



Our Mission is to Provide Quality Public Services in a Fiscally Responsible Manner in Partnership with our Community.

NOTICE OF MEETING

**City of Lake Elmo Parks Commission
3880 Laverne Avenue North
March 17, 2025
6:30 p.m.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approve Agenda
4. Approve Minutes
 - a) January 22, 2025
 - b) February 19, 2025
5. Public Comment
6. Inwood 8th Addition/Towns of Inwood Preliminary Plat and PUD
7. Park Use Policy
8. Communications
9. Adjourn

****Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.*

City of Lake Elmo Parks Commission Minutes
January 22, 2025

Members Present: Commissioners Kastler, Barrett, Elam, Hoelscher, Sturtz and Esch

Absent: None

Staff Present: Assistant Public Works Director Swanepoel

The meeting was called to order by Kastler at 6:30 PM.

Elect Chair and Vice Chair

Barrett motioned to elect Commissioner Hoelscher as Chair for 2025, Elam provided a second. Motion approved 6-0.

Hoelscher motioned to elect Commissioner Esch as Vice Chair for 2025, Barrett provided a second. Motion approved 6-0.

Approval of Agenda

Barrett motioned to approve the agenda as presented, Hoelscher provided a second; no discussion. Motion approved 6-0.

Approval of Minutes

Elam motioned to approve the December 16, 2024 Parks Commission Minutes, Barrett provided a second; no discussion. Motion passed 6-0.

Public Comments

None

Kleis Playground Replacement

Assistant Public Works Director Swanepoel presented options for the replacement playground set and amenities for Kleis Park. Discussion was held regarding ADA compatibility of the play set features. Discussion was also held regarding the specific features of the play set and appeal for different age groups.

Barrett motioned to recommend to City Council the request to purchase and install option 2 playset, asphalt trail, trees and installation expenses not to exceed \$100,000 with the addition of a swing and the A frame cargo net and eliminating proposed two spinner seats. Elam provided a second.

Esch motioned to amend the not to exceed amount to \$115,000 to reflect the addition of the cargo net. Sturtz provided a second. Motion passed 6-0.

Primary motion passed 6-0.

Pebble Parking Lot Extension

Assistant Public Works Director Swanepoel reviewed proposed expansion of the parking lot in Pebble Park, noting that due to the addition of pickleball, a new play set and soccer field in the park, the demand for parking has increased.

Barrett motioned to approve the proposed purchased by city staff and to expand the parking lot at Pebble Park not to exceed \$2,000; Kastler provided a second. Motion passed 6-0.

Communications

- a) Dead ash tree removal
- b) Ice rink is still open. Lights are malfunctioning and repairs are underway
- c) Joint meeting with City Council in February
- d) Report on joint goal setting session with City Council
- e) Park reservations

Kastler motioned to adjourn the meeting; Elam provided a second. Motion passed 6-0.

Hoelscher adjourned the meeting at 7:26 PM

Respectfully Submitted
Julie Johnson, City Clerk

City of Lake Elmo Parks Commission Minutes
February 19, 2025

Members Present: Commissioners Kastler, Barrett, Hoelscher, Sturtz and Esch

Absent: Commissioner Elam

Staff Present: Assistant Public Works Director Swanepoel

The meeting was called to order by Kastler at 6:30 PM.

Approval of Agenda

Barrett motioned to approve the agenda as presented, Hoelscher provided a second; no discussion. Motion approved 6-0.

Approval of Minutes

Elam motioned to approve the December 16, 2024 Parks Commission Minutes, Barrett provided a second; no discussion. Motion passed 6-0.

Public Comments

None

Park Donation

Assistant Public Works Director Swanepoel reviewed a donation application received from Kristina Tonseth to be used for purchase and installation of a memorial bench and plaque in Demontreville Park.

Barrett motioned to recommend to recommend to the City Council to approve the donation from Kristina Tonseth to purchase and install a memorial bench to be placed in Demontreville Wildlife Park in with a plaque in memory of Peter David Epland not to exceed \$1600. Sturtz provided a second. Motion passed 5-0.

Sunfish Lake Parking Lot Extension

Assistant Public Works Director Swanepoel reviewed proposed expansion of the parking lot in Sunfish Lake Park in two locations and presented photos of parking overflow noted during the summer and fall of 2024. Tony Manzara, Sally Manzara Nature Center, provided information related to historical parking demands. Discussion was held concerning the layout of the parking.

Esch motioned to recommend to City Council the expansion of the existing parking lot at Sunfish Lake Park; provided a second. Motion passed 5-0.

Communications

- a) Sunfish Lake Park buckthorn removal update
- b) Ice Rink is still open
- c) Park maintenance ongoing – tree trimming and MS4 stormwater inspections

Barrett motioned to adjourn the meeting; Kastler provided a second. Motion passed 5-0.

Hoelscher adjourned the meeting at 6:58 PM

Respectfully Submitted
Julie Johnson, City Clerk



STAFF REPORT

DATE: 3-17-2025

Motion

TO: Parks Commission
FROM: Sophia Jensen, Senior City Planner
AGENDA ITEM: Inwood 8th/Towns of Inwood Preliminary Plat and PUD
REVIEWED BY: Nathan Fuerst, Bolton and Menk Planning Consultant

BACKGROUND:

The City has received a preliminary plat and PUD request from M/I Homes for review of an apartment and attached townhome development. The proposal is for a total of 272 units, split between a 123 unit apartment building and 149 attached townhome units, on roughly 19.3 acres. The site is part of the original Inwood development, North of 5th Street, which was platted in 2014. The site is currently undeveloped but has access to public streets and utilities. This part of the Inwood Development was planned conceptually at the time of the City's approvals of the Inwood 1st – 5th Additions which contain the single-family part of this master planned area. The remaining undeveloped parcels of Inwood are planned for commercial development. The proposed project requires approval of a comprehensive plan amendment, PUD and plat.

The Inwood development has already satisfied a portion of park dedication for the site. With the 1st addition, 10.73 net acres were dedicated as park land (now Ivywood Park). This was over the 9.57 acres required to be dedicated for the project area. This left a park dedication credit of 1.16 acres which was intended to be applied to land South of 5th Street. Below is a breakdown of the credit as it applies to the project area:

19.3 acres total land area for Inwood 8th x 10% park dedication percentage = 1.93 acres for park dedication
1.93 acres - 1.16 acres of existing credit = 0.77 acres yet to be satisfied for park dedication

ISSUE BEFORE THE PARKS COMMISSION:

The Parks Commission is being asked to provide a recommendation on the proposal relating to park land dedication requirements.

GENERAL INFORMATION:

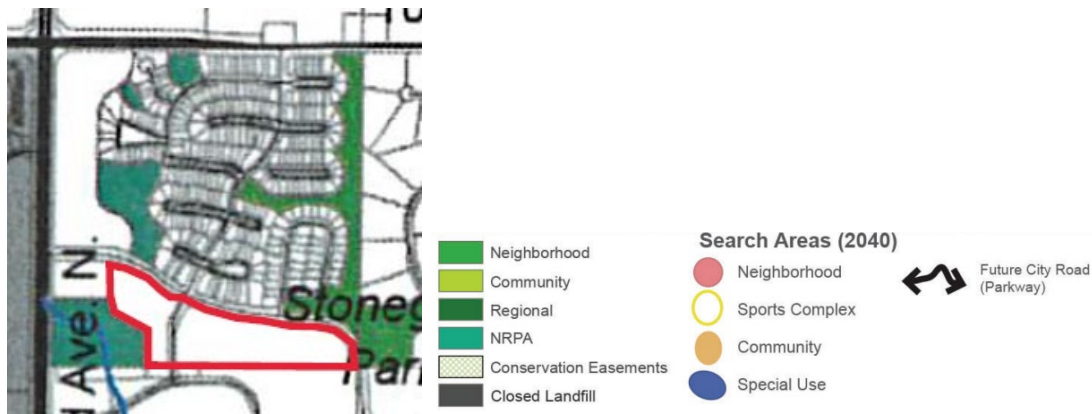
- *Property Owner:* Vadnais Associates LLC
- *Applicant:* M/I Homes
- *Parcels:* 33.029.21.14.0029, 33.029.21.13.0028, 33.029.21.42.0018, and 33.029.21.42.0017
- *Site Area:* ~19.3 acres
- *Density:* 14.09 units/acre
- *Land Use Guidance:* High Density Residential (HDR) and Mixed Use Commercial (MU-C)
- *Zoning:* High Density Residential (HDR) and Mixed Use Commercial (MU-C)
- *Surrounding Land Use:* The property abuts Inwood Ave and the Lake Elmo Park Reserve to the East, rural residential estate zoning to the North and South, and the City of Oakdale to the West.

PARKS PROPOSAL DETAILS/ANALYSIS:

Due to the prior park dedication that has already been provided by the development, the remaining park dedication requirements may be satisfied in one of three options: 1) Fee in Lieu of Land (~\$93,653) the actual fee will be determined once the development moves into the final plat stage, or 2) 10% of the land area (minus the existing credit = 0.77 acres), or 3) A combination of both.

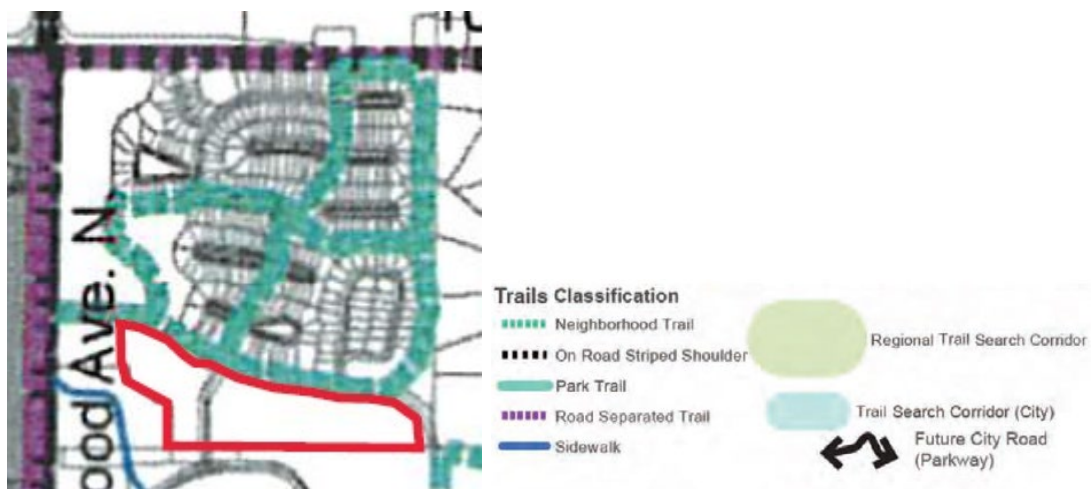
Comprehensive Plan – Parks.

Chapter 6 Parks, Trails & Open Space has area and site specific recommendations that should influence the recommendation of the Parks Commission. The plan identifies the property is not within a park search area. It is less than one mile from Stonegate Park and Ivywood Park which are both classified as neighborhood parks. The applicants are not proposing any land that meet the park dedication requirements.



Comprehensive Plan - Trails.

Chapter 6 Parks, Trails & Open Space has area and site specific recommendations that should influence the recommendation of the Parks Commission. The plan identifies that the property is along a neighborhood trail search corridor. There is an existing trail along the North side of 5th Street that satisfies this search area. The south side of 5th Street has a sidewalk. The applicants are not proposing any trails that meet the park dedication requirements.



FINDINGS

1. The site is not within a park search area in the 2040 Comprehensive Plan.
2. The site is not within a trail search area in the 2040 Comprehensive Plan.
3. The site is less than one mile of Stonegate Park and Ivywood Park.
4. The trail search area has been satisfied by the existing 5th Street Trail.

OPTIONS:

The Commission may recommend to that:

- The City accept cash in lieu of land; or
- The City accept land in lieu of cash; or
- The City accept a combination of both.

RECOMMENDATION:

Staff recommends the Parks Commission recommend to the City Council the following:

“Move to recommend approval of the Inwood 8th Addition/Towns of Inwood preliminary plat with the acceptance of cash in lieu of land based on the findings listed in the staff report.”

ATTACHMENT:

1. Application and Narrative
2. Site Plans
3. Map 6-7. Search Areas for New Parks and Facilities (Comprehensive Plan)
4. Map 6-8. Future Trail Plan (Comprehensive Plan)

Date Received: _____
Received By: _____
LU File #: _____



651-747-3900
3880 Laverne Avenue North
Lake Elmo, MN 55042

PRELIMINARY PLAT APPLICATION

Applicant: M/I Homes of Minneapolis/St. Paul, LLC
Address: 5354 Parkdale Drive, Suite 100, St. Louis Park, MN 55416
Phone #: 763-586-7217
Email Address: ebecker@mihomes.com

Fee Owner: Vadnais Associates, LLC
Address: 2935 County Drive, #102, Little Canada, MN 55117
Phone #: 612-325-5945
Email Address: vadnaisassociatesllc@gmail.com

Engineer Name and Email: Carlson McCain, bkrystofiak@carlsonmccain.com

Property Location (Address): Outlots A, B, N and P, Inwood
Complete Legal Description: Outlots A, B, N and P, Inwood

PID#: 3302921140029, 3302921420018, 3302921420017, 3302921130028

General information of proposed subdivision:
See narrative

Conducted pre-application meeting with Staff? Yes No

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning Ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: *Wendy Becker* Date: 11/14/24
Signature of Fee Owner: *Judith Seibel* Date: 11.14.24

INWOOD TOWNHOMES
COMPREHENSIVE PLAN
AMENDMENT,
PRELIMINARY PLAT,
DEVELOPMENT STAGE
PLANNED UNIT
DEVELOPMENT REQUESTS

INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC (M/I Homes) is submitting application for a Comprehensive Plan Amendment, Preliminary Plat, Development Stage Planned Unit Development (PUD) Plan for a development containing 149 townhomes and a 123-unit apartment building. M/I Homes will be constructing the townhomes and partnering with Rachel Development, Inc. for the apartment building. Townhomes and an apartment building were shown on the approved Inwood preliminary planned unit development plans, and the Inwood Preliminary Plat and Planned Unit Development (PUD) Resolution 2014-94 approved the PUD which includes 275 single family homes and 264 multifamily units. An Environmental Assessment Worksheet (EAW) and Traffic Study were completed and approved with the approval of this preliminary plat. M/I Homes (dba Hans Hagen Homes) developed Inwood, including the extension of sewer and water to the multi-family property, as well as the construction of 5th Street and Island Trail. M/I Homes also constructed ponding and an infiltration basin to serve the subject property.

SITE PLAN

We are proposing private streets throughout the community with one street connection to 5th Street North and one connection to Island Trail. The public street-facing homes are proposed to consist of our City Collection Townhomes, which are our new rear-loaded three-story townhomes. The internal buildings and buildings that border the bank to the south will be our Carriage Collection Townhomes, which are front-loaded two-story townhomes. We have proposed a sidewalk on the southern border to connect 5th Street North to Island Trail, and sidewalk connections are provided for the rear-loaded City Collection townhomes. The proposed apartment is located on the northwest corner of the site, separated from all but one townhome building by Island Trail. M/I Homes and Rachel Development have experience working together on multi-family projects similar to this one. One such project is Marsh View which is located at 137th Avenue North in Rogers, Minnesota. An aerial photo of this development is included in this narrative.

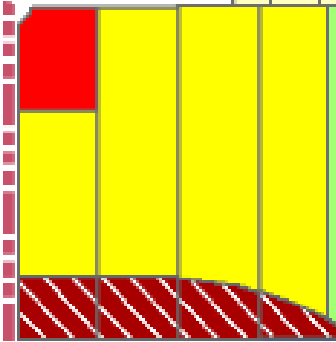
M/I Homes previously submitted a sketch plan review application to City staff and have subsequently made amendments to the proposed plan. We have revised the street layout to eliminate dead-end road and have provided an additional access to the apartment building. We also increased the front yard setbacks from the private street from 25 feet to 30 feet. Additionally, we have combined two access points off Island Trail to one and have rotated the townhome buildings to the west of Island Trail to face the public street and have combined those buildings, creating parking in the rear. The changes resulted in the loss of 4 townhome units.

COMPREHENSIVE PLAN AMENDMENT

With the 2040 Comprehensive Update (well after the entire Inwood site had an approved preliminary plat), a portion of the site to the west of Island Trail was re-guided from High Density Residential to Mixed Use Commercial, and the east side of Island Trail remained High Density Residential. This Land Use Guide Plan change was inconsistent with the approved preliminary plat for Inwood. At the time of the Inwood PUD approval the City of Lake Elmo allowed the blending of densities across parcels. Since, then, however, standards have changed, and a Comprehensive Plan amendment is necessary to allow the proposed neighborhood as originally approved by the City. The parcel to the west of Island Trail has a proposed density of 21.13 units per acre, which is above the allowed maximum density of the Mixed-Use Commercial land use guidance of 15 units per acre. The east side of Island Trail proposes 141 townhomes, and with a site area of 13.1 acres, has a net density of 10.76 units per acre, which is well below the allowed density of 15 units per acre. As such, we are requesting a Comprehensive Plan Amendment to guide the parcel on the west side of Island Trail back to High Density Residential and blend the density across the entire site as originally approved in the Inwood PUD. The City's land use plan has long designed the subject property as High Density, which occurred before any of the existing homes were built in the single-family portion of the Inwood PUD.

