



## **STAFF REPORT**

DATE: 8/8/2018

ITEM #: 16

**TO:** City Council  
**FROM:** Emily Becker, Planning Director  
**AGENDA ITEM:** The Legacy at North Star Final Plat and Planned Unit Development Plans and Zoning Map Amendment  
**REVIEWED BY:** Jack Griffin, City Engineer

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### **BACKGROUND:**

GWSA Land Development is requesting Final Plat and Planned Unit Development (PUD) Plans for 59 single family detached homes located on 23.26 acres. This is the 1<sup>st</sup> phase of a 266 single family residential development on +/- 98.93 acres. A portion of the development in the southwest corner of the site is within the Shoreland of Sunfish Lake which triggers the need for a Planned Unit Development because the proposed lots do not meet the lot width and impervious requirements for Natural Environment lakes; because the density exceeds the allowable density with the Village Urban Low Density Residential land use category, and because the Applicant is proposing various other deviations from some zoning standards.

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

The Council is respectfully being requested to review, hold a public hearing, and make a recommendation to the City Council for the Final Plat and PUD Plans for Legacy at North Star and a Zoning Map Amendment to re-zone the property from RT - Rural Development Transitional to V-LDR – Village Low Density Residential.

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### **GENERAL INFORMATION:**

*Applicant:* GWSA Land Development, 10850 Old County Road 15, Suite 200, Plymouth, MN 55441  
*Property Owner:* Schiltgen Farms Inc. 10880 Stillwater Boulevard  
*Location:* 10880 Stillwater Blvd, Lake Elmo/ Parcel 1 – The South 658.02 feet of the Southwest Quarter of the Southeast Quarter of Section 11, Township 29 North, Range 21 West; and Parcel 2- The South 20 acres of the East Half of the Southeast Quarter of Section 11, Township 29 North, Range 21 West; and a

portion of Parcel 3- The Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

*PID#s:* 1402921110001, 1102921430001, and 1102921440001

*Request:* Final Plat and Development Stage PUD Plans and Zoning Map Amendment

*Site Area:* 192.44 acres (all PIDs)

*Res. Dev. Area:* 97.25 acres

*Land Use:* Village Urban Low Density

*Current Zoning:* RT – Rural Development Transitional District

*Proposed Zoning:* V-LDR/PUD

*Surrounding:* RR(north)/ LDR and VMX (east)/Agriculture (south)/ OP and RR (west).

*History:* The parcels are part of the Schiltgen Farm property and are currently zoned RT. The City approved the PUD Concept Plan on June 6, 2017 and approved the Preliminary Plat and PUD Plans on February 20, 2018.

*Deadline:* Application Complete – 7/13/2018  
60 Day Deadline – 9/11/2018  
Extension Letter Mailed – No  
120 Day Deadline – N/A

*Applicable Code:* Article 13 – Village Mixed Use District  
Article 18 – Planned Unit Development Regulations  
Article 19 – Shoreland Management Overlay District  
Chapter 153 – Subdivision Regulations  
§150.270 Storm Water, Erosion, and Sediment Control

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**PROPOSAL DETAILS/ANALYSIS:**

**PUD Flexibility.** The proposed Village- Low Density Residential (V-LDR)/PUD development will be located on the northern portion of the Schiltgen Farm at the northwest corner of CSAH 14 and CSAH 17. The development is a PUD because the developer has been afforded a higher density than is allowed within the V-LDR land use category and flexibility from the zoning regulations of the Shoreland Ordinance and the V-LDR zoning regulations.

**Changes since Preliminary Plat Approval.** The Council at its meeting on February 7, 2018 requested that the preliminary plat be revised to reduce the number of lots within the subdivision and provide more open space. With these revised plans, an average of 86 feet of buffer was provided on the northern edge of the plat and an average of 170 feet on the western edge of the plat. The number of lots was reduced from 276 to 269 (down from 279 from Concept Plan). Since approval by Council, another three units were removed due to slight redesign in response to engineering comments (currently at 266 lots). Ultimately the density within the entire development was approved at 2.75 units per acre but has been reduced to 2.72 units per acre with required changes. Other changes since this version are explained throughout the report.

**Important Note.** While City Code required the planning commission to conduct a public hearing at this point in the development review process, it must be understood by all that **approval with conditions** for this development has already been granted by the City Council. Accordingly, by state law, the City cannot deny the final plat and plans if all conditions of preliminary approval are being met by the applicant. Put another way, the City cannot mandate changes to the plans at this time unless the change was specifically required as a condition of preliminary approval. The City’s role at this time is simply to ensure consistency with the approval as previously granted.

**Lot Sizes and Widths.** The minimum lot width for the shoreland of Sunfish Lake is 125 feet and 70 feet in the V-LDR District. The minimum lot size for the shoreland of Sunfish Lake is 40,000 sq. ft. and in the V-LDR District, 9,000 sq. ft. The developer has been granted the following deviations from setbacks and lot area/width, shown in the table below. Changes since preliminary plat approval include a slight decrease in minimum lot width for exterior single family; a significant decrease in minimum lot area for the villa lots and a slight decrease in minimum lot area for interior and exterior single family lots

	Shoreland Standard	V-LDR Standard	Villa Lots – Preliminary Approval	Villa Lots - Proposed	Interior Single Family – Preliminary Approval	Interior Single Family - Proposed	Exterior Single Family – Preliminary Approval	Exterior Single Family - Proposed
Minimum Lot Width	125 ft.	70 ft.	55 ft.	55 ft.	55 ft.	55 ft.	66 ft.	65 ft.
Minimum Lot Area	40,000 sq. ft.	9,000 sq. ft.	7,900 sq. ft.	6,600 sq. ft.	6,900 sq. ft.	6,840 sq. ft.	8,500 sq. ft.	8,090 sq. ft.
Minimum Front Yard Setback	N/A	25 ft.	15 ft.	15 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Minimum Side Yard Setback	N/A	10 ft./5 ft. or 7.5 ft./7.5 ft.	7 ft./8 ft.	7 ft./8 ft.	7 ft./8 ft.	7 ft./8 ft.	10 ft./5 ft. or 7.5 ft./7.5 ft.	10 ft./5 ft. or 7.5 ft./7.5 ft.
Maximum Impervious Surface	N/A	35%	50%	50%	40%	45%	45%	45%

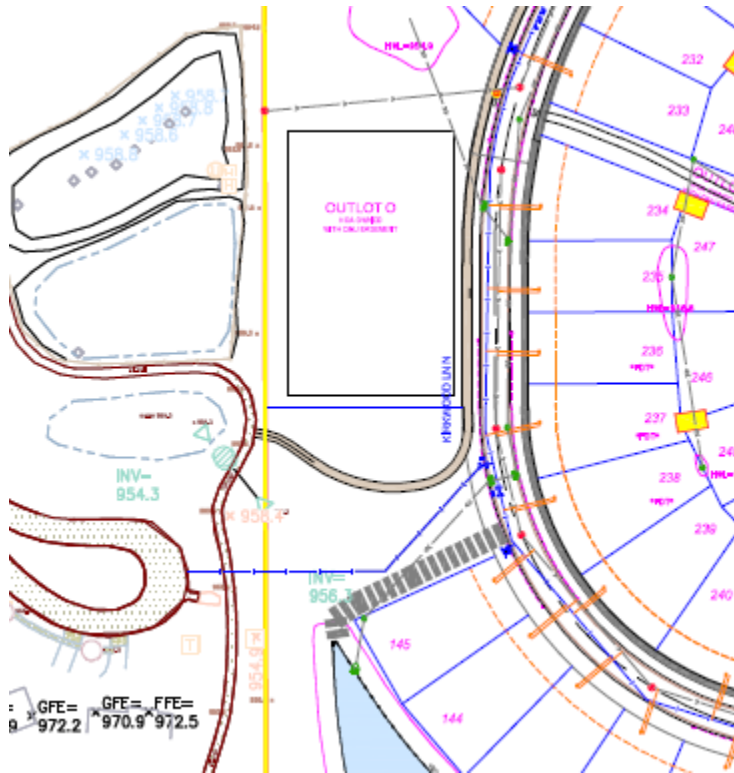
**Landscaping and Tree Preservation.** The final landscape plans have been submitted to the City’s Landscape Architect for review. It is a recommended condition of approval that the landscape plans be approved prior to recording of final plat.

The applicant also has provided a tree preservation plan. The preliminary landscape plans indicated that there were no trees on the site and therefore no removal. However, trees were removed on the western edge of the property during grading. The tree preservation plan shows that two significant trees were removed as well as a few evergreen trees that are not significant per the tree preservation ordinance. The applicant will be required to replace these trees per the tree preservation ordinance and has indicated that conversations have been had with adjacent property owners indicating that larger trees will be planted along this western edge to screen these properties as much as possible.

**Outlots.** Outlots A and C will be owned by the City for infiltration purposes. The plans indicate that Outlot B will be developer owned (includes the totlot, pool and poolhouse). Outlots G and F (developer-owned) and H (owned by Schiltgen Family) will be developed in the future , and Outlots D and E will be developer owned and used for private trail purposes, protected by a drainage and utility easement.

**Parkland Dedication.** The total required parkland dedication for the development is 10% of the total 98.93 (9.893 acres). The applicant will need to provide the purchase price of the property in order to determine parkland dedication. Partial parkland dedication has already been satisfied with dedication of Outlot D of the Northport plat. This outlot is 6.51 acres, and so the developer is only responsible for the remaining 3.473 acres of parkland dedication. The remaining parkland dedication fees shall be paid with future phases of the development, as the parkland dedication requirement has already been satisfied with the first phase. The development will also provide an HOA-owned and maintained playfield on the west side of the development along with a playground, pool, pool house, and recreation area near the eastern side of the development.

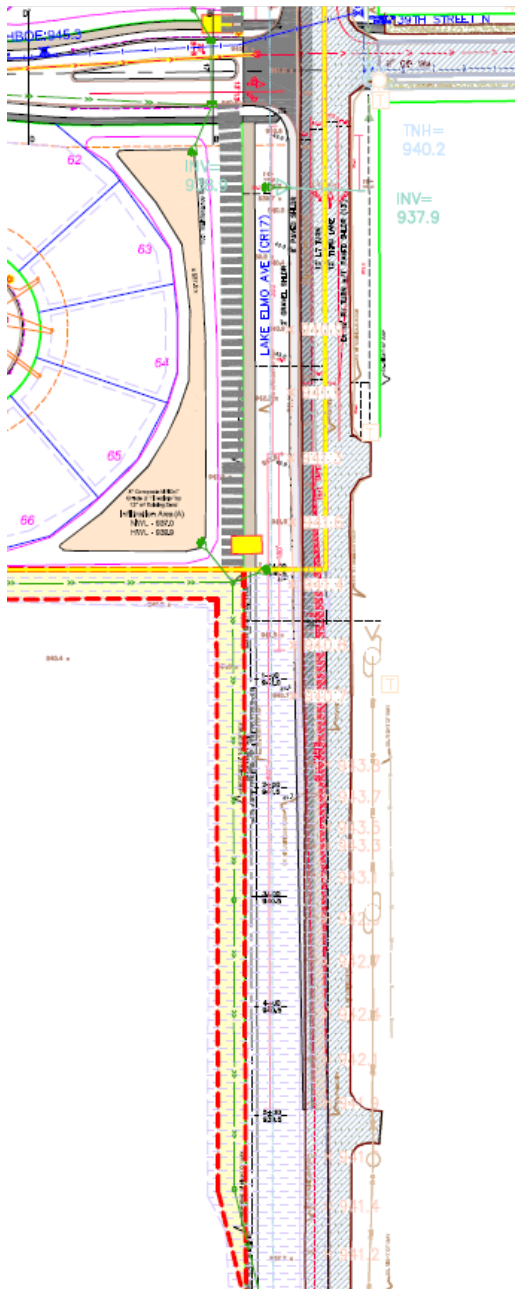
**Trails.** It was a condition of preliminary plat approval that the applicant provide a trail connection to the Hamlet on Sunfish Lake trails plat, as shown below. This trail connection runs along 39<sup>th</sup> Street and will connect the Hamlet on Sunfish Lake trails to Lake Elmo Avenue. The applicant and City have worked with the Hamlet on Sunfish Lake residents to determine this connection point. These trails are still private and it is unknown whether or not these trails will be made public.



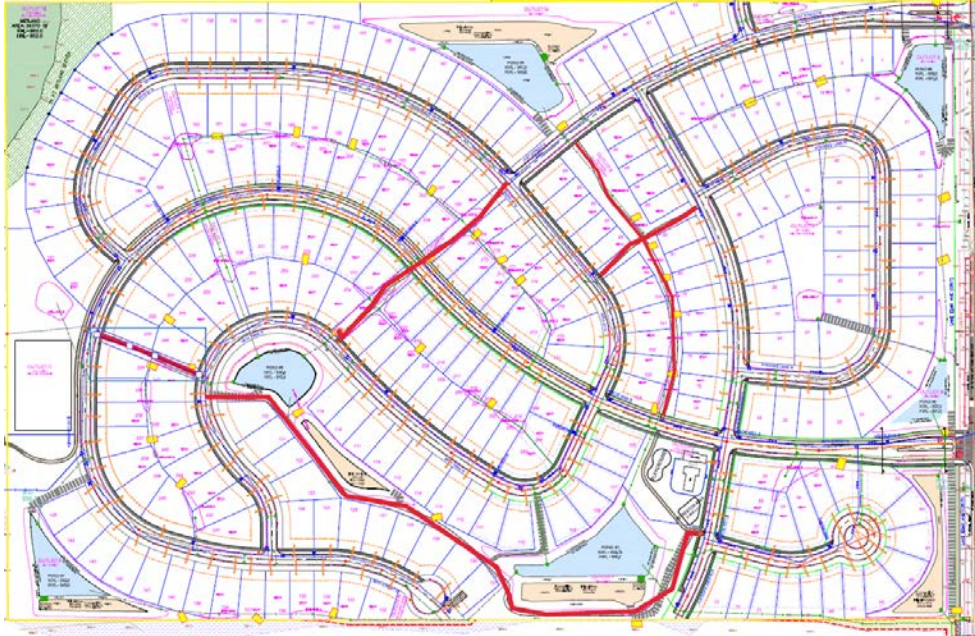
Another condition was that a trail be provided from 39<sup>th</sup> Street to the southern limits of the plat and that the future County right-of-way area along Lake Elmo Avenue of the parcel to the south



of the plat be graded for a future bituminous trail extension (grade ready trail) along the storm sewer outfall pipe location.



**Private Trails.** Private trails are shown below in red.



**Subdivision Signs.** Two subdivision signs are being proposed within the medians of 41<sup>st</sup> Street North and 39<sup>th</sup> Street North. This is allowed per an amendment to the Sign Regulations ordinance adopted in December of 2017. One subdivision sign of up to 32 square feet is allowed with additional signs of up to 24 square feet for each entrance.

**Streets and Access.** The developer is proposing a modified street grid and is proposing 60 foot wide public rights-of-ways with 28' wide streets (back to back), allowing parking on both sides of the street, except where center island exist, such as at the entrance roads off of Lake Elmo Avenue. The developer has provided right-of-way and street stubs to allow for vehicle connectivity to the north and south of this development. Two access points were provided to the Schiltgen parcel to the south of the development in the event this property develops in the future and also to accommodate the land locked Chavez parcel. A third street stub is provided to the north of the development to accommodate future development.

**Village Parkway Design.** When reviewing the Concept Plan, the Planning Commission recommended and the Council adopted a condition of approval that the Village Parkway design carry through in the development with the southern road to at least to the first street stub providing access to the south. This design has been met, indicating a trail on the north side and sidewalk on the south side to match up with existing configuration of 39<sup>th</sup> Street.

**Street Names.** The street names were updated to adhere to the newly amended street naming policy.

**Fire Chief and Building Official Comments.** The Fire Chief and Building Official were provided copies of the construction plans and have no comments.

**Washington County Review.** The final plat and construction plans have been sent to Washington County for review, but no response has been received by Washington County as of the time of the distribution of these packets. It is a recommended condition of approval that the developer provide the City written verification from Washington County that sufficient right-of-way has been provided on the plat along with a sufficient right-of-way easement along the property to the south of the development (PID# 14.02.921.11.0001) prior to plat recording. Prior to construction, the plan section detailing southbound right turn lanes and center left turn lanes at 39<sup>th</sup> Street must be submitted and approved by the county traffic engineer, applicable Washington County right-of-way permits must be obtained, drainage report and calculations must be submitted, and access control shall be dedicated to Washington County along CSAH 17/Lake Elmo Avenue frontage. The Applicant shall be solely responsible for all construction costs associated with the intersection improvements as recommended by Washington County.

**City Engineer Comments.** The City Engineer memo dated July 18, 2018 is attached to this report, and significant issues are highlighted below:

- Outlot H's drainage and utility easement may be used by the City as a permanent drainage and utility easement for the installation of a trunk sanitary sewer pipe to serve the Hamlet on Sunfish Lake development prior to any future Legacy at North Star additions.
- That the applicant provide a Roadway, Drainage and Utility Easement in City standard form of roadway easement agreement, along Lake Elmo Avenue (CSAH 17) from the southern boundary to Stillwater Boulevard North (CSAH 14), and consistent with the requirements of the preliminary plat approval.
- Final Plat must be contingent upon the City receiving separate drainage and utility easements in the City's standard form of easement agreement for all off-site development improvements (beyond the plat limits). All off-site easements must be clearly shown on the street, grading and utility plans, with all dimensions labeled. The easements must be obtained prior to the start of construction.

**Conditions of Preliminary Plat and PUD Plan Approval.** Per the City's subdivision regulations ordinance, a final plat application shall be in substantial compliance with the approved preliminary plat, including any modifications required as a condition of preliminary plat approval. The following indicates how conditions of Preliminary Plat and PUD Plan Approval have been met.

1. *That PID# 11.029.21.44.0001 is subdivided to create Parcel 3 as indicated on the Preliminary Plat and that a Zoning Map Amendment is approved to rezone Parcels 1, 2, and 3 from Rural Development Transitional to Village Urban Low Density Residential.*

The applicant has applied for and received approval by the City for a lot line adjustment to widen Parcels 1 and 2 as shown later on in this report. This lot line adjustment will need to be recorded when the transfer of property occurs. Additionally, the applicant has applied for the zoning map amendment, which is being considered with final plat approval.

2. *That the future preliminary plat and PUD Plans include parcels with PID# 14.029.21.11.0001, 11.029.21.43.0001, and a portion of 11.029.21.44.0001. This condition has been met.*

3. *That the future preliminary plat and preliminary PUD Plans submittal identify all requests for flexibility from the V-LDR zoning district.*

The Applicant indicates in the narrative that PUD Flexibility is being requested on minimum lot width, lot area, front yard setback, side yard setback, and maximum impervious coverage.

4. *That all comments of the City Engineer's Memorandum dated May 8, 2017 be addressed with the future preliminary plat and preliminary PUD Plans submittal.*

It is a recommended condition of approval that the applicant address all items outlined in the City Engineer's memo for the Final Plat and PUD Plans dated July 18, 2018.

5. *That the Applicant submit additional details on the proposed stormwater reuse system and ongoing operations for City review and consideration. Ownership, maintenance and ongoing operational responsibilities must be clearly defined, and City acceptance of stormwater reuse must be contingent upon the City agreeing to the ongoing ownership, maintenance and operation plan, including the execution of a stormwater maintenance and easement agreement that addresses stormwater reuse.*

The Applicant has chosen to not pursue stormwater reuse on this time. While the Council did grant amenity points for this feature, there are still enough amenity points granted to reach the increased density. The applicant has indicated within the narrative that it was decided that this site would be better served with infiltration basins, and that the stormwater reuse was not necessary due to the decrease in lot count and increase in open space.

6. *That the Applicant provide a detailed phasing plan with the Final Plat 1st Addition application that clearly indicates the phasing of the construction for each public infrastructure component and addresses both construction access to the site and public access for new residents. Temporary cul-de-sacs should be part of the phasing plans and are required for any street with a platted lot with driveway access.*

This has been provided on the construction plans.

7. *That the developer provide a trail connecting the trail in the middle of the development to Hamlet on Sunfish Lake trails along with a trail corridor of at least 30 feet in width. The developer shall not receive parkland dedication credit for the trail corridor nor cost of construction of the trail.*

The trail has been provided, and the developer will not receive parkland dedication credit for the construction of this trail.

8. *That any approval be contingent on complying with Washington County's requirements and requests pertaining to right-of-way, turn lanes and trail needs as noted in the Washington County Memo dated June 1, 2017.*

Washington County has since submitted preliminary plat comments in a memo dated June 1, 2018. This memo indicates that sufficient right-of-way has been provided as per the Washington County Comprehensive Plan on the preliminary plat and that a sufficient right-of-way easement is provided to the south of the development. However, this memo also indicates that it would be preferable for there to be an additional 25 feet of right-of-way along the southern portion of the plat in order to accommodate a proposed route for the Central Greenway Trail, and because there is not 75 feet of right-of-way present on the east side of CSAH 17 centerline in order to accommodate a the 150 foot corridor required to expand to a four-lane divided highway. The City does not feel this is necessary, however, as Outlot A will be City owned, and if/when the road is expanded to a four lane highway, this outlot can be utilized if it is needed. Additionally, the current right-of-way will be accommodated with the current right-of-way.

9. *Sufficient right-of-way along Lake Elmo Avenue N (CSAH-17) for both the Legacy at Northstar Plat and PID# 14.02.921.11.0001 must be provided. Verification from Washington County that sufficient right-of-way along Lake Elmo Avenue N (CSAH-17) has been provided must be received by the City.*

It is a recommended condition of approval that the City receive written documentation from Washington County that sufficient right-of-way has been provided along CSAH 17/Lake Elmo Avenue along with a sufficient right-of-way easement on the property to the south.

10. *The Applicant shall be solely responsible for all construction costs associated with the intersection improvements as recommended by Washington County.*

This requirement has been added as a recommended condition of approval and will be addressed within the development agreement.

11. *That the Applicant provide a minimum 30 foot buffer from the northern edges and 50 foot buffer from the western edges of the plat. This buffer shall average 170 feet on the western edge of the plat and 86 feet on the northern edge of the plat and include sufficient landscaping and/or berming as deemed adequate by the City-*

The applicant has provided with the preliminary plat application an exhibit showing that this has been met. The exhibit shows that the buffer on the western edge averages 170 feet and that the buffer on the northern edge averages 90 feet. This condition is not applicable to the 1<sup>st</sup> Addition Final Plat, as lots within the 1<sup>st</sup> Addition do not near the western or northern edges of the plat.

12. *That the Landscape Plans receive approval from the City's Landscape Architect and include revisions as mentioned in the Staff Report dated to the Planning Commission dated December 11, 2017.*

The final landscape plans have been approved by the City's Landscape Architect, and it is a condition of approval that these plans be approved.

- 13. That wetlands and wetland buffer areas be contained within outlots outside of lot areas and dedicated to the City.*

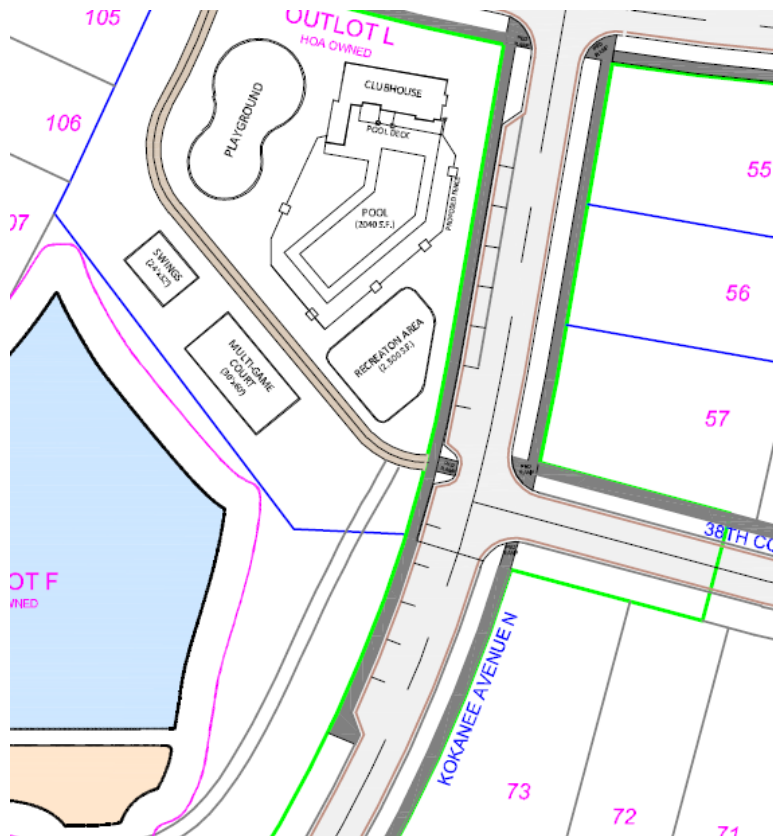
The preliminary plat shows that with buffer averaging this wetland buffer has been contained within Outlot N of the preliminary plat. This condition is not applicable to the 1<sup>st</sup> Addition.

