



MAYOR AND COUNCIL COMMUNICATION

DATE: 1/3/2016

REGULAR

ITEM #: 20

AGENDA ITEM: Hammes 2nd Addition Final Plat
SUBMITTED BY: Stephen Wensman, Planning Director
THROUGH: Kristina Handt, City Administrator
REVIEWED BY: Emily Becker, City Planner
Jack Griffin, City Engineer
Mike Bent, Building Official
Sarah Sonsalla, City Attorney
Greg Malmquist, Fire Chief

BACKGROUND:

Racheal Development, Inc. is requesting final plat approval for the second phase of the Hammes Estates (renamed Lake Ridge Crossing) planned 163-unit single family residential development to be located on 78.1 acres of land west of Keats Avenue and within Stage 1 of the City's I-94 Corridor Planning Area. The second addition plat includes 37 new single-family lot residential subdivision. The first addition included 57 single family residential lots.

ISSUE BEFORE COUNCIL:

Adoption of Resolution 2017-003 approving the final plat of Hammes Estates 2nd Addition

PROPOSAL DETAILS/ANALYSIS:

Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City. The developer has recently updated the preliminary plan submissions with the first phase to comply with the conditions of approval, and the final plat application incorporates these updates as well. The second phase will provide a connection to the Savona development and a secondary access to the Hammes Estates development, a condition of preliminary plat.

The final plat street name has been corrected since the Planning Commission, so the related condition of approval was removed from the resolution attached to this report.

Although there are some additional revisions and additions necessary for the final construction plans that need to be addressed by the applicant, the majority of these revisions can be made before the City releases the final plat for recording.

FISCAL IMPACT:

The Developer Agreement will be prepared by Staff and presented in a subsequent meeting for approval by the City Council. Staff has been updating the Developer Agreement template and should have all changes complete for incorporation into the Hammes Estates 2nd Developer Agreement. The Developer Agreement will include a detailed accounting of any development costs that will be the responsibility of the City.

OPTIONS:

The City Council must approve the final plat if it is found to be in substantial conformance with the preliminary plat.

PLANNING COMMISSION:

The Planning Commission reviewed the final plat on 12/12/2016 and recommended approval with a 7-0 vote.

RECOMMENDATION:

Staff and the Planning Commission recommend that the City Council approve the Hammes Estates 2nd Addition final plat with the following motion:

“Move to adopt Resolution 2017-003 approving the Hammes Estates 2nd Addition final plat.”

ATTACHMENTS:

- *Resolution 2017-003 approving the Hammes Estates 2nd Addition final plat*
- *Planning Commission Report packet.*

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2017-003

A RESOLUTION APPROVING A FINAL PLAT FOR HAMMES ESTATES 2ND ADDITION

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Rachel Development Inc, 4125 Napier Ct NE, St. Michael, MN 55376 (Applicant) has submitted an application to the City of Lake Elmo (City) for a Final Plat for Hammes Estates 2nd Addition, a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on May 12, 2014 to consider the Hammes Estates Preliminary Plat and continued discussion on the Preliminary Plat until its June 23, 2014 meeting; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council for the July 1, 2014 City Council Meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat; and

WHEREAS, the City Council reviewed the Preliminary Plat request at its July 1, 2014 meeting and adopted Resolution No. 2014-55 approving the Preliminary Plat; and

WHEREAS, the Lake Elmo Planning Commission met on December 12, 2016 to review the Final Plat for Hammes Estates consisting of 37 single-family residential lots; and

WHEREAS, on December 12, 2016 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Final Plat for Hammes Estates 2nd Addition with conditions; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the Final Plat for Hammes Estates 2nd Addition at a meeting held on January 3, 2017; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the Hammes Estates 2nd Addition Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 1, 2013 and revised on September 19, 2016.
- 2) That the Hammes Estates 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Hammes Estates 2nd Addition Final Plat complies with the City's Urban Low Density Residential zoning district.
- 4) That the Hammes Estates 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 Hammes Estates 2nd Addition Final Plat complies with the City's subdivision ordinance.
- 6) That the Hammes Estates 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 November 17, 2016.

CONCLUSIONS AND DECISION

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Final Plat for Hammes Estates 2nd Addition subject to the following conditions:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the Hammes Estates 2nd Addition – Final Plat Engineering Review Comments and Hammes Estates 2nd Addition Construction Plan Review memos dated 11/17/2016 shall be incorporated into these documents before they are approved. The Final Plat shall not be recorded until final construction plan approval is granted.
- 2) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the Final Plat by City Officials. This must include additional or expanded drainage and utility easements as outlined in the City Engineer's Memorandum dated November 17, 2016.
- 4) The plat shall be incorporated into the Hammes Estates Common Interest Agreement concerning management of the common areas of Hammes Estates 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. Said agreement shall

comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The HOA documents shall be amended to require maintenance of the wetland buffers.

- 5) The applicant shall enter into a landscape license and 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 Landscape Plan shall be revised per the requested modifications and shall be approved by the Planning Director prior to the release of Final Plat for recording.
- 7) The applicant must provide written authorization from Xcel Energy to perform any work in the Electrical Transmission easement areas prior to the release of the Final Plat for recording.
- 8) The applicant shall abide by all conditions of the MN DNR Public Waters Work Permit #2015-0193.
- 9) Prior to the issuance of building permits, for Hammes Estates 2nd Addition, all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.

Passed and duly adopted this 3rd day of January 2017 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk



PLANNING COMMISSION
DATE: 12/12/2016
AGENDA ITEM: 5A – BUSINESS ITEM
CASE # 2016-52

ITEM: Hammes Estates 2nd Addition Final Plat (Phase 2)

SUBMITTED BY: Stephen Wensman, Planning Director

REVIEWED BY: Emily Becker, City Planner
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Mike Bent, Building Official

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Final Plat request from Rachel Development for the second phase of the a planned 163-unit residential development to be located on 78.1 acres of land west of Keats Avenue and within Stage 1 of the City's I-94 MUSA area. The final plat will include 37 single-family lots, all of which will be accessed off of Keats Avenue. The second phase will connect the Hammes Estates development to the Savona development. Staff is recommending approval of the request subject to compliance with a series of conditions as listed in this report.

GENERAL INFORMATION

Applicant and Owner: Rachel Development, Inc., 4125 Napier Ct NE, St. Michael, MN 55376

Location: Part of Section 34 in Lake Elmo, immediately west of Keats Avenue (CSAH 19), approximately 1,300 feet south of 10th Street (CSAH 10), and south of Goose Lake. Outlot E Hammes Estates. PID# 34.029.21.13.0001.

Request: Application for final plat approval of 37 residential lots, constituting the second phase of Hammes Estates.

Land Use: Vacant outlot

Current Zoning: LDR - Urban Low Density Residential

Surrounding Land Use and Zoning: North –Goose Lake and Stonegate Residential Estates (RE) subdivision; West – Stonegate RE subdivision; South – Lennar Savona Urban Low Density Residential (LDR) subdivision; East: Rural Development Transitional.

