



## STAFF REPORT

DATE: 3/4/2020  
BUSINESS ITEM

**TO:** City Council  
**FROM:** Ben Prchal, City Planner  
**ITEM:** Northport 3<sup>rd</sup> Addition Final Plat and Easement Vacation  
**REVIEWED BY:** Ken Roberts, Planning Director  
Planning Commission

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### **BACKGROUND:**

The Planning Commission had a chance to review an easement vacation request for the Northport 3<sup>rd</sup> addition on the 10<sup>th</sup> of February, 2020. The City Council will need to review the Easement Vacation 3<sup>rd</sup> Addition, Final Plat request from Pulte Homes of MN LLC, which is part of a planned 104 unit residential development. The 3<sup>rd</sup> Addition includes 41 single family lots that are located among 7.43 acre on the north eastern part of the subdivision. This request and final plat will be the last phase of the overall development.

### **ISSUE BEFORE CITY COUNCIL:**

The City Council is being asked to review a Final Plat and Easement Vacation request for the Northport 3<sup>rd</sup> Addition.

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

#### **General Information.**

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

*Location:* PID# 13.029.21.44.0057

*Request:* Application for final plat approval of a 41 unit residential subdivision to be named Northport 3<sup>rd</sup> Addition and Easement Vacation

*Zoning:* LDR – Low Density Residential

*Surrounding:* North – Easton Village (LDR); West – Reid Park; South – Heritage Farms (OP-PUD); East – Lake Elmo Airport (Baytown Township).

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

*History:* Property was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. A Comprehensive Plan Amendment was approved by Res. 2014-60, Preliminary Plat was approved by Res. 2014-74, 1<sup>st</sup> Addition (36 units) approved by Res. 2017-089, 2<sup>nd</sup> addition approved by Res. 2018-081 (29 units approved, 27 platted).

*Action Deadline:* Application Complete – 1/16/2020  
60 Day Deadline – 3/16/2020  
Extension Letter Mailed – No

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

### **Consistency with Preliminary Plat**

The proposed addition is consistent with the preliminary plat that was approved in 2014. However, engineering comments will need to be addressed before construction. Most lot sizes meet or exceed the minimum lot size requirement for the Urban Low Density Zoning District and those that do not are addressed in the conditions section. The development received approval to plat 36 units in the 1<sup>st</sup> addition, 29 units in the 2<sup>nd</sup> addition, and 41 units in the 3<sup>rd</sup> addition. This comes to a total of 106 units, however, only 104 were approved during preliminary approval. Although this is the case, only 27 lots were actually platted in the 2<sup>nd</sup> addition, which leaves the development in compliance with preliminary approval.

### **Outlots.**

- During this phase of development the City will not be acquiring any outlots. All required outlots have been obtained during previous phases.

**Right-of-Way.** There is 2.67 acres of right-of-way being dedicated to the City.

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

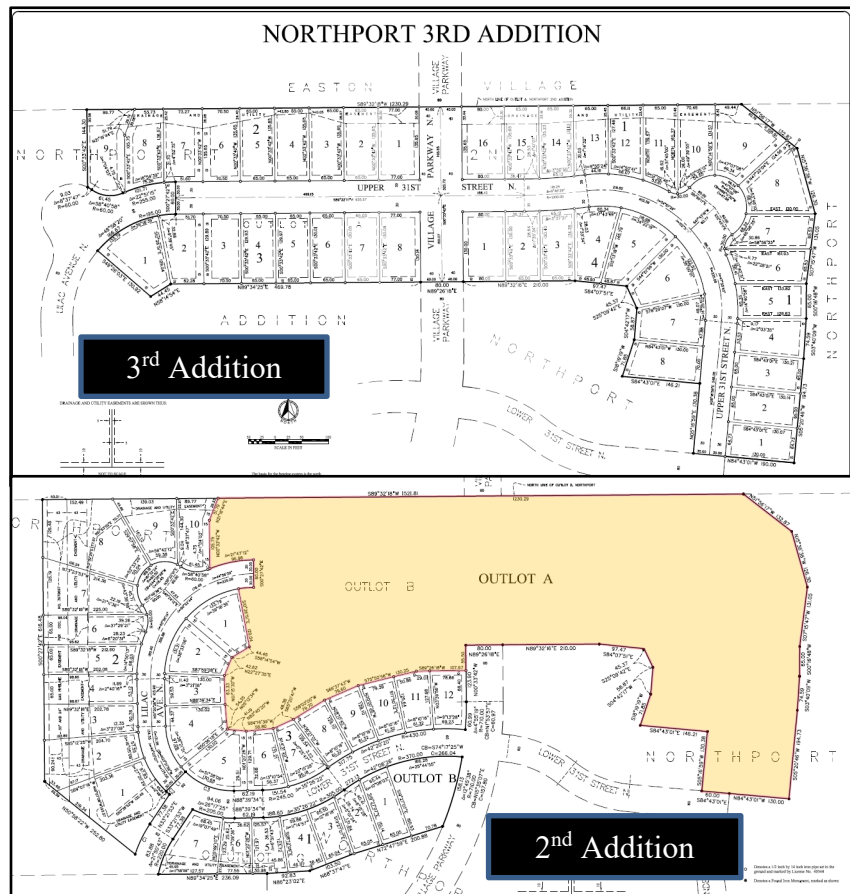
**Engineering Comments.** The City Engineer comments can be found as an attachment as Northport 3<sup>rd</sup> Addition Final Plat review memos dated February 2, 2020. Staff is recommending, as a condition of approval that all of the comments outlined in the reports be followed. The construction plan memo holds the bulk of the comments.

**Metropolitan Airports Commission (MAC) Comments.** Due to MAC's review comments regarding the 1<sup>st</sup> Addition, it was a condition of approval that the applicant provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights, and all builders shall be encouraged to incorporate interior noise reduction measures in to single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide. Staff recommended this be a condition in 2<sup>nd</sup> addition and again recommends it as a condition of 3<sup>rd</sup> addition. The MAC has not asked to change or add conditions.

**Building Official/Public Safety Review.** Neither department had comments pertaining to the 3<sup>rd</sup> Addition.

**Access.** There is a connection to Village Parkway, serving as the primary access and circulation route for the development. This phase of development will also connect Village Parkway to Easton Village.

**Landscape Plans.** The City's Landscape Architect reviewed the landscape plans, and the report is attached. The majority of the comments pertain to spacing issues with utilities, Village Parkway requirements, etc.



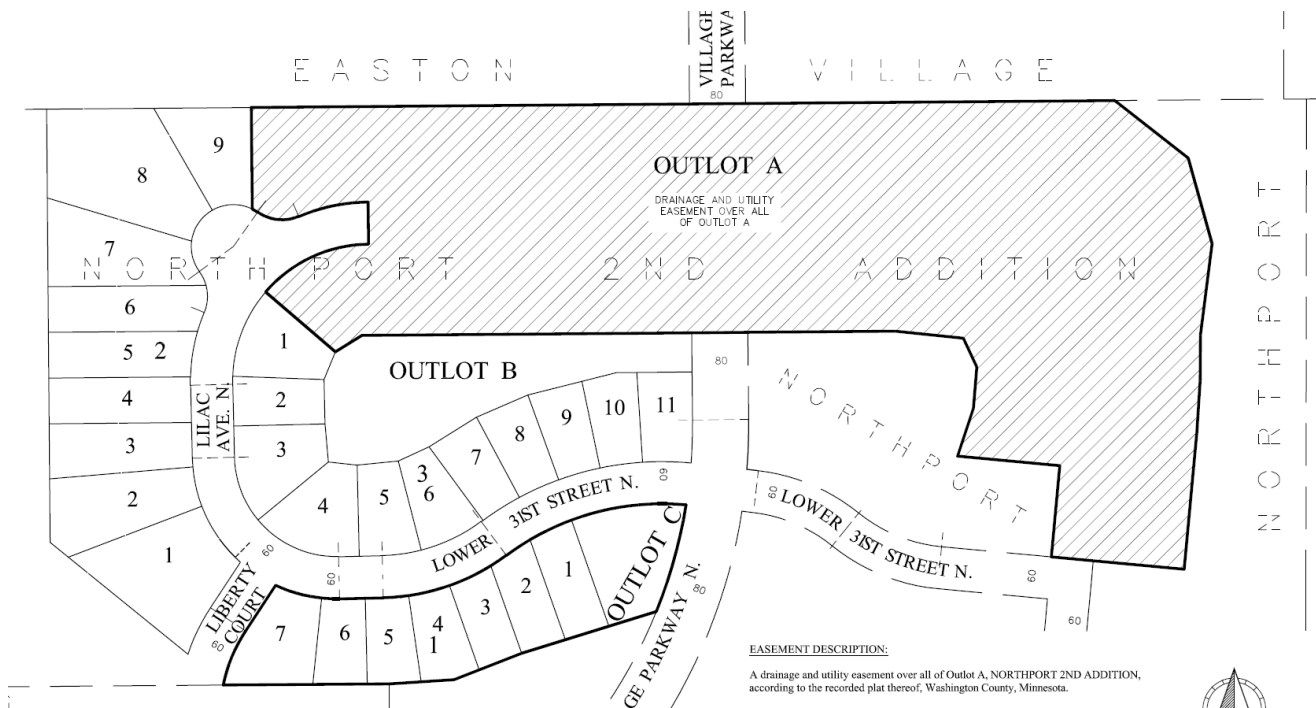
Fortunately there were only 4 findings, but a revised landscape plan and approval from the Landscape Architect will still be required.

**Buffering.** Additional buffering beyond the landscape architects memo will not be required. Generally buffering is needed when a more intense use butts up to a less intense use. Regarding this phase the “use” butts up to an existing use of the same caliber, low density single family.

**Streets/Sidewalk.** The street names proposed on the 3<sup>rd</sup> addition plat are not consistent with what was provided in the 2<sup>nd</sup> addition. However, the street naming does match the current ordinance. There are sidewalks shown in the 3<sup>rd</sup> addition which adhere to the Village Parkway Design standard(s).

153.09 12.) ii. - *The names of deflecting streets shall not vary; names of continual streets shall not change, even if the street changes direction, unless an intersection exists.*

**Final Plat Approval Process.** The City’s subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it can be approved by the City. Please note that the City’s approval of the Preliminary Plat did include a series of conditions that must be met by the applicant, which are addressed in the “Review and Analysis” section below. There are no public hearing requirements for a final plat. However, because there is an existing easement that needs to be vacated over Outlot A a public hearing was required, which the Planning Commission held.



In order to provide the City Council with an update concerning the conditions associated with the preliminary plat for Northport (formerly known as Village Park Preserve), Staff has prepared the following:

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

- 1) The Metropolitan Council must approve the Comprehensive Plan Amendment for the Holliday parcel in advance of the City’s consideration of an application for Final Plat for the Village Park Preserve Subdivision. ***Comments: The Metropolitan Council approved the Comprehensive Plan Amendment for the Holliday parcel on September 23, 2014, i.e. not applicable.***

- 2) In advance of Final Plat application, the applicant shall provide adequate title evidence satisfactory of the City Attorney. **Comments: This condition is met.**
- 3) All required modifications to the plans as requested by the City Engineer in a review memorandum dated September 4, 2014 shall be incorporated into the plans prior to consideration of a Final Plat. **Comments: The conditions from 2014 were addressed in previous additions. The City Engineer has provided Staff comments for this phase of the development which are in line with the preliminary approval.**
- 4) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements. **Comments: The City Engineer has approved the Preliminary Plans.**
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site. **Comments: The Applicant will need to obtain a Valley Branch Watershed District permit for the 3<sup>rd</sup> Addition.**
- 6) Related to the proposed storm water discharge to the south, the Applicant must provide written permission from all property owners of the affected parcels located south of the proposed 30<sup>th</sup> Street culvert consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat. **Comments: The applicant has provided a Drainage and Utility Easement, Temporary Construction Easement, and Right-of-Way easement from the McLeod property, as well as a Temporary Construction Easement from the Krueger property with the 1<sup>st</sup> Addition.**
- 7) The Applicant shall be responsible for the submission of final plans and the construction of all improvements within the 30<sup>th</sup> Street right-of-way as required by the City and further described in the review memorandum from the City Engineer dated September 4, 2014. **Comments: This condition is met but also not applicable to this addition.**
- 8) The Applicant shall observe all right-of-way and other requirements included in a review memorandum from Washington County dated September 3, 2014. **Comment: This condition does not apply to this addition.**
- 9) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, described in a memo dated September 4, 2014. Tree protection measures for trees intended to be saved according to the submitted Tree Survey must be included in the Final Landscape Plan. **Comments: The City Landscape Architect has reviewed the plans and addressed the 3<sup>rd</sup> addition as it relates to preliminary approval and the City Code.**
- 10) The Applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of Final Plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of Final Plat, and said plan shall document extent of any proposed grading on the site. **Comment: Grading for phase 3 will be addressed in the Development Agreement.**
- 11) The Applicant shall install an additional row of trees in the rear of Lots 1-3, Block 1 to provide additional screening for the eastern boundary of the McLeod property to satisfy the condition of approval related to the requested Comprehensive Plan Amendment. **Comments: This condition is not applicable to the 3<sup>rd</sup> Addition.**

- 12) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across the site. **Comments: The need for a permit is essential for the entire development but is not as relevant for the 3<sup>rd</sup> addition.**
- 13) The developer shall submit a letter from the Metropolitan Airports Commission agreeing to design of stormwater facilities acceptable to the City prior to submitting the Final Plat application. **Comments. The MAC provided a letter dated December 5, 2014 to the City which indicates that while they do not advocate the construction of open-water retention ponds in close proximity to their airports, but they acknowledge both the engineering challenges on the development site that make the sole use of dry ponds or infiltration basins impractical and the efforts being made by the City to design and construct a regional stormwater retention system to reduce the volume and rate of unmitigated stormwater flowing to parcels in the immediate vicinity of the airport. There are no stormwater ponds created with this phase.**

**Recommended Findings.** Staff is recommending that the City council consider the following findings in regards to the proposed Northport 3<sup>rd</sup> Addition Final Plat:

- 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 for Northport 3<sup>rd</sup> Addition consists of the creation of 41 single-family detached residential structures.
- 3) That the Northport 3<sup>rd</sup> Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014 and as amended on September 6, 2017.
- 4) That the Northport 3<sup>rd</sup> Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Northport 3<sup>rd</sup> Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 6) That the Northport 3<sup>rd</sup> Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
- 7) That the Northport 3<sup>rd</sup> Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Northport 3<sup>rd</sup> Addition Final Plat is generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City regarding Northport 3<sup>rd</sup> Addition Final Plat dated February 2, 2020.

