



PLANNING COMMISSION
DATE: 3/9/15
AGENDA ITEM: 5A – PUBLIC HEARING
CASE # 2015-05

ITEM: Boulder Ponds – Final Plat, Final PUD Plan and Zoning Map Amendment

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
South Washington Watershed District
Greg Malmquist, Fire Chief
Stephen Mastey, Landscape Architecture, Inc.

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider an application for a Final Plat, Final PUD Plan and Zoning Map Amendment submitted by OP4 Boulder Ponds, LLC. The Final Plat application represents the first phase of the Boulder Ponds residential development and includes 47 single family residential lots. The proposed project is located immediately north of Hudson Blvd. N., immediately east of the Eagle Point Business Park and immediately south of the Stonegate residential estates (RE) subdivision. In addition to the plat and PUD request, the applicants are requesting a zoning map amendment to implement the necessary zoning associated with the planned development. Staff is recommending approval of the zoning map amendment and is recommending approval of the Boulder Ponds Final Plat and Final PUD Plan subject to compliance with 11 conditions as noted in this report.

GENERAL INFORMATION

Applicant: OP4 Boulder Ponds, LLC (Deb Ridgeway), 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344.

Property Owners: OP4 Boulder Ponds, LLC (Deb Ridgeway), 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344 and Bremer Bank (Kathleen Tucci) 8555 Eagle Point Blvd., PO Box 1000, Lake Elmo.

Location: Part of Section 34 in Lake Elmo, immediately north of Hudson Boulevard North, immediately east of the Eagle Point Business Park, and immediately south of the Stonegate subdivision. PID Numbers 34.029.21.32.0001, 34.029.21.33.0001, and 34.029.21.33.0002.

Request: Application for a Zoning Map Amendment, Final Plat and Final Planned Unit Development (PUD) Plan for the 1st phase of the Boulder Ponds planned development. The Final Plat (1st Phase of Boulder Ponds) includes 47 single family lots and various outlots planned for stormwater management or future commercial and residential uses.

<i>Existing Land Use and Zoning:</i>	Agricultural land. Current Zoning: RT – Rural Development Transitional Zoning District; Proposed Zoning: LDR (PUD) - Urban Low Density Residential, MDR (PUD) – Medium Density Residential and C – Commercial.
<i>Surrounding Land Use and Zoning:</i>	North –Stonegate Residential Estates (RE) subdivision; west – Eagle Point Business Park (Bremer Bank, Eagle Point Town Office Condos, High Pointe Medical Campus, vacant land) (BP); east – Lennar Savona Urban Low Density Residential (LDR) subdivision; south – vacant land guided for Commercial and Interstate Highway 94.
<i>Comprehensive Plan:</i>	Urban Low Density Residential (2.5 – 3.99 units per acre), Urban Medium Density Residential (4.0 – 7.49 units per acre) and Commercial
<i>History:</i>	Boulder Ponds General Concept Plan approved by the City on 12/17/13 (Resolution #2013-109). Boulder Ponds Preliminary Plat and Preliminary PUD Plan approved by the City on 9/16/14 (Resolution #2014-73).
<i>Deadline for Action:</i>	Application Complete – 2/20/2015 60 Day Deadline – 4/20/2015 Extension Letter Mailed – N/A 120 Day Deadline – 6/19/2015
<i>Applicable Regulations:</i>	Chapter 153 – Subdivision Regulations Article 10 – Urban Residential Districts (LDR and MDR) Article 16 – Planned Unit Development Regulations §150.270 Storm Water, Erosion, and Sediment

REQUEST DETAILS

The City of Lake Elmo has received a request from OP4 Boulder Ponds, LLC for a Zoning Map Amendment, Final Plat and Final PUD Plan to subdivide approximately 58 acres of land located within Stage 1 of the I-94 Corridor Planning. The Final Plat would represent the first phase of the Boulder Ponds residential subdivision and include 47 single family lots, as well as various outlots planned for stormwater management, trails, and future commercial and residential land uses as guided by the approved Preliminary PUD Plan. The proposed plat is located immediately north of Hudson Boulevard, immediately east of Eagle Point Business Park, and immediately south of the Stonegate subdivision. The subject properties have historically been used for agricultural purposes. It should be noted that the zoning map amendment and Final PUD Plan require a public hearing to be held.

The final plat area represents the initial project phase of the overall Boulder Ponds planned development. The developer intends to build homes in the central portion of the site on both sides of the planned minor collector road 5th Street. The developer will be conducting final mass grading on the entirety of the site as part of the 1st phase of development, whereas the street and utility construction will follow the proposed phasing as demonstrated on the plans. The applicant has submitted detailed construction plans for related to sanitary sewer, water main, storm sewer, grading, drainage, landscaping, and other details that have been reviewed by the City Engineer, Fire Chief and Landscape Consultant.

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 Boulder Ponds 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. Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City on September 16, 2014. Please note that the final plat and construction plans now include approved street names for the subdivision.

The City Engineer has reviewed the final plat, and his comments are attached to this report. Although there are some additional revisions and additions necessary for the Final Plat and final construction plans that need to be addressed by the applicant, the revisions can be made before the City releases the final plat for recording. Staff is recommending that all revisions and modifications noted within the City Engineer's review memorandum date 3/4/15 be completed prior to the release of Final Plat for recording as a condition of approval.

Finally, in addition to the Final Plat and Final PUD Plan application, the landowner has also applied for a Zoning Map Amendment. It should be noted that the current zoning for the Boulder Ponds site is Rural Development Transitional District (RT), which is the City's basic holding district for sites guided for future development. For the development to move forward into implementation and construction, it is appropriate for the site to be rezoned as guided by the approved plans for the Boulder Ponds development. Staff is recommending approval of the proposed zoning map amendment.

ZONING MAP AMENDMENT

Prior to a final plat being recorded, it is important to have the correct zoning in place to implement the approved use of the site. In the previous development applications the City has processed, the City was amenable to implementing the correct zoning for the site once the City approved preliminary plans for the property, and sanitary sewer and water utilities were available. In the case of Boulder Ponds, both of these thresholds or requirements have been met. The City approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on 9/16/14. In addition, utilities are available to the site on both the southern and western borders. The applicants have submitted an exhibit for the proposed zoning for the site at the direction of City staff. According to the submitted Zoning Exhibit (Attachment #3), there are three proposed zoning designations for the Boulder Ponds site. The areas intended for single family residential use will be zoned Urban Low Density Residential – Planned Unit Development (LDR-PUD), while Outlot C will be zoned Urban Medium Density Residential – Planned Unit Development (MDR-PUD) and Outlots A, B, E and F will be zoned Commercial (C). Staff has reviewed the proposed zoning for the site and found it to be consistent with the approved Boulder Ponds Preliminary Plat and Preliminary PUD Plan. Staff is recommending approval of the requested zoning map amendment based on the following findings:

- 1) The City of Lake Elmo approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on September 16, 2014.
- 2) The requested zoning map amendment is consistent with the appropriate zoning as guided by the approved Boulder Ponds Preliminary Plat and Preliminary PUD Plan.
- 3) Municipal sanitary sewer and water utilities are presently available to the site on both the western and southern border.

FINAL PLAT REVIEW AND ANALYSIS

The preliminary plat for Boulder Ponds 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 as part of the project narrative (Attachment #2).

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

- 1) 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 has entered into a separate grading agreement with the City to complete mass grading on the site. No grading activity has yet to commence. Should the applicant enter into a development agreement with the City prior to any grading activity, the executed development agreement will supersede the executed grading agreement.***
- 2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of 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 in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording. ***Comments: The applicant has submitted a project narrative and exhibit that demonstrate that the portion of the northern greenbelt park not within the Xcel Energy easement is 1.77 acres in size. It is the portion of the northern greenbelt park not within the easement that would be eligible for parkland dedication credit. Based on a calculation completed by staff and the applicant, the total required amount of parkland dedication for the residential portion of the development is 4.34 acres. By subtracting the dedicated amount of 1.77 acres from the total required amount of 4.34 acres, there remains 2.57 acres of land to be addressed through parkland fees. Staff is recommending as a condition of approval that the applicant be required to pay a fee in lieu of land dedication equivalent to the fair market value of 2.57 acres of land (Condition #6).***
- 3) The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit. ***Comments: The Boulder Ponds development has received their watershed district permit from South Washington Watershed District. The applicant will be responsible to meet all conditions of approval associated with their watershed districts permit and abide by all regulations of the Wetland Conservation Act. Staff is recommending that this condition be applied to the Final Plat approval of the 1st phase of Boulder Ponds (Condition #8).***

- 4) The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. ***Comments: The Boulder Ponds Final Plat submission includes updated street names that are consistent with the Washington County street naming system. The Fire Chief has reviewed the proposed street names and found them to be acceptable.***
- 5) The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan. ***Comments: The applicant has submitted updated plans to address many of the conditions and review comments as specified by the City Engineer. All remaining modifications requested by the City Engineer that relate to the Final Plat are outlined in a review memo dated March 4, 2015. Staff is recommending a condition that all revisions and modifications to the Final Plat and Final Construction Plans requested by the City Engineer be included as a condition of approval (Condition #1)***
- 6) In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way. ***Comments: The Final Plat does not currently show these easements at this time. However, the applicant has noted in the project narrative that the additional easements will be provided on the Final Plat once the final sidewalk layout is approved. Based on the final construction plans for the Boulder Ponds development, staff believes that these additional easements can be added once the construction plans are approved without fundamentally altering the Final Plat. In other words, staff finds that the approach recommended by the applicant to add additional easements upon approval of the sidewalk locations will work. As a condition of approval of the final plat, staff is recommending that the additional easements for meandering sidewalks be provided (Condition #4).***
- 7) The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities. ***Comments: The City's landscape consultant has reviewed the Final Landscape Plan and determine that there are still proposed tree locations that may conflict with the installation of private utilities. Staff is recommending that this issue be resolved as part of the required updates to the Final Landscape Plan per the direction of the City's Landscape Consultant (Condition #7). It should be noted that the location of trees within the development is a construction detail that should not alter the Final Plat.***
- 8) All islands and medians internal to the Boulder Ponds development shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. 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 islands and median are now proposed to be platted as part of the City right-of-way, thereby complying with the condition of approval. As a condition of the development agreement, the applicant or developer will be required to enter into a maintenance agreement with the City to maintain all the landscaping within islands and medians internal to the Boulder Ponds development. This requirement is specified in Condition #5.***

- 9) The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet. *Comments: The width of the northern buffer trail remains 10 feet. As a trail with a regional design is planned for the 5th Street Corridor, staff would suggest that this trail be reduced in width to a typical 8-foot local trail. However, this improvement is scheduled for the 2nd phase of the Boulder Ponds development. Staff would recommend that the applicant address this condition with the 2nd phase of the single family portion of the development.*
- 10) The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side. *Comments: The applicants have successfully moved the northern buffer trail to the south from the previous location as shown on the preliminary plans for Boulder Ponds. However, screening on the northern side of the trail through the use of plantings was not provided. Staff is recommending a condition that the Final Landscape Plan be revised to provide some screening along the north side of the trail in the northeastern portion of the Boulder Ponds development. This update to the landscape plan can be added to the other general updates as specified in the memo submitted by the City's landscape consultant (Condition #7).*
- 11) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements. *Comments: City staff are currently working with the applicant to draft a development agreement based on the City's standard template for these agreements. It is the desire of the applicant to process the development agreement on a parallel track as the approval of the Final Plat. This condition should remain in place to ensure that the development agreement is approved and executed prior to the release of the Final Plat for recording by Washington County (Condition #3).*
- 12) The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development. *Comments: The applicant has noted that a complete lot development book will be submitted once all of the staff review comments have been addressed and the construction plans are approved. Given that additional easements or sight modifications to the plat are warranted to address final staff review comments, staff feels it is reasonable to allow the applicant to submit the development lot book once the review of final construction plans is complete. In addition, the applicant is still working with the prospective builder of the development on which home elevations and floor plans will fit on each lot. Both of these factors make it difficult to complete the lot book at this time. An example of an individual lot as it would be shown in the lot book has been provided in Attachment #8 to demonstrate to the City what will be included in the lot book. As shown on the example, the lot will have a building pad location to direct the appropriate home location for the purposes of reviewing the building permit. Staff would recommend that the development lot book for Phase 1 of the development be provided prior to the release of Final Plat for recording (Condition #11).*

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 approve the final plans. However, the majority of these concerns are related to the construction plans and should have limited 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.

In addition to the items discussed above, it should be noted that the Fire Chief is requesting that the location of several fire hydrants be adjusted to improve operational efficiency. The Fire Chief's memo, detailing all of the requested modification, is found in Attachment #10. Staff is recommending as a condition of approval that the applicant adjust the hydrant locations to the satisfaction of the Fire Chief (Condition #10).

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 plat and plans requested by the City Engineer in a memo dated 3/4/15 shall be incorporated into these documents before they are approved.
- 2) Prior to the release of Final Plat for recording, the developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Boulder Ponds Final Plat.
- 3) Prior to the release of the Final Plat for recording, 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 release of the Final Plat for recording, including 10-foot easements behind all proposed meandering sidewalks within the Boulder Ponds subdivision.
- 5) A Common Interest Agreement concerning management of the common areas of Boulder Ponds 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. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. 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) As part of the development agreement for the 1st phase of the Boulder Ponds development, the applicant shall provide fees in lieu of land dedication for 2.57 acres of land to fulfill the City's parkland dedication requirements prior to the release of Final Plat for recording. The fee can be provided in a pro-rated amount for the Phase 1 Area or in an amount addressing the total residential portion of the site.

- 7) The Final Landscape Plan shall be revised per the requested modifications of the City Landscape Consultant, documented in a memo dated 3/3/15. The revised Final Landscape Plan shall include screening on the north side of the northern buffer trail in the northeastern portion of the development. The Final Landscape Plans shall be approved prior to the release of Final Plat for recording.
- 8) The applicant shall provide evidence that all conditions attached to the South Washington Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.
- 9) The applicant must provide written authorization to perform any work in the Electrical Transmission easement areas prior to the release of the Final Plat for recording.
- 10) The locations of fire hydrant identified in a memo dated 2/23/15 shall be revised per the direction of the Fire Chief.
- 11) The applicant shall provide a complete development lot book for all lots in Phase 1 of the Boulder Ponds development clarifying proper building placement for use in granting building permits prior to the release of Final Plat for recording.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Boulder Ponds Final Plat and Final PUD Plan:

- 1) That the Boulder Ponds Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Boulder Ponds Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Boulder Ponds Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- 4) That the Boulder Ponds Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 5) That the Boulder Ponds Final Plat complies with the City's subdivision ordinance.
- 6) That the Boulder Ponds Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 7) That the Boulder Ponds Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated March 4, 2015.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the requested Zoning Map Amendment to implement the correct zoning as guided by the approved Boulder Ponds Preliminary Plat and Preliminary PUD Plan. The suggested motion is the following:

“Move to recommend approval of the requested Zoning Map Amendment for the Boulder Ponds planned development based on the findings of fact listed in the Staff Report.”

In addition, Staff is recommending approval of the Boulder Ponds Final Plat and Final PUD Plan with the 11 conditions of approval as listed in the Staff report. The suggested motion is the following:

“Move to recommend approval of the Boulder Ponds Final Plat and Final PUD Plan with the 11 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

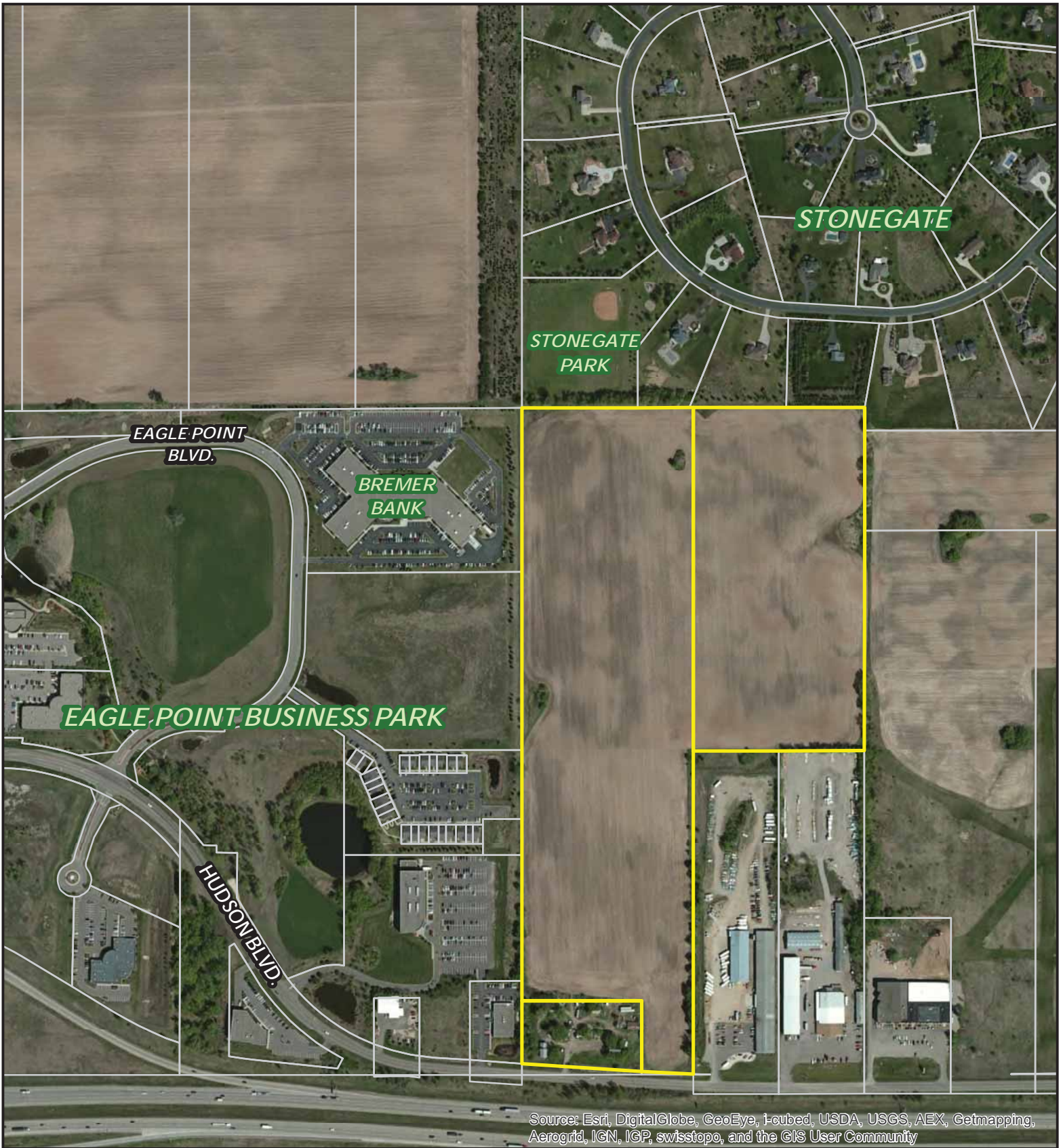
ATTACHMENTS:

1. Location Map
2. Application Forms and Project Narrative
3. Zoning Map Exhibit
4. Final Plat (4 sheets)
5. Final Construction Plans (52 sheets)
6. Final Landscape Plan (10 sheets)
7. Turning Radius Exhibit
8. Development Lot Book Letter and Example
9. City Engineer Review Memorandum, dated 3/4/15
10. Fire Chief Review Memorandum, dated 2/23/15
11. Landscape Consultant Review Memorandum, dated 3/3/15

ORDER OF BUSINESS:

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


- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

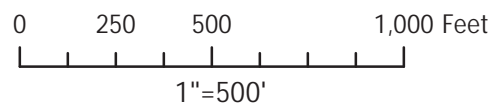


Location Map: Boulder Ponds PUD



Data Source: Washington County, MN
12-4-2013

 Boulder Ponds Site



K

EXCELSIOR

◆ *The Excelsior Group*

January 30, 2015

Nick Johnson
City of Lake Elmo
3800 Laverne Ave N
Lake Elmo, MN 55042

Re: Boulder Ponds Final Plat, Plan and Zoning Amendment

Dear Mr. Johnson:

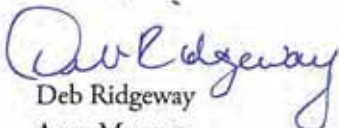
OP4 Boulder Ponds, LLC is pleased to submit the enclosed applications for Preliminary Plat and Preliminary PUD. The following items accompany this submittal:

1. Check in the amount of \$9,250
2. Applications for Final Plat, Final Plan & Zoning Amendment
3. Narrative/Written Statement
4. 5 Full Size and 10 reduced sets of Final Plat and Landscape Plans
5. 10 reduced plans of Proposed Zoning

Evolution Engineering will submit the plan sets to supplement the applications as well as provide a link to an FTP site for electronic version of the plans.