Comp. Plan: Urban Low Density Residential (2.5 – 4 units per acre)

History: The site was previously utilized as an active mining and gravel operation. The site has since been reclaimed. The property was rezoned from Rural Development Transitional District (RT) to Urban Low Density Residential (LDR) on 7/22/2014. Preliminary Plat approved on 7/1/2014 (public hearing on 5/12/14).

Final plat of 1st phase was approved on October 7, 2014. The final plat was granted an extension to October 7, 2016 by Council on November 4, 2015. Rachael Development purchased the project in 2016 and the Developer Agreement and Final Construction plans for the first phase were approved on August 16, 2016.

Action Deadline: Application Complete – 11/10/2016
60 Day Deadline – 1/9/2017

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

REQUEST DETAILS

The City of Lake Elmo has received a request from Rachael Development for final plat approval of the second phase of the Hammes Estates residential development to be called Lake Ridge Crossing. The second addition final plat is the replat of Outlot E Hammes Estates 1st Addition and includes 37 single family residential lots and associated infrastructure on 12.65 acres. The City Council approved the Hammes Estates Preliminary Plat on July 1, 2013, which platted 163 single family lots over approximately 78 acres of land within the I-94 MUSA Area. The first phase of the development created 57 single family lots out of the 163 planned for the entire subdivision.

PLANNING/ZONING ISSUES

Final Plat Approval Procedure. 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 Hammes Estates Preliminary Plat included a series of conditions that must be met by the applicant, which are addressed in the “Review and Analysis” section below. There are no public hearing requirements for a final plat.

Consistency with Preliminary Plat. Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City. The developer has recently updated the preliminary plan submissions to comply with the conditions of approval, and the final plat application incorporates these updates as well.

Street Naming. Street names have been reviewed and have been found to be mostly consistent with the City’s new street naming ordinance, though the plat should include the directional suffix ‘North’ after ‘Lower 8th Street’.

Landscaping. Staff has reviewed the Final Landscape Plan for Hammes 2nd Addition and has provided comments in the attached email memorandum. These plans will need to be modified to show relocation of trees to accommodate drainage and utilities along with other comments provided in the memo.

Construction Plans. 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. These must be revised in accordance with the Construction Plan engineering review memorandum dated November 17, 2016, attached. Staff is recommending that all revisions

and modifications noted within the City Engineer's review memorandum be completed prior to the release of Final Plat for recording as a condition of approval.

Infrastructure Improvements and Phasing. The infrastructure improvements will tie in with the improvements completed in the 1st phase.

Drainage and Utility Easements. Additional drainage and utility easements are required for various lots per the City Engineer's Memorandum dated November 17, 2016.

Shoreland District. While the proposed 2nd Addition Final Plat is in the Shoreland Overlay District, none of the lots are riparian, and there are no wetlands in the 2nd Addition.

Parkland Dedication. No dedicated park or public open space is proposed with the 2nd Addition. There is a 550' public trail to be constructed along Keats Avenue and connecting to Lower 8th Street. The developer will not receive parkland dedication credit for the 2nd Addition.

Density. The entire portion of the approved Hammes Preliminary Plat is zoned Limited Density Residential (2.5-4 units per acre). The property's gross density is 2.9 units per acre with a net density of 3.6 units/acre (37 units / (12.65 total acres – 2.393 acres right-of-way=10.257 developable acres) = 3.6).

Lot Size. The average lot size of the lots in the 2nd Addition is .28 acres. The smallest lot is .227 acres, and the largest lot is .533 acres. This meets minimum lot size requirements of the LDR zoning district and consistent with Preliminary Plat. The lot widths and depths are all consistent with those of the approved Preliminary Plat.

Neighboring Property Issues. The impact on the Stonegate development to the north and west was addressed during Preliminary Plat through the provision of a buffer. The 2nd Addition should not affect the Stonegate development due to its location within the development.

REVIEW AND ANALYSIS

The preliminary plat for Hammes Estates was approved with several conditions, which are indicated below along with Staff's comments on the status of each.

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; and 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. ***Comment: a) all title work was submitted and reviewed by the City Attorney with the first phase of the development b) revised preliminary plat were approved with the approval of the first phase of the development.***
- 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. ***Comments: This has been completed (See Condition #1 response).***

- 3) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements. ***Comments: The preliminary plat was approved with the first phase of the development.***
- 4) All required modifications to the plans as requested by the City Engineer in a review letter dated June 16, 2014 shall be incorporated into the plans prior to consideration of a Final Plat. ***Comments: This condition has been met.***
- 5) Prior to the acceptance of the public improvements for the Hammes Estates plat, all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City. ***Comments: The final construction plans (Grading, Drainage and Erosion Control) include wetland buffer monuments to identify the locations of all wetland buffers. The applicants are aware of this condition and it will be a condition of final plat for all phases.***
- 6) The landscape plan shall be updated per the recommendations of the City's landscape consultant in a review memo dated 5/7/14. ***Comments: The City's Landscape Consultant approved the Preliminary Landscape Plan and a review of the second addition landscape plans are in conformance with the preliminary plans and City requirements.***
- 7) The applicant shall be responsible for the construction of all improvements within the Keats Avenue (CSAH 19) right-of-way as required by Washington County and further described in the review letter received from the County dated May 6, 2014. The required improvements shall include, but not be limited to: construction of a modified median crossing, construction of a trail/sidewalk to the south side of the median, turn lanes, and other improvements as required by the County. ***Comments: The Keats Avenue access is presently under construction as part of the first addition project.***
- 8) 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. ***Comments: The site has been graded and VBWD permits were approved.***
- 9) Landscape islands shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat. ***Comments: A landscape license agreement was executed as part of the first addition plat and will be executed as part of the second addition plat. A condition of final plat will be that no building permits will be issued until the agreement is executed.***
- 10) With an eligible parkland dedication of 5.7 acres provided, the applicant is responsible to pay a fee in lieu of land dedication for the equal market value amount of 2.1 acres of land at the time of the Final Developers Agreement. The City will work with the developer to clarify any and all park fee payments at the time of the Final Developers Agreement. ***Comments: Parkland dedication was addressed with the first addition final plat. The city will have the opportunity to review the park amenities prior to construction and the tot lot will be constructed in a future phase of the development.***

