
 F: 952-937-6105
 TEL: 1-888-837-5150
 www.westwood.com

Vicinity Map



(Not to Scale)

Sheet Number	Sheet Title
1	Cover
2	Overall Grading Plan
3	Grading, Drainage & Erosion Control Plan
4	Grading, Drainage & Erosion Control Plan
5	Grading, Drainage & Erosion Control Plan
6	Grading, Drainage & Erosion Control Plan
7	Details
8	Details
9	Street Profiles
10	Street Profiles
11	Pre-Development Drainage Area Plan
12	Post-Development Drainage Area Plan

Sheet List Table

NO.	DATE	REVISION	SHEETS
1	09/17/13	WATERSHED COMMENTS	ALL
2	10/16/13	WATERSHED COMMENTS	ALL
3	11/14/13	WATERSHED COMMENTS	ALL
4	11/25/13	CITY & WATERSHED COMMENTS	ALL
5	12/13/13	REVISED STORM SEWER	ALL
6	01/16/14	CITY COMMENTS	ALL

Construction Plans
 for
**Grading, Drainage & Erosion Control
 Plans**
 for
Savona
 Lake Elmo, Minnesota

Date: 08/29/13 Sheet: 1 of 12

Call 48 hours before dig day
811 or call811.com
Common Ground Alliance

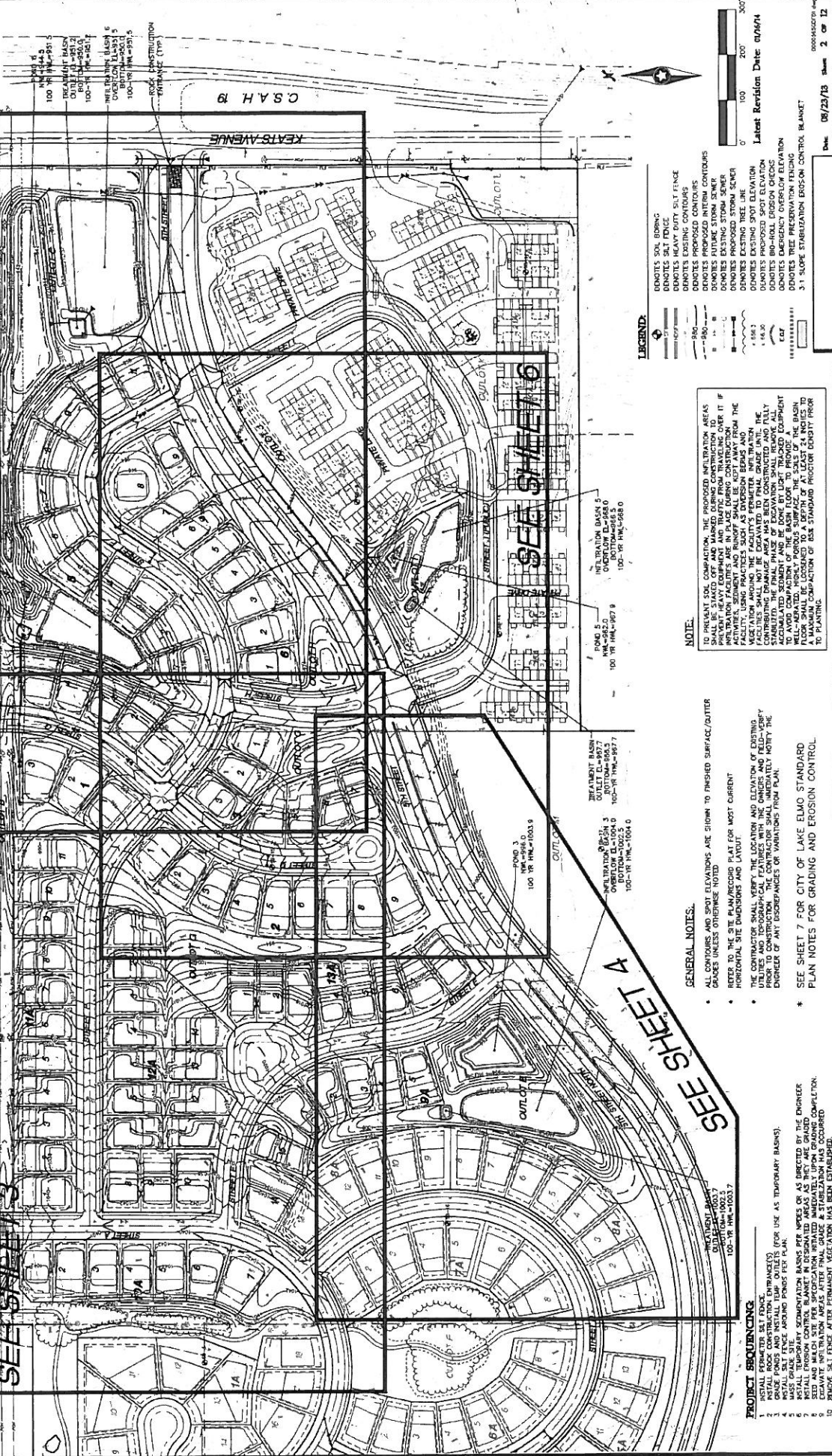
SEE SHEET 3

SEE SHEET 5

SEE SHEET 6

SEE SHEET 4

SEE SHEET 3



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MEADOW BASKET
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SEE SHEET 3

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SEE SHEET 44

SEE SHEET 45

PROJECT RECOMMENDATIONS

- INSTALL PERIMETER SILT FENCE, TRAP(S) (FOR USE AS TEMPORARY BASINS).
- GRADE PONDS AND INSTALL LEAK-OUTS (FOR USE AS TEMPORARY BASINS).
- MAINTAIN SLOPE AROUND PONDS PER PLAN.
- INSTALL TEMPORARY STABILIZATION BASINS PER NOTES OR AS DIRECTED BY THE ENGINEER.
- SEED AND MULCH SITE PER SPECIFICATION WITHIN 14 DAYS OF GRADING COMPLETION.
- EROSION CONTROL MEASURES AFTER FINAL GRADE & STABILIZATION HAS OCCURRED.
- REMOVE SILT FENCES AFTER FINAL GRADE STABILIZATION HAS BEEN ESTABLISHED.

GENERAL NOTES:

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/OUTLET GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-CRUISE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- SEE SHEET 7 FOR CITY OF LAKE ELMO STANDARD PLAN SHEETS FOR GRADING AND EROSION CONTROL.

NOTE:

TO PREVENT SOIL COMPACTION, THE PROPOSED INFILTRATION AREAS SHALL BE STAGED OFF AND MARKED DURING CONSTRUCTION TO AVOID INFILTRATION FACILITIES ARE IN PLACE DURING CONSTRUCTION. THE FACILITY USING PRACTICES SUCH AS DIVERSION BEAMS AND VEGETATION AROUND THE FACILITY'S PERIMETER INFILTRATION CONTRIBUTING TO AN EROSION AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED. THE FINAL PHASE OF CONSTRUCTION SHALL REMOVE ALL VEGETATION AND SOIL COMPACTION FROM THE INFILTRATION AREAS. TO AVOID COMPACTION OF THE BASE FLOOR, TO PROVIDE A MAINTAIN COMPACTION OF A SOFTEN OF AT LEAST 24 INCHES TO A MAINTAIN COMPACTION OF 85% STANDARD PROCTOR DENSITY PRIOR TO PLACING.

LEGEND:

- 1:00' --- DENOTES SOIL BORING
- 1:00' --- DENOTES SILT FENCE
- 1:00' --- DENOTES HEAVY DUTY FENCE
- 1:00' --- DENOTES PROPOSED CONTOURS
- 1:00' --- DENOTES PROPOSED INTERIM CONTOURS
- 1:00' --- DENOTES FUTURE STORM SEWER
- 1:00' --- DENOTES EXISTING STORM SEWER
- 1:00' --- DENOTES EXISTING TREE USE
- 1:00' --- DENOTES EXISTING SPOT ELEVATION
- 1:00' --- DENOTES PROPOSED SPOT ELEVATION
- 1:00' --- DENOTES BIO-HOLE EROSION CONTROL
- 1:00' --- DENOTES TREE PRESERVATION FENCING
- 1:00' --- 3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET

Scale: 1" = 20'

Latest Revision Date: 07/06/14

Date: 08/25/14 **Sheet:** 2 of 12

Savona
Lake Elmo, Minnesota

Overall Grading Plan

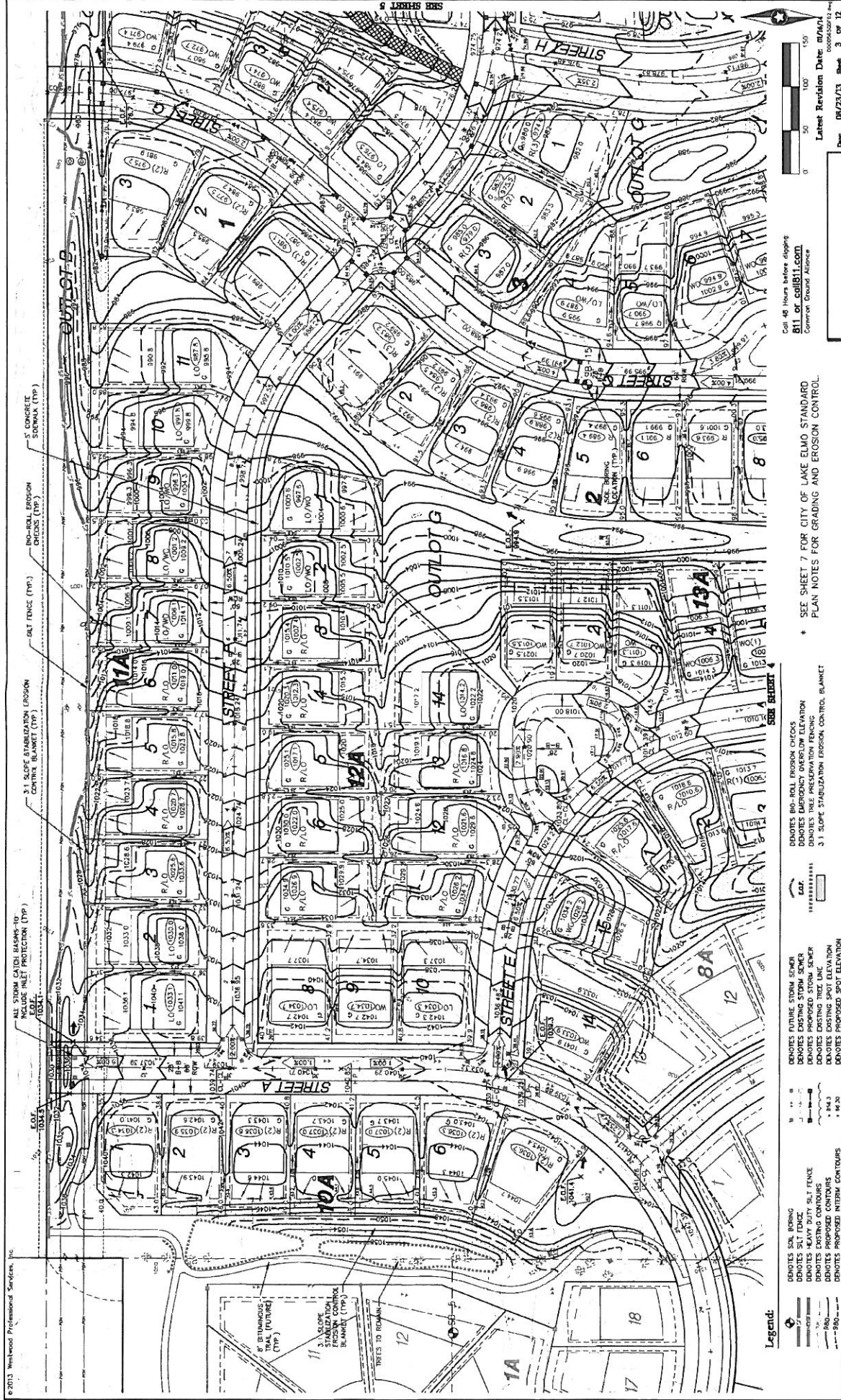
Lennar Corporation
16200 16th Avenue North, Suite 600
Plymouth, Minnesota, 55446

Prepared for:

Client:	
Checked:	
Drawn:	
Scale/Date:	

Project Information:

Project Name:	
Project No.:	
Project Date:	



Scale: 1" = 50'
 0 50 100 150
 Feet
 Latest Revision Date: 08/23/13
 Sheet 3 of 12
 Drawn: [Name]

Savona
 Lake Elm, Minnesota
 Call 48 hours before digging
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 Common Ground Alliance

Lennar Corporation
 1035 36th Avenue North, Suite 600
 Plymouth, Minnesota, 55448

Prepared for:
 [Client Name]
 [Client Address]
 [Client City, State, Zip]

• SEE SHEET 7 FOR CITY OF LAKE ELMO STANDARD PLAN NOTES FOR GRADING AND EROSION CONTROL.

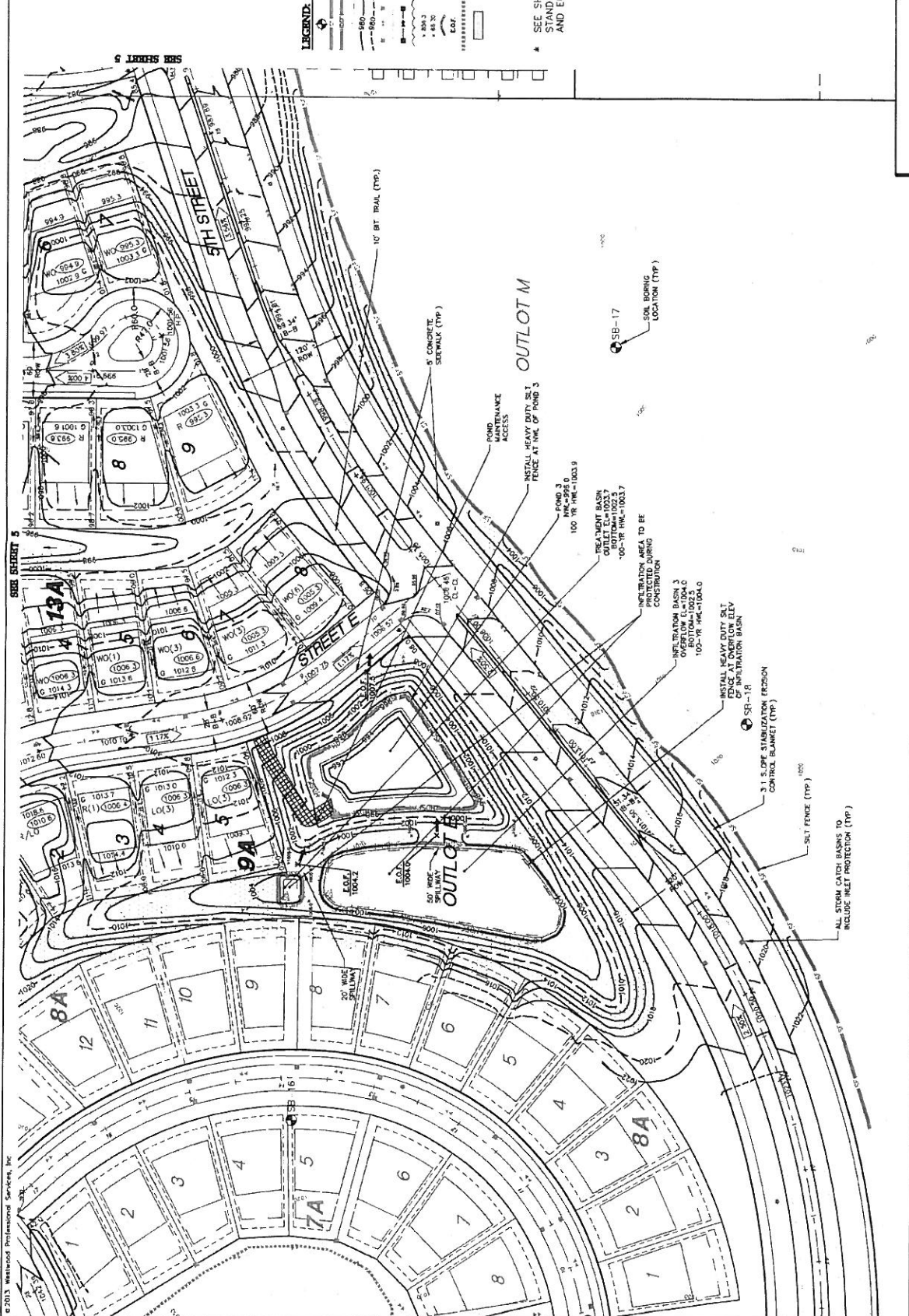
• DENOTES BIO-ROLL EROSION CHECKS
 • DENOTES EMERGENCY OVERTLOW ELEVATION
 • DENOTES EXISTING CONTOURS
 • DENOTES HEAVY DUTY BELT FENCE
 • DENOTES EXISTING SPOT ELEVATION
 • DENOTES PROPOSED SPOT ELEVATION
 • 3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET

Legend:
 • DENOTES 5% SLOPE
 • DENOTES EXISTING CONTOURS
 • DENOTES PROPOSED CONTOURS
 • DENOTES PROPOSED INTERIOR CONTOURS
 • DENOTES FUTURE STORM SEWER
 • DENOTES EXISTING STORM SEWER
 • DENOTES HEAVY DUTY BELT FENCE
 • DENOTES EXISTING SPOT ELEVATION
 • DENOTES PROPOSED SPOT ELEVATION

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 Wetwood
 11227
 41277

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LEGEND:

- DENOTES SOL BORING
- DENOTES SET FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES PROPOSED INTERSTITCH PROTECTION
- DENOTES PROPOSED INTERSTITCH CONTOURS
- DENOTES FUTURE STORM SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES 80-HOUR FROST CHECKS
- DENOTES 100-YR FLOOD ELEVATION
- DENOTES TREE PRESERVATION ZONING
- 3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET

SEE SHEET 7 FOR CITY OF LAKE FLDG STANDARD PLAN NOTES FOR GRADING AND EROSION CONTROL

Scale: 1" = 20'

North Arrow

Latest Revision Dater: 08/23/13 Sheet: 4 of 12

Savona
 Lake Effect, Minnesota

Lennar Corporation
 1325 36th Avenue North, Suite 600
 Plymouth, Minnesota, 55444

Prepared for:
 Client: Lennar
 Designer: [Signature]
 Date: 08/16/13

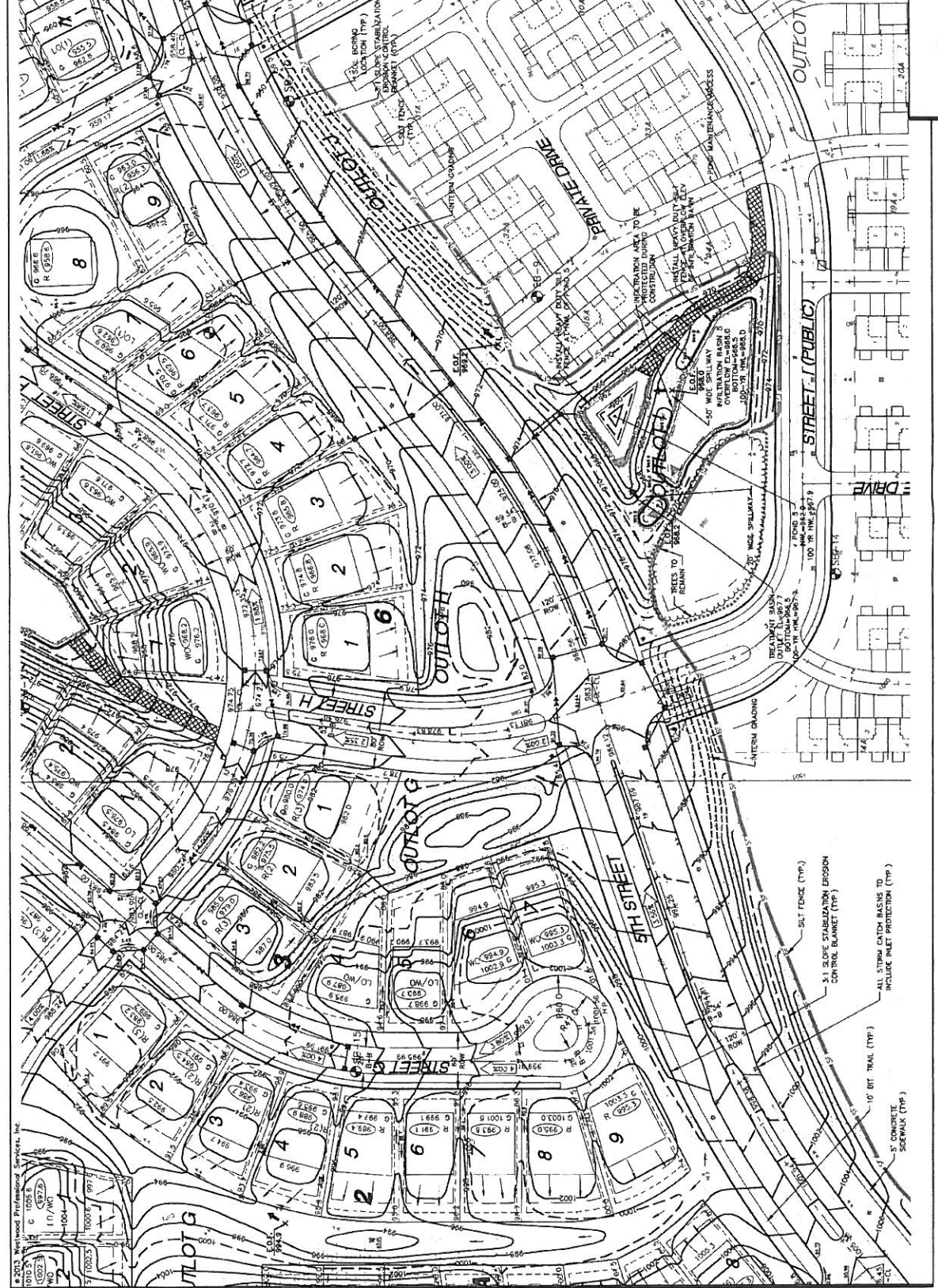
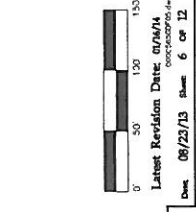
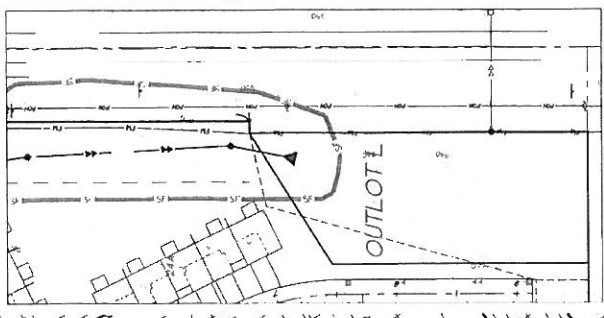
Watershed Professional Services, Inc.
 10000 Lake Ave. N., Suite 100
 Minneapolis, MN 55428
 Phone: 763-433-1111
 Website: www.watershed.com

City of Savona, Minnesota
11/17/13
11/17/13
11/17/13

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING TRAIL
- PROPOSED TRAIL
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING EROSION CONTROL
- PROPOSED EROSION CONTROL

SEE SHEET 7 FOR CITY OF LAKE ELMO
STANDARD PLAN NOTES FOR GRADING
AND EROSION CONTROL



Savona
Lake Elmo, Minnesota

Lennar Corporation
18000 SW 46th Avenue North Suite 600
Plymouth, Minnesota, 55446

Prepared for:

Client	
Checked	
Drawn	
Revised	

Revisions:

NO.	DESCRIPTION	DATE

11/17/13
11/17/13
11/17/13
11/17/13
11/17/13

11/17/13
11/17/13
11/17/13
11/17/13
11/17/13



STANDARD PLAN NOTES
 CITY OF LAKE ELMO

CONCRETE CURB & GUTTER
 CITY OF LAKE ELMO

CONCRETE SIDEWALK
 CITY OF LAKE ELMO

STANDARD PLAN NOTES
 CITY OF LAKE ELMO

STANDARD PLAN NOTES
 CITY OF LAKE ELMO

STANDARD PLAN NOTES
 CITY OF LAKE ELMO

STANDARD PLAN NOTES
 CITY OF LAKE ELMO

SET FENCE
 CITY OF LAKE ELMO

DITCH CHECK (SIDE ROAD)
 CITY OF LAKE ELMO

SEDIMENT CONTROL AROUND STORM SEWER INLET
 CITY OF LAKE ELMO

ROCK CONSTRUCTION DRAINAGE
 CITY OF LAKE ELMO

TYPICAL LOCAL RESIDENTIAL STREET SECTION
 (General 7.5' Right of Way)
 CITY OF LAKE ELMO

TYPICAL RIGHT OF WAY LAYOUT
 CITY OF LAKE ELMO

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 Common Ground. Minnesota



Westwood Professional Services, Inc.
 2000 Park Drive
 Plymouth, MN 55441
 Phone: 763.883.1800
 Fax: 763.883.1801
 www.westwoodpro.com

Prepared for:
 Lennar Corporation
 1000 56th Avenue North, Suite 400
 Plymouth, Minnesota, 55444

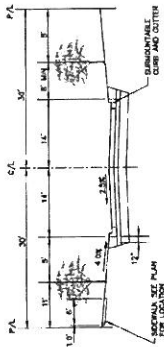
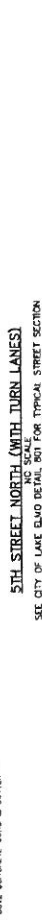
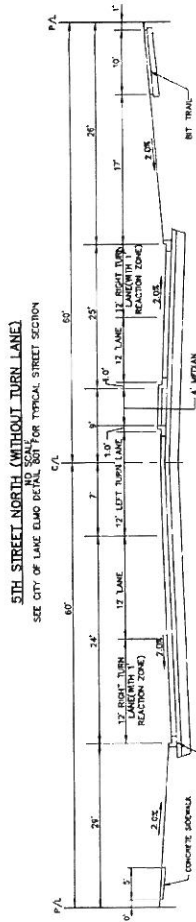
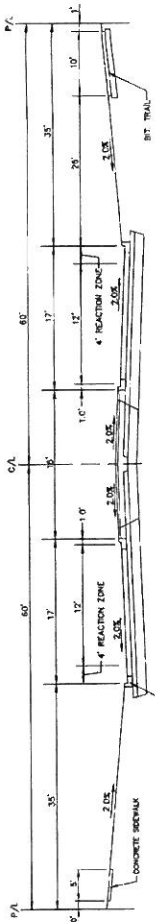
Project: _____
 Check: _____
 Date: _____
 Prepared: [Signature]
 License No. 41257

Savona

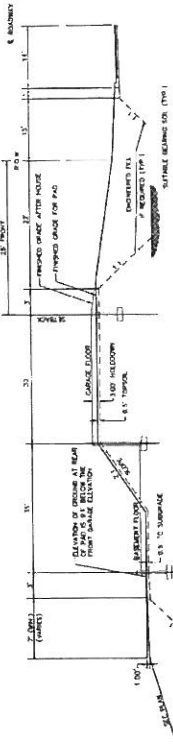
Lake Elmo, Minnesota

Details

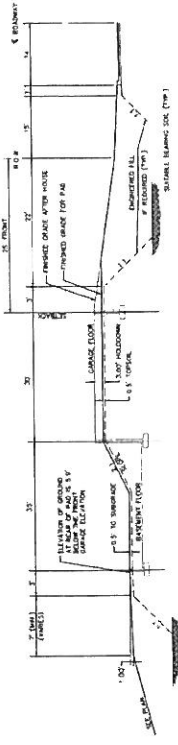
Latest Revision Date: 08/23/13
 Date: 08/23/13 Sheet: 7 of 12



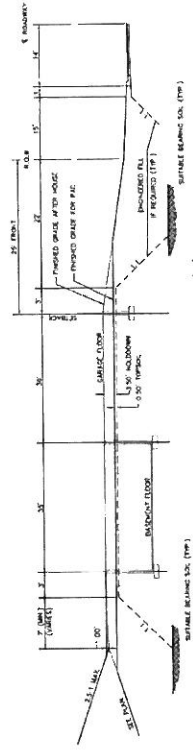
RESIDENTIAL STREET (2B-B)
NO SCALE
SEE CITY OF LAKE ELMO DETAIL 801 FOR TYPICAL STREET SECTION



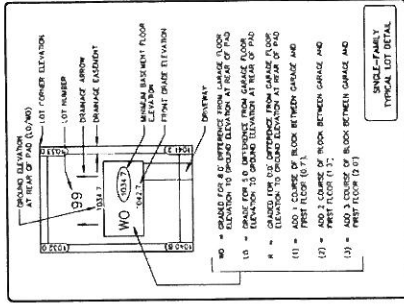
SINGLE-FAMILY WALK-OUT (WO)
N.T.S.



SINGLE-FAMILY LOOK-OUT (LO)
N.T.S.



SINGLE-FAMILY RAMBLER (R)
N.T.S.



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Latest Revision Date: 08/06/14
Date: 08/23/13 Sheet 6 of 12

Details

Savona
Lake Elmo, Minnesota

Lennar Corporation
1805 34th Avenue North, Suite 400
Plymouth, Minnesota, 55446

Prepared for:

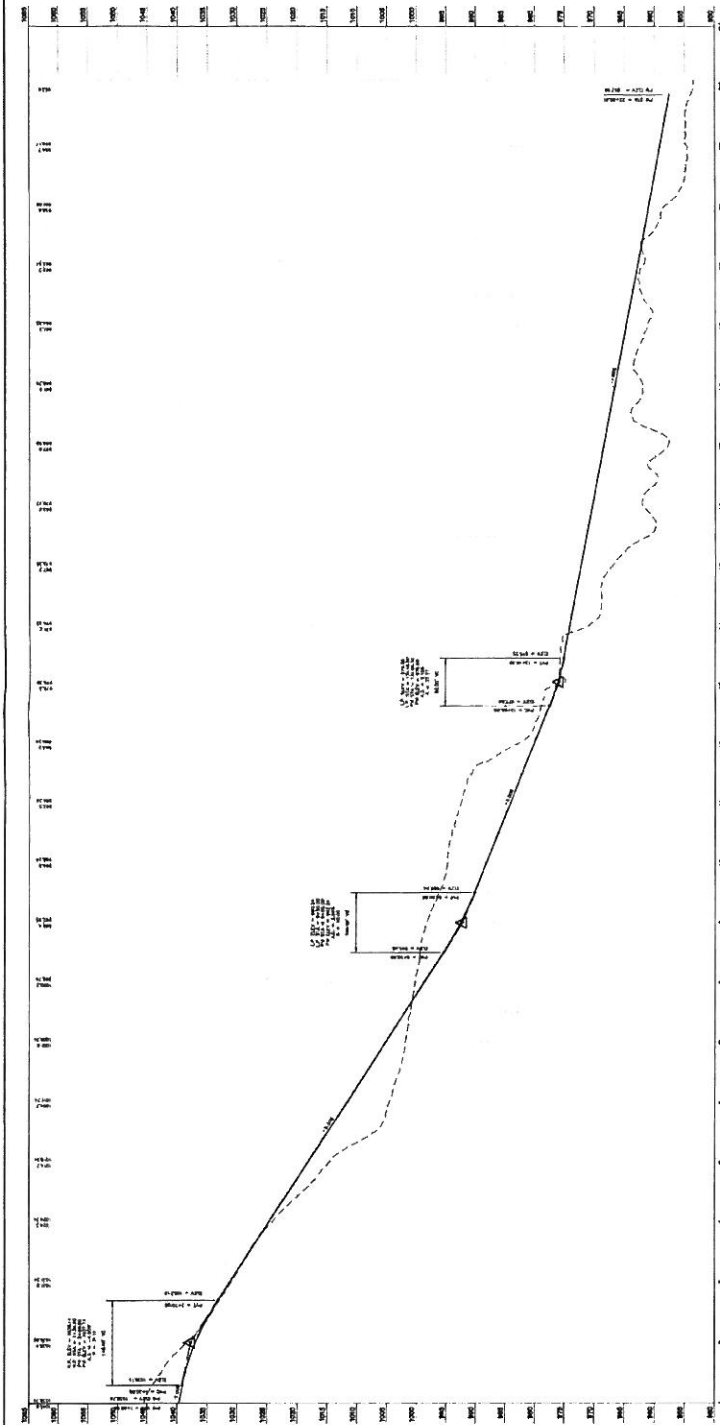
DATE	BY	CHKD

Issue No: 07/06/14 Issue No: 47209

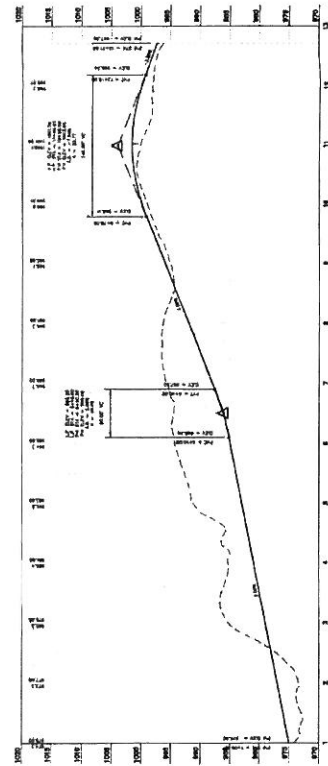
Westwood Professional Services, Inc.
10000 Grandview Avenue
Suite 100
Plymouth, MN 55446
TEL: (763) 884-8800
WWW: www.westwoodpro.com



