

STAFF REPORT

DATE: JUNE 16, 2020

TO: City Council

FROM: Ben Prchal, City Planner

ITEM: Boulder Ponds 5th Addition – Final Plat, Final PUD Plan Amendment

REVIEWED BY: Ken Roberts, Planning Director

Planning Commission

BACKGROUND:

The City is being asked to consider an application for a Final Plat and Final Planned Unit Development (PUD) Plan amendment submitted by OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC. The proposed Final Plat application represents a 5th phase in the Boulder Ponds residential development and consists of the division of one lot into 3 lots. This request would increase the total number of lots within the development by 2 which moves the previously approved lot count from 98 to 100. The proposed project is located at the property currently addressed as 9010 7th St. During the platting of phases 1-3 the developer was able to place all approved lots (98) within the development. To keep the construction of the approved lots on schedule the developer opted not to amend the PUD during the 3rd addition and instead decided to come forward now with the PUD Amendment and final plat request.

GENERAL INFORMATION

Deadline for Action:

Applicant: OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC, 1660 Highway 100 South,

Ste 400, St. Louis Park, MN 55416

Property Owners: OP4 Boulder Ponds, LLC11455 Viking Drive, Suite 350, Eden Prairie, MN 55344

Location: 9010 7th St. PID # 34.029.21.32.00087

Request: Application for Final Plat and Final Planned Unit Development (PUD) Plan

Amendment for a 5th Addition of the Boulder Ponds planned development consisting of

3 single family lots.

Existing Land Use/Zoning: LDR (PUD) - Low Density Residential Planned Unit Development.

Surrounding Land Use: North – Stonegate Estates (RE) subdivision; west – Eagle Point Business Park (BP);

east -Savona Development, Low Density Residential (LDR) subdivision;

Comprehensive Plan: Urban Low Density Residential (2.5-4 units per acre)

History: Boulder Ponds Preliminary Plat and Preliminary PUD Plan approved by the City on

9/16/14 (Res. 2014-73). The first phase Boulder Ponds Final Plat and Final PUD was approved on April 21, 2015 (Res. 2016-041), the second phase was approved on May 17, 2016 (Res. 2018-065), and the 3rd phase approved June 19, 2018 (Res. 2018-065)

17, 2010 (1cos. 2010 005); and the 5 pm

Application Complete – 5/19/2020

60 Day Deadline –7/7/2020 Extension Letter Mailed – N/A

Extension Letter Marieu – N/A

Applicable Regulations: Chapter 153 – Subdivision Regulations

Article 10 – Urban Residential Districts (LDR) Article 16 – Planned Unit Development Regulations

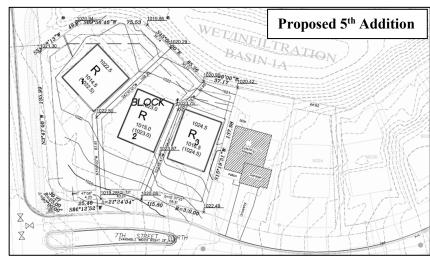
§153 Subdivision Regulations

REVIEW AND ANALYSIS:

The City of Lake Elmo has received a request from OP4 Boulder Ponds, LLC for a Final Plat and Final PUD Plan to subdivide 9010 7th St, .74 acres, into 3 single family lots. The preliminary plat approved 98 single family lots. 1st Addition approved 47 single family lots, the 2nd Addition approved 18 single family lots, and the 3rd Addition with a total

of 33 lots.

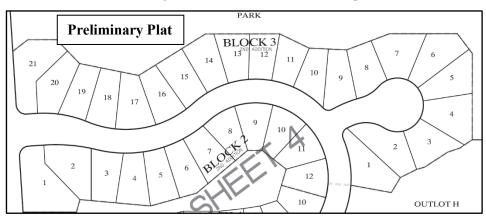
Final Plat Approval Process. The City's subdivision ordinance establishes the procedure for obtaining final plat approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. In this instance the developer does have preliminary plat approval. However, it was for the development of 98 lots. Although the Developer would like to add additional lots the City would not need to approve the request as proposed. Although the proposal is generally consistent with the preliminary plan that was approved by the City in 2014 there are City engineering standards that need to be met.

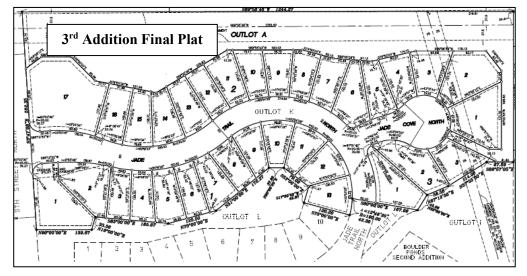


5TH ADDITION DISCUSSION

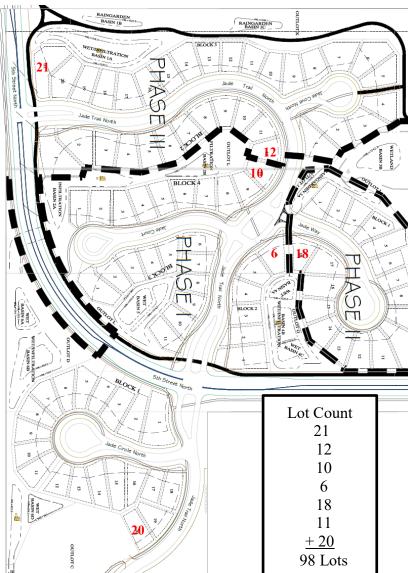
Changes to Final Plat from Preliminary Plat. Lot 17, Block 2 is much larger than originally approved with Preliminary Plat, (Lots 20 and 21 of the preliminary plat). The City Code requires amendment reviews to follow the process outlined in section 154.105. Although the intent of this section is to address zoning code and text amendments the process for

amending other land use requests, such as a PUD amendment can still apply. It can be seen that lot 17 from the 3rd addition is different from lots 20 and 21 from the preliminary plan. Lot 17 (Platted in 3rd addition) is the lot which the developer would now like to subdivide into 3 lots.

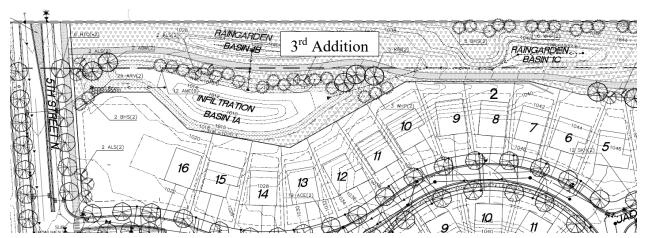




- Density. The density of the single family lot area within the preliminary plat approved approximately 2.5 dwelling units per acre over 39 acres, which is a net acreage calculation of (98/39=2.51). The addition of 2 more lots would adjust the calculation to 100/39=2.56. The density change is small and does not drastically adjust the overall density. It results with an increase of .04 units per acre. If the PUD amendment is allowed the comprehensive plan within Urban Low Density Residential Land Use category would not be affected as the Land Use Designation in the comprehensive plan (LDR) calls for a density of 2.5-4 units per acre. The zoning code for the LDR district calls for a density range of 2 to 4 units which is also met.
- Decreased Lot Widths. The minimum lot width of the Low Density Residential (LDR) zoning district is 60 feet. Only one of the three proposed lots is capable of meeting the lot width requirement (See 5th addition plans for reference). For a reference there were fifteen lots within the 3rd Addition that did not meet this minimum lot width of 60 ft. though, the PUD affords them the reduced lot width. (The proposed 5th addition plat and plans show the lot widths.)
- Lot Sizes. The LDR district requires a minimum lot size of 8,000 sq ft. (.18 acres). The <u>average</u> lot size of the approved preliminary plat was 9,882 square feet, and the smallest lot size was 7,206 square feet. For reference the smallest lot size within the 3rd Addition was 7,224 sq ft. Of the three lots for the 5th addition the smallest lot is 7,873 sq ft. while the largest is 14,645 sq ft. and the average lot size for the three comes to 10,789 sq ft. (14,645+9,850+7,873)/3=10,789
- Landscape Plan. The applicant has provided the City with a landscape plan which has been reviewed by the City landscape architect. The plans are recommended for approval, assuming there are no site design revision. Please see the attached memo for more details.
- Trails/Parks. Because these lots are an addition to an existing development the infrastructure is already in place or will be installed to meet the conditions of the previous approvals. The number



of lots that are being created would require a cash contribution and does not qualify for the ability to dedicate land. However, because funds/land was provided in previous additions the City cannot require dedication funds for this phase.



City Engineer Review. Comments from the City engineer have been received and the City Engineering standards lead to a recommended reduction on the final plat from two (2) additional lots to one (1). That is, only allowing a two (2) subdivision instead of the provided memo provides more detail but essentially it addresses the ability of the driveway for lot 1 block 1 (of 5th addition) to meet the needed setback requirements. Furthermore, the shown driveway design has caused issues for other homes.

Fire Chief and Building Official Review. Comments were not received.

Outlots. Outlots are not being created with this subdivision.

Landscape Architect. The landscape architect did provide a review memo and recommends approval of the plan as provided, assuming there are no revisions to the plan.

PUD Flexibility. Boulder Ponds was provided PUD flexibility for the following with approval of the Preliminary Plat and PUD. The 5th Addition Final Plat and PUD should adhere to this PUD flexibility:

Proposed Lot Dimensional Standards through Planned Unit Development Process:

• Lot Area: 9,882 sq. ft. average (7,206 sq. ft. min.)

• Front Yard Setback: 20 ft. (25 feet for garage)

Side Yard Setback: 5 ft.Side Corner Setback: 15 ft.

• Rear Yard Setback: 25 ft. 20 ft. Staff recommends adjusting this figure to 20 as this is what is established in the current zoning code and is the number that has been used for review since the beginning of home permitting.

• Additionally, during the Preliminary review there was a discussion of flag lots in the development. The PUD did allow some lots within the Boulder Ponds development flexibility. The only lot that stood out as a flag lot is the lot identified as lot 1 in the 5th addition. Although, being that the lot is on a corner perhaps the issues created by flag lots become less relevant. (For clarity, the driveway access for lot 1 will not be onto 5th St.)

With all of the information provided Staff would like to insert additional comments before the 5th addition recommendation. Strictly comparing the request to prior additions it certainly appears to blend in to the development. There is nothing drastically different about the sizes or width of the lots. The lots may look "tight" on their own but compared to past additions there did not appear to be anything unique about these three lots. One thing that is worth noting is the center island in the street that is at the end of the driveways. Given that the island creates a one way the property owners would be forced to arrive from the south (within the development) or perform a U-turn around the island to access the lots.

Setting aside the driveway consideration, the preliminary plat did show 98 lots and the developer is now requesting 100 lots. From a numbers stand point the adjustment does not appear to be worth much of a discussion but it may be worth discussing in terms of creating more "convenient" lots in the development. At some point the development has a limit in terms of what it can sustain. With that said if there were only two lots instead of three as proposed the average lot size would



come to 16,184 sq ft. which would be double the size that is required for the district. However, a reduction from 2 additional lots to 1 may be an appropriate compromise to meet the engineering requirements about driveway access for the new lots.

Preliminary Plat Conditions

The preliminary plat for Boulder Ponds was approved with several conditions, which are indicated below along with Staff's comments on the status of each. Staff is recommending approval of the final plat for Boulder Ponds 5th Addition, but with additional conditions intended to address the outstanding issues that will require additional review and/or documentation.

Please also note that the applicant has also provided a response to the preliminary plat conditions as part of the project narrative.

- 1) 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 a final plat, and said plan shall document extent of any proposed grading on the site.

 Comments: The site was mass graded in phase 1 and becomes less relevant for 2 additional lots.
- 2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording. *Comments: The park land dedication requirements have been satisfied.*
- 3) The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit. *Comments: The permit was received with the first phase of the development.*
- 4) The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. *Comments: Streets do not need to be named or renamed with this phase.*
- 5) The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan. Comments: These were completed for the 1st phase. It is a recommended condition of approval that the Applicant address comments that are outlined in the City Engineer's recent review memo dated June 3rd, 2020.

- 6) In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way. *Comments: This condition remained throughout all phases and will again apply to the 5th addition.*
- 7) The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities. *The landscape architect has reviewed the plans and has approved them, assuming no site revisions are required.*
- 8) All islands and medians internal to the Boulder Ponds development shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the Final Plat. Comments: The islands and median except those in 5th Street are the responsibility of the HOA into perpetuity. This condition will not necessarily need to be applied with these lots as it was addressed in other additions.
- 9) The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet. *Comments: This requirement has been met.*
- 10) The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side. *Comments: This is not a relevant condition for the 5th addition.*
- 11) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements. Comments: All public improvements have already been installed or are in the process of being installed due to previous development phases. Meaning a development agreement is not required for this phase.
- 12) The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development. *Comments: This has been added as a recommended condition of approval.*

Staff is recommending that the relevant conditions noted above become the conditions of approval for the Boulder Ponds 5th addition. Furthermore, Staff is recommending that the conditions outlined in the City Engineer memo be applied as well.

Draft Findings. Staff and the Planning Commission and recommending the City Council consider the following findings with regards to the proposed Boulder Ponds 5th Addition Final Plat and Final PUD Amendment:

- 1) That the Boulder Ponds 5th Addition Final Plat and Final PUD Plan is generally consistent with the standards approved for the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Boulder Ponds 5th Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Boulder Ponds 5th Addition Final Plat does not comply with the City's Urban Low Density Residential zoning district. However, the exceptions approved through the PUD process as noted in the approved Preliminary PUD Plans allow for decreased front and rear yard lot widths, lot sizes, and seatbacks.
- 4) That the Boulder Ponds 5th Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachments thereof.
- 5) That the creation of two additional lots, total of three (3) for the 5th addition, does not meet all engineering requirements. Because of this the development will only be allowed to consist of two (2) lots in the 5th addition.
- 6) That the Boulder Ponds 5th Addition Final Plat complies with the City's subdivision ordinance.
- 7) That the Boulder Ponds 5th Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.

Recommended Conditions of Approval. The recommended conditions are as follows:

- 1. Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plat and plans requested by the City Engineer in memo dated June 3, 2020 for the 5th Addition shall be incorporated into these documents before prior to signing the Plat for recording.
- 2. The setbacks shall adhere to the requirements established during Preliminary PUD approval.

a. Lot Area: 9,882 sq. ft. average (7,206 sq. ft. min.)

b. Front Yard Setback: 20 ft. (25 feet for garage)

c. Side Yard Setback: 5 ft.d. Side Corner Setback: 15 ft.e. Rear Yard Setback: 20 ft.

- 3. Boulder Ponds 5th Addition may not begin construction 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.
- 4. 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.
- 5. The Final Plat shall not be recorded until final construction plan approval is granted by the City Engineer.
- 6. Amendments to the Landscaping Plan shall be subject to review and approval of the City Landscape Architect, prior to the release of building permits.
- 7. Plantings to sufficiently screen the northern portion of the northern buffer trail shall be provided on the Final Landscape Plan to be approved by the City's Landscape Architect.
- 8. The applicant shall provide evidence that all conditions attached to the South Washington Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.
- 9. The Developer shall revise the plat to consist of one (1) additional lot as opposed to two (2) as requested. To clarify the 5th addition will consist of two (2) lots instead of three (3).
- 10. The applicant shall provide a complete development lot book for the two (2) lots in Phase 5 of the Boulder Ponds development clarifying proper building placement for use in granting building permits prior to the release of Final Plat for recording.
- 11. That the Boulder Ponds 5th Addition Plat be contingent upon the Hudson Boulevard turn lanes being constructed and accepted by the City, including all punch list items, prior to release of building permits. (This was also a condition of the Boulder Ponds 3rd Addition Plat.)

OPTIONS:

The City Council may:

- Approve Boulder Ponds 5th Addition Final Plat and PUD Amendment Plans with findings and conditions as recommended by Staff.
- Amend Staff recommended findings and conditions and approve Boulder Ponds 5th Addition Final Plat and PUD Amendment Plans.
- Direct Staff to draft findings for denial of Boulder Ponds 5th Addition Final Plat and PUD Amendment Plans

RECOMMENDATION:

<u>Planning Commission Recommendation:</u> The Commission held a public hearing and took in public comments and listened to comments from the Developer. They did recommend approval of the 3 lot proposal with a 6-0 vote. However, at the time of the meeting the Engineering memo was not prepared and they did not have the privilege of reviewing those comments. But it was stated that Engineering conditions would be incorporated as recommended.

<u>Staff Comments:</u> Staff is inclined to recommend following the Engineering Comments, which would reduce the plat from three (3) lots to two (2). Staff recommends approval of the Boulder Ponds 5th Addition Final Plat and Final PUD Plan amending the plat, with conditions of approval as listed in the Staff report. The suggested motion is the following:

"Move to adopt Resolution 2020-069 approving Boulder Ponds 5th Addition Final Plat and PUD Amendment Plans subject to the Developer changing the final plat from three (3) lots to two (2) and subject to the conditions of approval as listed in the Staff report"

ATTACHMENTS:

- 1. Application Forms and Project Narrative
- 2. Final Plat
- 3. Landscape Plans
- 4. Landscape Consultant Review Memorandum, dated May 22, 2020
- 5. Engineering Memo dated June 3, 2020
- 6. Community Comments
- 7. Resolution 2020-069



Boulder Ponds 5th Addition PUD Final Application

Written Description

The Boulder Ponds development received general concept approval December 2013 by the City of Lake Elmo. In September 2014, the preliminary plat/PUD was approved for 98 single family lots and outlots for future development. In April 2015, the Boulder Ponds 1st Addition Final Plat was approved for 47 single family lots. In May 2016, the Boulder Ponds 2nd Addition Final Plat was approved for 18 single family lots. In August 2018, the Boulder Ponds 3rd Addition Final Plat was approved for 33 lots. This most recent final plat approval was to accommodate smaller lots, with the potential for Lot 17 to be divided into two additional lots in the future.

