



## STAFF REPORT

DATE: 9/5/17

**CONSENT**

**TO:** City Council  
**FROM:** Emily Becker, City Planner  
**AGENDA ITEM:** Hammes Park Amenities Review  
**REVIEWED BY:** Rob Weldon, Public Works Director

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### **BACKGROUND:**

The Hammes Estates 1<sup>st</sup> Addition Development Agreement indicated that the developer shall deposit as escrow \$107,554 to be held for park dedication that was owed for remaining parkland dedication (the development required 7.8 acres of land, and 5.7 acres of parkland was provided), and that the developer will receive credit for installation of a 16' X 24' shelter, picnic table, bike rack, grill station, retaining wall, fishing pier, canoe rack, concrete hard surface, woodland seed mix restoration, landscaping and parking lot improvements. The agreement also indicates that the City shall approve all improvements and that the developer may use the remaining balance of escrow to install additional improvements in the park upon City approval.

### **ISSUE BEFORE THE COUNCIL:**

The Council is being asked to review and approve the proposed improvements to the park within the Hammes Estates Development (Lakeridge Crossing).

### **PROPOSAL DETAILS/ANALYSIS:**

**Proposed Improvements.** The improvements provided by the developer are attached to this report. The Parks Commission has in the past indicated that they would like to see a park shelter within the subject park similar to that of Pebble Park. The developer has proposed ordering the a 16' X 24' version of the Pebble Park shelter from the same supplier, which will have a 4" concrete slab that ties into the block retaining wall. Because the shelter has a 10 week lead time for ordering, Staff has administratively approved the shelter.

**Public Works Director Comments.** The Public Works Director has made the following comments:

- The Lake Elmo logo should be considered on the shelter.
- The boardwalk should be ADA compliant.
- Railing details must show treated lumber being used.
- Canoe rack should be black powder coated paint.
- Three trash cans should be provided that match tables, to be located off fishing pier, adjacent to shelter, and near parking lot.

### **FISCAL IMPACT:**

As mentioned above, the developer will receive credit from the escrow provided for a fee in lieu of parkland dedication.

**RECOMMENDATION:**

The Council is respectfully being asked as part of tonight's consent agenda to approve the proposed improvements to the park near Goose Lake in the Hammes Estates Development (Lakeridge Crossing). If removed from tonight's consent agenda, the Council may approve the improvements with the following motion:

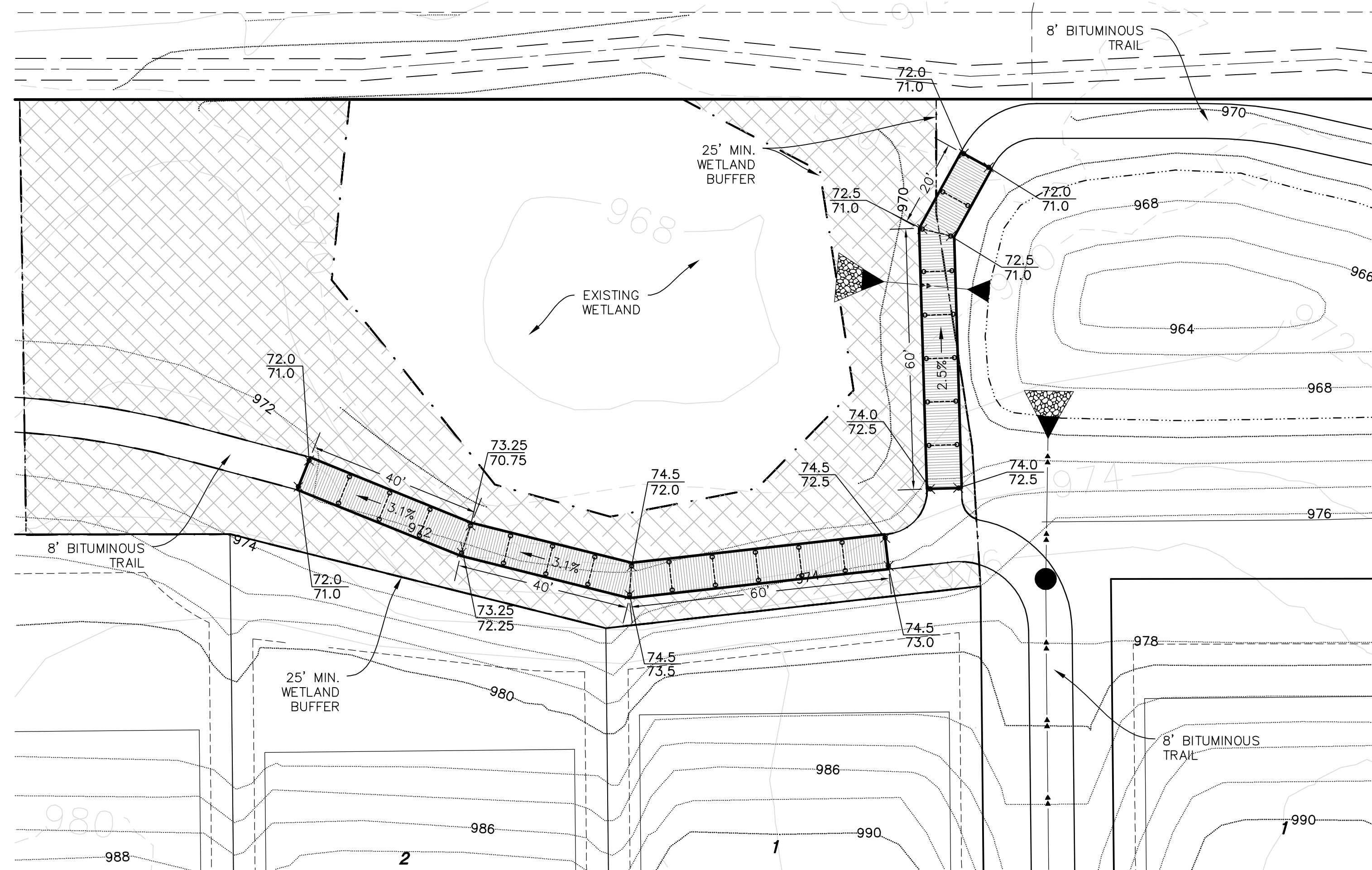
*“Move to approve proposed improvements to the park within Hammes Estates (Lakeridge Crossing).”*

**ATTACHMENTS:**

- Boardwalk plans
- Canoe rack
- Fishing pier details and picture
- Grill, picnic table, and bike rack detail
- Picture of Pebble Park Shelter
- Retaining wall detail

