



STAFF REPORT

DATE: 9/5/2017

REGULAR

ITEM #: 15

MOTION

TO: City Council

FROM: Emily Becker, City Planner

AGENDA ITEM: Village Park Preserve Final Plat

REVIEWED BY: Jack Griffin, City Engineer
Joan Ziertman, Planning Program Assistant

BACKGROUND:

The Council is being asked to consider a Final Plat request from Pulte Homes of MN LLC for the 1st Addition of Village Park Preserve, a planned 104 unit residential development. The 1st Addition includes 36 single family lots that are located within a 22.786 acre area to the south of Easton Village and to the north of Heritage Farms. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

ISSUE BEFORE COUNCIL:

The Commission is being asked to recommend approval of the Final Plat request for the 1st Addition of Village Park Preserve based on its consistency with the approved Preliminary Plat.

PROPOSAL DETAILS/ANALYSIS:

General Information.

Applicant: Pulte Homes of MN LLC, 7500 Office Ridge Circle, Ste 325, Eden Prairie, MN 55344 (will act as both developer of the property and builder of homes)

Property Owners: Schitgen Farms, Inc., 10880 Stillwater Boulevard N, Lake Elmo, MN 55042 and Mark Holliday, PO Box 243, Lake Elmo, MN 55042

Location: PID Numbers 13.029.21.44.0004 and 13.029.21.49.0002

Request: Application for final plat approval of a 36 unit residential subdivision to be named Village Park Preserve.

Zoning: LDR – Limited Density Residential

Surrounding: North – Easton Village (LDR – Limited Density Residential); West – Reid Park (PF – Public and Quasi Public Open Space; South – Heritage Farms (Open Space Development); East – Lake Elmo Airport (Baytown Township).

Comp. Plan: Village Urban Low Density Residential (1.5 - 2.49 units per acre)

History: Property was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. Site has historically been used for farming activities, including the growing of agricultural crops. Sketch Plan review by Planning Commission on 06/30/2014. A Comprehensive Plan Amendment was approved on 7/15/2014 by Resolution 2014-60, and Preliminary Plat was approved on 9/16/2014 by Resolution 2014-74. Preliminary plans revised 12/01/2014.

Action Deadline: Application Complete – 7/25/2017
60 Day Deadline – 9/23/2017
Extension Letter Mailed – No
120 Day Deadline – N/A

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

Consistency with Preliminary Plat.

Revised Preliminary Plat. The Preliminary Plans were revised after Preliminary Plat was approved to address the City Engineer comments provided in the memo dated September 4, 2014. The updated preliminary plans removed four lots to accommodate infiltration area #1SE, which had previously not been fully contained in the outlot. The Applicant has revised the preliminary plans to include back these four lots, keeping the infiltration basin contained in Outlot C. The revised preliminary plans also include Outlot G, which will be a developer-owned outlot that will include a totlot. The preliminary plan

Proposed Dimensional Standards. The lot sizes of the proposed Final Plat vary slightly from the approved Preliminary Plat, though no lot size is smaller than the required minimum of 8,000 square feet. Additionally, no lot width is narrower than the required minimum width of 65 feet.

Connection to McLeod Property. The owner of PID# 13.029.21.43.0001 (11580 30th St N) has expressed interest in developing this parcel. The Applicant has provided a road connection from the street proposed to be named Lower 31st Street North to this parcel. This has been done so that this parcel can eliminate its current access from 30th Street North.

Added Eyebrow Islands. It had been recommended that landscape islands breaking up the large eyebrows in the northwest and northeast corners of the plat should be provided. The applicant added this, and the City Engineer review memo asks for turning radius for these eyebrows in order to determine if a standard fire truck and snow plow can maneuver through.

Density. The density is consistent with Preliminary Plat and the density designated for Village Urban Low Density (1.5-2.49 units per acre). The net acreage is 53.694 acres – 5.687 parkland – 0.88 acres for arterial right of way = 47.127. 104 units / 47.127 net acres = a density of 2.21 units per acre.

Outlots.

- Outlot A, which will be used for stormwater pond #1SE, will be city-owned and is 320,270 square feet.
- Outlot B will be platted as Village Preserve 2nd Addition.
- Outlot C will be dedicated as parkland and is 247,711 square feet.

- Outlot D will be dedicated as parkland, likely with the Gonyea West Development, and is 267,352 square feet with 16,207 square feet of wetland.
- Outlot E, which will be used for stormwater pond #2SE, will be city-owned and is 43,437 square feet.
- Outlot F, which will be used for stormwater pond #3SE, will be city-owned and is 36,250 square feet.

Right-of-Way Dedicated for Entire Plat. 5.187 acres

Parkland. The developer has dedicated an approximate 2.9 acre parcel from the Preliminary Plat area for parkland dedication for the Village Preserve development. This has reduced the gross area of the plat from the approved Preliminary Plat from 63.6 acres to 60.520 acres. A 6.826 acre parcel for parkland dedication credit for a future development (likely Gonyea West) will be owned by a different developer (Gonyea Homes). This results in a net area of 53.694 acres to calculate parkland dedication. 10% parkland dedication is required for this development (5.369 acres) and will be satisfied with dedication of Outlot C, which is 5.687 acres, less the 0.317 gas easement (5.369 acres).

Gonyea Homes has indicated that they would be willing to dedicate Outlot D with the platting of Village Park Preserve Final Plat, provided the City provides written documentation memorializing that this land can be used to satisfy parkland dedication for a future development. This would alleviate staff concern that there would be a gap between Reid Park and Outlot C until such time that Gonyea West develops. If Outlot D does not end up being dedicated, an extension of Reid Park would not be created as planned. If the Council is not amenable allowing this land to be used as parkland dedication credit for a future development, both Staff and the Planning Commission recommend that Outlot C and Outlot D be divided east-west and that the northernmost outlot be dedicated as parkland so that a land-locked parcel is not created.

Trails. There is a small trail connection from the street connecting to the McLeod property that dead ends in Outlot C. If construction of the trail is credited towards parkland dedication, there would be a surplus of parkland dedication. Additionally, the trail dead ends and does not provide value for connecting the development to Reid Park. Staff is recommending that either the developer take on the cost of connecting the trail through Outlot C & D to Reid Park in addition to the required land dedication; that the developer construct the trail through Outlot C & D to connect to Reid Park and dedicate less land; or if the City feels that the trail is unnecessary, to eliminate the trail altogether.

Additionally, the trails along Village Parkway should connect to Manning Avenue. There should be a crosswalk to the south side of 30th Street to utilize the existing trail.

Private Totlot. In addition the parkland mentioned above, the revised preliminary plans also show Outlot G as being dedicated towards a developer-owned parcel of land that will house a private totlot.

Engineering Comments. The City Engineer has reviewed the revised Preliminary Plans as well as Final Plat, and these comments can be reviewed in the attached Village Park Preserve Revised Preliminary Plans and 1st Addition Final Plat Engineering comments review memo dated August 10, 2017. Outlined comments include the following:

- *Preliminary Plans.* The preliminary plans are not approved and must be approved before the City will accept any resubmittals of Final Plat and Plans. It is a recommended condition of approval that the applicant revise these plans and the City approve them prior to review by City Council.
 - *Valley Branch Watershed District Permit.* The applicant has obtained a Valley Branch Watershed District permit, but the permit was approved based on plans dated February of 2017. The applicant will need to obtain approval of revised plans.

- *Village Parkway Standards.* Street lighting, boulevard tree layout, sidewalk and trail placement need to meet the Village Parkway design standards and tie into/coordinate with the existing Easton Village street lights. It is a recommended condition of approval that all plans comply with the updated Village Parkway standards.
- *Easements.* Construction easements are not shown on the construction plans and need to be in order to facilitate engineering review. This has been added as a recommended condition of approval. These easements must be approved by the City and executed.
- *Grading Plans.*
 - The stormwater management report must be revised to describe how the model was changed and what changes were made to the storm sewer infrastructure with the August 8 plan revisions.
 - The storm sewer pipe along the lots on the northeast corner of the development do not meet minimum storm sewer pipe cover.
 - The localized 100-year HWL contour must be fully protected by the drainage and utility easement.
- *Additional Comments.* All other comments as outlined in the City Engineer review memo dated August 10, 2017 must be addressed, and revised plans must be approved by the City.
- *1st Addition Final Plat*
 - *Plunge Pool within Manning Avenue Right-of-Way.* The Manning Avenue right-of-way that will be required for the Manning Avenue improvement project may not be sufficient for the proposed plunge pool within said right-of-way. It is a recommended condition of approval that the developer provide an escrow as determined by the City per the Development Agreement to ensure that such right-of-way is sufficient. In the event that additional right-of-way is needed for the Manning Avenue improvement project, the City shall draw upon this escrow account.
 - *Right-of-Way for Entrance of Village Parkway.* There is insufficient right-of-way provided along either side of the entrance to Village Parkway. It is a recommended condition of approval that the Preliminary Plat and Plans and Final Plat and Plans provide sufficient right-of-way for a 16 foot boulevard on either side of the entrance island. Further, sight triangles need to be added to the plat and plans. This is included in the City Engineer Review memo, which the conditions reference.
 - *Grading.* The Final Construction Plans shall be revised to show phasing of grading.
 - *Outlots.* Outlots A, B, C (labeled H in revised preliminary plans), E and F (Stormwater) and C (Parkland) must be dedicated to the City as part of the Final Plat. City ownership of the outlots must be noted in the final construction plans

Metropolitan Airports Commission (MAC) Comments. MAC has reviewed the proposed Final Plat and has made the following comments. MAC also reviewed the Preliminary Plat and made similar comments, but conditions of approval were not adopted based on all of these comments. Staff is recommending conditions of approval as indicated below based on these comments.

- The area receives routine aircraft overflight activity (approximately 27,000 annual aircraft operations).
- Residents should be provided information on the properties' locations relative to the Lake Elmo Airport (this has been added as a recommended condition of approval). Easton Village was required to include this as an article in their development's declaration of easements,

covenants, conditions and restrictions, and it is recommended that this same article be included in the equivalent instrument for Village Park Preserve.