- 11) No more than 100 units may be approved as part of a final plat until secondary access is provided to the subdivision via a connection to 5th Street through the Savona subdivision. ***Comments: The second phase development makes this connection. The construction plans must be updated to show existing conditions of 150 feet outside of the construction limit and must show plan and profile construction details to facilitate this connection as outlined in the City Engineer Review Memo.***
- 12) For trails proposed to be located in any wetland buffer, the applicant must present a suitable design or material that is acceptable to the City and Valley Branch Watershed District. ***Comments: The applicants have presented a boardwalk design to the watershed district and the VBWD was agreeable to a boardwalk design through a small portion of the buffer area. The construction details of the proposed limited boardwalk section within the wetland buffer must be provided to the City as part of the Final Construction Plans for the pertinent future phase of the Hammes Estates subdivision. This condition does not pertain to the second phase of the development.***
- 13) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. ***Comments: The project was graded with the first addition.***
- 14) The applicant must incorporate a play structure into the proposed park at Goose Lake per the request of the Lake Elmo Park Commission. Furthermore, the applicant must submit an updated design of the park property that meets City approval in advance of Final Plat. ***Comments: An HOA owned and maintained tot lot play structure will be developed with a future phase of the development.***
- The design of the Goose Lake Park amenities will require City approval prior to installation and must maintain the required 25-foot setback from the OHWL as specified in the Valley Branch Watershed District Permit. The applicant will be required to obtain the necessary watershed district permit for the improvements to Goose Lake Park.***
- 15) The applicant shall work with the Planning Staff to name all streets in the subdivision prior to submission of a Final Plat. ***Comments: This condition has been met.***
- 16) Lots 1-6, Block 10 and Lots 1-5 and 11-12, Block 9 shall not be platted until the southern channel of Goose Lake is closed off from the lake, or the shoreland issue around the channel is resolved in some other manner that is acceptable to the DNR. ***Comments: The applicants have received MN DNR approval to restore the southern shore of Goose Lake back to its original state, closing off the southern channel and Wetland G. The applicant is responsible for following all requirements and conditions of the DNR permit, including the 5-year invasive species monitoring. The monitoring is required as part of the first phase Landscape License Agreement.***
- 17) The applicant shall work to relocate segments of the northern buffer trail further to the south of the Stonegate subdivision wherever it is feasible as long as the trail does not encroach on any required wetland buffers. ***Comments: The trail alignment has been staked as part of the***

first phase, but further refinements are ongoing based on feedback from Stonegate residents.

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

The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the Hammes Estates 2nd Addition – Final Plat Engineering Review Comments and Hammes Estates 2nd Addition Construction Plan Review memos dated 11/17/2016 shall be incorporated into these documents before they are approved. The Final Plat shall not be recorded until final construction plan approval is granted.
- 2) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the Final Plat by City Officials. This must include additional or expanded drainage and utility easements as outlined in the City Engineer's Memorandum dated November 17, 2016.
- 4) The plat shall be incorporated into the Hamme Estates Common Interest Agreement concerning management of the common areas of Hammes Estates 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. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners.
- 5) The applicant shall enter into a landscape license and 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 Landscape Plan shall be revised per the requested modifications and shall be approved prior to the release of Final Plat for recording.
- 7) The applicant must provide written authorization to perform any work in the Electrical Transmission easement areas prior to the release of the Final Plat for recording.
- 8) The applicant shall abide by all conditions of the MN DNR Public Waters Work Permit dated 8/27/14.

- 9) Prior to the issuance of building permits, for Hammes Estates 2nd Addition, all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.
- 10) The street name of Lower 8th Street shall be changed to Lower 8th Street North before recording the Final Plat.

DRAFT FINDINGS

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

- 1) That the Hammes Estates 2nd Addition Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 1, 2013 and revised on September 19, 2016.
- 2) That the Hammes Estates 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Hammes Estates 2nd Addition Final Plat complies with the City's Urban Low Density Residential zoning district.
- 4) That the Hammes Estates 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 Hammes Estates 2nd Addition Final Plat complies with the City's subdivision ordinance.
- 6) That the Hammes Estates 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 November 17, 2016.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Final Plat for Hammes Estates 2nd Addition with the 10 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Hammes Estates 2nd Addition Final Plat with the 10 conditions of approval based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

1. Application
2. Final Plat
3. Final Landscape Plans
4. City Engineer Review Memorandum, dated 11/17/2016
5. Landscape Review Comments

ORDER OF BUSINESS:

- IntroductionPlanning Staff
- Report by StaffPlanning Staff
- Questions from the Commission Chair & Commission Members
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members



November 1, 2016

City of Lake Elmo
Honorable Mayor and City Council Members
3800 Laverne Avenue North
Lake Elmo, MN. 55402

Subject: HAMMES Estates 2nd Addition Final Plat Application

Dear Honorable Mayor and City Council Members,

Rachel Development, Inc. is pleased to submit the Final Plat Application for the Hammes Estates 2nd Addition. In addition to the Final Plat Application, below is a list of enclosures that are included with the application.

- 1) Final Plat Application
- 2) Plat Fee & Escrow checks (\$1,250.00 and \$8,000.00 respectively)
- 3) Written Statement of Project Information
- 4) Final Plat & Associated Plans (Administrative Information, General Property Information, Final Grading (Grading addressed under HAMMES 1st Addition submittal), Drainage & Erosion Control Plan, Final Utility Plan, Final Street & Storm Sewer Plan, Final Tree Preservation Plan (Tree preservation addressed under HAMMES 1st Addition submittal), & Final Landscaping Plan.
(Five (5) full size 24 x 36, Ten (10) reduced size 11 x 17, and One Electronic format)
- 5) Supplemental Information
- 6) Escrow Agreement
- 7) Acknowledgement of Responsibility
- 8) Affirmation of Sufficient Interest

In accordance with the Lake Elmo Final Plat Application Requirements Document, Rachel Development, Inc. is pleased to forward enclosures one through eight for your review and approval of the HAMMES 2nd Addition Final Plat. Questions of a technical nature should be directed to the Project Engineer, Mr. John Bender, 952-697-5727 and all other project inquiries should be directed to Mr. David Stradtman, 763-424-1525.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Stradtman', written over a large, faint circular watermark or stamp.

David Stradtman
Vice President of Development
Rachel Development, Inc.
4125 Napier Ct NE
St. Michael, MN 55376
dstradtman@racheldevelopment.com

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



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

FINAL PLAT APPLICATION

Applicant: Rachel Development, Inc.
Address: 4125 Napier Ct NE, St. Michael, MN 55376
Phone #: 763-424-1525
Email Address: dstradtman@racheldevelopment.com

Fee Owner: Rachel Development, Inc.
Address: 4125 Napier Ct NE, St. Michael, MN 55376
Phone #: 763-424-1525
Email Address: dstradtman@racheldevelopment.com

Property Location (Address): West of Keats Avenue
Complete (long) Legal Description: Outlot E, HAMMES ESTATES 1ST ADDITION according to the recorded plat thereof, Washington County, Minnesota.
PID#: 34.029.21.13.0001

General information of proposed subdivision: This is the second phase of the HAMMES Estates development project. The Preliminary Plat for the entire project was previously approved on July 1, 2014. In this the second phase, 37 lots are being proposed. Enclosures 3) and 5), provide additional information as required by the City's application packet requirements. Enclosure 4) provides the required engineering detail for this 2nd phase.

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

Signature of applicant:  Date: 11/1/16
David Stradtman, Vice President of Development

Fee Owner Signature:  Date: 11/1/16
David Stradtman, Vice President of Development

HAMMES ESTATES 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Rachel Development, Inc., a Minnesota corporation, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot E, HAMMES ESTATES 1ST ADDITION according to the recorded plat thereof, Washington County, Minnesota.

