

ITEM: Inwood 3rd Addition Final Plat and Final Planned Unit Development

SUBMITTED BY: Stephen Wensman, Planning Director

REVIEWED BY: Jack Griffin, City Engineer
Emily Becker, City Planner

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a request to approve a Final Plat and Final Planned Unit Development (PUD) for Inwood 3rd Addition to create 68 single family. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

GENERAL INFORMATION

Applicant: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN

Property Owners: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN

Location: Outlot J, InWood 1st Addition.

Request: Application for Final Plat and Final PUD approval of a 68 unit residential subdivision to be named Inwood 2nd Addition.

Existing Land Use and Zoning: Vacant land –within Inwood Final Plat area. Current Zoning: PUD/LDR – Low Density Residential

Surrounding Land Use and Zoning: Completely surrounded by residential lots or vacant land within Inwood. Adjacent to storm water pond and future single family residential lots. Commercial/PUD to the east, LDR/PUD to the north and south, RE to the east.

Comprehensive Plan: Urban Low Density Residential (2.5 - 4 units per acre)

History: The City Council approved the general concept plan for the Inwood on September 16, 2014, the preliminary plat on December 2, 2014 and the Final Plat on May 19, 2015 for phase 1. Inwood 2nd was approved on 9/1/15.

Deadline for Action: Application Complete – 2/29/2016
60 Day Deadline – 4/19/2016
Extension Letter Mailed – No
120 Day Deadline – N/A

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (LDR)

Article 16 – Planned Unit Development Regulations
 §150.270 Storm Water, Erosion, and Sediment Control

REQUEST DETAILS

Hans Hagen Homes is requesting Final Plat and Final Planned Unit Development (PUD) approval of InWood 3rd Addition, replat of Outlot J, InWood 1st Addition. The final plat will result in 68 single family lots on 20.2 acres, 3 fewer lots than the approved preliminary plat, resulting in slightly larger lots in the third phase. Consistent with the preliminary plat, the plat will create three new street islands, Outlots C, D, and E, which are stormwater amenities within the streets. The remaining undeveloped land is being replatted into Outlots F, A, and B. Island Trail will be completed, connecting it to 10th Street N. (CSAH 10) in this third phase.

There is no parkland dedication in this phase. All parkland dedication was dedicated with the first phase. No trails are proposed with this plat, however, Staff is recommending that the proposed trail in Outlot L, Inwood 1st Addition, directly to the east, be installed up to the north edge of the area being platted or completed all the way to 10th Street N.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval. A final plat can only be approved if it is in substantial conformance with the approved preliminary plat. It should also be noted that there were a series of conditions of Preliminary Plat approval that have not been met by the applicant, which will be required prior to issuing building permits in the 3rd phase of this development.

Staff has reviewed the final plat and found that it is generally consistent with the preliminary plat. The developer will need to follow all approved development and construction plans for this area.

REVIEW AND ANALYSIS

The InWood 3rd Addition final plat is in conformance with the preliminary plat with the exception that it contains 3 fewer lots. As a result of the lot reduction, some of the lots have gotten slightly larger. The change affects, Blocks 3 & 4. The proposed reduction does not impact any infrastructure and overall is an improvement, providing more lot area for home sites. Staff is recommending a revision to the lot line configuration of Lots 6, 7, 8, 11 and 12, Block 4. The staff recommended revisions will not significantly affect lot area, however it will slightly increase in the size of Outlot F. The proposed Staff revisions are attached to this staff report. In addition, the 3rd Addition development plans show no trail additions. Staff is recommending the planned trail within the east buffer area be constructed to the 10th Street as part of this phase of development to eliminate potential objections to a public trail near individual lots as they get constructed and residents move in.

The preliminary plat and plans for InWood were approved with conditions. From that preliminary plat approval, the following conditions remain outstanding (Staff has provided comments related to each condition in bold italics):

- 3) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated November 18, 2014. ***The City's landscape architect has reviewed phases 1, 2 and 3 and has submitted review comments on February 14, 2016 and March 8, 2016. To date, there are no approved landscape plans or irrigation plans for Inwood 1st – 3rd Addition. Compliance with the Landscape Architect's comments and approval of the plans shall be required prior to release of building permits in the 3rd phase.***

- 10) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and 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, trails, or open space on the final plat. ***There is no signed maintenance agreement. An approved and executed maintenance agreement shall be required prior to the release of building permits in the 3rd phase.***
- 16) The developer shall provide landscape material along the west side of Pond #200 to the satisfaction of the City's landscape consultant. ***The phase 1, 2 and 3, and the 5th Street landscape plan shall be reviewed and approved by the City's Landscape Architect prior to release of building permits in the 3rd phase.***
- 18) The developer shall install a multi-purpose trail along 10th Street between "Street B" and Inwood Avenue. ***This condition will be addressed in a future phase.***

Any conditions that would still apply to the second addition are included as part of the Staff recommendation below. Based on the above Staff report and analysis, Staff is recommending approval of the final plat for Inwood 3rd Addition with any conditions from the resolution of approval for the first addition final plat that are still relevant for the proposed subdivision.

The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) All easements as requested by the City Engineer shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 2) All conditions/comments from the City Engineer's review memorandum dated 3/10/16 be complied with prior to the execution of the final plat by City Officials.
- 3) That the Landscape Plans and Irrigation Plans be reviewed and approved by the City's Landscape Architect before a building permit may be issued for any structure within this subdivision.
- 4) A Common Interest Agreement concerning management of the common areas of InWood and establishing a homeowner's association shall be submitted in final form to the Planning Director before a building permit may be issued for any structure within this subdivision.
- 5) The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.
- 6) The final plat and final development plans shall include provisions satisfactory to the City that no structure be located within 15 feet of any storm water improvement (include pipes and catch basins).
- 7) Retaining walls within rear yard utility easements shall be clearly documented and shall be owned and maintained by the InWood homeowners' association. All costs associated with protection, replacement, or maintenance of retaining walls due to any work in easements by the City shall be the full responsibility of the HOA.

- 8) That the trail in the east buffer area be constructed to 10th Street with the 3rd Addition development.
- 9) That lots 11 and 12, Block 4 be reconfigured as recommended by City Staff.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Inwood 2nd Addition Final Plat:

- That all the requirements of City Code Section 153.08 related to the Final Plat have been met by the Applicant.
- That the proposed Final Plat for Inwood 3rd Addition consists of the creation of 68 single-family detached residential structures.
- That the Inwood 3rd Addition Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on December 2, 2014.
- That the Inwood 3rd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Inwood 3rd Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district except as previously approved as part of the Inwood PUD.
- That the Inwood 3rd Addition 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 previously approved as part of the Inwood PUD.
- That the Inwood 3rd Addition Final Plat complies with the City's subdivision ordinance.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Inwood 2nd Addition Final Plat with the 4 conditions of approval as listed in the Staff report.

Suggested motion:

“Move to recommend approval of the Inwood 3rd Addition Final Plat with the 9 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

1. Application Forms
2. Inwood 3rd Addition Final Plat
3. Inwood 3rd Addition Inset B (3 pages)
4. Inwood 3rd Addition Final Plans

SUGGESTED ORDER OF BUSINESS:

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

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



651-747-8900
3800 Laverne Avenue North
Lake Elmo, MN 55042

FINAL PLAT APPLICATION

Applicant: Hans Hans Hagas Thomas
Address: 941 NE Hillwood Rd, Suite 300 Fridley, MN 55432
Phone #: 763-586-7297
Email Address: jack@hanshagathomas.com

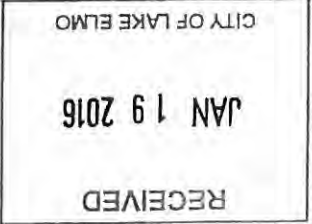
Fee Owner: Tanwood 10 LLC
Address: 95 South Oronoco Blvd W.
Phone #: 651-484-0070
Email Address: Schueie@azuraproperties.com

Property Location (Address and Complete (long) Legal Description: 600 SE corner of 10th Street and Tanwood Ave
Parcel 1, Tanwood

General information of proposed subdivision: See Attached

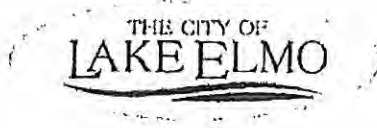
In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning Ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received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

Signature of applicant: [Signature] Date: 1/17/16
Fee Owner Signature: R Schueie Jr. Date: 18 Jan 2016



Revised 3/12/2014 11:38 AM

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



651-747-3900
3800 Lavigne 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: Hans Hagen Homes
Address: 941 NE Hillwood Rd, Suite 300 Fridley, MN 55432
Phone #: 763-586-7202
Email Address: joak@hanshagenhomes.com

Fee Owner: Inwood 10 LLC
Address: 95 South Omaha Blvd. L.
Phone #: 651-484-0020
Email Address: Schwartz@azuraproperties.com

Property Location (Address and Complete (long) Legal Description): Lot 5, Inwood

Detailed Reason for Request: Final Plat of PUD

*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: [Signature] Date: 1/17/16
Signature of fee owner: R Schwartzi Date: 18 Jan 2016

Received 1/19/16
[Signature]

**Final Plat and PUD Final Plan Narrative
Hans Hagen Homes
January 17, 2016**

2. Written Statements

a. *List of contact information:*

Applicant

John Rask
Hans Hagen Homes
941 NE Hillwind Road, Suite 300
Fridley, MN 55432
763-586-7200

Property Owner

Tom Schuette
Inwood 10 LLC
95 South Owasso Blvd. E
St. Paul, MN 55117
651-484-0070

Surveyor

Dan Obermiller
EG Rud and Sons, Inc.
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
651-361-8200

Civil Engineer

Brian Krystofiak, PE
Carlson McCain, Inc.
248 Apollo Drive, Suite 100
Lino Lakes, MN 55014
763-489-7905

Wetland Consultant

Melissa Barrett
Kjolhaug Environmental
26105 Wild Rose Lane
Shorewood, MN 55331
952-401-8757

- b. *A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s);*

See attached.

- c. *Final Subdivision and Lot Information*

- i. InWood 3rd Addition
- ii. Lot Tabulation – see attached plat and table. The 3rd addition plat includes a total of 68 lots, which is a reduction of 4 lots from the approved preliminary plat.
- iii. There is no park land dedicated in this phase.
- iv. Outlot A wetland is 17,773 sq. ft., buffer is 16,089 square feet
- v. 5.5 acres of public right-of-way.

- d. *An explanation of how issues have been addressed since the Preliminary Plat phase of the development;*

The final plat for the 3rd Addition is consistent with the preliminary plat and conditions of approval as discussed below. The applicant has reduced the numbers of lots in this area of the neighborhood by 4 lots. This change is being made to increase the size of the remaining lots for larger homes.

