



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".*



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,



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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:

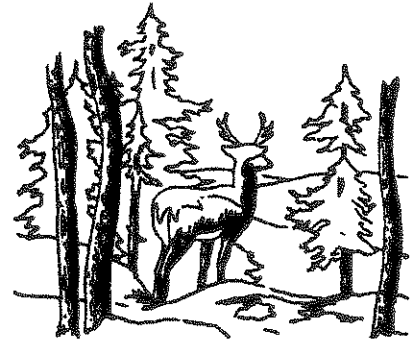
1. Storm sewer design calculations must be submitted to facilitate the city plan review. Provide a complete storm sewer schedule to include pipe capacity and cleansing velocities.
2. Calculations to support sufficient catch basin placement must be provided.
3. Provide written documentation to indicate 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):

[Signature] 1/13/2014 [Signature] 8/23/2013
 Applicant/Date Owner (if different than Applicant)/Date Owner's Authorized Agent/Date

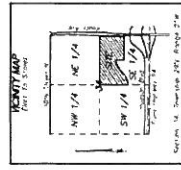
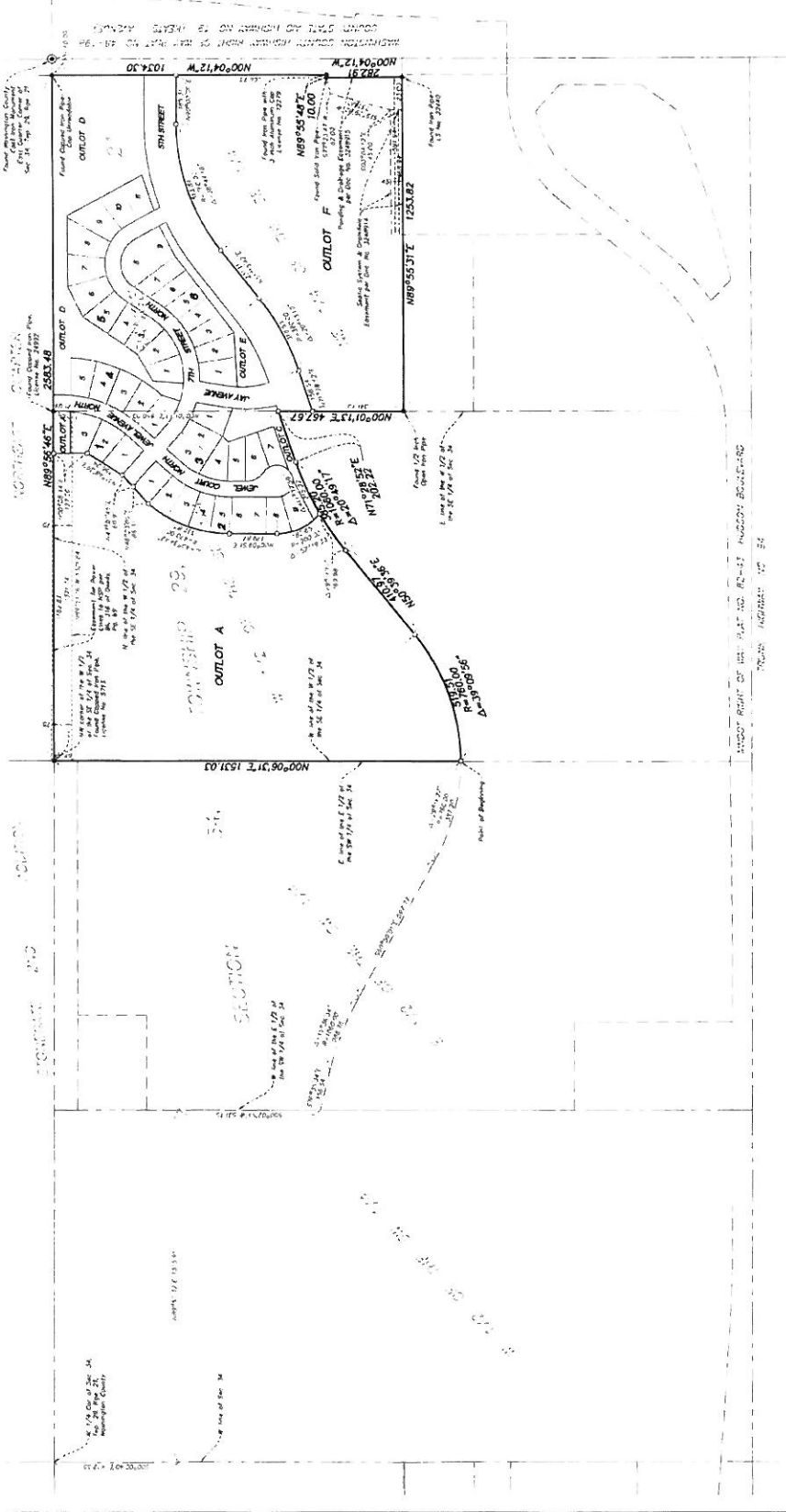


LINCOLN FETCHER • DAVID BUCHECK • DONALD SCHEEL • DALE BORASH • RAY LUCKSINGER

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

www.vbwd.org

SAVONA



- ① Section 1/4 acre monument found marked by Washington County
- Section 1/4 acre by 14 inch iron monument set and marked by Locust No. 23021
- Section 1/4 acre by 14 inch iron monument found and marked as shown

The north line of the west half of the Southwest 1/4 of Section 14, Township 23 North, Range 24 West, assumed to bear N 89° 26' 16" E.



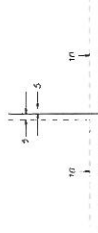
SAVONA

INSET
(From Sheet 2 of 3 Sheets)



- ⊙ Dimesite Cast Iron Monument found marked by Washington County
- Dimesite 1/2 inch by 14 inch iron monument set and marked by License No. 2337
- Dimesite 1/2 inch by 14 inch iron monument found and marked as shown

Drainage and Utility Easements are shown thus



Along 2 feet on each corner of the lot as shown. The easement is shown as a dashed line with arrows pointing to the easement. The easement is shown as a dashed line with arrows pointing to the easement.


The north line of the West part of the Southwest Quarter of Section 34, 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

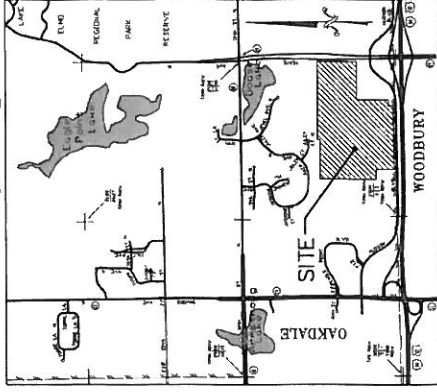
Prepared by:

Westwood
 Project number: 0000565.00
 Contact: Ryan M. Blum

Westwood Professional Services, Inc.
 2194 Algonquin Drive
 Eden Prairie, MN 55344
 P: 952-947-6100
 F: 952-947-6105
 TEL: 952-947-6100
 www.westwood.com

Sheet List Table

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

Vicinity Map



(Not to Scale)

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

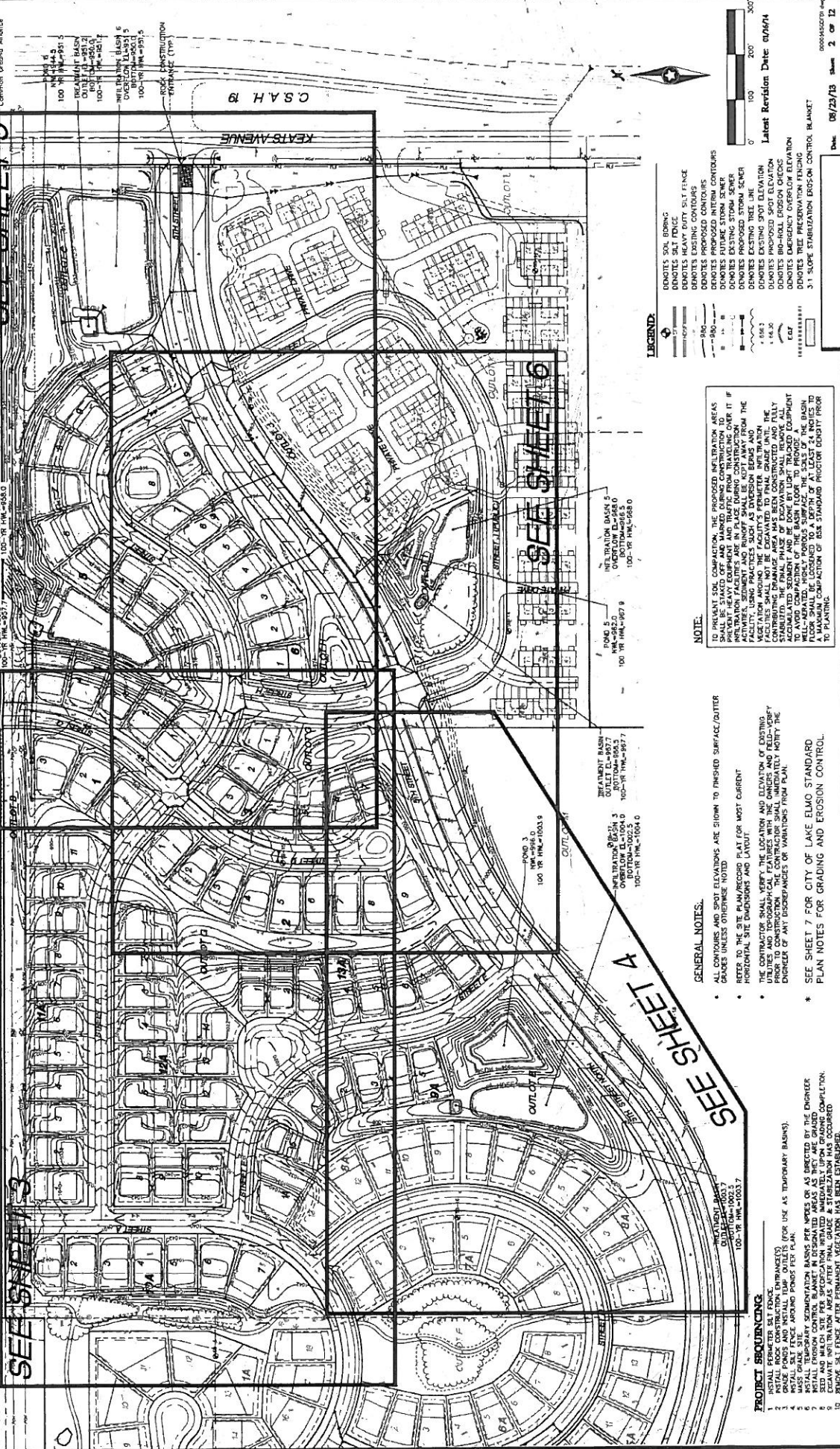
Call 48 hours before opening
811 or call 811.com
Common Ground Alliance

SEE SHEET 3

SEE SHEET 5

SEE SHEET 4

SEE SHEET 6



SEE SHEET 5

SEE SHEET 6

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

INTEGRATION BASIN 1
OVERFLOW ELEVATION
100'-0" H.M. 1004.0

INTEGRATION BASIN 2
OVERFLOW ELEVATION
100'-0" H.M. 1004.0

INTEGRATION BASIN 3
OVERFLOW ELEVATION
100'-0" H.M. 1004.0

INTEGRATION BASIN 4
OVERFLOW ELEVATION
100'-0" H.M. 1004.0

INTEGRATION BASIN 5
OVERFLOW ELEVATION
100'-0" H.M. 1004.0

INTEGRATION BASIN 6
OVERFLOW ELEVATION
100'-0" H.M. 1004.0

ROCK CONSTRUCTION
ENTRANCE (TYP)

ROAD 3
100' H.M. 1004.0

ROAD 5
100' H.M. 1004.0

ROAD 9
100' H.M. 1004.0

TEMPERARY BASIN
OUTLET ELEVATION
100'-0" H.M. 1004.0

TEMPERARY BASIN
OUTLET ELEVATION
100'-0" H.M. 1004.0

TEMPERARY BASIN
OUTLET ELEVATION
100'-0" H.M. 1004.0

SEE SHEET 5

SEE SHEET 6

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

SEE SHEET 5

SEE SHEET 6

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

LEGEND

DOTS SOIL BORING
HEAVY DUTY FENCE
PROPOSED INTERIM CONTOURS
PROPOSED FUTURE CONTOURS
PROPOSED FUTURE STORM SEWER
PROPOSED STORM SEWER
EXISTING TREE LINE
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
PROPOSED EROSION CONTROL
PROPOSED TREE PRESERVATION FENCING
3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET

Scale: 1" = 20'

North Arrow

Latest Revision Date: 07/06/14

Date: 08/23/14 Sheet 2 of 12

SEE SHEET 5

SEE SHEET 6

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

GENERAL NOTES

ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/OUTLET GRADES UNLESS OTHERWISE NOTED

REFER TO THE SITE PLAN/RECORD PLAN 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

PROJECT REQUIREMENTS

INSTALL PERIMETER SILT FENCE (OR TRAP(S)) (FOR USE AS TEMPORARY BASINS)

GRADE POND(S) AND INSTALL LEAKY OUTLET(S)

INSTALL TEMPORARY STABILIZATION BASINS PER NOTES OF AS DIRECTED BY THE ENGINEER

SEED AND MULCH SITE PER SPECIFICATION INSTALLED IMMEDIATELY UPON GRADING COMPLETION

EROSION CONTROL MEASURES AFTER FINAL GRADE & STABILIZATION HAS OCCURRED

REPAIR SILT FENCE AFTER PRELIMINARY WORK HAS BEEN EXTRAUSHER

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

VEGETATION AROUND THE FACILITY'S PERIMETER INFILTRATION CONTRIBUTING TO THE FINAL PHASE OF CONSTRUCTION SHALL REMOVE ALL VEGETATION FROM THE INFILTRATION AREAS TO PROVIDE A CLEAR WORK AREA

FLOOR SHALL BE LOADED TO A DEPTH OF AT LEAST 24 INCHES TO A MAINTAIN COMPACTION OF 95% STANDARD PROCTOR DENSITY PRIOR TO PLACING

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

PROJECT REQUIREMENTS

INSTALL PERIMETER SILT FENCE (OR TRAP(S)) (FOR USE AS TEMPORARY BASINS)

GRADE POND(S) AND INSTALL LEAKY OUTLET(S)

INSTALL TEMPORARY STABILIZATION BASINS PER NOTES OF AS DIRECTED BY THE ENGINEER

SEED AND MULCH SITE PER SPECIFICATION INSTALLED IMMEDIATELY UPON GRADING COMPLETION

EROSION CONTROL MEASURES AFTER FINAL GRADE & STABILIZATION HAS OCCURRED

REPAIR SILT FENCE AFTER PRELIMINARY WORK HAS BEEN EXTRAUSHER

SEE SHEET 5

SEE SHEET 6

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

SEE SHEET 5

SEE SHEET 6

SEE SHEET 4

SEE SHEET 3

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SEE SHEET 5

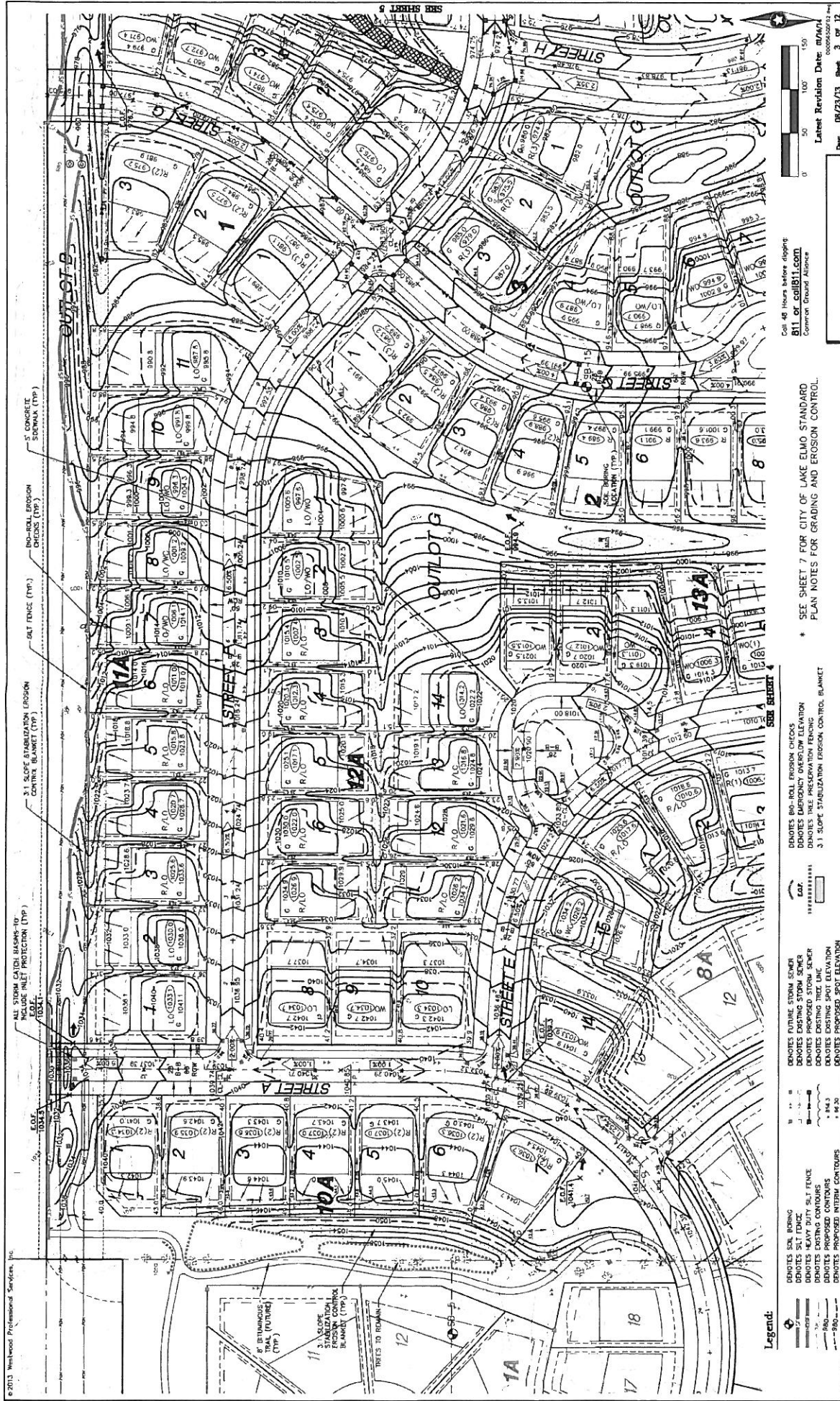
SEE SHEET 6

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1



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

Call 48 hours before digging
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SEE SHEET 7 FOR CITY OF LAKE ELMO STANDARD
 PLAN NOTES FOR GRADING AND EROSION CONTROL.