- 14. That the Applicant provide a detailed sanitary sewer phasing plan must be provided with Final Plat 1st Addition application to address timely connection to sewer for the wastewater treatment system that includes, at a minimum, dedicated right-of-way or utility easement extended to the westerly side of the plat.*

The applicant has provided a drainage and utility easement over all of Outlot H, which may be used by the City as a permanent drainage and utility easement for the installation of a trunk sanitary sewer pipe to serve the Hamlet on Sunfish Lake development prior to any future Legacy at North Star additions.

- 15. That the Final Plat and PUD Plans include a parking area for the HOA pool/playground recreation area that meets all applicable standards.*

The parking area has been removed from the originally proposed preliminary plat that the Planning Commission reviewed in December of 2017 but has been replaced with approximately 13 parking spaces along Kokanee Avenue North as shown below. This was due to the new design and increases open space within the park and provides more parking than what would be provided with the parking lot.



16. That the proposed 15 foot front yard setback for Villa Lots be approved provided the HOA documents include architectural requirements that require 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.

The applicant has indicated that it would be preferred to have this requirement within the architectural guidelines, which is requested to be a separate document from the HOA documents. The applicant has indicated that this would provide greater control. This is a recommended condition of Final Plat and PUD Plans approval that this be provided.

17. That the Landscape Plans receive approval from the City's Landscape Architect and include revisions as mentioned in the Staff Report dated to the Planning Commission dated December 11, 2017.

It is a recommended condition of Final Plat and PUD Plans approval that the landscape plans be approved by the City's Landscape Architect.

18. That the developer comply with any comments provided by the MnDNR.

The applicant has provided with the Preliminary Plat and PUD Plans application a shoreland tier analysis that shows that the applicant has provided sufficient open space and has proposed the allowed number of lots within the shoreland.



19. *That the developer provide deed restrictions, covenants, permanent easements or other instruments for open space that prohibit future vegetative and topographic alterations other than routine maintenance, construction of buildings or storage of vehicles and other materials; and ensure preservation and maintenance of open space.*

The outlot that will serve as open space within the shoreland will be owned by the City and therefore will not require a protective covenant preserving the open space. It is a recommended condition of approval that the Applicant enter in to an open space easement with the City over homeowners' association-owned outlots on the northern and western edges of the development

20. *That all Fire Chief and Building Official comments be addressed.*

The Final Plat and PUD Plans have been submitted to the Building Official and Fire Chief, and it is a recommended condition of Final Plat and PUD Plans approval that these comments be addressed.

21. *That street names comply with City's Street Naming Policy.*

The applicant has changed the street names since preliminary plat approval to adhere to the City's amended street naming policy.

22. *That the Applicant provide specific examples of proposed development signage, fencing, landscaping, lighting and site furnishings, including the clubhouse, that will adhere to the Lake Elmo Branding and Theming Study with the Final Plat and PUD Plans submittal.*

The applicant has provided this, and these will be available at the meeting.

23. *That the Applicant submit and the City approve updated Preliminary Plat and PUD Plans prior to submission of Final Plat and PUD Plans.*

The preliminary plat and PUD plans had been approved prior to submission of the Final Plat and PUD application.

24. *The proposed 7'8' sideyard setbacks shall be approved by the City Engineer.*

The Engineer does not have issue with this sideyard setback.

25. *That the Applicant construct a bituminous trail extending south along the County right-of-way from 30th Way to the southerly plat limits (along the east side of Outlot C) and the future County right-of-way area along Lake Elmo Avenue of the parcel to the south of the plat should be graded for a future bituminous trail extension (grade ready trail) along the storm sewer outfall pipe location.*

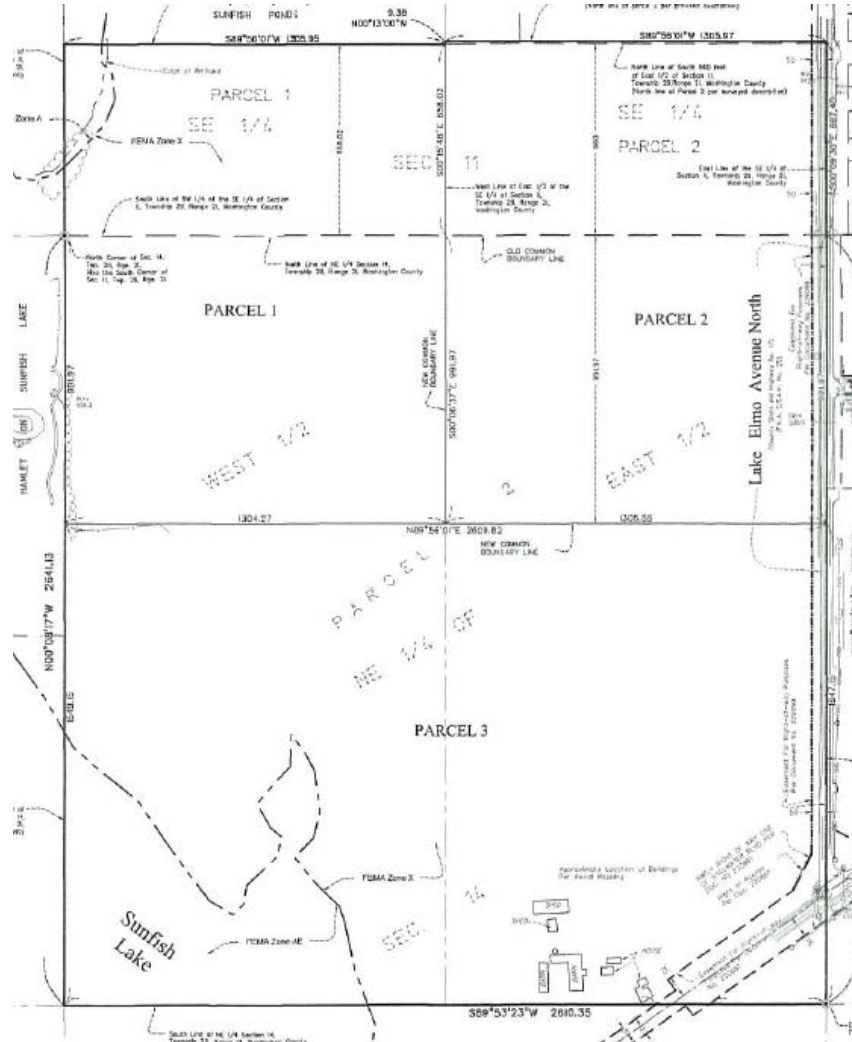
This has been shown on the construction plans.

26. *That the Applicant pay a cash contribution in an amount equal to the fair market value of 3.383 acres of land to satisfy the development's park land dedication requirement pursuant to Section 154.14 of the City Code.*

This will be addressed in the development agreement of future additions.

### **ZONING MAP AMENDMENT**

**Zoning Map Amendment.** As previously mentioned, in order to develop the site, the developer was required to apply for and have approved a lot line adjustment to adjust the lot lines of Parcels 1 and 2 as shown below. This lot line adjustment has not yet been recorded and will be when the sale of the property is final. Additionally, Parcels 1 and 2 were required to be rezoned from RT – Rural Development Transitional to V-LDR/PUD, consistent with the City's Comprehensive Plan guidance for the area. The comprehensive plan and the V-LDR zoning district allow for a density of 1.5-2.49, but this is allowed to be increased with PUD flexibility. This will be the second area on the Zoning Map that is designated as V-LDR zoning. Because the lot line adjustment has not yet been recorded, the motion for recommendation of approval of the zoning map amendment should include Parcels 1 and 2 as they are shown on the lot line adjustment exhibit.



**Planning Commission Review.** The Planning Commission held a public hearing and considered the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans as well as the Zoning Map Amendment at its July 23, 2018 meeting. Multiple people spoke during the public hearing, and comments are summarized below:

- Concern about the buffer and it not being 100 feet wide at all points to the west and north.
- Concern about the increased traffic on Lake Elmo Avenue, lighting, potential trespassing on to the Hamlet on Sunfish Lake development (especially the lake and the safety issues this could cause).
- Issue with perceived insufficient access being provided from the development to the land-locked parcel that is to the south of Hamlet on Sunfish Lake.

The Planning Commission recommended adding the following conditions of approval:

13. That the development utilize Traditionaire LED Downlights from Xcel Energy for the development in lieu of the Street Light Type/Pole of Acorn with aluminum pole (all black)

indicated in the City's Engineering Standards and that streetlights be located only at intersections and ends of cul-de-sacs.

- Due to neighboring concerns regarding the lighting and the recent availability of this type of light from Xcel, the Commission is recommending that the City explore utilizing this type of street light instead of Xcel's Acorn lighting. Details on this lighting type can be found attached to this report.

14. That the Developer provide proof that a replacement reserve was created for the Common Interest Community (CIC) in accordance with Minnesota Statute 515B.3-1141.

The Planning Commission recommended approval with recommended conditions with a vote of 7-0.

**Recommended Findings.** Staff recommends approval of the Final Plat and PUD Plans based on the following findings:

1. That all the requirements of City Code Section 153.10 related to the Final Plan and Final Plat have been met by the Applicant.
2. That the proposed Final Plat and PUD Plans for Legacy at North Star 1<sup>st</sup> Addition consist of the creation of 59 single-family detached residential structures.
3. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans are generally consistent with the Preliminary Plat and PUD Plans as approved by the City of Lake Elmo on February 20, 2018 by Resolution 2018-013.
4. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area with an allowed increase in density as a Planned Unit Development.
5. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans comply with general intent of the City's Village Low Density Residential zoning district regulations with PUD Modifications.
6. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans comply 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 27, 2018 Staff report to the Planning Commission.
7. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans comply with the City's subdivision ordinance with PUD modifications.
8. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans are 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 Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans dated July 18, 2018.

9. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans meet the minimum requirement for a PUD including minimum lot area, open space and street layout.
10. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans meet more than one of the required PUD objectives identified in Section 154.751 including providing: 1) more adequate, usable, and suitably located open space and recreational amenities and other public facility than would otherwise be provided under conventional development techniques, 2) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities, and 3) Allowing the development to operate in concern with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objective will be achieved.
11. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans meet the allowed density requirements allowed with PUD flexibility.
12. That the Applicant is providing the following amenities, for which the City shall award amenity points
  - a. Pedestrian improvements including construction of a trail along the County right-of-way from 30<sup>th</sup> Way to the southerly plat limits; grading along the storm sewer outfall pipe location within the future right-of-way area along Lake Elmo Avenue of the property to the south of the proposed development along with dedication of County right-of-way to facilitate a future trail; and dedication of a 30-foot wide trail corridor along with construction of a trail connecting the trail within the development from Lak Elmo Avenue to the trail within the Hamlet on Sunfish Lake development (10 points).
  - b. Theming elements from the Lake Elmo Theming Study (1 point).
  - c. Additional open space above 20% (2 points).
  - d. Connection of sewer to Hamlet on Sunfish Lake Development (5 points).
  - e. Provision of private park amenities including a clubhouse, totlot, and pool (5 points).
13. That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land, and will specifically relate to existing zoning district standards in the following manner (with exceptions as noted):

a. Lot Dimensions and Bulk Building Requirements

	Villa Lots	Interior Single Family	Exterior Single Family
Minimum Lot Width	55 ft.	55 ft.	65 ft.
Minimum Lot Area	6,600 sq. ft.	6,840 sq. ft.	8,090 sq. ft.

Minimum Front Yard Setback	15 ft.	25 ft.	25 ft.
Minimum Side Yard Setback	7 ft./8 ft.	7 ft./8 ft.	10 ft./5 ft. or 7.5 ft./7.5 ft.
Maximum Impervious Surface	50%	45%	45%

**Recommended Conditions of Approval.** Staff recommends the Planning Commission recommend approval of the requested Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans with the following conditions:

1. The property must be rezoned to V-LDR Village Low Density Residential.
2. 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 Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans dated July 18, 2018 shall be incorporated into these documents before they are approved.
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. Final Plat must be contingent upon the City receiving separate drainage and utility easements in the City's standard form of easement agreement for all off-site development improvements (beyond the plat limits). All off-site easements must be clearly shown on the street, grading and utility plans, with all dimensions labeled. The easements must be obtained prior to the start of construction.
5. Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Development 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 Legacy at North Star 1<sup>st</sup> Addition Final Plat with financial guarantees therefore.
6. A Landscape License Agreement shall be executed for the maintenance of commonly held homeowners' association-owned and City-owned outlots, right-of-ways, and medians prior to release of the final plat by City Officials.
7. That the developer provide a trail connecting to the trails of Hamlet on Sunfish Lake. The Applicant shall not receive parkland dedication credit for the trail outlot or easement or construction of the trail.

8. That the developer provide the City written verification from Washington County that sufficient right-of-way has been provided on the plat along with a sufficient right-of-way easement along the property to the south of the development (PID# 14.02.921.11.0001) prior to plat recording. Prior to construction, the plan section detailing southbound right turn lanes and center left turn lanes at 39<sup>th</sup> Street must be submitted and approved by the county traffic engineer, applicable Washington County right-of-way permits must be obtained, drainage report and calculations must be submitted, and access control shall be dedicated to Washington County along CSAH 17/Lake Elmo Avenue frontage. The Applicant shall be solely responsible for all construction costs associated with the intersection improvements as recommended by Washington County.
9. That the applicant provide a Roadway, Drainage and Utility Easement in City standard form of roadway easement agreement, along Lake Elmo Avenue (CSAH 17) from the southern boundary to Stillwater Boulevard North (CSAH 14), consistent with the requirements of the preliminary plat approval.
10. That the Landscape Plans be approved by the City's Landscape Architect prior to recording of final plat.
11. That the applicant include in the Architectural Control guidelines the requirements that villa lots utilize 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.
12. That all Fire Chief and Building Official comments be addressed.
13. That street names comply with City's Street Naming Policy.
14. That the development utilize Traditionaire LED Downlights from Xcel Energy for the development in lieu of the Street Light Type/Pole of Acorn with aluminum pole (all black) indicated in the City's Engineering Standards and that streetlights be located only at intersections and ends of cul-de-sacs.
15. That the Developer provide proof that a replacement reserve was created for the Common Interest Community (CIC) in accordance with Minnesota Statute 515B.3-1141.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Zoning Map Amendment request to rezone PID#s 11.029.21.43.0001 and 11.029.21.44.0001 as shown on the Lot Line Adjustment exhibit dated April 20, 2018.

***“Move to adopt Ord. 08-218 approving the request for a zoning map amendment to rezone PID#s 11.029.21.43.0001 and 11.029.21.44.0001 as shown on the Lot Line Adjustment exhibit dated April 20, 2018.”***



Staff and the Planning Commission recommend approval of the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans with recommended findings and conditions of approval.

***“Move to adopt Resolution 2018-090 approving the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans with recommended findings and conditions of approval.”***

**ATTACHMENTS:**

1. Application Narrative
2. Final Plat
3. Landscape Plans
4. Approved Preliminary Plat
5. Examples of development signage, fencing, landscaping, lighting and site furnishings (to be provided at the meeting)
6. City Engineer Report
7. Traditionaire LED Downlight Information Sheet
8. Resolution 2018-090 approving the final plat and PUD Plans
9. Ord. 08-218 approving the Zoning Map Amendment



**The Legacy at North Star  
Final Plat Narrative  
July 2, 2018**

**Developer Introduction:**

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

The developer is proposing “The Legacy at North Star” development, 59 single family homes located on the west side of Lake Elmo Avenue North, north of Stillwater Blvd., and directly west of the Village Preserve development. The developer is requesting Final Plat for the 59 single family homes on +/- 98.93 acres. The Legacy at North Star development will consist of higher end single family homes. It is anticipated that these homes will range in price from \$400,000 to \$700,000. The development is located in an area of Lake Elmo with easy access to the transportation system. This will provide the future home owners a secluded place to live that is located within minutes of all the amenities Lake Elmo has to offer with the regional facilities of the larger metropolitan area.

The project is anticipated to be developed in multiple phases. The total project consists of 266 single family homes and villas.

***The Legacy at North Star***

**Development Team:**

Civil Engineering, Surveying & Land Planning

**Sathre-Bergquist, Inc.**

Robert S. Molstad, P.E.  
David B. Pemberton, P.L.S.  
150 South Broadway  
Wayzata, Minnesota 55391  
Telephone: 952-476-6000  
Fax: 952-476-0104  
Email: [molstad@sathre.com](mailto:molstad@sathre.com)  
Email: [pemberton@sathre.com](mailto: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](mailto: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](mailto:p.haugo@gmail.com)

**Property Ownership:**

See Preliminary Plat for The Legacy at North Star.

GWSA LAND DEVELOPMENT, LLC.

Craig Allen  
10850 Old County Road 15  
Suite 200  
Plymouth, Minnesota 55441  
Telephone: 952-270-4473  
Email: [craig@gonyecompany.com](mailto:craig@gonyecompany.com)

Schiltgen Farms, Inc.  
Pete Schiltgen  
10880 Stillwater Blvd. North  
Lake Elmo, MN 55042  
Telephone: (651) 303-8188  
[Peteschiltgen@gmail.com](mailto:Peteschiltgen@gmail.com)

**Comprehensive Plan, Zoning, Density, & Variances:**

The planned Land Use is Village Urban Low Density. On the Village Land Use Plan, the project site is classified as Village Urban Low Density (V-LDR). The density range for V-LDR is 1.5 – 2.49 units per acre. We are proposing a Planned Unit Development (PUD) for this development.

**Lake Elmo Zoning:**

PUD

Front Yard Setback – 25 feet  
Front Yard Setback (sideload) – 15 feet  
Side Yard Setback – 15' total (7'/8' with living area to both sides)  
Corner Yard Setback – 20 feet  
Rear Yard Setback – 20 feet  
Maximum Impervious – 50%  
Minimum Lot Area – 6,600 sq. ft.  
Minimum Lot Width – 55 ft.

**Density:**

**Total Site** (total unit count 266 lots)

Preliminary Plat Overall Area: +/-98.93 acres  
Residential Lot Area: +/-54.83 acres  
ROW Area: +/-21.49 acres  
Current Lake Elmo Ave N. ROW: +/-1.89 acres  
Future Lake Elmo Ave N. ROW: +/-2.84 acres  
Wetland Area: +/- 0.90 acres  
Wetland Buffer Area: +/- .86 acres  
Open Space & Recreation Area: +/-22.78 acres  
Gross Density: 2.69  
Net Density: 2.74

A preliminary plat lot area tabulation sheet for The Legacy at North Star First Addition is included with the plans.

**Site Analysis:**

The site is bordered on the south by Schiltgen Farms. The site is bordered on the north by residential homes. The site is bordered on the east by Lake Elmo Avenue and to the west by The Hamlet of Sunfish Lake. The access points to the site will be via Lake Elmo Ave. North.

The site is currently being used for agricultural purposes. Please refer to the ALTA Survey and the aerial photos. Sanitary sewer will be provided to the site as part of the existing Sanitary Sewer plan that will extend sewer service from the east of the site along Lake Elmo Ave. Watermain will connect to the existing watermain along 39<sup>th</sup> Street N., storm water will be managed and outlet from the site in accordance with the City and Watershed requirements. The site is within the Valley Branch Watershed District. Minor utilities (gas, electric, phone, and TV) will need to be extended to service the site.

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

**Street Design:**

The Legacy at North Star proposes to have public streets; the public streets within the project would be 28' B-B with a sidewalk along one side of the street, within a 60' ROW. All streets will be constructed to the City of Lake Elmo standard street section.

**Utility Services:**

City sanitary sewer and water will be extended from the existing utilities to the east of the site.

**Site Grading:**

The site is planned to be mass graded.

**Storm water:**

The storm water facilities proposed in The Legacy at North Star are illustrated on the enclosed plans. Runoff from the site will be directed to storm sewer inlet locations, collected and conveyed to the proposed treatment pond(s). The ponds will provide temporary storage of storm water runoff, treatment

of storm water and sediment removal. The storm water plan will provide adequate treatment and storage to meet the City of Lake Elmo and the Valley Branch Watershed District requirements.

**Wetlands:**

There is 1 wetlands on site in the NW corner and will not be impacted by the development. (See plan set)

**Traffic:**

The Legacy at North Star proposes two access points off of Lake Elmo Avenue North.

Traffic Generation – (anticipate 10 trips per day per home site)  
Total Site: 266 Lots = 2660 trips per day  
First Addition: 59 Lots = 590 trips per day

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

**Trail System:**

Six-foot concrete sidewalks are proposed along residential streets within the site. In addition, there are 8.0 foot trails proposed from Lake Elmo Avenue to the West side of the preliminary plat to promote neighborhood connectivity.

**Park:**

The site features a large park and playfield on the west side of the plat, a private amenity lot with pool, clubhouse, playground and sport court on the east side of the plat as well as public and private trails throughout the site.

**Woodland Areas & Protection:**

**I. Introduction**

A tree survey in accordance with City of Lake Elmo requirements has been completed for this site. Only 8 trees were identified, per the City requirements.

**Tree Removal & Restitution:**

The Legacy at North Star development removed two of the eight identified trees and is under the allowed 30% removal limit.

**Landscape Plan, Monuments & Entrance:**

This development will have 2 divided entries off of Lake Elmo Avenue North and berming along Lake Elmo Avenue North. Many of the lots will have pond views, due to the site topography. The storm water ponds will have landscaping to create unique water treatment facilities for the proposed project. A custom entry monument will be designed and constructed at the proposed entrance(s). This will create a sense of luxury and livability for the new single family residents, while providing safer access to the site. The landscape plan includes 1,011 trees, over 10 per developed acre.

**Homeowner’s Association and Restrictive Covenants:**

The developer will prepare restrictive covenants and standards that will apply to this 266 lot project. The restrictive covenants will be tailored to the developer’s vision of the project. Each home will be required to meet the specifics of building types, landscaping, and overall goals of the development.

A master HOA will be created for the Legacy at North Star project. This association will be in charge of the monumentation, landscaping, park and amenity areas as well as snow removal and lawncare services for the Villa lots. The HOA will also be responsible for maintenance issues within the subdivision. These may include special landscaping, mailboxes, signage, and other common elements.

**Conditions of Approval:**

1. That PID# 1102921440001 is subdivided to create Parcel 3 as indicated on the Preliminary Plat and that a Zoning Map Amendment is approved to rezone Parcels 1, 2, and 3 from Rural Development Transitional to Village Urban Low Density Residential.

*Response: City approved a lot line adjustment on May 1, 2018 to create two parcels that will be rezoned to Village Urban Low Density Residential.*

2. That the future preliminary plat and preliminary PUD Plans includes parcels with the PID#s 1402921110001, 1102921430001, and a portion of 1102921440001.

*Response: The lot lines have been adjusted for the three PID’s listed – the preliminary plat and preliminary PUD plans will include the northern two parcels and will not include a portion of the third.*

3. That the future Final Plat and PUD Plans submittal identify all requests for flexibility from the V-LDR zoning district.

