



PLANNING COMMISSION  
DATE: 4/13/15  
AGENDA ITEM: 4A – PUBLIC HEARING  
CASE # 2015-14

ITEM: Sign Variance – 8515 Eagle Point Boulevard North

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director  
Washington County Public Works

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### **SUMMARY AND ACTION REQUESTED:**

The Planning Commission is being asked to hold a public hearing to consider a request from BDH + Young on behalf of Eagle Point Medical, LLC, for a variance to allow a 16-foot tall ground sign. The maximum ground sign height for the subject property according to the City's Sign Ordinance is 12 feet. Staff is recommending that the Planning Commission recommend approval of the variance request based on the findings listed in the Staff Report.

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### **GENERAL INFORMATION**

*Applicant:* BDH + Young (Patrick Giordana), 7001 France Ave. N., Suite 200, Edina, MN 55435

*Property Owners:* Eagle Point Medical, LLC (Mark Davis), 222 South 9<sup>th</sup> Street #3255, Minneapolis, MN 55402

*Location:* Part of Section 33, Township 29 North, Range 21 West in Lake Elmo, at the southeast corner of Inwood Avenue (CSAH 13) and Eagle Point Boulevard. Address: 8515 Eagle Point Blvd. N., Lake Elmo, MN, 55042. PID Number: 33.029.21.42.0014

*Request:* Variance – Accessory Building Forward of the Primary Structure and within the Front Yard Setback.

*Existing Land Use:* Medical Facilities

*Existing Zoning:* BP – Business Park

*Surrounding Land Use:* Offices and Financial Institution

*Surrounding Zoning:* BP – Business Park

*Comprehensive Plan:* Business Park

*Proposed Zoning:* No Change

*History:* The subject property was platted as part of the Eagle Point Business Park 7<sup>th</sup> Addition in 2006. The Eagle Point Medical Center was approved as part of a Preliminary and Final PUD Plan in 2014 (Resolution 2014-54).

*Deadline for Action:*      Application Complete – 3/30/15  
    60 Day Deadline – 5/29/15  
    Extension Letter Mailed – No  
    120 Day Deadline – 7/28/15

*Applicable Regulations:*    154.212 – Sign Regulations  
    154.109 – Variances (Administration and Enforcement)

## **REQUEST DETAILS**

The City of Lake Elmo has received a request from BDH + Young on behalf of Eagle Point Medical, LLC for a variance to allow a ground or monument sign that exceeds the maximum height allowed under the City Sign Ordinance. Under the City’s ordinance, the maximum height for a ground sign in this location would be 12 feet. The applicant is requesting a variance to allow a 16-foot high ground sign, exceeding the maximum height by 4 feet.

The applicant has provided a written statement to the City indicating the reason for the variance request. The written statement includes a narrative addressing how the proposed variance meets the 4 required findings to grant a variance under the City’s Zoning Code and State Statute.

## **BACKGROUND**

The subject property is located at the southeast corner of the intersection of Inwood Avenue (CSAH 13) and Eagle Point Boulevard. The attached location map (Attachment #1) highlights the location of the parcel. The parcel has been platted as part of the Eagle Point Business Park and is 3.77 acres in size. The subject property and surrounding properties are zoned BP – Business Park. In terms of land use, the surrounding properties are mostly comprised of offices and other commercial uses. It should be noted that the Eagle Point Medical Center was approved in 2014, and is still under construction.

In terms of the physical characteristics of the property, the building is located in the northern portion of the site, while the parking area is located in the southern half. Storm water infiltration areas are located along the eastern side of the site. The site has street frontage on both the north and west sides, facing Eagle Point Blvd. and Inwood Ave. (CSAH 13) respectively. The main entrance to the building faces the south side of the site adjacent to the parking lot. The attached site plans provide detailed information about the specific elements of the property.

## **PLANNING AND ZONING ISSUES**

In reviewing the applicable codes and planning considerations that apply to the subject property, Staff would like the Planning Commission to consider the following as it reviews this request:

- **Ground Signs.** According to the City’s Sign Ordinance, the allowance for ground signs in commercial zoning districts are dictated by the total number of traffic lanes and speed limit of the adjacent roadway. In the case of the subject property, the adjacent roadway used to determine the allowable height and area for a ground sign would be Inwood Avenue. Inwood Avenue is a 4-lane roadway, with lane expansions occurring to accommodate turn lanes at intersections and driveways. In addition, the speed limit of Inwood Ave. is 55 miles per hour. This number of traffic lanes and speed limit allow for a ground sign that is 12 feet in

height and 80 square feet in area, the maximum size ground sign allowed in the City's Sign Ordinance. It should be noted that the ground sign proposed by the applicant complies with the Sign Ordinance with regards to sign area. The area of commercial message is approximately 76 square feet. In addition, the electronic variable message sign is approximately 21 square feet, thereby not exceeding the maximum size of 40% of size area.

- **Site Topography.** As noted in the applicant's narrative and shown on the various site plans provided, the elevation of the site at 8515 Eagle Point Blvd is lower than the Inwood Ave. roadway. According to the narrative, site plans and site section, the base elevation of the sign is approximately 4 feet below the elevation of passing vehicles on Inwood Avenue. To determine if this elevation was an existing condition or a result of the grading of the site, staff reviewed the topographical survey for the property. This survey (Attachment #4) was provided at the time of the preliminary and final development approvals for the Eagle Point Medical Center. The existing conditions survey reveals that the site was indeed lower than the roadway prior to the limited grading and construction of the site. This review confirms that the elevation was an existing condition not created by the landowner. In addition to reviewing the topographical survey, staff also visited the site to observe the location of the proposed sign and the elevation/visibility. The site visit confirmed that the proposed sign location is lower than Inwood Avenue in terms of elevation.
- **Drainage and Utility Easement.** The Eagle Point Medical site was originally platted as part of Eagle Point Business Park 7<sup>th</sup> Addition. When the site was platted, a 40-foot drainage and utility easement was dedicated along the western property line. The easement area contains both sanitary sewer (8-inch) and watermain (12-inch). As noted in the applicant's narrative, easement areas include restrictions as to what type of improvements can be constructed within easement areas. The applicant is correct in that a permanent ground sign would not be allowed to be constructed within the easement, especially since existing sewer and watermain are located within the easement. In terms of visibility of a sign, the utility easement does present a challenge, as the typical setback for a ground sign is the height of the sign. In other words, if a ground sign were 10 feet tall, the required setback would be 10 feet. In the case of Eagle Point Medical, the required setback is nearly 3 times greater due to the existence of the 40-foot utility easement. Similar to the topography of the site, the location of the existing utilities and easement is a situation not created by the landowner, an important test when considering a variance request.
- **Berming and Landscaping.** It should also be noted that one issue affecting visibility and is related to the elevations is the berming and landscaping that is currently in place near the property line and within the Inwood Ave right-of-way. The berming is directly related to the elevation challenges as noted by the applicant and has been discussed. On the other hand, the landscaping on the site along Inwood Ave. includes multiple trees that also reduce visibility. There is no doubt that the landscaping and trees are an amenity to the site and the overall business park. This landscape design is in keeping with the character that Lake Elmo would like to present, supporting natural viewsheds whenever possible and installing significant trees and plantings. These plantings are a value for the property and the community. However, it is also true that these reduce visibility for ground and other types of signage that commercial businesses utilize for identification purposes. Staff does not view this as a driving factor for the variance application, but rather as information that informs the context of the site and motives of the applicant.

- **Washington County Review.** The Variance request was sent to Washington County Public Works. County Planner Ann Terwedo confirmed that the County does not have any objections to the variance request, as the sign does not conflict with traffic or sight distance on Inwood Avenue. The Washington County Review can be found in Attachment #6.

Finally, although it does not have a significant bearing on the review of the variance, Staff would note that the masonry contractor for the Eagle Point Medical project has already built the base and column for the proposed sign. The existence of the base was discovered upon the visit of the site. This work was completed prior to any sign permit being issued for the monument sign. In raising this question with the applicant, they noted that all monument signs were on the approved building plans for the Eagle Point Medical building. In viewing the sign on the approved plans, the masonry contractor incorrectly thought that approval for the signs was provided. In reviewing the approved building plans, the applicant is correct that the monument signs are on the approved plans. Staff views this as a simple misunderstanding between the applicants and contractors.