- MAC also recommends that the City require appropriate noise attenuation construction practices for residential structures. It was a condition of approval for the Easton Village Final Plat that builders are encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide, and Staff recommends that this same condition of approval be added for Village Park Preserve.
- MAC's letter dated August 2, 2017 indicates that the applicant should file an aeronautical study with the Federal Aviation Administration (FAA) for the proposed development site (including construction equipment) to ensure that it will not have an adverse impact on Lake Elmo Airport. However, an email from MAC that was sent in September of 2014 after Preliminary Plat was approved by the City indicates that such a study would likely not be beneficial to the City or to MAC. As such, Staff is not recommending that this be added as a condition of approval.
- The MAC does not generally support the open-water retention ponds due to hazards to the flight of aircraft due to the use of the ponds by Canada geese and other waterfowl but acknowledges there are engineering challenges within the development site that make the sole use of dry ponds or infiltration basins impractical. MAC has indicated that a physical barrier should be created between the water and manicured lawns; there should be a reduction of overall surface area of the water; emergent vegetation should be encouraged to grow; manicured lawn/turf in close proximity to the water source should be eliminated by using a native prairie seed mix. The landscape plans indicate that native seed mix will be used surrounding the ponds and has limited the overall surface area of the water as much as possible. Staff does not recommend, however, that the applicant be made to construct a physical barrier between the water and manicured lawns, Easton Village was not required to construct such a barrier, and Staff does not feel it is just to require this development to adhere to this requirement.
- Landscaping comments made by the MAC are addressed in the Landscaping section of this report.

Building Official/Public Safety Review. The Building Official and Fire Chief reviewed the proposed Final Plat and have verified that the fire hydrant locations and spacing are in compliance with applicable codes and standards. The on-street parking and signage will be dictated by the city parking ordinance.

Access. There is a connection to 30th Street via Village Parkway, a minor collector road that will serve as the primary access and circulation route for the development, extending from 30th Street to Easton Village. Temporary access to Manning Avenue (CSAH 15) will be provided but will be closed off at some point in the future.

Landscape Plans. The Landscape Plans will need to be revised prior to recording of the Final Plat as follows:

- Manning Avenue Right-of-Way needs to be properly identified.
- The Preliminary Landscape Plan for the entire development needs to be submitted.
- Updated Village Parkway design and specifications need to be provided. Salt tolerant sod needs to be identified in this right-of-way.
- Certain Landscape Details and Notes need to be added.

- Water meter size and location need to be identified on the Landscape Plans consistent with the final utility plans and the number of proposed water service meters for the entire development need to be indicated on the preliminary utility plans.
- Utilities need to be identified on the landscaping plan to help identify conflicts.
- Conflicts between street lighting and street trees need to be eliminated.
- Landscaping in pond maintenance accesses and benches needs to be eliminated.
- Lindens and Sugar Maples should be replaced with a different species because of respective issues with Japanese Beetle damage and disturbed development soils.
- The northerly Oaktree within the 30th Street/Village Parkway median should be eliminated to avoid conflicts with larger vehicles.
- The Village Parkway trails and sidewalks should be revised to intersect with the 30th Street intersection.
- The Metropolitan Airports Commission (MAC) has indicated that the mixture of overstory and evergreen trees proposed along the south and east sides of Stormwater Pond #1SE closest to the approach surface for Runway 04 could grow to become an obstruction. Trees planted in the vicinity of an approach surface may require removal at some future date if they become an obstruction to the airspace.

Buffering. A condition of the Comprehensive Plan Amendment previously approved by adoption of Resolution 2014-60 was that additional buffering and screening be provided along the southwest portion of the property, particularly the east boundary of the McLeod property. Trees have been proposed to provide screening, and infiltration area #1SE (that were formerly four lots that have since been removed) will provide a buffer. Additionally, the Comprehensive Plan designates a buffer area on the north and east side of this development. This is accomplished through stormwater pond #1SE, which creates a 40-150 foot separation from residential lots to street right-of-way, as well as landscaping that includes evergreens providing year-round screening.

Streets. There does not exist an Upper 30th Street North or Lower 31st Street North within the City, so these proposed street names comply with the policy. However, the Linden Avenue North street name should be removed, as the City's street naming policy states that the names of deflecting streets shall not vary unless an intersection exists. Therefore, Upper 30th Avenue should continue until it intersects with Lower 31st Street North.

On the Preliminary Plat, there are the proposed street names of 31st Street North and Lilac Avenue North. These street names already exist within the City. Additionally, there is no intersection between the streets proposed to be named 31st Street North, Lilac Avenue North, and Lower 31st Street North. Therefore, 31st Street North should be changed to Upper 31st Street North and should continue midway down the loop and should change to Lower 31st Street North. Additionally, the street connecting to the McLeod property should be named a name starting with Li-

All local streets provide a 60 foot right-of-way and are 28 feet wide, which will allow for on-street parking on both sides.

Final Plat Approval Process. 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. Please note that the City's approval of the Village Park Preserve Preliminary Plat did include 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.

PLANNING COMMISSION REVIEW:

The Planning Commission reviewed the proposed Final Plat at its August 14, 2017 meeting. The Planning Commission had the following comments in regard to the proposed Final Plat:

Trail Connection to Reid Park. The Planning Commission felt that the trail connection to Reid Park was necessary so as not to have the residents of the development have to go down to 30th Street and cross to get to the trail on the south side of the street to get to Reid Park.

Outlot D. At the time of Planning Commission review, the applicant had stated that Outlot D was to be dedicated at a later time as parkland. As previously mentioned, the Planning Commission had recommended that Outlot C and Outlot D be divided east-west. The Planning Commission recommended that the southernmost parcel be dedicated to the City as parkland, as this outlot would include the trail. Staff would not like to see a landlocked parcel be created however. Since the Planning Commission, Gonyea has agreed to dedicated Outlot D at the time of platting of 1st Addition, provided the City provide written documentation that it will accept this outlot as parkland dedication for a future development. Staff has verified with the City Attorney that this can be done by either putting a provision in the Development Agreement with the developer of Village Park Preserve and in the development agreement with Gonyea or in a memorandum of understanding with Gonyea. Because of this, Staff has not drafted the Planning Commission's recommended condition but amended it as shown below:

- 24) Outlot D shall be dedicated to the City prior to recording of the plat, with the City providing documentation agreeing that this land may be used for parkland dedication for a future development.

Landscaping in Outlot H and Possible Development of the McLeod Property. Joe Bush of JP Bush Homes, who has been working with the owner of 11580 30th St N (James McLeod) was at the Planning Commission meeting and explained that the possible future development of the aforementioned parcel may necessitate the need to tie in to Infiltration Area #1SE. This may disturb the landscaping that is proposed on the landscape plans. As such, the Planning Commission has recommended adding the following condition:

- 13) The Landscape Plans for the 1st Addition shall not include landscaping within Outlot C so as to not interfere with any amendments needed to Infiltration Area #1SE to accommodate potential development of the McLeod parcel. Landscape Plans for Outlot C shall not be submitted until the last phase of the development.

PARKS COMMISSION REVIEW:

The Parks Commission reviewed the proposed Final Plat at its August 21, 2017 meeting. The Parks Commission voted to recommend accepting Outlot D as parkland dedication for a future development but specifically wanted to see it be parkland dedication for Gonyea West, not just any development that Gonyea proposes. Additionally, the Parks Commission voted to recommend that the applicant not construct the trail on the west side of the development to Reid Park, as there is already connectivity from the development to Reid Park through sidewalks on the side streets, a trail on Village Parkway, and the trail on the south side of 30th Street.

In order to provide an update concerning the conditions associated with the preliminary plat for Village Park Preserve, Staff has prepared the following:

**Preliminary Plat Conditions as designated by Resolution 2014-74 – With Staff Update
Comments (updated information in bold italics):**

- 1) The Metropolitan Council must approve the Comprehensive Plan Amendment for the Holliday parcel in advance of the City's consideration of an application for Final Plat for the Village Park Preserve Subdivision. ***Comments: The Metropolitan Council approved the Comprehensive Plan Amendment for the Holliday parcel on September 23, 2014.***
- 2) In advance of Final Plat application, the applicant shall provide adequate title evidence satisfactory of the City Attorney. ***Comments: The Applicant will close on the property prior to recording the final plat for the 1st Addition. Evidence of ownership will be provided prior to submitting the Final Plat mylars for City signatures.***
- 3) All required modifications to the plans as requested by the City Engineer in a review memorandum dated September 4, 2014 shall be incorporated into the plans prior to consideration of a Final Plat. ***Comments: The preliminary plans have been updated and submitted to the City Engineer for review. These have not yet been approved. It is a recommended condition of approval of Final Plat that revisions to the revised Preliminary Plat and Plans be made according to the City Engineer review memo dated August 10, 2017. These plans are to be approved prior to review by Council and resubmittal of Final Plat and Plans.***
- 4) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements. ***Comments: The preliminary plans have been updated and submitted to the City Engineer for review. It is a condition of Final Plat that revisions to the Preliminary Plat and Plans be made according to the City Engineer review memo dated August 10, 2017 and approved prior to review by Council and resubmittal of Final Plat and Plans.***
- 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. ***Comments: It is a recommended condition of approval that these rules and regulations be followed, and the Applicant obtained Valley Branch Watershed District approval on July 13, 2017.***
- 6) Related to the proposed storm water discharge to the south, the Applicant must provide written permission from all property owners of the affected parcels located south of the proposed 30th Street culvert consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat. ***Comments: Washington County has provided a letter dated September 3, 2014 indicating that the proposed access point on 30th Street is acceptable. The applicant has provided a Drainage and Utility Easement, Temporary Construction Easement, and Right-of-Way easement from the McLeod property, as well as a Temporary Construction Easement from the Krueger property.***
- 7) The Applicant shall be responsible for the submission of final plans and the construction of all improvements within the 30th Street right-of-way as required by the City and further described in the review memorandum from the City Engineer dated September 4, 2014. ***Comments: The Applicant has submitted final plans and will construct all improvements within the 30th Street right-of-way as required by the City.***

- 8) The Applicant shall observe all right-of-way and other requirements included in a review memorandum from Washington County dated September 3, 2014. ***The Final Plat application has been submitted to the County for review. It is a recommended condition of approval that the Applicant obtain a letter from Washington County that sufficient right-of-way along CSAH 15/Manning Avenue and at the intersection of 30th Street, as this is programmed for a traffic signal and additional turn lanes in the future. The plat has been updated to dedicate the appropriate amount of right-of-way along CSAH 15/Manning Avenue North, but the construction plans should still be updated to show this dedicated right-of-way. Additionally, a right-of-way permit be obtained for any work in the CSAH 15/Manning Avenue right-of-way; a drainage report and calculations be submitted to Washington County along with written conclusions that the volume and rate of stormwater run-off into the county right-of-way will not increase as part of the project; and access control must be dedicated to Washington County along CSAH 15/Manning Avenue.***
- 9) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, described in a memo dated September 4, 2014. Tree protection measures for trees intended to be saved according to the submitted Tree Survey must be included in the Final Landscape Plan. ***Comments: It is a recommended condition of approval that the Applicant obtain City approval for the Landscape Plans.***
- 10) 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 Final Plat, and said plan shall document extent of any proposed grading on the site. ***Comment: Grading will be addressed in the Development Agreement that will likely be approved concurrently with Final Plat. If the Applicant wishes to grade prior to Final Plat approval, this condition must be met.***
- 11) The Applicant shall install an additional row of trees in the rear of Lots 1-3, Block 1 to provide additional screening for the eastern boundary of the McLeod property to satisfy the condition of approval related to the requested Comprehensive Plan Amendment. ***Comments: It is a recommended condition of approval that the Landscape Plans be approved by the City's Landscape Architect and that these additional row of trees be installed.***
- 12) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across the site. ***Comments: The final plans have been approved by Northern Natural Gas, and the easement agreement is ready to be signed. It is a recommended condition of approval that the Applicant execute this easement.***
- 13) The developer shall submit a letter from the Metropolitan Airports Commission agreeing to design of stormwater facilities acceptable to the City prior to submitting the Final Plat application. ***Comments. The MAC provided a letter dated December 5, 2014 to the City which indicates that while they do not advocate the construction of open-water retention ponds in close proximity to their airports due to their potential to attract and/or sustain hazardous wildlife, that they acknowledge both the engineering challenges on the development site that make the sole use of dry ponds or infiltration basins to accommodate the upstream developed flows and the surface water runoff from on-site development impractical and the efforts being made by the City to design and construct a regional stormwater retention system to reduce the***

volume and rate of unmitigated stormwater flowing to parcels in the immediate vicinity of the airport.