Have caused the same to be surveyed and platted as **HAMMES ESTATES 2ND ADDITION** and do hereby donate and dedicate to the public for public use forever the public ways, as shown on this plat and also dedicate the easements as created by this plat for drainage and utility purposes only.

In witness whereof said Rachel Development, Inc., a Minnesota corporation, has caused these presents to be signed by Donald Rachel, Chief Executive Officer, this _____ day of _____, 20____.

By _____
Donald Rachel, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by Donald Rachel, Chief Executive Officer of Rachel Development, Inc., a Minnesota corporation, on behalf of the corporation.

(Signature) _____
(Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as **HAMMES ESTATES 2ND 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; 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____.

Craig W. Morse, Licensed Land Surveyor
Minnesota License No. 23021

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20____, by Craig W. Morse, Licensed Land Surveyor, Minnesota License No. 23021.

(Signature) _____
(Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY PLANNING COMMISSION

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

By _____ By _____
Chair Secretary

CITY OF LAKE ELMO, MINNESOTA

This plat was approved by the City Council of the City 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.

By _____ By _____
Mayor 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 _____ By _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER

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

By _____ By _____
Washington County Auditor/Treasurer Deputy

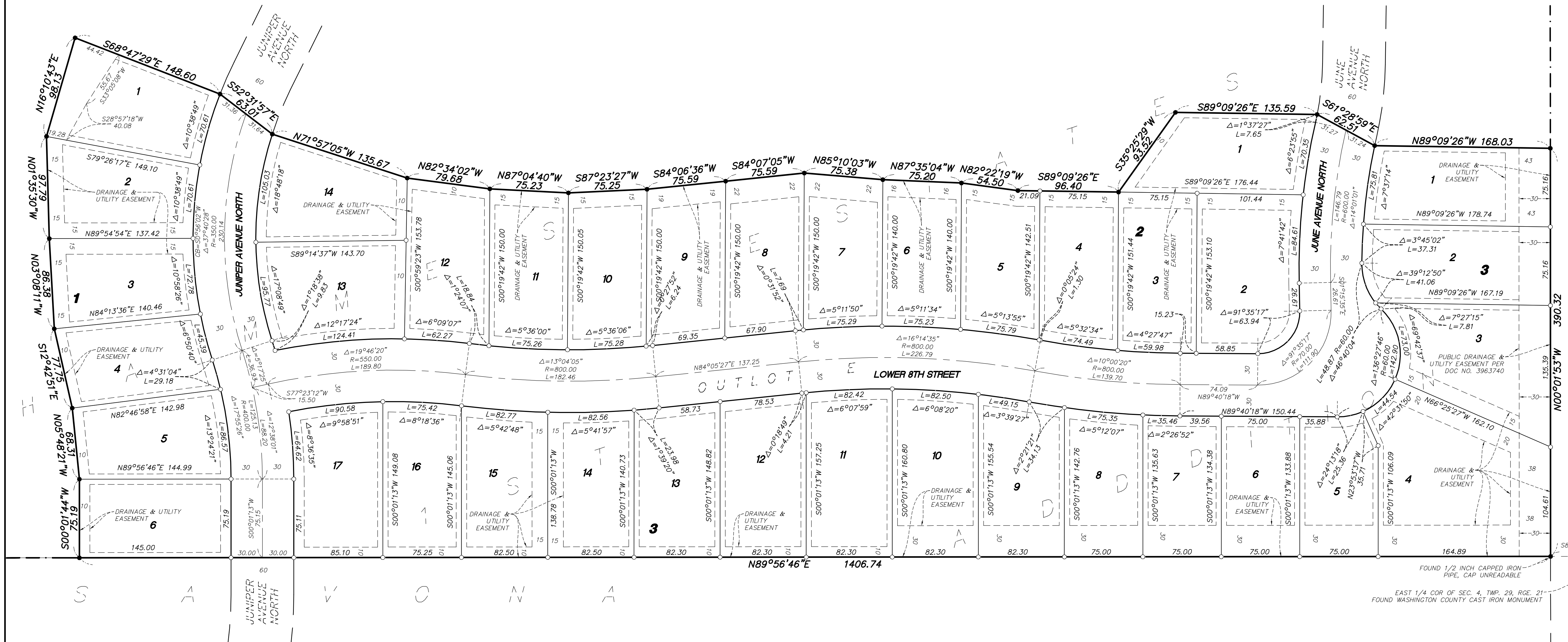
COUNTY RECORDER

Document Number _____

I hereby certify that this instrument was recorded in the office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____M., and was duly recorded in Washington County Records.

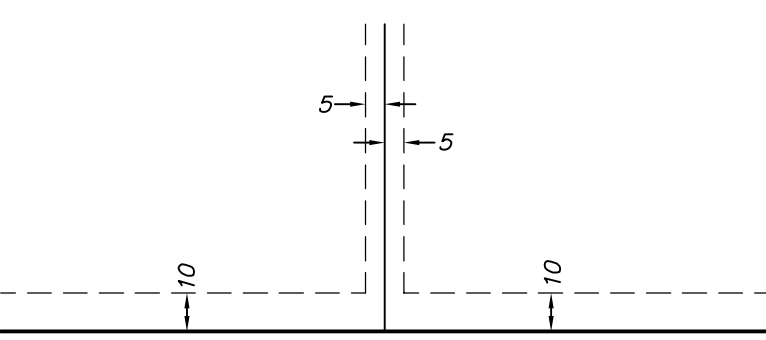
By _____ By _____
Washington County Recorder Deputy

HAMMES ESTATES 2ND ADDITION



WASHINGTON COUNTY RIGHT OF WAY PLAT NO. 49-198
 KEATS AVENUE NORTH (COUNTY STATE AID HIGHWAY NO. 19)

Drainage and Utility Easements are shown thus:

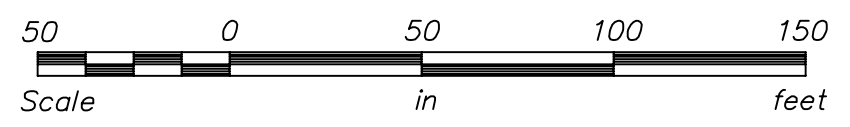


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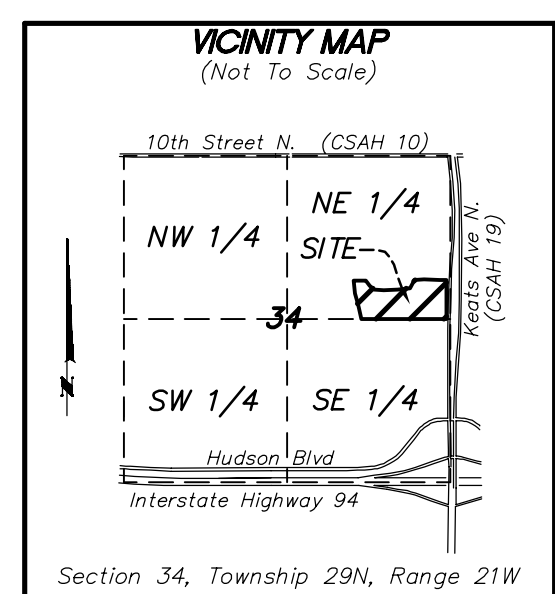
Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines as shown on the plat.