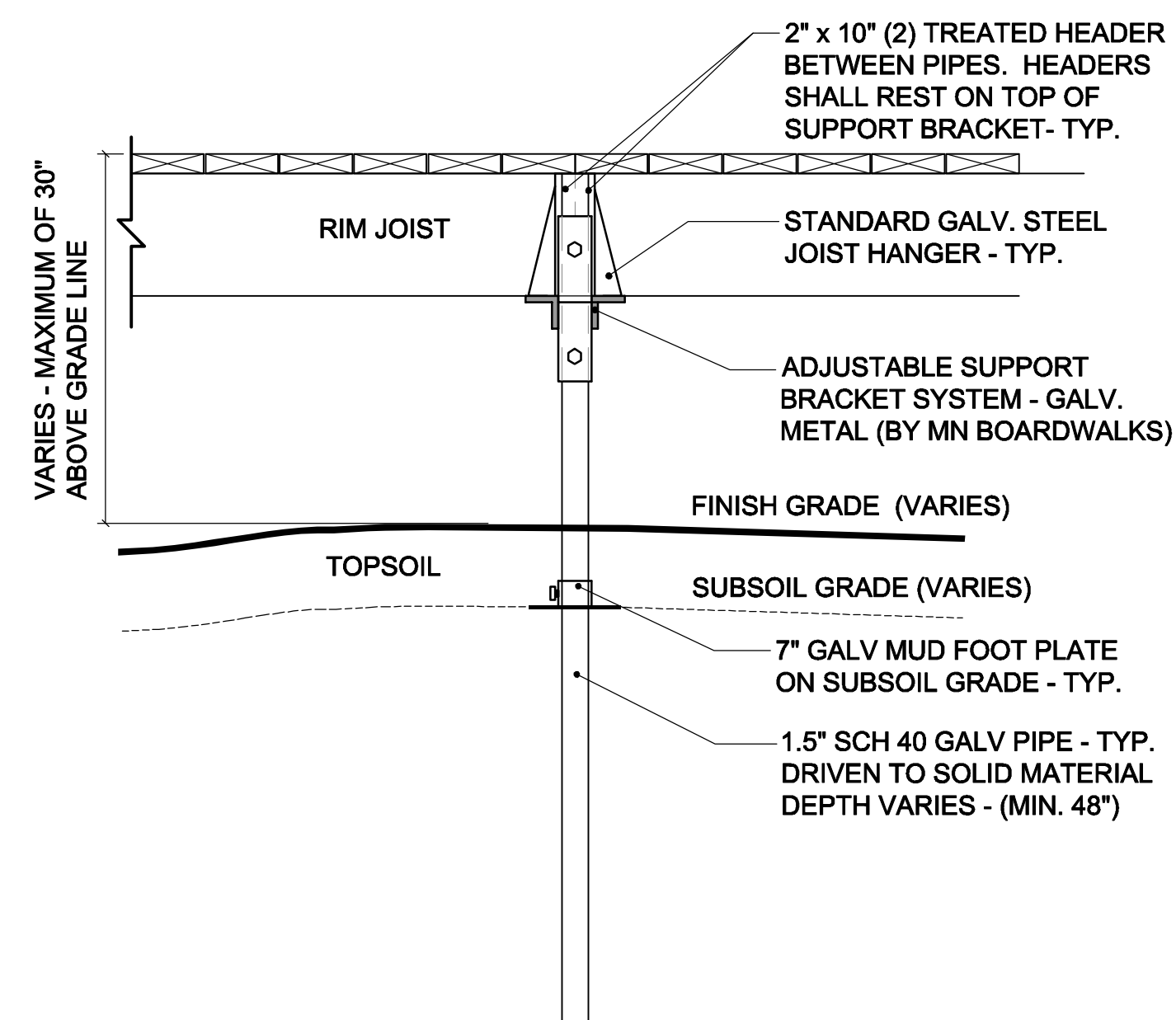
### Boardwalk Plan - Neighborhood Trail

SCALE: 1"=20'-0"



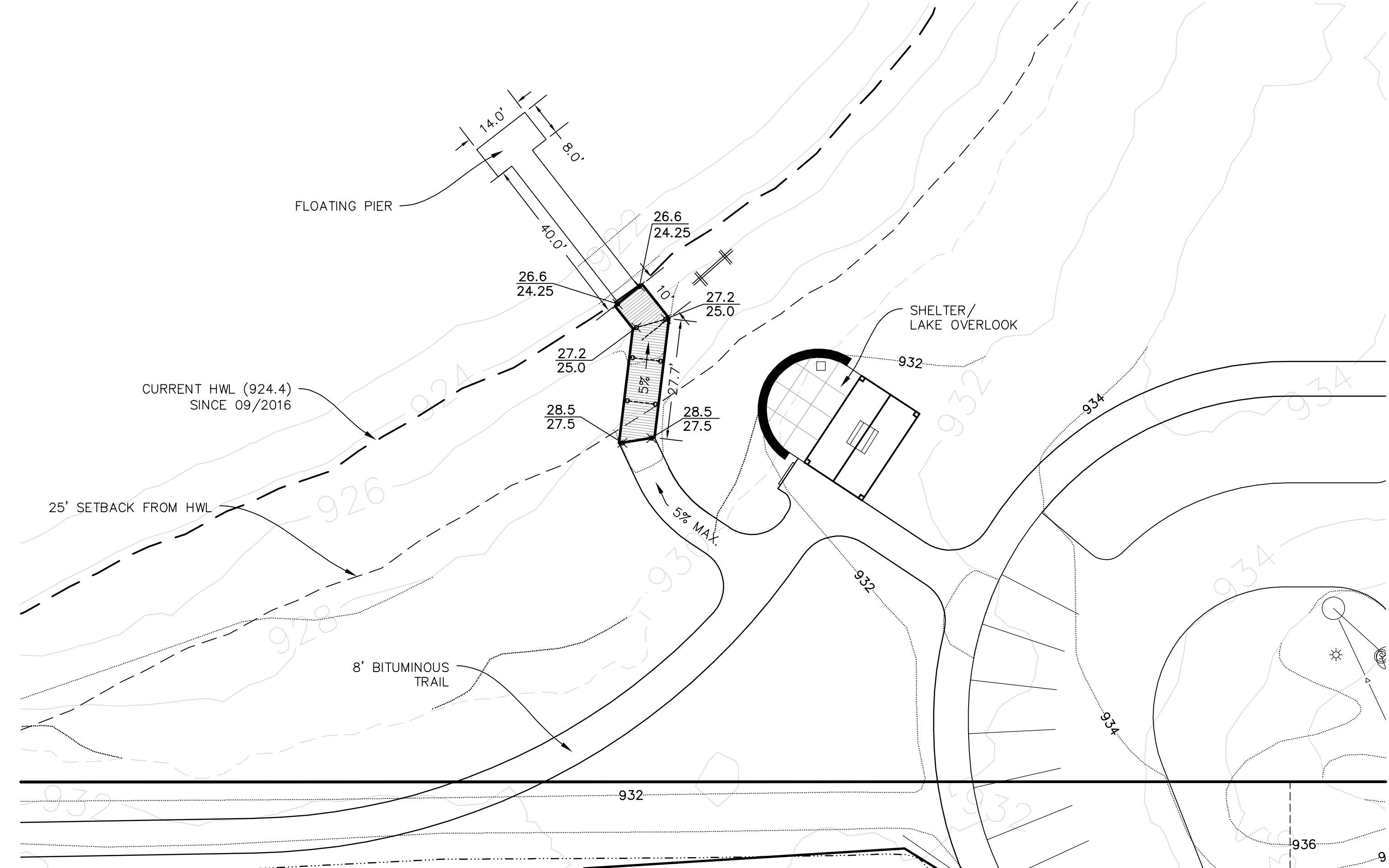
### Typical Pier & Post Detail

SCALE: 1"=4'-0"



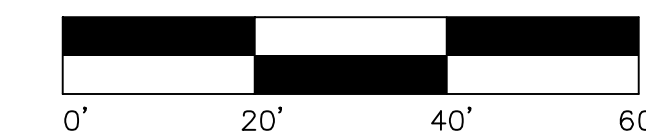
### Boardwalk Plan - City Park

SCALE: 1"=20'-0"



### Key

- $\frac{28.5}{27.5}$  DENOTES FINISHED BOARDWALK ELEVATION
- $\times$   $\frac{28.5}{27.5}$  DENOTES EXISTING GRADE / FOOTING ELEVATION



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

**Hammes  
 Estates 1st  
 Addition**  
 Lake Elmo, Minnesota

Date: 04/20/17 Sheet: 1 OF 2



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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  
 Date: 04/20/17 License No. 26971