Staff and the Planning Commission are recommending certain conditions that have been specifically identified as part of the final plat review, and that have not otherwise been addressed by the applicant. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to deem the final plans complete. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat.

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.

Recommended Conditions of Approval:

- 1) The Preliminary Plat and Plans shall be revised as requested by the City Engineer in the Village Park Preserve Revised Preliminary Plans review memorandum dated August 10, 2017 and approved prior to review by City Council and resubmittal of Final Plat and Plans.
- 2) After approval of Preliminary Plat and Plans by the City, submitted final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer and applicable Staff prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandums addressing Village Park Preserve 1st Addition Final Plat dated August 10, 2017 shall be incorporated into these documents before they are approved. Final Construction Plans and Specifications must be prepared in accordance with the City approved Preliminary Plans and in accordance with the City Engineering Design Standards Manual dated March 20, 2017 using City details, plan notes, and specifications.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to its execution by City Officials.
- 4) All off-site easements as required and approved by the City Engineer and Public Works Director shall be documented on the Final Plat prior to release of the Final Plat for recording.
- 5) The Applicant shall enter into an agreement acceptable to the City Administrator that fully addresses reimbursement to the City, together with full security, to cover the costs for the future relocation of any storm sewer outfall pipe infrastructure and plunge pool, including right-of-way acquisition that will be required in conjunction with the CSAH 15 (Manning Avenue) 4-lane improvement project.
- 6) Outlots A, B, C (labeled H in revised preliminary plans), E and F (Stormwater) and C (Parkland) must be dedicated to the City as part of the Final Plat. City ownership of the outlots must be noted in the final construction plans.

- 7) Final Construction Plans must include a detailed phasing plan for all infrastructure components and the plans must be prepared to clearly delineate between improvements to be completed with the 1st Addition and the improvements to be completed with future additions.
- 8) No construction for Village Park Preserve 1st Addition may begin until the applicant has received City Engineer and City Planner approval for the revised Preliminary Plans and 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.
- 9) The Final Plat shall not be recorded until final construction plan approval has been granted.
- 10) Village Park Preserve 1st Addition includes trunk watermain (12-inch diameter) pipe oversizing. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed as part of the development agreement. It is recommended that the City request sanitary sewer pipe oversizing to be stubbed to the Village Parkway/30th Street North intersection.
- 11) 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 for the Village Park Preserve Final Plat with financial guarantees therefore.
- 12) The Landscape Plans must be updated and approved by the City's Landscape Architect. These plans shall include the additional row of trees as required by a condition of Preliminary Plat approval.
- 13) The Landscape Plans for the 1st Addition shall not include landscaping within Outlot C so as to not interfere with any amendments needed to Infiltration Area #1SE to accommodate potential development of the McLeod parcel. Landscape Plans for Outlot C shall not be submitted until the last phase of the development.
- 14) A Landscape License Agreement shall be executed for the maintenance of City outlots and right-of-ways prior to release of the final plat by City Officials.
- 15) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights, and all builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 16) The Applicant shall obtain a letter from Washington County that sufficient right-of-way along CSAH 15/Manning Avenue and at the intersection of 30th Street, as this is programmed for a traffic signal and additional turn lanes in the future; a right-of-way permit be obtained for any work in the CSAH 15/Manning Avenue right-of-way; a drainage report and calculations be submitted to Washington County along with written conclusions that the volume and rate of stormwater run-off into the county right-of-way will not increase as part of the project; and access control must be dedicated to Washington County along CSAH 15/Manning Avenue.

- 17) The Preliminary and Final Plans shall be updated to adhere to the most recent Village Parkway design standards as adopted by the City.
- 18) The Applicant shall either construct a connecting trail through Outlots C & D to Reid Park in addition to the required land dedication; construct a connecting trail through Outlot C & D to Reid Park and dedicate less land; or eliminate the trail altogether.
- 19) The Village Parkway trail and sidewalk shall be extended further south to standard intersection location (30th Street Boulevard alignment). A crosswalk on Village Parkway between the sidewalk and trail shall be added, and pedestrian ramps for 30th Street crossing shall be aligned for trail connection to existing 30th Street trail.
- 20) The Applicant shall provide the City with a copy of the Northern Natural Gas permit and abide by any conditions of approval.
- 21) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act.
- 22) The site plan is subject to a storm water management plan meeting State, Valley Branch Watershed District (VBWD) and City rules and regulations. Specifically, the Applicant shall obtain approval from the VBWD for revised plans. Storm water and storm sewer facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineer Design Standards.
- 23) Street names on the Preliminary Plans and Final Plat shall be consistent with the City's street naming policy, removing the names Linden Avenue North and Lilac Avenue North and change 31st Street North to Upper 31st Street North.
- 24) Outlot D shall be dedicated to the City prior to recording of the plat, with the City providing documentation agreeing that this land may be used for parkland dedication for a future development.

DRAFT FINDINGS

Staff and the Planning Commission are recommending the following findings with regards to the proposed Village Park Preserve Final Plat:

- 1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- 2) That the proposed Final Plat for Village Park Preserve consists of the creation of 36 single-family detached residential structures.
- 3) That the Village Park Preserve Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014 and as amended to comply with conditions of preliminary plat approval with the exceptions of issues identified in the August 14, 2017 Staff report to the Planning Commission.

- 4) That the Village Park Preserve Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Village Park Preserve Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 6) That the Village Park Preserve Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the August 14, 2017 Staff report to the Planning Commission.
- 7) That the Village Park Preserve Final Plat complies with the City's subdivision ordinance.
- 8) That the Village Park Preserve Final Plat is generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City regarding Preliminary Plans and 1st Addition Final Plat dated August 10, 2017.

RECOMMENDATION:

Staff and the Planning Commission approval of the Village Park Preserve Final Plat with the 24 conditions of approval as listed in the Staff report. Suggested motion:

“Move to adopt Resolution 2017-089, approving the Village Park Preserve Final Plat with the 24 conditions of approval as recommended by Staff and the Planning Commission.”

ATTACHMENTS:

1. Application, Final Plat and Updated Plans (included updated Preliminary Plans)
2. City Engineer Review Memos dated August 10, 2017
3. MAC Review Comments

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

RESOLUTION NO. 2017-089

A RESOLUTION APPROVING FINAL PLAT FOR VILLAGE PARK PRESERVE

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

WHEREAS, Pulte Homes of MN LLC, 7500 Office Ridge Circle, Ste 325, Eden Prairie, MN 55344 (“Applicant”) has previously submitted an application to the City of Lake Elmo (“City”) for a Final Plat for Village Park Preserve; and

WHEREAS, on June 30, 2014, the Lake Elmo Planning Commission reviewed a General Sketch Plan of the property; and

WHEREAS, on July 15, 2014, the Lake Elmo City Council approved a Comprehensive Plan Amendment to re-guide PID# 13.029.21.44.0002 from Rural Area Development to Urban Low Density Residential; and

WHEREAS, on September 8, 2014, the Lake Elmo Planning Commission held a public hearing, reviewed and recommended approval of the Village Park Preserve Preliminary Plat; and

WHEREAS, on September 16, 2014, the Lake Elmo City Council adopted Resolution 2014-74 approving the Preliminary Plat for a 104-unit single family subdivision, subject to 13 conditions; and

WHEREAS, on August 14, 2017, the Lake Elmo Planning Commission reviewed the Village Park Preserve Final Plat and recommended approval subject to 24 conditions; and

WHEREAS, on September 5, 2017, the Lake Elmo City Council reviewed the Village Park Preserve Final Plat and made the following findings:

- 1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- 2) That the proposed Final Plat for Village Park Preserve consists of the creation of 36 single-family detached residential structures.
- 3) That the Village Park Preserve Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014 and as amended to comply with conditions of preliminary plat approval with the exceptions of issues identified in the August 14, 2017 Staff report to the Planning Commission.
- 4) That the Village Park Preserve Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- 5) That the Village Park Preserve Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 6) That the Village Park Preserve Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the August 14, 2017 Staff report to the Planning Commission.
- 7) That the Village Park Preserve Final Plat complies with the City's subdivision ordinance.
- 8) That the Village Park Preserve Final Plat is generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City regarding Preliminary Plans and 1st Addition Final Plat dated August 10, 2017.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Village Park Preserve of Lake Elmo Final Plat subject to the following conditions:

- 1) The Preliminary Plat and Plans shall be revised as requested by the City Engineer in the Village Park Preserve Revised Preliminary Plans review memorandum dated August 10, 2017 and approved prior to resubmittal of Final Plat and Plans.
- 2) After approval of Preliminary Plat and Plans by the City, submitted final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer and applicable Staff prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandums addressing Village Park Preserve 1st Addition Final Plat dated August 10, 2017 shall be incorporated into these documents before they are approved. Final Construction Plans and Specifications must be prepared in accordance with the City approved Preliminary Plans and in accordance with the City Engineering Design Standards Manual dated March 20, 2017 using City details, plan notes, and specifications.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to its execution by City Officials.
- 4) All off-site easements as required and approved by the City Engineer and Public Works Director shall be documented on the Final Plat prior to release of the Final Plat for recording.
- 5) The Applicant shall enter into an agreement acceptable to the City Administrator that fully addresses reimbursement to the City, together with full security, to cover the costs for the future relocation of any storm sewer outfall pipe infrastructure and plunge pool, including right-of-way acquisition that will be required in conjunction with the CSAH 15 (Manning Avenue) 4-lane improvement project.

