



STAFF REPORT

DATE: 7/17/2018

REGULAR

ITEM #: 20

TO: City Council

FROM: Emily Becker, Planning Director

ITEM: Northport 2nd Addition Final Plat

REVIEWED BY: Jack Griffin, City Engineer

BACKGROUND:

The Council is being asked to consider a Final Plat request from Pulte Homes of MN LLC for the 2nd Addition of Northport, a planned 104 unit residential development. The 2nd Addition includes 27 (shown as 29 on the final plat, but Lot 10, Block 2 and Lot 1, Block 3) single family lots that are located within a 22.34 acre area to the northwest of Northport 1st Addition. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

ISSUE BEFORE COUNCIL:

The Council is being asked to recommend approval or denial of the Final Plat request for the 2nd Addition of based on its consistency with the approved Preliminary Plat.

PROPOSAL DETAILS/ANALYSIS:

General Information.

Applicant: Pulte Homes of MN LLC, 7500 Flying Cloud Drive, Ste 670, Eden Prairie, MN 55344 (will act as both developer of the property and builder of homes)

Property Owners: Pulte Homes of MN LLC, 7500 Flying Cloud Drive, Ste 670, Eden Prairie, MN 55344

Location: PID# 13.029.21.44.0042

Request: Application for final plat approval of a 27 unit residential subdivision to be named Northport 2nd Addition

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. Final Plat of 1st Addition (approving 36 units) approved on September 5, 2017 by Resolution 2017-089.

Action Deadline: Application Complete – 6/5/2018
60 Day Deadline – 8/4/2018
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.

It was previously discussed with the approval of the 1st Addition Final Plat that the approved Preliminary Plat was updated to address Engineering comments. Dimensional standards generally stayed the same and there was a connection to the McLeod property to accommodate future development. Eyebrow islands were also added.

Outlots.

- Outlot B (as shown on the Final Plat) will be homeowners' (HOA)-owned, and the developer has indicated that it will include a play structure.
- Outlot A will be developed in to single family lots in the final phase(s) of the development.
- There will be an outlot to the north of the houses north of Lower 31st Street, as indicated per the preliminary plans, that will need be platted with the final plat of 2nd Addition to be used for stormwater purposes.

Right-of-Way. There is 1.02 acres of non-arterial right-of-way being dedicated.

Parkland. The developer met the City's parkland dedication requirements through the deeding of Outlot C, which is now an extension of Reid Park. The developer is not responsible for additional park fees or improvements for the entire development, including this addition.

Engineering Comments. The City Engineer comments can be reviewed in the attached Northport 2nd Addition Final Plat review memo dated July 2, 2018. It is a recommended condition of approval that these comments be addressed, and many of the comments are recommended as separate conditions of approval in order to more effectively outline these requirements.

Metropolitan Airports Commission (MAC) Comments. Due to MAC's review comments regarding the 1st Addition, it was a condition of approval that the applicant 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 in to single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide. Staff recommends that this be a condition of approval for the 2nd Addition as well.

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.

Landscape Plans. The City's Landscape Architect reviewed the landscape plans, and the report is attached. There are 11 tree discrepancies that need to be corrected, and the trees should be spaced further apart. Trees that do not fit the larger spacing can be moved to the buffer areas. Further, there are a number of utility conflicts that need to be corrected. It is a recommended condition of approval that the landscape plans be updated per these comments and resubmitted and approved by the City.

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 an infiltration area will provide a buffer. It was a condition of approval of the 1st Addition that the landscape plans for that addition are not to include landscaping within Outlot C so as to not interfere with any amendments needed to that infiltration area to accommodate potential development of the McLeod parcel. Therefore, the landscape plans for a future addition will need to include this infiltration area. Additionally, the Comprehensive Plan designates a buffer area on the south and east side of this development, though this buffer does not apply to this addition.

Streets. The street names do not adhere to the recently amended street naming policy in that they have the direction prefix of Upper and Lower, but they are consistent with the 1st Addition Final Plat and preliminary plat.

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. There will be no parking allowed in the eyebrows.

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 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.

In order to provide an update concerning the conditions associated with the preliminary plat for Northport (formerly known as 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: This condition was met with the 1st Addition.***

- 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 approved by the City Engineer. It is a recommended condition of approval that all required modifications to the Final Plat and plans as requested.***
- 4) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements. ***Comments: See above.***
- 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: The Applicant obtained Valley Branch Watershed District approval on July 13, 2017. It is a recommended condition of approval that these rules and regulations be followed.***
- 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: 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 with the 1st Addition.***
- 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: This condition is not applicable to this addition.***
- 8) The Applicant shall observe all right-of-way and other requirements included in a review memorandum from Washington County dated September 3, 2014. ***Comment: This condition does not apply to this addition.***
- 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.***
- 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: As previously mentioned, it was a condition of approval of the 1st Addition that the landscape plans for that addition are not to include landscaping within Outlot C so as not to interfere with any***

amendments needed to that infiltration area to accommodate potential development of the McLeod parcel. Therefore, the landscape plans for a future addition will need to include this additional row of trees.

- 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 for the 2nd Addition.***

- 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.***

Planning Commission Review. The Planning Commission reviewed the Final Plat at its July 9, 2018 meeting and wanted to ensure that first time homeowners were aware of the airport and the associated noise. The Commission recommended approval with a 7-0 vote.

Recommended Findings. Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Northport 2nd Addition 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 Northport 2nd Addition consists of the creation of 27 (formerly 29) single-family detached residential structures.

- 3) That the Northport 2nd Addition 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 on September 6, 2017.

- 4) That the Northport 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- 5) That the Northport 2nd Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.

- 6) That the Northport 2nd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the July 9, 2018 Staff report to the Planning Commission.

- 7) That the Northport 2nd Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Northport 2nd Addition 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 Northport 2nd Addition Final Plat dated July 2, 2018.

Recommended Conditions of Approval. Staff is 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, be addressed as part of the Planning Commission's recommendation to the City Council. 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.

- 1) 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 Northport 2nd Addition Final Plat dated July 2, 2018 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.
- 2) 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. A drainage and utility easement should be dedicated over all of Outlot A.
- 3) The Northport 2nd Addition final plat shall include an outlot to be called Outlot B including the Pond #4SE to be dedicated to the City for ongoing operation and maintenance.
- 4) Final plat approval shall be contingent upon either removing Lot 10, Block 2 and Lot 1, Block 3, or adding a temporary cul-de-sac per City detail 807B at the street termination point for Upper 31st Street North.
- 5) No building permits, including model home permits, may be accepted and issued by the City until for the 2nd Addition until all grading and storm water facilities are fully completed and verified by as-built shots for all Northport preliminary plan areas, including final grading adjacent to Easton Village, the storm sewer outfall pipe south of 30th Street, the construction of 30th Street box culvert extension, and the 30th Street turn lane improvements.
- 6) Final plat approval shall be contingent on the plans including a bituminous trail connection to Reid Park.

- 7) 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.
- 8) 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.
- 9) The Landscape Plans must be updated plans and approved by the City's Landscape Architect. All utility conflicts must be removed.
- 10) A Landscape License Agreement shall be executed for the maintenance of right-of-ways prior to release of the final plat by City Officials.
- 11) 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.
- 12) The Applicant shall provide the City with a copy of the Northern Natural Gas permit and abide by any conditions of approval.
- 13) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act.

RECOMMENDATION:

Staff and the Planning Commission recommend, as part of tonight's consent agenda, approval of the Northport 2nd Addition Final Plat with conditions of approval as listed in the Staff report. If removed from the consent agenda, approval may be made with the following suggested motion:

“Move to adopt Resolution 2018-081 approving the Northport 2nd Addition Final Plat with the conditions of approval as drafted by Staff”

ATTACHMENTS:

1. Final Plat and Landscape Plans
2. City Engineer Review Memo dated July 2, 2018
3. Landscape Review Memo
4. Resolution 2018-081 approving final plat

Upland Dry Prairie Mix

Common Name	Scientific Name	% of Mix	PLS
GRASS			
Side-Oats Gramma	<i>Bouteloua curtipendula</i>	35.0	5.25 lbs./ac.
Blue Grama	<i>Bouteloua gracilis</i>	5.0	0.75 lbs./ac.
Canada Wild Rye	<i>Elymus canadensis</i>	9.3	1.39 lbs./ac.
Junegrass	<i>Koeleria macrantha</i>	1.3	0.19 lbs./ac.
Little Bluestem	<i>Schizachyrium scoparium</i>	26.0	3.90 lbs./ac.
Prairie Dropseed	<i>Sporobolus heterolepis</i>	3.5	0.53 lbs./ac.
FORBS			
Prairie Onion	<i>Allium stellatum</i>	1.0	0.15 lbs./ac.
Leadplant	<i>Amorpha canescens</i>	0.5	0.08 lbs./ac.
Butterfly Milkweed	<i>Asclepias tuberosa</i>	0.3	0.04 lbs./ac.
Smooth Blue Aster	<i>Aster laevis</i>	0.5	0.08 lbs./ac.
Sky-Blue Aster	<i>Aster oolentangiensis</i>	0.5	0.08 lbs./ac.
Partridge Pea	<i>Chamaecrista fasciculata</i>	3.3	0.49 lbs./ac.
White Prairie Clover	<i>Dalea candida</i>	3.0	0.45 lbs./ac.
Purple Prairie Clover	<i>Dalea purpureum</i>	4.0	0.60 lbs./ac.
Wild Bergamot	<i>Monarda fistulosa</i>	0.8	0.11 lbs./ac.
Prairie Cinquefoil	<i>Potentilla arguta</i>	0.5	0.08 lbs./ac.
Long-Headed Coneflower	<i>Ratibida columnifera</i>	0.8	0.11 lbs./ac.
Black Eyed Susan	<i>Rudbeckia hirta</i>	3.0	0.45 lbs./ac.
Old Field Goldenrod	<i>Solidago nemoralis</i>	0.3	0.04 lbs./ac.
Showy Goldenrod	<i>Solidago speciosa</i>	0.5	0.08 lbs./ac.
Hoary Vervain	<i>Verbena stricta</i>	1.3	0.19 lbs./ac.
		100.0	15.00 lbs./ac.

Wet Mesic Prairie Mix

Common Name	Scientific Name	% of Mix	PLS
GRASS			
Big Bluestem	<i>Andropogon gerardii</i>	18.0	2.70 lbs./ac.
Blue-Joint Grass	<i>Calamagrostis canadensis</i>	0.5	0.08 lbs./ac.
Fox Sedge	<i>Carex vulpinoidea</i>	2.0	0.30 lbs./ac.
Virginia Wild Rye	<i>Elymus virginicus</i>	23.5	3.53 lbs./ac.
Reed Manna Grass	<i>Glyceria grandis</i>	2.0	0.30 lbs./ac.
Switchgrass	<i>Panicum virgatum</i>	5.0	0.75 lbs./ac.
Little Bluestem	<i>Schizachyrium scoparium</i>	4.0	0.60 lbs./ac.
Indian Grass	<i>Sorghastrum nutans</i>	20.0	3.00 lbs./ac.
Prairie Cord Grass	<i>Spartina pectinata</i>	5.0	0.75 lbs./ac.
FORBS			
Marsh Milkweed	<i>Asclepias incarnata</i>	2.3	0.34 lbs./ac.
New England Aster	<i>Aster novae-angliae</i>	0.5	0.08 lbs./ac.
Canada Milk Vetch	<i>Astragalus canadensis</i>	2.5	0.38 lbs./ac.
Canada Tick Trefoil	<i>Desmodium canadense</i>	0.8	0.11 lbs./ac.
Boneset	<i>Eupatorium perfoliatum</i>	0.5	0.08 lbs./ac.
Sneezeweed	<i>Helenium autumnale</i>	0.5	0.08 lbs./ac.
Common Ox-Eye	<i>Helopsis helianthoides</i>	2.5	0.38 lbs./ac.
Prairie Blazing Star	<i>Liatris pycnostachya</i>	1.3	0.19 lbs./ac.
Monkey Flower	<i>Mimulus ringens</i>	1.3	0.19 lbs./ac.
Obedient Plant	<i>Physostegia virginiana</i>	1.0	0.15 lbs./ac.
Yellow Coneflower	<i>Ratibida pinnata</i>	1.3	0.19 lbs./ac.
Black Eyed Susan	<i>Rudbeckia hirta</i>	1.3	0.19 lbs./ac.
Purple Meadow Rue	<i>Thalictrum dasycarpum</i>	0.8	0.11 lbs./ac.
Blue Vervain	<i>Verbena hastata</i>	2.3	0.34 lbs./ac.
Ironweed	<i>Vernonia fasciculata</i>	1.5	0.23 lbs./ac.
		100.0	15.00 lbs./ac.