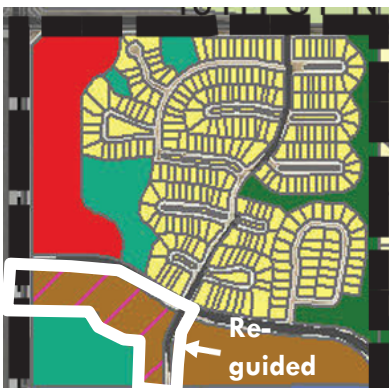
Inwood Townhomes

Existing Land Use at time of Adoption of 2040 Comprehensive Plan



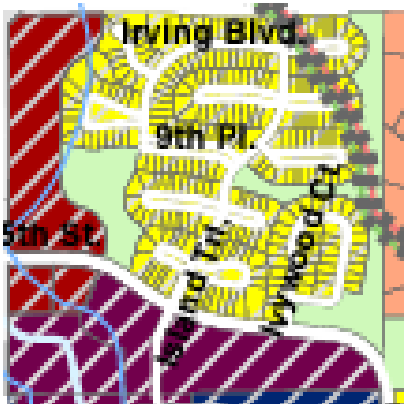
- Urban High Density
- White hatching denotes possible mixed use areas

Future Land Use at time of Adoption of 2040 Comprehensive Plan



- MU-C
- HDR

The proposed development is zoned High Density Residential (HDR)



- HDR - High Density Residential
- Hatching Represents Planned Unit Developments (PUD)

Inwood Townhomes

The proposed development includes the following parcels:

PID# 3302921140029 (12.7 acres)

PID# 3302921130028 (5.7 acres)

PID# 3302921420018 (0.4 acres)

PID# 3302921420017 (0.5 acres)

Total site acreage: 19.3 acres

With 272 units, this results in a density of 14.09 units per acre, which is within the allowable density.

GENERAL DEVELOPMENT STAGE PUD/PRELIMINARY PLAT

The proposed development is part of the approved Inwood PUD. The development meets the City's minimum PUD requirements in that it is larger than five acres, at least 20% of the site is open space which will be protected by a drainage and utility easement, and streets are designed to maximize connectivity in each cardinal direction.

We believe the following PUD objectives are met with this site plan:

- 1) Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.

Response: The original Inwood PUD included the use of private streets. Private streets are necessary to implement the original Inwood PUD approval. We believe the site design provides sufficient circulation and an eye-pleasing streetscape.

- 2) Promotion of integrated land uses, allowing for a mixture of residential, commercial and public features.

Response: The Inwood PUD provides a mixture of commercial and a wide variety of housing options including single-family homes, villa homes (which are targeted towards an aging population), townhomes, and an apartment.

- 3) Establishment of appropriate transitions between differing land uses.

Response: 5th Street North buffers the apartment site and townhomes. The townhomes are mostly buffered from the apartment by Island Trail. This is consistent with the City's Comprehensive Plan.

- 4) Provision of more adequate, usable, and suitably located open space, recreational amenities, natural resource protection and other public facilities than would otherwise be provided under conventional land development techniques.

Response: The Inwood PUD includes a public park and a linear trail corridor that extends from 5th Street to 10th Street. Other trails and open space areas are incorporated into the overall Inwood PUD. Private open space areas are also incorporated into the townhome portion of the Inwood PUD.

- 5) Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and emphasized to create additional opportunities for lifecycle housing to all income and age groups.

Response: See response to 2.

- 6) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

Response: An Environmental Assessment Worksheet, which included this site and contemplated the multifamily and townhome portion of the site, was submitted and accepted by the City as part of the approved original PUD. There are no significant environmental features on this site.

- 7) Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.

Response: As previously mentioned, our rear-loaded City Collection townhomes will front all public streets, providing visual interest from the single-family homes across from 5th Street.

Inwood Townhomes

North. The apartment will include landscaping to provide a buffer from 5th Street North, and the parking lot is screened from 5th Street North by the apartment building itself.

- 8) Creation of more efficient provision of public utilities and services, lessened demand on transportation, and/or the promotion of energy resource conservation.

Response: Private streets will be owned and maintained by the HOA, which will reduce demand on City infrastructure and snow removal services.

- 9) Establishing measures to protect and preserve groundwater storage.

Response: Ponding and an infiltration basin were constructed with the development of the single-family home portion of the Inwood development. Stormwater reuse for irrigation is being utilized in the single-family portion of the site.

- 10) Allowing the development to operate in concert with a redevelopment plan in certain areas of the city and to ensure the redevelopment goals and objectives will be achieved.

Response: This application will allow the completion of the Inwood PUD as originally approved.

The following table demonstrates requested zoning flexibility.

Standard	HDR Zoning Standard (Single Family Attached)	Proposed
Minimum Lot Size	1,750 square feet (acknowledges that common lot areas will add a higher total than 1,750 square feet)	19.3 acres=840,708 square feet This divided by the number of units totals 3,090.83 square feet per unit
Minimum Lot Width	20 feet	21.33 feet
Minimum Front Setback	20 feet	20 feet from Island Trail and 5 th Street North with 6-foot upper-level balcony encroachment abutting 5 th Street North and Island Trail 30 feet to back of curb on private streets
Minimum Side Setback	10 feet	20 feet between buildings ¹
Minimum Corner Side Setback	15 feet	20 feet ¹
Rear Setback	20 feet	30 feet to boundary ¹
Street Frontage	15 feet of street frontage	This is a requested flexibility because the majority of townhome units are on private streets.
Impervious Surface	75%	65% (the existing plan shows 55%)
Maximum Number of Units within a Single Building	8	8
Minimum Street Frontage	15 feet	We are proposing private streets, which are a conditional use per Section 105.12.740 (g)(2)(a).
Common or Private Open Space	300 square feet per unit for single family attached (300 X 149 = 44,700 square feet or 1.03 acres) and 200 square feet per unit for multifamily (200 X 123 = 24,600 square feet or 0.56 acres) or 1.59 acres total	8.63 acres of open space, which excludes the public park and open space areas already dedicated to the City as part of the Inwood PUD.

Inwood Townhomes

Private Streets	Private Streets are an allowed conditional use in the HDR district.	We are proposing 24-foot-wide private streets with 30-foot front yard setbacks.
Driveway setbacks	No driveway or curb cut shall be less than 50 feet from any right-of-way line of any street intersections. A driveway must be at least five feet from any side lot line.	We are requesting flexibility from these standards, as these are private streets that will only be used by this development's residents and their visitors.
Garage Design Guidelines	Attached garages are encouraged to be side or rear loaded	All townhomes that abut public right-of-way are proposed to be our City Collection townhomes, which have rear-loaded garages. The Carriage collection, which does not meet this guideline, only abuts a private street, and the garage will not be visible from the property to the south.
Parking	Multifamily: One space per one bedroom unit and two spaces per two-bedroom unit or larger (66 studio and one-bedroom units and 57 two-bedroom units or larger=180 required) and one space per four units for visitor parking (123X0.25=31, 211 total) Single-family attached: Ten percent of parking spaces for visitor parking (149X0.1=15 visitor spaces)	Multi Family: 99 above ground and 123 underground parking spaces (222 total) Single-family attached: Two garage and two driveway parking spaces plus 34 visitor spaces for single family attached dwellings

1. City standards do not contemplate individually platted units on private streets with surrounding commons area, which leads to noncompliance with strict interpretation of the code.

DESIGN STANDARDS

The following demonstrates how the proposed plan meets the City's design standards:

- Buildings are located as close to and easily accessible by the street as possible while still meeting setback requirement with allowed flexibility.
- Common open spaces are located at the interior and rear of the site.
- Sidewalks are provided parallel to the street and provide interconnectivity within the development.
- Parking is screened from public streets.
- Townhomes that front a public street are rear loaded.
- Buildings provide multiple roof lines and visual interest.

PHASING

We are proposing to begin construction on the first phase in spring of 2025, the second phase in the spring of 2026, and the third phase in spring of 2027.

LANDSCAPING/TREE PRESERVATION

The landscaping plan is included with the submittal. M/I Homes has also previously completed all of the landscaping and berming along 5th Street as part of the Inwood PUD. This landscaping includes the boulevards adjacent to the subject property. There are only six boulevard trees proposed to be removed along 5th Street North to facilitate construction, which will be replaced in similar locations. We have provided sufficient boulevard trees, meeting the 50-foot spacing requirement for both the townhome and apartment site and have provided the sufficient number of trees required per area of disturbance (this includes the trees that will remain on site). Parking lot landscaping meets landscaping area and shade tree requirements.

TOWNHOME INFORMATION

The townhomes in the proposed development will consist of M/I's Carriage and City Collection townhomes. The different townhome designs provide for added character and visual interest within the neighborhood as well as varying prices. The two-story Carriage Collection is planned to be positioned to the south and east of the site, adjacent to the existing single-family homes, with the three-story City Collection along public street frontages. A variety of exterior colors will be used throughout the neighborhood to provide additional visual interest while avoiding a monotony of colors.

The Carriage Collection offers a range of design features and options and ranges in size from 1,667 square feet to 1,772 square feet with 3 bedrooms and 2.5 bathrooms. The City Collection plans will provide up to 4 bedrooms and 3.5 bathrooms ranging from 1,898 square feet to 2,080 square feet.

RESTRICTIVE COVENANTS

Inwood Townhomes will have a Homeowners Association (HOA) that will provide for the maintenance of the overall common elements in the community, including landscaping and irrigation of the common areas, snow removal from sidewalks and private streets, and exterior maintenance. In the unlikely event that the site runs out of snow storage, the HOA service will haul out snow from the site. The HOA will also provide for restrictions on outdoor storage, parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

FEES

With the single-family portion of the development, the Developers Agreements for each addition detailed the following:

- **Parkland.** The Development Contract for Inwood dated June 9, 2015 detailed that park dedication fees were satisfied for the single-family portion of the Inwood Development with the dedication of Outlot L (net 10.73 acres) and that the 1.16 acres of excess park dedication credit was to be applied for the future multi-family residential area as conceptually shown on the Inwood PUD concept plan.
- **Sewer and Water Availability Charges.** M/I Homes was responsible for paying \$3,000 for both Sewer Availability Charge (SAC) and Water Availability Charge (WAC) per residential equivalency unit (REU) prior to recording the final plat. A \$1,000 Sewer Connection Charge, the Metropolitan Council's Sewer Availability Charge (\$2,435 at the time) and a Water Connection Charge of \$1,000 per REU was due at the time of building permit.
- **County Right-of-Way (ROW) Improvements.** M/I Homes was responsible for improvements in the Washington County ROW along Inwood Avenue (CSAH 13) including construction of a new median crossing, turn lanes, and other improvements as were required by the County as well as its proportionate share of the future traffic signal at the intersection of Inwood and 5th Street. There were to be no further obligations to the City or County for the construction or payment of a future traffic signal for any future phases of the Inwood PUD.

ELEVATION EXAMPLES

Carriage Collection*



*Colors will vary, and slight design modifications may be made.

City Collection*



*Colors will vary, and slight design modifications are being made.

Inwood Townhomes

Apartment Building

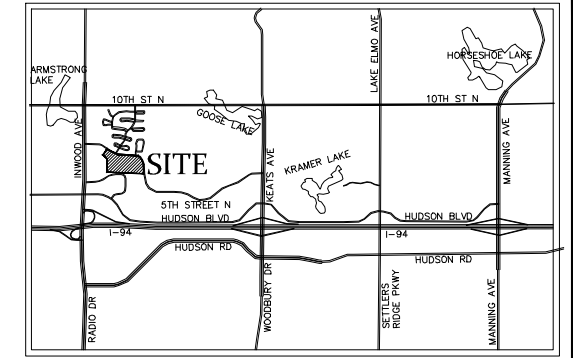


Marsh View Townhome/ Development



INWOOD TOWNHOMES

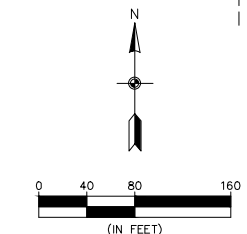
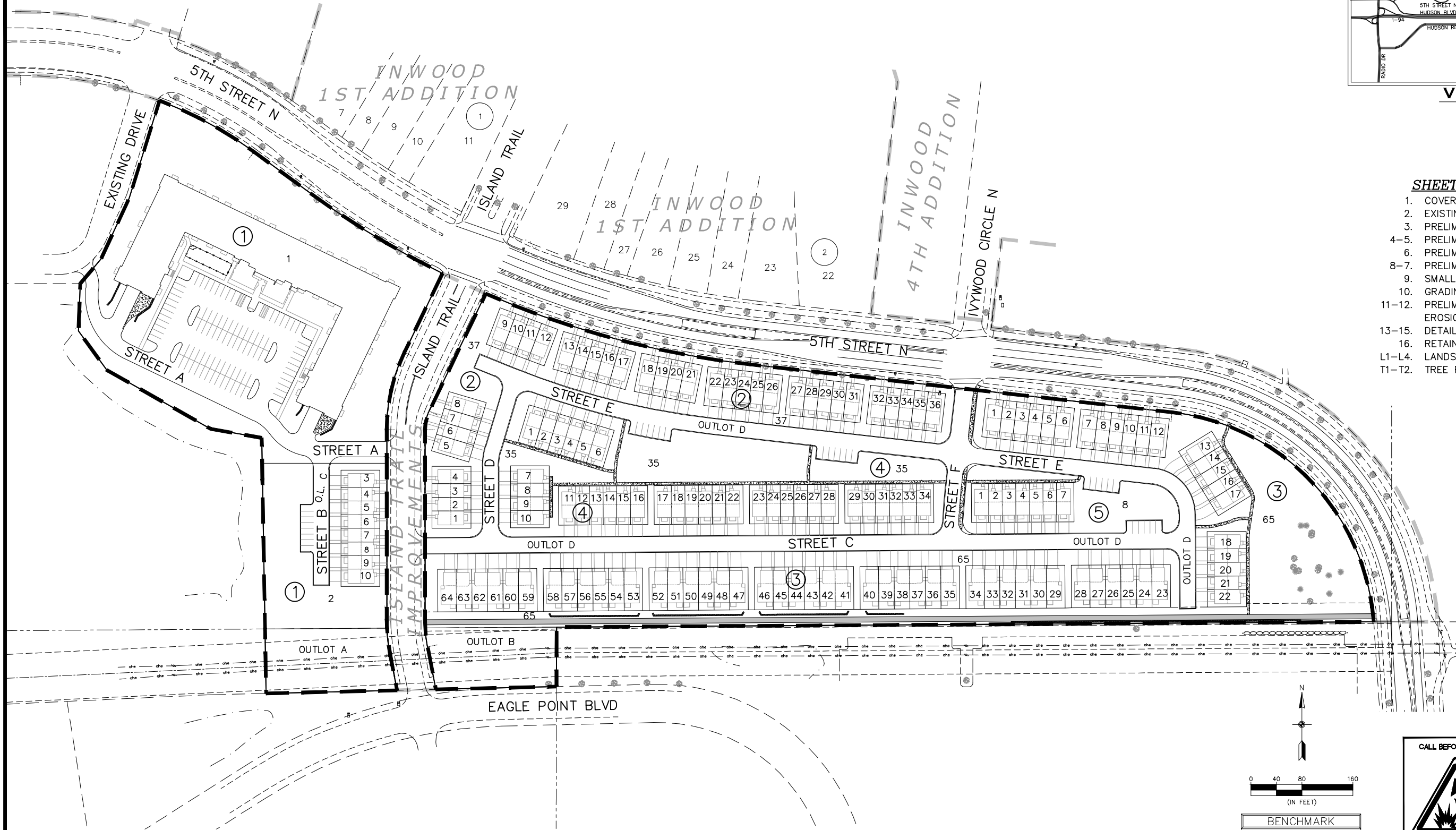
LAKE ELMO, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- 1. COVER
- 2. EXISTING CONDITIONS
- 3. PRELIMINARY PLAT INDEX
- 4-5. PRELIMINARY PLAT
- 6. PRELIMINARY SITE & UTILITY PLAN INDEX
- 8-7. PRELIMINARY SITE & UTILITY PLAN
- 9. SMALL/DRY UTILITY CORRIDOR LAYOUT
- 10. GRADING INDEX
- 11-12. PRELIMINARY GRADING & EROSION CONTROL PLAN
- 13-15. DETAILS
- 16. RETAINING WALL PROFILES
- L1-L4. LANDSCAPE PLANS
- T1-T2. TREE PRESERVATION PLANS



BENCHMARK
1. BENCHMARK: Top Nut of Hydrant located on the south side of Eagle Point Road approximately 1200 ft. east of the intersection of Eagle Point Road and Inwood Avenue North - Elevation = 1056.57 ft.