- 6) Outlots A, B, C (labeled H in revised preliminary plans), E and F (Stormwater) and C (Parkland) must be dedicated to the City as part of the Final Plat. City ownership of the outlots must be noted in the final construction plans.
- 7) Final Construction Plans must include a detailed phasing plan for all infrastructure components and the plans must be prepared to clearly delineate between improvements to be completed with the 1st Addition and the improvements to be completed with future additions.
- 8) No construction for Village Park Preserve 1st Addition may begin until the applicant has received City Engineer and City Planner approval for the revised Preliminary Plans and 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.
- 9) The Final Plat shall not be recorded until final construction plan approval has been granted.
- 10) Village Park Preserve 1st Addition includes trunk watermain (12-inch diameter) pipe oversizing. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed as part of the development agreement. It is recommended that the City request sanitary sewer pipe oversizing to be stubbed to the Village Parkway/30th Street North intersection.
- 11) 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 for the Village Park Preserve Final Plat with financial guarantees therefore.
- 12) The Landscape Plans must be updated and approved by the City's Landscape Architect. These plans shall include the additional row of trees as required by a condition of Preliminary Plat approval.
- 13) The Landscape Plans for the 1st Addition shall not include landscaping within Outlot C so as to not interfere with any amendments needed to Infiltration Area #1SE to accommodate potential development of the McLeod parcel. Landscape Plans for Outlot C shall not be submitted until the last phase of the development.
- 14) A Landscape License Agreement shall be executed for the maintenance of City outlots and right-of-ways prior to release of the final plat by City Officials.
- 15) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights, and all builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 16) The Applicant shall obtain a letter from Washington County that sufficient right-of-way along CSAH 15/Manning Avenue and at the intersection of 30th Street, as this is programmed for a traffic signal and additional turn lanes in the future; a right-of-way permit be obtained for any work in the CSAH 15/Manning Avenue right-of-way; a drainage report and calculations be submitted to Washington County along with written conclusions that the

volume and rate of stormwater run-off into the county right-of-way will not increase as part of the project; and access control must be dedicated to Washington County along CSAH 15/Manning Avenue.

- 17) The Preliminary and Final Plans shall be updated to adhere to the most recent Village Parkway design standards as adopted by the City.
- 18) The Preliminary Plans shall be revised to dedicate parkland adjacent to Reid Park, creating an extension of Reid Park. The Applicant shall either construct a connecting trail through Outlots C & D to Reid Park in addition to the required land dedication; construct a connecting trail through Outlot C & D to Reid Park and dedicate less land; or eliminate the trail altogether.
- 19) The Village Parkway trail and sidewalk shall be extended further south to standard intersection location (30th Street Boulevard alignment). A crosswalk on Village Parkway between the sidewalk and trail shall be added, and pedestrian ramps for 30th Street crossing shall be aligned for trail connection to existing 30th Street trail.
- 20) The Applicant shall provide the City with a copy of the Northern Natural Gas permit and abide by any conditions of approval.
- 21) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act.
- 22) The site plan is subject to a storm water management plan meeting State, Valley Branch Watershed District (VBWD) and City rules and regulations. Specifically, the Applicant shall obtain approval from the VBWD for revised plans. Storm water and storm sewer facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineer Design Standards.
- 23) Street names on the Preliminary Plans and Final Plat shall be consistent with the City's street naming policy, removing the names Linden Avenue North and Lilac Avenue North and change 31st Street North to Upper 31st Street North.
- 24) Outlot D shall be dedicated to the City prior to recording of the plat, with the City providing documentation agreeing that this land may be used for parkland dedication for a future development.

Passed and duly adopted this 5th day of September, 2017 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk



**“VILLAGE PARK PRESERVE”
APPLICATION FOR:
FINAL PLAT
LAKE ELMO, MINNESOTA
July 17, 2017**

Introduction

Pulte Homes of Minnesota (“Pulte”) is pleased to be submitting this application for rezoning (PUD), site plan review, subdivision, and vacation.

Pulte’s company vision is **“Building Consumer Inspired Homes and Communities to Make Lives Better”**. We are nationwide company with a corporate office in Atlanta, Georgia. We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. Pulte’s Minnesota Division has an office in Eden Prairie and will sell approximately 500 homes in the Twin Cities in 2017. We take pride in offering very popular floor plans, creating innovative neighborhoods, and working with integrity.

Pulte will act as both developer of the property and builder of the homes within West Park. The primary contact for Pulte and consultant contacts are listed below.

Paul Heuer, Director of Land Planning & Entitlement
7500 Office Ridge Circle, Suite 325
Eden Prairie, MN 55344
952-229-0722
Paul.Heuer@PulteGroup.com

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

Legal Description

North Parcel

Per Schedule A of Title Commitment No. HB-26627A (northerly property)

The North 50 acres of the South Half of the Southeast Quarter of Section 13, Township 29 North, Range 21 West, Washington County, Minnesota, except that part which lies easterly of the following described line:

Commencing at the southeast corner of said Southeast Quarter; thence South 88 degrees 45 minutes 30 seconds West along the South line of said Southeast Quarter, 159.73 feet (bearings are based on the Washington County Coordinate System); thence North 01 degree 14 minutes 30 seconds West, 33 feet, thence North 43 degrees 59 minutes 50 seconds East, 142.10 feet to the point of beginning of the line to be described; thence North 00 degrees 45 minutes 51 seconds West, 1188.14 feet to said North line of said South Half of the Southeast Quarter and said line there terminating.

Abstract Property.

South Parcel

Per Schedule A of Title Commitment No. HB-26880 (southerly property)

The South 498.6 feet of the South Half of the Southeast Quarter (S1/2 of SE1/4); Section Thirteen (13), Township Twenty Nine North (29N.), Range Twenty-one West (21W.); except the West 1273.0 feet of the South Half of the Southeast Quarter of said Section Thirteen (13). And excepting therefrom that portion of the above tract conveyed to the County of Washington by that certain Quit Claim Deed dated March 30, 1987, and filed of record in the Office of the Washington County Recorder on April 2, 1987 as Document No. 535377.

Abstract Property.

Key Facts

- Property ID: 13-029-21-44-0004 and 13-029-21-44-0002
- Zoning = V-LDR
 - 1.5 to 2.5 units/acre
 - Minimum lot area = 8,000 square feet
 - Minimum width = 60 feet
 - Front yard setback = 25 feet
 - Site setback = 5 feet to garage and 10 feet to living space
 - Corner setback = 15 feet
 - Rear setback = 20 feet
- 36 homes
- Areas & Densities – Revised Preliminary Plat
 - Gross area = 60.520 acres
 - Gross density = 1.72 units/acre
 - Park dedication (Village Park Preserve) = 5.369 acres
 - Park dedication (future for other development; not part of VPP) = 6.826 acres
 - Net area = 48.325 acres

- Net density = 104 units/48.325 acres = 2.15 units/acre
- Areas & Densities – 1st Addition Final Plat
 - Gross area = 60.520 acres
 - Park dedication (Village Park Preserve) = 5.369 acres
 - Park dedication (future for other development; not part of VPP) = 6.826 acres
 - Outlot B Future Development = 25.757 acres
 - Net area = 22.768 acres
 - Net density = 36 units/22.768 acres = 1.58 units/acre

Parks & Trails

The City has expressed a desire for us to dedicate the existing wooded open space on the western edge of the property. This dedication will occur with this application. This land dedication will satisfy park dedication requirements for the entire Village Park Preserve neighborhood.

Required: 10% land dedication from our gross area of 53.694 acres = 5.369 acres.

The total area of land dedication is 5.369 acres. The value of this dedication is estimated at approximately 5.369 acres x \$42k/acre = \$225,500.

Preliminary Plat Outstanding Issues

Conditions from Resolution No. 2014-74:

1. Met Council approval of Comp Plan Amendment – completed; The Metropolitan Council formally approved Comprehensive Plan Amendment for the Holliday parcel on September 23, 2014.
2. Evidence of title – As is traditionally done, we will close on the property prior to recording the final plat for the 1st Addition. We will provide evidence of ownership prior to submitting the final plat mylars for City signatures.
3. Modify plans to satisfy City Engineer comments – completed and resubmitted
4. Meet City standards and design requirements – completed
5. Follow wetland rules and obtain approvals from Valley Branch Watershed District – We are following all wetland rules and obtained our watershed approval on July 13th.
6. Easement for offsite storm sewer to the south along Manning Avenue – Washington County has approved the plans. Temporary construction easement required for installation from one property owner that has verbally agreed upon review of construction design to prevent erosion. Signed written easement anticipated within two weeks.
7. Final plans to include 30th Street improvements – completed and resubmitted
8. Satisfy County right-of-way requirements – completed
9. Modify landscape plan to satisfy City requirements – completed and resubmitted
10. Enter into grading agreement with the City if grading will occur before final plat approval – noted
11. Install an additional row of trees to screen eastern Mcleod property – completed
12. Obtain permit from Northern Natural Gas – Final plans have been approved by Northern Natural Gas. The encroachment agreement is in hand and ready to be signed.
13. MAC approval of storm water – completed; letter was sent to the City

In addition to these items, we proactively modified our preliminary plat to provide a street access to Mcleod.

Phasing

We anticipate development to occur in two or three phases (additions). The collector road (Village Parkway) will be completed in Phase 2, projected to occur in 2018.

In conjunction with Phase 1 (1st Addition), sanitary sewer and water main will be extended from the park land to the west of the properties to the 1st Addition lots. This will require the installation of some sanitary sewer and water within a future phase to serve Phase 1. In addition, the offsite storm sewer along Manning Avenue will be installed in conjunction with Phase 1. Other than this, each development phase will include the infrastructure falling within each phase.

Public Services

It is our understanding that this development will not place an excessive burden on public services. The various public services have been planned and designed to accommodate residential housing on this property for some time. In addition, in recent decades there has been a trend toward less people living in each home, thereby further reducing the burden on public services.

Schedule

Fall 2017	Develop Phase 1
March 2018	Model home opens
2018	Develop Phase 2
2019	Develop Phase 3 (may be included with Phase 2)
2022	Full build out of homes

This submittal includes:

- *Application for final plat*
- *Application/escrow fees totaling \$9,250*
- *Escrow agreement*
- *Acknowledgment of responsibility*
- *Affirmation of sufficient interest*
- *This narrative with legal descriptions of existing properties*
- *Final plat and associated drawings*
- *Update preliminary plat plan set*

Village Park Preserve

Lake Elmo, Minnesota

Project #

3120-047

Date

July 17th, 2017

Prepared for: GWSA Land Development, LLC.

10850 Old Cty Rd 15, Suite 200
Plymouth, MN 55441

Contact: Craig Allen
tel: 952-546-5070

Prepared by: Sathre-Bergquist, Inc.