Upland Grass Mix

Common Name	Scientific Name	% of Mix	PLS
GRASS			
Side-Oats Gramma	<i>Bouteloua curtipendula</i>	30.0	3.00 lbs./ac.
Blue Grama	<i>Bouteloua gracilis</i>	10.0	1.00 lbs./ac.
Silky Wild Rye	<i>Elymus villosus</i>	10.0	1.00 lbs./ac.
Junegrass	<i>Koeleria macrantha</i>	2.0	0.20 lbs./ac.
Little Bluestem	<i>Schizachyrium scoparium</i>	43.0	4.30 lbs./ac.
Prairie Dropseed	<i>Sporobolus heterolepis</i>	5.0	0.50 lbs./ac.
		100.0	10.00 lbs./ac.

SOURCE

All seed will be purchased from Minnesota Native Landscapes.
 Minnesota Native Landscapes
 8740 77th St. NE
 Otsego, MN 55362

EXECUTION

Ground Preparation

Prior to seeding, the Contractor shall spray the proposed seeding area with a non-selective glyphosate herbicide such as Round-Up. Approximately three to four weeks later the site should be cultivated using a deep-tine plow and then disked to produce a smooth firm seed bed. Allow weeds to germinate and grow. When weed seeds and roots have reached a height of 2-4 inches, the site should again be sprayed with a second herbicide application. Wait 10 days and then shallow till the soil to a depth of 1 inch. Tilling deeper will bring additional weed seeds to the surface.

Once the area to be planted has been properly prepared, the Contractor shall commence with seeding.

NATIVE SEEDING

A. Native plant community seeding can take place during two periods of the year. The first window of opportunity is from the time the site preparation work is concluded in the spring, until approximately July 15. The second period is in the fall between October 1st and freeze-up. The latter is considered a dormant seeding and the seedings do not germinate until late spring of the following growing season. It is recommended that the native seeding be conducted in June and early July.

B. All native grass seed should be applied with a Truax native seed drill, at a rate as specified according to individual specifications PLS (pure live seed) per acre. In areas too narrow or steep for equipment, grass seed may be hand broadcast. Cover crop shall be applied after Native Mix has been seeded.

C. Raking or dragging and rolling shall follow all seeding to insure good soil contact.

D. The Contractor shall mulch all seeded areas with clean straw or marsh hay at a rate of 2 tons/acre and shall be disc anchored into place.

MAINTENANCE

Year 1

During the first season, the seeded area shall be cut back approximately once each month to prevent the production of weed seeds and to reduce shade on the maturing native plantings. When the seeded area has reached a height of 8-10 inches, a flail-type mower shall be used to cut weeds and native plantings to a height of 4-6 inches. Rotary mowers and sickle bar mowers are not acceptable. In no case shall the seeded area be allowed to exceed 10 inches in height during the first season.

Pulling weeds is not recommended as this can uproot small, undeveloped native seedlings. Spot spray thistle, reed canary grass and any other problematic weeds.

Year 2

In the spring of the second season, the plantings should be mowed again. Mowing should occur approximately 3-4 times during the second season. If weeds continue to persist during the second year additional mowings may be required. Do not let weeds go to seed. Seeded areas shall not be burned during the second year.

Year 3

Spot spray perennial weeds if necessary.

Years 4-5

Continue spot treatment spray of weeds and conduct burning (3-5 year rotation) alternate spring and fall.

Invasive Species Control

Certain species of perennial weeds may need to be controlled by spot treating with a herbicide for sufficient control. Perennial weeds may be canary grass, smooth brome, quack grass, purple loostrieffe and Canada thistle. Canada thistle should be spot treated as soon as clumps appear to avoid the need to spray large areas.

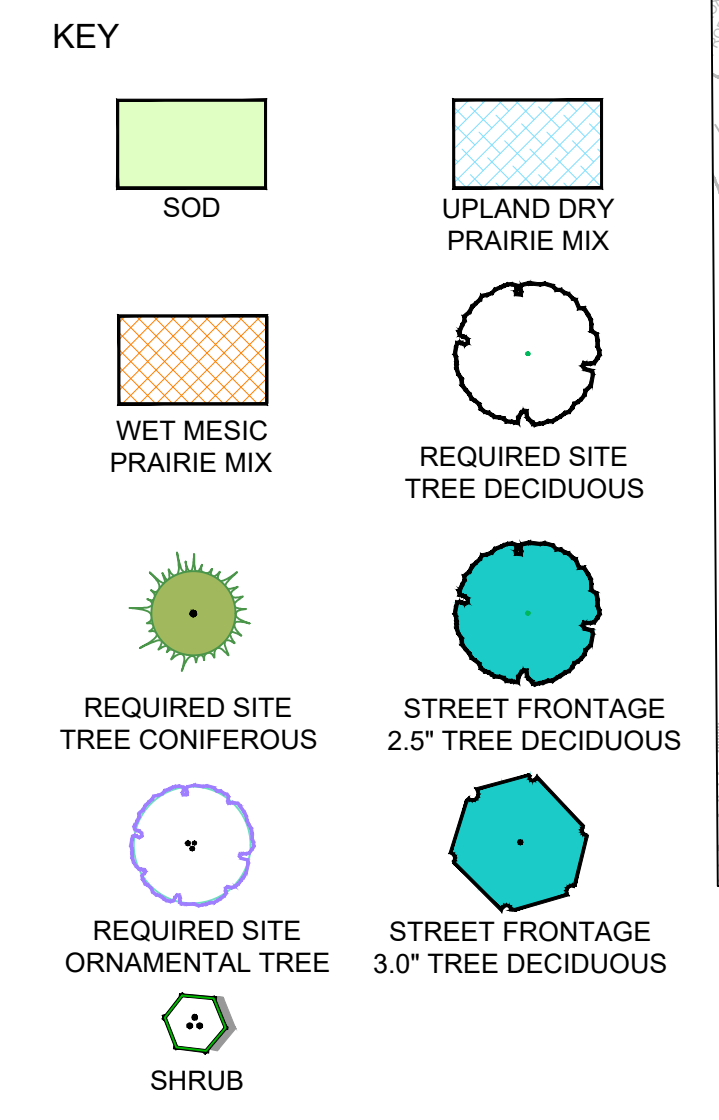
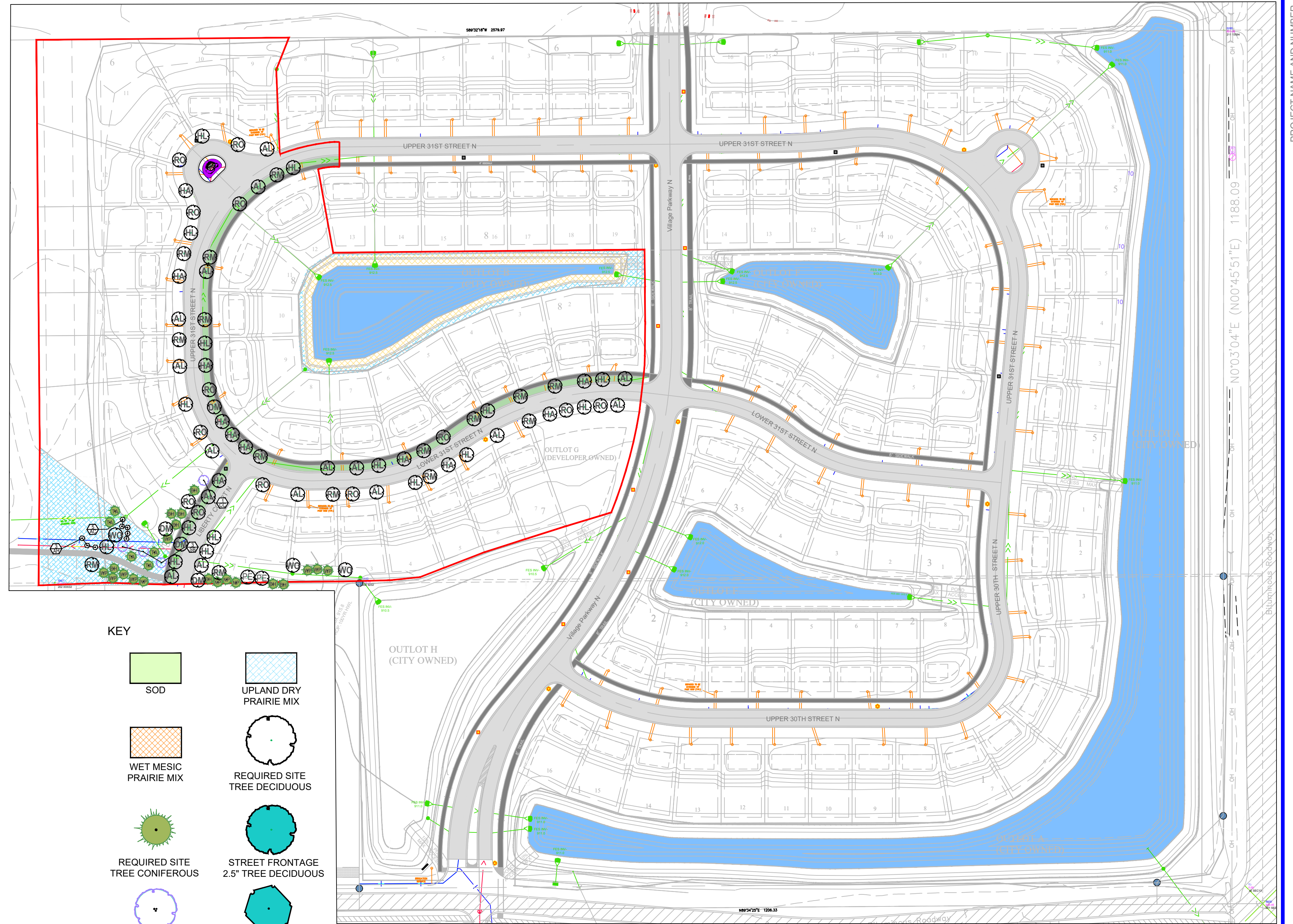
Grass-specific herbicides shall be used to control reed canary grass; however they are not to be used near open water.