#### Revisions:

No.	Description

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

#### Prepared for:

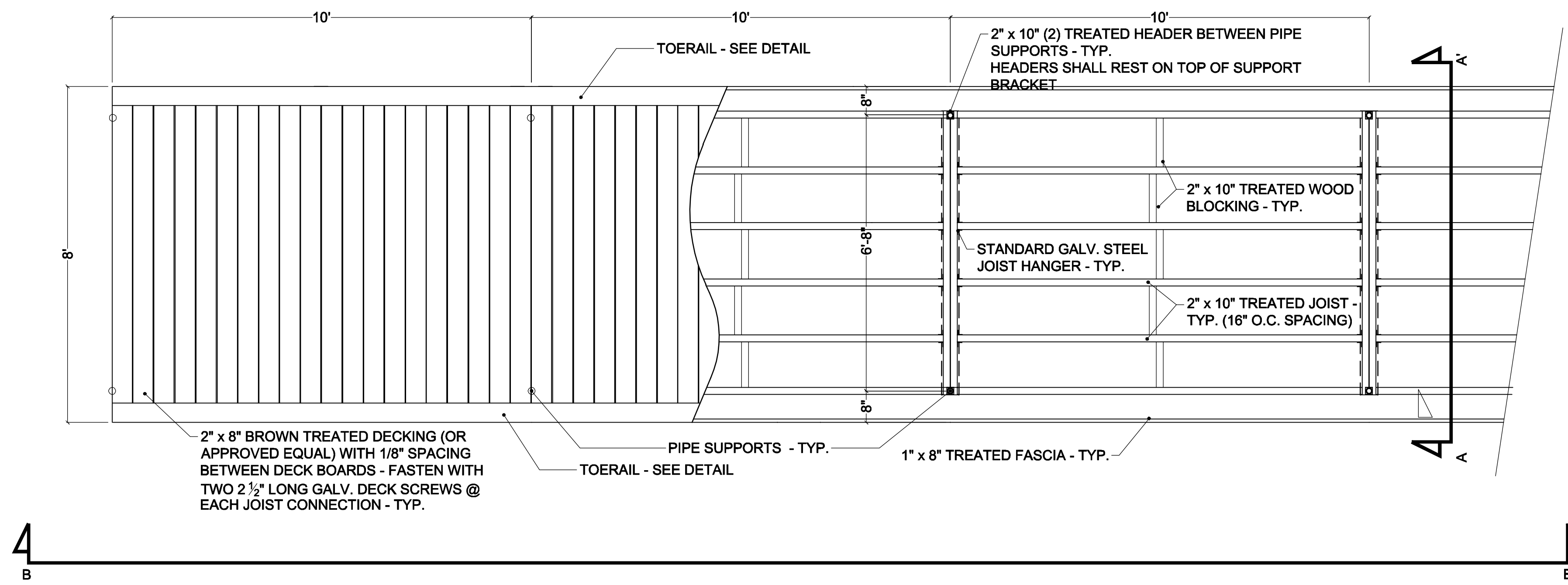
**Rachel Development**  
 4125 Napier Court NE  
 St. Michael, Minnesota 55376

Boardwalk Site Plan

00092828BWP01.dwg

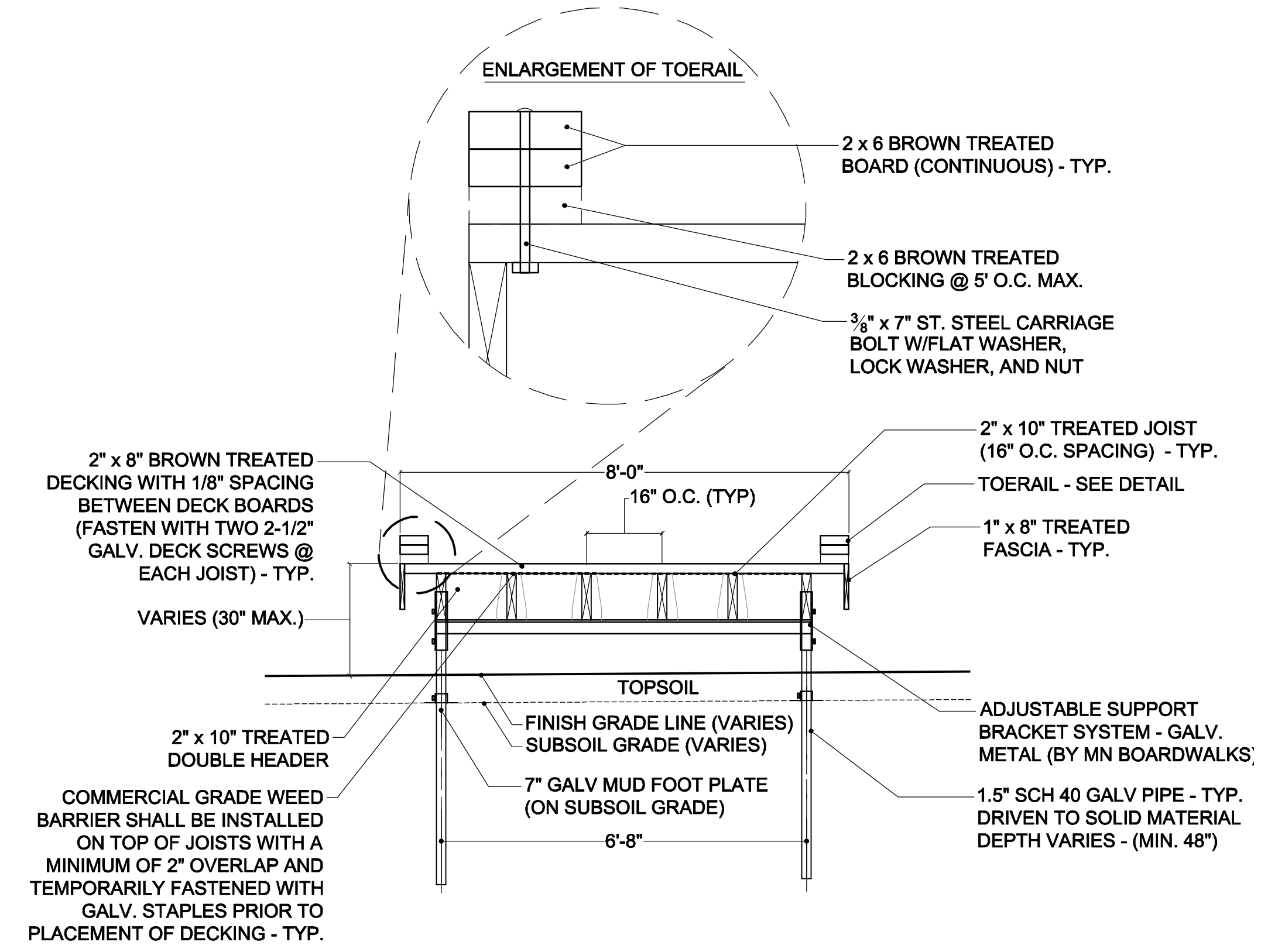
**Typical Boardwalk Section - Plan View**

SCALE: 1/2"=1'-0"