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3900 PHEASANT RIDGE DRIVE
SUITE 100
BLAINE, MN 55448
TEL 763.488.7900
FAX 763.488.7900
CARLSON-ENGINEERING.COM

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
Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 12/20/24 License #: 25063

Drawn: KRO
Designed: BJK
Date: 12/20/24

Revisions:
1. 1/23/25 per City Comments.
2. 2/11/25 per City Comments.

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, MN 55416

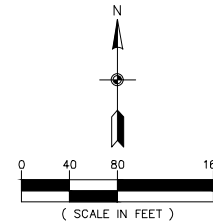
INWOOD TOWNHOMES
Lake Elmo, Minnesota

COVER

1 of 16

LEGEND

- - Denotes Washington County Section Monument, as noted
- ⊙ - Denotes Set PK Nail
- - Denotes Found Iron Monument, as noted
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- ★ - Denotes Light Pole
- - Denotes Miscellaneous Sign
- ⊙ - Denotes Sanitary Manhole
- ⊙ - Denotes Storm Manhole
- ⊙ - Denotes Catch Basin
- ⊙ - Denotes Flared End Section
- ⊙ - Denotes Fire Hydrant
- ⊙ - Denotes Gate Valve
- ⊙ - Denotes Cleanout
- ⊙ - Denotes Utility Pole
- ⊙ - Denotes Electric Transformer
- ⊙ - Denotes Electric Box
- ⊙ - Denotes Hand Hole
- vt — - Denotes Underground Telephone
- ve — - Denotes Underground Electric
- vg — - Denotes Underground Gas
- vo — - Denotes Underground Fiber Optic
- ohe — - Denotes Overhead Utility Line(s)
- | — - Denotes Watermain
- | — - Denotes Sanitary Sewer
- | — - Denotes Storm Sewer
- | — - Denotes Flared End Section
- | — - Denotes Concrete Surface
- | — - Denotes Bituminous Surface
- | — - Denotes Existing Contour



BENCHMARK
 1. BENCHMARK: Top Nail of Hydrant located on the south side of Eagle Point Road approximately 1290 ft. easterly of the intersection of Eagle Point Road and Inwood Avenue North - Elevation = 1006.57 ft.

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment No. 696840, with a commitment date of May 23, 2024 at 7:00 A.M., prepared by Land Title, Inc. as issuing agent for Stewart Title Guaranty Company)

Abstract Property

Outlot A, Inwood, Washington County, Minnesota.

AND

Outlot B, Inwood Sixth Addition, Washington County, Minnesota.

Torrens Certificate No. 81980

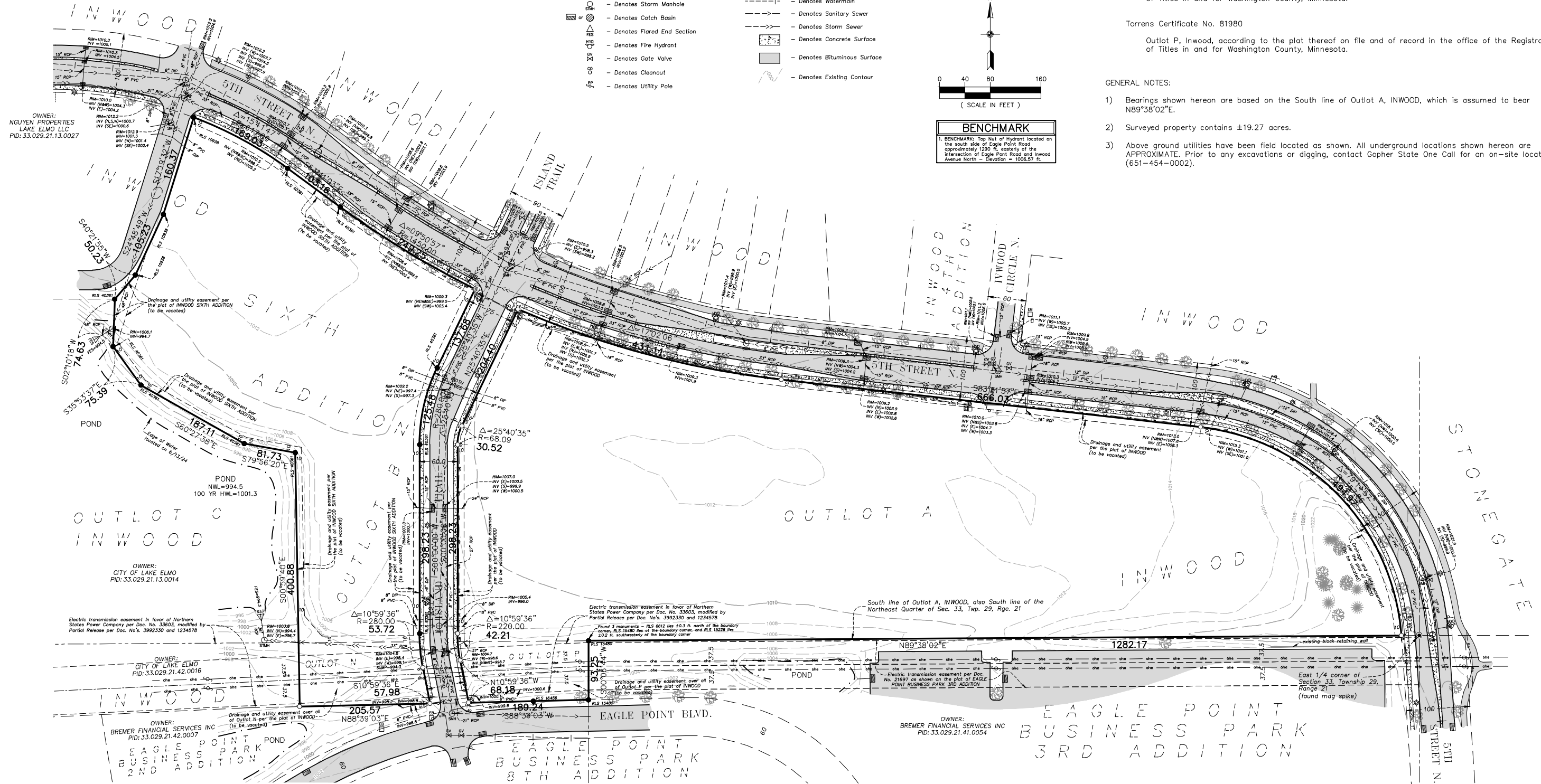
Outlot N, Inwood, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Washington County, Minnesota.

Torrens Certificate No. 81980

Outlot P, Inwood, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Washington County, Minnesota.

GENERAL NOTES:

- 1) Bearings shown hereon are based on the South line of Outlot A, INWOOD, which is assumed to bear N89°38'02"E.
- 2) Surveyed property contains ±19.27 acres.
- 3) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment No. 696840, with a commitment date of May 23, 2024 at 7:00 A.M., prepared by Land Title, Inc. as issuing agent for Stewart Title Guaranty Company)

Abstract Property

Outlot A, Inwood, Washington County, Minnesota.

AND

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Outlot P, Inwood, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Washington County, Minnesota.

SITE DATA

TOTAL SITE AREA	±19.27 AC.
TOTAL OUTLOT AREA	±2.96 AC.
OUTLOT A	±0.45 AC.
OUTLOT B	±0.43 AC.
OUTLOT C	±0.15 AC.
OUTLOT D	±1.93 AC.
TOTAL LOT AREA	±16.31 AC.
APARTMENT LOT	±4.54 AC.
TOWNHOME LOTS	±5.20 AC.
COMMON LOTS	±6.57 AC.
SMALLEST LOT	±1,301 S.F.
LARGEST LOT	±197,774 S.F.
AVERAGE LOT	±5,268 S.F.
TOTAL NUMBER OF LOTS	155
APARTMENT LOTS	1
TOWNHOME LOTS	149
COMMON LOTS	5
GROSS DENSITY	
APARTMENT (123 UNITS)	27.09 UNITS/AC.
TOWNHOME	10.13 UNITS/AC.
TOTAL SITE DENSITY	14.12 UNITS/AC.
	(272 UNITS/19.27 AC.)

EXISTING ZONING	HDR/PUD
PROPOSED ZONING	HDR/PUD
UTILITIES	AVAILABLE

SETBACK DATA

APARTMENT

LOT 1, BLOCK 1	
FRONT	50 FT. (TO 5TH STREET N.)
	50 FT. (TO ISLAND TRAIL)
SIDE	30 FT. (TO LOT LINE)
REAR	30 FT. (TO LOT LINE)

TOWNHOMES

LOTS 3-10, BLOCK 1; LOTS 93-100, BLOCK 2	
FRONT	20 FT. (TO ISLAND TRAIL)
	20 FT. (BETWEEN BUILDINGS)
SIDE	20 FT. (TO BACK OF CURB)
SIDE CORNER	20 FT. (TO BACK OF CURB)
GARAGE	30 FT. (TO BACK OF CURB)

LOTS 1-50, BLOCK 2

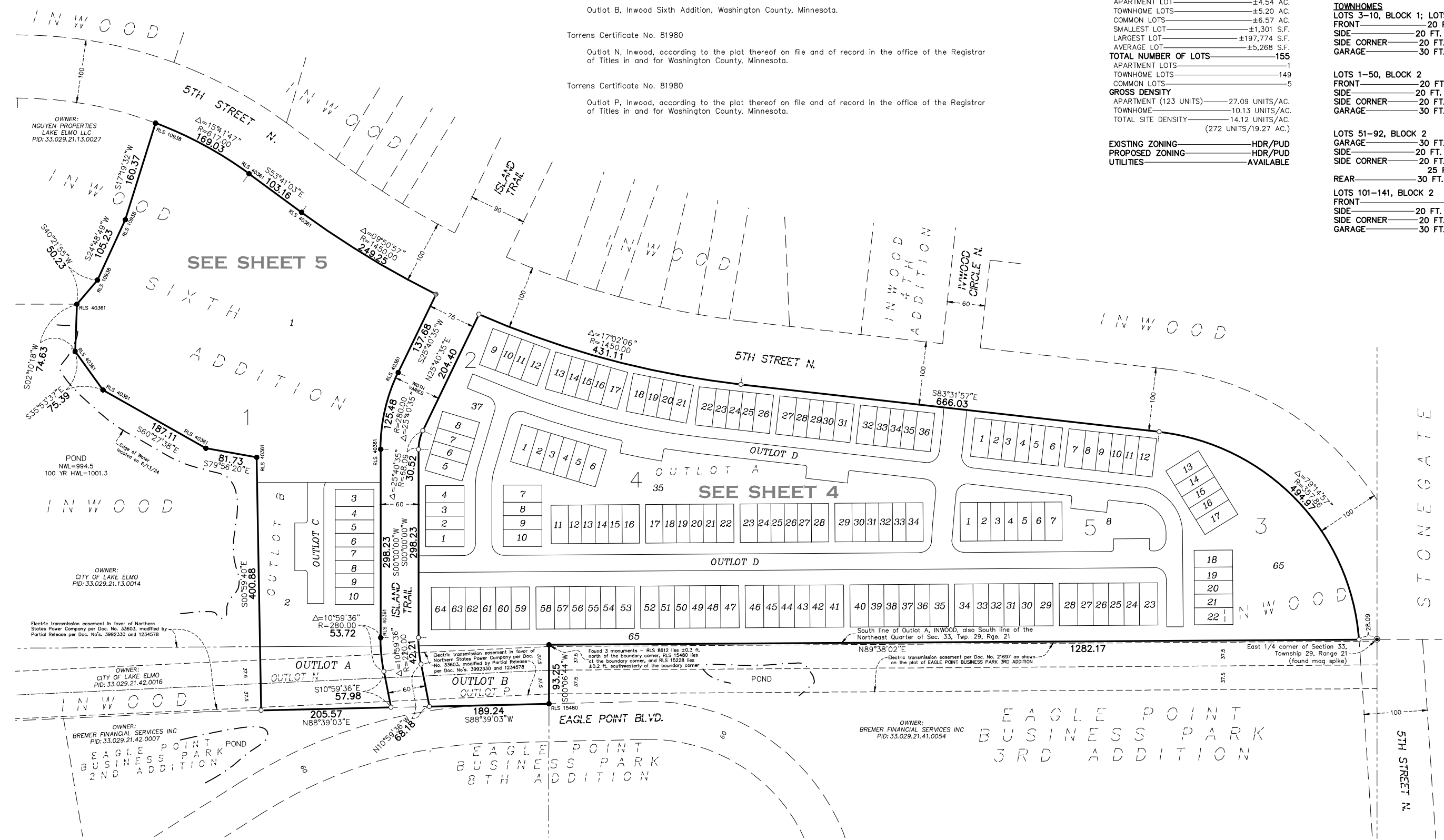
FRONT	20 FT. (TO 5TH STREET N.)
SIDE	20 FT. (BETWEEN BUILDINGS)
SIDE CORNER	20 FT. (TO BACK OF CURB)
GARAGE	30 FT. (TO BACK OF CURB)

LOTS 51-92, BLOCK 2

GARAGE	30 FT. (TO BACK OF CURB)
SIDE	20 FT. (BETWEEN BUILDINGS)
SIDE CORNER	20 FT. (TO BACK OF CURB)
	25 FT. (TO ISLAND TRAIL)
REAR	30 FT. (TO SITE BOUNDARY)

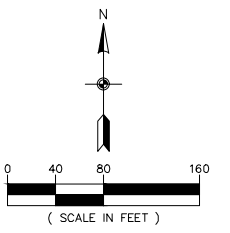
LOTS 101-141, BLOCK 2

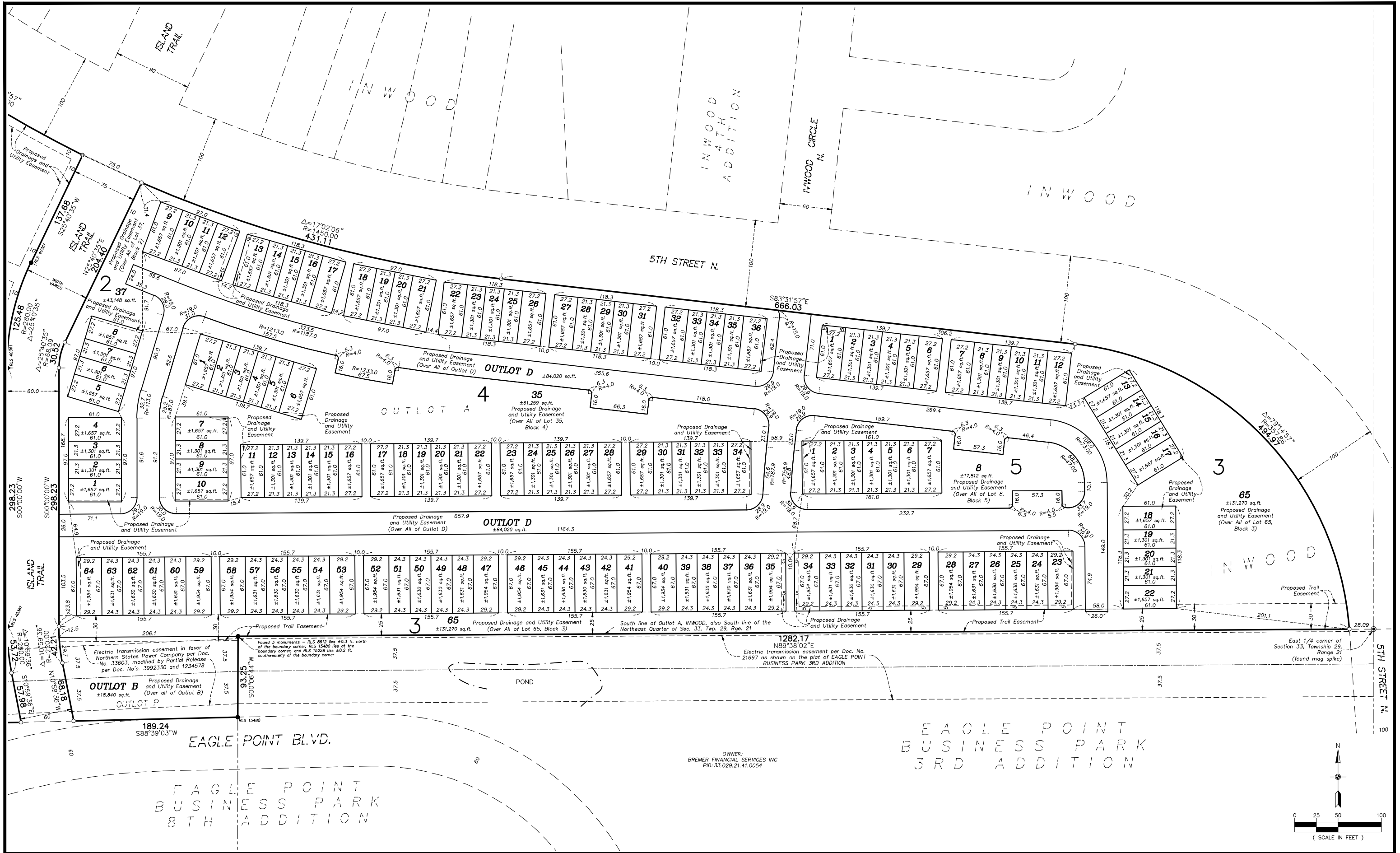
FRONT	5 FT. (TO LOT LINE)
SIDE	20 FT. (BETWEEN BUILDINGS)
SIDE CORNER	20 FT. (TO BACK OF CURB)
GARAGE	30 FT. (TO BACK OF CURB)