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## REVIEW AND ANALYSIS

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 154.017 before an exception or modification to city code requirements can be granted. These criteria are listed below, along with comments from Staff regarding applicability of these criteria to the applicant's request.

- 1) **Practical Difficulties.** A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties - "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.

Under this standard, the City would need to find that the placement of the proposed accessory structure in the proposed location is a reasonable use of the property.

***FINDINGS:** Increasing the height of a proposed ground sign from 12 feet to 16 feet represents a reasonable use of the property. The property is zoned Business Park and is surrounded by other commercial uses. The variance to allow a marginally taller ground sign in this location does not present an unreasonable use. Staff determines that this criterion is met.*

- 2) **Unique Circumstances.** The plight of the landowner is due to circumstances unique to the property not created by the landowner.

In order to demonstrate compliance with this standard, the Planning Commission would need to identify those aspects of the applicant's property that would not pertain to other properties within the same zoning classification.

***FINDINGS:** The existence of a 40-foot drainage and utility easement along the west property boundary and Inwood Ave. represents a unique circumstance not created by the landowner. The easement cause the ground sign to be setback much further than would ordinarily be required by the City's Zoning Code. In addition, the existing topography of the site is at a lower elevation than Inwood Ave., creating additional challenges of visibility. The topography of the site represent an*

*additional unique circumstance not created by the landowner. Staff determines that this criterion is met.*

- 3) **Character of locality.** The proposed variance will not alter the essential character of the locality in which the property in question is located.

Propose findings for this criterion are as follows:

***FINDINGS.*** *The location of the Eagle Point Medical building is in an area that is predominantly comprised of commercial uses. Ground signs and other types of signage are common along the Inwood Ave near the subject property. Increasing the height of the ground sign from 12 feet to 16 feet will not alter the essential character of the locality. Staff determines that this criterion is met.*

- 4) **Adjacent Properties and Traffic.** The proposed variance will not impair an adequate supply of light and air to property adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

Propose findings for this criterion are as follows:

***FINDINGS.*** *The proposed variance will not impair an adequate supply of light and air to any properties adjacent to the Eagle Point Medical site. The proposed ground sign will not present additional congestion on public streets, or substantially diminish or impair property values within the neighborhood. Staff determines that this criterion is met.*

Please note that the applicant has also provided a set of findings as part of the attached narrative and supporting documentation included with the application.

Considering the potential findings of fact as suggested in the preceding section, Staff is recommending that the Planning Commission recommend approval of the variance request based on the findings noted in items 1-4 above.

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## **RECCOMENDATION:**

Staff recommends that the Planning Commission recommend approval of the variance request submitted by BDH + Young on behalf of Eagle Point Medical, LLC given that the request meets the four criteria for a variance. In addition, Washington County has reviewed the variance request and found no conflicts resulting from the proposed sign.

The suggestion motion for taking action on the Staff recommendation is as follows:

***“Move to recommend approval of the variance request at 8515 Eagle Point Blvd. to allow for a 16-foot high ground sign at the Eagle Point Medical Center based on the findings identified in the Staff Report.”***

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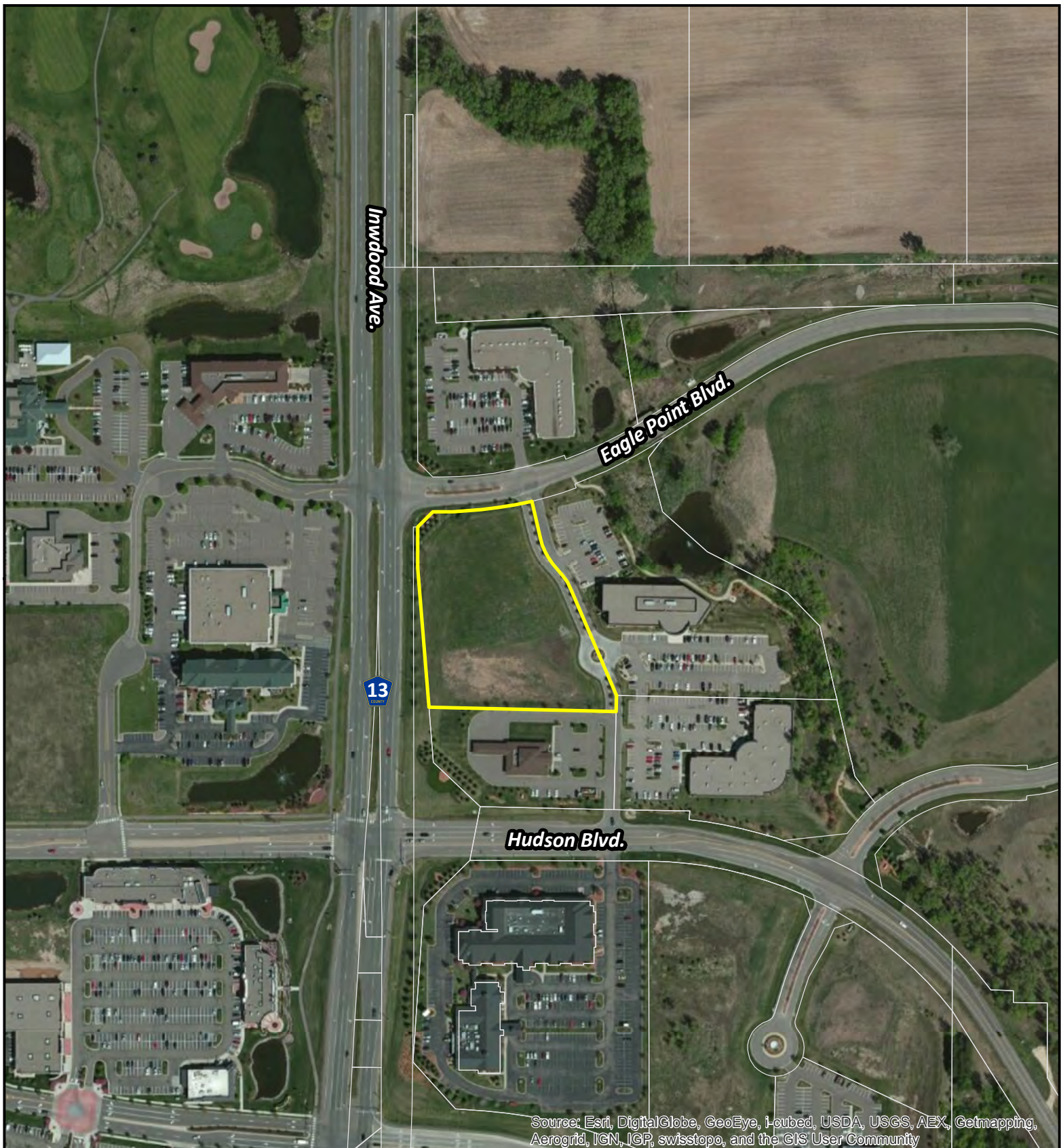
## **ATTACHMENTS:**

1. Location Map
2. Application Forms and Project Narrative
3. Proposed Ground Sign, Site Sections and Site Plans
4. Existing Conditions Survey
5. Site Photos
6. Washington County Review Email

**ORDER OF BUSINESS:**

- Introduction .....Community Development Director
- Report by Staff ..... City Planner
- Questions from the Commission ..... Chair & Commission Members
- Open the Public Hearing .....Chair
- Close the Public Hearing.....Chair
- Discussion by the Commission ..... Chair & Commission Members
- Action by the Commission..... Chair & Commission Members





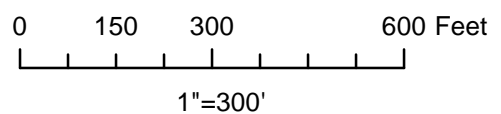
## Location Map: 8515 Eagle Point Blvd. N.



Data Source: Washington County, MN  
4-9-2015



8515 Eagle  
Point Blvd.



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: BDH+YOUNG PATRICK GIORDANA  
Address: 7001 FRANCE AV. SOUTH SUITE 200  
Phone # 952-345-8306  
Email Address: PGIORDANA@BDHYOUNG.COM

Fee Owner: EAGLE POINT MEDICAL, LLC c/o MARK DAVIS  
Address: DAVIS REAL ESTATE SERVICES GROUP 222 SOUTH 9TH ST.  
Phone # 612-341-3242 COM. #3255  
Email Address: MDAVIS@DAVISREALESTATEMN. MINNEAPOLIS, MN. 55402

Property Location (Address and Complete (long) Legal Description): 8515 EAGLE POINT BLVD.  
LAKE ELMO, MN.