PHASE 1 PLANT MATERIALS SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	NOTES
OVERSTORY TREES					
HL	Skyline Honeylocust	<i>Gleditsia tricanthos 'Skyline'</i>	1	2.5' BB	straight single leader
PE	Princeton Elm	<i>Ulmus americana 'Princeton'</i>	2	2.5' BB	straight single leader
RM	Autumn Blaze Maple	<i>Acer x freemanii 'Jeffersred'</i>	1	2.5' BB	straight single leader
DM	Deborah Schwedler Maple	<i>Acer platanoides 'Deborah'</i>	1	2.5' BB	straight single leader
WO	White Oak	<i>Quercus alba</i>	3	2.5' BB	straight single leader
CONIFEROUS TREES					
BH	Black Hills Spruce	<i>Picea glauca densata</i>	8	6' BB	
NP	Norway Pine	<i>Pinus resinosa</i>	3	6' BB	
TA	American Larch	<i>Larix laricina</i>	5	#10 Pot	
WP	White Pine	<i>Pinus strobus</i>	9	6' BB	
ORNAMENTAL TREES					
SB	Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	3	6' BB	multi-stem
CC	Coralburs Crabapple	<i>Malus 'Coralcole'</i>	1	2.5' BB	straight single leader
SHRUBS					
AC	American Cranberry	<i>Viburnum trilobum</i>	5	#5 Pot	
AH	American Hazelnut	<i>Corylus americana</i>	3	#5 Pot	
BC	Black Chokeberry	<i>Aronia melanocarpa elata</i>	5	#5 Pot	
PERENNIALS					
AJ	Autumn Joy Sedum	<i>Sedum x 'Autumn Joy'</i>	42	#1 Pot	
CM	Ka Kai Catmint	<i>Nepeta faassenii 'Ka Kai'</i>	40	#1 Pot	
GR	Cotula Rubiacea	<i>Rudbeckia 'Goldsturm'</i>	35	#1 Pot	
LB	Little Bluestem	<i>Schizachyrium scoparium</i>	13	#1 Pot	
MY	Moonshine Yarrow	<i>Achillea 'Moonshine'</i>	36	#1 Pot	

PHASE 1 PLANTING MATERIAL SCHEDULE: STREET FRONTAGE

KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	NOTES
TREES					
AL	American Linden	<i>Tilia americana</i>	16	2.5' BB	Straight single leader
DM	Deborah Schwedler Maple	<i>Acer platanoides 'Deborah'</i>	1	2.5' BB	Straight single leader
HA	Hackberry	<i>Celtis occidentalis</i>	11	2.5' BB	Straight single leader
HL	Imperial Honeylocust	<i>Gleditsia tricanthos 'Imperial'</i>	15	2.5' BB	Straight single leader
RM	Autumn Blaze Maple	<i>Acer x freemanii 'Jeffersred'</i>	13	2.5' BB	Straight single leader
RO	Red Oak	<i>Quercus rubra</i>	13	2.5' BB	Straight single leader
WO	White Oak	<i>Quercus alba</i>	14	2.5' BB	Straight single leader
TOTAL 67					



NOTES:

ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH 6' DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.

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

ALL STREET FRONTAGE TREE PITS AND BACK FILL SHALL BE FREE OF CLASS V OR SIMILAR MATERIAL. TREES ARE TO BE BACKFILLED WITH MNDOT 3877 F SOIL.

MINIMUM OF 2 ROWS OF SOD BEHIND CURB. AREAS WITH SIDEWALKS SHALL BE SODDED FROM BACK OF CURB TO SIDEWALK. SOD SHALL MEET MNDOT 3878 C SPECIFICATION FOR SALT TOLERANCE.

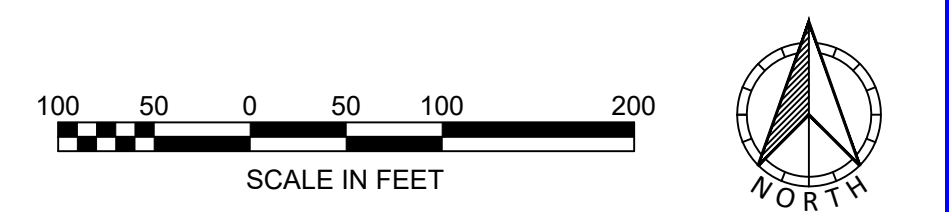
ALL RESIDENTIAL LOTS SHALL BE TEMPORARILY SEEDDED WITH UPLAND GRASS MIX.

ALL OUTLOTS SHALL BE PERMANENTLY SEEDDED WITH UPLAND DRY PRAIRIE MIX WITH EXCEPTION TO OUTLOTS TO BE SODDED AS SHOWN IN PLAN.

TREE CALCULATIONS ARE BASED UPON CITY CODE AND ONE TREE EQUALS 2.5 CALIPER TREE INCHES. FOR TREES SMALLER THAN 2.5 CALIPER TREE INCHES MULTIPLE TREES USED TO GET EQUAL CALIPER TREE INCHES.

ALL SOD INSTALLED ON VILLAGE PARKWAY N SHALL MEET MNDOT 3878 C SPECIFICATION FOR SALT TOLERANCE.

IF THERE ARE DISCREPANCIES IN PLANT COUNT BETWEEN THE SCHEDULE AND PLANS, PLANS TAKE PRECEDENCE.



DRAWING NAME	NO.	BY	DATE	REVISIONS
Landscape Plan	5	NM	12-11-14	Plantings Adjusted for Sidewalk
DRAWN BY	6	NM	12-12-14	New House Layout
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KN	9	TW	12-14-16	Add future monument, irrigation service
DATE	10	TW	7-19-17	Update per new base
06/06/18	14	MK	1-5-18	Update per city comments

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota.

Signed: *[Signature]*

Date: 06-06-18 Registration #: 20144

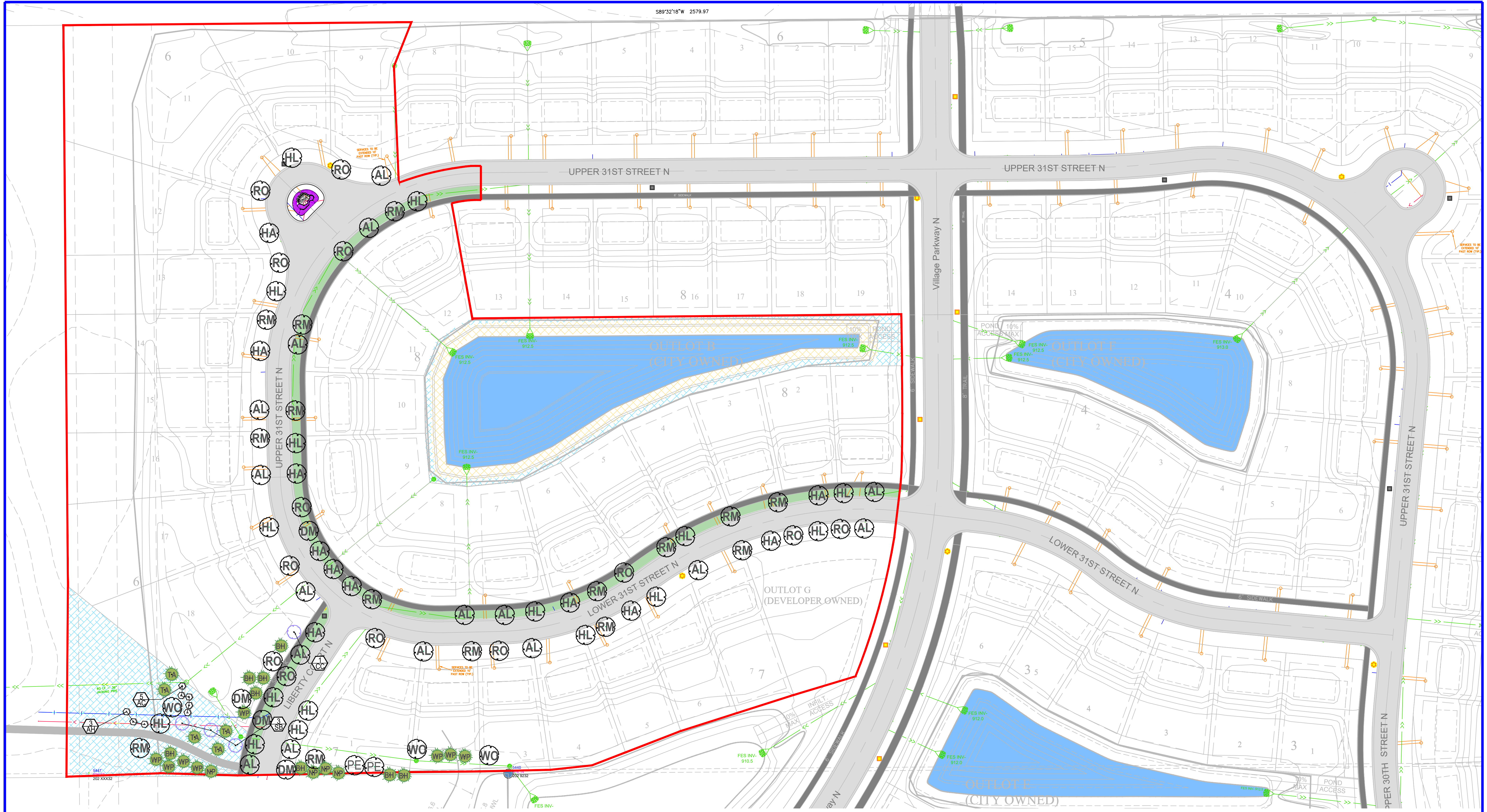
Norby & Associates
 Landscape Architects, Inc.
 100 East Second St. Suite 200 Chaska, MN 55318
 (952) 361-0644 / www.norbylandscape.com

CITY PROJECT NO.

LAKE ELMO, MINNESOTA

FILE NO.
 3120-047
PHASE 2 LANDSCAPE PLAN
 NORTHPORT
 PULTE GROUP
 LP1
 LP5

PROJECT NAME AND NUMBER



1 PHASE 2 SITE PLANTING
2 1"=50'-0"

DRAWING NAME	NO.	BY	DATE	REVISIONS
Landscape Plan	5	NM	12-11-14	Plantings Adjusted for Sidewalk
DRAWN BY	6	NM	12-12-14	New House Layout
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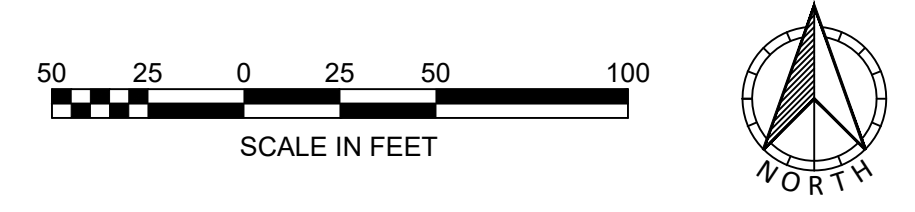
Signed: *[Signature]*
Date: 06-06-18 Registration #: 20144