**Recommended Conditions of Approval.** Based off of input from other agencies and City departments Staff is recommending the following conditions.

- 1) Required modifications to final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, street and utility, etc. 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 (Final Plat Engineering Review & Final Construction Plans), dated February 10, 2020 addressing Northport 3<sup>rd</sup> Addition Final Plat shall be incorporated prior to the recording of the final plat. Final Plans and Specifications must be prepared in accordance with City Engineering Design Standards Manual dated April 2019 using City details, plan notes, and specifications.

- 2) All easements as required and approved by the City Engineer and Public Works Director shall be documented on the Final Plat prior to release of the Final Plat for recording.
- 3) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the Northport 3<sup>rd</sup> Addition Final Plat with financial guarantees.
- 4) The findings outlined in the City Landscape Architects review memo dated January 27, 2020 must be addressed and an updated plan must be approved by the City's Landscape Architect.
- 5) A Landscape License Agreement shall be executed for the maintenance of right-of-ways prior to release of the final plat by City Officials.
- 6) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights, and all builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 7) The Applicant shall provide the City with a copy of the Northern Natural Gas permit and abide by any conditions of approval.
- 8) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act.
- 9) The approved plat shall be recorded with Washington County within 180 days after approval, failure to record will cause the approval to become void.

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### RECOMMENDATION

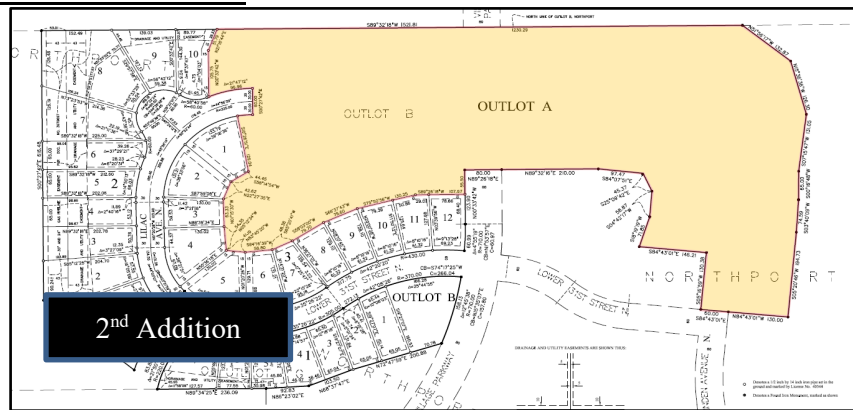
Staff recommends, due to consistency with the preliminary plat that the City council approve the Northport 3<sup>rd</sup> Addition Final Plat with conditions of approval as listed in the Staff report. Suggested motion:

***“Move to approve Resolution 2020-021 for the Northport 3<sup>rd</sup> Addition Final Plat with the listed conditions of approval”***

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### EASEMENT VACATION

Due to an existing easement that resides over OutLot A, which was established during the 2<sup>nd</sup> Addition, the applicant needs to peruse an easement vacation. If the easement is not vacated the applicant will not be able to plat the property and convert it into single family lots. New easements will be appropriately established to accommodate the needs of the City for the 3<sup>rd</sup> Addition. Staff is recommending approval of the vacation with conditions.



### Recommended findings.

- That the applicant has fulfilled the City application requirements.

- That the existing easement that resides over Outlot A of the 2<sup>nd</sup> Addition will no longer serve a functional purpose after the approval and subsequent platting of the Northport 3<sup>rd</sup> Addition.
- That the dedication of new easements will be provided with the recoding of North Port 3<sup>rd</sup> Addition to provide the same function as the easement that is being vacated. Which is not expected to have a negative impact to the public purpose.

#### Recommended Conditions of Approval.

- The final plat of Northport 3<sup>rd</sup> Addition must be approved by the City Council.
- That the dedication of new easements will be provided with the recoding of Northport 3<sup>rd</sup> Addition to provide the same function as the easement(s) that is being vacated.



### RECOMMENDATION

*“Move to approve Resolution 2020-021 approving easement vacation for Outlot A of the Northport 2<sup>nd</sup> Addition with recommended conditions of approval.”*

#### Planning Commission and Staff Review

Both the Planning Commission and City Staff recommend approval of the easement vacation. The Commission voted for vacation by a 7-0 vote.

#### ATTACHMENTS:

1. Final Plat and Landscape Plans
2. City Engineer Review Memos dated February 10, 2020
3. Landscape Review Memo dated January 27, 2020
4. Resolution 2020-021 - Approving Phase 3 of the Northport Development
5. Resolution 2020-022 - approving the Easement Vacation

# NORTHPORT 3RD ADDITION

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

Outlot A, NORTHPORT 2ND ADDITION, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as NORTHPORT 3RD ADDITION and does hereby dedicate to the public for public use the public way, as shown on the plat, and also the drainage and utility easements as created by this plat.

In witness whereof said Pulte Homes of Minnesota LLC, a Minnesota limited liability company, has caused these presents to be signed by Jamie Tharp, Chief Manager on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: Pulte Homes of Minnesota LLC

\_\_\_\_\_  
Jamie Tharp, Chief Manager

STATE OF MINNESOTA, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Jamie Tharp, Chief Manager of Pulte Homes of Minnesota LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, \_\_\_\_\_ County, Minnesota \_\_\_\_\_ Printed Name My Commission Expires: \_\_\_\_\_

**SURVEYORS CERTIFICATION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_.

Signed: \_\_\_\_\_  
Chair, Planning Commission

Signed: \_\_\_\_\_  
Secretary, Planning Commission

**LAKE ELMO, MINNESOTA**

This plat of NORTHPORT 3RD ADDITION was approved by the City Council of the City of Lake Elmo, Minnesota on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_.

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 20\_\_, on the real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Washington County Auditor/Treasurer

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

**COUNTY RECORDER**

Document Number \_\_\_\_\_

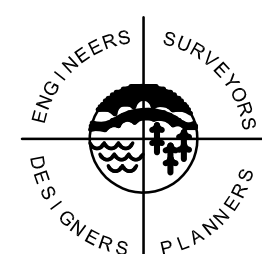
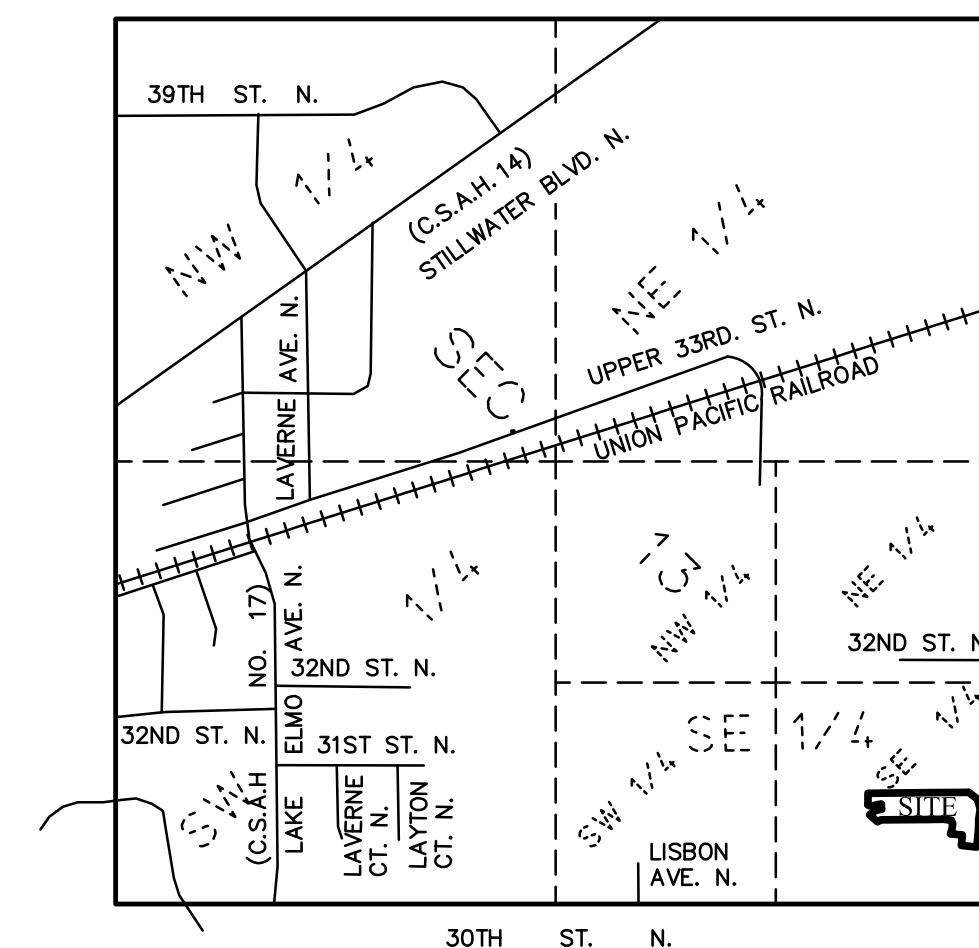
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly recorded in Washington County Records.

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

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

**LOCATION MAP**

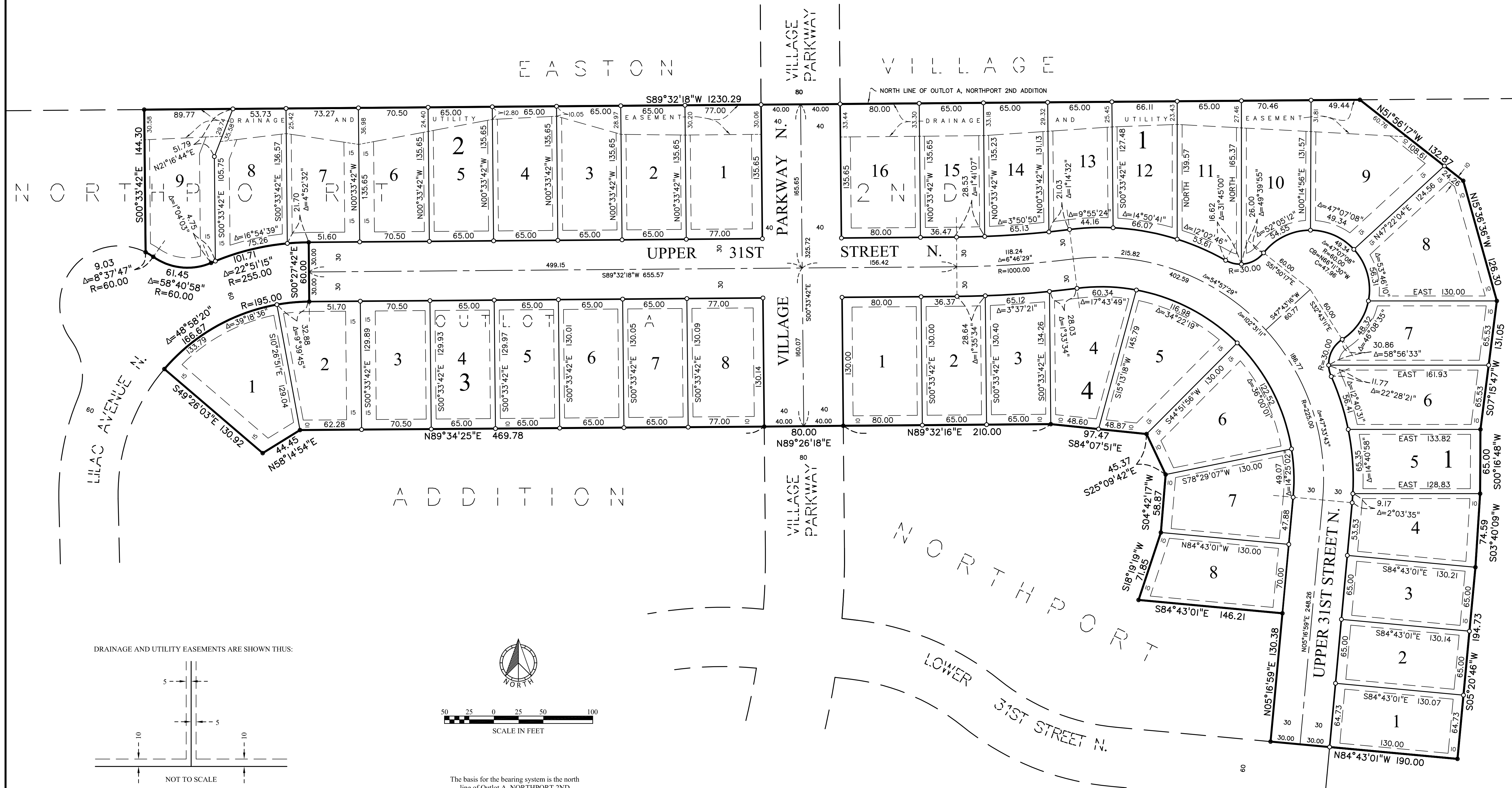
SECTION 13, TWP. 29N., RGE. 21W.  
(NOT TO SCALE)



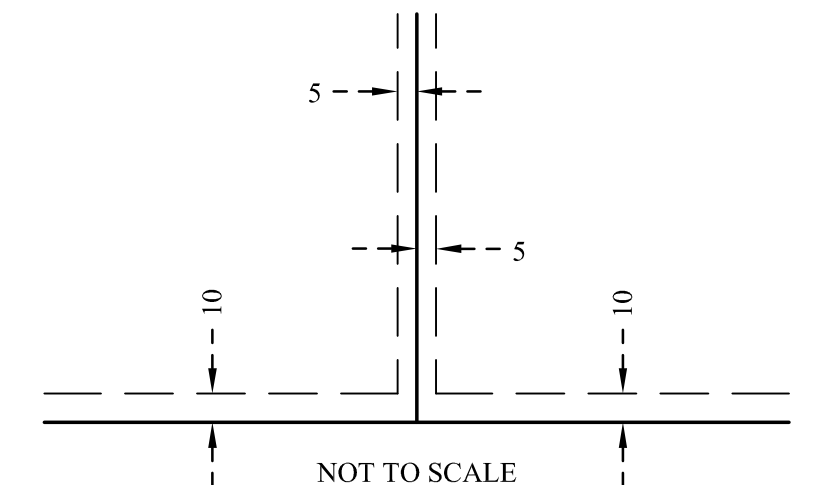
**SATHRE-BERGQUIST, INC.**



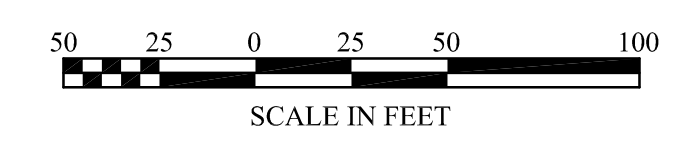
# NORTHPORT 3RD ADDITION



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

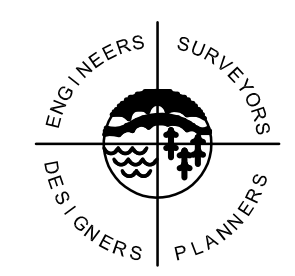


Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



The basis for the bearing system is the north line of Outlot A, NORTHPORT 2ND ADDITION, and is assumed to bear South 89 degrees 32 minutes 18 seconds West.