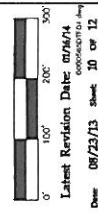
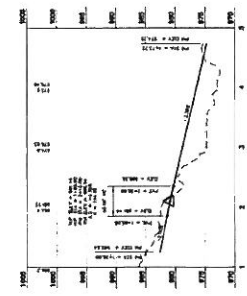
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Street F



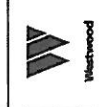
Street H



Latest Revision Date: 07/26/14
Date: 08/23/13 sheet 10 of 12

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Westwood Professional Services, Inc.
2100 Westwood Blvd.
Suite 200
Bryn Mawr, PA 19009
TEL: 610-351-1000
www.westwoodps.com



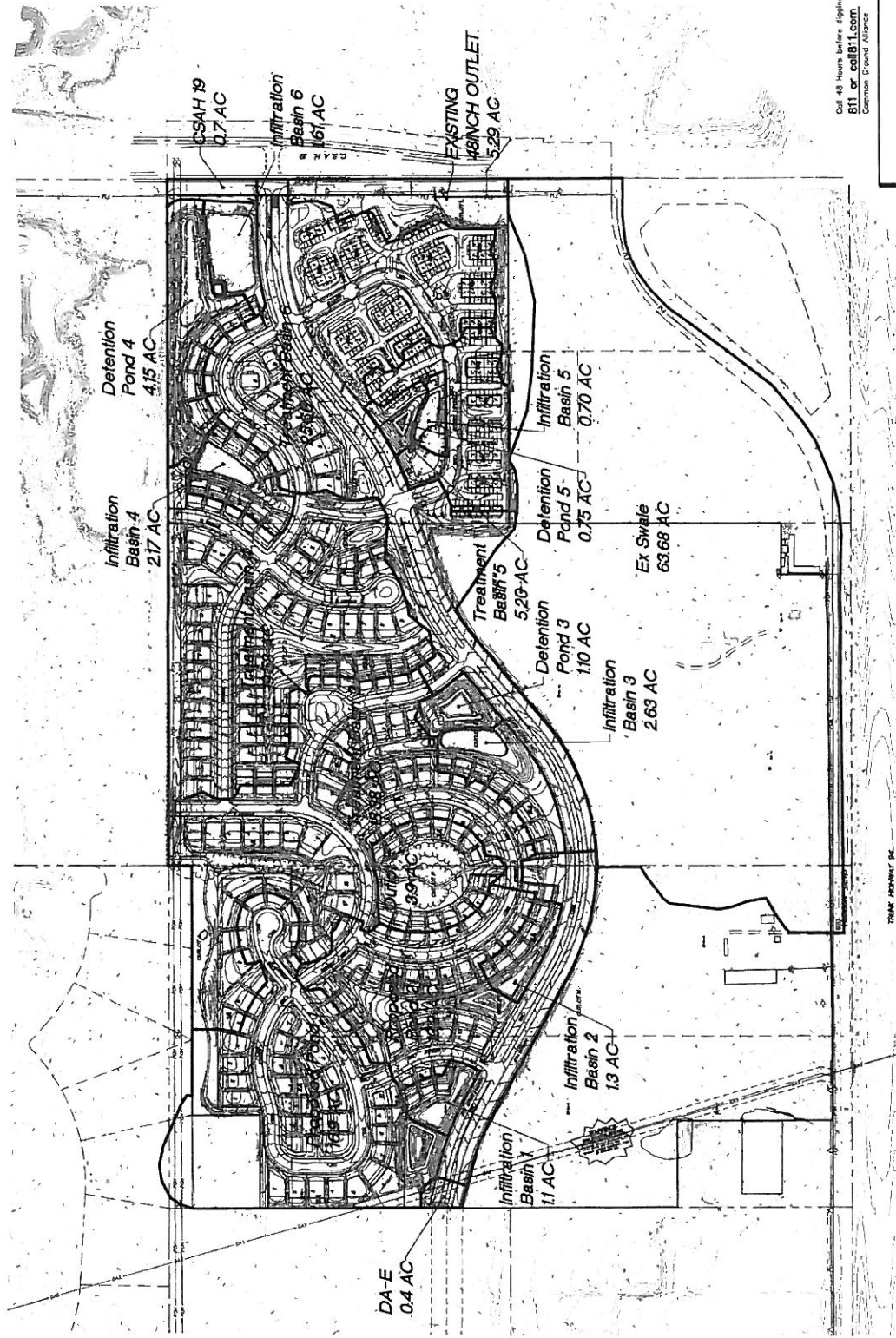
Prepared for:
Client: _____
Checked: _____
Drawn: _____
Scale: _____
Sheet: _____

By: *[Signature]*
Date: 07/26/14 License No. 41257

Lennar Corporation
16363 94th Avenue North Suite 600
Troy, MN 55156

Savona
Lake Elmo, Minnesota

Street Profiles



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Scale: 0' 100' 200' 300'
 Latest Revision Date: 07/26/14
 Date: 08/29/13 Sheet: 12 of 12

Savona
 Lake Blinn, Massachusetts

Lennar Corporation
 2000 N. American Ave., Suite 600
 Plymouth, Massachusetts, 01944

Prepared by:

CU	DR
Checked	DATE
Drawn	DATE
Savona, Massachusetts	

Project Information:
 PROJECT NO. 13-00000000000000000000
 PROJECT NAME SAVONA
 PROJECT LOCATION 13-00000000000000000000

Scale: 1" = 100'
 Date: 07/26/14
 Drawing No.: 12257

Westwood Professional Services, Inc.
 100 Westwood Drive
 Westwood, MA 01981
 Phone: 508-922-4400
 Fax: 508-922-4401
 Website: www.westwood.com




Construction Plans

for
**Sanitary Sewer, Water Main, Storm Sewer
 and Streets**

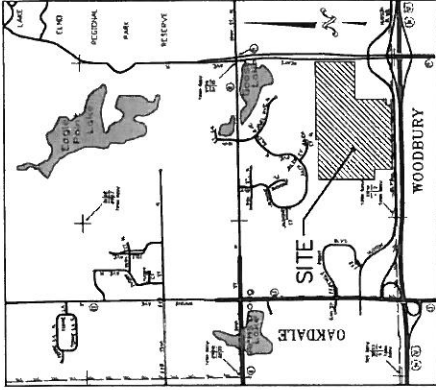
for
Savona
 Lake Elmo, Minnesota

Prepared for:
Lennar Corporation
 16305 36th Avenue North Suite 600
 Plymouth, Minnesota, 55446
Contact: Steve Ach
Phone: 952-249-3033

Prepared by:

Westwood
 Project number: 0000565.00
 Contact: Ryan M. Blum

Westwood Professional Services, Inc.
 10000
 Phone: 952-927-9310
 Fax: 952-927-9311
 Toll Free: 1-888-877-9310
 www.westwoodps.com

Vicinity Map



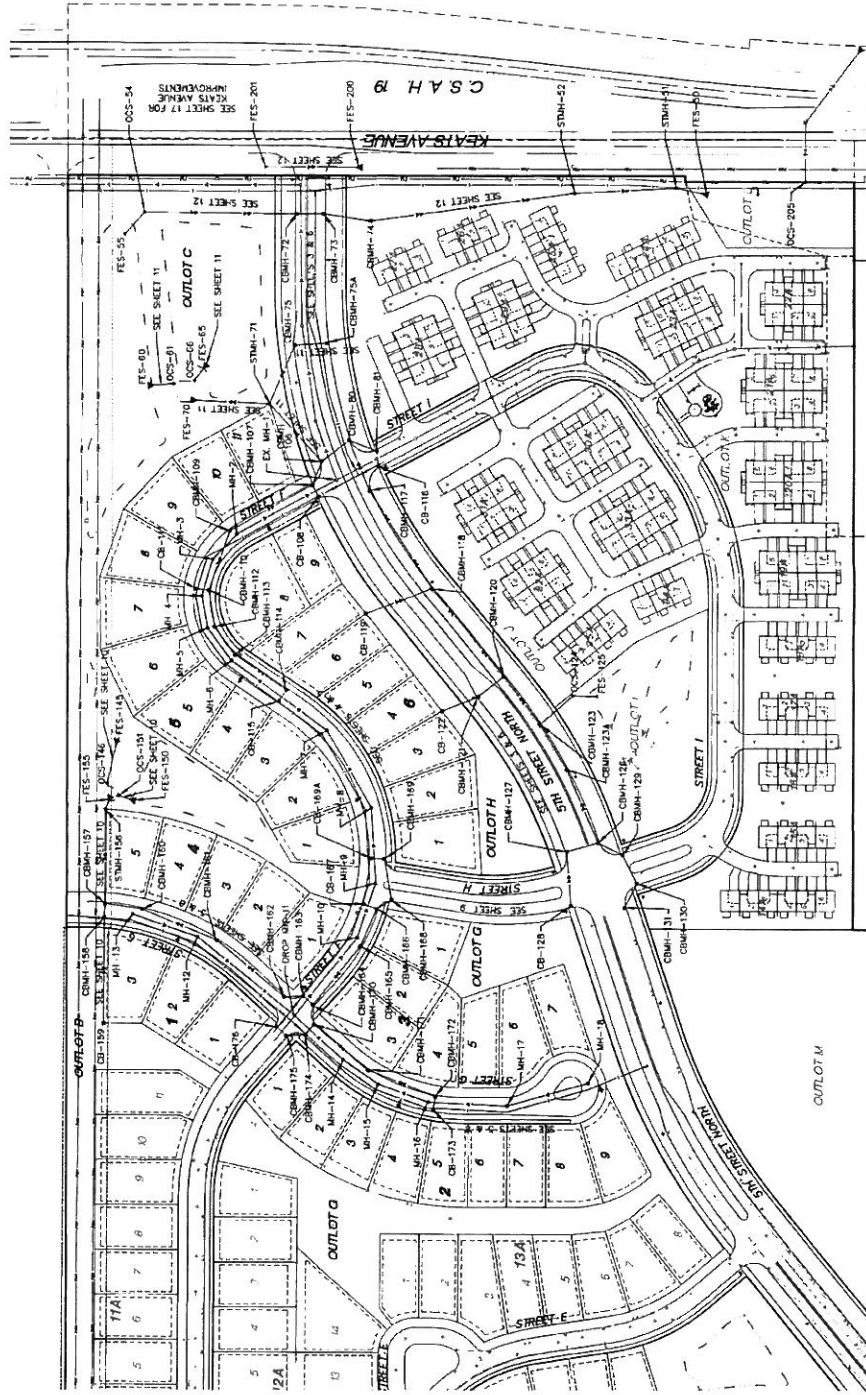
Sheet Number	Sheet Title
1	Cover
2	Overall Plan
3	Sanitary Sewer and Water Main Construction Plan
4	Sanitary Sewer and Water Main Construction Plan
5	Sanitary Sewer and Water Main Construction Plan
6	Storm Sewer and Street Construction Plan
7	Storm Sewer and Street Construction Plan
8	Storm Sewer and Street Construction Plan
9	Storm Sewer and Street Construction Plan
10	Storm Sewer and Street Construction Plan
11	Storm Sewer and Street Construction Plan
12	Storm Sewer and Street Construction Plan
13	Details
14	Details
15	Details
16	5th Street Signing & Striping Plan
17	Keets Avenue Improvements Plan

NO.	DATE	REVISION	SHEETS
1	01/16/14	CITY COMMENTS	ALL

Construction Plans
 for
**Sanitary Sewer, Water Main, Storm Sewer
 and Streets**
 for
Savona
 Lake Elmo, Minnesota

Date: 12/15/13 Sheet: 1 of 17

STORM SEWER CASTING SCHEDULE		
NUMBER	STRUCTURE TYPE	CASTING TYPE
50	FES	DA
48	CBM-123 B	R-3097-V
22	SMH	R-1242 B
54	DNCS	SPZ METAL
63	FES	36"
81	OCSS	SEE DETAIL
82	FES	18"
79	FES	48"
71	SMH	R-1242 B
72	SMH	R-3097-V
73	SMH	R-3097-V
74	CBM	R-S&M
75	CBM	R-3097-V
76	CBM	R-3097-V
80	CBM	R-3097-V
81	CBM	R-3097-V
107	CBM	R-3097-V
108	CB	R-3097-V
109	CB	R-3097-V
110	CBM	R-3097-V
111	CB	R-3097-V
112	CBM	R-3097-V
113	CBM	R-3097-V
114	CBM	R-3097-V
115	CBM	R-3097-V
116	CB	R-3097-V
117	CBM	R-3097-V
118	CBM	R-3097-V
119	CBM	R-3097-V
120	CBM	R-3097-V
121	CBM	R-3097-V
122	CBM	R-3097-V
123	CBM	R-3097-V
124	CBM	R-3097-V
125	CBM	R-3097-V
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127	CBM	R-3097-V
128	CBM	R-3097-V
129	CBM	R-3097-V
130	CBM	R-3097-V
131	CBM	R-3097-V
132	CBM	R-3097-V
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141	CBM	R-3097-V
142	CBM	R-3097-V
143	CBM	R-3097-V
144	CBM	R-3097-V
145	CBM	R-3097-V
146	CBM	R-3097-V
147	CBM	R-3097-V
148	CBM	R-3097-V
149	CBM	R-3097-V
150	FES	12"
151	FES	12"
152	FES	12"
153	SMH	R-1242 B
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157	CBM	R-3097-V
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159	CB	R-3097-V
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165	CBM	R-3097-V
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168	CBM	R-3097-V
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199	FES	12"
200	FES	12"
201	FES	12"
202	FES	12"
203	FES	12"



Latest Revision Date: 04/04/14
 Drawing No: 1400000000

Date: 12/13/13 Sheet: 2 of 17

Savona

Lake Elton, Missouri

Lennar Corporation

1000 N. A. Avenue, North St. Louis, MO
 St. Louis, Missouri, 63104

LEGEND

- | EXISTING | | PROPOSED | |
|----------|----------------|----------|----------------|
| | Sanitary Sewer | | Sanitary Sewer |
| | Water | | Water |
| | Hyd. w/Valve | | Hyd. w/Valve |
| | Storm Sewer | | Storm Sewer |

SEE SHEETS 13, 14, & 15 FOR CITY OF LAKE ELTON STIPULATED PLAN NOT

Prepared for:

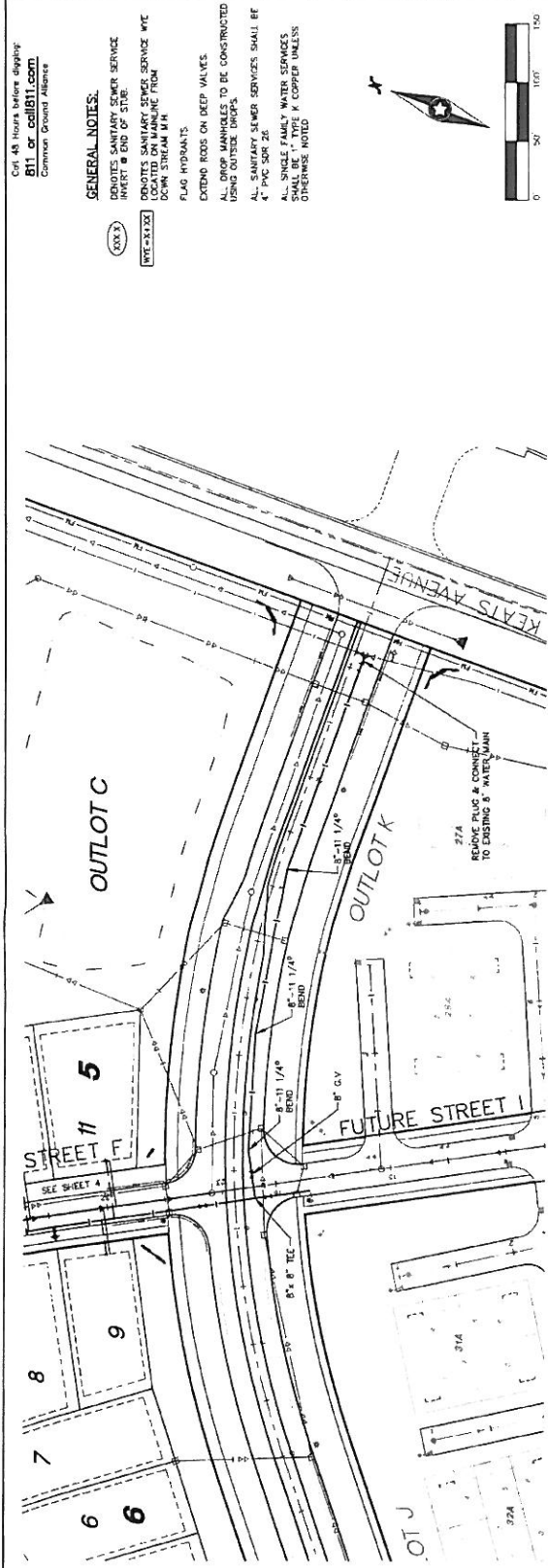
Client: Lennar
 Design: Lennar
 Permit: Lennar
 Other: Lennar

Scale:

Project No: 1400000000
 Drawing No: 1400000000
 Date: 12/13/13
 Author: [Signature]
 Checker: [Signature]

Westwood Professional Services, Inc.
 1000 N. A. Avenue, North St. Louis, MO
 St. Louis, Missouri, 63104
 Tel: 314.241.8800
 Fax: 314.241.8801
 www.westwoodpros.com





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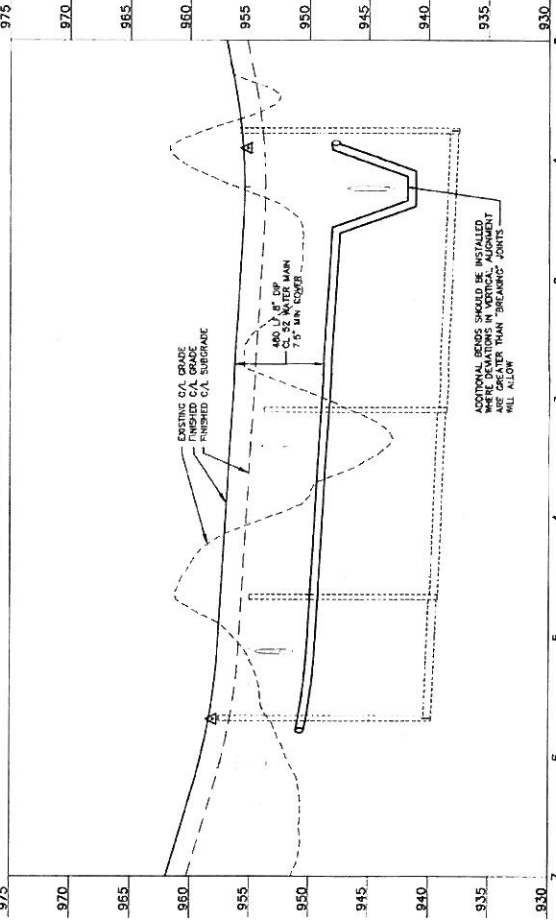
GENERAL NOTES:

- CONDUITS SANITARY SEWER SERVICE INVERT @ END OF STRE
- CONDUITS SANITARY SEWER SERVICE LOCATED ON MAINLINE FROM DOWN STREAM M/H
- EXTEND ROOS ON DEEP VALVES
- ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DRIPS
- ALL SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26
- ALL SINGLE FAMILY WATER SERVICES SHALL BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED

(XXX)
 (PFE-SX32)



5th Street North



SEE SHEETS 13 & 14 FOR CITY OF LAKE ELMO STANDARD PLAN NOTE

Latest Revision Date: 02/07/24
 Date: 12/13/23 Sheet: 3 of 7

Savona
 Lake Elm, Minnesota

Lennar Corporation
 3625 5th Avenue North Suite 600
 Plymouth, Minnesota, 55448

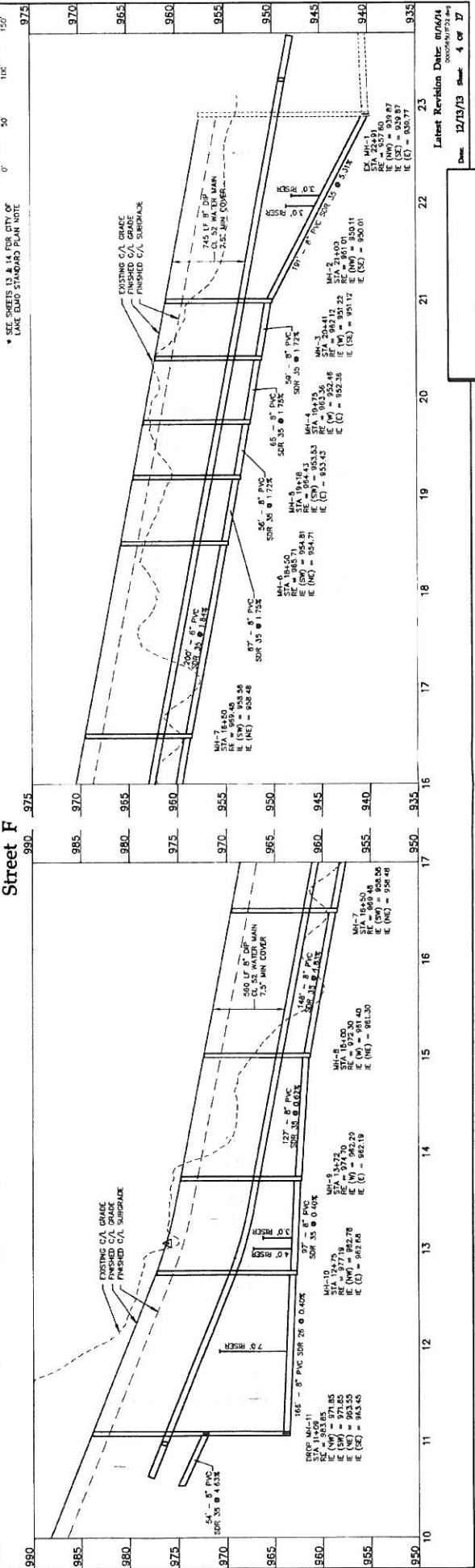
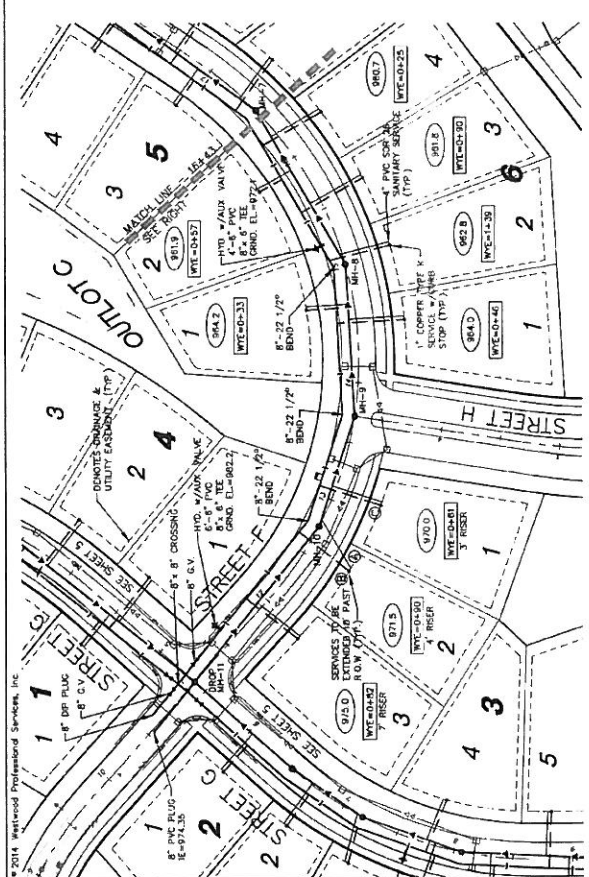
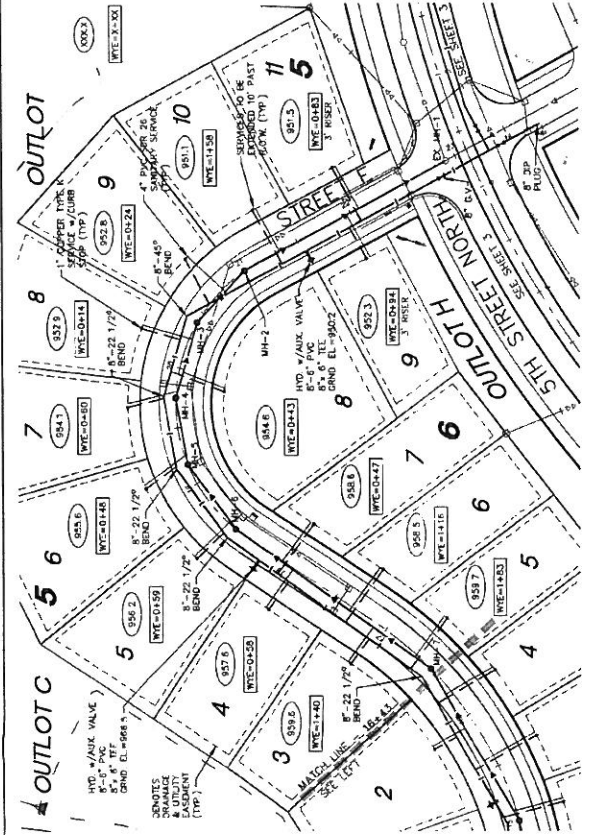
Prepared for:
 Client: _____
 Designer: _____
 Project: _____

Westwood
 Westwood Professional Services, Inc.
 2014 Westwood Professional Services, Inc.
 11100 Westwood Drive
 Minneapolis, MN 55426
 Tel: 763.881.0000
 Fax: 763.881.0001
 www.westwoodpro.com

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 Common Ground Alliance

GENERAL NOTES:

- ① DENOTES SANITARY SEWER SERVICE INVERT @ END OF STUB.
- ② DENOTES SANITARY SEWER SERVICE WYE LOCATION AND MAIN FROM DOWNSTREAM MAIN.
- ③ FLAG RIBBONS.
- ④ EXISTING ROSS ON DEEP VALVES.
- ⑤ ALL DROPP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
- ⑥ ALL SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 35.
- ⑦ ALL SINGLE FAMILY WATER SERVICES SHALL BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED.
- ⑧ INSTALL 4" SAN SERVICE UNDER EXISTING 4" SAN SERVICE UNDER EXISTING 4" SAN SERVICE RISER AT END OF SERVICE.
- ⑨ INSTALL WATER SERVICE OVER STORM SEWER (INSULATE).
- ⑩ INSTALL WATER SERVICE UNDER STORM SEWER (INSULATE).



Latest Revision Date: 07/04/21
 Date: 12/13/23 Sheet: 4 of 37

Savona
 Laker Bluffs, Minnesota
 Street F

Lennar Corporation
 1802 54th Avenue NE, Suite 400
 Plymouth, Minnesota, 55444

Prepared for:

CU	DATE
Checked	DATE
Drawn	DATE
Revised Drawing	DATE

Drawn by: [Signature]

Checked by: [Signature]

Approved by: [Signature]

Scale: 1" = 10'-0"

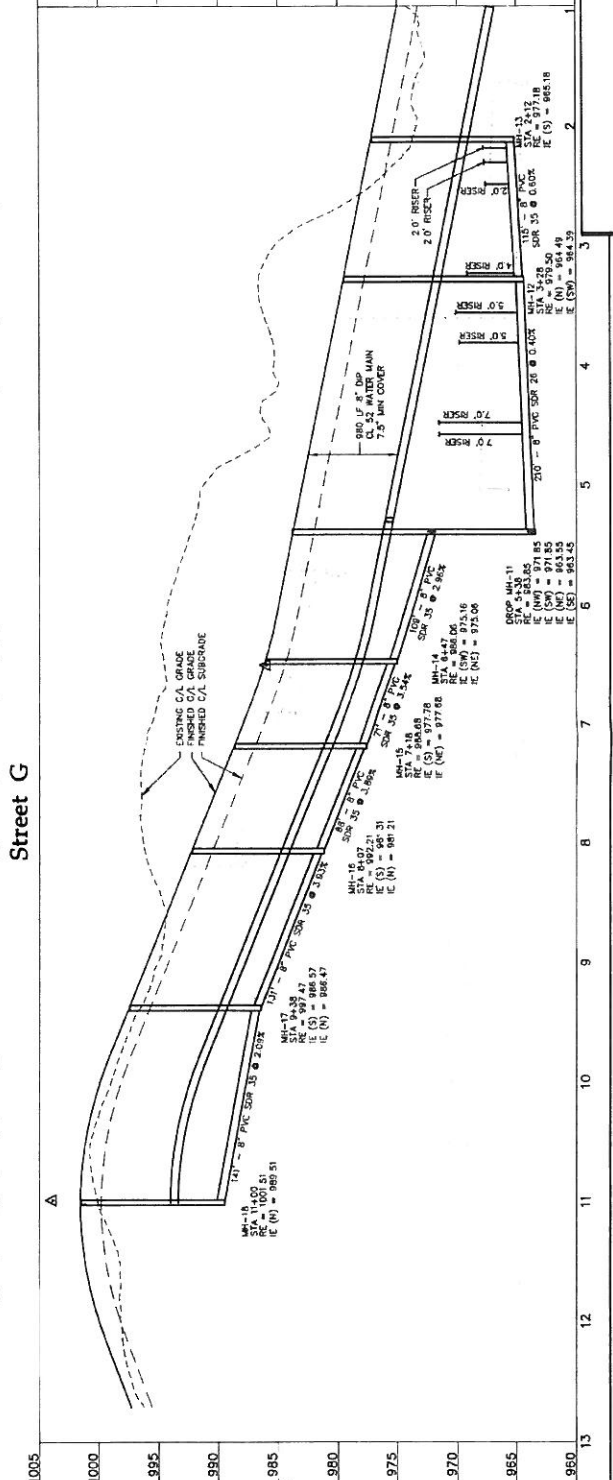
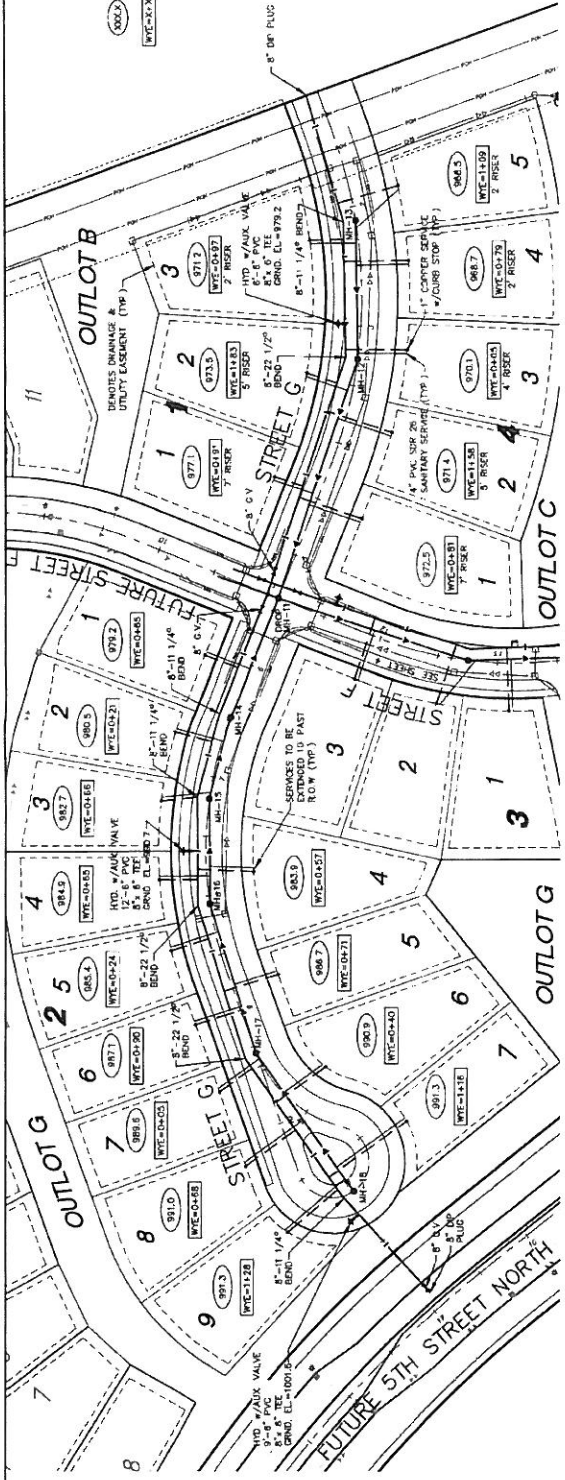
Project No: 210701