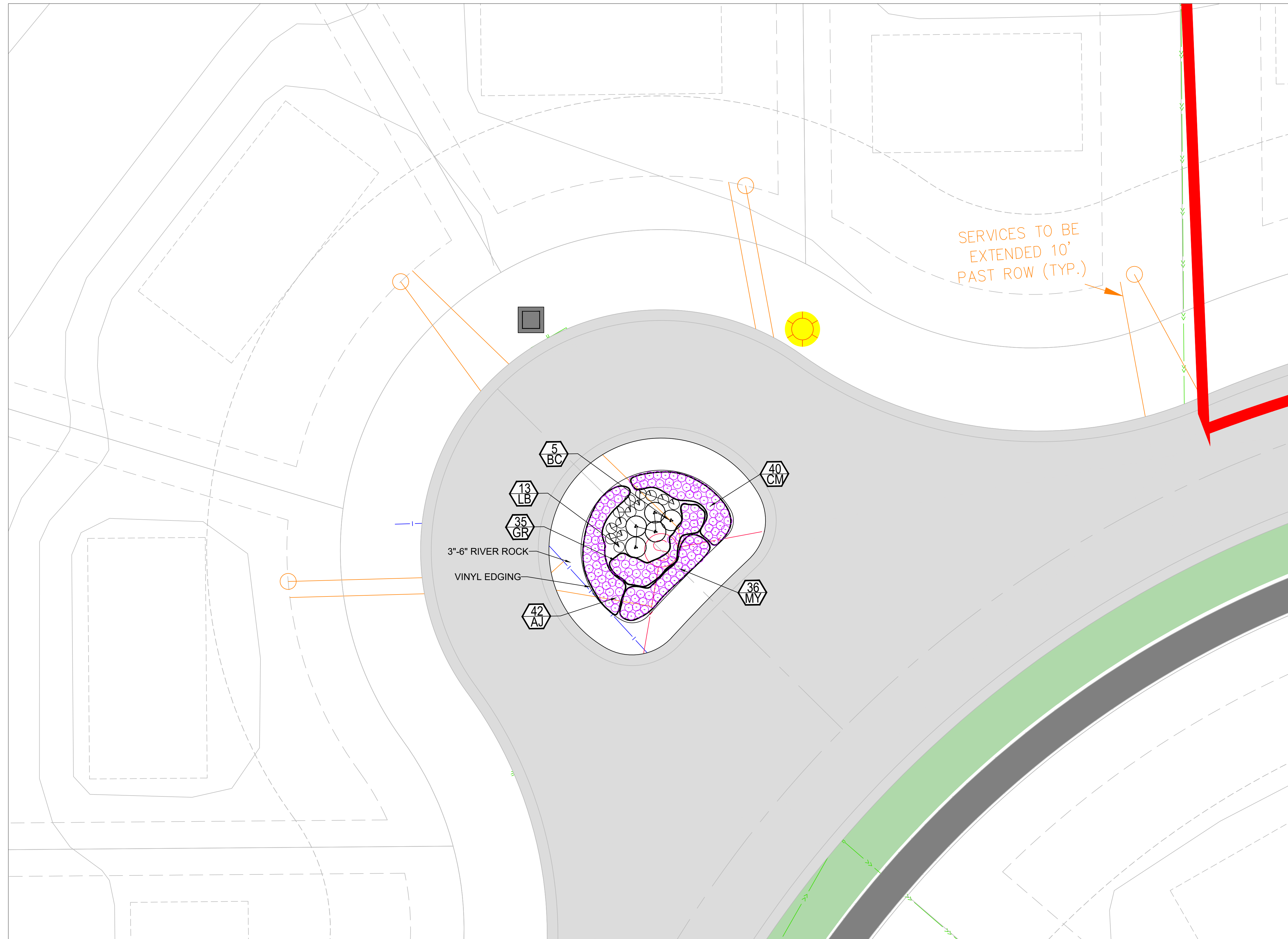
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CITY PROJECT NO.
LAKE ELMO,
MINNESOTA

PHASE 2 LANDSCAPE PLAN
NORTHPORT
PULTE GROUP

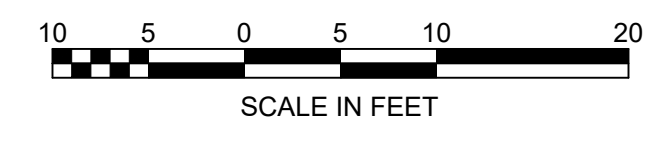
FILE NO.
3120-047
LP2
LP5





SERVICES TO BE EXTENDED 10' PAST ROW (TYP.)

- 5 BC
- 13 LB
- 35 GR
- 36 MY
- 40 CV
- 42 AJ
- 3"-6" RIVER ROCK
- VINYL EDGING



1 PHASE 2 ISLAND PLANTINGS
3 1"=10'-0"

DRAWING NAME	NO.	BY	DATE	REVISIONS
Landscape Plan	5	NM	12-11-14	Plantings Adjusted for Sidewalk
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Signed: *[Signature]*
Date: 06-06-18 Registration #: 20144

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CITY PROJECT NO.

LAKE ELMO,
MINNESOTA

PHASE 2 LANDSCAPE PLAN
NORTHPORT
PULTE GROUP

FILE NO.
3120-047

LP3
LP5

STANDARD PLAN NOTES
LANDSCAPE PLANS

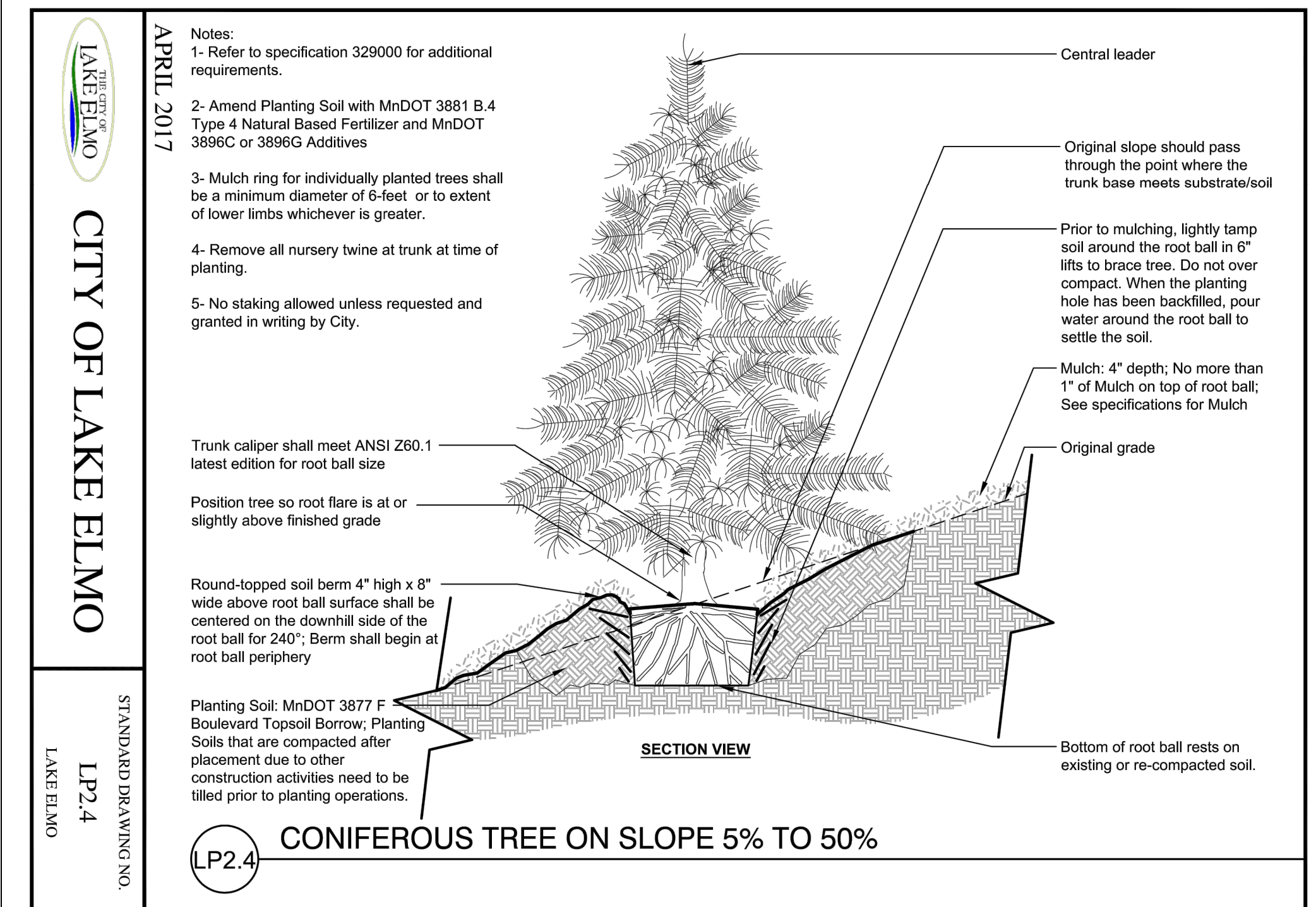
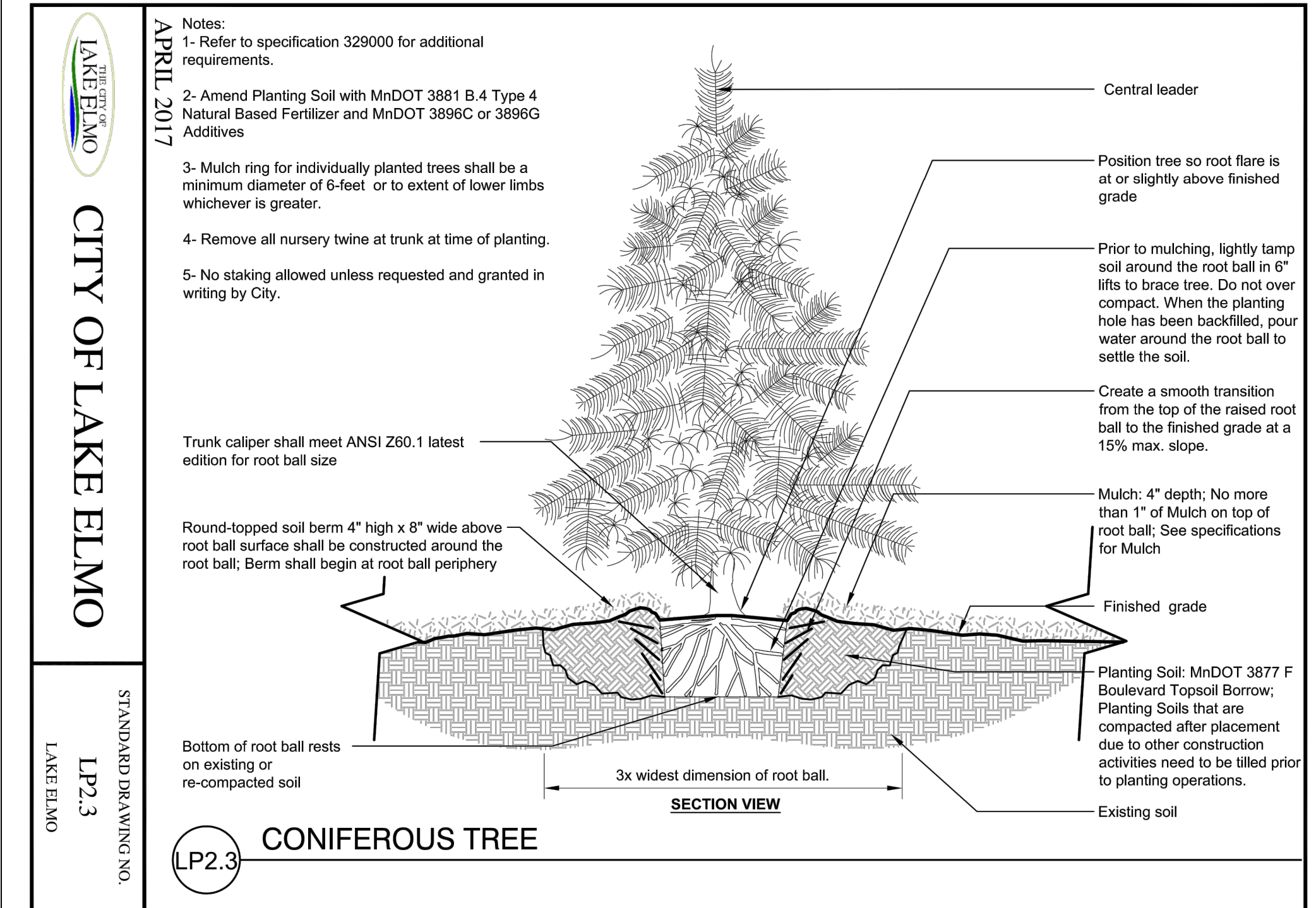
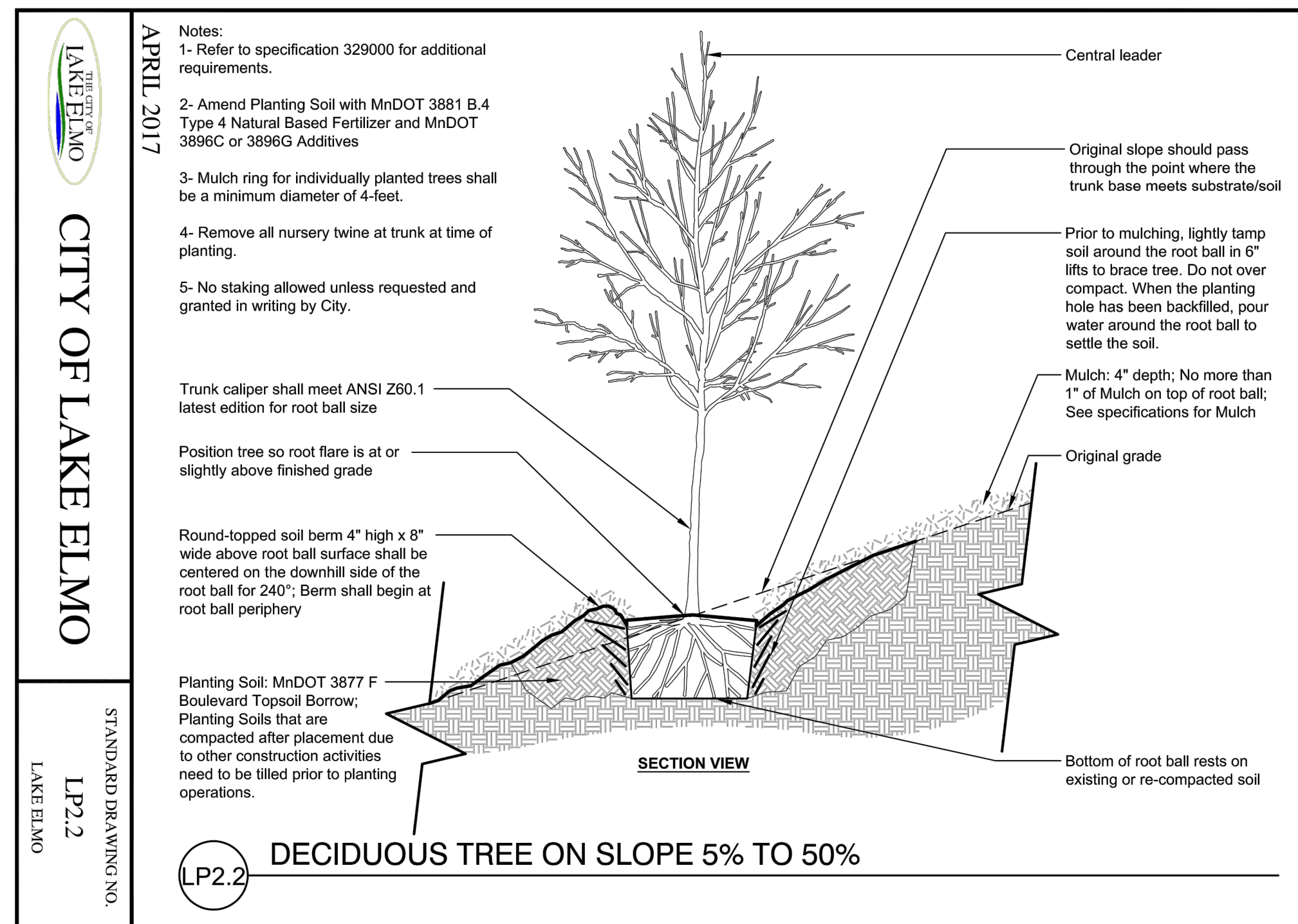
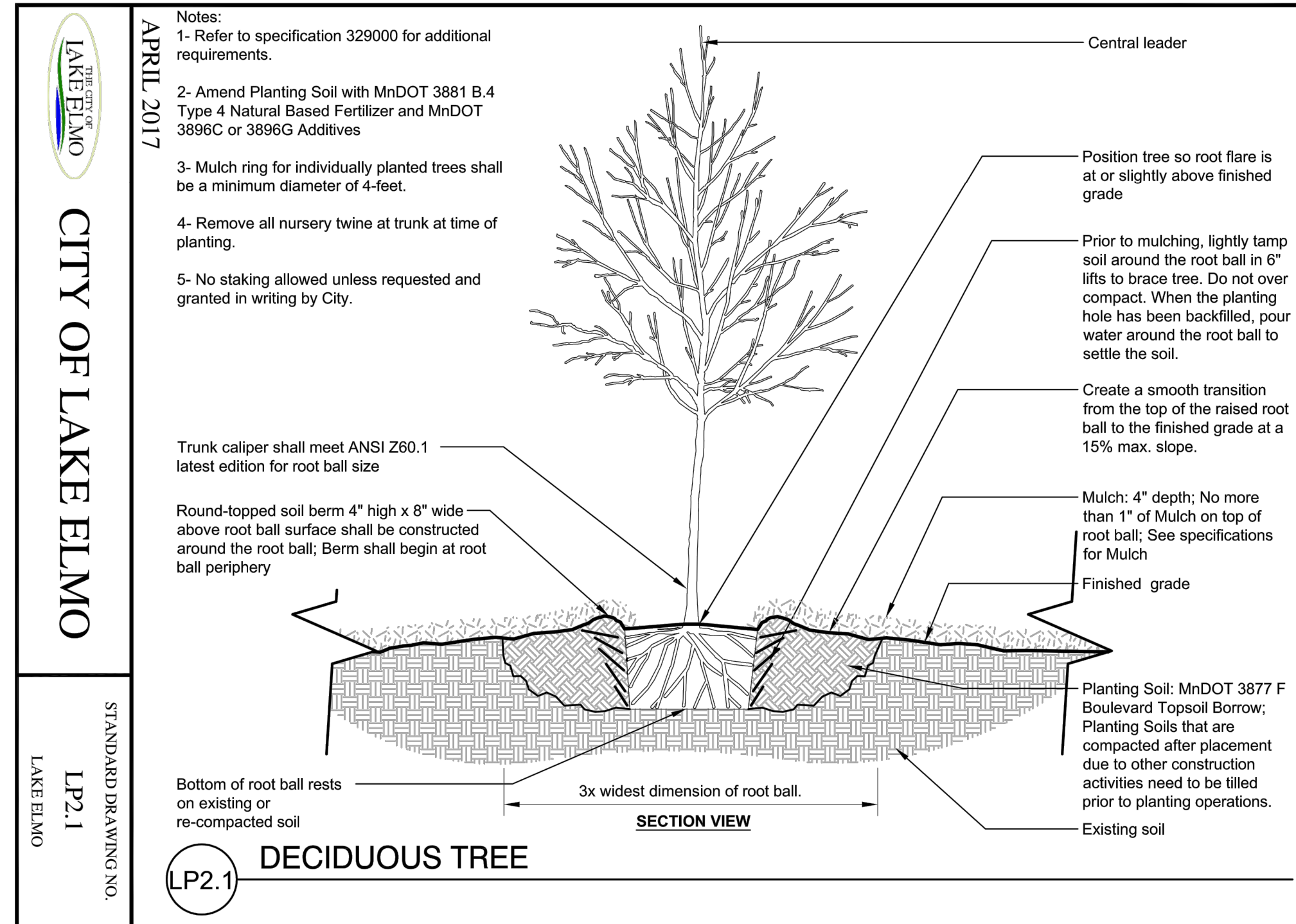
- Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utilities exist on-site the Contractor is required to have those located as well.
- Plant materials shall meet American Standard for Nursery Stock: ANSI Z60.1, latest edition.
- No plant substitutions shall be made without the prior written authorization from the City.
- All tree locations to be field staked prior to installation. Contractor to coordinate field review of proposed tree locations with the City and Project Landscape Architect prior to any tree installation.
- All plants shall be planted immediately upon arrival to project site. No plant material is to be left overnight on the project site without being installed unless written approval by City.
- All trees, shrubs, perennials, turf lawn and native seeding to have a two-year warranty beginning upon written acceptance by the City. Defective plants as determined by the City shall be replaced within 30 days of notice during the growing season, and replacement materials shall receive the same two year warranty until plants are successfully established.
- Contractor to protect and maintain all plantings and plant beds, including protection from wildlife, weeding, re-mulching, fertilization, irrigation and all other typical forms of horticultural care until the end of the warranty period as determined and approved by City.
- All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.
- An irrigation system or other water supply adequate to support the specified plant materials shall be provided.