### LEGAL DESCRIPTION

LOT 1 BLOCK 1, EAGLE POINT BUSINESS PARK 7TH ADDITION  
ACCORDING TO THE RECORDED PLAT THEREOF, WASHINGTON COUNTY,  
Detailed Reason for Request: \_\_\_\_\_  
MINNESOTA

VARIANCE REQUEST FOR MONUMENT SIGN HEIGHT

\*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:

SEE ATTACHED

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: P. J. K. Date: 2/16/15  
Signature of fee owner: Mark Davis Date: 2/16/15





7001 France Avenue South  
Suite 200  
Edina, Minnesota 55435

p 952.893.9020  
f 952.893.9299

March 12, 2015

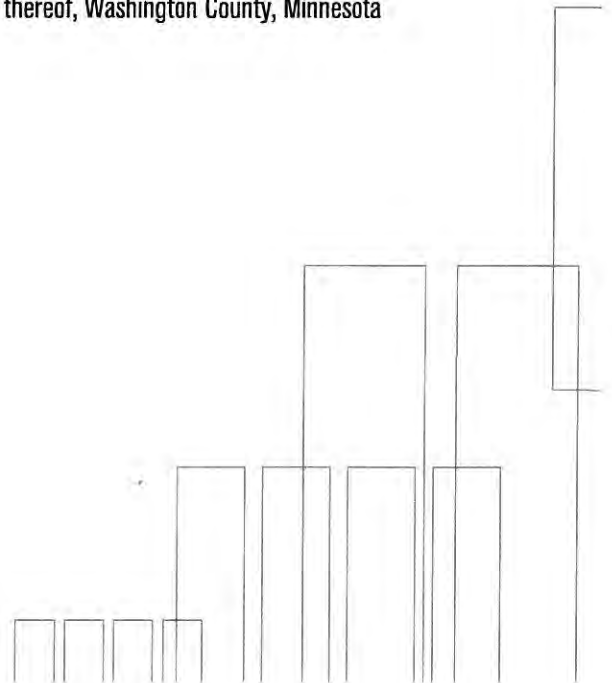
Attn: Nick Johnson  
City Planner

The City of Lake Elmo  
3800 Laverne Ave. N.  
Lake Elmo, MN 55042

Regarding: Eagle Point Medical Center - Variance application

This letter is being provided per the requirements of the City of Lake Elmo Variance procedure and application form.

- a. Property Owner:  
Eagle point Medical, LLC  
C/O Mark Davis  
Davis Real Estate Services Group  
222 South 9<sup>th</sup> Street  
Suite #3255  
Minneapolis, MN 55402
- b. Legal Description:  
Lot 1, Block 1, Eagle Point Business Park 7<sup>th</sup> Addition, according to the recorded plat thereof, Washington County, Minnesota  
  
Site size:  
164,347 S.F. ( 3.77 Acres )  
  
Zoning district:  
Eagle Point Business Park PUD  
  
Proposed use:  
30,344 S.F. Multi-tenant single story medical office building
- c. Lake Elmo City Code section from which the variance is being request:  
154.212 Table 5-3 Ground Signs





7001 France Avenue South  
Suite 200  
Edina, Minnesota 55435

p 952.893.9020  
f 952.893.9299

d. Description of variance request:

The Eagle Point Medical Center building is located at 8515 Eagle Point Boulevard in Lake Elmo Minnesota. The sites westerly property line runs adjacent to Inwood Avenue which offers the most strategic location for both building and monument signage. We have worked with the Planning staff to determine the allowable signage size on both the building and monument sign and our proposed signs meet all the required size criteria.

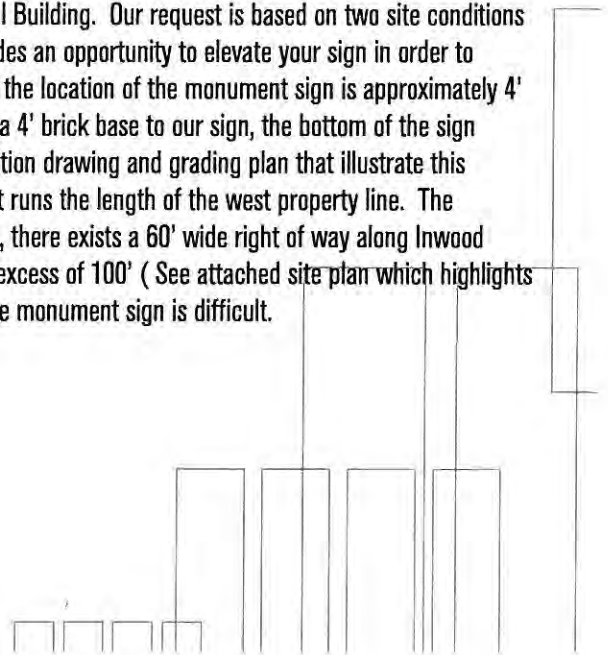
The request for a sign variance is for an additional 4' in height for the proposed monument sign. Our request is based on two site conditions that make visibility of the monument sign difficult. Ideally, a monument sign provides an opportunity to elevate your sign in order to improve the visibility for passing vehicular traffic. The site topography is such that the location of the monument sign is approximately 4' below the surface of the drive lanes on Inwood Avenue. This means that even with a 4' brick base to our sign, the bottom of the sign cabinet is

located at the same elevation as Inwood Avenue. Secondly, the project site includes a large 40' wide utility easement that runs the length of the west property line. The monument sign is not allowed to be constructed in the utility easement. In addition, there exists a 60' wide right of way along Inwood Avenue meaning the total setback of the monument sign from Inwood Avenue is 100'.

e. Pre-application discussions with staff:

Patrick Giordana (bdh + young) project architect, Steve Hirtz (Nordquist Sign Company) and Nick Johnson City Planner for the City of Lake Elmo had a meeting on Tuesday, February 17<sup>th</sup> to discuss Section 154.212 of the City of Lake Elmo City Code and the allowable signage available for the Eagle Point Medical Center project. We also discussed the criteria for requesting for a variance to the City Code and the application process.

- f. The request for a sign variance is for an additional 4' in height for the proposed monument sign. We are not requesting any increase in sign area for either the monument sign or any wall mounted building signs. Please see the attached monument sign elevation that includes a brick and stone base that compliments the materials used on the Medical Building. Our request is based on two site conditions that make visibility of the monument sign difficult. Ideally, a monument sign provides an opportunity to elevate your sign in order to improve the visibility for passing vehicular traffic. The site topography is such that the location of the monument sign is approximately 4' below the surface of the drive lanes on Inwood Avenue. This means that even with a 4' brick base to our sign, the bottom of the sign cabinet is located at the same elevation as Inwood Avenue ( See attached cross section drawing and grading plan that illustrate this condition). Secondly, the project site includes a large 40' wide utility easement that runs the length of the west property line. The monument sign is not allowed to be constructed in the utility easement. In addition, there exists a 60' wide right of way along Inwood Avenue meaning the total setback of the monument sign from Inwood Avenue is in excess of 100' ( See attached site plan which highlights these setback conditions) . These two items create a situation where visibility to the monument sign is difficult.

