

ITEM: Village Preserve 2nd Addition Final Plat

SUBMITTED BY: Stephen Wensman, Planning Director

REVIEWED BY: Emily Becker, City Planner
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Stephen Mastey, Landscape Architecture, Inc.

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider an application for a Final Plat submitted by GWSA Land Development, LLC. The Final Plat application represents the second phase of the Village Preserve residential development and includes 45 single family residential lots. The proposed project is located on the east side of Inwood Ave, north of 5th Street, and south of 10th Street. Staff is recommending the Planning Commission recommend approval of the Village Preserve 2nd Addition Final Plat subject to compliance with XX conditions as noted in this report.

GENERAL INFORMATION

Applicant: GWSA Land Development, LLC (Craig Allen); 10850 Old County Road 15, Suite 200, Plymouth, MN 55441

Property Owners: GWSA Land Development, LLC (Craig Allen); 10850 Old County Road 15, Suite 200, Plymouth, MN 55441

Location: Outlot C, Village Preserve, PID Number: 12.029.21.33.0050.

Request: Application for a Final Plat for the 2nd Addition of the Village Preserve residential subdivision. The Final Plat (2nd Addition of Village Preserve) includes 45 single family lots and .13 outlot for a trail corridor.

Existing Land Use and Zoning: Undeveloped outlot. Current Zoning: LDR - Urban Low Density Residential

Surrounding Land Use and Zoning: North – vacant/agricultural land (likely flood plain); west – agricultural land, guided for Village Urban Low Density Residential (V-LDR); south – vacant land guided for Village Mixed-Use (VMX); east – vacant/agricultural land guided for Village Medium Density Residential (V-MDR) and planned for Wildflower at Lake Elmo planned residential development

Comprehensive Plan: Village Urban Medium Density Residential (2.5 – 4.99 units per acre).

History: Sketch Plan review by Planning Commission on 3/10/14. Sketch Plan review by the Park Commission on 3/17/14. The Village Preserve Preliminary Plat was approved by the City Council on 7/15/14 (Resolution #2014-59). Park Plan reviewed by Park Commission on 4/20/15. Village Preserve Final plat reviewed by City Council on 5/5/15 (Resolution 2015-32).

Deadline for Action: Application Complete – 3/7/2016
60 Day Deadline – 5/6/16
Extension Letter Mailed – N/A
120 Day Deadline – N/A

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

REQUEST DETAILS

The City of Lake Elmo has received a request from GWSA Land Development, LLC for a Final Plat to subdivide 14.19 acres of land located within the northern portion of the Village Planning Area. The Final Plat would represent the second and final phase of the Village Preserve residential subdivision and include 45 single family lots, a .13 acre outlot for a trail, and 2.38 acres of public right-of-way. The proposed plat is located on the east side of Lake Elmo Avenue (CASH17), approximately 525 feet north of 39th Street North, and immediately west of the planned Wildflower at Lake Elmo residential development.

The Village Preserve preliminary plat was approved in July 15, 2014. The developer has built homes in the western half of the site in the first phase. The developer mass graded the site at that time, and installed city sanitary sewer and water in the first phase. The public utilities will be extended from the 1st phase into the 2nd phase after final approval and a signed developers agreement. The second phase lots will have a minimum lot size of 65 feet. The smallest lot will have a lot size of 8,459 sq. ft. and the largest, 12,246, with an average lot area of 11,295. The net density will be 3.2 units per acre, and 2.5 units per acre for the entire subdivision, phases one and two. The grading of the park and the trail construction will be completed with this second phase of development. The applicant has submitted detailed construction plans related to sanitary sewer, water main, storm sewer, grading, drainage, landscaping, and other details that have been reviewed by the City Engineer, Fire Chief and Landscape Consultant. The landscaping plan for the second phase was approved with the 1st Addition final construction plans. No irrigation plans have been approved for either phase.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. The City's approval of the Village Preserve Preliminary Plat included 13 conditions that the developer is required to comply with. The developer's compliance with these conditions are addressed in the "Review and Analysis" section below. Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City on July 15, 2014. The street names for the development were established with the final plat of the first phase, however, the Fire Chief has requested a street name change. Staff is recommending that Lady Slipper Circle N. be changed to 41st Street Circle N.

City Staff have reviewed the final plat, and their comments are attached to this report. Although there are some additional revisions and additions necessary for the Final Plat and final construction plans that need to be addressed by the applicant, the revisions can be made before the City releases the final plat for recording. Staff is recommending that all revisions and modifications noted within the City Engineer's review memorandum date 3/28/16 be completed prior to the release of Final Plat for recording as a condition of approval.

FINAL PLAT REVIEW AND ANALYSIS

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

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

- 1) Within six months of preliminary plat approval, the applicant shall complete the following:
 - a. The applicant shall provide adequate title evidence satisfactory to the City Attorney. *The applicant has provided a warranty deed conveying the property from Schiltgen Farms, Inc to GWSA Land Development, LLC. Title evidence has been provided to the City Attorney prior to the plat being recorded.*
 - b. The applicant shall submit a revised Preliminary Plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for Final Plat and prior to the commencement of any grading activity on the site. *The engineers conditions have been met and the site has been mass graded with the first phase.*
- 2) The City Engineer shall review and approve all revised Preliminary Plans that are submitted to the City in advance of Final Plat to satisfy Condition #1. *The engineer has reviewed the full final plat and final construction plan set for the entire Village Preserve site.*
- 3) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements. *This condition has been met.*
- 4) All required modifications to the plans as requested by the City Engineer in a review letter dated June 23, 2014 shall be incorporated into the plans prior to consideration of a Final Plat. *This condition has been met.*
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site. *The applicant has obtained the necessary permit from Valley Branch Watershed District. There are several conditions that apply to the second phase.*
- 6) Related to proposed storm water discharge to the north, the applicant must provide written permission from the property owner of the parcel located immediately north of the proposed