At this time, The Excelsior Group is requesting to divide Lot 17 from the Boulder Ponds 3rd Addition Final Plat from one large lot into three lots, for a gain of two additional lots. This would increase the overall single family lots in the development from 98 to 100. As a result, we will need to amend the PUD to allow for two additional single family lots and replat lot 17.

Property Address, Zoning, Parcel Size, PID and Legal Description

PROPERTY ADDRESS: 9010 7th St N, St Elmo, MN 55042

PID: 34.029.21.32.0087

LEGAL DESCRIPTION: Boulder Ponds Third Addition Block 2, Lot 17

ZONING: LDR-PUD

<u>LOT SIZE</u>: 32,384 sq.ft. (.74 acres)

Project Representatives and Contact Information

LANDOWNER/ OP4 Boulder Ponds, LLC

DEVELOPER c/o The Excelsior Group, LLC

1660 Highway 100 South, Suite 400

St. Louis Park, MN 55416

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LANDSCAPE Westwood Professional Services

ARCHITECT Cory Meyer

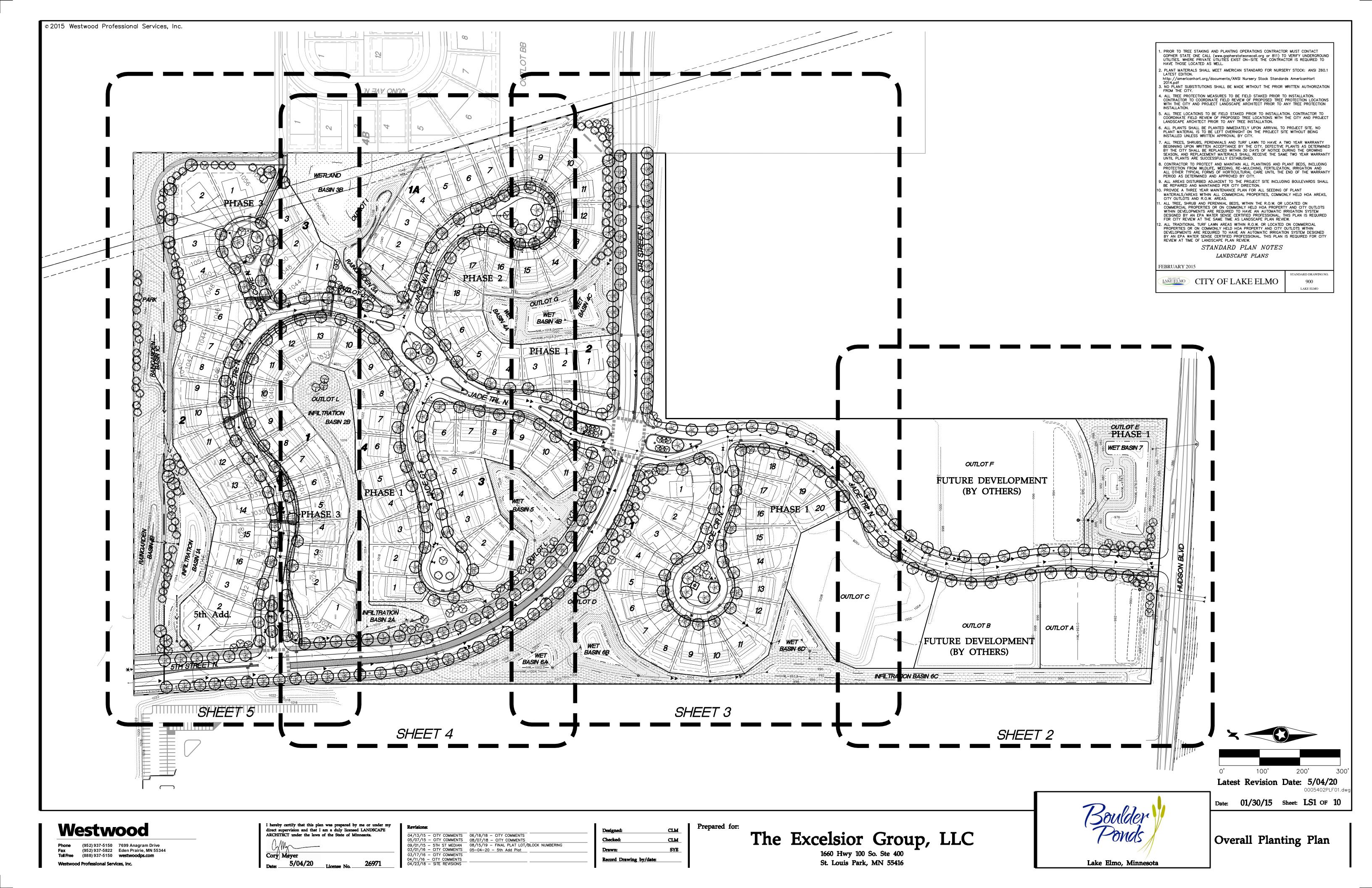
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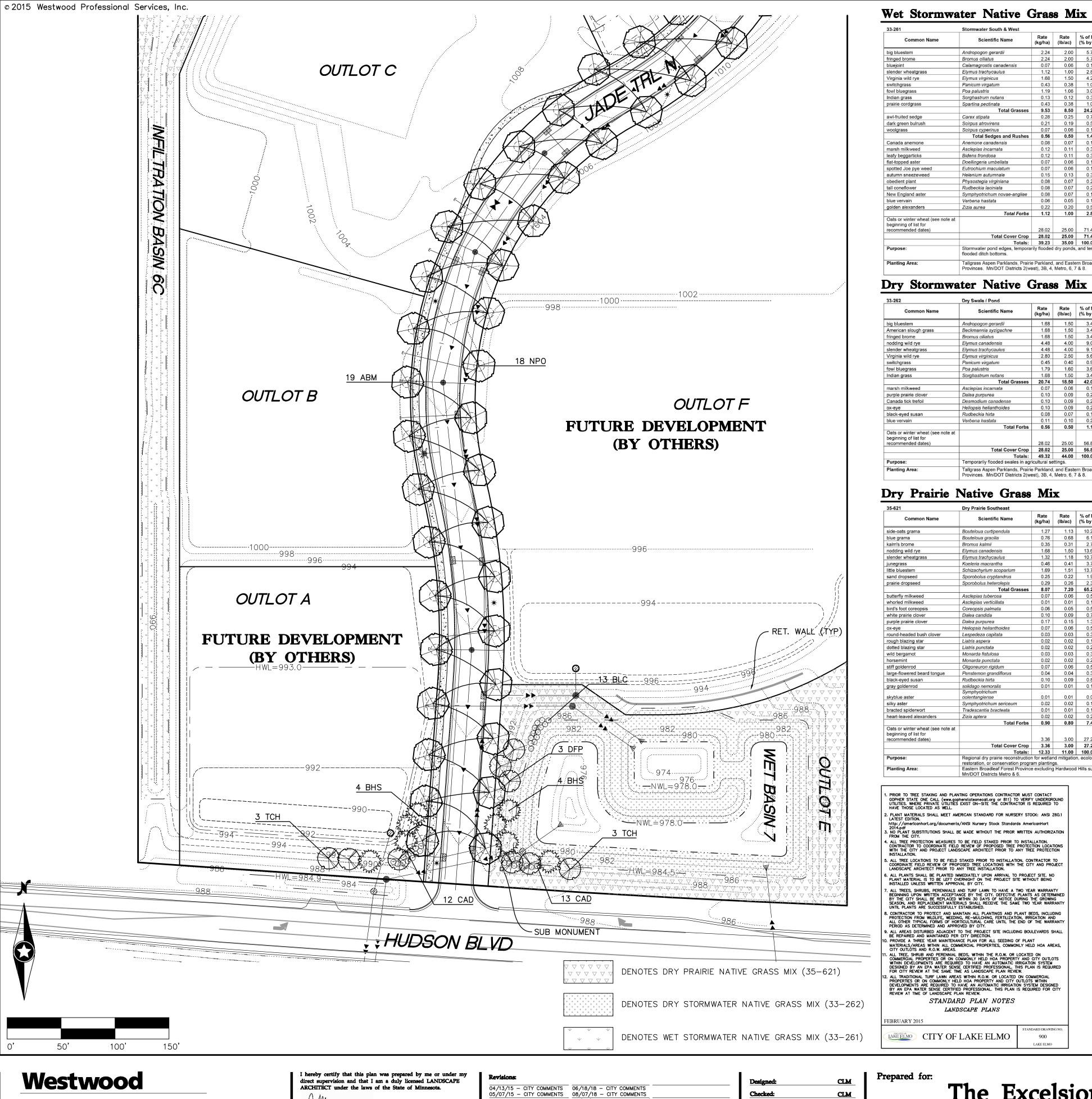
cory.meyer@westwoodps.com

Attachments

- 1. Application
- 2. PUD / Final Plat

LOT SKETCH LEGEND: × 1011.2 DENOTES EXISTING ELEVATION. ~for~ OP4 BOULDER PONDS, LLC DENOTES PROPOSED ENGINEERED FILL. NOTES: **BUILDING SETBACKS:** Proposed building pads, grading, streets, sidewalks and utilities provided by SEH. Front = 20 ft. (25 ft. from back of sidewalk) Side = 5 ft. Rear = 20 ft. (20 ft. for deck) Street and utilities are not constructed at this time. S89°56'46"W 1020 1076'076 *Roof eaves are not permitted in setback areas. Boulevard trees per Landscape Plan by others. TRAIL BITUMINOUS N79°00'00"W 17 FLOOR 32,368 S.F. 1022 1024 1026 JADETRAIL NORTH Lot 17, Block 2, BOULDER PONDS THIRD ADDITION, Washington County, Minnesota. (The plat of BOULDER PONDS THIRD ADDITION is not of record as of this date.) Location: CITY OF LAKE ELMO Scale 1"= 40' Denotes Iron Monument Bearing Datum: Assumed Job No. Drwg By I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land PROFESSIONAL LAND SURVEYORS 6776 LAKE DRIVE NE, SUITE 110 LINO LAKES, MINNESOTA 55014 TEL. (651) 361-8200 FAX (651) 361-8701 Surveyor under the laws of the State of Minnesota. E. G. RUD & SONS, INC. Dated this 14th day of August 2018. Minaesota License No. 41578 17 - 2www.egrud.com





Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	Andropogon gerardii	2.24	2.00	5.72%	7.35
fringed brome	Bromus ciliatus	2.24	2.00	5.73%	8.10
bluejoint	Calamagrostis canadensis	0.07	0.06	0.18%	6.40
slender wheatgrass	Elymus trachycaulus	1.12	1.00	2.85%	2.53
Virginia wild rye	Elymus virginicus	1.68	1.50	4.28%	2.31
switchgrass	Panicum virgatum	0.43	0.38	1.07%	1.93
fowl bluegrass	Poa palustris	1.19	1.06	3.03%	50.70
Indian grass	Sorghastrum nutans	0.13	0.12	0.36%	0.55
prairie cordgrass	Spartina pectinata	0.43	0.38	1.07%	0.91
	Total Grasses	9.53	8.50	24.29%	80.78
awl-fruited sedge	Carex stipata	0.28	0.25	0.71%	3.10
dark green bulrush	Scirpus atrovirens	0.21	0.19	0.54%	31.70
woolgrass	Scirpus cyperinus	0.07	0.06	0.18%	39.00
-	Total Sedges and Rushes	0.56	0.50	1.43%	73.80
Canada anemone	Anemone canadensis	0.08	0.07	0.19%	0.20
marsh milkweed	Asclepias incarnata	0.12	0.11	0.32%	0.20
leafy beggarticks	Bidens frondosa	0.12	0.11	0.31%	0.20
flat-topped aster	Doellingeria umbellata	0.07	0.06	0.17%	1.50
spotted Joe pye weed	Eutrochium maculatum	0.07	0.06	0.18%	2.19
autumn sneezeweed	Helenium autumnale	0.15	0.13	0.36%	5.97
obedient plant	Physostegia virginiana	0.08	0.07	0.21%	0.30
tall coneflower	Rudbeckia laciniata	0.08	0.07	0.21%	0.37
New England aster	Symphyotrichum novae-angliae	0.08	0.07	0.19%	1.56
blue vervain	Verbena hastata	0.06	0.05	0.15%	1.85
golden alexanders	Zizia aurea	0.22	0.20	0.56%	0.79
	Total Forbs	1.12	1.00	2.85%	15.13
Oats or winter wheat (see note at beginning of list for		28.02	25.00	71.43%	11.14
recommended dates)	Tatal Cave - Care			15: 35: 55: 55	11.14
	Total Cover Crop Totals:	28.02 39.23	25.00 35.00	71.43% 100.00%	11.14 180.85

Dry Stormwater Native Grass Mix

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	Andropogon gerardii	1.68	1.50	3.40%	5.50
American slough grass	Beckmannia syzigachne	1.68	1.50	3.42%	27.60
fringed brome	Bromus ciliatus	1.68	1.50	3.40%	6.05
nodding wild rye	Elymus canadensis	4.48	4.00	9.09%	7.64
slender wheatgrass	Elymus trachycaulus	4.48	4.00	9.10%	10.15
Virginia wild rye	Elymus virginicus	2.80	2.50	5.67%	3.85
switchgrass	Panicum virgatum	0.45	0.40	0.91%	2.05
fowl bluegrass	Poa palustris	1.79	1.60	3.64%	76.50
Indian grass	Sorghastrum nutans	1.68	1.50	3.40%	6.60
1	Total Grasses	20.74	18.50	42.03%	145.94
marsh milkweed	Asclepias incarnata	0.07	0.06	0.13%	0.10
purple prairie clover	Dalea purpurea	0.10	0.09	0.21%	0.50
Canada tick trefoil	Desmodium canadense	0.10	0.09	0.21%	0.19
ox-eye	Heliopsis helianthoides	0.10	0.09	0.20%	0.20
black-eyed susan	Rudbeckia hirta	0.08	0.07	0.17%	2.49
blue vervain	Verbena hastata	0.11	0.10	0.23%	3.50
	Total Forbs	0.56	0.50	1.15%	6.98
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	56.82%	11.14
•	Total Cover Crop	28.02	25.00	56.82%	11.14
	Totals:	49.32	44.00	100.00%	164.06
Purpose:	Temporarily flooded swales in agr	icultural se	ettings.		
Planting Area:	Tallgrass Aspen Parklands, Prairie Provinces. Mn/DOT Districts 2(we				Forest

Dry Prairie Native Grass Mix

	Dry Prairie Southeast	Rate	Rate	% of Mix	Seeds/
Common Name	Scientific Name	(kg/ha)	(lb/ac)	(% by wt)	sq ft
side-oats grama	Bouteloua curtipendula	1.27	1.13	10.23%	2.48
blue grama	Bouteloua gracilis	0.76	0.68	6.19%	10.00
kalm's brome	Bromus kalmii	0.35	0.31	2.78%	0.90
nodding wild rye	Elymus canadensis	1.68	1.50	13.61%	2.86
slender wheatgrass	Elymus trachycaulus	1.32	1.18	10.76%	3.00
junegrass	Koeleria macrantha	0.46	0.41	3.71%	30.00
little bluestem	Schizachyrium scoparium	1.69	1.51	13.70%	8.30
sand dropseed	Sporobolus cryptandrus	0.25	0.22	1.98%	16.00
prairie dropseed	Sporobolus heterolepis	0.29	0.26	2.32%	1.50
•	Total Grasses	8.07	7.20	65.28%	75.04
butterfly milkweed	Asclepias tuberosa	0.07	0.06	0.52%	0.09
whorled milkweed	Asclepias verticillata	0.01	0.01	0.11%	0.05
bird's foot coreopsis	Coreopsis palmata	0.06	0.05	0.50%	0.20
white prairie clover	Dalea candida	0.10	0.09	0.78%	0.60
purple prairie clover	Dalea purpurea	0.17	0.15	1.32%	0.80
ox-eye	Heliopsis helianthoides	0.07	0.06	0.51%	0.13
round-headed bush clover	Lespedeza capitata	0.03	0.03	0.31%	0.10
rough blazing star	Liatris aspera	0.02	0.02	0.17%	0.11
dotted blazing star	Liatris punctata	0.02	0.02	0.23%	0.06
wild bergamot	Monarda fistulosa	0.03	0.03	0.30%	0.85
horsemint	Monarda punctata	0.02	0.02	0.22%	0.80
stiff goldenrod	Oligoneuron rigidum	0.07	0.06	0.59%	0.98
large-flowered beard tongue	Penstemon grandiflorus	0.04	0.04	0.35%	0.20
black-eyed susan	Rudbeckia hirta	0.10	0.09	0.86%	3.20
gray goldenrod	solidago nemoralis	0.01	0.01	0.14%	1.65
skyblue aster	Symphyotrichum oolentangiense	0.01	0.01	0.06%	0.20
silky aster	Symphyotrichum sericeum	0.02	0.02	0.19%	0.20
bracted spiderwort	Tradescantia bracteata	0.01	0.01	0.12%	0.05
heart-leaved alexanders	Zizia aptera	0.02	0.02	0.21%	0.10
	Total Forbs	0.90	0.80	7.49%	10.37
Oats or winter wheat (see note at beginning of list for					
recommended dates)		3.36	3.00	27.23%	1.33
	Total Cover Crop	3.36	3.00	27.23%	1.33
	Totals:	12.33	11.00	100.00%	86.75
Purpose:	Regional dry prairie reconstruction restoration, or conservation progra			n, ecological	
Planting Area:	Eastern Broadleaf Forest Province Mn/DOT Districts Metro & 6.			I Hills subsec	tion.

PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON—SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION.
CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS
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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. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN 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. 8. 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 WARRANT PERIOD AS DETERMINED AND APPROVED BY CITY. PERIOD AS DETERMINED AND APPROVED BY CITY.

9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.

10. PROMDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.

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12. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC INIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW. STANDARD PLAN NOTES LANDSCAPE PLANS CITY OF LAKE ELMO

Phase 1 Final Plant Schedule

CODE QTY. COMMON/BOTANICAL NAME

ABM	30	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5"BB	AS SHOWN
SGM	24	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5"BB	AS SHOWN
SKH	25	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycole'	2.5"BB	AS SHOWN
NPO	21	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN
SWO	2	Swamp White Oak / Quercus bicolor	2.5"BB	AS SHOWN
PRE	39	Princeton Elm / Ulmus americana 'Princeton'	2.5" BB	AS SHOWN
TCH	24	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2"BB	AS SHOWN
ALS	9	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB CLUM	IP AS SHOWN
PRC	2	Prairie Rose Crab / Malus 'Prairie Rose'	2"BB	AS SHOWN
STC	6	Show Time Crab / Malus 'Shotizam'	2"BB	AS SHOWN
DFP	27	Double Flowering Plum / Prunus triloba	#7 CONT.	AS SHOWN
BHS	28	Black Hills Spruce / Picea glauca densata	8' HT., BB	AS SHOWN
NOS	8	Norway Spruce / Picea abies	8' HT., BB	AS SHOWN
WHP	6	White Pine / Pinus strobus	8' HT., BB	AS SHOWN
CAD	64	Cardinal Dogwood / Cornus sericea 'Cardinal'	#5 CONT.	5'-0" O.C.
ARV	39	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
BLC	32	Black Chokeberry / Aronia melanocarpa	#5 CONT.	4'-0" O.C.
			·	

SIZE

SPACING O.C.

Phase 2 Final Plant Schedule

	CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
-	SGM(2)	13	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN
	SKH(2)	14	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN
	STC(2)	2	Show Time Crab / Malus 'Shotizam'	2" BB	AS SHOWN

Phase 3 Final Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM(2)	11	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN
SKH(2)	12	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN
NPO(2)	18	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN
REO(2)	3	Red Oak / Quercus rubra	2.5" BB	AS SHOWN
SWO(2)	2	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN
ACE(2)	19	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN
RIB(2)	4	River Birch / Betula nigra	2.5" BB	AS SHOWN
TCH(2)	5	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2"BB	AS SHOWN
_ALS(2)	15	Allegheny Serviceberry / Amelanchier Iaevis	6' HT., BB CL	UMP AS SHOWN
STC(2)	3	Show Time Crab / Malus 'Shotizam'	2"BB	AS SHOWN
DFP(2)	4	Double Flowering Plum / Prunus triloba	#7 CONT.	AS SHOWN
BHS(2)	26	Black Hills Spruce / Picea glauca densata	8' HT., BB	AS SHOWN
_AML(2)	12	American Larch / Larix Iaricina	8' HT., BB	AS SHOWN
WHP(2)	15	White Pine / Pinus strobus	8' HT., BB	AS SHOWN
ARV(2)	25	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
BLC(2)	27	Black Chokeberry / Aronia melanocarpa	#5 CONT.	4'-0" O.C.

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

Landscape Requirement Calculations

OVERALL LANDSCAPE REQUIREMENTS:

FIVE TREES PER ACRE X SITE AREA (48.8 AC) = 610 CAL IN. REQUIRED (244 trees @ 2-1/2" cal inches) OVERALL STREET TREE REQUIREMENTS: 1 TREE PER 50' LOCAL STREET FRONTAGE (10,043 LF) = 502 CAL IN. REQUIRED 1 TREE PER 40' 5TH STREET FRONTAGE (3,965 LF) = 396 CAL IN. REQUIRED SUBTOTAL LANDSCAPE REQUIREMENTS: = 1508 CAL IN. REQUIRED TREE REPLACEMENT REQUIREMENTS: = 121 CAL IN. REQUIRED OVERALL LANDSCAPING REQUIREMENTS: = 1629 CAL IN. REQUIRED OVERALL LANDSCAPING PROVIDED: = 1571 CAL IN. PROVIDED (INCLUDES 5TH STREET PLANTINGS, NOT INCLUDING 1,602 SHRUB & PERENNIAL PLANTS)

PHASE 1 TOTAL LANDSCAPING PROVIDED: 5TH ST BLVD TREES (48 trees @ 4"): STREET TREES (136 trees @ 2.5"): OTHER SHADE TREES (5 trees @ 2.5"): ORNAMENTAL TREES (68 trees @ 2.0"): EVERGREEN TREES (42 trees @ 3.3"): EVERGREEN TREES (15 trees @ 5"):	= 894 CAL IN. PROVIDED = 192.0 CAL IN. = 340.0 CAL IN. = 12.5 CAL IN. = 136.0 CAL IN. = 138.5 CAL IN. = 75 CAL IN.
ADDTL PLANTINGS NOT CREDITED: SHRUBS: PERENNIALS:	= 1,256 PLANTS = 391 PLANTS = 865 PLANTS
PHASE 2 TOTAL LANDSCAPING PROVIDED: STREET TREES (27 trees @ 2.5"): ORNAMENTAL TREES (2 trees @ 2.0"):	= 71.5 CAL IN. PROVIDED = 67.5 CAL IN. = 4.0 CAL IN.
ADDTL PLANTINGS NOT CREDITED: SHRUBS: PERENNIALS:	= 76 PLANTS = 21 PLANTS = 55 PLANTS
PHASE 3 TOTAL LANDSCAPING PROVIDED: 5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (54 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (27 trees @ 2.0"): EVERGREEN TREES (53 trees @ 3.3"): ADDTL PLANTINGS NOT CREDITED:	= 605.5 CAL IN. PROVIDED = 204.0 CAL IN. = 135.0 CAL IN. = 37.5 CAL IN. = 54.0 CAL IN. = 175.0 CAL IN. = 270 PLANTS
SHRUBS: PERENNIALS:	= 104 PLANTS = 166 PLANTS Latest

est Revision Date: 5/04/20

Date: 01/30/15 Sheet: LS2 OF 10

(952) 937-5822 Eden Prairie, MN 55344 Cory Meyer

5/04/20

03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

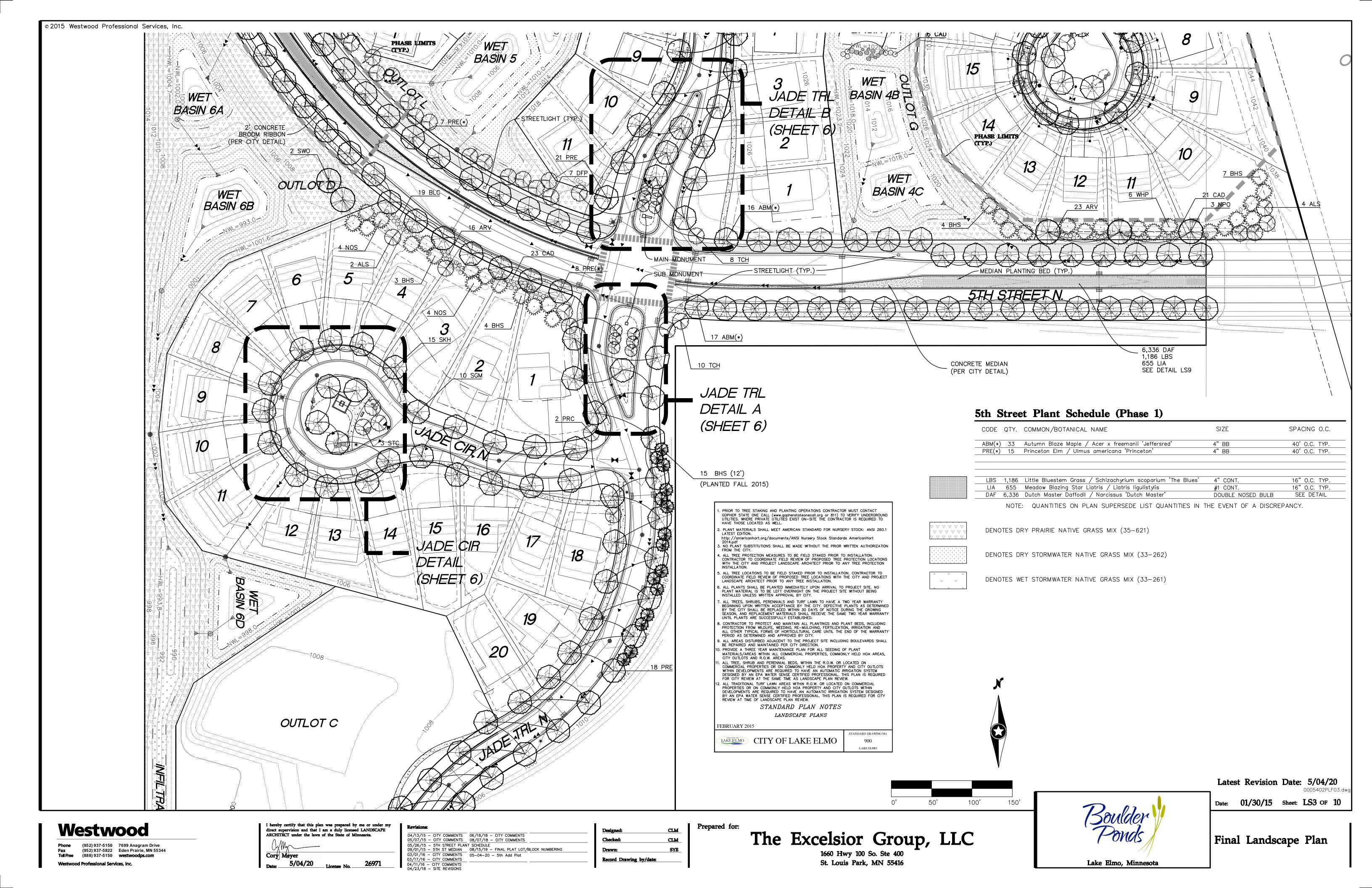
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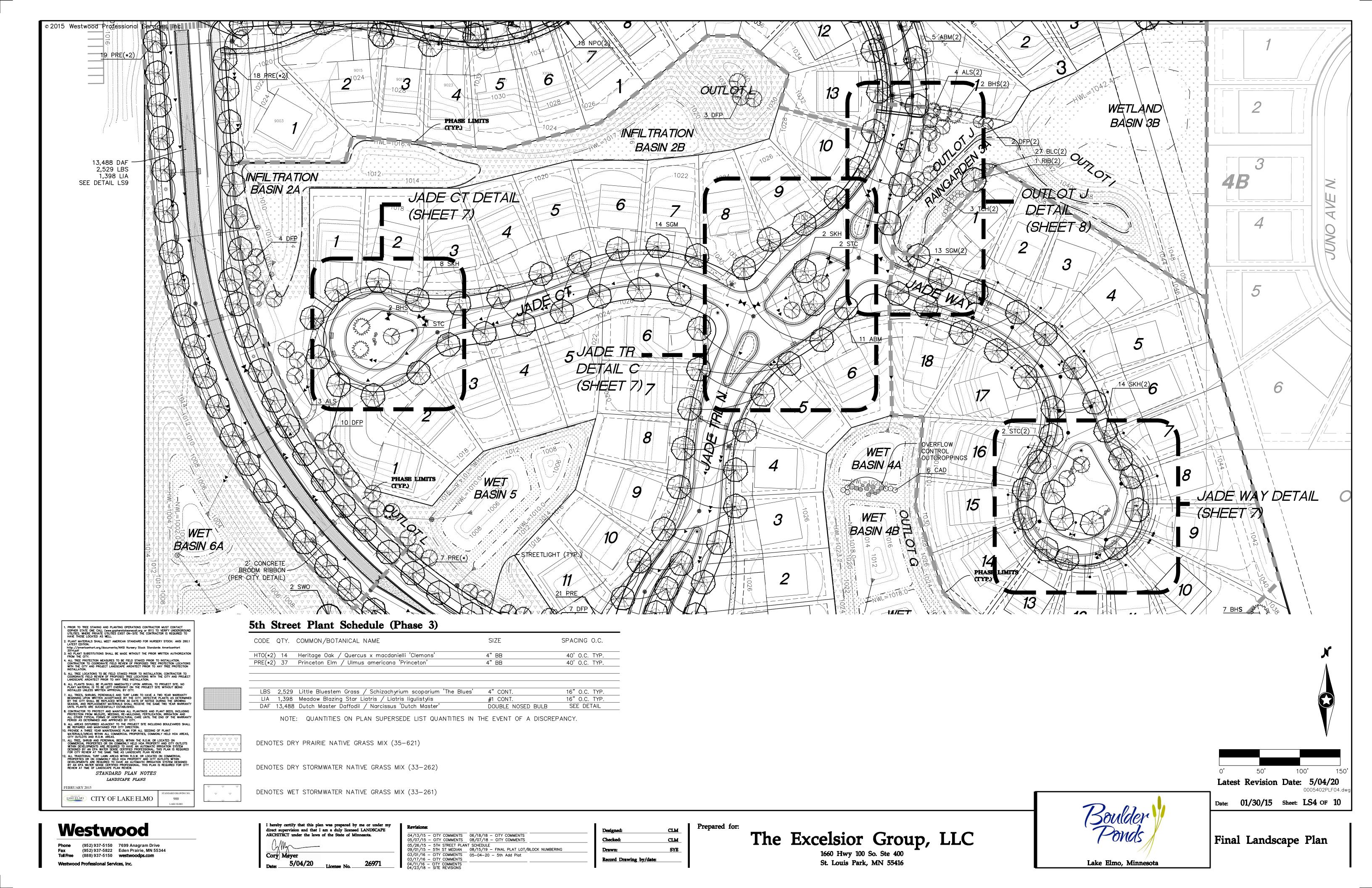
The Excelsior Group, LLC

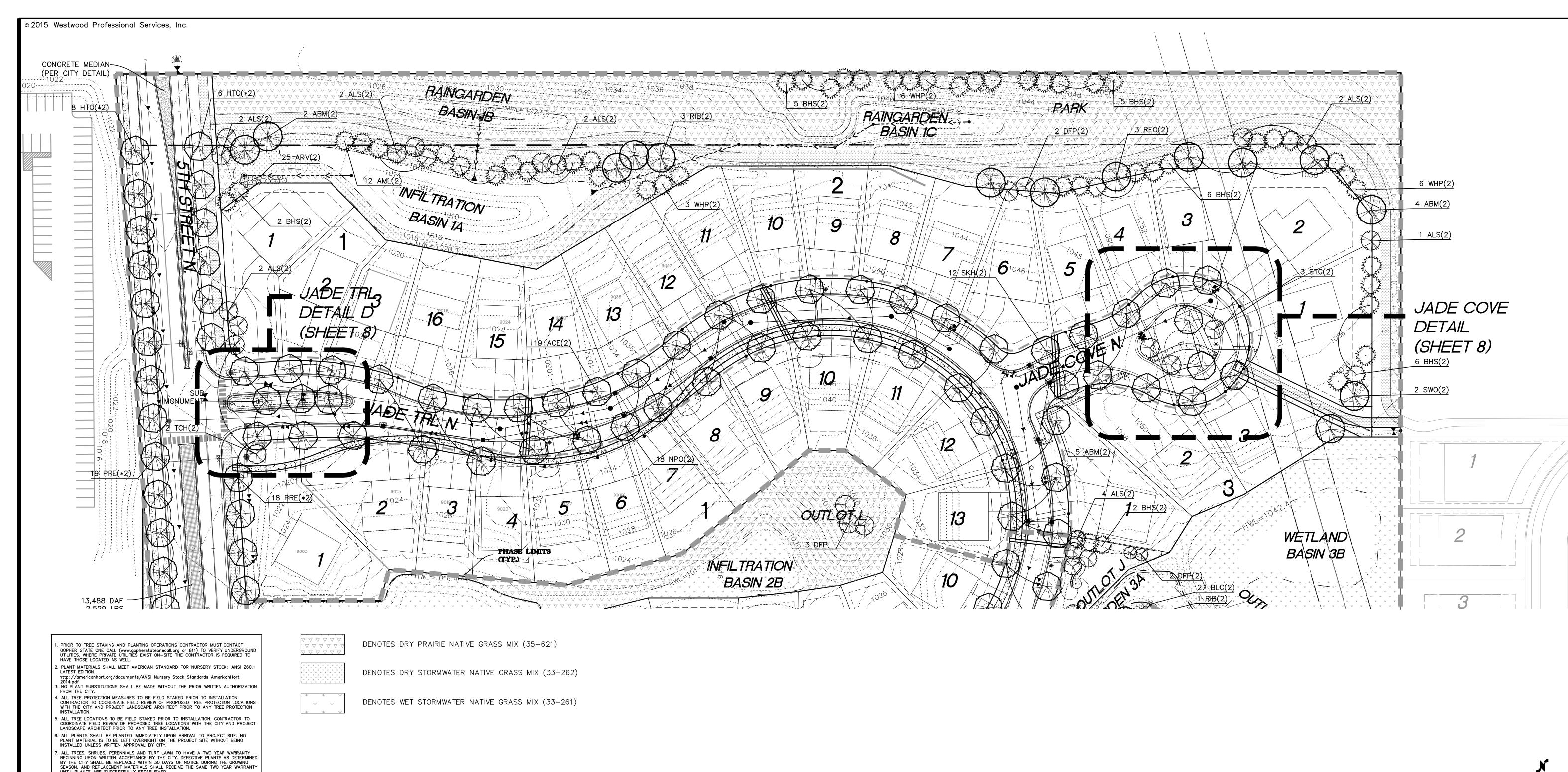
1660 Hwy 100 So. Ste 400 St. Louis Park, MN 55416



Final Landscape Plan







UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED. 8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WLDLIFE, 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. 9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.
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LITT OUTCOTS AND R.O.W. AREAS.