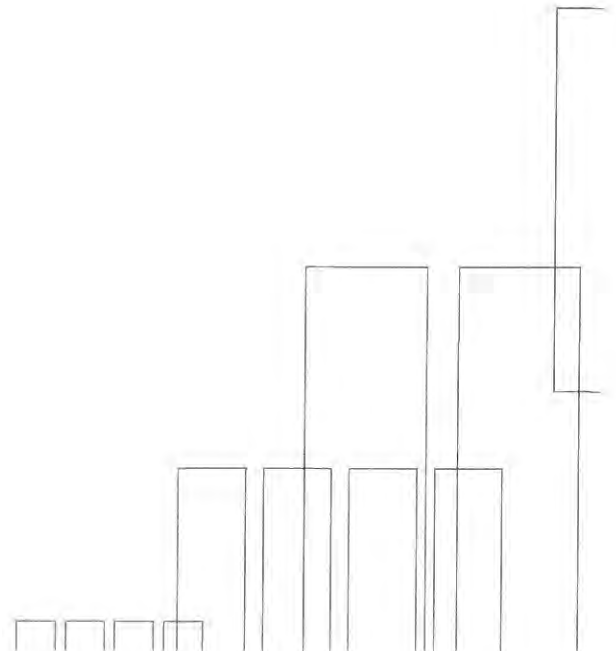




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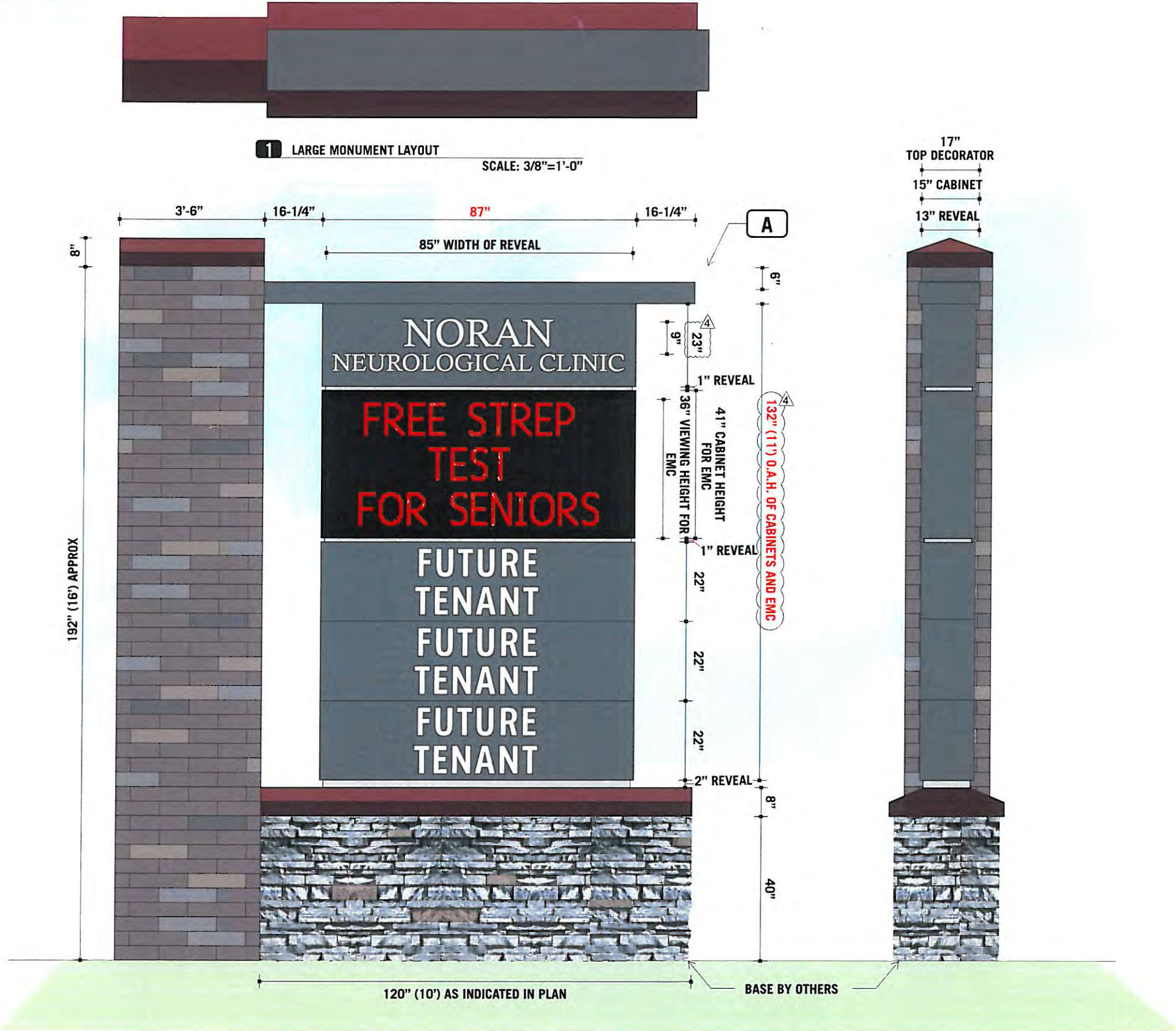
- g. Due to the 40' wide utility easement that runs the entire length of the west property line of the project site, the possible locations for the monument sign were very limited. In addition, the location of existing trees and landscaping within the Inwood Avenue Right-of-Way minimized opportunities for a view corridor to a proposed monument sign. We feel the proposed location offers the only solution that provides building tenant identification and is considerate of the existing landscaping.
- h. Granting of this variance will not alter the essential character of the neighborhood. We are not requesting additional signage area. The variance request is to allow 4' of additional height due to the site conditions outlined in the narratives above and below.
- i. Granting of this variance will not impair adequate light and air to adjacent properties and will not impair property values in the neighborhood. The variance will not impact vehicular road congestion of the adjacent public streets.





LAKE ELMO, MN

79.75 SQ FT



1 LARGE MONUMENT LAYOUT  
SCALE: 3/8"=1'-0"

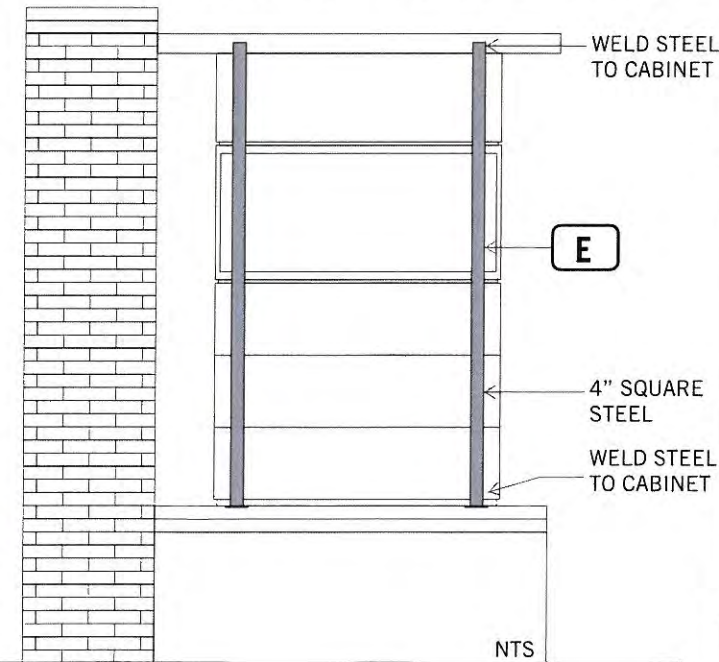
DESCRIPTION

- A** CAP (TOP DECORATOR)  
- FABRICATED ALUMINUM CAP  
- PAINTED DARK GREY METALLIC
- B** D/F CABINETS  
- FABRICATED ALUMINUM CABINETS  
- PAINTED DARK GREY METALLIC  
- 3/8" ROUTED WHITE PUSH THRU  
- WHITE LED ILLUMINATION
- C** REVEALS  
- FABRICATED ALUMINUM REVEAL  
- PAINTED SPARKLE SILVER METALLIC (MP18074)
- D** EMC  
- 19MM MONOCHROME EMC  
- QTY: 2
- E** STEEL SUPPORT  
- (1) 4" SQ STEEL TUBE BOLTED TO BASE VIA 1/2" PLATE  
- BASE USES J-BOLTS TO MOUNT CABINET

**ELECTRICAL REQUIREMENTS:**  
- WHITE LIGHTING LED UNITS  
- MODW-60 POWER SUPPLIES  
- 120V  
- 1 DOUBLE SIDED 19MM MONOCHROME EMC  
ELECTRICAL SERVICE AND CONNECTION BY OTHERS