Conditions of Preliminary Plat Approval:

1. The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior to the submission of final plat.

Response: The Community Development Director has supplied street names for the entire plat.

2. The City and the applicant shall reach an agreement concerning the location and dedication of land associated with the proposed water necessary to provide adequate water service to the InWood project area prior to the acceptance of a final plat for any portion of the PUD area.

Response: The applicant and City have agreement on the final water system design. The property owner, Inwood 10 LLC, has provided land for a future City water tower.

3. The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated November 18, 2014.

Response: The application has submitted revised plans to the City addressing the above. Landscaping for the first phase and 5th Street has been partially installed.

4. Prior to the submission of a final plat for any portion of the InWood PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area.

Response: The Park Dedication requirements were determined with the Final Plat for Inwood. Outlot L, Inwood is being dedicated to the City for future park.

5. As part of any development agreement that includes improvements to one of the adjacent County State Aid Highways (CSAH 13 and 10th Street), the City and the developer shall determine the appropriate responsibility for the cost of these improvements.

Response: There are no improvements or connections planned to either CSAH 13 or 10th Street with this phase. Cost sharing was determined and agreed upon with the Inwood final plat for CSAH 13 and funds were provided by Hans Hagen Homes.

6. 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.

Response: The applicant entered into a separate grading agreement with the City and has graded the property consistent with the approval.

7. The applicant shall continue to work with the City on the final design of 5th Street, and in particular, the transition from the InWood PUD to properties located further to the east (including the Boulder Ponds development and land owned by Bremer Financial Services).

Response: The applicant worked with the City on the final design and has constructed 5th Street through the project site.

8. The utility construction plans shall be updated to incorporate the recommendations of the City Engineer concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties.

Response: The utility plans were updated and resubmitted to the City Engineer prior to the approval of the Inwood Final Plat.

9. The proposed public street access to 5th Street from Streets D2 and the southwest park area (Park 1) shall be eliminated from the preliminary development plans in order to bring the proposed spacing into conformance with the City's access spacing

guidelines. Staff is requesting that the developer continue working with the City to determine the most appropriate access into and out of the southwest park area.

Response: This change was made to the preliminary plat. The change does not impact this phase of the neighborhood.

10. All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and 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, trails, or open space on the final plat.

Response: The HOA documents for the project were drafted consistent with this condition. The documents are recorded against the property.

11. The applicant must either move the planned north/south tail through Park 1 further to the west around an existing wetland area located approximately 400 feet south of 10th Street or will need to work with the South Washington Watershed District to design a multi-purpose trail through the buffer area that complies with all applicable watershed district's requirements.

Response: The trail is not being stalled with this phase of the development

12. The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated November 16, 2014.

Response: The applicant updated the preliminary streets and utility plans to be consistent with the City Engineer's comments. The update plans were submitted to the City prior to the Final Plat and Final PUD plan for the 1st phase.

13. The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within County rights-of-way as required by Washington County and further described in the review letter received from the County dated November 17, 2014.

Response: The plans are updated to include the necessary right-of-way as required by Washington County.

14. 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.

Response: The applicant has entered into a Developers Agreement consistent with this condition.

15. The developer must 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.

Response: There are no wetlands being impacted as a result of this project and all the conditions of South Washington Watershed District are being met. The applicant has received the necessary development approvals from the Watershed District.

- e. *A statement showing the proposed density of the project with the method of calculating said density shown (Below numbers are based on all the single family lots, and not just this phase);*
- i. Single Family land use area of the overall plat includes 102.9 acres (The 3rd additional includes 47.65 acres, of which 20.15 acres consists of lots and right-of-way.)
 - ii. 275 total single family homes (68 lots in 3rd Addition).
 - iii. Single Family Gross Density of 3.37 units per acre (Overall project density is 2.7 units per gross acres)
 - iv. Single Family Net Density of 3.37 units per acre (there is no park land, ponds, wetlands, and collector roads in this phase of the neighborhood.)
- f. *Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc) necessary to serve the subdivision;*

The 3rd phase will include the construction of the necessary roads, sewer and water. The storm water improvements, including ponding and infiltration basins were installed with the first phase of development.

- g. *A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);*

Neighborhood input was provided during the PUD Plan review stage. Comments generally related to concerns over the extension of municipal services in this area of the community and the impacts that come along with changes to land use.

The land uses and density of the InWood neighborhood are consistent with the City's Comprehensive Plan, and no changes are necessary as a result of the Preliminary Plat application.

Hans Hagen Homes has also designed the neighborhood to lessen the impacts on adjacent property owners, as well as to enhance the neighborhood for future residents. These design features include:

- i. A linear park along the eastern edge of the property that exceeds the City's initial standard of 100 feet. The InWood linear park varies from 100 feet to over 200 feet.
- ii. The lots and streets were orientated east/west with cul-de-sac lots backing to the linear park. There are only 19 lots that back up to the linear park over a distance of 2,640 feet. Under standard zoning, there could be 40 lots backing up to the buffer.
- iii. Additional land for a neighborhood park adjacent to the existing Stonegate development. This park will serve the needs of residents living in InWood as well as the neighborhoods to the east.
- iv. Landscaped berms along 10th Street, 5th Street, and along a portion of the western edge of the neighborhood.

- h. A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;*

The InWood neighborhood is consistent with the City's Comprehensive Plan which provides for a graduation of land use intensities over the site. North of the 5th Street parkway will be single family homes. Transitioning to the west will be commercial. The neighborhood plan for InWood provides a large pond and berms to help transition between the commercial and single family neighborhood.

The InWood neighborhood plan avoids and preserves the three wetland basins found on the site. While these wetlands are currently farmed and significantly degraded, it's our intent to restore them with native vegetation.

- i. Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area.*

The City's Comprehensive Plan provides for the planned and orderly growth of the community by making sure that the necessary infrastructure and services are in place as growth occurs. Because the proposed neighborhood is consistent with the City's Comprehensive Plan, no impacts or excessive burdens are anticipated to the roads, public utilities, or public services.

A detailed traffic study was prepared as part of the EAW, and found no traffic impacts that could not be mitigated.

The majority of the homes in the neighborhood will not contain school age children. As such, no impacts are anticipated to the North St. Paul school district.

- j. If applicable, provide a description of proposed lakeshore access (i.e. shared dock with multiple slips, individual docks for each lot, etc.);*

Not applicable.

- k. A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;*

The neighborhood will include approximately 14.5 acres of public parkland. Overall, the neighborhood includes approximately 49 acres of open spaces, including public park, trail corridors, landscaped berms, ponding, infiltration areas, wetland preservation areas, and private open space. The private open space and infiltration areas will be maintained by a homeowners association.

- l. A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).*

Construction of the 3rd Addition improvements will commence in April and be completed by June.



INWOOD – LANDSCAPE ARCHITECTURE DESIGN REVIEW REPORT **LAKE ELMO, MN**

LANDSCAPE ARCHITECTURE DESIGN REVIEW DATED FEBRUARY 14TH, 2016

REVIEWED PLAN TITLE & DATE:

LANDSCAPE PLAN – INWOOD MARCH 26TH, 2015

PHASE 1 ISLAND PLANTINGS JUNE 10TH, 2015

ENTRANCE FEATURE AUGUST 26TH, 2015

5TH STREET LANDSCAPE PLAN OCTOBER 28TH, 2015

LANDSCAPE PLAN – INWOOD THIRD ADDITION JANUARY 19TH, 2016

Per this review the Landscape Plans for all phases submitted to date including 5th Street are **NOT** in compliance with the City's requirements and therefore are rejected and require resubmittal of a comprehensive complete set of landscape plans per our required action items below.

Required Action Items by INWOOD Project Team

1. Use the City standard planting notes & planting detail plates issued February 2015 (Deciduous Trees, Coniferous Trees & Shrubs, etc.).
2. Remove all independent notes that are in conflict with the city approved planting notes and detail plates.
3. Use correct horticultural nomenclature for plants documented in all plant schedules, including correct spelling. For example should read: Heritage River Birch / *Betula nigra* 'Cully'.
4. Review and correct all clerical and spelling errors within all the plan sets.
5. Provide more detailed information as it relates to where and how the required tree preservation replacement trees are being utilized.
6. Resubmit the most current tree preservation plans and inventory.
7. Provide most current set of grading plans for our review of soils preparation, seeding and drainage details.
8. Provide design drawings for all signage and way finding elements.
9. Provide a graphic scale on every plan sheet.
10. Provide plants that meet City Standards. Minimum size for shrubs per Table 6-1. Minimum Size Standards for Landscape Materials within the City's landscape requirement is #5 Container.
11. Provide more diversity of all plantings – Deciduous Trees, Coniferous Trees, Ornamental Trees, Shrubs and Perennials. For example specify more than two types of coniferous trees on the entire project. The expectation is to see many kinds of coniferous trees in the next submission to fit the many different micro climates and conditions within this large development. Focusing on hardy native and pollinator friendly choices that would work nicely with the City's dedication to this important environmental issue.

2350 BAYLESS PLACE • ST. PAUL, MN • 55114

PHONE: 651.646.1020 • EMAIL: STEPHEN@LANDARCINC.COM

12. Provide design sections for all berms / landscape screening suggested representing all typical planting arrangements with species specified and represented to scale at time of installation. When planting berms please consider planting side slopes verses simply planting the top as it is currently suggested. Plants perform best when not placed on the highest, driest and windiest part of the berm.
13. Rethink the species, spacing and layout of some of the shrubs and perennials utilized in the islands and throughout development. In the islands specifically some of the species are not durable enough to thrive at the back of curb.
14. Provide a column for spacing in all plant schedules for shrubs, perennials and bulbs. Typically, smaller perennials should be spaced at 12 inches on center and for larger types spaced at 18 inches on center.
15. Revise infiltration basin details. The rock mulch specified does not appear to be consistent with the grading/drainage details and plans which note: "Plant Native Plants Tolerant of Inundation and Drought". There are concerns related to maintenance, functionality of the basins without the water cleansing benefit of plantings, the sterile nature of these spaces and lack of biodiversity / wildlife habitat as currently proposed.
16. Remove notes that state: Soil Modifications not required for this Site. It is required to have information on soil preparation and planting specifications noted on the plans and that they be consistent with City Requirements for all plantings/seeding.
17. Provide landscape irrigation system plans and details including water sources for entire development including all commonly held HOA & City Outlots / R.O.W. areas.
18. Provide a three year maintenance plan for all landscape materials/areas within all commonly held HOA & City Outlot / R.O.W areas.
19. Add a note on plans that all plants to be planted within the City Public Spaces to be verified that they were grown free of Neonicotinoids as to be in compliance with the City of Lake Elmo Bee-Safe Ordinance. Please provide written acknowledgement of this to the City for written City approval prior to planting operations.
20. Revise the tree selections for 5th Street Corridor. The City requires about 1/3 of the trees to be a type of Freeman Maple, 1/3 Heritage Oaks, 1/3 Disease Resistant American Elm. Currently about half of the trees suggested in the plan are Freeman Maple cultivars. Currently the plan suggests Red Oak which is not as tolerant of urban conditions as the Heritage Oak.
21. Correct plant bed layout in center median of 5th Street at Inwood.
22. Revise 5th Street Boulevard Trees to be planted in boulevard over deep Stormwater Pipes. We appreciate that it was acknowledged but in this situation the Street Tree Layout takes precedence.
23. Add Bulbs and Perennials to 5th Street plant schedule.
24. Suggest more durable trees than Red Oak or Red Maple for use in Boulevard locations.
25. Provide detail design drawings of all proposed walls in section with exact materials specified.
26. Provide detail design drawings of all pedestrian patios and paths with exact materials specified.
27. Provide design detail drawing of all site furnishings specified.