APRIL 2017



CITY OF LAKE ELMO

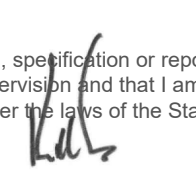
STANDARD DRAWING NO.
LP2.0
LAKE ELMO



DRAWING NAME	NO.	BY	DATE	REVISIONS
Landscape Plan	5	NM	12-11-14	Plantings Adjusted for Sidewalk
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota.

Signed: 

Date: 06-06-18 Registration #: 20144



Norby & Associates
Landscape Architects, Inc.
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(952) 361-0644 / www.norbylandscape.com

CITY PROJECT NO.

LAKE ELMO,
MINNESOTA

PHASE 2 LANDSCAPE PLAN
NORTHPORT
PULTE GROUP

FILE NO.
3120-047

LP4
LP5

STANDARD PLAN NOTES
LANDSCAPE PLANS

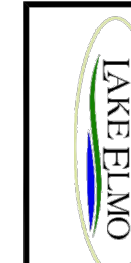
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APRIL 2017



CITY OF LAKE ELMO

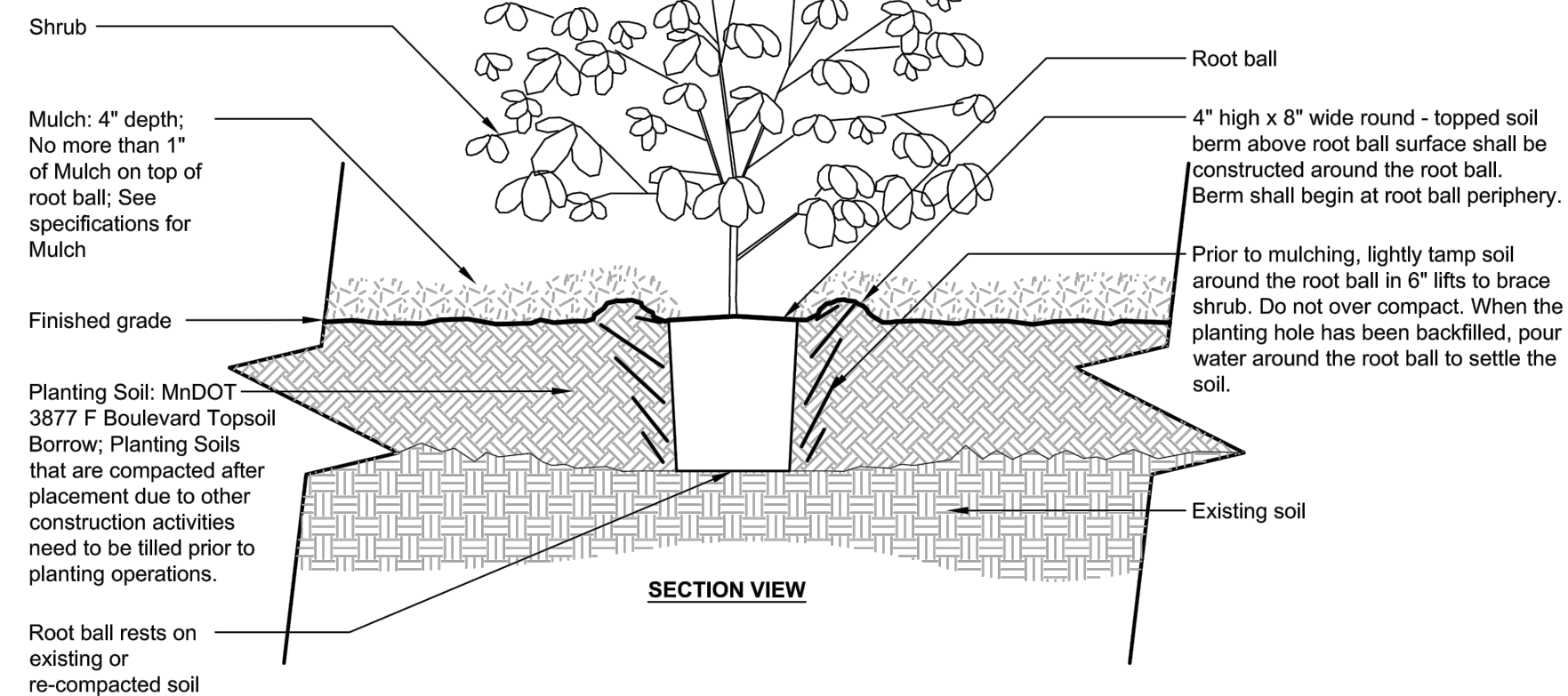
STANDARD DRAWING NO.
LP2.0
LAKE ELMO



CITY OF LAKE ELMO

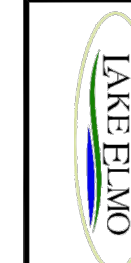
STANDARD DRAWING NO.
LP2.5
LAKE ELMO

APRIL 2017



- Notes:
- 1- Refer to specification 329000 for additional requirements.
 - 2- Shrubs shall be of quality as prescribed in the root observations detail and specification.