If you have questions related to this application, please do not hesitate to contact me at 612.353.3307 or Deb.Ridgeway@ExcelsiorLLC.com. Thank you.

Sincerely,


Deb Ridgeway
Asset Manager

Enclosures

Date Received: _____
Received By: _____
Permit #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

LAND USE APPLICATION

- Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
- Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
- Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan PUD Preliminary Plan PUD Final Plan

Applicant: OP4 Boulder Ponds, LLC (Contact: Deb Ridgeway)
Address: 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
Phone # 612.353.3307
Email Address: Deb.Ridgeway@ExcelsiorLLC.com

Fee Owner: Same as above
Address: _____
Phone # _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description): 9120 Hudson Blvd N
Please refer to attached for complete legal description, which includes the following PIDs:
34-029-21-32-0001; 34-029-21-33-0001; 34-029-21-33-0002

Detailed Reason for Request: Final PUD plan approval and rezoning for Boulder Ponds development.
Proposal includes 98 single family lots, 3 commercial outlots and 1 multifamily
residential lot. Please refer to written statement for more details.

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance 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 of applicant:  Date: 1/30/15

Signature of fee owner:  Date: 1/30/15

Date Received: _____
Received By: _____
LU File #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

FINAL PLAT APPLICATION

Applicant: OP4 Boulder Ponds, LLC (Contact: Deb Ridgeway)
Address: 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
Phone #: 612.353.3307
Email Address: Deb.Ridgeway@ExcelsiorLLC.com

Fee Owner: Same as above
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description): 9120 Hudson Blvd N
Please refer to attached for complete legal description, which includes the following PIDs:
34-029-21-32-0001; 34-029-21-33-0001; 34-029-21-33-0002

General information of proposed subdivision: _____
Boulder Ponds is approximately 60 acres, which is preliminary plat approved for a mix of
commercial and residential uses. This final plat request includes the construction of
improvements for 47 single family lots, 3 commercial outlots and 1 multifamily residential
lot.

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning Ordinance 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 of applicant:  Date: 1/30/15

Fee Owner Signature:  Date: 1/30/15



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant OP4 Boulder Ponds, LLC
(Please Print)

Street address/legal description of subject property 9120 Hudson Blvd N

Please refer to attached for complete legal description, which includes the following PIDs:
34-029-21-32-0001; 34-029-21-33-0001; 34-029-21-33-0002


Signature

1/30/15
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the **fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant OP4 Boulder Ponds, LLC for Bremer Financial Services
(Please Print)

Street address/legal description of subject property See attached Legal Description

Property to be acquired by OP4 Boulder Ponds prior to filing Final Plat

Said property will be platted right-of-way for 5th Street.

Kathy Tucci
Signature

January 27, 2015
Date

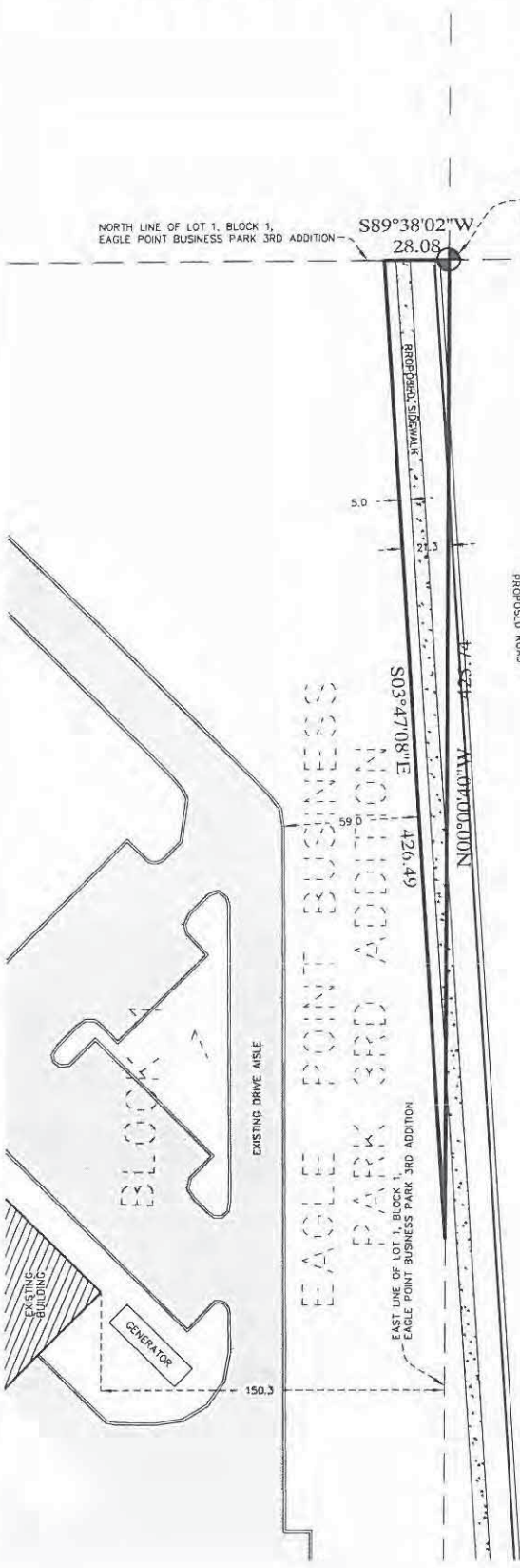
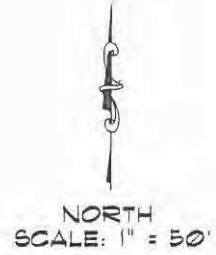
If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

SKETCH AND DESCRIPTION

~of~ PROPOSED PARCEL TO BE ACQUIRED - BREMER BANK
 ~for~ OP3 BOULDER PONDS, LLC



DESCRIPTION OF BREMER BANK PARCEL TO BE ACQUIRED

That part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD ADDITION, Washington County, Minnesota described as follows.

Beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28 08 feet, thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1, thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.

Parcel Area = 5,976 sq. ft.

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

Jason E. Rud
 JASON E. RUD

Date 3/31/14 License No. 41578



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

OP4 Boulder Ponds, LLC

Signature of applicant By:  Date 1/30/15

Name of applicant Timothy J. Brown Phone 612.353.3305
Its Senior Vice President
(Please Print)

Name and address of Contact (if other than applicant) _____
Deb Ridgeway
OP4 Boulder Ponds, LLC
c/o The Excelsior Group, LLC
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344

(612)353.3307 or Deb.Ridgeway@ExcelsiorLLC.com



Final Plat & PUD Application Narrative/Written Statements

Consisting of nearly 60 acres, Boulder Ponds offers a uniquely planned mixed-use neighborhood. The variety of land uses provides a seamless transition to the existing surrounding areas. From the south, the commercial parcels complement the existing commercial uses. Moving north, the medium density residential serves to buffer the commercial from the lower density single family homes. 5th Street further provides the separation between the commercial and residential uses.

The design concept and goals for Boulder Ponds has generally remained consistent throughout the approval process. As opposed to the more standard grid approach, the curvilinear nature of the streets is designed around the existing topography of the site, which offers premium lots with maximum open space. Further, the design works to limit double fronted lots. The oversized cul-de-sacs, meandering sidewalks and varying setbacks not only enhance site lines, but also create a quality neighborhood with aesthetically pleasing characteristics.

The detached single family lots will consist of two types of housing; traditional single family homes and a detached Villa home. The single family homes are geared toward families typically with children with pricing starting around \$400,000. The detached Villa product will include association maintained grounds which is largely geared toward empty nesters. Pricing for these will start around \$300,000. Please refer to attached Typical Elevation and Floor Plans for further details on product type.

Boulder Ponds will have its own neighborhood theming evident in the signage, landscaping and site furnishings. Neighborhood signage will include monuments clad in natural stone at the main entry points as shown in the landscape plan set. Community gathering spaces will be located in key areas of Boulder Ponds including a larger centrally located gathering space along Jade Trail which will include a shelter, grill and seating. Another area will be in the southerly cul-de-sac to include a smaller scale shelter and seating. Consistent theming in all these elements creates a neighborhood with a stronger sense of identity. The homeowners associations will be responsible for the ownership and maintenance these special features.

INCLUDED ATTACHMENTS:

Attachment A – Lot Tabulation, Zoning & Density

Attachment B – Tree Study Plan

Attachment C – Typical House Plans

Written Statements

a. *Landowner's Name(s), Project Representatives and Contact Information.*

LANDOWNER/
DEVELOPER OP4 Boulder Ponds, LLC
 c/o The Excelsior Group, LLC
 11455 Viking Drive, Suite 350
 Eden Prairie, MN 55344

 Tim Brown, Senior Vice President
 612.353.3305
 Tim.Brown@ExcelsiorLLC.com

 Deb Ridgeway, Asset Manager
 612.353.3307
 Deb.Ridgeway@ExcelsiorLLC.com

LANDOWNER* Bremer Bank (contact: Kathleen Tucci)
 8555 Eagle Point Blvd
 PO Box 1000
 Lake Elmo, MN 55042
 651.434.4744
 kmtucci@bremer.com

** OP4 Boulder Ponds is under contract with Bremer to purchase 0.14 acre to be used as 5th Street right-of-way. Closing is slated to occur prior to filing the final plat for Boulder Ponds.*

ENGINEER Evolution Engineering
 Dean Robbins
 651.303.7208
 Evolutionengineeringmn@gmail.com

SURVEYOR EG Rud
 Jason Rud
 651.361.8200
 jrud@egrud.com

LANDSCAPE
ARCHITECT Westwood Professional Services
 Cory Meyer
 952.906.7437
 cory.meyer@westwoodps.com

CONSULTING
ENGINEER SEH
 Steve Sletner
 952.912.2637
 ssletner@sehinc.com

b. Property Address, Zoning, Parcel Size, PID and Legal Description

	MAIN PARCEL	WEST TRIANGLE (Bremer)
ADDRESS	9120 Hudson Blvd	n/a
CURRENT ZONING	RT	BP
PARCEL SIZE Acres	59.49	0.14
Sq. Ft	2,591,320.2	6,098.4
PIDs	34-029-21-32-0001	n/a
	34-029-21-33-0001	
	34-029-21-33-0002	
LEGAL DESCR	<p>That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter in Section 34, Township 29, Range 21, Washington County, Minnesota, lying North of the North line of Minnesota Department of Transportation Right of Way Plat No. 82-43 filed March 22, 1982, as Document No. 429592.</p> <p>AND</p> <p>That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota as described as commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the pipeline Easement described in Document No. 3172091, a distance of 437.96 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 122.17 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East along said west line a distance of 420.85 feet to the point of beginning.</p>	<p>That part of Lot 1, Block 1, Eagle Point Business Park 3rd Addition, Washington County, Minnesota described as beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.</p>

c. Final Subdivision & Lot Information

Please refer to ATTACHMENT A Lot tabulation sheet for lot information.

d. How issues have been addressed since Preliminary Plat

Below are the conditions of preliminary approval per Resolution 2014-73 with responses:

	CONDITION	RESPONSE/STATUS
1	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.	COMPLETE
2	The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of 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 in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording.	The greenway park lot will be dedicated with the second phase of development along with trail improvements. It is our desire to work with the City on a calculation as soon as possible, so that one fee per unit can be realized for the entire site. The park area to be dedicated (net of the powerline easement) is 77,315 square feet or 1.77 acres.
3	The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit.	PERMIT RECEIVED
4	The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. Modifications to the Preliminary Plat and Preliminary PUD Plans	COMPLETE
5	The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan.	ON GOING
6	In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way.	Upon final approval of sidewalk layout, 10 foot easements will be created prior to filing the Final Plat with Washington County.
7	The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities.	COMPLETE
8	All islands and medians internal to the Boulder Ponds development shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. The	OK

	CONDITION	RESPONSE/STATUS
	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.	
9	The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet.	COMPLETE
10	The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side.	COMPLETE
Plat Restrictions		
11	Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.	OK
12	The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development.	OK. This will be complete once all staff comments have been addressed as part of the final approval process.

e. Site Density Calculation

Please refer to accompanying Lot Tabulation sheet for density information. There are multiple scenarios of density calculations.

In summary:

- The overall gross site density (for both phases of development) is calculated at 2.74 dwelling units per acre (DUA).
- Net of commercial, ponding and right-of way, the total site density is calculated at 5.18 DUA.

f. Phasing of Infrastructure and Other Improvements

Clearing & Grubbing. In late fall 2014, the site was cleared of trees.

Grading. In order to best balance the site, Boulder Ponds will be graded in its entirety including the cutting in of 5th Street and oversized ponding to accommodate 5th Street. It is anticipated that grading will be complete about May 2015.

Streets & Utilities. Utility construction will begin as soon as approvals are in place and in conjunction with grading operations. The 1st Phase includes all

improvements to serve 27 Single Family lots, 20 Villa lots and stubbed services for the commercial and senior lots. 5th Street will be constructed from the eastern property boundary to approximately 300 feet west of the Jade Trail intersection as part of the 1st phase. It is anticipated that first lift of asphalt will be complete about July 2015.

Site Amenities. Landscaping and monuments are anticipated to be installed by September 2015 prior to the Fall Parade of Homes.

Model Homes. All the single family and Villa style lots are under contract with one builder. Model homes will be entered in the Fall Parade of Homes. Therefore, the builder will request that building permits for each product style be obtained prior to installation of streets to ensure house completion.

Future Phases. The future phase of the development including the completion of 5th Street will occur dependent on sales. It is anticipated that this could be as early as 2016.

g. How Concerns of Neighboring Properties Have Been Addressed

The only concern raised was at the public hearing by a Stone Gate Estates neighbor. It was requested that the trail be located as far south as possible. With some grade adjustments, this has been achieved.

h. How Conflicts with Nearby Land Uses and/or Disturbances to Wetlands or Natural Areas Have Been Mitigated

Northerly Buffer. The future trail between Stone Gate Estates to the north softens the impact of the lot sizes between the two neighborhoods.

Transition. The future senior housing (MDR) provides a transition between the commercial and residential (LDR) uses.

5th Street. 5th Street provides a separation of the residential neighborhood from the surrounding commercial uses.

Supplemental Uses. The Boulder Ponds commercial area compliments the other commercial uses along Hudson Blvd.

Preservation. The existing wetland is being preserved.

i. Justification that Proposal will Not Place Excessive Burden on Infrastructure in the Area.

Roads / Traffic. We are participating in the construction of 5th Street, a regional MSA road that runs east/west. The City of Lake Elmo has studied the area and determined the new MSA road will be sufficient to serve the new developments in

the area. In addition to participation with the construction of 5th Street, we are proposing the construction of a north/south road (Jade Trail) connecting Hudson Blvd to 5th Street. Future turn lanes are shown on Hudson Blvd, which are planned for installation when Hudson Blvd is expanded.

Sewer. The site has gravity sewer access along Hudson Blvd that is served by the regional sewer system. This additional capacity has been accounted for in the City of Lake Elmo's Comprehensive Plan.

Water Supply. Water will be served by Oakdale's water supply until such time the City of Lake Elmo can run its own trunk lines to the wider regional development area. Staff has indicated there is sufficient water to serve the development.

Parks. A 3.85 acre linear park in the 2nd phase of development will connect to the regional system. Staff has indicated that the trail construction or other related improvement costs may be used as an offset to park dedication fees. It is understood that the City is not requiring additional parkland.