Village Preserve subdivision consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat. ***This condition has been completed.***

- 7) The applicant shall be responsible for the submission of final plans and the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014. ***The applicants have submitted updated final plans for proposed improvements on Lake Elmo Ave., including turn lanes, to Washington County. The improvements have not been completed and staff recommends that no building permits be issued in the second phase until the turnlanes are installed and Washington County's requirements have been complied with.***
- 8) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, describe in a memo dated 6/25/14. ***The final landscape plan was approved by the City's Landscape Architect, with the exception of the irrigation plans for the 1st phase.***
- 9) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat to clarify the proposed amount of dedication being provided in the Village Preserve Subdivision. For whatever amount of land the applicant is short of the required parkland dedication amount, the applicant will either:
 - a. Subdivide the parcel under contract with Schiltgen Farms, Inc. and dedicate the land being proposed for parkland dedication east of Reid Park; or

The applicant has deeded the City this land.
 - b. Post an escrow in the amount equal to the fees in lieu of land dedication for the equal market value of the remaining land dedication requirement for Village Preserve until such time the land is dedicated east of Reid Park.

The applicant has deeded the City this land.
- 10) Secondary access to the site must be provided as part of the 2nd phase of the Village Preserve Subdivision. Said access must be included in the Final Plat and final construction documents for the 2nd phase of the development. ***The secondary access will be completed with the 2nd phase of the development.***
- 11) 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. ***The site has been graded.***
- 12) Application for Final Plat for the Village Preserve subdivision will not be accepted until approved plans for the extension of sanitary sewer to the site have been accepted or ordered by the City. ***This condition has been met.***
- 13) All of the outlots within the Village Preserve Preliminary Plat that serve as parkland or storm water management shall be dedicated to the City. ***This condition has been met.***

Staff is recommending that the conditions noted above that pertain to the Final Plat and that have not yet been addressed by the applicant should be adopted with the Final Plat. The City Engineer's review letter identifies several issues that need to be addressed by the developer in order for the City to approve the final plans. However, the majority of these concerns are related to the construction plans and should have limited bearing on the final plat. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and applicable conditions of approval are complied with.

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

The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) Final construction plans and specifications, shall be revised and approved along with other comments complying with the City Engineer's memorandum dated 4/28/16 prior to the release of the final plat for recording.
- 2) The applicant shall be responsible for the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014, and that no building permits be issued in the second phase until the turnlanes are installed and Washington County's requirements have been complied with.
- 3) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall comply with the permit #2015-06 from Valley Branch Watershed District.
- 4) Prior to the release of the Final Plat for recording, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 5) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- 6) All outlots to be owned by the City, all easements and all rights-of-way as requested by the City Engineer and Public Works Department shall be documented on the Final Construction Plans.
- 7) The developer shall provide fully executed temporary construction easements or property owner permissions in a form acceptable the city Attorney that allow for the construction and grading activities for all work off-site from the proposed Plat prior to releasing the Final Plat for recording.
- 8) The street Lady Slipper Circle N. shall be changed to 41st Street Circle N. on the Village Preserve 2nd Addition Plat prior to recording.

- 9) All public improvements outside of the Village Preserve site needed to serve the residential subdivision, including the facilities shared with Wildflower at Lake Elmo, must be completed prior to issuance of building permits in the Village Preserve 2nd Addition.
- 10) Prior the release of building permits, the developer shall annex the Village Preserve 2nd Addition into the Village Preserve Homeowners Association covenants.
- 11) That a City approved maintenance plan for commonly held HOA and City outlots and rights-of-ways to be incorporated into the HOA covenants and Landscape and Irrigation License Agreement, prior to release of the final plat for recording.
- 12) That a Landscape and Irrigation License Agreement be executed for the maintenance of commonly held HOA and City outlots and rights-of-ways prior release of the final plat by City Officials.
- 13) That the Final Landscape Plan for Village Preserve 2nd Addition be submitted for approval by the City, including irrigation plans for Village Preserve 1st and 2nd Additions per the requested of the City Landscape Consultant, documented in a memo dated 3/30/16. Approval shall be required prior to the release of Final Plat for recording.

DRAFT FINDINGS

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

- 1) That the Village Preserve 2nd Addition Final Plat is consistent with the Preliminary Plat as approved by the City of Lake Elmo on 7/15/14.
- 2) That the Village Preserve 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Village Preserve 2nd Addition Final Plat complies with the City's Urban Low Density Residential zoning district.
- 4) That the Village Preserve 2nd 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 noted in this report or attachment thereof.
- 5) That the Village Preserve 2nd Addition Final Plat complies with the City's subdivision ordinance.
- 6) That the Village Preserve 2nd Addition Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated 3/28/16.