28. Verify that Inwood Avenue North & 10th Street North frontages are included in public street frontage street tree calculations.
29. Street trees are absent on and along the interior boulevards / street frontages of the planted islands within the development. Please verify how the street tree calculations were derived in those locations and why they are only single loaded on those streets.
30. Remove notes from plan set that state "Front yard Trees will be planted after the home is constructed on each lot".
31. Provide Clarification how the multi-stem B & B trees are being counted towards tree requirements.
32. Provide more detailed plans for the understory plantings (sod and native seeding) and how it is integrated with the proposed trees, shrubs and other plantings as part of the landscape plan.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

STEPHEN MASTEY, ASLA, CLARB, LEED AP BD+C
LANDSCAPE ARCHITECT / DESIGN LEAD



INWOOD 3RD ADDITION – LAND. ARCH. DESIGN REVIEW REPORT **LAKE ELMO, MN**

LANDSCAPE ARCHITECTURE DESIGN REVIEW DATED MARCH 8TH, 2016

REVIEWED PLAN TITLE & DATE:

LANDSCAPE PLAN – INWOOD THIRD ADDITION FEBRUARY 24TH, 2016

Required Action Items by INWOOD Project Team

1. Use the City standard planting notes & planting detail plates issued February 2015 (Coniferous Trees & Shrubs, etc.).
2. Resubmit the most current tree preservation plans and inventory.
3. Per 154.258 Landscape Requirements (see attached document) F. Screening. Provide adequate screening where uses are differing within the development to meet the requirements of the code.
4. Where screening is required provide design sections for all different conditions exhibited with landscape screening suggested representing all typical planting arrangements with species specified and represented to scale at time of installation.
5. Provide updated detail drawings of landscape plans of featured island planting/ basin areas for review.
6. Provide a column for spacing in all plant schedules for shrubs, perennials and bulbs. Typically, smaller perennials should be spaced at 12 inches on center and for larger types spaced at 18 inches on center.
7. Provide a design section of infiltration basin details. I created a quick hand sketch and attached for some ideas / notes of what we discussed at our sit down meeting. Once this is created please update landscape plans notes to be consistent with new graphic. The plans most recently submitted specify Geogrid which is a structural fabric typically utilized for structural reinforcement in a retaining wall system. We discussed utilizing Geotextile Fabric. Please specify an exact product specification as part of the detail... if you would like some suggestions we are happy to redline detail once it is resubmitted and point you to an acceptable product line for this application so you can further your research selection with your client and make a final selection.
8. Provide landscape irrigation system plans and details including water sources for entire development including all commonly held HOA & City Outlots / R.O.W. areas.
9. Provide a three year maintenance plan for all landscape materials/areas within all commonly held HOA & City Outlot / R.O.W areas. We attached an example of what are expectations are for this document for reference.

10. Add this additional sentence to note #4 under landscape notes on L2 of L4 plans a "Please provide written acknowledgement of this to the City for written City approval prior to planting operations".
11. Provide updated set of grading plans for our review of soils preparation, seeding and drainage details per our recommendations at our last sit down meeting where modifications to drainage sections/details were suggested and discussed. Also, on the landscape plans note for the contractors what the expectation for tree, shrub, perennial and sod planting bed preparation is to be in compliance with project requirements and City specifications/requirements.
12. Provide written acknowledgment from the watershed district that they are aware and approve of the currently proposed non-vegetated infiltration basin designs with the adjusted revisions to the detail sections as discussed.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

STEPHEN MASTEY, ASLA, CLARB, LEED AP BD+C
LANDSCAPE ARCHITECT / DESIGN LEAD

INWOOD THIRD ADDITION (PHASE 2) LOT SUMMARY TABULATIONS

9-Feb-16

Lot #	Block #	Area (sq.ft.)	Lot Width	Lot Depth
1	1	11,432	105.7	130.0
2	1	6,500	50.0	130.0
3	1	6,500	50.0	130.0
4	1	6,500	50.0	130.0
5	1	6,500	50.0	130.0
6	1	7,540	58.0	130.0
7	1	6,500	50.0	130.0
8	1	6,500	50.0	130.0
9	1	12,150	59.7	135.7
10	1	7,792	51.3	121.4
11	1	8,989	52.2	123.7
12	1	8,610	52.0	128.4
13	1	10,856	59.5	121.8
14	1	6,500	50.0	130.0
15	1	6,500	50.0	130.0
16	1	6,500	50.0	130.0
17	1	7,540	58.0	130.0
18	1	6,500	50.0	130.0
19	1	6,500	50.0	130.0
20	1	6,500	50.0	130.0
21	1	8,914	58.3	129.3
22	1	8,245	51.0	122.0
23	1	6,500	50.0	130.0
24	1	9,757	70.0	130.0
1	2	8,840	71.4	130.6
2	2	8,019	69.5	142.4
3	2	6,763	50.0	135.3
4	2	6,424	50.0	128.4
5	2	6,255	50.0	125.0
6	2	6,250	50.0	125.0
7	2	6,250	50.0	125.0
8	2	7,612	58.4	125.1
9	2	6,420	50.0	128.4
10	2	7,641	58.0	131.7

Lot #	Block #	Area (sq.ft.)	Lot Width	Lot Depth
11	2	8,338	61.1	135.4
1	3	19,755	75.3	228.7
2	3	10,311	50.4	168.4
3	3	8,388	50.5	142.3
4	3	8,508	58.4	130.6
5	3	6,500	50.0	130.0
6	3	6,500	50.0	130.0
7	3	6,500	50.0	130.0
8	3	6,500	50.0	130.0
9	3	7,627	58.0	131.5
10	3	8,063	55.5	140.0
11	3	9,948	75.1	125.0
12	3	6,250	50.0	125.0
13	3	9,693	58.0	167.1
14	3	8,957	65.8	156.0
1	4	9,636	89.8	130.3
2	4	6,500	50.0	130.0
3	4	6,500	50.0	130.0
4	4	6,500	50.0	130.0
5	4	6,833	58.0	114.0
6	4	11,315	67.0	114.6
7	4	28,113	60.8	238.8
8	4	15,496	61.8	192.7
9	4	12,599	60.7	151.8
10	4	9,264	62.0	149.4
11	4	12,589	61.8	148.8
12	4	15,096	71.6	147.5
13	4	6,174	50.0	125.8
14	4	6,582	50.0	131.9
15	4	6,596	50.0	131.9
16	4	6,596	50.0	131.9
17	4	7,628	58.0	131.9
18	4	6,490	50.0	129.8
19	4	8,696	67.0	129.8

TOTAL	577,840
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OUTLOT	Area (sq.ft.)
A	615,712
B	382,785
C	12,832
D	17,616
E	29,817
F	199,432
TOTAL	1,258,194

RIGHT OF WAY	Area (sq.ft.)
RESIDENTIAL	239,640

TOTAL SITE AREA	2,075,674
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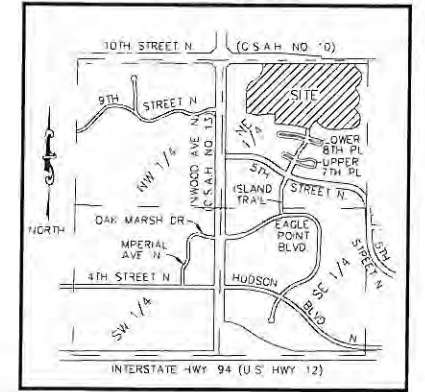
Please Note: Lot widths shown represent the width of the lot at the proposed house location.

E.G. Rud & Sons, Inc.
Job No. 13777PP

INWOOD THIRD ADDITION

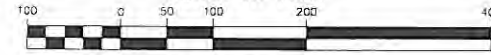
VICINITY MAP

NOT TO SCALE



NORTH

SCALE IN FEET



1 Inch = 100 Feet

SECTION 33, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF LAKE ELMO

KNOW ALL PERSONS BY THESE PRESENTS: That Inwood 10, LLC., a Minnesota limited liability company, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot J, INWOOD, according to the recorded plat thereof, Washington County, Minnesota.

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

In witness whereof said Inwood 10, LLC., a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

INWOOD 10, LLC.

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____ by _____ of Inwood 10, LLC., a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Daniel W. Obermiller do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as INWOOD THIRD ADDITION; 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 as indicated on the plat; that all water boundaries and wet lands as defined in MS Section 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____

Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20____ by Daniel W. Obermiller, Licensed Land Surveyor, Minnesota License No. 25431.