The orientation of this bearing system is based on the south line of Outlet E, HAMMES ESTATES 1ST ADDITION, which is assumed to bear N 89°56'46" E

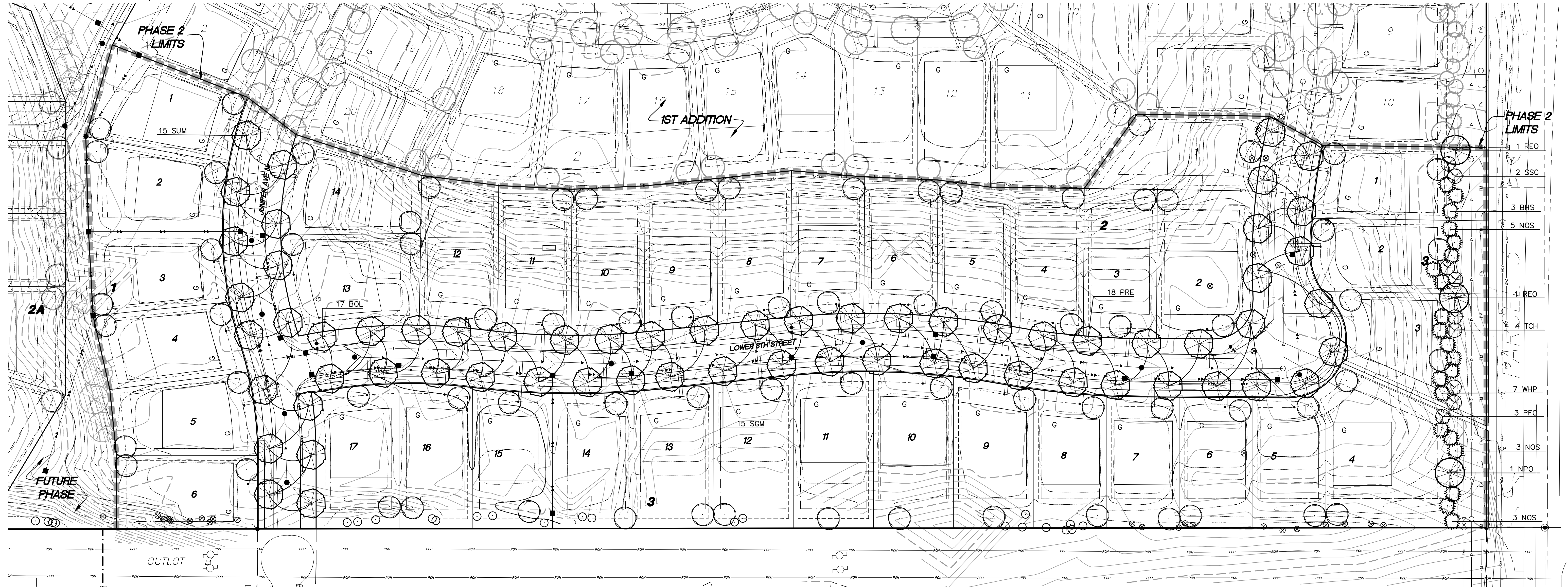
- Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 23021
- Denotes 1/2 inch by 14 inch iron rebar found and marked by License No. 23021, unless otherwise noted



Scale: 1 Inch = 50 Feet



FOUND 1/2 INCH CAPPED IRON PIPE, CAP UNREADABLE
 EAST 1/4 COR OF SEC. 4, TWP. 29, RGE. 21
 FOUND WASHINGTON COUNTY CAST IRON MONUMENT



Landscape Requirement Calculations

OVERALL LANDSCAPE REQUIREMENTS:	
FIVE TREES PER ACRE X SITE AREA (67.1 AC) (336 trees @ 2-1/2" cal. inches)	= 840 CAL. IN. REQUIRED
OVERALL STREET TREE REQUIREMENTS:	
1 TREE PER 50 STREET FRONTAGE (16,381 LF) (328 trees @ 2-1/2" cal. inches)	= 820 CAL. IN. REQUIRED
SUBTOTAL LANDSCAPE REQUIREMENTS:	= 1660 CAL. IN. REQUIRED
TREE REPLACEMENT REQUIREMENTS:	= 884 CAL. IN. REQUIRED
OVERALL LANDSCAPING REQUIREMENTS:	= 2544 CAL. IN. REQUIRED
OVERALL LANDSCAPING PROVIDED: (INCLUDES ALL PLANTINGS ON-SITE)	= 2545 CAL. IN. PROVIDED
PHASE 2 LANDSCAPE REQUIREMENTS:	
FIVE TREES PER ACRE X SITE AREA (12.6 AC) (63 trees @ 2-1/2" cal. inches)	= 157.5 CAL. IN. REQUIRED
PHASE 2 STREET TREE REQUIREMENTS:	
1 TREE PER 50 STREET FRONTAGE (3,307 LF) (66 trees @ 2-1/2" cal. inches)	= 165 CAL. IN. REQUIRED
SUBTOTAL LANDSCAPE REQUIREMENTS:	= 322.5 CAL. IN. REQUIRED
PHASE 2 TREE REPLACEMENT REQUIREMENTS: (18.7% OF TOTAL SITE AREA)(884 CAL. IN. * .187)	= 166 CAL. IN. REQUIRED
PHASE 2 LANDSCAPING REQUIREMENTS:	= 488.5 CAL. IN. REQUIRED
PHASE 2 TOTAL LANDSCAPING PROVIDED:	= 496.5 CAL. IN. PROVIDED
STREET TREES BY DEVELOPER (65 trees @ 3")	= 195 CAL. IN.
OTHER PLANTINGS BY DEVELOPER (3 trees @ 3")	= 9 CAL. IN.
FUTURE YARD TREES BY BUILDER (74 trees @ 3")	= 222 CAL. IN.
ORNAMENTAL TREES BY DEVELOPER (9 trees @ 2")	= 18 CAL. IN.
EVERGREEN TREES BY DEVELOPER (21 trees @ 2.5")	= 52.5 CAL. IN.