*Response: Lot Dimensions and Bulk Building Requirements*

	Villa Lots	Interior Single Family	Exterior Single Family
Minimum Lot Width	55 ft.	55 ft.	65 ft.
Minimum Lot Area	6,600 sq. ft.	6,840 sq. ft.	8,090 sq. ft.
Minimum Front Yard Setback	15 ft.	25 ft.	25 ft.
Minimum Side Yard Setback	7 ft./8 ft.	7 ft./8 ft.	10 ft./5 ft. or 7.5 ft./7.5 ft.
Maximum Impervious Surface	50%	45%	45%

4. That all comments of the City Engineer’s Memorandum dated December 5, 2017 be addressed.

*Response: All engineering comments have been addressed on the Preliminary Plans.*

5. That the Applicant submit additional details on the propose stormwater reuse system and ongoing operations for City review and consideration. Ownership, maintenance and ongoing operational responsibilities must be clearly defined, and City acceptance of stormwater reuse must be contingent upon the City agreeing to the ongoing ownership, maintenance and operation plan, including the execution of a stormwater maintenance and easement agreement that addresses stormwater reuse.

*Response: After additional stormwater review, it was decided that this site would be better served with infiltration basins. As the lot count decreased and the stormwater ponding and open space increased, it was determined that the proposed stormwater reuse system would not be necessary. We consulted the City prior to making this adjustment in our plans.*

6. That the Applicant provide a detailed phasing plan with the Final Plat 1<sup>st</sup> Addition application that clearly indicates the phasing of the construction for each public infrastructure component and addresses both construction access to the site and public access for new residents. Temporary cul-de-sacs should be part of the phasing plans and are required for any street with a platted lot with driveway access.

*Response: A phasing plan has been submitted and approved by engineering along with the necessary cul-de-sacs.*

7. That the developer provide a trail connecting the trail in the middle of the development to Hamlet on Sunfish Lake trails along with a trail corridor of at least 30 feet in width. The developer shall not receive parkland dedication credit for the trail corridor nor cost of construction of the trail.

*Response: A trail connection has been shown on the plans in locations approved by the City. It is understood that parkland credit will not be provided.*

8. That any approval be contingent on complying with Washington County's requirements and requests pertaining to right-of-way, turn lanes and trail needs as noted in the Washington County Memo dated June 1, 2017.

*Response: Plans comply with Washington County Memo dated June 1, 2017.*

9. Sufficient right-of-way along Lake Elmo Avenue N (CSAH-17) for both the Legacy at Northstar Plat and PID# 14.02.921.11.0001 must be provided. Verification from Washington County that sufficient right-of-way along Lake Elmo Avenue N (CSAH-17) has been provided must be received by the City.

*Response: Sufficient right-of-way along Lake Elmo Avenue North has been provided per the direction of City staff and engineering.*

10. The Applicant shall be solely responsible for all construction costs associated with the intersection improvements as recommended by Washington County.

*Response: Understood*

11. That the Applicant provide a minimum 30 foot buffer from the northern edges and 50 foot buffer from the western edges of the plat. This buffer shall average 170 feet on the western edge of the plat and 86 feet on the northern edge of the plat and include sufficient landscaping and/or berming as deemed adequate by the City-

*Response: A minimum of 30' buffer has been provided where directed by City Council on the northern edge and a minimum 50' buffer has been provided on the western edge of the plat. The buffer on the western edge averages 170' and the buffer on the northern edge has been increased to 90'. Similar to the plan presented and approved at preliminary plat, this plan has two lots that do not provide the 30' buffer on the northern edge where we*



*were directed to insert a stub road and it was indicated a 30' buffer would not be required. Two rows of trees are shown on the landscape plan to provide buffering and a landscape easement will be provided to prevent alterations to the landscaping in the easement. Landscaping and/or berming has been deemed adequate by the City Landscape Architect.*

12. That the Landscape Plans receive approval from the City's Landscape Architect and include revisions as mentioned in the Staff Report dated to the Planning Commission dated December 11, 2017.

*Response: A revised landscape plan has been submitted with revisions.*

13. That wetlands and wetland buffer areas be contained within outlots outside of lot areas and dedicated to the City.

*Response: Wetlands and wetland buffer areas are contained within outlots outside of lot areas and will be dedicated to the City.*

14. That the Applicant provide a detailed sanitary sewer phasing plan must be provided with Final Plat 1st Addition application to address timely connection to sewer for the wastewater treatment system that includes, at a minimum, dedicated right-of-way or utility easement extended to the westerly side of the plat.

*Response: Sanitary sewer plans show the location sewer will be extended in the 1<sup>st</sup> Addition. Preliminary plans show the location and ultimate termination point on the westerly side of the plat. A drainage and utility easement will be provided over the outlot that extends to the westerly edge that is not included in the 1<sup>st</sup> Addition.*

15. That the Final Plat and PUD Plans include a parking area for the HOA pool/playground recreation area that meets all applicable standards.

*Response: HOA pool/playground recreation area parking has been provided along Kokanee avenue north. With the new design, we were able to create bump out parking along a side street to limit the concerns for congestion near the entrance. The amount of parking provided in the plan is more than what was proposed with the parking lot and increases open space within the amenity lot.*

16. That the proposed 15 foot front yard setback for Villa Lots be approved provided the HOA documents include architectural requirements that require 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features. That the Landscape Plans receive approval from the City's Landscape Architect and include revisions as mentioned in the Staff Report dated to the Planning Commission dated December 11, 2017.

*Response: Architectural Control guidelines will require side loaded garages, where the side of the garage faces the street, to have windows and/or other architectural features. Our architectural control guidelines aren't typically included in the recordable HOA documents and we would prefer to keep it as a separate document for greater control.*

17. That the developer comply with any comments provided by the MnDNR.

*Response: Understood*

18. That the developer provide deed restrictions, covenants, permanent easements or other instruments for open space that prohibit future vegetative and topographic alterations other than routine maintenance, construction of buildings or storage of vehicles and other materials; and ensure preservation and maintenance of open space.

*Response: We agree to provide easements or deed restrictions over open space areas to prohibit future alterations other than routine maintenance and ensure preservation and maintenance of open space.*

19. That all Fire Chief and Building Official comments be addressed.  
*Response: All Fire Chief and Building Official comments have been addressed.*
20. That street names comply with City's Street Naming Policy.  
*Response: Street names comply with Street Naming Policy per staff recommendations.*
21. That the Applicant provide specific examples of proposed development signage, fencing, landscaping, lighting and site furnishings, including the clubhouse, that will adhere to the Lake Elmo Branding and Theming Study with the Final Plat and PUD Plans submittal.  
*Response: Specific examples have been provided with the landscape rendering.*
22. That the Applicant submit and the City approve updated Preliminary Plat and PUD Plans prior to submission of Final Plat and PUD Plans.  
*Response: City has approved the Preliminary Plat and PUD Plans.*
23. The proposed 7'<sup>7</sup>/<sub>8</sub>' sideyard setbacks shall be approved by the City Engineer.  
*Response: Proposed setbacks have been approved.*
24. That the Applicant construct a bituminous trail extending south along the County right-of-way from 30th Way to the southerly plat limits (along the east side of Outlot C) and the future County right-of-way area along Lake Elmo Avenue of the parcel to the south of the plat should be graded for a future bituminous trail extension (grade ready trail) future County right-of-way of the parcel to the south of the plat along the storm sewer outfall pipe location.  
*Response: Trail extending to the southerly plat limits is included in the plans. Future County ROW for the parcel to the south of the plat will be provided and a grade ready trail is shown on the plans.*
25. That the Applicant pay a cash contribution in an amount equal to the fair market value of 3.383 acres of land to satisfy the development's park land dedication requirement pursuant to Section 154.14 of the City Code.  
*Response: It is understood that a cash contribution for 3.383 acres of park land dedication will be required when Reid Park dedication is exhausted.*

# LEGACY AT NORTH STAR

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

The South 658.02 feet of the Southwest Quarter of the Southeast Quarter of Section 11, Township 29 North, Range 21 West.

And

The north 991.97 feet of the West Half of Northeast Quarter of Section 14, said Township 29 North, Range 21 West.

And

The South 660.00 feet of the East Half of the Southeast Quarter of Section 11, Township 29 North, Range 21 West.

And

The north 991.97 feet of the East Half of Northeast Quarter of Section 14, said Township 29 North, Range 21 West.

Have caused the same to be surveyed and platted as LEGACY AT NORTH STAR 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 GWSA Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by Craig Allen, Chief Manager on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: GWSA Land Development, LLC.

\_\_\_\_\_  
Craig Allen, Chief Manager

## STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Craig Allen, Chief Manager of GWSA Land Development, LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public, Hennepin 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



**SATHRE-BERGQUIST, INC.**

## LAKE ELMO, MINNESOTA

This plat of LEGACY AT NORTH STAR 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.

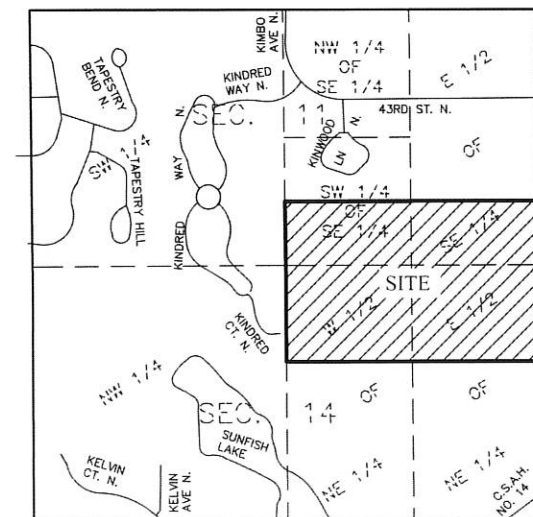
By: \_\_\_\_\_  
Washington County Recorder

By: \_\_\_\_\_  
Deputy

JUL - 5 2018

## LOCATION MAP

SECTION 11 & 14, TWP. 29N., RGE. 21W.  
(NOT TO SCALE)



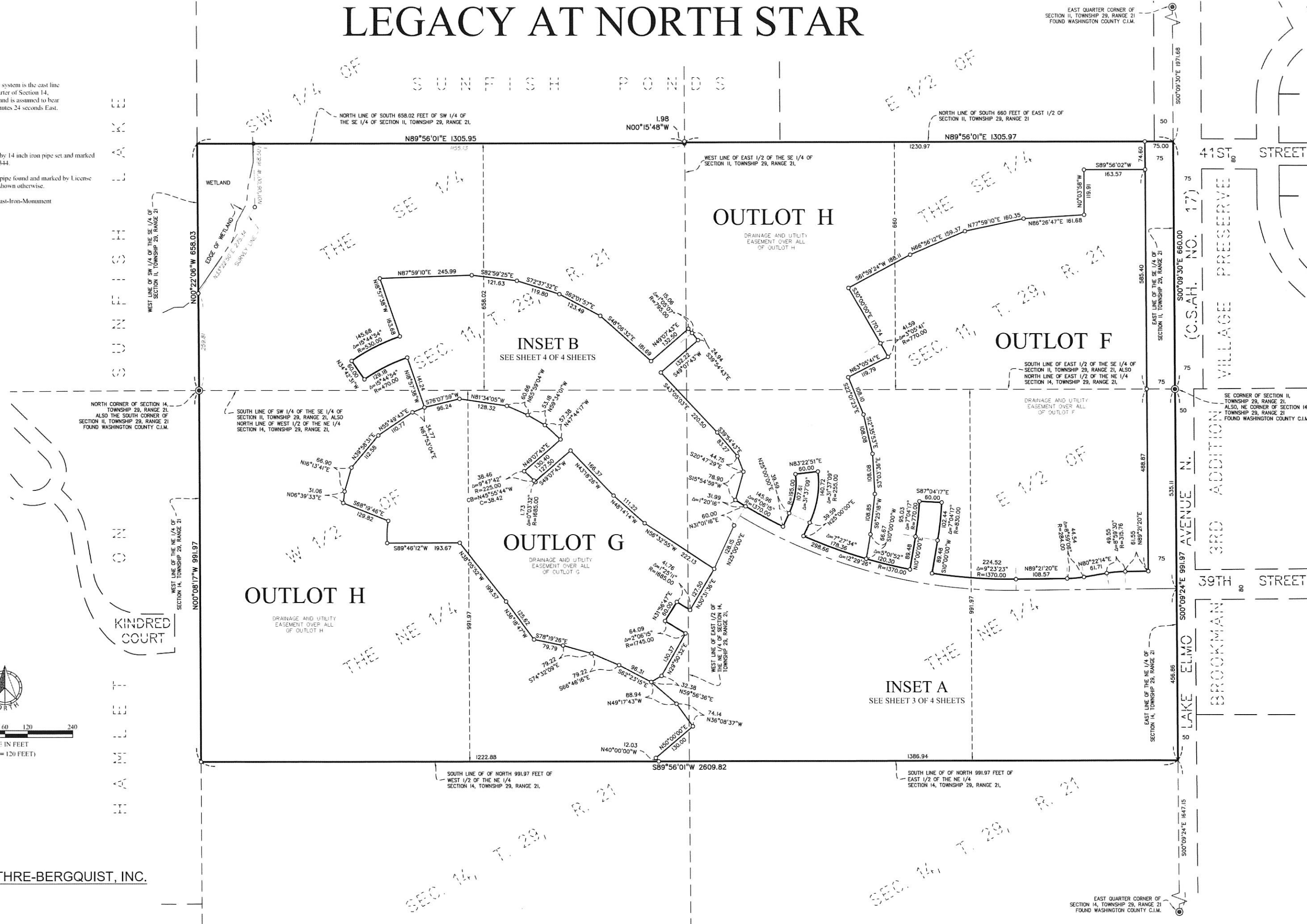
C.S.A.H. NO. 17 LAKE ELMO AVE N.

C.S.A.H. NO. 14

# LEGACY AT NORTH STAR

The basis for the bearing system is the east line of the Northeast Quarter of Section 14, Township 29, Range 21 and is assumed to bear South 00 degrees 09 minutes 24 seconds East.

- Denotes a 1/2 inch by 1/4 inch iron pipe set and marked by License No. 40344.
- Denotes a 1/2 inch pipe found and marked by License No. 40344, unless shown otherwise.
- ⊙ Denotes a Found Cast-Iron Monument



SCALE IN FEET  
(1 INCH = 120 FEET)

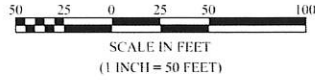


SATHRE-BERGQUIST, INC.

EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 29, RANGE 21 FOUND WASHINGTON COUNTY C.I.M.

# LEGACY AT NORTH STAR

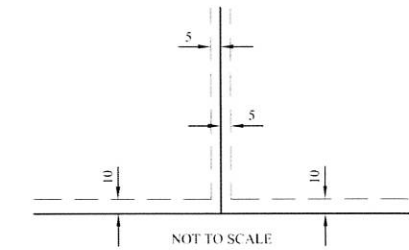
## INSET A



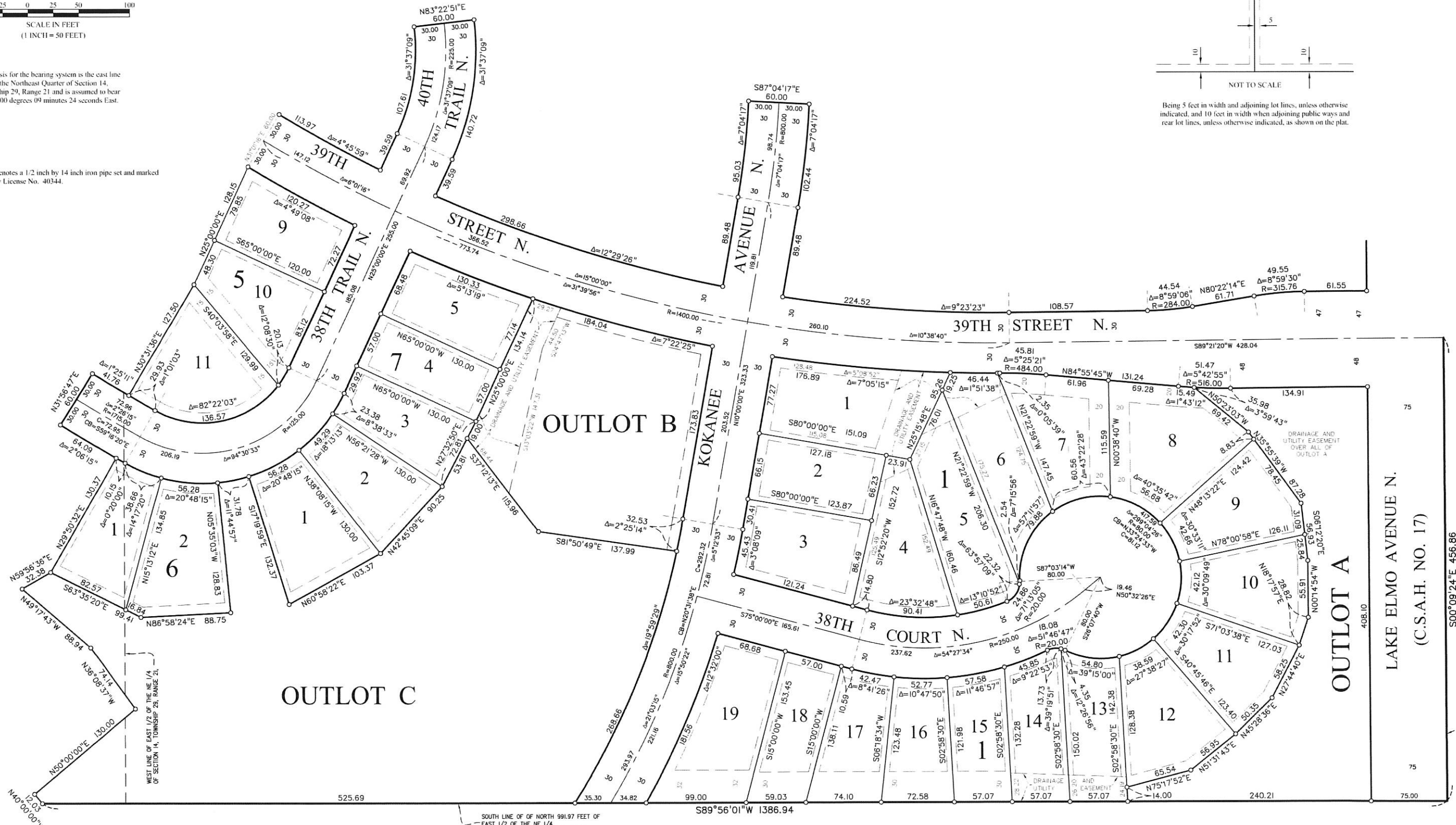
The basis for the bearing system is the east line of the Northeast Quarter of Section 14, Township 29, Range 21 and is assumed to bear South 00 degrees 09 minutes 24 seconds East.

○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width when adjoining public ways and rear lot lines, unless otherwise indicated, as shown on the plat.



WEST LINE OF EAST 1/2 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 29, RANGE 21

SOUTH LINE OF NORTH 991.97 FEET OF EAST 1/2 OF THE NE 1/4 SECTION 14, TOWNSHIP 29, RANGE 21.

EAST LINE OF THE NE 1/4 OF SECTION 14, TOWNSHIP 29, RANGE 21

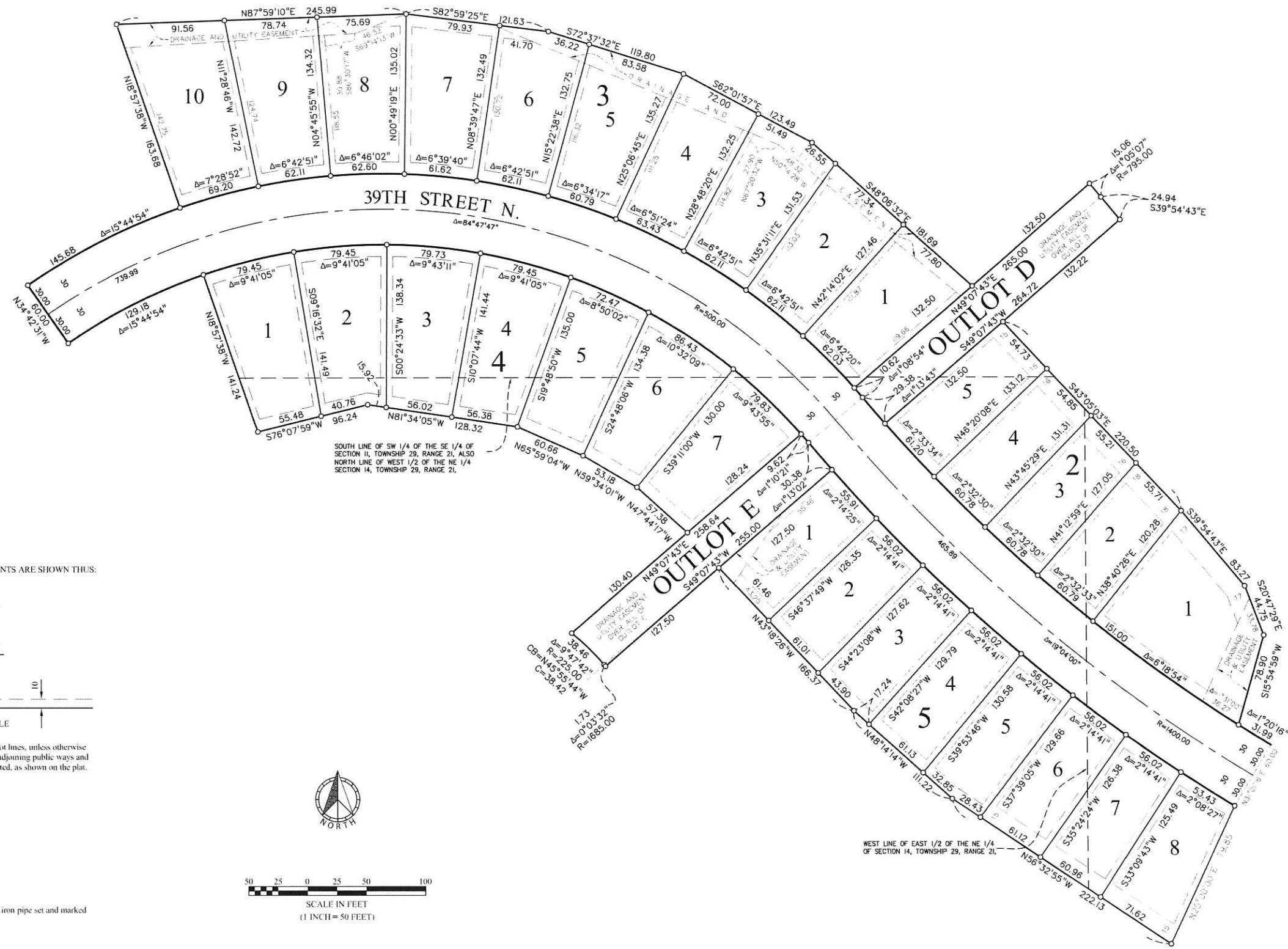


SATHRE-BERGQUIST, INC.

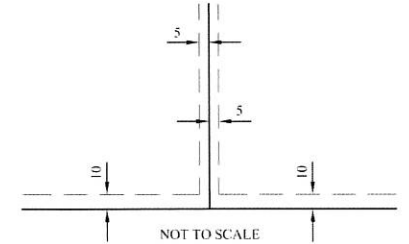


# LEGACY AT NORTH STAR

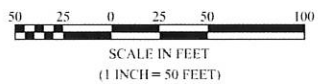
## INSET B



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width when adjoining public ways and rear lot lines, unless otherwise indicated, as shown on the plat.



○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344.

The basis for the bearing system is the east line of the Northeast Quarter of Section 14, Township 29, Range 21 and is assumed to bear South 00 degrees 09 minutes 24 seconds East. (See sheet 2 of 4 sheets.)



SATHRE-BERGQUIST, INC.