Denotes 3:1 Slope Stabilization Erosion Control Blanket
 Denotes 3:1 Slope Stabilization Erosion Control Blanket
 Denotes 3:1 Slope Stabilization Erosion Control Blanket

Denotes 3:1 Slope Stabilization Erosion Control Blanket
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 Denotes 3:1 Slope Stabilization Erosion Control Blanket
 Denotes 3:1 Slope Stabilization Erosion Control Blanket

Savona
 Lake Elmo, Minnesota

Lennar Corporation
 1035 36th Avenue North, Suite 400
 Plymouth, Minnesota 55448

Prepared from:

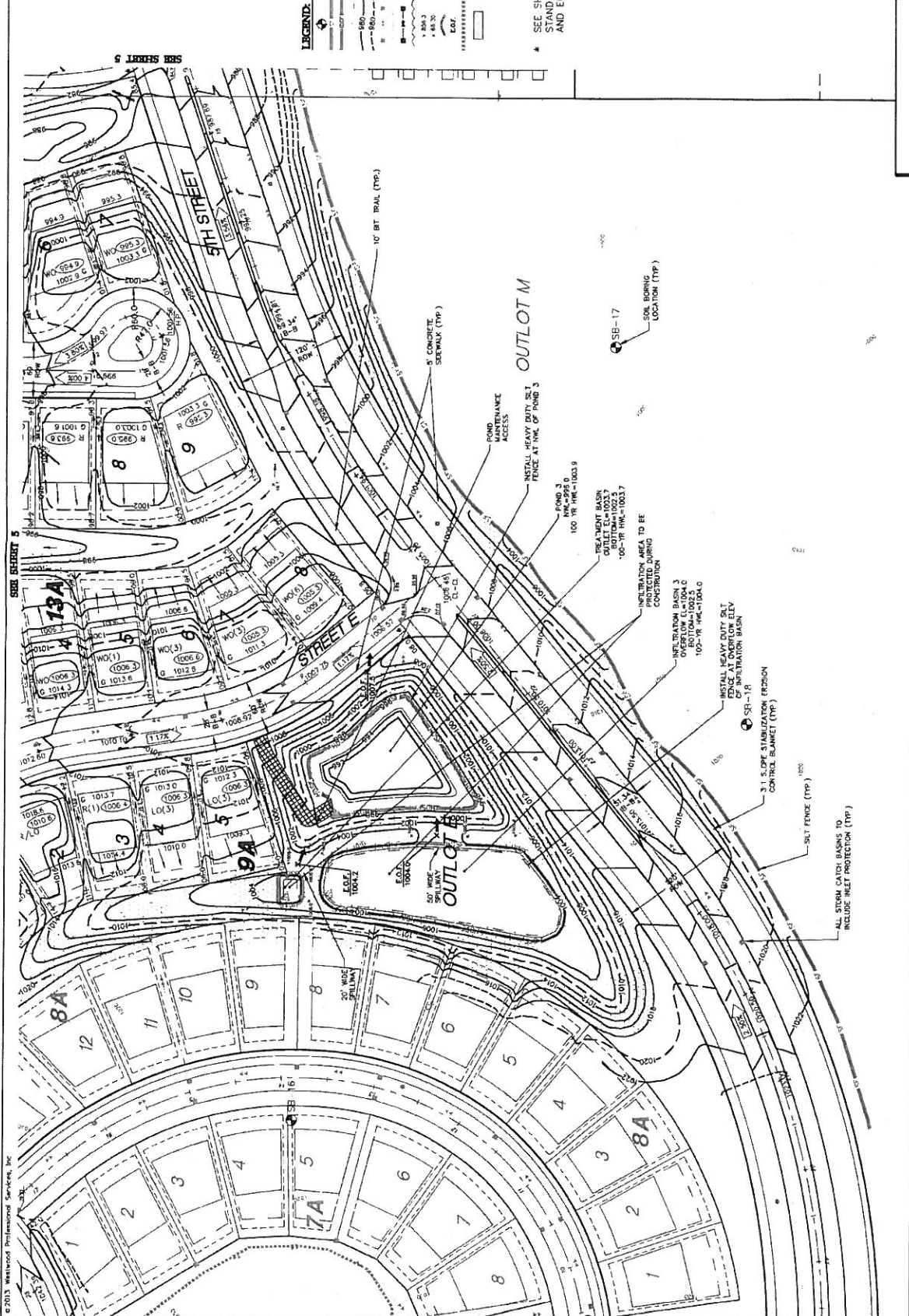
Project:	02
Client:	LAK
Drawn:	ML
Checked:	JL
Scale:	ASB
Date:	08/23/13

Professional Engineer
 License No. 11227

Wetland
 Wetland Professional Services, Inc.
 10000 Lake Elmo Road
 Lake Elmo, MN 55448
 Phone: 763.479.1111
 Fax: 763.479.1112
 Website: www.wetland.com

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- LEGEND:**
- DENOTES SOL BORING
 - DENOTES SET FENCE
 - DENOTES HEAVY DUTY SILT FENCE
 - DENOTES PROPOSED INTERIOR CONTOURS
 - DENOTES PROPOSED EXTERIOR CONTOURS
 - DENOTES FUTURE STORM SEWER
 - DENOTES EXISTING STORM SEWER
 - DENOTES EXISTING TREE LINE
 - DENOTES PROPOSED SPOT ELEVATION
 - DENOTES PROPOSED SPOT ELEVATION
 - DENOTES PROPOSED SPOT 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: 0 50 100 150'
 Latest Revision Dater: 08/23/13
 Date: 08/23/13 Sheet: 4 of 12

Savona
 Lake Effect, Minnesota

Lennar Corporation
 1325 36th Avenue North, Suite 600
 Plymouth, Minnesota, 55448

Prepared for:

Client:	Lennar
Design:	Site
Drawn:	Site
Checked:	Site
Approved:	Site

Revisions:

No.	Description	Date
1	ISSUED FOR PERMITS	08/23/13
2	ISSUED FOR PERMITS	08/23/13
3	ISSUED FOR PERMITS	08/23/13
4	ISSUED FOR PERMITS	08/23/13
5	ISSUED FOR PERMITS	08/23/13

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 Fax: 763.433.4338
 www.watershedpro.com



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INSTALL HEAVY DUTY SILT FENCE AT N.W. OF POND 6

INSTALL HEAVY DUTY SILT FENCE AT OVERFLOW ELEVATION OF INFILTRATION BASIN

INFILTRATION AREA TO BE PROTECTED DURING CONSTRUCTION

ALL STORM CATCH BASINS TO INCLUDE INLET PROTECTION (TYP.)

1.1 SLOPE STABILIZATION EROSION CONTROL BLANKET (TYP.)

INSTALL STORM WATER HEAD POWER SOCKS

3.1 SLOPE STABILIZATION EROSION CONTROL BLANKET (TYP.)

INSTALL HEAVY DUTY SILT FENCE AT N.W. OF POND 4

INFILTRATION AREA TO BE PROTECTED DURING CONSTRUCTION

1.1 SLOPE STABILIZATION EROSION CONTROL BLANKET (TYP.)

INFILTRATION BASIN A OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

TREATMENT BASIN OUTLET EL=857.7 100-VR FIN=953.7

INFILTRATION BASIN B OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN C OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN D OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN E OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN F OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN G OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN H OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN I OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN J OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN K OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN L OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN M OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN N OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN O OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN P OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN Q OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN R OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN S OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN T OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN U OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

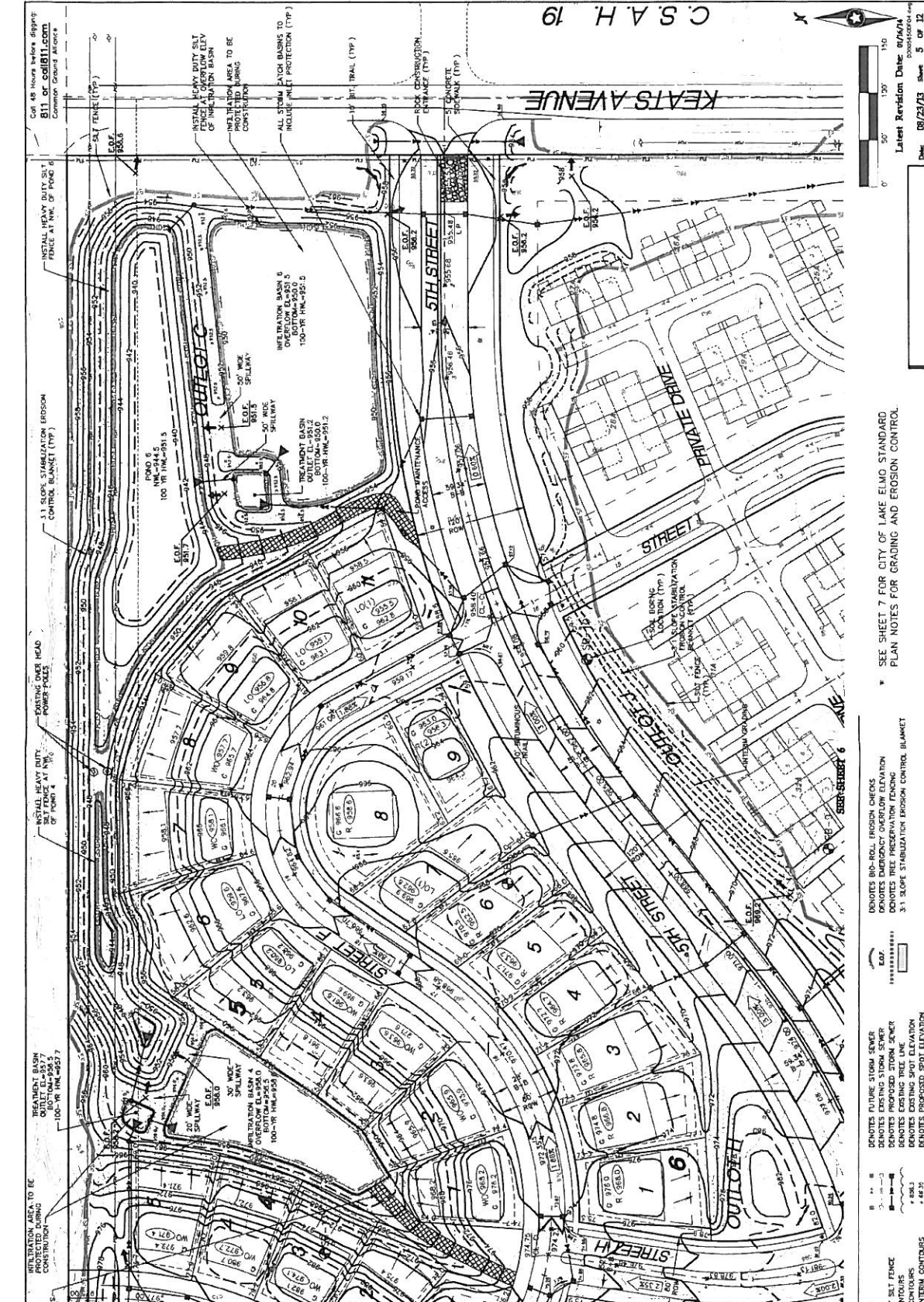
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INFILTRATION BASIN W OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN X OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN Y OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2

INFILTRATION BASIN Z OVERFLOW 15-80.5 BOTTOM 100-VR FIN=951.2



Legend:

- ▬ DENOTES SOIL BIRING
- ▬ DENOTES SILT FENCE
- ▬ DENOTES EXISTING CONTOURS
- ▬ DENOTES PROPOSED CONTOURS
- ▬ DENOTES PROPOSED INTERIM CONTOURS
- ▬ DENOTES FUTURE STORM SEWER
- ▬ DENOTES EXISTING STORM SEWER
- ▬ DENOTES EXISTING TREE LINE
- ▬ DENOTES EXISTING SPOT ELEVATION
- ▬ DENOTES PROPOSED SPOT ELEVATION
- ▬ DENOTES BID-ROLL EROSION CHECKS
- ▬ DENOTES EMERGENCY OVERFLOW ELEVATION
- ▬ DENOTES EXISTING ROCKING
- ▬ 3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET

Prepared for: _____
 Checked by: _____
 Drawn by: _____
 Revised by: _____

Project No: _____
 Date: 08/23/13

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 Plymouth, Massachusetts, 01960

Savona
 Lake Elmo, Minnesota

Wickwood
 Professional Landscaping, Inc.
 1000 36th Avenue North Suite 600
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 Fax: 617-426-2101
 www.wickwood.com

SEE SHEET 3
 SEE SHEET 4
 SEE SHEET 5
 SEE SHEET 6
 SEE SHEET 7

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

C.S.A.H. 19

KEATS AVENUE

5TH STREET

6TH STREET

7TH STREET

8TH STREET

9TH STREET

10TH STREET

11TH STREET

12TH STREET

13TH STREET

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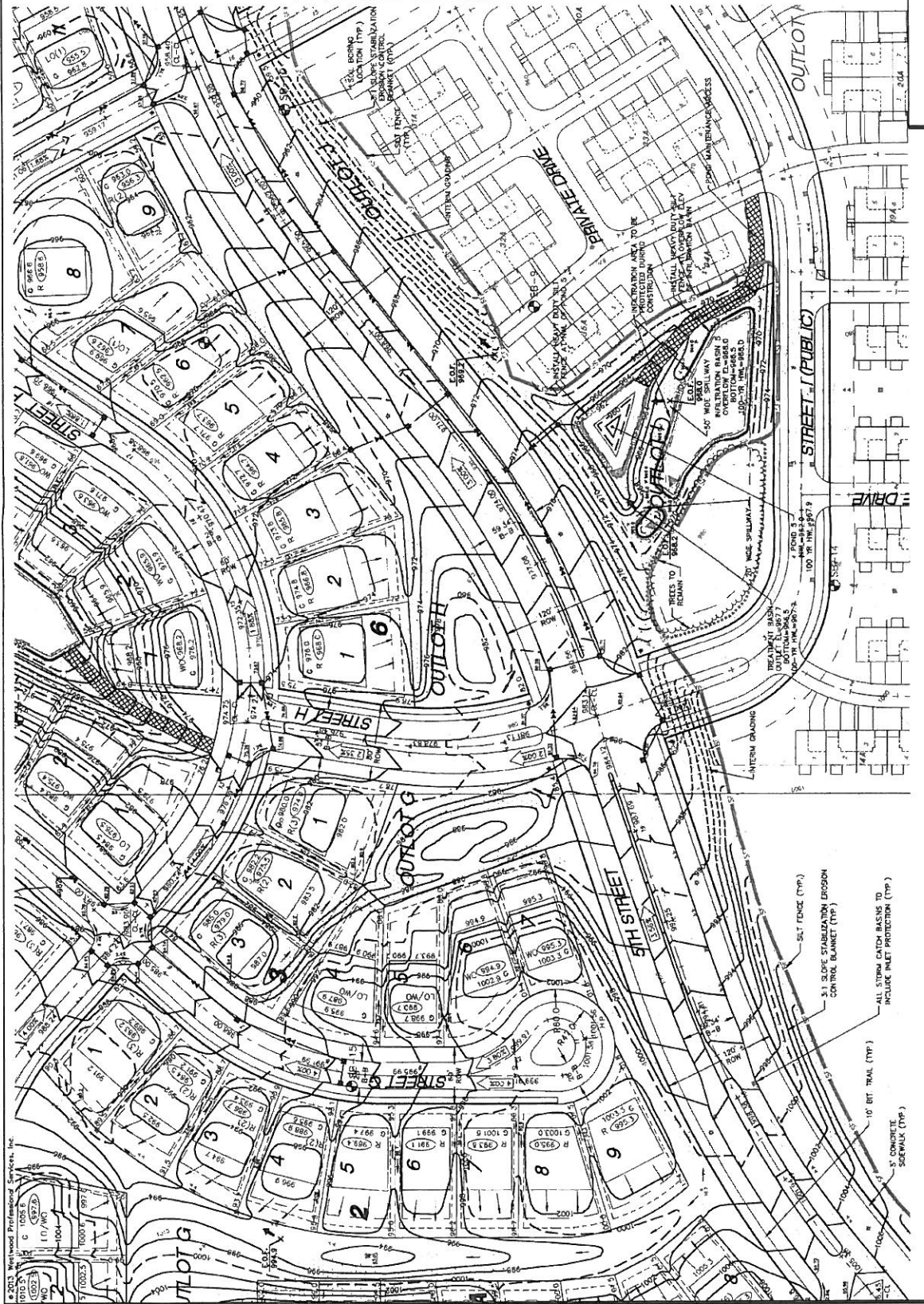
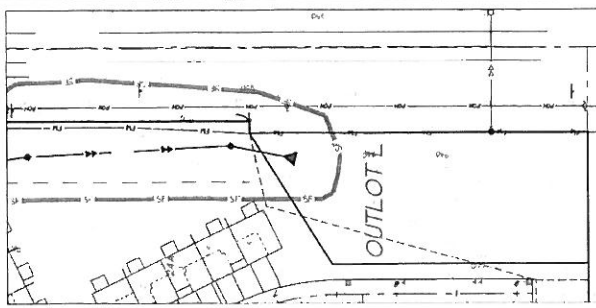
99TH STREET

100TH STREET

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING SLOPE STABILIZATION CONTROL BLANKET
- PROPOSED SLOPE STABILIZATION CONTROL BLANKET
- EXISTING EROSION CONTROL FENCE
- PROPOSED EROSION CONTROL FENCE
- EXISTING EROSION CONTROL SLOPE
- PROPOSED EROSION CONTROL SLOPE
- EXISTING EROSION CONTROL SLOPE
- PROPOSED EROSION CONTROL SLOPE
- EXISTING EROSION CONTROL SLOPE
- PROPOSED EROSION CONTROL SLOPE

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



Savona
 Lake Elmo, Minnesota

Lennar Corporation
 15000 SW 48th Avenue North Suite 600
 Plymouth, Minnesota, 55446

Prepared for:

Checked	Drawn
Checked	Drawn

Revisions:

No.	Description

Scale: 1" = 40'-0"

DATE: 07/15/13

PROJECT NO.: 42357

Westwood
 Engineering & Architecture, Inc.
 11000 W. 48th Ave. Suite 600
 Plymouth, MN 55446
 Phone: 763.882.1000
 Fax: 763.882.1001
 Website: www.westwoodeng.com

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 (UNDER 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' HIGH CURB)
 CITY OF LAKE ELMO

TYPICAL RIGHT OF WAY LAYOUT
 CITY OF LAKE ELMO

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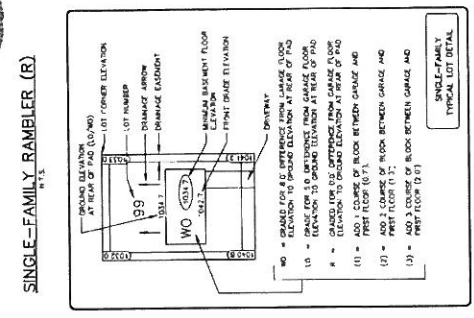
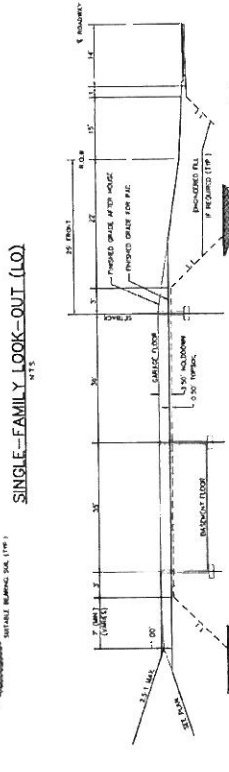
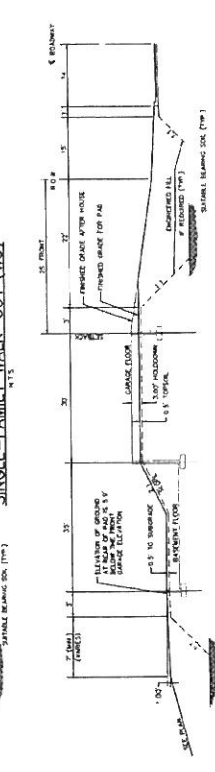
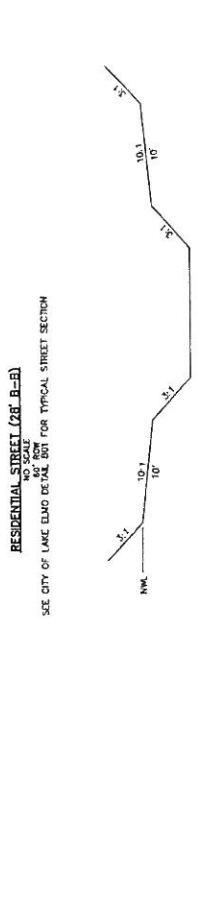
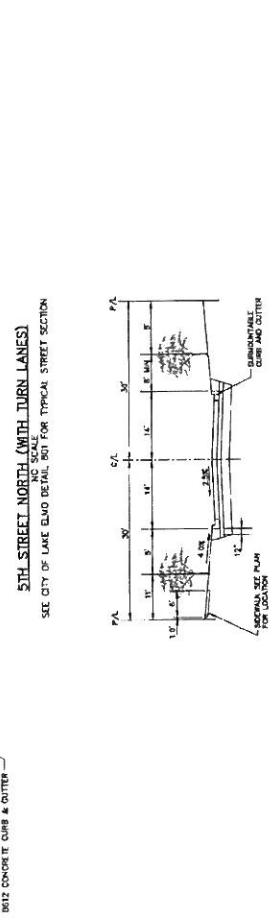
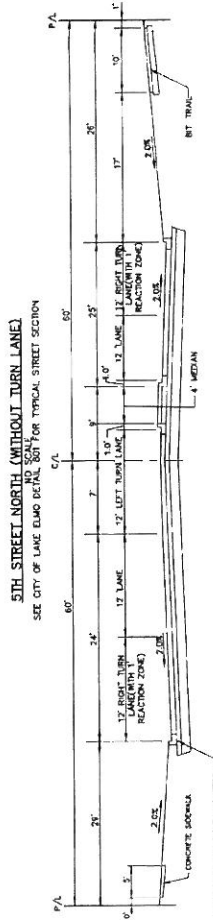
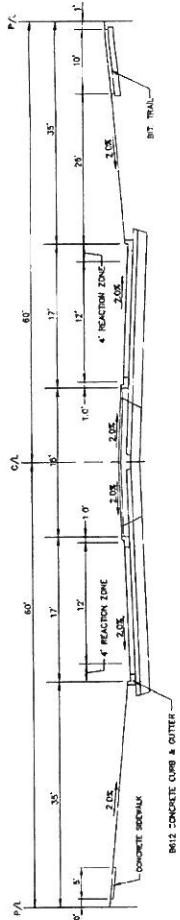
Westwood Professional Services, Inc.
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 Fax: 763.418.1001
 www.westwoodpro.com