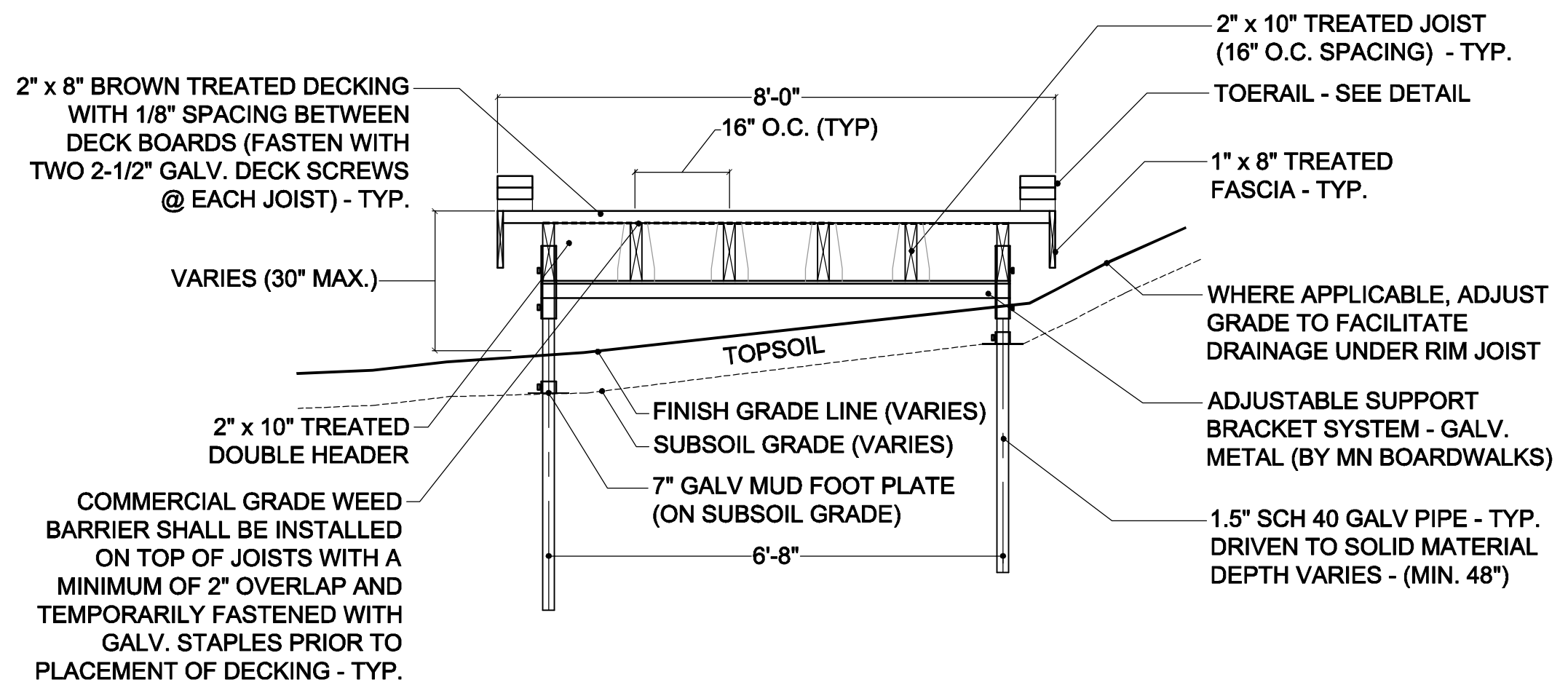
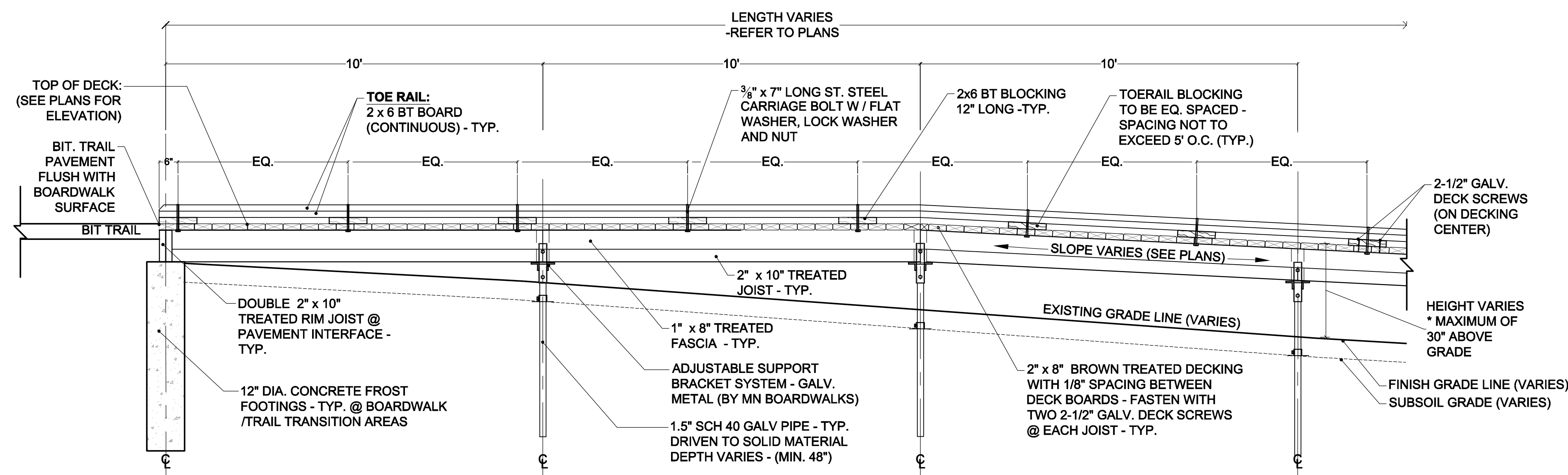
**Typical Boardwalk Section - Cross Section Elevation A-A'**

SCALE: 1/2"=1'-0"



**Typical Boardwalk Section - Elevation Section B-B'**

SCALE: 1/2"=1'-0"



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**Hammes Estates 1st Addition**  
 Lake Elmo, Minnesota

Date: 04/20/17 Sheet: 2 OF 2

0009282BWP02.dwg

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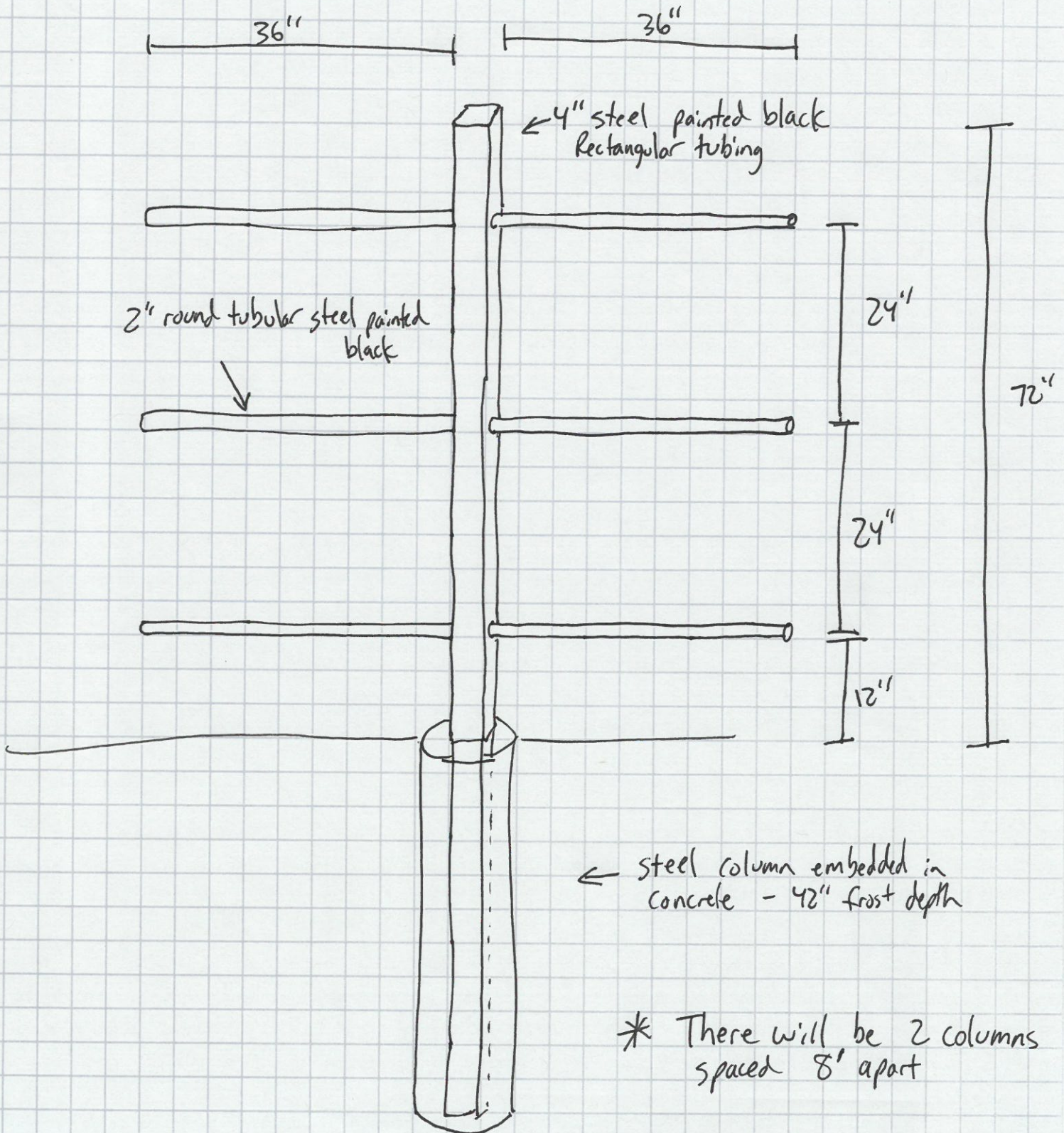

Designed:	NTM
Checked:	CLM
Drawn:	NTM
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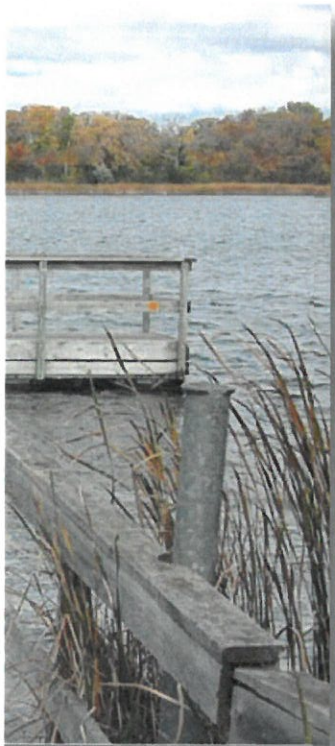
Prepared for:  
**Rachel Development**  
 4125 Napier Court NE  
 St. Michael, Minnesota 55376