PLANT SCHEDULE					
BUILDER SITE TREE	COMMON NAME	BOTANICAL NAME	CONT	QTY	DETAIL
AM4	Autumn Blaze Maple	Acer x freemanii 'Jeffers'	2.5" BB	1	STRAIGHT SINGLE LEADER
BH4	Black Hills Spruce	Picea glauca densata	6" BB	38	
FF4	Fraser Fir	Abies fraseri	6" BB	37	
NS4	Norway Spruce	Picea abies	6" BB	35	
RP4	Red Pine	Pinus resinosa	6" BB	35	
GM4	Sienna Glen Maple	Acer x freemanii 'Sienna'	2.5" BB	1	STRAIGHT SINGLE LEADER
SO4	Swamp White Oak	Quercus bicolor	2.5" BB	3	STRAIGHT SINGLE LEADER
WP4	White Pine	Pinus strobus	6" BB	32	

BUILDER STREET TREE	COMMON NAME	BOTANICAL NAME	CONT	QTY	DETAIL
PE3	American Elm	Ulmus americana 'Princeton'	2.5" BB	53	STRAIGHT SINGLE LEADER
HB3	Common Hackberry	Celtis occidentalis	2.5" BB	55	STRAIGHT SINGLE LEADER
DM3	Deborah Maple	Acer platanoides 'Deborah'	2.5" BB	58	STRAIGHT SINGLE LEADER
KC3	Kentucky Coffee Tree	Gymnocladus dioica	2.5" BB	57	STRAIGHT SINGLE LEADER
RO3	Red Oak	Quercus rubra	2.5" BB	56	STRAIGHT SINGLE LEADER
WO3	White Oak	Quercus alba	2.5" BB	56	STRAIGHT SINGLE LEADER

DEVELOPER BUFFER TREE	COMMON NAME	BOTANICAL NAME	CONT	QTY	DETAIL
AM2	Autumn Blaze Maple	Acer x freemanii 'Jeffers'	2.5" BB	11	STRAIGHT SINGLE LEADER
BH12	Black Hills Spruce	Picea glauca densata	12" BB	7	
BH2	Black Hills Spruce	Picea glauca densata	6" BB	77	
BO2	Burr Oak	Quercus macrocarpa	2.5" BB	8	STRAIGHT SINGLE LEADER
CA2	Coralburst Crabapple	Malus x 'Coralburst'	2.5" BB	9	STRAIGHT SINGLE LEADER
DF2	Fir	Abies mariesii	6" BB	2	
FF2	Fraser Fir	Abies fraseri	6" BB	13	
RB2	Heritage River Birch	Betula nigra 'Heritage'	2.5" BB	20	STRAIGHT SINGLE LEADER
NS2	Norway Spruce	Picea abies	2.5" BB	67	STRAIGHT SINGLE LEADER
RO2	Red Oak	Quercus rubra	2.5" BB	8	STRAIGHT SINGLE LEADER
RP2	Red Pine	Pinus resinosa	6" BB	48	
GM2	Sienna Glen Maple	Acer x freemanii 'Sienna'	2.5" BB	5	STRAIGHT SINGLE LEADER
HL2	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	2.5" BB	1	STRAIGHT SINGLE LEADER
SO2	Swamp White Oak	Quercus bicolor	2.5" BB	27	STRAIGHT SINGLE LEADER
WP2	White Pine	Pinus strobus	6" BB	51	

DEVELOPER STREET TREE	COMMON NAME	BOTANICAL NAME	CONT	QTY	DETAIL
PE1	American Elm	Ulmus americana 'Princeton'	2.5" BB	11	STRAIGHT SINGLE LEADER
SL1	American Linden	Tilia americana 'Sentry'	2.5" BB	24	STRAIGHT SINGLE LEADER
AM1	Autumn Blaze Maple	Acer x freemanii 'Jeffers'	2.5" BB	29	STRAIGHT SINGLE LEADER
CE1	Cathedral Elm	Ulmus x 'Cathedral'	2.5" BB	10	STRAIGHT SINGLE LEADER
DE1	Discovery Elm	Ulmus davidiana japonica 'Discovery'	2.5" BB	9	STRAIGHT SINGLE LEADER
HE1	New Harmony American Elm	Ulmus americana 'New Harmony'	2.5" BB	19	STRAIGHT SINGLE LEADER
GM1	Sienna Glen Maple	Acer x freemanii 'Sienna'	2.5" BB	20	STRAIGHT SINGLE LEADER
HL1	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	2.5" BB	27	STRAIGHT SINGLE LEADER

GROUND COVER		
NAME	TYPE	
MNDOT 34-271	SEED	
MN DOT 33-262	SEED	
LOT MIX	SEED	
OUTLOT MIX	SEED	
TURF	SOD	

**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 STREET FRONTAGE TREE PITS AND BACK FILL SHALL BE FREE OF CLASS V OR SIMILAR MATERIAL. TREES ARE TO BE BACKFILLED WITH NATIVE ON SITE TOPSOIL.

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 LOT COVER GRASS MIX

ALL OUTLOTS SHALL BE PERMANENTLY SEEDDED WITH OUTLOT (NATIVE) MIX WITH EXCEPTION TO OUTLOTS TO BE SODDED, AS WELL AS OUTLOTS THAT ARE PONDS/ INFILTRATION BASINS AS SHOWN ON 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.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION

THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY INSTALLING THE LANDSCAPE ELEMENTS AT NO COST TO THE OWNER

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITIES, BY CALLING GOPHER ON STATE PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL DAMAGED UTILITIES AS A RESULT OF LANDSCAPING CONSTRUCTION AT NO COST TO THE OWNER

**LOT COVER MIX**

Common Name	Scientific Name	Rate / acre
Redtop	Agrostis alba	2.1 lb
Perennial Rye	Lolium perenne	11.7 lb
Timothy	Phleum pratense	2.1 lb
Canada Bluegrass	Poa compressa	9.8 lb
Kentucky Bluegrass	Poa pratensis	20.3 lb
Chewings Fescue	Festuca rubra	12 lb
Tall Fescue	Festuca arundinacea	12 lb
		<b>70 lb/acre</b>

\* all seeded areas to receive 50 Oats at 50 lbs per acre  
 \* all seeded areas to be mulched with straw at a rate of 2000 lbs

**OUTLOT COVER MIX (NATIVE)**

Nurse/Cover Crop		
Common Name	Scientific Name	Rate / acre
Oats	Avena sativa	30 lb

Native Grasses		
Common Name	Scientific Name	Rate / acre
Little Bluestem	Andropogon scoparius	3 lb
Sideoats Grama Grass	Bouteloua curtipendla	3 lb
Prairie Dropseed	Sporobolus heterolepis	1 lb
Blue Grama Grass	Bouteloua gracilis	1 lb
Quatro Sheep Fescue	Festuca ovina	30 lb
		<b>38 lb/acre</b>

Native Wildflowers		
Common Name	Scientific Name	Rate / acre
Purple Prairie Clover	Petalostemum purpure	2 oz
Black-eyed Susan	Rudbeckia hirta	4 oz
Prairie Blazing Star	Liatris pynostachya	2 oz
Common Milkweed	Asclepias syriaca	2 oz
Wild Bergamot	Monarda fistulosa	2 oz
		<b>0.75 lb/acre</b>

**PLANTING REQUIREMENTS:**  
 TREE PRESERVATION/ REPLACEMENT:  
 SITE DOES NOT REQUIRE REPLACEMENT.

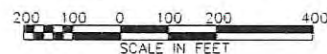
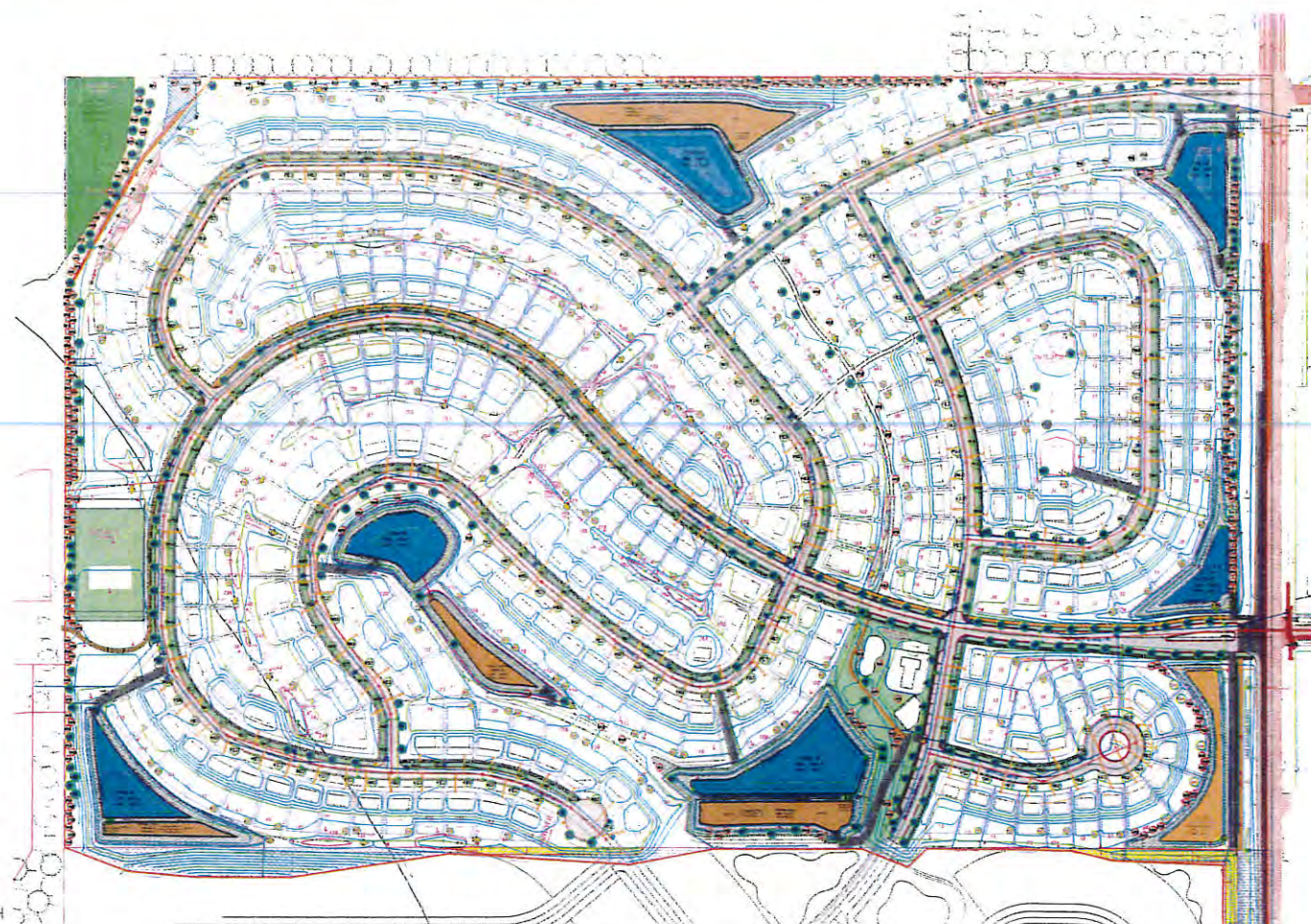
**DISTURBED ACRE PLANTING REQUIREMENTS:**  
 5 TREES TO BE PLANTED FOR EVERY 1 ACRE DISTURBED (100 ACRES= 500 TREES)

**BOULEVARD PLANTING REQUIREMENTS:**  
 1 TREE PER 50 LINEAR FEET OF ROAD (26,275 LF= 525 TREES)  
 \*DUE TO SPACING FOR UTILITY CONFLICTS 41 OF THE BOULEVARD TREES SHALL BE PLANTED AS BUFFER TREES

**TOTAL TREES REQUIRED:**  
 1,025

**TOTAL TREES PLANTED:**  
 1,011  
 \*14 TREES LESS THAN REQUIRED DUE TO PLANTING 12FT BLACK HILLS SPRUCE ON WEST PROPERTY LINE

**CONIFEROUS= 375 (37%)**  
**DECIDUOUS= 636 (63%)**



**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 seedlings 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 4-5 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, unweeded 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.

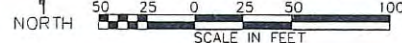
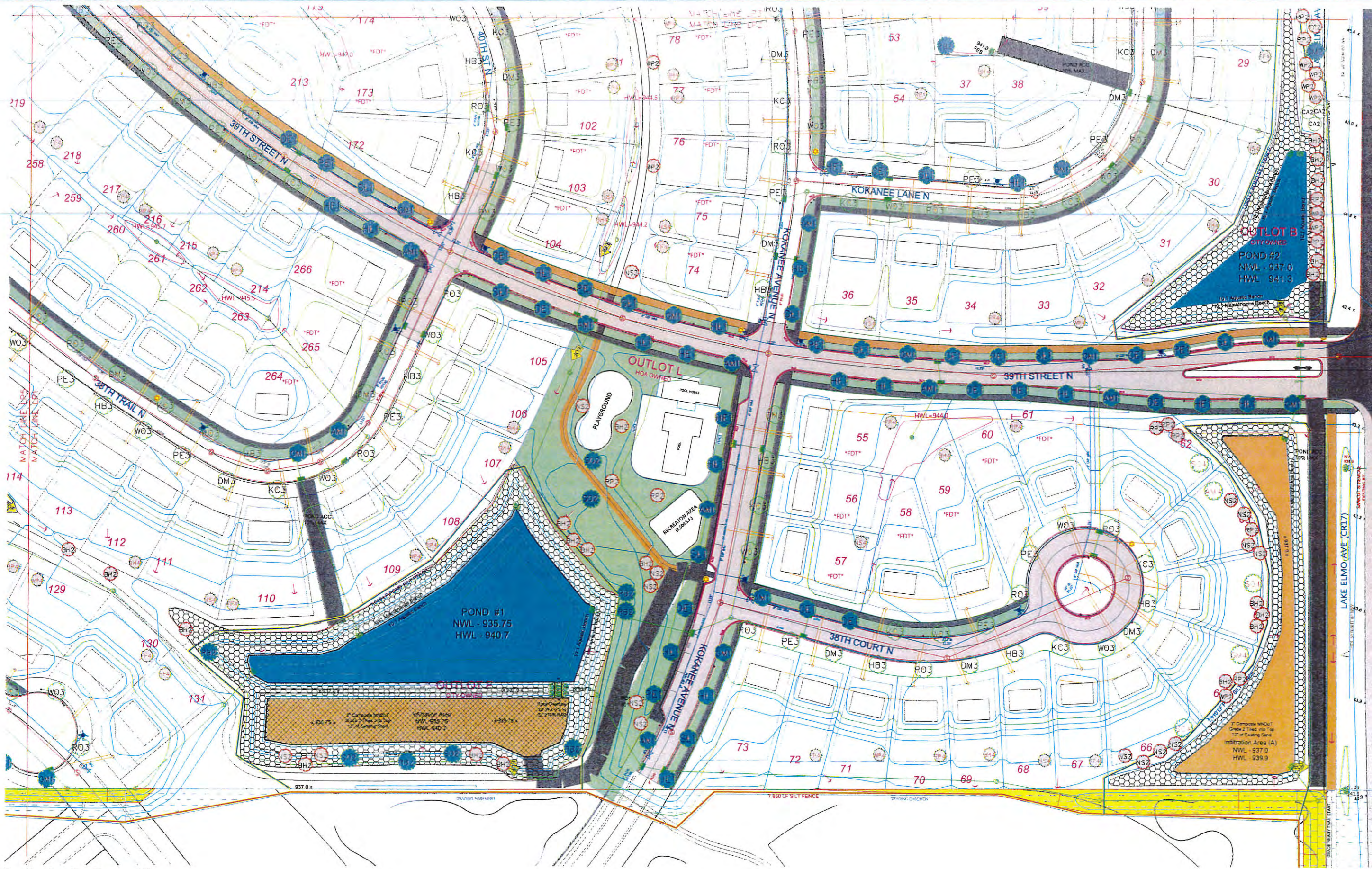
**Years 4-5**  
 Continue spot treatment spray of weeds and conduct burning (3-5 year rotation) alternate spring and fall.

**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 loosestrife 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.

JUL - 5 2018  
 CITY OF LAKE ELM






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Signed: 

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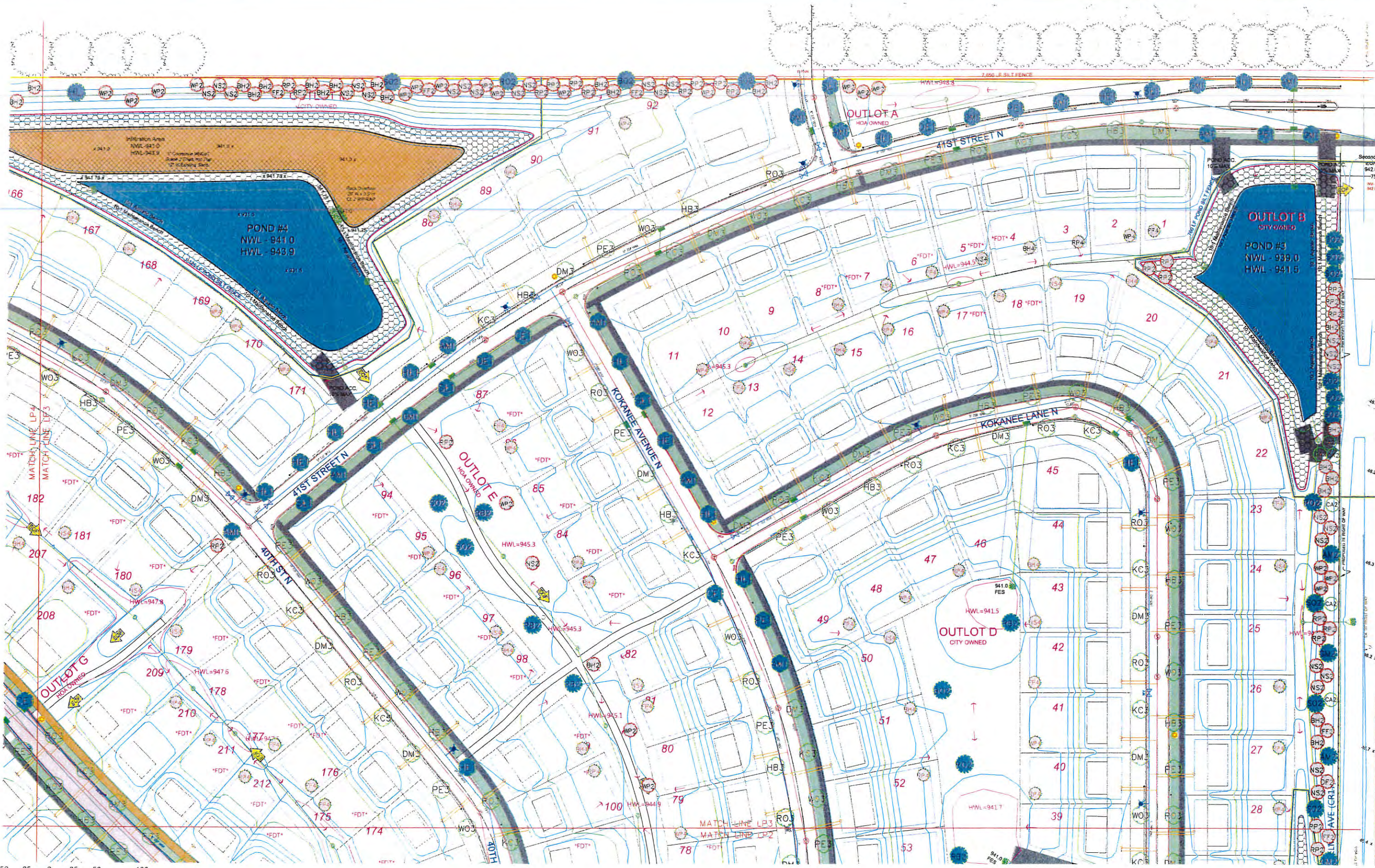
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 (952) 361-0644 / www.norbylandscape.com

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 LAKE ELMO, MINNESOTA

PRELIMINARY LANDSCAPE PLAN  
 LEGACY AT NORTHSTAR  
 GONYEA

FILE NO  
 XX-XX  
 LP2  
 LP7






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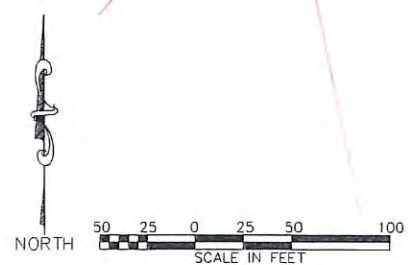
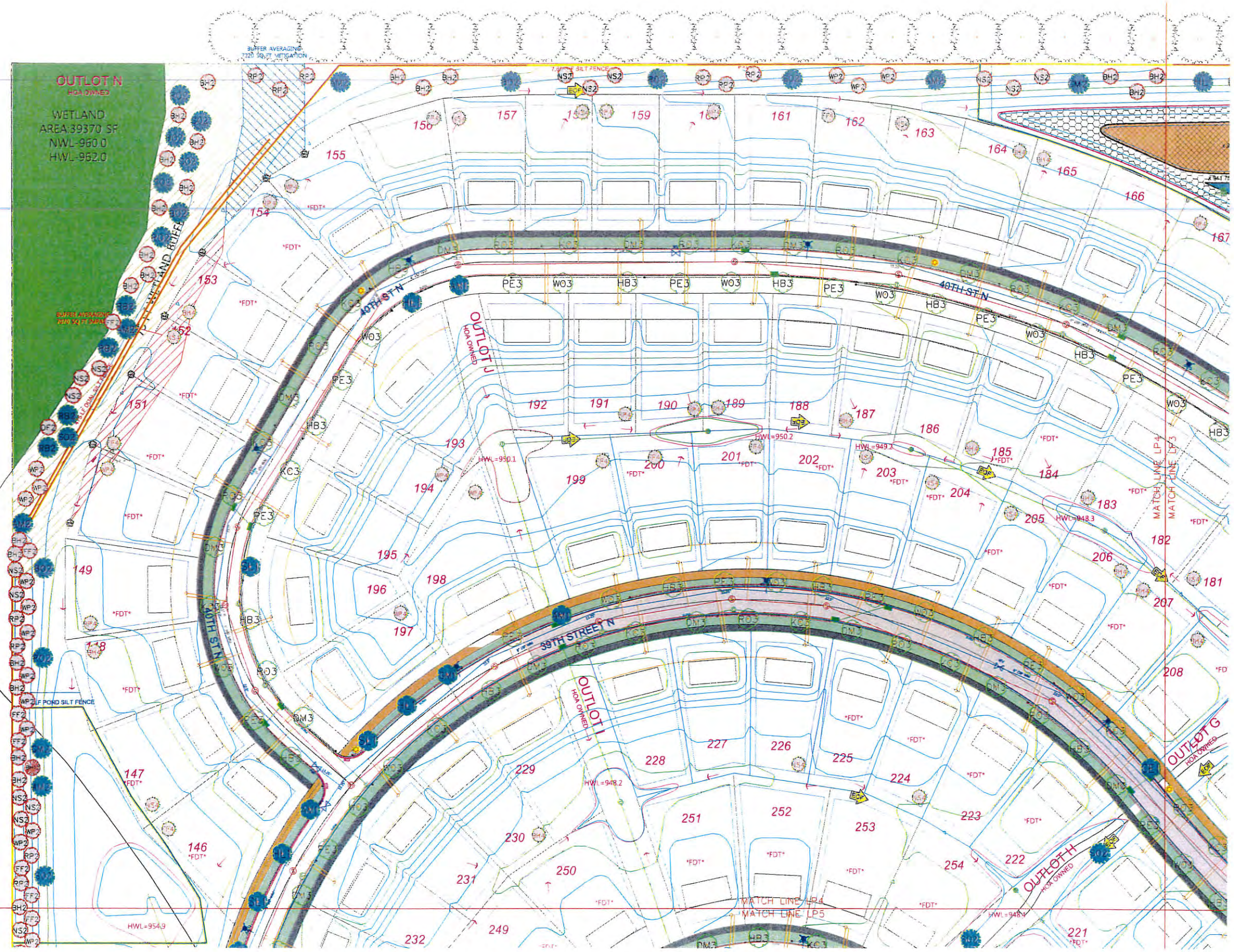
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 LAKE ELMO  
 MINNESOTA