Notary Public, _____ County, Minnesota

My Commission Expires _____

LAKE ELMO PLANNING COMMISSION

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____ day of _____, 20____

PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA

By _____ Chairman

By _____ Secretary

CITY OF LAKE ELMO, MINNESOTA

The foregoing plat of INWOOD THIRD ADDITION 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 505.03, 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

By _____

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____ day of _____, 20____

By _____ Washington County Auditor/Treasurer

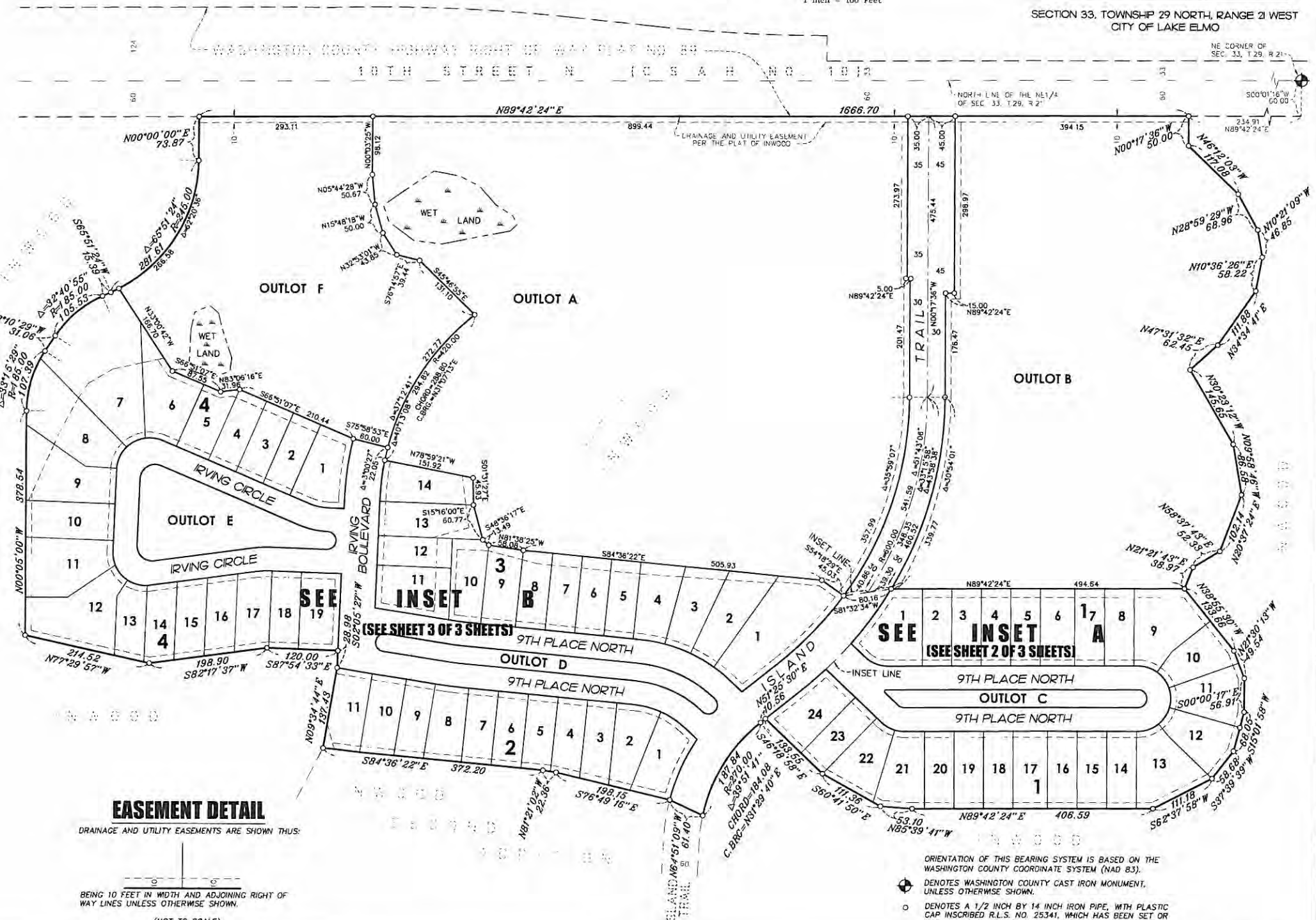
By _____ Deputy

COUNTY RECORDER

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



EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES UNLESS OTHERWISE SHOWN.

(NOT TO SCALE)

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

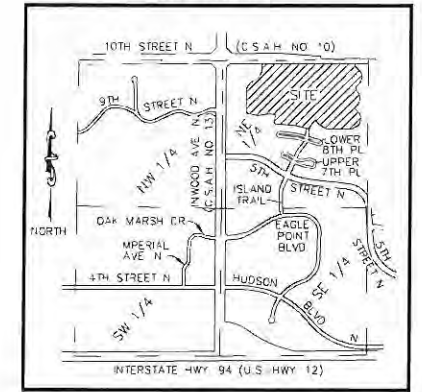
⊕ DENOTES WASHINGTON COUNTY CAST IRON MONUMENT, UNLESS OTHERWISE SHOWN.

○ DENOTES A 1/2 INCH BY 1/2 INCH IRON PIPE, WITH PLASTIC CAP INSCRIBED R.L.S. NO. 25341, WHICH HAS BEEN SET OR WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD 10.

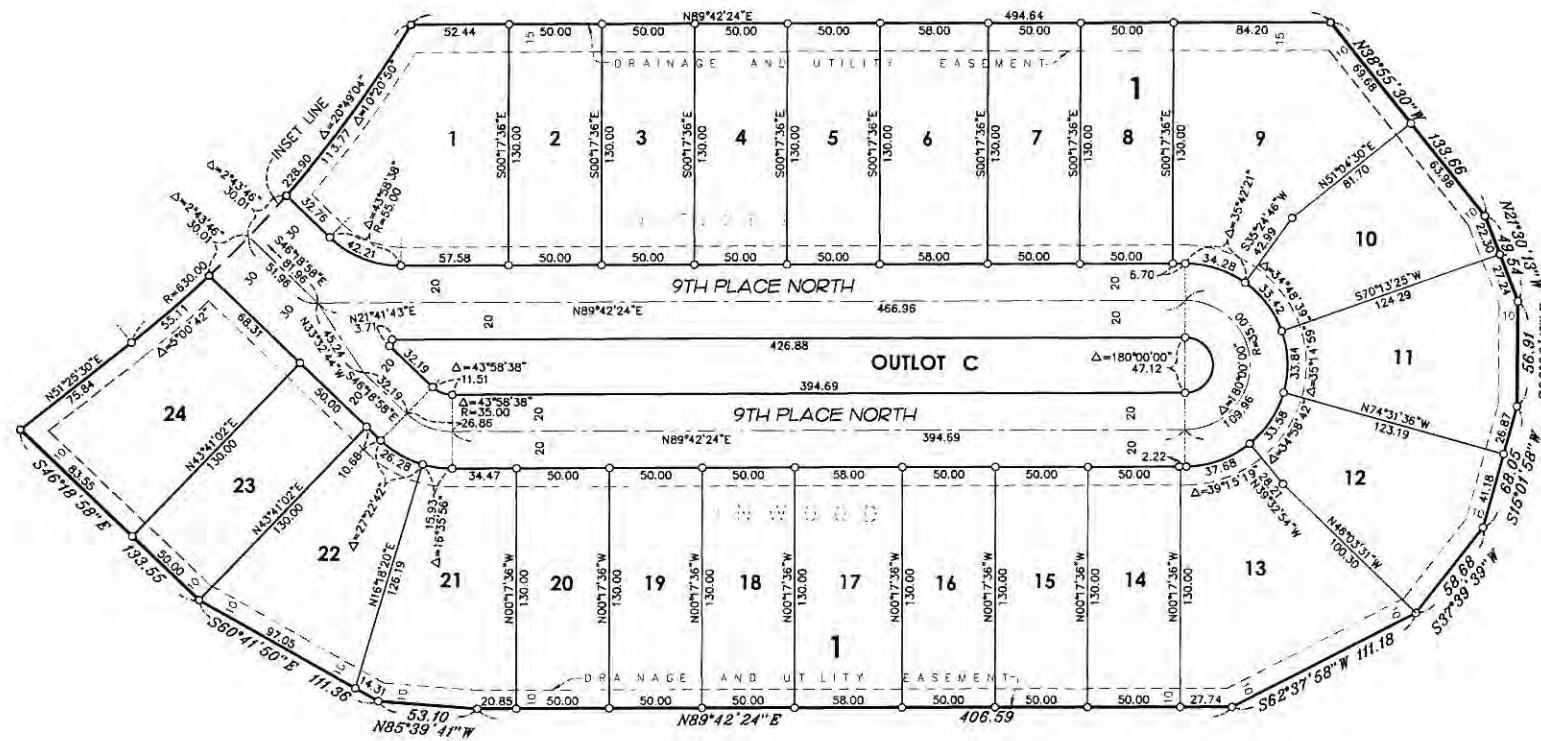
INWOOD THIRD ADDITION INSET A

VICINITY MAP

NOT TO SCALE



SECTION 33, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF LAKE ELMO

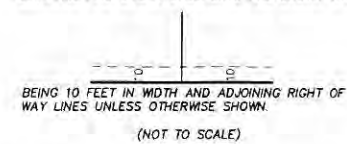


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).

- DENOTES A 1/2 INCH BY 14 INCH IRON PIPE, WITH PLASTIC CAP INSCRIBED R.L.S. NO. 25341, WHICH HAS BEEN SET OR WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD 10.

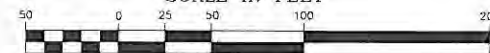
EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NORTH