Boardwalk Construction Details

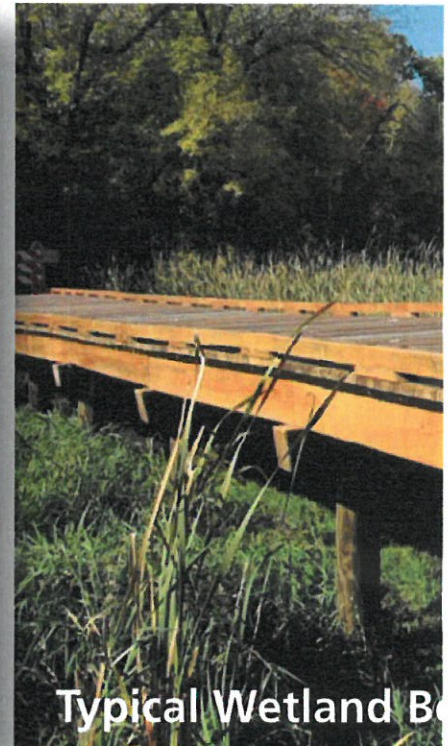
PROJECT Canoe Rack

DATE 6/5/17





Typical Canoe Rack



Typical Wetland Boardwalk

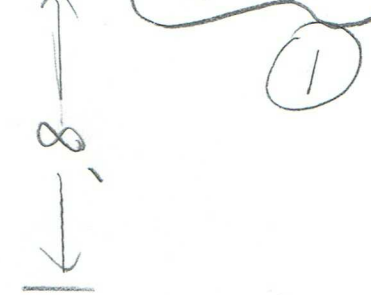
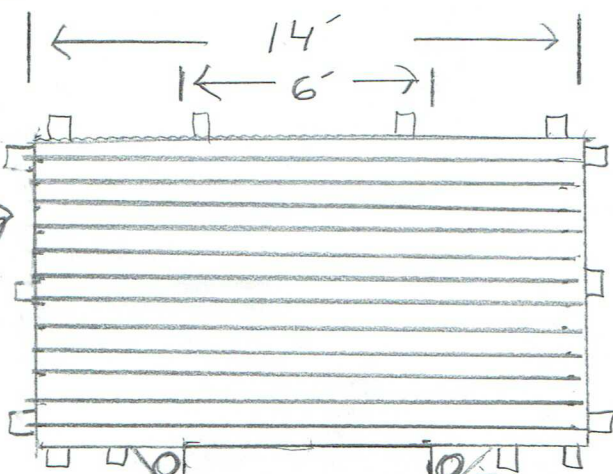
# L A K E R I N G E C R O S S

# MN Boardwalks

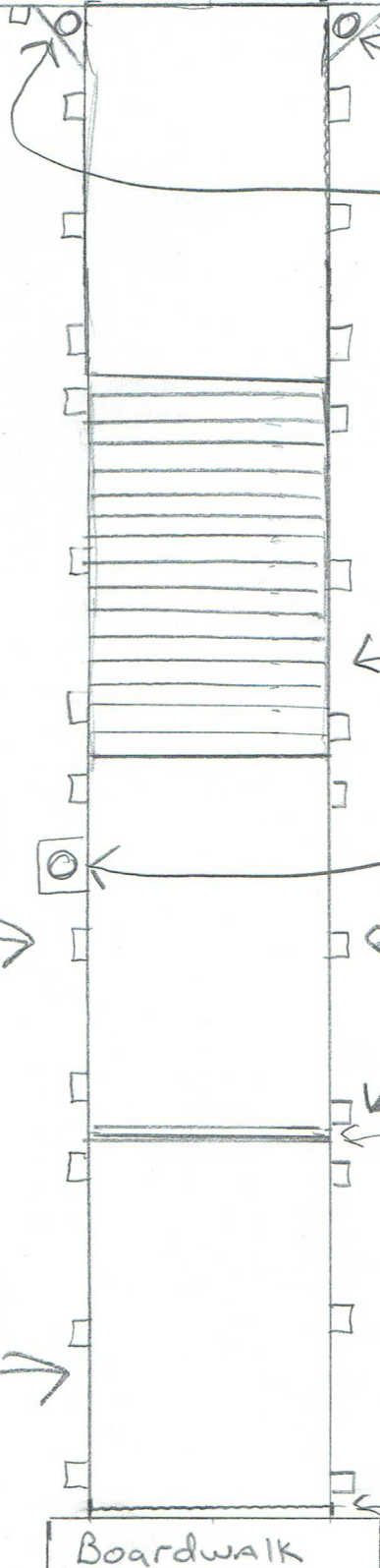
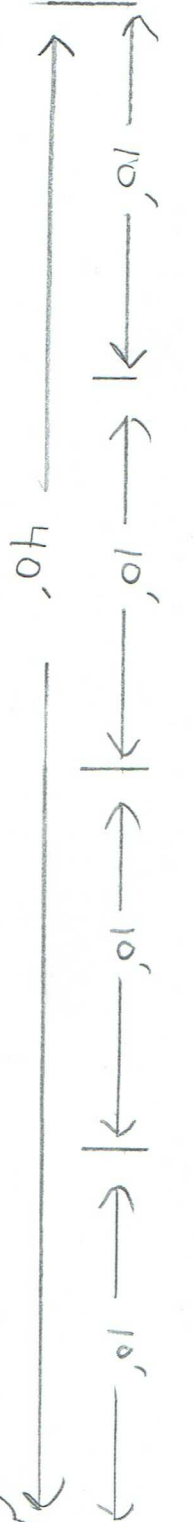
Travis 612-270-2694

Top view  
Fishing pier  
Hammes  
Est.

2x8  
treated  
decking



(1)



3" to 4" spud pole,  
Length  
VARIES

2x8  
treated  
Decking

Typ.  
sections

4x4 post  
pockets

Galvanized  
hinge

Ramp  
section

Galvanized  
hinge

Boardwalk

Scale  
1" = 5"