- Denotes a 1/2 inch by 14 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.



**SATHRE-BERGQUIST, INC.**

# 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: February 10, 2020

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

Re: Northport 3rd Addition – Final Plat  
Engineering Review Comments

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An engineering review has been completed for Northport 3rd Addition. Final Plat/Construction Plans were received on January 9, 2020. The submittal consisted of the following documentation prepared by Sathre-Bergquist, Inc., unless noted otherwise:

- Northport 3rd Addition Final Plat received January 9, 2020. No print/preparation date.
- Northport 3rd Addition Construction Plans dated January 3, 2020.
- Northport 3rd Addition Specifications dated January 3, 2020.
- Northport 2nd Addition Landscape Plans dated January 7, 2020, prepared by Norby & Associates.

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**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.

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#### FINAL PLAT: NORTHPORT 3RD ADDITION

- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual dated April 2019, 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 February 10, 2020.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- No construction for Northport 3rd 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.

# MEMORANDUM

# FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261  
Jack Griffin, P.E. 651.300.4264  
Ryan Stempki, P.E. 651.300.4267  
Chad Isakson, P.E. 651.300.4283

Date: February 10, 2020

To: Bob Molstad, Sathre-Bergquist, Inc.      Re: Northport 3rd Addition – Final Construction Plans  
Cc: Chad Onsgard, Pulte Homes                  Engineering Review Comments  
    Ken Roberts, Planning Director  
    Chad Isakson, P.E., Assistant City Engineer  
From: Jack Griffin, P.E., City Engineer

An engineering review has been completed for the Northport 3rd Addition. Final Plat/Final Construction Plans were received on January 9, 2020. The submittal consisted of the following documentation prepared by Sathre-Bergquist, Inc. or as noted:

- Northport 3rd Addition Final Plat received January 9, 2020. No print/preparation date.
- Northport 3rd Addition Construction Plans dated January 3, 2020.
- Northport 3rd Addition Specifications dated January 3, 2020.
- Northport 2nd Addition Landscape Plans dated January 7, 2020, prepared by Norby & Associates.

**STATUS/FINDINGS:** Engineering review comments have been provided to assist with the completion of the final Construction Plans and Northport 3rd Addition Final Plat. When submitting revised plans and specifications, please provide a point by point response letter that details all changes made to the plans.

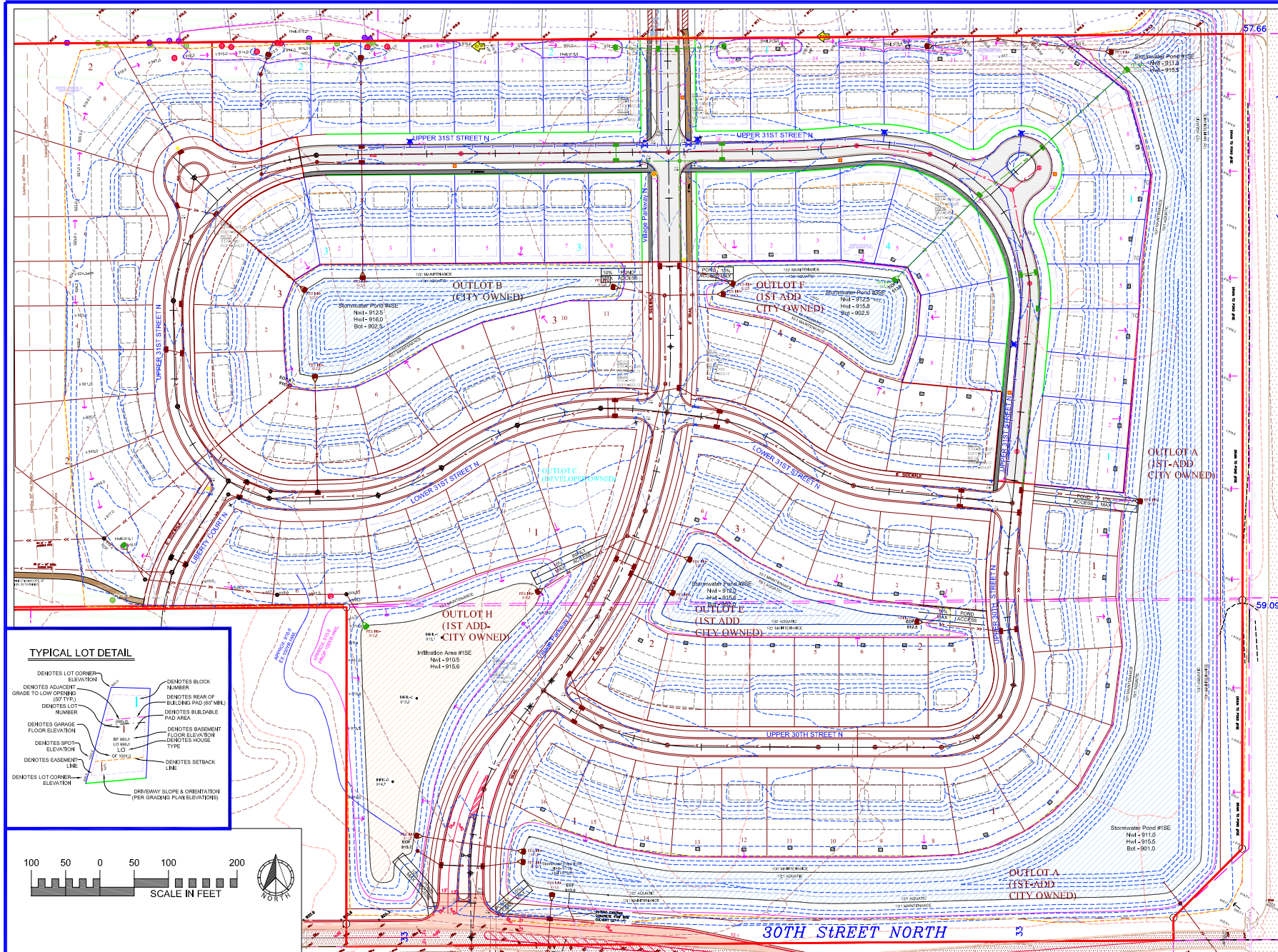
## FINAL CONSTRUCTION PLANS

- Sheet 1. Title Sheet. Add plan note to identify the standard of care guideline for the collection and depiction of existing subsurface utility data per CI/ASCE 38-02; in accordance with State Statute 216D.
- Sheet 1. Title Sheet. Correct the sheet index table page numbering to match plan sheets.
- Sheet 2. Revise plan sheet to show existing street light fixtures along Village Parkway up to 32nd Street North. Revise street lighting plan as needed to meet Village Parkway design standards.
- Sheet 2. Only one street sign is needed at the intersection of Village Parkway and Upper 31st. Remove the proposed street sign on the northeast quadrant.
- Sheet 2. Revise plan sheet to show existing no parking signs along Village Parkway up to 32nd Street North. Revise no parking signage based on existing sign spacing.
- Sheet 2. Add no parking signs to the island in the Upper 31st Street eyebrow similar to the proposed signage in 2nd Addition.
- Sheet 2. Revise plan notes and city sign details with April 2019 revisions.
- Sheet 3. Revise Typical Section for Village Parkway to be consistent with approved preliminary plans and proposed Northport 3rd Addition plans.
- Sheet 4. Verify existing profile along Village Parkway. Plans must show existing conditions as field verified.
- Sheet 4. Extend the proposed daintile out of CBMH C14 to STA 13+00 on Village Parkway.
- Sheet 8. Add a mainline GV at the connection to the existing watermain in Easton Village.
- Sheet 9. Show the proposed 36-inch storm sewer pipe in profile view at the watermain offset (STA 14+75).

- Sheet 10. Revise casting type for structures C14 and C16, note calls for drive over casting (R-3501 TB) but R-3067-V is shown.
- Sheet 12. Add 4-foot sump to CBMH A13. Label as sump manhole in both plan and profile view.
- Sheet 12. Final Grading. Revise plan sheet to number 13.
- Sheet 14. Add proposed missing rear lot corners for Lot 9, Block 1 (2x).
- Sheet 14. Lots 10-16, Block 1. Add spot elevations at all rear lot easement corners adjacent to the proposed 100-year HWL. As-built lot corners and easement corner elevations must be verified with as-built grading to maintain 100-year HWL within drainage and utility easements.
- Sheet 15. Correct legibility of rear lot corner between Lot 8-9, Block 2.
- Sheet 15. Lots 1-9, Block 2. Add spot elevations at all rear lot easement corners adjacent to the proposed 100-year HWL. As-built lot corners and easement corner elevations must be verified with as-built grading to maintain 100-year HWL within drainage and utility easements.
- Landscaping Plans. Revise plans to maintain minimum 10-foot separation from all utilities including water/sewer services.

#### SPECIFICATIONS

- Revise Specifications to include updated Lake Elmo City Standard Specifications for Public Infrastructure dated April, 2019.
- Revise sheet SP-1 note at the top of page to reference City Standard Specifications dated April, 2019.



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**POND NOTES:**  
**Wet Pond Linings:**

- In-Place Permeability: 1 x 10-6 cm/sec or less.
- Grain Size: P200 content 50 percent by weight or greater, maximum gravel content 5 percent by weight. Maximum particle size of 2.5 inch in any dimension.
- Clay Content: 25 percent by weight or greater (0.02 mm).
- Liquid Limit: 25 percent or greater.
- Plasticity Index: 12 percent or greater.
- Compaction: 95 percent Standard Proctor density or greater depending on Contractor source testing results.
- Source Testing: The Contractor shall supply test results from an independent testing lab for a sample taken at the day source to verify the above specifications will be met. The results shall be submitted to the Engineer at least two weeks prior to delivery to the site. The specific location of the source must be included with the submittal.
- In-Place Testing: After placement of the clay, the Contractor shall arrange for in-place testing by an independent testing lab to verify the above specifications are met. Testing shall include compaction, grain size, Atterberg Limits, and permeability using a relatively undisturbed thin wall sample (Shelby tube). The in-place testing frequency shall be one sample tested every 1,000 CY of clay placed.

**WATERSHED NOTES:**

- No construction shall start until all permit conditions are met.
- The infiltration material shall be in conformance with Mn/DOT Specification 3877.1G, or an equivalent approved by the VBWD.
- Infiltration Basin 2 - Remove minimum 6 feet of fill sand/clayey soils to expose permeable granular soils. Backfill with granular material meeting Mn/DOT 3877.1G.
- The VBWD Engineer and Inspector shall be notified at least three days prior to the commencement of work.
- All disturbed areas shall be vegetated within 14 days of final grading.

**GENERAL NOTES:**

- THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
- THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF LAKE ELMOS DETAIL FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
- ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
- A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
- EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
- BUILDING PADS ARE 65' DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
- ALL FUTURE ADDITION STREET SUBGRADE SOILS SHALL HAVE TEMPORARY SEED AND STABILIZATION.
- ALL STREET SUBCUT AREAS MUST BE GRADED TO MAINTAIN POSITIVE DRAINAGE, OR REQUIRES TEMPORARY MEASURES FOR POSITIVE DRAINAGE, TO AVOID PONDING OF RUNOFF UNTIL STREET CONSTRUCTION IS COMPLETED WITH SUBSEQUENT DEVELOPMENT PHASES.
- WET POND GRADES MUST BE AS-BUILT AND APPROVED BY CITY PRIOR TO HOLDING WATER. ONCE APPROVED, EROSION CONTROL PROTECTION MUST BE FIRMLY ESTABLISHED AND MAINTAINED THROUGHOUT ALL PERIODS OF CONSTRUCTION TO KEEP PONDS FREE FROM SILT. IF EROSION PROTECTION IS BREACHED, PONDS MAY NEED TO BE FULLY DRAINED AND REGRADED BEFORE IMPROVEMENTS CAN BE ACCEPTED.
- STREET SWEEPING REQUIRED A MINIMUM OF ONE TIME PER WEEK OR AS DIRECTED BY THE CITY ENGINEER.