Prepared for:
 Lennar Corporation
 1600 56th Avenue, Suite 400
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Savona
 Lake Elmo, Minnesota

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

Details



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

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 Plymouth, Minnesota, 55446

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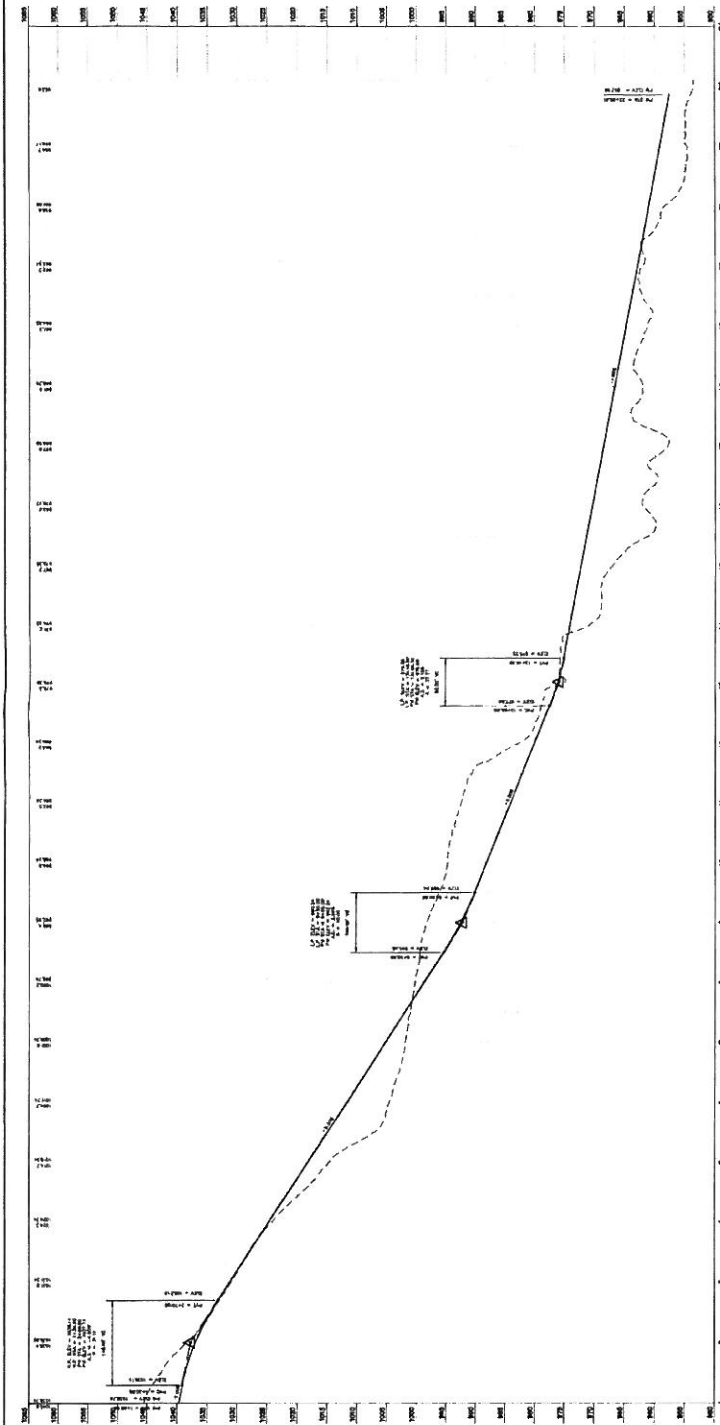
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Reviewed:	
Approved:	

Project No: 14-0000
 Date: 07/16/14
 Sheet No: 6 of 12

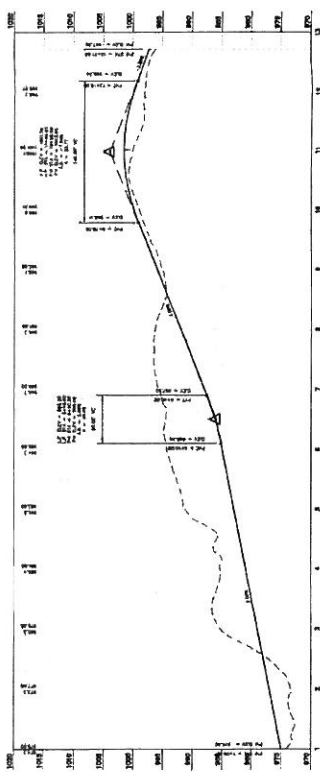
Westwood Professional Services, Inc.
 10000 Lake Elmo Road
 Lake Elmo, MN 55446
 Phone: 763-447-1100
 Fax: 763-447-1101
 www.westwood.com



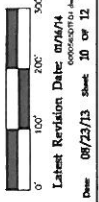
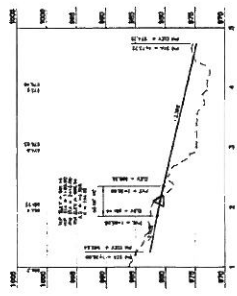
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Street F



Street H



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

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www.westwoodps.com

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Lennar Corporation
16363 94th Avenue North Suite 100
Bryn Mawr, Minnesota, 55466

Project:
Checked:
Drawn:
Neel Dattani, Inc.

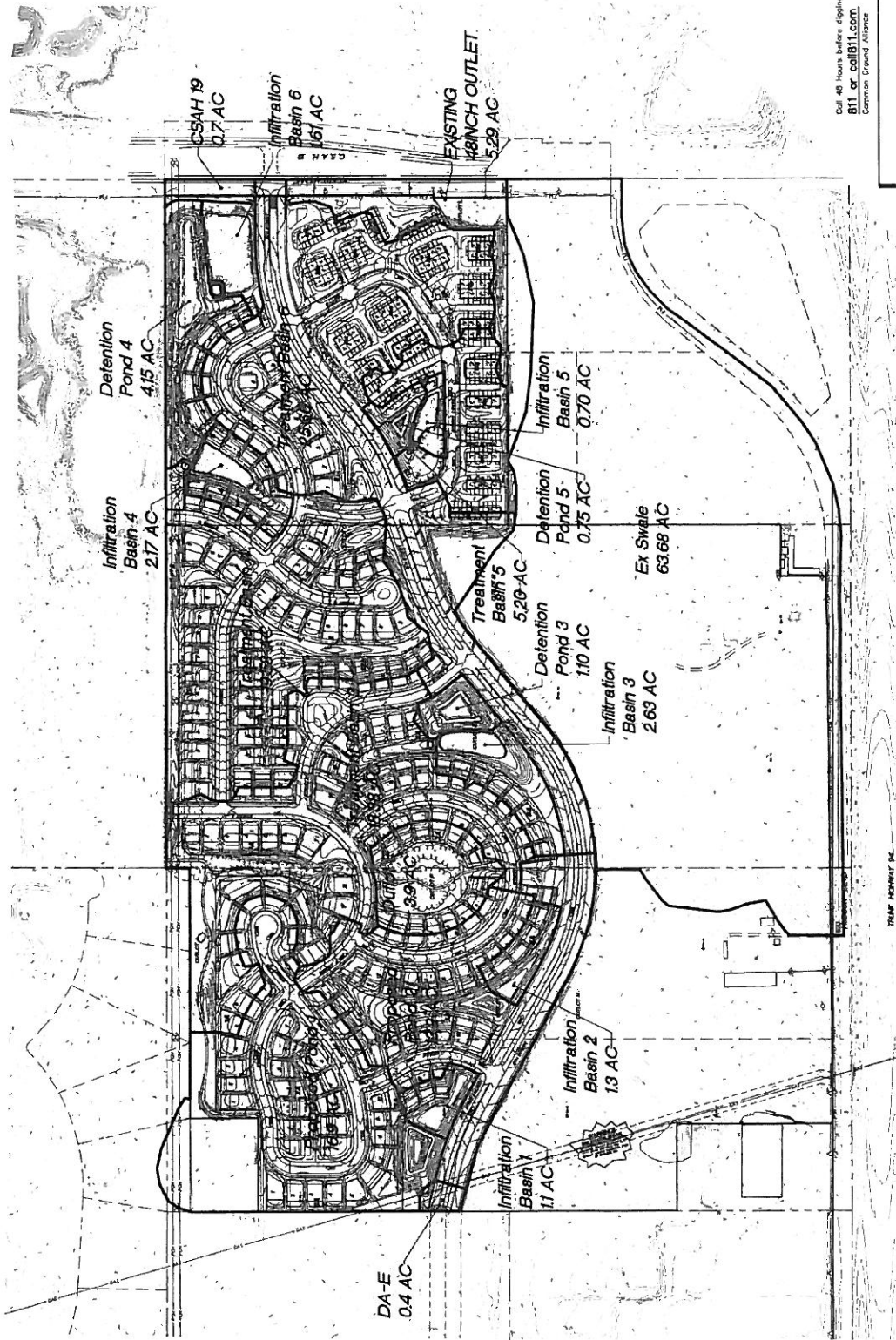
8/23/13

Lennar Corporation
16363 94th Avenue North Suite 100
Bryn Mawr, Minnesota, 55466

Savona
Lake Elmo, Minnesota

Street Profiles





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Lennar Corporation
 10000 W. Sunrise Blvd, Suite 600
 Plymouth, Massachusetts, 01946

Prepared for:

CL	DL
Checked:	DATE:
Drawn:	DATE:
Savona Drainage Station	

REVISION	DATE	BY	DESCRIPTION

Scale: 1" = 40' (Horizontal)
 1" = 20' (Vertical)
 Date: 07/25/13
 Title No.: 43257

Westwood Professional Services, Inc.
 10000 W. Sunrise Blvd, Suite 600
 Plymouth, MA 01946
 Phone: 508-833-8800
 Fax: 508-833-8801
 Website: www.westwood.com




Construction Plans

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

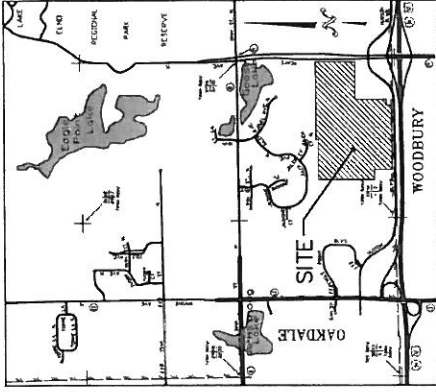
for
Savona
 Lake Elmo, Minnesota

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

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 Fax: 952-927-9311
 Toll Free: 1-888-877-9310
 www.westwoodps.com

Vicinity Map



(See to S-04)

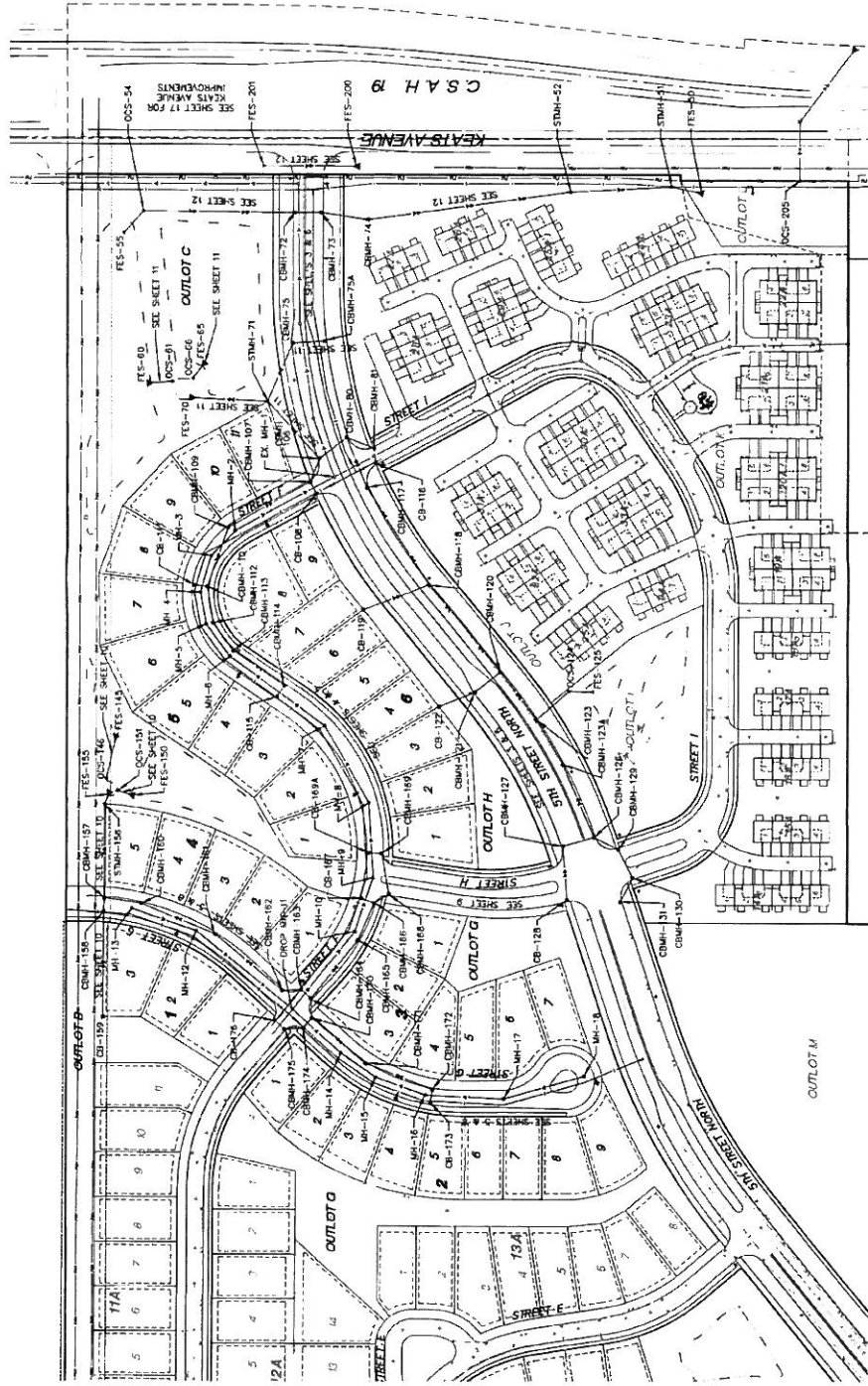
Sheet Number	Sheet Title
1	Cover
2	Overall Plan
3	Sanitary Sewer and Water Main Construction Plan
4	Sanitary Sewer and Water Main Construction Plan
5	Sanitary Sewer and Water Main Construction Plan
6	Storm Sewer and Street Construction Plan
7	Storm Sewer and Street Construction Plan
8	Storm Sewer and 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	R-1842 B
22	STHM	R-1842 B
54	DNCS	SPZ METAL
65	FES	36"
81	OSCS	SEE DETAIL
65	FES	18"
70	FES	48"
71	STHM	R-1842 B
72	STHM	R-3097-V
73	STHM	R-3097-V
74	CBM	R-SM2
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
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120	CBM	R-3097-V
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122	CBM	R-3097-V
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124	CBM	R-3097-V
125	CBM	R-3097-V
126	CBM	R-3097-V
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
133	CBM	R-3097-V
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144	CBM	R-3097-V
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153	CBM	R-3097-V
154	CBM	R-3097-V
155	CBM	R-3097-V
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192	CBM	R-3097-V
193	CBM	R-3097-V
194	CBM	R-3097-V
195	CBM	R-3097-V
196	CBM	R-3097-V
197	CBM	R-3097-V
198	CBM	R-3097-V
199	CBM	R-3097-V
200	FES	12"
201	FES	12"
202	FES	12"



LEGEND

EXISTING

- Sanitary Sewer
- Water
- Hpd. w/Volts
- Storm Sewer

PROPOSED

- Sanitary Sewer
- Water
- Hpd. w/Volts
- Storm Sewer

Scale: 0' 100' 200' 300'

Latest Revision Date: 04/04/14

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

Savona
 Lake Bluff, Minnesota

Lennar Corporation
 1000 N. A. Avenue, North Lake, MN
 Plymouth, Minnesota, 55446

Prepared for:

Drawn: [Signature]
 Checked: [Signature]
 Project: [Signature]
 Date: 04/04/14

SEE SHEETS 13 & 14 FOR CITY OF LAKE BLUFF STANDARD PLAN NOT

WESTWOOD PROFESSIONAL SERVICES, INC.
 1000 N. A. Avenue, North Lake, MN
 55446
 Phone: 763-424-8888
 Fax: 763-424-8889
 Website: www.westwoodpro.com

Project: [Signature]
 Date: 04/04/14

Scale: 1" = 40'

Sheet: 2 of 17

Project: [Signature]

Date: 04/04/14

Project: [Signature]

Date: 04/04/14

Project: [Signature]

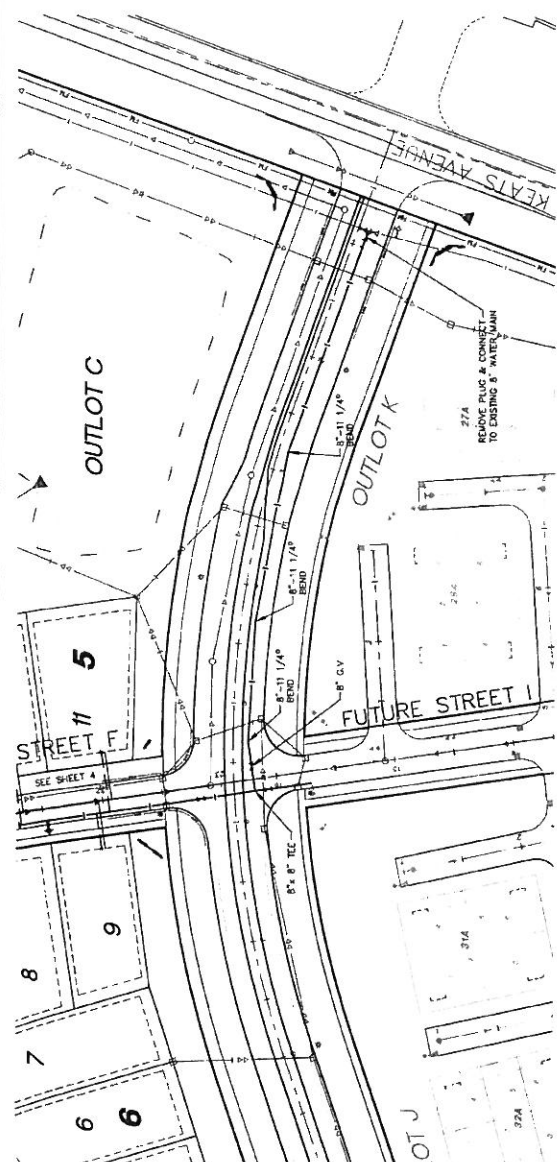
Date: 04/04/14

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

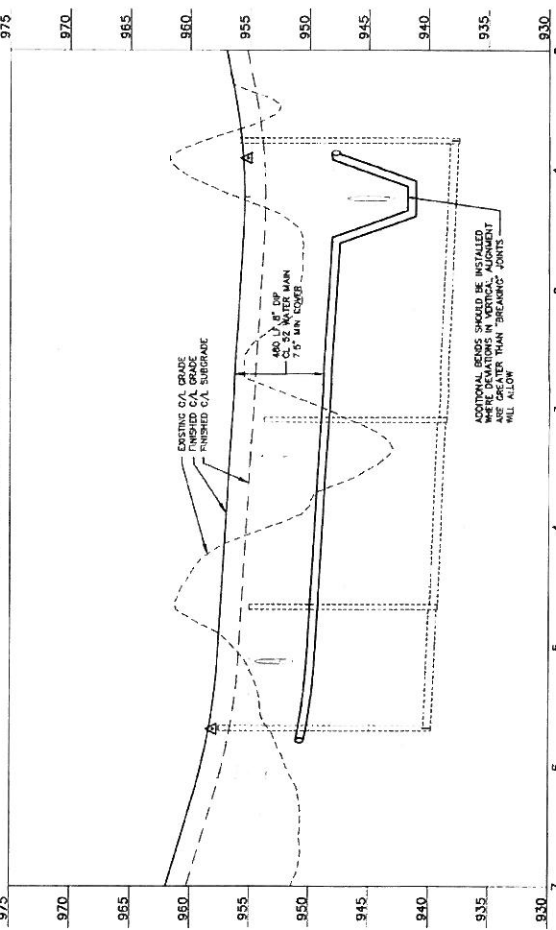
GENERAL NOTES:

- CONDUITS SANITARY SEWER SERVICE INVERT @ END OF STRE
- CONDUITS SANITARY SEWER SERVICE W/VE LOCATED ON MAINLINE FROM DOWN STREAM 1/4 H
- FLAG HYDRAUNTS
- EXTEND ROOS ON DEEP VALVES
- ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE UNRPS
- 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)



5th Street North



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

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

Savona
 Sanitary Sewer and Water Main Construction Plan
 50. Street North
 Lake Elm, Minnesota

Lennar Corporation
 3625 5th Avenue North Suite 600
 Plymouth, Minnesota, 55944

Prepared for:

Client:	CU
Checked:	JKL
Drawn:	WFE
Approved:	WFE

Approved by:

Project No.: 41257
 Date: 07/07/24

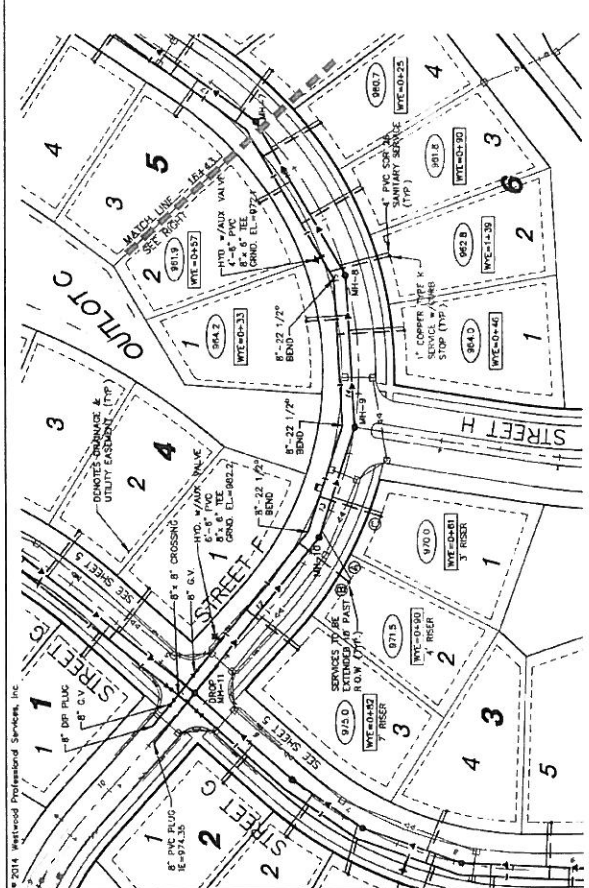
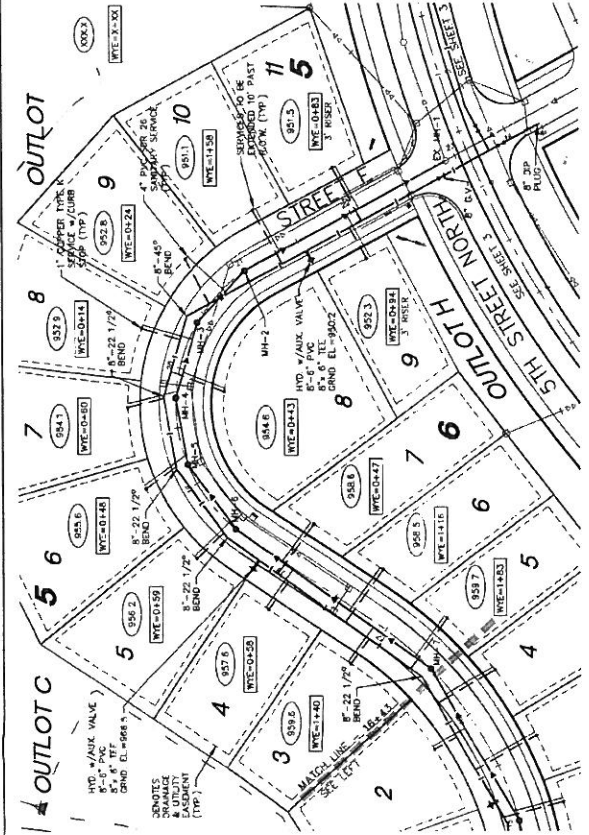
Westwood Professional Services, Inc.
 2000 Prairie Ave. Suite 200
 Lake Park, IA 50601
 P.O. Box 100
 Lake Park, IA 50601
 Tel: 515.281.1200
 Fax: 515.281.1201
 www.westwoodinc.com



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

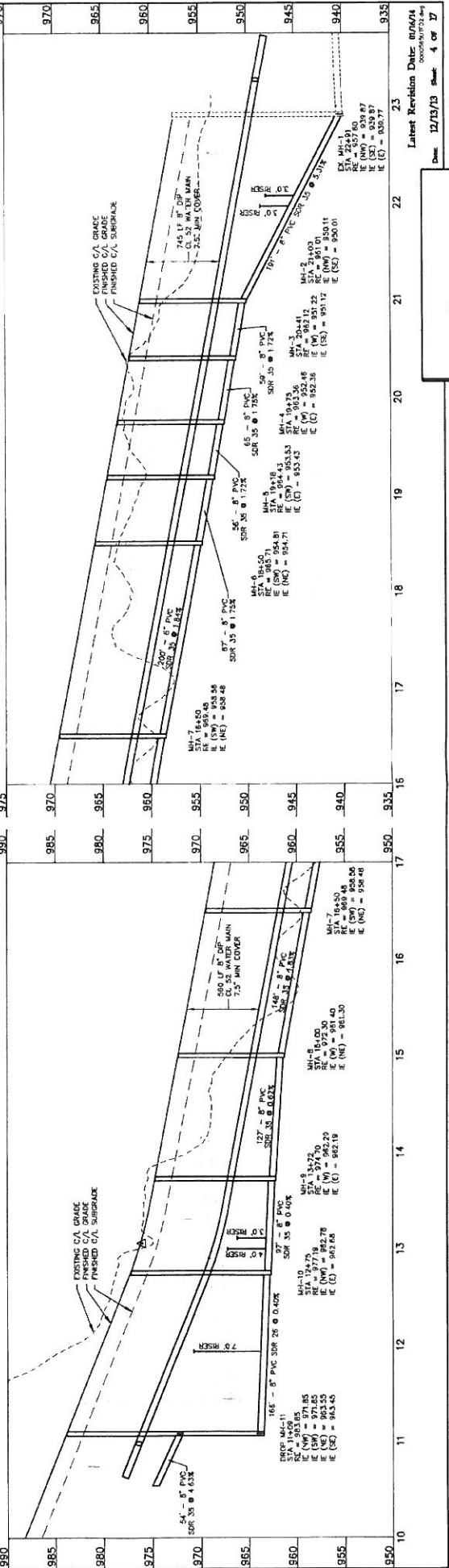
GENERAL NOTES:

- 1. DENOTES SANITARY SEWER SERVICE INVERT @ END OF STUB.
- 2. DENOTES SANITARY SEWER SERVICE WYE LOCATION AND MAIN FROM DOWN STREAM MAIN.
- 3. FLAG RIBBONS.
- 4. EXTEND RIGS ON DEEP VALVES.
- 5. ALL DROP 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 NORMAL SAN SERVICE RISER AT END OF SERVICE.
- 9. INSTALL WATER SERVICE OVER STORM SEWER (INSULATE).
- 10. INSTALL WATER SERVICE UNDER STORM SEWER (INSULATE).



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

Street F



Latest Revision Date: 07/07/14
 Date: 12/19/13 Sheet: 4 of 17

Savona

Lake Elmo, Minnesota
 Street F

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

Prepared for:

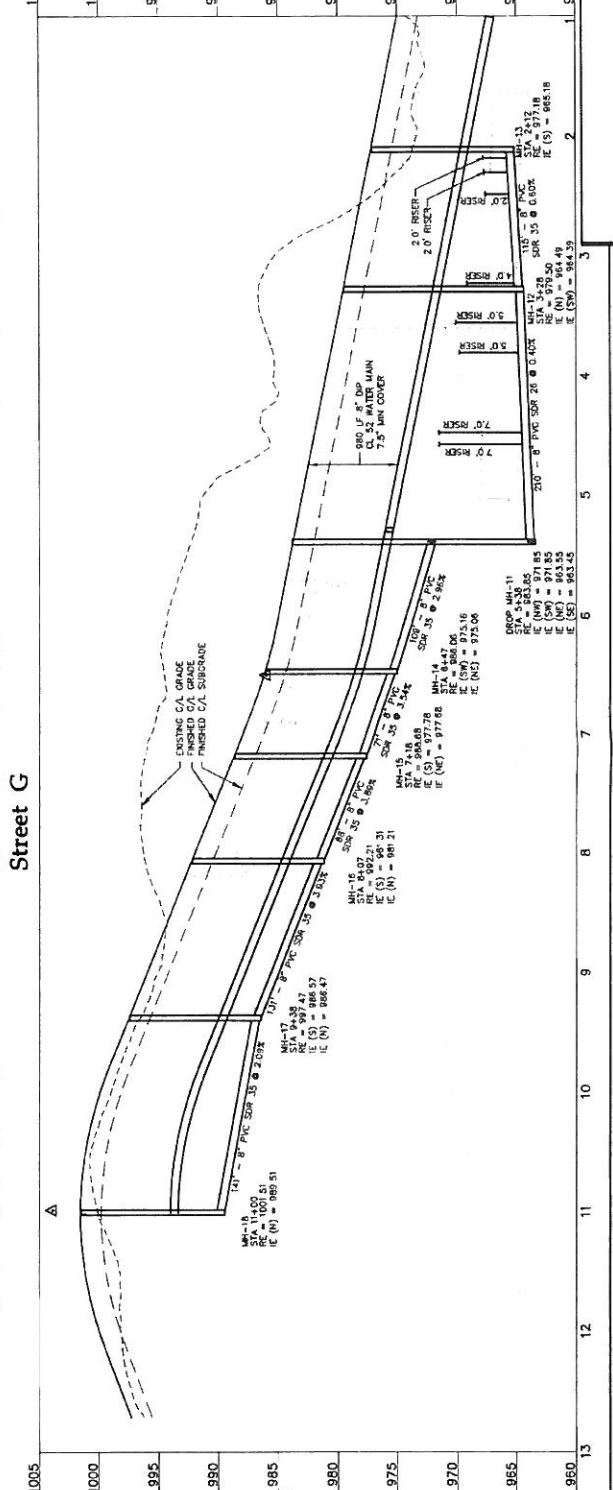
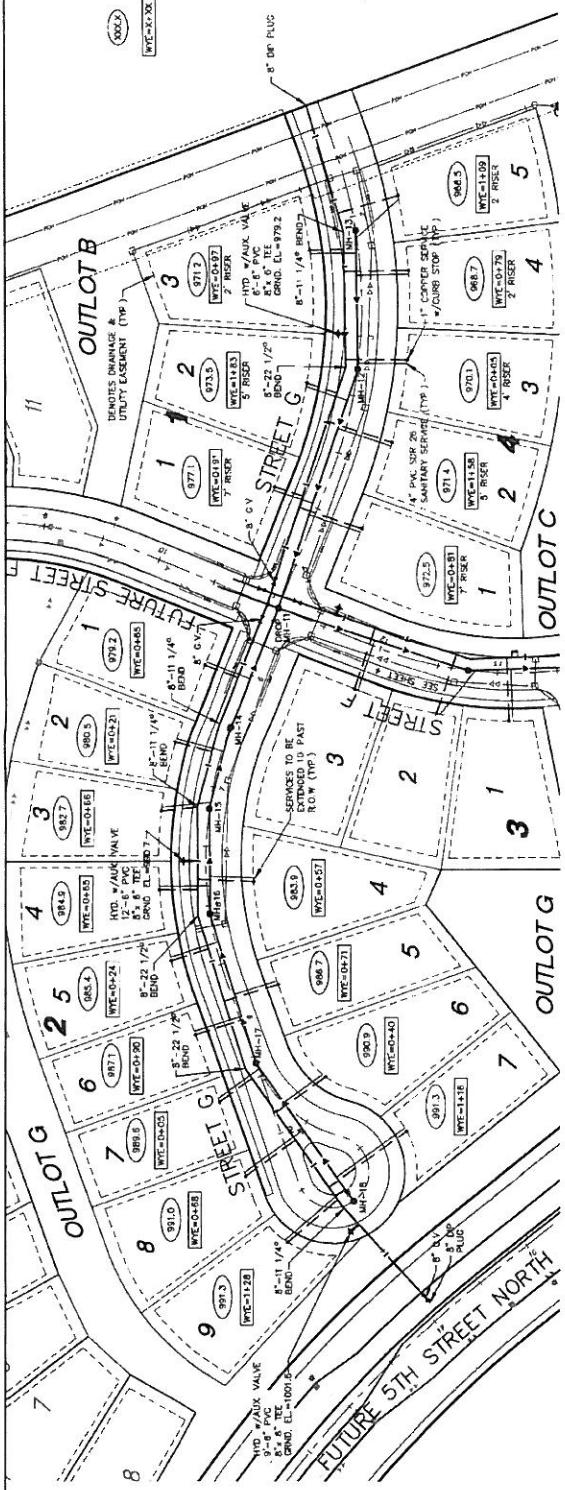
CU	DATE	BY

Westwood Professional Services, Inc.
 10000 Westwood Drive
 Minneapolis, MN 55426
 Phone: 763.833.1100
 Fax: 763.833.1101
 www.westwoodpro.com

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

GENERAL NOTES:

- DENOTES SANITARY SEWER SERVICE
- INVERT @ END OF STUB
- DENOTES SANITARY SEWER SERVICE W/IC LOCATED ON MAINLINE FROM DOWN STREAM MAN
- 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:
 C.L.L.
 Checked: _____
 Drawn: _____
 Inter-Checking: _____

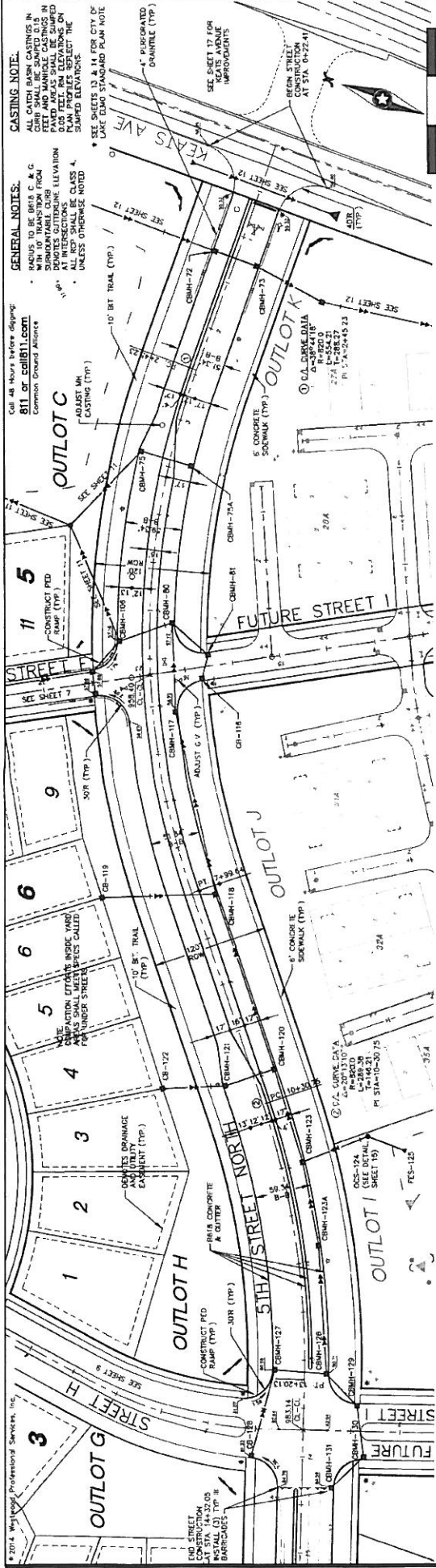
Project:
 879147 - RT "DUMMIST"
 Date: 12/19/13
 License No. 43357

Westwood Professional Services, Inc.
 15000 36th Avenue North, Suite 400
 Plymouth, MN 55444
 Phone: 763-889-2000
 Fax: 763-889-2001
 Web: www.westwood.com

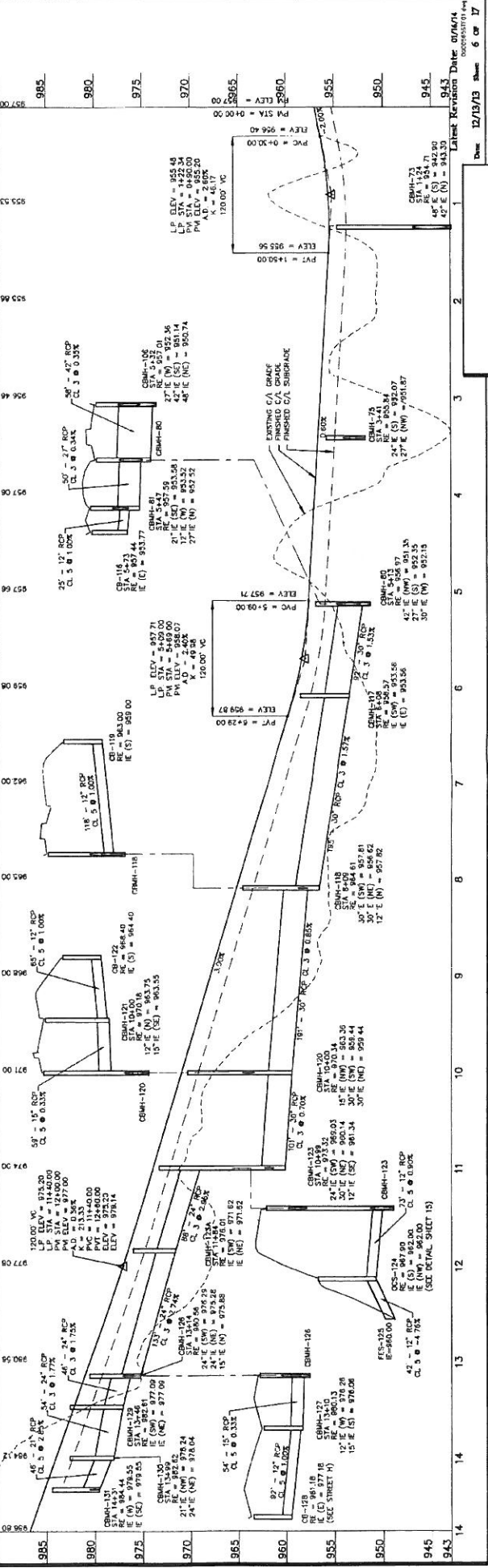


Westwood

Date: 12/19/13 Sheet: 3 of 17
 Latest Revision Date: 02/04/14
 Description: 02/04/14