SCALE IN FEET

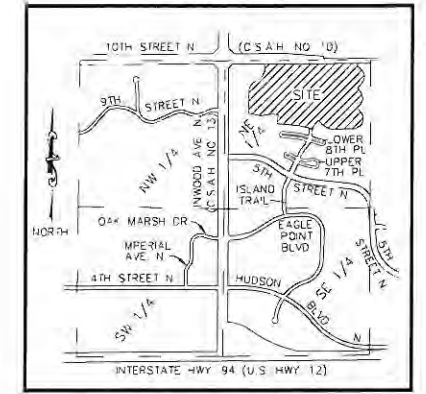


1 Inch = 50 Feet

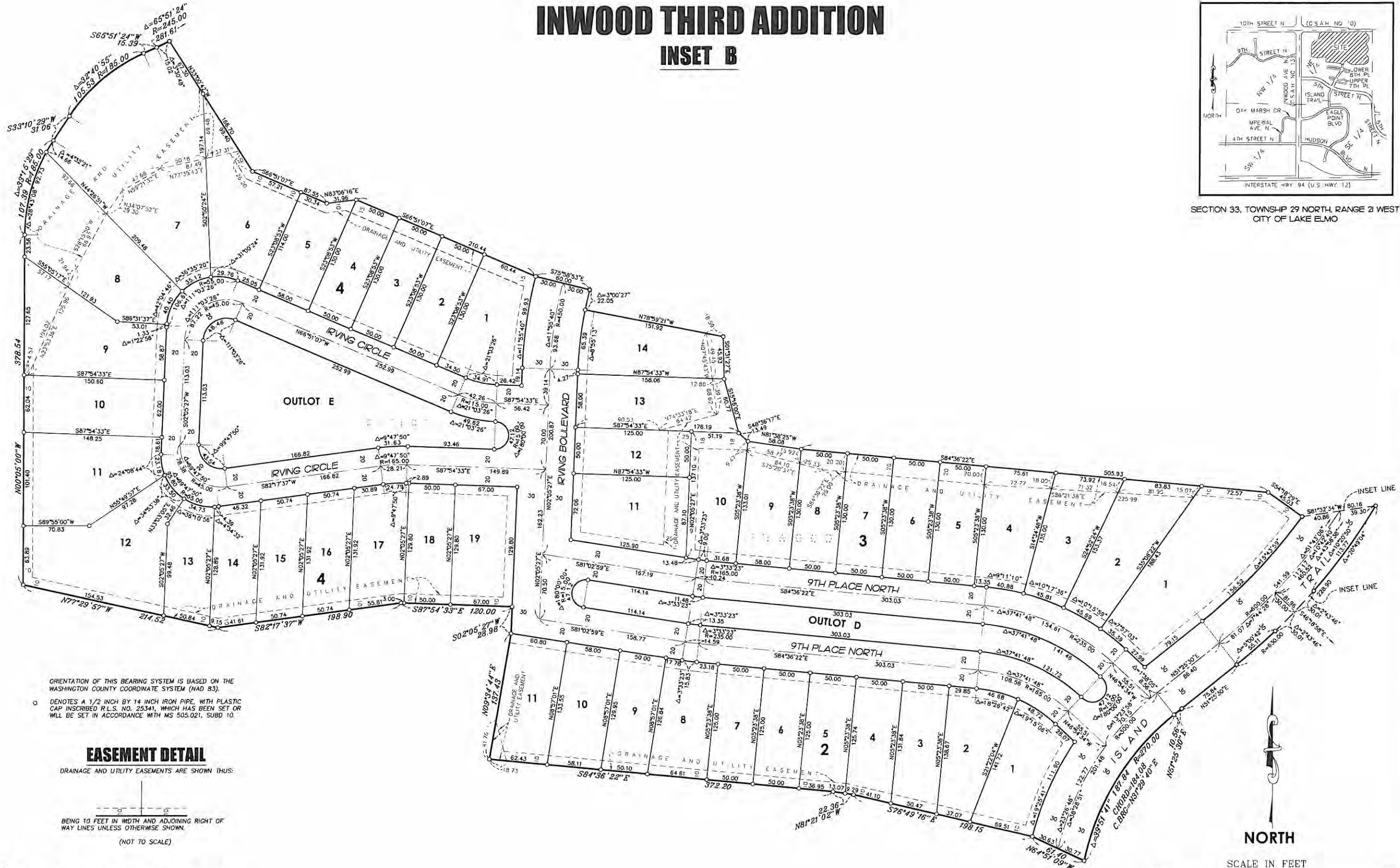
INWOOD THIRD ADDITION INSET B

VICINITY MAP

NOT TO SCALE



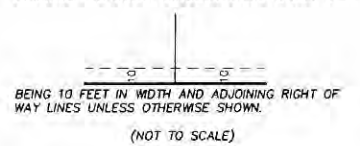
SECTION 33, TOWNSHIP 29 NORTH, RANGE 2 WEST
CITY OF LAKE ELMO



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).
○ DENOTES A 1/2 INCH BY 1/4 INCH IRON PIPE, WITH PLASTIC CAP INSCRIBED R.L.S. NO. 25341, WHICH HAS BEEN SET OR WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD 10.

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NORTH

SCALE IN FEET



1 Inch = 50 Feet

VICINITY MAP

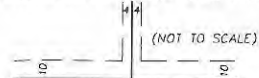
PART OF SEC. 33, TWP. 29, RNG. 21



WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

**BLOCK 6 AND 7
EASEMENT DETAIL**

PUBLIC DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS



BEING 4 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND
TO FEET IN WIDTH AND ADJOINING STREET LINES AND REAR
LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAN



APPLICANT:

John Rask
Hans Hagen Homes
941 NE Hillwind Road, Suite 300
Fridley, MN 55432
763-586-7200

PROPERTY OWNER:

Tom Schuette
Inwood 10 LLC
95 South Owasso Blvd E
St. Paul, MN 55117
651-484-0070

PROPERTY DESCRIPTION:

The West Half of the Southeast Quarter of Section 33, Township 29 North, Range 21 West, lying north of the north right of way line as shown on State Highway Right-of-way Plat No. 4 of 12, State Project 8282 (94-392) 902 Washington County, Minnesota (Abstract) AND The Northeast Quarter of Section 33, Township 29, Range 21, less and except Parcel No. 4 of Washington County Highway Right-of-way Plat No. 41, and Parcel No. 3 of Washington County Highway Right-of-way Plat No. 42, Washington County, Minnesota (Torrens)

NOTES:

- Field survey was completed by E G Rud and Sons, Inc. on 4/10/14
- Bearings shown are on the Washington County Coordinate System
- Curb shots are taken at the top and back of curb
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID Nos 33-029-21-11-0001, 33-029-21-11-0002, 33-029-21-12-0001, 33-029-21-12-0003, 33-029-21-42-0002
- Total parcel area = 157.18 acres
- Wetland delineation/Allocation provided by Kjaibaug Environmental Services See report dated July 3, 2014
- Borings done by American Eng. Testing, Inc. from 5/13/14 Report

SITE DATA AND LAND USE NOTES:

TOTAL PLAT AREA (ALL PHASES)	157.2 ACRES
PHASE 2 INFORMATION	
PROPOSED SINGLE FAMILY LOTS	66
PROPOSED OPEN SPACE LOTS	3
PUD SINGLE FAMILY LAND AREA	13.3 ACRES
OPEN SPACE OUTLOT AREA	1.4 ACRES
RIGHT OF WAY AREA	5.5 ACRES
TOTAL AREA OF PHASE 2	20.2 ACRES

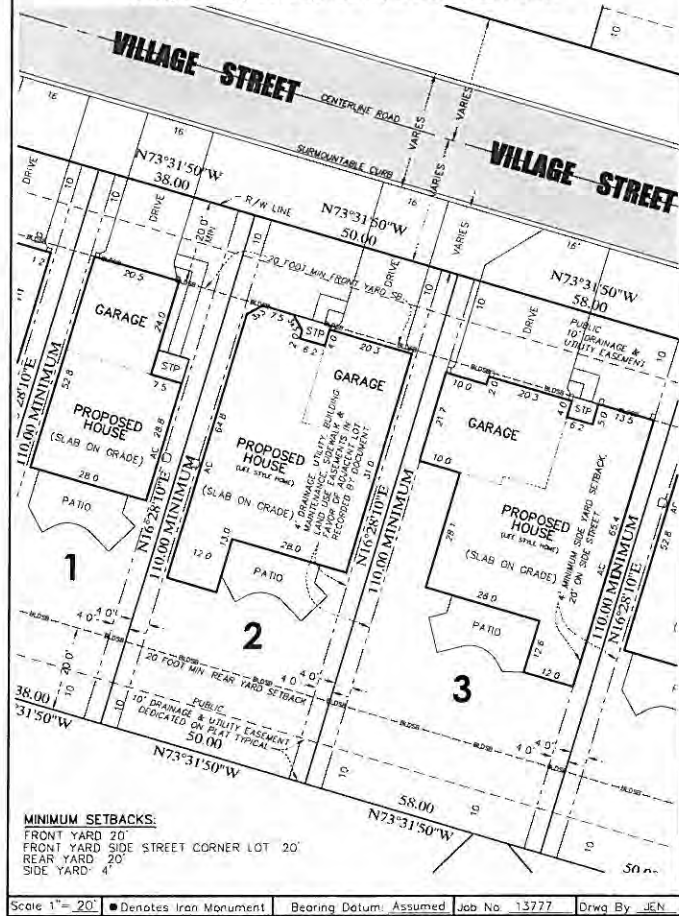
**SINGLE FAMILY HOME
BUILDING SETBACKS:**

FRONT YARD	20 FEET
SIDE YARD	4 FEET
CORNER SIDE YARD	20 FEET
REAR YARD	20 FEET

**DETAIL SHEET
SINGLE FAMILY HOMES BLOCKS 1-5 AND 8-13**

@ "INWOOD"

A Single Family development by HANS HAGEN HOMES



MINIMUM SETBACKS:
FRONT YARD 20'
FRONT YARD SIDE STREET CORNER LOT 20'
REAR YARD 20'
SIDE YARD 4'

Scale 1" = 20' • Denotes Iron Monument Bearing Datum: Assumed Job No. 13777 Drwg By: JEN