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NP 3RD DRAWN BY		ERJ				Robert S. Molstad, P.E.
CHECKED BY		RSM				Date: 01/03/20 Lic. No. 24728
DATE		01/03/20				

**STANDARD PLAN NOTES**  
SITE RESTORATION PLANS  
MARCH 2017

CITY OF LAKE ELMO

**STANDARD PLAN NOTES**  
GRADING AND EROSION CONTROL PLANS  
MARCH 2017

CITY OF LAKE ELMO

**STANDARD PLAN NOTES**  
GRADING AND EROSION CONTROL PLANS  
MARCH 2017

CITY OF LAKE ELMO

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GRADING AND EROSION CONTROL PLANS  
MARCH 2017

CITY OF LAKE ELMO

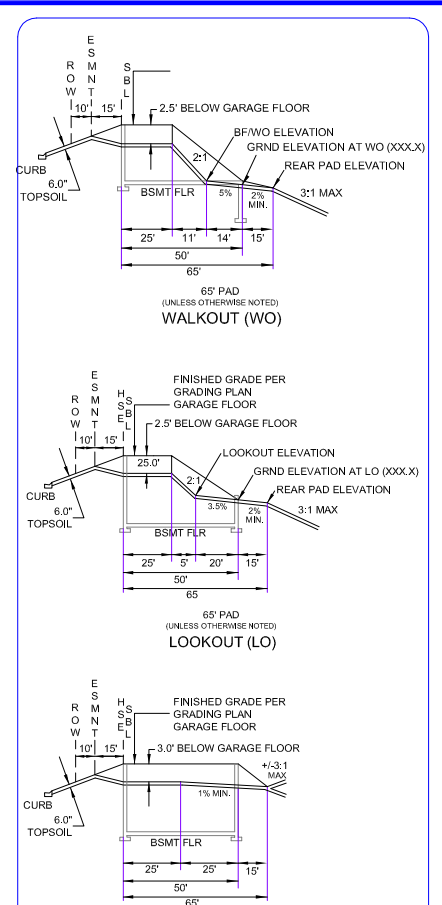
**CONSTRUCTION NOTES**

- INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF LAKE ELMO OR DIRECTED BY THE ENGINEER.
- THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
- BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
- INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
- LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX, (OR AS NOTED)
- REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
- POND - 10:1 BENCH (1 FOOT) THEN 4:1 MAX
- LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
- RESTORATION - 35.0 ACRES
  - RESTORE ALL DISTURBED AREAS WITH MINIMUM 6" OF TOPSOIL OR EXISTING ON-SITE ORGANIC MTRL.
  - SEED POND SLOPES AND DETENTION AREAS WITH MNDOT 33-261 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 23-0-30 AT 350 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MNDOT 35-241-MESIC PRAIRIE (36.5 PLS LBS/AC) SEED MIX AND FERTILIZE WITH 23-0-30 AT 350 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
  - SEED ALL OTHER DISTURBED AREAS WITH MNDOT 25-141 AT A RATE OF 70 LBS./ACRE AND FERTILIZE WITH 23-0-30 AT 350 LBS./ACRE. (UNLESS OTHERWISE NOTED)
  - ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
  - SEED TEMPORARY EROSION CONTROL WITH SEED MIXTURE 21-12 AS APPROVED BY ENGINEER.
  - MULCH WITH TYPE 3 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOOLFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
  - PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS FOR APPROVED DEVICES.
  - MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
  - RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
- GRADE BACK 3' FROM FACE OF ALL RETAINING WALLS
- SILT FENCE - BEFORE GRADING - 7,700 LF, AFTER GRADING - 5,250 LF

**INFILTRATION NOTES**  
 After construction, the contractor must provide documentation that constructed infiltration areas perform as designed. Methods to document infiltration performance must be approved by the VBWD Engineer prior to documentation. Available options for documentation include:  
 A. Time and date-stamped photographs showing that the infiltration basin drains dry within 48 hours after a natural precipitation event approximately equivalent to the design storm.  
 B. Time and date-stamped photographs showing that the infiltration basin drains dry within 48 hours after the basin is filled with water from municipal water supply, water trucks, or stormwater ponds.

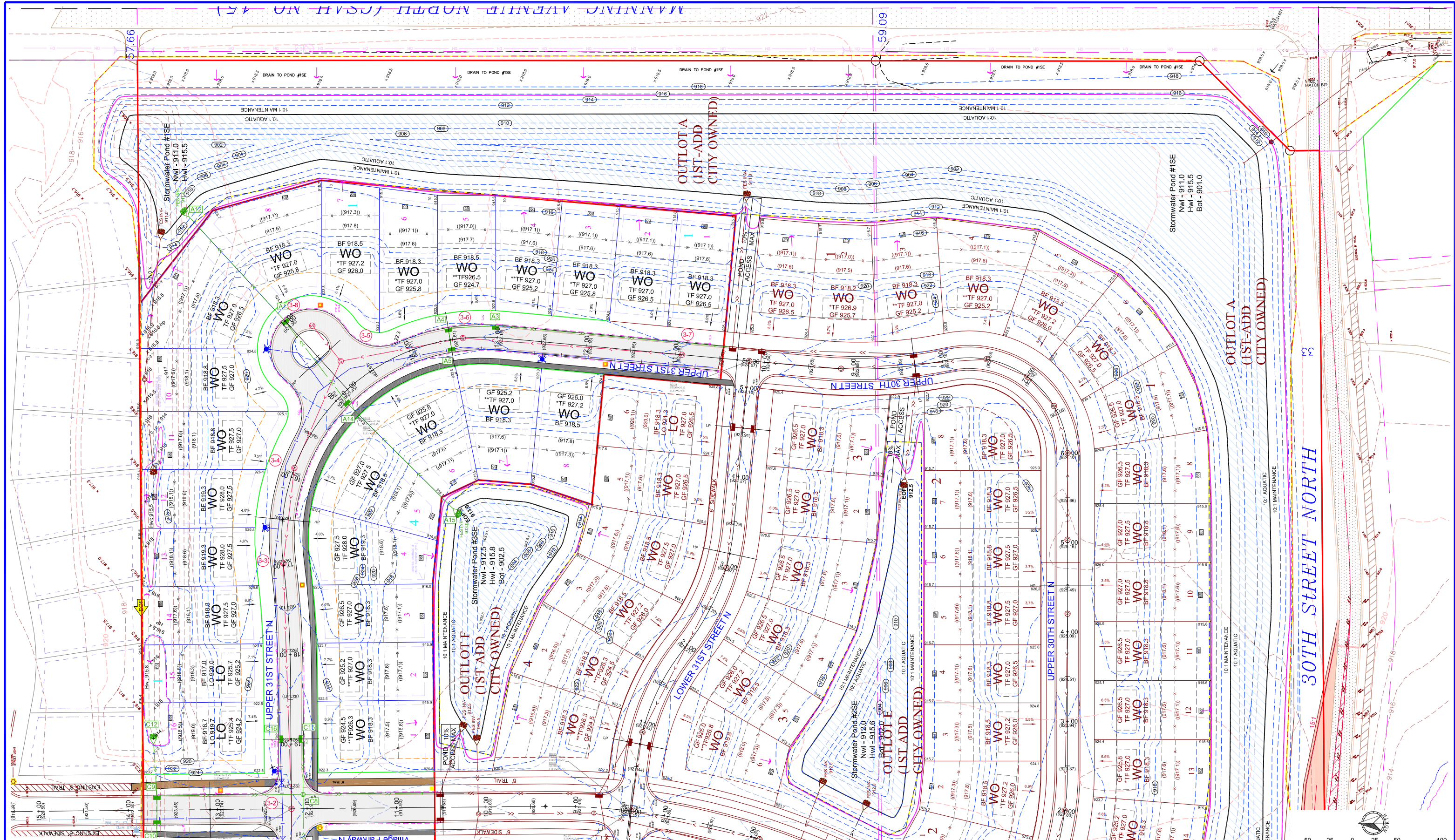
GRADING COMPLETED WITH 1ST ADDITION

	CITY PROJECT NO. ---	LAKE ELMO, MINNESOTA	FILE NO. 72905-326
<b>SATHRE-BERGQUIST, INC.</b> 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000		<b>FINAL GRADING PLAN</b> NORTHPORT 3RD ADDITION PULTE GROUP	12 22



SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
D & U REFERS TO DRAINAGE AND UTILITY EASEMENT		
CURB AND GUTTER		
RIGHT-OF-WAY		
DRAIN TILE W/ CLEANOUTS		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE/CATCH BASIN		
FLARED END SECTION WRAP-RAP		
STORM STRUCTURE LABEL		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW/UNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARRICADE		
SPOT ELEVATION		
TBC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



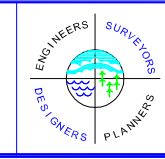
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 Date: 01/03/20 Lic. No. 24728

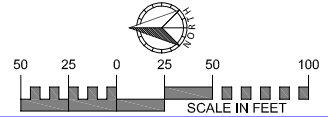


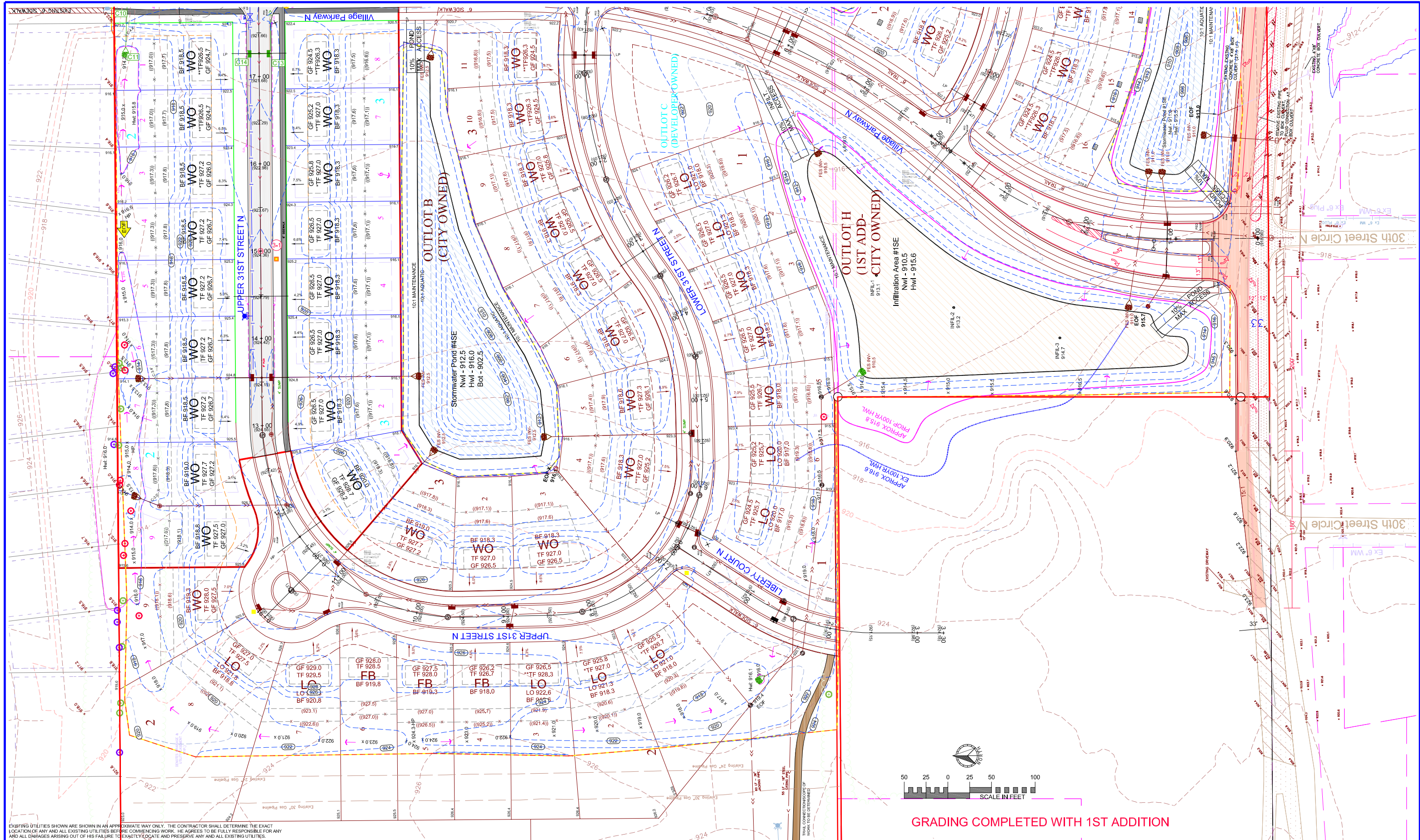
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CITY PROJECT NO. ---  
 LAKE ELMO, MINNESOTA

**FINAL GRADING PLAN**  
 NORTHPORT 3RD ADDITION  
 PULTE GROUP

FILE NO. 72905-326  
 14  
 22





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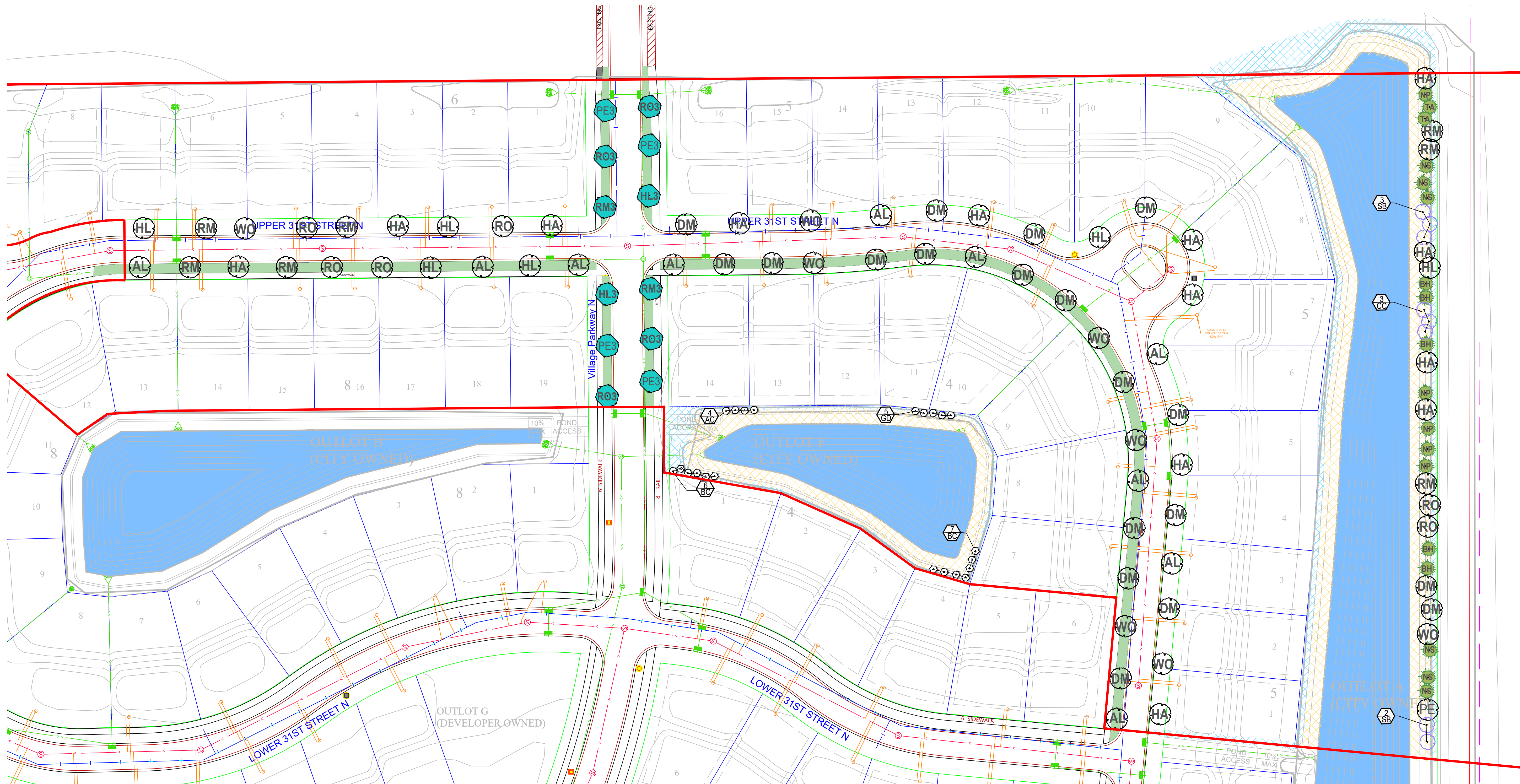
ENGINEERS SURVEYORS  
 DESIGNERS PLANNERS