5th Street North



CASTING NOTE.
 ALL CATCH BASIN CASTINGS IN CURB SHALL BE SAMPED 0.15 IN DIAMETER CURB WITH 10 TRANSITION FROM SAMPABLE CURB TO 10\"/>

GENERAL NOTES:
 1. ALL SHOWN BEFORE DIPPING.
 2. CALL 811 OR CALL 811.COM
 3. COMMON GROUND ALLIANCE
 4. CONSTRUCT RAMP UNDER STREET
 5. CONSTRUCTION UTILITY WORK SHALL BE UNDER STREET
 6. 10\"/>

811 or call811.com
 Common Ground Alliance

Drawn 12/19/19 Sheet 6 of 17
 Latest Revision Date 01/04/24
 (UNLESS OTHERWISE NOTED)

Savona
 Lake Elmo, Minnesota

Lennar Corporation
 18000 5th Avenue North, Suite 600
 Plymouth, Minnesota, 55446

Prepared for:
 Client: Savona
 Project: 18000 5th Avenue North, Suite 600
 Drawn: [Signature]
 Checked: [Signature]
 Revised Drawing No.: 42257

Approved:
 [Signature]
 [Signature]
 [Signature]

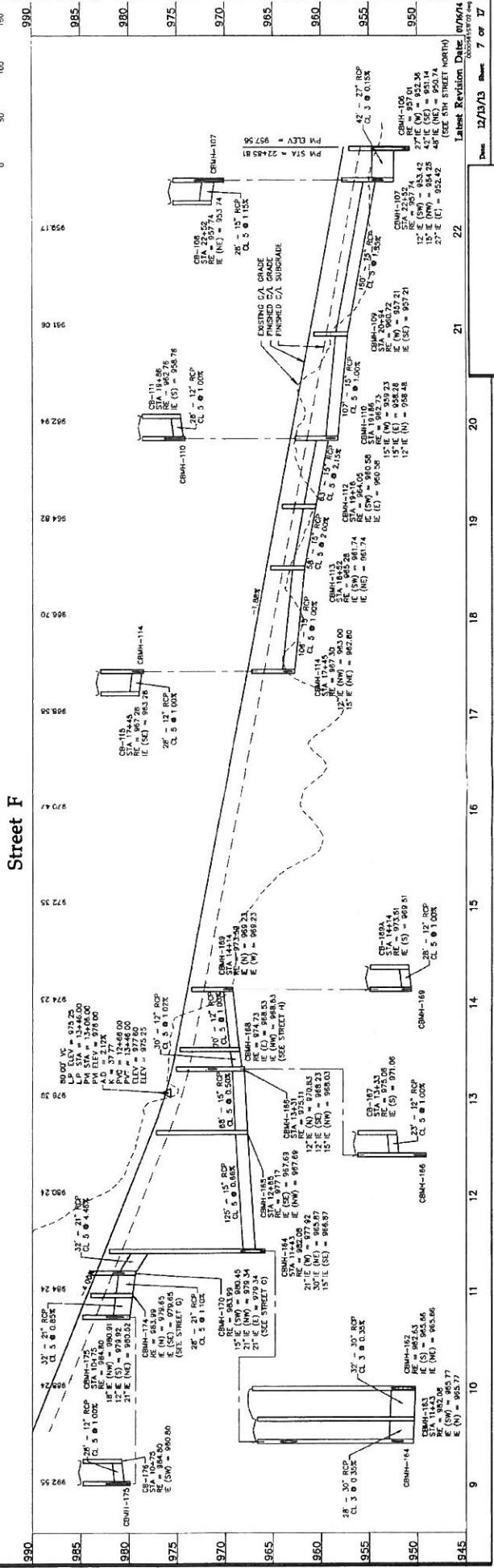
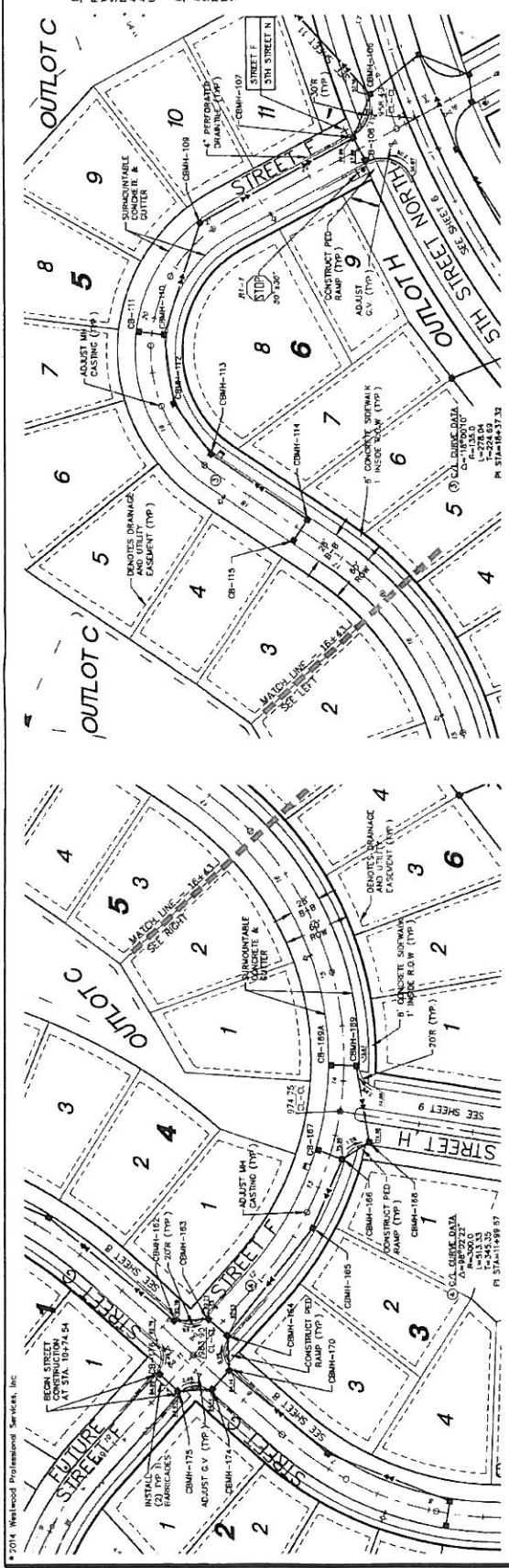
Westwood
 10000 Westwood Drive
 Minneapolis, MN 55425
 Tel: 763.440.1100
 Fax: 763.440.1101
 www.westwoodmn.com

Westwood
 10000 Westwood Drive
 Minneapolis, MN 55425
 Tel: 763.440.1100
 Fax: 763.440.1101
 www.westwoodmn.com

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

GENERAL NOTES:
 1. CURBS TO BE 6" MIN. C. & G. SURMOUNTABLE CURB CASTING FROM CONCRETE. FINISH ELEVATION AT INTERSECTIONS UNLESS OTHERWISE NOTED.
 2. CASTING NOTE:
 ALL CASTING BRASS CASTINGS IN CURB SHALL BE SHARPED 0.15 FEET AND MARKED CASTINGS IN PAVED AREAS SHALL BE SHARPED 0.05 FEET. UNLESS OTHERWISE NOTED, THE SHARPED ELEVATIONS.

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



Date: 12/15/13 Sheet: 7 of 17

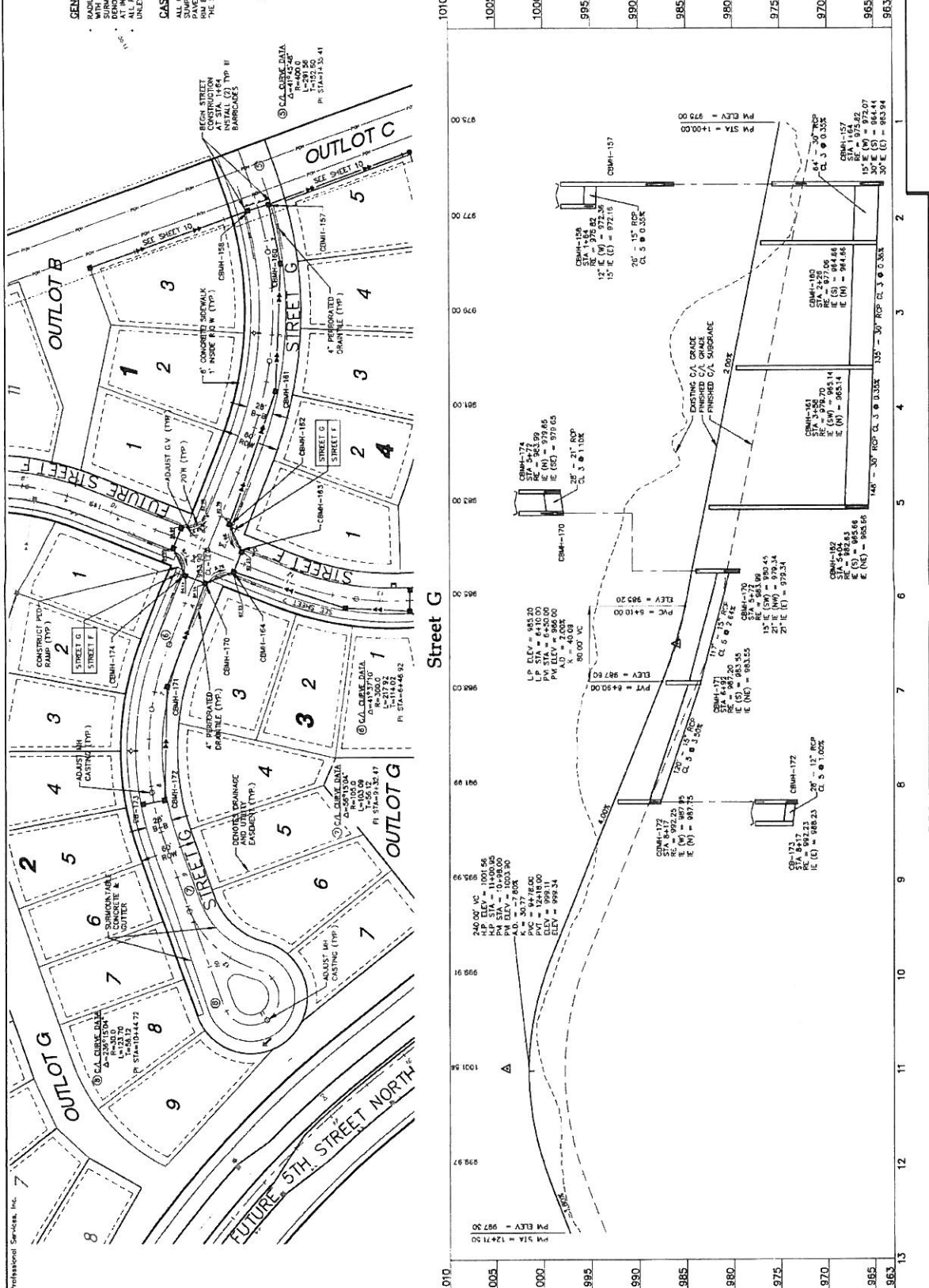
Savona
Lake Elm, Massachusetts

Lennar Corporation
1800 36th Avenue North, Suite 400
Troy, Michigan 48064

Project for: _____
 CDL _____
 Check: _____
 Drawn: _____
 Board Drawing: 20/108

Reviewed by: _____
 Date: 02/27/14 License No. 43257

Westwood
 1000 Westwood Industrial Parkway, Inc.
 1000 Westwood Industrial Parkway, Inc.
 1000 Westwood Industrial Parkway, Inc.
 1000 Westwood Industrial Parkway, Inc.

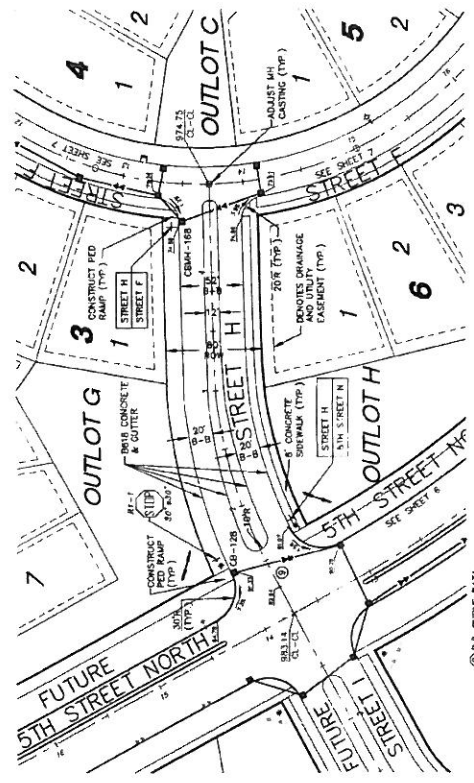


Call 48 Hours before digging
 811 or call811.com
 Common Ground Alliance

- GENERAL NOTES:**
- RADIUS TO BE 8615 C & G WITH 10' TRANSITION FROM 10' TO 12' AT INTERSECTIONS
 - PROVIDES EXISTING ELEVATION UNLESS OTHERWISE NOTED

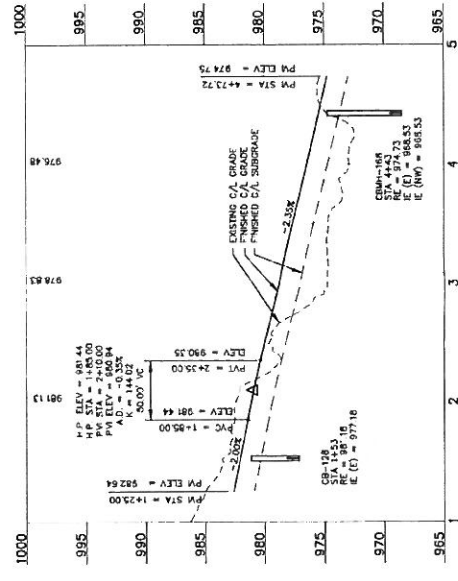
CASTING NOTE:
 ALL CASTING BASH CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. FINISH ELEVATIONS ON PLAN PROFILES REFLECT THE SUMPED ELEVATIONS.

- SEE SHEETS 13 & 14 FOR DET. OF LAKE ELMO STANDARD PLAN NOTE



Street H

① D.A. GUY, P.E.
 2-2-2010
 P: 192.89
 R: 400.00
 PI: 574-1237.23



Latest Revision Date: 07/16/14
 COMPOSITE SHEET
 Date: 12/19/13 Sheet: 9 of 17

Savona
 Storm Sewer and Street
 Construction Plan
 Street H
 Lake Elmo, Minnesota

Lennar Corporation
 1600 5th Avenue North, Suite 500
 Plymouth, Minnesota, 55446

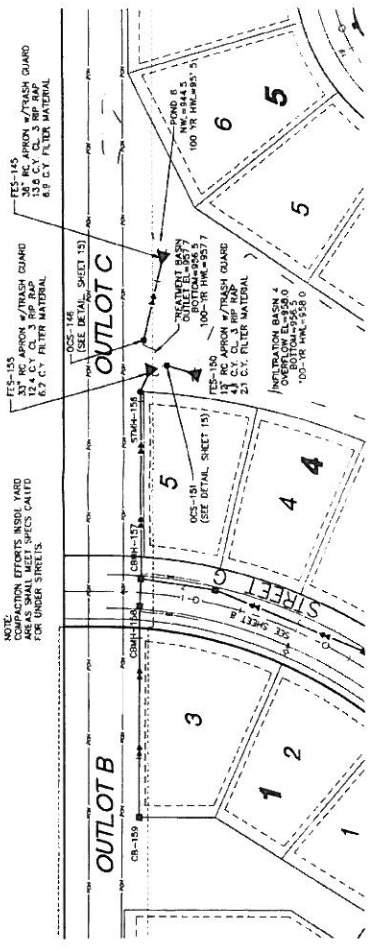
Prepared for:
 Checked: _____
 Drawn: _____
 Next: _____

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.
 Date: 07/28/14 License No. 45537

Westwood Professional Services, Inc.
 10000 Lake Ave. S.
 Suite 100
 Minneapolis, MN 55425
 Tel: 763-444-2200
 Fax: 763-444-2201
 www.westwoodpro.com



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



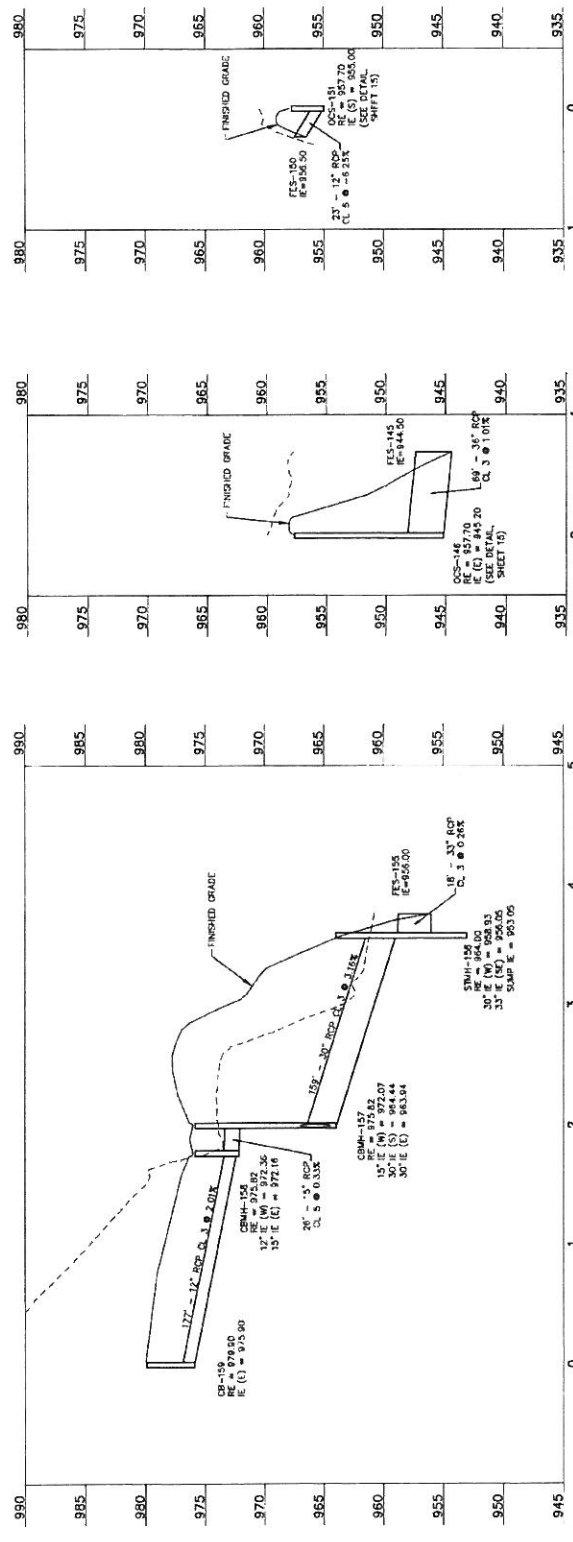
GENERAL NOTES:
 • RADIUS TO BE 80' ± C. & O WITH 10' TRANSITION FROM STRAIGHT TO CURVE
 • SURVEYING POINTS TO BE ELEVATION AT INTERSECTIONS C. & S. 4, UNLESS OTHERWISE NOTED

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 FROM 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.
 10000 Lakeshore Blvd., Suite 200
 Minneapolis, MN 55426
 Phone: 612-338-2200
 Fax: 612-338-2201
 Website: www.westwoodinc.com

Prepared for:
 Lennar Corporation
 10000 30th Avenue North, Suite 200
 Plymouth, Minnesota, 55044

Project:
 Checked:
 Drawn:
 Inset Drawing:

Savona
 Lake Elmo, Minnesota

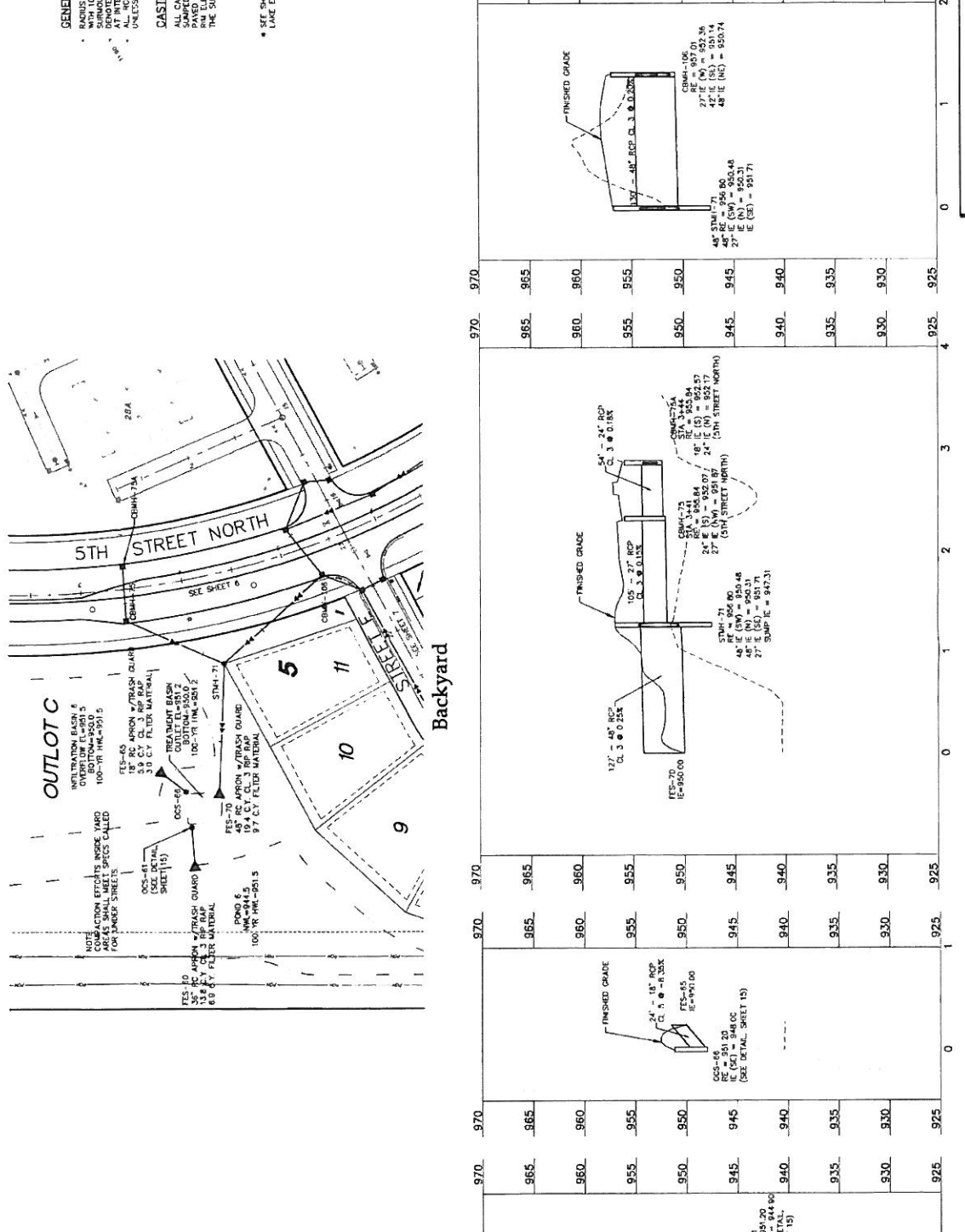
Sheet Revision Date: 07/26/14
 Date: 12/15/13 Sheet: 10 of 17
Storm Sewer and Street Construction Plan
 Backyard

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

GENERAL NOTES:
 • RADIUS TO BE 0.18 C. & G WITH 10' TRANSITION FROM
 TO INTERSECTIONS
 • DENOTES OUTLINE ELEVATION
 AT INTERSECTIONS
 UNLESS OTHERWISE NOTED

CASTING NOTE:
 ALL CASTING BASIN CASTINGS IN CURBS SHALL BE SAMPED 0.15 FEET AND MANHOLE CASTINGS IN MANHOLES SHALL BE SAMPED 0.15 FEET. ALL ELEVATIONS ON PLAN SHEETS SHALL REFLECT THE SUMPED ELEVATIONS.

* SEE SHEETS 13, 14, 15 FOR CITY OF LAKE ELMO STANDARD PLAN NOTE



Savona
 Lake Elm, Minnesota

Lennar Corporation
 38205 Midway Avenue North
 Plymouth, Minnesota, 55441

Prepared for:

Checked	Dr.

Reviewed:

Date	By	Check No.

I hereby certify that the work herein was done in accordance with the provisions of the Minnesota Statutes and the rules and regulations of the Board of Professional Engineers, Architects, and Land Surveyors.

 State of Minnesota

 License No. 42857

Westwood Professional Services, Inc.
 600 North Hennepin Avenue
 Minneapolis, MN 55412
 612.534.9100
 www.westwoodpros.com

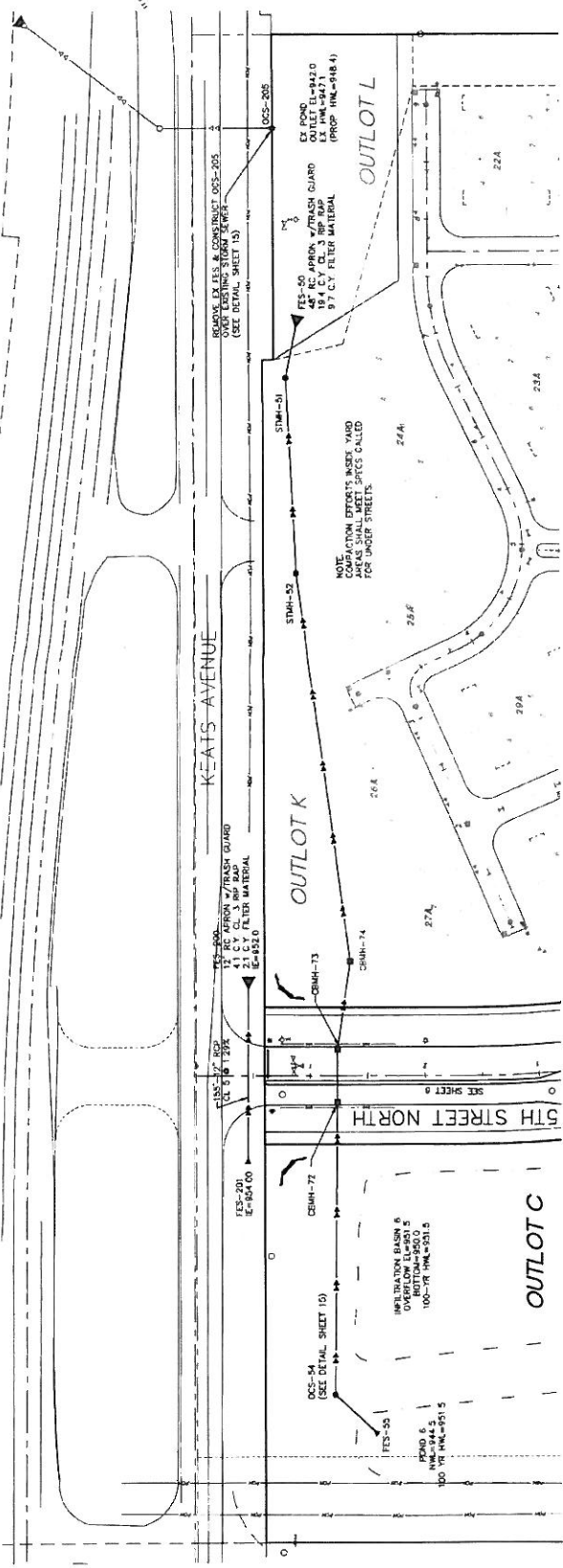
GENERAL NOTES:

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

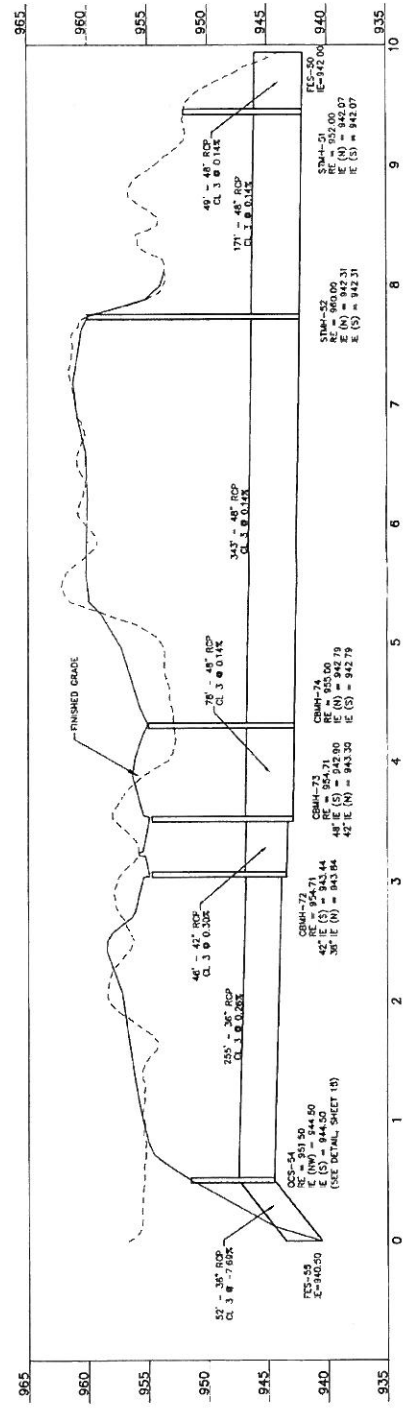
CASTING NOTE:

ALL CATCH BASIN CASTINGS IN CURB SHALL BE SAMPED TO 15 FEET AND MANHOLE CASTINGS IN CURB SHALL BE SAMPED TO 10 FEET. ALL RM 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
 Phone: 763.424.2200
 Fax: 763.424.2201
 www.westwoodps.com

I hereby certify that the plans and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 Date: 07/26/14 License No. 41257
 Ryan M. Johnson

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

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: 07/26/14
 Date: 12/15/13 Sheet: 12 of 17

<p>CATCH BASIN WITH COVER AND RISER PIPE PENETRATION DETAILS</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>GRANULAR MATERIAL BEDDING METHOD</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>STANDARD PLAN NOTES (1) ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. (2) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF GRANULAR MATERIAL BEDDING. (3) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF GRANULAR MATERIAL BEDDING. (4) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 24" OF GRANULAR MATERIAL BEDDING. (5) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 30" OF GRANULAR MATERIAL BEDDING. (6) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 36" OF GRANULAR MATERIAL BEDDING. (7) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 42" OF GRANULAR MATERIAL BEDDING. (8) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 48" OF GRANULAR MATERIAL BEDDING. (9) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 54" OF GRANULAR MATERIAL BEDDING. (10) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 60" OF GRANULAR MATERIAL BEDDING.</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>TYPICAL HYDRANT LAYOUT</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>CATCH BASIN WITH BUMPS, TYPE 405</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>CATCH BASIN WITH BUMPS, TYPE 406</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>WATER SERVICE ON DP MAIN</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>WATERMAIN OFFSET</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>STANDARD PLAN NOTES (1) ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. (2) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF GRANULAR MATERIAL BEDDING. (3) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF GRANULAR MATERIAL BEDDING. (4) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 24" OF GRANULAR MATERIAL BEDDING. (5) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 30" OF GRANULAR MATERIAL BEDDING. (6) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 36" OF GRANULAR MATERIAL BEDDING. (7) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 42" OF GRANULAR MATERIAL BEDDING. (8) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 48" OF GRANULAR MATERIAL BEDDING. (9) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 54" OF GRANULAR MATERIAL BEDDING. (10) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 60" OF GRANULAR MATERIAL BEDDING.</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>SANITARY SEWER MANHOLE WITH BUMPS, TYPE 301</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>SANITARY SEWER OUTSIDE DROP</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>SANITARY SEWER SERVICE</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>STANDARD PLAN NOTES (1) ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. (2) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF GRANULAR MATERIAL BEDDING. (3) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF GRANULAR MATERIAL BEDDING. (4) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 24" OF GRANULAR MATERIAL BEDDING. (5) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 30" OF GRANULAR MATERIAL BEDDING. (6) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 36" OF GRANULAR MATERIAL BEDDING. (7) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 42" OF GRANULAR MATERIAL BEDDING. (8) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 48" OF GRANULAR MATERIAL BEDDING. (9) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 54" OF GRANULAR MATERIAL BEDDING. (10) ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 60" OF GRANULAR MATERIAL BEDDING.</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>CATCH BASIN, TYPE 402</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>CATCH BASIN, TYPE 404</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>STORM SEWER MANHOLE, TYPE 407</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>	<p>CONCRETE REACTION BEDDING</p> <p>REVISIONS: 01 DATE: 01/14/11</p> <p>CITY OF LAKE ELMO</p>
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Latest Revision Date: 01/14/11
 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:


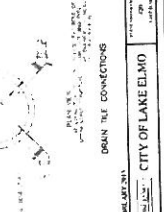
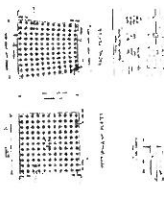
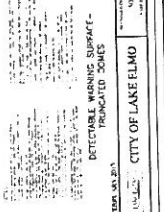
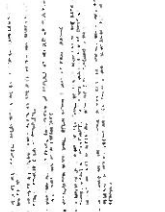
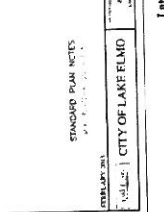
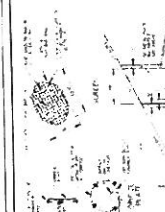

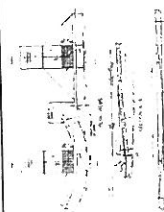



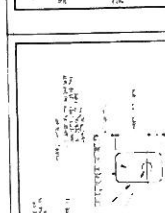
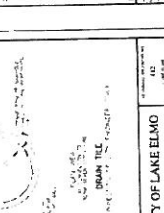
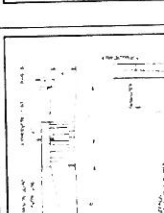
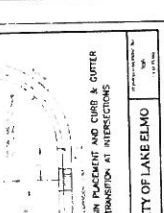

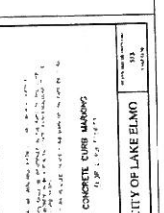
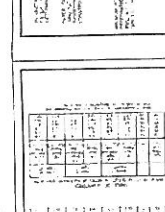
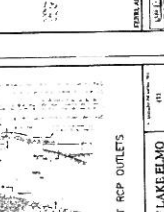
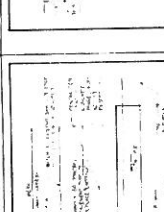
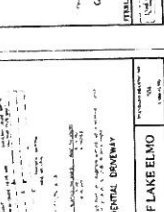
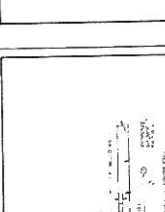
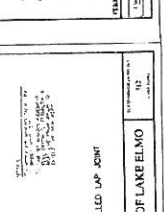
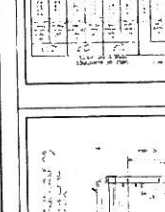
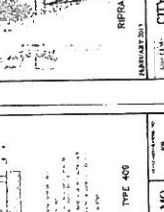
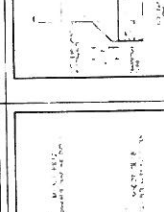
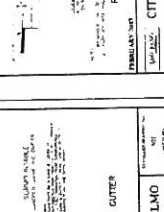
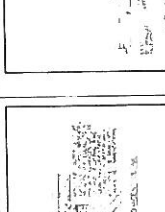
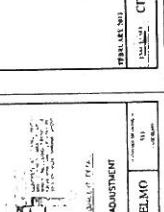
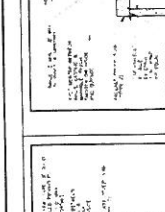
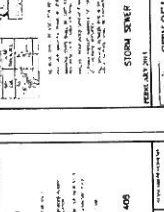

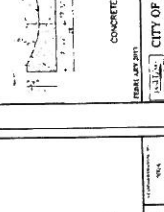
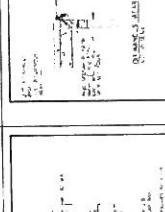
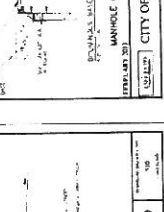
City of Lake Elmo
 41257

Checked: [Signature]
 Drawn: [Signature]
 Project Engineer: [Signature]

Wetmore Professional Services, Inc.
 2000 Westwood Drive
 St. Louis, MO 63114
 Phone: 314.991.1111
 Fax: 314.991.1112
 www.wetmore.com

Get 48 hours before display
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 Common Ground Alliance



 <p>DRAIN TEE CONNECTIONS</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DETECTABLE WARNING SURFACE - TRUNCATED CONES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>STANDARD PLAN NOTES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DRAIN TEE CONNECTIONS</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DETECTABLE WARNING SURFACE - TRUNCATED CONES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>STANDARD PLAN NOTES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>
 <p>PAVED SHOULDER</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>PEDESTRIAN CURB RAMP</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>STANDARD PLAN NOTES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DRAIN TEE CONNECTIONS</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DETECTABLE WARNING SURFACE - TRUNCATED CONES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>STANDARD PLAN NOTES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>
 <p>DRAIN TEE CONNECTIONS</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>CATCH BASIN PLACEMENT AND CURB & GUTTER TRANSITION AT INTERSECTIONS</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>CONCRETE CURB MARKINGS</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DRAIN TEE CONNECTIONS</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DETECTABLE WARNING SURFACE - TRUNCATED CONES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>STANDARD PLAN NOTES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>
 <p>RETROFIT AT RCP OUTLETS</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>RESIDENTIAL DRIVEWAY</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>WELDED LAP JOINT</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DRAIN TEE CONNECTIONS</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DETECTABLE WARNING SURFACE - TRUNCATED CONES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>STANDARD PLAN NOTES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>
 <p>STORM SEWER MANHOLE, TYPE 409</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>CONCRETE CURB & GUTTER</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>MANHOLE CASTING ADJUSTMENT</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DRAIN TEE CONNECTIONS</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>DETECTABLE WARNING SURFACE - TRUNCATED CONES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>	 <p>STANDARD PLAN NOTES</p> <p>STANDARD PLAN NOTES CITY OF LAKE ELMO</p>
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Latest Revision Date: 07/17/14
 Date: 12/19/13 Sheet: 14 of 17