RECOMENDATION:

Staff is recommending approval of the Village Preserve 2nd Addition Final Plat with the 13 conditions of approval as listed in the Staff report. The suggested motion is the following:

“Move to recommend approval of the Village Preserve 2nd Addition Final Plat with the 13 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

- Project Narrative
- Final Plat
- City Engineer Review Memorandums, dated 3/28/16
- Fire Chief Review Memorandum, dated 3/24/16
- Landscape Consultant Review Memorandum, dated 3/30/16

NOT ATTACHED BUT AVAILABLE UPON REQUEST:

- Final Construction Plans and Specifications

ORDER OF BUSINESS:

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



**Village Preserve 2nd Addition
Development Narrative
March 3, 2016**

Developer Introduction:

GWSA LAND DEVELOPMENT, LLC.
Craig Allen
10850 Old County Road 15
Suite 200
Plymouth, Minnesota 55441
Telephone: 952-270-4473
Email: craig@gonyeacompany.com

The developer is proposing the 2nd Addition of Village Preserve, an addition of 45 single family homes located on the east side of Lake Elmo Avenue (CASH17), approximately 525 feet north of 39th Street North. The developer is requesting Final Plat for the remaining 45 single family homes in the 2nd Addition on +/- 14.6 acres of the total +/-39.84. This proposed addition to Village Preserve will consist of higher end single family homes. It is anticipated that these homes will range in price from \$450,000 to \$750,000. The development is located in an area of Lake Elmo with easy access to the transportation system. This will provide the future home owners a secluded place to live that is located within minutes of all the amenities Lake Elmo has to offer with the regional facilities of the larger metropolitan area.

Village Preserve 2nd Addition

Development Team:

Civil Engineering, Surveying & Land Planning

Sathre-Bergquist, Inc.

Robert S. Molstad, P.E.
David B. Pemberton, P.L.S.
150 South Broadway
Wayzata, Minnesota 55391
Telephone: 952-476-6000
Facsimile: 952-476-0104
Email: molstad@sathre.com
Email: pemberton@sathre.com

Wetland & Biological Sciences

Kjolhaug Environmental Services

Melissa Barrett
26105 Wild Rose Lane
Shorewood, MN 55331
Telephone: 952-401-8757
Email: Melissa@kjolhaugenv.com

Soil Sciences

Haugo GeoTechnical Services

Paul Haugo

13570 Grove Drive #278

Maple Grove, MN 55311

Telephone: (612) 554-4829

Email: p.haugo@gmail.com

Property Ownership:

Village Preserve 2nd Addition consists of outlots C and H, See final plat for Village Preserve.

GWSA LAND DEVELOPMENT, LLC.

Craig Allen

10850 Old County Road 15

Suite 200

Plymouth, Minnesota 55441

Telephone: 952-270-4473

Email: craig@gonyeacompany.com

Comprehensive Plan, Zoning, Density, & Variances:

The planned Land Use is Village Urban Medium Density. On the Village Land Use Plan, the project site is classified as Village Urban Medium Density (V-MDR). The density range for V-MDR is 2.5 – 4.99 units per acre. The attached final plat shows 45 single family lots that are a minimum width of 65 feet. The smallest lot area is L2B4 – 8,459 sf and the largest lot area is L4B1 at 23,246 sf, with an average lot area of 11,295 for the entire project.

Lake Elmo Zoning:

LDR District

Minimum Lot Area – 8,000 square feet

Minimum Width – 60 feet

Front Yard Setback – 25 feet

Side Yard Setback – 5 feet to garage and 10 feet to living space

Corner Yard Setback – 15 feet

Rear Yard Setback – 20 feet

Density:

Total Site (total unit count 91 lots)

Gross Site Area: 39.84 acres

Gross Density = $91/39.84 = 2.28$ units per acre

CSAH 17 ROW: 2.27 acres

Open Space: 1.22 acres

Net Area: $39.84 - 2.27 - 1.22 = 36.35$ acres

Net Density = $91/36.35 = 2.50$ units per acre

Variations – No variations are proposed.

A final plat lot area tabulation sheet for the 2nd Addition is in Appendix A of this narrative.

Site Analysis:

The site is bordered on the north and east by the proposed Wildflower at Lake Elmo development, a Robert Engstrom Development. The site is bordered on the west by Lake Elmo Avenue and on the south by future commercial properties. The primary access to the site will be via Lake Elmo Avenue with a second access from 39th Street North via Layton Avenue North.

The site is currently graded as part of Village Preserve 1st Addition. Sanitary sewer was extended to the site as part of the Village East Trunk Utility Improvement project. Watermain is located on site as part of Village Preserve 1st Addition. Storm water will be managed and outlet from the site in accordance with the City and Watershed requirements. The site is within the Valley Branch Watershed District. Minor utilities (gas, electric, phone, and TV) will need to be extended to service the site.

The topography of the site is relatively flat on most of the site, 940 to 945 along Lake Elmo Avenue and sloping southeast to 938 at the south east corner. The highest elevations are in the northwest corner at +/- 955. There is an existing slope in the north central portion of the site that slopes from 940 down to 920.

There are no wetlands on the site.

The USDA Soil Survey of the project site indicates Antigo Silt Loams, Campia Silt Loams, and Mahtomedi Loamy Sand. The soils that are present consist of mostly moderately well drained loams and sandy loams with a moderate permeability.

Street Design:

Village Preserve proposes to have public streets; the public streets within the project would be 28' B-B, with a sidewalk along one side of the street, within a 60' ROW. The cul-de-sacs will have a 45' radius to the back of curb. All streets will be constructed to the City of Lake Elmo standard street section.

Utility Services:

City sanitary sewer and water has been installed in the 1st addition and will be continued in the 2nd addition.

Site Grading:

The mass site grading was completed in the 1st addition.