150 Broadway Ave. S.
Wayzata, MN 55391

Contact: David Pemberton
tel: 952-476-6000

BLOCK 1	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK			DEPTH OF LOT		
Lot 1	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres	65	+/-	1.f.	130	+/-	1.f.
Lot 2	8,827	s.f.	0.20	acres	0	s.f.	8,827	s.f.	0.20	acres	72.7	+/-	1.f.	130	+/-	1.f.
Lot 3	9,781	s.f.	0.22	acres	0	s.f.	9,781	s.f.	0.22	acres	75.7	+/-	1.f.	130	+/-	1.f.
Lot 4	11,076	s.f.	0.25	acres	0	s.f.	11,076	s.f.	0.25	acres	78	+/-	1.f.	129.2	+/-	1.f.
Lot 5	9,450	s.f.	0.22	acres	0	s.f.	9,450	s.f.	0.22	acres	67.9	+/-	1.f.	123.18	+/-	1.f.
Lot 6	9,712	s.f.	0.22	acres	0	s.f.	9,712	s.f.	0.22	acres	67.9	+/-	1.f.	121.44	+/-	1.f.
Lot 7	9,935	s.f.	0.23	acres	0	s.f.	9,935	s.f.	0.23	acres	66.9	+/-	1.f.	123.16	+/-	1.f.
Lot 8	9,214	s.f.	0.21	acres	0	s.f.	9,214	s.f.	0.21	acres	65.5	+/-	1.f.	128.03	+/-	1.f.
Lot 9	8,580	s.f.	0.20	acres	0	s.f.	8,580	s.f.	0.20	acres	66	+/-	1.f.	130	+/-	1.f.
Lot 10	8,580	s.f.	0.20	acres	0	s.f.	8,580	s.f.	0.20	acres	66	+/-	1.f.	130	+/-	1.f.
Lot 11	8,580	s.f.	0.20	acres	0	s.f.	8,580	s.f.	0.20	acres	66	+/-	1.f.	130	+/-	1.f.
Lot 12	8,580	s.f.	0.20	acres	0	s.f.	8,580	s.f.	0.20	acres	66	+/-	1.f.	130	+/-	1.f.
Lot 13	8,952	s.f.	0.21	acres	0	s.f.	8,952	s.f.	0.21	acres	66.1	+/-	1.f.	129.9	+/-	1.f.
Lot 14	9,333	s.f.	0.21	acres	0	s.f.	9,333	s.f.	0.21	acres	66.2	+/-	1.f.	129.78	+/-	1.f.
Lot 15	9,331	s.f.	0.21	acres	0	s.f.	9,331	s.f.	0.21	acres	66.2	+/-	1.f.	129.81	+/-	1.f.
Lot 16	10,323	s.f.	0.24	acres	0	s.f.	10,323	s.f.	0.24	acres	75.9	+/-	1.f.	129.23	+/-	1.f.
Total	148,704	s.f.	1.95	acres	0	s.f.	148,704	s.f.	3.41	acres						

BLOCK 2	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK			DEPTH OF LOT		
Lot 1	11,243	s.f.	0.26	acres	0	s.f.	11,243	s.f.	0.26	acres	98.1	+/-	1.f.	136.57	+/-	1.f.
Lot 2	9,185	s.f.	0.21	acres	0	s.f.	9,185	s.f.	0.21	acres	78.9	+/-	1.f.	130	+/-	1.f.
Lot 3	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres	65	+/-	1.f.	130	+/-	1.f.
Lot 4	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres	65	+/-	1.f.	130	+/-	1.f.
Lot 5	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres	65	+/-	1.f.	130	+/-	1.f.
Lot 6	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres	65	+/-	1.f.	130	+/-	1.f.
Lot 7	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres	65	+/-	1.f.	130	+/-	1.f.
Lot 8	10,958	s.f.	0.25	acres	0	s.f.	10,958	s.f.	0.25	acres	83.7	+/-	1.f.	130	+/-	1.f.
Total	73,636	s.f.	1.69	acres	0	s.f.	73,636	s.f.	1.69	acres						

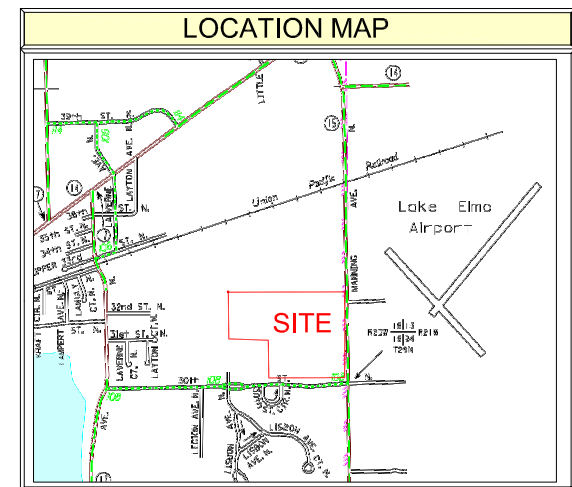
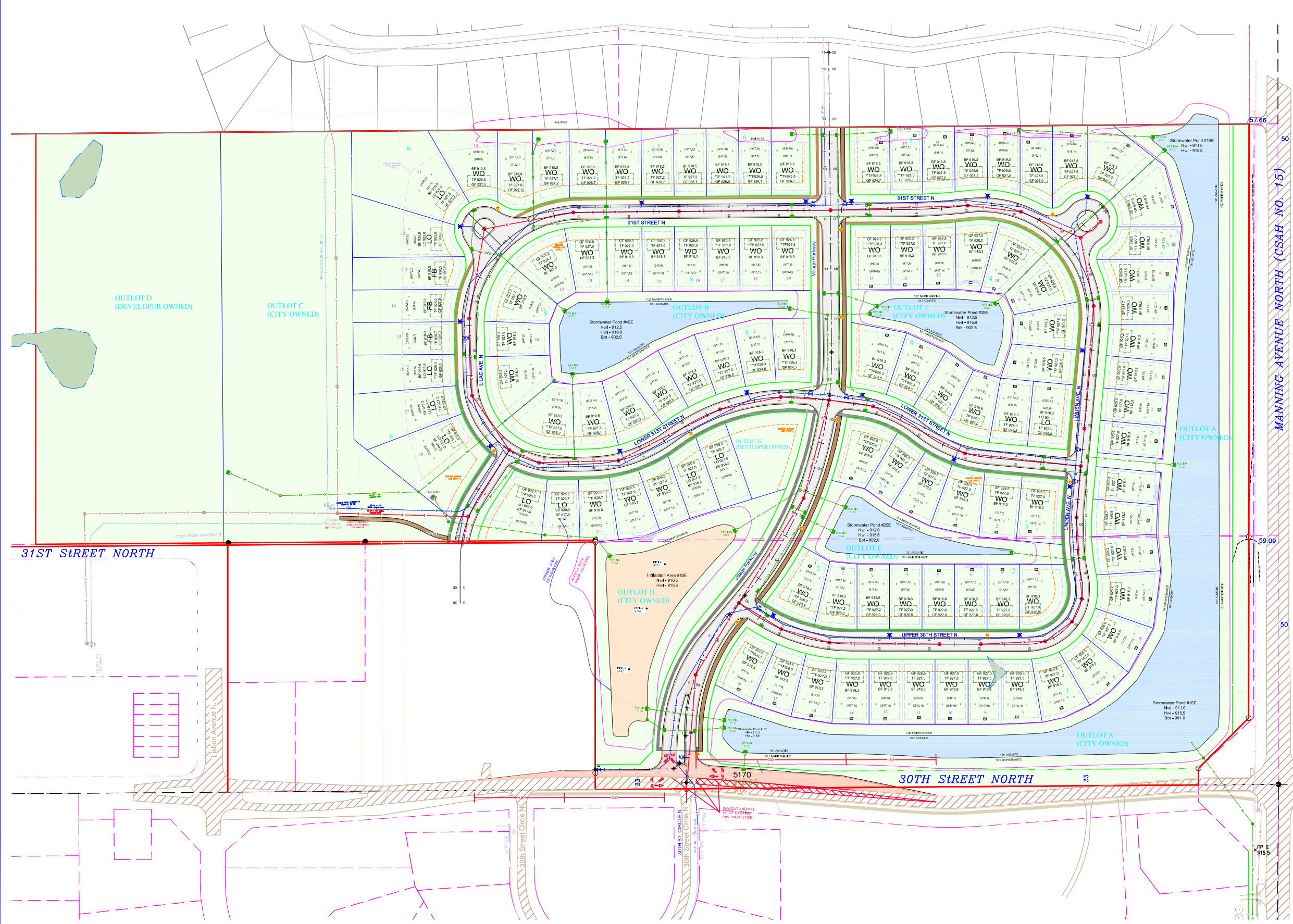
BLOCK 3	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK			DEPTH OF LOT		
Lot 1	11,234	s.f.	0.26	acres	0	s.f.	11,234	s.f.	0.26	acres	85	+/-	1.f.	130	+/-	1.f.
Lot 2	9,749	s.f.	0.22	acres	0	s.f.	9,749	s.f.	0.22	acres	75	+/-	1.f.	130	+/-	1.f.
Lot 3	10,729	s.f.	0.25	acres	0	s.f.	10,729	s.f.	0.25	acres	74.4	+/-	1.f.	130	+/-	1.f.
Lot 4	9,388	s.f.	0.22	acres	0	s.f.	9,388	s.f.	0.22	acres	65	+/-	1.f.	130	+/-	1.f.
Lot 5	8,509	s.f.	0.20	acres	0	s.f.	8,509	s.f.	0.20	acres	66.4	+/-	1.f.	130	+/-	1.f.
Lot 6	11,333	s.f.	0.26	acres	0	s.f.	11,333	s.f.	0.26	acres	96.7	+/-	1.f.	129.64	+/-	1.f.
Total	60,942	s.f.	1.40	acres	0	s.f.	60,942	s.f.	1.40	acres						

BLOCK 4	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK			DEPTH OF LOT		
Lot 1	11,684	s.f.	0.27	acres	0	s.f.	11,684	s.f.	0.27	acres	80.1	+/-	1.f.	130	+/-	1.f.
Lot 2	9,380	s.f.	0.22	acres	0	s.f.	9,380	s.f.	0.22	acres	64.9	+/-	1.f.	130	+/-	1.f.
Lot 3	9,270	s.f.	0.21	acres	0	s.f.	9,270	s.f.	0.21	acres	74.1	+/-	1.f.	130	+/-	1.f.
Lot 4	9,925	s.f.	0.23	acres	0	s.f.	9,925	s.f.	0.23	acres	84.9	+/-	1.f.	130.38	+/-	1.f.
Lot 5	9,342	s.f.	0.21	acres	0	s.f.	9,342	s.f.	0.21	acres	74.9	+/-	1.f.	130.38	+/-	1.f.
Lot 6	10,430	s.f.	0.24	acres	0	s.f.	10,430	s.f.	0.24	acres	80	+/-	1.f.	130.38	+/-	1.f.
Total	60,031	s.f.	1.38	acres	0	s.f.	60,031	s.f.	1.38	acres						