**SATHRE-BERGQUIST, INC.**  
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CITY PROJECT NO.		FILE NO.	72905-326
LAKE ELMO, MINNESOTA		15	
FINAL GRADING PLAN NORTHPORT 3RD ADDITION PULTE GROUP		22	







**1 Tree and Shrub Plan**  
**2 SCALE: 1" = 50'**



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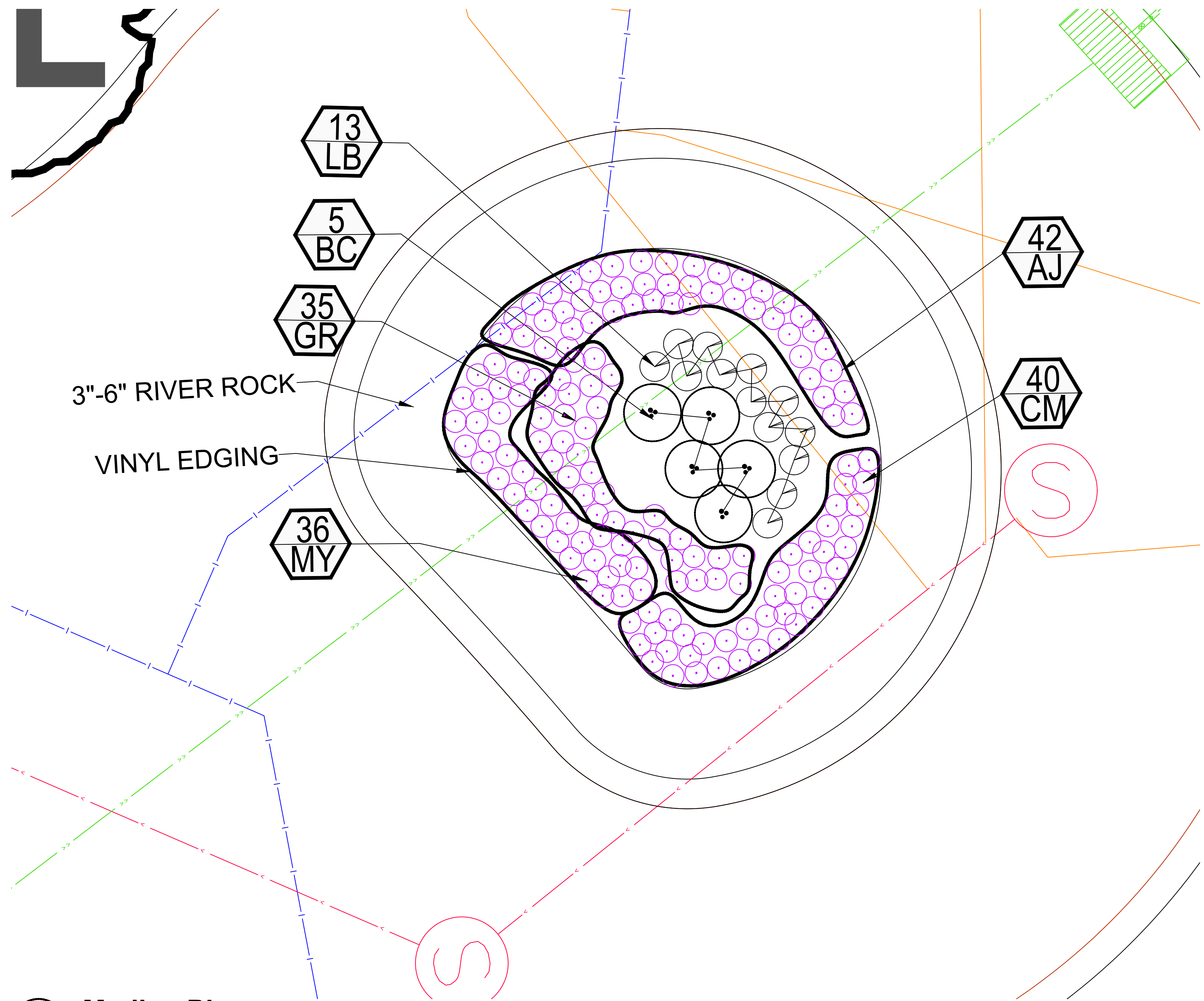
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DATE: 2/25/2020 REG. #: 20144

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

CITY PROJECT NO.  
 LAKE ELMO,  
 MN

PH3 LANDSCAPE PLAN  
 NORTHPORT  
 PULTE GROUP



**1**  
**3** **Median Plan**  
SCALE: 1" = 5'

10 5 0 5 10 20  
SCALE IN FEET



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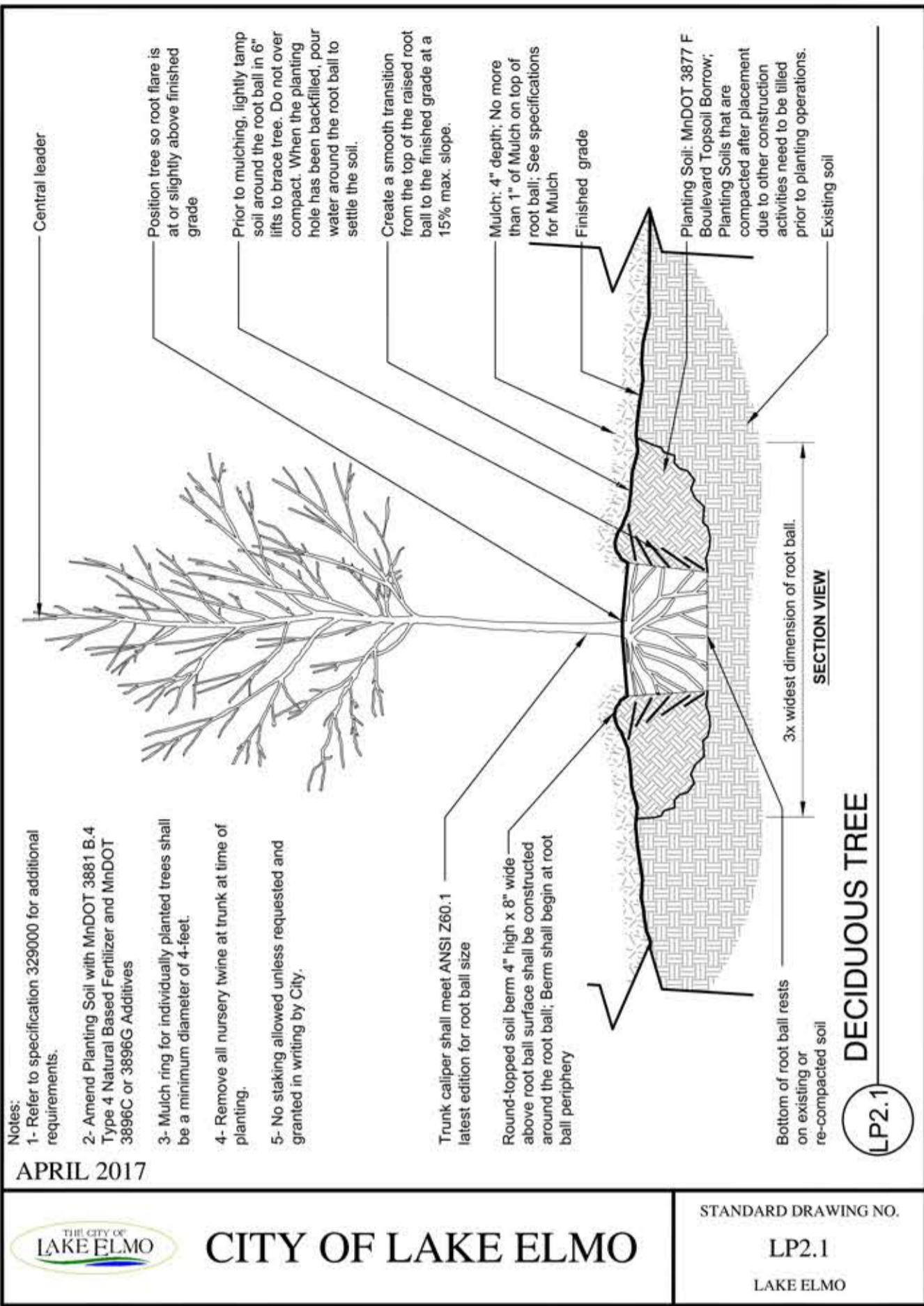


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PH3 LANDSCAPE PLAN  
 NORTHPORT  
 PULTE GROUP

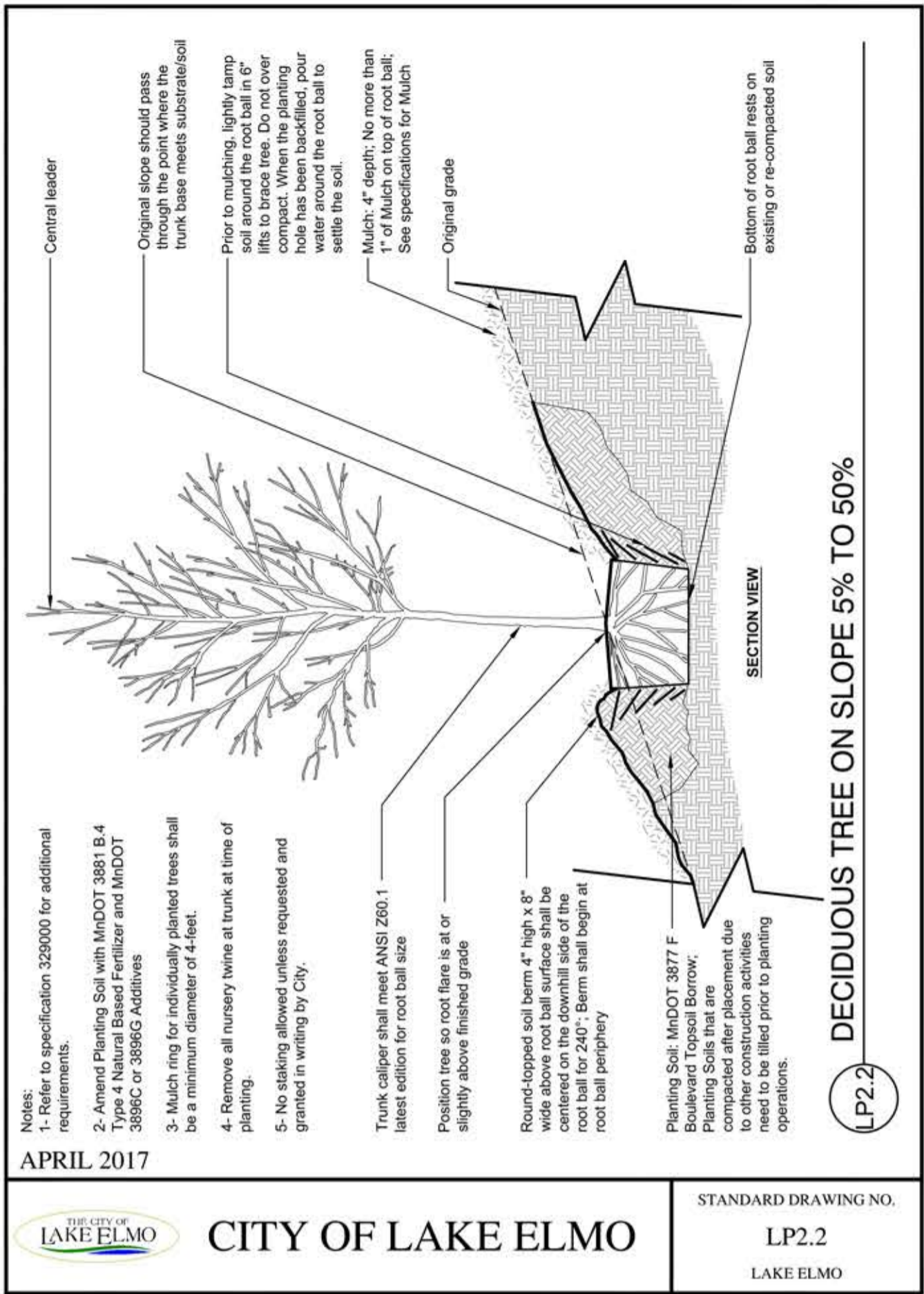
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**3**  
**4**