Fire / Police. The streets were designed to accommodate a ladder fire truck. Boulder Ponds is primarily residential, which tends to have less calls per capita than other property types.

j. *Proposed Lakeshore Access*

N/A

k. *Parks and Open Space Description*

The linear park located along the northerly property line will be dedicated and improved with a trail and landscaping with the 2nd phase of development.

l. *Development Schedule*

- Dec 2014 – Clearing and grubbing completed
- March 2015 – Grading
- April 2015 - 1st phase utility installation
- July 2015 – 1st phase street & sidewalk construction (1st lift)
- August 2015 – 1st Phase landscape and monument installation
- Sept 2016 – 2nd lift asphalt on 1st phase streets
- Summer 2016 – 2nd phase improvements (dependent on sales)

ATTACHMENT A

Lot Tabulation

BOULDER PONDS, Lake Elmo
Final Plat/PUD Lot Summary

1/30/2015

					PROPOSED	
LOT	BLK	SQ FT	ACRE	LOT TYPE	ZONING	NOTES
LOTS						
1	1	17,447	0.40	Villa	LDR	
2	1	11,604	0.27	Villa	LDR	
3	1	12,822	0.29	Villa	LDR	
4	1	10,190	0.23	Villa	LDR	
5	1	11,353	0.26	Villa	LDR	
6	1	8,584	0.20	Villa	LDR	
7	1	8,587	0.20	Villa	LDR	
8	1	8,112	0.19	Villa	LDR	
9	1	8,410	0.19	Villa	LDR	
10	1	8,400	0.19	Villa	LDR	
11	1	10,631	0.24	Villa	LDR	
12	1	8,909	0.20	Villa	LDR	
13	1	8,180	0.19	Villa	LDR	
14	1	9,736	0.22	Villa	LDR	
15	1	10,913	0.25	Villa	LDR	
16	1	8,136	0.19	Villa	LDR	
17	1	7,625	0.18	Villa	LDR	<8,000 min sf
18	1	10,443	0.24	Villa	LDR	
19	1	9,087	0.21	Villa	LDR	
20	1	8,610	0.20	Villa	LDR	
1	2	15,836	0.36	Single Family	LDR	
2	2	9,873	0.23	Single Family	LDR	
3	2	8,620	0.20	Single Family	LDR	
4	2	8,005	0.18	Single Family	LDR	
5	2	9,105	0.21	Single Family	LDR	
6	2	11,684	0.27	Single Family	LDR	
1	3	11,896	0.27	Single Family	LDR	
2	3	8,428	0.19	Single Family	LDR	
3	3	8,338	0.19	Single Family	LDR	
4	3	8,078	0.19	Single Family	LDR	
5	3	8,159	0.19	Single Family	LDR	
6	3	9,788	0.22	Single Family	LDR	
7	3	8,004	0.18	Single Family	LDR	
8	3	7,450	0.17	Single Family	LDR	<8,000 min sf
9	3	8,229	0.19	Single Family	LDR	
10	3	8,112	0.19	Single Family	LDR	
11	3	9,100	0.21	Single Family	LDR	
1	4	9,102	0.21	Single Family	LDR	
2	4	9,510	0.22	Single Family	LDR	
3	4	9,309	0.21	Single Family	LDR	
4	4	9,199	0.21	Single Family	LDR	
5	4	8,532	0.20	Single Family	LDR	
6	4	8,480	0.19	Single Family	LDR	
7	4	8,172	0.19	Single Family	LDR	
8	4	10,194	0.23	Single Family	LDR	
9	4	8,225	0.19	Single Family	LDR	
10	4	8,280	0.19	Single Family	LDR	
OUTLOTS						
Outlot	A	77,577	1.78	Com'l (future)	Com'l	
Outlot	B	74,940	1.72	Com'l (future)	Com'l	
Outlot	C	105,449	2.42	64-unit Multifamily (future)	MDR	
Outlot	D	111,267	2.55	Ponding	LDR	to be deeded to City
Outlot	E	60,597	1.39	Ponding	Com'l	to be deeded to City
Outlot	F	186,947	4.29	Com'l (future)	Com'l	
Outlot	G	44,640	1.02	Ponding	LDR	to be deeded to City
Outlot	H	220,795	5.07	Single Family (future)	LDR	
Outlot	I	63,622	1.46	Wetland	LDR	to be deeded to City
Outlot	J	5,985	0.14	Common Area	LDR	to be deeded to HOA
Outlot	K	591,295	13.57	Single Family & Trail (future)	LDR	
Outlot	L	103,588	2.38	Ponding	LDR	to be deeded to City
RIGHT OF WAY						
		479,527	11.01	Right of Way		

59.04 TOTAL SITE ACREAGE

LDR Zoning

	1st Phase	2nd Phase	Total
SF Lots	27	33	60
Villa Lots	20	18	38
TOTAL Units	47	51	98

Acreage (LDR Area)	10.2	21.1	31.3
DUA (LDR area)	4.60	2.42	3.13

MDR Zoning

	1st Phase	2nd Phase	Total
MF Units	0	64	64

Acreage (MDR Area)	0	2.42	2.42
DUA (MDR Area)	0	26.44	26.44

Total Site Density

	Total Site (gross)	Total Site (net*)
Total Res'l Units	162	162
Area	59.04	31.29
DUA Overall	2.74	5.18

* Total site area net of ROW, Com'l and Ponding

ATTACHMENT B

Tree Study Plan

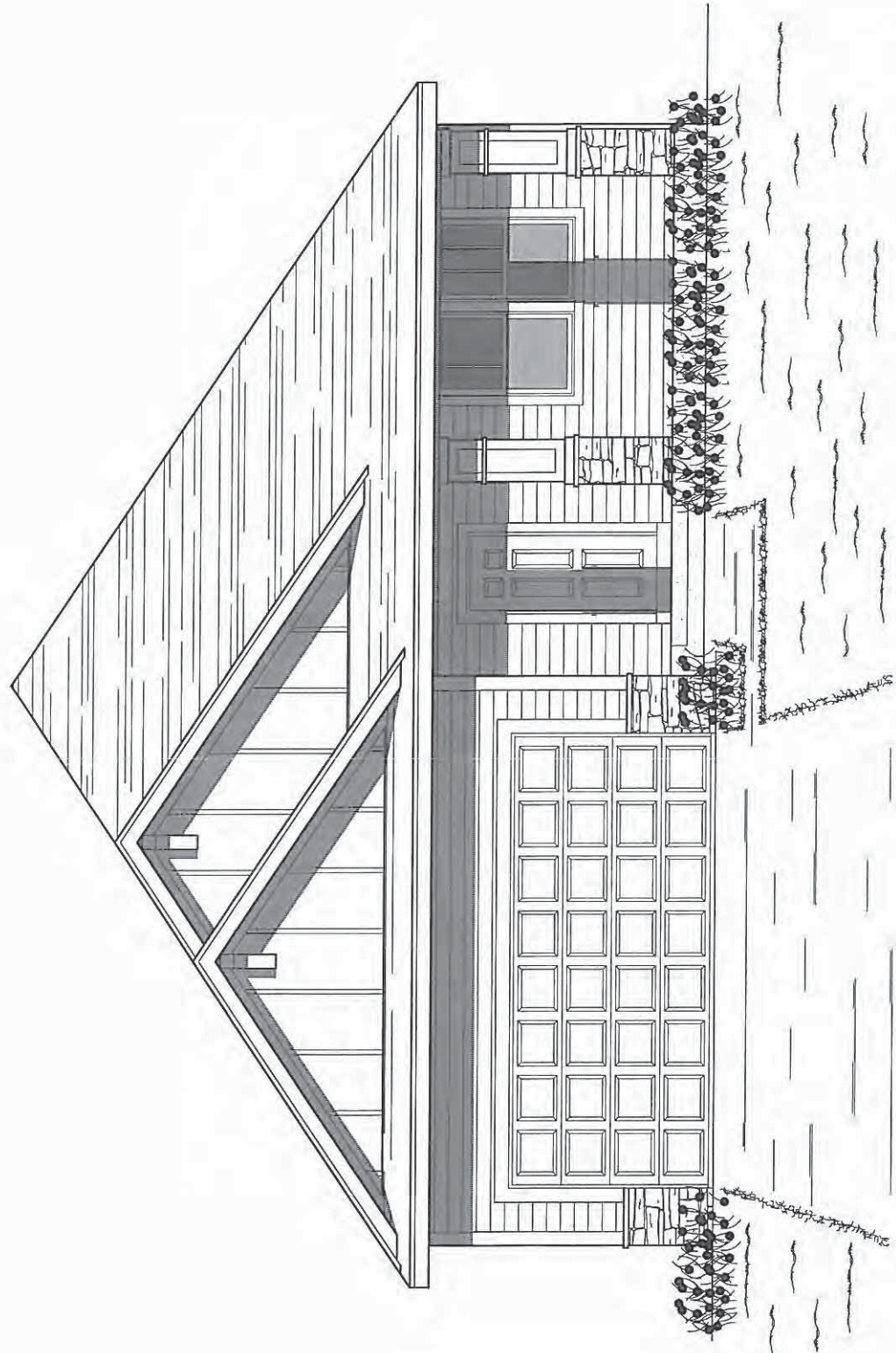
It is important to note that all trees have been cleared from the site, most of which were around the former homestead. The attached is a summary of the significant trees surveyed in May 2014 and was used for replacement calculation purposes.

ATTACHMENT C

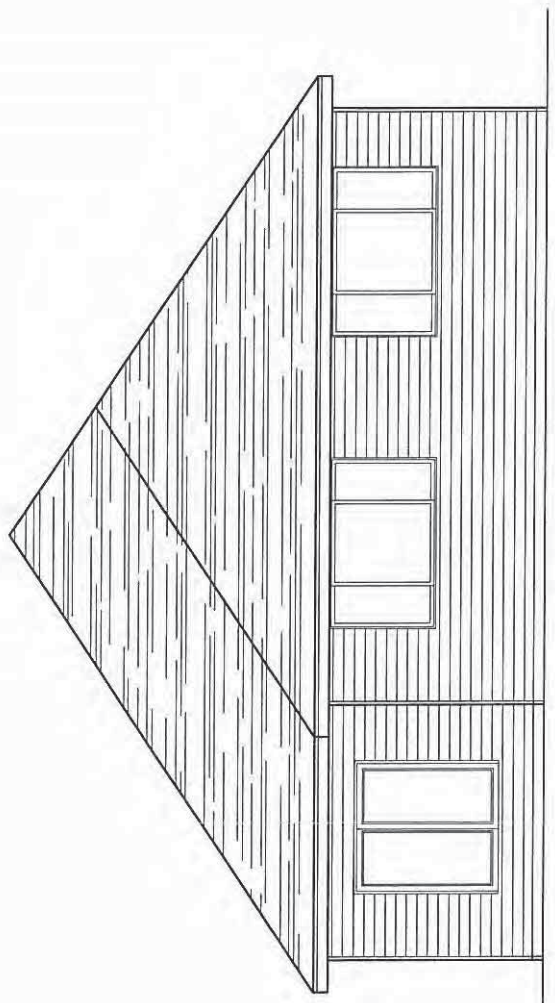
Typical Elevations and Floor Plans



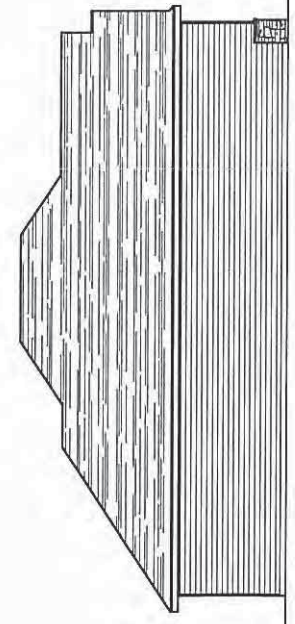
PLAN INFORMATION	
ISSUED:	2/26/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL:	274 SQ. FT.
GAUGE:	449 SQ. FT.
FOUNDATION:	1512 SQ. FT.
FRONT PORCH:	197 SQ. FT.
SQUARE FOOTAGE CALC.	
MAIN LEVEL:	1912 SQ. FT.
N/A	



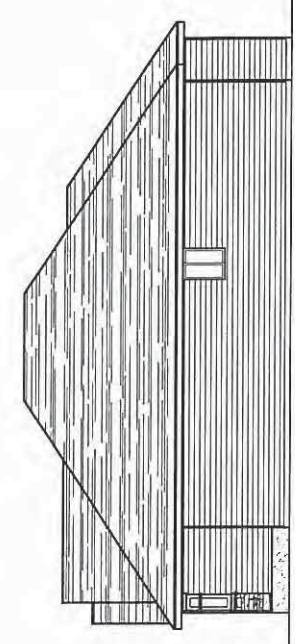
ISSUED:	2/26/2014	MAIN LEVEL:	1512 SQ. FT.	SQUARE FOOTAGE CALC.
DRAWN BY:	TJS			
REVISIONS:				
TOTAL:	2741 SQ. FT.			
GARAGE:	449 SQ. FT.			
FOUNDATION:	1512 SQ. FT.			
FRONT PORCH:	157 SQ. FT.			



REAR ELEVATION



LEFT ELEVATION



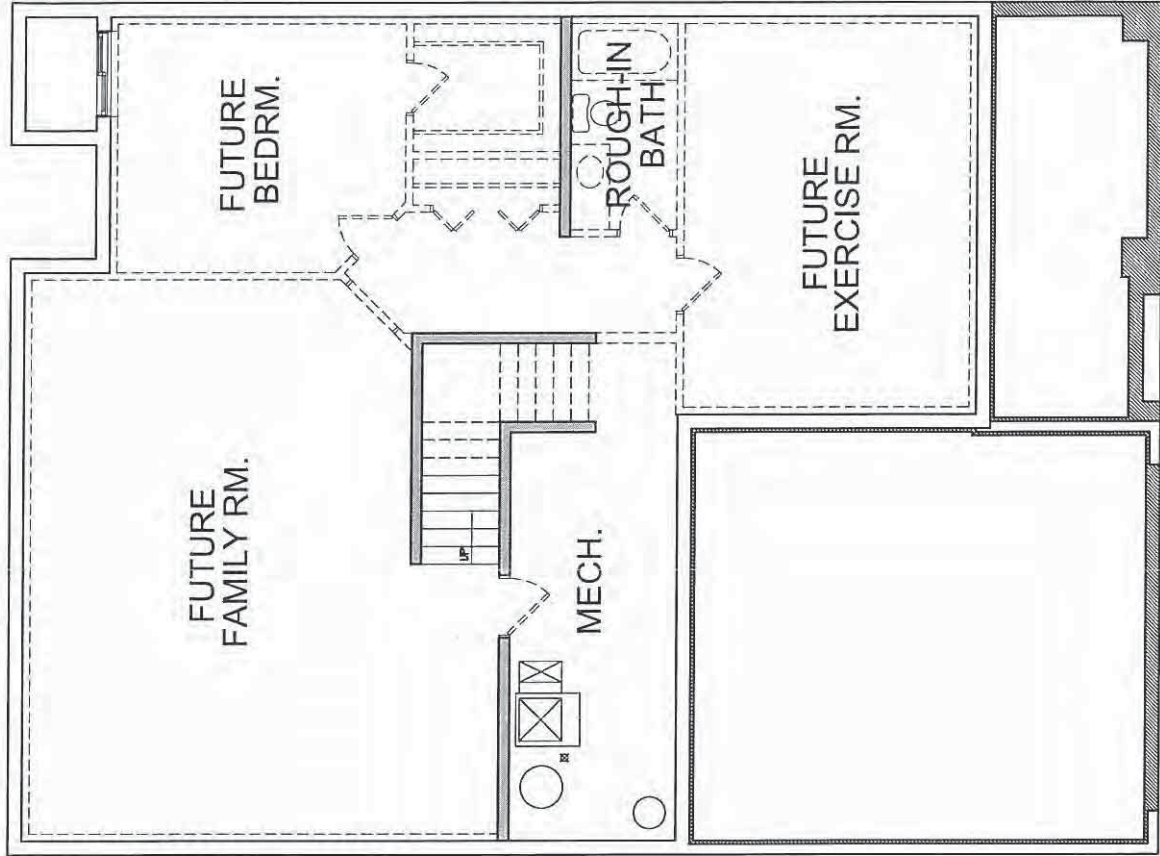
RIGHT ELEVATION

creative HOMES
 707 COMMERCE DR. #410
 WOODBURY, MN 55125
 PH: 651-285-6800
 FX: 651-451-6800
 CREATIVEHOMES.COM

AMHURST
 STUDY PLAN
 JOB INFORMATION

PLAN INFORMATION	ISSUED:	2/28/2014	MAIN LEVEL:	1512 SQ. FT.	N/A
	DRAWN BY:	TJB			
	REVISIONS:		TOTAL:	2741 SQ. FT.	
			GARAGE:	449 SQ. FT.	
			FOUNDATION:	1512 SQ. FT.	
			FRONT PORCH:	197 SQ. FT.	

PLAN NUMBER: AMHURST
 PROJECT NUMBER:
 STUDY PLAN
 SHEET NUMBER:
 3 OF 4



BASEMENT FOUNDATION PLAN

PLAN INFORMATION	
ISSUED:	2/26/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL:	2741 SQ. FT.
GARAGE:	448 SQ. FT.
FOUNDATION:	1512 SQ. FT.
FRONT PORCH:	151 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	1512 SQ. FT.
NA	



MAIN LEVEL FLOOR PLAN



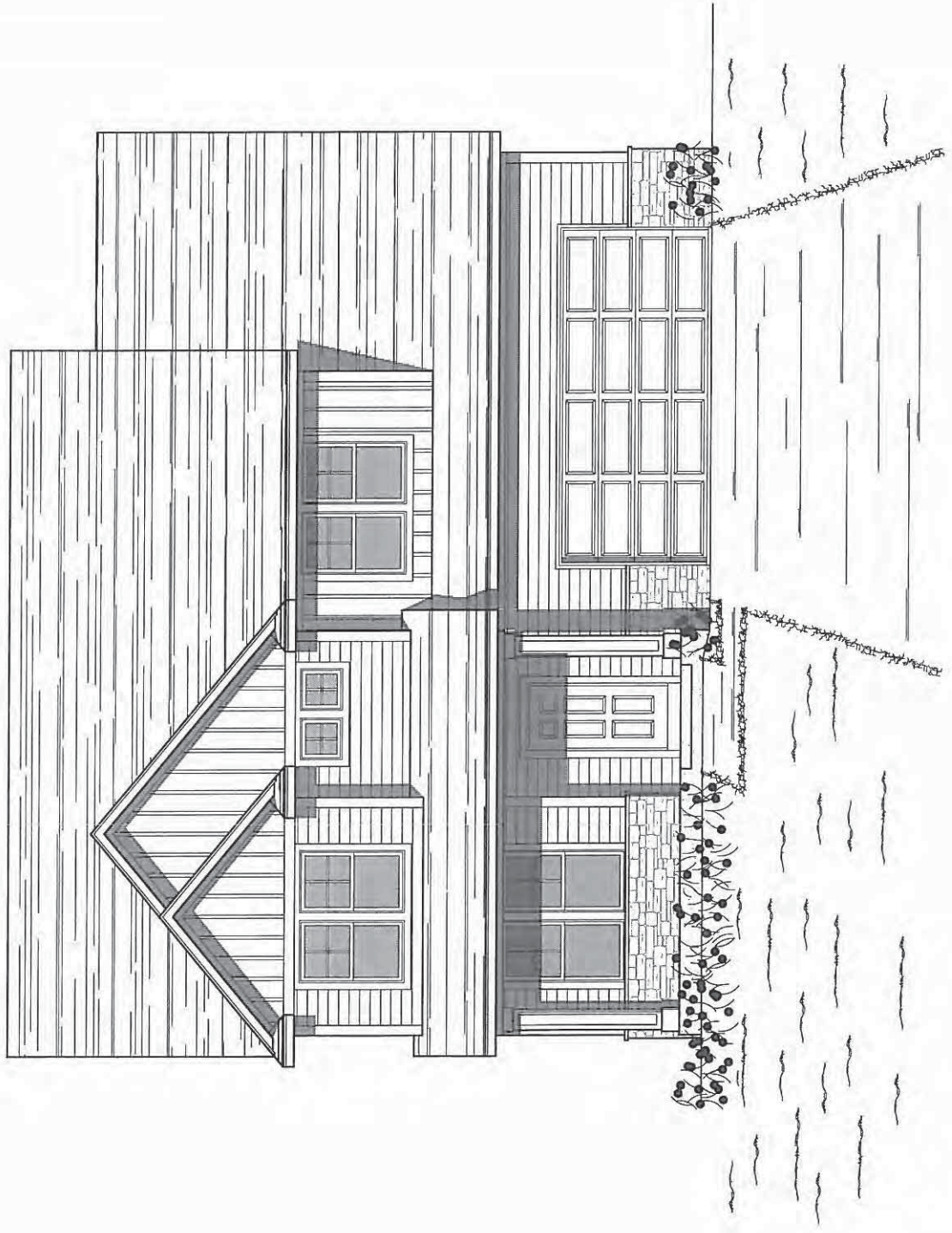
creative HOMES
 707 COMMERCE DR. #410
 WOODBURY, MN 55125
 PH. 651-288-6600
 FX. 651-501-6600
 CREATIVEHCL.COM

All designs and plans contained in these documents are the original work of Creative Homes, Inc. Any reuse or reproduction of these documents is prohibited without the written consent of Creative Homes, Inc. These documents are intended for use by the client and are not to be used for any other purpose. All building regulations and codes are subject to change without notice. Architect/Designer prior to construction. Creative Homes, Inc. is not responsible for concepts made in these plans by others.
 © Creative Homes, Inc. 2014

ASHWORTH
 STUDY PLAN
 JOB INFORMATION

SQUARE FOOTAGE CALCS	9/3/2014	ISSUED:	9/3/2014	MAIN LEVEL:	1270 SQ. FT.
	TJ9	UPPER LEVEL:	1916 SQ. FT.	TOTAL LIVING:	2566 SQ. FT.
		GARAGE:	664 SQ. FT.	BASEMENT:	1270 SQ. FT.
		F. PORCH:	199 SQ. FT.		