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BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW. STANDARD PLAN NOTES

LANDSCAPE PLANS

FEBRUARY 2015

CITY OF LAKE ELMO

Latest Revision Date: 5/04/20

Date: 01/30/15 Sheet: LS5 OF 10

Westwood

(952) 937-5150 7699 Anagram Drive (952) 937-5822 Eden Prairie, MN 55344 (888) 937-5150 westwoodps.com Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota. 5/04/20

03/17/16 - CITY COMMENTS 05-04-20 - 5th Add Plat 04/11/16 - CITY COMMENTS

CLM CLM Drawn: Record Drawing by/date:

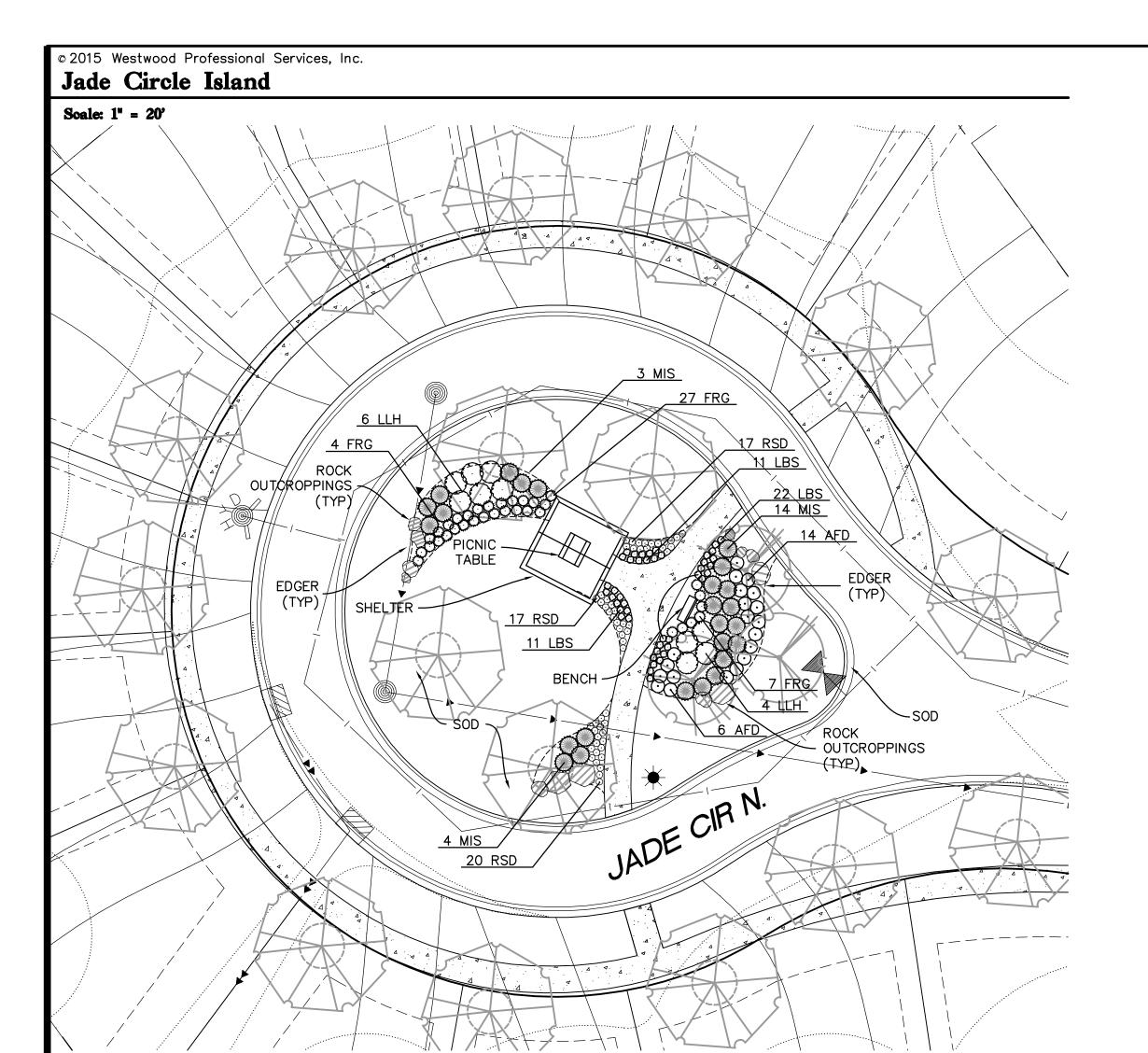
Prepared for: The Excelsior Group, LLC

1660 Hwy 100 So. Ste 400 St. Louis Park, MN 55416



Lake Elmo, Minnesota

Final Landscape Plan



Jade Circle Island Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
LLH	10	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
AFD	20	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	21	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	34	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	44	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
RSD	54	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18" O.C.

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

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON—SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL. 2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. LATEST EDITION.

http://omericanhort.org/documents/ANSI Nursery Stock Standards Americanhort
2014.pdf

3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION
FROM THE CITY.

4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION.
CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS
WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION
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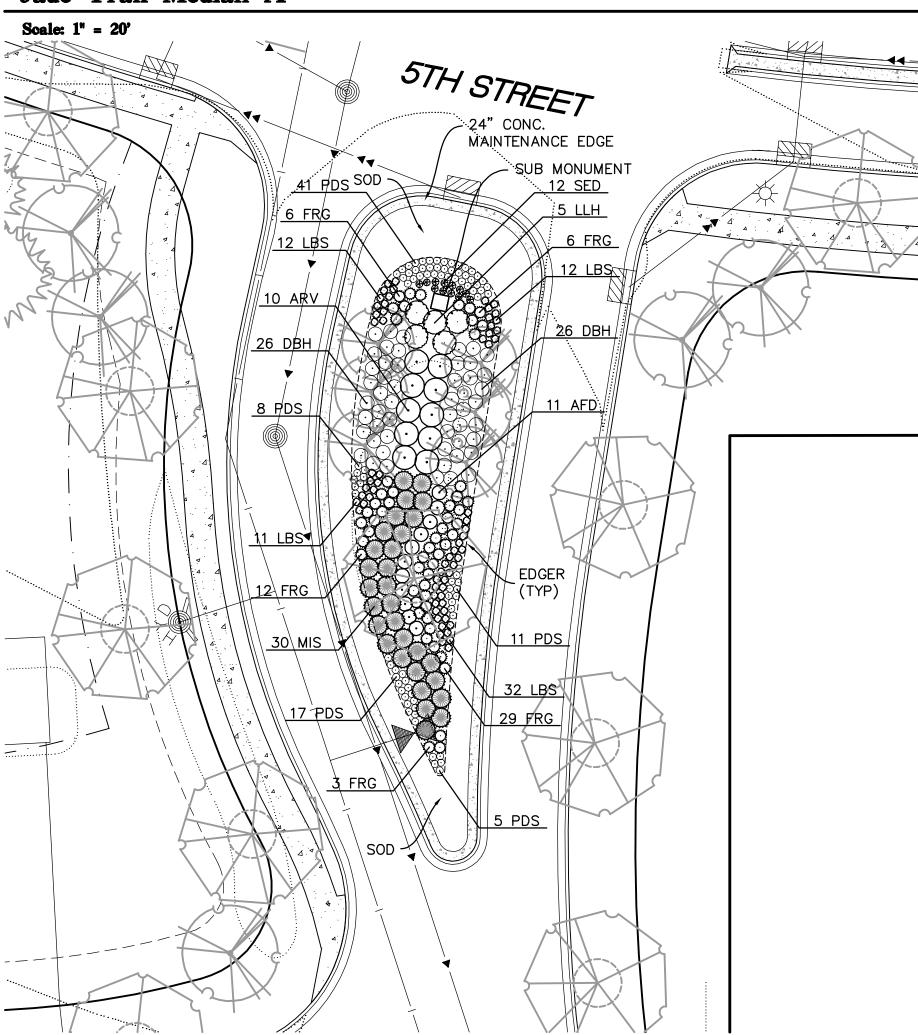
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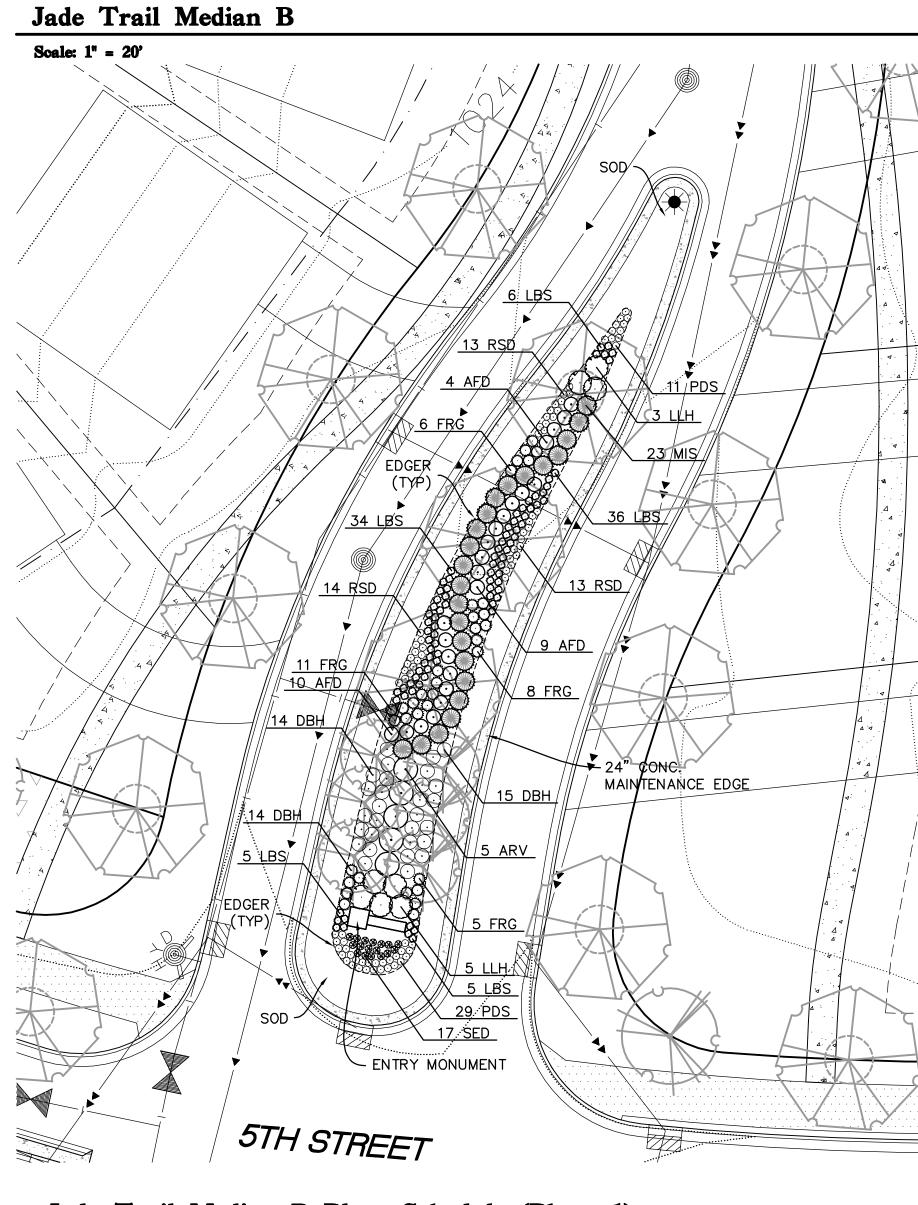
Jade Trail Median A



Jade Trail Median A Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SI	ZE	SPACING O.C.
ARV	10	Arrowood Viburnum / Viburnum dentatum	#5	CONT.	5'-0" O.C.
LLH	5	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5	CONT.	5'-0" O.C.
DBH	52	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5	CONT.	3'-0" O.C.
AFD	11	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5	CONT.	3'-0" O.C.
MIS	30	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1	CONT.	48" O.C.
FRG	56	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1	CONT.	18" O.C.
LBS	67	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1	CONT.	18" O.C.
PDS	82	Prairie Dropseed Grass / Sporobolus heterolepis	#1	CONT.	18" O.C.
RSD		Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1	CONT.	18" O.C.
SED	12	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1	CONT.	18" O.C.

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



Jade Trail Median B Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ARV	5	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
LLH	8	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
DBH	43	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 CONT.	3'-0" O.C.
AFD	23	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	23	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	30	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	86	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
PDS	40	Prairie Dropseed Grass / Sporobolus heterolepis	#1 CONT.	18" O.C.
RSD	40	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18" O.C.
SED	17	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

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



Latest Revision Date: 5/04/20

Date: 01/30/15 Sheet: LS6 OF 10

Westwood

(952) 937-5150 7699 Anagram Drive (952) 937-5822 Eden Prairie, MN 55344 (888) 937-5150 westwoodps.com Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer Date: 5/04/20

04/13/15 - CITY COMMENTS 05/07/15 - CITY COMMENTS 09/01/15 - 5TH ST MEDIAN 03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/14/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