Storm water:

The storm water facilities proposed in Village Preserve 2nd Addition are illustrated on the enclosed plans. Runoff from the site will be directed to storm sewer inlet locations, collected and conveyed to the proposed treatment pond(s) and filtration area(s). The ponds and filtration areas will provide temporary storage of storm water runoff, treatment of storm water and sediment removal. The storm water plan will provide adequate treatment and storage to meet the City of Lake Elmo and the Valley Branch Watershed District requirements.

Wetlands:

There are no wetlands on the site.

Traffic:

Village Preserve 2nd Addition proposes one primary access point off of Lake Elmo Avenue and a secondary street connection to 39th Street North via Layton Avenue North.

Traffic Generation – (anticipate 10 trips per day per home site)

Total Site: 91 Lots = 910 trips per day

2nd Addition: 45 Lots = 450 trips per day

The additional traffic generated from this site is not anticipated to have a noticeable impact on the existing traffic in the area and is on the lower end of the proposed Comprehensive Plan guiding.

Trail System:

Six-foot concrete sidewalks are proposed along residential streets within the site. In addition, there are 8.5 foot trails proposed to promote neighborhood connectivity as well as encourage and expand pedestrian use of Downtown.

Park:

The neighborhood park grading and trails will be completed with the 2nd addition of the development. The developer is working with Robert Engstrom Companies and the Lake Elmo Park Commission on possible park improvements.

Woodland Areas & Protection:

I. Introduction

A tree survey in accordance with City of Lake Elmo requirements has been completed for this site and was submitted with the 1st addition plans. The tree inventory plan is shown on the Erosion Control Plan. Only 14 trees were identified, per the City requirements.

II. Tree Species, Distribution and Size:

The site has 318 caliper inches of significant trees, with 15 caliper inches of exempt trees for a net total of 303 caliper inches. The trees are located throughout the site. The species include Cherry, Maple, Box Elder, Red Cedar and a few others. A table containing data on the trees, as well as a map which shows tree location, species, size and condition, are shown in the preliminary plans, please see the Erosion Control Plan.

Tree Removal & Restitution:

The Village Preserve development will impact approximately 61.4% of the significant trees on the site. The development is over the allowable 30% threshold and a proposed replacement plan has been prepared for the project.

Landscape Plan, Monuments, & Entrance:

This development will have a divided entry off of Lake Elmo Avenue and some small berming along Lake Elmo Avenue. Many of the lots will have pond views or overlook views, due to the site topography. The storm water pond and treatment areas will have landscaping to create unique water treatment facilities for the proposed project. A custom entry monument will be constructed at the proposed entrance(s). This will create a sense of luxury and livability for the new single family residents, while providing safer access to the site.

Homeowner's Association and Restrictive Covenants:

The developer will prepare restrictive covenants and standards that will apply to this 91 lot project. The restrictive covenants will be tailored to the developer's vision of the project. Each home will be required to meet the specifics of building types, landscaping, and overall goals of the development.

A master HOA will be created for the Village Preserve project. This association will be in charge of the monumentation, entrance, landscaping, and infiltration basins. The HOA will also be responsible for maintenance issues within the subdivision. These may include special landscaping, mailboxes, signage, and other common elements.

APPENDIX A:

Village Preserve 2nd Addition – Final Plat Lot Area Summary

| BLOCK 1 | GROSS AREA | | | | WETLAND AREA | | NET AREA | | | | WIDTH @ SETBACK | | |
|----------------|-------------------|------|------|-------|---------------------|------|-----------------|------|------|-------|------------------------|-----|------|
| Lot 1 | 11,421 | s.f. | 0.26 | acres | 0 | s.f. | 11,421 | s.f. | 0.26 | acres | 89.3 | +/- | l.f. |
| Lot 2 | 13,330 | s.f. | 0.31 | acres | 0 | s.f. | 13,330 | s.f. | 0.31 | acres | 80.8 | +/- | l.f. |
| Lot 3 | 14,864 | s.f. | 0.34 | acres | 0 | s.f. | 14,864 | s.f. | 0.34 | acres | 80.8 | +/- | l.f. |
| Lot 4 | 23,246 | s.f. | 0.53 | acres | 0 | s.f. | 23,246 | s.f. | 0.53 | acres | 80.8 | +/- | l.f. |
| Lot 5 | 13,732 | s.f. | 0.32 | acres | 0 | s.f. | 13,732 | s.f. | 0.32 | acres | 80.2 | +/- | l.f. |
| Lot 6 | 17,640 | s.f. | 0.40 | acres | 0 | s.f. | 17,640 | s.f. | 0.40 | acres | 90.2 | +/- | l.f. |
| Lot 7 | 13,898 | s.f. | 0.32 | acres | 0 | s.f. | 13,898 | s.f. | 0.32 | acres | 84.1 | +/- | l.f. |
| Lot 8 | 12,977 | s.f. | 0.30 | acres | 0 | s.f. | 12,977 | s.f. | 0.30 | acres | 80.4 | +/- | l.f. |
| Lot 9 | 13,156 | s.f. | 0.30 | acres | 0 | s.f. | 13,156 | s.f. | 0.30 | acres | 81 | +/- | l.f. |
| Total | 134,264 | s.f. | 3.08 | acres | 0 | s.f. | 134,264 | s.f. | 3.08 | acres | | | |
| | | | | | | | | | | | | | |
| BLOCK 2 | GROSS AREA | | | | WETLAND AREA | | NET AREA | | | | WIDTH @ SETBACK | | |
| Lot 1 | 11,667 | s.f. | 0.27 | acres | 0 | s.f. | 11,667 | s.f. | 0.27 | acres | 111 | +/- | l.f. |
| Lot 2 | 12,035 | s.f. | 0.28 | acres | 0 | s.f. | 12,035 | s.f. | 0.28 | acres | 114 | +/- | l.f. |
| Total | 23,702 | s.f. | 0.54 | acres | 0 | s.f. | 23,702 | s.f. | 0.54 | acres | | | |
| | | | | | | | | | | | | | |
| BLOCK 3 | GROSS AREA | | | | WETLAND AREA | | NET AREA | | | | WIDTH @ SETBACK | | |
| Lot 1 | 9,748 | s.f. | 0.22 | acres | 0 | s.f. | 9,748 | s.f. | 0.22 | acres | 75 | +/- | l.f. |
| Lot 2 | 8,540 | s.f. | 0.20 | acres | 0 | s.f. | 8,540 | s.f. | 0.20 | acres | 65 | +/- | l.f. |
| Lot 3 | 9,965 | s.f. | 0.23 | acres | 0 | s.f. | 9,965 | s.f. | 0.23 | acres | 65 | +/- | l.f. |
| Lot 4 | 11,240 | s.f. | 0.26 | acres | 0 | s.f. | 11,240 | s.f. | 0.26 | acres | 65 | +/- | l.f. |
| Lot 5 | 13,284 | s.f. | 0.30 | acres | 0 | s.f. | 13,284 | s.f. | 0.30 | acres | 69.3 | +/- | l.f. |
| Lot 6 | 8,719 | s.f. | 0.20 | acres | 0 | s.f. | 8,719 | s.f. | 0.20 | acres | 65.2 | +/- | l.f. |
| Lot 7 | 9,957 | s.f. | 0.23 | acres | 0 | s.f. | 9,957 | s.f. | 0.23 | acres | 65 | +/- | l.f. |
| Lot 8 | 11,070 | s.f. | 0.25 | acres | 0 | s.f. | 11,070 | s.f. | 0.25 | acres | 65 | +/- | l.f. |
| Total | 82,523 | s.f. | 1.89 | acres | 0 | s.f. | 82,523 | s.f. | 1.89 | acres | | | |

| BLOCK 4 | | GROSS AREA | | | WETLAND AREA | | NET AREA | | | WIDTH @ SETBACK | | | |
|----------------|---------|-------------------|------|-------|---------------------|------|-----------------|------|------|------------------------|------|-----|------|
| Lot 1 | 10,917 | s.f. | 0.25 | acres | 0 | s.f. | 10,917 | s.f. | 0.25 | acres | 81.2 | +/- | 1.f. |
| Lot 2 | 8,459 | s.f. | 0.19 | acres | 0 | s.f. | 8,459 | s.f. | 0.19 | acres | 65.1 | +/- | 1.f. |
| Lot 3 | 9,936 | s.f. | 0.23 | acres | 0 | s.f. | 9,936 | s.f. | 0.23 | acres | 65 | +/- | 1.f. |
| Lot 4 | 14,203 | s.f. | 0.33 | acres | 0 | s.f. | 14,203 | s.f. | 0.33 | acres | 65 | +/- | 1.f. |
| Lot 5 | 12,723 | s.f. | 0.29 | acres | 0 | s.f. | 12,723 | s.f. | 0.29 | acres | 65.1 | +/- | 1.f. |
| Lot 6 | 15,411 | s.f. | 0.35 | acres | 0 | s.f. | 15,411 | s.f. | 0.35 | acres | 65.5 | +/- | 1.f. |
| Lot 7 | 11,805 | s.f. | 0.27 | acres | 0 | s.f. | 11,805 | s.f. | 0.27 | acres | 65.2 | +/- | 1.f. |
| Lot 8 | 11,701 | s.f. | 0.27 | acres | 0 | s.f. | 11,701 | s.f. | 0.27 | acres | 84.4 | +/- | 1.f. |
| Lot 9 | 10,833 | s.f. | 0.25 | acres | 0 | s.f. | 10,833 | s.f. | 0.25 | acres | 65 | +/- | 1.f. |
| Lot 10 | 9,244 | s.f. | 0.21 | acres | 0 | s.f. | 9,244 | s.f. | 0.21 | acres | 65 | +/- | 1.f. |
| Lot 11 | 8,997 | s.f. | 0.21 | acres | 0 | s.f. | 8,997 | s.f. | 0.21 | acres | 65.2 | +/- | 1.f. |
| Lot 12 | 9,684 | s.f. | 0.22 | acres | 0 | s.f. | 9,684 | s.f. | 0.22 | acres | 65 | +/- | 1.f. |
| Lot 13 | 8,916 | s.f. | 0.20 | acres | 0 | s.f. | 8,916 | s.f. | 0.20 | acres | 65.1 | +/- | 1.f. |
| Lot 14 | 10,466 | s.f. | 0.24 | acres | 0 | s.f. | 10,466 | s.f. | 0.24 | acres | 87.5 | +/- | 1.f. |
| Total | 153,295 | s.f. | 3.52 | acres | 0 | s.f. | 153,295 | s.f. | 3.52 | acres | | | |