PRELIMINARY LANDSCAPE PLAN  
 LEGACY AT NORTHSTAR  
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FILE NO.  
 XX-XX  
 LP3  
 LP7






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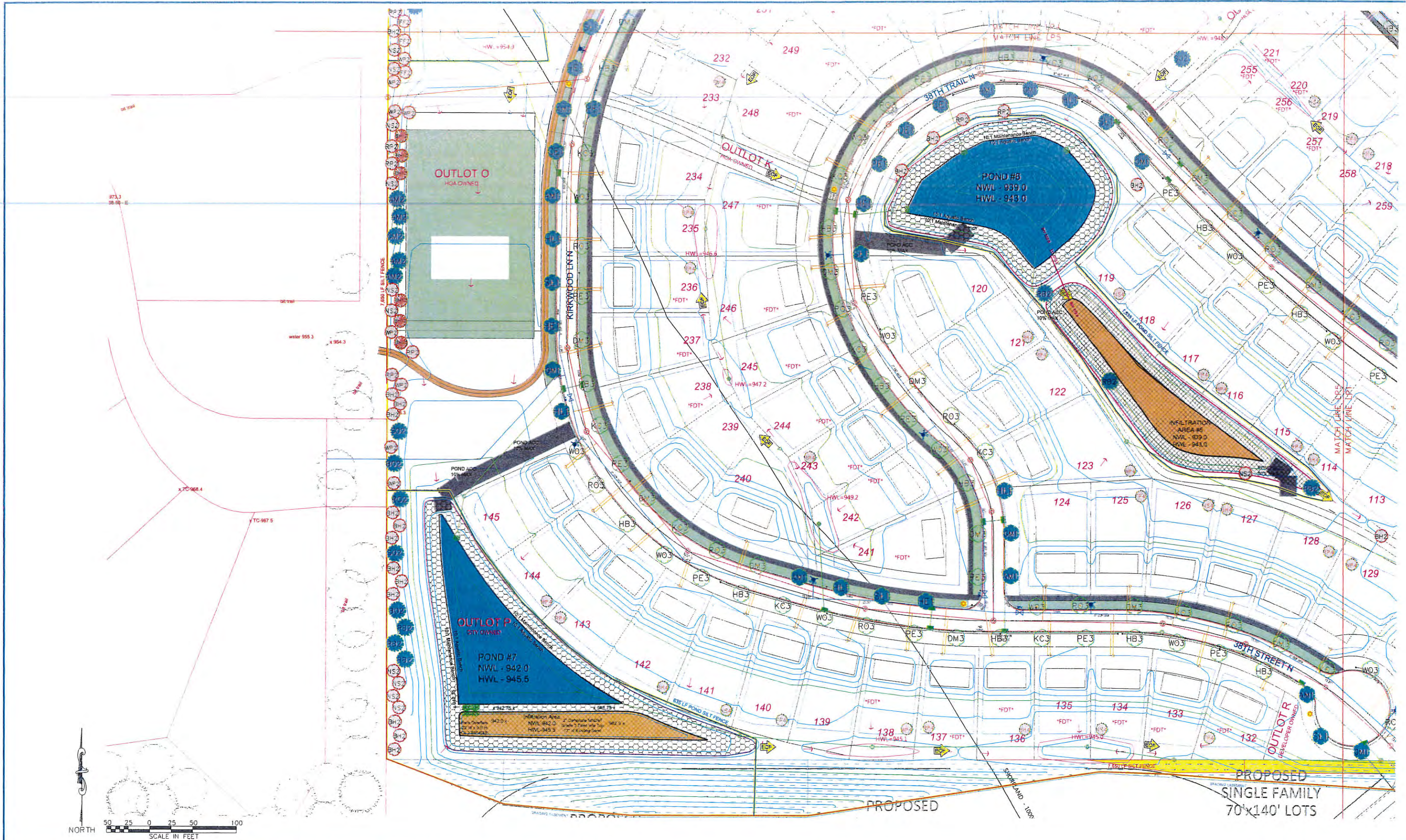
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Signed: *[Signature]*

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PRELIMINARY LANDSCAPE PLAN  
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STANDARD PLAN NOTES  
LANDSCAPE PLANS

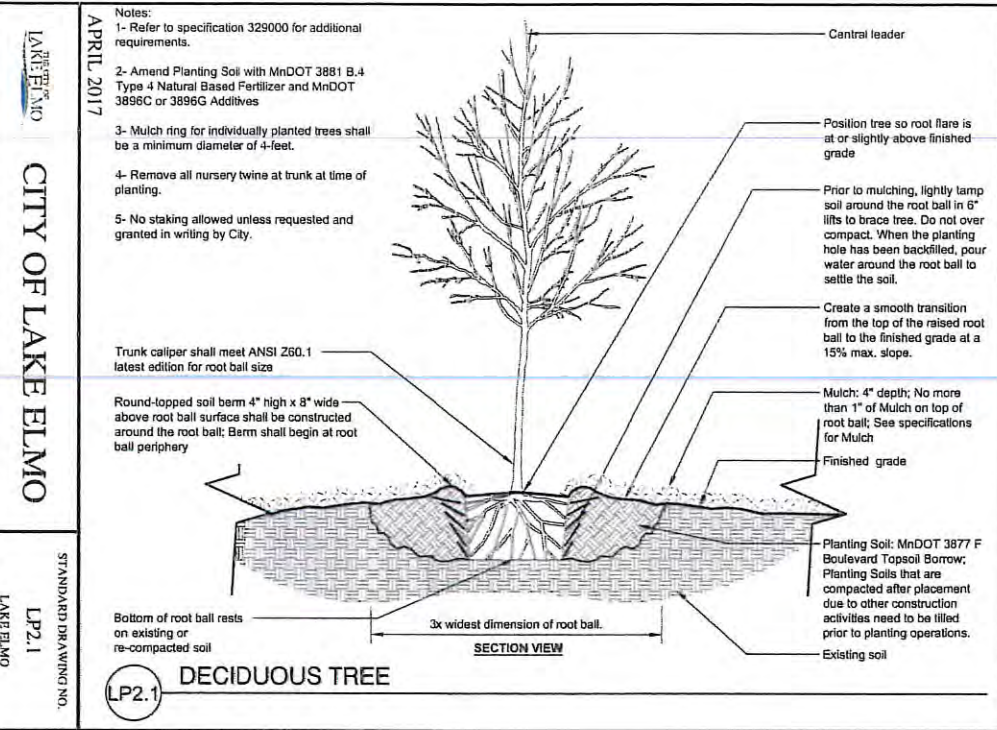
- Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utilities exist on-site the Contractor is required to have those located as well.
- Plant materials shall meet American Standard 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

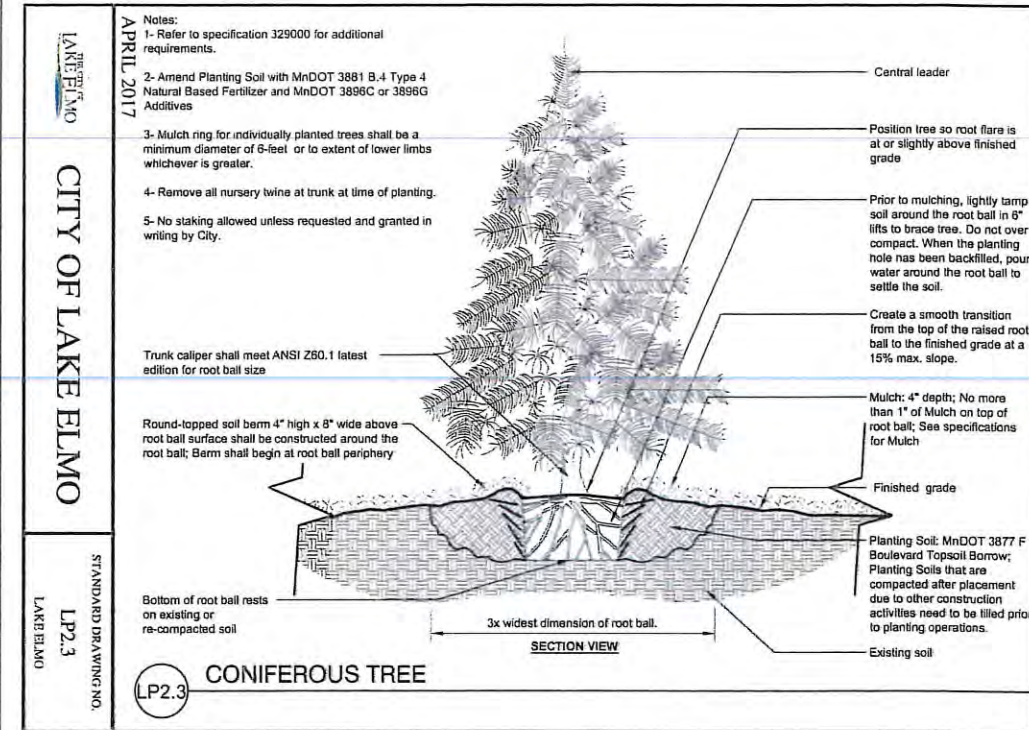


CITY OF LAKE ELMO

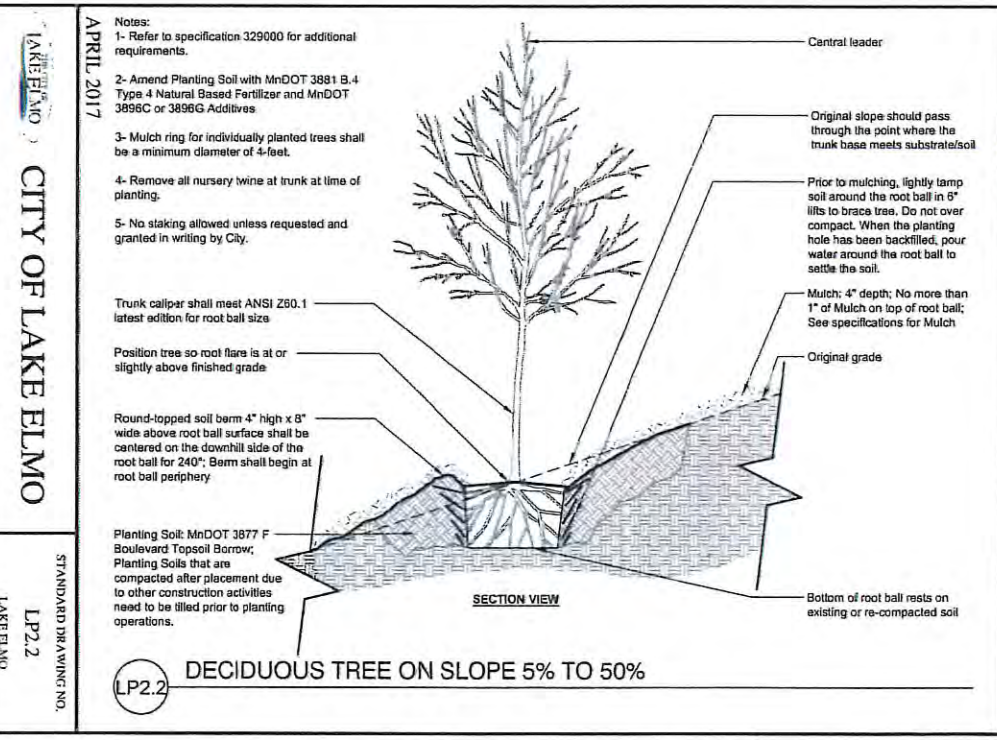
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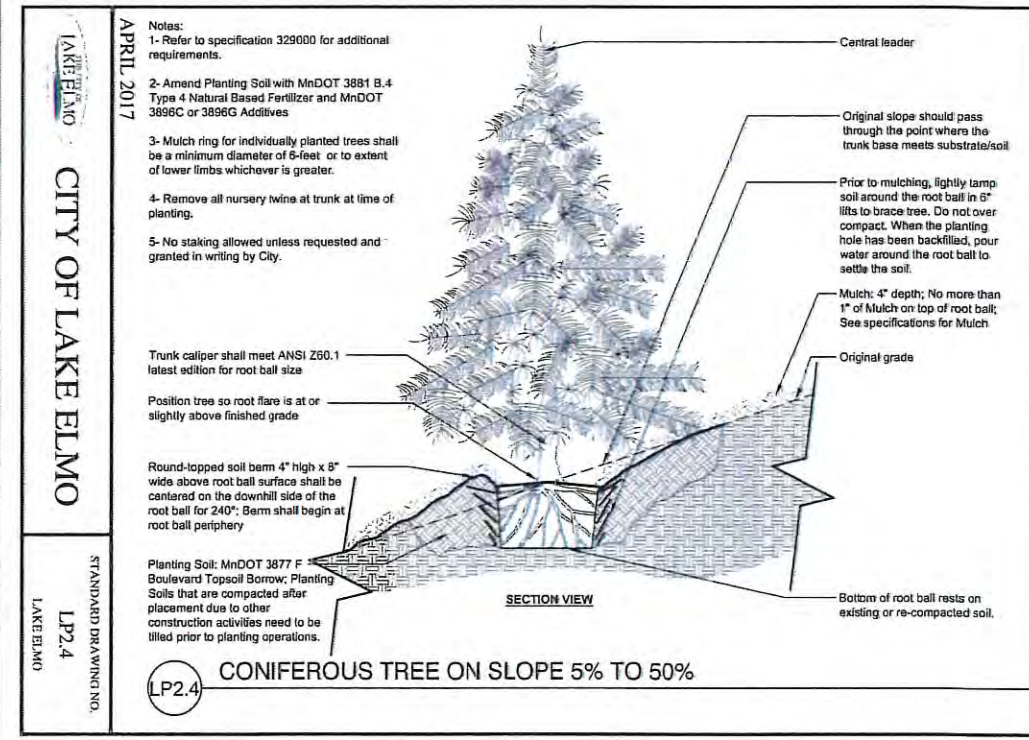
LP2.1 DECIDUOUS TREE



LP2.3 CONIFEROUS TREE



LP2.2 DECIDUOUS TREE ON SLOPE 5% TO 50%



LP2.4 CONIFEROUS TREE ON SLOPE 5% TO 50%

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Signed: *Kel*

Date: 06-26-18 Registration# 20144



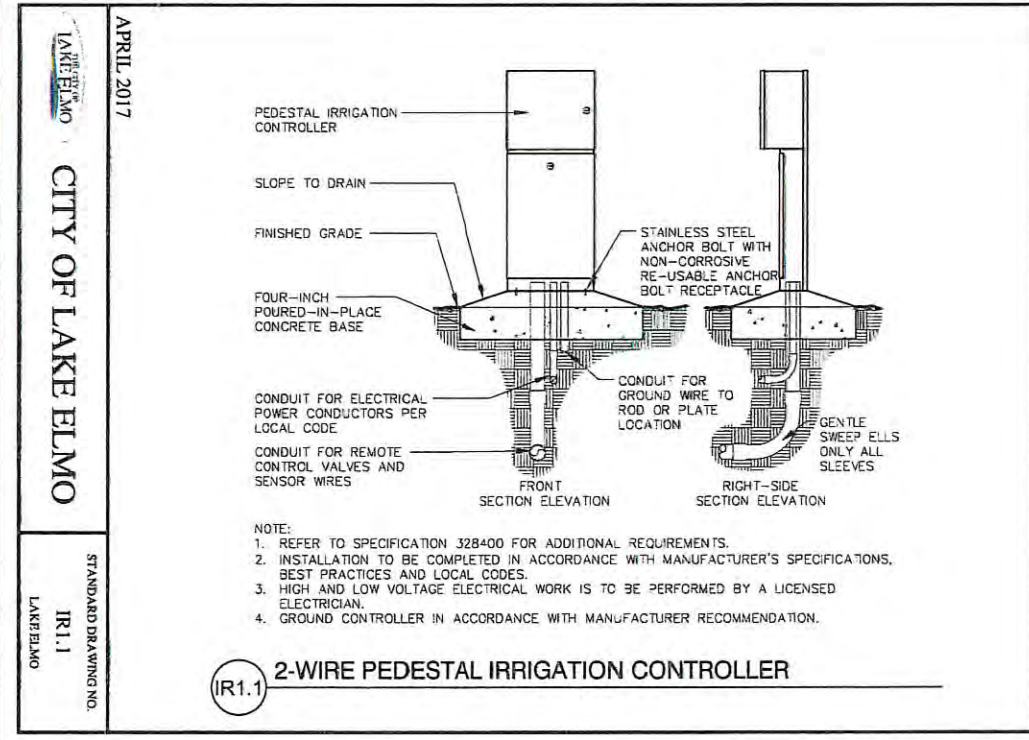
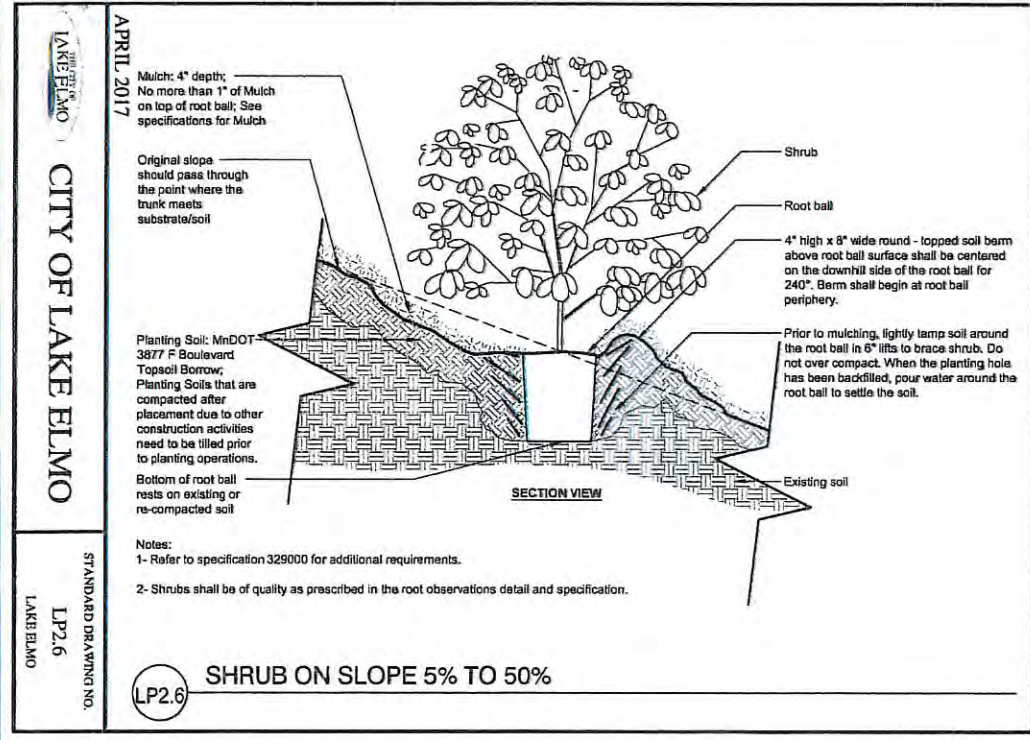
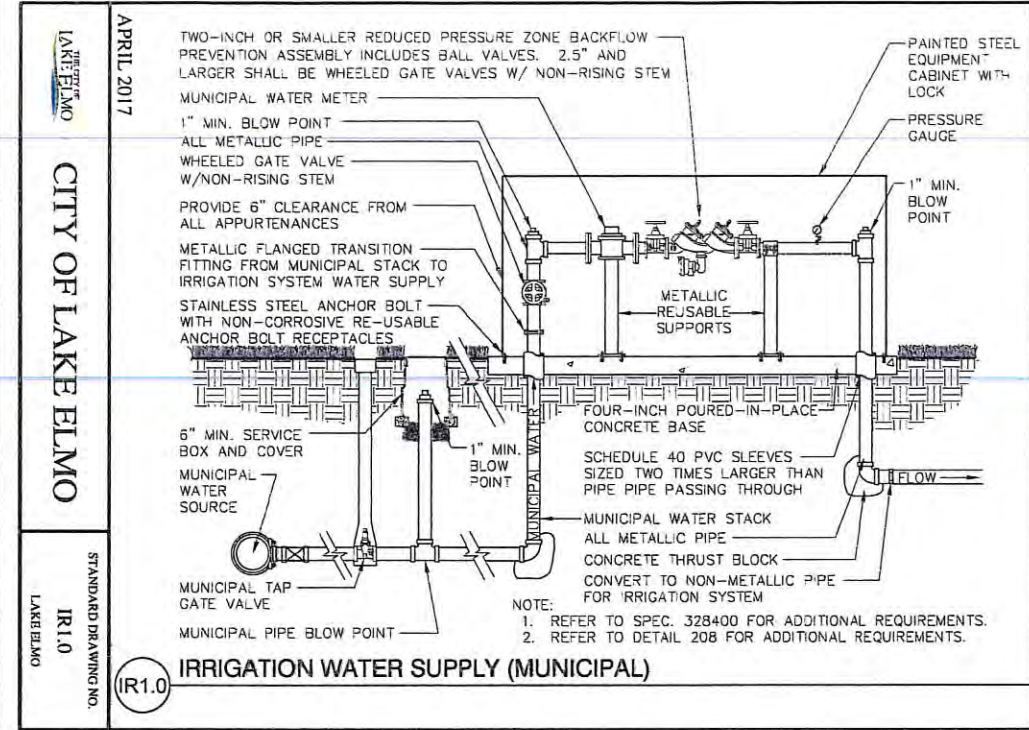
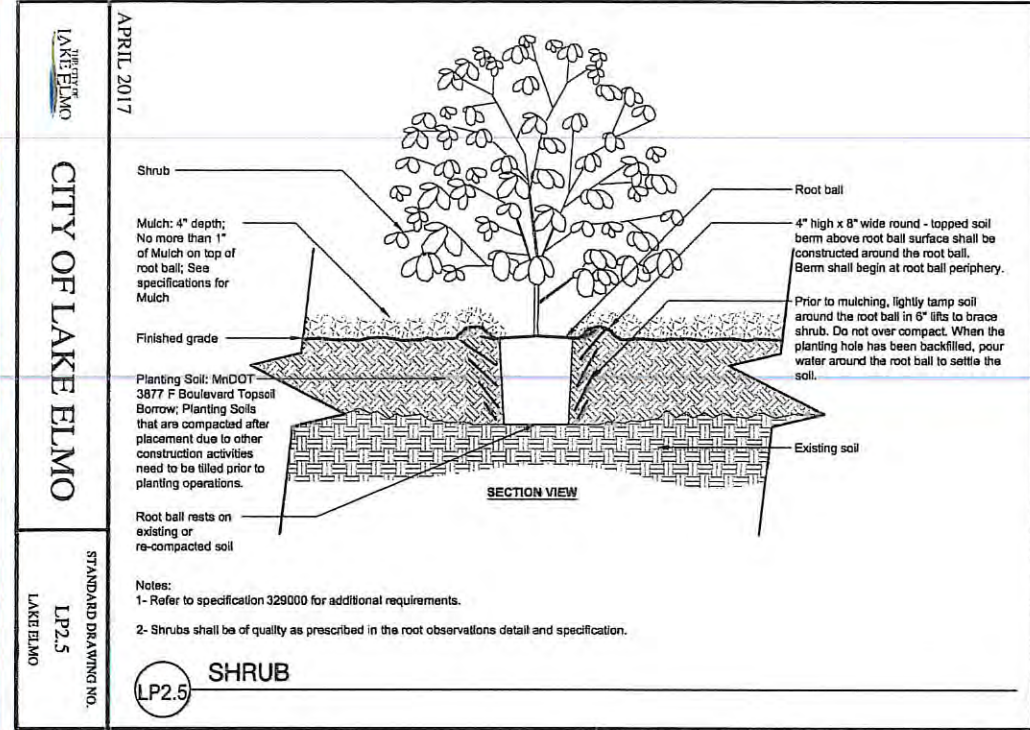
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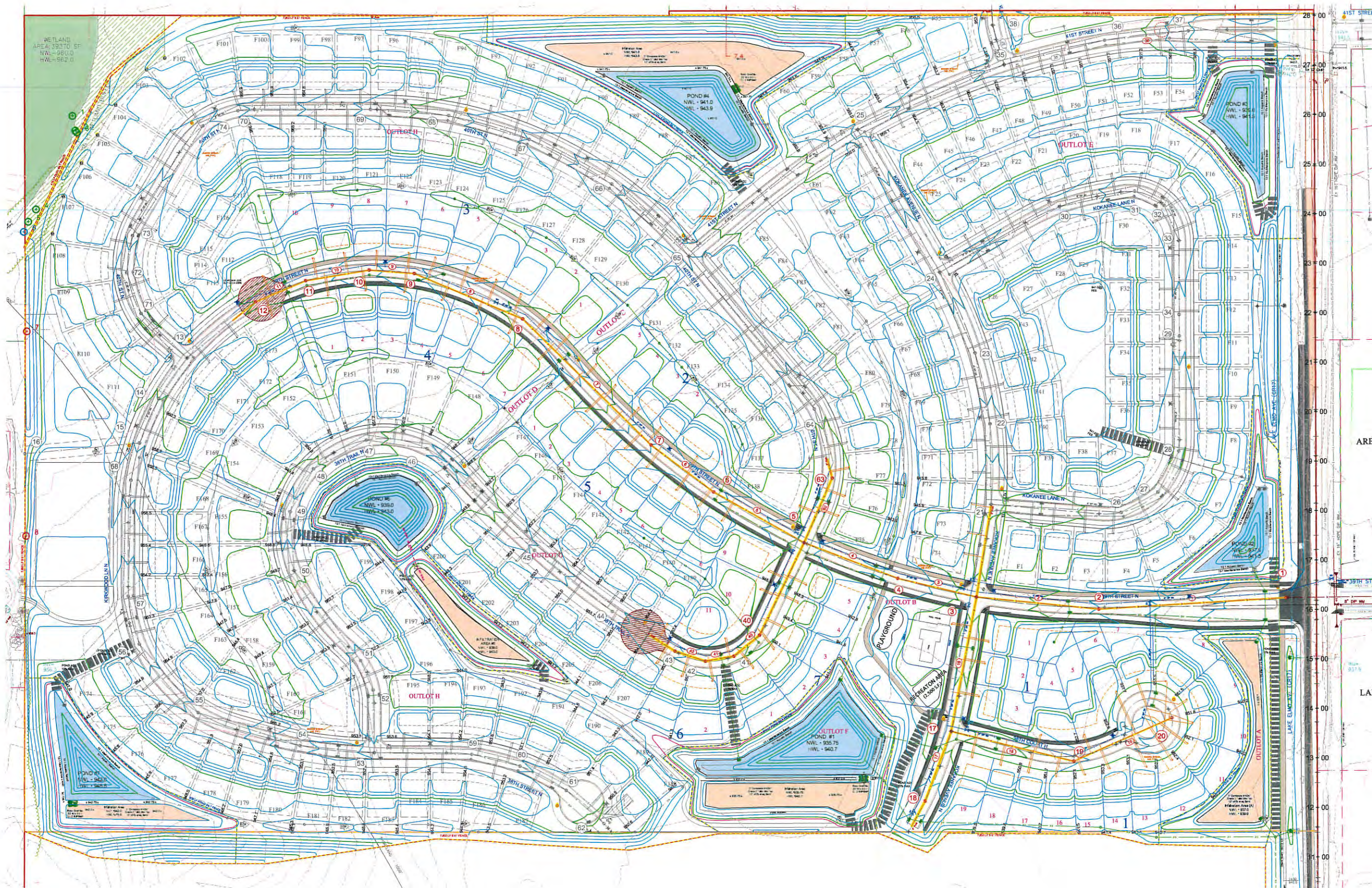
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LP7