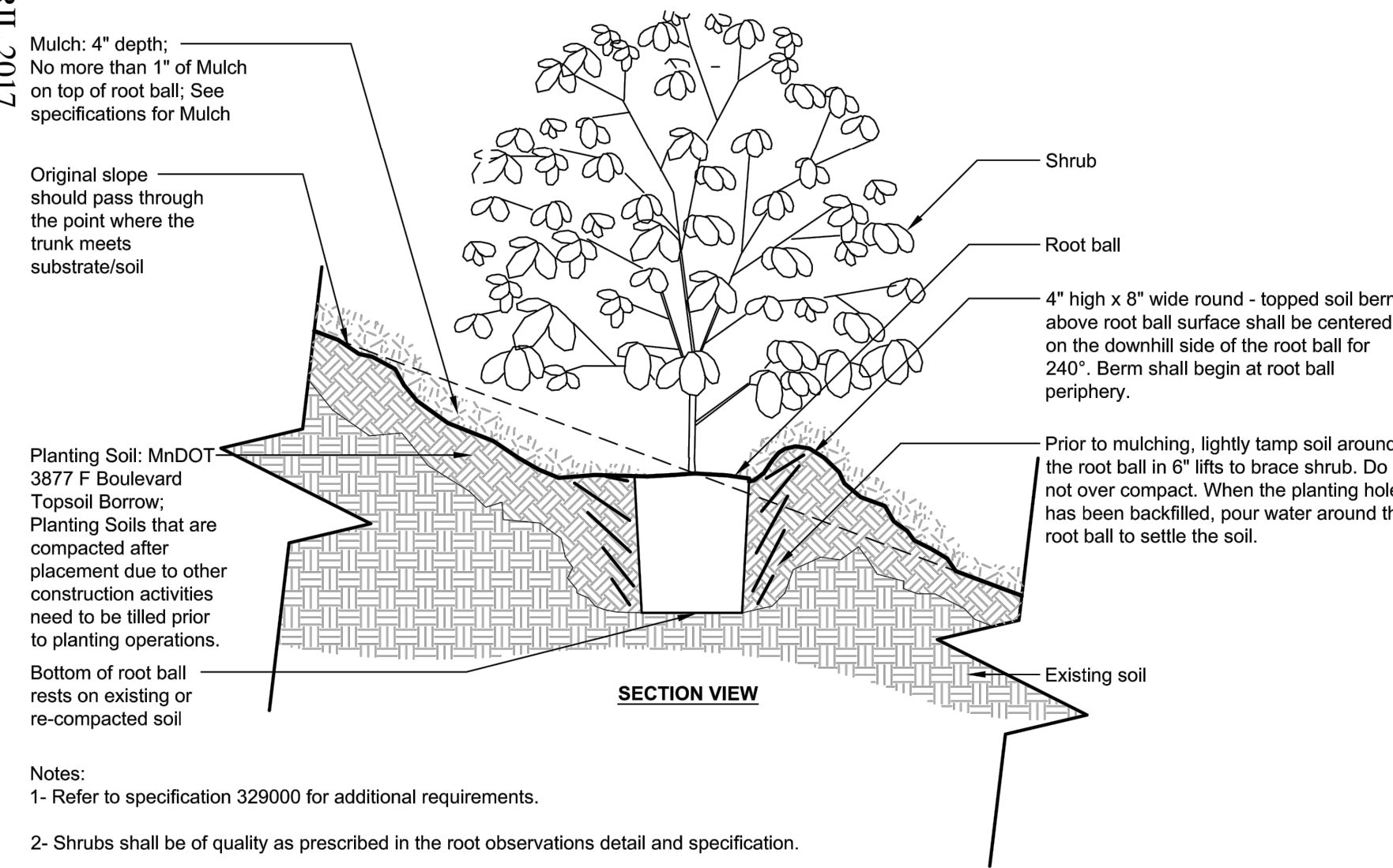
LP2.5 SHRUB



CITY OF LAKE ELMO

STANDARD DRAWING NO.
LP2.6
LAKE ELMO

APRIL 2017



- Notes:
- 1- Refer to specification 329000 for additional requirements.
 - 2- Shrubs shall be of quality as prescribed in the root observations detail and specification.

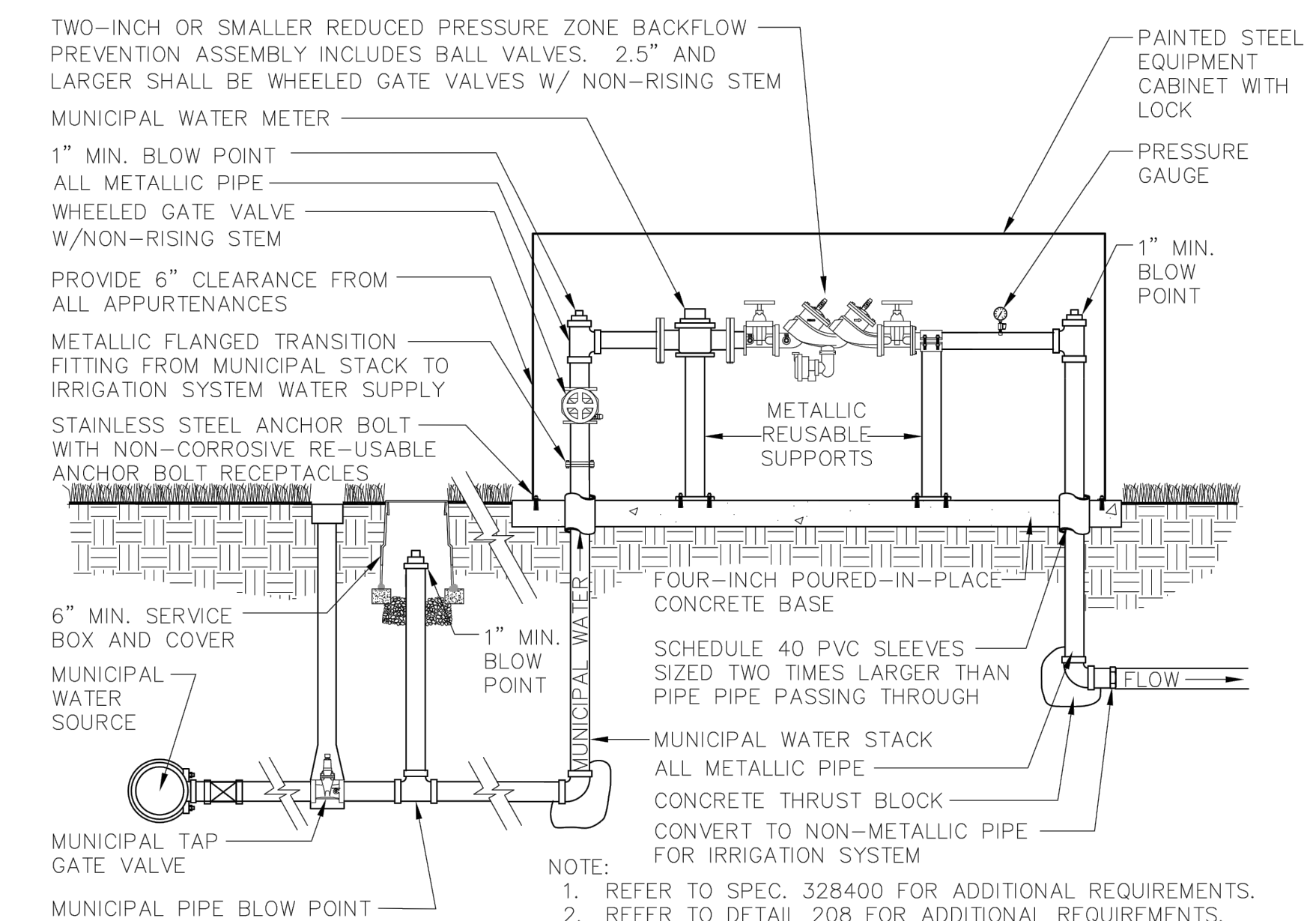
LP2.6 SHRUB ON SLOPE 5% TO 50%



CITY OF LAKE ELMO

STANDARD DRAWING NO.
IR1.0
LAKE ELMO

APRIL 2017



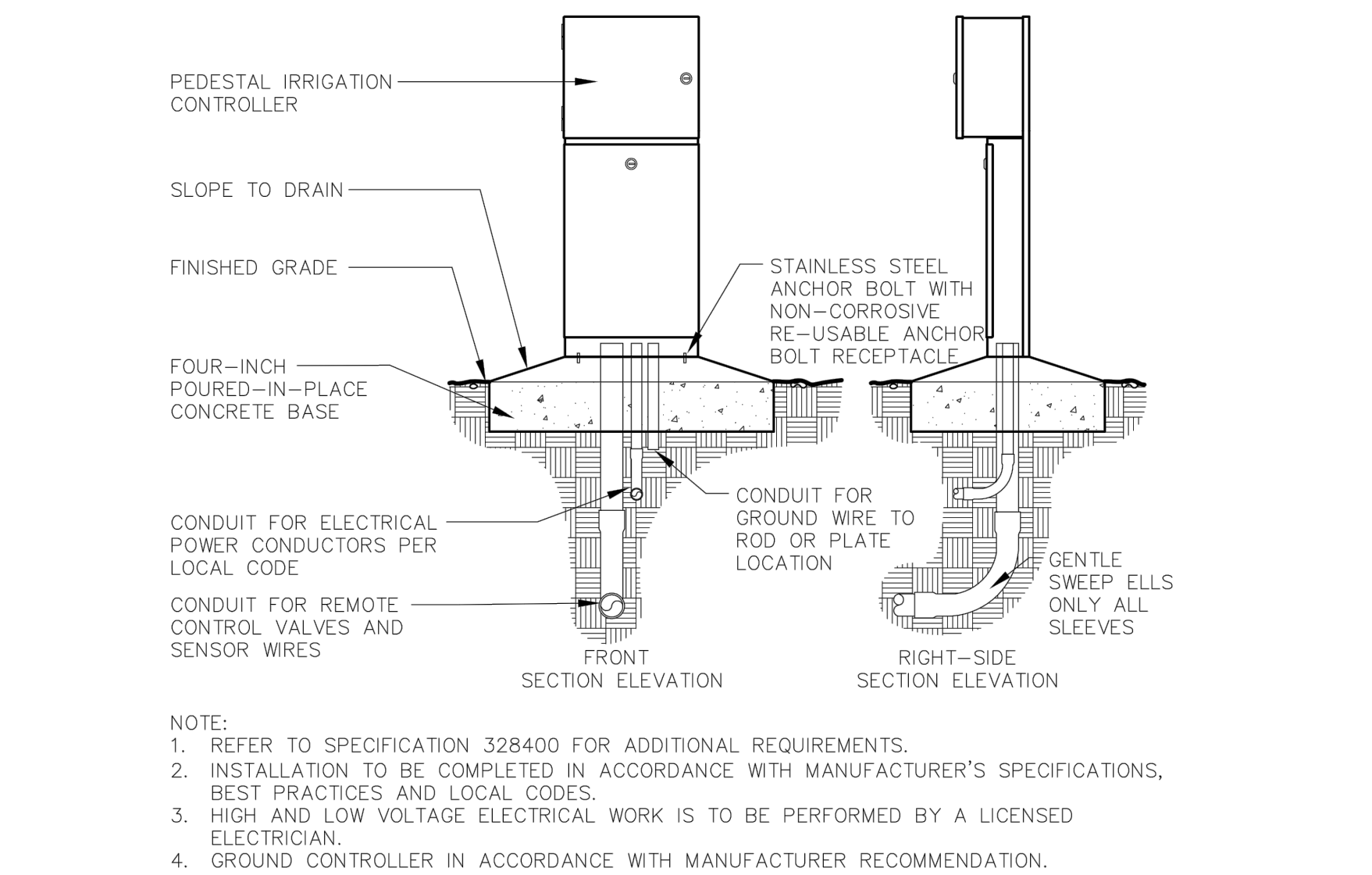
IR1.0 IRRIGATION WATER SUPPLY (MUNICIPAL)



CITY OF LAKE ELMO

STANDARD DRAWING NO.
IR1.1
LAKE ELMO

APRIL 2017



IR1.1 2-WIRE PEDESTAL IRRIGATION CONTROLLER

DRAWING NAME	NO.	BY	DATE	REVISIONS
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota.