HANS HAGEN HOMES
941 NE Hillwind Rd., Suite 300
Fridley, MN 55432

INWOOD
Lake Elmo, Minnesota

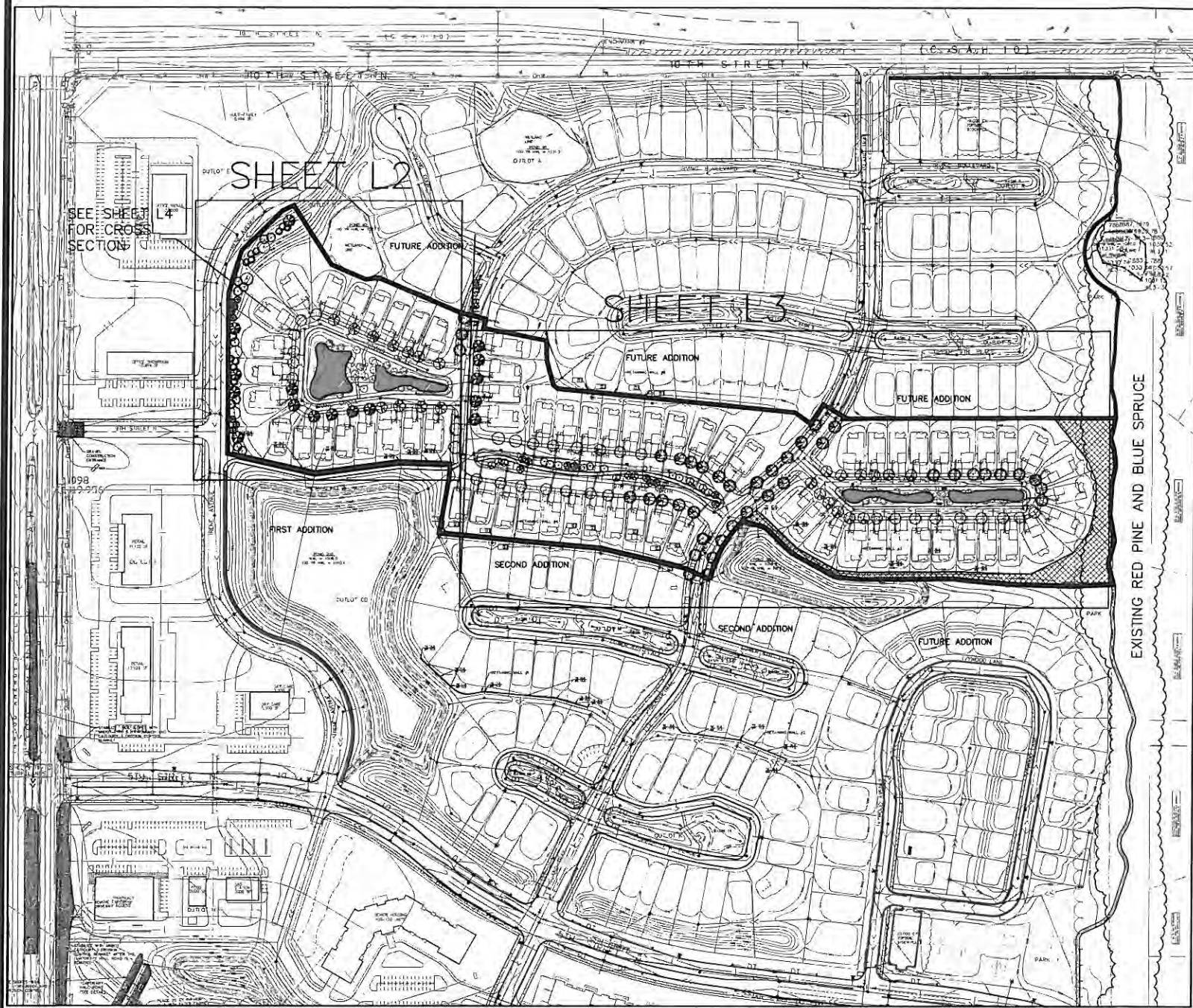
PUD FINAL PLAN PHASE 2

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

6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel: (651) 241-8200 Fax: (651) 241-8701

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.
DANIEL W. OBERKALLER
Date: 01/16/16 License No. 25,341

1	DRWN BY: JEN	JOB NO: 13777P	DATE: 01/16/16
2	CHECK BY: DND	SCANNED	
3			
NO	DATE	DESCRIPTION	BY



LANDSCAPE REQUIREMENTS (FROM APPROVED PRELIMINARY PLAT):

- ONE TREE/50' OF PROPOSED PUBLIC STREET FRONTAGE
 SINGLE FAMILY PROPOSED STREET FRONTAGE: 19,184'=384 TREES
 MULTI FAMILY PROPOSED STREET FRONTAGE: 1,413= 28 TREES
 COMMERCIAL PROPOSED STREET FRONTAGE: 4,576'=92 TREES
- FIVE TREES PLANTED FOR EVERY ONE ACRE OF LAND THAT IS DEVELOPED OR DISTURBED BY DEVELOPMENT ACTIVITY*.
 SINGLE FAMILY DEVELOPMENT AREA**: 90 ACRES X 5 = 450 TREES
 MULTI FAMILY DEVELOPMENT AREA: 27 ACRES X 5 = 135 TREES
 COMMERCIAL DEVELOPMENT AREA: 25 ACRES X 5 = 125 TREES

* 5TH STREET ROW TAKEN OUT OF DEVELOPED AREA CALCULATIONS
 ** 100' BUFFER ALONG EAST SIDE TAKEN OUT OF DEVELOPED AREA CALCULATIONS

TOTAL TREES REQUIRED FOR LANDSCAPE ORDINANCE:
 SINGLE FAMILY: 834
 MULTI FAMILY: 163
 COMMERCIAL: 217 (PLUS PARKING LOT LANDSCAPE REQUIREMENTS)
 TOTAL: 1,214 (PLUS PARKING LOT LANDSCAPE REQUIREMENTS IN COMMERCIAL)

PROPOSED TREES ENTIRE SITE (APPROVED PRELIMINARY PLAT):

SINGLE FAMILY AREA (HANS HAGEN HOMES): 991
 BUFFER AND BOULEVARD TREES: 689
 RAIN GARDEN TREES: 63
 REAR YARD TREES: 132
 5TH STREET TREES: 107
 MULTI-FAMILY: TBD
 COMMERCIAL: TBD

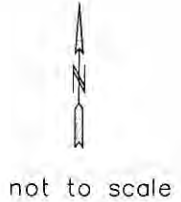
TREES PROPOSED BY ADDITION (AT TIME OF SUBMITTALS, ONLY DECIDUOUS TREES 2.5" AND LARGER OR CONIFERS 6' IN HEIGHT OR LARGER ARE COUNTED):

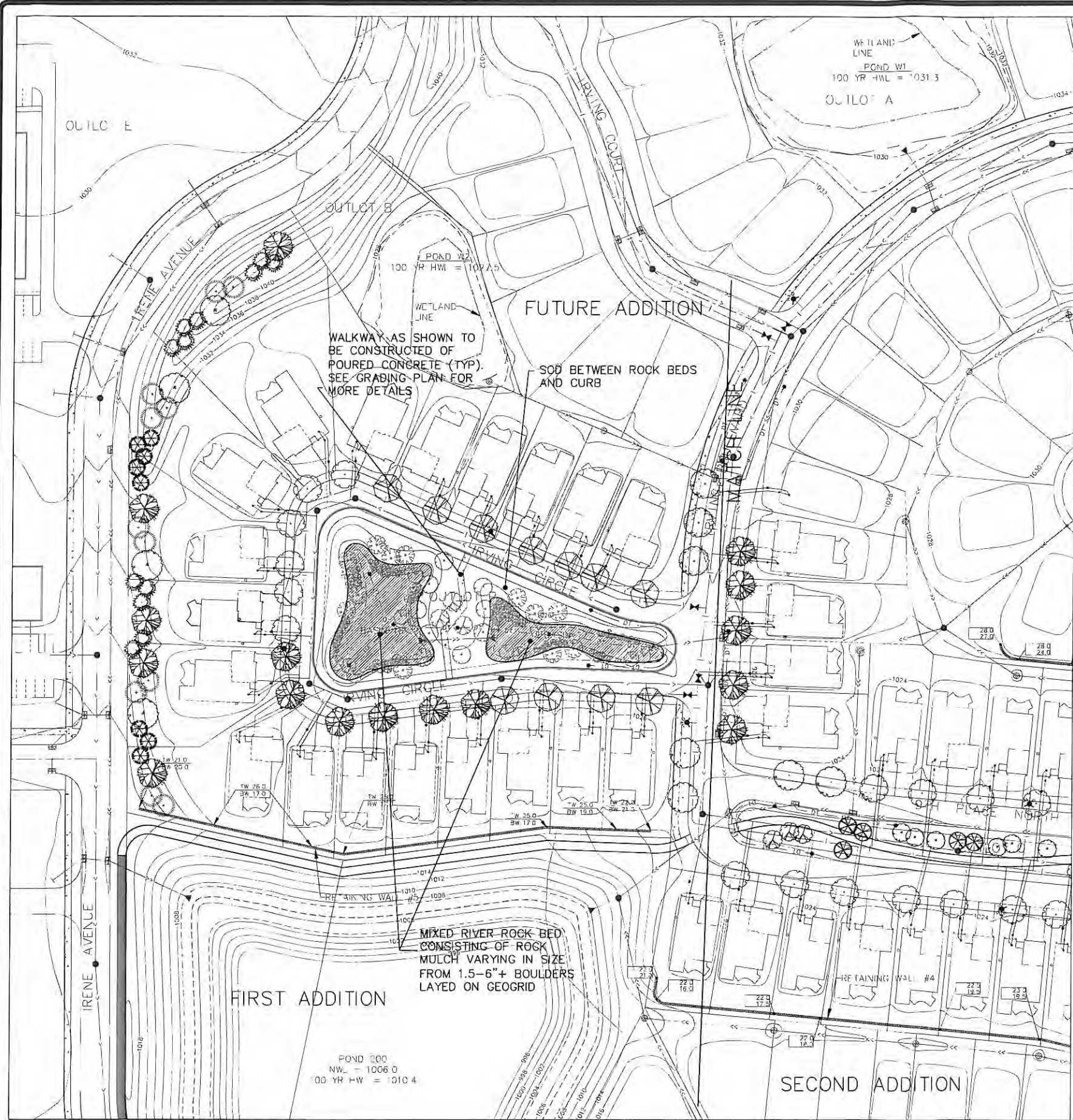
5TH STREET: 125
 FIRST AND SECOND ADDITION TREES (BUFFER AND BOULEVARD): 208
 THIRD ADDITION TREES : 173

TREE PRESERVATION DATA:

CALIPER INCHES TO BE MITIGATED: 256
 NUMBER OF TREES REQUIRED FOR REPLACEMENT: 102 (2.5" TREES)
 LANDSCAPE REQUIREMENTS COUNT TOWARD TREE MITIGATION REQUIREMENTS IN MIXED USE DEVELOPMENTS; NO FURTHER TREE PLANTING IS REQUIRED ABOVE THE LANDSCAPE ORDINANCE REQUIREMENTS.
 SEE TREE PRESERVATION PLAN AND TREE INVENTORY DOCUMENT FOR MORE DETAILS

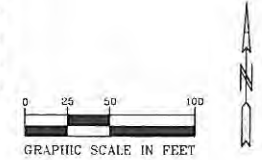
SHEET SHEETS L2-3 FOR TREE LOCATIONS
 SEE SHEET L2 FOR TREE SCHEDULE





TREE TOTALS FOR ALL OF 3rd ADDITION

PLANT SCHEDULE			
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY
OVERSTORY TREES			
	SUGAR MAPLE/Acer Saccorum 'Green Mountain'	2.5" B&B	21
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	19
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	4
	HERITAGE RIVER BIRCH/Betula nigra 'Cully'	12" B&B	4
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	28
	HONEYLOCUST/Quercus triacanthos var. emernis	2.5" B&B	11
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	16
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	12
EVERGREEN TREES			
	BLACK HILLS SPRUCE/Picea glauca densata	10" B&B	12
	BLACK HILLS SPRUCE/Picea glauca densata	12" B&B	11
	BALSAM FIR/Abies balsamea	10" B&B	8
ORNAMENTAL TREES			
	SUGAR TYME CRAB/Malus 'Sugar Tyme'	2.5" B&B	10
	PRAIRIFIRE CRAB/Malus 'Prairifire'	2.5" B&B	9
	JAPANESE TREE LILAC/Syringa reticulata	8" B&B	8



LANDSCAPE NOTES:

1. LOTS WILL BE SODDED AFTER CONSTRUCTION.
2. SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA
3. TREES ON LOTS TO BE PLANTED WITHIN TWO YEARS OF PLAT RECORDING
4. ALL PLANTS TO BE PLANTED WITHIN CITY PARKS AND ON CITY PROPERTIES SHALL COMPLY WITH THE CITY'S RESOLUTION ENDORSING BEE-SAFE POLICIES AND PROCEDURES.