LEGEND

- - Denotes Washington County Section Monument, as noted
- ⊙ - Denotes Set PK Nail
- - Denotes Found Iron Monument, as noted
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361





3850 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7800
FAX 763.488.7888
CARLSON-ENGINEERING.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 12/20/24 License #: 40361

DRAWN BY: NIS
ISSUE DATE: 12/20/24
FILE NO.: 1870

Revisions:
1. 1/23/25 per City Comments
2. 2/11/25 per City Comments

M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC
5354 Parkdale Drive, #100
St. Louis Park, MN 55416

INWOOD TOWNHOMES
Lake Elmo, Minnesota

PRELIMINARY PLAT

4 of 16

\\snp\dotm\02122321\1\p0015161-5180\5172-01 - Inwood\cadd\3\survey\landmark\5172-01_prelim.plt

OWNER:
NGUYEN PROPERTIES
LAKE ELMO LLC
PID: 33.029.21.13.0027

OWNER:
CITY OF LAKE ELMO
PID: 33.029.21.13.0014

Electric transmission easement in favor of Northern States Power Company per Doc. No. 33603, modified by Partial Release per Doc. No's. 3992330 and 1234578

OWNER:
CITY OF LAKE ELMO
PID: 33.029.21.42.0016

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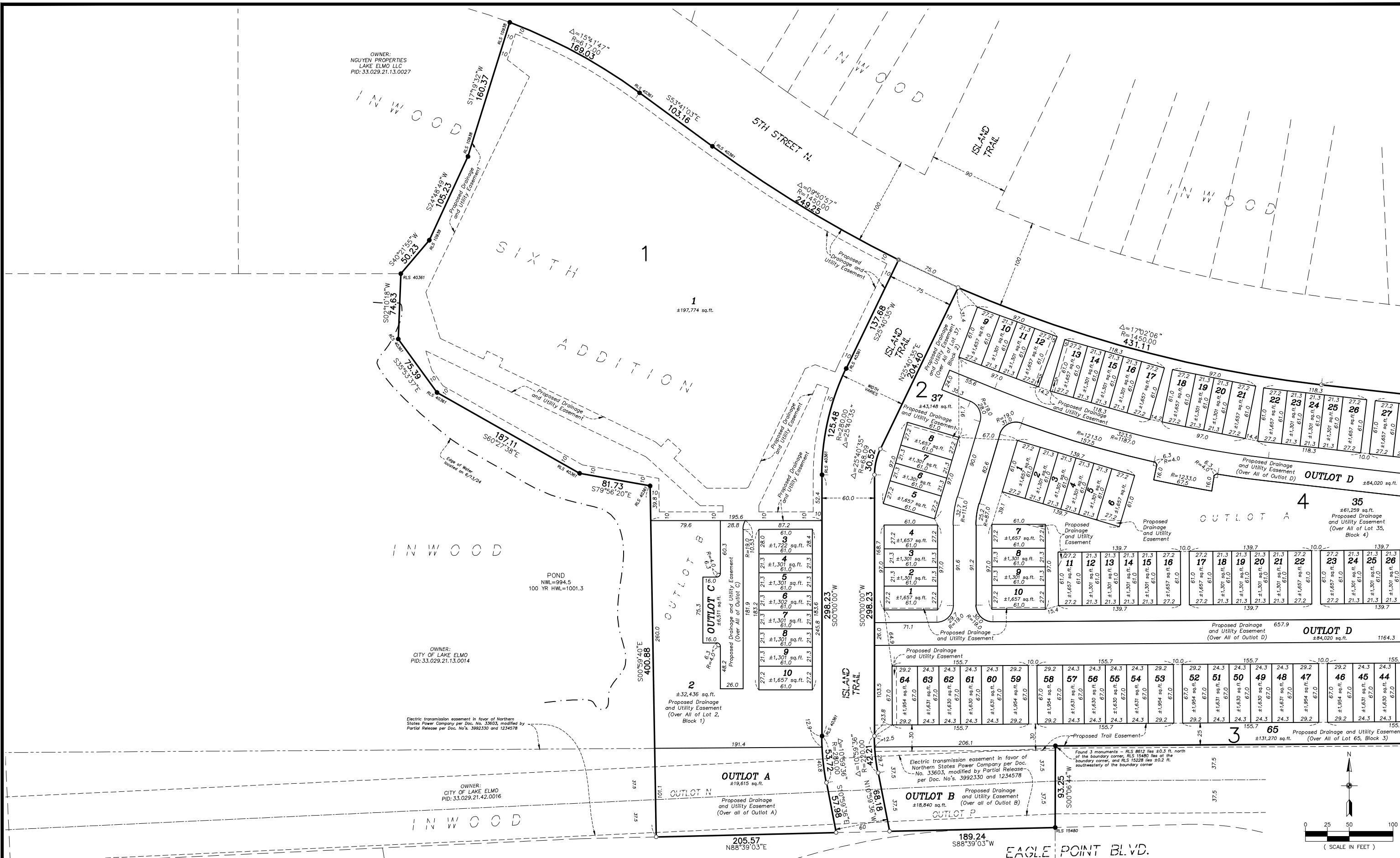
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PRELIMINARY PLAT

5 of 16

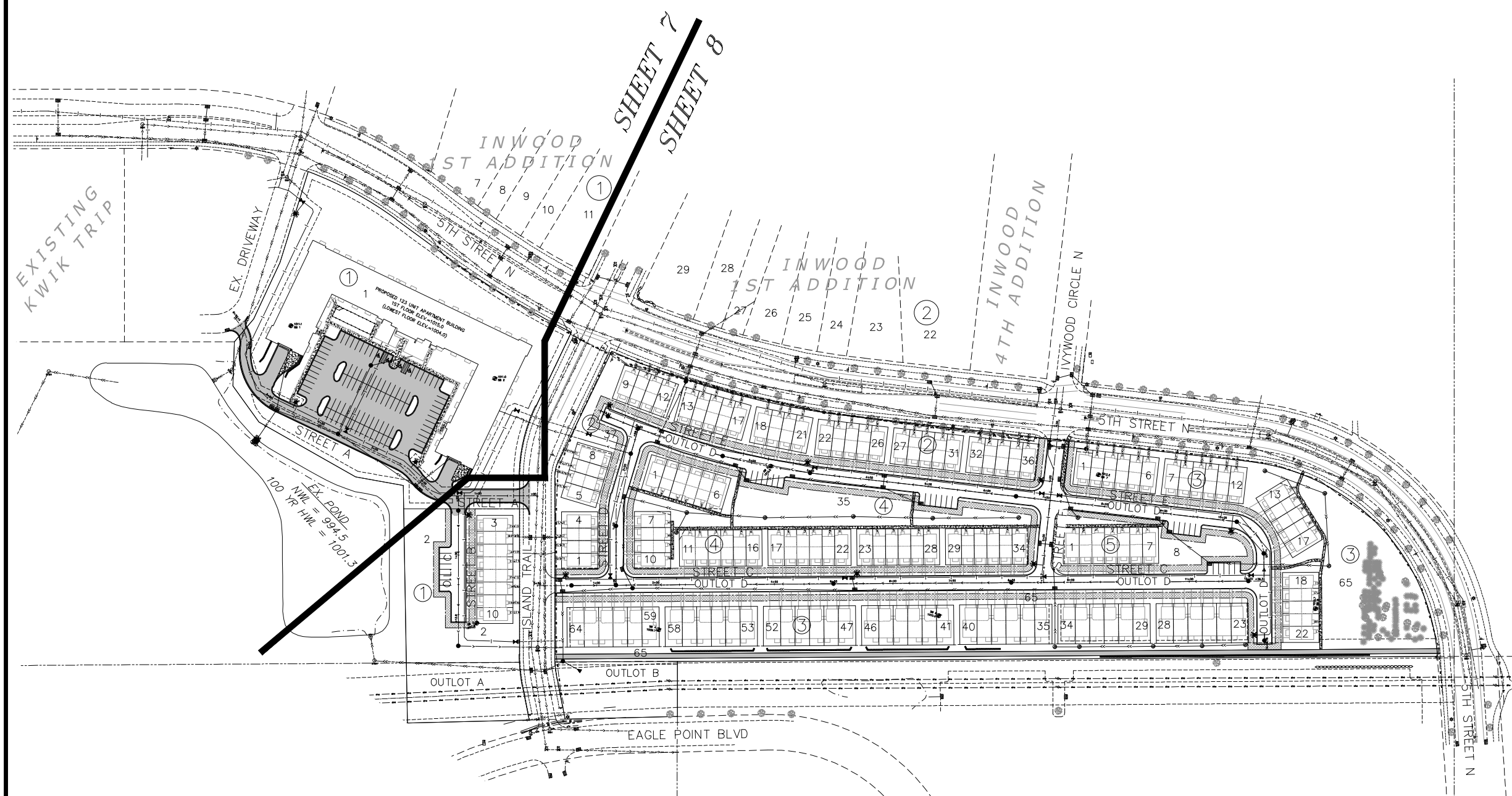


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FAX: 763.488.7999
CARLSON-ENGINEERING.COM

\\sve\dotc\0212223\F\jps\1161-5180\5172-01-1\wood\car\c3\survey\plan\preliminary\5172-01_preplat.dwg

SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE		
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
WETLAND		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		
CONCRETE SURFACE		
BITUMINOUS SURFACE		
SMALL/DRY UTILITY CORRIDOR		



APARTMENT PARKING SUMMARY

PARKING PROVIDED IN APARTMENT PARKING LOT	
STANDARD STALLS	= 94 STALLS
HANDICAP STALLS	= 4 STALLS
TOTAL	= 98 STALLS

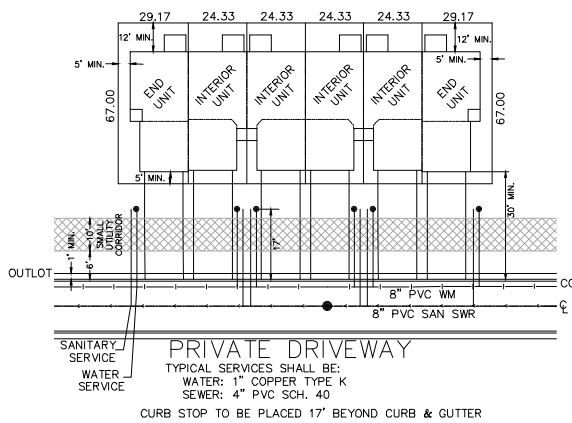
PARKING PROVIDED IN 123 UNIT APARTMENT BUILDING	
STANDARD STALLS	= 123 STALLS
TOTAL	= 123 STALLS

TOTAL APARTMENT PARKING	
STANDARD STALLS	= 217 STALLS
HANDICAP STALLS	= 4 STALLS
TOTAL	= 221 STALLS

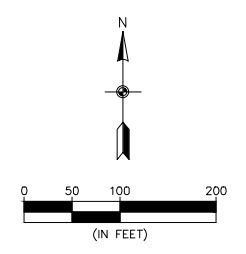
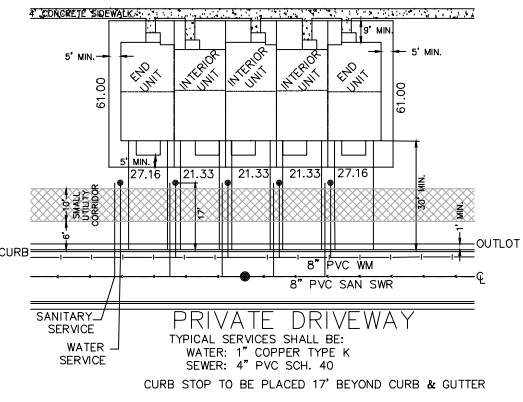
TOWNHOME PARKING SUMMARY

ROW HOMES (149 UNITS)	
STANDARD STALLS	= 34 STALLS
GARAGE STALLS (2 PER UNIT)	= 298 STALLS
TOTAL	= 332 STALLS

CARRIAGE MULTI-FAMILY TOWNHOME LOT
(LOTS 23-64, BLOCK 3)



CITY COLLECTION MULTI-FAMILY TOWNHOME LOT
(LOTS 3-10, BLOCK 1, 1-36, BLOCK 2, 1-22, BLOCK 3, 1-34, BLOCK 4, 1-7, BLOCK 5)



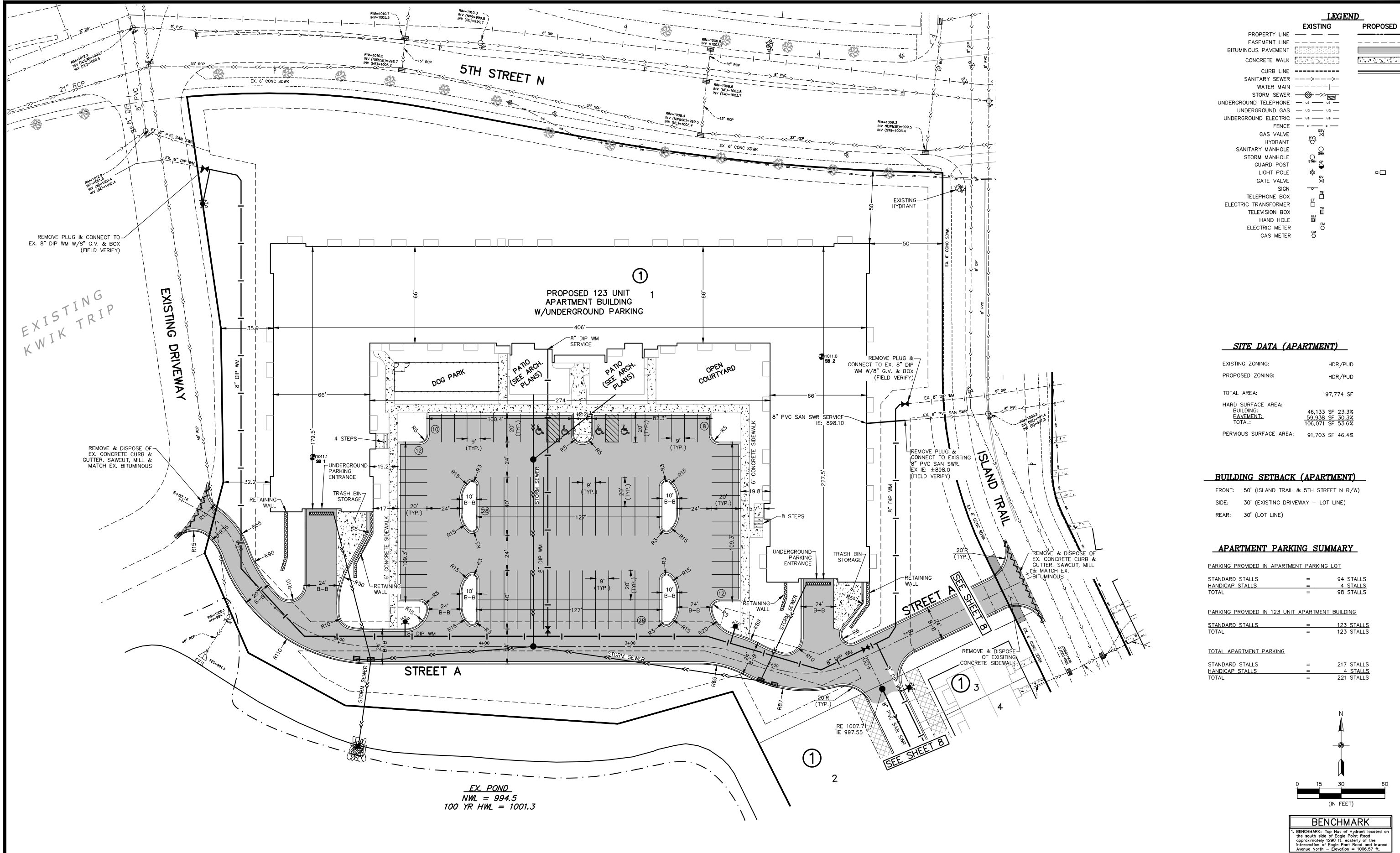
BENCHMARK
1. BENCHMARK: Top Nut of Hydrant located on the south side of Eagle Point Road approximately 1250 ft. easterly of the intersection of Eagle Point Road and Inwood Avenue North - Elevation = 1006.57 ft.