Signed: *[Signature]*

Date: 06-06-18 Registration #: 20144

Norby & Associates
Landscape Architects, Inc.
100 East Second St. Suite 200 Chaska, MN 55318
(952) 361-0644 / www.norbylandscape.com

CITY PROJECT NO.
LAKE ELMO, MINNESOTA

PHASE 2 LANDSCAPE PLAN
NORTHPORT
PULTE GROUP

FILE NO.
3120-047
LP5
LP5

NORTHPORT 2ND ADDITION

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

Outlot B and Outlot G, NORTHPORT.

Have caused the same to be surveyed and platted as NORTHPORT and do hereby dedicate to the public for public use the public ways, as shown on the plat, and also the drainage and utility easements as created by this plat.

In witness whereof said Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, has caused these presents to be signed by Eric Padget, Vice President on this _____ day of _____, 2018.

By: Pulte Homes of Minnesota, LLC

Eric Padget, Vice President

STATE OF MINNESOTA, COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2018, by Eric Padget, Vice President of Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota _____ Printed Name My Commission Expires: _____

SURVEYORS CERTIFICATION

I David B. Pemberton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been set, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2018.

David B. Pemberton, Licensed Land Surveyor
Minnesota License No. 40344

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me on this _____ day of _____, 2018, by David B. Pemberton, Licensed Land Surveyor, Minnesota License No. 40344.

Notary Public, Hennepin County, Minnesota _____ Printed Name My Commission Expires: _____

LAKE ELMO, MINNESOTA PLANNING COMMISSION

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, on this _____ day of _____, 2018.

Signed: _____
Chair, Planning Commission

Signed: _____
Secretary, Planning Commission

LAKE ELMO, MINNESOTA

This plat of NORTHPORT 2ND ADDITION was approved by the City Council of the City of Lake Elmo, Minnesota on this _____ day of _____, 2018, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: CITY OF LAKE ELMO

By: _____
Mayor

By: _____
Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2018.

By: _____
Washington County Surveyor

By: _____

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and Section 272.12, taxes payable in the year 2018, on the real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered on this _____ day of _____, 2018.

By: _____
Washington County Auditor/Treasurer

By: _____
Deputy

COUNTY RECORDER

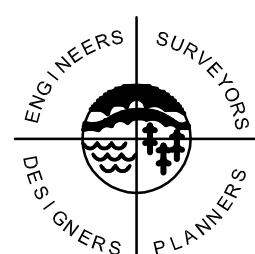
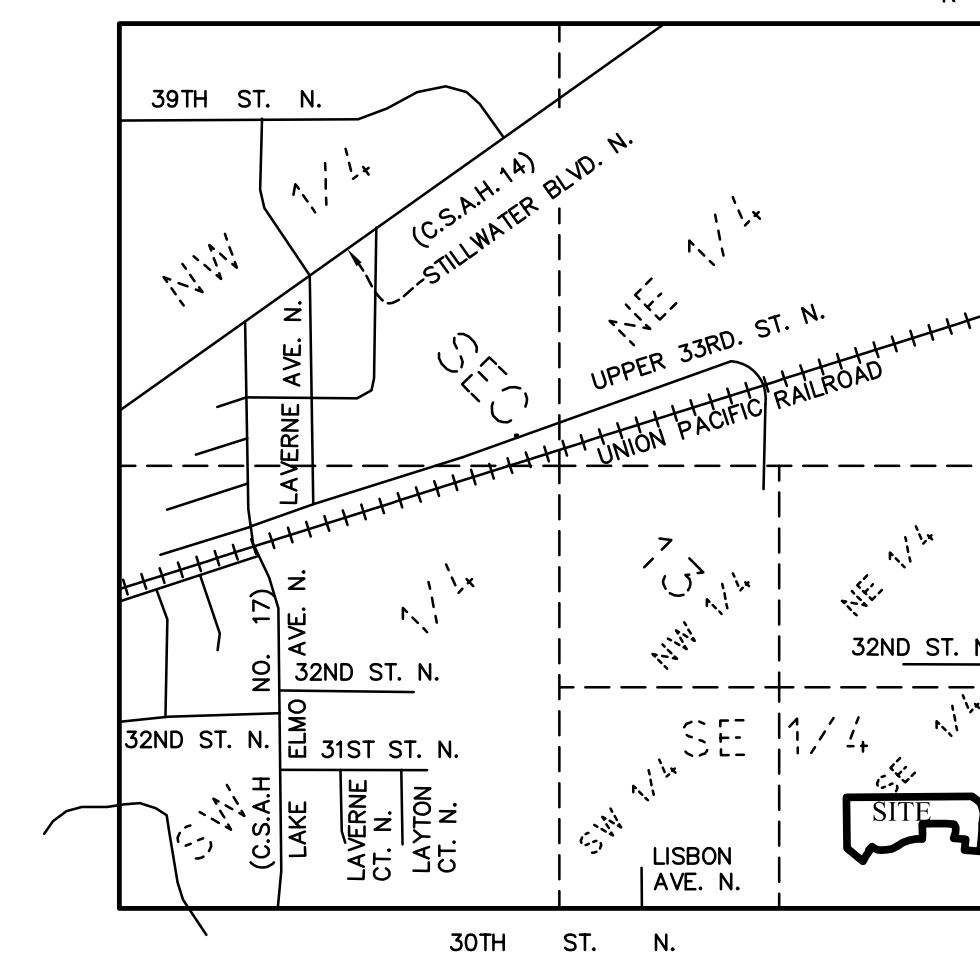
Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 2018, at _____ o'clock _____ M. and was duly recorded in Washington County Records.

By: _____
Washington County Recorder

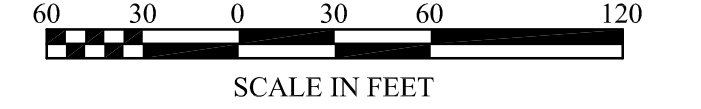
By: _____
Deputy

LOCATION MAP
SECTION 13, TWP. 29N., RGE. 21W.
(NOT TO SCALE)



SATHRE-BERGQUIST, INC.

NORTHPORT 2ND ADDITION



The basis for the bearing system is the south line of the north line of Outlot B, NORTHPORT and is assumed to bear South 89 degrees 32 minutes 18 seconds West.

CURVE AND LINE TABLE					
TAG #	LENGTH	DELTA	RADIUS	BEARING/ CHORD BEARING	CHORD DISTANCE
C1	73.71	$\Delta=15^{\circ}05'00''$	280.00	N25°49'23"E	73.50
C2	10.12	$\Delta=2^{\circ}49'40''$	205.00	N46°48'23"W	10.12
C3	116.28	$\Delta=45^{\circ}56'53''$	145.00	S68°21'59"E	113.19
L1	60.00			N44°36'27"E	

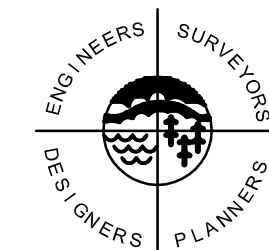
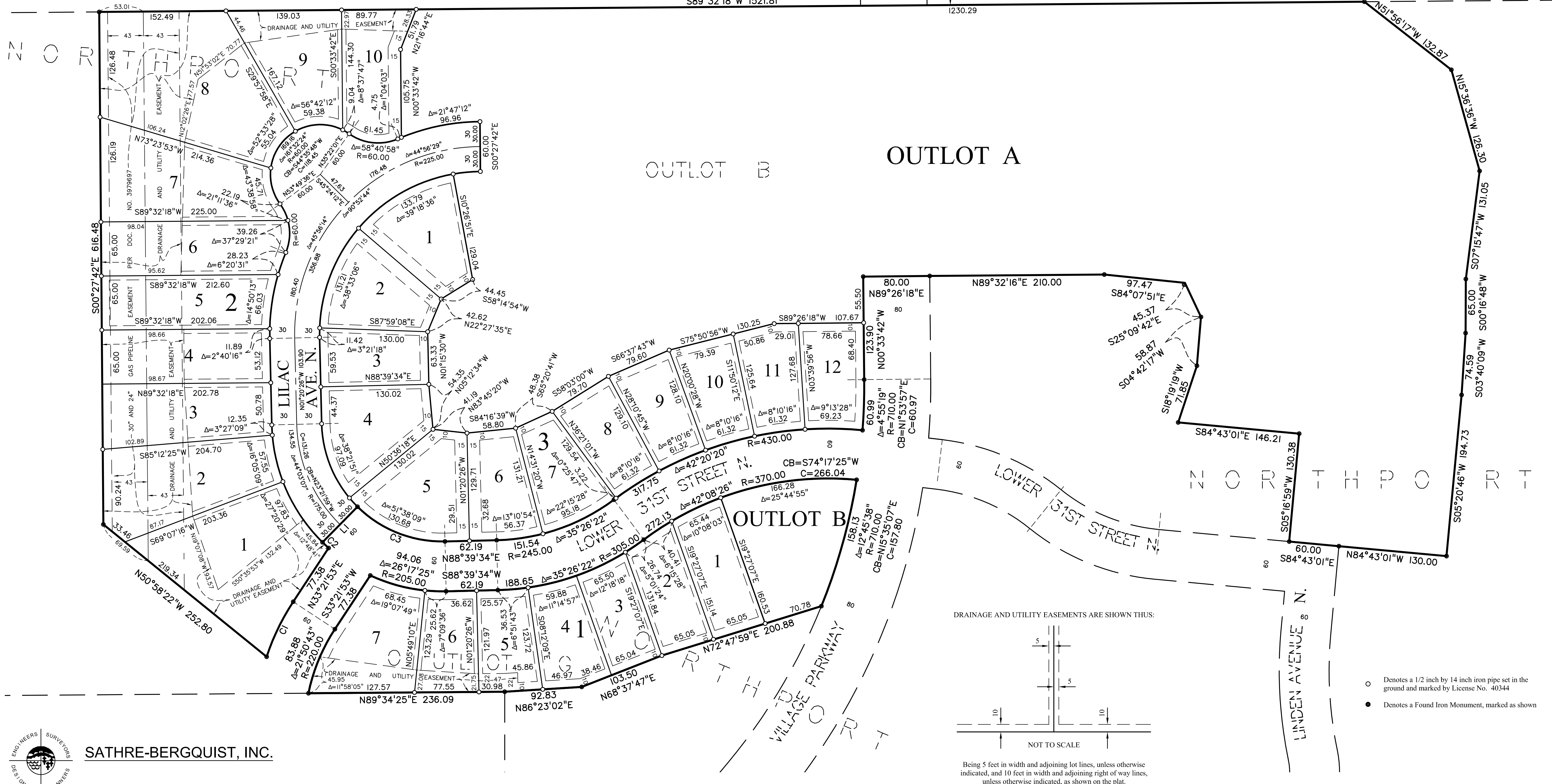
E A S T O N

VILLAGE PARKWAY

V I L L A G E

S89°32'18"W 1521.81

NORTH LINE OF OUTLOT B, NORTHPORT



SATHRE-BERGQUIST, INC.