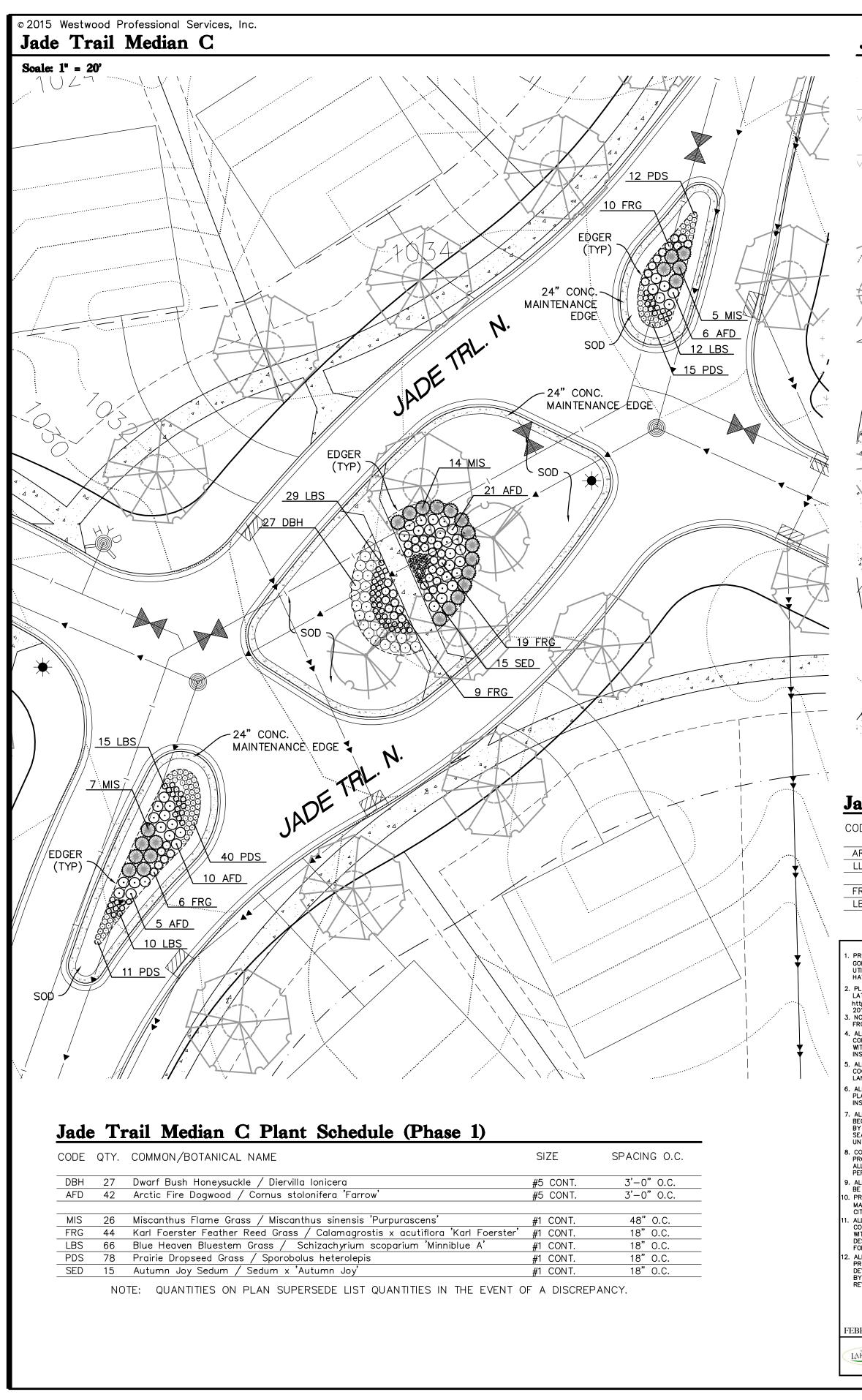
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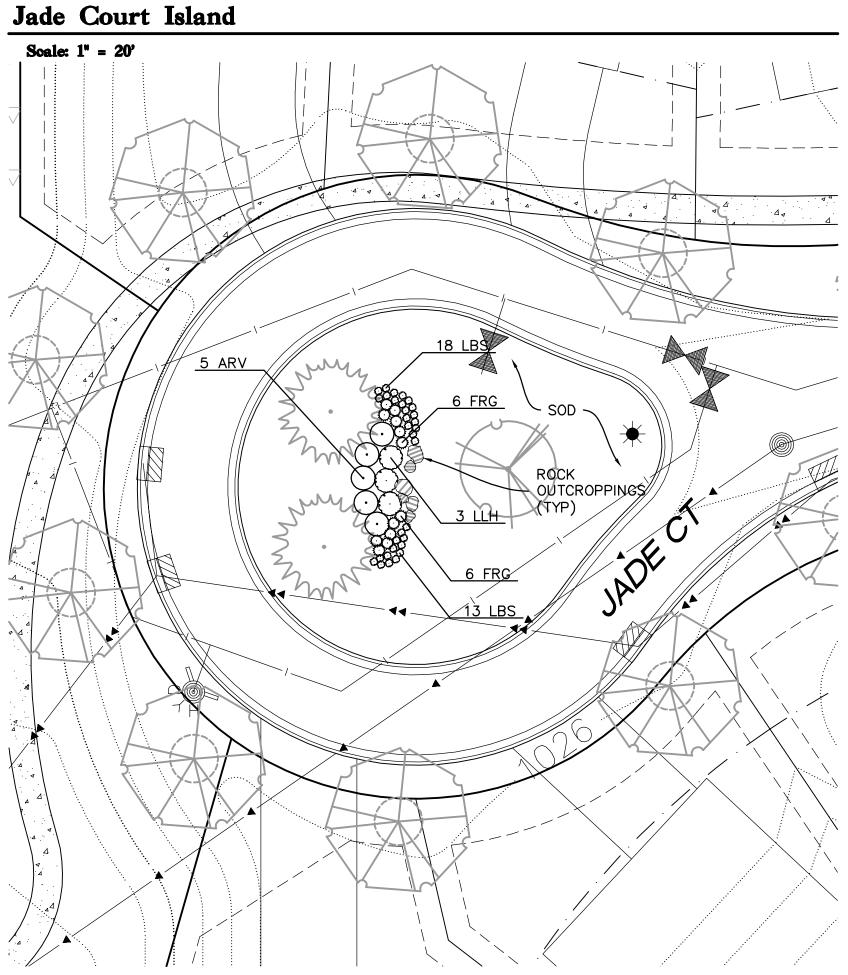
Prepared for:

The Excelsior Group, LLC 1660 Hwy 100 So. Ste 400

St. Louis Park, MN 55416







Jade Court Island Plant Schedule (Phase 1)

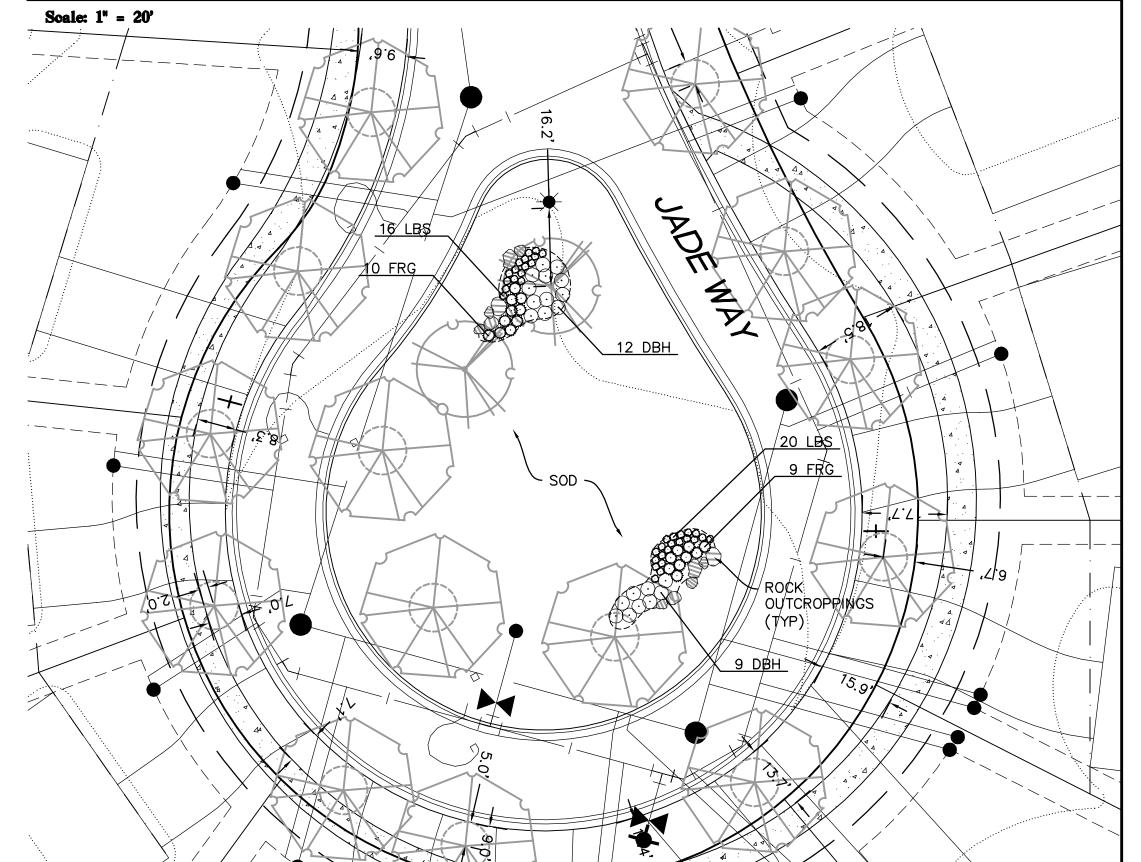
CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ARV	5	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
LLH	3	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
FRG	12	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	31	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.

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3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY. 4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION.
CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS
WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION 5. 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. 6. 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. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN 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 THE SHALL BE SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED. 8. 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. 9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.

10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW. 2. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW. STANDARD PLAN NOTES LANDSCAPE PLANS FEBRUARY 2015 ANDARD DRAWING NO. CITY OF LAKE ELMO 900



Jade Way Island Plant Schedule (Phase 2)

Jade Way Island

ODE (QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DBH	21	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 CONT.	3'-0" O.C.
FRG	19	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	36	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.



Latest Revision Date: 5/04/20

Date: 01/30/15 Sheet: LS7 OF 10

Westwood

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer 5/04/20

04/13/15 - CITY COMMENTS 05/07/15 - CITY COMMENTS 09/01/15 - 5TH ST MEDIAN 03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

CLM CLM Drawn: Record Drawing by/date:

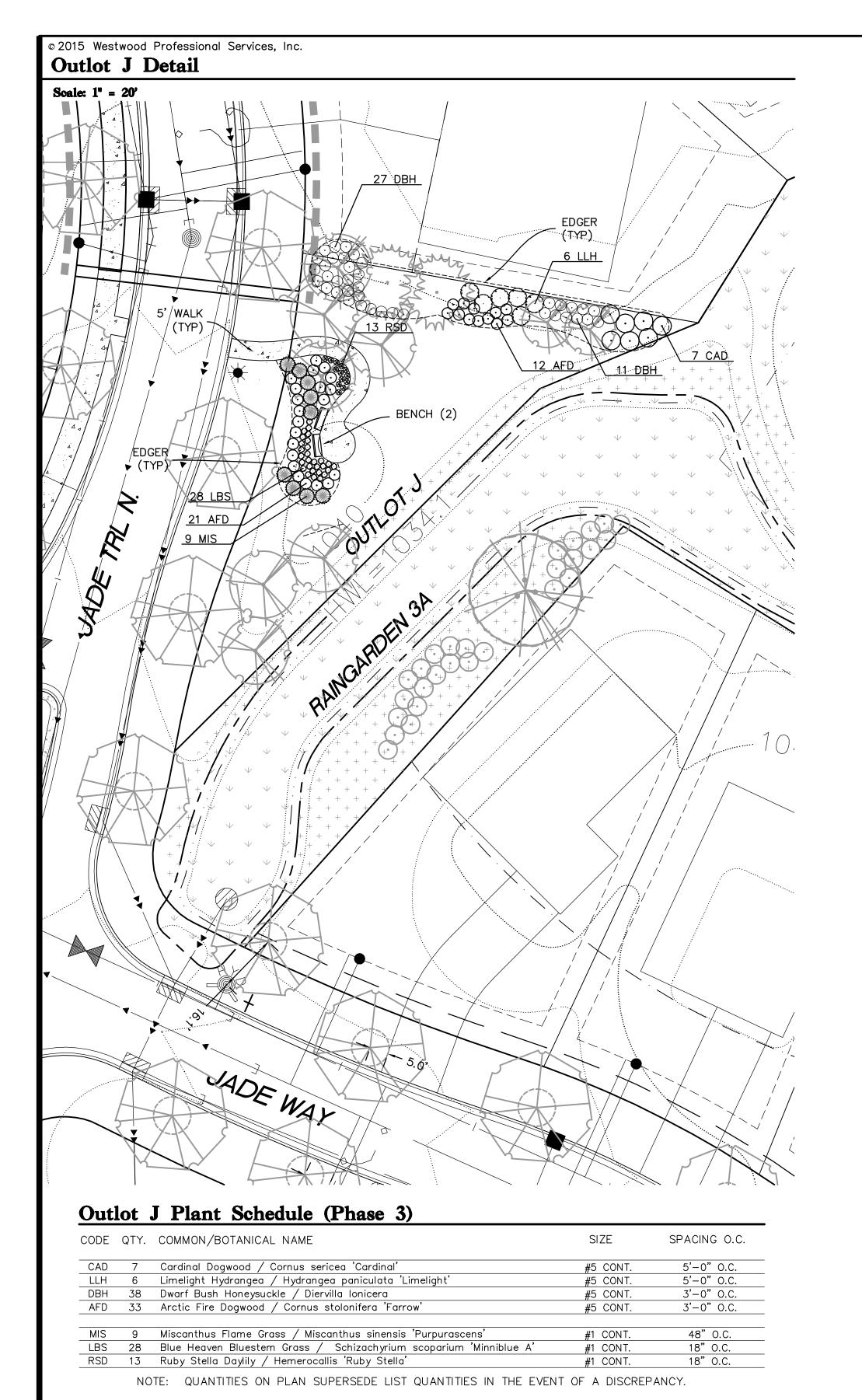
LAKE ELMO

Prepared for:

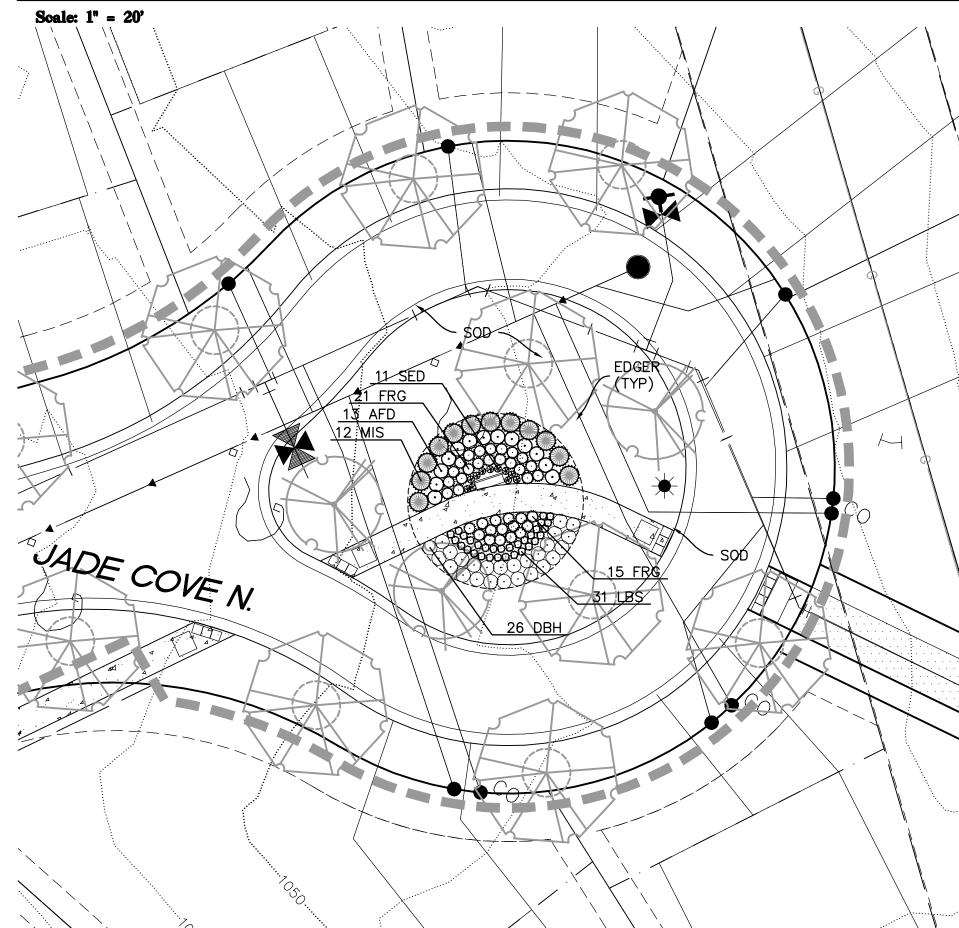
The Excelsior Group, LLC 1660 Hwy 100 So. Ste 400

St. Louis Park, MN 55416

Lake Elmo, Minnesota







Jade Cove Island Plant Schedule (Phase 3)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DBH	26	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 CONT.	3'-0" O.C.
AFD	13	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	12	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	36	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	31	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
SED	11	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

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

PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON—SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL. 2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf

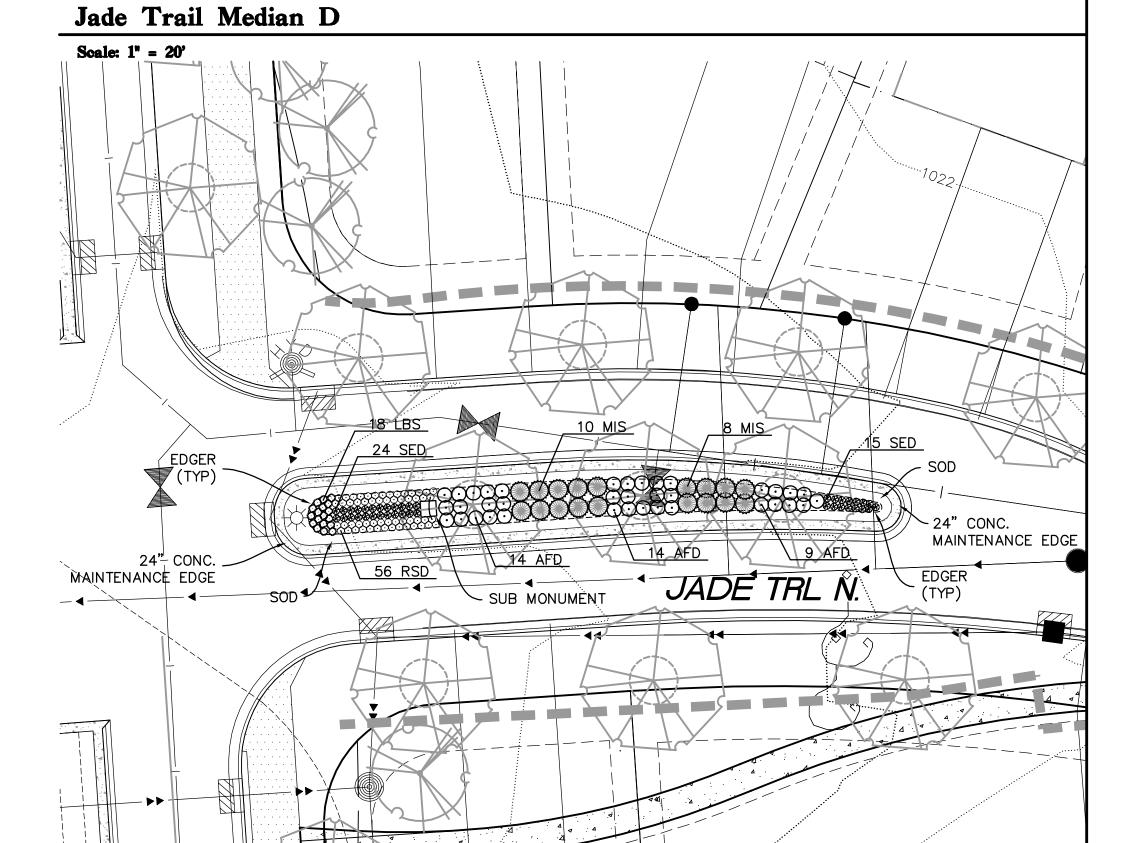
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WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION
INSTALLATION. 5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION. 6. 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. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN 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. UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.