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GENERAL NOTES:

- DENOTES SANITARY SEWER SERVICE
- INVERT @ END OF STUB
- DENOTES SANITARY SEWER SERVICE W/IC LOCATED ON MAINLINE FROM DOWN STREAM MAIN
- FLAG HYDRANTS
- EXTEND ROOFS ON DEEP VALVES
- ALL DEEP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
- ALL SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26
- ALL SINGLE FAMILY WATER SERVICES SHALL BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED.
- SEE SHEETS 13 & 14 FOR CITY OF LAKE ELEG STANDARD PLAN NOTE



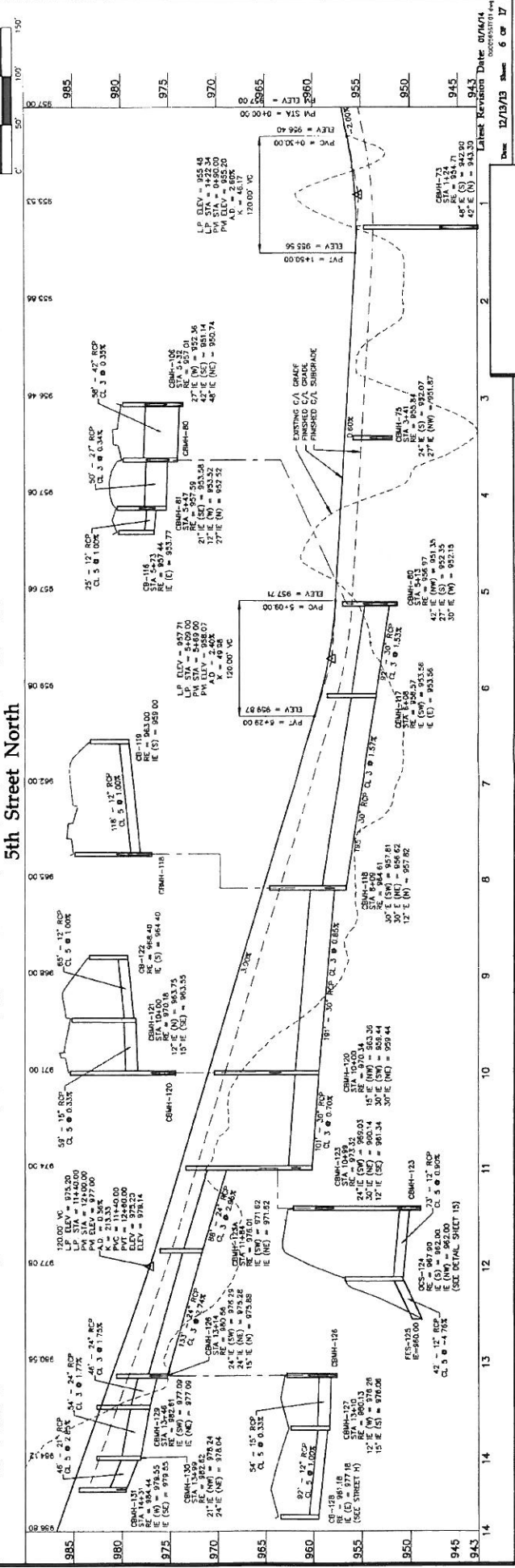
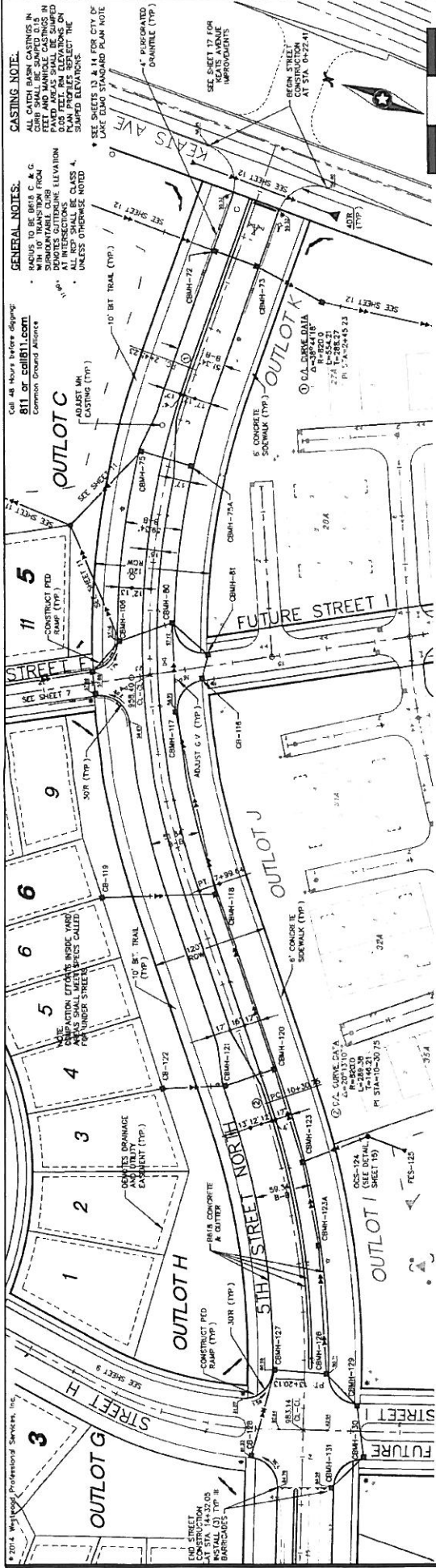
Savona
 Lake Elmo, Minnesota

Lennar Corporation
 14000 36th Avenue North, Suite 400
 Plymouth, Minnesota, 55444

Prepared for:
 City of Savona
 14000 36th Avenue North, Suite 400
 Plymouth, Minnesota, 55444

Westwood Professional Services, Inc.
 14000 36th Avenue North, Suite 400
 Plymouth, Minnesota, 55444
 Project No. 1400036
 Date: 12/19/13

12/19/13 sheet 3 of 17
 Sanitary Sewer and Water Main Construction Plan
 Sheet G



Savona
 Lake Elmo, Minnesota

Lennar Corporation
 1800 5th Avenue North, Suite 600
 Plymouth, Minnesota, 55446

Storm Sewer and Street Construction Plan
 5th Street North
 Lake Elmo, Minnesota

Drawn: 12/19/19 Sheet: 6 of 17
 Date: 07/29/14 License No.: 48287

Prepared for:
 Client:
 Checked:
 Drawn:
 Board Drawing No.:

Reviewed by:
 License No.:

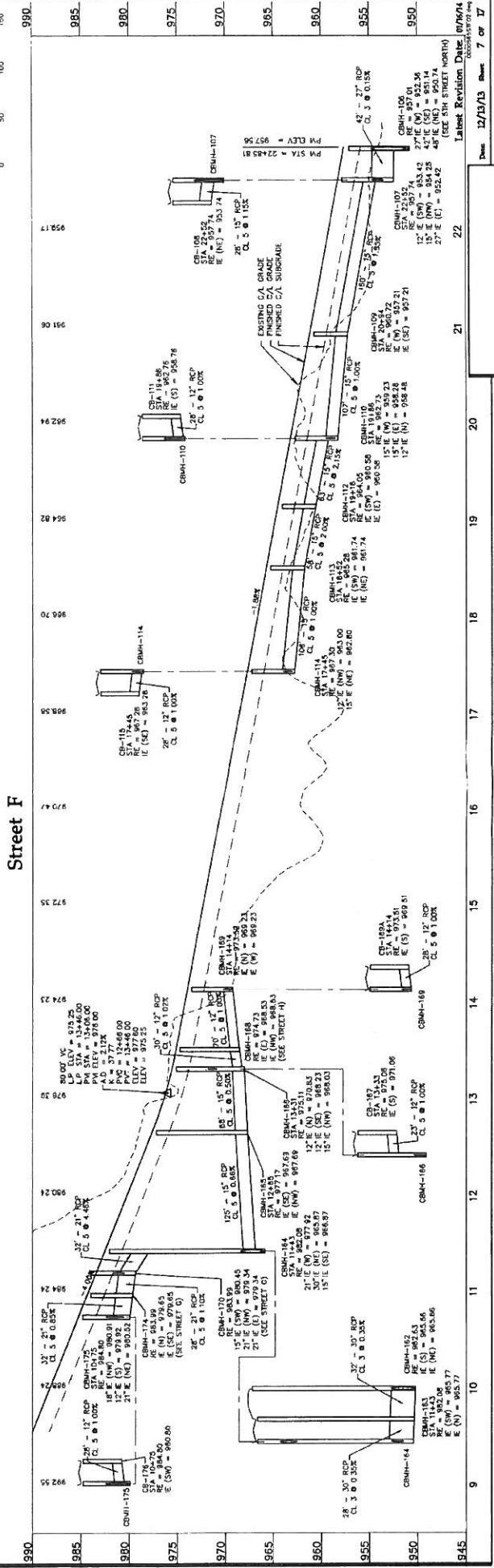
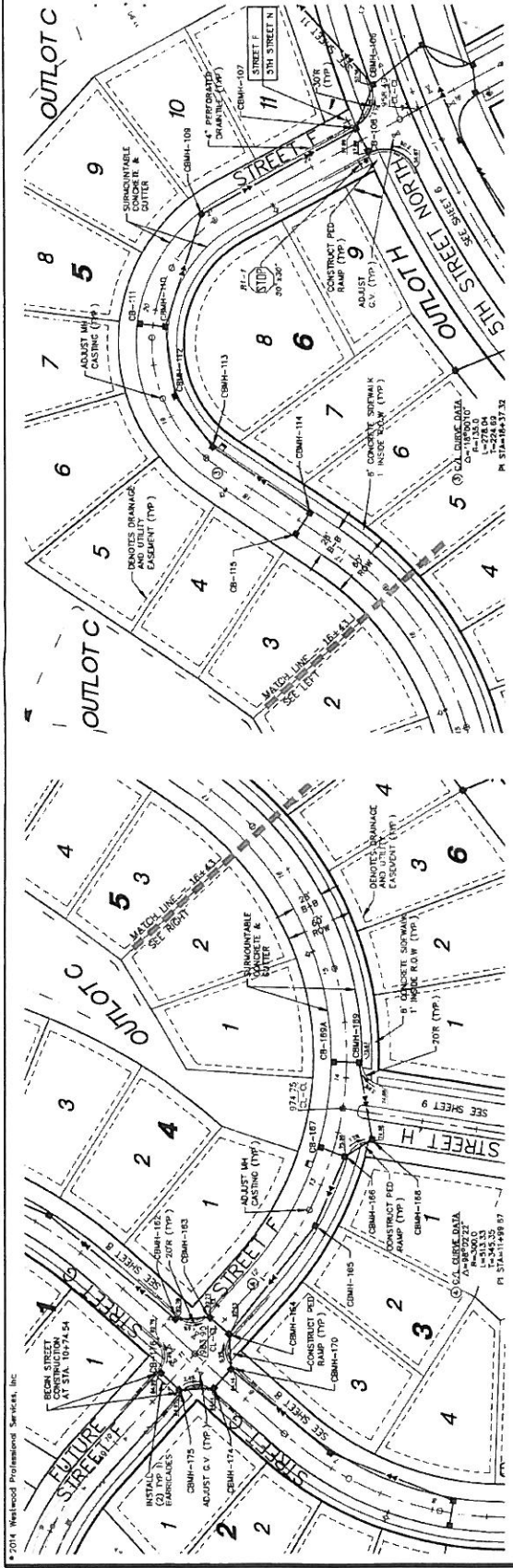
Westwood
 10000 Westwood Blvd
 Suite 100
 Minneapolis, MN 55425
 Tel: 763.433.1111
 Fax: 763.433.1112
 www.westwood.com

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

GENERAL NOTES:
 1. CURBS TO BE 6" MIN. C. & G. SURMOUNTABLE CURBS WITH 1.0" TRANSITION FROM SURFACE TO CURB ELEVATION AT INTERSECTIONS.
 2. ALL RCP SHALL BE CLASS 4 UNLESS OTHERWISE NOTED.

CASTING NOTE:
 1. ALL CASTING BRASS CASTINGS IN CURBS SHALL BE SHARPED 0.15 FEET AND MARKED CASTINGS IN PAVED AREAS SHALL BE SHARPED 0.05 FEET. ALL OTHER CASTINGS SHALL BE SHARPED 0.05 FEET UNLESS OTHERWISE NOTED.

SEE SHEETS 12 & 14 FOR CITY OF LAKE CHARLTON STANDARD PLAN NOTE



Sheet 7 of 17
 12/15/13
 Latest Revision Date: 07/26/14
 (SEE 5TH STREET NORTH)

Savona
 Lake Elm, Minnesota

Lennar Corporation
 1800 5th Avenue North, Suite 400
 Plymouth, Minnesota 55444

Prepared for:

CDL	_____
Checked	_____
Drawn	_____
Revised Drawing No.	_____

Project No. _____

Revision _____

Drawn by: _____

Checked by: _____

Project No. _____

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Checked by: _____

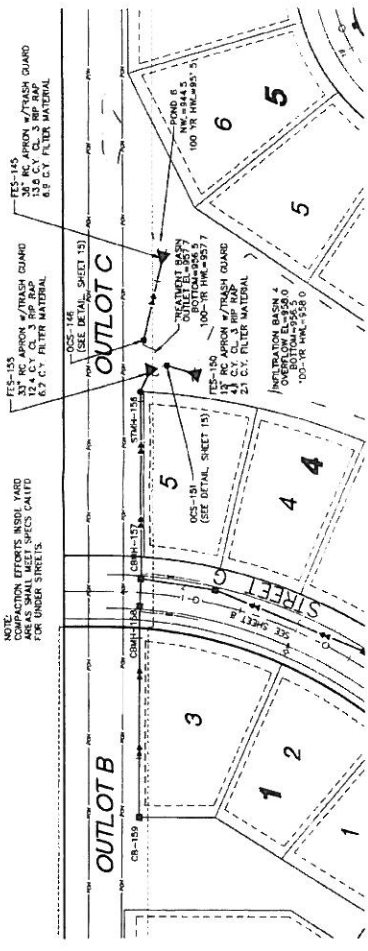
Project No. _____

Revision _____

Drawn by: _____

Checked by: _____

NOTE: CONSTRUCTION EFFORTS IN SIDE YARD AREAS SHALL MEET SPECS CALLED FOR UNDER STREETS.



GENERAL NOTES:

- RADIUS TO BE 80" B.C. & 0 WITH 10' TRANSITION FROM SURROUNDING EXISTING ELEVATION AT INTERSECTIONS. SEE S.S. 4, UNLESS OTHERWISE NOTED.

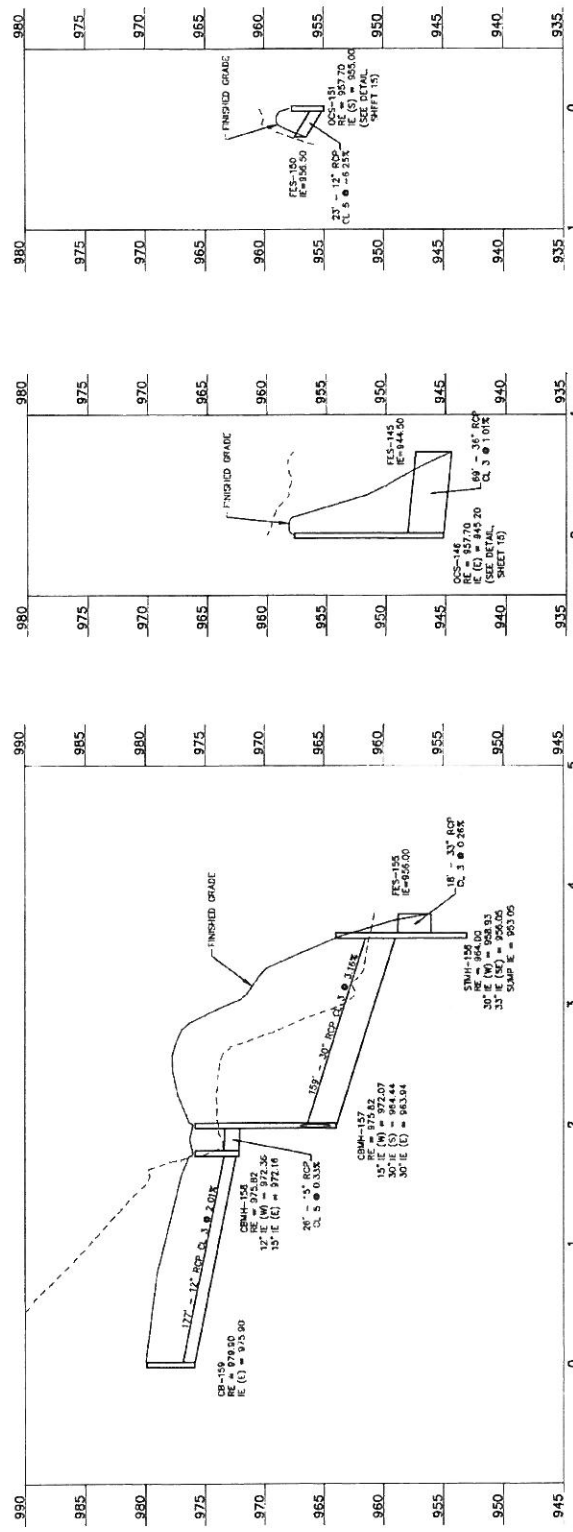
CASTING NOTE:

ALL CASTED RASH CASTINGS IN CURB SHALL BE SAMPED 0.15 FEET AND MANHOLE CASTINGS IN CURB SHALL BE SAMPED 0.15 FEET. ALL SAMPING ELEVATIONS ON PLAN PROFILES REFLECT THE SAMPED ELEVATIONS.

SEE SHEETS 13 & 14 FOR CITY OF LAKE ELMO STANDARD PLAN NOTE



Backyard



Latest Revision Date: 07/26/14
 Date: 12/19/13 Sheet: 10 of 17

Savona
 Storm Sewer and Street
 Construction Plan
 Backyard

Lennar Corporation
 1000 30th Avenue North Suite 200
 Plymouth, Massachusetts, 01964

Prepared for:

Checked:	CL
Drawn:	DL
Inset Drawn:	DL

Revisions:

1	27/07/14 (BY COMMENT)	
---	-----------------------	--

Westwood Professional Services, Inc.
 1000 30th Avenue North Suite 200
 Plymouth, Massachusetts 01964
 Phone: 508-833-2200
 Fax: 508-833-2200
 Website: www.westwoodpro.com

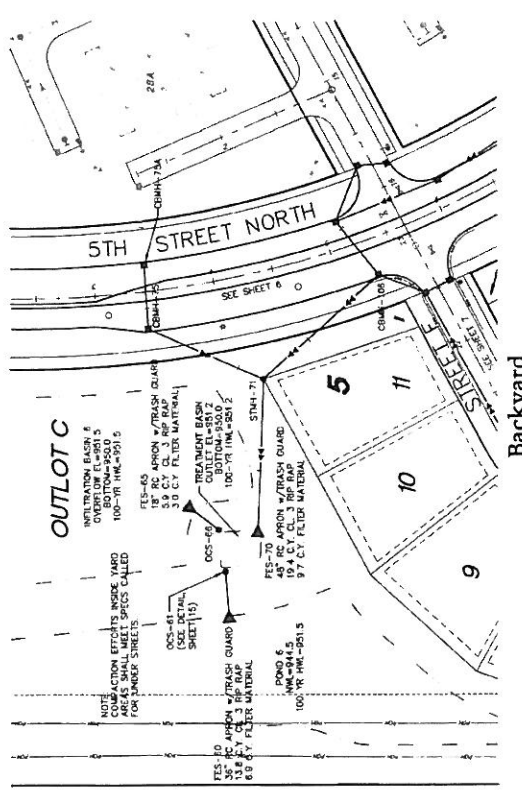
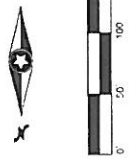


Call 48 hours before digging:
811 or call811.com
Common Ground Alliance

GENERAL NOTES:
• RADIUS TO BE 48" C & G
WITH 10' TRANSITION FROM
TO INTERSECTIONS
• AT INTERSECTIONS
• UNLESS OTHERWISE NOTED

CASTING NOTE:
ALL CATCH BASIN CASTINGS IN CURBS SHALL BE
SUMPED 515 FEET AND MANHOLE CASTINGS IN
PARKING AREAS SHALL BE SUMPED 520 FEET.
PAVEMENT ELEVATIONS ON PLAN REFLECTS
THE SUMPED ELEVATIONS.

* SEE SHEETS 13 & 14 FOR CITY OF
LAKE ELMO STANDARD PLAN NOTE



Backyard

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Savona
Lake Elmo, Minnesota

Lennar Corporation
3935 Mill Avenue North, Suite 100
Lynbrook, Minnesota, 55442

Prepared for:
Client: _____
Design: _____
Drawn: _____
Checked: _____
Reviewed: _____

Issued under the authority of the seal of the State of Minnesota
Professional Engineer License No. 42257
Ryan W. Braaten
Date: 07/07/14

Westwood Professional Services, Inc.
2000 Westwood Plaza
Lakewood, Colorado 80401
Tel: (303) 754-7500
www.westwoodcs.com



Storm Sewer and Street
Construction Plan
Date: 12/13/13 Sheet: 11 of 17
Latest Revision Date: 07/07/14
000555179.004

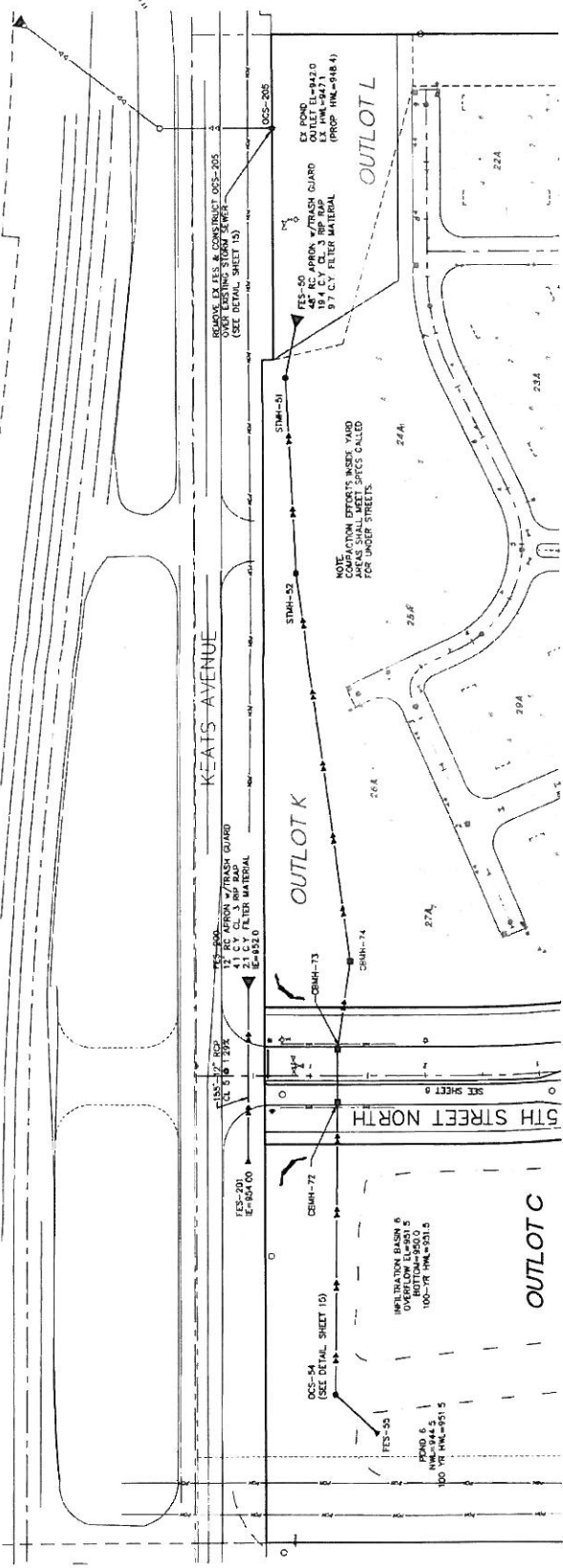
GENERAL NOTES:

- BASINS TO BE BUILT C & C WITH 10' TRANSITION FROM 10' TO 12' AT INTERSECTIONS AT INTERSECTIONS UNLESS OTHERWISE NOTED

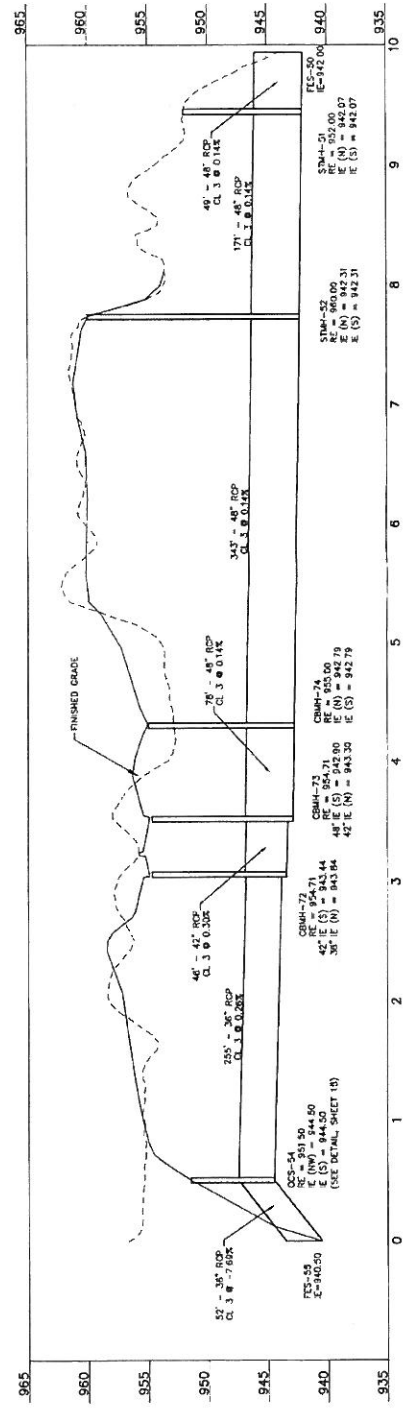
CASTING NOTE:

ALL CATCH BASIN CASTINGS IN CURB SHALL BE SAMPED TO 15 FEET AND MANHOLE CASTINGS IN CURB SHALL BE SAMPED TO 10 FEET. ALL CASTING RIM ELEVATIONS ON PLAN PROFILES REFLECT THE SAMPED ELEVATIONS.

* SEE SHEETS 13 & 14 FOR CITY OF LAKE ELMO STANDARD PLAN NOTE



Backyard



Westwood Professional Services, Inc.
 1000 36th Avenue North, Suite 500
 Plymouth, Minnesota, 55444
 Project No. 15-0000000000000000
 Drawing No. 15-0000000000000000
 Date: 07/20/14

Prepared by: [Signature]
 Checked: [Signature]
 Drawn: [Signature]
 Name: [Signature]

Proposed by: [Signature]

Lennar Corporation
 1000 36th Avenue North, Suite 500
 Plymouth, Minnesota, 55444

Savona
 Lake Elmo, Minnesota

Storm Sewer and Street
 Construction Plan
 Backyard

Latest Revision Date: 07/20/14
 Date: 12/15/13 Sheet: 12 of 17

<p>CATCH BASIN WITH COVER AND RISER CITY OF LAKE ELMO</p>	<p>GRANULAR MATERIAL BEDDING METHOD CITY OF LAKE ELMO</p>	<p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	<p>TYPICAL HYDRANT LAYOUT CITY OF LAKE ELMO</p>	<p>CATCH BASIN WITH RISER AND MANHOLE CITY OF LAKE ELMO</p>	<p>CONCRETE REACTION BEDDING CITY OF LAKE ELMO</p>
<p>WATER SERVICE ON DP MAIN CITY OF LAKE ELMO</p>	<p>WATERMAN OFFSET CITY OF LAKE ELMO</p>	<p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	<p>SANITARY SEWER MANHOLE WITH RISER AND CATCH BASIN CITY OF LAKE ELMO</p>	<p>SANITARY SEWER OUTSIDE DROP CITY OF LAKE ELMO</p>	<p>SANITARY SEWER SERVICE CITY OF LAKE ELMO</p>
<p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	<p>CATCH BASIN, TYPE 402 CITY OF LAKE ELMO</p>	<p>CATCH BASIN, TYPE 404 CITY OF LAKE ELMO</p>	<p>CATCH BASIN WITH RISER AND MANHOLE, TYPE 405 CITY OF LAKE ELMO</p>	<p>CATCH BASIN WITH RISER AND MANHOLE, TYPE 406 CITY OF LAKE ELMO</p>	<p>STORM SEWER MANHOLE, TYPE 407 CITY OF LAKE ELMO</p>

Latest Revision Date: 07/04/14
 Date: 12/19/13 Sheet: 13 of 17

Savona
 Lake Elmo, Minnesota

Lennar Corporation
 16005 36th Avenue North, Suite 400
 Plymouth, Minnesota 55446

Prepared for:

City of Lake Elmo
 41257

Professional Engineer
 License No. 41257

Westwood Professional Services, Inc.
 10000 36th Avenue North, Suite 400
 Plymouth, Minnesota 55446
 Phone: 763-883-8888
 Fax: 763-883-8889
 www.westwoodinc.com

Call 48 hours before display
811 or 800.811.6001
 Common Ground Alliance



<p>Drain Tee Connections</p>	<p>STANDARD PLAN NOTES DETECTABLE WARNING SURFACE - TRUNCATED ZONES</p>	<p>STANDARD PLAN NOTES</p>	<p>Drain Tee Connections</p>	<p>Drain Tee Connections</p>	<p>Drain Tee Connections</p>
<p>P240 SHOWER</p>	<p>STANDARD PLAN NOTES</p>	<p>P240 SHOWER</p>	<p>P240 SHOWER</p>	<p>P240 SHOWER</p>	<p>P240 SHOWER</p>
<p>Drain Tee Connections</p>	<p>STANDARD PLAN NOTES</p>	<p>Drain Tee Connections</p>	<p>Drain Tee Connections</p>	<p>Drain Tee Connections</p>	<p>Drain Tee Connections</p>
<p>RETROFIT AT RCP OUTLETS</p>	<p>STANDARD PLAN NOTES</p>	<p>RETROFIT AT RCP OUTLETS</p>	<p>RETROFIT AT RCP OUTLETS</p>	<p>RETROFIT AT RCP OUTLETS</p>	<p>RETROFIT AT RCP OUTLETS</p>
<p>STORM SEWER MANHOLE, TYPE 409</p>	<p>STANDARD PLAN NOTES</p>	<p>STORM SEWER MANHOLE, TYPE 409</p>	<p>STORM SEWER MANHOLE, TYPE 409</p>	<p>STORM SEWER MANHOLE, TYPE 409</p>	<p>STORM SEWER MANHOLE, TYPE 409</p>
<p>STORM SEWER MANHOLE, TYPE 409</p>	<p>STANDARD PLAN NOTES</p>	<p>STORM SEWER MANHOLE, TYPE 409</p>	<p>STORM SEWER MANHOLE, TYPE 409</p>	<p>STORM SEWER MANHOLE, TYPE 409</p>	<p>STORM SEWER MANHOLE, TYPE 409</p>
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Latest Revision Date: 07/07/14
 Date: 12/19/13 Sheet: 14 of 17