OUTLOT	GROSS AREA				WETLAND AREA			NET AREA			
A	320,270	s.f.	7.35	acres	0	s.f.	320,270	s.f.	7.35	acres	
B	1,121,985	s.f.	25.76	acres	16,207	s.f.	1,105,778	s.f.	25.39	acres	
C	247,711	s.f.	5.69	acres	0	s.f.	247,711	s.f.	5.69	acres	
D	297,352	s.f.	6.83	acres	0	s.f.	297,352	s.f.	6.83	acres	
E	43,437	s.f.	1.00	acres	0	s.f.	43,437	s.f.	1.00	acres	
F	36,250	s.f.	0.83	acres	0	s.f.	36,250	s.f.	0.83	acres	
Total	2,067,005	s.f.	47.45	acres	16,207	s.f.	2,050,798	s.f.	47.08	acres	

R/W	GROSS AREA				WETLAND AREA			NET AREA			
	225,947	s.f.	5.19	acres	0	s.f.	225,947	s.f.	5.19	acres	

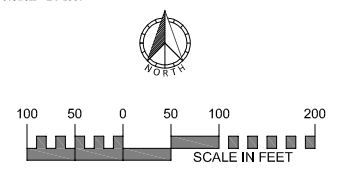
TOTAL	GROSS AREA				WETLAND AREA			NET AREA			
	2,636,265	s.f.	60.52	acres	16,207	s.f.	2,620,058	s.f.	60.15	acres	



SHEET INDEX TABLE	
SHEET	Description
SP	Preliminary Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
ST	Preliminary Street Plan
UP	Preliminary Utility Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER Pulte Group 7500 OFFICE RIDGE CIRCLE SUITE 325 EDEN PRAIRIE, MN 55344 CONTACT: Chad Orsland PHONE: (952) 988-8202 EMAIL: CHAD.ORSLAND@PULTEGROUP.COM

V-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



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_VPP	01	ERJ	08/08/17	CITY COMMENT REVISIONS
DRAWN BY				
CHECKED BY				
DATE				
07/17/17				

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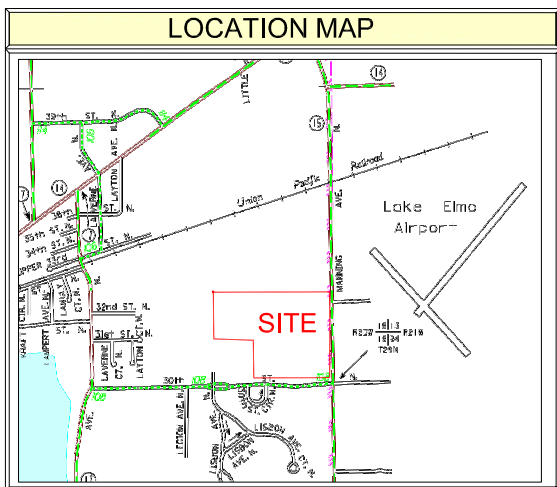
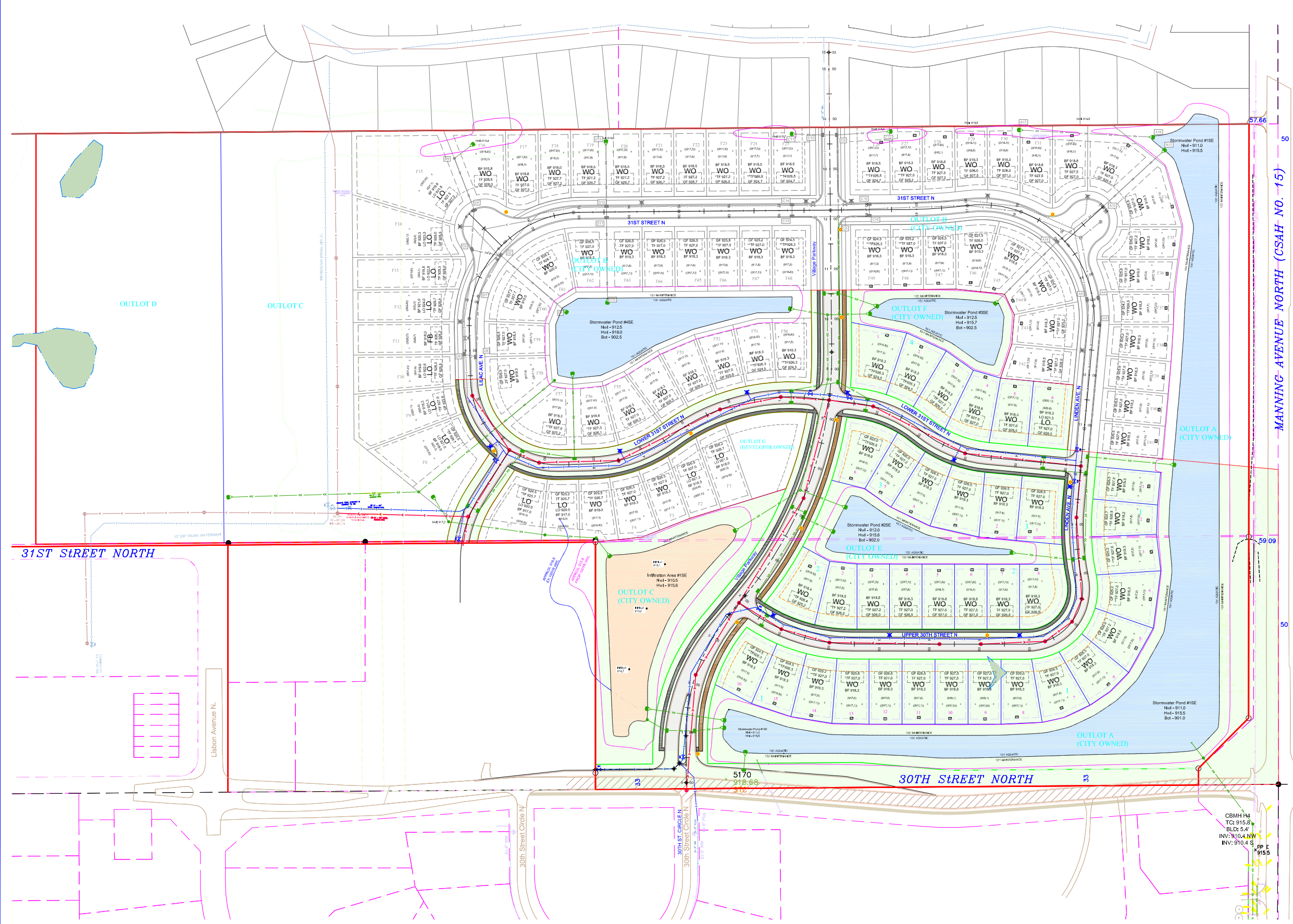
Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 07/17/17 Lic. No. 24728

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---
 LAKE ELMO, MINNESOTA

PRELIMINARY SITE PLAN
VILLAGE PARK PRESERVE
PULTE GROUP

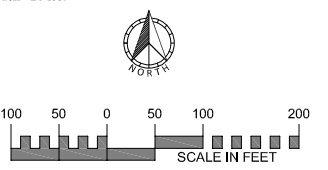
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SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
2-6	Final Street Plan
7-10	Final Sanitary Sewer & Watermain Plan
11-17	Final Storm Sewer Plan
18-20	Final Grading Plan
21-23	Final Erosion Control Plan
24-27	Construction Details

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER Pulte Group 7500 OFFICE RIDGE CIRCLE SUITE 325 EDEN PRAIRIE, MN 55344 CONTACT: Chad Orsland PHONE: (952) 988-8202 EMAIL: CHAD.ORSLAND@PULTEGROUP.COM

V-LDR District
 Minimum Lot Area - 8,000 square feet
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DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_VPP				
DRAWN BY				
CHECKED BY				
DATE				
xx/xx/xx				

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Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 07/17/17 Lic. No. 24728

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
 LAKE ELMO, MINNESOTA

TITLE SHEET
VILLAGE PARK PRESERVE
PULTE GROUP

FILE NO.
 72905-326
1
27

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: August 10, 2017

To: Emily Becker, City Planner
Cc: Chad Isakson, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer
Re: Village Park Preserve 1st Addition – Final Plat Engineering Review Comments

An engineering review has been completed for Village Park Preserve 1st Addition. Final Plat/Construction Plans were received on July 17, 2017 and revised Preliminary Plans for the Village Park Preserve received on August 8, 2017. The review consisted of the following documentation prepared by Sathre-Bergquist, Inc.:

- Village Park Preserve Site Plans, Preliminary Plat, and Preliminary Plans dated August 8, 2017.
- Village Park Preserve Stormwater Management Plan dated August 2017. (February 2017).
- Village Park Preserve Final Plat received July 17, 2017. No print/preparation date.
- Village Park Preserve Final Plat Narrative dated July 17, 2017.
- Village Park Preserve Final Plat/Construction Plans dated July 17, 2017.

STATUS/FINDINGS: Engineering review comments have been provided in two separate memos; one for Final Plat approval, and one to assist with the Preliminary Plan revisions. A review has not been completed for the Final Plat/Construction Plans. Please see the following review comments relating to the Final Plat application.

FINAL PLAT: VILLAGE PARK PRESERVE 1ST ADDITION

- Final Plat approval should be contingent upon the applicant updating the Preliminary Plans in accordance with the engineering review memorandum dated August 10, 2017 and approved by the City Engineer and City Planner. The preliminary plans must be approved by the City prior to the City accepting any revised Final Plat or Final Construction Plans and Specifications for the 1st Addition and before the Final Plat application is presented to the City Council.
- Final Plat approval should be contingent upon the applicant entering into an agreement acceptable to the City Administrator that fully addresses reimbursement to the City, together with full security, to cover the costs for the future relocation of any storm sewer outfall pipe infrastructure and plunge pool, including right-of-way acquisition, that will be required in conjunction with the CSAH 15 (Manning Avenue) 4-lane improvement project.
- Outlots A, B, C (labeled H in the revised preliminary plans), E and F (Stormwater) and C (Parkland) must be dedicated to the City as part of the Final Plat. Outlot D is shown as developer owned. City ownership of the Outlots must be noted on the final construction plans.
 - The Final Plat must be updated to include the infiltration basin 1SE Outlot with the 1st Addition.
 - The Final Plat must be updated to include Outlot C (Parkland) along the west side of the gas main easement with the 1st Addition or utility easements must be provided for all proposed utilities.
 - The Final Plat must be updated to include the right-of-way for Lower 31st Street, portions of Lilac Avenue, and the stub street to the McCleod property with the 1st Addition.