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	▨
CONCRETE WALK	▩
CURB LINE	---
SANITARY SEWER	---
WATER MAIN	---
STORM SEWER	---
UNDERGROUND TELEPHONE	---
UNDERGROUND GAS	---
UNDERGROUND ELECTRIC	---
FENCE	---
GAS VALVE	⊕
HYDRANT	⊕
SANITARY MANHOLE	⊕
STORM MANHOLE	⊕
GUARD POST	⊕
LIGHT POLE	⊕
GATE VALVE	⊕
SIGN	⊕
TELEPHONE BOX	⊕
ELECTRIC TRANSFORMER	⊕
TELEVISION BOX	⊕
HAND HOLE	⊕
ELECTRIC METER	⊕
GAS METER	⊕

SITE DATA (APARTMENT)

EXISTING ZONING:	HDR/PUD
PROPOSED ZONING:	HDR/PUD
TOTAL AREA:	197,774 SF
HARD SURFACE AREA:	
BUILDING:	46,133 SF 23.3%
PAVEMENT:	59,938 SF 30.3%
TOTAL:	106,071 SF 53.6%
PERVIOUS SURFACE AREA:	91,703 SF 46.4%

BUILDING SETBACK (APARTMENT)

FRONT:	50' (ISLAND TRAIL & 5TH STREET N R/W)
SIDE:	30' (EXISTING DRIVEWAY - LOT LINE)
REAR:	30' (LOT LINE)

APARTMENT PARKING SUMMARY

PARKING PROVIDED IN APARTMENT PARKING LOT	
STANDARD STALLS	= 94 STALLS
HANDICAP STALLS	= 4 STALLS
TOTAL	= 98 STALLS
PARKING PROVIDED IN 123 UNIT APARTMENT BUILDING	
STANDARD STALLS	= 123 STALLS
TOTAL	= 123 STALLS
TOTAL APARTMENT PARKING	
STANDARD STALLS	= 217 STALLS
HANDICAP STALLS	= 4 STALLS
TOTAL	= 221 STALLS

EX. POND
 NWL = 994.5
 100 YR HWL = 1001.3

CARLSON ENGINEERING
 ENGINEERING SURVEYING PLANNING
 3890 PHEASANT RIDGE DRIVE SUITE 100 BLAINE, MN 55448
 TEL 763.488.7900 FAX 763.488.7909
 CARLSON-ENGINEERING.COM

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.
 Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 12/20/24 License #: 25063

Drawn: KRO
 Designed: BJK
 Date: 12/20/24

Revisions:
 1. 1/23/25 per City Comments.
 2. 2/11/25 per City Comments.

M/I HOMES OF MINNEAPOLIS, LLC
 5354 Parkdale Drive, #100
 St. Louis Park, MN 55416

INWOOD TOWNHOMES
 Lake Elmo, Minnesota

PRELIMINARY SITE & UTILITY PLAN

TOWNHOME PARKING SUMMARY

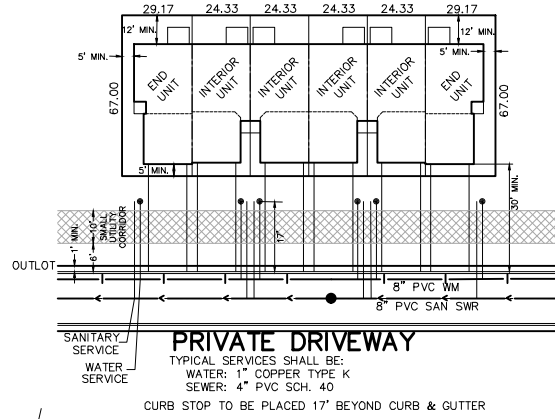
ROW HOMES (149 UNITS)	=	34 STALLS
STANDARD STALLS	=	298 STALLS
GARAGE STALLS (2 PER UNIT)	=	298 STALLS
TOTAL	=	332 STALLS

LIGHTING NOTES:

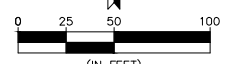
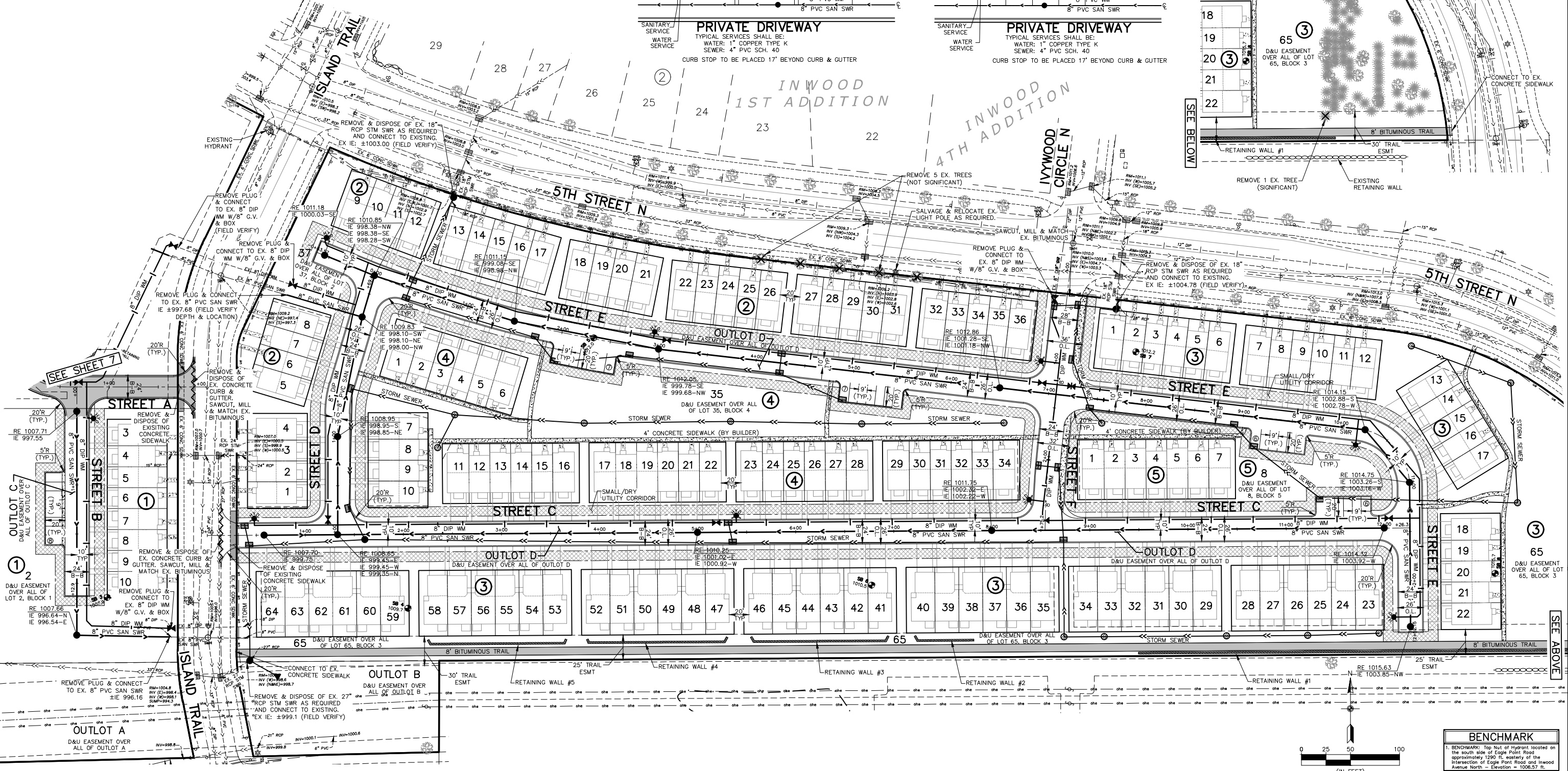
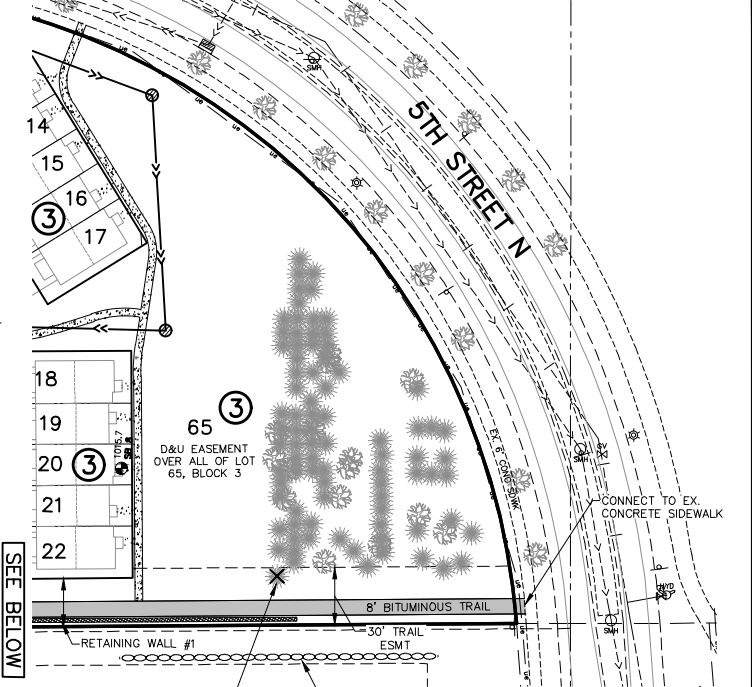
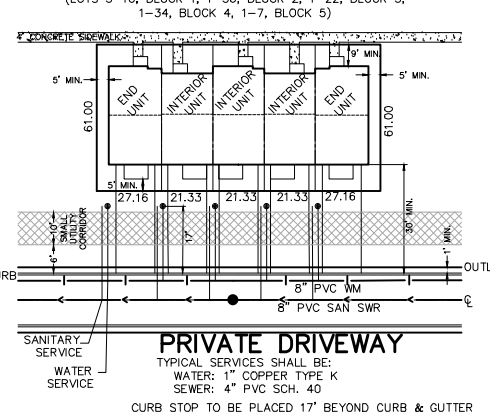
☼ PROPOSED LIGHT LOCATION.

FINAL LOCATION TO BE VERIFIED WITH CITY/XCEL.

CARRIAGE MULTI-FAMILY TOWNHOME LOT
(LOTS 23-64, BLOCK 3)



CITY COLLECTION MULTI-FAMILY TOWNHOME LOT
(LOTS 3-10, BLOCK 1, 1-36, BLOCK 2, 1-22, BLOCK 3, 1-7, BLOCK 4, 1-7, BLOCK 5)



BENCHMARK
1. BENCHMARK: Top Nut of Hydrant located on the south side of Eagle Point Road approximately 1290 ft. east/southeast of the intersection of Eagle Point Road and Inwood Avenue North - Elevation = 1006.57 ft.

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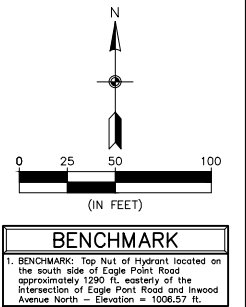
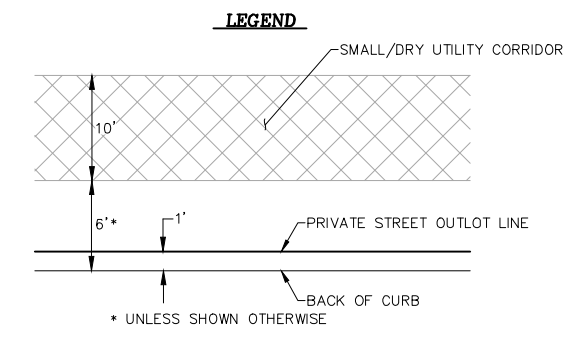
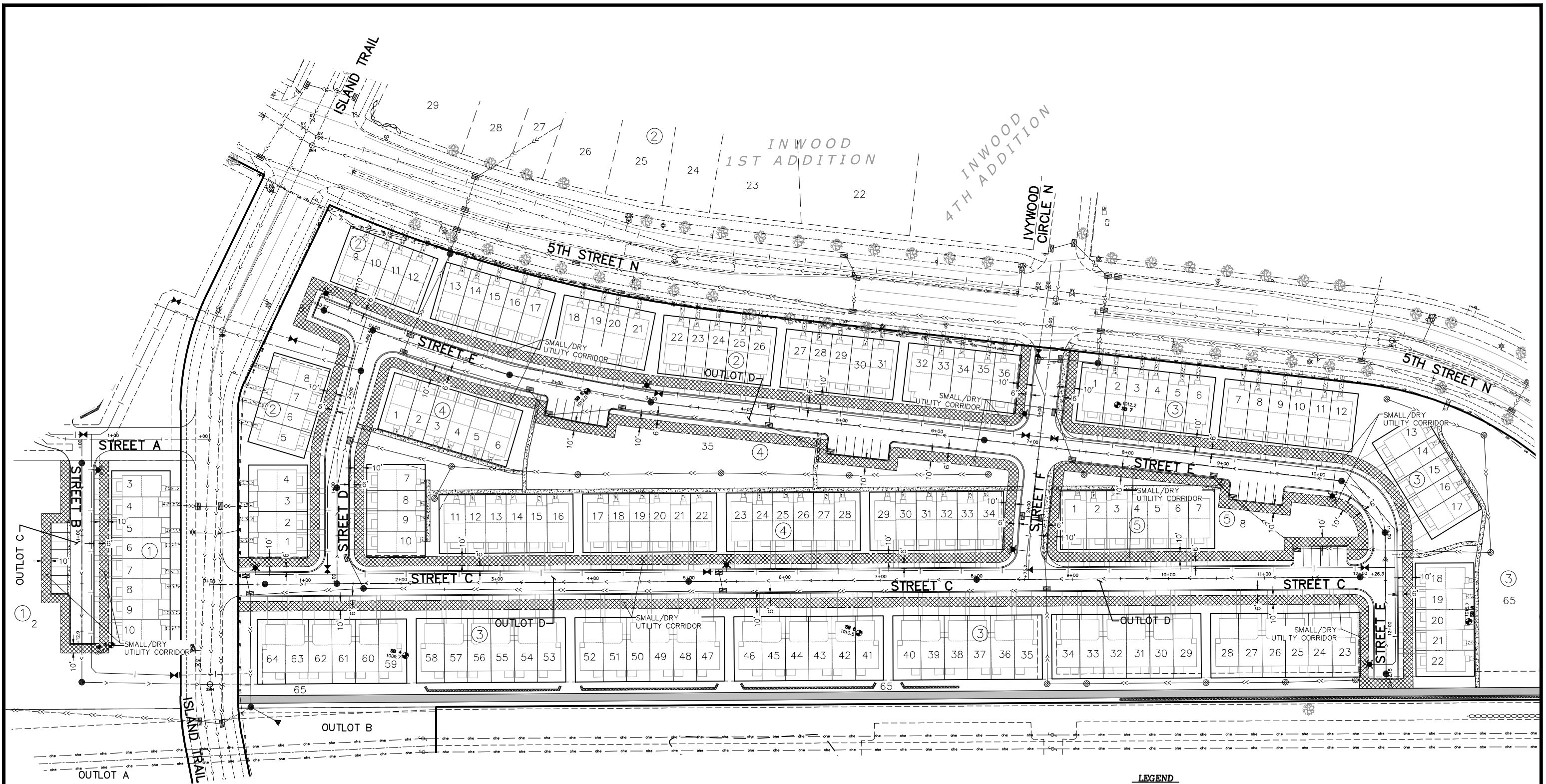
Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 12/20/24 License #: 25063
Drawn: KRO
Designed: BJK
Date: 12/20/24

Revisions:
1. 1/23/25 per City Comments.
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M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, MN 55416

INWOOD TOWNHOMES
Lake Elmo, Minnesota

PRELIMINARY SITE & UTILITY PLAN



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 ENGINEERING SURVEYING PLANNING
 3890 PHEASANT RIDGE DR NE
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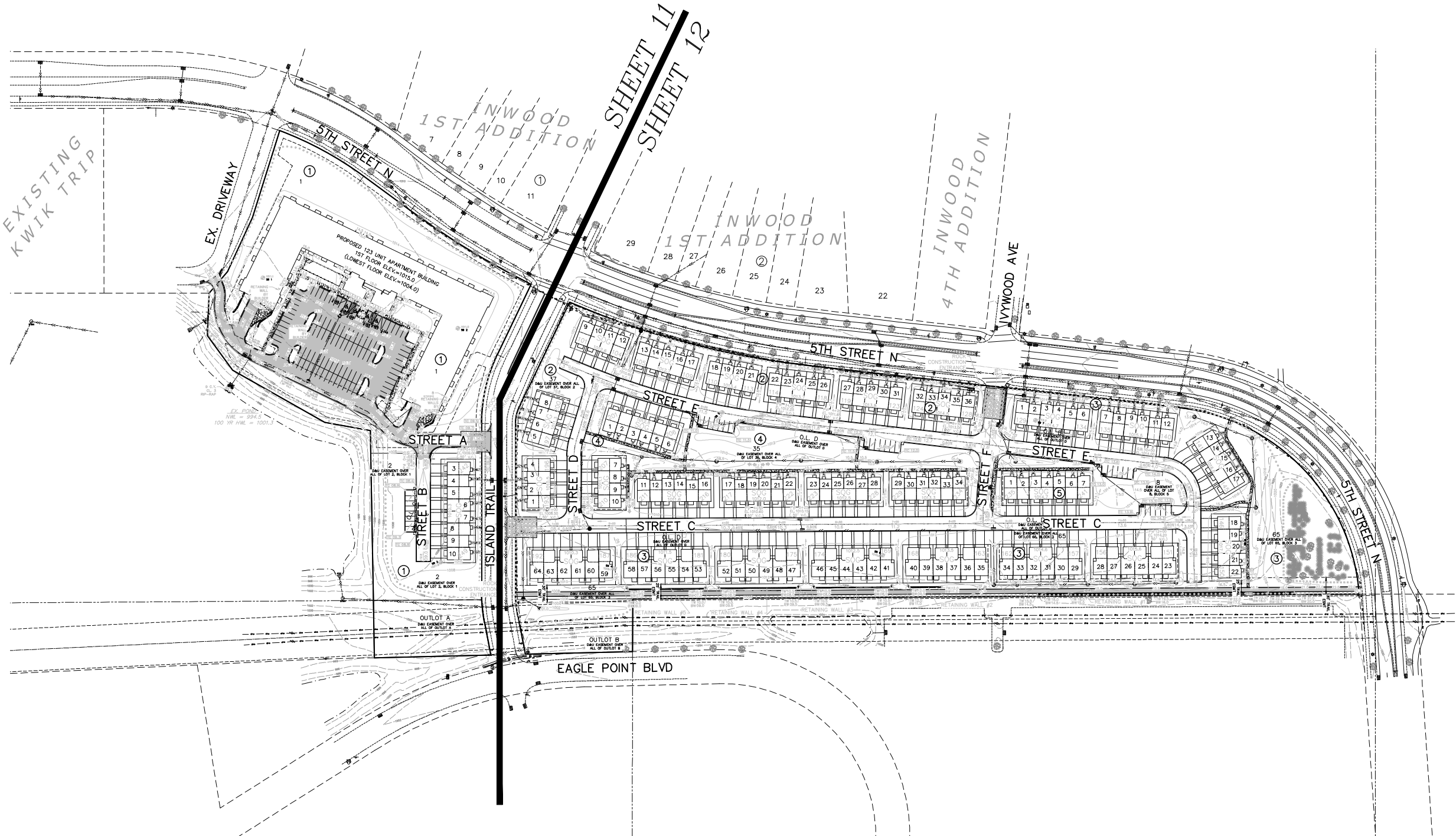
Revisions:
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 5354 Parkdale Drive, #100
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INWOOD TOWNHOMES
 Lake Elmo, Minnesota

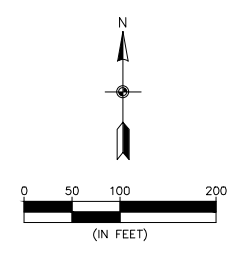
SMALL/DRY UTILITY CORRIDOR LAYOUT

9 of 16



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
DRAINTILE	---	DT
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	890
2' CONTOUR	---	892
FLOOD WAY	---	FW
FLOOD PLAIN	---	FP
WETLAND LINE	---	---
SPOT ELEVATION	---	00.0
EMERGENCY OVERFLOW	---	E.O.F.
SURFACE DRAINAGE ARROW	---	000.0
STREET GRADE ARROW	---	0.60%
INFILTRATION AREA	---	---
MAINTENANCE ACCESS	---	---
WETLAND SIGN	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
PHASE LINE	---	---
TREELINE	---	---
RIP-RAP	---	---
SOIL BORING	---	---
WELL	---	---
LIGHT POLE	---	---
FLAG POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
TELEVISION BOX	---	---
SIGN	---	---



BENCHMARK
 1. BENCHMARK: Top Nut of Hydrant located on the south side of Eagle Point Road approximately 1250 ft. easterly of the intersection of Eagle Point Road and Inwood Avenue North - Elevation = 1006.57 ft.

CALL BEFORE YOU DIG

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 Know what's below.
 Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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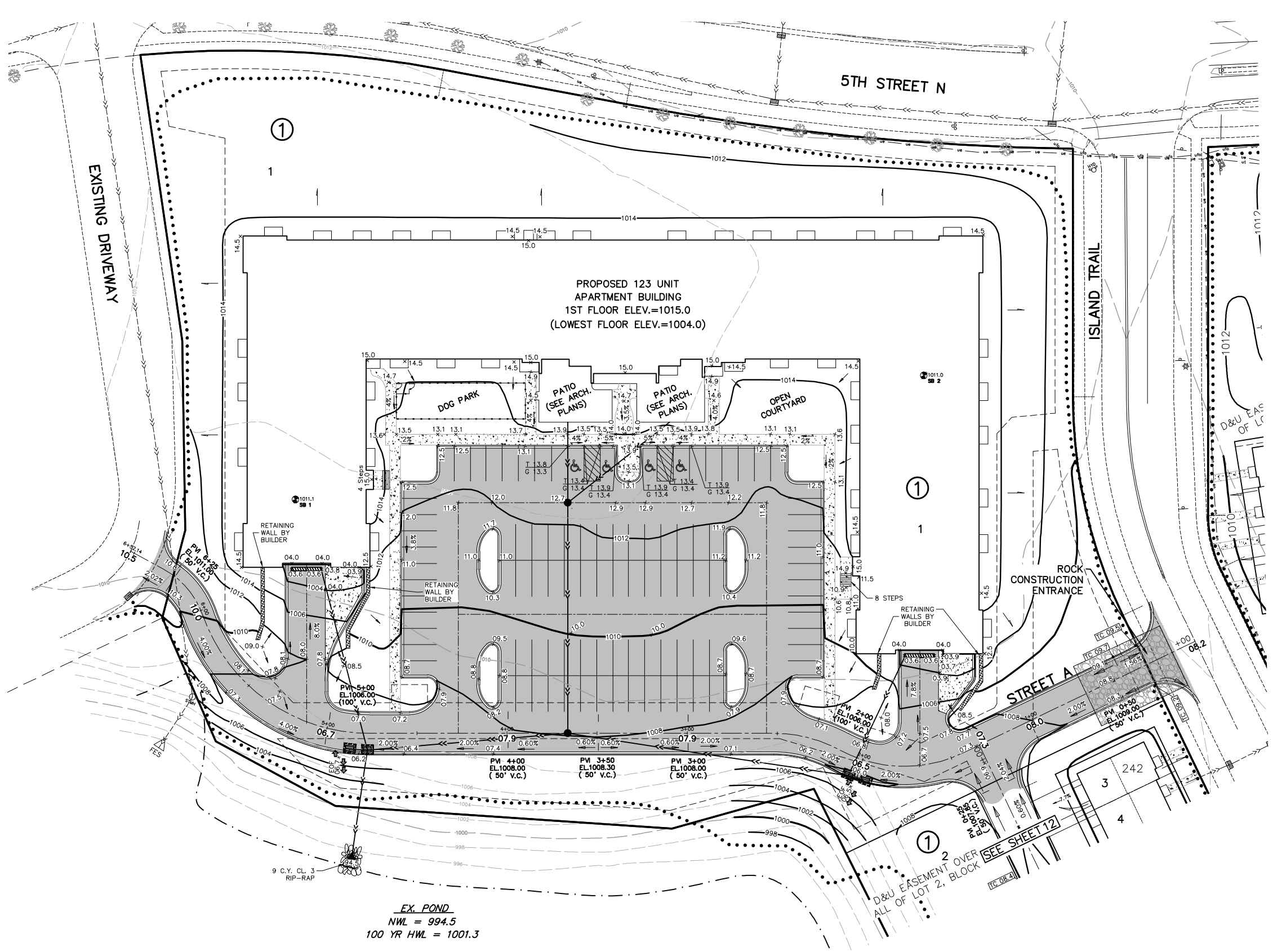
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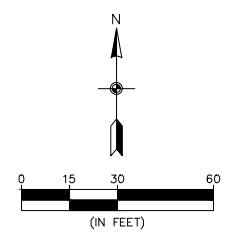
INWOOD TOWNHOMES
 Lake Elmo, Minnesota

GRADING INDEX

10 of 16



	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
DRAIN TILE	---	DT
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FLOOD WAY	---	---
FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERTOP	---	---
SURFACE DRAINAGE ARROW	---	0.60%
STREET GRADE ARROW	---	---
INFILTRATION AREA	---	---
MAINTENANCE ACCESS	---	---
WETLAND SIGN	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
PHASE LINE	---	---
TREELINE	---	---
RIP-RAP	---	---
SOIL BORING	---	---
WELL	---	---
LIGHT POLE	---	---
FLAG POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
TELEVISION BOX	---	---
SIGN	---	---



BENCHMARK
1. BENCHMARK: Top Nut of Hydrant located on the south side of Eagle Point Road approximately 1200 ft. easterly of the intersection of Eagle Point Road and Inwood Avenue North - Elevation = 1006.57 ft.

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DRIVE
SUITE 100
BLAINE, MN 55449
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FAX 763.482.7900
CARLSON-ENGINEERING.COM

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
Print Name: Brian J. Krystofski, P.E.
Signature: *Brian J. Krystofski*
Date: 12/20/24 License #: 25063

Drawn: KRO
Designed: BJK
Date: 12/20/24

Revisions:
1. 1/23/25 per City Comments.
2. 2/11/25 per City Comments.

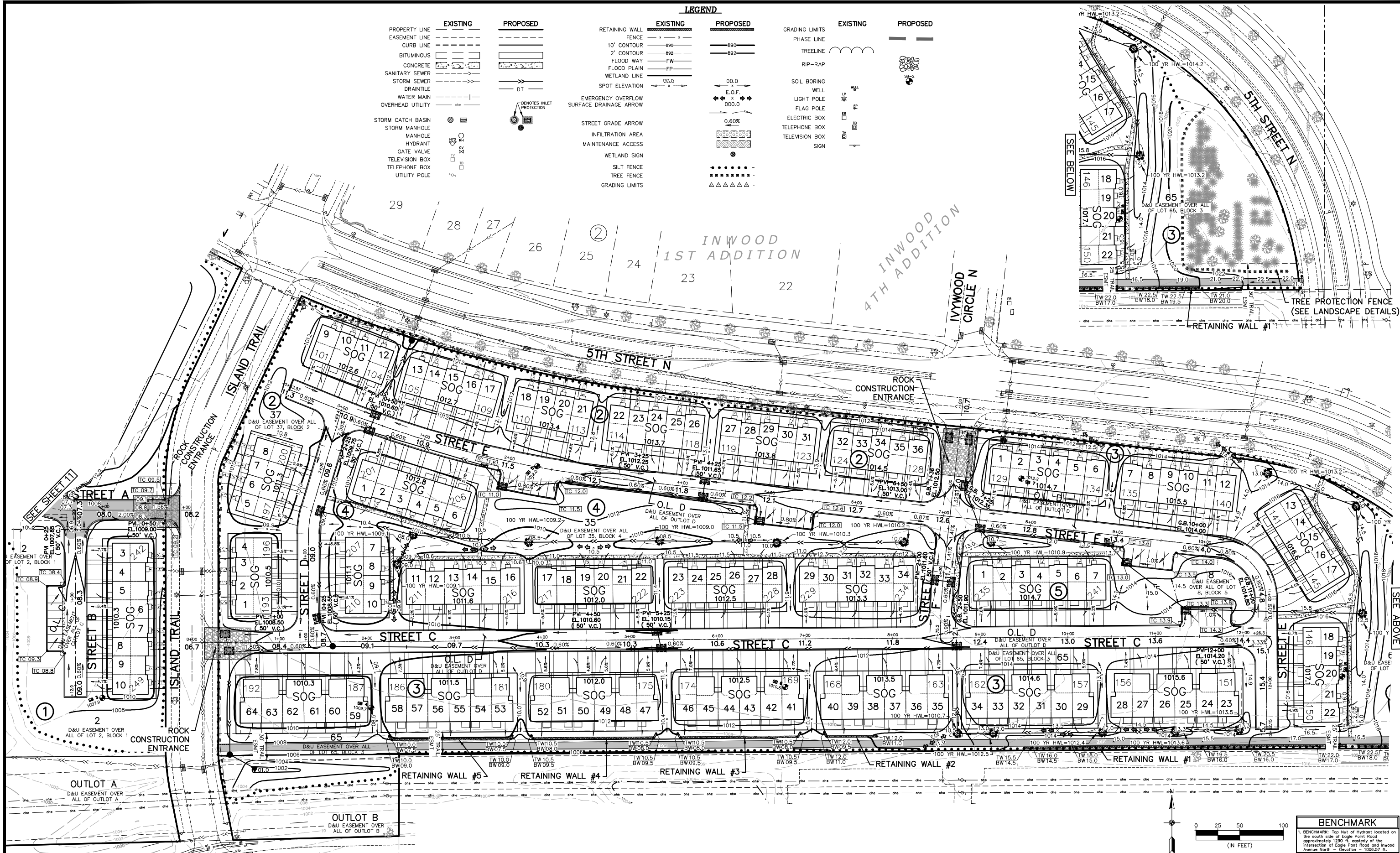
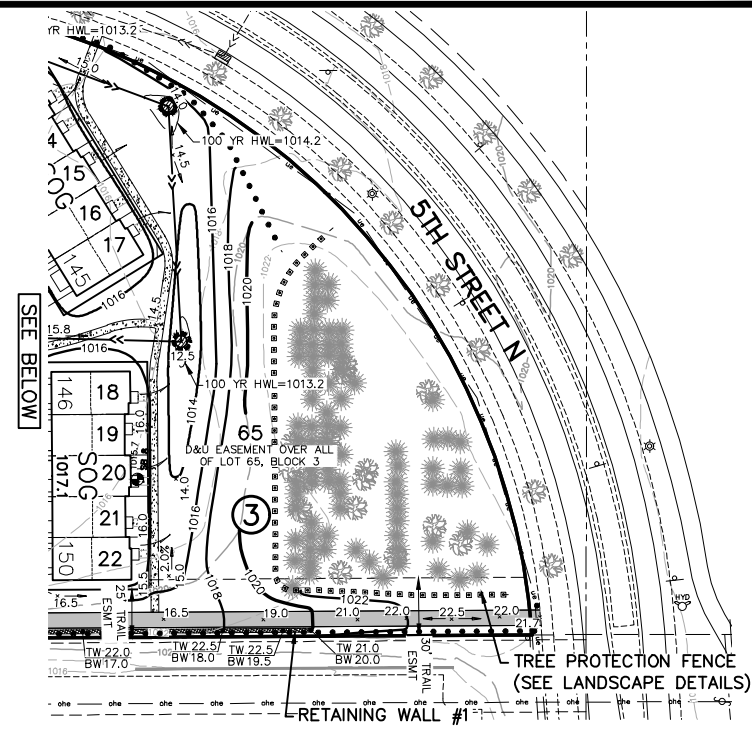
M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, MN 55416

INWOOD TOWNHOMES
Lake Elmo, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED	
PROPERTY LINE	---	PROPERTY LINE	---	RETAINING WALL	---	RETAINING WALL	---
EASEMENT LINE	---	EASEMENT LINE	---	FENCE	---	FENCE	---
CURB LINE	---	CURB LINE	---	10' CONTOUR	---	10' CONTOUR	---
BITUMINOUS	---	BITUMINOUS	---	2' CONTOUR	---	2' CONTOUR	---
CONCRETE	---	CONCRETE	---	FLOOD WAY	---	FLOOD WAY	---
SANITARY SEWER	---	SANITARY SEWER	---	WETLAND LINE	---	WETLAND LINE	---
STORM SEWER	---	STORM SEWER	---	SPOT ELEVATION	---	SPOT ELEVATION	---
DRAIN TILE	---	DRAIN TILE	---	EMERGENCY OVERTOPPING	---	EMERGENCY OVERTOPPING	---
WATER MAIN	---	WATER MAIN	---	SURFACE DRAINAGE ARROW	---	SURFACE DRAINAGE ARROW	---
OVERHEAD UTILITY	---	OVERHEAD UTILITY	---	STREET GRADE ARROW	---	STREET GRADE ARROW	---
STORM CATCH BASIN	---	STORM CATCH BASIN	---	INFILTRATION AREA	---	INFILTRATION AREA	---
MANHOLE	---	MANHOLE	---	MAINTENANCE ACCESS	---	MAINTENANCE ACCESS	---
HYDRANT	---	HYDRANT	---	WETLAND SIGN	---	WETLAND SIGN	---
GATE VALVE	---	GATE VALVE	---	SILT FENCE	---	SILT FENCE	---
TELEVISION BOX	---	TELEVISION BOX	---	TREE FENCE	---	TREE FENCE	---
TELEPHONE BOX	---	TELEPHONE BOX	---	GRADING LIMITS	---	GRADING LIMITS	---
UTILITY POLE	---	UTILITY POLE	---				



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PRELIMINARY GRADING & EROSION CONTROL PLAN

12 of 16

BENCHMARK
 1. BENCHMARK: Top Nut of Hydrant located on the south side of Eagle Point Road approximately 1290 ft. easterly of the intersection of Eagle Point Road and Inwood Avenue North - Elevation = 1008.37 ft.