Savona
 Lake Elmo, Minnesota

Lennar Corporation
 1430 24th Avenue North, Suite 600
 Plymouth, Minnesota, 55446

Prepared For:

Project:	01
Client:	02
Drawn:	03
Checked:	04
Approved:	05

Scale: 1/8" = 1'-0"

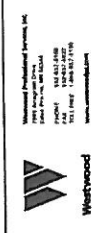
Project: 1430 24th Avenue North, Suite 600, Plymouth, MN 55446

Drawn: [Signature]

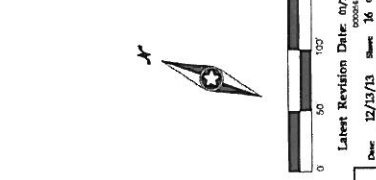
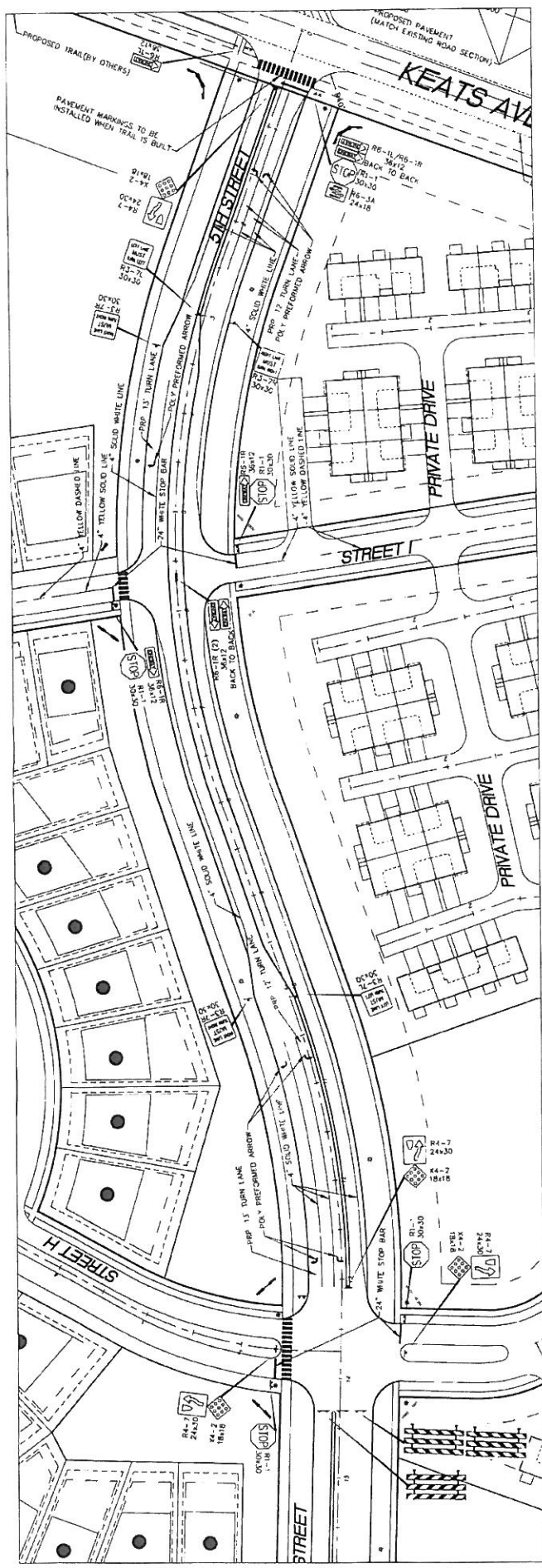
Checked: [Signature]

Approved: [Signature]

Date: 07/07/14



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 Common Ground Alliance



Latest Revision Date: 06/04/2014
 Date: 12/13/13 Sheet: 16 of 17

Savona
 5th Street Signing & Striping Plan

Labar Elmo, Minnesota

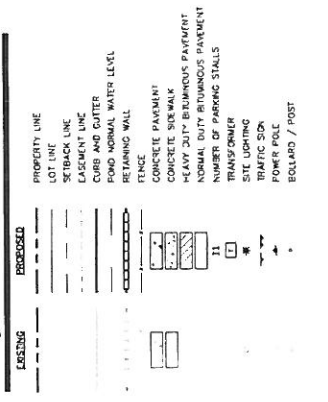
MARKINGS FOR PEDESTRIAN CROSSWALKS

WALKWAY WIDTH (ft)	WALKWAY WIDTH (ft)	WALKWAY WIDTH (ft)
5	10	15
20	25	30
35	40	45
50	55	60

CROSSWALK NOTES:

- PAINTED AREAS TO BE CENTERED ON CENTERLINE AND LANE LINES
- A MINIMUM OF 1.5 FT. CLEAR DISTANCE SHALL BE LEFT ADJACENT TO THE CURB IF LAST PAINTED AREA FALLS INTO THIS DISTANCE. IT MUST BE CENTERED
- ON TWO LANE TWO WAY STREETS, USE SPACING SHOWN FOR AN 11 FT. WEDGE
- IF MARKED CROSSWALKS ARE SPACING IN SPACING OF THE BLOCKS SHOULD BE MAINTAINED IN THE MIDDLE SO THAT THE BLOCKS ARE MAINTAINED IN THEIR PROPER LOCATION ACROSS THE TRAVELED PORTION OF THE ROADWAY
- AT SKEWED CROSSWALKS, THE BLOCKS ARE TO REMAIN PARALLEL TO THE LANE LINES AS SHOWN

Site Legend



General Site Notes

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND UTILITY LOCATIONS MUST BE FIELD VERIFIED BY THE CONTRACTOR. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT DIMENSIONS AND AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL NECESSARY TRAFFIC CONTROL DEVICES TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

Lennar Corporation

3800 56th Avenue North, Suite 400
 Plymouth, Minnesota, 55444

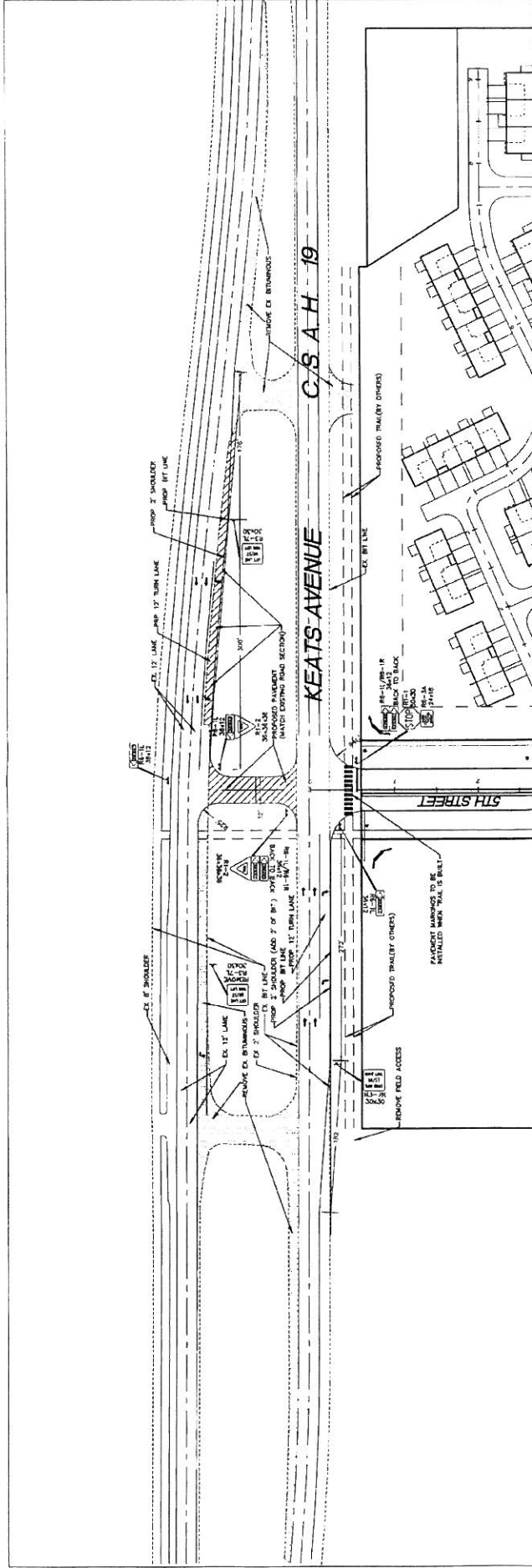
Prepared for:

Client: _____
 Designer: _____
 Checker: _____
 Date: _____
 Project: _____

Scale:

Scale: 1/4" = 1'-0"
 Date: 07/26/14
 Project No.: 42527

Westwood Professional Services, Inc.
 1500 15th Avenue North
 Plymouth, MN 55444
 Phone: 763.222.2222
 Fax: 763.222.2222
 Email: info@westwood.com



General Site Notes

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING CONSTRUCTION SCHEDULING AND TRAFFIC CONTROL THROUGH THE COURSE OF THE PROJECT. WHERE NECESSARY, PLACEMENT OF TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MARKET STANDARDS.
4. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

Site Legend

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	PAVING NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

Westwood Professional Services, Inc.
 2000 Franklin Street
 Plymouth, MN 55441
 Phone: 763.477.1500
 Fax: 763.477.1510
 www.westwoodps.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 Erik M. Bickel
 P.E.
 License No. 41257
 Date: 07/27/14

Prepared for:
 Client: _____
 Design: _____
 Drawn: _____
 Date: _____

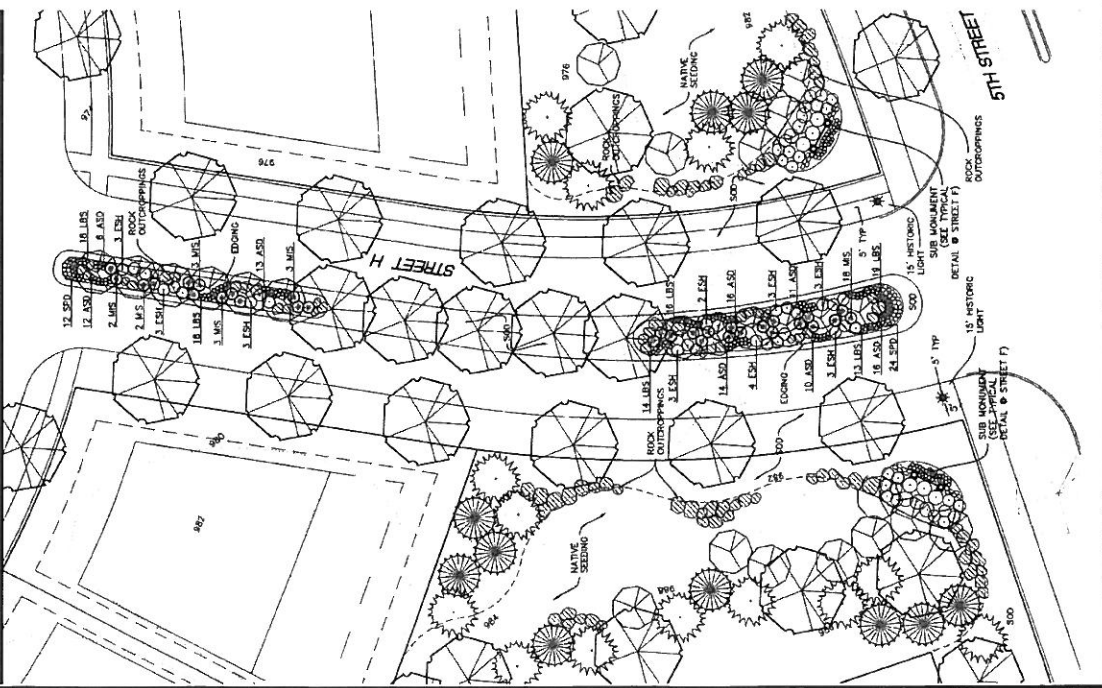
Lennar Corporation
 1805 5th Avenue North Suite 400
 Plymouth, Minnesota, 55444

Savona
 Lake Elmo, Minnesota

Keats Avenue Improvements Plan
 Latest Revision Date: 06/06/14
 Date: 12/13/13 Sheet: 17 of 17

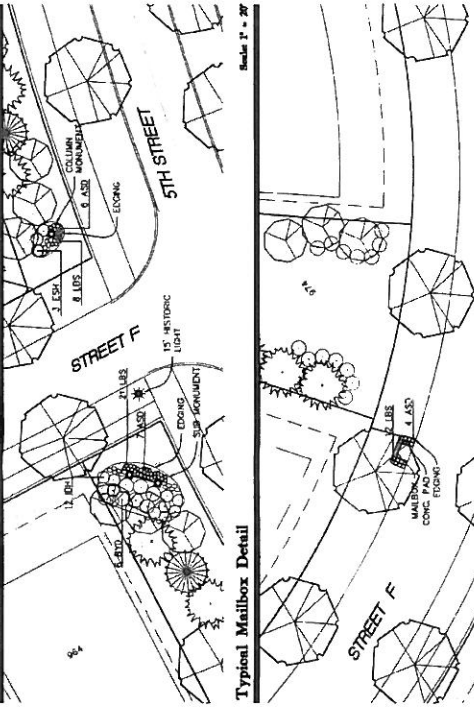
Promenade Detail

Scale 1" = 20'



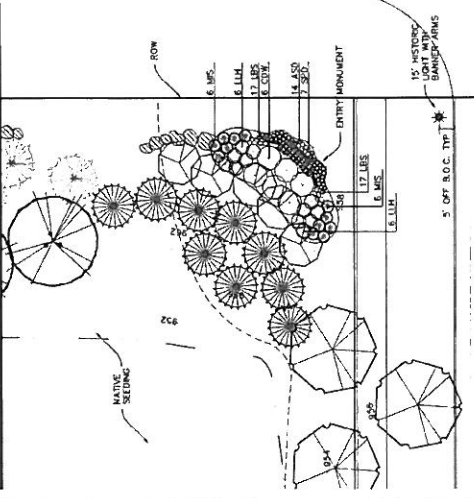
Street T^h Entry Detail - Sub Monument & Column Monument

Scale 1" = 20'



Main Entry Detail - Entry Monument

Scale 1" = 20'



Monuments Plant Schedule

CODE	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
MONUMENT (1)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (2)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (3)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (4)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (5)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (6)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (7)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (8)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (9)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (10)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (11)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (12)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (13)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (14)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (15)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (16)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (17)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (18)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (19)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (20)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (21)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (22)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (23)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (24)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (25)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (26)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (27)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (28)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (29)	1	Large Round / Column Monument	18" DIA	18" O.C.
MONUMENT (30)	1	Large Round / Column Monument	18" DIA	18" O.C.

Promenade Plant Schedule

CODE	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
PROMENADE (1)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (2)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (3)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (4)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (5)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (6)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (7)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (8)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (9)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (10)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (11)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (12)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (13)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (14)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (15)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (16)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (17)	1	Large Round / Column Monument	18" DIA	18" O.C.
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PROMENADE (29)	1	Large Round / Column Monument	18" DIA	18" O.C.
PROMENADE (30)	1	Large Round / Column Monument	18" DIA	18" O.C.