| BLOCK 5 | | GROSS AREA | | | WETLAND AREA | | NET AREA | | | WIDTH @ SETBACK | | | |
|----------------|--------|-------------------|------|-------|---------------------|------|-----------------|------|------|------------------------|------|-----|------|
| Lot 1 | 10,306 | s.f. | 0.24 | acres | 0 | s.f. | 10,306 | s.f. | 0.24 | acres | 75.2 | +/- | 1.f. |
| Lot 2 | 9,738 | s.f. | 0.22 | acres | 0 | s.f. | 9,738 | s.f. | 0.22 | acres | 89.8 | +/- | 1.f. |
| Lot 3 | 8,514 | s.f. | 0.20 | acres | 0 | s.f. | 8,514 | s.f. | 0.20 | acres | 66.3 | +/- | 1.f. |
| Lot 4 | 8,659 | s.f. | 0.20 | acres | 0 | s.f. | 8,659 | s.f. | 0.20 | acres | 66 | +/- | 1.f. |
| Lot 5 | 10,761 | s.f. | 0.25 | acres | 0 | s.f. | 10,761 | s.f. | 0.25 | acres | 78.3 | +/- | 1.f. |
| Lot 6 | 10,805 | s.f. | 0.25 | acres | 0 | s.f. | 10,805 | s.f. | 0.25 | acres | 91.3 | +/- | 1.f. |
| Lot 7 | 9,473 | s.f. | 0.22 | acres | 0 | s.f. | 9,473 | s.f. | 0.22 | acres | 70 | +/- | 1.f. |
| Lot 8 | 9,296 | s.f. | 0.21 | acres | 0 | s.f. | 9,296 | s.f. | 0.21 | acres | 70.5 | +/- | 1.f. |
| Total | 77,552 | s.f. | 1.78 | acres | 0 | s.f. | 77,552 | s.f. | 1.78 | acres | | | |

| BLOCK 6 | | GROSS AREA | | | WETLAND AREA | | NET AREA | | | WIDTH @ SETBACK | | | |
|----------------|--------|-------------------|------|-------|---------------------|------|-----------------|------|------|------------------------|------|-----|------|
| Lot 1 | 10,954 | s.f. | 0.25 | acres | 0 | s.f. | 10,954 | s.f. | 0.25 | acres | 65.1 | +/- | 1.f. |
| Lot 2 | 9,014 | s.f. | 0.21 | acres | 0 | s.f. | 9,014 | s.f. | 0.21 | acres | 65 | +/- | 1.f. |
| Lot 3 | 8,510 | s.f. | 0.20 | acres | 0 | s.f. | 8,510 | s.f. | 0.20 | acres | 65 | +/- | 1.f. |
| Lot 4 | 10,213 | s.f. | 0.23 | acres | 0 | s.f. | 10,213 | s.f. | 0.23 | acres | 79.9 | +/- | 1.f. |
| Total | 38,691 | s.f. | 0.89 | acres | 0 | s.f. | 38,691 | s.f. | 0.89 | acres | | | |

| OUTLOT | | GROSS AREA | | | WETLAND AREA | | NET AREA | | | WIDTH @ SETBACK | | | |
|---------------|-------|-------------------|------|-------|---------------------|------|-----------------|------|------|------------------------|---|-----|------|
| A | 5,494 | s.f. | 0.13 | acres | 0 | s.f. | 5,494 | s.f. | 0.13 | acres | 0 | +/- | 1.f. |
| Total | 5,494 | s.f. | 0.13 | acres | 0 | s.f. | 5,494 | s.f. | 0.13 | acres | | | |

| R/W | | GROSS AREA | | | WETLAND AREA | | NET AREA | | | WIDTH @ SETBACK | | | |
|------------|---------|-------------------|------|-------|---------------------|------|-----------------|------|------|------------------------|---|-----|------|
| | 103,879 | s.f. | 2.38 | acres | 0 | s.f. | 103,879 | s.f. | 2.38 | acres | 0 | +/- | 1.f. |

| TOTAL | | GROSS AREA | | | WETLAND AREA | | NET AREA | | | | | | |
|--------------|---------|-------------------|-------|-------|---------------------|------|-----------------|------|-------|-------|--|--|--|
| | 619,400 | s.f. | 14.22 | acres | 0 | s.f. | 619,400 | s.f. | 14.22 | acres | | | |

From: Craig@gonyearcompany.com
To: [Emily Becker](#)
Cc: [Stephen Wensman](#)
Subject: RE: Final Plat Application - Village Preserve 2nd Addition
Date: Tuesday, March 15, 2016 3:15:10 PM
Attachments: [Village Preserve 2nd -Final Plat Narrative 031516.docx](#)

Hi Emily – When going through your questions, I noticed a small typo in the Final Plat Narrative. We had 14.6 acres as the area of the second phase and it's 14.19. I made the correction and attached an updated narrative.