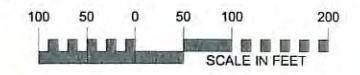
DRAWING TYPE	NO.	BY	DATE	REVISION	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE) OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT NORBY & ASSOCIATES LANDSCAPE ARCHITECTS INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY NORBY & ASSOCIATES LANDSCAPE ARCHITECTS INC. OF ALL RESPONSIBILITY. NORBY & ASSOCIATES LANDSCAPE ARCHITECTS INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am duly registered Landscape Architect under the laws of the State of Minnesota.  Signed: <i>[Signature]</i>  Date: 06-26-18, Registration# 20144		<b>Norby &amp; Associates</b> <b>Landscape Architects, Inc.</b> 100 East Second St Suite 200 Chaska, MN 55318 (952) 361-0644 / www.norbylandscape.com	CITY PROJECT NO.	PRELIMINARY LANDSCAPE PLAN LEGACY AT NORTHSTAR GDNVEA	FILE NO.
Landscape Plan	---	---	00--00	---					---		XX-XX
DRAWN BY											LP7
CHECKED BY											LP7
DATE											





REMOVED  
 JUL -5 2018  
 ARB  
 LAI

- ⊖ REMOVED TREE
- ⊕ SAVED TREE
- ⊕ OFFSITE / EXEMPT TREE



DRAWING NAME	NO.	BY	DATE	REVISIONS
LN TREE SURVEY				
DRAWN BY		TCW		
CHECKED BY		RSM		
DATE		06/25/18		

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Robert S. Molstad*  
 ROBERT S. MOLSTAD, P.E.  
 Date: 07/05/18 Lic. No. 26428

ENGINEERS SURVEYORS  
 DESIGNERS PLANNERS

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

CITY PROJECT NO. —

**LAKE ELMO, MINNESOTA**

**TREE SURVEY**

**LEGACY AT NORTHSTAR**

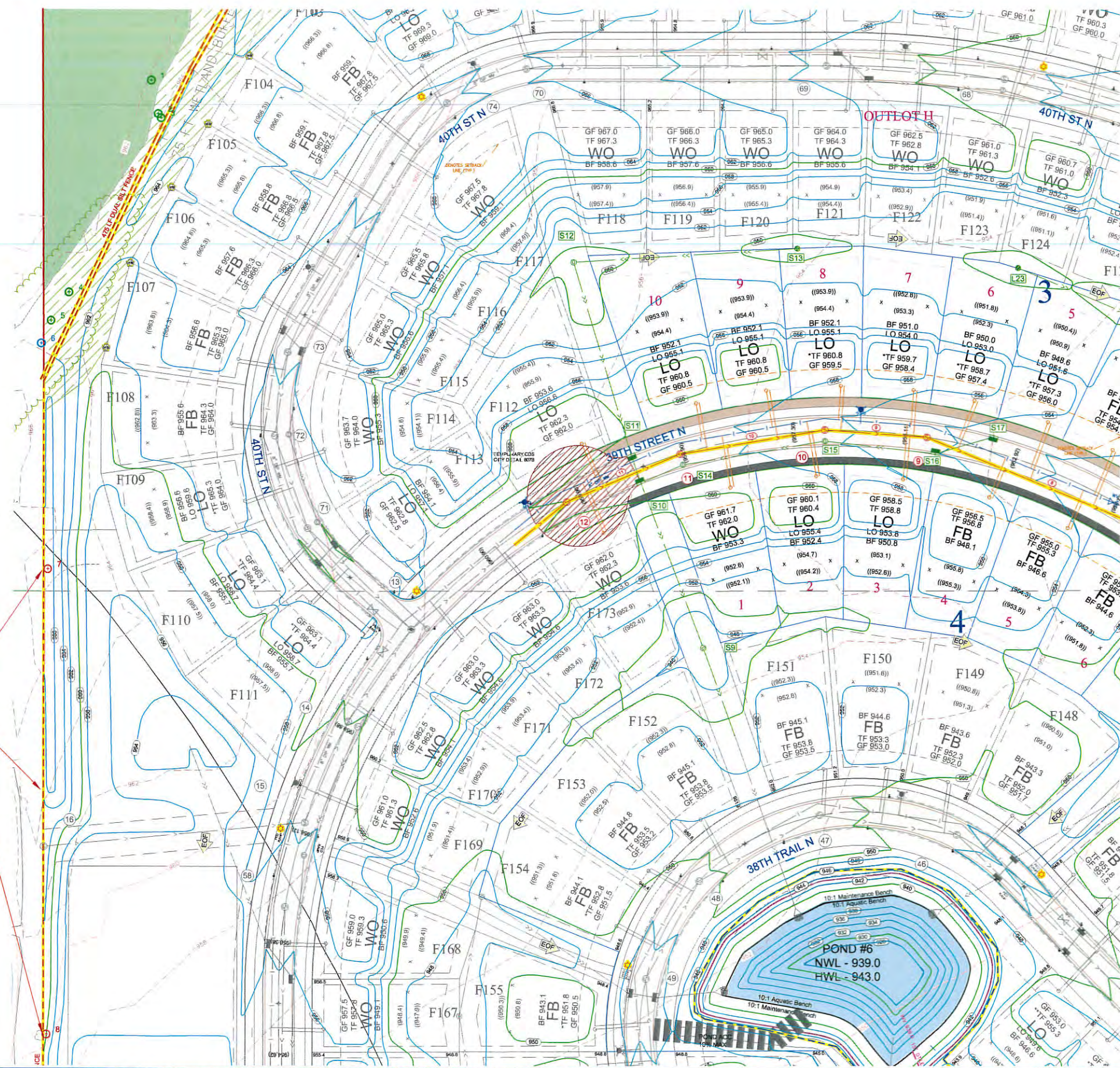
**GWSA LAND DEVELOPMENT, LLC**

FILE NO.  
 3120-047

**TS1**

**TS2**



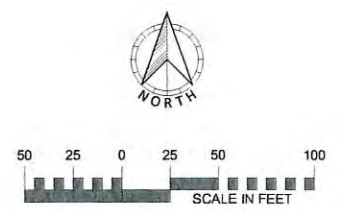


Tree #	Species	DBH	Condition	Stems	SAVED	OFFSITE	REMOVED
1	Cottonwood	29.5	Fair	1	29.5		
2	Willow	36.0	Fair	3	36.0		
3	Cottonwood	31.0	Good	1	31.0		
4	Willow	72.0	Poor	4	72.0		
5	Box	55.0	Fair	3	55.0		
6	Pine, red	11.0	Fair	1		11.0	
7	Boxelder	28.5	Fair	3			28.5
8	Boxelder	32.0	Fair	4			32.0
<b>Total:</b>					<b>223.5</b>	<b>11.0</b>	<b>60.5</b>

Total Caliper Inches:	295.0
Offsite Caliper Inches:	11.0
Adjusted Caliper Inches:	284.0
30% Allowed Removal:	85.2
Common Trees Removed:	60.5
Removal Remaining:	24.7
Replacement Needed:	0.0

- ⊖ REMOVED TREE
- ⊕ SAVED TREE
- ⊕ OFFSITE / EXEMPT TREE

**TREES REMOVED**



DRAWING NAME	NO.	BY	DATE	REVISIONS
LN TREE SURVEY				
DRAWN BY				
TOW				
CHECKED BY				
RSM				
DATE				
06/25/18				

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*Robert S. Molstad*  
 ROBERT S. MOLSTAD, P.E.  
 Date: 07/05/18 Lic. No. 26728

**ENGINEERS SURVEYORS**  
**DESIGNERS PLANNERS**

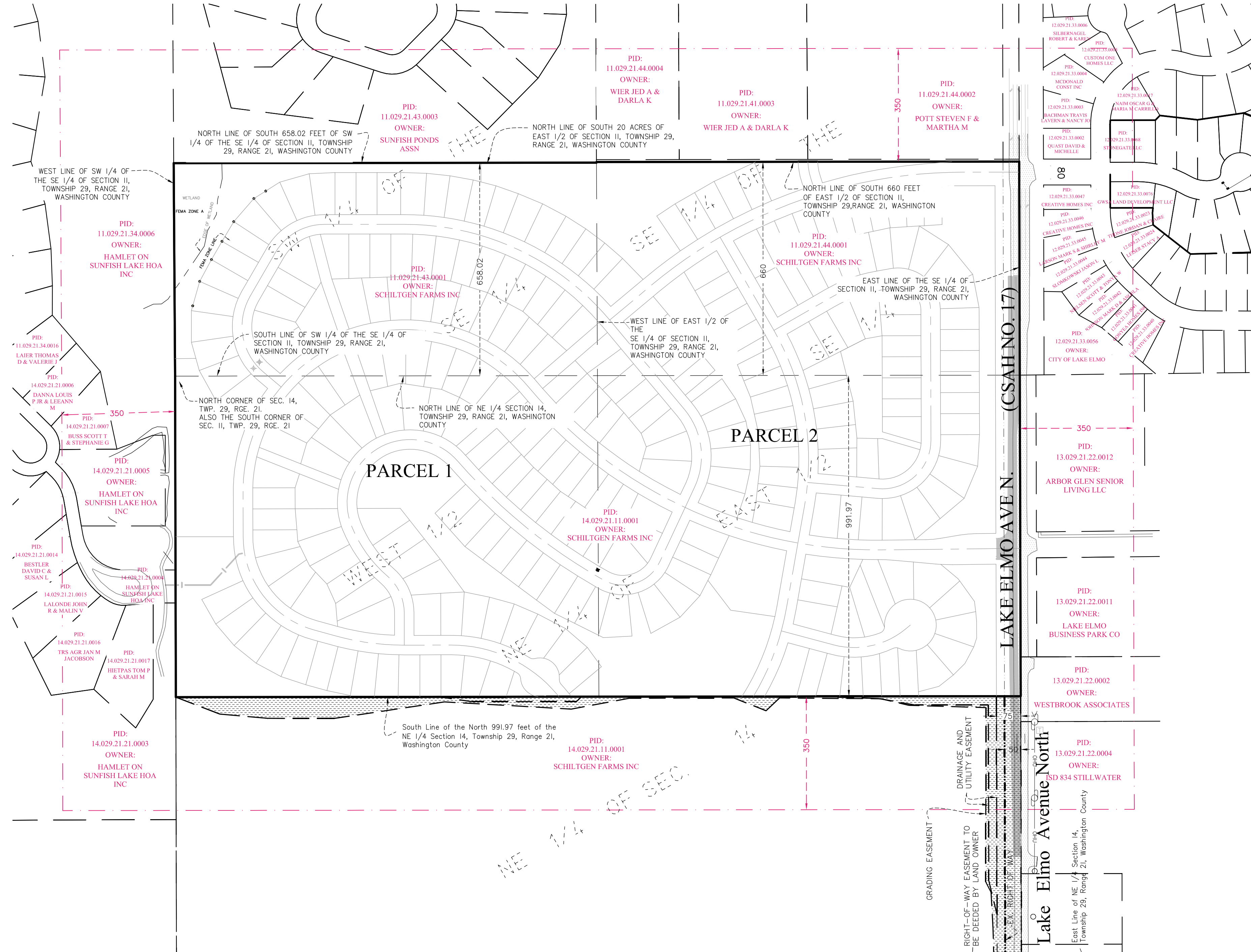
**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
**LAKE ELMO, MINNESOTA**

**TREE SURVEY**  
**LEGACY AT NORTHSTAR**  
**GWSA LAND DEVELOPMENT, LLC**

FILE NO.  
 3120-047  
**TS2**  
**TS2**





**DESCRIPTION OF PROPERTY SURVEYED**

Parcel 1:  
The South 658.02 feet of the Southwest Quarter of the Southeast Quarter of Section 11, Township 29 North, Range 21 West, Washington County, Minnesota.  
And  
The north 991.97 feet of the West Half of Northeast Quarter of Section 14, said Township 29 North, Range 21 West, Washington County, Minnesota.

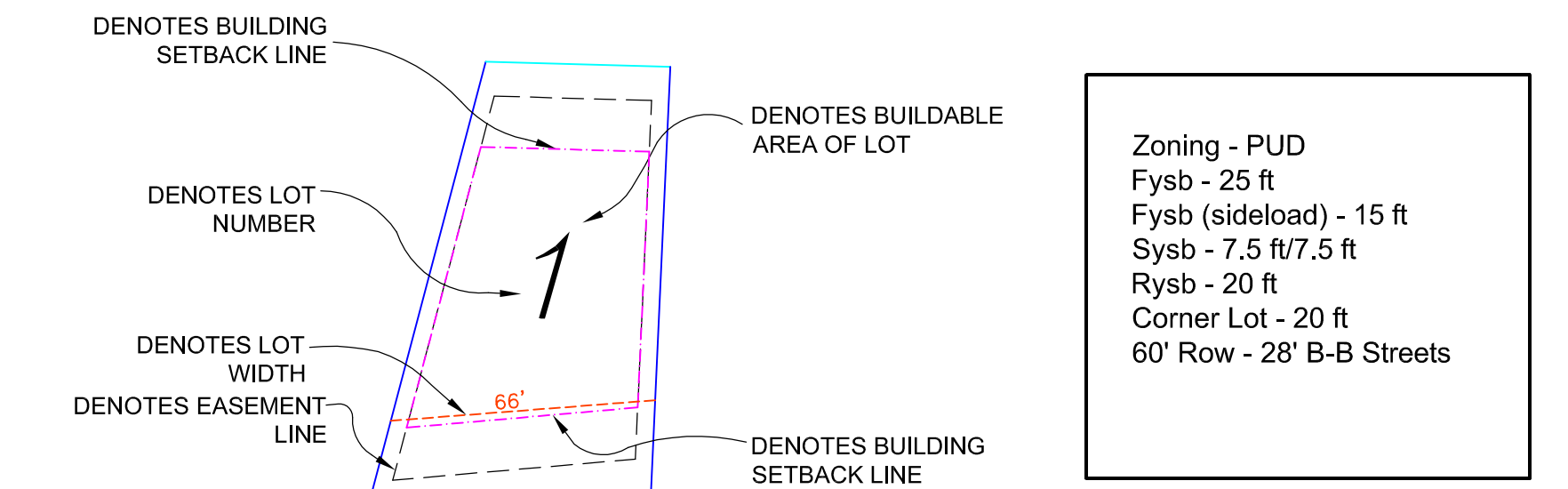
Parcel 2:  
The South 20 acres of the East Half of the Southeast Quarter of Section 11, Township 29 North, Range 21 West, Washington County, Minnesota.  
And  
The north 991.97 feet of the East Half of Northeast Quarter of Section 14, said Township 29 North, Range 21 West, Washington County, Minnesota.

**ALTA/ACSM OPTIONAL TABLE A NOTES**

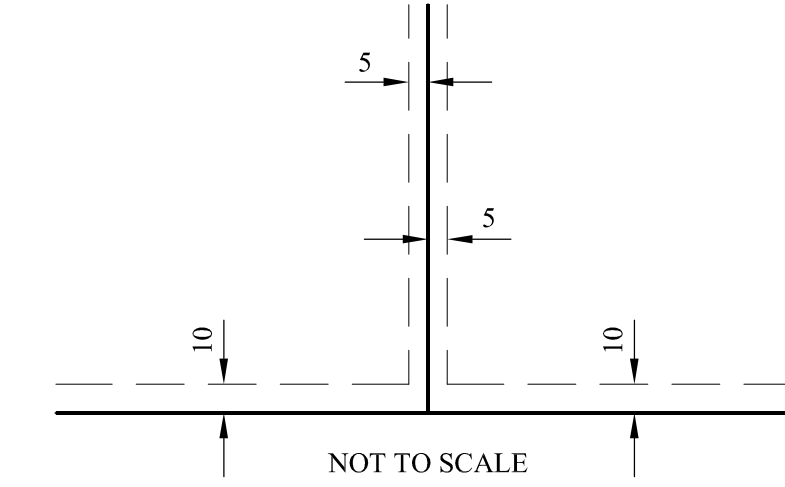
(The following items reference Table A optional survey responsibilities and specifications)

- 2) **Address:** Parcel 1- Unassigned; PID: 11.029.21.43.0001  
Parcel 2- Unassigned; PID: 11.029.21.44.0001  
Parcel 3-10880 Stillwater Blvd N., Lake Elmo, MN 55042; PID: 14.029.21.11.0001
- 3) **Flood Zone Information:** Parcel 1 is contained in Zone X (area of minimal flooding) and Zone A (Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown) per Flood Insurance Rate Map, Community Panel No. 27163C0245E, effective date of February 3, 2010. Parcel 2 is contained in Zone X (area of minimal flooding) per Flood Insurance Rate Map, Community Panel No. 27163C0245E, effective date of February 3, 2010. Parcel 3e is contained in Zone X (area of minimal flooding) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones.) per Flood Insurance Rate Map, Community Panel No. 27163C0245E, effective date of February 3, 2010. Please note that we have shown the division line between these zones hereon by digitizing said Flood Insurance Rate Maps.
- 4) **Parcel Area To Be Developed:**  
Gross- 4,309,191 Sq. Ft. - 98.925 Acres  
RW- 82,509 Sq. Ft. - 1.896 Acres  
Wetland- 39,370 Sq. Ft. - 0.903 Acres  
Net- 4,187,222 Sq. Ft. - 96.125 Acres
- 5) Elevations are based on MN/DOT Geodetic Database Station Name: 8214K which has an elevation of: 935.539 feet (NAVD88). Contours shown hereon are per field observations along with LIDAR data obtained from the Minnesota Department of Natural Resources on January 11, 2013.
- 6) The current Zoning for the subject property is RT (Rural Transitional) per the City of Lake Elmo's zoning map dated May 21, 2013.
- 11)(a) We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property of which we are unaware.
- 18) The Wetland delineation was performed on Parcels 1, 2 and the North 900 feet of Parcel 3 by Kjolhaug Environmental Service and the delineation flags were located on January 15, 2014. The remaining South portion of Parcel 3 may contain wetlands per FEMA mapping, that were not delineated as part of this survey.

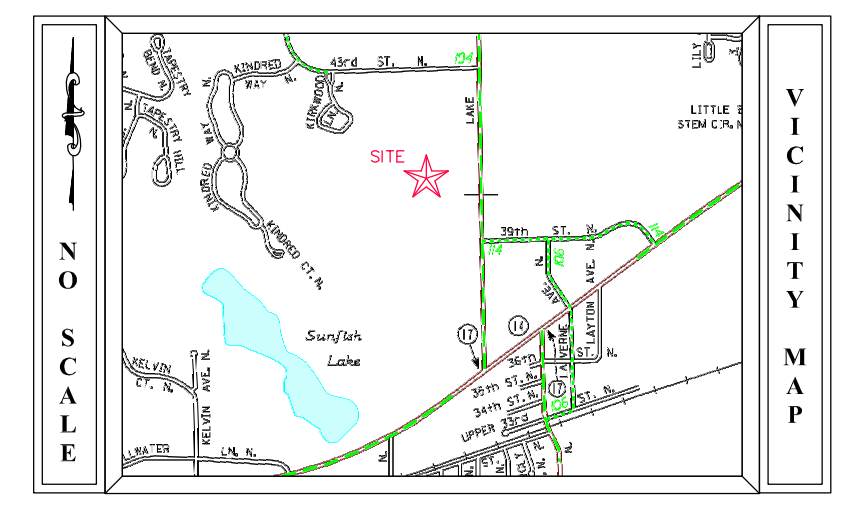
**TYPICAL LOT LEGEND**



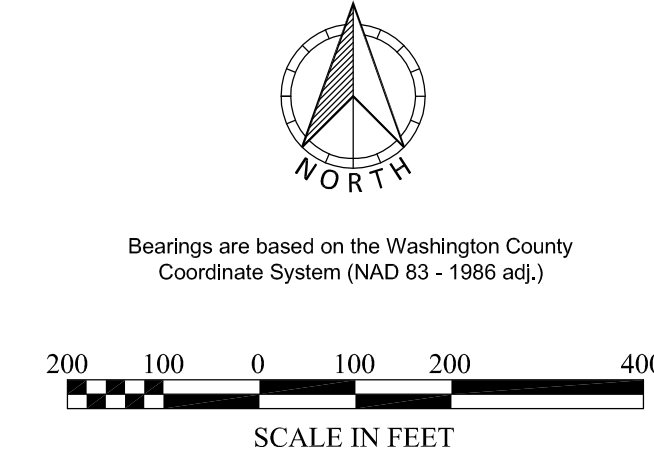
**DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:**



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



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 GWSA LAND DEVELOPMENT 10850 OLD COUNTY ROAD 15 SUITE 200 PLYMOUTH, MN 55441 CONTACT: CRAIG ALLEN PHONE: (952) 270-4473 EMAIL: CRAIG@GONYEACOMPANY.COM		



FIELD CREW	NO.	BY	DATE	REVISION
XXX	8	JJA	6/11/2018	CITY COMMENTS
DRAWN	9	JJA	6/19/2018	CITY COMMENTS
	10	JJA	6/27/2018	LOTS 109-111, AND CITY COMMENTS
CHECKED				
DBP				
DATE				
08/23/2017				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Dated this 31st day of August, 2017.