FINISH SCHEDULE

- P1** MATTHEWS DARK GREY METALLIC
- P2** SPARKLE SILVER METALLIC (MP18074)
- 1** UPDATE EAGLE POINT FONT
- 2** REVISE SIGN TO FIT BASE
- 3** UPDATE NORAN FONT
- 4** ADJUSTED SIZE OF TOP CABINET TO REDUCE SQUARE FOOTAGE TO UNDER 80 SQ FT



www.nordquistsign.com

945 Pierce Butler Route, St. Paul, MN 55104  
612.823.7291 877.823.7291

CLIENT:  
**EAGLE POINT  
MEDICAL**  
LAKE ELMO, MN

SIGN TYPE:  
**LARGE MONUMENT**

CUSTOMER APPROVAL

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

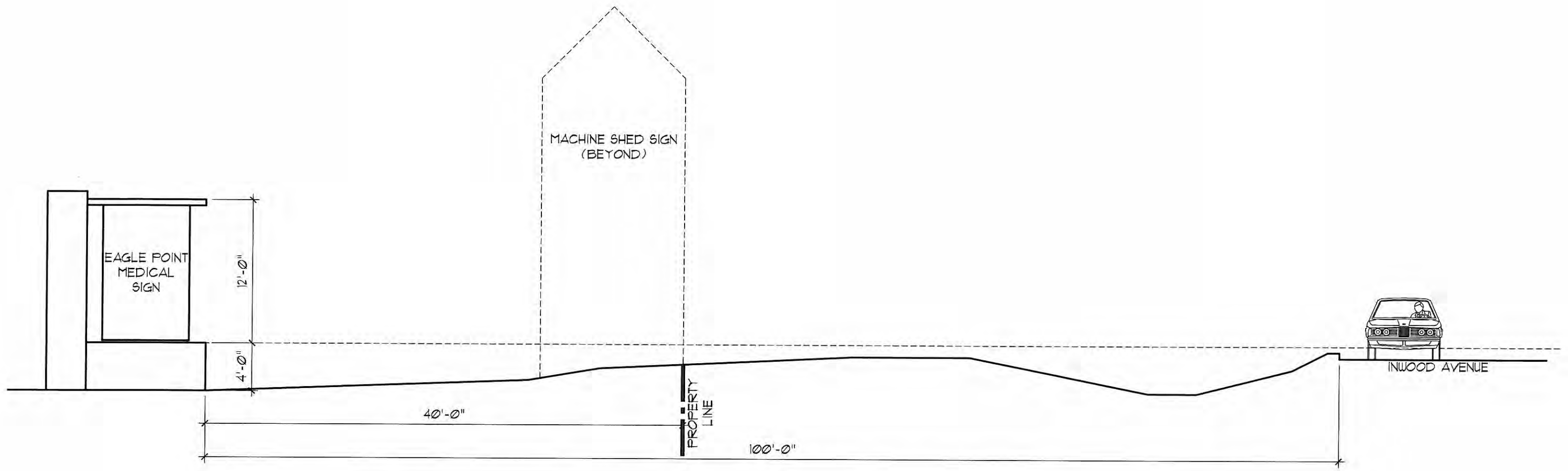
REV 1: 01.14.15 JS  
REV 2: 01.16.15 JS  
REV 3: 02.12.15 JS  
REV 4: 02.25.15 JJ

SALES: **SH** PR:  
DESIGN: **JS**  
DATE: 01.12.15  
DWG: 6092

These plans are the exclusive property of Walker Sign Holdings Inc. dba Nordquist Sign and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Walker Sign Holdings Inc. dba Nordquist Sign A sign manufactured according to these plans, distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly prohibited and will render the user liable for damages. Copyright 2014 © Walker Sign Holdings Inc. All rights reserved.







1 SITE SECTION  
A100 1/8" = 1'-0"



INWOOD AVENUE N. (C.S.A.H. NO. 13)

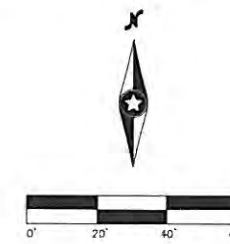
EAGLE POINT BLVD

# Grading Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	INDEX CONTOUR
---	---	INTERVAL CONTOUR
---	---	CURB AND GUTTER
---	---	SILT FENCE
---	---	STORM SEWER
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	WATER MAIN
---	---	SANITARY SEWER
---	---	DRAIN TILE
---	---	ROCK CONSTRUCTION ENTRANCE
---	---	SPOT ELEVATION
---	---	INLET PROTECTION

## Grading Key Notes (A)

- SILT FENCE
- ROCK CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SILT FENCE AFTER INITIAL GRADING OF RAIN GARDEN
- EROSION CONTROL BLANKET ON GRADES OF 3:1
- MULCH/TEMPORARY SEED AREA DURING CONSTRUCTION SEE LANDSCAPE PLAN FOR SOD.
- POSSIBLE CONCRETE WASHOUT LOCATION



## City of Lake Elmo - Grading/Erosion Control Notes

- THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.
- SEQUENCING: ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY CONSTRUCTION OR CONSTRUCTION SHALL BE MAINTAINED UNTIL Viable TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.
- SILT FENCE: THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SHUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.
- STOCKPILES: ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.
- INLET PROTECTION: THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
- TEMPORARY SEDIMENT BASINS: THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.
- ROCK CONSTRUCTION ENTRANCE: A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.
- STREET SWEEPING: ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.
- POSITIVE DRAINAGE AND PROTECTION: THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION. WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.
- DRAINAGE DITCHES: THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONSTRUCTION OF THE DITCH. PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER BODY. CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DICES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
- TURF ESTABLISHMENT: ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- MAINTENANCE AND INSPECTION: EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.
- REMOVAL: THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LINE TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.
- FINAL STORM SEWER SYSTEM: AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL PROTECT THE STORM SEWER SYSTEM AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.
- DITCH CHECK (BIOROLL BLANKET SYSTEM): BIOROLL AND BLANKET SYSTEMS SHALL BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.
- FLOTATION SILT CURTAIN: FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
- CONCRETE WASHOUT ON SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

## Grading Notes \*FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY\*

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDUM-AXLE DUMP TRUCK, OR APPROVED EQUIVALENT, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
- AFTER INITIAL GRADING OF THE RAIN GARDENS, COMPLETELY SURROUND THE RAIN GARDENS WITH SILT FENCE AND ANY OTHER EROSION CONTROL MEASURES TO PREVENT THE BASIN FROM CLOGGING.



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Design: JPD  
Check: JPD  
Drawn: MK  
Record Drawing by: JPD

Revisions  
1. 05/21/14 City Submittal  
2. 06/07/14 City Review  
3. 06/07/14 CONSTRUCTION DOCUMENTS

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

JF Dick

Date: 06/07/14 License No.: 49933

Prepared for:

BDH & Young

7001 France Avenue South, Suite 200  
Edina, Minnesota 55435

Eagle Point  
Medical Center

Lake Elmo, Minnesota

GRADING, DRAINAGE  
& EROSION  
CONTROL PLAN

Date: 05/21/14

Sheet: C2 OF 5

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## EAGLE POINT BLVD

INWOOD AVENUE N. (C.S.A.H. NO. 13)

FORM NEW CURB AND GUTTER  
AROUND EXISTING SANITARY  
MANHOLE @ RE=10021

PARKING SETBACK  
BUILDING SETBACK

PROPOSED 1-STORY  
MEDICAL BUILDING  
AREA = 30,344 SF  
FFE = 1005 B

RADIUS SHOWN IS  
TYPICAL FOR BOTH  
CORNERS ADJACENT  
TO ONE ANOTHER

TYPICAL WITHIN ALL  
PARKING ISLANDS

REMOVE EXISTING CONCRETE  
CURB AND GUTTER FOR NEW  
DRIVEWAY ENTRANCE MATCH  
PROPOSED BITUMINOUS

### Site Key Notes

- A B612 CONCRETE CURB & GUTTER
- B CONCRETE SIDEWALK
- C STANDARD DUTY BITUMINOUS PAVEMENT
- D HEAVY DUTY BITUMINOUS PAVEMENT
- E HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- F MATCH TO EXISTING CURB AND GUTTER
- G EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- H PLANTED AREA
- I MONUMENT SIGN SEE ARCHITECTURAL 7/A301
- J TRASH ENCLOSURE SEE ARCHITECTURAL 1/A301
- K PARKING LOT STRIPING (SEE DETAIL)
- L CONCRETE PAVEMENT
- M FLUSH CURB CONDITION
- N 10' TRANSITION FROM B612 CURB TO FLUSH CURB
- O RAIN GARDEN
- P 2 FOOT CURB CUT
- Q DIRECTION SIGN SEE ARCHITECTURAL 4/A301

### Site Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

### General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY SUNDE LAND SURVEYING, BLOOMINGTON, MINNESOTA, OCTOBER 23, 2007.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS 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.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADIUS SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