Final Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING
APPROVED PLANT LIST				
SUM	15	Sugar Maple / <i>Acer saccharum</i>	3" BB	AS SHOWN
ABM	--	Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffers Red'	3" BB	AS SHOWN
SGM	15	Sienna Glen Maple / <i>Acer x freemanii</i> 'Sienna'	3" BB	AS SHOWN
SKH	--	Skyline Honeylocust / <i>Gleditsia triacanthos inermis</i> 'Skycole'	3" BB	AS SHOWN
NPO	1	Northern Pin Oak / <i>Quercus ellipsoidalis</i>	3" BB	AS SHOWN
REO	2	Red Oak / <i>Quercus rubra</i>	3" BB	AS SHOWN
SWO	--	Swamp White Oak / <i>Quercus bicolor</i>	3" BB	AS SHOWN
BUR	--	Bur Oak / <i>Quercus macrocarpa</i>	3" BB	AS SHOWN
BOL	17	Boulevard Linden / <i>Tilia americana</i> 'Boulevard'	3" BB	AS SHOWN
GSL	--	Greenspire Linden / <i>Tilia cordata</i> 'Greenspire'	3" BB	AS SHOWN
DCE	--	Discovery Elm / <i>Ulmus davidiana</i> var. <i>japonica</i> 'Discovery'	3" BB	AS SHOWN
PRE	18	Princeton Elm / <i>Ulmus americana</i> 'Princeton'	3" BB	AS SHOWN
ORNAMENTALS				
RIB	--	River Birch / <i>Betula nigra</i>	6' HT., BB CLUMP	AS SHOWN
TCH	4	Thornless Cockspar Hawthorn / <i>Crataegus crusgalli</i> 'Inermis'	2" BB	AS SHOWN
JTL	--	Japanese Tree Lilac / <i>Syringa reticulata</i>	6' HT., BB CLUMP	AS SHOWN
DSB	--	Downy Serviceberry / <i>Amelanchier arborea</i>	2" BB	AS SHOWN
ALS	--	Allegheny Serviceberry / <i>Amelanchier laevis</i>	6' HT., BB CLUMP	AS SHOWN
WSB	--	Whitespire Birch / <i>Betula populifolia</i> 'Whitespire'	2" BB	AS SHOWN
PFC	3	Prairiefire Crab / <i>Malus 'Prairiefire'</i>	2" BB	AS SHOWN
POC	--	Profusion Crab / <i>Malus 'Profusion'</i>	2" BB	AS SHOWN
SSC	2	Spring Snow Crab / <i>Malus 'Spring Snow'</i>	2" BB	AS SHOWN
EVERGREENS				
BHS	3	Black Hills Spruce / <i>Picea glauca</i> densata	6' HT., BB	AS SHOWN
AUP	--	Austrian Pine / <i>Pinus nigra</i>	6' HT., BB	AS SHOWN
NOS	11	Norway Spruce / <i>Picea abies</i>	6' HT., BB	AS SHOWN
SCP	--	Scotch Pine / <i>Pinus sylvestris</i>	6' HT., BB	AS SHOWN
WHP	7	White Pine / <i>Pinus strobus</i>	6' HT., BB	AS SHOWN

NOTES:

- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
- ALL TREES TO BE FIELD LOCATED AND APPROVED BY CITY PRIOR TO PLANTING

Legend

- STREET TREES BY DEVELOPER
- OTHER TREES BY DEVELOPER
- EVERGREENS BY DEVELOPER
- ORNAMENTALS BY DEVELOPER
- FUTURE YARD TREES BY BUILDER
(TO BE SELECTED FROM APPROVED PLANT LIST)

STANDARD PLAN NOTES

LANDSCAPE PLANS

FEBRUARY 2015

CITY OF LAKE ELMO

900 LAKE ELMO

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT Gopher State One Call (www.gopherstateonecall.com or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE, THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.

2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 LATEST EDITION: http://www.americanstandard.org/documents/ANSI_Nursery_Stock_Standards_AmericanStandard_2014.pdf

3. NO 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 OVERSTAYING ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS OTHERWISE APPROVED BY CITY.

7. ALL TREES, SHRUBS, PERENNIALS AND TREE 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 PERIOD AS SUCCESSFULLY ESTABLISHED.

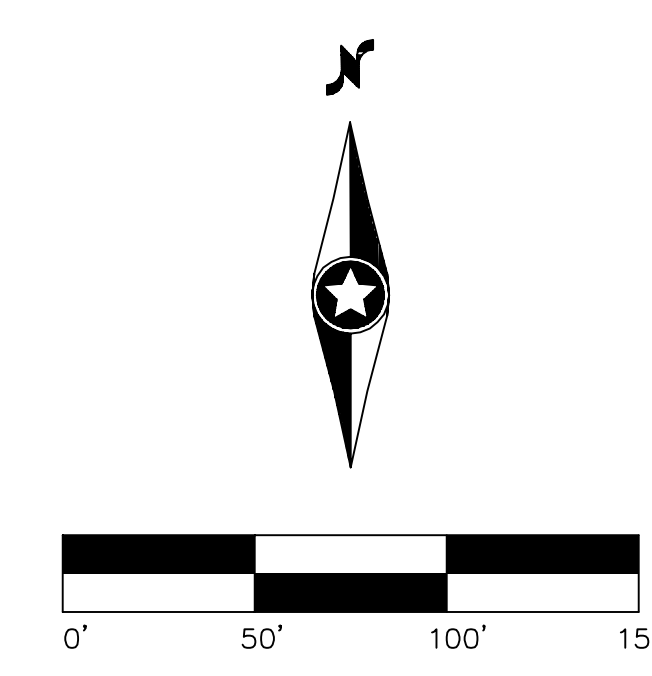
8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WEEDS, WEEDING, WEEDING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL PRINCIPLES OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.

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

10. PROVIDE A THREE-YEAR MAINTENANCE PLAN FOR ALL SETTING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLETS AND R.O.W. AREAS.

11. ALL TREES, SHRUBS AND PERENNIAL BEDS WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLETS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER-SOURCE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.

12. ALL TRADITIONAL-TYPE LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLETS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER-SOURCE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE TIME OF LANDSCAPE PLAN REVIEW.



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

Hammes
Estates 2nd
Addition
Lake Elmo, Minnesota

Date: 11/09/16 Sheet: 1 OF 2

Westwood
Westwood Professional Services, Inc.
7690 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoods.com

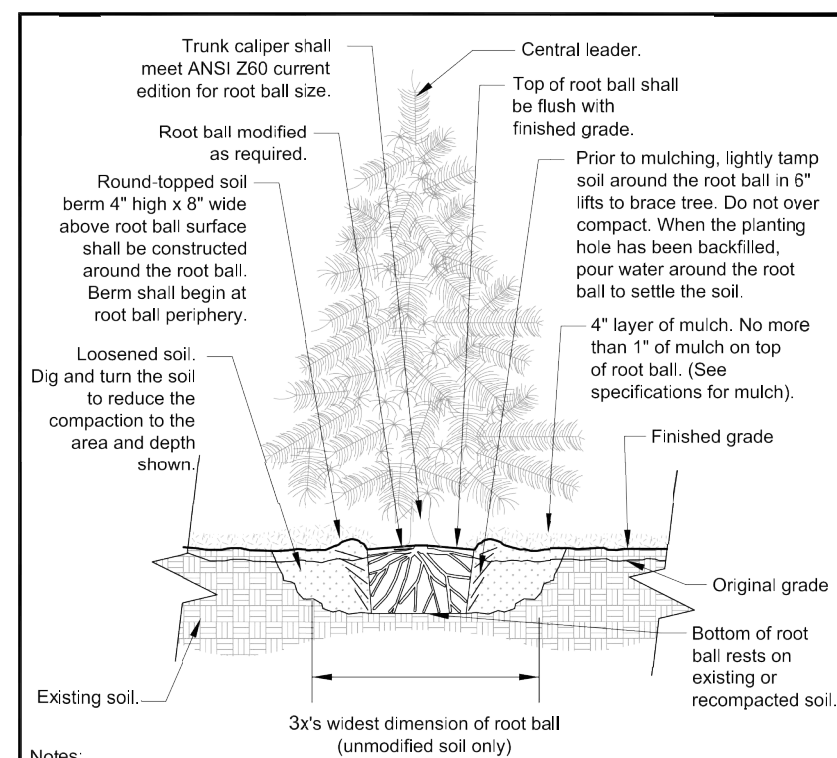
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.
Cory Meyer
Cory Meyer
Date: 11/09/16 License No. 26971