Bullets Addressed in order:

- 2.87 acres (1.575 acres for Phase 1 and 1.293 for Phase 2) were required for the entire development and that was deeded to the City from our property adjacent to Reid Park when we filed our final plat for Phase 1. I will send the Alta and deeds in a separate email. In section 22 of the Phase 1 developer's agreement, it gives the approved appraisal value (\$82,831) of the land dedicated. Calculations for Phase 2:

Gross Area: 14.19 acres
Park Dedication Amount: 1.42 acres
Trail Corridor: .126 acres
Park Dedication Requirement: 1.29 acres

- The proposed area calculations for all dedicated ROW is listed in Appendix A of the Final Plat Narrative (2.38 acres)
- Density for Phase 2. Phase 1 and Phase 2 Net Density came to 2.50. Calculations for all phases below (rounded):

All Phases:

Gross Area: 39.84 ac
Lake Elmo Ave: 02.27 ac
Trail Corridor 1: 00.31 ac
Trail Corridor 2: 00.36 ac
Park: 00.55 ac
Net: 36.35 ac

Net Density: $91/36.35 = 2.50$

Phase 1:

Gross Area: 25.64 ac
Lake Elmo Ave: 02.27 ac
Trail Corridor 1: 00.19 ac
Trail Corridor 2: 00.36 ac
Park: 00.55 ac
Net: 22.27 ac

Net Density: 46/22.27 = 2.07

Phase 2:

Gross Area: 14.19 ac

Lake Elmo Ave: 00.00 ac

Trail Corridor 1: 00.13 ac

Trail Corridor 2: 00.00 ac

Park: 00.00 ac

Net: 14.06 ac

Net Density: 45/14.06 = 3.20

- All issues were addressed in the Preliminary Plat stage. We basically had the entire development ready for Final Plat before we submitted for Phase 1 Final Plat.
- The landscaping plan for the entire development was completed for Preliminary Plat. I can submit that plan, however, we're working with Wildflower on a few changes to our joint property line that may result in a few changes – not in tree totals, but placement. When finalized, we will submit to the City landscape architect for approval. Let me know if you want what we have for now or wait for final.

Thanks,

Craig Allen

Craig Allen

10850 Old County Road 15

Suite 200

Plymouth, MN 55441

Cell: 952-270-4473

craig@gonyecompany.com

From: Emily Becker [mailto:EBecker@lakeelmo.org]

Sent: Monday, March 14, 2016 12:25 PM

To: Craig@gonyecompany.com

Cc: Stephen Wensman <SWensman@lakeelmo.org>

Subject: Final Plat Application - Village Preserve 2nd Addition

Hi Craig,

Upon preliminary review of your final plat application for Village Preserve 2nd Addition, we are missing the following items:

- Final exact area calculations of parks, trails, & any other dedicated public open space; and estimated values of all dedicated land and improvement (trails, park equipment, sports fields, etc) of the 2nd addition only
- Final proposed area calculations for all dedicated right-of-ways of the 2nd addition only
- A statement showing the final density of the project with method of calculating said density show of the 2nd addition only
- An explanation of how issues have been addressed since the Preliminary Plat phase of the development
- Landscaping plan

We are awaiting comments from engineering. In the meantime, please submit the items above. Please let me know if you have questions.

Emily Becker
City Planner
City of Lake Elmo
651-747-3912
cbecker@lakeelmo.org





VILLAGE PRESERVE 1st & 2nd ADDITIONS
LAKE ELMO, MN

LANDSCAPE ARCHITECTURAL DESIGN REVIEW MEMO DATED MARCH 30TH, 2016

LAST REVIEWED PLAN SET DATED FEBRUARY 24TH, 2015
(1ST ADDITION LANDSCAPE PLAN)

Outstanding Action Items by Village Preserve 1st Addition by Project Team

1. Village Preserve Project Team to provide landscape irrigation plans for all commonly held HOA & City R.O.W. areas for submittal / city review.

Project Update on Village Preserve 2ND Addition

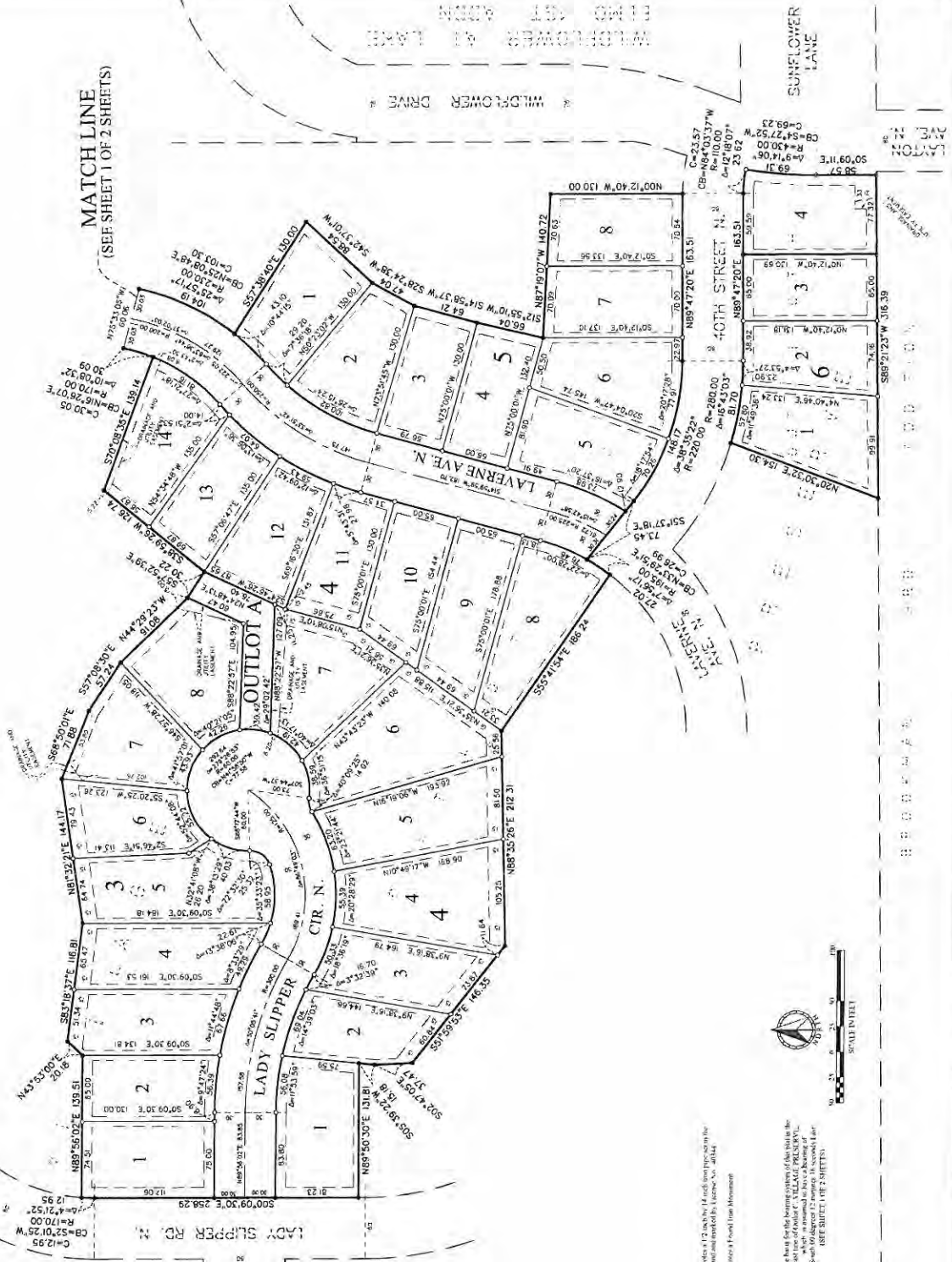
2. We checked in with Project Landscape Architect 03 29 2016. Phase 2 Landscape Plans are in process and have not yet been submitted to Developer.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