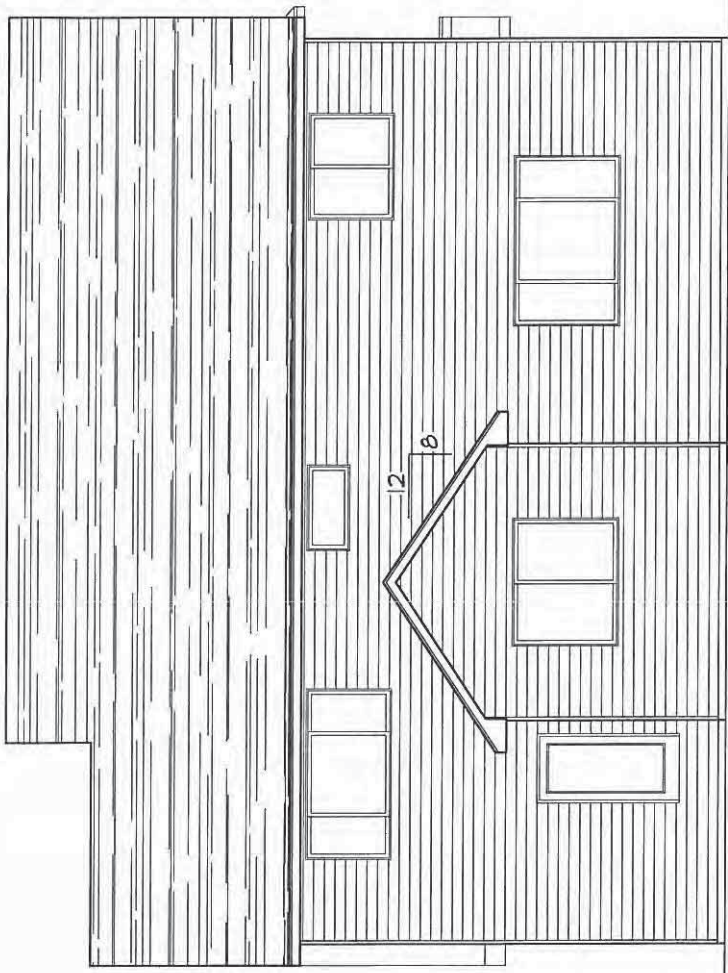
PLAN NAME:	ASHWORTH
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	1 OF 5



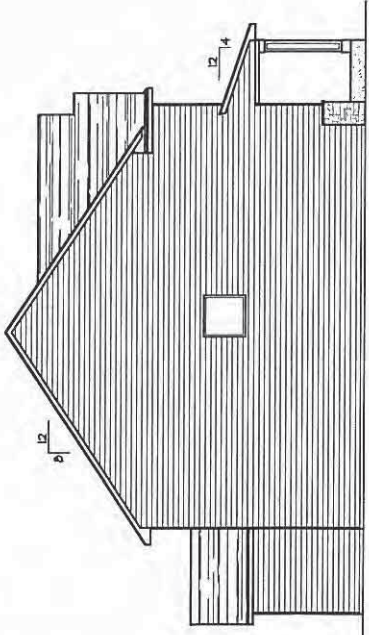
All designs and plans considered in these documents are the original work of Creative Homes, Inc. Any reproduction of these documents in whole or in part without the prior written consent of Creative Homes, Inc. is prohibited. Dimensions are subject to change without notice and are subject to local building regulations and codes. All designs and plans are subject to change without notice. Creative Homes, Inc. reserves the right to modify or cancel any design or plan at any time without notice. © Creative Homes, Inc. 2014

ASHWORTH
 STUDY PLAN
 JOB INFORMATION

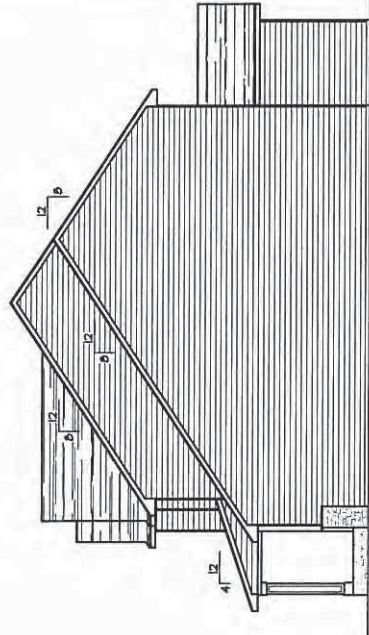
SQUARE FOOTAGE CALCS	B/B/2014	ISSUED:	DRAMA BY:	REVISIONS:	TJS	UPPER LEVEL:	1916 SQ. FT.	TOTAL LIVING:	2566 SQ. FT.	GARAGE:	664 SQ. FT.	BASEMENT:	1270 SQ. FT.	F. PORCH:	199 SQ. FT.
----------------------	----------	---------	-----------	------------	-----	--------------	--------------	---------------	--------------	---------	-------------	-----------	--------------	-----------	-------------



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

creative HOMES
 707 COMMERCE DR. #410
 WOODBURY, MN 55125
 PH. 651-286-6600
 FX. 651-601-6600
 CREATIVEHCL.COM

All drawings and plans contained in these documents are the original work of Creative Homes, Inc. Any reuse or modification of these drawings without the written consent of Creative Homes, Inc. is prohibited. Dimensions are subject to change according to local building codes and local building regulatory authority. Creative Homes, Inc. is not responsible for any errors or omissions. Creative Homes, Inc. is not liable for any damages, including consequential damages, arising from the use of these plans by others.

© Creative Homes, Inc. 2013

ASHWORTH
 STUDY PLAN

PLAN INFORMATION

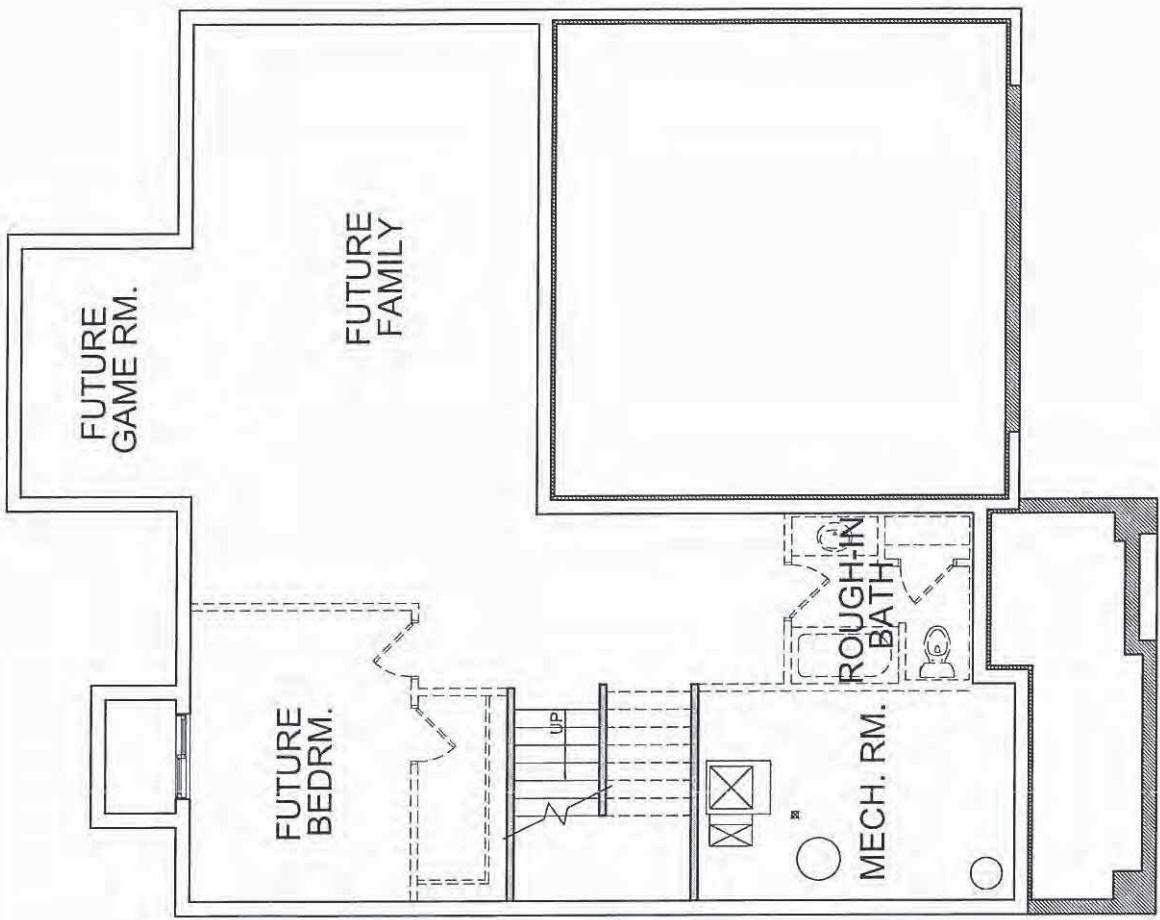
ISSUED:	9/3/2014
MAN LEVEL:	1270 SQ. FT.
UPPER LEVEL:	1916 SQ. FT.
TOTAL LIVING:	2586 SQ. FT.
GARAGE:	664 SQ. FT.
BASEMENT:	1270 SQ. FT.
F. PORCH:	199 SQ. FT.

SQUARE FOOTAGE CALCS

PLAN NAME: **ASHWORTH**

PROJECT NUMBER: **STUDY PLAN**

SHEET NUMBER: **3 OF 5**



BASEMENT FOUNDATION PLAN

creative HOMES
 707 COMMERCE DR. #410
 WOODBURY, MN 55125
 PH. 651-289-6800
 FX. 651-601-6800
 CREATIVEHCL.COM

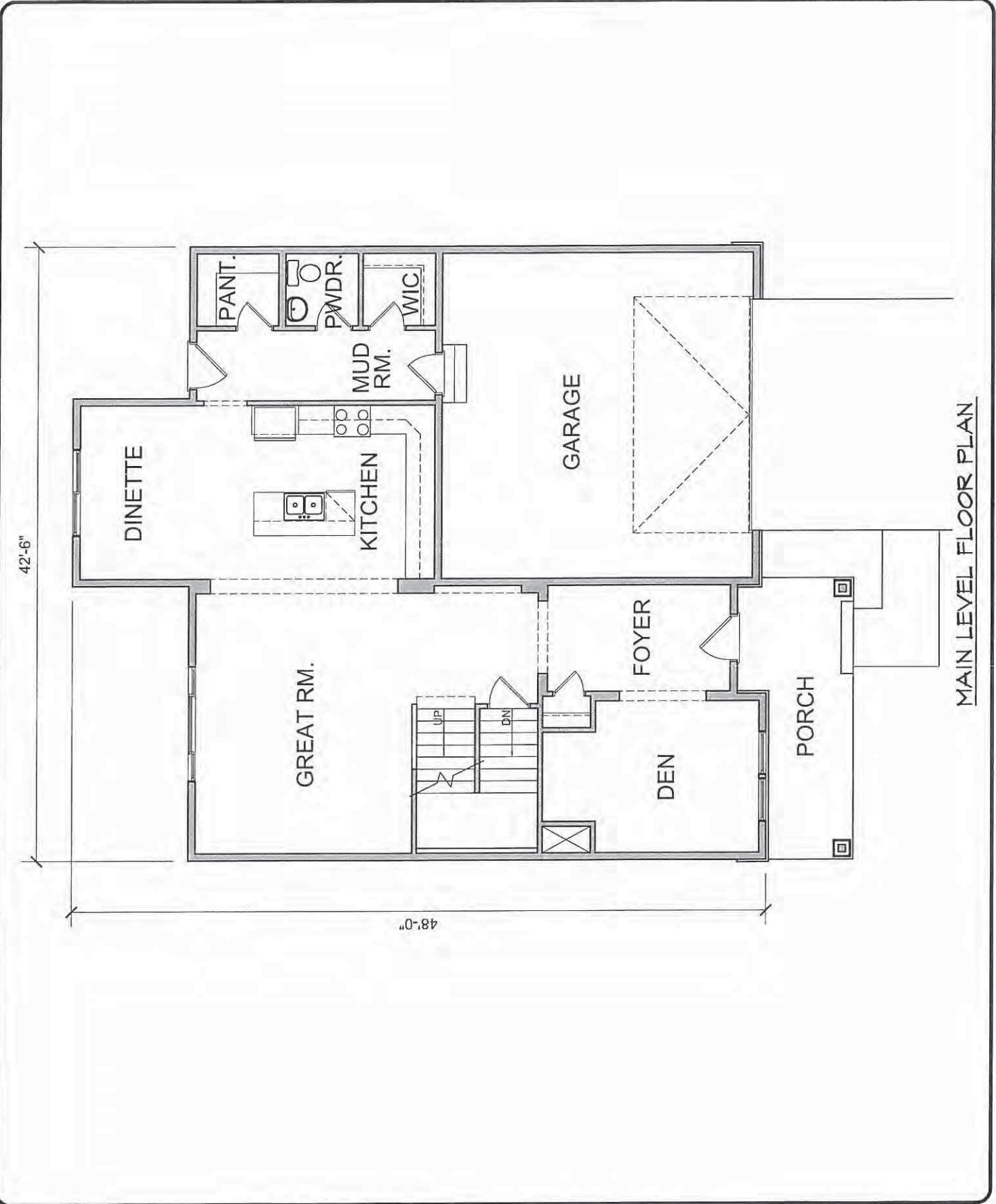
All designs and plans contained in these documents are the original work of Creative Homes, Inc. Any reuse or reproduction of these documents by any person without the written consent of Creative Homes, Inc. is prohibited. Dimensions are subject to change. According to local building codes and local building regulations and applicable laws, the Architect/Designer prior to construction. Creative Homes, Inc. makes no representation or warranty, made to these plans by others.

© Creative Homes, Inc. 2013

ASHWORTH
 STUDY PLAN
 JOB INFORMATION

PLAN INFORMATION	
ISSUED:	9/3/2014
MAIN LEVEL:	1210 SQ. FT.
UPPER LEVEL:	1916 SQ. FT.
TOTAL LIVING:	2566 SQ. FT.
GARAGE:	664 SQ. FT.
BASEMENT:	1270 SQ. FT.
F. PORCH:	199 SQ. FT.

PLAN NAME	
PROJECT NUMBER:	ASHWORTH
STUDY PLAN	
SHEET NUMBER:	4 OF 5



MAIN LEVEL FLOOR PLAN

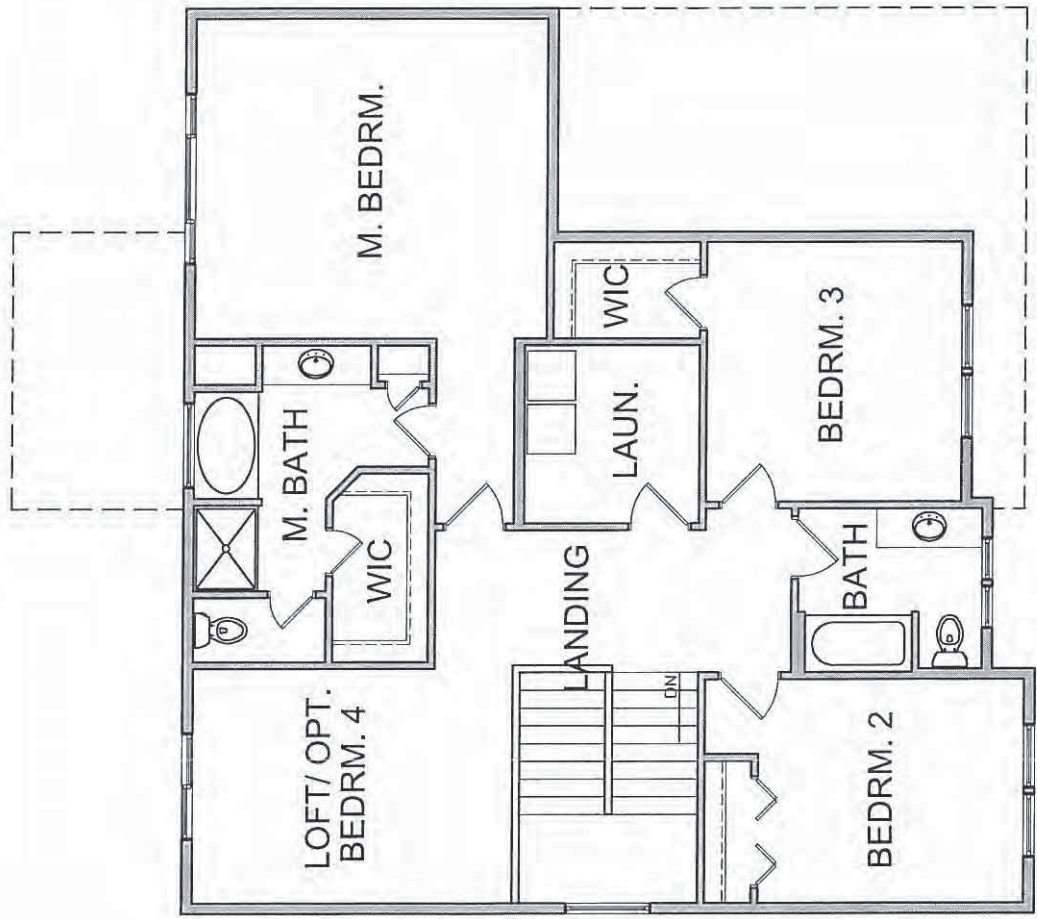
creative HOMES
 707 COMMERCE DR. #110
 WOODBURY, MN 55125
 PH. 651-298-6800
 FX. 651-501-6600
 CREATIVEHCL.COM

All designs and their associated
 these documents are the original
 or the owner's sole property and
 Creative Homes, Inc. or its agents or
 representatives of these documents in
 any form or by any means, without the
 written consent of Creative Homes, Inc.
 Creative Homes, Inc. Makes and
 according to local building codes and
 for the purposes of the design and
 for the purposes of the design and
 Architectural plan to be used for
 construction. Creative Homes, Inc.
 assumes no liability for changes
 made to these plans by others.
 © Creative Homes, Inc.
 2015

ASHMORTH
 STUDY PLAN
 JOB INFORMATION

SQUARE FOOTAGE CALCS	MAIN LEVEL:	1270 SQ. FT.
	UPPER LEVEL:	1916 SQ. FT.
	TOTAL LIVING:	2966 SQ. FT.
	GARAGE:	664 SQ. FT.
	BASEMENT:	1270 SQ. FT.
	F. PORCH:	199 SQ. FT.