Revisions:

Designed:	CLM
Checked:	CLM
Drawn:	NTM
Record Drawing by/date:	

Prepared for:
Rachel Development
4125 Napier Court NE
St. Michael, Minnesota 55376

Final Landscape Plan



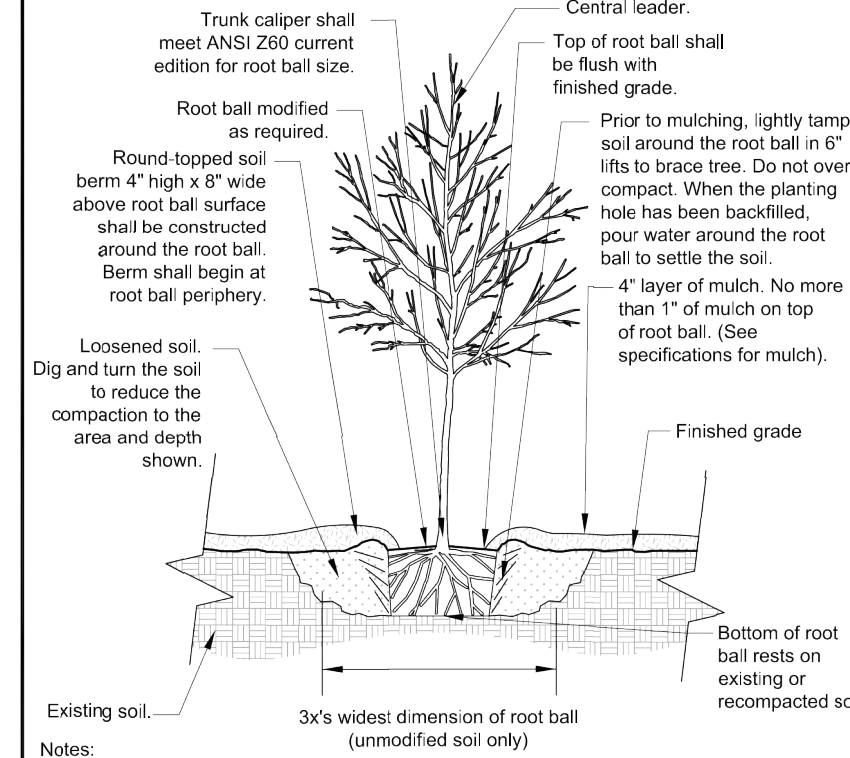
- Notes:
1. Modified soil - Depth of soil varies (see specifications for soil modification).
 2. Trees shall be of quality prescribed in crown observations and root observations details and specifications.
 3. See specifications for further requirements related to this detail.
- Poorly Drained Soil Notes: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

CONIFEROUS TREE -- MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FEBRUARY 2015

STANDARD DRAWING NO. 901A
LAKE ELMO



- 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

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FEBRUARY 2015

STANDARD DRAWING NO. 902A
LAKE ELMO

STANDARD PLAN NOTES
LANDSCAPE PLANS

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE, THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. http://americanhort.org/documents/ANSI_Nursery_Stock_Standards_AmericanHort_2014.pdf
3. NO 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 INSTALLED 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 UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.
8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM MULEDEE, 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 DIRECTION.
10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.
11. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. 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 R.O.W. 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.

FEBRUARY 2015

STANDARD DRAWING NO. 900
LAKE ELMO

Supplemental Planting Notes

1. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. PRUNE PLANTS AS NECESSARY -- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
4. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO ANY PLANTING OPERATIONS AND SHALL BE BASED UPON EXAMINATION AND/OR TESTING OF THE EXISTING SOIL CONDITIONS. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LA FOR A FIELD REVIEW OF SOIL CONDITIONS PRIOR TO PLANTING. LA WILL DETERMINE THE NEED FOR ANY SOIL AMENDMENTS.
5. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (FOR COMMON TOPSOIL BORROW) AND SHALL BE NATIVE TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS. MINIMUM OF 4" DEPTH OF TOPSOIL IS REQUIRED FOR ALL PERENNIALS, LAWN GRASS, AND NATIVE SEEDING AREAS. MINIMUM OF 12" DEPTH BACKFILL TOPSOIL IS REQUIRED FOR TREE AND SHRUB PLANTINGS.
6. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL.
7. EDGING TO BE SPADED EDGE, UNLESS OTHERWISE INDICATED. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE.
8. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
9. ALL DISTURBED AREAS WITHIN OUTLOTS TO BE SEEDDED WITH NATIVE GRASS SEED MIX, AS INDICATED, UNLESS NOTED OTHERWISE. ALL AREAS WITHIN INDIVIDUAL LOTS TO BE SODDED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SEED AS SPECIFIED PER MN STATE SEED MIX SPECIFICATIONS (SEE SEED MIX TABLES).

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

Latest Revision Date: 11/09/16
0009282.02PLF02.dwg
Date: 11/09/16 Sheet: 2 OF 2

**Hammes
Estates 2nd
Addition**
Lake Elmo, Minnesota

Final Landscape
Notes

Westwood
Westwood Professional Services, Inc.
7690 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.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.

Cory Meyer
Cory Meyer
Date: 11/09/16 License No. 26971

Revisions:	Design:	Checked:	Drawn:	Record Drawing by/date:
	CLM	CLM	NTM	

Prepared for:
Rachel Development
4125 Napier Court NE
St. Michael, Minnesota 55376

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: November 17, 2016

To: John Bender, P.E., Westwood Professional Services Re: Hammes Estates 2nd Addition
Cc: Stephen Wensman, Planning Director Construction Plan Review
Chad Isakson, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

An engineering review has been completed for the Hammes Estates 2nd Addition Construction Plans consisting of the following documentation prepared by Westwood Professional Services:

- Hammes Estates 2nd Addition Final Plat, not dated.
- Hammes Estates 2nd Addition Construction Plans dated November 1, 2016.
- Hammes Estates 2nd Final Plat Application and Narrative dated November 1, 2016.

STATUS/FINDINGS: The following comments have been provided in addition to the Final Plat comment memo to direct plan corrections necessary for final construction plan approval. When submitting revised plans and specifications, please provide a point by point response letter that details all changes made to the plans.