* QUANTITIES LISTED ARE TOTAL FOR PHASE 1, NOT PER MONUMENT

Call 48 hours before dig day:
811 or call811.com
Common Ground Alliance

Latest Revision Date: 07/26/14
Date: 12/19/13 Sheet: 2 of 5

Westwood Professional Services, Inc.
122 Westwood Blvd.
Westwood, MA 01981
Tel: 978-261-1111
www.westwoodpro.com

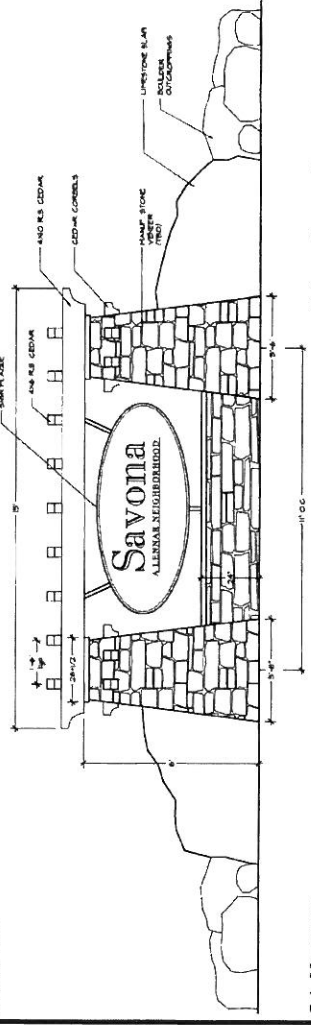
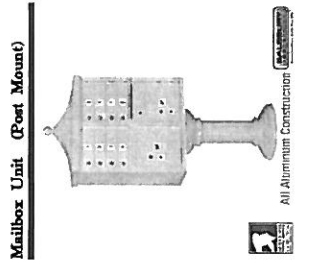
Prepared for: _____
Checked: _____
Drawn: _____
Scale: _____
Date: 07/26/14 Issue No.: 2607

Prepared for: _____
Checked: _____
Drawn: _____
Scale: _____
Date: 07/26/14 Issue No.: 2607

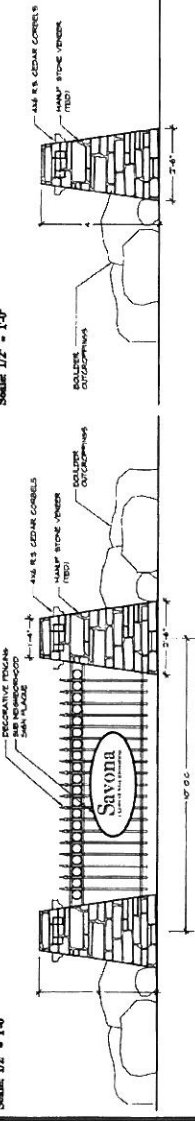
Lennar Corporation
15005 94th Avenue North, Suite 600
Plymouth, Minnesota, 55446

Savona
Luka Elam, Minnesota

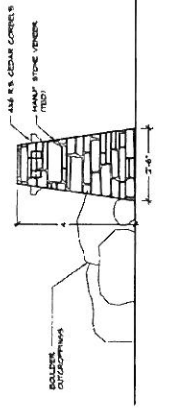
Phase 1 Final
Landscape
Details



Sub Monument
 Scale 1/2" = 1'-0"



Column Monument
 Scale 1/2" = 1'-0"



Westwood Professional Services, Inc.
 1000 Westwood Drive
 Plymouth, MN 55448
 Phone: 763.211.2200
 Fax: 763.211.2200
 www.westwoodpro.com

I hereby certify that the work shown on this drawing was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 Date: 07/20/14 License No.: 26973

Project: SAVONIA ALLENAE NEIGHBORHOOD
 Client: Lennar Corporation
 Prepared for: [Blank]

Drawn: [Blank]
 Checked: [Blank]
 Design: [Blank]
 Field Director: [Blank]

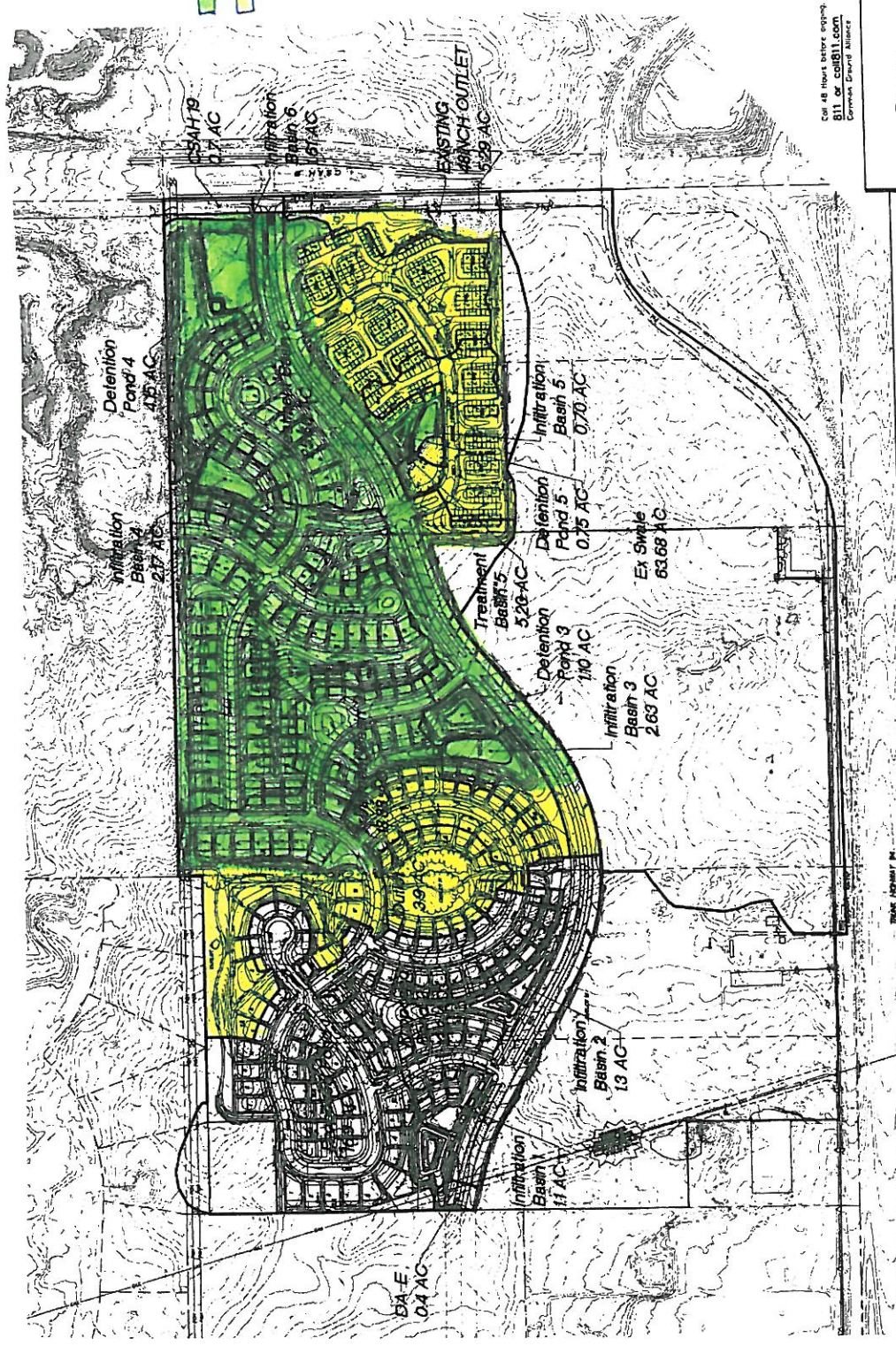
Prepared for:

Lennar Corporation
 3005 36th Avenue North, Suite 400
 Plymouth, Minnesota, 55448

Savona
 Lake Elmo, Minnesota

Call 48 hours before erigging
 811 or call611.com
 Common Ground Alliance
 Latest Revision Date: 07/20/14
 Date: 12/15/13 Sheet 5 of 5

Monument
 Details



Phase 1 Grading
 Future Areas
 to be graded
 that drain to
 our ponds



Scale: 0 100 200 300
 Latest Revision Date: 08/23/13
 Date: 08/23/13 Sheet: 12 of 12

Call 48 hours before copying:
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 Common Ground Initiative

Savona

Post-Development
 Drainage Area Plan

Lake Eden, Mississippi

Lennar Corporation
 1000 54th Avenue North, Suite 200
 Plymouth, Minnesota, 55441

Prepared for:

Client:	
Checked:	
Drawn:	
Reviewed:	
Project:	
Sheet:	

1. This work was prepared by the undersigned in accordance with the professional seal of the undersigned. The undersigned is a duly licensed Professional Engineer in the State of Mississippi, License No. 41227.

By: *[Signature]*
 Date: 8/23/13 License No. 41227

Wetwood Professional Services, Inc.
 1000 54th Avenue North, Suite 200
 Plymouth, Minnesota 55441
 Tel: 763.433.4444
 Fax: 763.433.4444
 www.wetwood.com





MAYOR & COUNCIL COMMUNICATION

DATE: February 18, 2014
REGULAR
ITEM # 14
ORDINANCE 08-103

AGENDA ITEM: Adoption of Village Area AUAR Fee
SUBMITTED BY: Kyle Klatt, Community Development Director
THROUGH: Dean Zuleger, City Administrator
REVIEWED BY: Nick Johnson, City Planner

<u>SUGGESTED ORDER OF BUSINESS:</u>	
- Introduction of Item	Community Development Director
- Report/Presentation.....	Community Development Director
- Questions from Council to Staff.....	Mayor Facilitates
- Call for Motion	Mayor & City Council
- Discussion	Mayor & City Council
- Action on Motion.....	Mayor Facilitates

POLICY RECCOMENDER: Staff (based on previous work of the City Administrator and the Village AUAR Advisory Panel).

FISCAL IMPACT: The proposed ordinance would facilitate the reimbursement of a portion of the Village Planning fund. The City incurred expenses of \$253,000 preparing the Village Area AUAR; the proposed amendment to the fee schedule would establish a fee for new development within the Village Planning area based on the expected number of new REC units in this area.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to adopt an amendment to the 2014 Fee Schedule that will add a new development fee to this schedule intended to help the City recover the costs incurred during the preparation of the Village Area AUAR. Staff is proposing a fee of \$230 per Residential Equivalency Connection (REC) unit for new development that adds REC units above the existing conditions. This fee would be payable at the time of development, either in conjunction with the fees collected with the developer's agreement or at the time a building permit is issued for smaller developments.

The recommended motion to take action on this item is as follows:

“Move to approve Ordinance 08-103 amending the fee schedule by adding a fee for the Village Area AUAR”

LEGISLATIVE HISTORY: The City undertook an extensive review process shortly after the adoption of the 2005 Comprehensive Plan to begin planning for sewer development within the Village Planning Area. This work included the drafting of the Village Master Plan, the preparation of plans for the Village sewer trunk line, and the preparation of the Village Area Alternative Urban Areawide Review (AUAR) for the Village. The environmental review document in particular, was seen a key document that was necessary to not only facilitate development within the Village, but to also help the City determine the most appropriate level of development (in terms of household units) for the area. The Village AUAR was adopted in May of 2009 by the City, and was instrumental in the preparation of the Village Area Comprehensive Plan amendment approved within the past year.

At the time the Village AUAR was being studied, the Staff indicated that the costs of the AUAR would be reimbursed to the City when development proposals came forward. To date, no such fee has been established that would allow the City to recover its costs associated with the AUAR. With the recent submission of concept plans for several projects within the Village Planning Area, the City should take action soon to adopt a fee for recover of AUAR costs so that this fee can be put into effect before any formal land use applications are submitted to the City.

Staff has prepared the attached ordinance amending the City’s Fee Schedule to add a new development charge for property within the Village Planning Area. The overall costs for the AUAR based on City records was \$253,000, and Staff is recommending that the reimbursement for these costs be tied to the new REC units that are expected to be built within the Village.

BACKGROUND INFORMATION (SWOT):

- | | |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strengths | <ul style="list-style-type: none">• The City incurred costs to conduct the Village AUAR and the proposed fee will allow the City to recuperate these costs.• The land owners and developers benefit from the AUAR because they are now exempt from any additional reviews. |
| Weaknesses | <ul style="list-style-type: none">• The fee adds to the cost of developing with the Village. These costs are typically passed down to future homeowners. |
| Opportunities | <ul style="list-style-type: none">• The fee will allow the City to recover a portion of the funds expended during the Village planning process. |
| Threats | <ul style="list-style-type: none">• The fee could make development within the Village less attractive to developers. |

RECOMMENDATION: Based upon the above background information, Staff is recommending that the City Council adopt an amendment to the 2014 Fee Schedule that will add a new development fee to this schedule intended to help the City recover the costs incurred during the preparation of the Village Area AUAR. The suggested motion for this action on this item is as follows:

“Move to approve Ordinance 08-103 amending the fee schedule by adding a fee for the Village Area AUAR”

ATTACHMENTS:

1. Ordinance 08-103

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

ORDINANCE NO. 08-103

**AN ORDINANCE AMENDING MUNICIPAL FEES BY ADDING A FEE FOR COSTS
RELATED TO THE VILLAGE AREA ALTERNATIVE URBAN AREAWIDE REVIEW**

Section 1. Findings. The City Council of the City of Lake Elmo makes the following findings:

- 1) As part of the City's long range planning process related to the Lake Elmo Village Planning Area, the City Council decided to proceed with an Alternative Urban Area Wide (AUAR) review before amending the land use plan for this area.
- 2) The City Council implemented an AUAR review process that was inclusive and sought the input from all affected land owners, stakeholders, and other interested parties as part of this review. A Village AUAR Advisory Panel was created in 2007 to review the document and to further define the development scenarios that were included in the AUAR.
- 3) The City Council adopted the Lake Elmo Village Area AUAR on May 5, 2009 with Resolution 2009-019.
- 4) The Village Area AUAR includes land within the Village Planning Area as identified in the Lake Elmo Comprehensive Plan this is guided for future public sanitary sewer services.
- 5) The development within the area analyzed by the Village Area AUAR likely would have required environmental review for numerous development projects in accordance with the State of Minnesota Environmental Review Program. Development that is consistent with the assumptions of the AUAR and that comply with the Mitigation Plan are exempt from requirements to prepare an Environmental Assessment Worksheet or an Environmental Impact Statement, as specified in Minnesota Rules 4410.3610.
- 6) Property owners and developers of land within the Village AUAR area benefit the preparation and adoption of the AUAR.
- 7) The City authorized the preparation of the AUAR with the intent to seek reimbursement for the costs of the study from future development.
- 8) The AUAR process allowed the City to assess the impact of potential development on the area's natural resources prior to receiving and considering individual development proposals for approval.

- 9) The information and analysis in the AUAR was used in the preparation of the Village Area Comprehensive Plan amendment that now serves as the guide for future development in this area. The Comprehensive Plan amendment adheres closely to one of the land use alternatives studied in the AUAR.
- 10) The AUAR further benefits property owners within the planning area by ensuring adequate infrastructure is available.
- 11) The City incurred costs in the preparation of AUAR.
- 12) The City intends to recover these costs by allocating the expenses across development within the Village AUA area via a fee based on new Residential Equivalency Connection (REC) units.
- 13) The City Council has adopted Ordinance 08-097 establishing the 2014 Fee Schedule for the City of Lake Elmo.

Section 2. Amendment. The fee schedule established by Ordinance 08-097 as amended is hereby amended to include the following fee that shall be applied to all development applications that will increase the number of Residential Equivalency Connection (REC) units above existing conditions within the Village Area AUAR study area (see Exhibit A):

Application/Fee/Permit Type	2014 Fee	Escrow or Additional Charge	Department
Environmental Review			
Village Area AUAR Fee	\$230	Per REC Unit. To be charged to development applications that increase the number of REC units above existing conditions within the Village AUAR Area. The fee will be based on the difference between the proposed and existing REC units. Fee to be paid as part of a developer's agreement for larger projects or at the time a building permit is issued for smaller projects. Once paid, the same land will not be charged again.	Planning

ADOPTION DATE: Passed by the Lake Elmo City Council on the 18th day of February, 2014 by a vote of ___ Ayes and ___ Nays.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

ATTEST:

Adam Bell
City Clerk

EFFECTIVE DATE: This ordinance shall become effective immediately upon adoption and publication.

PUBLICATION DATE: Published on the _____ day of _____ 2014.