Jack Griffin <jack.griffin@focusengineeringinc.com>

Northport 2nd Addition Final Plat

1 message

Jack Griffin <jack.griffin@focusengineeringinc.com>
To: Emily Becker <EBecker@lakeelmo.org>
Cc: Chad Isakson <Chad.Isakson@focusengineeringinc.com>

Mon, Jul 2, 2018 at 11:54 PM

Please see the attached engineering review comments for the Northport 2nd Addition Final Plat. Let me know if you have any questions or require any additional review.

Thanks ~Jack

John (Jack) W. Griffin, P.E.
Principal / Sr. Municipal Engineer

FOCUS ENGINEERING, INC.
651.300.4264
jack.griffin@focusengineeringinc.com

 **2018-07-02 Northport 2nd-Final Plat Review.pdf**
93K

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: July 2, 2018

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

Re: Northport 2nd Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for Northport 2nd Addition. Final Plat/Construction Plans were received on June 7, 2018. The review consisted of the following documentation prepared by Sathre-Bergquist, Inc.:

- Northport 2nd Addition Final Plat received June 5, 2018. No print/preparation date.
 - Northport 2nd Addition Construction Plans dated June 1, 2018.
 - Northport 2nd Addition Specifications dated June 4, 2018.
 - Northport 2nd Addition Landscape Plans dated June 6, 2018, prepared by Norby & Associates.
-

STATUS/FINDINGS: Engineering review comments have been provided in two separate memos; one for Final Plat approval, and one to assist with the completion of the final Construction Plans. Please see the following review comments relating to the Final Plat application.

FINAL PLAT: NORTHPORT 2ND ADDITION

- Final Plat approval should be contingent upon Northport 2nd Addition including the Pond #4SE Outlot with the Outlot dedicated to the City for ongoing operation and maintenance.
- Final Plat approval should be contingent upon the Final Plat including a drainage and utility easement over all of Outlot A, 2nd Addition.
- Final Plat approval should be contingent upon the Final Plat either removing Lot 10, Block 2 and Lot 1, Block 3, or adding a temporary cul-de-sac per City detail 807B at the street termination point for Upper 31st Street.
- No building permits, including model home building permits, may be accepted and issued by the City for the 2nd Addition until all grading and storm water facilities are fully completed and verified by as-built shots for all Northport preliminary plan areas, including final grading adjacent to Easton Village, the storm sewer outfall pipe south of 30th Street, the construction of the 30th Street box culvert extension, and the 30th Street turn lane improvements.
- Final Plat approval should be contingent on the plans including a bituminous trail connection to Reid Park.
- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual dated March 2017, using City details, plan notes and specifications and meeting City Engineering Design Guidelines.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated July 2, 2018.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- The Final Plat shall not be recorded until final construction plan approval is granted.

- All off-site temporary construction easements and/or drainage and utility easements as required by the City Engineer and Public Works Director 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.
- No construction for Northport 2nd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.



To: Emily Becker, City of Lake Elmo Planning Director
From: Lucius Jonett, Wenck Landscape Architect
Date: June 21, 2018
Subject: City of Lake Elmo Landscape Plan Review
Northport 2nd Addition, Review #1

Submittals

- Phase 2 Landscape Plans, dated June 6, 2018, received June 18, 2018.

Location: Northwest quadrant of the intersection of 30th Street North & Manning Avenue North, Lake Elmo, MN

Land Use Category: Village Urban Low Density

Surrounding Land Use Concerns: The area to west on the northern portion of the plat is designated as parkland.

Special landscape provisions in addition to the zoning code: Greenbelt buffer is required on the south and east sides of the plat.

Tree Preservation:

A tree survey/preservation plan has been previously submitted, including a tree inventory showing individual trees that are exempt, removed and saved. The allowable tree removal limit is not exceeded, therefore no mitigation plan or replacement trees are required.

Entire Site		
Total Caliper Inches of Significant Trees On-Site:	467.5	Cal Inches
Common Trees	367.5	
Conifer/Evergreen Trees	0	
Hardwood Trees	100	
Significant Inches Removed On-Site	83	Cal Inches
Common Trees	83	
Conifer/Evergreen Trees	0	
Hardwood Trees	0	
Tree Removal Limits (30% Significant Inches Removed On-Site)	140.25	Cal Inches
Subtract Common Tree Removals	83	
Subtract Conifer/Evergreen Tree Removals	0	
Subtract Hardwood Tree Removals	0	
Removals in excess of 30% allowance	0.00	Cal Inches
Removals in Excess of Allowance	0.0	Cal Inches
Conifer Removals in Excess of 30% Allowance	0.0	
Hardwood Removals in Excess of 30% Allowance	0.0	
Conifer Tree Replacement Needed (1/2 the dia inches removed)	0.0	Cal Inches
Hardwood Tree Replacement Needed (1/2 the dia inches removed)	0.0	Cal Inches
Conifer Tree Replacement Required @ 3" per 6' Tall Tree	0	# Trees
Hardwood Tree Replacement Required @ 2.5" per Tree	0	# Trees

Tree replacement is not required because less than thirty (30) percent of the diameter inches of significant trees surveyed will be removed.

Landscape Requirements:

The phase 2 landscape plans are consistent with the approved preliminary plat and phase 1 landscape plans and meet the code required number of trees.

	Master Plan (Code Required)	Phase 1 Proposed	Phase 2 Required	Phase 2 Proposed	
Street frontage	13770		1500		Lineal Feet
Lake Shore	0				Lineal Feet
Stream Frontage	0				Lineal Feet
Total Linear Feet	13770		1500		Lineal Feet
/50 Feet = Required Frontage Trees	276	142	30	72	Trees
Development or Disturbed Area	-		560320		SF
Development or Disturbed Area	51.0		12.9		Acres
x5 = Required Development Trees	255	184	65	33	Trees
Required Mitigation Trees	0				
Required Number of Trees	531		95		
Total Trees to Date		326		105	431

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The master plan and phase 1 landscape plans meet the minimum of twenty-five percent (25%) of the required number of trees shall be deciduous shade trees and a minimum of twenty-five percent (25%) of the required number of trees coniferous trees. The phase 2 landscape plans on their own are slightly short of the 25% coniferous tree requirement, but the running total satisfies both deciduous shade and coniferous tree minimums. No issue.

Master Plan	Qty	% Composition	
Deciduous Shade Trees	360	73%	>25% required
Coniferous Trees	136	27%	>25% required
Ornamental Trees*	35		
Tree Count	496		

1st Addition	Qty	% Composition	
Deciduous Shade Trees	233	71%	>25% required
Coniferous Trees	93	29%	>25% required
Ornamental Trees*	23		
Tree Count	326		

2nd Addition	Qty	% Composition	
Deciduous Shade Trees	80	76%	>25% required
Coniferous Trees	25	24%	>25% required
Ornamental Trees*	4		
Tree Count	105		

*Ornamental Trees are not included in totals

Phase 1 & 2 Total	Qty	% Composition	
Deciduous Shade Trees	313	73%	>25% required
Coniferous Trees	118	27%	>25% required
Ornamental Trees*			
Tree Count	431		

Emily Becker
Planning Director
City of Lake Elmo
June 21, 2018



- A. A landscape plan has been submitted that does meet all requirements.
- B. Screening – a greenbelt buffer with screening is required on the south side of the overall development, including the south side portion of phase 2 that abuts private property, and is shown on the landscape plans. The screening design meets City requirements.

Special Landscape Considerations:

- A. Village Parkway Collector – The development is along Village Parkway.
 - a. Phase 2 does not front Village Parkway so the landscape plan does meet all requirements.

Findings:

- 1. The following discrepancies between the plant schedules and what is shown on plan are:
 - a. Plant schedules should be labeled Phase 2
 - b. There is an 11 tree discrepancy that should be corrected:
 - i. The total of 67 trees does not match what is listed in the table
 - ii. Autumn blaze maple calls for 14 in the tables and 15 are shown on the plan
 - iii. Deborah Schwedler maple calls for 2 in the tables and 4 are shown on the plan
 - iv. White oak calls for 17 in the tables and 3 are shown on the plan
- 2. Trees are shown approximately 25' to 30' apart in areas of the plans (along Liberty Court North and some of the sections of Lower 31st Street North. Street trees should be spaced at least 35' apart to match the approved Phase 1 landscape plans (Upper 31st Street North) more closely. Trees that do not fit the larger spacing can be moved to buffer areas.

Recommendation:

It is recommended that a condition of approval include:

- 1. Submit a revised landscape plan addressing the findings listed above.

Sincerely,

A handwritten signature in black ink that reads 'Lucius Jonett'. The signature is written in a cursive, flowing style.

Lucius Jonett, PLA (MN)
Wenck Associates, Inc.
City of Lake Elmo Municipal Landscape Architect

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

RESOLUTION NO. 2018-081

A RESOLUTION APPROVING A FINAL PLAT FOR NORTHPORT 2ND ADDITION

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

WHEREAS, Pulte Homes of MN, LLC, 7500 Flying Cloud Drive, Ste 670, Eden Prairie, MN 55344, has submitted an application to the City of Lake Elmo (“City”) for a Final Plat for Northport 2nd Addition Final Plat, a copy of which is on file in the City of Lake Elmo Planning Department; 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 September 5, 2017, the Lake Elmo City Council adopted Resolution 2017-089 approving the Final Plat for Northport 1st Addition; and

WHEREAS, the Lake Elmo Planning Commission reviewed the Northport 2nd Addition Final plat at its July 9, 2018 meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat subject to 13 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat as part of a memorandum to the City Council for its July 17, 2018 meeting; and

WHEREAS, the City Council reviewed the Northport 2nd Addition Final Plat at its meeting held on July 17, 2018 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 Northport 2nd Addition consists of the creation of 29 single-family detached residential structures.
- 3) That the Northport 2nd Addition 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 on September 6, 2017.
- 4) That the Northport 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Northport 2nd Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 6) That the Northport 2nd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the July 9, 2018 Staff report to the Planning Commission.
- 7) That the Northport 2nd Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Northport 2nd Addition 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 Northport 2nd Addition Final Plat dated July 2, 2018.

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

- 1) 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 Northport 2nd Addition Final Plat dated July 2, 2018 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.
- 2) 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. A drainage and utility easement should be dedicated over all of Outlot A.

- 3) The Northport 2nd Addition final plat shall include an outlet to be called Outlot B including the Pond #4SE to be dedicated to the City for ongoing operation and maintenance.
- 4) Final plat approval shall be contingent upon either removing Lot 10, Block 2 and Lot 1, Block 3, or adding a temporary cul-de-sac per City detail 807B at the street termination point for Upper 31st Street North.
- 5) No building permits, including model home permits, may be accepted and issued by the City until for the 2nd Addition until all grading and storm water facilities are fully completed and verified by as-built shots for all Northport preliminary plan areas, including final grading adjacent to Easton Village, the storm sewer outfall pipe south of 30th Street, the construction of 30th Street box culvert extension, and the 30th Street turn lane improvements.
- 6) Final plat approval shall be contingent on the plans including a bituminous trail connection to Reid Park.
- 7) 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.
- 8) 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.
- 9) The Landscape Plans must be updated plans and approved by the City's Landscape Architect. All utility conflicts must be removed.
- 10) A Landscape License Agreement shall be executed for the maintenance of right-of-ways prior to release of the final plat by City Officials.
- 11) 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.
- 12) The Applicant shall provide the City with a copy of the Northern Natural Gas permit and abide by any conditions of approval.
- 13) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act.

Passed and duly adopted this 17th day of July, 2018 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk