



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.

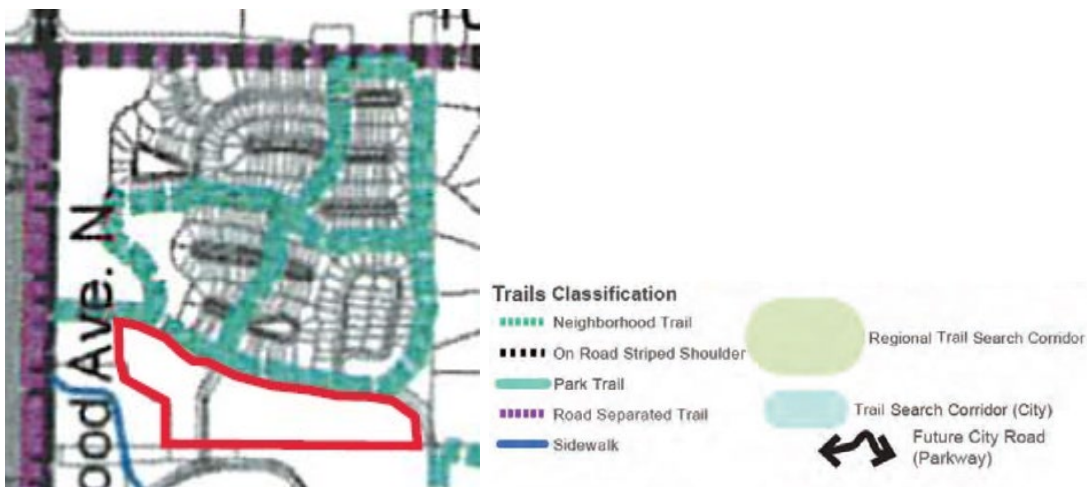
Comprehensive Plan – Parks.

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: *Emily 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

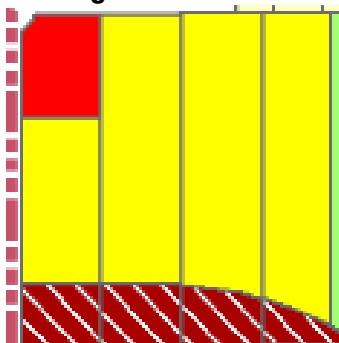
We are proposing private streets throughout the community with one street connection to 5th Street North and one connection to Island Trail. The public street-facing homes are proposed to consist of our City Collection Townhomes, which are our new rear-loaded three-story townhomes. The internal buildings 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.

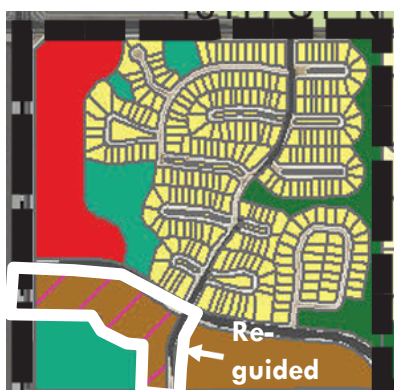
Existing Land Use at time of Adoption of 2040 Comprehensive Plan



Urban High Density

White hatching denotes possible mixed use areas

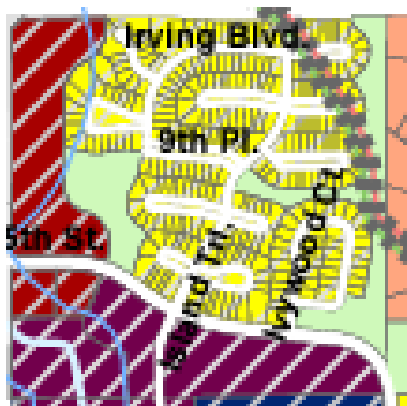
Future Land Use at time of Adoption of 2040 Comprehensive Plan



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.

- 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.

Apartment Building

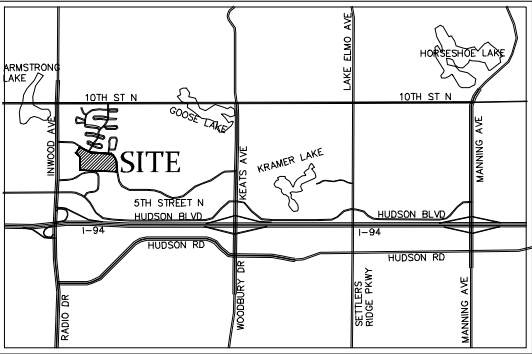


Marsh View Townhome/ Development



INWOOD TOWNHOMES

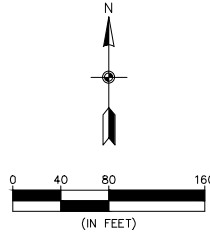
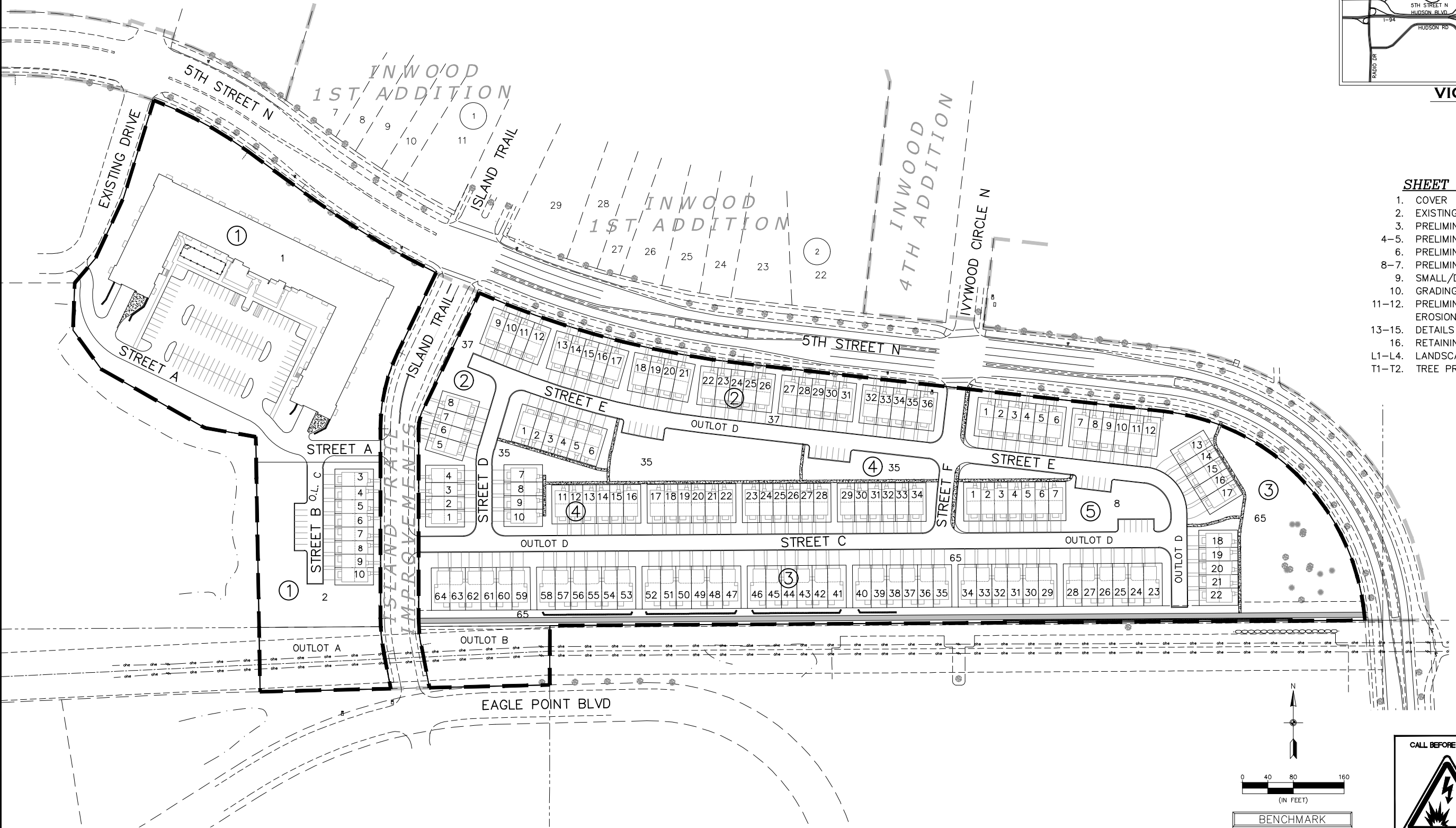
LAKE ELMO, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- COVER
- EXISTING CONDITIONS
- PRELIMINARY PLAT INDEX
- PRELIMINARY PLAT
- PRELIMINARY SITE & UTILITY PLAN INDEX
- PRELIMINARY SITE & UTILITY PLAN
- SMALL/DRY UTILITY CORRIDOR LAYOUT
- GRADING INDEX
- PRELIMINARY GRADING & EROSION CONTROL PLAN
- DETAILS
- RETAINING WALL PROFILES
- LANDSCAPE PLANS
- TREE PRESERVATION PLANS



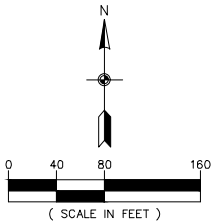
BENCHMARK
1. BENCHMARK: Top Nut of Hydrant located on the south side of Eagle Point Road approximately 1200 ft. easterly of the intersection of Eagle Point Road and Inwood Avenue North - Elevation = 1006.57 ft.



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

LEGEND

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



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 = 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

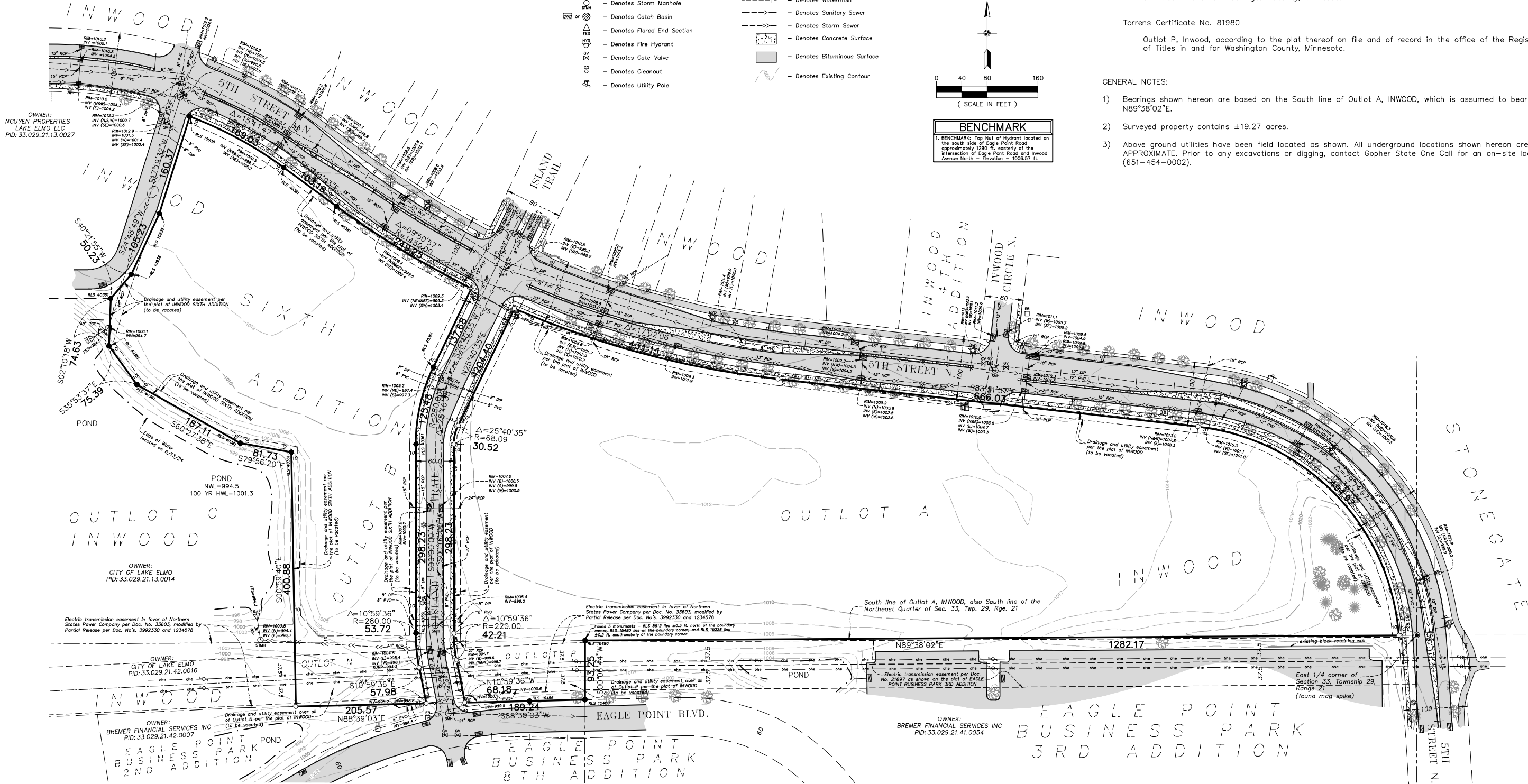
Outlot N, Inwood, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Washington County, Minnesota.

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:

- Bearings shown hereon are based on the South line of Outlot A, INWOOD, which is assumed to bear N89°38'02"E.
- Surveyed property contains ±19.27 acres.
- 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

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.

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)
SIDE	20 FT. (BETWEEN BUILDINGS)
SIDE CORNER	20 FT. (TO BACK OF CURB)
GARAGE	30 FT. (TO BACK OF CURB)

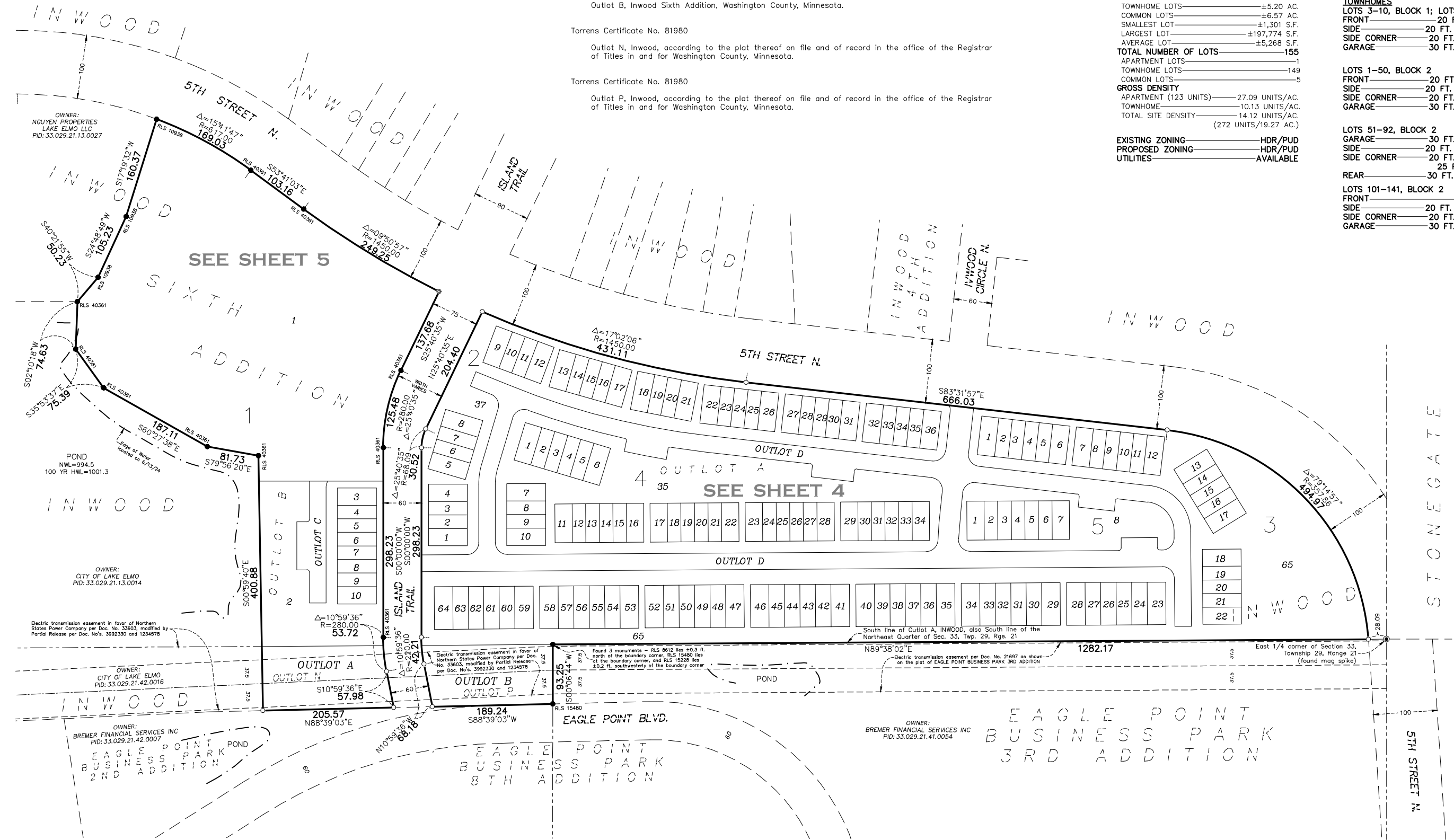
LOTS 1-50, BLOCK 2	
FRONT	20 FT. (TO 5TH STREET N.)
SIDE	20 FT. (BETWEEN BUILDINGS)
SIDE CORNER	20 FT. (TO BACK OF CURB)
GARAGE	30 FT. (TO BACK OF CURB)

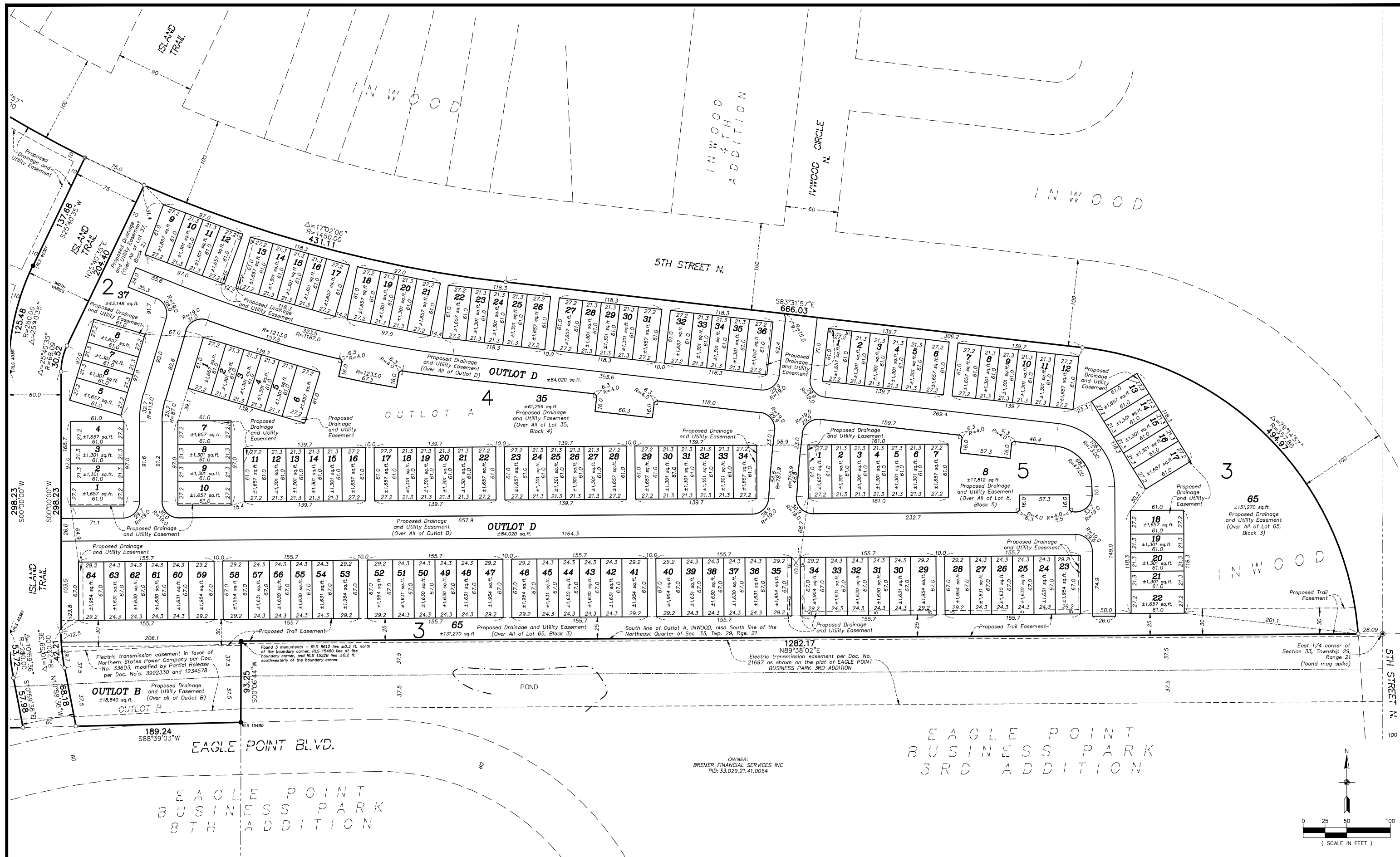
LOTS 51-92, BLOCK 2	
GARAGE	30 FT. (TO BACK OF CURB)
SIDE	20 FT. (BETWEEN BUILDINGS)
SIDE CORNER	20 FT. (TO BACK OF CURB)
	25 FT. (TO ISLAND TRAIL)
REAR	30 FT. (TO SITE BOUNDARY)

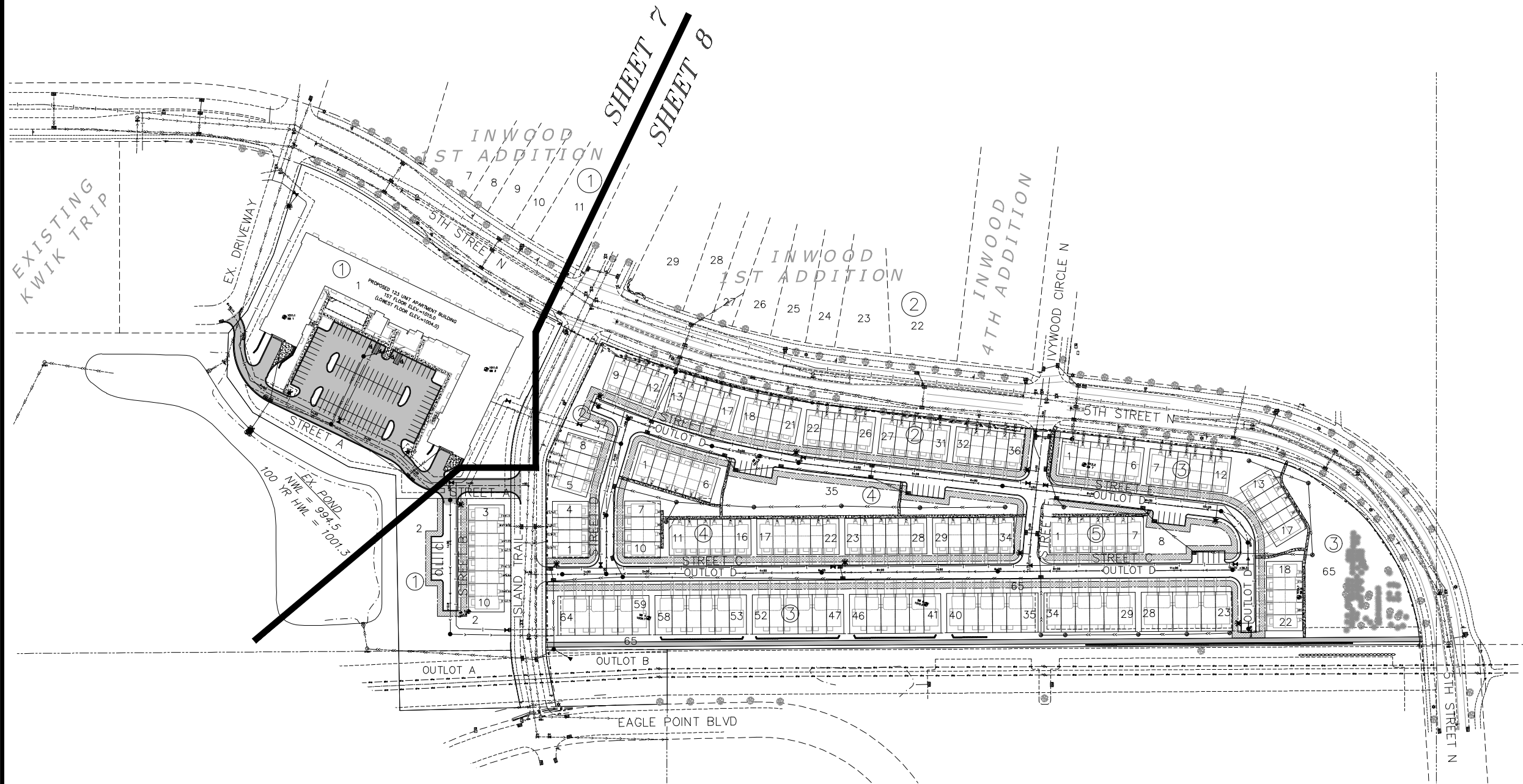
LOTS 101-141, BLOCK 2	
FRONT	5 FT. (TO LOT LINE)
SIDE	20 FT. (BETWEEN BUILDINGS)
SIDE CORNER	20 FT. (TO BACK OF CURB)
GARAGE	30 FT. (TO BACK OF CURB)

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

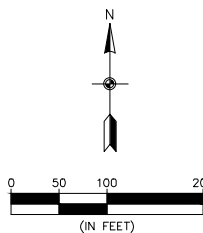






SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	1,000.0	
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		



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.

APARTMENT PARKING SUMMARY

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

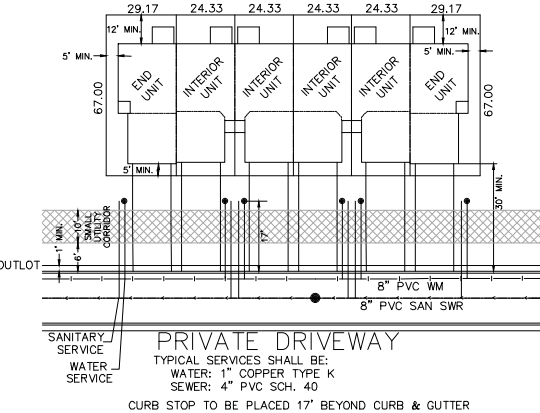
PARKING PROVIDED IN 123 UNIT APARTMENT BUILDING			
STANDARD STALLS	=	123 STALLS	
TOTAL	=	123 STALLS	

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

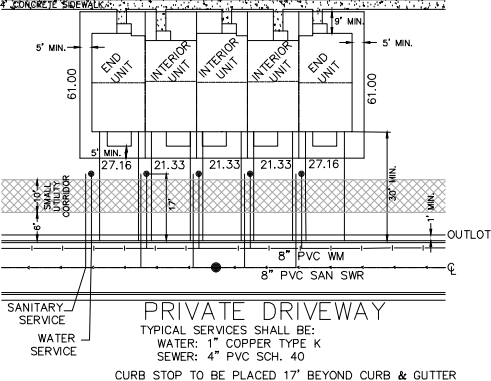
TOWNHOME PARKING SUMMARY

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)



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 C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



2800 PHEASANT RIDGE DRIVE
SUITE 100
BLAINE, MN 55448
TEL 763.488.7800
FAX 763.488.7800
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:
Date: 12/20/24 License #: 25063

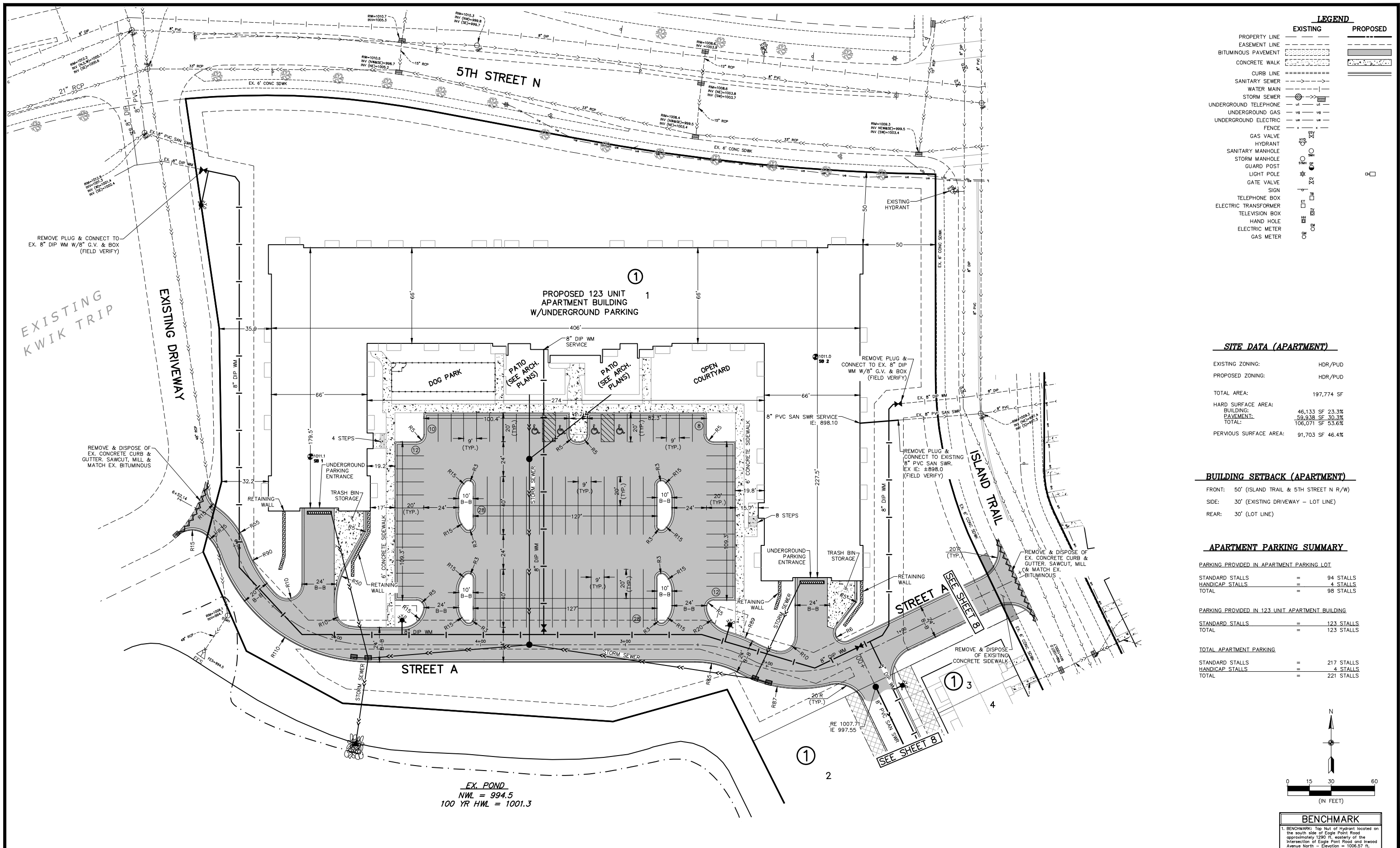
Drawn: KRO
Designed: BJK
Date: 12/20/24

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 INDEX



TOWNHOME PARKING SUMMARY

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

LIGHTING NOTES:

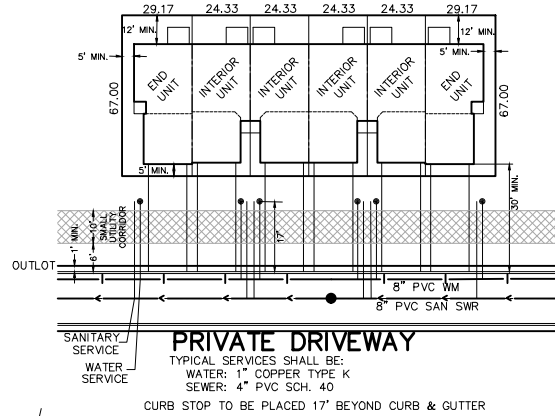
★ PROPOSED LIGHT LOCATION.

FINAL LOCATION TO BE VERIFIED WITH CITY/XCEL.

CARRIAGE MULTI-FAMILY

TOWNHOME LOT

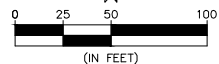
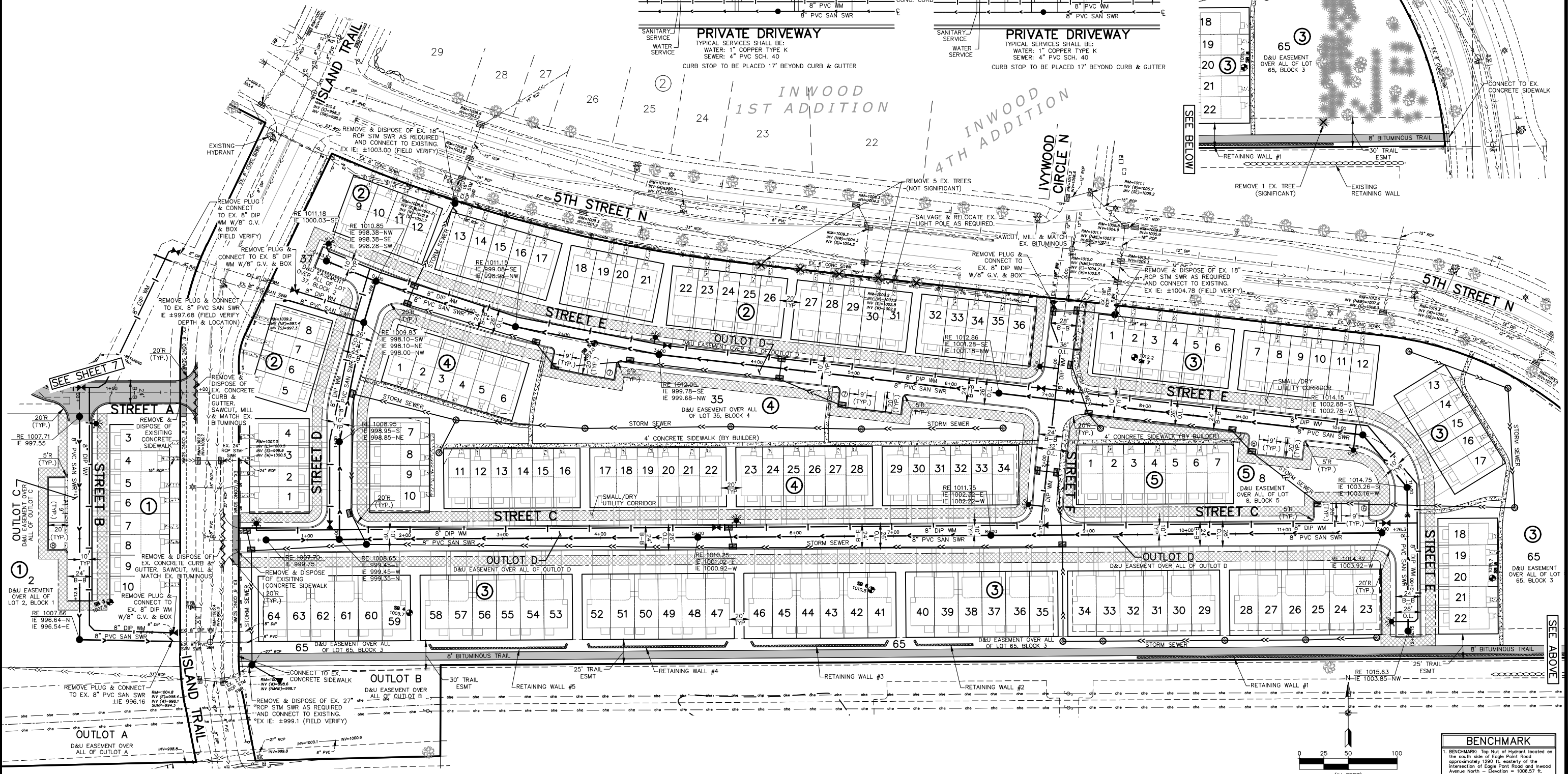
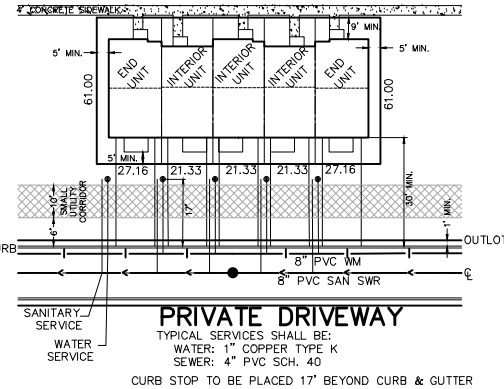
(LOTS 23-64, BLOCK 3)



CITY COLLECTION MULTI-FAMILY

TOWNHOME LOT

(LOTS 3-10, BLOCK 1, 1-36, BLOCK 2, 1-22, BLOCK 3, 1-34, 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. easterly of the intersection of Eagle Point Road and Inwood Avenue North - Elevation = 1008.57 ft.

CARLSON ENGINEERING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55448
TEL 763.488.7900
FAX 763.488.7999
CARLSON-ENGINEERING.COM

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Print Name: Brian J. Krystofski, P.E.
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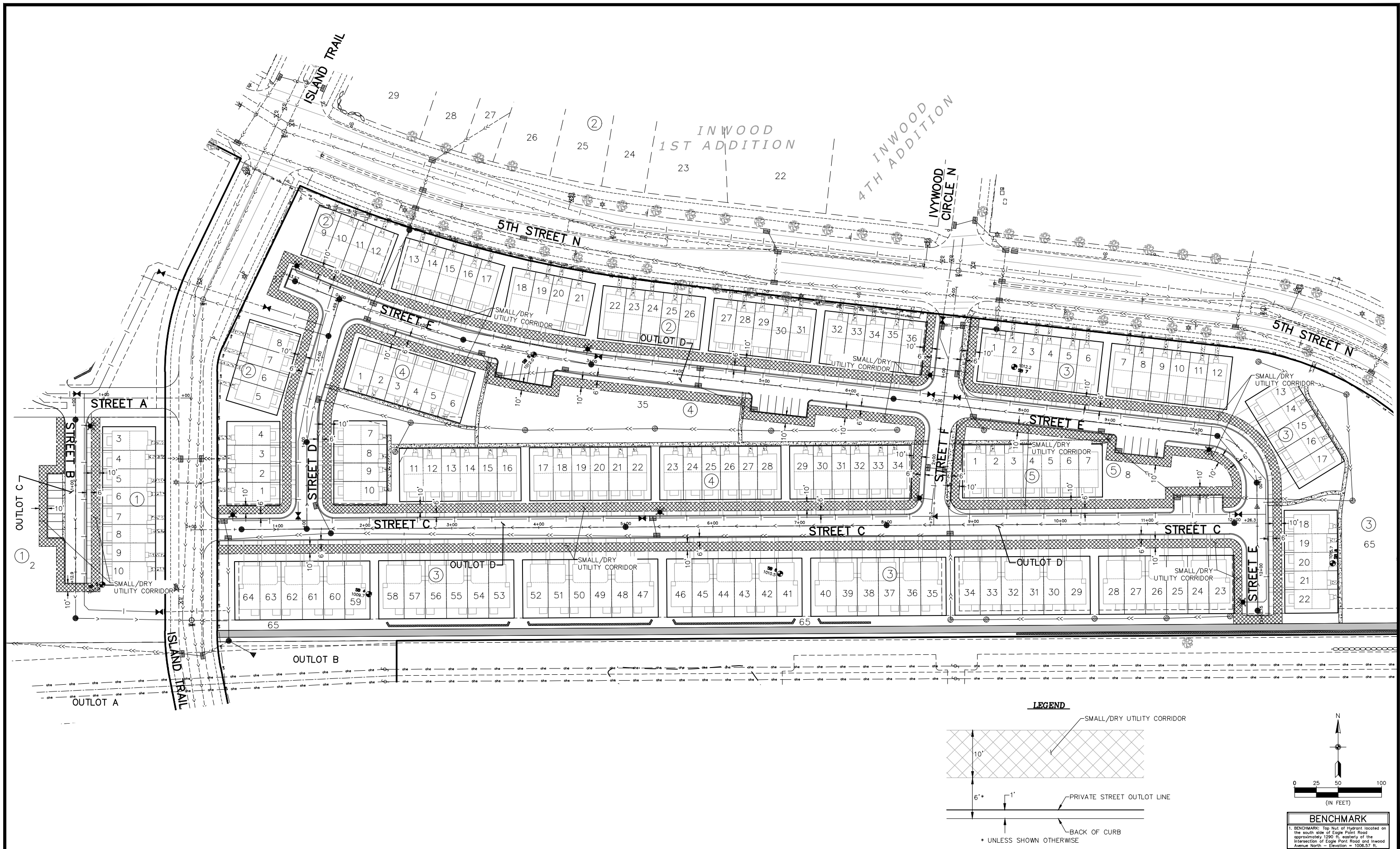
Drawn: KRO
Designed: BJK
Date: 12/20/24

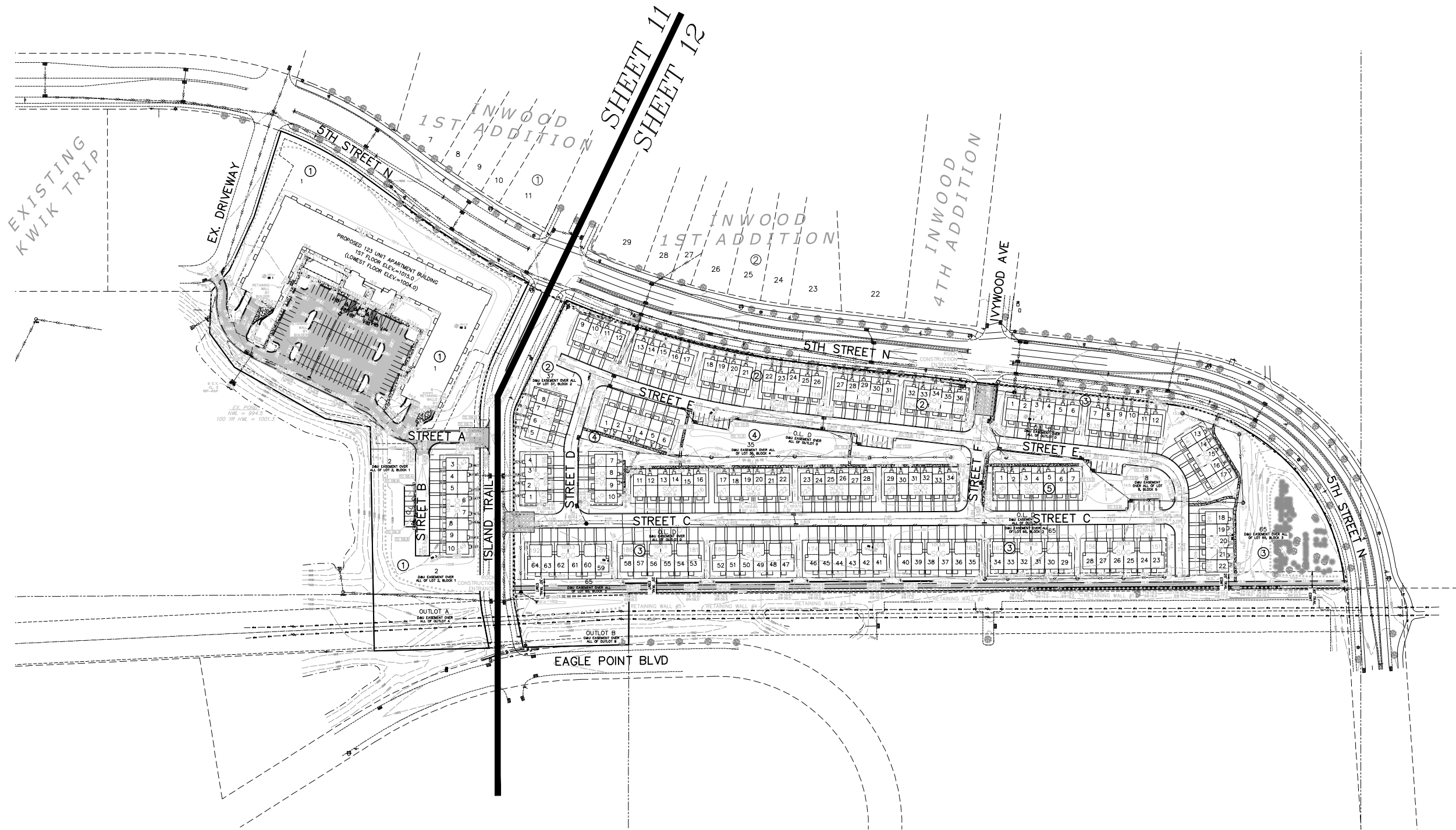
Revisions:
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2. 2/11/25 per City Comments.

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

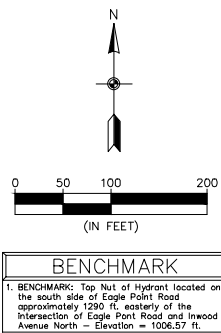
INWOOD TOWNHOMES
Lake Elmo, Minnesota

PRELIMINARY SITE & UTILITY PLAN





LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
DRAIN TILE	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
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	---	---
EMERGENCY OVERFLOW	---	---
SURFACE DRAINAGE ARROW	---	---
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	---	---



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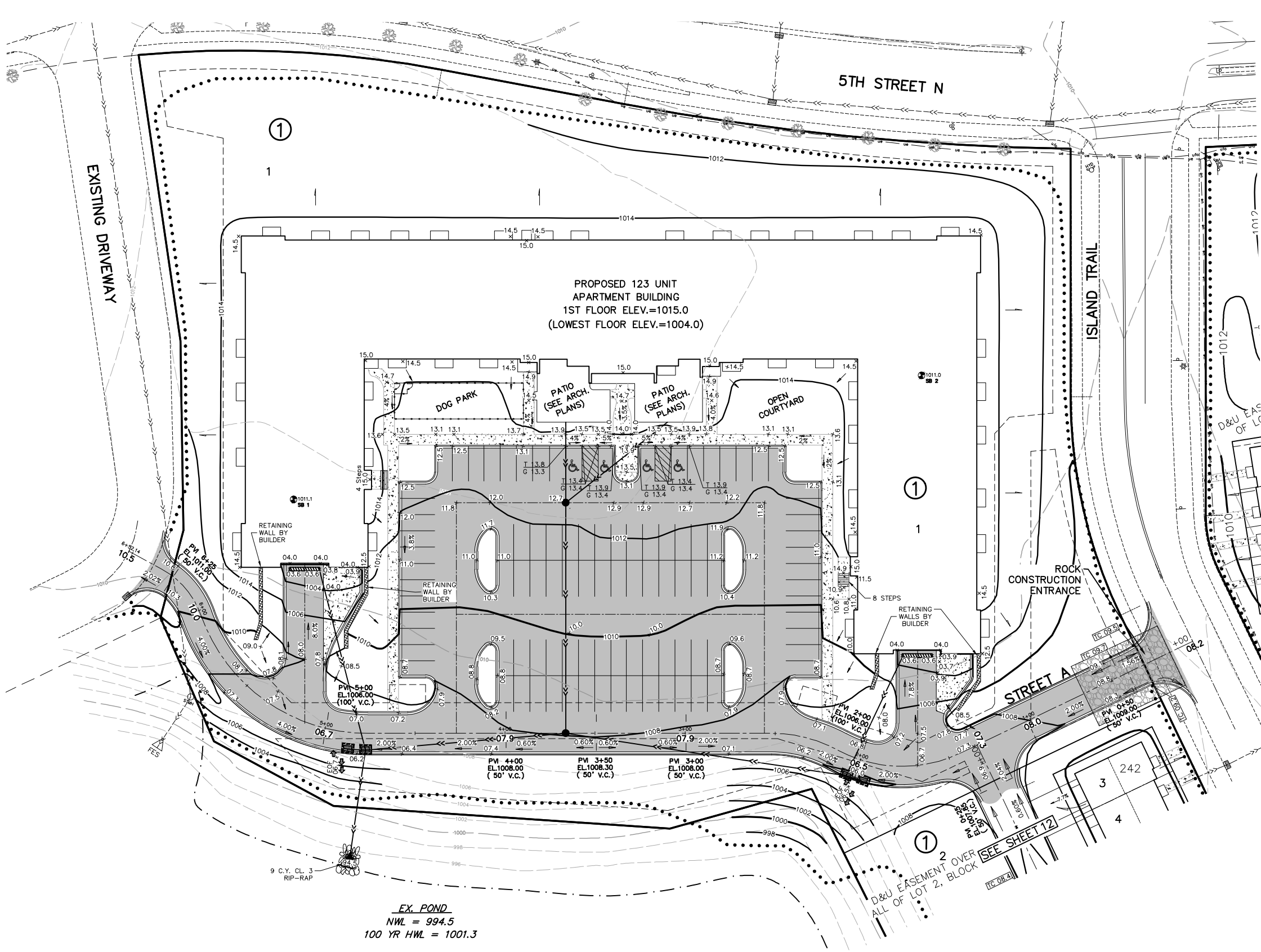
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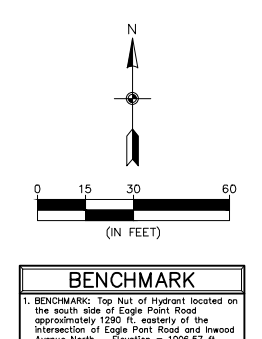
GRADING INDEX

10
of
16

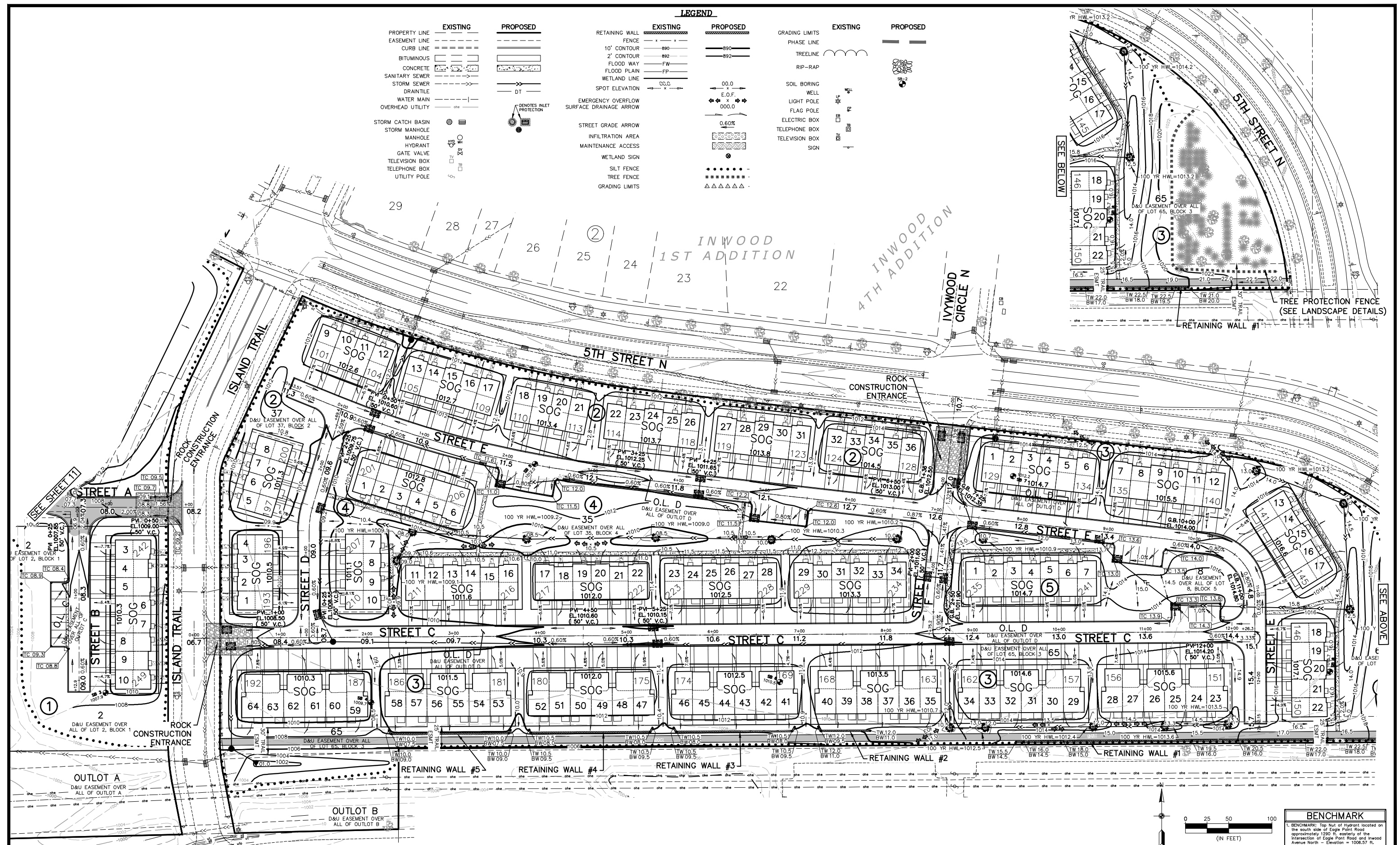
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LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
DRAIN TILE	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
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FENCE	---	---
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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	---	---