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS.** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN.** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS.** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.

- SITE REMOVALS.** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
- UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CITY OF LAKE ELMO LANDSCAPE REQUIREMENTS (SEC. 105.12.480)

- LANDSCAPING OF SETBACK AREAS.**
 - A MINIMUM OF ONE TREE PER LOT OR ONE TREE FOR EVERY 50 FEET OF STREET FOOTAGE, LAKE SHORE OR STREAM FRONTAGE, OR FRACTION THEREOF SHALL BE PLANTED AT THE TIME OF DEVELOPMENT. THE TOTAL TREE REQUIREMENT WILL BE WHICHEVER QUANTITY IS GREATER.

APARTMENTS	TREES REQUIRED: 17 TREES (1 LOT, OR 837 LF FRONTAGE / 50 = 17)
	TREES PROVIDED: 17 TREES
TOWNHOMES	TREES REQUIRED: 149 TREES (149 LOTS, OR 2,397 LF FRONTAGE / 50 = 48)
	TREES PROVIDED: 149 TREES
- IN ADDITION TO THE REQUIREMENTS OF 1.1 ABOVE, A MINIMUM OF FIVE (5) TREES SHALL BE PLANTED FOR EVERY ONE (1) ACRE OF LAND THAT IS DISTURBED BY DEVELOPMENT ACTIVITY. SUCH TREES MAY BE USED FOR PARKING LOT LANDSCAPING OR SCREENING AS SPECIFIED BELOW.

- | | |
|-------------------|--|
| APARTMENTS | TREES REQUIRED: 23 TREES (4.54 AC DISTURBANCE x 5) |
| | TREES PROVIDED: 44 TREES |
| TOWNHOMES | TREES REQUIRED: 68 TREES (13.42 AC DISTURBANCE x 5) |
| | TREES PROVIDED: 47 TREES |

- INTERIOR PARKING LOT LANDSCAPING (APARTMENTS).**
 - AT LEAST FIVE (5) PERCENT OF THE INTERIOR AREA OF PARKING LOTS WITH MORE THAN THIRTY (30) SPACES SHALL BE DEVOTED TO LANDSCAPE PLANTING AREAS. AREAS MAY CONSIST OF ISLANDS OR CORNER PLANTING BEDS.

AREA REQUIRED: 1,565 SF (31,283 SF PARKING AREA x .05)
AREA PROVIDED: 2,632 SF

- SHADE TREES SHALL BE PROVIDED WITHIN THE INTERIOR OF PARKING LOTS (IN ISLANDS OR CORNER PLANTING BEDS):

REQUIRED TREES: 10 TREES (98 PARKING SPACES / 1 TREE PER 10 SPACES)
PROVIDED TREES: 10 TREES

- | | | |
|-------------------|---------------------------------------|-----------------------|
| APARTMENTS | TOTAL TREES REQUIRED: 40 TREES | |
| | TOTAL TREES PROVIDED: 61 TREES | - 29 DECIDUOUS TREES |
| | | - 26 CONIFEROUS TREES |
| | | - 6 ORNAMENTAL TREES |

- | | | |
|------------------|--|-----------------------|
| TOWNHOMES | TOTAL TREES REQUIRED: 217 TREES | |
| | TOTAL TREES PROVIDED: 196 TREES | - 105 DECIDUOUS TREES |
| | | - 59 CONIFEROUS TREES |
| | | - 32 ORNAMENTAL TREES |

- | | | |
|---|--|-----------------------------|
| TOTAL PROJECT (APARTMENTS + TOWNHOMES) | TOTAL TREES REQUIRED: 257 TREES | |
| | TOTAL TREES PROVIDED: 257 TREES | - 134 DECIDUOUS TREES (52%) |
| | | - 85 CONIFEROUS TREES (33%) |
| | | - 38 ORNAMENTAL TREES (15%) |

NOTE: EXCLUDES 83 EXISTING SIGNIFICANT TREES TO REMAIN.

PRELIMINARY PLANS

PRELIMINARY PLANS FOR CITY REVIEW ONLY. FINAL LANDSCAPE PLANS TO INCLUDE DETAIL SHRUB AND PERENNIAL PLANTING PLANS AND TYPICAL FOUNDATION PLANTING DETAILS FOR CONSTRUCTION.

STANDARD PLAN NOTES
LANDSCAPE PLANS

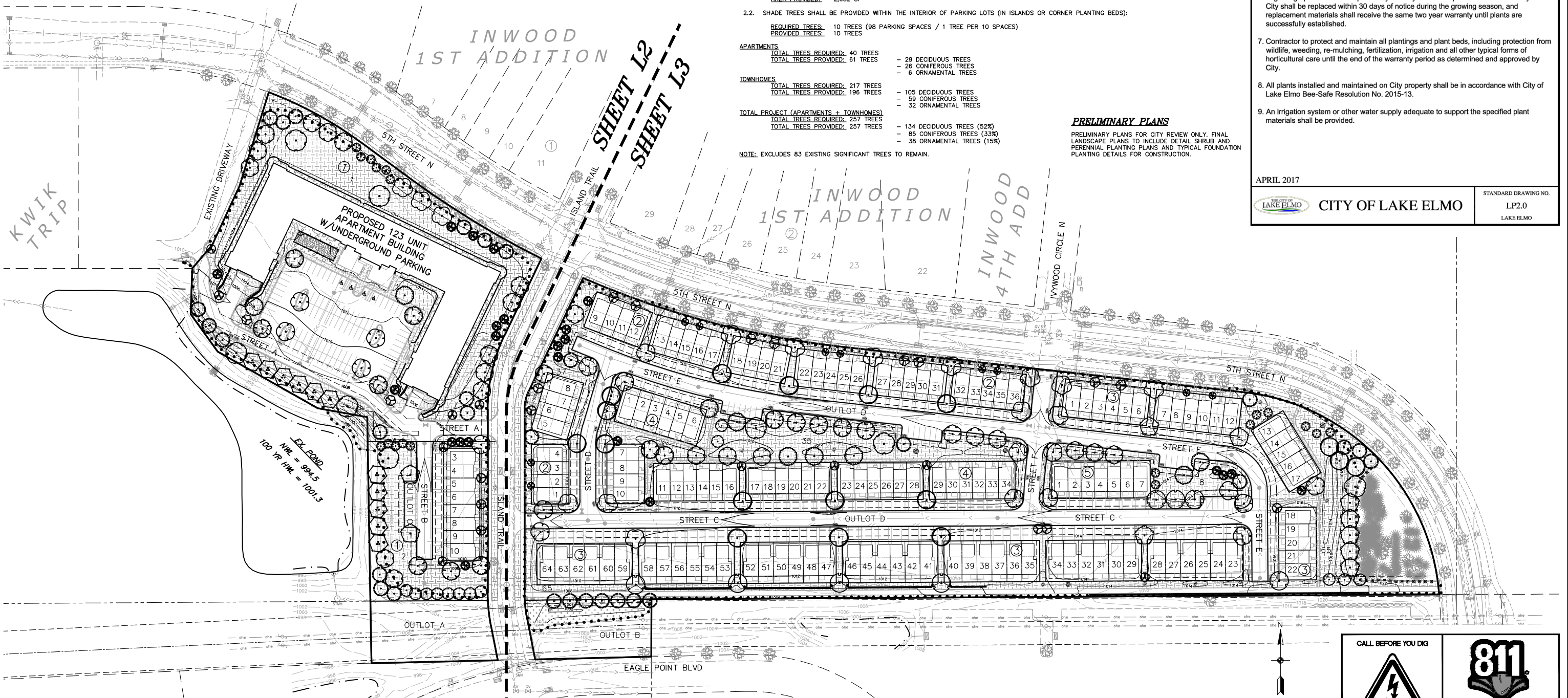
- Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utilities exist on-site the Contractor is required to have those located as well.
- Plant materials shall meet American Standard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

APRIL 2017

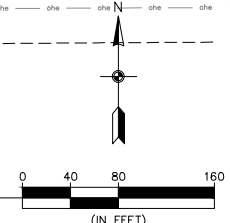


CITY OF LAKE ELMO

STANDARD DRAWING NO.
LP2.0
LAKE ELMO



1 OVERALL LANDSCAPE PLAN
L1



CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

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ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55448
TEL: 763.488.7900
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CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Rutger, RLA
Signature:
Date: 12/20/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/20/24

Revisions:
1. 01/23/25 - Per City Comments.
2. 02/11/25 - Per City Comments.

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, MN 55416

INWOOD TOWNHOMES
Lake Elmo, Minnesota

PRELIMINARY LANDSCAPE PLAN
L1 of 4

CITY OF LAKE ELMO
STANDARD DRAWING NO. LP2.1
LAKE ELMO

APRIL 2017

Notes:
1- Refer to specification 329000 for additional requirements.
2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives
3- Mulch ring for individually planted trees shall be a minimum diameter of 4-feet.
4- Remove all nursery twine at trunk at time of planting.
5- No staking allowed unless requested and granted in writing by City.

Central leader
Position tree so root flare is at or slightly above finished grade
Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace tree. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.
Create a smooth transition from the top of the raised root ball to the finished grade at a 15% max. slope.
Mulch: 4" depth; No more than 1" of Mulch on top of root ball; See specifications for Mulch
Finished grade
Planting Soil: MnDOT 3877 F Boulevard Topsoil Borrow; Planting Soils that are compacted after placement due to other construction activities need to be tilled prior to planting operations.
Existing soil

Trunk caliper shall meet ANSI Z60.1 latest edition for root ball size
Round-topped soil berm 4" high x 8" wide above root ball surface shall be constructed around the root ball; Berm shall begin at root ball periphery
Bottom of root ball rests on existing or re-compacted soil
3x widest dimension of root ball.
SECTION VIEW

DECIDUOUS TREE
LP2.1

CITY OF LAKE ELMO
STANDARD DRAWING NO. LP2.3
LAKE ELMO

APRIL 2017

Notes:
1- Refer to specification 329000 for additional requirements.
2- Amend Planting Soil with MnDOT 3881 B.4 Types 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives
3- Mulch ring for individually planted trees shall be a minimum diameter of 6-feet or to extent of lower limbs whichever is greater.
4- Remove all nursery twine at trunk at time of planting.
5- No staking allowed unless requested and granted in writing by City.

Central leader
Position tree so root flare is at or slightly above finished grade
Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace tree. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.
Create a smooth transition from the top of the raised root ball to the finished grade at a 15% max. slope.
Mulch: 4" depth; No more than 1" of Mulch on top of root ball; See specifications for Mulch
Finished grade
Planting Soil: MnDOT 3877 F Boulevard Topsoil Borrow; Planting Soils that are compacted after placement due to other construction activities need to be tilled prior to planting operations.
Existing soil

Trunk caliper shall meet ANSI Z60.1 latest edition for root ball size
Round-topped soil berm 4" high x 8" wide above root ball surface shall be constructed around the root ball; Berm shall begin at root ball periphery
Bottom of root ball rests on existing or re-compacted soil
3x widest dimension of root ball.
SECTION VIEW

CONIFEROUS TREE
LP2.3

CITY OF LAKE ELMO
STANDARD DRAWING NO. LP2.5
LAKE ELMO

APRIL 2017

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

Shrub
Root ball
4" high x 8" wide round - topped soil berm above root ball surface shall be constructed around the root ball; Berm shall begin at root ball periphery.
Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace shrub. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.
Existing soil

Mulch: 4" depth; No more than 1" of Mulch on top of root ball; See specifications for Mulch
Finished grade
Planting Soil: MnDOT 3877 F Boulevard Topsoil Borrow; Planting Soils that are compacted after placement due to other construction activities need to be tilled prior to planting operations.
Root ball rests on existing or re-compacted soil

SHRUB
LP2.5

1 LANDSCAPE PLAN - WEST
L2

PROPOSED 123 UNIT APARTMENT BUILDING W/ UNDERGROUND PARKING
AMENITY AREA (SEE ARCH. PLANS)
DOG PARK
5TH STREET N
ISLAND TRAIL
STREET A
STREET B
OUTLOT A
EXISTING DRIVEWAY
EX. POND
100 YR HWL = 994.5
100 YR HWL = 1001.3

PROTECT EXISTING TREES TO REMAIN (TYP.)

0 25 50 100 (IN FEET)

CARLSON ENGINEERING
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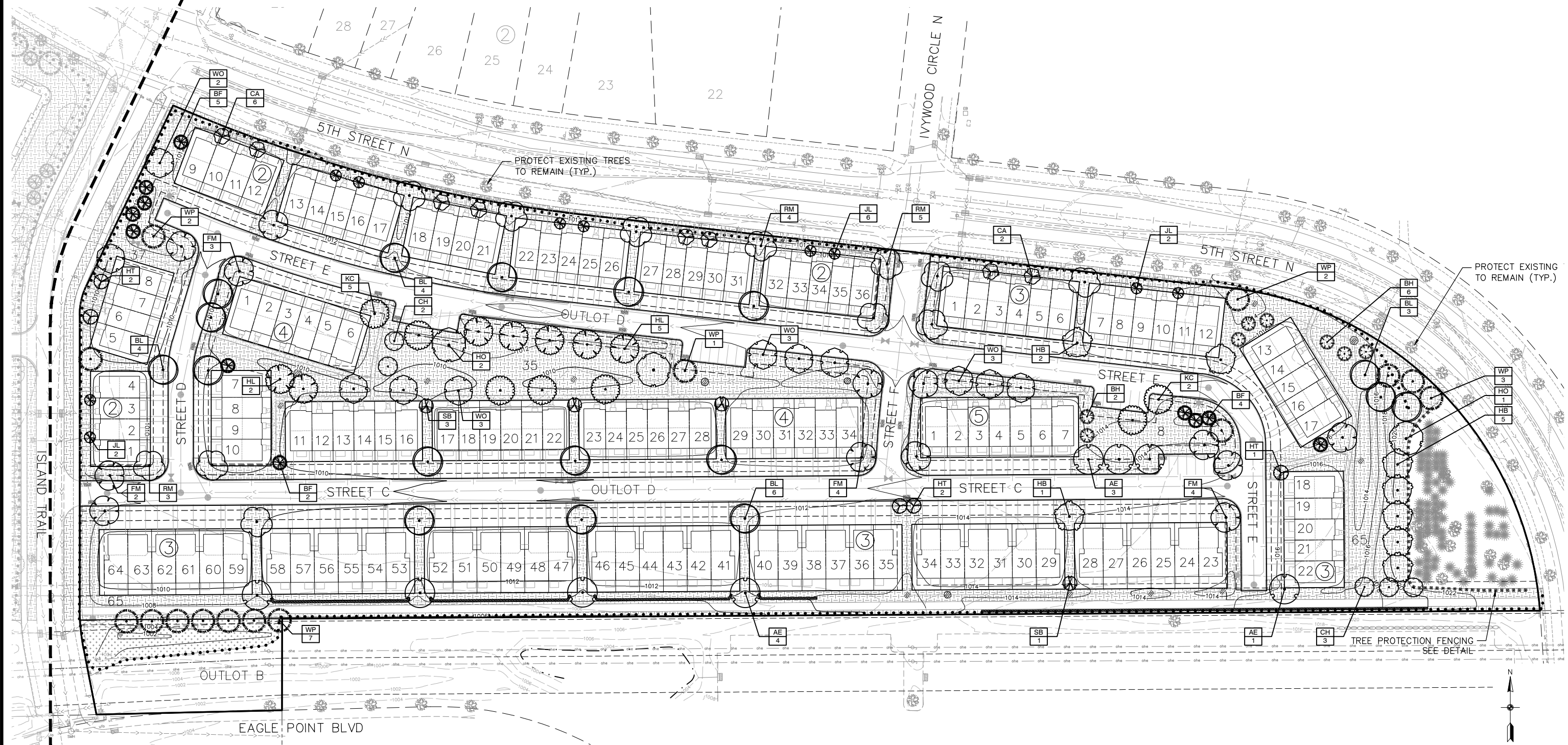
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INWOOD TOWNHOMES
Lake Elmo, Minnesota