APRIL 2017

CITY OF LAKE ELMO

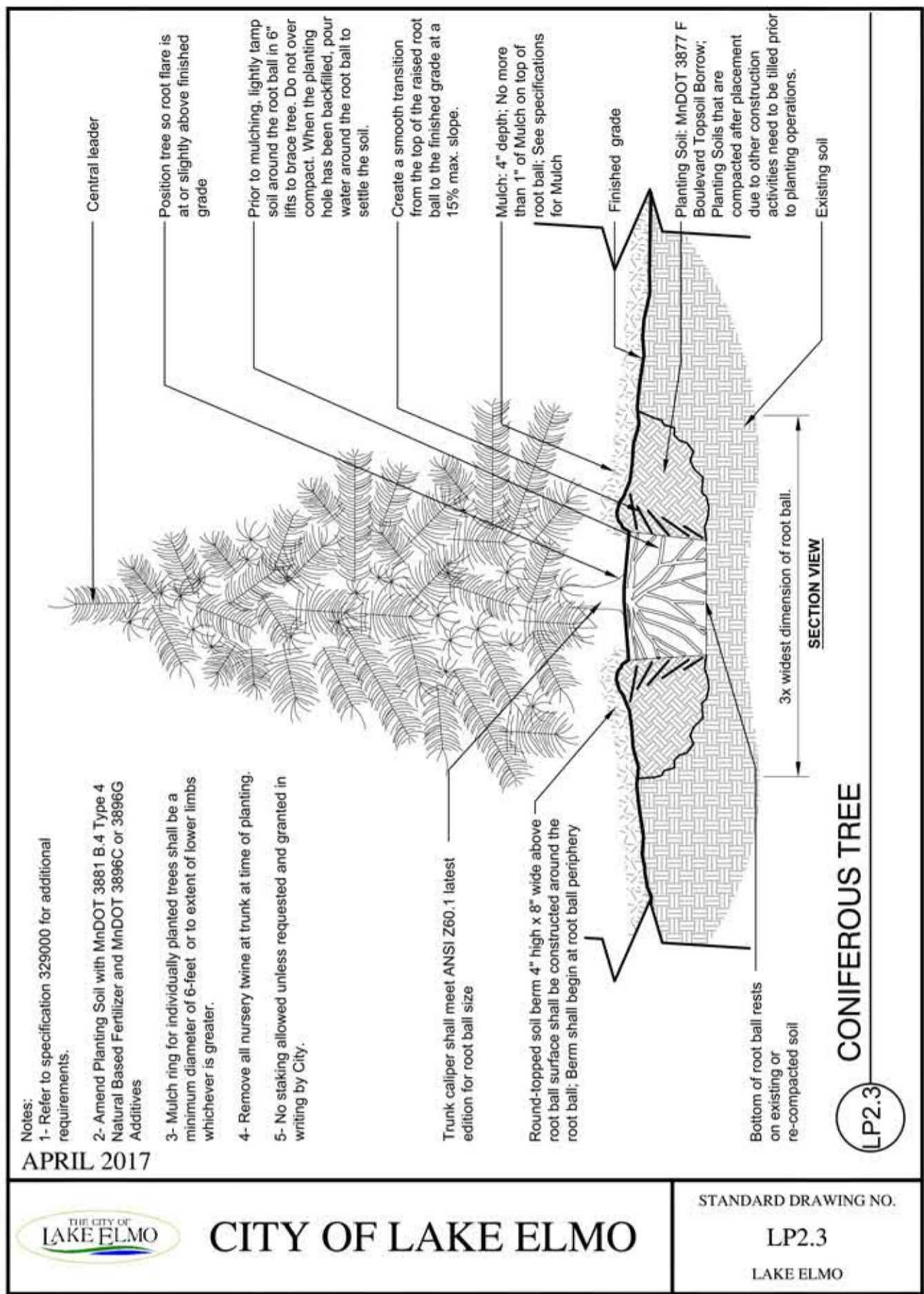
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CITY OF LAKE ELMO

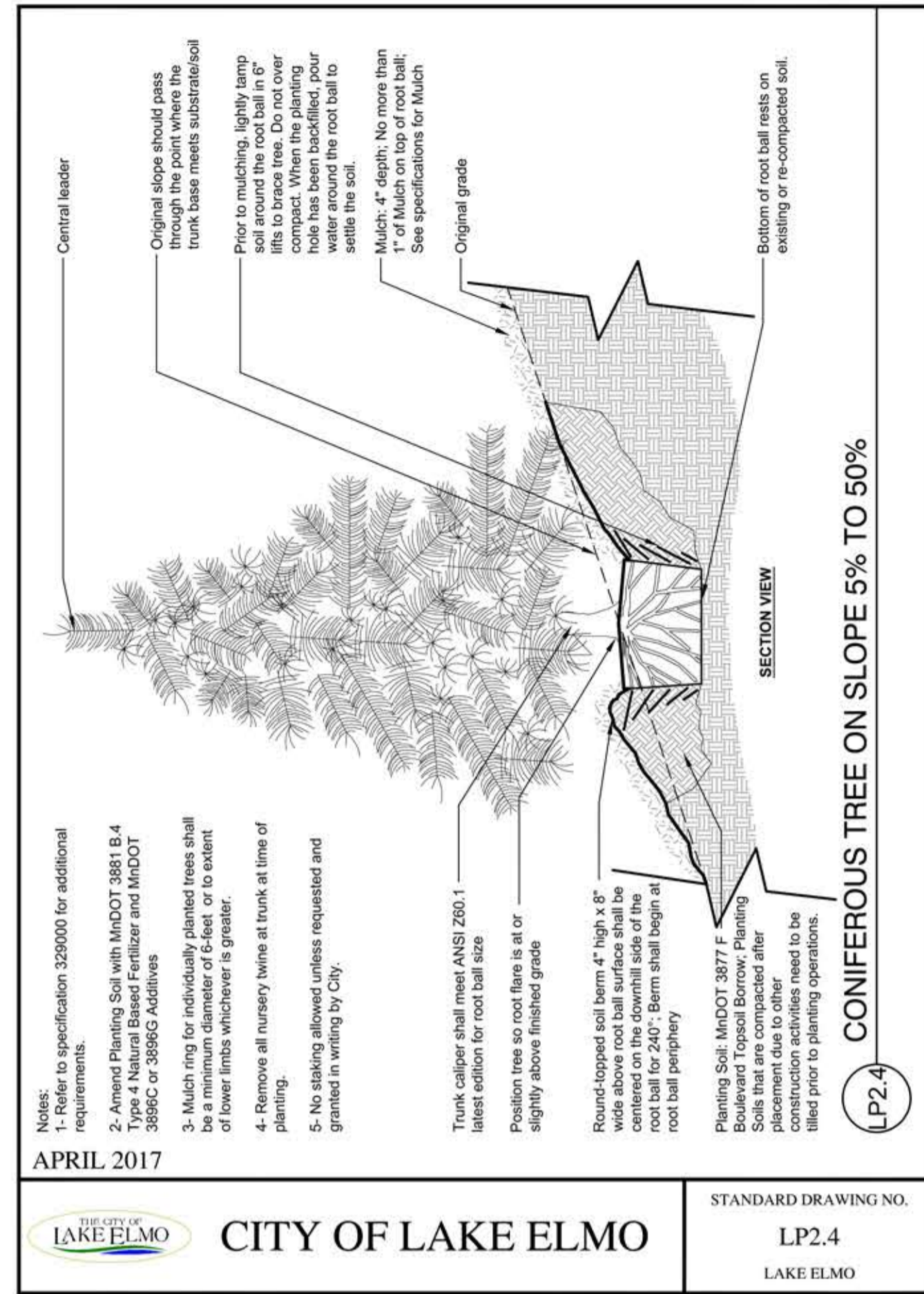
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CITY OF LAKE ELMO

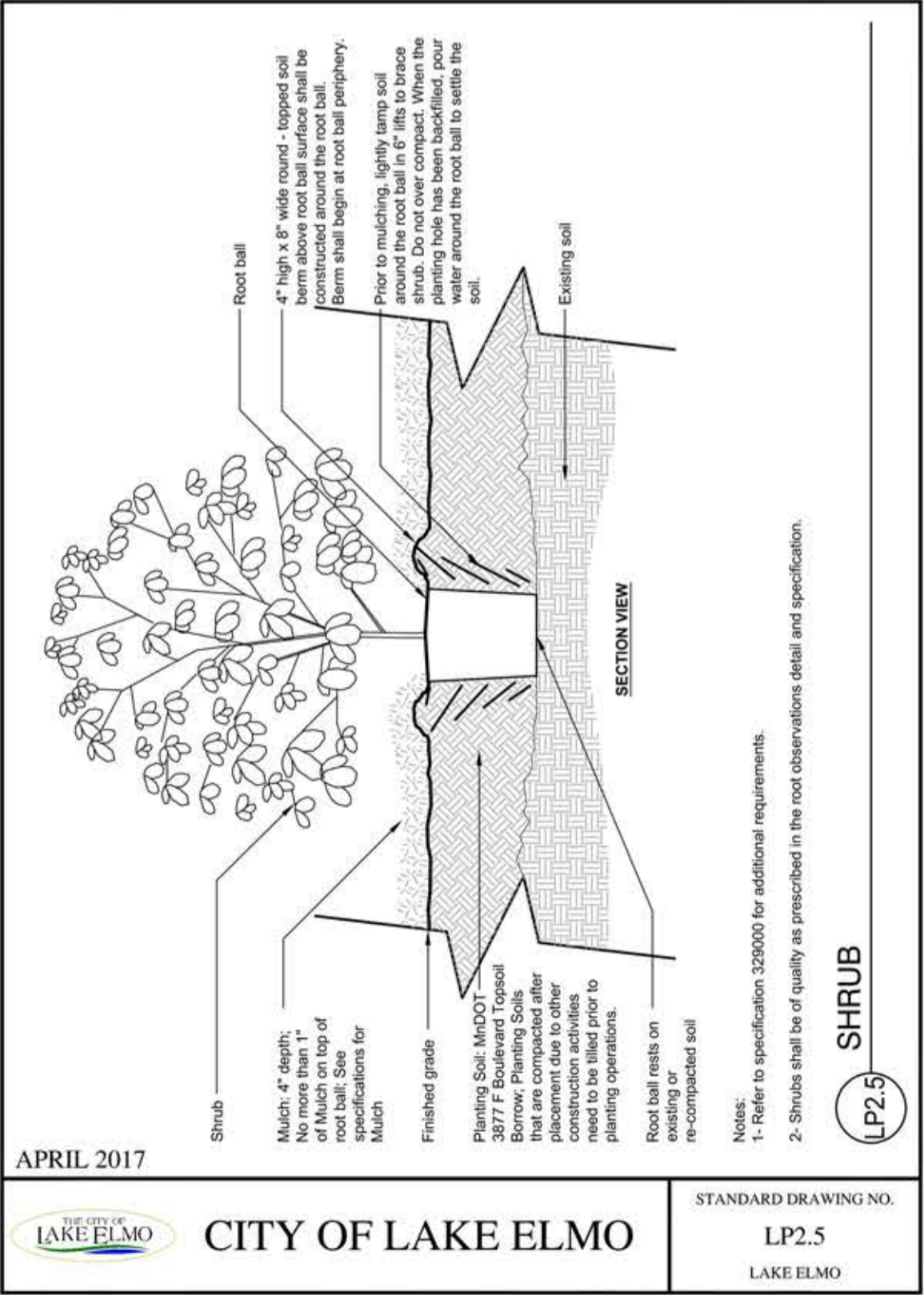
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CITY OF LAKE ELMO

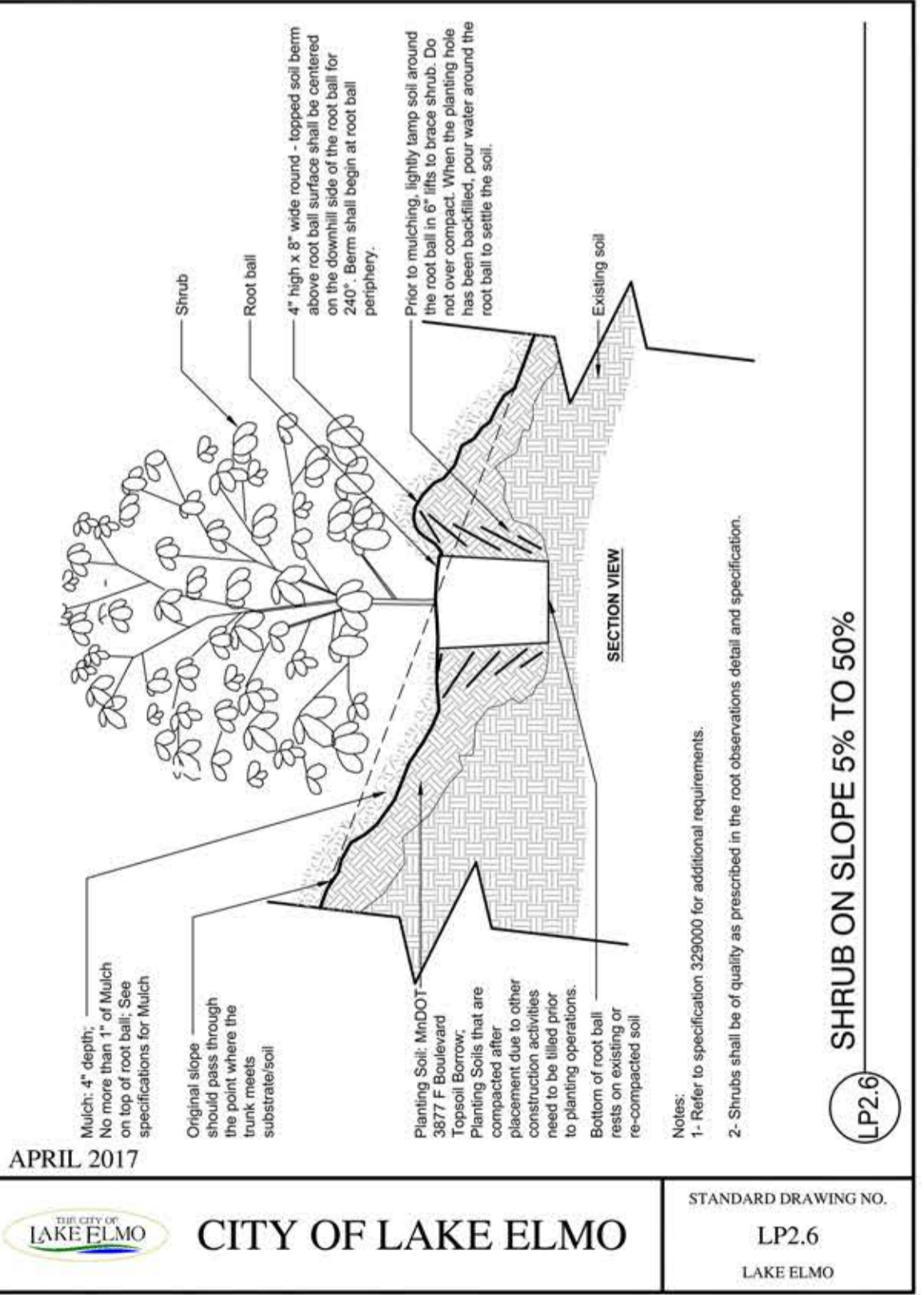
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CITY OF LAKE ELMO