### Site Development Summary

• ZONING	PUD EAGLE POINT BUSINESS PARK
• PROPERTY AREA	164,347 SF (3.77 AC)
• EXISTING SITE	
• PERVIOUS SURFACE	154,435 SF (94.0%)
• IMPERVIOUS SURFACE	9,912 SF (6.0%)
• PROPOSED SITE	
• PERVIOUS SURFACE	62,969 SF (38.3%)
• IMPERVIOUS SURFACE	101,378 SF (61.7%)
• BUILDING GROSS SIZE	30,344 SF
• BUILDING SETBACK PER CODE	50'-FRONT 10'-SIDE 30'-REAR
• PARKING SETBACK PER CODE	20'-FRONT 10'-REAR 20'-SIDE WITH INTERIOR ROAD
• PARKING SPACE/DRIVE AISLE	9' WIDE x 18' LONG, 22' AISLE
• PARKING RATIO REQUIREMENT MEDICAL	1 SPACES / 200 SF OF BLDG
TOTAL SPACES REQUIRED:	(30,344 SF) / (1 SPACE/200 SF) = 152
• PARKING PROVIDED	140 STALLS
• PROOF OF PARKING	12 STALLS
• TOTAL PARKING	152 STALLS



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Designed: JFD  
Checked: JFD  
Drawn: MK  
Record Drawing by/date:

Revisions:  
1. 05/21/14 JFD  
2. 05/21/14 JFD  
3. 05/21/14 JFD

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

JFD

Date: 05/01/14 License No. 49933

Prepared for:

BDH & Young

7001 France Avenue South, Suite 200  
Edina, Minnesota 55435

Eagle Point  
Medical Center

Lake Elmo, Minnesota

SITE PLAN

Date: 05/21/14  
Sheet: C1 OF 5



## City of Lake Elmo - Sanitary/Water Notes



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Designed: \_\_\_\_\_ MTD  
 Checked: \_\_\_\_\_ MTD  
 Drawn: \_\_\_\_\_ MTD  
 Record Drawing by/date: \_\_\_\_\_

**Revisions:**

- 1. 10/21/14 3TH SUBMITTAL
- 2. 04/11/14 3TH WATERFISHED
- 3. 06/10/14 FOURTH FULL SUBMITTAL

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

PJ Diach

Date: 08/01/14 License No: 49933

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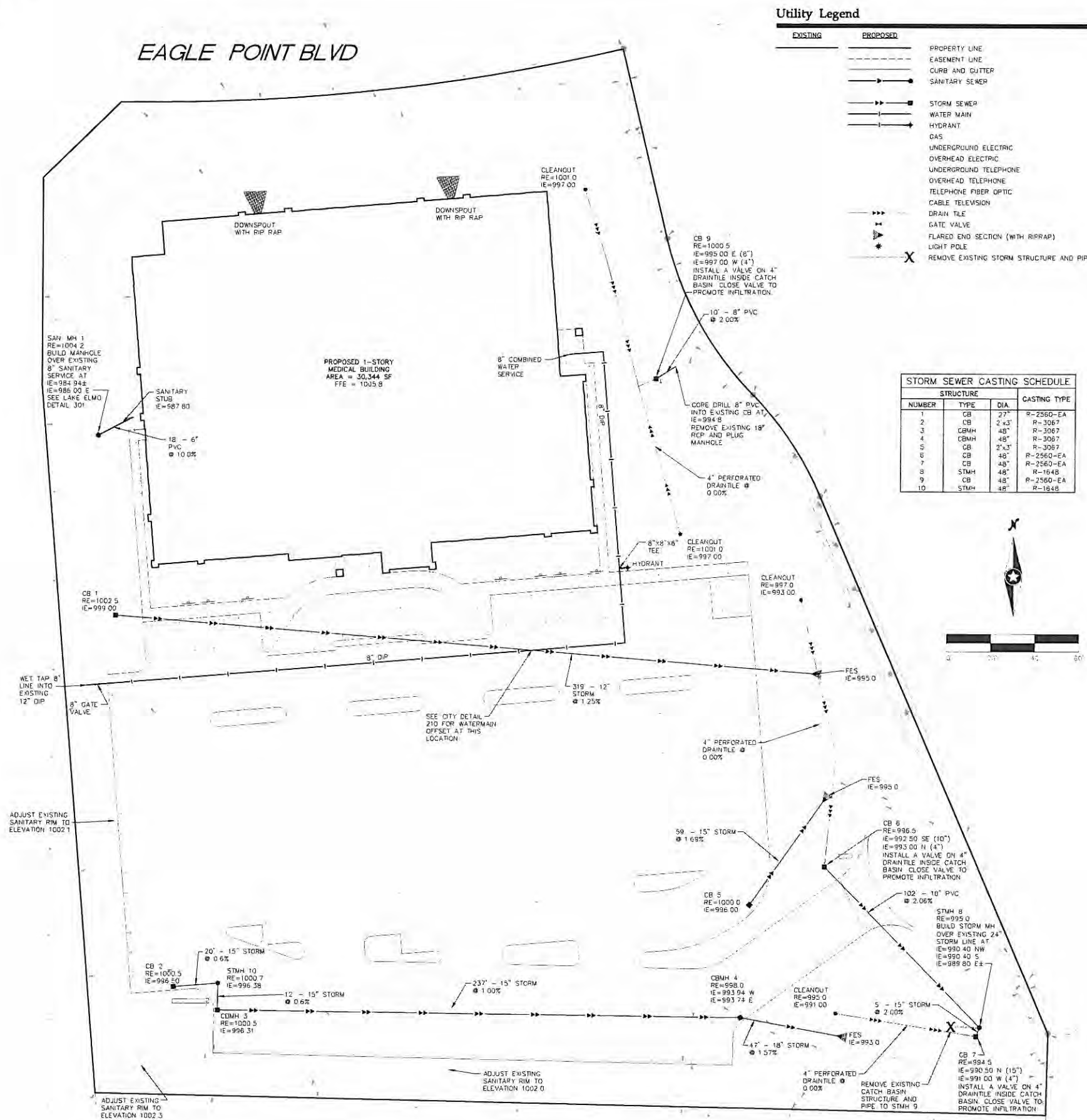
Eagle Point  
Medical Center

Lake Elmo, Minnesota

## UTILITY PLAN

Date: 05/21/14

Sheet **C3** of **5**



STORM SEWER CASTING SCHEDULE			
STRUCTURE			CASTING TYPE
NUMBER	TYPE	DIA.	
1	CB	27"	R-2560-EA
2	CB	2'x3'	R-3067
3	CBMH	48"	R-13067
4	CBMH	48"	R-3067
5	CB	2'x3'	R-3067
6	CB	48"	R-2560-EA
7	CB	48"	R-2560-EA
8	STMH	48"	R-154B
9	CB	48"	R-2560-EA
10	STMH	48"	R-154R