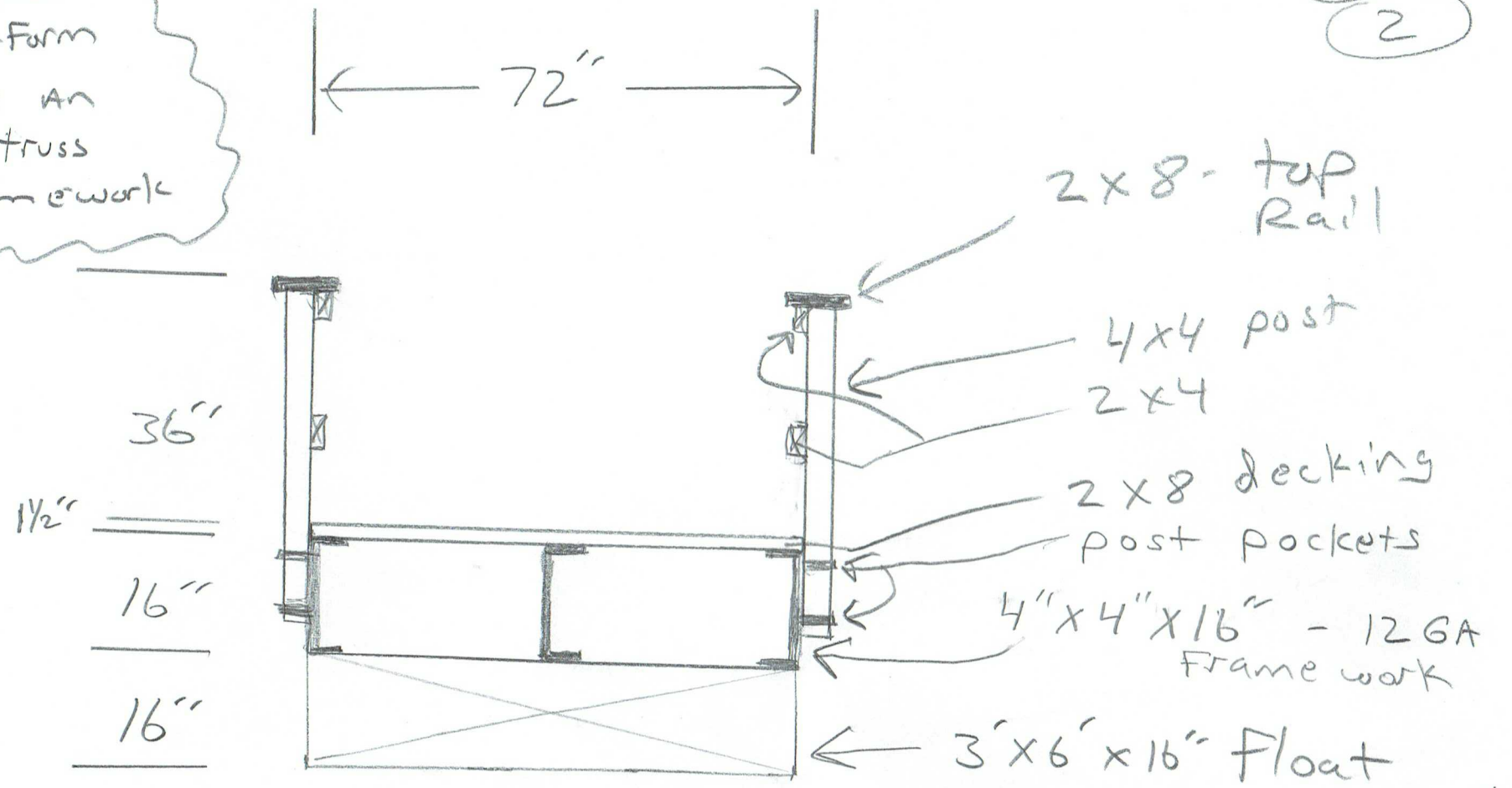
# MN Boardwalks

Travis 612-270-2694

End view  
Typ. section  
Fishing pier

2

Note:  
8' platform  
to have an  
Extra truss  
in framework



note: End cap not shown  
for clarity

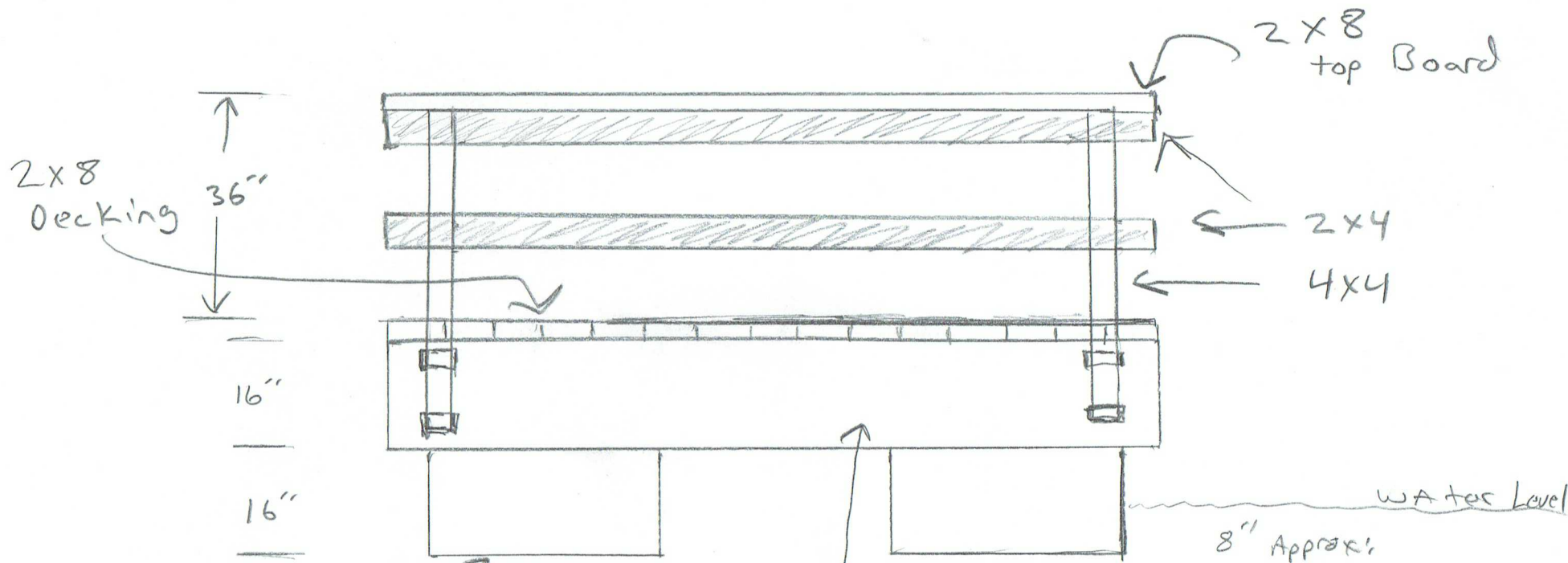
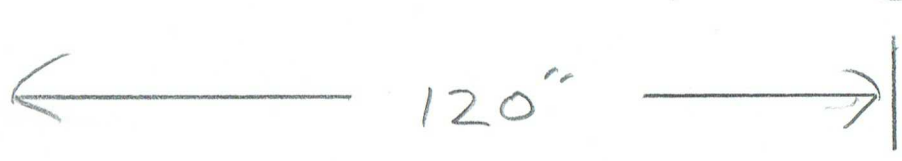
Scale  
1" = 2'  
1350 #  
CAP.



MN Boardwalks

Travis 612-270-2694

Side view  
Typ. Section  
Fishing pier  
3

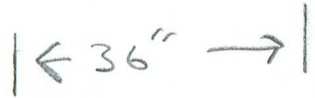


3'x6'x16"  
Float  
1350 #  
CAP.

12 GA Steel  
Formed, FABRICATED  
AND Hot dipped  
Galvanized post  
FABR

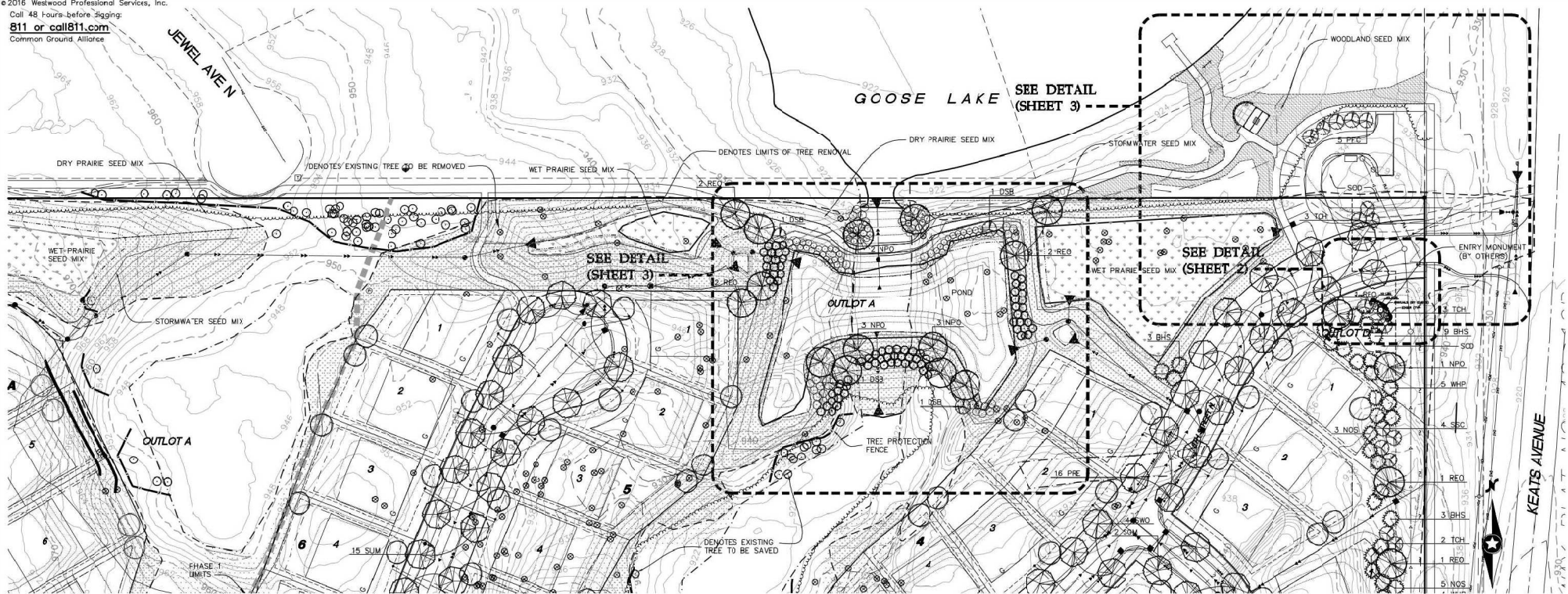
Water Level  
8" Approx.  
VARIES

Scale =  
1" = 2"