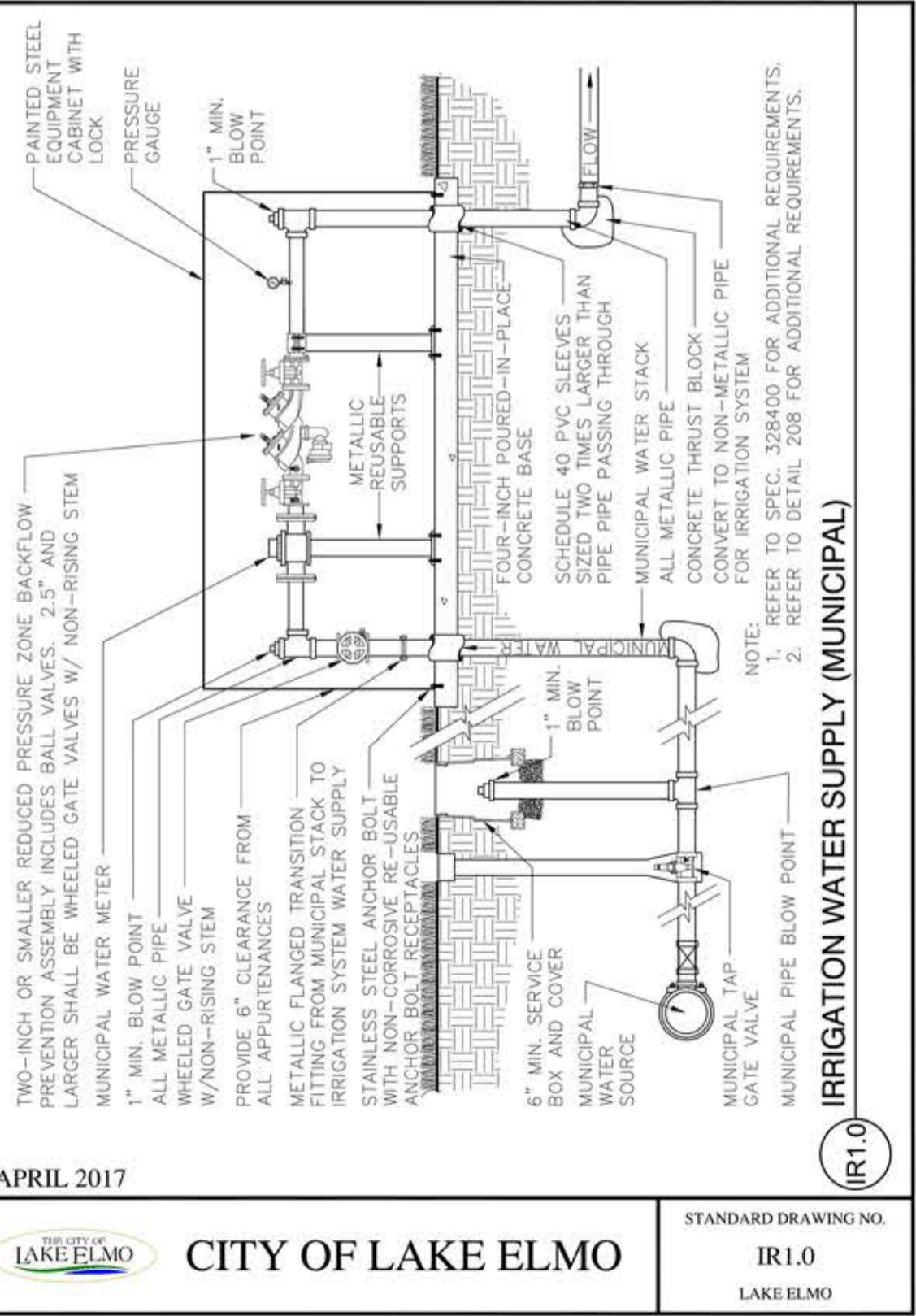
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CITY OF LAKE ELMO

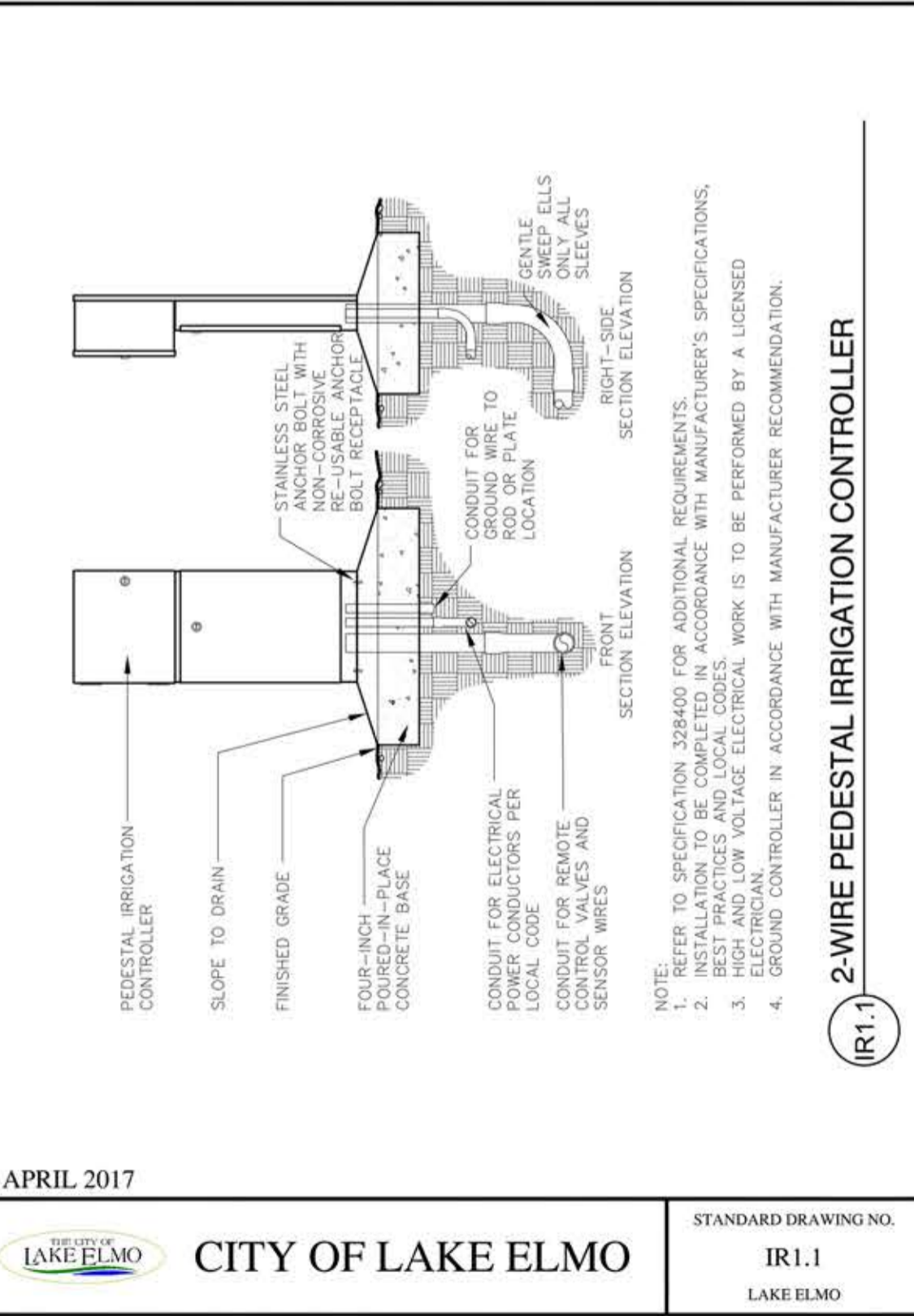
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CITY OF LAKE ELMO

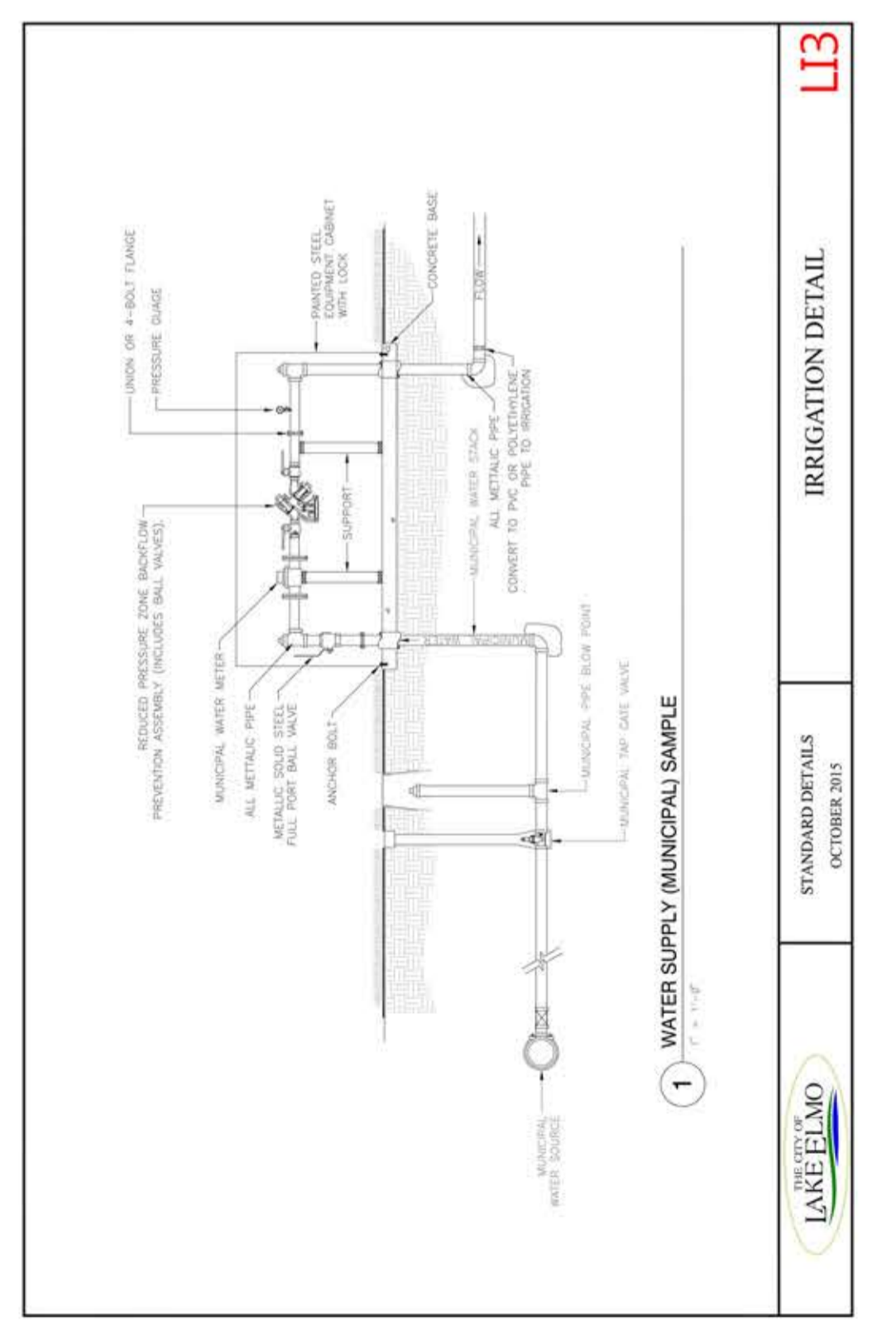
STANDARD DRAWING NO. IR1.0 LAKE ELMO



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CITY OF LAKE ELMO

STANDARD DRAWING NO. IR1.1 LAKE ELMO



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CITY OF LAKE ELMO

STANDARD DRAWING NO. IR1.2 LAKE ELMO

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CITY PROJECT NO.  
 LAKE ELMO, MN

PH3 LANDSCAPE PLAN

NORTHPORT

PULTE GROUP

FILE NO. 4



**To:** Ken Roberts, City of Lake Elmo Planning Director  
**From:** Lucius Jonett, Wenck Landscape Architect  
**Date:** January 27, 2020  
**Subject:** City of Lake Elmo Landscape Plan Review  
Northport 3<sup>rd</sup> Addition, Review #1

**Submittals**

- Landscape Plans, dated December 30, 2019, received January 20, 2020.

**Location:** Northwest quadrant of the intersection of 30<sup>th</sup> Street North and Manning Avenue North, Lake Elmo, MN

**Land Use Category:** Village Urban Low Density

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

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

**Tree Preservation:**

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

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

*\*Residential development - mitigation replacement trees are in addition to landscape required tree counts.*

- A. Tree replacement calculations follow the required procedure and are correct.
- B. This project is residential development; therefore, mitigation replacement trees shall be in addition to landscape required tree counts.

**Landscape Requirements:**

The master plan and the landscape plan for all three phases meet the code required number of trees. After implementation of phase three, there will be more than the code required tree quantities.

	Master Plan (Code Required)	Phase 1 Proposed	Phase 2 Required	Phase 3 Proposed	
Street frontage	13770	220	0	687	Lineal Feet
Lake Shore	0	0	0	0	Lineal Feet
Stream Frontage	0	0	0	0	Lineal Feet
Total Linear Feet	13770	220	0	687	Lineal Feet
/50 Feet = Required Frontage Trees	276	4.4	0	14	Trees
Development or Disturbed Area	-	-	-	-	SF
Development or Disturbed Area	51.0	22.0	11.0	15.0	Acres
x5 = Required Development Trees	255	110	55	75	Trees
Required Mitigation Trees	0	0	0	0	
<b>Required Number of Trees</b>	<b>531</b>	<b>114.4</b>	<b>55</b>	<b>89</b>	
<b>Total Trees to Date</b>		<b>346</b>	<b>102</b>	<b>121</b>	<b>569</b>

The landscape plans for the 3<sup>rd</sup> phase on its own does not meet the minimum compositions of required trees, but the overall development total composition does meet the minimum requirement.