PLAN NAME:	ASHMORTH
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	5 OF 5



UPPER LEVEL FLOOR PLAN



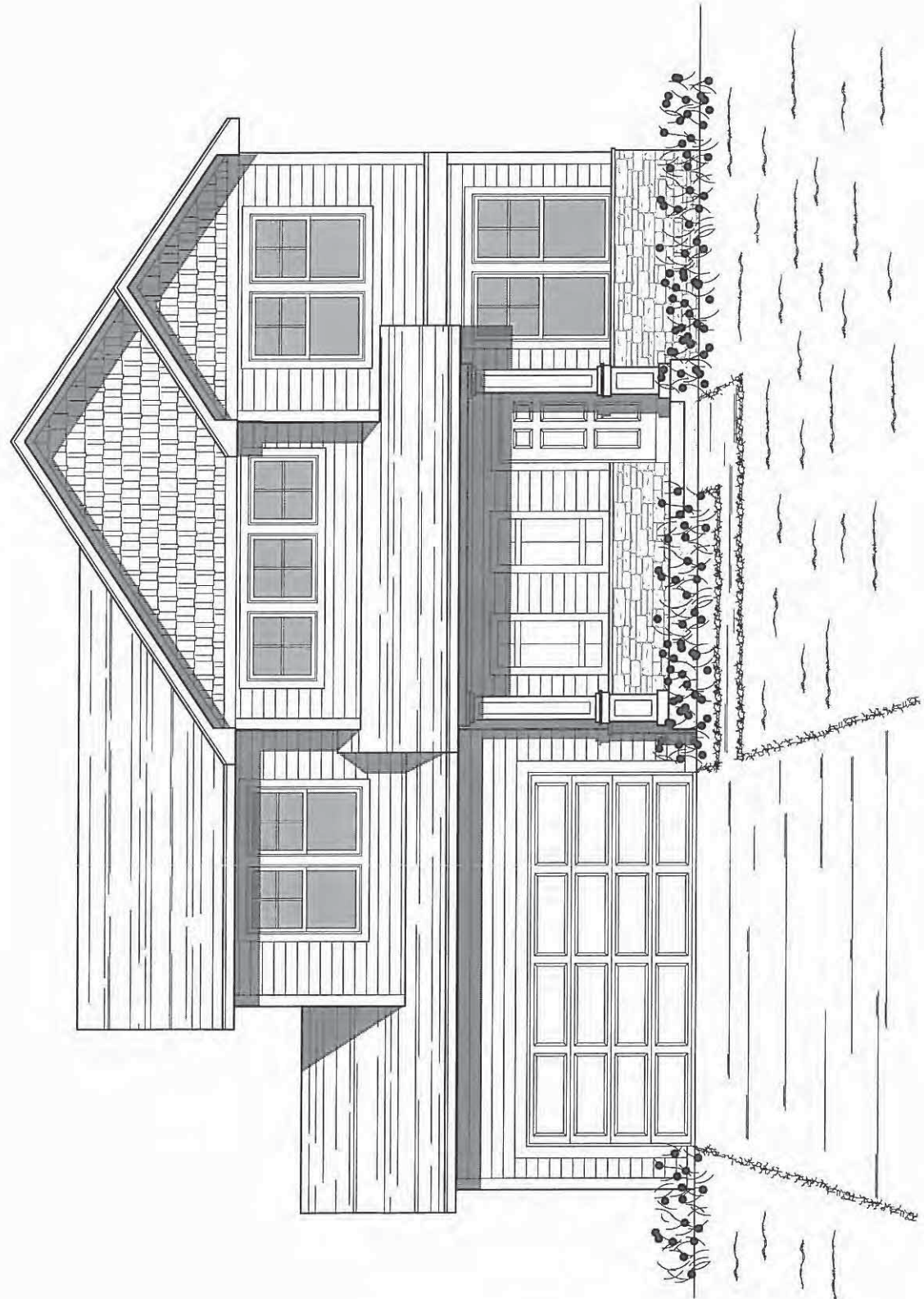
creative HOMES
 707 COMMERCE DR. #410
 WOODBURY, MN 55125
 PH. 651-288-6800
 FX. 651-501-6600
 CREATIVEHQ.COM

All designs and plans provided in these documents are the original work of Creative Homes, Inc. Any reuse or reproduction of these documents in whole or in part without the written consent of Creative Homes, Inc. is prohibited. Creative Homes, Inc. is not responsible for any errors or omissions in these documents, nor for any consequences resulting from their use. Creative Homes, Inc. is not a contractor and does not provide construction services. All construction must comply with applicable local building codes and regulations. Creative Homes, Inc. is not responsible for any errors or omissions in these documents, nor for any consequences resulting from their use. © Creative Homes, Inc. 2013

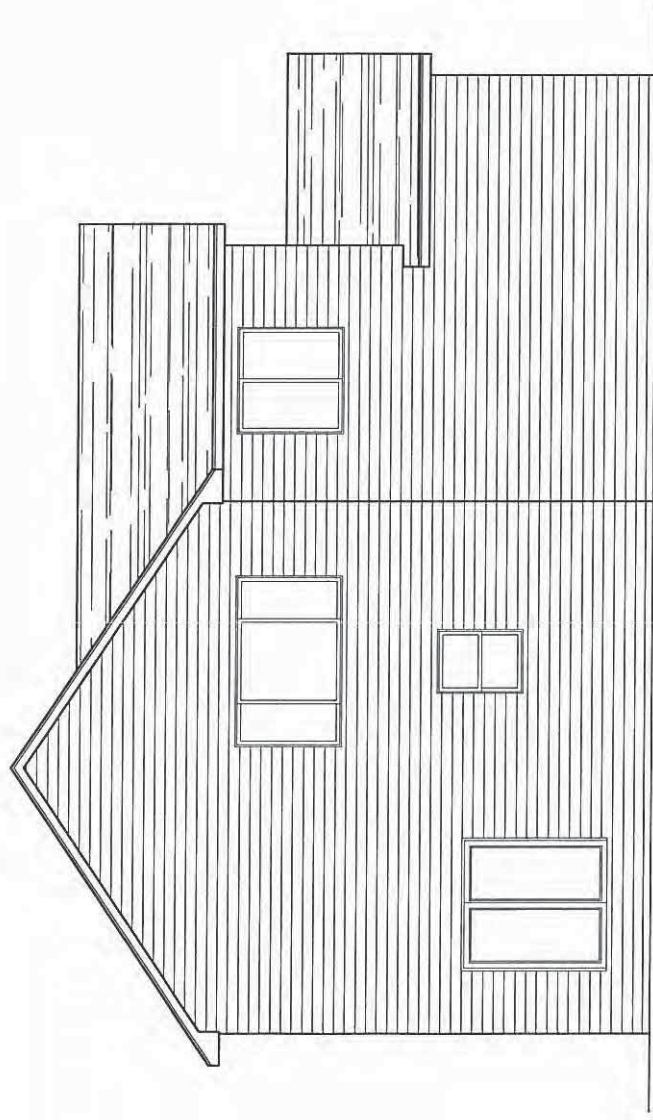
JOB INFORMATION
BENTLEY
 STUDY PLAN

PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	
REVISIONS:	
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	969 SQ. FT.
UPPER LEVEL:	1119 SQ. FT.
TOTAL LIVING:	2082 SQ. FT.
GARAGE:	440 SQ. FT.
BASEMENT:	469 SQ. FT.
F. PORCH:	46 SQ. FT.

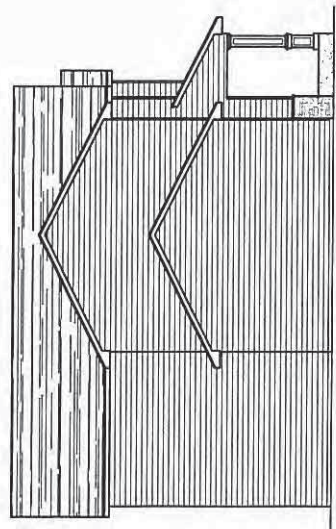
PLAN NAME: **BENTLEY**
 PROJECT NUMBER:
STUDY PLAN
 SHEET NUMBER:
 1 OF 5



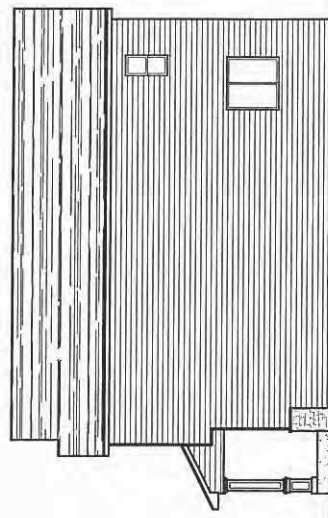
SQUARE FOOTAGE CALC.	MAIN LEVEL:	469 SQ. FT.
UPPER LEVEL:	119 SQ. FT.	
TOTAL LIVING:	2092 SQ. FT.	
GARAGE:	440 SQ. FT.	
BASEMENT:	469 SQ. FT.	
F. PORCH:	46 SQ. FT.	



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

creative HOMES
 787 COMMERCE CENTER BLVD #410
 WOODBURY, NJ 08812
 PH: 609-266-6900
 FX: 609-501-6600
 CREATIVEHQ1.COM

All rights reserved. Copyright in these documents are the original work owned and property of Creative Homes, Inc. No part of these documents may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Creative Homes, Inc. Plans and specifications are subject to change without notice. Creative Homes, Inc. does not warrant that the information contained herein is accurate, complete, or that it will meet your requirements. Consult your architect/engineer for all applicable building codes and local regulations. Consult your architect/engineer for all applicable building codes and local regulations. Creative Homes, Inc. assumes no liability for changes made to these plans by owner.

© Creative Homes, Inc.
 2/0

JOB INFORMATION
BENTLEY
 STUDY PLAN

SQUARE FOOTAGE CALC.	MAIN LEVEL:	969 SQ. FT.
	UPPER LEVEL:	119 SQ. FT.
	TOTAL LIVING:	2082 SQ. FT.
	GARAGE:	440 SQ. FT.
	BASEMENT:	469 SQ. FT.
	F. PORCH:	46 SQ. FT.
PLAN INFORMATION		
ISSUED:	9/3/2014	
DRAWN BY:	TJB	
REVISIONS:		

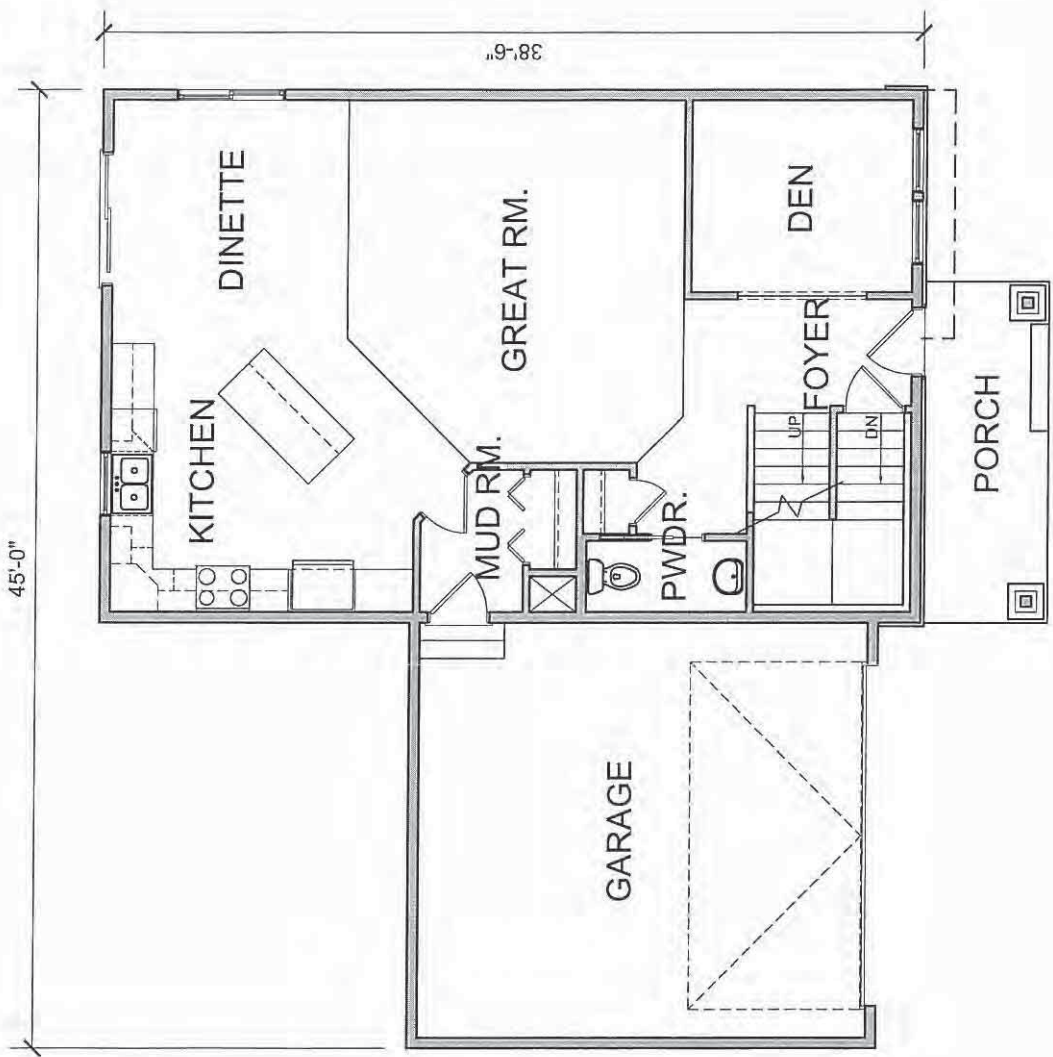
PLAN NAME: **BENTLEY**
 PROJECT NUMBER: **STUDY PLAN**
 SHEET NUMBER: **3 OF 5**



BASEMENT FOUNDATION PLAN

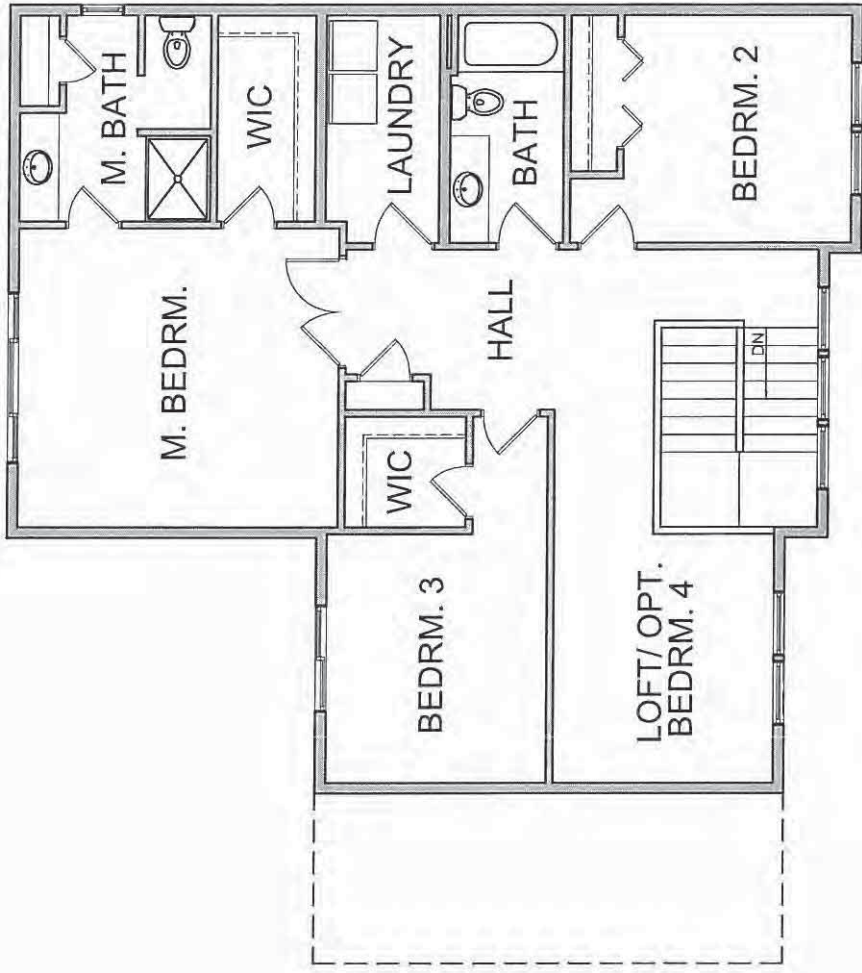
SQUARE FOOTAGE CALCS	MAIN LEVEL:	9/3/2014	ISSUED:
UPPER LEVEL:	1119 SQ. FT.		DRAWN BY:
TOTAL LIVING:	2032 SQ. FT.		REVISIONS:
GARAGE:	440 SQ. FT.		
BASEMENT:	463 SQ. FT.		
F. PORCH:	46 SQ. FT.		

PLAN NAME:	BENTLEY
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	4 of 5



MAIN LEVEL FLOOR PLAN

PLAN INFORMATION	
ISSUED:	3/3/2014
DRAWN BY:	TLS
REVISIONS:	
TOTAL LIVING:	2082 SQ. FT.
GARAGE:	440 SQ. FT.
BASEMENT:	463 SQ. FT.
F. PORCH:	46 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	1111 SQ. FT.
UPPER LEVEL:	969 SQ. FT.