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 Lake Elm, Minnesota

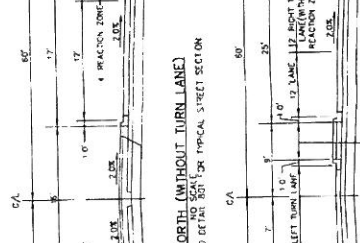
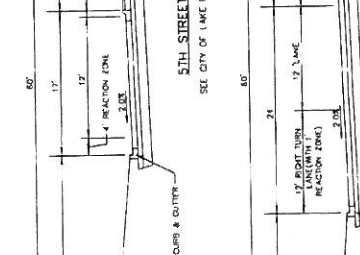
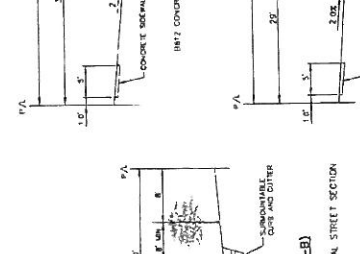
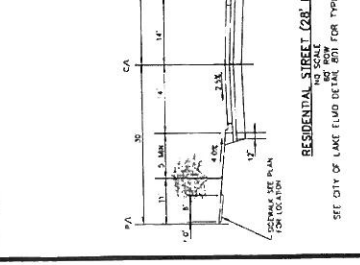
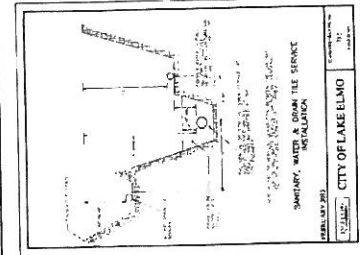
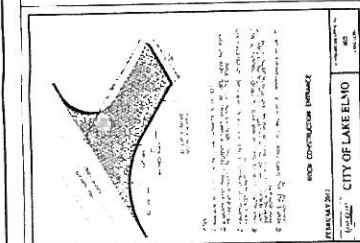
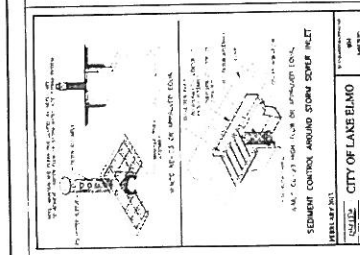
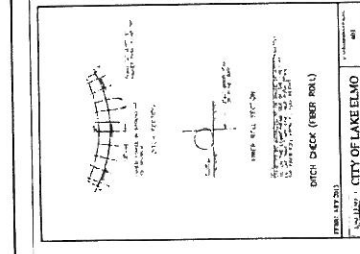
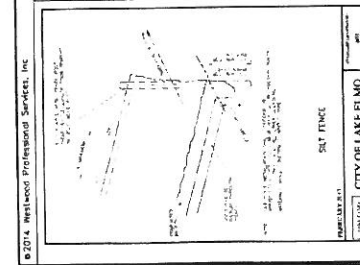
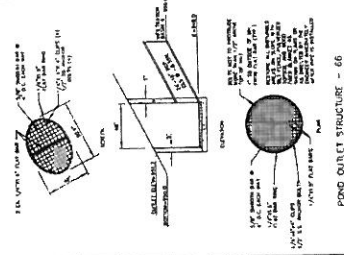
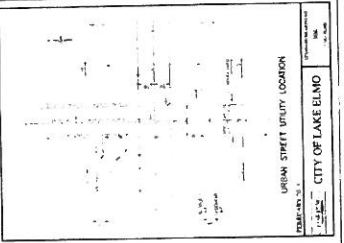
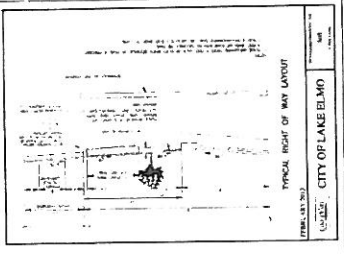
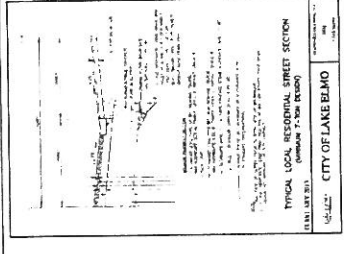
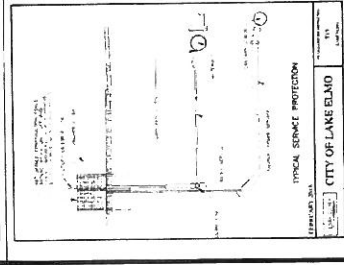
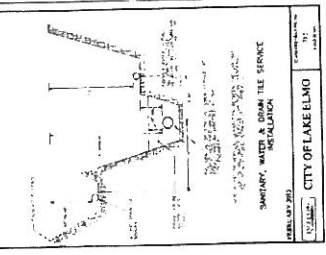
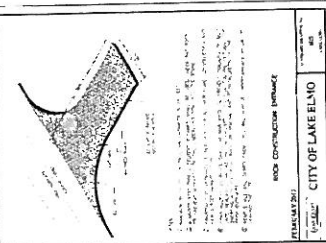
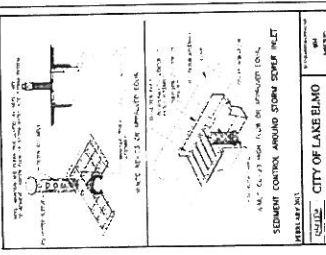
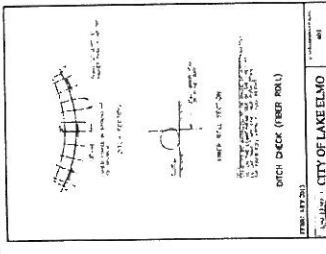
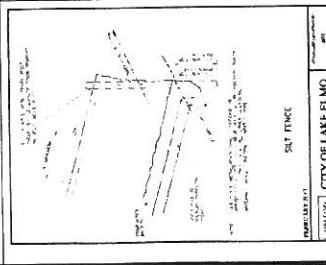
Lennar Corporation
 1430 24th Avenue North, Suite 600
 Plymouth, Minnesota, 55446

Prepared For:

Project:
 Checked:
 Drawn:
 Project Director:
 Date: 07/17/14

Call 48 hours before digging
811 or 800.811.COM
 Common Ground Alliance





5TH STREET NORTH (WITHOUT TURN LANES)
NO SCALE
SEE CITY OF LAKE ELMO DETAIL 801 FOR TYPICAL STREET SECTION

5TH STREET NORTH (WITH TURN LANES)
NO SCALE
SEE CITY OF LAKE ELMO DETAIL 801 FOR TYPICAL STREET SECTION

Prepared for:
City of Lake Elmo
Project: 2014-2015
Date: 01/14/14
Scale: AS SHOWN

Reviewed by:
Project Engineer
Date: 01/14/14

Checked by:
Date: 01/14/14

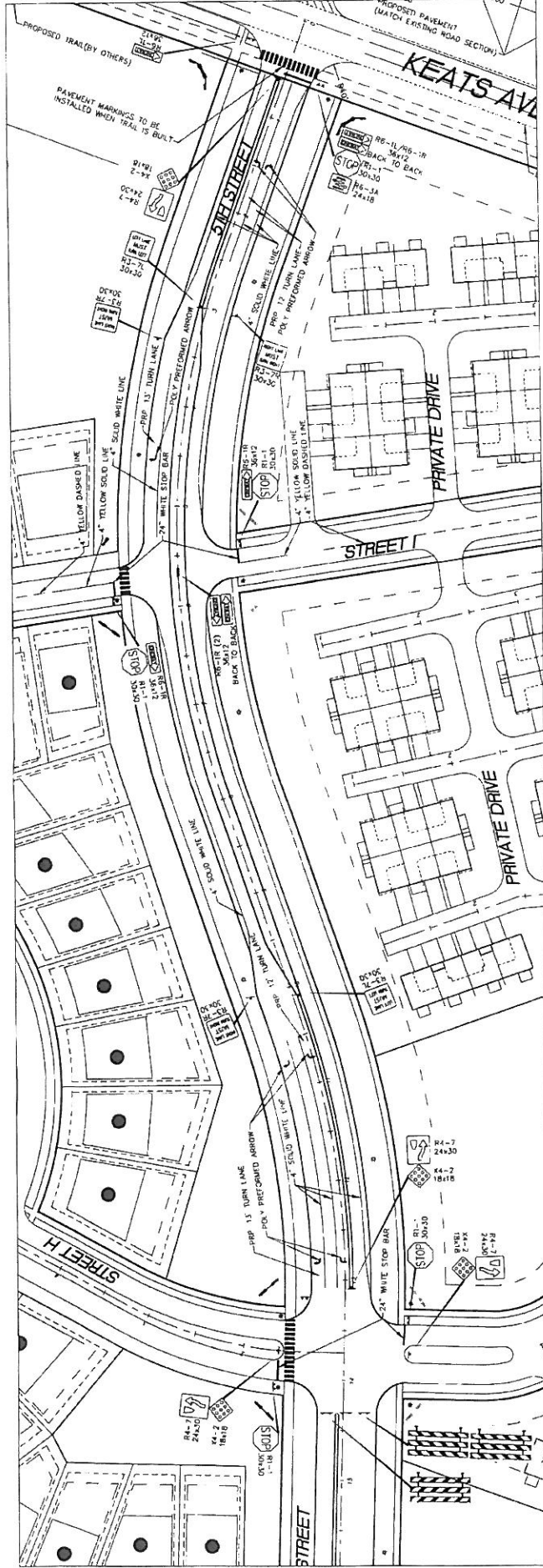
Drawn by:
Date: 01/14/14

Latest Revision Date: 07/20/14
Date: 12/19/13 Sheet: 19 of 17

Savona
Lake Elmo, Minnesota

Lennar Corporation
1692 36th Avenue North, Suite 400
Plymouth, Minnesota, 55446

Westwood
Westwood Professional Services, Inc.
10000 Grand Avenue, Suite 200
Plymouth, MN 55442
Phone: 763.889.8800
www.westwoodcs.com



Latest Revision Date: 06/03/14
 Date: 12/13/13 Sheet: 16 of 17

Savona

5th Street Signaling & Striping Plan

Labor, Illinois, Minnesota

Lennar Corporation
 18000 56th Avenue North, Suite 400
 Plymouth, Minnesota, 55444

Prepared for:

Client:	Lennar Corporation
Contract:	18000 56th Avenue North, Suite 400
Drawn:	Westwood Professional Services, Inc.
Checked:	

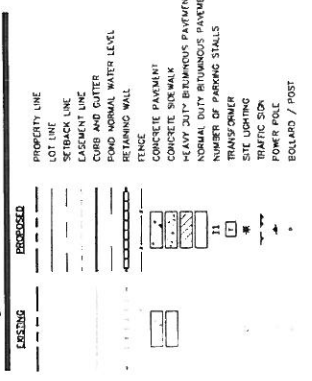
MARKINGS FOR PEDESTRIAN CROSSWALKS

WALKWAY WIDTH (ft)	PAVING AREA (sq ft)	NO. OF MARKING STIPPS
5'	25'	25
10'	50'	50
15'	75'	75
20'	100'	100
25'	125'	125
30'	150'	150
35'	175'	175

CROSSWALK NOTES:

1. PAINTED AREAS TO BE CENTERED ON CENTERLINE AND LANE LINES
2. A MINIMUM OF 1.5 FT. CLEAR DISTANCE SHALL BE LEFT ADJACENT TO THE CURB IF PAINTED AREA FALLS INTO THIS DISTANCE. IT MUST BE CENTERED
3. ON TWO LANE TWO WAY STREETS, USE SPACING SHOWN FOR AN 11 FT. WIDE LANE
4. INTERSECTIONS REMAINING UNDESIGNED 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
5. AT SKEWED CROSSWALKS, THE BLOCKS ARE TO REMAIN PARALLEL TO THE LANE LINES AS SHOWN

Site Legend

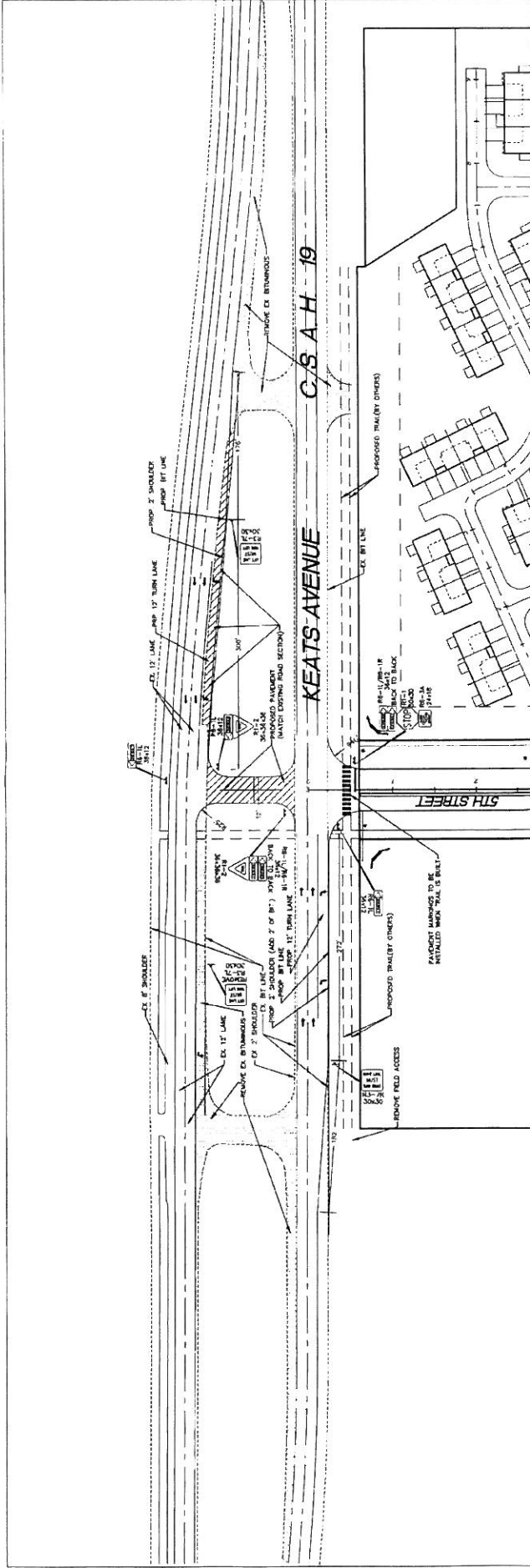


General Site Notes

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN SHALL BE AS SHOWN ON THE SURVEY. ANY UNRECORDED UTILITY LOCATIONS PROBE TO BE SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTICED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT DIMENSIONS AND AREAS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL NECESSARY ACCESS TO ADJACENT PROPERTIES. THE MOVEMENT OF TRAFFIC WHERE NECESSARY, PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY OF SAVONA. THE CONTRACTOR SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS FOR CONTROL DEVICES.
4. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

Westwood Professional Services, Inc.
 18000 56th Avenue North, Suite 400
 Plymouth, MN 55444
 Phone: 763-881-2200
 Fax: 763-881-2211
 www.westwoodinc.com





General Site Notes

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN AND THE FIELD SURVEY SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING CONSTRUCTION ACCESS TO ALL ADJACENT PROPERTIES AS WELL AS OBTAINING ALL NECESSARY PERMITS AND UTILITIES TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL TRAFFIC CONTROL DEVICES WHERE NECESSARY. THE PLACEMENT OF TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MARKET STANDARDS.
- RETAINING WALLS 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



Latest Revision Date: 06/06/14
06/06/14 12:13:13
Date: 12/13/13 Sheet: 17 of 17

Savona

Keats Avenue
Improvements Plan

Lake Elmo, Minnesota

Lennar Corporation

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

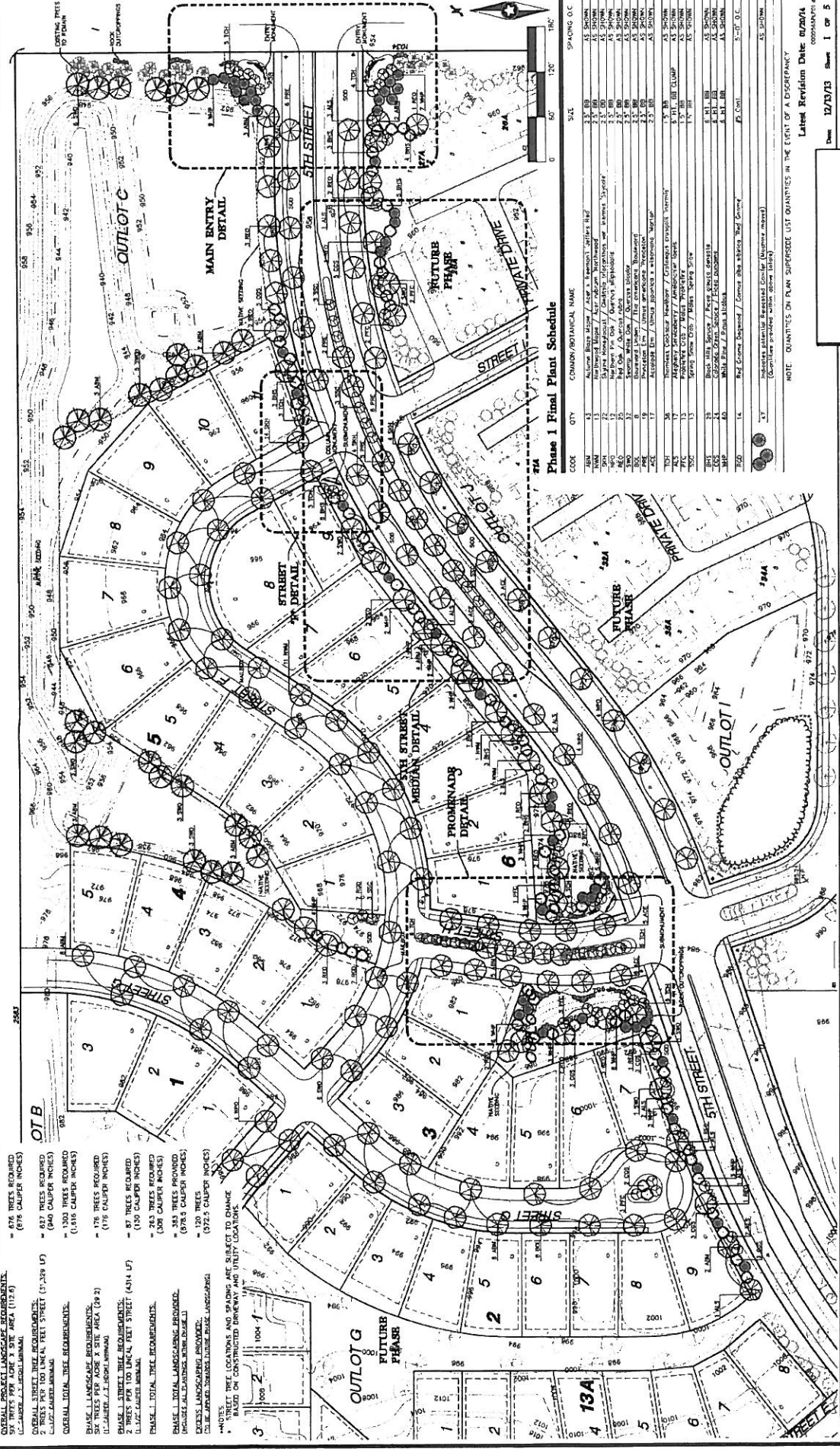
Prepared for:

Client: _____
Drawn: _____
Checked: _____
Project Name: _____

Scale: _____
Date: 07/07/14 License No. 41257

Westwood Professional Services, Inc.
2000 Franklin Street
Plymouth, MN 55444
Phone: 763-887-2288
Fax: 763-887-2288
www.westwood.com





Landscape Requirement Calculations

- 676 TREES REQUIRED (676 CALIPER INCHES)
 - 627 TREES REQUIRED (640 CALIPER INCHES)
 - 1303 TREES REQUIRED (1,816 CALIPER INCHES)
 - 757 TREES REQUIRED (179 CALIPER INCHES)
 - 87 TREES REQUIRED (150 CALIPER INCHES)
 - 263 TREES REQUIRED (209 CALIPER INCHES)
 - 383 TREES PROVIDED (678.5 CALIPER INCHES)
 - 120 TREES (1372.5 CALIPER INCHES)
- EXCESS LANDSCAPING PROVIDED:
(326.5 CALIPER INCHES)
EXCESS TREES PROVIDED: (120 TREES)

Phase 1 Final Plant Schedule

CODE	CITY	COMMON/BOTANICAL NAME	SIZE	SPACING (C)
101	AS	American Beech	2" DB	AS STORM
102	AS	White Birch	2" DB	AS STORM
103	AS	Red Pine	2" DB	AS STORM
104	AS	Red Pine	2" DB	AS STORM
105	AS	Red Pine	2" DB	AS STORM
106	AS	Red Pine	2" DB	AS STORM
107	AS	Red Pine	2" DB	AS STORM
108	AS	Red Pine	2" DB	AS STORM
109	AS	Red Pine	2" DB	AS STORM
110	AS	Red Pine	2" DB	AS STORM
111	AS	Red Pine	2" DB	AS STORM
112	AS	Red Pine	2" DB	AS STORM
113	AS	Red Pine	2" DB	AS STORM
114	AS	Red Pine	2" DB	AS STORM
115	AS	Red Pine	2" DB	AS STORM
116	AS	Red Pine	2" DB	AS STORM
117	AS	Red Pine	2" DB	AS STORM
118	AS	Red Pine	2" DB	AS STORM
119	AS	Red Pine	2" DB	AS STORM
120	AS	Red Pine	2" DB	AS STORM
121	AS	Red Pine	2" DB	AS STORM
122	AS	Red Pine	2" DB	AS STORM
123	AS	Red Pine	2" DB	AS STORM
124	AS	Red Pine	2" DB	AS STORM
125	AS	Red Pine	2" DB	AS STORM
126	AS	Red Pine	2" DB	AS STORM
127	AS	Red Pine	2" DB	AS STORM
128	AS	Red Pine	2" DB	AS STORM
129	AS	Red Pine	2" DB	AS STORM
130	AS	Red Pine	2" DB	AS STORM
131	AS	Red Pine	2" DB	AS STORM
132	AS	Red Pine	2" DB	AS STORM
133	AS	Red Pine	2" DB	AS STORM
134	AS	Red Pine	2" DB	AS STORM
135	AS	Red Pine	2" DB	AS STORM
136	AS	Red Pine	2" DB	AS STORM
137	AS	Red Pine	2" DB	AS STORM
138	AS	Red Pine	2" DB	AS STORM
139	AS	Red Pine	2" DB	AS STORM
140	AS	Red Pine	2" DB	AS STORM