- The Final Plat must be updated to include additional 32 ft. right-of-way dedication along CSAH 15 (Manning Avenue) as required by Washington County.
- The Final Plat must be updated to include additional right-of-way along 30th Street North to provide sight triangles as shown on the preliminary plans and to provide a minimum 16 ft. boulevard along the northern border of the street (both east and west of Village Parkway).
- All easements as required by the City Engineer and Public Works Director shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- All off-site easements as required by the City Engineer and Public Works Director to complete any off-site improvements must be provided in the City standard form of easement agreement and signed by all parties prior to the release of the Final Plat for recording.
 - Fully executed permanent and temporary easements are needed to complete the 30th Street North turn lane improvements.
 - Fully executed permanent easements are needed to complete the Infiltration Basin 1SE improvements.
 - Fully executed temporary easements are needed to complete the storm sewer outfall pipe improvements south of 30th Street North and along the west side of CSAH 15 (Manning Avenue). Permanent easements may also be required as may be identified with the Final Construction Plans.
- Final Plat approval should be contingent on the plans including a bituminous trail connection to Reid Park.
- The site plan is subject to a storm water management plan meeting State, VBWD and City rules and regulations. Storm water and storm sewer facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards.
 - A VBWD permit has been approved for the development based on the Stormwater Management Plan dated February 2017.
 - The site plans and Stormwater Management Plan have been subsequently revised and will require additional review and administrative approval from VBWD.
- Final Construction Plans and Specifications must be prepared in accordance with the City approved Preliminary Plans and in accordance with the City Engineering Design Standards Manual, dated March 2017 using City details, plan notes and specifications.
 - All streets are proposed to be publically owned and maintained. Public streets must be designed to meet the City's Engineering Design Standards including R/W width (60-feet), street width (28-feet) and cul-de-sac radii (60 foot radius R/W / 45 foot radius pavement), intersection geometrics, and vertical curves. Temporary cul-de-sacs are required as part of development phasing.
 - Village Parkway must be revised to meet all Village Parkway Collector Design Guidelines dated May 2017 including street lighting, boulevard layout and landscaping requirements.
 - Drainage and utility easements are required over all storm sewer, sanitary sewer and watermain not located on City Outlots and right-of-way, minimum 30-feet in width, 15 feet from centerline of pipe.
 - All storm water facilities, including storm water ponds, infiltration basins, wetlands and wetland buffers, must be placed in Outlots deeded to the City for maintenance purposes. The Stormwater Facility Outlots must fully incorporate the 100-year HWL, 10 foot maintenance bench and all maintenance access roads.
 - All lots must have the minimum floor elevation at least 2 feet above any adjacent 100-year HWL and the 100-year HWL shall not encroach onto any lot. All lots must have the low opening elevation at least 1 foot above any adjacent emergency overflow (EOF) elevation.
 - Stormwater Ponds must be constructed meeting City standards. Stormwater Wet Ponds are required to have a minimum of 3 feet in depth to the NWL, constructed with 3:1 side slopes and both a 10:1 aquatic bench and a 10:1 maintenance bench. Designated maintenance access roads, 20 feet in width, must be provided for all storm water facilities with slope no greater than 10%. Both the NWL and 100-year HWL elevations and contours must be shown on the plans.
 - The 100-year HWL elevation and contour must be calculated and placed on the plans for all rear yard catch basin areas. Drainage and utility easements must fully include the localized 100-year HWL.
 - All emergency overflow elevations must be fully protected by drainage easement.
 - The maximum curb run prior to a catch basin is 350 feet.

- The storm sewer system shall be designed to maintain the City standard minimum pipe cover of 3 ft.
- Drain tile is required as part of the City standard street section at all localized low points in the street.
Drain tile considerations may impact the storm sewer design and depth requirements at low points.
- Final Construction Plans must include a detailed phasing plan for all infrastructure components and the plans must be prepared to clearly delineate between improvements to be completed with the 1st Addition and the improvements to be completed with future additions.
- No construction for Village Park Preserve 1st Addition may begin until the applicant has received City Engineer and City Planner approval for the revised Preliminary Plans and 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.
- Village Park Preserve 1st Addition includes trunk watermain (12-inch diameter) pipe oversizing. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed as part of the development agreement. It is recommended that the City request sanitary sewer pipe oversizing to be stubbed to the Village Parkway / 30th Street North intersection.

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: August 10, 2017

To: Emily Becker, City Planner
Cc: Chad Isakson, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Village Park Preserve
Revised Preliminary Plans

An engineering review has been completed for the revised Preliminary Plans for the Village Park Preserve received on August 8, 2017. The submittal consisted of the following documentation prepared by Sathre-Bergquist, Inc.:

- Village Park Preserve Site Plans, Preliminary Plat, and Preliminary Plans dated August 8, 2017.
-

STATUS/FINDINGS: Village Park Preserve received conditional Preliminary Plat approval in 2014. Preliminary Plans must be updated and resubmitted to address the conditions of approval from Resolution 2014-74. Many comments listed herein were provided in the engineering review memos dated September 4, 2014 and December 19, 2014, and August 3, 2017.

PRELIMINARY PLANS

- Review and verify with the City Planner the Outlot ownership requirements for Outlots C and D adjacent to Reid Park and update plans accordingly.
- The typical section for Village Parkway must be revised as shown in the Village Parkway Collector Design Guidelines. See attached Village Parkway Collector Design Guidelines with Village Parkway typical sections.
- Preliminary Plans. All plan sheets must be updated to show Village Parkway consistent with City standards and dimensions, including boulevard tree layout, sidewalk and trail placement, and street light plans.
- Landscape plans must be included in the preliminary plan set and identified in the plan Index. The Preliminary plans are one plan set for City records and files.
- The signage/stripping plan must be included in the preliminary plan set and identified in the plan Index.
- Add street light plan or include street lighting plan with pavement marking and signage plans. Update Index accordingly. Detail the Village Parkway street light plan meeting the attached Village Parkway design standards as adopted by the City. The street light plan must show and tie into/coordinate with the existing Easton Village street lights and the Village Parkway boulevard tree layout.
- Preliminary Plans must be updated to show all easements to be obtained to construct the project (i.e. McCleod and Krueger easements).

PRELIMINARY STREET PLANS

- ST 1. The trail connection stub proposed toward Reid Park should be extended to connect to the existing Reid Park trail. Please work with Lake Elmo planning staff to determine final development trail connection requirements.

- ST1. Add Village Parkway typical section meeting City design standards. See attached detail to add to the plan set. The typical section must be placed on the plans in sufficient scale so that it is easily noticed and can be easily read in 11 x 17 format. The submitted detail is inadequate and incorrect.
- ST2. Add a typical section for the Village Parkway divided entrance at 30th Street. The typical sections must be drawn similar to the Village Parkway standard detail and in sufficient scale that they are easily noticed and can be easily read in 11 x 17 format.
- ST2-ST4. Add turn lane taper ratios along Village Parkway and 30th Street North.
- ST2. 30th Street turn lane typical sections must be increased in size to be easily noticed and can be easily read in 11 x 17 format.
- ST2. Revise 30th Street turn lane and typical sections to consist of 12 ft. through lanes, 12 ft. turn lanes (plus 2ft. curb reaction) and 16 ft. minimum boulevards. Plans should indicate removal of concrete curb and gutter.
- ST2. Proposed R/W along 30th Street does not provide adequate boulevard at Village Parkway intersection. Minimum city standard Boulevard is 16 feet. Grading plans must be revise to prevent the Pond 1SE 100-year HWL level from encroaching the R/W.
- ST2. Grading plans must be revise to prevent the Infiltration Area 1SE 100-year HWL level from encroaching the Village Parkway R/W.
- ST2. Extend both Village Parkway sidewalk and trail further south to standard intersection location (30th Street Blvd alignment). Add crosswalk on Village Parkway between sidewalk and trail. Align pedestrian ramps for 30th Street crossing for trail connection to existing 30th Street trail.
- ST2. Provide separate Autoturn plan demonstrating adequate snow plowing turning radius for Village Parkway/30th Street North intersection with rear winged snow plow.
- ST2 and ST3. Existing condition information is incomplete along 30th Street. Existing R/W width is not shown. Existing curb and gutter is not identified. 30th Street Circle North R/W and street width is not shown. 30th Street Circle curb and gutter or shoulder width is not identified. 30th Street trail is not identified, and trail width is not noted. *Please note that when preparing plans for improvements adjacent to abutting properties that existing conditions (structures, trees, driveways, drainage ways, fencing, pavement materials, overhead and underground utilities, signs, wells, septic systems, etc.) must be shown on the plans for a minimum distance of 100 feet and in full detail to demonstrate matching existing conditions and any potential impacts.*
- ST3. Pavement marking and signage plan must include all of Village Parkway. All plan notes must be consistent with City standard specifications, plan notes and details found on the City website. Signage plan should include signs throughout the entire development.
- ST7. Provide street name for stub street.
- ST5 and ST8. ST5 eyebrow center island geometry should mimic the eyebrow shown on ST8. Provide pavement widths and eyebrow turning radius for each eyebrow. Submit separate plans showing Autoturn for standard fire truck and snow plow.

PRELIMINARY UTILITY PLANS

- Adjust the sanitary sewer alignment from MH-7 and MH-11 by adding and/or relocating structures to maintain the sewer at the approximate centerline of the street. Pipe varies too much from centerline.
- UP4. Label the existing culvert size, material and inverts for the box culvert crossing 30th Street North. Plans should call out extension length, material and size.
- UP5. Label the existing culvert size, material and inverts for the culvert crossing Manning Avenue adjacent to the plunge pool.
- UP5. Provide plunge pool 100-year HWL contour and all existing conditions residing within and adjacent to the flood level, including property lines.
- UP5. Label the existing culvert size, material and inverts for the culvert crossing 30th Street. If pipe is to be abandoned the pipe must be filled with sand prior to plugging both ends. Provide existing and proposed grading for each side of the culvert to demonstrate culvert can be abandoned.

- UP5-UP6. Include existing and proposed contours for the storm sewer outfall pipe design. Provide all existing conditions and impacts along storm sewer outfall pipe. *Please note that when preparing plans for improvements adjacent to abutting properties that existing conditions (structures, trees, driveways, drainage ways, fencing, pavement materials, overhead and underground utilities, signs, wells, septic systems, etc.) must be shown on the plans for a minimum distance of 100 feet and in full detail to demonstrate matching existing conditions and any potential impacts.*
- UP6. Proposed storm sewer outfall pipe and plunge pool conflict with the future proposed improvements along CSAH 15 (Manning Avenue). Issue needs to be addressed.