Approved Master Plan	Qty	% Composition	
Deciduous Shade Trees	326	70%	>25% required
Coniferous Trees	143	30%	>25% required
Ornamental Trees*	39		

**Tree Count 508**

1st Addition	Qty	% Composition	
Deciduous Shade Trees	230	71%	>25% required
Coniferous Trees	93	29%	>25% required
Ornamental Trees*	23		

**Tree Count 346**

2nd Addition	Qty	% Composition	
Deciduous Shade Trees	79	81%	>25% required
Coniferous Trees	19	19%	>25% required
Ornamental Trees*	4		

**Tree Count\*\* 102**

\*Ornamental Trees are not included in totals

\*\*as shown on plan, not in tables

3rd Addition	Qty	% Composition	
Deciduous Shade Trees	95	79%	>25% required
Coniferous Trees	18	15%	>25% required
Ornamental Trees*	8		<15% required

**Tree Count 121**

Development Total	Qty	% Composition	
Deciduous Shade Trees	404	76%	>25% required
Coniferous Trees	130	24%	>25% required
Ornamental Trees*	35		

**Tree Count 569**

A. A landscape plan has been submitted that does include all requirements.

B. The landscape plan **does not** meet the landscape layout requirements:

Tree Spacing .....

- *No driveway conflicts: Trunk of trees shall be 10 feet minimum from the nearest driveway edge. Please provide a paving plan to ensure that there are no driveway conflicts.*
- *No utility conflicts: Trunk of trees shall be 10 feet from the nearest utility, including water and sewer service stubs to each lot.*

C. Interior Parking Lot Landscaping – The development does not include interior parking lots.

D. Perimeter Parking Lot Landscaping – The development does not include perimeter parking lots.

E. Screening – A greenbelt buffer with screening is required on the east side of the overall development and is shown on the landscape plans. The landscape plan is consistent with the approved preliminary plat plans and does meet screening requirements.

**Special Landscape Considerations:**

A. Village Parkway Collector – The development is along Village Parkway.

- a. Phase 3 does front Village Parkway and the landscape plan **does not** meet all requirements.

Tree Location with Sidewalk or Trail..... 6-feet back of curb  
 The typical section for south of the railroad tracks on Village Parkway states that all trees should be 6’ from back of curb and 3’ from edge of sidewalk or trail.

Tree Spacing ..... Every 75’ on Both Sides  
 All trees along Village Parkway must follow a 75’ spacing, like stated in previous additions of the Northport Development.

**Findings:**

1. There are several proposed trees that conflict with utilities. See attached figure with conflicting trees highlighted in red. All trees must be 10' away from any utility line. In previous plan reviews the note,

*"All trees shall be planted outside of 10' utility easement, measured from the tree trunk to pipe. The landscape contractor shall be responsible for the field verification of all existing utilities, by calling Gopher One 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."*

was added to ensure there were no utility conflicts at the time of construction. Please add to Phase 3 sheets to ensure the same guidelines are followed. If there are still conflicts with utilities, some trees may be omitted since more trees are being provided than required. Trees may also be moved to the back of lots, but not planted in an outlot or easement area. Please review and move trees to fit these guidelines accordingly.

2. All trees must be 10' away from any driveway. The submitted landscape plan does not show proposed driveways, so any conflicts cannot be seen or corrected. A note similar to utility conflicts may be added to ensure there are no driveway conflicts. Trees may be moved to a different location or omitted since more trees are being provided than required. Trees may also be moved to the back of lots, but not planted in an outlot or easement area. Please revise the landscape plan to show proposed driveways and move trees to fit these guidelines accordingly.
3. Because this phase is along Village parkway, all boulevard trees must be 75' apart. This was the case in previous development phase reviews and will need to be continued for phase three. Please revise the 50' tree spacing along Village Parkway to 75' in accordance with code.
4. Because this phase is along Village parkway, all boulevard trees must be 6' off back of curb and 3' from edge of sidewalk or trail. It appears that these trees are currently spaced evenly between the sidewalk or trail and back of curb but will need to be adjusted to fit the dimensions provided on the City detail: Village Parkway Collector Typical Sections – South of Railroad Tracks. Please revise the tree spacing to be within the Village Collector guidelines.

**Recommendation:**

It is recommended that a condition of approval include:

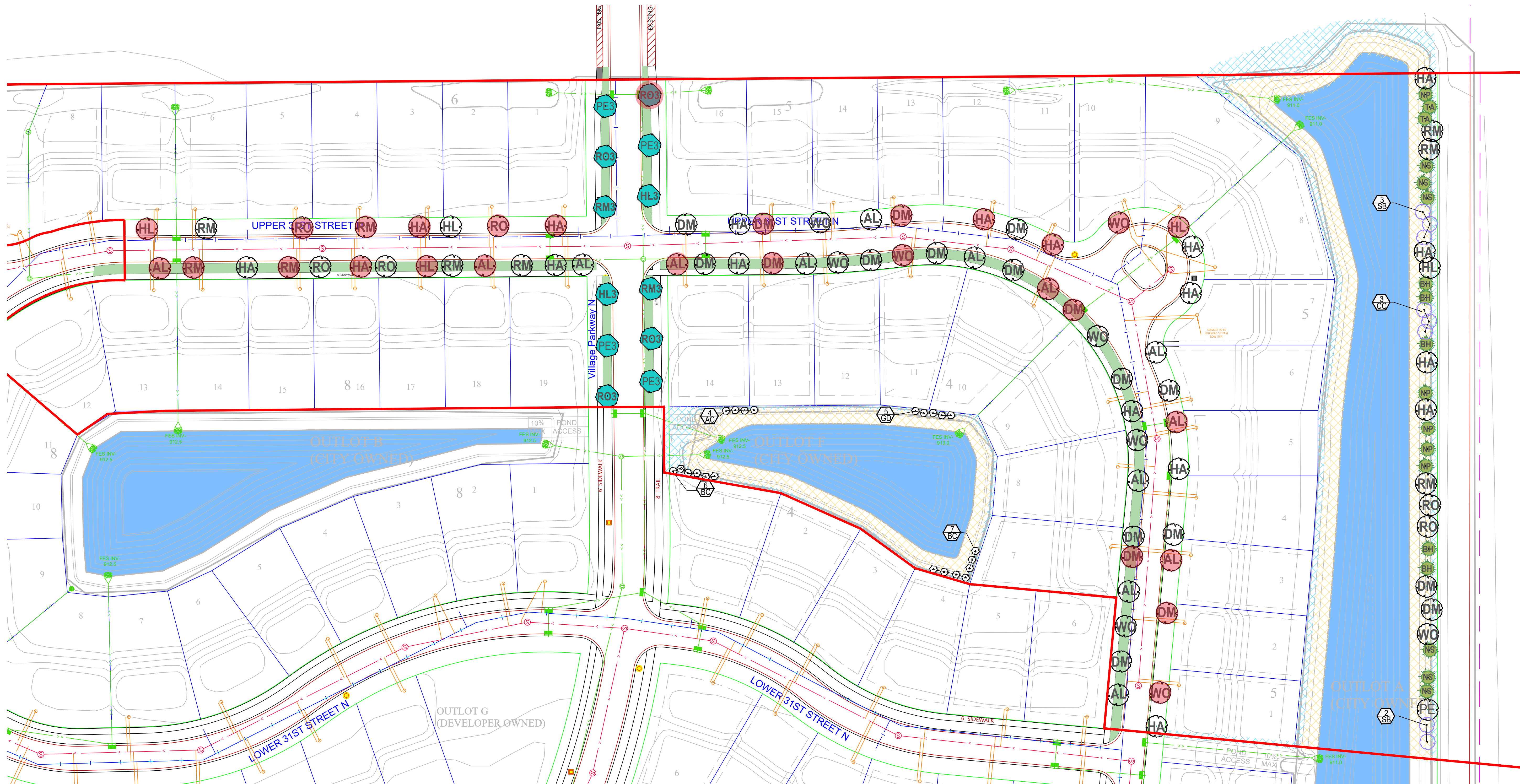
1. Submit a revised landscape plan.

Sincerely,



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





1 Tree and Shrub Plan  
 2 SCALE: 1" = 50'



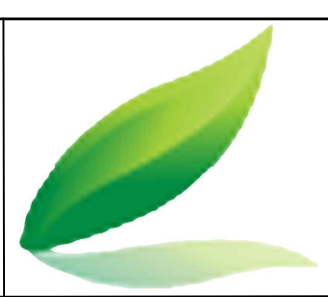
DRAWN BY	NO.	BY	DATE	PLAN	REVISIONS
MK	--	--	--	--	--
CHECKED BY					
KN					
ISSUED					
12/30/19					

THIS PLAN SET AND THE CONCEPTS REPRESENTED HEREIN ARE THE PROPERTY OF NORBY AND ASSOCIATES LANDSCAPE ARCHITECTS. CHANGES TO OR USE OF THIS PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL BY

I 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: *[Signature]*

DATE: 1/7/20 REG. #: 20144



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

CITY PROJECT NO.  
 LAKE ELMO,  
 MN

PH3 LANDSCAPE PLAN  
 NORTHPORT  
 PULTE GROUP

FILE NO.  
 2  
 4

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

**RESOLUTION NO. 2020-021**

*A RESOLUTION APPROVING A FINAL PLAT FOR NORTHPORT 3<sup>RD</sup> ADDITION*

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

**WHEREAS**, Pulte Homes of MN, LLC, 7500 Flying Cloud Drive, Ste 670, Eden Prairie, MN 55344, has submitted an application to the City of Lake Elmo (“City”) for a Final Plat for Northport 3<sup>rd</sup> Addition Final Plat, a copy of which is on file in the City of Lake Elmo Planning Department; and

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

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

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

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

**WHEREAS**, on September 5, 2017, the Lake Elmo City Council adopted Resolution 2017-089 approving the Final Plat for Northport 1<sup>st</sup> Addition; and

**WHEREAS**, the Lake Elmo City Council approved resolution 2018-081 for Northport 2<sup>nd</sup> Addition Final plat at its July 17, 2018 meeting; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the proposed Northport 3<sup>rd</sup> Addition Final Plat as part of a memorandum to the City Council for its March 4, 2020 meeting; and

**WHEREAS**, the City Council reviewed the Northport 3<sup>rd</sup> Addition Final Plat at its meeting held on March 4<sup>th</sup>, 2020 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 for Northport 3<sup>rd</sup> Addition will create 41 single-family lots.
- 3) That the Northport 3<sup>rd</sup> Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014 and as amended on September 6, 2017.
- 4) That the Northport 3<sup>rd</sup> Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Northport 3<sup>rd</sup> Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 6) That the Northport 3<sup>rd</sup> Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
- 7) That the Northport 3<sup>rd</sup> Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Northport 3<sup>rd</sup> Addition Final Plat is generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City regarding Northport 3<sup>rd</sup> Addition Final Plat dated February 2, 2020.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve the Northport 3<sup>rd</sup> Addition Final Plat subject to the following conditions:

1. Required modifications to final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, street and utility, etc. 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 (Final Plat Engineering Review & Final Construction Plans), dated February 10, 2020 addressing Northport 3<sup>rd</sup> Addition Final Plat shall be incorporated prior to the recording of the final plat. Final Plans and Specifications must be prepared in accordance with City Engineering Design Standards Manual dated April 2019 using City details, plan notes, and specifications.
2. All easements as required and approved by the City Engineer and Public Works Director shall be documented on the Final Plat prior to release of the Final Plat for recording.
3. Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the Northport 3<sup>rd</sup> Addition Final Plat with financial guarantees.
4. The findings outlined in the City Landscape Architects review memo dated January 27, 2020 must be addressed and an updated plan must be approved by the City's Landscape Architect.

5. A Landscape License Agreement shall be executed for the maintenance of right-of-ways prior to release of the final plat by City Officials.
6. The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights, and all builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
7. The Applicant shall provide the City with a copy of the Northern Natural Gas permit and abide by any conditions of approval.
8. The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act.
9. The approved plat shall be recorded with Washington County within 180 days after approval, failure to record will cause the approval to become void.

Passed and duly adopted this 4<sup>th</sup> day of March, 2020 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

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

**RESOLUTION NO. 2020-022**

***A RESOLUTION VACATING DRAINAGE AND UTILITY EASEMENT OVER OUTLOT A  
IN THE NORTHPORT 2<sup>ND</sup> ADDITION***

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

**WHEREAS**, the City Council approved a Preliminary Plat the Northport development in Lake Elmo on September 16, 2014 through adoption of Resolution 2014-74; and

**WHEREAS**, the City Council approved the Northport 2<sup>nd</sup> Addition Final Plat on July 17, 2018 through adoption of Resolution 2018-081; and

**WHEREAS**, Outlot A of the Northport 2<sup>nd</sup> Addition, PID# 13.029.21.44.0057 has Drainage and Utility Easement(s) over the property and the easement(s) was recorded with the Northport 2<sup>nd</sup> Addition Plat by the Office of the Registrar of Titles of Washington County; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing to consider the vacation of the Drainage and Utility Easement(s) at the February 10, 2020 Planning Commission meeting in the Lake Elmo City Hall located at 3800 Laverne Avenue North after being published and posted notice had been given and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

**WHEREAS**, the City Council in its discretion has determined that the vacation of the easements will benefit the public interest because:

1. That the existing easement that resides over Outlot A of the Northport 2<sup>nd</sup> Addition will no longer serve a functional purpose after the approval and subsequent platting of the Northport 3<sup>rd</sup> Addition.
2. That the dedication of new easements will be provided with the recoding of Northport 3<sup>rd</sup> Addition to provide the same function as the easement that is being vacated. Which is not expected to have a negative impact to the public purpose.

**WHEREAS**, the City Council, at its meeting on March 4, 2020, considered the easement vacation request.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELMO, OF WASHINGTON COUNTY MINNESOTA**, that such request for vacation of the existing Drainage and Utility Easement(s) is hereby granted in accordance with the property descriptions provided above, subject to the following condition of approval:

1. The final plat of Northport 3rd Addition must be approved by the City Council.
2. That the dedication of new easements will be provided with the recoding of Northport 3rd Addition to provide the same function as the easement that is being vacated.

**BE IT FURTHER RESOLVED**, that the Mayor and City Clerk are hereby authorized to sign all documents necessary to effectuate the intent of this resolution.

Adopted by the Council this 4<sup>th</sup> day of March, 2020.

Effective Date: \_\_\_\_\_

Approved:

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

Attested by:

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