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**Landscape Requirement Calculations**

OVERALL LANDSCAPE REQUIREMENTS: FIVE TREES PER ACRE X SITE AREA (67.1 AC) (338 trees @ 2-1/2" cal inches)	= 340 CAL IN. REQUIRED
OVERALL STREET TREE REQUIREMENTS: 1 TREE PER 50 STREET FRONTAGE (16,381 LF) (328 trees @ 2-1/2" cal inches)	= 320 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: (INCLUDE ALL PLANTING ON-SITE)	= 2545 CAL IN. PROVIDED
PHASE I LANDSCAPE REQUIREMENTS: FIVE TREES PER ACRE X SITE AREA (26.5 AC) (133 trees @ 2-1/2" cal inches)	= 331 CAL IN. REQUIRED
PHASE I STREET TREE REQUIREMENTS: 1 TREE PER 50 STREET FRONTAGE (6,264 LF) (125 trees @ 2-1/2" cal inches)	= 313 CAL IN. REQUIRED
SUBTOTAL LANDSCAPE REQUIREMENTS:	= 344 CAL IN. REQUIRED
PHASE I TREE REPLACEMENT REQUIREMENTS: (338 TREES OF TOTAL SITE AREA X 84% CAL IN. X .35%)	= 349 CAL IN. REQUIRED
PHASE I LANDSCAPING REQUIREMENTS:	= 993 CAL IN. REQUIRED
PHASE I TOTAL LANDSCAPING PROVIDED: STREET TREES BY DEVELOPER (139 trees @ 3") = 417 CAL IN. OTHER PLANTINGS BY DEVELOPER (22 trees @ 3") = 66 CAL IN. FUTURE YARD TREES BY BUILDER (114 trees @ 3") = 342 CAL IN. ORNAMENTAL TREES BY DEVELOPER (37 trees @ 2") = 74 CAL IN. EVERGREEN TREES BY DEVELOPER (48 trees @ 2.5") = 120 CAL IN.	= 1019 CAL IN. PROVIDED

**Final Plant Schedule**

CODE	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING
APPROVED PLANT LIST				
SUBV	15	Sugar Maple / <i>Acer saccharum</i>	3" BB	AS SHOWN
ABV	26	Autumn Blaze Maple / <i>Acer x freemanii 'Jeffers Red'</i>	3" BB	AS SHOWN
SGV	12	Sienna Glen Maple / <i>Acer x freemanii 'Sienna'</i>	3" BB	AS SHOWN
SKH	21	Skyline Honeylocust / <i>Gleditsia triacanthos 'Inermis Skycoke'</i>	3" BB	AS SHOWN
NPC	19	Northern Pin Oak / <i>Quercus ellipsoidalis</i>	3" BB	AS SHOWN
REO	10	Red Oak / <i>Quercus rubra</i>	3" BB	AS SHOWN
SWC	15	Swamp White Oak / <i>Quercus bicolor</i>	3" BB	AS SHOWN
BLR	---	Bur Oak / <i>Quercus macrocarpa</i>	3" BB	AS SHOWN
BOL	12	Boulevard Linden / <i>Tilia americana 'Boulevard'</i>	3" BB	AS SHOWN
OSL	---	Greenspire Linden / <i>Tilia cordata 'Greenspire'</i>	3" BB	AS SHOWN
DCS	15	Discovery Elm / <i>Ulmus davidiana var. japonica 'Discovery'</i>	3" BB	AS SHOWN
PRE	16	Princeton Elm / <i>Ulmus americana 'Princeton'</i>	3" BB	AS SHOWN
ORNAMENTALS				
RIB	---	River Birch / <i>Betula nigra</i>	6" HT, BB CLUMP	AS SHOWN
TCH	18	Thornless Cockspur Hawthorn / <i>Ictea coccinea 'Inermis'</i>	2" BB	AS SHOWN
JTL	---	Japanese Tree Lilac / <i>Syringa reticulata</i>	6" HT, BB CLUMP	AS SHOWN
REB	---	Red Bud / <i>Spirea alba 'Redbud'</i>	2" BB	AS SHOWN
ALS	---	Allegheny Sycamore / <i>Ampelodesmos</i>	6" HT, BB CLUMP	AS SHOWN
WSB	---	Whitespire Birch / <i>Betula populifolia 'Whitespire'</i>	2" BB	AS SHOWN
PPC	8	Prairiefire Crab / <i>Morus 'Prairiefire'</i>	2" BB	AS SHOWN
POC	---	Profusion Crab / <i>Morus 'Profusion'</i>	2" BB	AS SHOWN
SSC	7	Spring Snow Crab / <i>Morus 'Spring Snow'</i>	2" BB	AS SHOWN
EVERGREENS				
BHS	20	Black Hills Spruce / <i>Picea glauca demata</i>	6" HT, BB	AS SHOWN
AUP	---	Austrian Pine / <i>Pinus nigra</i>	6" HT, BB	AS SHOWN
NOS	14	Norway Spruce / <i>Picea abies</i>	6" HT, BB	AS SHOWN
SCP	---	Scotch Pine / <i>Pinus sylvestris</i>	6" HT, BB	AS SHOWN
WHP	14	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)
- DRY PRAIRIE SEED MIX
- STORMWATER SEED MIX
- WET PRAIRIE SEED MIX
- WOODLAND SEED MIX

**STANDARD PLAN NOTES**  
 LANDSCAPE PLAN

1. THESE TO BE FIELD CHECKED AND PLANTING OPERATIONS CONDUCTED AS SHOWN.  
 2. ALL TREES TO BE FIELD CHECKED AND APPROVED BY CITY PRIOR TO PLANTING.  
 3. ALL TREES TO BE FIELD CHECKED AND APPROVED BY CITY PRIOR TO PLANTING.  
 4. ALL TREES TO BE FIELD CHECKED AND APPROVED BY CITY PRIOR TO PLANTING.  
 5. ALL TREES TO BE FIELD CHECKED AND APPROVED BY CITY PRIOR TO PLANTING.  
 6. ALL TREES TO BE FIELD CHECKED AND APPROVED BY CITY PRIOR TO PLANTING.  
 7. ALL TREES TO BE FIELD CHECKED AND APPROVED BY CITY PRIOR TO PLANTING.  
 8. ALL TREES TO BE FIELD CHECKED AND APPROVED BY CITY PRIOR TO PLANTING.  
 9. ALL TREES TO BE FIELD CHECKED AND APPROVED BY CITY PRIOR TO PLANTING.  
 10. ALL TREES TO BE FIELD CHECKED AND APPROVED BY CITY PRIOR TO PLANTING.

FEBRUARY 2016  
 CITY OF LAKE ELMO

Latest Revision Date: 09/20/16  
 Date: 06/20/16 Sheet: 1 OF 4

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 Eden Prairie, MN 55344

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 FAX: 952-937-9892  
 TOLL FREE: 1-888-937-5150  
 www.westwoodcs.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.

*[Signature]*  
 Date: 09/20/16 License No. 26971

Revisions:  
 09/20/16 - Update details and utility changes  
 09/20/16 - Review for plan check certificate

Designed: CSM  
 Checked: CSM  
 Drawn: NDM  
 Based Drawing by/Date:

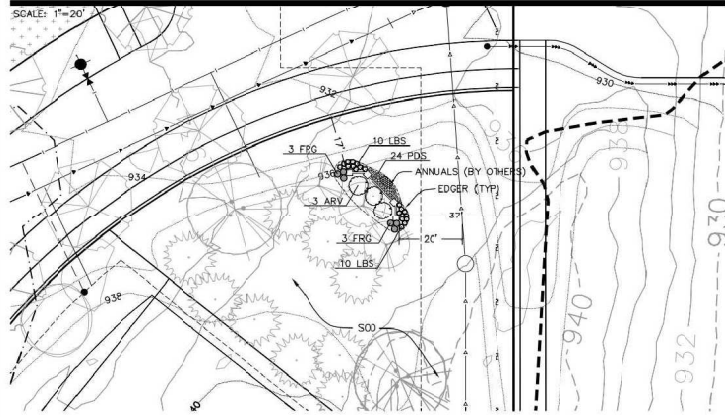
Prepared for:  
**Rachel Development**  
 4125 Napier Court NE  
 St. Michael, Minnesota 55376

**Hammes Estates 1st Addition**  
 Lake Elmo, Minnesota

Final Landscape Plan



**Entry Monument Detail**



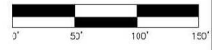
**Entry Monument Final Plant Schedule**

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ARV	3	Arrowwood Viburnum / Viburnum lentago	#5 CONT.	5'-0" O.C.
FRG	6	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	24" O.C.
LBS	20	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minibluë A'	#1 CONT.	18" O.C.
PDS	24	Sporobolus Prairie Dropseed Grass / Sporobolus heterostachys	#1 CONT.	12" O.C.