*Jared J. Averbeck*  
Jared J. Averbeck, PLS  
Minnesota License No. 53642  
javerbeck@sathre.com

**ENGINEERS SURVEYORS**  
**DESIGNERS PLANNERS**

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

TWP:29-RGE:21-SEC:11  
Washington County

**LAKE ELMO, MINNESOTA**

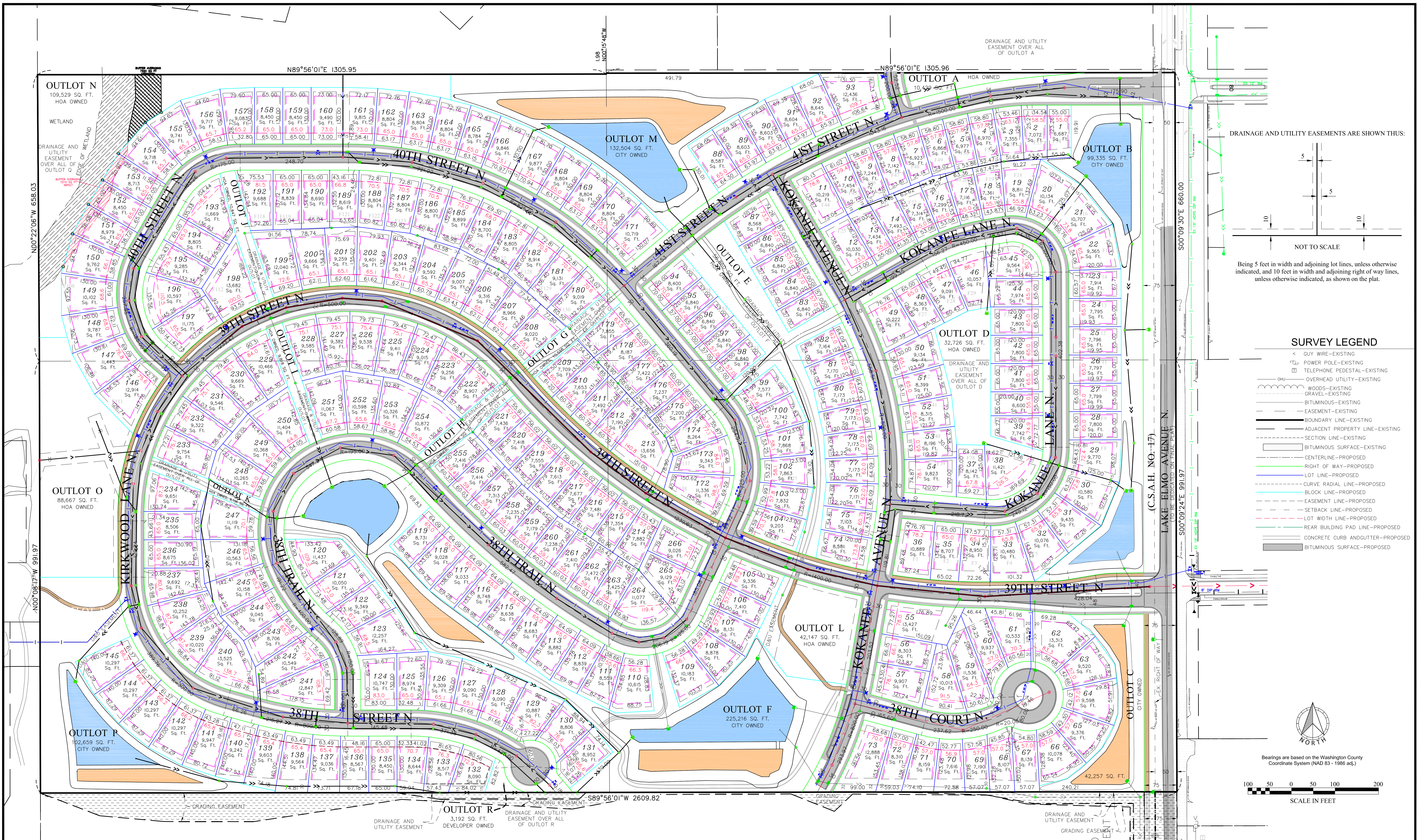
**PRELIMINARY PLAT**  
LEGACY AT NORTH STAR  
GWSA LAND DEVELOPMENT

FILE NO.  
3120-047

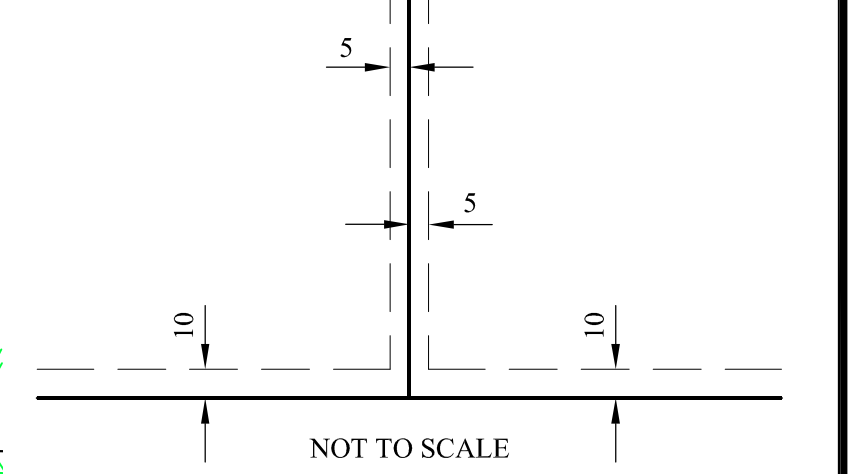
**1**

**2**





DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



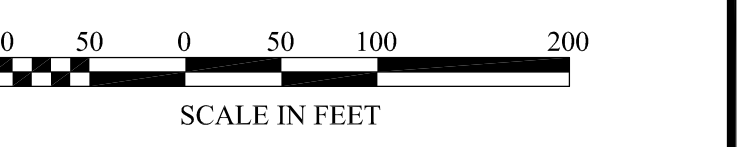
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

**SURVEY LEGEND**

- < GUY WIRE-EXISTING
- ⊕ POWER POLE-EXISTING
- ☐ TELEPHONE PEDESTAL-EXISTING
- OHU — OVERHEAD UTILITY-EXISTING
- WOODS-EXISTING
- GRAVEL-EXISTING
- BITUMINOUS-EXISTING
- EASEMENT-EXISTING
- BOUNDARY LINE-EXISTING
- ADJACENT PROPERTY LINE-EXISTING
- SECTION LINE-EXISTING
- BITUMINOUS SURFACE-EXISTING
- CENTERLINE-PROPOSED
- RIGHT OF WAY-PROPOSED
- LOT LINE-PROPOSED
- CURVE RADIAL LINE-PROPOSED
- BLOCK LINE-PROPOSED
- EASEMENT LINE-PROPOSED
- SETBACK LINE-PROPOSED
- LOT WIDTH LINE-PROPOSED
- REAR BUILDING PAD LINE-PROPOSED
- CONCRETE CURB AND GUTTER-PROPOSED
- BITUMINOUS SURFACE-PROPOSED



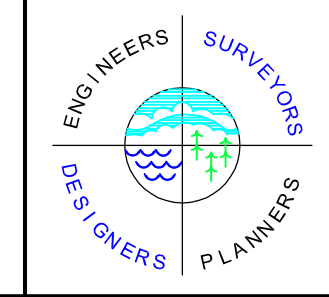
Bearings are based on the Washington County Coordinate System (NAD 83 - 1986 adj.)



FIELD CREW	NO.	BY	DATE	REVISION
XXX	8	JJA	6/11/2018	CITY COMMENTS
DRAWN	9	JJA	6/19/2018	CITY COMMENTS
JJA	10	JJA	6/27/2018	LOTS 109-111, AND CITY COMMENTS
CHECKED				
DBP				
DATE				
08/23/2017				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Dated this 31st day of August, 2017.  
*Jared J. Averbeck*  
 Jared J. Averbeck, PLS  
 javerbeck@sathre.com  
 Minnesota License No. 53642



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

TWP:29-RGE:21-SEC:11  
 Washington County  
**LAKE ELMO, MINNESOTA**

**PRELIMINARY PLAT**  
 LEGACY AT NORTH STAR  
 GWSA LAND DEVELOPMENT

FILE NO.  
 3120-047  
**2**  
**2**



*Legacy*  
*at*



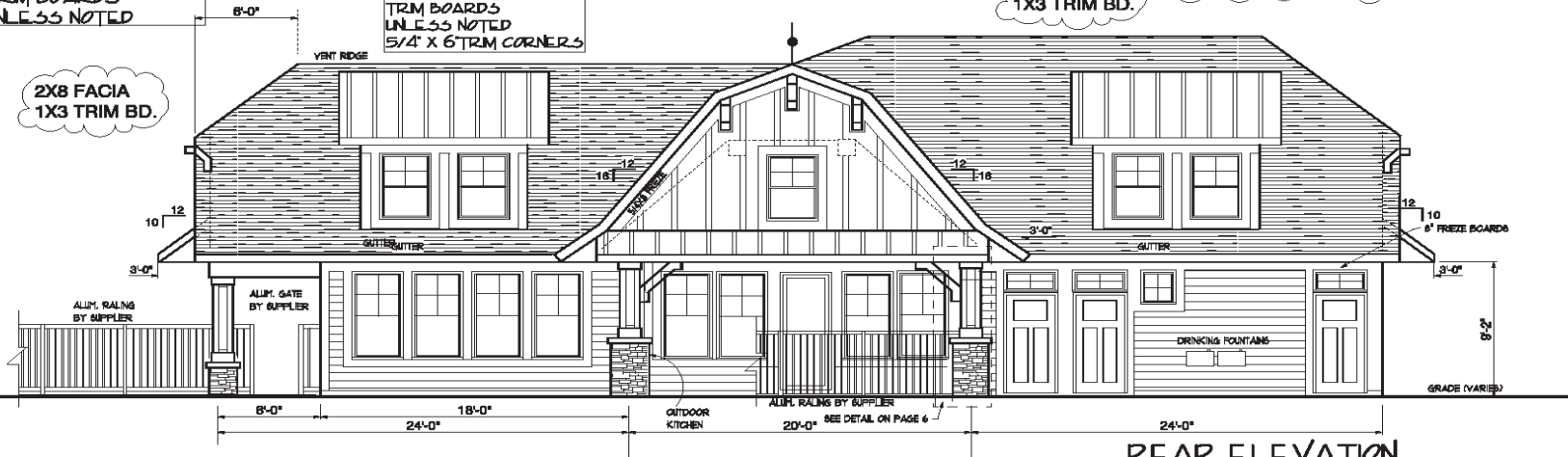
**NORTH STAR**

ALL WINDOWS/DOORS  
5/4" X 6" NT3  
TRIM BOARDS  
UNLESS NOTED

ALL WINDOWS/DOORS  
5/4" X 6" NT3  
TRIM BOARDS  
UNLESS NOTED  
5/4" X 6" TRIM CORNERS

2X8 FACIA  
1X3 TRIM BD. CLOSED ROOF VALLEYS

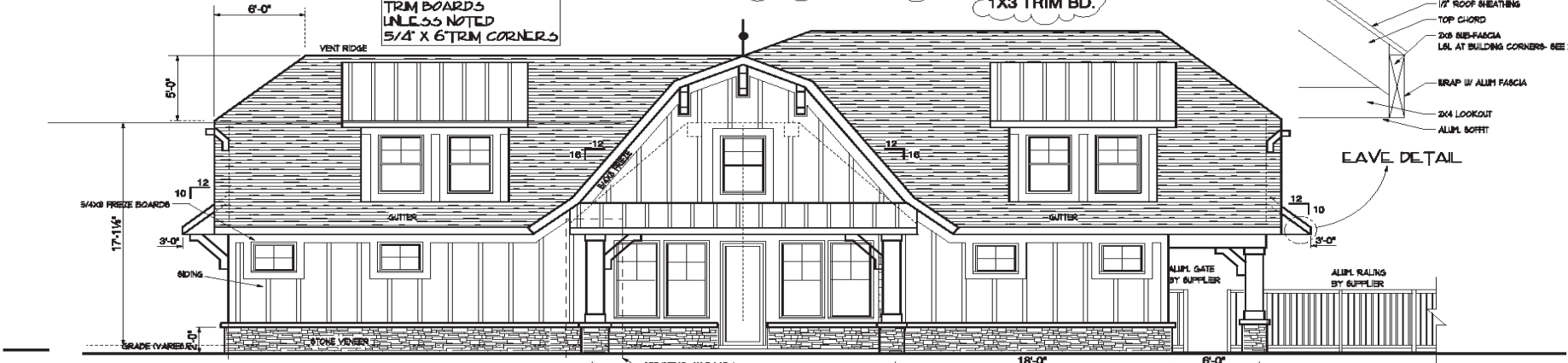
2X8 FACIA  
1X3 TRIM BD.



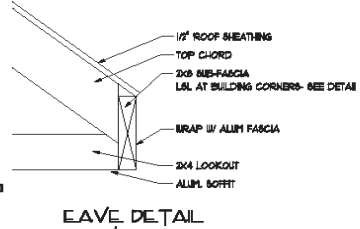
**REAR ELEVATION**  
© COPYRIGHT DEAN HANSON

ALL WINDOWS/DOORS  
5/4" X 6" NT3  
TRIM BOARDS  
UNLESS NOTED  
5/4" X 6" TRIM CORNERS

CLOSED ROOF VALLEYS  
2X8 FACIA  
1X3 TRIM BD.

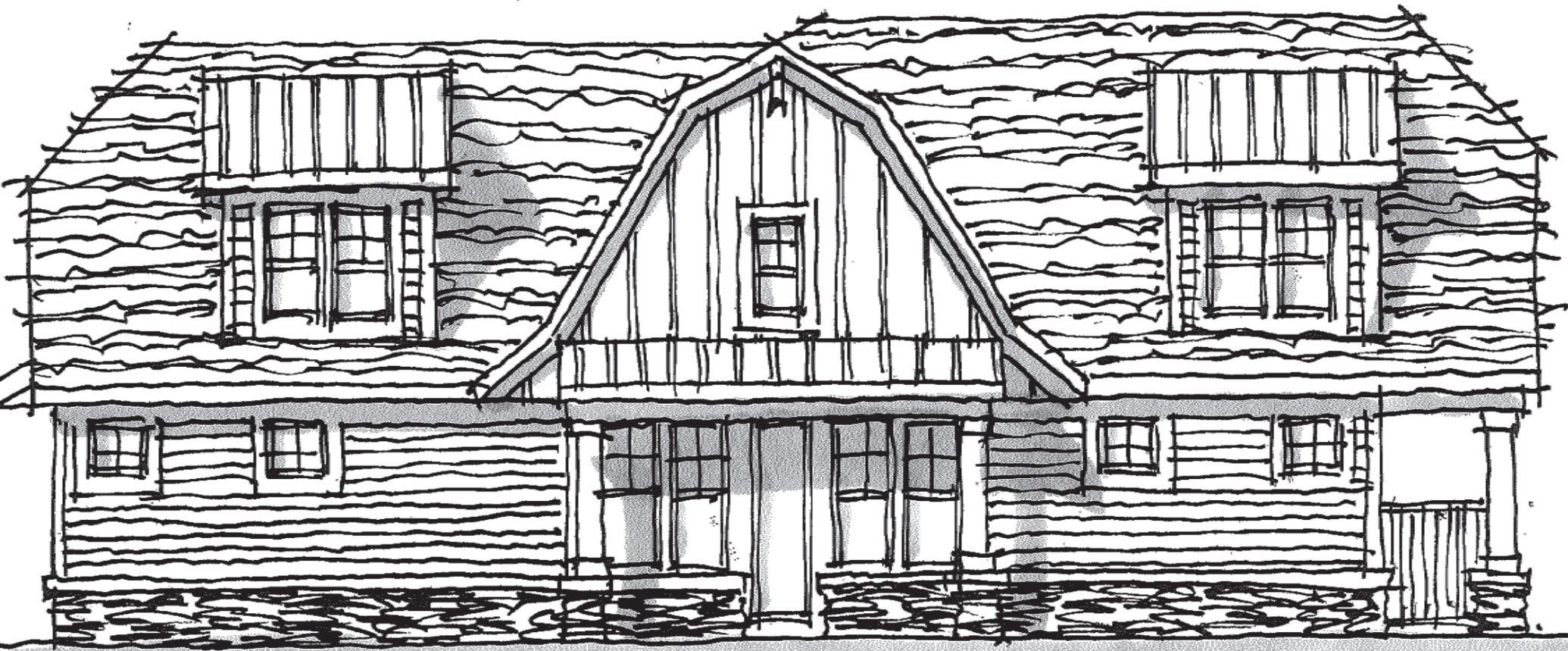


**FRONT ELEVATION**  
© COPYRIGHT DEAN HANSON



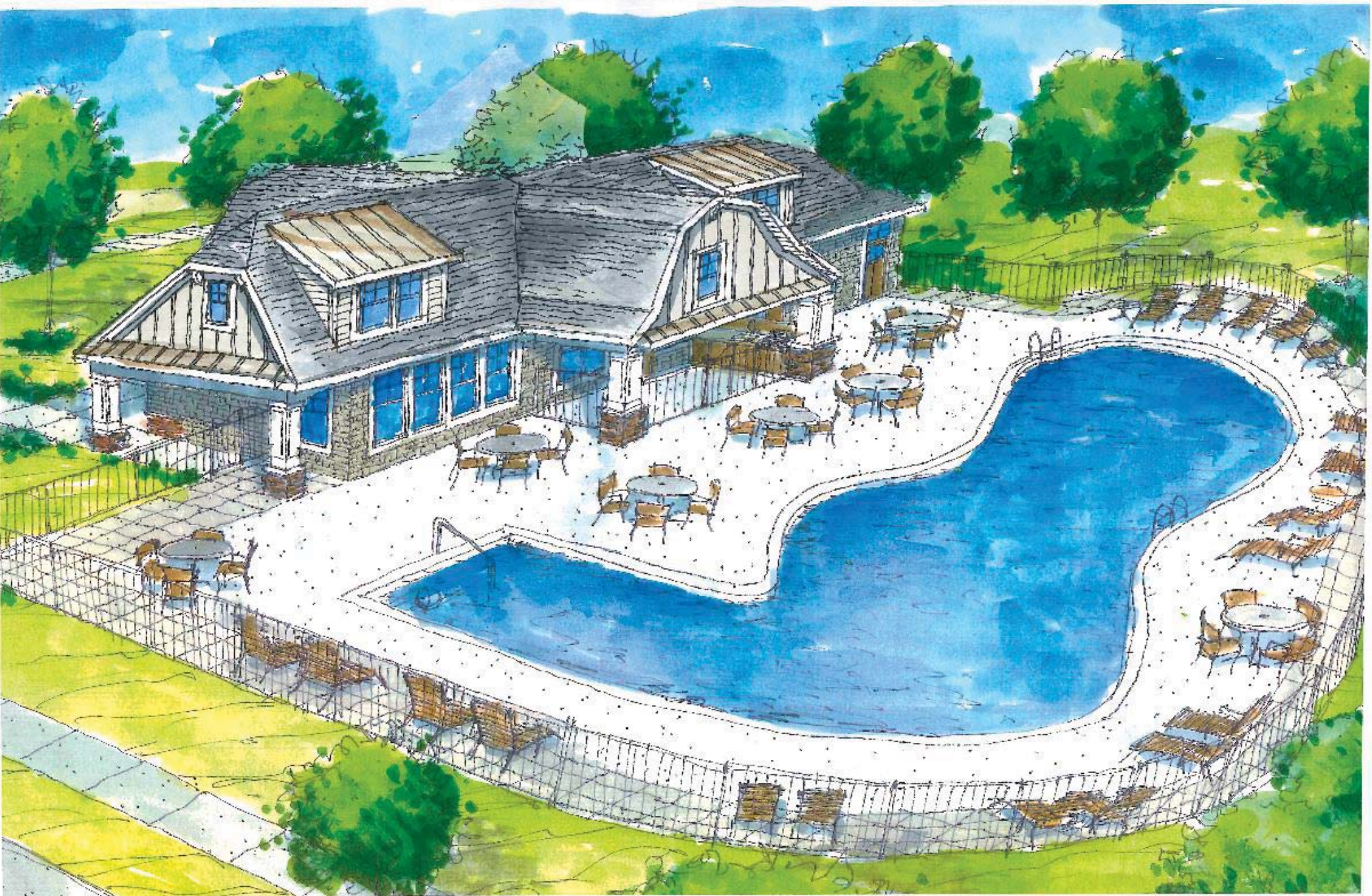
EAVE DETAIL

PRELIM DATE 3/22/2018  
FINAL DATE 2/26/2018  
ALL MEASUREMENTS AND ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
THE FLOOR PLANS AND ELEVATIONS HAVE BEEN PLACED AS SHOWN AND ARE NOT TO BE CONSIDERED AS ACCURATELY AS SHOWN.  
RESIDENCE FOR: HANSON  
13432 HANSON DRIVE  
763-455-1111  
LIC. # 3581



FRONT ELEVATION  
POOL/CLUBHOUSE LEGACY AT NORTHSTAR

























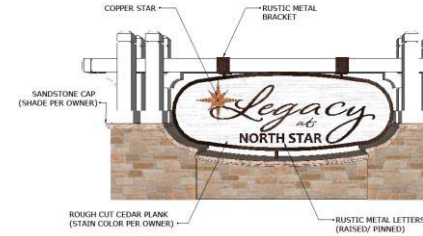
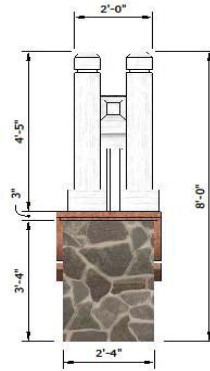
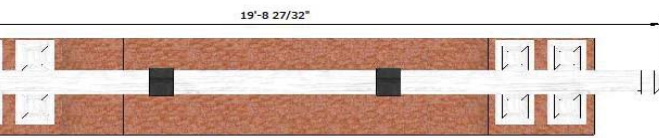








Norby & Associates  
Landscape Architects, Inc.  
136 East Second St Suite 200 Chaska, MN 55318  
(952) 281-6544 / www.norbylandscape.com



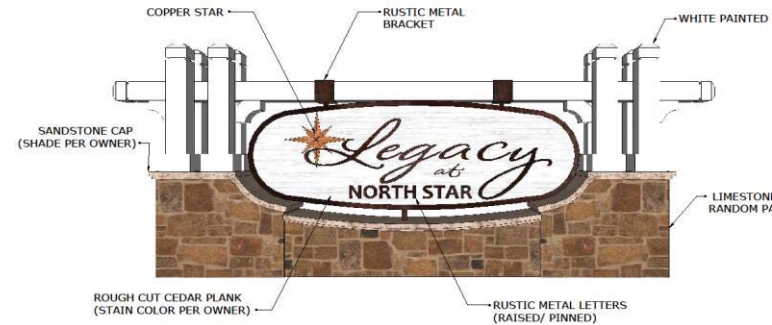
Norby & Associates  
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136 East Second St Suite 200 Chaska, MN 55318  
(952) 281-6544 / www.norbylandscape.com