PRELIMINARY LANDSCAPE PLAN

L2 of 4

SHEET L2



1 LANDSCAPE PLAN - EAST
L3

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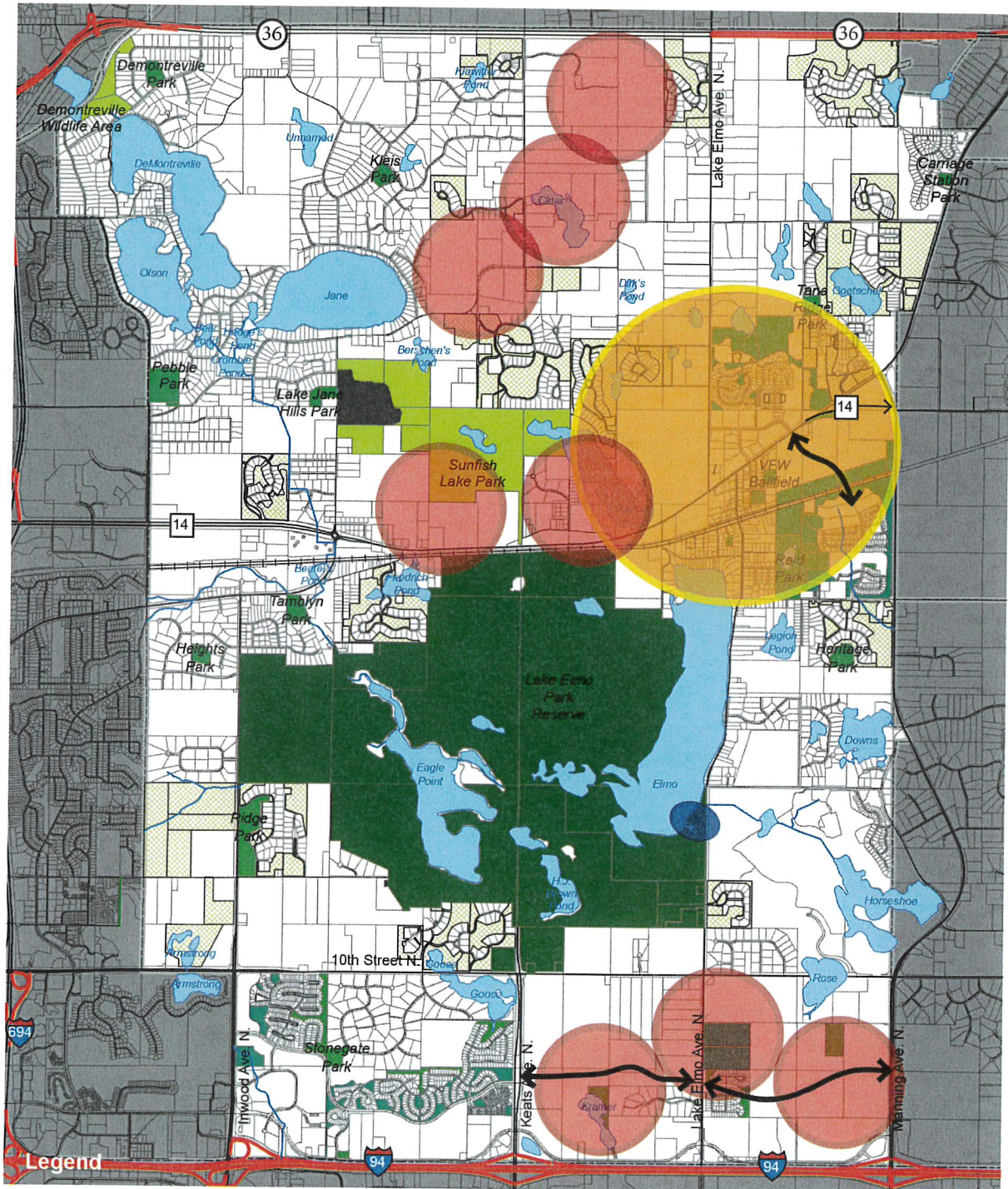
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INWOOD TOWNHOMES
Lake Elmo, Minnesota

PRELIMINARY LANDSCAPE PLAN

L3 of 4

Map 6-7. Search Areas for New Parks and Facilities

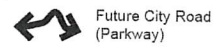


Legend

- Neighborhood
- Community
- Regional
- NRPA
- Conservation Easements
- Closed Landfill

Search Areas (2040)

- Neighborhood
- Sports Complex
- Community
- Special Use



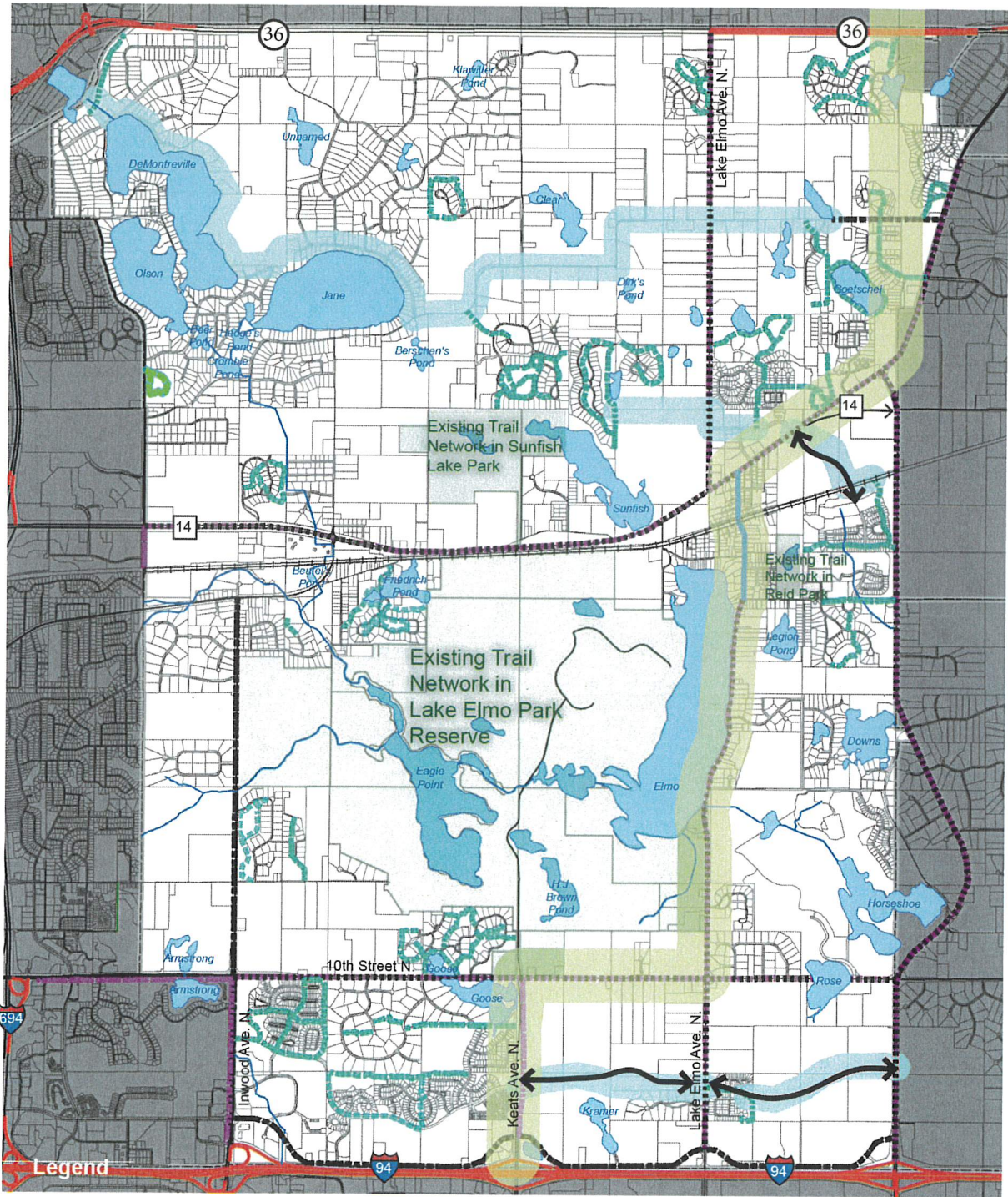
Future City Road (Parkway)

Source: MNGEO, Washington County, City of Lake Elmo

Draft Rev 4.17.2019



Map 6-8. Future Trail Plan



Legend

Trails Classification

- Neighborhood Trail
- On Road Striped Shoulder
- Park Trail
- Road Separated Trail
- Sidewalk
- Regional Trail Search Corridor
- Trail Search Corridor (City)
- Future City Road (Parkway)

Source: MNGEO, Washington County, City of Lake Elmo
Draft 4.6.2018





STAFF REPORT

DATE: 03/17/2025

DISCUSSION

TO: Parks Commission

FROM: Adam Swanepoel, Assistant Public Works Director

AGENDA ITEM: Park Use Policy

REVIEWED BY: Marty Powers, Public Works Director

CORE STRATEGIES:

- Vibrant, inclusive, connected community
- Responsive, transparent, adaptive governance
- Managed Growth
- Efficient, reliable, innovative services
- Balanced Finances now and future
- Resilient Infrastructure

BACKGROUND:

Park reservations have been used within the city over 10 years. In 2014, the city adopted the Park Use Policy which was reviewed in 2016 and 2019 with changes to increase simplicity, add park shelters and incorporate a user priority chart. Over the past few years staff has seen an increase in park reservations ultimately due to more park amenities and updated facilities. The policy was discussed in 2024 by the parks commission as an additional way to help future funding of the parks department.

ISSUE BEFORE PARKS COMMISSION:

What ideal changes would the Parks Commission like to see to the Parks Use Policy?

PROPOSAL DETAILS/ANALYSIS:

The current use policy serves fields, courts and shelters. Prices vary on each reservation for residents and non-residents. All deposits are refundable if property is cleaned up after the event and have no damage. Reservations open January 15th of the reserving year and are reviewable on the city’s park calendar.

Ball Fields	\$50/day \$500 per season. *Refundable
Shelter	\$50/day \$100/day non-resident *Refundable
Lions Park Shelter	\$25/day \$75 non-resident \$500 per season in conjunction with fields. *Refundable
Courts	\$50/day \$500 per season. *Refundable

Field Lights are subject to a non-refundable fee of \$20 per reservation or \$150 for the season. A penalty of \$30 is charged if the lights are not turned off within 20 minutes of the end of an event. Lights for our courts and ice rink have no fee for their use.

Ball fields are generally reserved by baseball associations or clubs. Staff has seen an increase in the demand for competitive field space for practices and games. These organizations generally use both Lions and VFW fields for games. Most reservations for field are made at VFW, Lions, Reid, Pebble and DeMontreville Park. Tablyn Park courts and fields are also reservable but see minimal reservations throughout the year.

Shelters can be reserved up to 6 hours for an event. Minimal reservations were made in 2024 for shelters outside of Lions Park. Currently we have shelters at Ivywood, Pebble, and Goose Lake Park. The shelter at Pebble Park is the only reservable shelter amongst these three. The Lions Park Shelter was reserved throughout the baseball season in addition to the field rental. The concessions area and bathrooms are used frequently for these events.

Reservable courts in the community have been mainly sand volleyball courts, tennis and pickleball courts. Staff has seen a large increase in court reservations since updating Tablyn and Pebble Park.

Staff can see opportunities to increase funds for future repairs or maintenance to these reservable amenities. With the future of additional shelters in the CIP and the additional cost of repairs to courts, additional funds could assist in offsetting the cost of future repairs.

Should all shelters be reservable?

Should all courts be reservable or sites be limited to 50% reservable space?

Should the deposit be increased for reservable fields, courts and shelters?

Should some or all deposits be non-refundable?

For organizations or clubs should a deposit be required monthly?

FISCAL IMPACT:

In 2024 the overall revenue from park reservations was \$300. In 2024 Xcel Energy bills from the use of the lights at Lions, VFW and Pebble were \$6,685.08.

ATTACHMENTS:

- Lake Elmo Park Use Policy



City of Lake Elmo

3880 Laverne Avenue North, Suite 100
Lake Elmo, MN 55042
651-747-3900

Lake Elmo Park Use Policy

Purpose & Intent:

The purpose of this policy is to establish a fair and equitable distribution of the limited City of Lake Elmo park facilities. This policy governs the use of fields, shelters, and other facilities that reside in our park facilities by the City itself, school districts, athletic organizations, community groups and the general public.

It is the intent of this policy to classify & guide potential users / residents of Lake Elmo of these facilities that may wish to use these facilities exclusively for their activity for a specific amount of time into a priority system that best meets the ever changing needs of the City of Lake Elmo.

User Priorities

- Priority 1 – City of Lake Elmo**
- Priority 2 - Affiliated School Districts**
- Priority 3 - Affiliated Youth and Adult Athletic / Civic Organizations**
- Priority 4 - Non-Resident / Non-Resident Groups**

Parks Available for Field Reservations

The City of Lake Elmo will begin taking park reservations on January 15th each year.

The City of Lake Elmo has (6) distinct parks available for field or hard surface courts (pickle ball, tennis and basketball, etc.) reservation and exclusive use. They are:

- **VFW Park**
- **Lions Park**
- **Tablyn Park**
- **Pebble Park**
- **Reid Park**
- **Demontreville Park**

For the purpose of fairness and equitable access each of the above parks can be reserved up to (3) hours per reservation. Athletic organizations seeking larger blocks of time or for the purpose of a tournament /

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scheduled competitive sporting event may be approved according to the user priority above. A deposit of \$50 per daily reservation or \$500 for the season for organized athletics must be provided at the time of reservation. The deposit will be returned within 3 weeks of the event or end of the season provided the park facility is not damaged or left unkept. Failure to clean up the facilities after each use may be grounds for canceling a season long reservation. All other parks with recreational fields or hard surface courts can be used on a first come first serve basis.

Any special requests for amenities and or services (i.e. additional restrooms, soccer goals, dumpsters) must be requested at the time of reservation and may incur additional charges.

If two entities are vying for the same fields or courts, the entity with the higher priority rating will prevail. If two entities are vying for the same field or court and have the same priority rating, the entity that serves the higher number of Lake Elmo residents will prevail.

Park and Shelter Reservations for Events and Other Uses

Lake Elmo city parks and shelters may be reserved for exclusive use to accommodate small events requiring additional space beyond field use. Examples may include run/walks, company picnics, family reunions, wedding receptions, and other events with less than 100 attendees. Parks can be reserved for up to 6 hours per reservation, with reservations made beginning January 15th for that year. A \$50 deposit (\$100 - \$50 deposit and \$50 use fee for non-Lake Elmo residents) along with a park event reservation form must be presented at time of reservation. Users of parks are required to clean facilities after use including picking up all refuse on and around grounds and shelter, wiping off tables, and sweeping the hard surface of area used. Failure to clean the area as defined above will result in the loss of the \$50 security deposit.

The concession stand at Lions Park may be rented out in conjunction with an activity utilizing the field/courts or as a stand-alone event. The fee for use of the concession stand is \$25/day for Lake Elmo residents or \$75/day for non-Lake Elmo residents. For organized athletics using the concession stand in conjunction with the use of the field, a season long fee of \$500 is applicable. A \$50 deposit is required in addition to all fees for use of the concession stand.

Public events that are expecting more than 100 people in attendance, may be required to attain a special event permit.

City Provided Lights

Field illumination is provided at Lions Park and VFW field. Hard surface court lights are provided at Lions, Pebble and Tablyn Parks. The fee for use of the lights is \$20 per reservation or \$150 per season for organized athletics. Organizations using the facility under reservation must turn the lights out (20 minutes) after completion of activity or be penalized \$30 to offset utility costs.

Sportsmanship / Behavior

The City of Lake Elmo has provided (21) parks and open spaces for public enjoyment. To insure that park use is fun, comfortable, and pleasant experience the following rules of use have been established:

1. In the use of athletic fields, good sportsmanship rules apply to all players, parents, coaches and fans involved;
2. Programmed youth sports activities must be chaperoned by adults;

3. Electronic amplification for music or voice projection and artificial lighting not provided by the City of Lake Elmo must be approved in writing and must cease at dusk;
4. No smoking, alcohol or illegal drugs;
5. No Open fires;
6. No glass beverage containers
7. No picking of flowers, plant materials, or physical contact with shrubs or trees unless otherwise designated as part of a nature education program;
8. All pets must be leashed at all times;
9. No solicitation of funds or sales of merchandise;
10. Litter pick-up and disposal in the responsibility of the reserving entity. Trash must be bagged, sealed and placed in the park's trash receptacle. Entity may be charged if the City staff has to provide this service;
11. No parking on turf areas, with the exception of unloading and loading of sporting equipment or gathering supplies. Parking in only assigned areas;