FINAL CONSTRUCTION PLAN REVIEW COMMENTS

- Specifications. Specifications for the Hammes 2nd Addition must be submitted for review by the City.
- All Plan Sheets: Update the Block numbers to be consist with the proposed Plat.
- Utility conduit crossing locations must be shown on all plans.
- Sheet 2: Revise Street name for Juniper Avenue. The street name is listed correctly in one location and listed incorrectly as Lower 8th Street in a second location.
- Sheet 2: Revise plans to show the proposed residential street light locations and add plan note to identify street light fixture/pole type and color specifications.
- Sheet 3: Lower sanitary MH36 to avoid conflict between service pipe and storm sewer pipe.
- Sheet 3: Add a mid-block 8" gate valve along Lower 8th Street, near lots 6/7 and 10/11. The water system must be designed to allow mains to be taken out of service with no more than 20 properties impacted.
- Sheet 4: Add stationing for the watermain and sanitary sewer along the rear lot lines for Lots 1-2, Block 3, First Addition and Lots 1-2, Block 1, Second Addition.
- Sheet 4: Add a temporary hydrant at the end of the watermain stub to Block 2A.
- Sheet 4: Adjust the vertical alignment of the watermain between sanitary sewer MH28 and MH40 to remove the high point.
- Sheet 4: Relocate the 8-inch GV from approx. STA 2+50 on Juniper Avenue to the watermain connection point at Savona to isolate the new watermain.

- Sheet 5: The plan and profile view must be on the plans to the full edge of plat and include existing conditions. The utilities along the rear lot lines for Lots 1-4, Block 3 must be shown to facilitate city staff plan review.
- Sheet 5: Show the catch basin and storm pipe in the rear lot of Lot 1, Block 3 to review easement needs.
- Sheet 5: The plan view must include the trail construction and corresponding construction details between Lots 3-4, Block 3. Add plan notes and add pedestrian ramp as the trail connects to Lower 8th Street.
- Sheet 5: Add a CB on the north curb line of Lower 8th Street across (NW) from CBMH123. Extend draitile and cleanout 100 feet west from the new CB.
- Sheet 5: Remove draitile and cleanout running at negative grade east/north from CBMH123.
- Sheet 5: Revise CBMH126 in plan view to read CB126.
- Sheet 5: Extend draitile and cleanout 100 feet west from CBMH125 and CB126.
- Sheet 5: Add a CB on the north curb line of Lower 8th Street across from CBMH129. Curb runs cannot exceed 350 feet without a catch basin.
- Sheet 5: Remove draitile and cleanout running at negative grade east from CBMH132.
- Sheet 5 and 6: Add draitile elevations to structures in profile view.
- Sheet 5: Add street sign on the corner of June Avenue and Lower 8th Street.
- Sheet 5 & 6: Add proposed residential street light locations to the plan view.
- Sheet 6: Juniper Avenue North must be constructed to connect into the Savona development.
 - Existing conditions must be shown on the plans up to the necessary construction limits plus 150 feet minimum and include plan and profile based on actual field survey.
 - The construction plans must be updated showing both plan and profile construction details to facilitate this connection including the removal of the temporary turnaround. Curb and centerline match point elevations must be identified.
- Sheet 6: The sidewalk along Juniper Avenue in the Savona development is located on the east side of the street. The Hammes development shows the sidewalk on the west side of the street. The plans should be revised to relocate the sidewalk to the east side of Juniper Avenue North.
- The sidewalk relocation to the east side of the street must also be revised along Juniper Avenue North for the Hammes 1st Addition.
- Sheet 6: Extend draitile and cleanout 100 feet south from CBMH135 and CBMH136.
- Sheet 7: Install bituminous trail from 8th Street, along the rear property lines for Lots 1-2, Block 3, First Addition and Lots 1-2, Block 1, Second Addition. Extend trail to the limits of the sanitary and watermain construction.

LANDSCAPE PLAN:

- This review does not cover the Landscape Plan or Irrigation Plan. Plan review to be completed by other City representatives.
- Landscape Plan must include a Plan Note that tree locations must be field located and inspected by City prior to install.

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: November 17, 2016

To: Stephen Wensman, Planning Director
Cc: Chad Isakson, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Hammes Estates 2nd Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for the Hammes Estates 2nd Addition development. Final Plat/Final Construction Plans were received on November 2, 2016. The submittal consisted of the following documentation prepared by Westwood Professional Services, or as noted:

- Hammes Estates 2nd Addition Final Plat, not dated.
- Hammes Estates 2nd Addition Construction Plans dated November 1, 2016.
- Hammes Estates 2nd Final Plat Application and Narrative dated November 1, 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: HAMMES ESTATES 2ND ADDITION

- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated November 17, 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.
- Additional drainage and utility easement is required for Lot 4, Block 1 to provide a minimum 15 feet separation from the catch basin located at the northwest corner of the lot.
- A minimum 15 foot side lot drainage and utility easement is required along the south property line of Lot 1, Block 2 to provide a minimum 15 foot separation from the existing storm sewer pipe.
- Additional drainage and utility easements are required for Lots 14-17, Block 3, to cover the rear lot drainage swales. Lots 11-13, Block 3 should also be carefully reviewed to ensure adequate drainage and utility easement for the proposed lot grading.

FINAL CONSTRUCTION PLANS & SPECIFICATIONS

- No construction for Hammes Estates 2nd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans and Specifications; 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.
- 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.

Joan Ziertman

From: Stephen Wensman
Sent: Wednesday, November 30, 2016 11:36 AM
To: Emily Becker
Subject: FW: Hammes 2nd Final Landscape Plan Review

Stephen Wensman
Planning Director
City of Lake Elmo
651-747-3911

From: Stephen Wensman
Sent: Monday, November 14, 2016 3:02 PM
To: Cory Meyer <Cory.Meyer@westwoodps.com>
Cc: 'David Stradtman' <dstradtman@racheldevelopment.com>; 'Stephen Mastey' <stephen@landarcinc.com>
Subject: Hammes 2nd Final Landscape Plan Review

Corey,

I reviewed the Final Landscape Plans for Hammes 2nd Addition and have a few comments:

- The trees along the rear lot lines in Block 3 should be moved out of swales (drainage ways).
- The Final Plat Schedule lists multiple varieties of trees, but the symbols on the plans are generic and do not reflect the varieties specified in their proposed locations.
- There will be some changes to the easements on the plat and to the Construction Plans. Please update the Landscape Plans to be coordinated with any changes after the development team gets the City Engineer's comments.
- The proposed street trees in front of Lot 2, Block 3, Lot 2, Block 1 and Lot 10, Block 3 appear to be in conflict with the utilities (storm catch basin and water and sewer lines). The City recommends a distance of 10 feet from each, or a minimum of 5 feet.
- The grading shown on the Landscape Plans in the rear of Block 3 appear different than the proposed grading on the other Construction Plans.
- Sugar Maples do not make good street trees unless irrigated. Please revise.

Stephen Wensman
Planning Director
City of Lake Elmo
651-747-3911