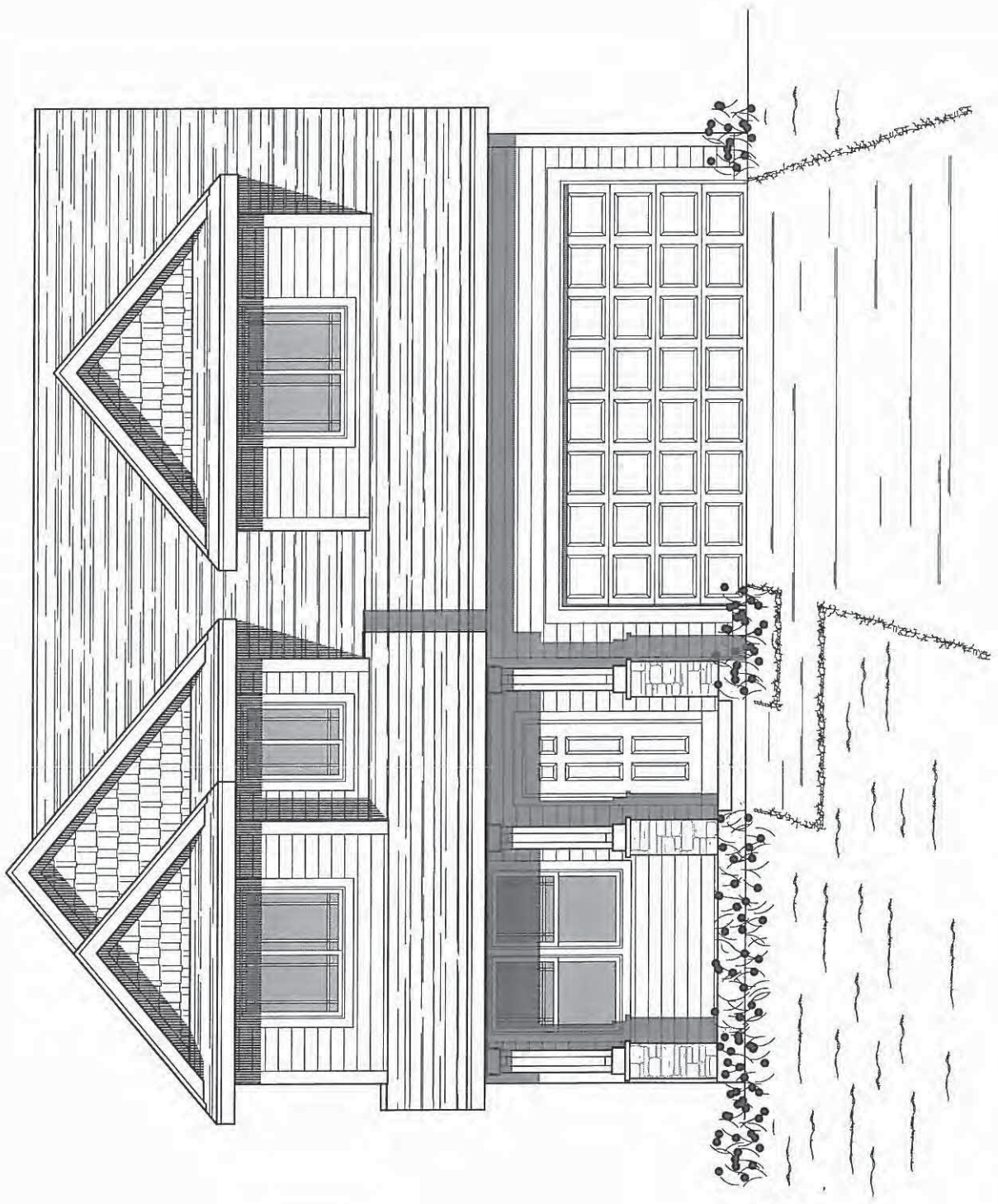


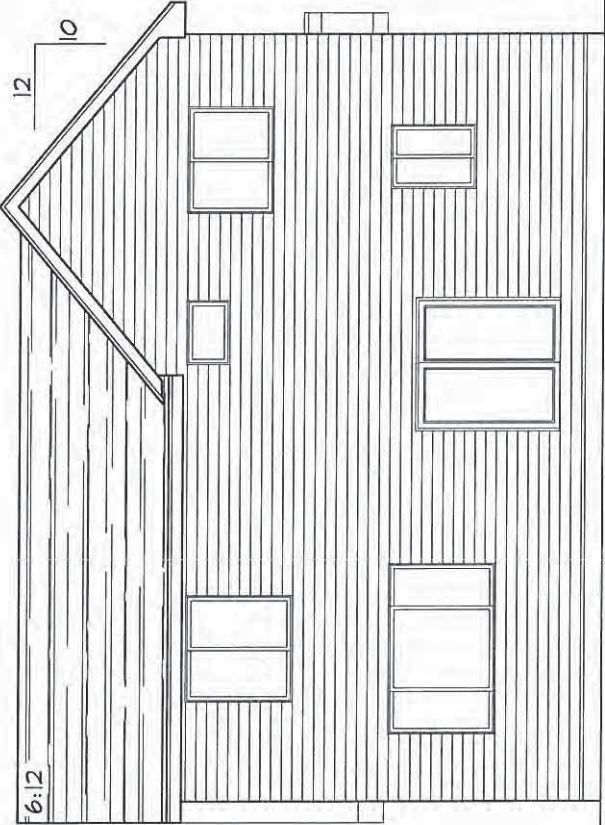
UPPER LEVEL FLOOR PLAN



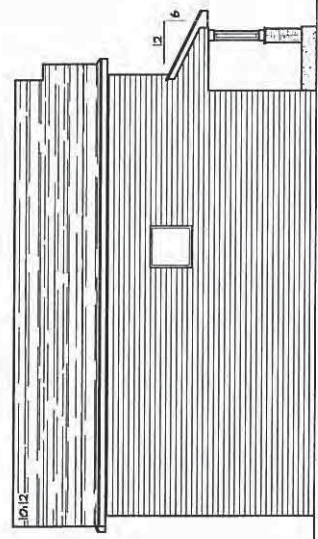
PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2394 SQ. FT.
GARAGE:	441 SQ. FT.
BASEMENT:	1080 SQ. FT.
DECK OPT.	160 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	1080 SQ. FT.
UPPER LEVEL:	1294 SQ. FT.

PLAN NUMBER:	LEGACY
PROJECT NUMBER:	
STUDY PLAN	
SHEET NUMBER:	1 OF 5

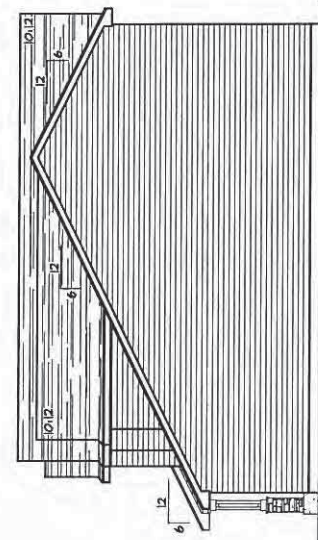




REAR ELEVATION



RIGHT ELEVATION

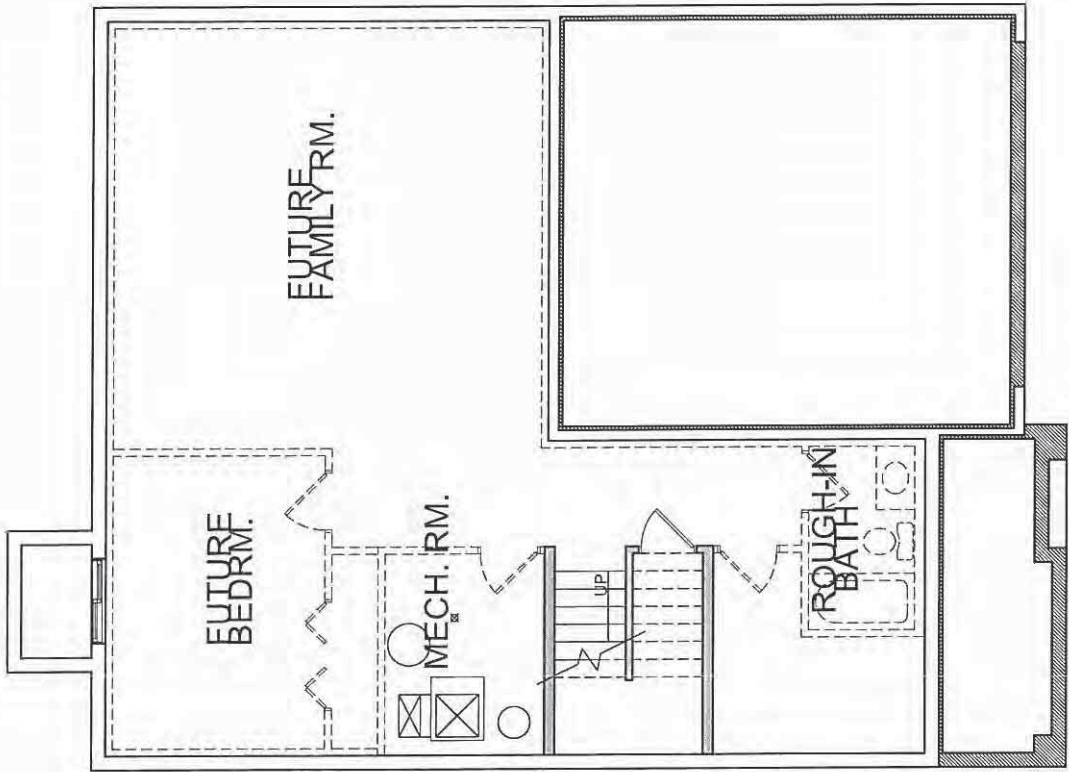


LEFT ELEVATION

PLAN INFORMATION	ISSUED:	9/3/2014
SQUARE FOOTAGE CALCS	MAIN LEVEL:	1080 SQ. FT.
	UPPER LEVEL:	1294 SQ. FT.
	TOTAL LIVING:	2374 SQ. FT.
	GARAGE:	441 SQ. FT.
	BASEMENT:	1080 SQ. FT.
	DECK OPT.:	160 SQ. FT.
REVISIONS:		
DRAWN BY:		
TJS		

PLAN INFORMATION	
ISSUE:	8/9/2014
MAIN LEVEL:	1080 SQ. FT.
UPPER LEVEL:	1294 SQ. FT.
TOTAL LIVING:	2374 SQ. FT.
GARAGE:	441 SQ. FT.
BASEMENT:	1080 SQ. FT.
DECK OPT.	160 SQ. FT.

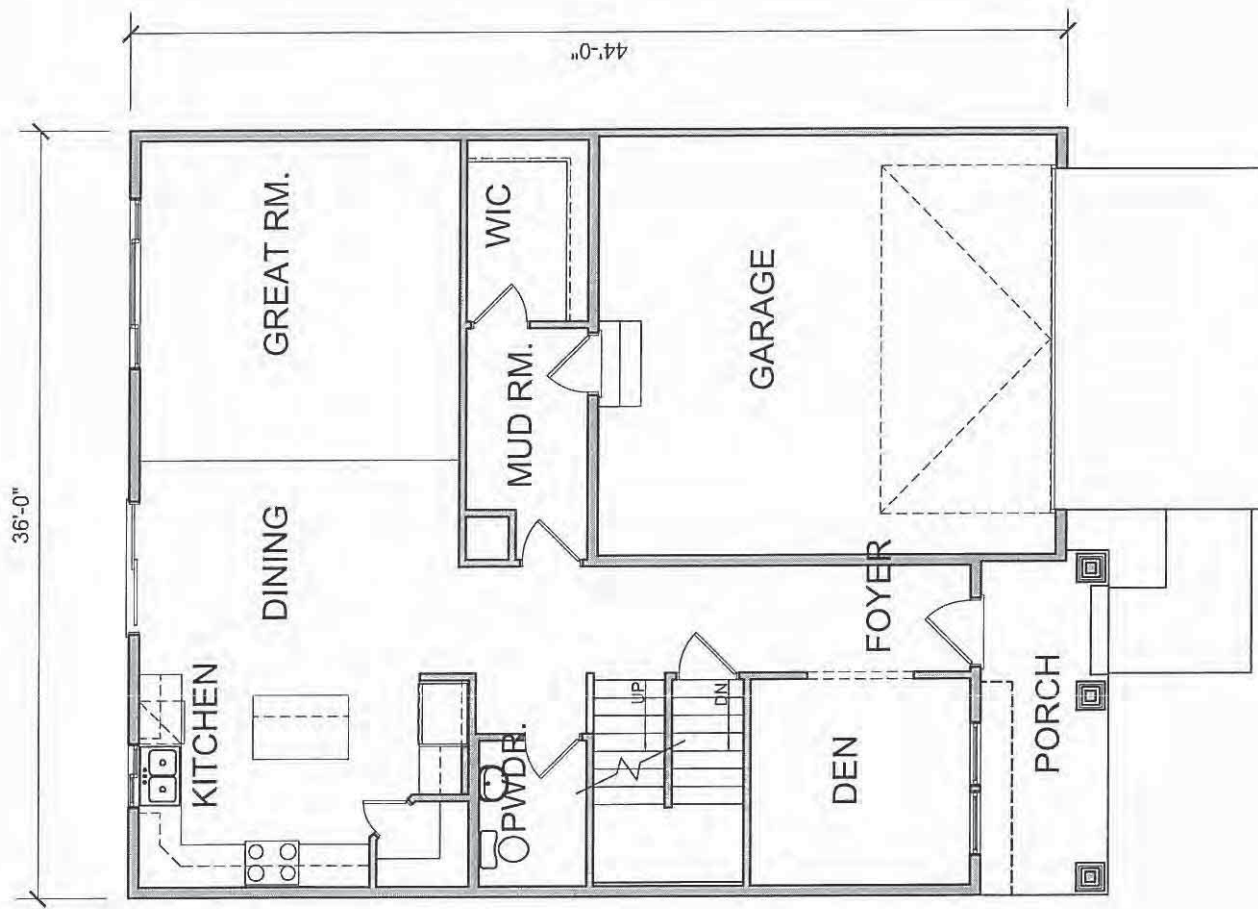
PLAN NUMBER:	LEGACY
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	3 OF 5



BASEMENT FOUNDATION PLAN

PLAN INFORMATION	
ISSUED:	9/8/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2994 SQ. FT.
GARAGE:	441 SQ. FT.
BASEMENT:	1080 SQ. FT.
DECK OPT.	160 SQ. FT.

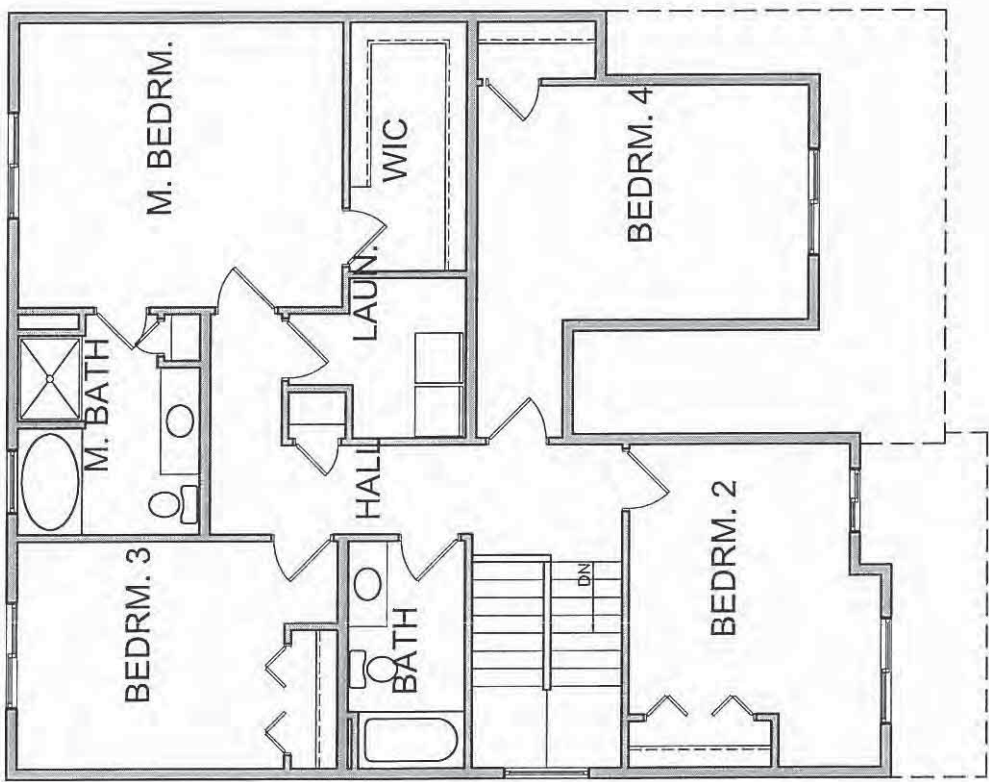
PLAN NUMBER:	LEGACY
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	4 OF 5



MAIN LEVEL FLOOR PLAN

PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2394 SQ. FT.
GARAGE:	441 SQ. FT.
BASEMENT:	1080 SQ. FT.
DECK OPT.:	160 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	1080 SQ. FT.
UPPER LEVEL:	1294 SQ. FT.

PLAN NUMBER:	LEGACY
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	5 of 5



UPPER LEVEL FLOOR PLAN





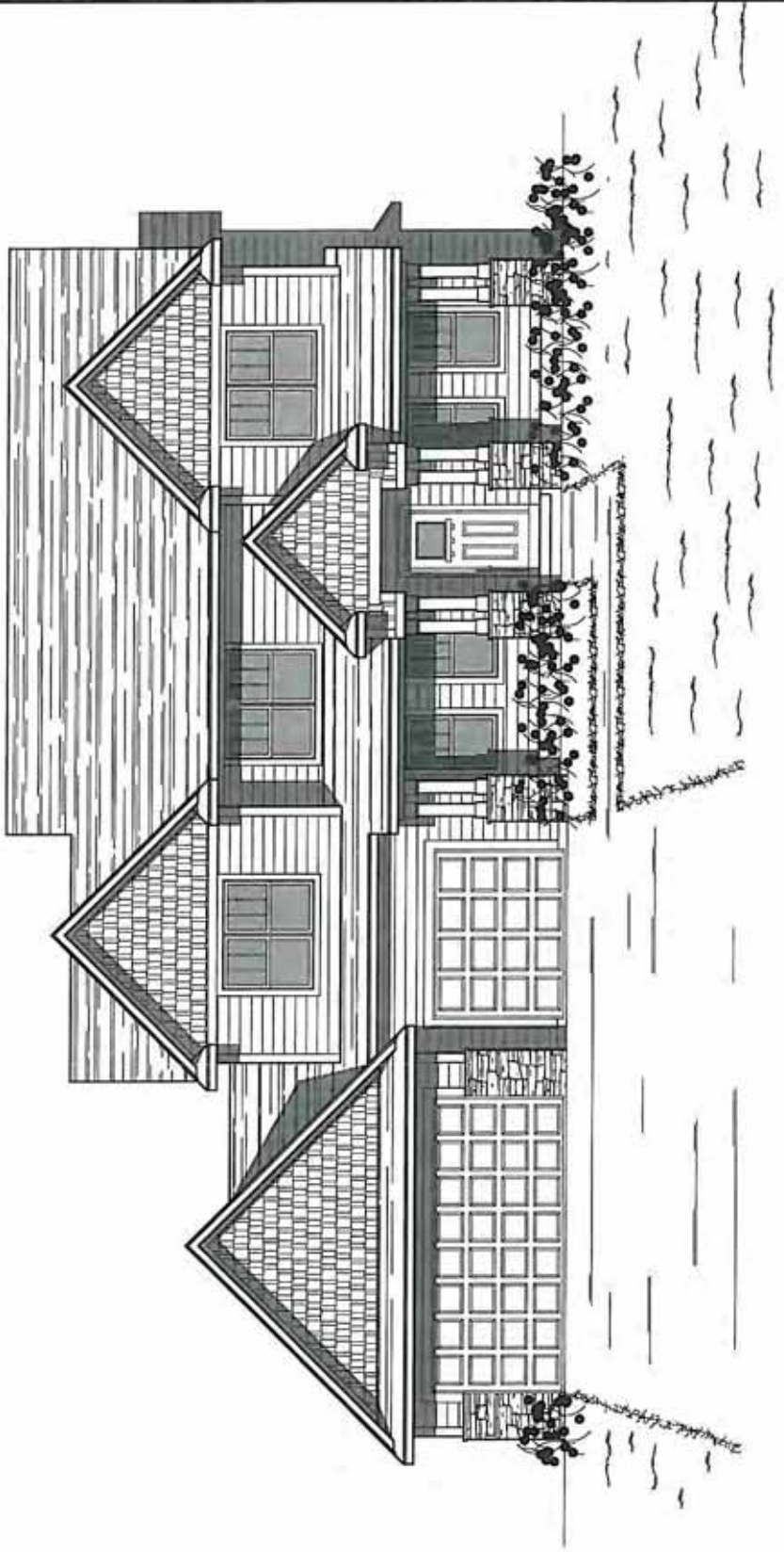
All drawings and plans developed by these contractors are the original property of Creative Interiors, Inc. Any reuse or reproduction of these drawings or plans without the written consent of Creative Interiors, Inc. is strictly prohibited. All drawings and plans are subject to change without notice. Creative Interiors, Inc. is not responsible for any errors or omissions. Creative Interiors, Inc. is not responsible for any damage or injury caused to third parties by errors.