PRELIMINARY GRADING PLANS

- Revise the August 8, 2017 Stormwater Management Report to add a plan revision section which describes how the model was changed and what changes were made to the storm sewer infrastructure with the August 8 plan revisions.
- Rear yard grading/storm sewer pipe must be revised to meet minimum storm sewer pipe cover. When flared end sections are placed in rear yards they must be located along property lines with grading designed to increase pipe cover quickly to City standard requirements. Lookout lots may be needed to assist with pipe cover.
- GP2. Pond 1SE 100-year HWL contour must be fully contained within Outlot A. Revise grading for L9-B5.
- GP2. Grading/storm sewer revisions are required along Lots 9-16, Block 5. Preliminary plan approval was granted for the plans dated 11/25/2014 which is a far better grading/storm sewer design including building pad elevations, culvert inverts, pipe cover and pond 100-year flood level backups.
- GP2/UP3. Revise lot easements for Lots 12-16, Block 5. The localized 100-year HWL contour must be fully protected by drainage and utility easement.
- GP3. Grading/storm sewer revisions are required along Lots 1-11, Block 6. Preliminary plan approval was granted for the plans dated 11/25/2014 which is a far better grading/storm sewer design including building pad elevations, culvert inverts, pipe cover and pond 100-year flood level backups.
- GP3. Maintain minimum 30 feet wide easement centered over Pond 4SE outfall pipe, including 30 feet wide without building setback line encroachments from either Lot 8 or 9, Block 8. *Issue not addressed.*
- GP3. Provide ~~100-year HWL~~ and EOF for Lot 18, Block 6. *Issue not fully addressed.*
- The storm water management report should be revised to acknowledge that no overland emergency overflow is being proposed for Ponds 1SE, 2SE, 3SE and 4SE. Instead emergency overflow is being designed through the use of redundant pipe systems. *Issue not addressed.*

LANDSCAPE PLANS

- LP2-LP5. Show all utilities (watermain, sanitary sewer and storm sewer, including water/sewer service stubs) on landscape plans and revise plans to maintain minimum tree/utility offset of 10 feet.
- LP2-LP5. Revise boulevard tree placement along Village Parkway per the attached Village Parkway design standards.
- LP4. Revise Lilac and 31st Street center island planting to coordinate with utility conflicts.
- Landscape Plans must identify irrigation service locations and must coordinate with utility plan irrigation service stub.



Metropolitan Airports Commission

6040 28th Avenue South, Minneapolis, MN 55450 • 612-726-8100 • metroairports.org

August 2, 2017

Mr. Stephen Wensman
City of Lake Elmo
3800 Laverne Avenue N
Lake Elmo, Minnesota 55042

Re: Village Park Preserve Final Plat Review Comments

SENT VIA EMAIL (SWensman@lakeelmo.org)

Dear Mr. Wensman:

As requested in your correspondence dated July 17, 2017, the Metropolitan Airports Commission (MAC) has reviewed the Village Park Preserve Final Plat documents that will be presented to Lake Elmo Planning Commission in the near future. We appreciate the opportunity to review the documents, and offer the following comments.

Land Use, Zoning, and Aircraft Noise

MAC notes the proposed residential development located immediately adjacent to Lake Elmo Airport. This area receives routine aircraft overflight activity (approximately 27,000 annual aircraft operations), both during the day and at night, and will continue to into the future. It is MAC's experience that placing residential areas in such locations around airports result in noise complaints and resident concerns about aircraft noise and overflights. MAC requests that prospective property buyers be provided information on the properties' locations relative to the Lake Elmo Airport and the related aircraft operations. At a minimum, the Lake Elmo Airport disclosure statement included in Article X, Section 9 of the *Declaration of Easements, Covenants, Conditions and Restrictions* instrument for the adjacent Eason Village development should be provided in the equivalent instrument prepared for Village Park Preserve. Further, MAC strongly recommends that the City require appropriate noise attenuation construction practices for residential structures within the affected area. Residential structures in the proposed development area will not be eligible for MAC noise mitigation programs.

Airspace

The requirements for filing an aeronautical study with the Federal Aviation Administration (FAA) for proposed structures and/or temporary construction equipment vary based on a number of factors, including the site elevation, structure height, and proximity to an airport. The FAA provides a "Notice Criteria Tool" on its Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website that can be used to determine if an aeronautical study is warranted. The OE/AAA website can be accessed via the following link: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

In this case, based upon the information included in the Final Plat package, the applicant should file an aeronautical study with the FAA for the proposed development site (including construction equipment) to ensure that it will not have an adverse impact on Lake Elmo Airport.

Water Quality – Surface Water Runoff

According to the documentation, the development will create four permanent open-water retention ponds and one infiltration basin to accommodate surface water runoff.

Guidance provided in Federal Aviation Administration (FAA) Advisory Circular 150/5200-33B, *Hazardous Wildlife Attractants On or Near Airports* suggests that open water ponds, especially those with mowed grass nearby, have been shown to be hazardous to the flight of aircraft due to the use of the ponds by Canada geese and other waterfowl.

As a matter of practice, MAC does not advocate the construction of open-water retention ponds in close proximity to our Airports due to their potential to attract and/or sustain hazardous wildlife populations. Based on this policy, we are not supportive of the proposed open-water retention ponds.

However, we acknowledge that engineering challenges on the development site make the sole use of dry ponds or infiltration basins to accommodate the upstream developed flows and the surface water runoff from on-site development impractical. We also acknowledge the efforts being made by the City of Lake Elmo to design and construct a regional storm water retention system to reduce the volume and rate of unmitigated storm water flowing to parcels in the immediate vicinity of the Airport.

Based on these site-specific conditions, the following waterfowl mitigation techniques – per the attached letter from our USDA Wildlife Biologist – must be incorporated into the final design of the necessary ponding areas for the proposed development.

1. Create a physical barrier (i.e., a permanent fence) between the water and manicured lawns.
2. Reduce the overall surface area of the water and encourage emergent vegetation to grow.
3. Eliminate manicured lawn/turf in close proximity to the water source by using a native prairie seed mix.

We request confirmation that these design elements have been incorporated to the maximum extent feasible. Furthermore, we request that the Developer's Engineer provide written confirmation that a permanent fence line between the ponds and manicured back-yard lawns will be designed, constructed with the initial site development, and maintained in good order to deter waterfowl feeding/loafing and promote growth of both native grasses and emergent vegetation at the edge of the ponds.

As noted in the letter from USDA, implementation of these recommendations does not guarantee that geese or other hazardous wildlife will not be attracted to the permanent water features associated with the proposed development. However, incorporation of these design elements should reduce the likelihood of waterfowl becoming a greater hazard to flying operations at the Lake Elmo Airport. If notified by the MAC that birds and/or waterfowl activity poses a safety hazard to the Airport due to design elements that fail to incorporate the mitigation techniques described above or improper maintenance of the storm water ponds, we will expect the City or its designee to take immediate remediation efforts to alleviate the hazards caused by the ponds.

Finally, please identify who will be the responsible party for long-term maintenance of the storm water ponds and basin.

Mr. Stephen Wensman
August 2, 2017
Page 3

Landscaping

The Final Landscape Plan indicates that a mixture of overstory and evergreen trees will be planted along the south and east sides of Stormwater Pond #1SE. We are concerned that the trees closest to the approach surface for Runway 04 could one day grow to become an obstruction to the Airport's airspace and impact flight procedures. In addition, fruits borne by these trees (if any) may attract wildlife. We request that vegetation in this area be limited to shrubs and tall grasses. The City must also be aware that any of the trees planted in the vicinity of an approach surface may require removal at some future date if they become an obstruction to the airspace of the Airport and compromise flight procedures.

Also, due to the close proximity of the proposed development to the runways at the Lake Elmo Airport, we request the street luminaries be down-lighted to avoid confusion by pilots as they approach the airfield at night.

Construction Measures

Please ensure that the contractor is required to develop and implement a dust control plan that will prevent airborne particulates generated during construction from interfering with aircraft operations at the Lake Elmo Airport.

Thank you for the opportunity to comment on this proposed Comprehensive Plan Amendment. If you have any questions about these comments, please contact me at 612-726-8129 or via e-mail at neil.ralston@mspmacc.org.

Sincerely,



Neil Ralston, A.A.E.
Airport Planner

cc: Bridget Rief, MAC
 Joe Harris, MAC
 Pat Mosites, MAC
 Chad Leque, MAC



United States
Department of
Agriculture

Animal and
Plant Health
Inspection
Service

Wildlife Services

St. Paul Downtown
Airport
644 Bayfield Street,
Suite 215
Saint Paul, MN
55107
Ph: 651-224-6027
Fax: 651-224-4271

November 12, 2014

Mr. Neil Ralston
Airport Planner
MAC- Airport Development
6040 28th Avenue South
Minneapolis, MN 55450

Dear Mr. Ralston,

This letter is in response to your request to examine the potential wildlife hazards related to the proposed Village Park Preserve Housing Development near the Lake Elmo Airport (21D) in Lake Elmo, Minnesota.

After reviewing the documents provided in our meeting on November 5, 2012, USDA-Wildlife Services has a few recommendations to reduce the potential for wildlife use at the proposed housing development. If not implemented, the land and water features created may attract species of wildlife that could impact safe flying operations at nearby Lake Elmo Airport. Species of concern in this area would most likely be waterfowl, especially Canada geese. Canada geese have shown great adaptability to the habitats proposed in the development layout plan. Water and landscaped/manicured lawns in close proximity have proven excellent habitats for both loafing and feeding of resident Canada geese. Furthermore, if resident Canada geese are allowed to nest in the development, geese should be expected on and around the ponds and in homeowner's yards from April-August. These geese while becoming unwelcome to the majority of homeowners would also create a hazard for the adjacent airport.

The following recommendations should be implemented at the Village Park Preserve Development to reduce the potential for use by Canada geese.

1. Create a physical barrier between the water and manicured lawns. A chain link fence is the most effective method to preventing geese from transitioning back and forth between feeding/loafing areas of the lawn and pond. This can also be accomplished by a thick vegetation buffer (shrubs), but has been less effective at deterring geese than fencing. While raising goslings, adult Canada geese lose flight feathers and like their young, are unable to fly. During this time (approximately May-July) this physical barrier is most effective at deterring Canada geese.
2. Reduce the overall surface area of water. By eliminating the water source, the area will be less attractive overall. Deep linear ponds help reduce the surface area. Emergent vegetation, such as cattails, should be encouraged to grow further reducing the overall surface area of the water.

3. Eliminate manicured lawn/turf in close proximity to the water source (including boulevards and right-of-ways). Consider using a native prairie seed mix which is not a viable food source for waterfowl and require less annual maintenance.

Implementation of these recommendations does not guarantee geese or other hazardous wildlife will never utilize the features in the proposed development, but they should reduce the chances of them becoming an issue for safe flying operations at Lake Elmo Airport.

Feel free to contact the USDA Wildlife Services office at 651-224-6027 if you have any questions concerning these recommendations.

Sincerely,



Alan K. Schumacher
Wildlife Biologist

cc:

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