- 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

- DRY PRAIRIE SEED MIX
- STORMWATER SEED MIX
- WET PRAIRIE SEED MIX
- WOODLAND SEED MIX

STANDARD PLAN NOTES  
 LANDSCAPE PLANS  
 CITY OF LAKE ELMO



Latest Revision Date: 09/20/16  
 Date: 06/20/16 Sheet: 2 OF 4

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Revisions:  
 09/20/16 - Update details and utility changes  
 09/20/16 - Review for permit process setbacks

Designed: CSM  
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 Drawn: NDM  
 Based Drawing by/Date:

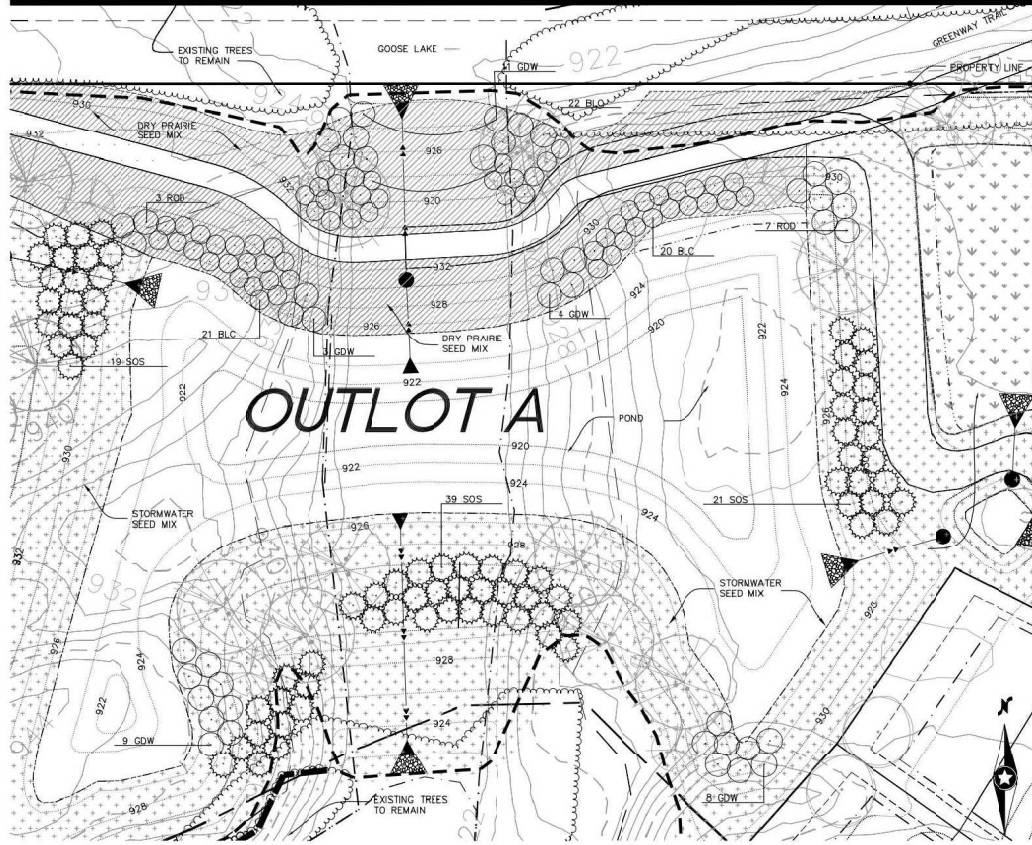
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**Hammes Estates 1st Addition**  
 Lake Elmo, Minnesota

Final Landscape Plan

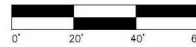
**Restoration Detail**



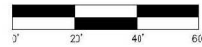
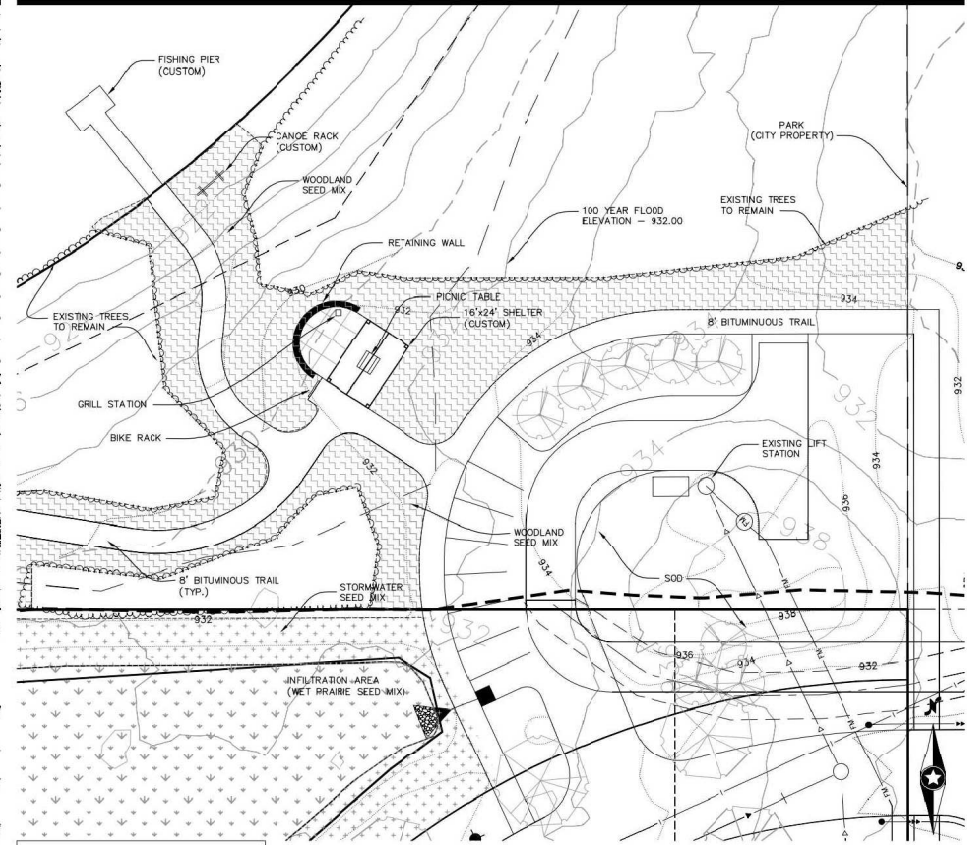
**Restoration Detail Final Plant Schedule**

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
SOS	79	Smooth Sumac / <i>Rhus glabra</i>	#5 CONT.	8'-0" O.C.
GDW	35	Gray Dogwood / <i>Cornus racemosa</i>	#5 CONT.	8'-0" O.C.
ROD	10	Red Osier Dogwood / <i>Cornus sericea</i>	#5 CONT.	8'-0" O.C.
BLC	63	Black Chokeberry / <i>Aronia melanocarpa</i>	#5 CONT.	4'-0" O.C.

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY



**North East Park Plan**



PLEASE TO THE OWNER AND READING CONTRACTOR MUST CHECK ALL NOTES AND SPECIFICATIONS FOR ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKE ELMO AND THE STATE OF MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKE ELMO AND THE STATE OF MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKE ELMO AND THE STATE OF MINNESOTA.

**STANDARD PLAN NOTES**  
LANDSCAPE PLANS

PREPARED BY: CITY OF LAKE ELMO

**Grill Specification**



#SB16 BY KAY PARK RECREATION OR EQUAL

**Picnic Table Specification**



#F-565 BY VICTOR STANLEY OR EQUAL

**Bike Rack Specification**



#B25CIG BY KAY PARK RECREATION OR EQUAL

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Common Ground Alliance

**Latest Revision Date: 09/20/16**  
Date: 06/20/16 Sheet: 3 OF 4

**Hammes Estates 1st Addition**  
Lake Elmo, Minnesota

**Final Landscape Details**