© Creative Interiors, Inc.
2013

JOB INFORMATION
NORWOOD
STUDY PLAN

PLAN INFORMATION	
BASED:	1/24/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LEVEL:	3009 SQ. FT.
UPPER LEVEL:	1643 SQ. FT.
MIN LEVEL:	1361 SQ. FT.
SQUARE FOOTAGE CALC:	
F. PORCH:	177 SQ. FT.
BASMENT:	1361 SQ. FT.
GARAGE:	743 SQ. FT.

PLAN NAME: **NORWOOD**
PROJECT NUMBER:
STUDY PLAN
SHEET NUMBER: **1** of **5**





707 COMMERCE DR. #118
WOODBRURY, MN 55125
PH: 612-886-6500
FAX: 612-886-6501
GREATLAKES.COM

All designs and plans submitted to these documents are the original work, owned and prepared by Great Lakes Construction, Inc. The reproduction of these documents in any form without the written consent of Great Lakes Construction, Inc. is strictly prohibited. This includes electronic scanning, copying, or any other means of reproduction. Great Lakes Construction, Inc. shall not be held liable for any errors or omissions in these plans by others.

NORWOOD STUDY PLAN

PLAN INFORMATION	
ISSUE:	1/24/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LVLS:	5003 SQ. FT.
GARAGE:	745 SQ. FT.
BASEMENT:	264 SQ. FT.
F. PORCH:	177 SQ. FT.
SQUARE FOOTAGE CALCS	
UPPER LEVEL:	1643 SQ. FT.
MAIN LEVEL:	1061 SQ. FT.

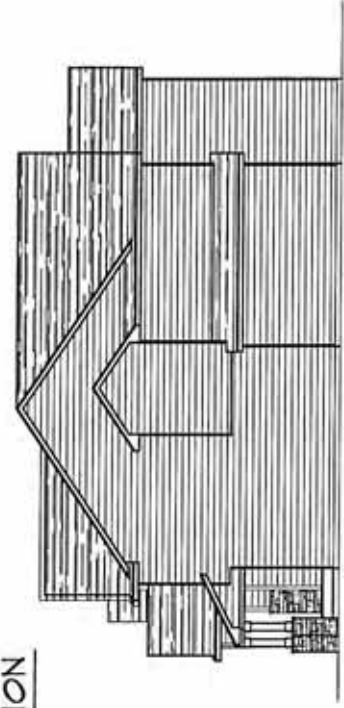
PLAN NAME:
NORWOOD

PROJECT NUMBER:
STUDY PLAN

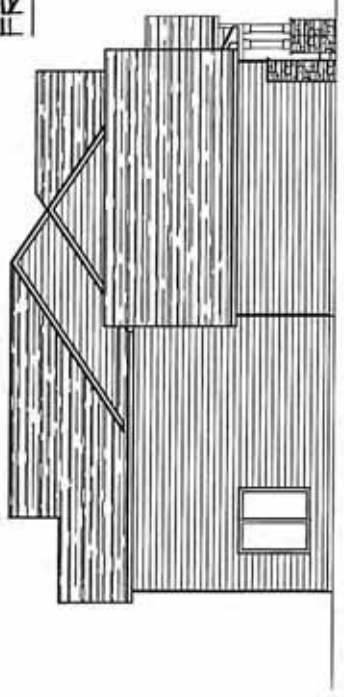
SHEET NUMBER:
2 of 5



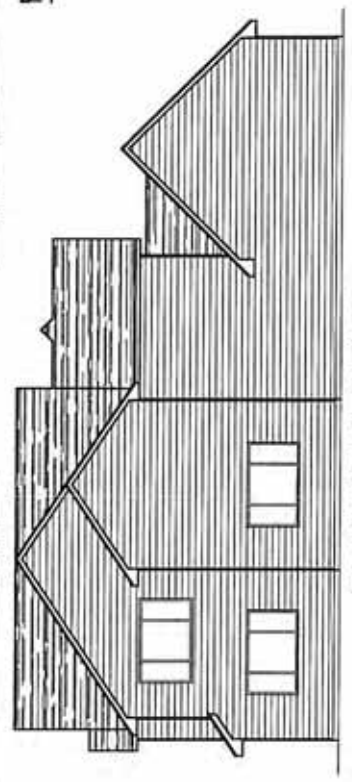
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

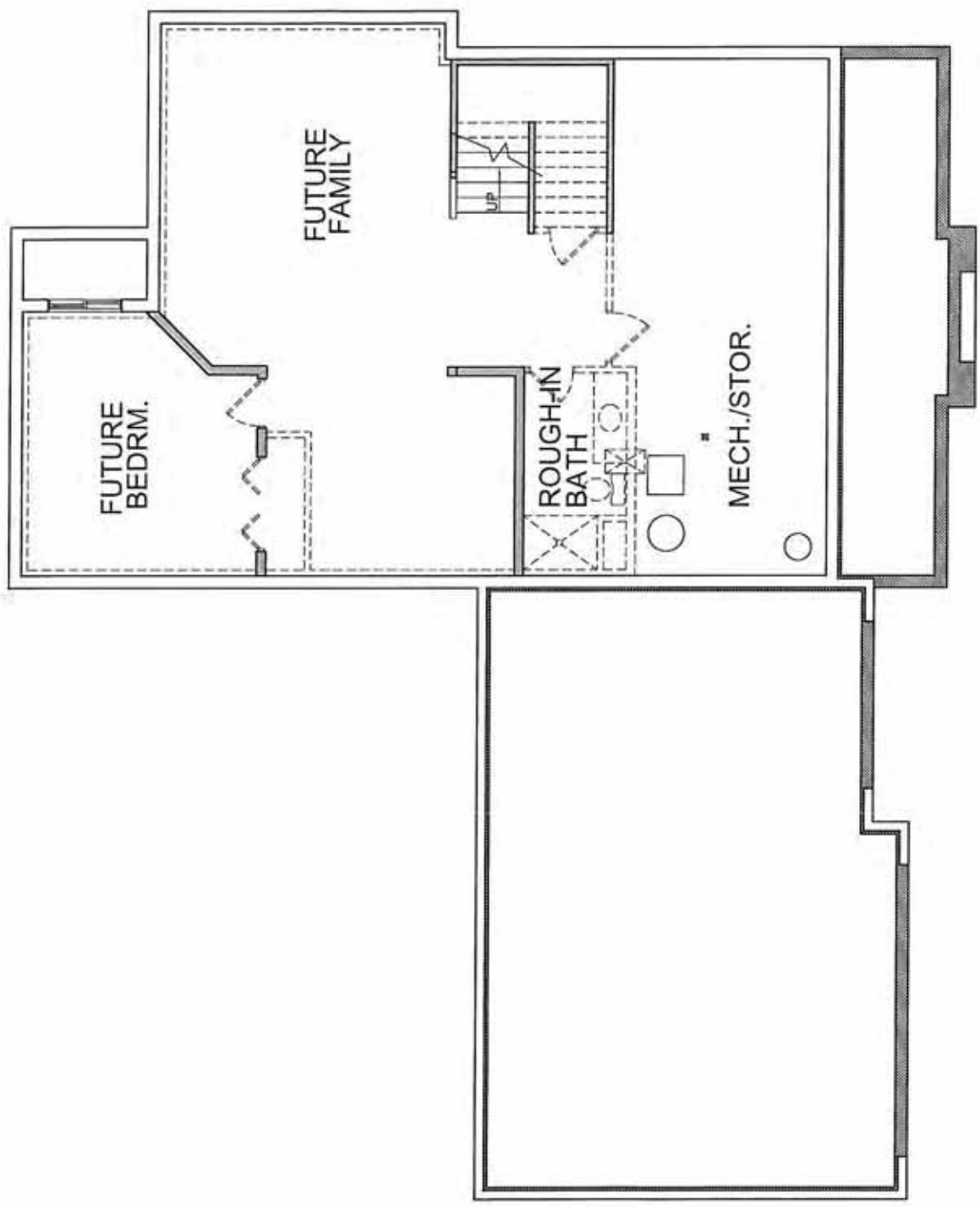


All drawings and plans submitted by these documents are the property of Creative Design, Inc. Any reuse or reproduction of these documents in any form without prior written consent by Creative Design, Inc. is strictly prohibited. Creative Design, Inc. shall not be held liable for any errors or omissions in these drawings and plans. Creative Design, Inc. shall not be held liable for any damages, including consequential damages, arising from the use of these drawings and plans. Creative Design, Inc. shall not be held liable for any delays or interruptions in the construction process. Creative Design, Inc. shall not be held liable for any changes or modifications to these drawings and plans. Creative Design, Inc. shall not be held liable for any costs or expenses incurred in the construction process. Creative Design, Inc. shall not be held liable for any injuries or damages to persons or property. Creative Design, Inc. shall not be held liable for any environmental damage. Creative Design, Inc. shall not be held liable for any other claims or damages. © Creative Design, Inc. 2012

JOB INFORMATION
NORWOOD
STUDY PLAN

PLAN INFORMATION	DATE: 1/24/2014	1561 SQ. FT.
ISSUED BY:	DATE: 1/24/2014	1561 SQ. FT.
DRAWN BY:	DATE: 1/24/2014	1561 SQ. FT.
REVISIONS:	DATE: 1/24/2014	1561 SQ. FT.
TOTAL LIVING:	DATE: 1/24/2014	1561 SQ. FT.
BASEMENT:	DATE: 1/24/2014	1561 SQ. FT.
F. PORCH:	DATE: 1/24/2014	1561 SQ. FT.

PLAN NAME: **NORWOOD**
PROJECT NUMBER: **NORWOOD**
STUDY PLAN
SHEET NUMBER: **3 of 5**



BASEMENT FOUNDATION PLAN

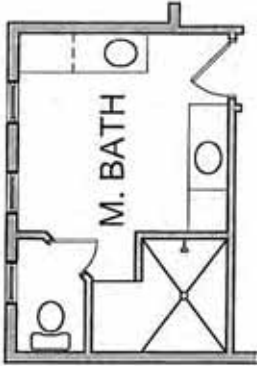
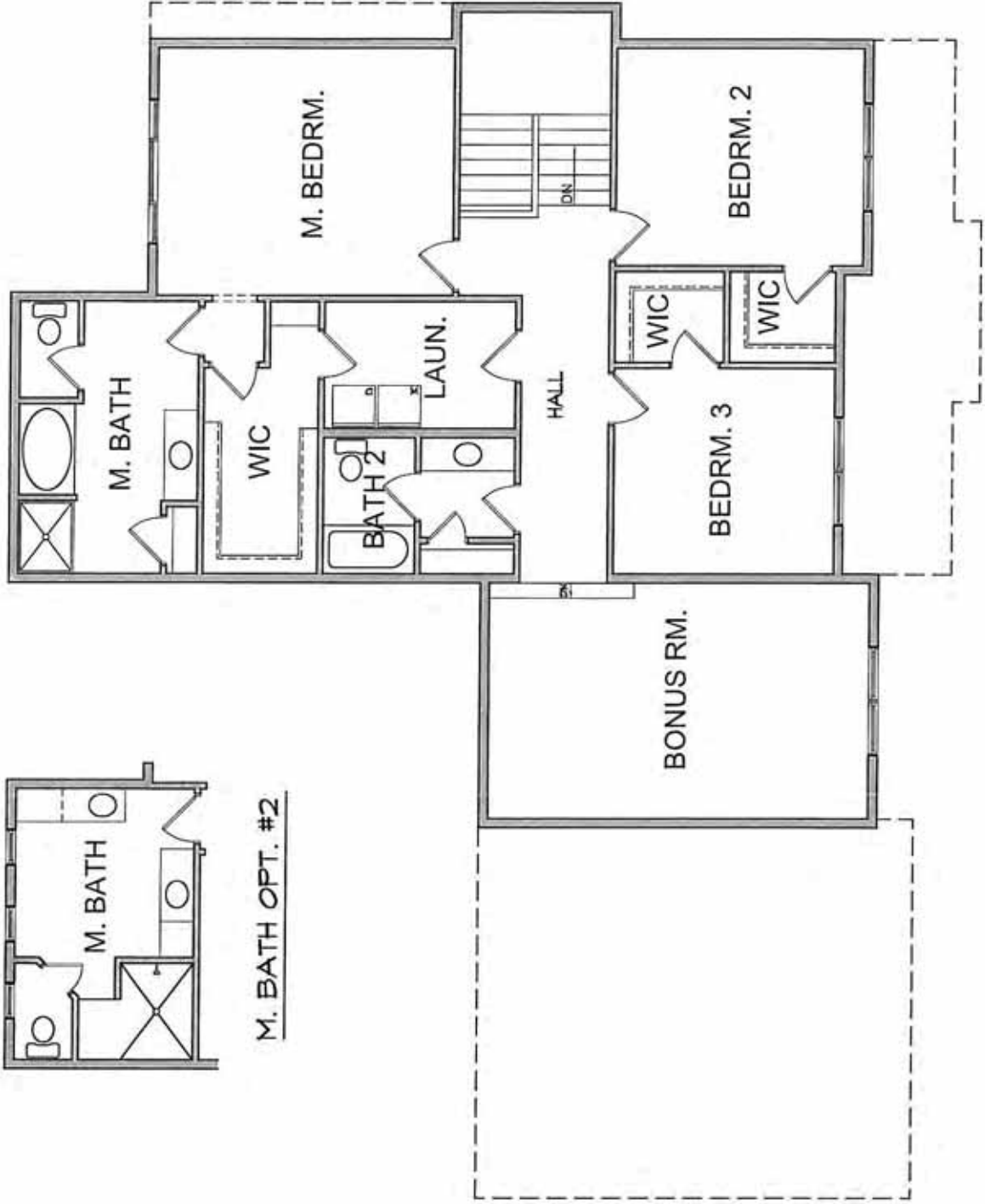


All rights reserved. All other trademarks are the property of their respective owners. This document is the property of C Design Group, Inc. and is not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of C Design Group, Inc. This document is not to be used for any other project without the prior written permission of C Design Group, Inc. C Design Group, Inc. is not responsible for any errors or omissions in this document. C Design Group, Inc. makes no other plans to utilize.

JOB INFORMATION
NORWOOD
 STUDY PLAN

PLAN INFORMATION	
ISSUED:	1/24/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LENGTH:	3003 SQ. FT.
UPPER LEVEL:	1642 SQ. FT.
MAIN LEVEL:	1361 SQ. FT.
SOURCE FOOTAGE CALC:	
F. PORCH:	177 SQ. FT.
BASMENT:	1261 SQ. FT.
GARAGE:	745 SQ. FT.

