



STAFF REPORT

DATE: 8/20/24

CONSENT

Motion

TO: Lake Elmo City Council
FROM: Nathan Fuerst, AICP, Consulting Planner
AGENDA ITEM: Bridgewater Village Revised Final Plat and Development Agreement
REVIEWED BY: Jason Stopa, Community Development Director

BACKGROUND:

Bridgewater Village is a mixed-use development on about 24 acres which will contain four commercial lots and five outlots.

On May 21, 2024 the City Council voted to conditionally approve the final plat for Bridgewater Village through Resolution 2024-067. At the time of development approval, it was noted that the final plans had yet to be approved by the Valley Branch Watershed District. Resolution 2024-067 required resubmittal of the final plat should changes to the stormwater outlots be necessary for Valley Branch Watershed and City approval.

The Applicant has continued to work through City conditions of approval and has resubmitted revised final construction plans. This staff report addresses two areas of change in the final plans that require City Council consideration and approval as summarized below:

- Revised boundaries for Outlots B & C, the stormwater management outlots.
- Revised tree mitigation plan, added tree removals and proposed mitigation plantings

ISSUE BEFORE THE COUNCIL:

The City Council should review and act on the revised Final Plat Tree Mitigation Plan.

PROPOSAL DETAILS/ANALYSIS:

Overall Plat Summary:

Gross Site Area - Total	24.13 acres
Wetland Area	0.0 acres
Arterial ROW	0.94 acres
Net Site Area - Total	23.19 acres

Net Site Area – First Addition (commercial lots)	7.0 acres
Net Site Area – VMDR area	16.19 acres
Minimum Units (3.01 u/a)	49
Maximum Units (8.0 u/a)	130

Bridgewater Village is a Mixed Use development to occur in two or more phases. There are a total of 7 acres of commercial land proposed, which includes 4 separate Commercial (C) lots. The remaining land area is guided and zoned as Village Medium Density Residential (V-MDR).

The VMDR area shown on the development master plan will be developed in a future phase. Those lots were shown on the preliminary plat to be outlots which will be replatted when market conditions allow per the Applicant's narrative. No approvals have yet been requested or granted for the future residential area.

Final Plat Conformance

Several minor changes have occurred to the Final Plat which were identified during the review process following the Preliminary Plat approval. The changes made to the final plat are related to stormwater management requirements of the City and Valley Branch Watershed District.

The western and northern lot boundaries of Outlot B, those shared with Outlot D, have moved west approximately 80 feet and north approximately 20 feet, respectively.

The shared lot line of Outlot D and Lot 1, Block 2, has moved west approximately 12 feet.

Based on the fact that the revisions are to address stormwater management requirements, staff are supportive of the changes, and consider them to be minor in nature. Because the revised final plat is in substantial compliance with the preliminary plat, an amendment to the preliminary plat is not determined to be necessary.

Landscaping and Tree Preservation: In the process of compiling final construction plans, the Developer's team identified a need to mass grade the entire site including the VMDR areas to appropriately manage stormwater. This created impacts to trees which were previously to be removed and mitigated by future development.

Generally, the trees along the western border of Outlot E will need to be removed for grading. These are boundary trees which are visible from abutting roadways. Most of the trees proposed for removal are softwoods, and the proposed replacement trees are hardwoods generally of higher quality. Together City's Landscape Architect and Planning staff identified one high quality specimen tree for which removal should be avoided. It is a 45" burr oak.

The Developer's engineer was alerted to this removal and has revised and resubmitted plans detailing how that specimen tree will be saved.

*City Council Meeting
August 20, 2024*

Staff suggest approval contingent upon satisfying the comments in the Landscape Architect's Memo dated July 26, 2024, or as subsequently revised. A condition of approval to meet the City's Landscape Architect's comments already exists in Resolution 2024-067.

Updated Review Comments:

City Engineer Comments:

The City Engineer is currently reviewing the final construction plans that were submitted to the City on July 15, 2024, and resubmitted on August 9, 2024. Additional information is also required from the Applicant, and any public improvements shall be consistent with the City Engineering Design Standards Manual dated January 2022.

Landscape Architect Comments:

See attached memo dated July 26, 2024. Conditional approval is suggested.

Valley Branch Watershed District:

The applicant has submitted a permit application to the Valley Branch Watershed District. A review and possible approval is expected to occur by the VBWD on August 22, 2024. Staff are in communication with the VBWD and seeking to coordinate on permitting reviews and timelines as necessary.

RECOMMENDED FINDINGS OF APPROVAL:

Staff recommends approval of the Final Plat and associated plans based the following criteria:

1. That all the requirements of City Code Section 103.00.100 related to the Final Plans and Final Plat have been met by the Applicant.
2. That the Bridgewater Village Final Plat consists of 4 commercial lots plus an outlots intended for future residential development and stormwater management.
3. That the Revised Bridgewater Village Final Plat is generally consistent with the Preliminary Plat as approved by the City of Lake Elmo on February 6, 2024.
4. That the Revised Bridgewater Village Final Plat is generally consistent with the conditional approval of the Final Plat by the City of Lake Elmo on May 21, 2024.
5. That the Revised Bridgewater Village Final Plat is consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
6. That the Revised Bridgewater Village Final Plat complies with the general intent of the Commercial zoning district.
7. That the Revised Bridgewater Village Final Plat generally complies with the Lake Elmo Design Guidelines and Standards Manual.
8. That the Bridgewater Village Final Plat generally complies with the City's Subdivision regulations.
9. That the Revised Bridgewater Village Final Plat generally complies with the City's Zoning Code.
10. That the Revised Bridgewater Village Final Plat is generally consistent with the City's engineering standards with the exceptions noted by the City Engineer in their review comments to the City dated April 15, 2024, and as otherwise identified in future reviews.

*City Council Meeting
August 20, 2024*

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends the City Council approve of the Final Plat request with the following conditions:

1. All conditions of Resolution 2024-067 shall still be in effect.

FISCAL IMPACT: Prior to recording the Final Plat, the Applicant will pay the City fees for utility connections, the AUAR fee, and Parkland Dedication. Building Permit fees will be collected at the time of permit issuance. No financial assistance is being provided by the City as part of this project.

RECOMMENDATION:

Staff recommends the City Council approve this item adopting Resolution 2024-090 on its consent agenda, or by approving the developer's agreement for Lake Elmo Townhomes 8 with the following motion:

“Motion to adopt Resolution 2024-090 approving the revised final plat, requested by Bridgewater Bancshares, INC., for Bridgewater Village based on the findings of fact and condition of approval listed therein.”

ATTACHMENTS:

1. Resolution 2024-090 Approving Revised Bridgewater Village Final Plat
2. Final Plat and Project Plans
3. City Engineer Memo
4. Landscape Architect Memo

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

RESOLUTION NO. 2024-090

RESOLUTION APPROVING A REVISED FINAL PLAT FOR BRIDGEWATER VILLAGE

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

WHEREAS, the City of Lake Elmo has established a Comprehensive Plan that includes background data, policy statements, standards, and maps that help to guide the future physical, social, and economic development of the City; and

WHEREAS, Bridgewater Bancshares, Inc., (the “Applicant”) has requested a Final Plat for Bridgewater Village, on property legally described on **Exhibit A** attached hereto (the “Property”), consisting of approximately 24.13 acres for development of 4 commercial lots; and,

WHEREAS, the final plat is for Bridgewater Village, which will include commercial lots plus outlots for future residential development and stormwater management; and

WHEREAS, the Lake Elmo City Council reviewed and conditionally approved an initial version of the Final Plat through Resolution 2024-067; and

WHEREAS, the Applicant was required to revise outlots B and C to meet City and Watershed requirements for grading and stormwater management; and

WHEREAS, the Applicant revised and resubmitted the Final Plat to the City on July 15, 2024; and

WHEREAS, the revised final plat is further depicted on **Exhibit B** attached hereto; and

WHEREAS, the Lake Elmo City Council reviewed the revised Final Plat request at its meeting held on August 20, 2024 and voted to approve the item with the following findings of fact:

1. That all the requirements of City Code Section 103.00.100 related to the Final Plans and Final Plat have been met by the Applicant.
2. That the Bridgewater Village Final Plat consists of 4 commercial lots plus an outlots intended for future residential development and stormwater management.
3. That the Bridgewater Village Final Plat is generally consistent with the Preliminary Plat as approved by the City of Lake Elmo on February 6, 2024.
4. That the Bridgewater Village Final Plat is consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
5. That the Bridgewater Village Final Plat complies with the general intent of the Commercial zoning district.
6. That the Bridgewater Village Final Plat generally complies with the Lake Elmo Design Guidelines and Standards Manual.

7. That the Bridgewater Village Final Plat generally complies with the City's Subdivision regulations.
8. That the Bridgewater Village Final Plat generally complies with the City's Zoning Code.
9. That the Bridgewater Village Final Plat is generally consistent with the City's engineering standards with the exceptions noted by the City Engineer in their review comments to the City dated April 15, 2024, and as otherwise identified in future reviews.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve Bridgewater Village Final Plat subject to the following condition:

1. All conditions of Resolution 2024-067 shall still be in effect.

Passed and duly adopted this 20th day of August, 2024 by the Lake Elmo Minnesota City Council.

Charles Cadenhead, Mayor

ATTEST:

Julie Johnson, City Clerk

Resolution 2024-090
Exhibit A
Legal Description of Subject Property

That part of the East Half of the East Half of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, which lies southeasterly of Minnesota State Highway No. 5, and which lies southwesterly of County State Aid Highway No. 14 and 15, (Washington County Highway Plat No. 33).

AND

That part of the West Half of the East Half of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, which lies southeasterly of State Highway No. 5.

TOGETHER WITH

That part of the north 50 rods of the Northeast Quarter of the Northeast Quarter of Section 13, Township 29 North, Range, 21 West, Washington County, Minnesota, which lies westerly of County State Aid Highway No. 15, (Washington County Highway Plat No. 33), and lies northerly of Parcel 8 of Washington County Highway Right-of-Way Plat No. 178, recorded as Document No. 4120980 in the Recorder's Office of Washington County, Minnesota.

AND

All that part of Parcel 5 of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 33, according to the plat thereof, on file and of record in the Office of the Recorder, Washington County, Minnesota, which lies westerly of the westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, according to the plat thereof, on file and of record in the Office of the Recorder for said Washington County, and which lies northerly of the South 200.00 feet of the Southeast Quarter of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, excepting therefrom the following:

All that part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, described as follows: Commencing at the southeast corner of said Section 12; thence South 89 degrees 20 minutes 50 seconds West, bearings are based on the Washington County Coordinate System NAD83/1986, along the south line of said Southeast Quarter of the Southeast Quarter, a distance of 89.38 feet to boundary corner B104 of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, according to the plat thereof on file and of record in the Office of the Recorder for said County; thence northerly a distance of 4.14 feet, along the westerly line of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, on a curve concave to the west, not tangent to the last described line, said curve having a radius of 1849.86 feet and a central angle of 00 degrees 07 minutes 41 seconds and a chord that bears North 11 degrees 10 minutes 03 seconds West for a distance of 4.14 feet to boundary corner B103 of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15; thence North 45 degrees 18 minutes 43 seconds East, along said westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, a distance of 27.72 feet to boundary corner B1 of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15; thence North 00 degrees 06 minutes 02 seconds West, along said westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, a distance of 413.61 feet to the point of beginning; thence South 89 degrees 53 minutes 58 seconds West a distance of 59.17 feet; thence North 31 degrees 35 minutes 12 seconds West a distance of 110.43 feet; thence North 05 degrees 27 minutes 53 seconds West a distance of 170.00 feet to a point on the easterly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 33, according to the plat thereof on file and of record in the Office of the Recorder for said County; thence southeasterly along said easterly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 33 to the westerly line of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15; thence South 00 degrees 06 minutes 02 seconds East, along said westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, a distance of 7.87 feet to the point of beginning.

BRIDGEWATER VILLAGE

KNOW ALL BY THESE PRESENTS: That Bridgewater Bancshares, Inc., a Minnesota Corporation, owner of the following described property:

That part of the East Half of the East Half of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, which lies southeasterly of Minnesota State Highway No. 5, and which lies southwesterly of County State Aid Highway No. 14 and 15, (Washington County Highway Plat No. 33).

AND

That part of the West Half of the East Half of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, which lies southeasterly of State Highway No. 5.

TOGETHER WITH

That part of the north 50 rods of the Northeast Quarter of the Northeast Quarter of Section 13, Township 29 North, Range, 21 West, Washington County, Minnesota, which lies westerly of County State Aid Highway No. 15, (Washington County Highway Plat No. 33), and lies northerly of Parcel 8 of Washington County Highway Right-of-Way Plat No. 178, recorded as Document No. 4120980 in the Recorder's Office of Washington County, Minnesota.

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All that part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, described as follows: Commencing at the southeast corner of said Section 12; thence South 89 degrees 20 minutes 50 seconds West, bearings are based on the Washington County Coordinate System NAD83/1986, along the south line of said Southeast Quarter of the Southeast Quarter, a distance of 89.38 feet to boundary corner B104 of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, according to the plat thereof on file and of record in the Office of the Recorder for said County; thence northerly a distance of 4.14 feet, along the westerly line of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, on a curve concave to the west, not tangent to the last described line, said curve having a radius of 1849.86 feet and a central angle of 00 degrees 07 minutes 41 seconds and a chord that bears North 11 degrees 10 minutes 03 seconds West for a distance of 4.14 feet to boundary corner B103 of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15; thence North 45 degrees 18 minutes 43 seconds East, along said westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, a distance of 27.72 feet to boundary corner B1 of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15; thence North 00 degrees 06 minutes 02 seconds West, along said westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, a distance of 413.61 feet to the point of beginning; thence South 89 degrees 53 minutes 58 seconds West a distance of 59.17 feet; thence North 31 degrees 35 minutes 12 seconds West a distance of 110.43 feet; thence North 05 degrees 27 minutes 53 seconds West a distance of 170.00 feet to a point on the easterly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 33, according to the plat thereof on file and of record in the Office of the Recorder for said County; thence southeasterly along said easterly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 33 to the westerly line of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15; thence South 00 degrees 06 minutes 02 seconds East, along said westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, a distance of 7.87 feet to the point of beginning.

Has caused the same to be surveyed and platted as BRIDGEWATER VILLAGE, and does hereby dedicate to the public for public use the public ways and the drainage and utility easements created by this plat.

In witness whereof said Bridgewater Bancshares, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Bridgewater Bancshares, Inc.

Signature _____ Title _____

Printed Name _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 20____, by _____ of Bridgewater Bancshares Inc., a Minnesota corporation, on behalf of the corporation.

Signature of Notary _____

Printed Name of Notary _____

Notary Public _____ County, _____
My commission expires _____

I Christopher A. Terwedo 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 this plat; that all monuments depicted on this plat have been, 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____.

Christopher A. Terwedo, Licensed Land Surveyor
Minnesota License No. 53536

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Christopher A. Terwedo, Licensed Land Surveyor.

Signature of Notary _____

Printed Name of Notary _____

Notary Public _____ County, _____
My commission expires _____

CITY COUNCIL
CITY OF LAKE ELMO, MINNESOTA

This plat was approved by the City Council of Lake Elmo, Minnesota, this ____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: _____
Mayor

Signed: _____
Clerk

WASHINGTON 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 _____

WASHINGTON COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 20____ on 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

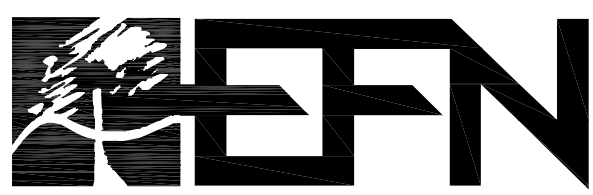
WASHINGTON COUNTY RECORDER

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.

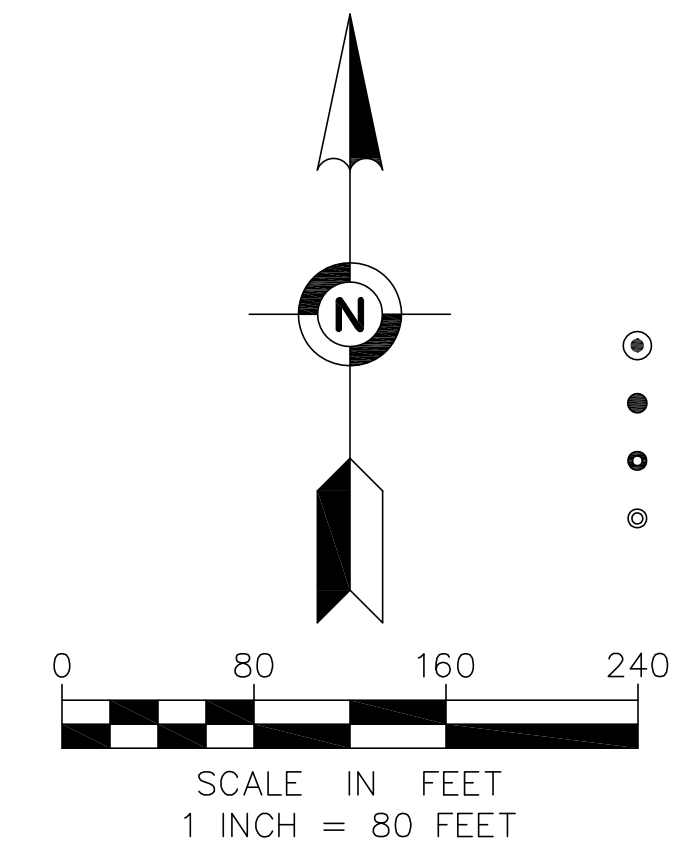
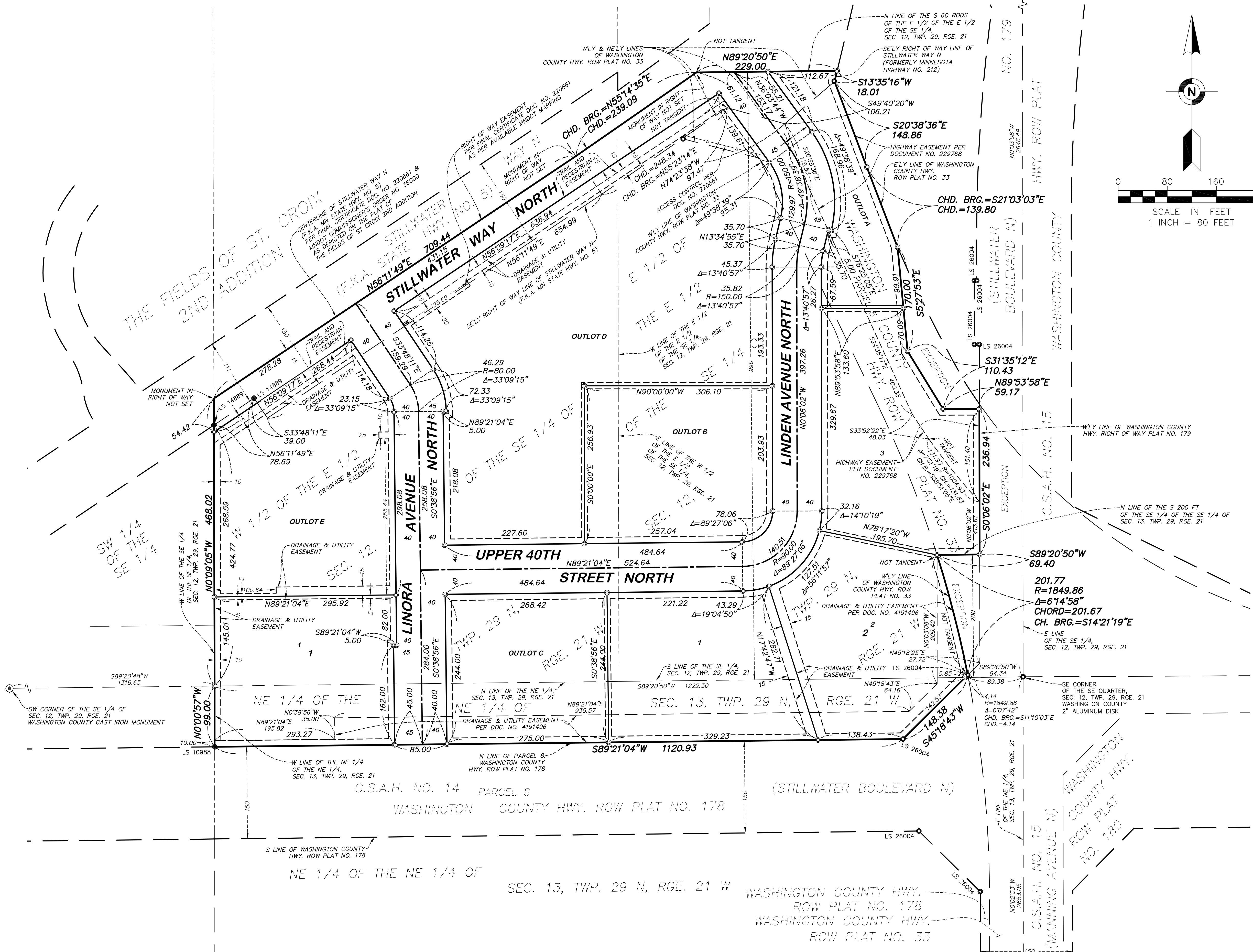
by _____
Washington County Recorder

by _____
Deputy



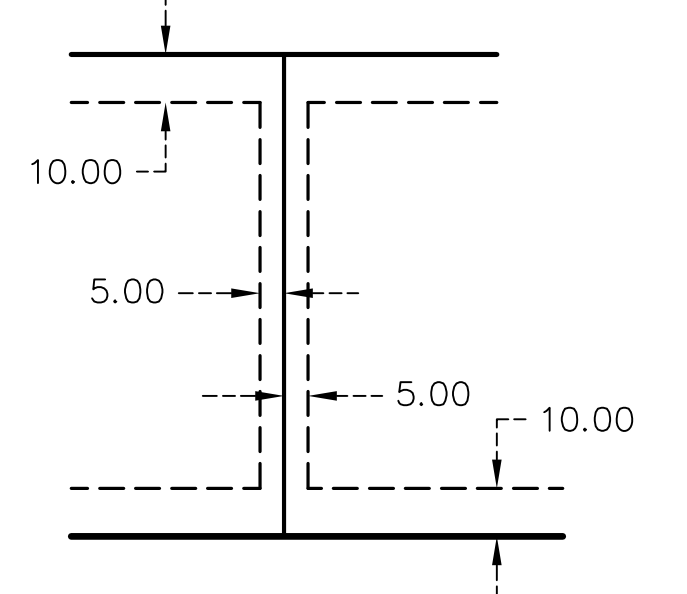
Egan, Field & Nowak, Inc.
land surveyors since 1872

BRIDGEWATER VILLAGE



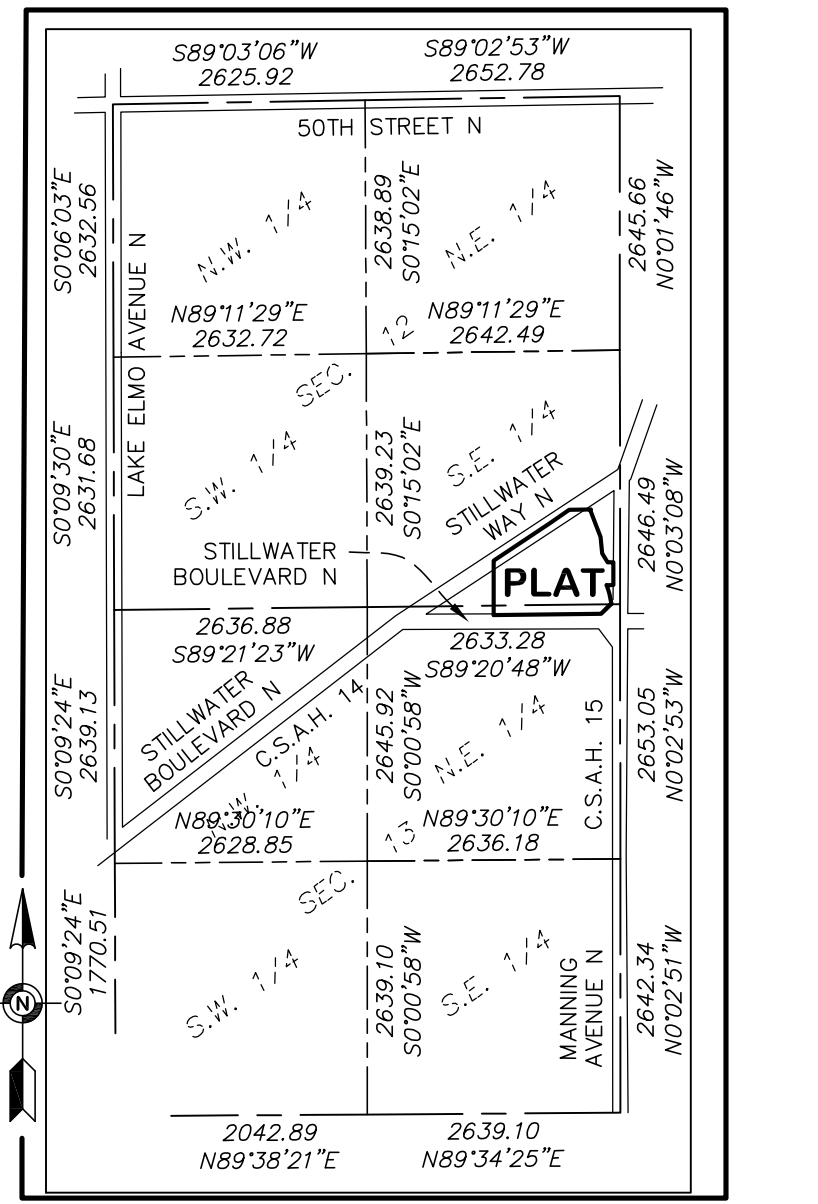
- THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 29 N, RANGE 21 W, WASHINGTON COUNTY, MINNESOTA IS ASSUMED TO BEAR NORTH 00 DEGREES 03 MINUTES 08 SECONDS WEST
- DENOTES FOUND WASHINGTON COUNTY CAST IRON MONUMENT
 - DENOTES FOUND MONUMENT AS NOTED
 - DENOTES FOUND 2" ALUMINUM DISC, UNLESS OTHERWISE NOTED
 - DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 53536

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

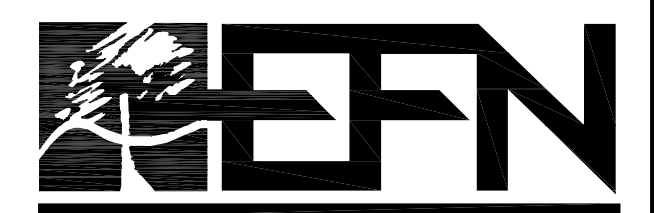


BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

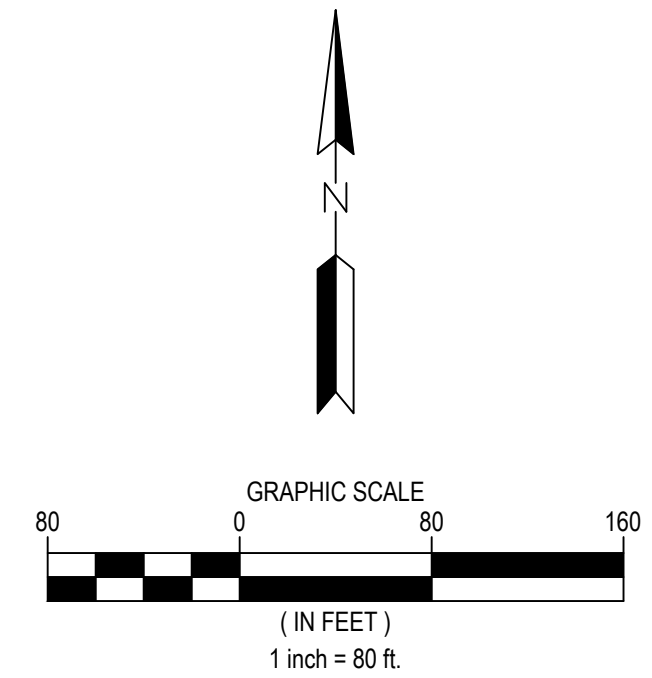
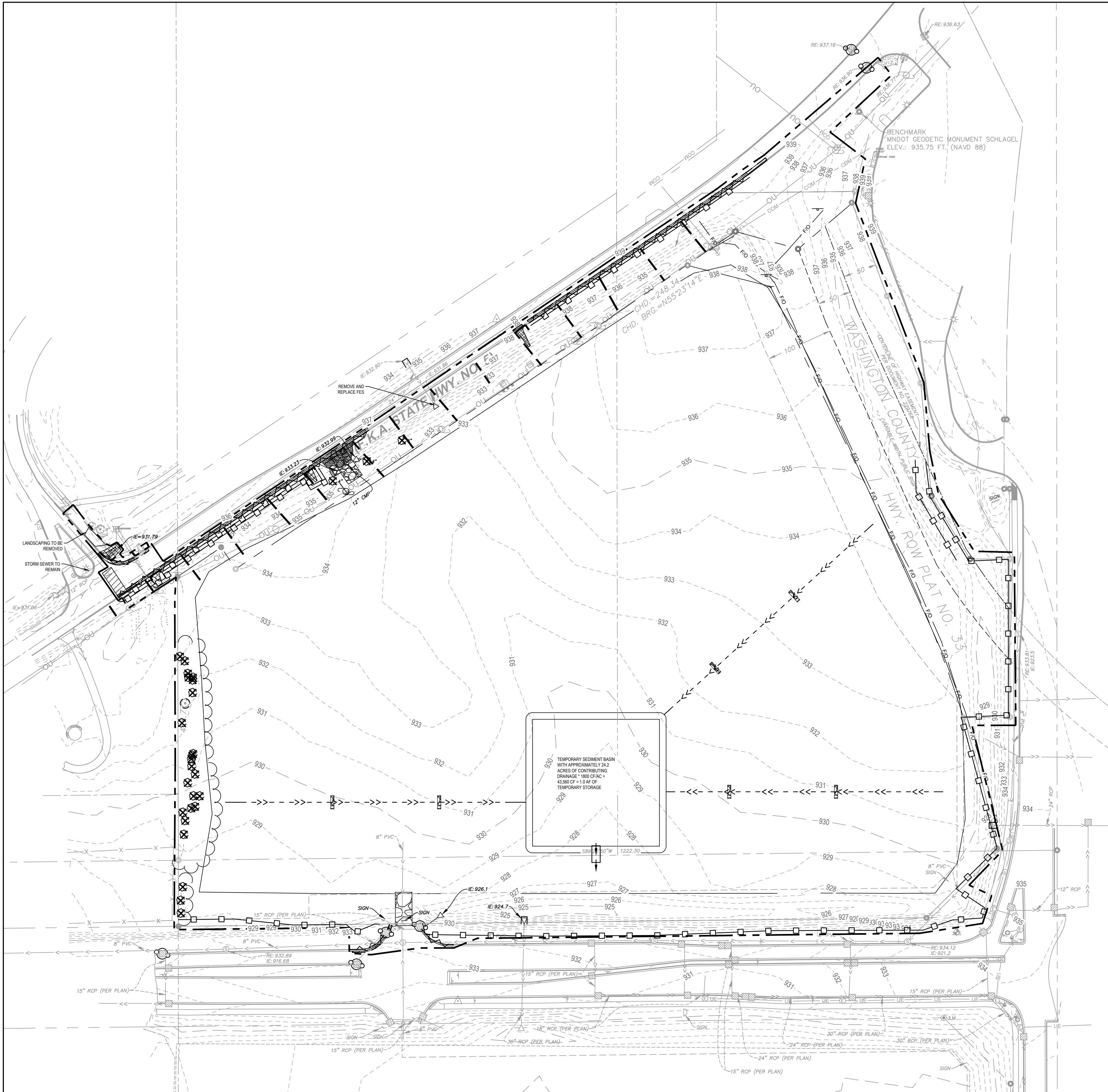
SECTIONS 12 & 13, T 029 N, R 21 W



VICINITY MAP
NO SCALE



Egan, Field & Nowak, Inc.
land surveyors since 1872



STANTEC NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- SEE SHEET G-002 FOR GRADING AND EROSION CONTROL NOTES.
- CONSTRUCTION SITE SHALL HAVE STABILIZED EXIT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
- UNTRENCHED SILT FENCE OR ORANGE SNOW FENCE MAY BE USED FOR TREE PROTECTION.
- CONSTRUCTION LIMITS ARE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHERE APPLICABLE.
- CLEAR AND GRUB AS NEEDED WITHIN LIMITS OF DISTURBANCE.
- EXISTING UTILITY SERVICE LINES MAY NOT BE SHOWN IN THEIR ENTIRETY ON PLANS. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITY SERVICE LINES WITHIN THE LIMITS OF DISTURBANCE AND REMOVE EXISTING INFRASTRUCTURE AS NECESSARY TO INSTALL PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL EVALUATE LIMITS OF REMOVAL FOR PROPOSED UTILITY INSTALLATION. IN THE EVENT THAT CURB AND PAVEMENT ARE IMPACTED IN ADDITION TO THE SIDEWALK CONTRACTOR SHALL REPLACE EXISTING CURB AND PAVEMENT TO MATCH EXISTING CONDITIONS PER CITY STANDARDS AND REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
- ELECTRICAL SERVICE LINES MAY NOT BE SHOWN WITHIN BOULEVARD ROW ON SURVEY. CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDER AND ENSURE THAT DRY UTILITY SERVICE LINES ARE PROTECTED THROUGHOUT CONSTRUCTION ALONG THE PROPOSED SANITARY ALIGNMENT

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

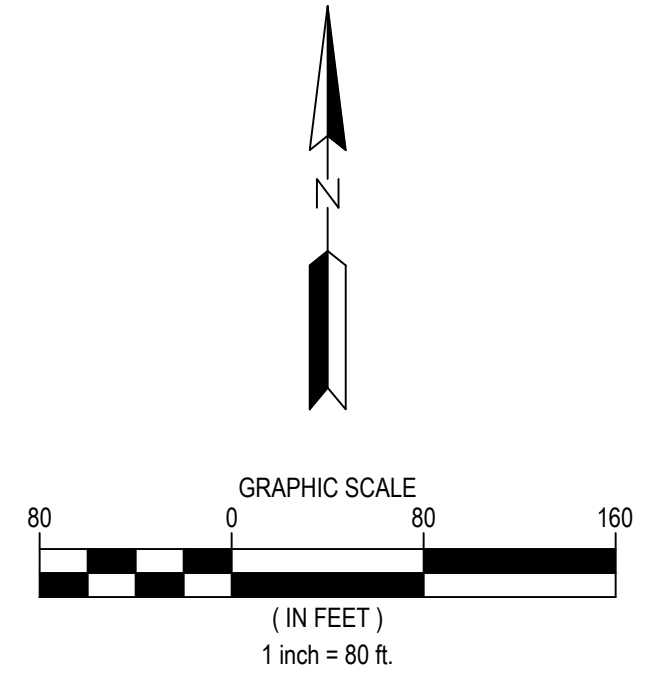
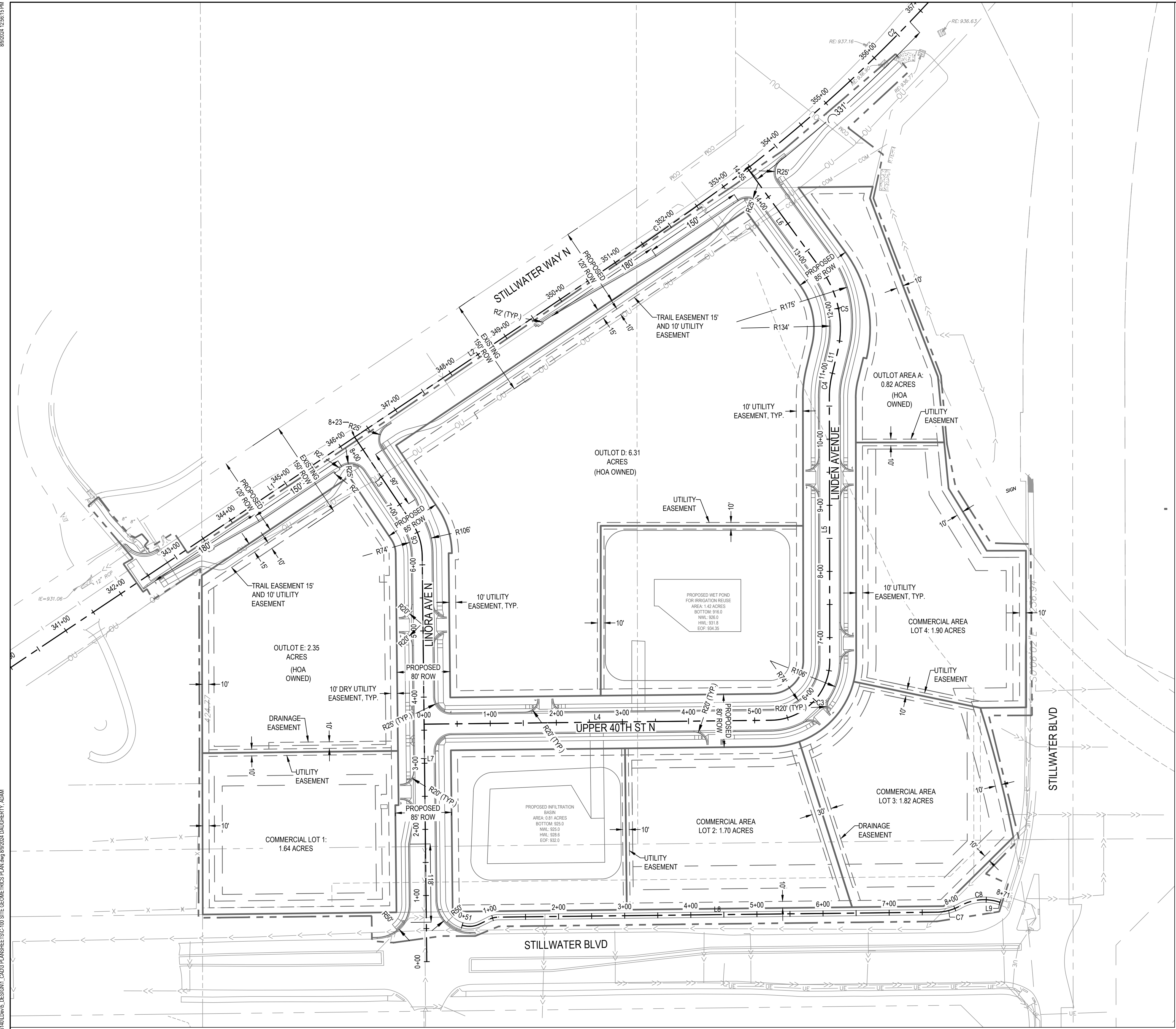
CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 651-454-0002
 TOLL FREE 1-800-252-1166

DATE	DESCRIPTION	ISSUE NO.
08/18/2023	30% SET FOR PRELIMINARY PRICING	0
09/22/2023	60% DESIGN FOR CITY SUBMITTAL	1
03/16/2024	90% CITY RESUBMITTAL	2
07/15/2024	PERMIT SET	3
08/05/2024	PERMIT SET	4

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Jack Anon

LICENSE NO.: 59296
 DATE: 07/12/2024
 PROJECT NO.: 193806140
 DWN BY: SAG CHK'D BY: MJS APP'D BY: JRA
 ISSUE DATE: 08/05/2024
 ISSUE NO.: 3
 SHEET TITLE:
 EXISTING, REMOVALS, &
 PRE-CONSTRUCTION
 EROSION CONTROL
 SHEET NO.:
C-002



LINE TABLE: ALIGNMENTS

LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L3	156.31'	N33° 48' 11"W	LINORA AVE N ROAD CENTERLINE
L7	614.20'	N0° 38' 56"W	LINORA AVE N ROAD CENTERLINE
L1	1156.83'	N56° 11' 50"E	STILLWATER WAY
L2	1156.83'	N56° 11' 50"E	STILLWATER WAY
L4	524.64'	N89° 21' 04"E	UPPER 40TH ST N CENTERLINE
L5	397.26'	N0° 06' 02"W	UPPER 40TH ST N CENTERLINE
L6	191.04'	N36° 03' 44"W	UPPER 40TH ST N CENTERLINE
L11	35.70'	N13° 34' 55"E	UPPER 40TH ST N CENTERLINE
L8	662.33'	N89° 21' 04"E	SOUTH TRAIL CENTERLINE
L9	1.14'	S72° 04' 24"E	SOUTH TRAIL CENTERLINE

CURVE TABLE: ALIGNMENTS

CURVE #	RADIUS	LENGTH	DELTA ANGLE	ALIGNMENT NAME
C6	90.00	52.08	33.15	LINORA AVE N ROAD CENTERLINE
C1	4584.92	249.99	3.12	STILLWATER WAY
C2	2288.78	677.93	16.97	STILLWATER WAY
C3	90.00	140.51	89.45	UPPER 40TH ST N CENTERLINE
C4	150.00	35.82	13.68	UPPER 40TH ST N CENTERLINE
C5	150.00	129.97	49.64	UPPER 40TH ST N CENTERLINE
C7	75.00	37.17	28.39	SOUTH TRAIL CENTERLINE
C8	75.00	61.48	46.97	SOUTH TRAIL CENTERLINE

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03/18/2024	90% CITY RESUBMITTAL	2
07/15/2024	PERMIT SET	3
08/05/2024	PERMIT SET	4

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Jack Brown

LICENSE NO.: 59296

DATE: 07/12/2024

PROJECT NO.: 193806140

DWN BY: SAG CHK'D BY: MJS APP'D BY: JRA

ISSUE DATE: 08/05/2024

ISSUE NO.: 3

SHEET TITLE:

SITE GEOMETRICS PLAN

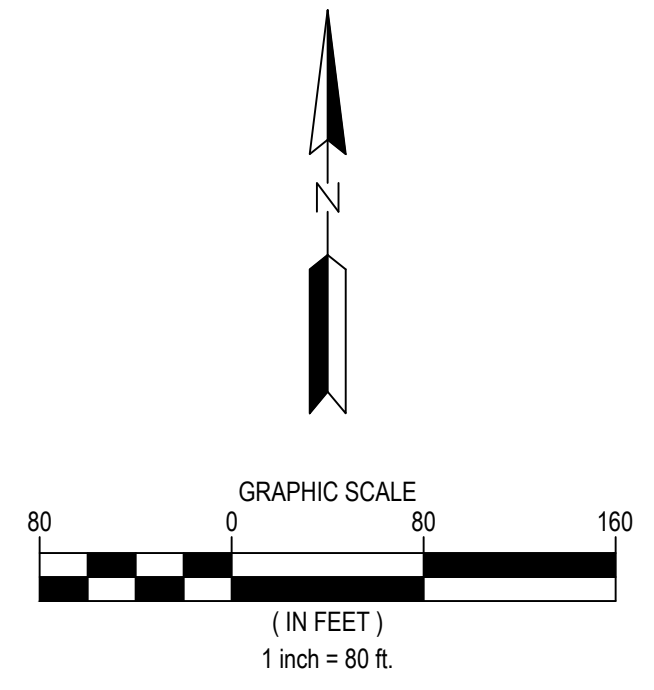
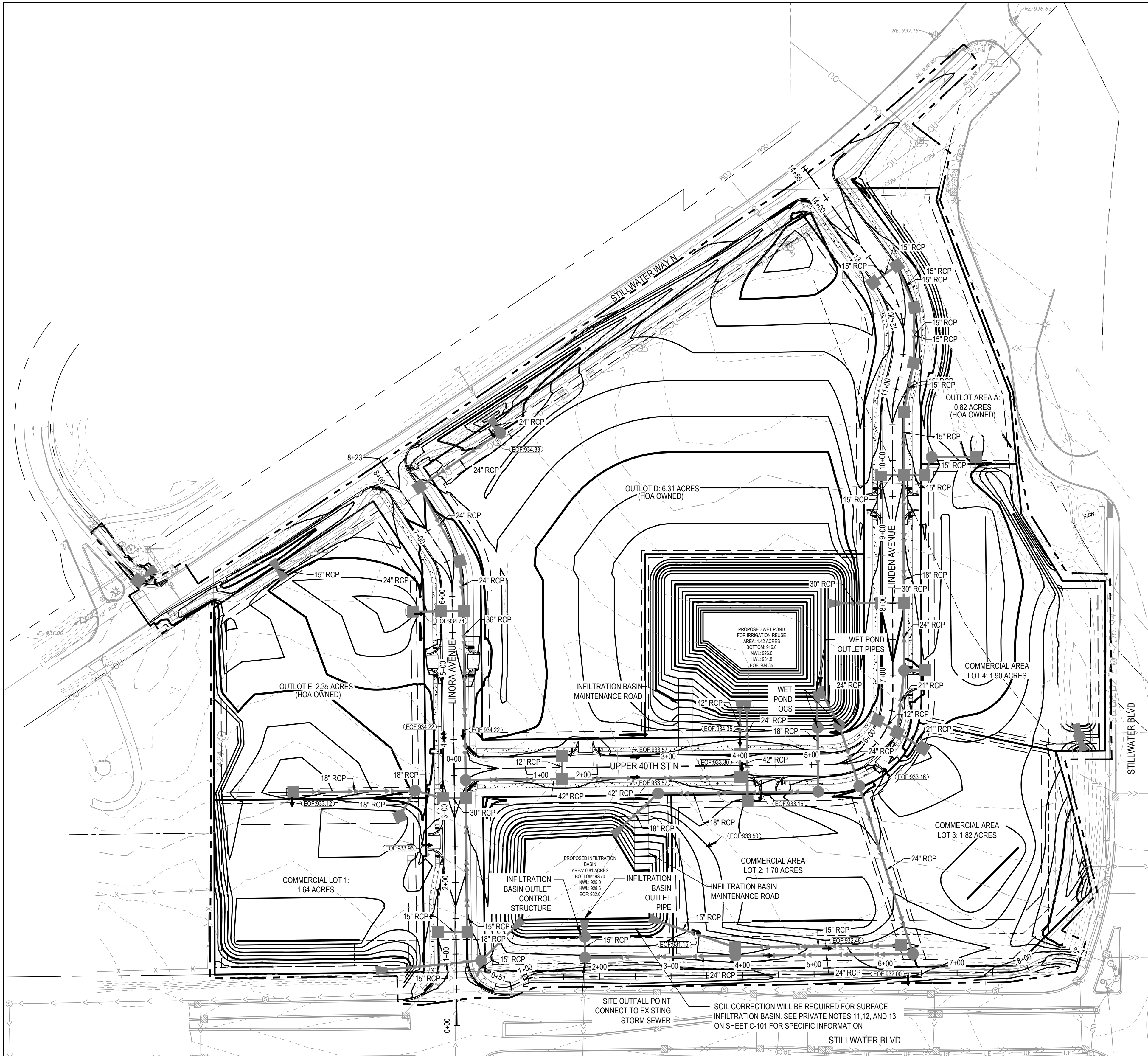
SHEET NO.:

C-100

WARNING:
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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



CITY STANDARD GRADING NOTES

NOTE: SEE SHEET G-002 FOR GRADING AND EROSION CONTROL PLAN NOTES

STANTEC NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
- CONSTRUCTION SHALL HAVE STABILIZED EXIT AT ALL TIME THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROJECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
- UNTRENCHED SILT FENCE OR ORANGE SNOW FENCE MAY BE USED FOR TREE PROTECTION.
- CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET TO THE PROPERTY LINE FOR CLARITY, WHERE APPLICABLE.
- CLEAR AND GRUB AS NEEDED WITHIN LIMITS OF DISTURBANCE. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES 4:1 OR STEEPER, UPON COMPLETION OF GRADING.
- EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS AND FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTABILITY AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY FIELD DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR REWORK OF ANY UNCOMMUNICATED DISCREPANCIES.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER. FAILURE TO NOTIFY OWNER AND ENGINEER OF AN IDENTIFIABLE CONFLICT BEFORE PROCEEDING WITH INSTALLATION RELIEVES OWNER AND ENGINEER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- CONTRACTOR TO PROVIDE SOIL CORRECTIONS BELOW THE FOOTPRINT OF THE SURFACE INFILTRATION BASIN. SOIL CORRECTION SHALL BE PROVIDED TO A DEPTH OF 5 FEET BELOW THE FINISHED GRADE OF THE INFILTRATION BASIN. CORRECTION SHALL REMOVE SOILS THAT PROHIBIT INFILTRATION, WHICH INCLUDES ALL SOIL TYPES THAT ARE NOT SP CLASSIFIED UNIFORM SANDS OR SP-SM CLASSIFIED SILTY SANDS OR SM SILTY SANDS, AND PROVIDE A CLEAN SAND IN ACCORDANCE WITH MNDOT 3149.2B MODIFIED SO THAT NO MORE THAN 5% PASSES THE NO. 200 SIEVE AND NO MORE THAN 50 PERCENT PASSING THE #40 SIEVE, IMPORTED TO THE SITE AND COMPACTED IN PLACE. SOILS SHALL BE CORRECTED TO A DEPTH OF 5 FEET BELOW THE FINISHED GRADE OF THE INFILTRATION BASIN WHICH CORRESPONDS TO AN ELEVATION OF 920' BELOW THE BASIN BOTTOM, WITH ELEVATIONS BELOW THE SIDE SLOPES BEING VARIABLE.
- ON SITE SANDY SOIL MAY BE MINED AND USED FOR SOIL CORRECTION IF TESTED AND APPROVED BY OWNERS GEOTECHNICAL REPRESENTATIVE.
- OWNER'S GEOTECHNICAL REPRESENTATIVE SHALL BE PRESENT ON SITE AT TIME OF CORRECTION. CONTACT A MINIMUM OF 2 BUSINESS DAYS PRIOR TO COMMENCING CORRECTION ACTIVITIES.
- FOR PLANTING AREAS (12 INCH UNCOMPACTED DEPTH), INCORPORATE 3 INCHES OF COMPOST INTO THE TOP 5 INCHES OF COMPACTED SOIL TO CREATE A TOPSOIL LAYER WITH A MINIMUM DEPTH OF 8 INCHES. SOILS BELOW THE TOP SOIL LAYER SHALL BE SCARIFIED TO AT LEAST 4 INCHES.
- FOR TURF AREA (12 INCH UNCOMPACTED DEPTH), INCORPORATE 1.75 INCHES OF COMPOST INTO THE TOP 6.25 INCHES OF COMPACTED SOIL TO CREATE A TOPSOIL LAYER WITH A MINIMUM DEPTH OF 8 INCHES. SOILS BELOW THE TOP SOIL LAYER SHALL BE SCARIFIED TO AT LEAST 4 INCHES.

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 TOLL FREE 1-800-252-1166

DATE:	DESCRIPTION:	ISSUE NO.:
08/18/2023	30% SET FOR PRELIMINARY PRICING	0
08/22/2023	60% DESIGN FOR CITY SUBMITTAL	1
03/26/2024	90% CITY RESUBMITTAL	2
07/15/2024	PERMIT SET	3
08/05/2024	PERMIT SET	4

CERTIFICATION:
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Jack Brown

LICENSE NO.: 59296

DATE: 07/12/2024

PROJECT NO.: 193806140

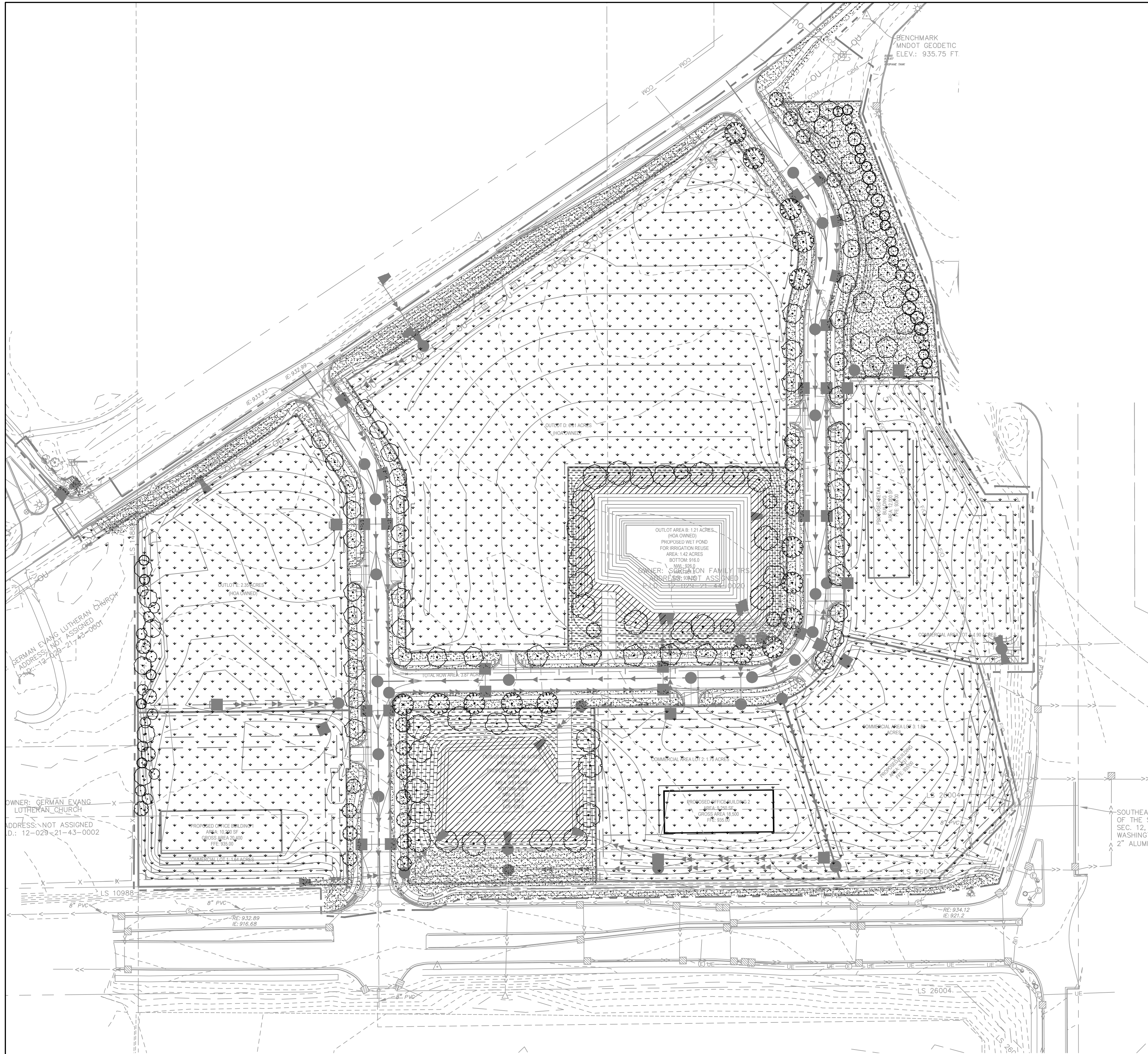
DWN BY:	CHKD BY:	APPD BY:
SAG	MJS	JRA

ISSUE DATE: 08/05/2024

ISSUE NO.: 3

SHEET TITLE:
 GRADING AND DRAINAGE - OVERALL

SHEET NO.:
C-101



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
EVERGREEN TREES						
	AB	7	ABIES BALSAMEA	BALSAM FIR	B&B	6' HT.
	JE	8	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B&B	6' HT.
	PD	15	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B&B	6' HT.
	PC2	19	PINUS CEMBRA	SWISS STONE PINE	B&B	6' HT.
OVERSTORY TREES						
	AS	29	ACER X FREEMANII 'SIENNA' TM	SIENNA GLEN MAPLE	B&B	2.5'
	BR	21	BETULA NIGRA CLUMP	RIVER BIRCH	B&B	6' HT.
	CO	19	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B	2.5'
	GI	15	GLEDITSIA TRIACANTHOS VAR. INERMIS 'HARVE'	NORTHERN ACCLAIM THORNLESS HONEYLOCUST	B&B	2.5'
	QB	12	QUERCUS BICOLOR SPRING DUG	SWAMP WHITE OAK	B&B	2.5'
	TB	29	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	B&B	2.5'
	UP	19	ULMUS AMERICANA 'LEWIS & CLARK'	PRAIRIE EXPEDITION ELM	B&B	2.5'

LEGEND

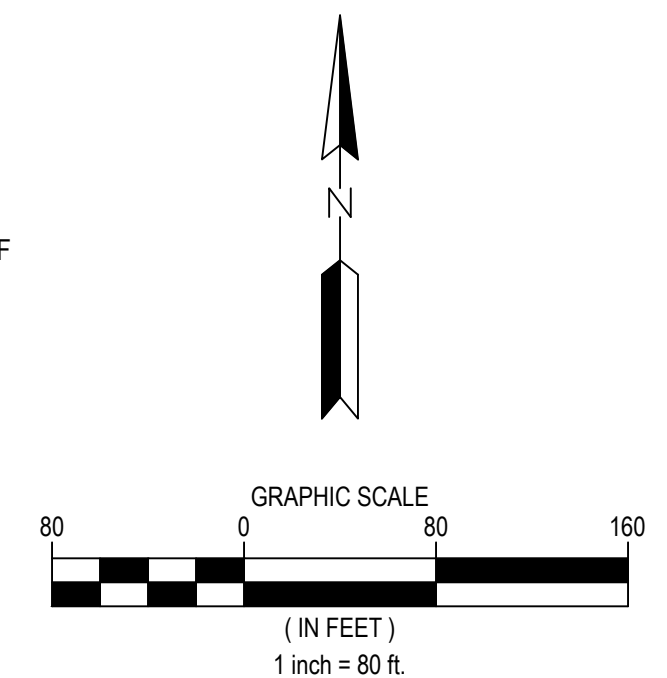
- LOW MAINTENANCE TURF
MNDOT #25-131
- NATIVE SEED TYPE A
DRY PRAIRIE GENERAL
MNDOT #35-221
- NATIVE SEED TYPE B
MESIC PRAIRIE GENERAL
MNDOT #35-241
- TWO-YEAR STABILIZATION
MNDOT #22-111

GENERAL NOTES

- SEE CIVIL ENGINEER'S PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS
- SEE CIVIL ENGINEER'S PLANS FOR PROPOSED UTILITIES

MUNICIPAL LANDSCAPE REQUIREMENTS

- TREE LOCATIONS
 - MINIMUM 5' FROM BACK OF CURB OR EDGE OF SIDEWALK.
 - MINIMUM 10' FROM UTILITIES.
 - (5) TREES FOR EVERY (1) ACRE OF LAND DISTURBED
 - 22.43 ACRES DISTURBED
 - RESIDENTIAL / COMMERCIAL LOTS: 15.72 AC
 - STORMWATER OUTLOTS: 2.84 AC
 - ROW: 3.87 AC
 - TREES REQUIRED: 112
 - TREES PROPOSED: 112
 - MIN. ONE (1) TREE PER EVERY FIFTY (50) FEET STREET FRONTAGE: 4,056 LF
 - STREET FRONTAGE TREES REQUIRED: 81
 - STREET FRONTAGE TREES PROPOSED: 81



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 TOLL FREE 1-800-252-1166



1 CARLSON PKWY N
 PLYMOUTH, MN 55447
 PHONE: 763-479-4200
 WWW.STANTEC.COM

CLIENT:



BRIDGEWATER VILLAGE
 LAKE ELMO MINNESOTA, WASHINGTON COUNTY

PROJECT TITLE

ISSUE NO.:

0

1

2

3

4

DATE:

08/18/2023

08/22/2023

03/26/2024

07/12/2024

08/05/2024

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT 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.

Mark Flicker
 MARK FLICKER

LICENSE NO.: 56541

DATE: 07/12/2024

PROJECT NO.: 193806140

DWN BY: MSF CHKD BY: JDR APPD BY: MSF

ISSUE DATE: 08/05/2024

ISSUE NO.: 3

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.:

L-201