7/64"

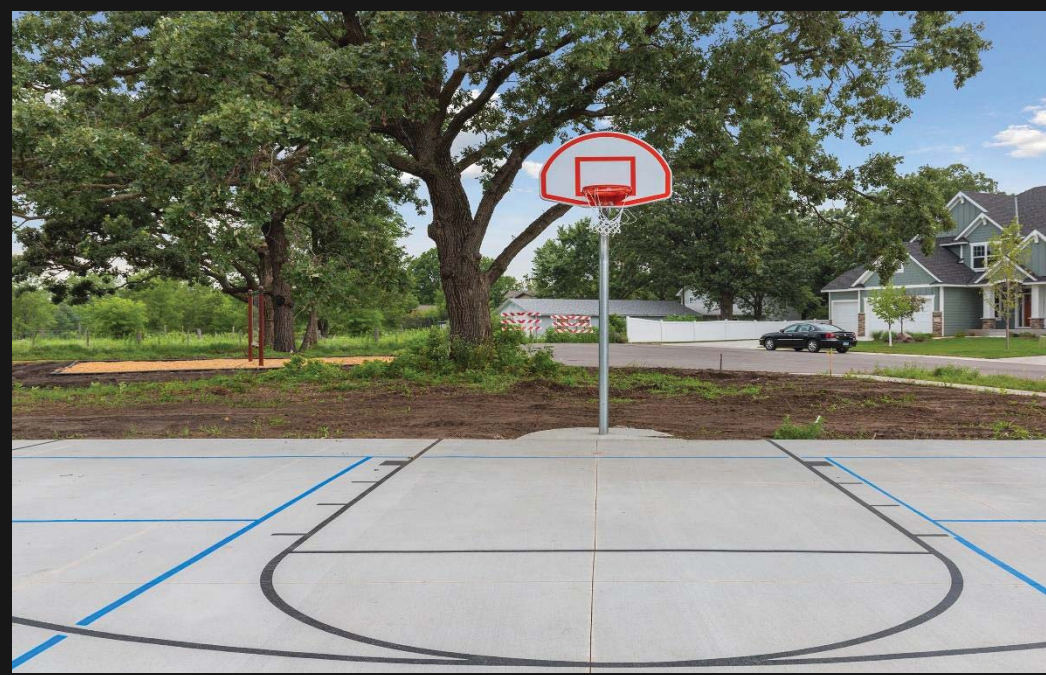
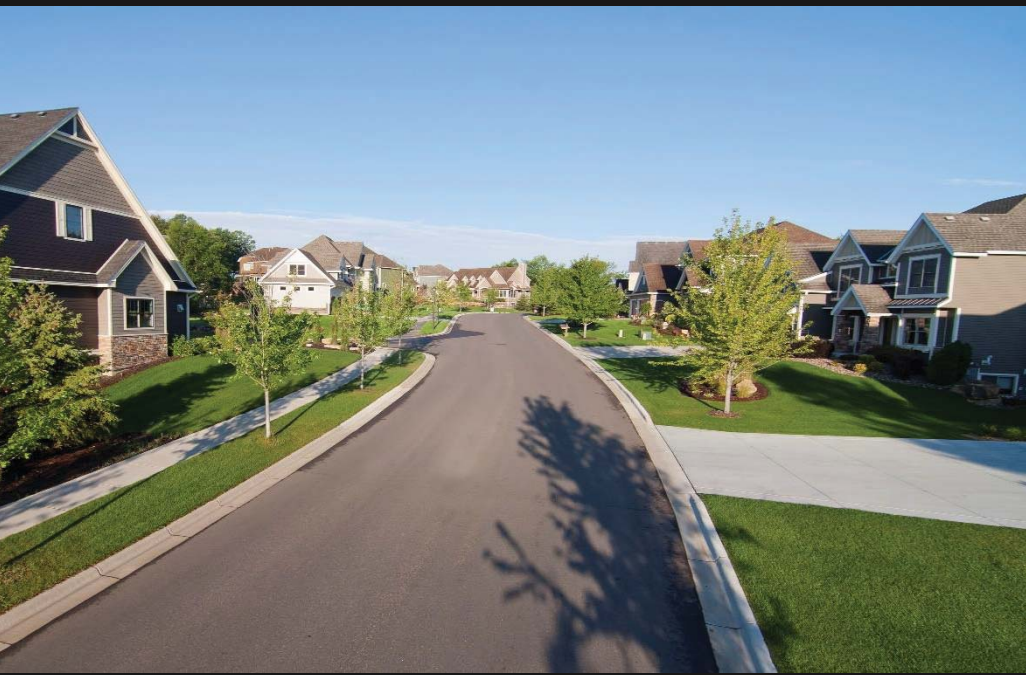


Norby & Associates  
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Landscape Architects, Inc.  
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# MEMORANDUM

# 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 18, 2018

---

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

Re: Legacy at Northstar 1st Addition – Final Plat  
Engineering Review Comments

---

An engineering review has been completed for the Legacy at Northstar 1st Addition. Final Plat/Final Construction Plans were received on July 5, 2018. The submittal consisted of the following documentation:

- Legacy at Northstar 1st Addition Final Plat, Sheets 1-4, received July 5, 2018. No print/preparation date.
- Legacy at Northstar 1st Addition Construction Plans, Sheets 1-40, dated July 5, 2018.
- Legacy at Northstar 1st Addition Landscape Plans, L1-L7, dated June 26, 2018, by Norby & Associates.
- Legacy at Northstar 1st Addition Specifications, dated July 5, 2018.

---

**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: LEGACY AT NORTHSTAR 1ST ADDITION

- The Final Construction Plans must be revised so that Outlot naming is consistent throughout the Final Plat and Final Construction Plans. Since they differ throughout the submittal documents, this review references the Outlot names used from the Final Plat.
- Outlot A includes a storm water infiltration basin that must be dedicated to the City as part of the Plat, including the 100-year HWL and maintenance access road. Outlot ownership must be identified on the Construction Plans.
- Outlot C includes a storm water pond and infiltration basin that must be dedicated to the City as part of the Plat, including the 100-year HWL and maintenance access road. Outlot ownership must be identified on the Construction Plans.
- Drainage and utility easements have been provided on the Final Plat over all of Outlots D, E, F, G, and H; and over parts of Outlot B. These easements are consistent with the preliminary plan approval.
- Outlot H is shown on the construction plans to be owned by the Schiltgen Family and shows a drainage and utility easement over all of Outlot H. This easement, or portions thereof, may be used by the City as a permanent drainage and utility easement for the installation of a trunk sanitary sewer pipe to serve the Hamlet on Sunfish Lake development prior to any future Legacy at Northstar Additions.
- The Final Plat dedicates additional right-of-way along Lake Elmo Avenue (CSAH 17) from the northern plat boundary to the southern plat boundary consistent with the requirements of the preliminary plat approval.
- Final Plat must be contingent upon the applicant providing a Roadway, Drainage and Utility Easement in the City standard form of roadway easement agreement, along Lake Elmo Avenue (CSAH 17) from the



southern plat boundary to Stillwater Blvd (CSAH 14), and consistent with the requirements of the preliminary plat approval.

- Final Plat must be contingent upon the City receiving separate drainage and utility easements in the City's standard form of easement agreement for all off-site development improvements (beyond the plat limits). All off-site easements must be clearly shown on the street, grading and utility plans, with all dimensions labeled. The easements must be obtained and recorded prior to the start of construction.
- An Outlot/easement plan showing all Outlots, drainage and utility easements, including the roadway easement along Lake Elmo Avenue to Stillwater Blvd. and all off-site easements must be incorporated into the final construction plans.
- 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/Plans show access to Lake Elmo Avenue at 39th Street North. Final Plat approval must be contingent upon the developer constructing as part of the development project and at its sole cost all intersection improvements recommended by Washington County.
- The sanitary sewer plan includes 10-inch diameter sewer pipe oversizing along 30<sup>th</sup> Way from 39<sup>th</sup> Street North to Hamlet on Sunfish Lake. Oversize pipe costs should be addressed as part of the development agreements. No trunk watermain oversizing is anticipated for this development. All watermains should be 8-inch diameter pipe.
- 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 18, 2018.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- No construction for Legacy at Northstar 1st 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.

## DESCRIPTION

The Traditionaire LED outdoor luminaire displays the old-fashioned charm of traditional area lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Traditionaire LED tastefully complements the architectural and environmental design of parks and roadways. The high-lumen downlight configuration uses Eaton's patented LightBAR™ technology to deliver uniform and efficient illumination to pedestrian and roadway applications.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

Hinged (stainless steel hinge pins) die-cast aluminum housing and cover with cupola. 3G vibration tested to ensure strength of construction and longevity in application.

### Optics

Choice of six patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill

light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2 or SL3 optics.

### Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and

maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21.

### Mounting

Self-aligning pole-top fitter for 3" O.D. pole tops or vertical tenons. Square headed 1-1/4" polymer coated mounting bolts with a lock nut.

### Finish

Cast components finished in a super durable black TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

### Warranty

Five-year warranty.

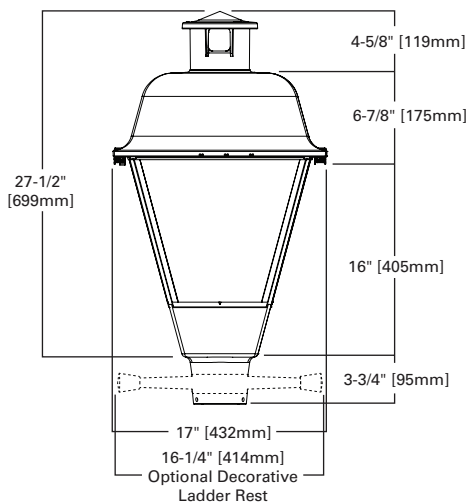


## UTLD TRADITIONAIRE LED DOWNLIGHT

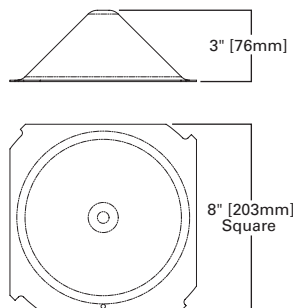
1 - 3 LightBARs  
Solid State LED

DECORATIVE POST TOP  
LUMINAIRE

## DIMENSIONS



## OPTIONAL BIRD CONE



## CERTIFICATION DATA

UL/cUL Listed  
LM79 / LM80 Compliant  
3G Vibration Rated  
IP66 LightBARs  
ISO 9001

## ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz,  
480V/60Hz  
-40°C Minimum Temperature  
40°C Ambient Temperature Rating

## EPA

**Effective Projected Area:** (Sq. Ft.)  
2.3

## SHIPPING DATA

**Approximate Net Weight:**  
37 lbs. (17 kgs.)

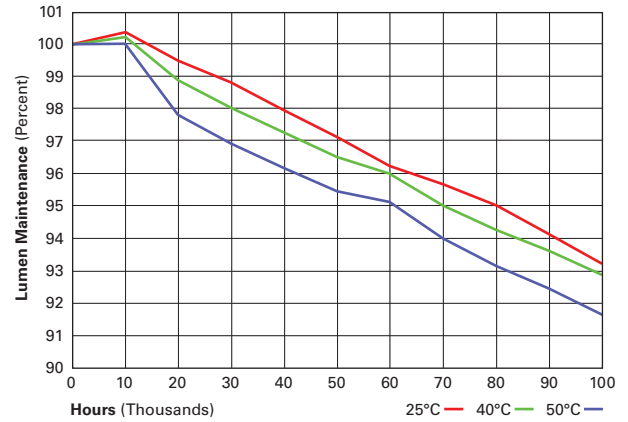
POWER AND LUMENS (STANDARD CONFIGURATION - NO LENSES OR BIRD CONE)

LUMEN MAINTENANCE

LED LightBARS	E01	E02	E03	F01	F02	F03	
Number of LEDs	21 LEDs	21 LEDs	21 LEDs	7 LEDs	7 LEDs	7 LEDs	
Power (Wattage)	25	52	75	26	55	78	
Current @ 120V (A)	0.21	0.43	0.63	0.22	0.46	0.65	
Current @ 277V (A)	0.09	0.19	0.27	0.09	0.20	0.28	
<b>Optics</b>							
T2	Lumens	2,678	5,356	8,033	2,211	4,421	6,632
	BUG Rating	1-0-1	2-0-2	2-0-2	1-0-1	2-0-2	2-0-2
T3	Lumens	2,695	5,391	8,086	2,225	4,450	6,676
	BUG Rating	1-0-1	2-0-2	3-0-3	1-0-1	2-0-2	2-0-2
T4	Lumens	2,637	5,274	7,911	2,177	4,354	6,531
	BUG Rating	1-0-1	1-0-2	1-0-2	1-0-1	1-0-2	1-0-2
SL2	Lumens	2,646	5,292	7,937	2,184	4,368	6,552
	BUG Rating	1-0-1	1-0-2	2-0-2	1-0-1	1-0-1	2-0-2
SL3	Lumens	2,629	5,258	7,886	2,170	4,340	6,510
	BUG Rating	1-0-1	1-0-2	2-0-2	1-0-1	1-0-1	1-0-2
5MQ	Lumens	2,815	5,630	8,445	2,324	4,648	6,972
	BUG Rating	2-0-1	3-0-1	3-0-2	2-0-1	3-0-1	3-0-1
5WQ	Lumens	2,825	5,651	8,476	2,333	4,665	6,997
	BUG Rating	2-0-1	3-0-1	3-0-2	2-0-1	3-0-1	3-0-2

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

\* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

ORDERING INFORMATION

Sample Number: UTLD-F03-LED-D-U-T3-4N7

Product Family	Number of LightBARS <sup>1,2</sup>	Source Type	Driver	Voltage	Distribution
UTLD=Traditionaire™ LED Downlight	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARS E03=(3) 21 LED LightBARS F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARS F03=(3) 7 LED LightBARS	LED=Solid State Light Emitting Diodes	E=Non-Dimming D=Dimming <sup>3</sup>	U=Universal (120-277V) 8=480V <sup>4</sup> 9=347V	T2=Type II T3=Type III T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control 5MQ=Type V Square Medium 5WQ=Type V Square Wide
<b>Options</b> (Add as Suffix)				<b>Accessories</b> (Order Separately)	
4=NEMA Photocontrol Receptacle 4N7=NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>5</sup> W=20' #10 Leads S=Snap Latches for Tool-less Light Replacement U=UL/CSA Listed J=Factory Installed Ladder Rest 7030=70 CRI / 3000K CCT <sup>6</sup> 7050=70 CRI / 5000K CCT <sup>6</sup> 7060=70 CRI / 5700K CCT <sup>6</sup> 8030=80 CRI / 3000K CCT <sup>6</sup> 2L=Two Circuits <sup>7</sup> A=Refractive Lens Panels <sup>8</sup> LCF=LightBAR Cover Plate Matches Housing Finish BC=Bird Cone <sup>8</sup> HSS=Factory Installed House Side Shield <sup>9</sup> AP=Grey BZ=Bronze WH=White				TA1BK=Decorative Ladder Rest for Field Installation OA1222=10kV Surge Replacement Module LB/HSS-21=Field Installed House Side Shield for "E" LightBARS <sup>9,10</sup> LB/HSS-07=Field Installed House Side Shield for "F" LightBARS <sup>9,10</sup>	

- NOTES:**
- 21 LED LightBAR driven at 350mA, 7 LED LightBAR driven at 1A.
  - Standard 4000K CCT and nominal 70 CRI.
  - Must specify 4N7 option.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
  - Only available with dimming drivers.
  - Consult factory for lead times and lumen multiplier.
  - Low-level output varies by bar count. Consult factory. Requires two or more LightBARS.
  - Lens panels and bird cone can not be ordered together.
  - Only for use with SL2 and SL3 distributions.
  - One required for each LightBAR.

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

**ORDINANCE NO. 08-218**

**AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE OF ORDINANCES BY  
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAKE ELMO**

**SECTION 1. The City Council of the City of Lake Elmo hereby ordains the following properties to be rezoned from RS – Rural Single Family to V-LDR Village Low Density Residential:**

The South 658.02 feet of the Southwest Quarter of the Southeast Quarter of Section 11, Township 29 North, Range 21 West.

And

The north 991.97 feet of the West Half of Northeast Quarter of Section 14, said Township 29 North, Range 21 West.

And

The South 660.00 feet of the East Half of the Southeast Quarter of Section 11, Township 29 North, Range 21 West.

And

The north 991.97 feet of the East Half of Northeast Quarter of Section 14, said Township 29 North, Range 21 West,

All situated in the County of Washington, State of Minnesota.

**SECTION 2. The City Council of the City of Lake Elmo also hereby ordains that the Zoning Administrator shall make the applicable changes to the official Zoning Map of the City of Lake Elmo.**

**SECTION 3. Effective Date.** This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

**SECTION 4. Adoption Date.** This Ordinance 08-218 was adopted on this \_\_\_ day of \_\_\_\_\_, 2018, by a vote of \_\_\_ Ayes and \_\_\_ Nays.

**LAKE ELMO CITY COUNCIL**

\_\_\_\_\_  
Mike Pearson, Mayor

ATTEST:

\_\_\_\_\_  
Julie Johnson, City Clerk

This Ordinance 08- was published on the \_\_\_\_ day of \_\_\_\_\_, 2018.

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

**RESOLUTION NO. 2018-090**

*RESOLUTION APPROVING THE LEGACY AT NORTH STAR 1<sup>ST</sup> ADDITION FINAL PLAT  
AND PLANNED UNIT DEVELOPMENT (PUD) PLANS*

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

**WHEREAS**, GWSA Land Development, 10850 Old County Road 15, Suite 200 Plymouth, MN 55441 submitted an application to the City of Lake Elmo (City) for a Final Plat and Planned Unit Development Plan for 59 detached single family lots as the first phase of a 266 detached single family residential planned unit development on 98.93 acres, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

**WHEREAS**, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.102; and

**WHEREAS**, the Lake Elmo Planning Commission held public hearing on July 23, 2018 to consider the Final Plat and PUD Plans; and

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

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat and PUD Plans as part of a memorandum to the City Council from the Planning Director for the August 8, 2018 Council Meeting; and

**WHEREAS**, the City Council reviewed the application at its meeting held on August 8, 2018 and made the following findings:

1. That all the requirements of City Code Section 153.10 related to the Final Plan and Final Plat have been met by the Applicant.
2. That the proposed Final Plat and PUD Plans for Legacy at North Star 1<sup>st</sup> Addition consist of the creation of 59 single-family detached residential structures.
3. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans are generally consistent with the Preliminary Plat and PUD Plans as approved by the City of Lake Elmo on February 20, 2018 by Resolution 2018-013.
4. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area with an allowed



increase in density as a Planned Unit Development.

5. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans comply with general intent of the City's Village Low Density Residential zoning district regulations with PUD Modifications.
6. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans comply 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 27, 2018 Staff report to the Planning Commission.
7. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans comply with the City's subdivision ordinance with PUD modifications.
8. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans are 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 Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans dated July 18, 2018.
9. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans meet the minimum requirement for a PUD including minimum lot area, open space and street layout.
10. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans meet more than one of the required PUD objectives identified in Section 154.751 including providing: 1) more adequate, usable, and suitably located open space and recreational amenities and other public facility than would otherwise be provided under conventional development techniques, 2) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities, and 3) Allowing the development to operate in concern with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objective will be achieved.
11. That the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans meet the allowed density requirements allowed with PUD flexibility.
12. That the Applicant is providing the following amenities, for which the City shall award amenity points
  - a. Pedestrian improvements including construction of a trail along the County right-of-way from 30<sup>th</sup> Way to the southerly plat limits; grading along the storm sewer outfall pipe location within the future right-of-way area along Lake Elmo Avenue of the property to the south of the proposed development along with dedication of County right-of-way to facilitate a future trail; and dedication of a 30-foot wide trail corridor along with construction of a trail connecting the trail within the development from Lak Elmo Avenue to the trail within the Hamlet on Sunfish Lake development (10 points).
  - b. Theming elements from the Lake Elmo Theming Study (1 point).
  - c. Additional open space above 20% (2 points).

- d. Connection of sewer to Hamlet on Sunfish Lake Development (5 points).
  - e. Provision of private park amenities including a clubhouse, totlot, and pool (5 points).
13. That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land, and will specifically relate to existing zoning district standards in the following manner (with exceptions as noted):

a. Lot Dimensions and Bulk Building Requirements

	Villa Lots	Interior Single Family	Exterior Single Family
Minimum Lot Width	55 ft.	55 ft.	65 ft.
Minimum Lot Area	6,600 sq. ft.	6,840 sq. ft.	8,090 sq. ft.
Minimum Front Yard Setback	15 ft.	25 ft.	25 ft.
Minimum Side Yard Setback	7 ft./8 ft.	7 ft./8 ft.	10 ft./5 ft. or 7.5 ft./7.5 ft.
Maximum Impervious Surface	50%	45%	45%

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve the Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans subject to the following conditions:

1. The property must be rezoned to V-LDR Village Low Density Residential.
2. 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 Legacy at North Star 1<sup>st</sup> Addition Final Plat and PUD Plans dated July 18, 2018 shall be incorporated into these documents before they are approved.
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. Final Plat must be contingent upon the City receiving separate drainage and utility easements in the City’s standard form of easement agreement for all off-site development improvements (beyond the plat limits). All off-site easements must be clearly shown on

the street, grading and utility plans, with all dimensions labeled. The easements must be obtained prior to the start of construction.

5. Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Development 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 Legacy at North Star 1<sup>st</sup> Addition Final Plat with financial guarantees therefore.
6. A Landscape License Agreement shall be executed for the maintenance of commonly held homeowners' association-owned and City-owned outlots, right-of-ways, and medians prior to release of the final plat by City Officials.
7. That the developer provide a trail connecting to the trails of Hamlet on Sunfish Lake. The Applicant shall not receive parkland dedication credit for the trail outlot or easement or construction of the trail.
8. That the developer provide the City written verification from Washington County that sufficient right-of-way has been provided on the plat along with a sufficient right-of-way easement along the property to the south of the development (PID# 14.02.921.11.0001) prior to plat recording. Prior to construction, the plan section detailing southbound right turn lanes and center left turn lanes at 39<sup>th</sup> Street must be submitted and approved by the county traffic engineer, applicable Washington County right-of-way permits must be obtained, drainage report and calculations must be submitted, and access control shall be dedicated to Washington County along CSAH 17/Lake Elmo Avenue frontage. The Applicant shall be solely responsible for all construction costs associated with the intersection improvements as recommended by Washington County.
9. That the applicant provide a Roadway, Drainage and Utility Easement in City standard form of roadway easement agreement, along Lake Elmo Avenue (CSAH 17) from the southern boundary to Stillwater Boulevard North (CSAH 14), consistent with the requirements of the preliminary plat approval.
10. That the Landscape Plans be approved by the City's Landscape Architect prior to recording of final plat.
11. That the applicant include in the Architectural Control guidelines the requirements that villa lots utilize 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.
12. That all Fire Chief and Building Official comments be addressed.
13. That street names comply with City's Street Naming Policy.
14. That the development utilize Traditionaire LED Downlights from Xcel Energy for the development in lieu of the Street Light Type/Pole of Acorn with aluminum pole (all black)

indicated in the City's Engineering Standards and that streetlights be located only at intersections and ends of cul-de-sacs.

15. That the Developer provide proof that a replacement reserve was created for the Common Interest Community (CIC) in accordance with Minnesota Statute 515B.3-1141.

Passed and duly adopted this 8<sup>th</sup> day of August, 2018 by the City Council of the City of Lake Elmo, Minnesota.

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Mike Pearson, Mayor

ATTEST:

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Julie Johnson, City Clerk