INFILTRATION NOTES:

1. HATCHED AREAS SHOWN IN ISLAND INFILTRATION AREAS WILL CONSIST OF RIVER ROCK OF VARYING SIZES FROM 1.5" TO AT LEAST 6". THERE WILL BE SMALL TO LARGE BOULDERS PLACED THROUGHOUT THE ISLAND.
2. GEOGRID TO BE USED BELOW ROCK MULCH.
3. LANDSCAPING FOR THESE AREAS ON SEPARATE PLAN
4. SEE GRADING PLANS FOR MORE GRADING AND DRAINAGE DETAILS FOR THESE AREAS

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT SOPHER STATE ONE CALL (www.sopherstateonecall.org) or 811 TO VERIFY UNDERGROUND UTILITIES WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.

2. PLAN MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 LATEST EDITION.

3. AS PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.

4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.

5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.

6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING WATERED UNLESS WRITTEN APPROVAL BY CITY.

7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY. PERENNIAL PLANTS ARE SUCCESSFULLY ESTABLISHED.

8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WIND, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.

9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY PRACTICE.

10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES COMMONLY USED HOA AREAS, CITY OUTLOTS AND ROW AREAS.

11. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE ROW OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.

12. ALL TRADITIONAL TURF LAWN AREAS WITHIN ROW OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW.

STANDARD PLAN NOTES
LANDSCAPE PLANS

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO: 900
LAKE ELMO

Trunk caliper shall meet ANSI Z60 current edition for root ball size.

Root ball modified as required.

Round-topped soil berm 4" high x 8" wide above root ball surface shall be constructed around the root ball. Berm shall begin at root ball periphery.

Loosened soil. Dig and turn the soil to reduce the compaction to the area and depth shown.

Central leader.

Top of root ball shall be flush with finished grade.

Prior to mulching, lightly tamp soil around the root ball in 8" lifts to brace tree. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.

4" layer of mulch. No more than 1" of mulch on top of root ball. (See specifications for mulch).

Finished grade.

Bottom of root ball rests on existing or recompacted soil.

Existing soil.

3x's widest dimension of root ball (unmodified soil on y)

Notes:

1. Modified soil. Depth of soil varies (see specifications for soil modification).
2. Trees shall be of quality prescribed in crown observations and root observations details and specifications.
3. See specifications for further requirements related to this detail.

Poorly Drained Soil Notes:

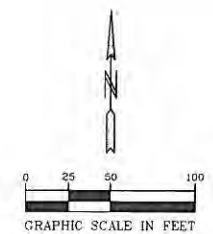
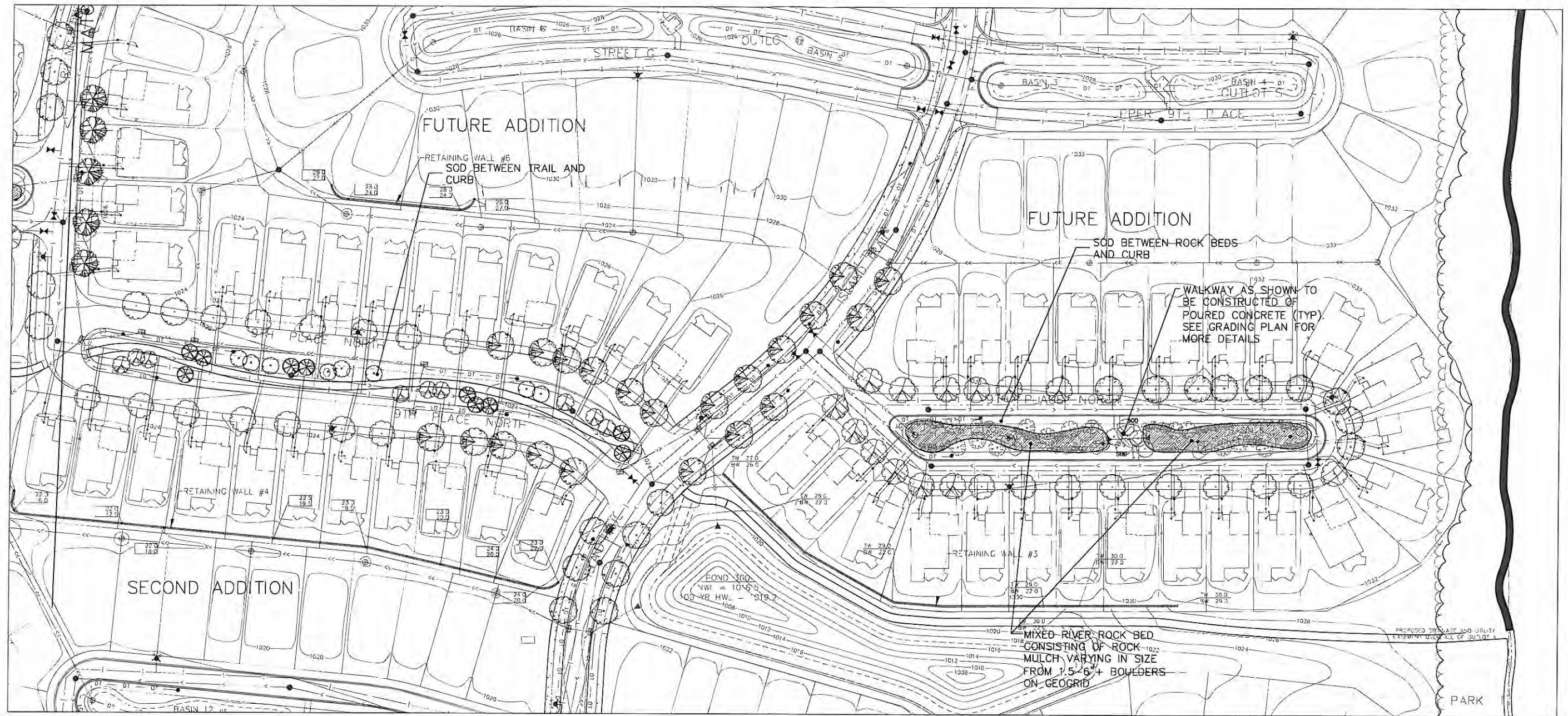
1. Root ball surface shall be positioned to be one - quarter above finished grade.
2. Existing site soil shall be added to create a smooth transition from the top of the raised root ball to the finished grade at a 15% max. slope.

DECIDUOUS TREE - MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO: 902A
LAKE ELMO



PIONEERengineering
THE ENGINEERS, LANDSCAPE ARCHITECTS AND SURVEYORS LICENSED IN MINNESOTA
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: (651) 948-8888
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
 Name: Assistant L. Thompson
 Reg. No.: 34764 Date: _____

Revision: 2-24-16 City corrected
 Date: 1-19-16
 Drawn: _____
 Checked: _____

LANDSCAPE PLAN

HANS HAGEN HOMES
 941 HILLWIND ROAD NE SUITE 300
 FRIDLEY, MINNESOTA 55432

INWOOD THIRD ADDITION
 LAKE BLUM, MINNESOTA

L3 OF 4

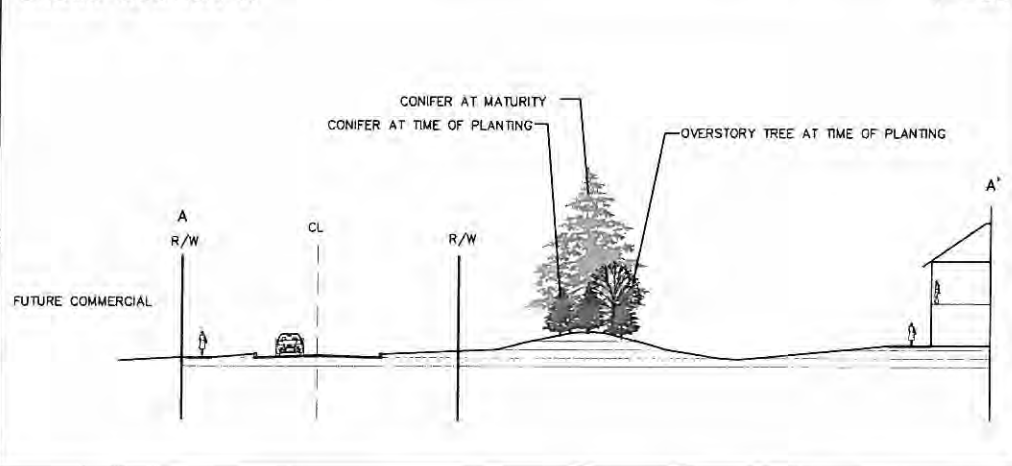
CROSS SECTION A DETAIL

1"=50'



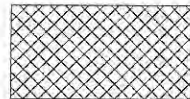
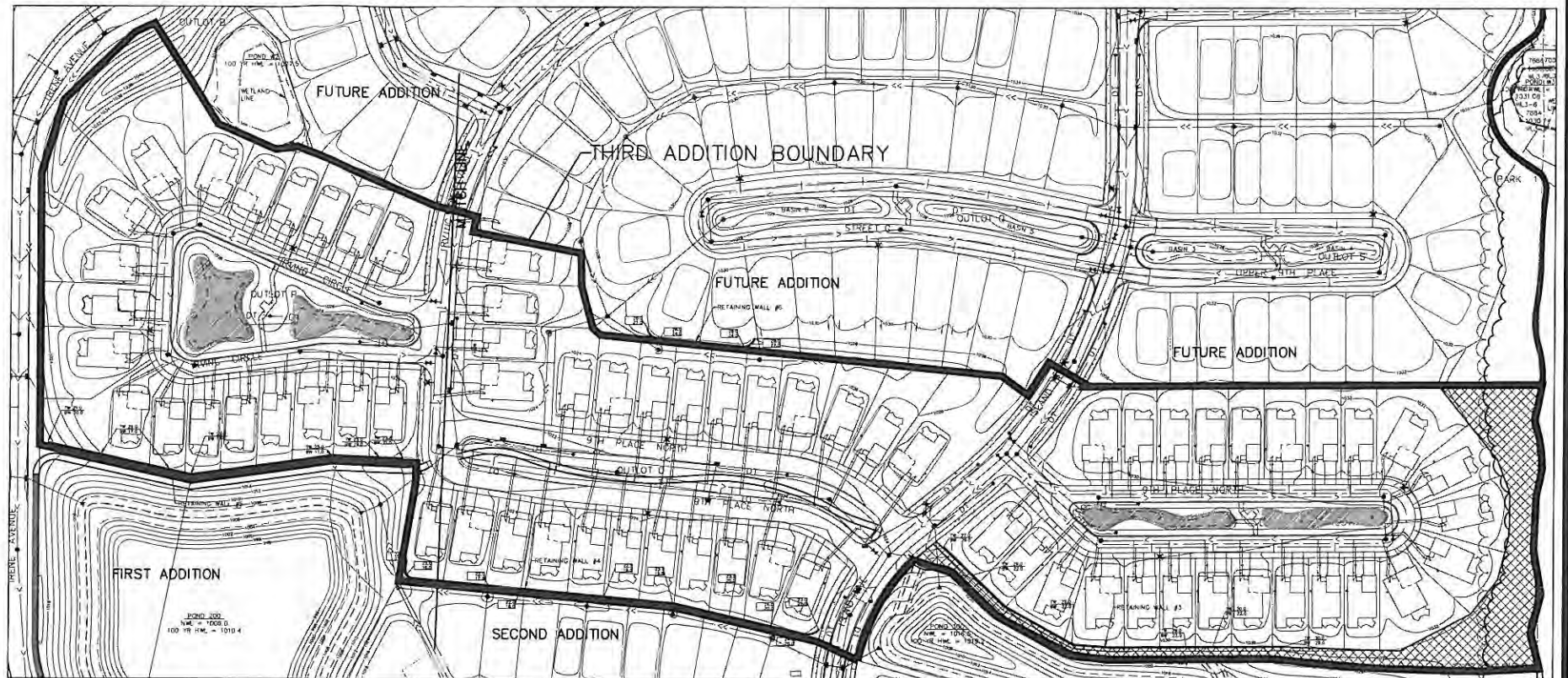
CROSS SECTION A