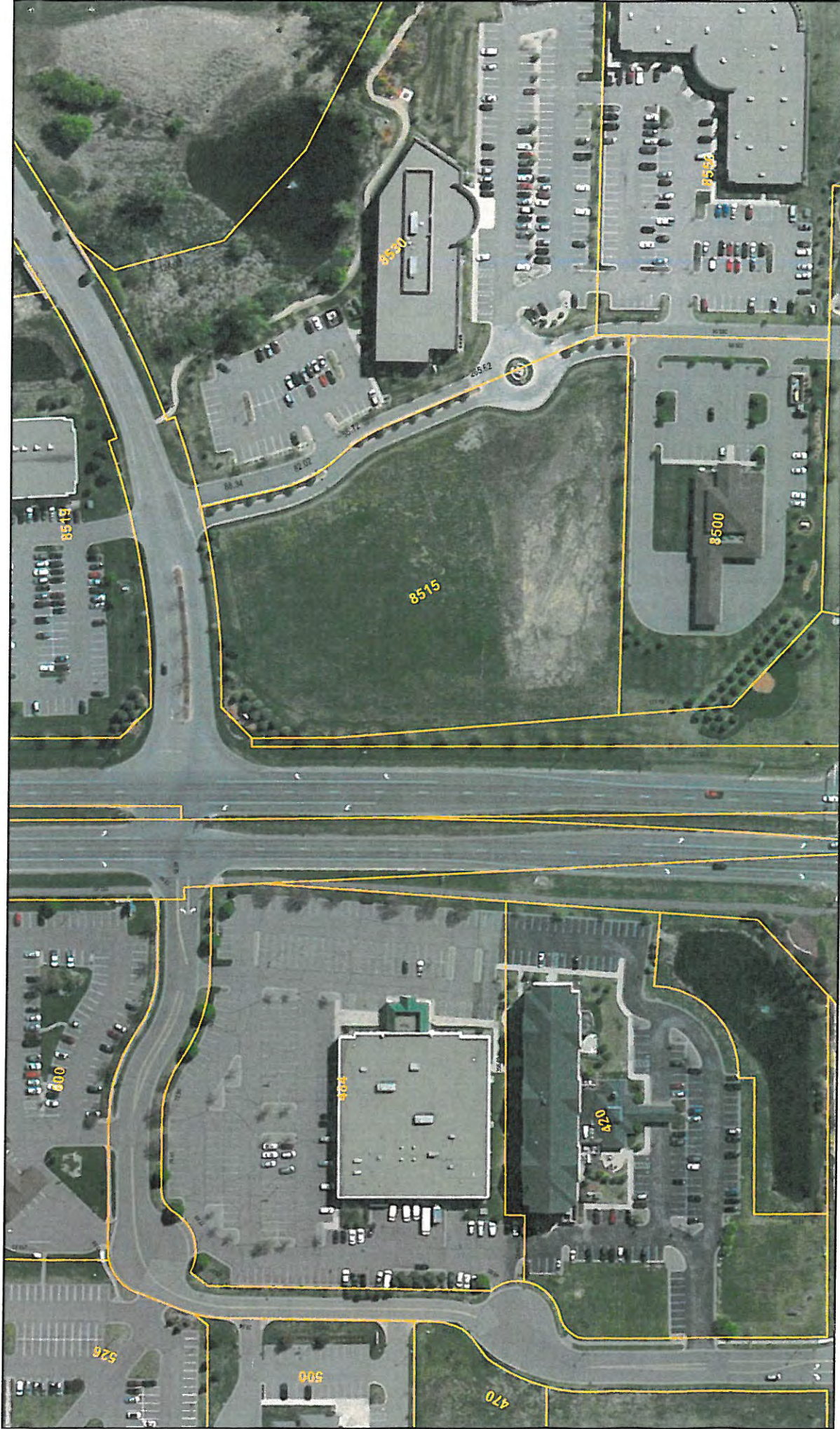
- 1 ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS
- 2 ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE).
- 3 UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS
- 4 ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC SCH 40 OR SDR 26 PIPE
- 5 SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE TYPE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS
- 6 REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MANDOT SPEC 3235 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN
- 7 JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES
- 8 SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEABLE, WATERIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE
- 9 A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE
- 10 ALL SERVICE LINE STUBS MUST HAVE A 2" X 2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF THE PIPE TO FINISHED GRADE ELEVATION
- 11 UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATERIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE

1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS
2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL
3. WATERMAIN SHALL BE DUCTILE IRON PIPE, CLASS-52
4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2 & 1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS AND BOLTS
5. USE GATE VALVES FOR ALL APPLICATIONS THROUGH 12 INCHES
6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2 C.2.
7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
8. BUTTERFLY VALVES SHALL BE MUELLER LINEAR 10, OR APPROVED EQUAL BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2, C.3.
9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL
10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB
11. HYDRANTS SHALL BE WATERIOUS "PACER," MODEL W9-67 OR APPROVED EQUAL, FITTED WITH FM 900 SERIES FLEX STAKE AND PAINTED RED
12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2" (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE
13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1'-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT
15. ALL WATER SERVICES SHALL BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED

General Utility Notes \*FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY\*

- 1 THE CONTRACTOR SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- 2 PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- 3 CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- 4 ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE STATE OF TEXAS. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- 5 CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, DAMAGE, OR CUT ANY PIPE OR HOSE, TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS FULLY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 6 WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. JOINT DEFLECTION SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- 7 PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- 8 A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER OR STORM SEWER.
- 9 UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- 10 ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
- 11 ALL WATER LINES SHALL HAVE A 7'5" MINIMUM COVER. PROVIDE MINIMUM SEPARATION OF 18" FROM SANITARY SEWER & STORM SEWER. INSULATE WATER MAIN IF LESS THAN 7'5" OF COVER.
- 12 INSULATION SHALL BE DOW STYROFOAM #1 BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- 13 SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF BUILDING AND UNDER FOOTINGS, SHALL BE PVC SCHEDULE 40.
- 14 STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH 4 INCHES OF, OR HDPE STORM SEWER PIPE IF ALLOWED BY THE CITY. HDPE STORM PIPE SHALL BE SDR 35. MINIMUM COVER SHALL BE 7'3"48. SHALL BE WATER TIGHT ACCORDING TO ASTM D3212 REQUIREMENTS. SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED. PVC STORM SEWER PIPE SHALL BE SCHEDULE 40 PIPE. FLARED END SECTIONS SHALL BE RCP WITH TRASH GRADINGS & RIP-RAP.
- 15 POST INDICATOR VALVES SHALL BE C/DW F-9750 (OR EQUIVALENT) MEETING AWWA STANDARD C900 AND CITY STANDARDS. VALVE TO BE MECHANICAL JUNT RESISTANT. WEDGE CAGE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO PCV52 (OR EQUIVALENT).
- 16 AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.



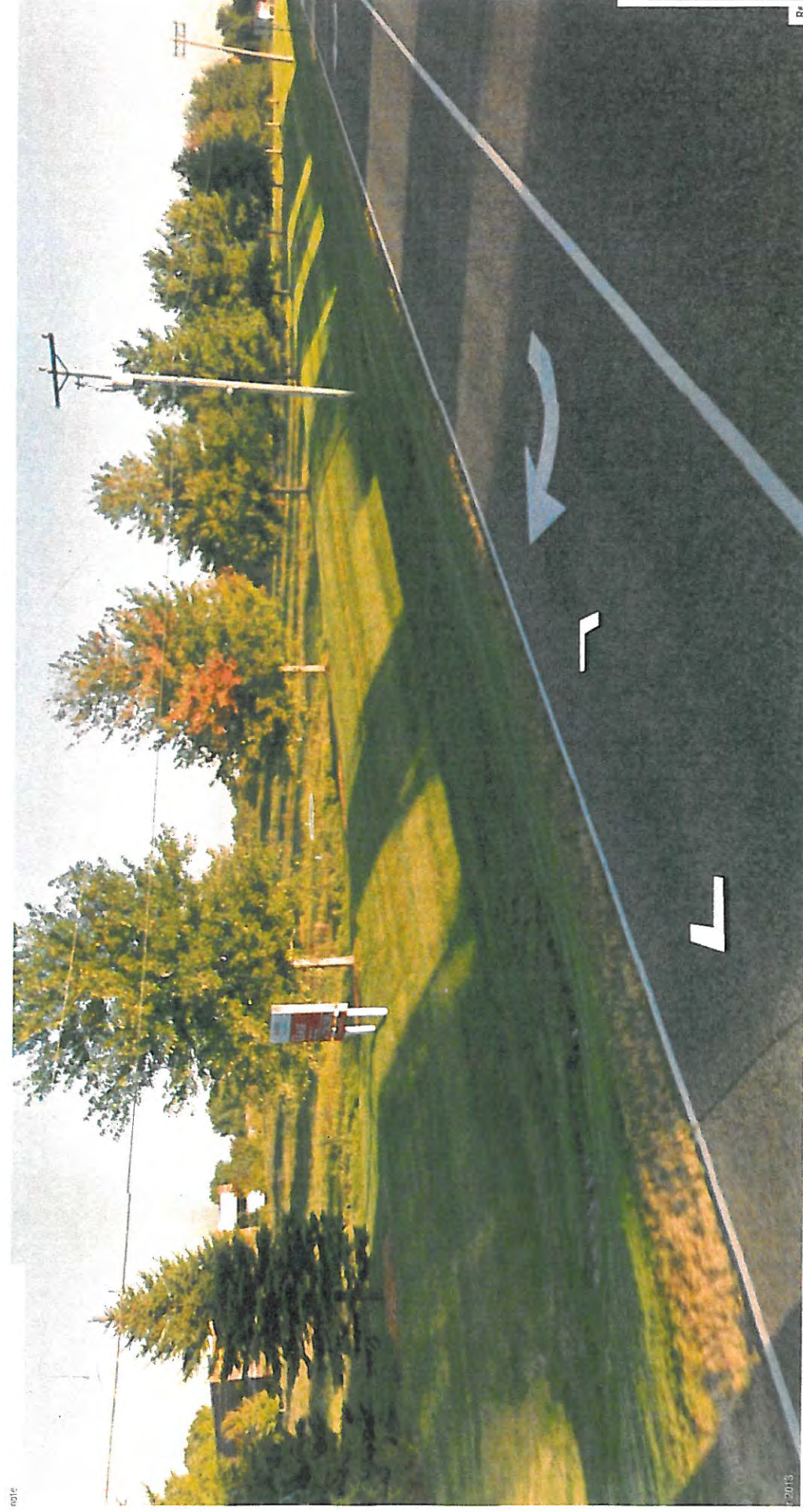


0 100 200 400 Feet

MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

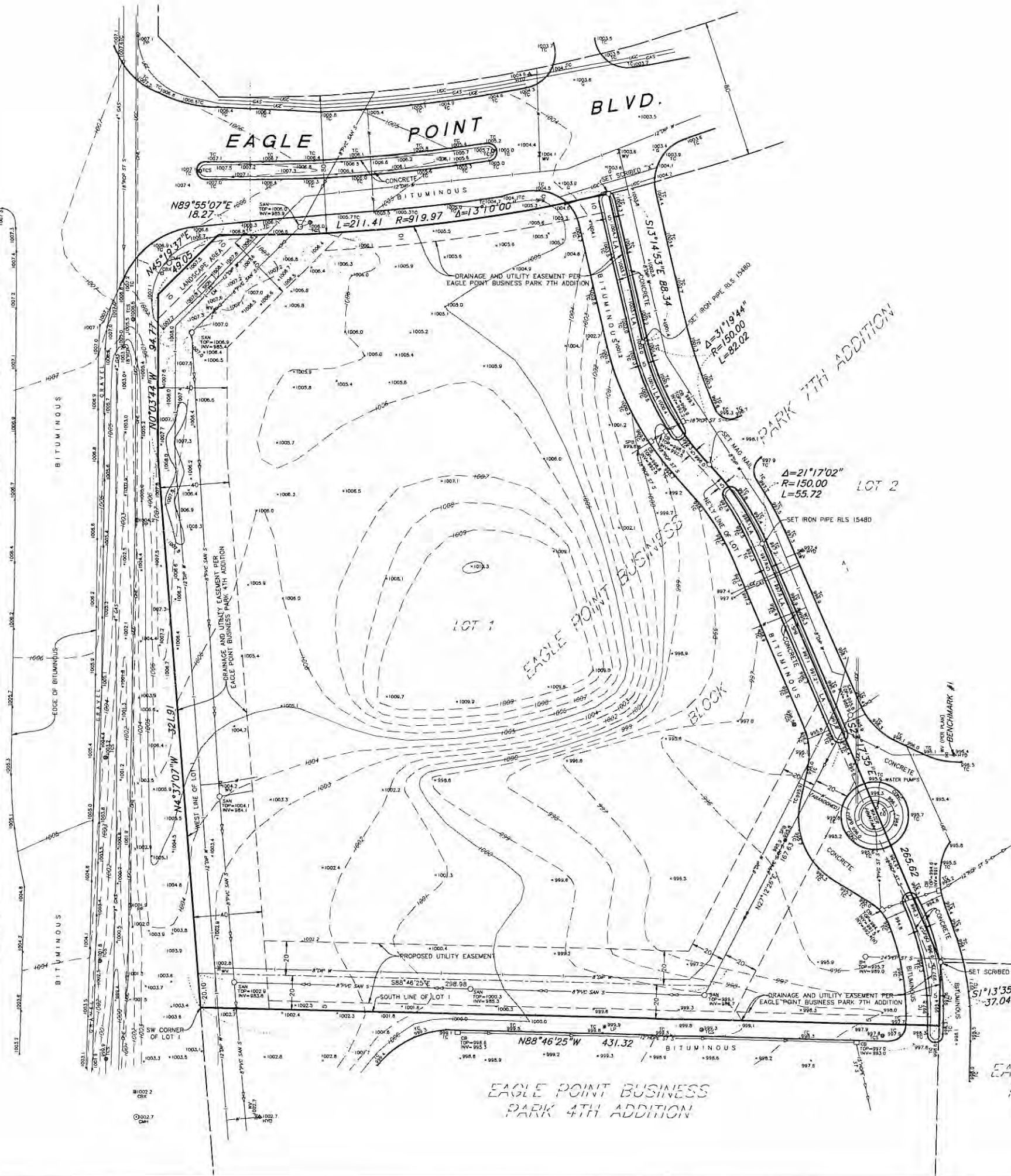
This drawing is the result of the compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.

Created on 2/17/2015





INWOOD AVENUE N. (C.S.A.H. NO. 13)



#### DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

#### PROPOSED UTILITY EASEMENT

A 40.00 foot easement over, under and across part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota. The centerline of said easement is described as beginning at the intersection of the west line of said Lot 1 with the north line of the south 20.00 feet of said Lot 1; thence South 88 degrees 46 minutes 25 seconds East, assumed bearing, along said north line of the south 20.00 feet of Lot 1 a distance of 298.98 feet; thence North 27 degrees 12 minutes 26 seconds East a distance of 187.63 feet to the northeasterly line of said Lot 1 and said centerline there terminating. Except that part of said easement that lies within the drainage and utility easements as dedicated in EAGLE POINT BUSINESS PARK 4TH ADDITION and said EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plats thereof, Washington County, Minnesota.

#### NOTES

- 1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 3.) This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
- 4.) Area = 164,347 Sq. Ft. or 3.773 Acres
- 5.) Survey coordinate and bearing basis: Washington County

#### LEGEND

BH	Denotes beehive catch basin
CB	Denotes catch basin
CBX	Denotes communication box
CMH	Denotes communication line
DIP	Denotes ductile iron pipe
EM	Denotes electric meter
EO	Denotes electric outlet
G	Denotes gutter
HDPE	Denotes high density plastic pipe
HHE	Denotes electric hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LA	Denotes landscaped area
LP	Denotes light pole
OHE	Denotes overhead electric line
PEP	Denotes polyethylene pipe
PP	Denotes power pole
PVC	Denotes plastic pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SPB	Denotes sprinkler box
ST S	Denotes storm sewer
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
UGC	Denotes underground communication line
UDE	Denotes underground electric line
W	Denotes water line
WV	Denotes water valve

Denotes deciduous tree

Denotes coniferous tree

#### BENCHMARKS

- 1.) Top of top nut of fire hydrant, approximately 39 feet southeast of the southwest building corner of 8530 Eagle Point Office Center. Elevation = 998.54 feet
- 2.) Top of tile at south main entrance to 8530 Eagle Point Office Center. Elevation = 997.10 feet

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

Dated this 23rd day of October, 2007.

SUNDE LAND SURVEYING, LLC

By: *Mark S. Hanson*  
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date
	BMS	
Drawing Title: <b>BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: UNITED PROPERTIES</b>		
<b>SUNDE</b> LAND SURVEYING www.sunde.com		
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (fax: 952-888-9526) North Office: Brooklyn Park, Minn. 763-784-9346		
Project: 95-155-M	By: Prg 800/70	Date:
Township: 29	Range: 21	Section: 33
File: 95155M001.dwg		Sheet: 1 of 1



## Eagle Point Medical Center Site Visit, 4/1/15



Looking West



Looking Southwest



Looking Northwest



Ground Sign Base

## Nick Johnson

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**From:** Ann Pung-Terwedo <Ann.Pung-Terwedo@co.washington.mn.us>  
**Sent:** Wednesday, April 01, 2015 10:56 AM  
**To:** Nick Johnson  
**Cc:** Carol Hanson  
**Subject:** RE: April Land Use Review

Nick,

We reviewed the application and plans for monument sign ( variance to height)

to be located at 8515 Eagle Point Blvd. Since the sign is outside the right-of-way and does not cause any issues with traffic/sight distance on Inwood Avenue/ CSAH 13, there are no comments.

Thanks,

Regards,

Ann

Ann Pung-Terwedo

Senior Planner

Washington County Public Works

11660 Myeron Road North

Stillwater, MN 55082

Phone: 651-430-4362

FAX: 651-430-4350

E-Mail: Ann. Pung-terwedo@co.washington.mn.us <mailto:Pung-terwedo@co.washington.mn.us>

Washington County Public Works Department

Stewards of the county's investment in parks, buildings, transportation, land survey, and land use planning.