STEPHEN MASTEY, ASLA, CLARB, LEED AP BD+C
DIRECTOR OF DESIGN

VILLAGE PRESERVE 2ND ADDITION

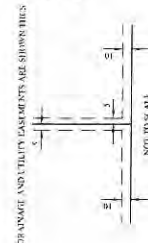


MATCH LINE
(SEE SHEET 1 OF 2 SHEETS)

WILLOW DRIVE

SUNFLOWER LANE

SHEET 2 OF 2 SHEETS



Drainage and utility easements are shown with labels 'ELECTRICITY', 'SEWER', 'WATER', and 'GAS'. A note states: 'NOT TO SCALE'. Below the diagram, it says: 'BEING'S TO BE WITH SUBMITTING AND IN THE CASE OF ANY DISCREPANCY BETWEEN THE FIELD AND THE PLAN, THE FIELD SHALL CONTROL'.



SATHRE-BERGQUIST, INC.



Station #1
3510 Laverne Ave. No.
Lake Elmo, MN 55042
651-770-5006



Station #2
4259 Jamaca Ave. No.
Lake Elmo, MN. 55042
651-779-8882

LAKE ELMO FIRE DEPARTMENT

March 24, 2016

After review of the VILLAGE PRESERVE SECOND ADDITION, I have the following comments.

- Spacing and locations of fire hydrants meets requirements.
- Ensure road widths are in compliance and address no parking if needed to ensure access for emergency vehicles.
- I am concerned with the naming of LADY SLIPPER CIRCLE NO.. It is an East/West road, directly in line with 41st Street No. I would recommend the continuation of 41st Street No.

Reviewed by

A handwritten signature in black ink, appearing to read 'G. Malmquist', is written over a faint, illegible printed name.

Greg Malmquist, Fire Chief

"Proudly Serving Neighbors & Friends"

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 28, 2016

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

Re: Village Preserve 2nd Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for the Village Preserve 2nd Addition development. Final Plat/Final Construction Plans were received on February 23, 2016. The submittal consisted of the following documentation prepared by Sathre-Bergquist, Inc., or as noted:

- Village Preserve Phase 2 Final Plat, not dated.
- Village Preserve 2nd Final Plat Narrative.
- Village Preserve 2nd Addition Specifications dated February 22, 2016.
- Village Preserve 2nd Addition Construction Plans dated February 9, 2016.

STATUS/FINDINGS: 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: VILLAGE PRESERVE 2ND ADDITION

- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated March 28, 2016.
- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual using City details, plan notes and specifications and meeting City Engineering Design Guidelines.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- All Outlots to be owned by the City, all easements and all right-of-way as requested by the City Engineer and Public Works department shall be documented on the Final Construction Plans.
- Final Plat should be contingent upon the City receiving copies of fully executed temporary construction easements or property owner permissions in a form acceptable to the City Attorney that allows for the construction and grading activities for all work off-site from the proposed Plat limits.
- All public improvements outside of the Village Preserve site needed to serve the residential subdivision, including the facilities shared with the Wildflower at Lake Elmo development, must be completed prior to the issuance of building permits in the Village Preserve 2nd Addition residential subdivision.

FINAL CONSTRUCTION PLANS & SPECIFICATIONS

- No construction for Village Preserve 2nd 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 Village Preserve 2nd Addition may begin until there is resolution in regards to the Village Preserve As-built grading for Ponds 3N and 4N. Per email correspondence dated March 3 and March 8, 2016, pond 3N and 4N grading must be corrected to be within City standard grading tolerances; or a revised Stormwater Management Plan must be prepared and approved by the City and the VBWD.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- A separate memorandum will be provided to direct additional plan corrections necessary for final construction plan approval.