NOTE: QUANTITIES ON PLAN SUPPOSED LIST QUANTITIES IN THE EVENT OF A DISCREPANCY
Latest Revision Date: 02/28/24
12/75/23 Sheet 1 of 5

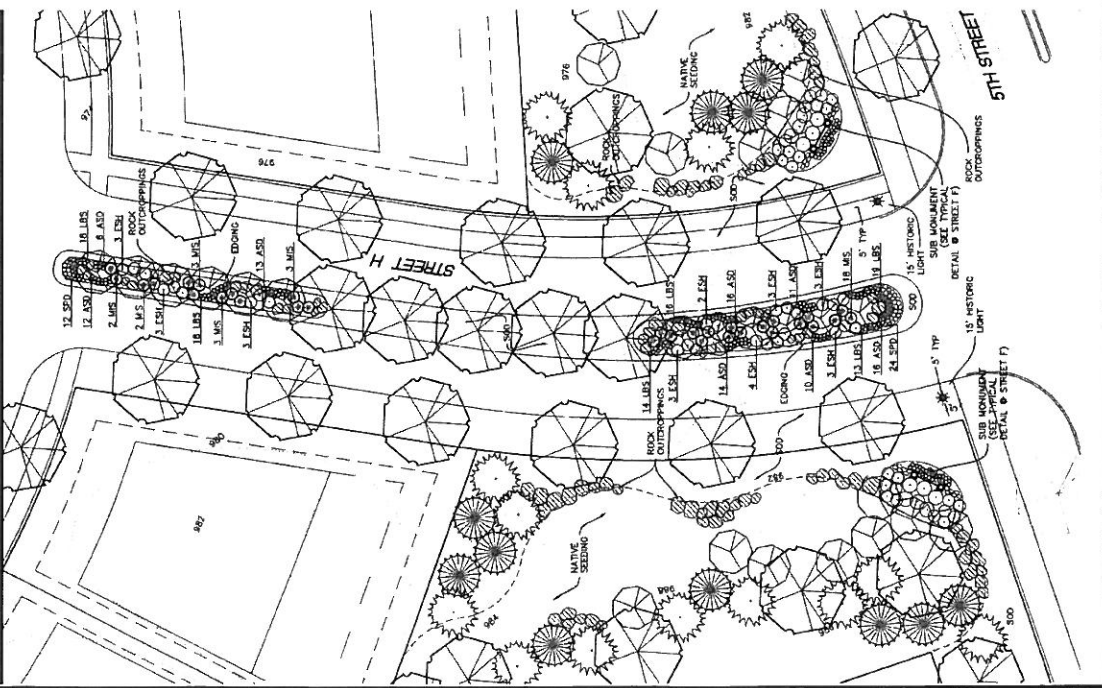
Prepared for:
Lennar Corporation
1800 5th Avenue SW, Suite 400
Birmingham, Minnesota, 55444

Savona
Landscape Plan

811 or call811.com
Common Ground, MINNAPARC

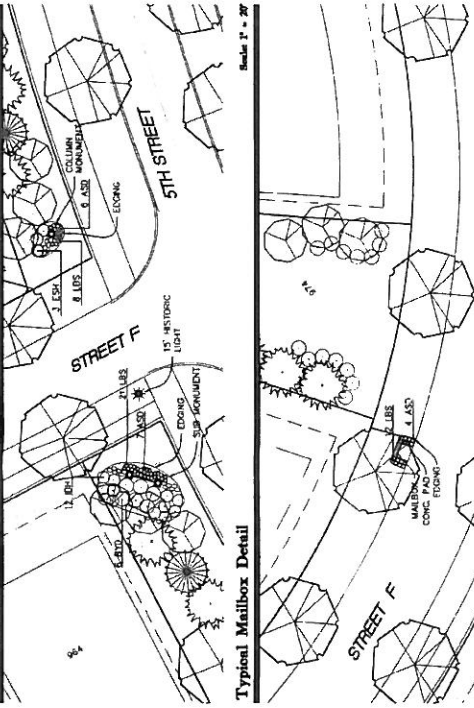
Promenade Detail

Scale: 1" = 20'



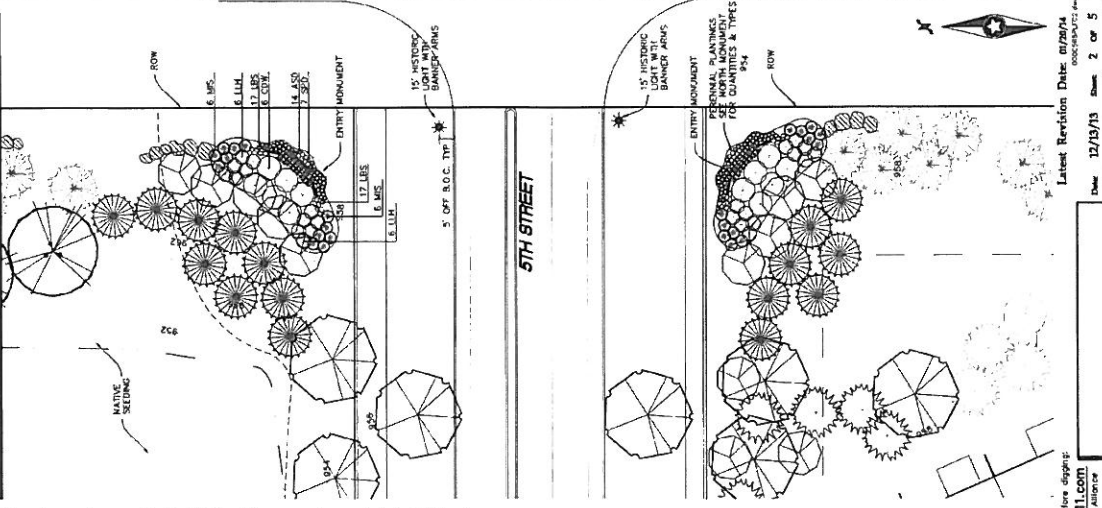
Street T^o Entry Detail - Sub Monument & Column Monument

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.

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 <td 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.
PROMENADE (18)	1	Large Round / Column Monument	18" DIA	18' O.C.
PROMENADE (19)	1	Large Round / Column Monument	18" DIA	18' O.C.
PROMENADE (20)	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 Drive
Plymouth, Minnesota 55446
www.westwood.com

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

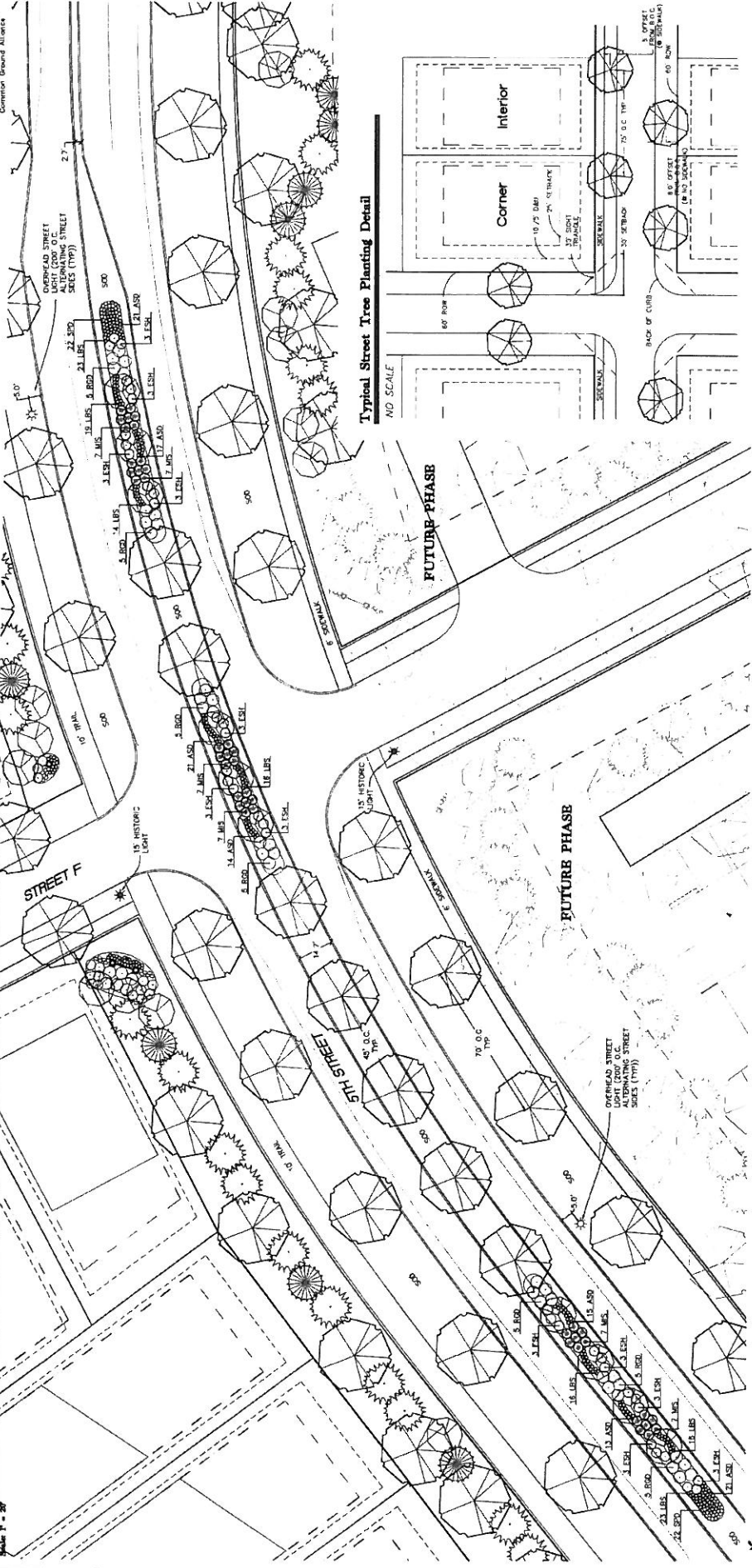
Lennar Corporation
1800 9th Avenue North, Suite 600
Plymouth, Minnesota 55446

Savona
Landscape Architecture
Lakeland, Minnesota

Phase 1 Final
Landscape
Details

Call 48 Hours before digging
811 or Call811.com
 Common Ground Matters

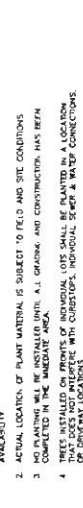
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5th Street Median Detail
 Phase 1 - 20'



5th Street Median Plant Schedule

CODE	CITY	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
620	32	Red Spruce / Norway Spruce	18" DBH	20'
621	32	White Pine	18" DBH	20'
622	32	Eastern White Pine	18" DBH	20'
623	32	White Pine	18" DBH	20'
624	32	Scots Pine	18" DBH	20'
625	32	Scots Pine	18" DBH	20'
626	32	Scots Pine	18" DBH	20'
627	32	Scots Pine	18" DBH	20'
628	32	Scots Pine	18" DBH	20'
629	32	Scots Pine	18" DBH	20'
630	32	Scots Pine	18" DBH	20'

Typical Street Tree Planting Detail
 NO SCALE



- NOTES
1. TIMING OF PLANT INSTALLATION WILL BE DEFERRER UPON SEASON AND PLANT MATERIALS.
 2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
 3. ALL PLANTING AND CONSTRUCTION HAS BEEN COMPLETED IN THE MEDIAN AREA.
 4. TREES INSTALLED ON PROFILES OF INDIVIDUAL LOTS SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS, INDIVIDUAL DRIVE & WATER CONNECTIONS TO ADJACENT LOTS.

Latest Revision Date: 07/26/14
 00000000000000000000000000000000

Date: 12/19/13 Sheet 3 of 5
Phase 1 Final Landscape Details

Savona
 Lake Echo, Minnesota

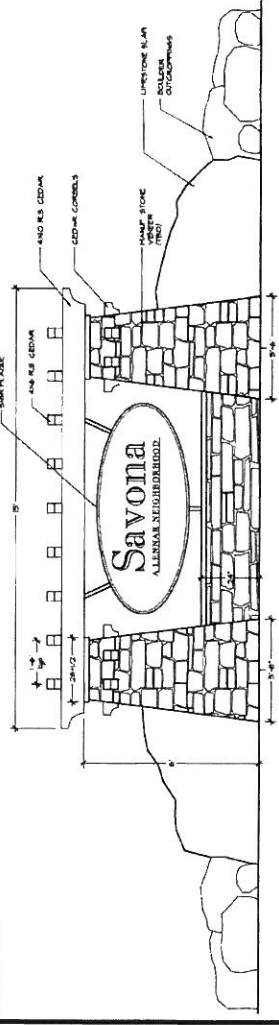
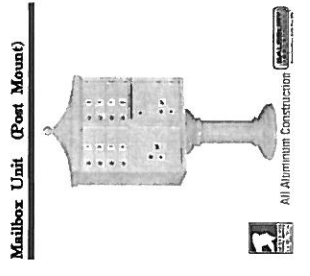
Lennar Corporation
 3000 36th Avenue North, Suite 600
 Plymouth, Minnesota, 55448

Prepared for:

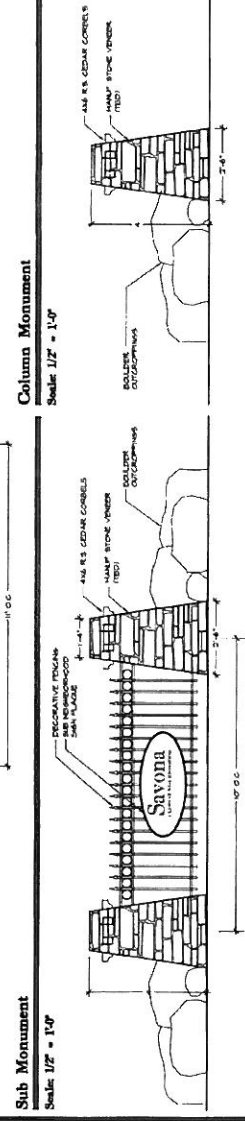
Design	CLL
Check	DMH
Draw	DMH
Plot	DMH
Print	DMH

Project: 257570 CITY: OSHTON
 Location: 5th Street Median
 Date: 07/26/14 License No.: 24973

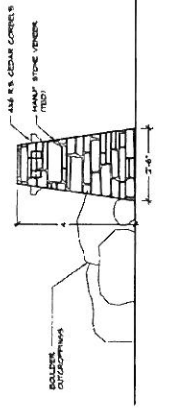


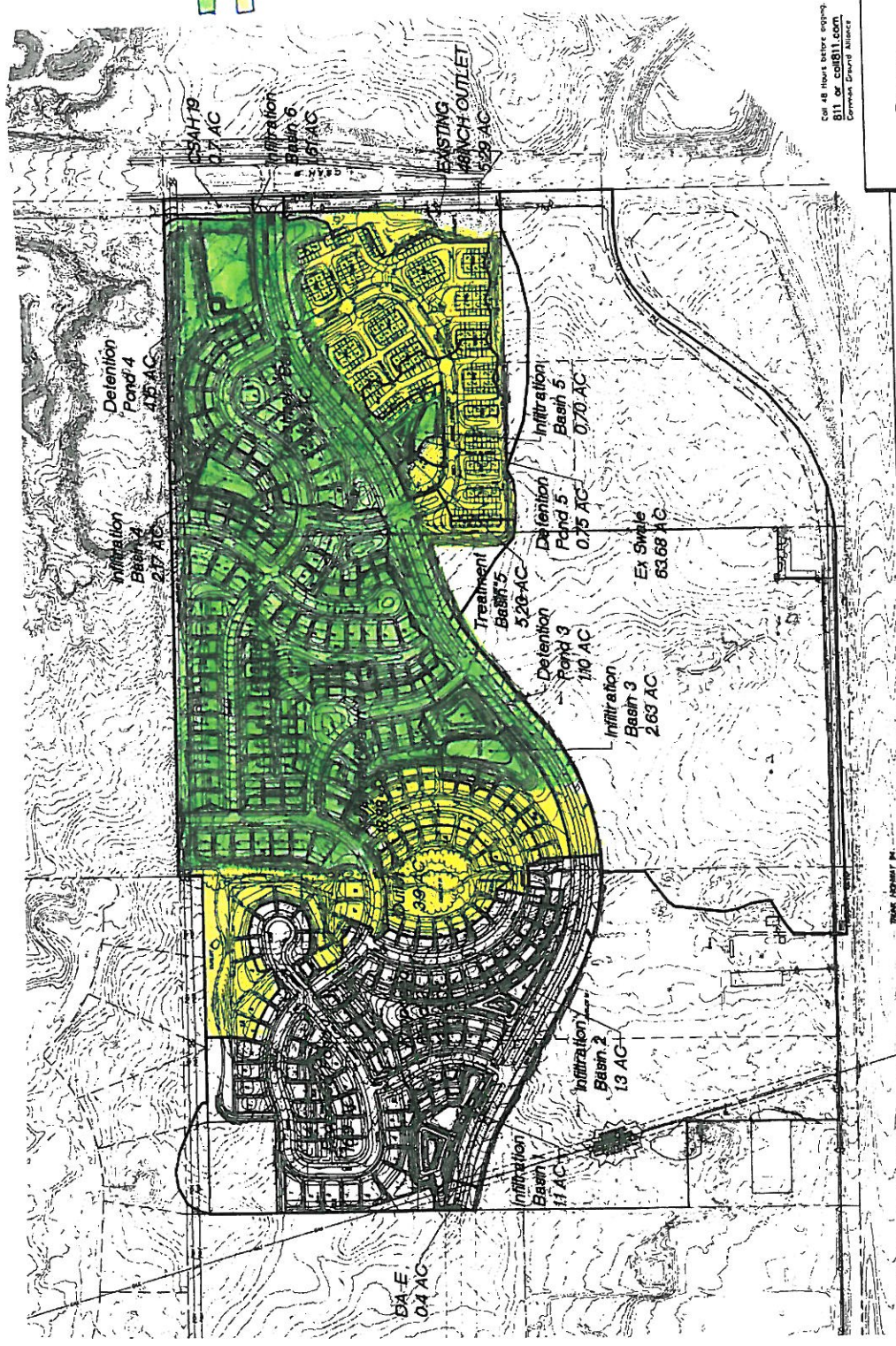


Sub Monument
 Scale 1/2" = 1'-0"



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





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

Call 48 hours before copying:
 811 or call811.com
 Common Ground Initiative

Scale: 1" = 500'
 Latest Revision Date: 08/29/13
 Date: 08/29/13 Sheet: 12 of 12

Savona
 Lake Eden, Minnesota

**Post-Development
 Drainage Area Plan**

Lennar Corporation
 1000 5th Avenue North, Suite 200
 Plymouth, Minnesota, 55441

Prepared for:

Client:	
Design:	
Drawn:	
Checked:	
Reviewed:	
Approved:	

1. I hereby certify that the work shown on 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.
 Date: 8/29/13 License No.: 41227

Wetwood Professional Services, Inc.
 1000 5th Avenue North, Suite 200
 Plymouth, MN 55441
 Phone: 763.433.4444
 Fax: 763.433.4444
 www.wetwood.com