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CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
AFD	37	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	18	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
LBS	18	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
RSD	56	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18" O.C.
SED	39	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

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



Latest Revision Date: 5/04/20

Date: 01/30/15 Sheet: LS8 OF 10

Westwood

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer 5/04/20

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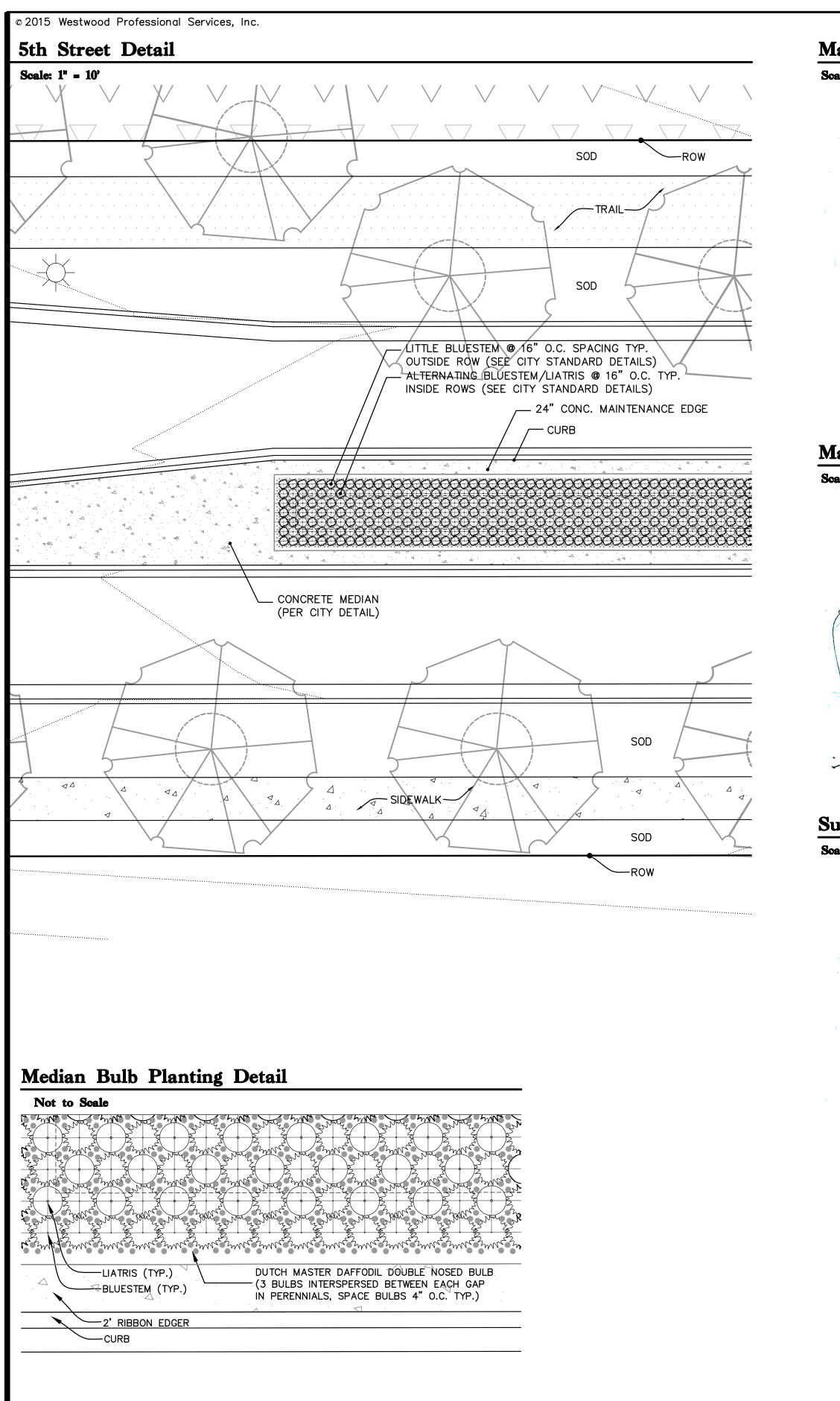
CLM CLM Drawn: Record Drawing by/date:

Prepared for:

The Excelsior Group, LLC 1660 Hwy 100 So. Ste 400

St. Louis Park, MN 55416

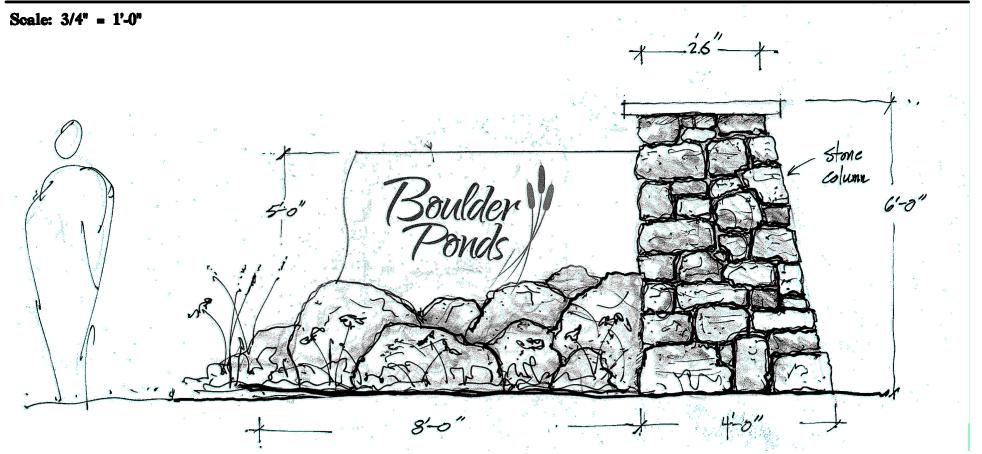




Main Entry Monument Alternate A (typ. of 2)

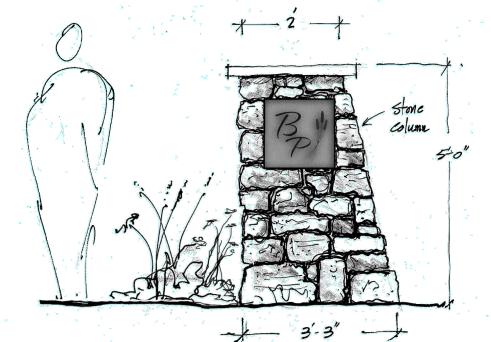
Scale: $3/4^n = 1'-0^n$

Main Entry Monument Alternate B



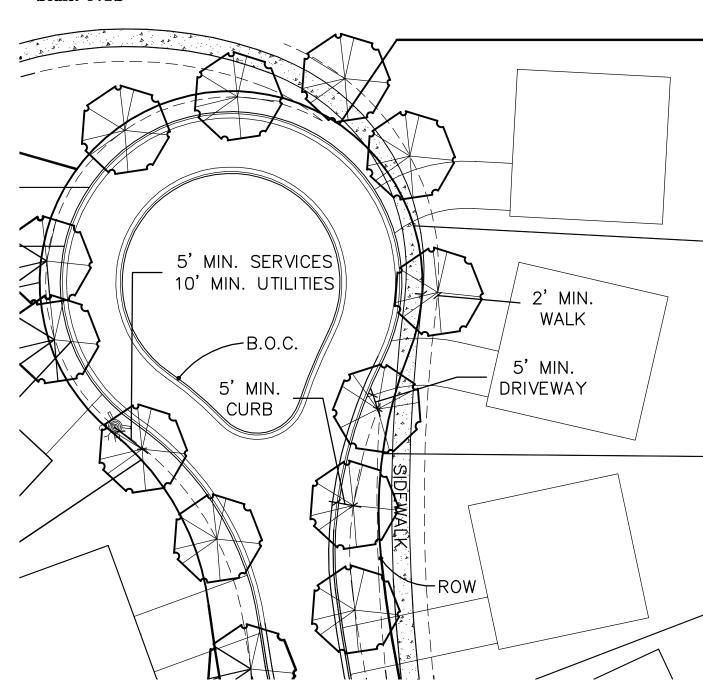
Sub-Monument (typ of 2)

Scale: 3/4" = 1'-0"



Typical Street Tree Planting Detail

Scale: NTS



PLANTING STANDARDS (TYP.):

- * MINIMUM 5' OFF CURB, & MINIMUM 2' FROM SIDEWALK.
- * TREE TO BE PLACED BEYOND SIDEWALK WHEN BOULEVARD WIDTH LIMITS TREE PLACEMENT MINIMUMS.
- * MINIMUM 5' OFF DRIVEWAY & 5' FROM SEWER AND WATER SERVICES.
- * MINIMUM 10' FROM MAJOR UTILITIES (SANITARY, STORM, HYDRANTS, LIGHT POLES)
- 1. TIMING OF PLANT INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
- 2. ALL TREES TO BE FIELD FLAGGED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE. FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH CITY PRIOR TO ANY TREE INSTALLATION.
- 3. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- 4. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 5. TREES INSTALLED ON FRONTS OF INDIVIDUAL LOTS SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS & INDIVIDUAL SEWER & WATER CONNECTIONS.

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Latest Revision Date: 5/04/20

Date: 01/30/15 Sheet: LS9 OF 10

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Westwood

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

Prepared for:

The Excelsior Group, LLC 1660 Hwy 100 So. Ste 400

St. Louis Park, MN 55416





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- 8. 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 HORDICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
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LANDSCAPE PLANS FEBRUARY 2015

UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.

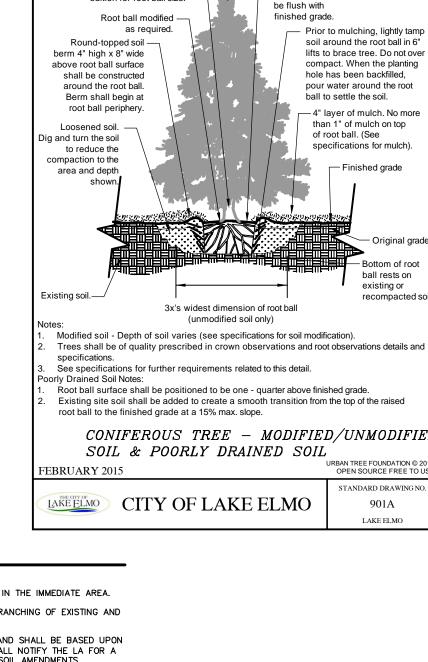
TANDARD DRAWING N CITY OF LAKE ELMO

Supplemental Planting Notes

- 1. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS
- 2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. 3. PRUNE PLANTS AS NECESSARY — PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- 5. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO ANY PLANTING OPERATIONS AND SHALL BE BASED UPON
- EXAMINATION AND/OR TESTING OF THE EXISTING SOIL CONDITIONS. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LA FOR A FIELD REVIEW OF SOIL CONDITIONS PRIOR TO PLANTING. LA WILL DETERMINE THE NEED FOR ANY SOIL AMENDMENTS. 6. BACKFILL SOIL AND TOPSOIL TO ADHERE TO CITY STANDARD SPECIFICATION AND SHALL BE FREE OF ROOTS, ROCKS LARGER
- THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS. MINIMUM OF 6" DEPTH OF TOPSOIL IS REQUIRED FOR ALL PERENNIALS, LAWN GRASS, AND NATIVE SEEDING AREAS. MINIMUM OF 12" DEPTH BACKFILL TOPSOIL IS REQUIRED FOR TREE
- 7. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 3" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL.
- 8. EDGING TO BE SPADED EDGE, UNLESS OTHERWISE INDICATED. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE,
- 9. PROVIDE IRRIGATION TO ALL STREET TREE AND BUFFER LANDSCAPING ON SITE. REAR YARD AND ALL PLANTINGS WITHIN NATIVE SEEDING LIMITS WILL NOT BE IRRIGATED. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR.

 LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CITY OF LAKE ELMO FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS—BUILT PLANS, AND NORMAL PROGRAMMING.

 SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE E-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN I OBTAINED FROM THE GENERAL CONTRACTOR.
- 10. ALL DISTURBED AREAS TO BE SEEDED OR SODDED, SEE PLAN. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS INDICATED ON PLANS WITH RESPECTIVE SEED MIX(ES) & PER MNDOT SEEDING SPECIFICATIONS (SEE SEED MIX TABLES ON SHEET LS2).

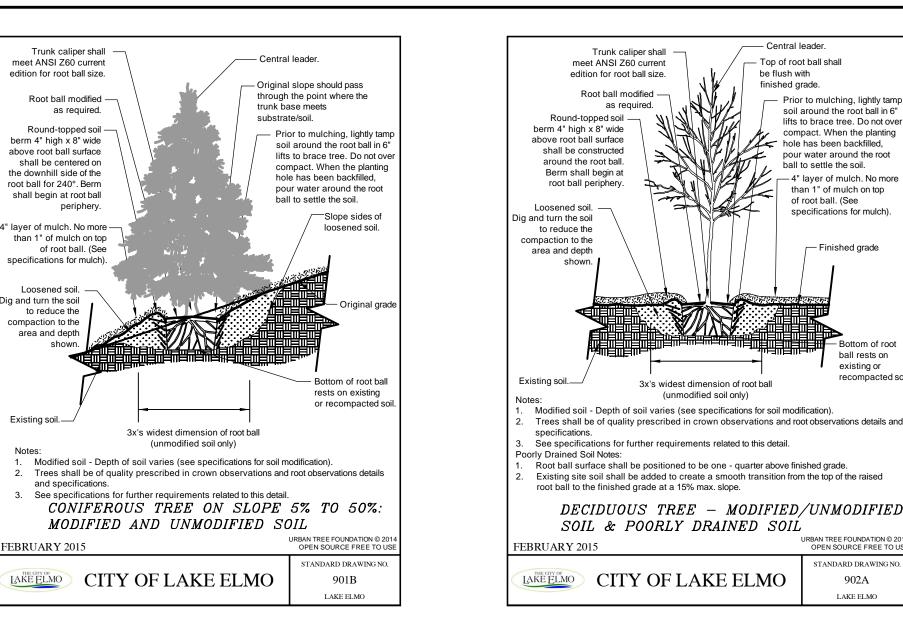


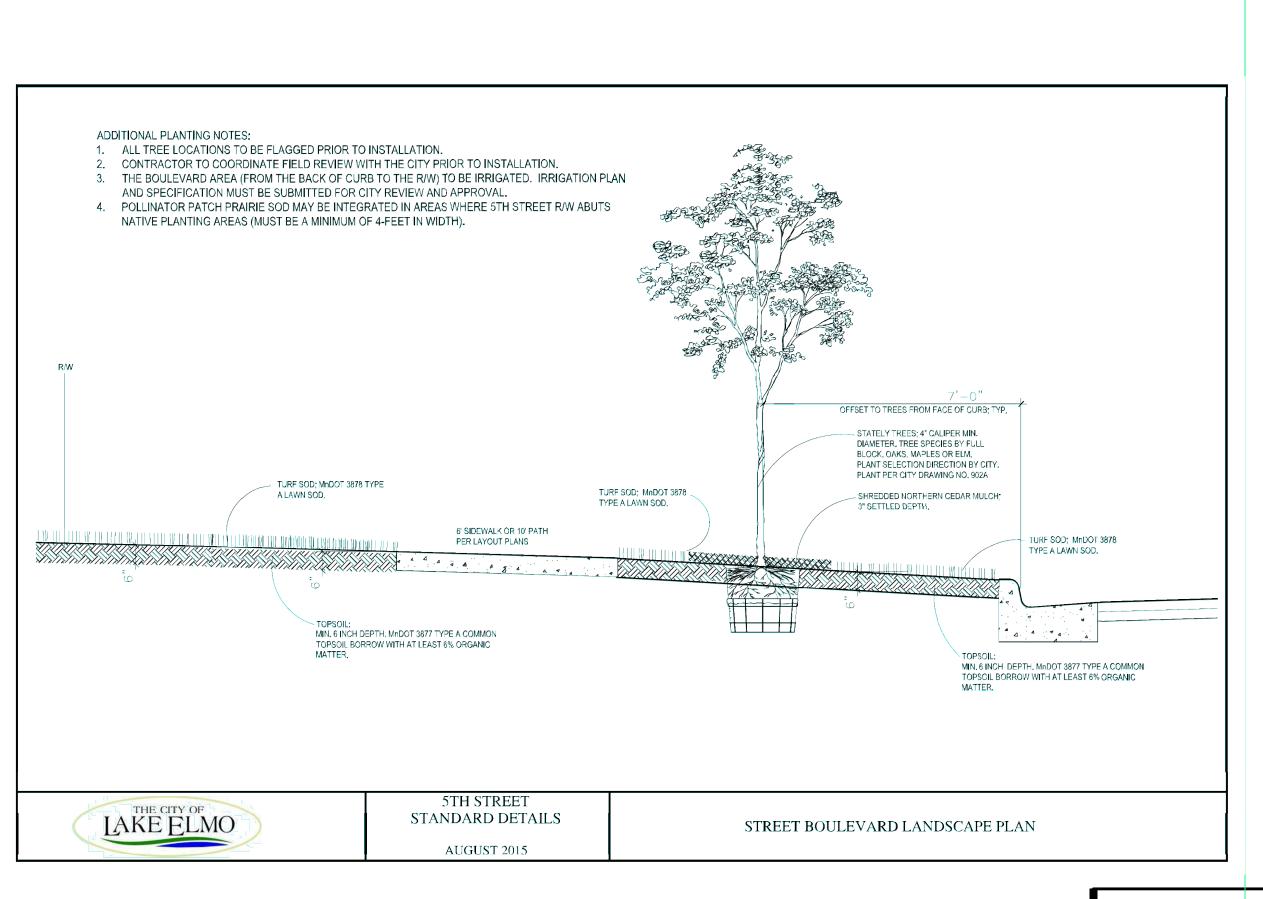
Trunk caliper shall

Top of root ball shall

meet ANSI Z60 current

edition for root ball size.