PLAN NAME:
NORWOOD
 PROJECT NUMBER:
STUDY PLAN
 SHEET NUMBER:
5 OF 5



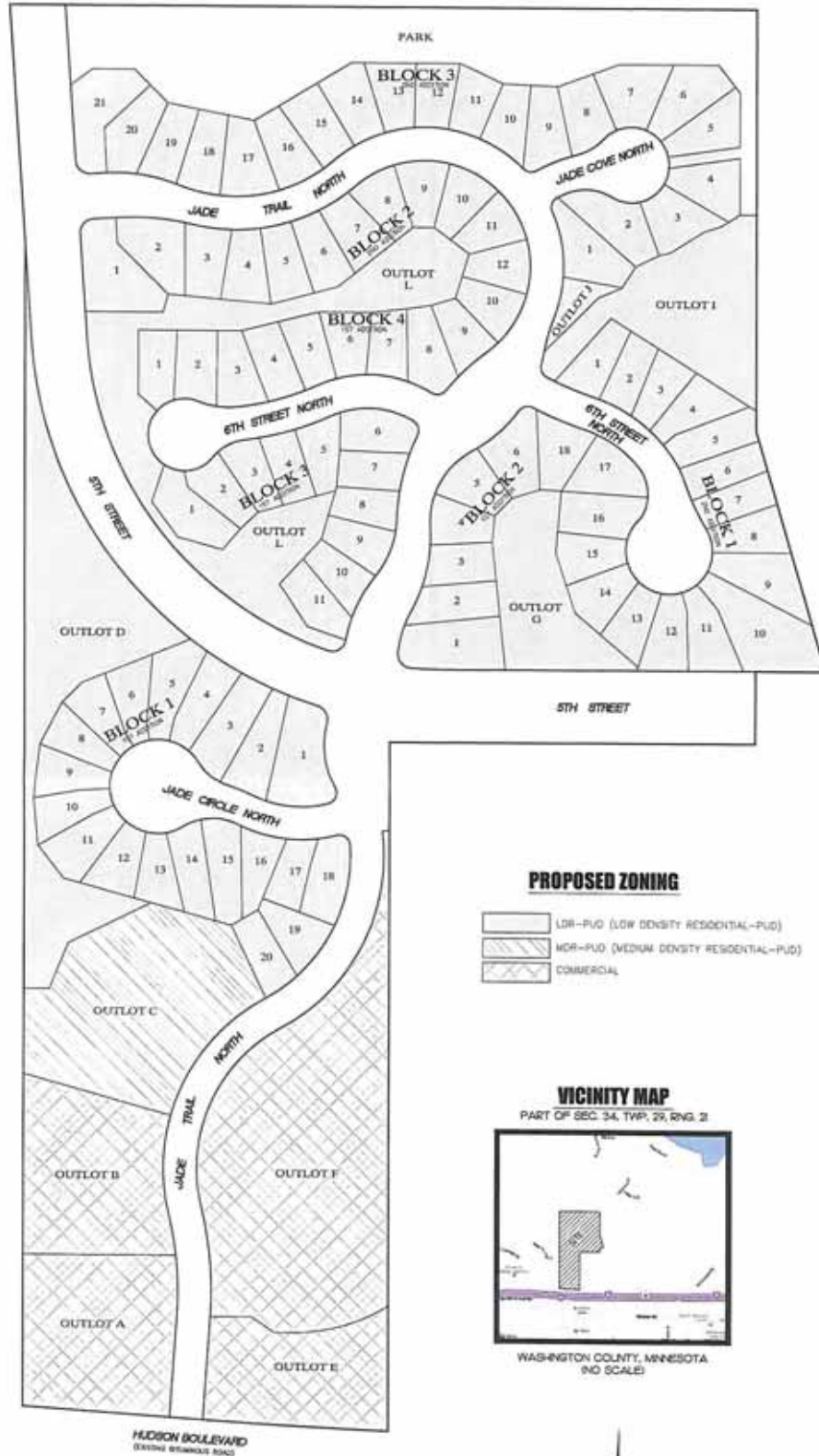
M. BATH OPT. #2

UPPER LEVEL FLOOR PLAN

PROPOSED ZONING EXHIBIT FOR:

BOULDER PONDS

OWNER/DEVELOPER
OP4 BOULDER PONDS, LLC
11455 VIKING DRIVE
SUITE 350
EDEN PRAIRIE, MN 55344



PROPOSED ZONING

- LDL-PUD (LOW DENSITY RESIDENTIAL-PUD)
- MDR-PUD (MEDIUM DENSITY RESIDENTIAL-PUD)
- COMMERCIAL

VICINITY MAP

PART OF SEC. 34, TWP. 29, RNG. 21



WASHINGTON COUNTY, MINNESOTA
(NO SCALE)



NORTH
NOT TO SCALE

PRELIMINARY COPY
UNRECORDED AS OF 1-27-15

BOULDER PONDS

KNOW ALL PERSONS BY THESE PRESENTS: OP4 Boulder Ponds, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Washington, State of Minnesota, to-wit:

That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter of Section 24, Township 29, Range 21, Washington County, Minnesota, lying north of the north line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAT 82-43.

AND
That part of the East Half of the Southwest Quarter of Section 24, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.89 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the southeast line of the Pipeline Easement described in Document No. 3172091, a distance of 448.37 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 125.07 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East, along said west line a distance of 430.85 feet to the point of beginning.

AND
That part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD ADDITION, Washington County, Minnesota described as follows:

Beginning of the northeast corner of said Lot 1, Block 1; thence South 89 degrees 55 minutes 22 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 428.49 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.

Has caused the same to be surveyed and platted as BOULDER PONDS and does hereby dedicate to the public the public ways and drainage and utility easements created by this plat.

In witness whereof said OP4 Boulder Ponds, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

OP4 BOULDER PONDS, LLC

Timothy J. Brown, Senior Vice President

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, 20____, by Timothy J. Brown, Senior Vice President of OP4 Boulder Ponds, LLC, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Jason E. Rud do hereby certify that I have surveyed and platted or directly supervised the survey and plating of the property described on this plat as BOULDER PONDS; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year or indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 20____.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Jason E. Rud, Licensed Land Surveyor, Minnesota License No. 41578.

Notary Public, _____ County, Minnesota
My Commission Expires _____

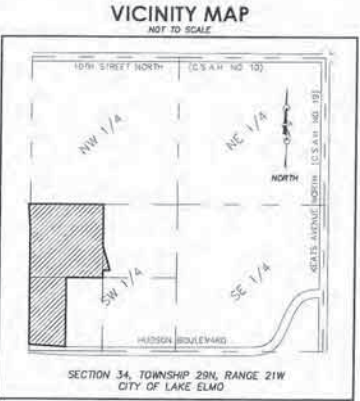
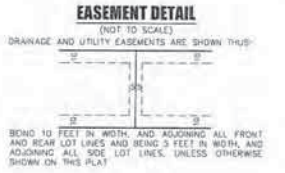
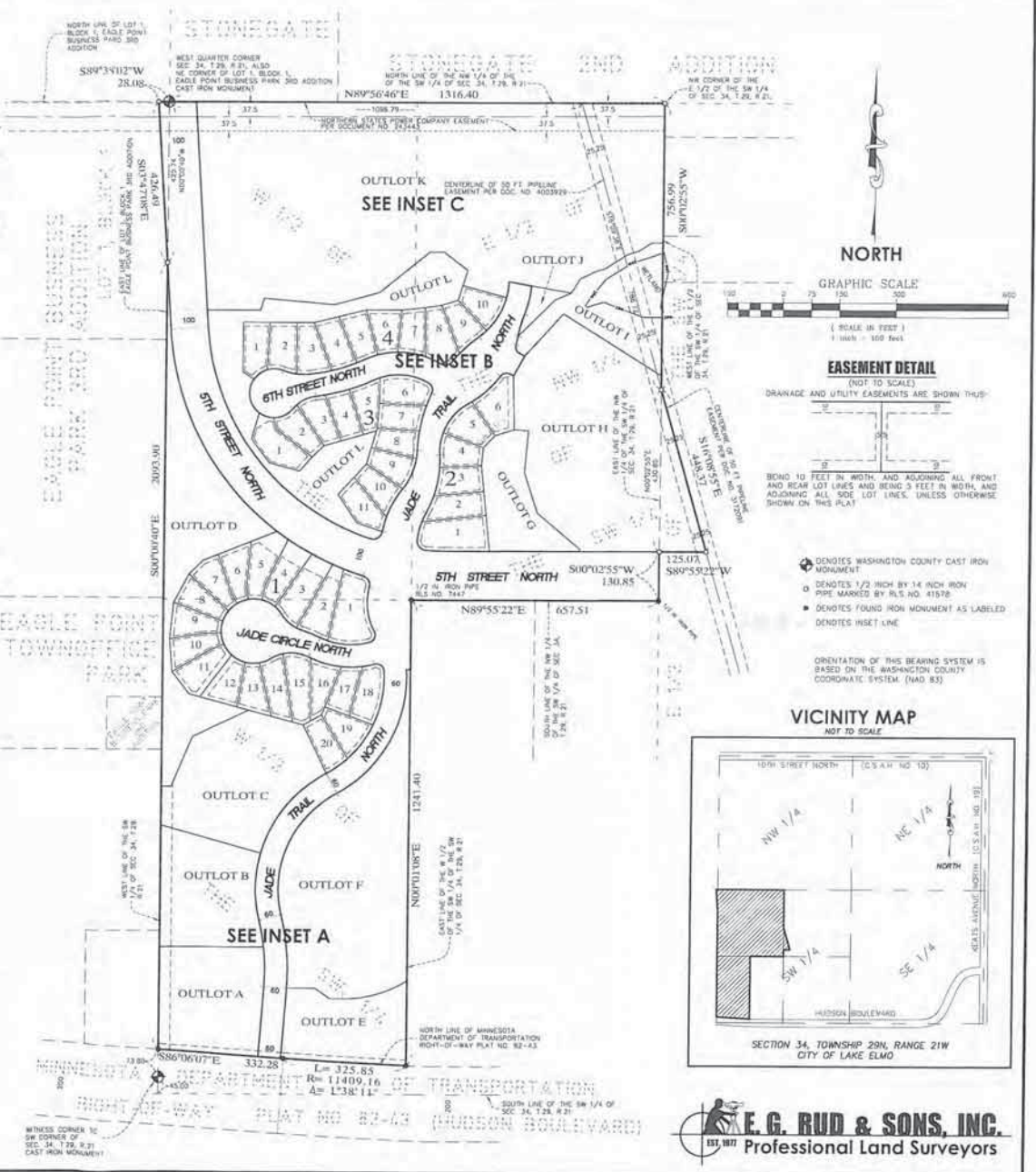
CITY OF LAKE ELMO, MINNESOTA
The foregoing plat of BOULDER PONDS was approved by the City Council of Lake Elmo, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.01, Subdivision 2.

CITY OF LAKE ELMO, MINNESOTA
By _____ Mayor By _____ Clerk

COUNTY SURVEYOR
Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this day of _____, 20____.
By _____ Washington County Surveyor

COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land heretofore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.
By _____ Washington County Auditor/Treasurer By _____ Deputy

COUNTY RECORDER
Document Number _____
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in Washington County Records.
By _____ Washington County Recorder By _____ Deputy

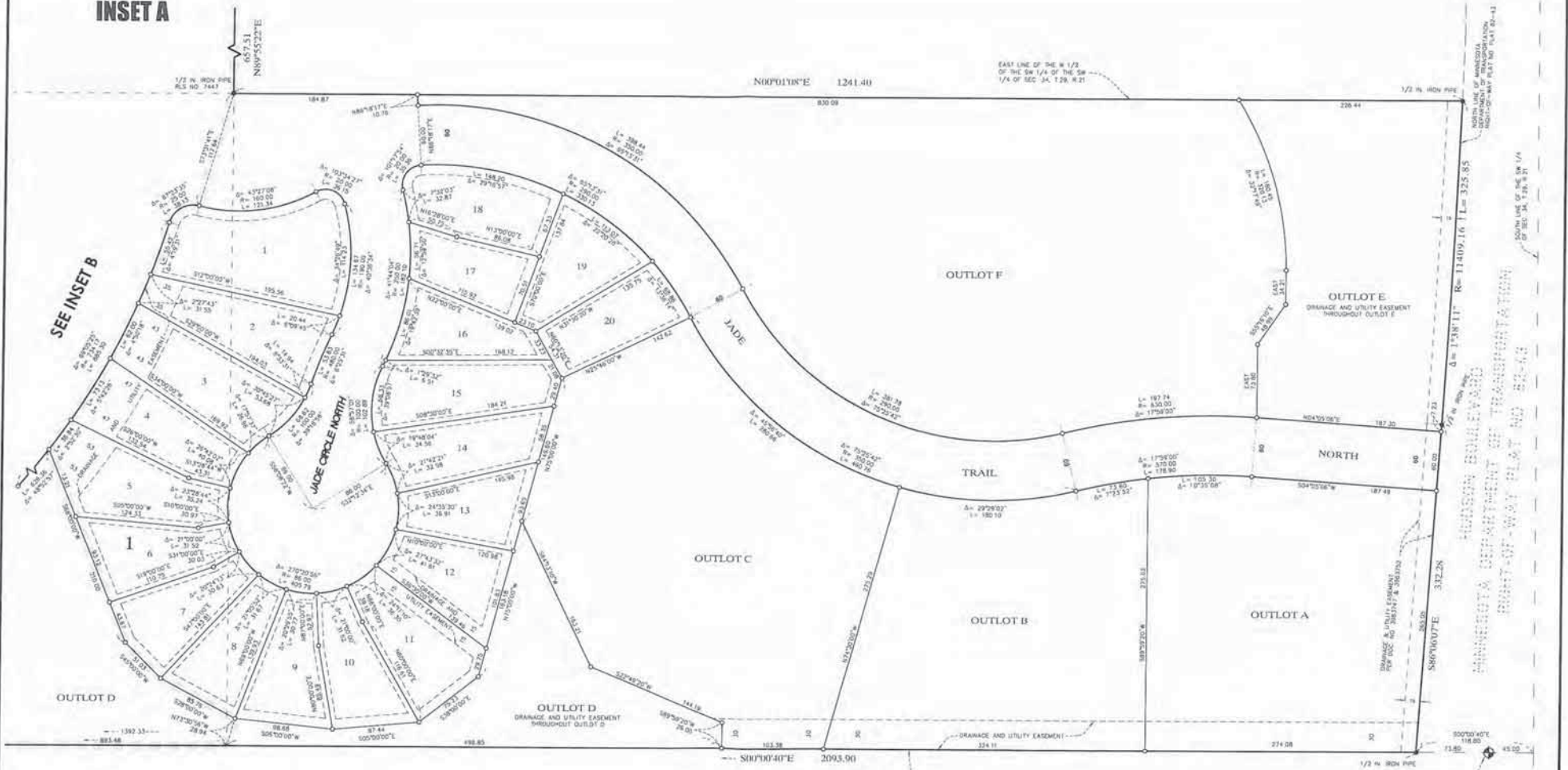


E. G. RUD & SONS, INC.
Professional Land Surveyors
EST. 1977

PRELIMINARY COPY
UNRECORDED AS OF 1-27-15

BOULDER PONDS

INSET A



SEE INSET B

JADE TRAIL

OUTLOT F

OUTLOT E
DRAINAGE AND UTILITY EASEMENT
THROUGHOUT OUTLOT E

TRAIL

NORTH

OUTLOT C

OUTLOT B

OUTLOT A

OUTLOT D

OUTLOT D
DRAINAGE AND UTILITY EASEMENT
THROUGHOUT OUTLOT D

OUTLOT E
DRAINAGE AND UTILITY EASEMENT
THROUGHOUT OUTLOT E

DRAINAGE AND UTILITY EASEMENT
THROUGHOUT OUTLOT B

DRAINAGE AND UTILITY EASEMENT
THROUGHOUT OUTLOT A

- ⊕ DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE MARKED BY RLS NO. 41578
- DENOTES FOUND IRON MONUMENT AS LABELED
- DENOTES INSET LINE

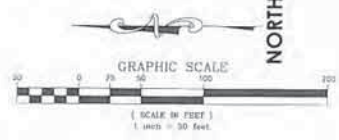
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83)

EASEMENT DETAIL

(NOT TO SCALE)
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS



BEING 10 FEET IN WIDTH, AND ADJOINING ALL FRONT AND REAR LOT LINES AND BEING 3 FEET IN WIDTH, AND ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT



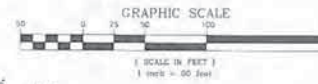
E. G. RUD & SONS, INC.
Professional Land Surveyors
EST. 1977

PRELIMINARY COPY
UNRECORDED AS OF 1-27-15

BOULDER PONDS

INSET B

SEE INSET C



NORTH

DETAIL A
(NOT TO SCALE)

OUTLOT H

OUTLOT D
DRAINAGE AND UTILITY EASEMENT
THROUGHOUT OUTLOT D

OUTLOT L
DRAINAGE AND UTILITY EASEMENT
THROUGHOUT OUTLOT L

OUTLOT G
DRAINAGE AND UTILITY EASEMENT
THROUGHOUT OUTLOT G

EASEMENT DETAIL
(NOT TO SCALE)



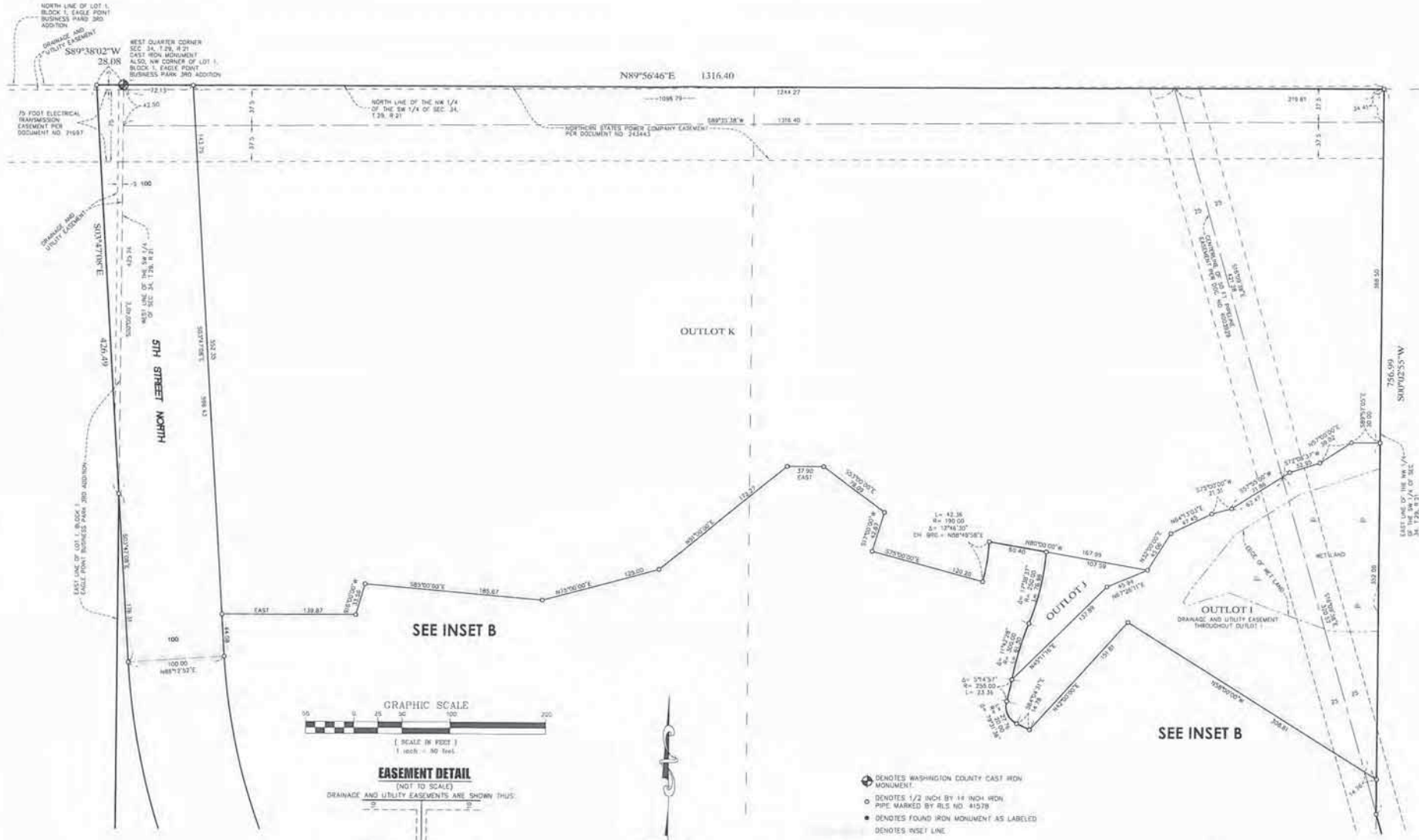
SEE INSET A

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83)

PRELIMINARY COPY
UNRECORDED AS OF 1-27-15

BOULDER PONDS

INSET C



BEGIN 10 FEET IN WIDTH, AND ADJOINING ALL FRONT AND REAR LOT LINES AND BEING 5 FEET IN WIDTH, AND ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE MARKED BY RLS NO. 41578
- DENOTES FOUND IRON MONUMENT AS LABELED
- DENOTES INSET LINE

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83)