1"=20'

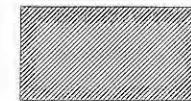


GROUND COVER TREATMENT DETAIL

1"=100'



DISTURBED UPLAND AREA INCLUDING DISTURBED AREAS AT THE EDGE OF THE EXISTING PINE/SPRUCE EASTERN BOUNDARY TO BE SEEDED WITH MN STATE SEED MIX 35-621 OR EQUIVALENT



ROCK MULCH DRY CREEK/POND WITHIN INFILTRATION BASIN AREAS. SEE SHEET L2-3 FOR MORE DETAILS.

NATIVE DRY PRAIRIE SOUTHEAST
(STATE SEED MIX 35-621 FORMERLY U6)

Common Name	Scientific Name	Rate (lb/ha)	Rate (lb/ac)	% of Mix	Seeds/ lb ft
sub-corn grass	<i>Sorghastrum nutans</i>	1.27	1.13	10.23%	2.48
blue grama	<i>Bouteloua gracilis</i>	0.78	0.68	6.19%	10.00
knobby bromegrass	<i>Brizopyrum distachne</i>	0.35	0.31	2.78%	0.90
nodding wild rye	<i>Elymus canadensis</i>	1.08	1.00	9.01%	2.30
slender wheatgrass	<i>Elymus trachycaulus</i>	1.32	1.18	10.70%	3.00
timothy	<i>Phleum pratense</i>	0.48	0.41	3.71%	20.00
late bluestem	<i>Stachytarax ssp. ardens</i>	1.50	1.31	11.72%	8.30
land cresson	<i>Sporobolus vaginatus</i>	0.35	0.32	2.85%	18.00
pearl cresson	<i>Sporobolus heterophyllus</i>	0.29	0.26	2.32%	1.90
Total Grasses		8.07	7.20	65.29%	75.04
butterfly milkweed	<i>Asclepias tuberosa</i>	0.07	0.06	0.52%	0.08
whorled milkweed	<i>Asclepias verticillata</i>	0.01	0.01	0.11%	0.05
bird's foot clover	<i>Coronilla varia</i>	0.06	0.05	0.50%	0.30
white prairie clover	<i>Dalea candida</i>	0.10	0.09	0.78%	0.40
purple prairie clover	<i>Dalea purpurea</i>	0.17	0.15	1.52%	0.40
blue flax	<i>Chelidonium majus</i>	0.07	0.06	0.51%	0.13
round-headed bush clover	<i>Lupinus varius</i>	0.03	0.03	0.21%	0.10
rough blazing star	<i>Liatris aspera</i>	0.02	0.02	0.17%	0.11
dothed blazing star	<i>Liatris punctata</i>	0.02	0.02	0.23%	0.09
wild bergamot	<i>Monarda fistulosa</i>	0.03	0.03	0.25%	0.45
blackberry	<i>Rubus fruticosus</i>	0.02	0.02	0.22%	0.30
soft goldenrod	<i>Eupatorium rugosum</i>	0.07	0.06	0.50%	0.50
large-flowered bowleg	<i>Phlox pilularis</i>	0.04	0.04	0.35%	0.30
black-eyed susan	<i>Rudbeckia hirta</i>	0.10	0.09	0.80%	3.20
gray goldenrod	<i>Solidago nemoralis</i>	0.21	0.21	1.64%	1.05
skyblue aster	<i>Symphyotrichum sibiricum</i>	0.31	0.28	2.19%	0.30
skyblue aster	<i>Symphyotrichum sibiricum</i>	0.02	0.02	0.19%	0.20
black-eyed susan	<i>Rudbeckia hirta</i>	0.05	0.05	0.42%	0.50
tufted aster	<i>Aster multiflorus</i>	0.02	0.02	0.21%	0.10
Total Forbs		0.90	0.80	7.49%	10.37
Total Cover Crop		3.36	3.00	27.22%	1.33
Totals		12.33	11.00	100.00%	66.75

DISTURBED GROUND TREATMENT NOTES:
PHASE 3 IS DIVIDED UP INTO INDIVIDUAL LOTS EXCEPT HATCHED AREA AS SHOWN.
INDIVIDUAL LOTS WILL BE SODDED OR TURF SEEDING (TYPICAL).
SEE GRADING AND EROSION PLANS FOR TEMPORARY SEEDING PLANS

SODDED (UNHATCHED) AREAS TO BE IRRIGATED

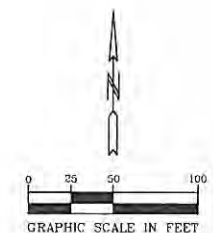
IRRIGATION BY OTHERS

SEEDING NOTES:

MULCH: MNDOT TYPE 3 @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED. MULCH AT 90% COVERAGE WITH DISC ANCHOR.

3-YEAR MAINTENANCE PLAN FOR UPLAND SEEDING

- 1. MOWING SHOULD OCCUR AS NECESSARY THROUGHOUT THE GROWING SEASON FOR THE FIRST TWO SEASONS TO PREVENT NOXIOUS WEEDS FROM TAKING HOLD
- 2. WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED AS NECESSARY
- 3. TYPE 2 BLANKET SHOULD BE USED ON SLOPES UNLESS THE AREAS ARE HYDRO SEEDING WITH A HEAVY TACKIFIER IN WHICH CASE NO BLANKET OR MULCH WILL BE NECESSARY
- 4. IF THE AREA (IN LOWER AREAS) BECOMES SATURATED WITH ANY FREQUENCY, REED CANARY GRASS OR OTHER NOXIOUS WEEDS CAN BECOME A PROBLEM. SETHOXIDIM (OR EQUIVALENT) OR OTHER HERBICIDES WILL BE EFFECTIVE IN CONTROLLING REED CANARY GRASS AND OTHER NOXIOUS WEEDS WITHOUT HARMING SEDGES, RUSHES, AND FORBS.
- 5. TREES AND SHRUBS SHOULD ONLY BE PRUNED IN THE EVENT OF DAMAGED OR BROKEN BRANCHES.
- 6. INLETS MUST BE KEPT CLEAR OF DEBRIS.
- 7. WHERE APPLICABLE, ANY DEBRIS OBSERVED IN INFILTRATION BASIN OR POND SHALL BE REMOVED.



MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4283

Date: March 10, 2016

To: Stephen Wensman, City Planner
Cc: Chad Isakson, P.E., Municipal Engineer
From: Jack Griffin, P.E., City Engineer

Re: Inwood 3rd Addition – Final Plat Review
Engineering Review Comments

An engineering review has been completed for the Inwood 3rd Addition Construction Plans consisting of the following documentation prepared by Carlson McCain:

- Inwood 3rd Addition Final Plat, Sheets 1-3, REVISED 02.29.2016.
- Grading, Development and Erosion Control Plans, dated 02.26.2016.
- Construction Plans for Sanitary Sewer, Water Main, Storm Sewer and Streets, dated 02.26.2016.
- Landscape Plans prepared by Pioneer Engineering, dated 02.24.2016. *Review by others.*
- Storm Sewer Design Tabulation, dated 02.16.2015.

STATUS/FINDINGS: An engineering review has been completed for the Inwood 3rd Addition Final Plat submittal on 02.29.2016. Engineering review comments have been provided in two separate memos; one for Final Plat approval, and one to assist with the completion of the final Construction Plans. Please see the following review comments relating to the Final Plat application.

FINAL PLAT AND INWOOD 3RD ADDITION

- Outlots C (storm water), D (trail), and E (storm water) must be dedicated to the City as part of the Final Plat. City ownership must be noted on the final construction plans.
- Final Plat should be contingent upon the applicant expanding utility easements or other building restriction provisions to assure that no building or retaining wall can be constructed within 15 feet of a City utility pipe, that all utility pipe easements are at least 30 feet in width with the utility pipe located no closer than 10 feet from the easement line.
- Retaining walls are proposed within rear yard utility easements throughout much of the development. It should be clearly documented that the retaining walls remain within the ownership of the HOA even though they are within drainage and utility easements. It should be further documented that any and all costs associated with protection, replacement or maintenance of retaining walls due to any work in the easements by the City, shall be the full responsibility of the HOA.
- Inwood 3rd Addition includes trunk watermain (12-inch diameter) and trunk sanitary sewer (12-inch diameter) pipe oversizing along Island Trail. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed as part of the development agreement.

FINAL CONSTRUCTION PLANS & SPECIFICATIONS

- No construction for Inwood 3rd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.

- No construction for Inwood 3rd Addition may begin until the applicant provides a detailed storm water management report and drainage design calculations specific to the Inwood 3rd Addition Improvements that addresses the phasing of construction, and addresses erosion control and SWPPP corrections required to bring the entire Inwood PUD site into compliance.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual using City details and specifications and meeting City Engineering Design Guidelines.
 - Storm sewer must be redesigned to maintain all pipe velocities below 15 fps and all pipe outlet velocities below 5 fps.
- A separate memorandum will be provided to direct additional plan corrections necessary for final construction plan approval.