- Central leader

finished grade.

Top of root ball shall

Prior to mulching, lightly tamp

soil around the root ball in 6

lifts to brace tree. Do not ove

compact. When the planting

than 1" of mulch on top

specifications for mulch).

Finished grade

Bottom of root

ball rests on

existing or

JRBAN TREE FOUNDATION © 20 OPEN SOURCE FREE TO U'

FANDARD DRAWING NO

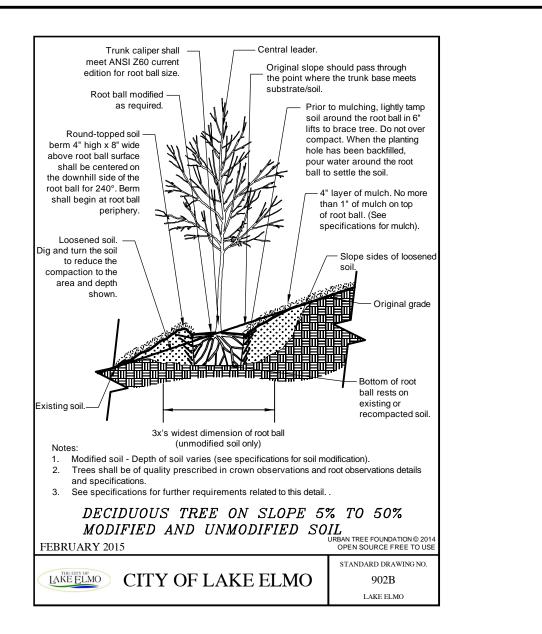
902A

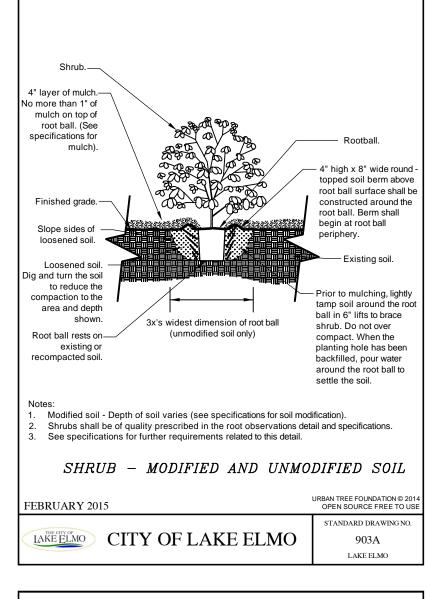
hole has been backfilled,

ball to settle the soil.

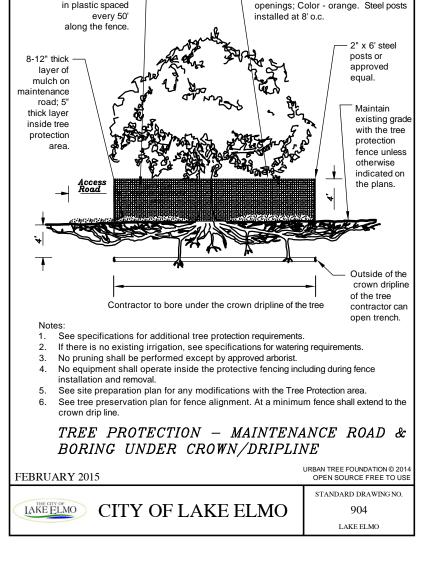
4" layer of mulch. No more

of root ball. (See



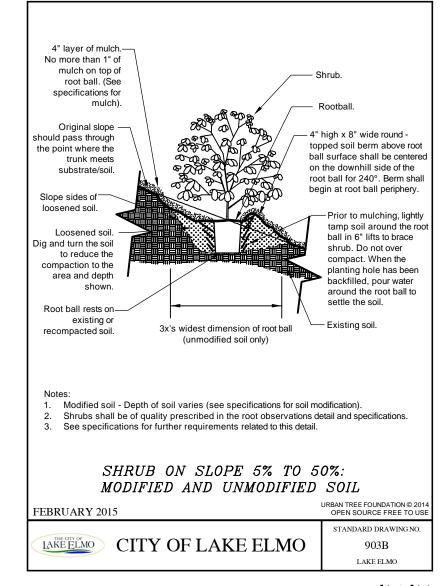


sign laminated



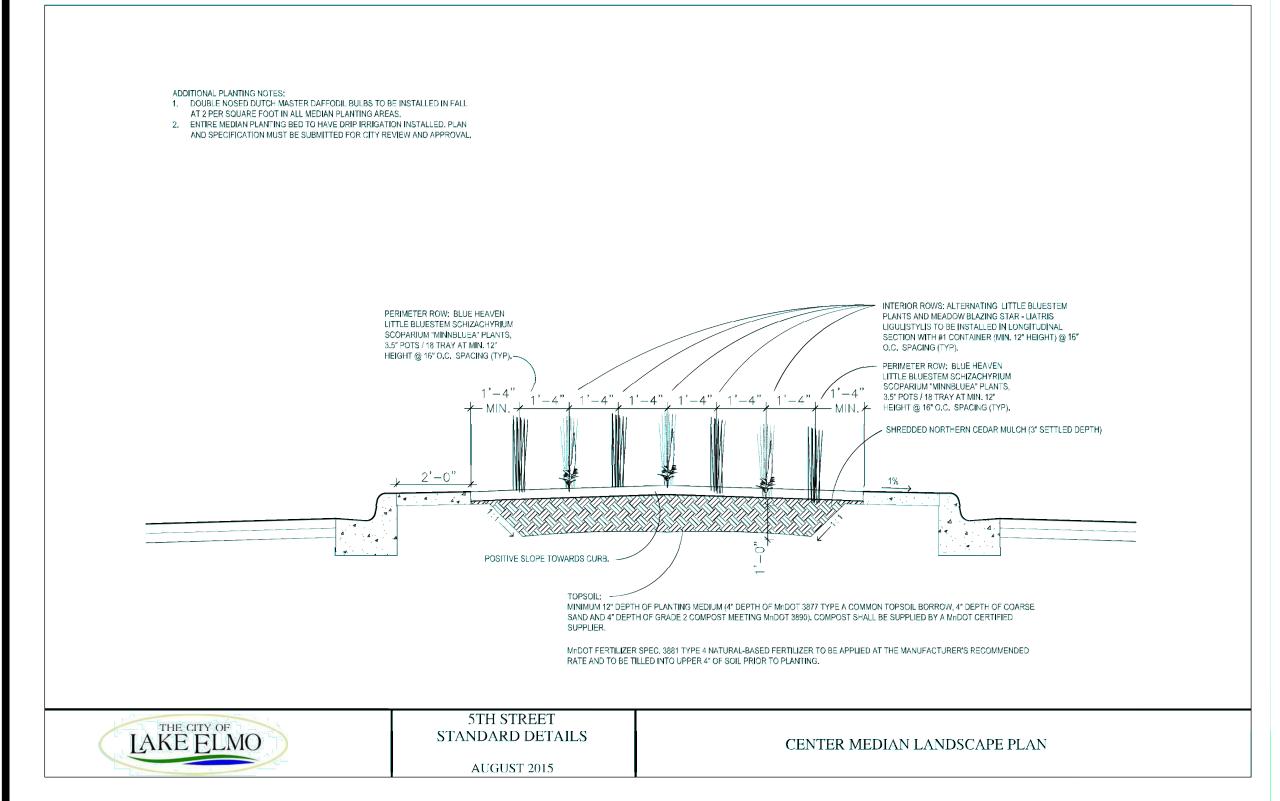
Tree Protection fence: High density

polyethylene fencing with 3.5" x 1.5"



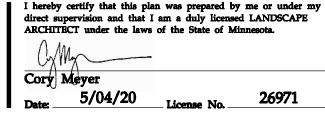
Latest Revision Date: 5/04/20 0005402PLF10.d

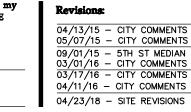
Date: 01/30/15 Sheet: LS10 OF 10

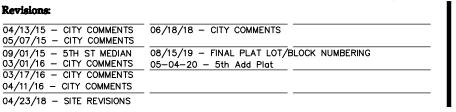


Westwood

(952) 937-5822 Eden Prairie, MN 55344 (888) 937-5150 westwoodps.com







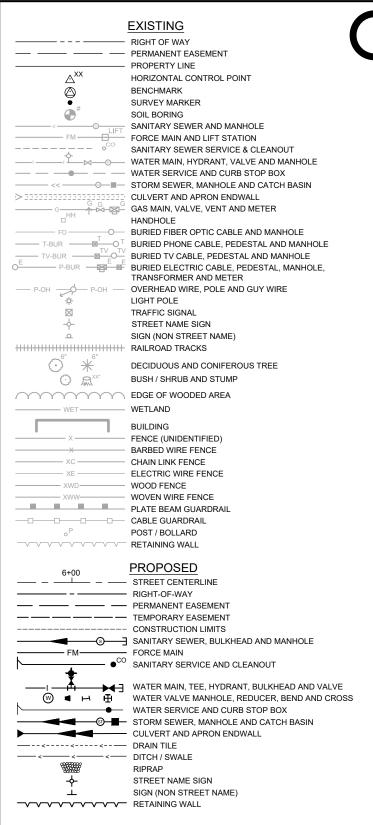
Prepared for: CLM Checked: CLM Drawn:

The Excelsior Group, LLC

1660 Hwy 100 So. Ste 400 St. Louis Park, MN 55416



Final Landscape Notes & Details



OP4 BOULDER PONDS, LLC CITY OF LAKE ELMO, MINNESOTA

CONSTRUCTION **PLANS FOR**

SITE PLAN, EROSION CONTROL, GRADING

BOULDER PONDS 5TH ADDITION



THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA.

THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION



PROJECT BENCH MARK

MNDOT Station: NYGAARD MNDT Elevation = 1010.83 (NGVD 29)



PPROVED:	

APPROVED



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

XCEG1436

04/15/2020

DATE

DATE

Call before you dig

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATES1 FIELD MANUAL FOR TEMPORAY TRAFFIC CONTROL ZONE LAYOUTS. INDEX **DESCRIPTION**

THIS PLAN CONTAINS 4 SHEETS.

TITLE SHEET SITE PLAN

GRADING PLAN

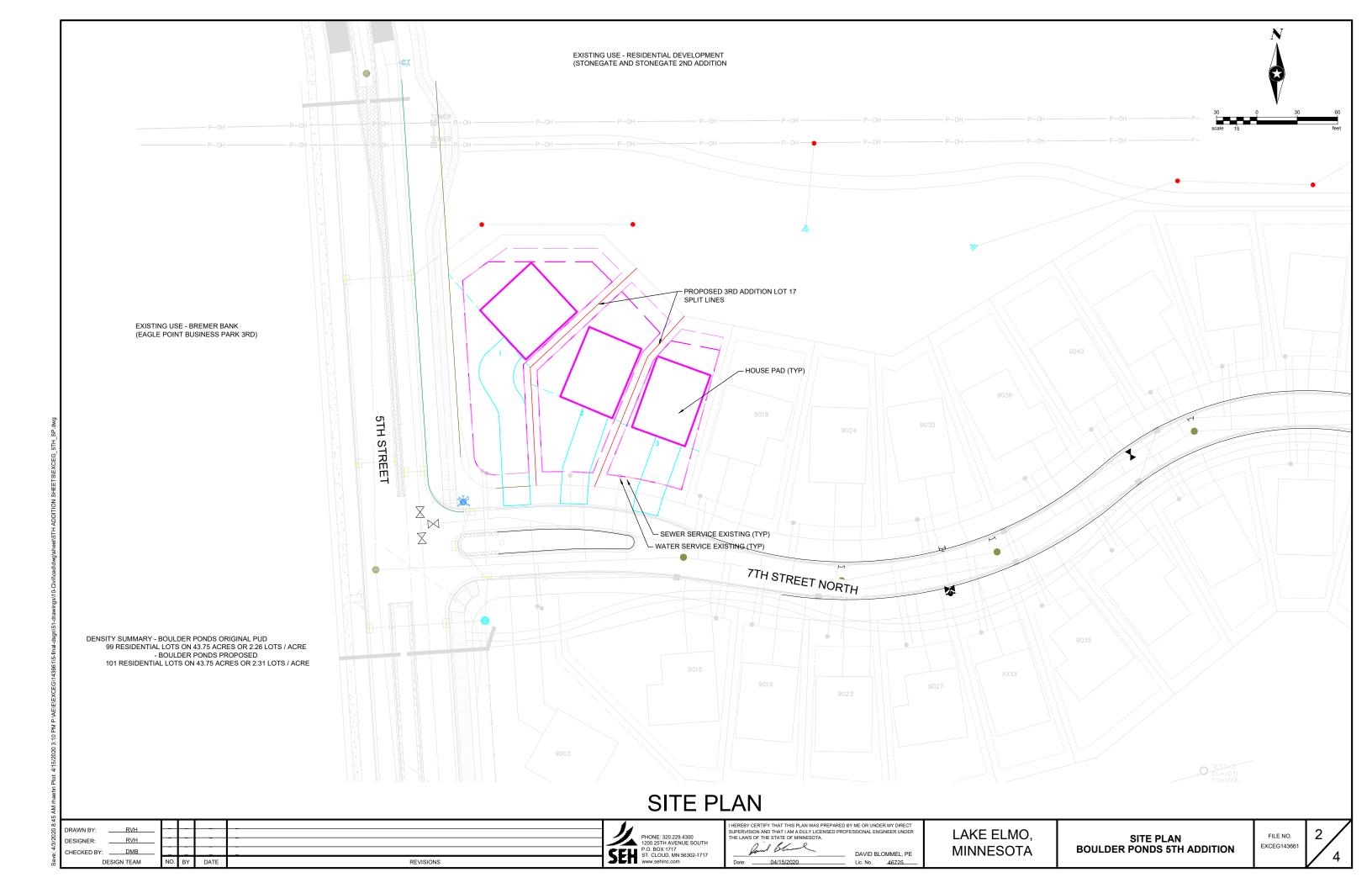
HE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF

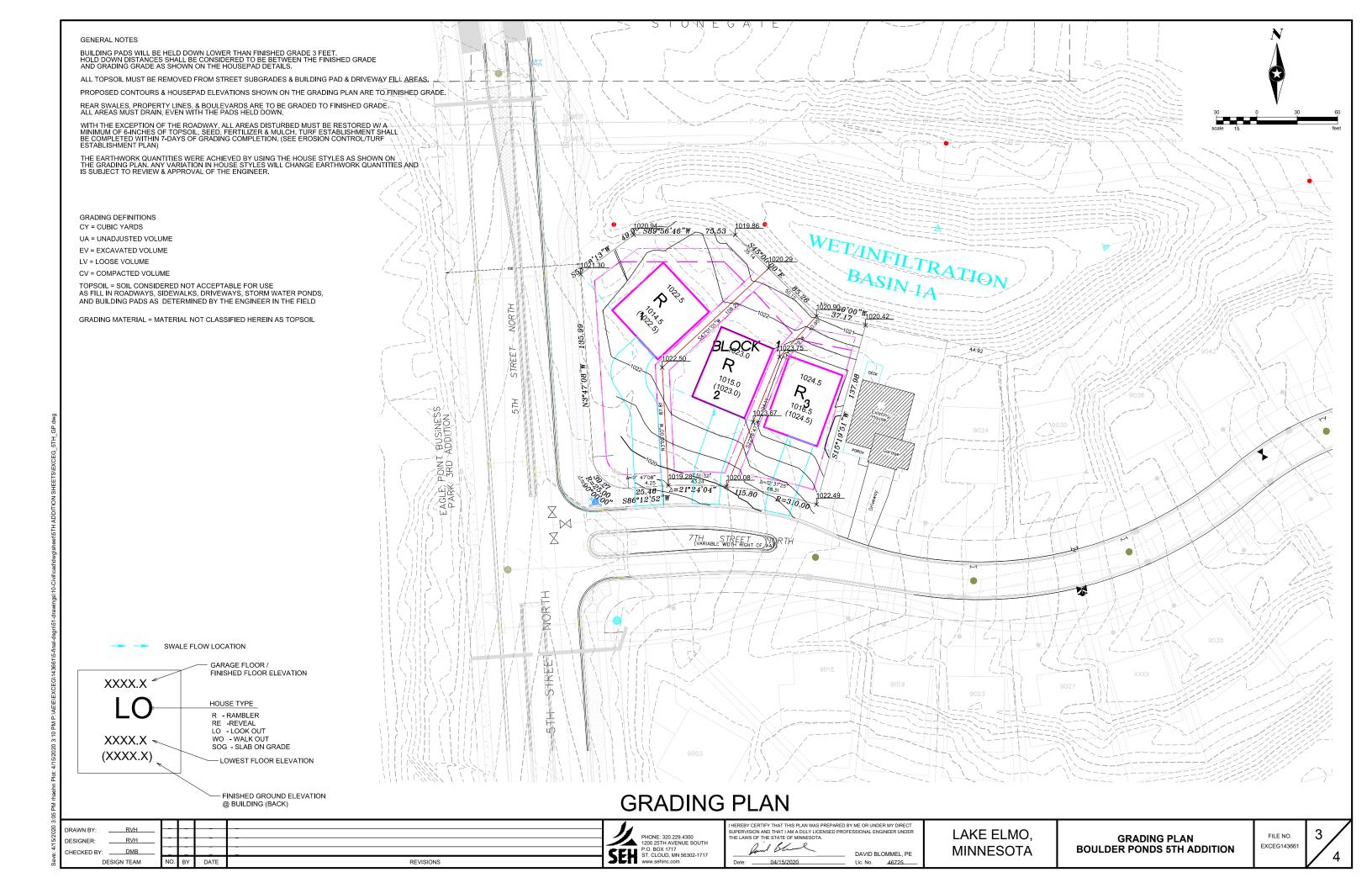
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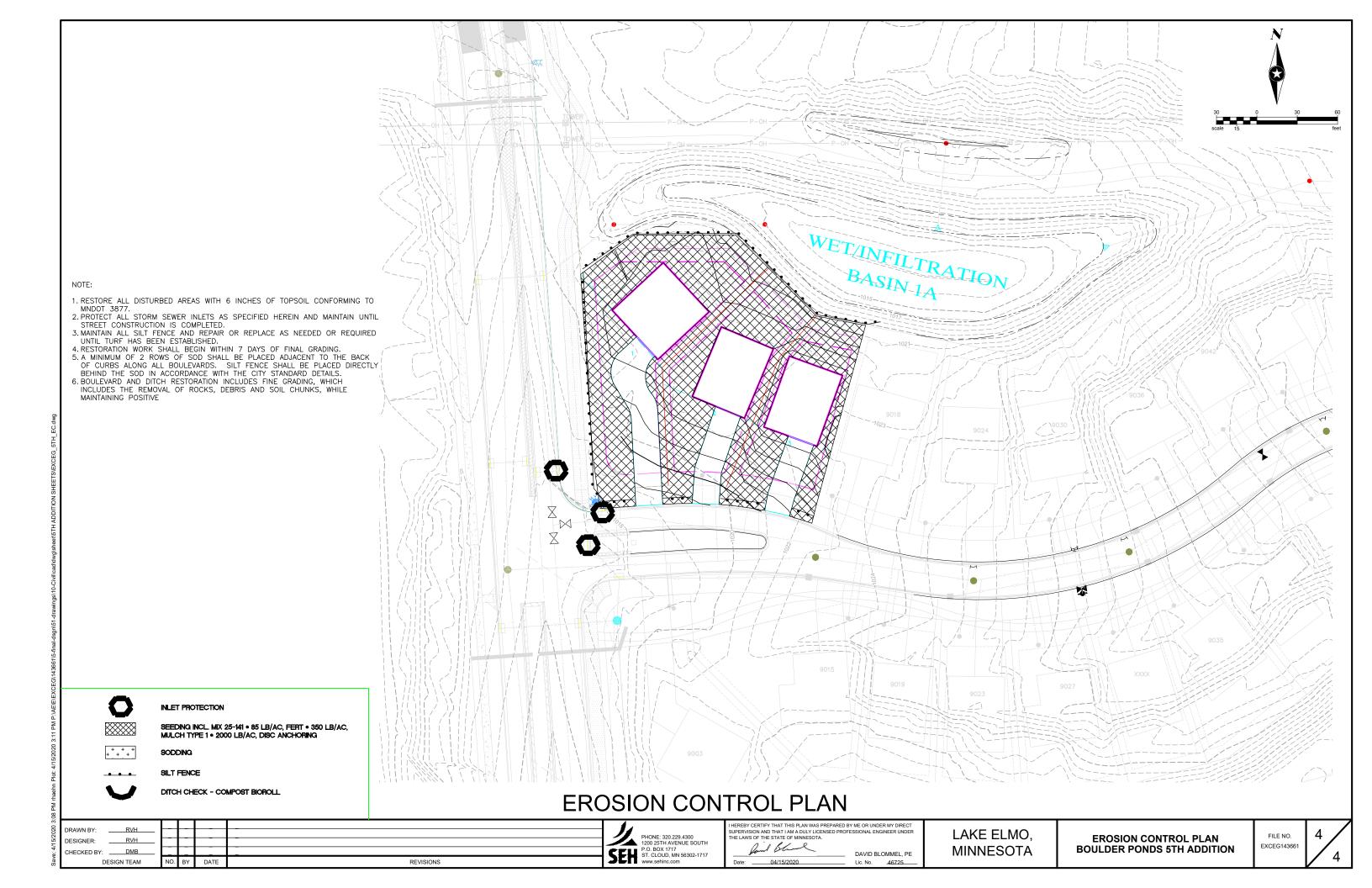


|--|









MEMORANDUM



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: June 3, 2020

To: Ben Prchal, City Planner Re: Boulder Ponds 5th Addition – Final Plat

Cc: Ken Roberts, Planning Director Engineering Review Comments

From: Jack Griffin, P.E., City Engineer

Chad Isakson, P.E., Assistant City Engineer

An engineering review has been completed for the Boulder Ponds 5th Addition. Final Plat/Final Construction Plans were received on May 14, 2020. The submittal consisted of the following documentation:

Boulder Ponds 5th Addition Preliminary Plat, dated May 6, 2020, prepared by E.G. Rud & Sons, Inc.

- Boulder Ponds 5th Addition Final Plat, dated May 6, 2020, prepared by E.G. Rud & Sons, Inc.
- Boulder Ponds 5th Addition Construction Plans dated April 15, 2020, prepared by SEH, Inc.
- Boulder Ponds Landscape Plans, dated May 4, 2020, prepared by Westwood Professional Services.

STATUS/FINDINGS: Engineering review comments have been provided for Final Plat approval and to assist with the completion of the final Construction Plans. Please see the following engineering review comments.

FINAL PLAT: BOULDER PONDS 5TH ADDITION

- It is recommended that the Final Plat be revised to plat only one additional lot instead of the proposed two lots. As proposed, Lot 1 Block 1 does not meet the minimum required lot width along 7th Street North, the primary road that requires the driveway access.
 - The proposed lot width is not shown on the plans but appears to be a little over 40 feet in width. City ordinance in urban residential areas requires a minimum of 60 feet.
 - ➤ City Ordinance 93.26 for Driveway Standards requires driveways to be set back from an intersection a minimum distance of 20 feet from any right-of-way line of any street, it requires driveways to have a minimum width of 20 feet, and it requires all driveways to be located at least 5 feet from any property line. These requirements are all minimums and cannot be met for the proposed lot layout.
- The plans show the driveway layout for Lot 1 Block 1 and includes a "S" shaped alignment in order to connect the garage to the street curb cut. The city has experienced resistance by new property owners to construct their driveways in this type of configuration and have requested their builders to redesign the driveways after home construction. In this instance there is no alternative.
- Approval of the Boulder Ponds 5th Addition Plat should be contingent upon the applicant completing a
 detailed development lot book for all lots in the 5th Addition to provide for a detailed lot by lot design due
 to the many boulevard and lot layout design exceptions. The development book must be provided prior to
 the release of Final Plat for recording. This was a condition of approval for the Boulder Ponds 3rd Addition
 and was not provided by the developer.

- It is recommended that approval of the Boulder Ponds 5th Addition Plat be contingent upon the Hudson Boulevard turn lanes being constructed and accepted by the City, including all punch list items, prior to release of building permits. This was also a condition of the Boulder Ponds 3rd Addition Plat.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- 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.
- No construction for Boulder Ponds 5th Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.



To: Ken Roberts, City of Lake Elmo Planning Director

From: Lucius Jonett, Wenck Landscape Architect

Date: May 22, 2020

Subject: City of Lake Elmo Landscape Plan Review

Boulder Ponds 5th Addition, Review #1

Submittals

5th Addition Final Plat, dated 5-6-2020, received 5-14-2020.

Certificate of Survey, dated 3-24-2018, received 5-14-2020.

5th Addition Plans, dated 5-4-2020, received 5-14-2020.

Final Landscape Plans, dated 5-4-2020, received 5-14-2020.

Location: Intersection of 5th Street North and 7th Street North

Land Use Category: Low Density Residential

Surrounding Land Use Concerns: None

Special landscape provisions in addition to the zoning code: None

Findings:

1. The submitted materials show that a single lot has been split into three (3) to provide two (2) more homes within the Boulder Ponds development. When doing so, the developer has preserved boulevard trees and the overall, previously approved tree count remains the same.

Recommendation:

It is recommended that the Boulder Ponds 5th Addition landscape plans be approved pending no site design revisions.

Sincerely,

Lucius Jonett, PLA (MN) Wenck Associates, Inc.

City of Lake Elmo Municipal Landscape Architect

Ben Prchal

From: Dave Hein <dhein@nexengroup.com>
Sent: Thursday, May 21, 2020 10:49 AM

To: Ben Prchal

Subject: Boulder Ponds: Final Plat And PUD Review & Water Pond

Caution: This email originated outside our organization; please use caution.

Ben,

Thanks for taking my call earlier today.

- 1. Regarding dividing 9010 7th street from one lot into 3. Our vote (9036 7th street north) would be a "no" vote. The specific reason is safety of vehicles/pedestrians turning to/from 5th street and 7th street north. Adding additional driveways so close to the corner does not seem to be the better plan. I recognize the addition of homes would reduce our overall maintenance costs, however, we feel the safety concerns override the cost savings to the individual homeowners in the association.
- 2. Regarding the pond located south of Stonegate Park, North of 7th street, and east of 5th street- the outstanding question is how much water will remain in the pond after the drainage reworking. The current pond is constructed with 5 feet (approximately) of depth, which is a very acceptable depth level. Muskrats, ducks, and geese were all present and raising offspring in the pond this springs. Making the surface footprint smaller, or the depth of the pond shallower, would be a disservice to the wildlife and homeowners. Please do not create a shallow drainage area that would move from dry to wet with storms. It is a pond, not a drainage overflow. Let me know what you find out.

Regards.

Dave Hein
Nexen Group
Senior Vice President, Engineering & Chief Technology Officer
651.286.1021 Work
651.335.9550 Mobile
dhein@nexengroup.com
560 Oak Grove Parkway
Vadnais Heights, MN 55127
www.nexengroup.com

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City of Lake Elmo
Planning Commission
% Ben Prchal, City Planner

RE: 5th Addition, Boulder Ponds

Commission Members:

Thank you for mailing us the notice of the public hearing to be held on Wednesday, May 27. I then contacted Ben Prchal, and he attached relevant documents to an email for our edification.

My wife Paula and I live at 9018 7th ST N, Lake Elmo. On June 28 of 2019 we signed an agreement with Creative Homes to have a house built on Lot 16, Block 2, 3rd Addition. We were pleased with Creative Homes during the planning and construction phases, and closed on the house on February 18, 2020. We have been happy with our house and have only good things to say about Creative Homes.

Our house is immediately adjacent to the development proposed development. Upon careful examination of the proposed subdivision of that one lot into three lots, we consider that plan to be undesirable for us as the immediate neighbors.

To accomplish building three houses on that piece of ground, the three houses would be set back a substantially greater distance from 7th ST N than any of the other houses on the block. The proposed houses to the west of us would be much further back than ours. Our west view off our deck would appear to be the side of the next house. None of the other houses on the block have that situation.

We certainly do not object to that piece of ground being developed. In fact, it would be nice to have that huge mound of dirt removed. It is our belief though that the best plan would be to divide that piece of land into two lots rather than three. The two houses to be built would not need to be set back from the street, and the integrity of the block would be maintained.

Thank you for your consideration.

Roy E. Baker 9018 7th ST N Lake Elmo, MN 55042 <u>Rb709825@gmail.com</u> 402.470.1321

Ben Prchal

From: Todd Gunderson <todd.gunderson@yahoo.com>

Sent: Sunday, May 17, 2020 4:00 PM

To: Ben Prchal

Subject: Final plat and PUD review - Boulder Ponds

Caution: This email originated outside our organization; please use caution.

I am a resident of Boulder Ponds - 9100 Jade Court North and my wife and I have no issues or concerns with this request of the Developer for final platting.

Thanks

Sent from Yahoo Mail for iPhone

CITY OF LAKE ELMO WASHINGTON COUNTY STATE OF MINNESOTA

RESOLUTION NO. 2020-069

A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN AMENDMENT FOR THE BOULDER PONDS 5TH ADDITION DEVELOPMENT

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

WHEREAS, OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC, 1660 Highway 100 South, Ste 400, St. Louis Park, MN 55416, has submitted an application to the City of Lake Elmo ("City") for a Final Plat and Final PUD Plan Amendment for the Boulder Ponds 5th Addition residential development, a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, the City approved the Boulder Ponds PUD General Concept Plan on December 17, 2013; and

WHEREAS, the City approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on September 16, 2014; and

WHEREAS, the proposed Boulder Ponds 5th Addition Final Plat and Final PUD Plan amendment includes 2 single family residential lots within a planned development on the property addressed as 9010 7th St. N (PID 34.029.21.32.0087); and

WHEREAS, the Lake Elmo Planning Commission reviewed the Final Plat and Final PUD Amendment Plans on May 27, 2020; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Boulder Ponds 5th Addition Final Plat and Final PUD Plan subject to conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat and Final PUD Plan as part of a memorandum to the City Council for the June 16, 2020 Council Meeting; and

WHEREAS, the City Council reviewed the Boulder Ponds 5th Addition Final Plat and Final PUD Plan at its meeting held on June 16, 2020 and made the following findings of fact:

- 1) That the Boulder Ponds 5th Addition Final Plat and Final PUD Plan is generally consistent with the standards approved for the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Boulder Ponds 5th Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- 3) That the Boulder Ponds 5th Addition Final Plat does not comply with the City's Urban Low Density Residential zoning district. However, the exceptions approved through the PUD process as noted in the approved Preliminary PUD Plans allow for decreased front and rear yard lot widths, lot sizes, and seatbacks.
- 4) That the Boulder Ponds 5th Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachments thereof.
- 5) That the creation of two additional lots, total of three (3) for the 5th addition, does not meet all engineering requirements. Because of this the development will only be allowed to consist of two (2) lots in the 5th addition.
- 6) That the Boulder Ponds 5th Addition Final Plat complies with the City's subdivision ordinance.
- 7) That the Boulder Ponds 5th Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Boulder Ponds 5th Addition Final Plat and Final PUD Plan subject to the following conditions:

- 1. Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plat and plans requested by the City Engineer in memo dated June 3, 2020 for the 5th Addition shall be incorporated into these documents before prior to signing the Plat for recording.
- 2. The setbacks shall adhere to the requirements established during Preliminary PUD approval.

a. Lot Area: 9,882 sq. ft. average (7,206 sq. ft. min.)

b. Front Yard Setback: 20 ft. (25 feet for garage)

c. Side Yard Setback: 5 ft.d. Side Corner Setback: 15 ft.e. Rear Yard Setback: 20 ft.

- 3. Boulder Ponds 5th Addition may not begin construction 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.
- 4. 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.
- 5. The Final Plat shall not be recorded until final construction plan approval is granted by the City Engineer.
- 6. Amendments to the Landscaping Plan shall be subject to review and approval of the City Landscape Architect, prior to the release of building permits.
- 7. Plantings to sufficiently screen the northern portion of the northern buffer trail shall be provided on the Final Landscape Plan to be approved by the City's Landscape Architect.
- 8. The applicant shall provide evidence that all conditions attached to the South Washington Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.

- 9. The Developer shall revise the plat to consist of one (1) additional lot as opposed to two (2) as requested. To clarify the 5th addition will consist of two (2) lots instead of three (3).
- 10. The applicant shall provide a complete development lot book for the two (2) lots in Phase 5 of the Boulder Ponds development clarifying proper building placement for use in granting building permits prior to the release of Final Plat for recording.
- 11. That the Boulder Ponds 5th Addition Plat be contingent upon the Hudson Boulevard turn lanes being constructed and accepted by the City, including all punch list items, prior to release of building permits.

Passed and duly adopted this 16th day of June, 2020 by the City Council of the City of Lake Elmo, Minnesota

ATTEST:	Mike Pearson, Mayor	
Julie Johnson, City Clerk		