EX. POND
NWL = 994.5
100 YR HWL = 1001.3



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.
 - MDOT 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

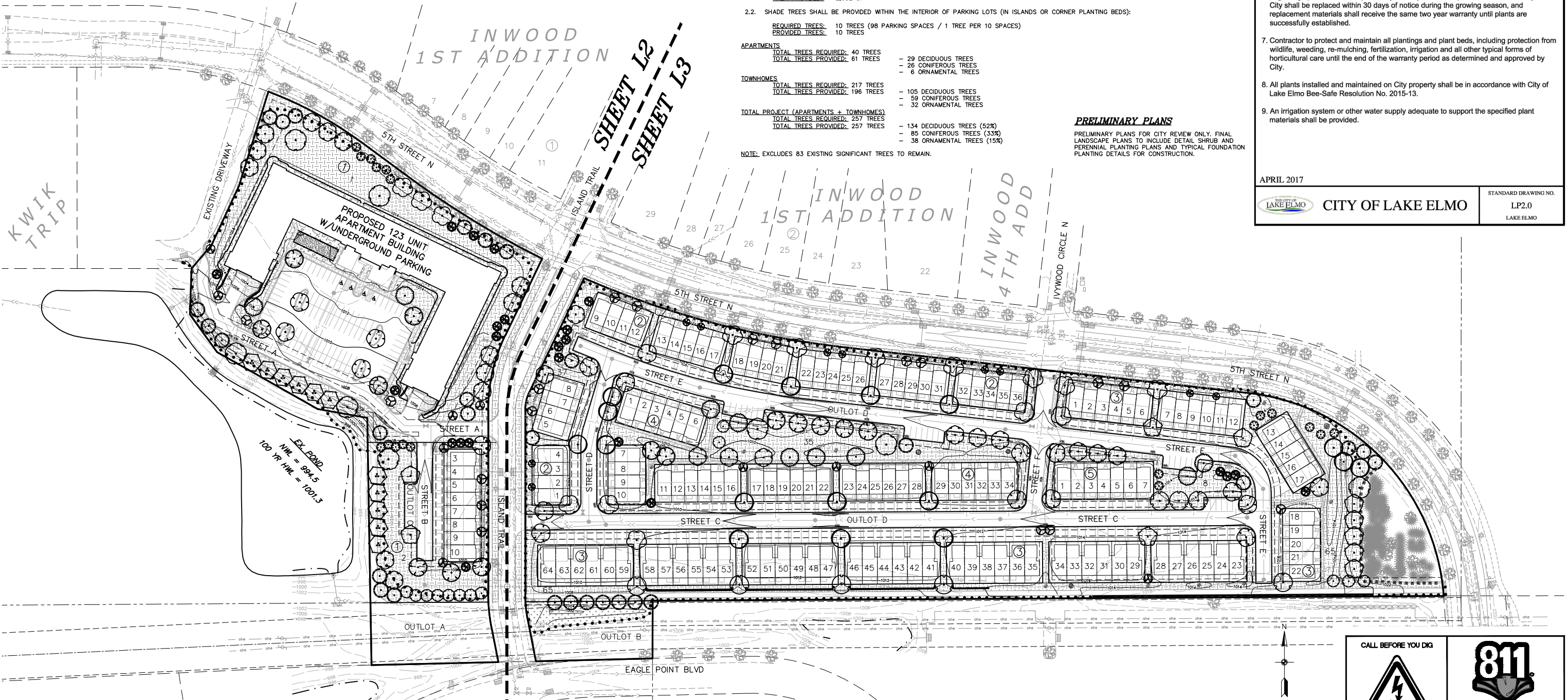
- Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utilities exist on-site the Contractor is required to have those located as well.
- Plant materials shall meet American Standard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

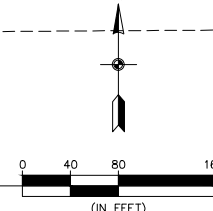


CITY OF LAKE ELMO

STANDARD DRAWING NO.
LP2.0
LAKE ELMO

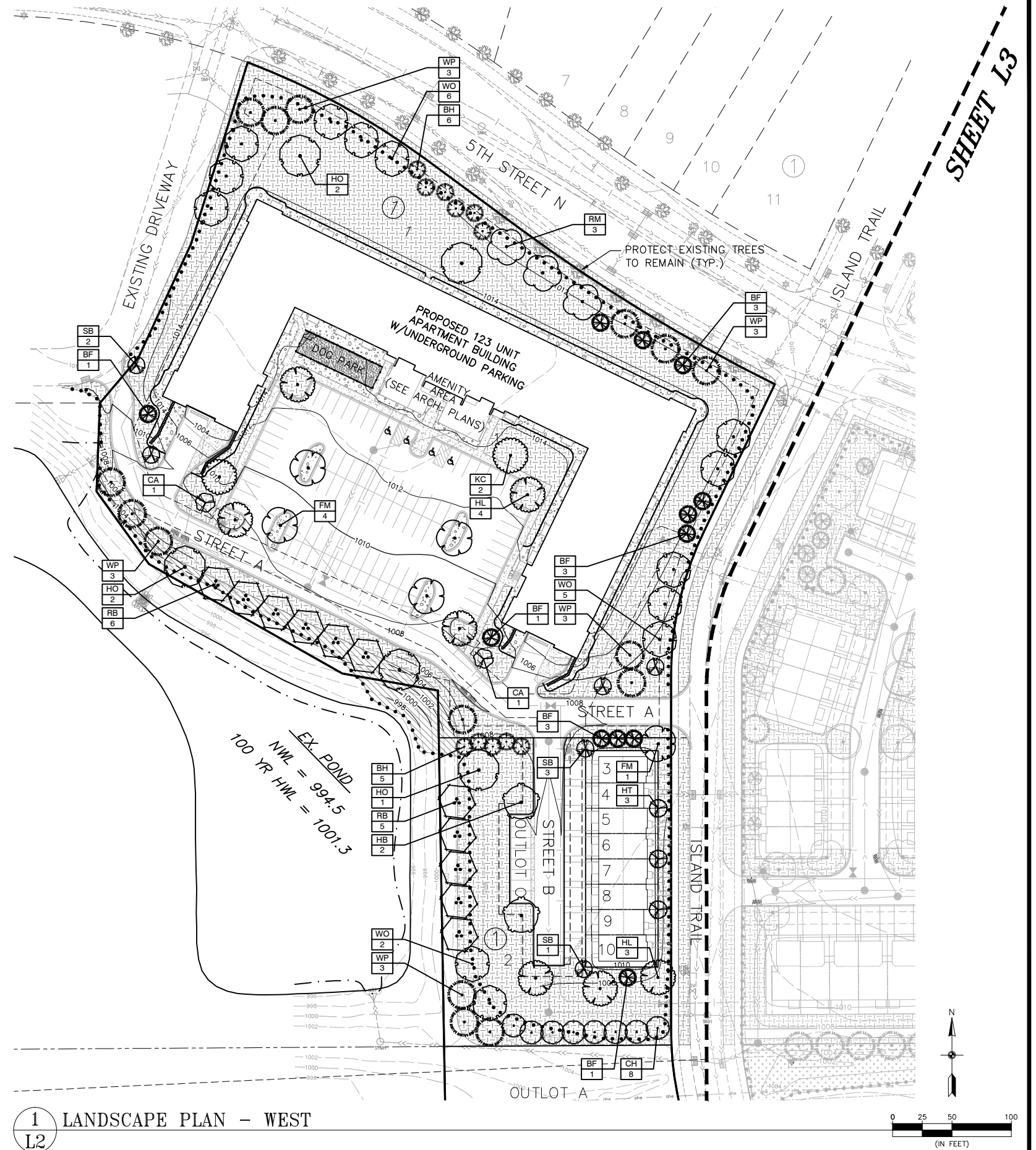


1 OVERALL LANDSCAPE PLAN
L1

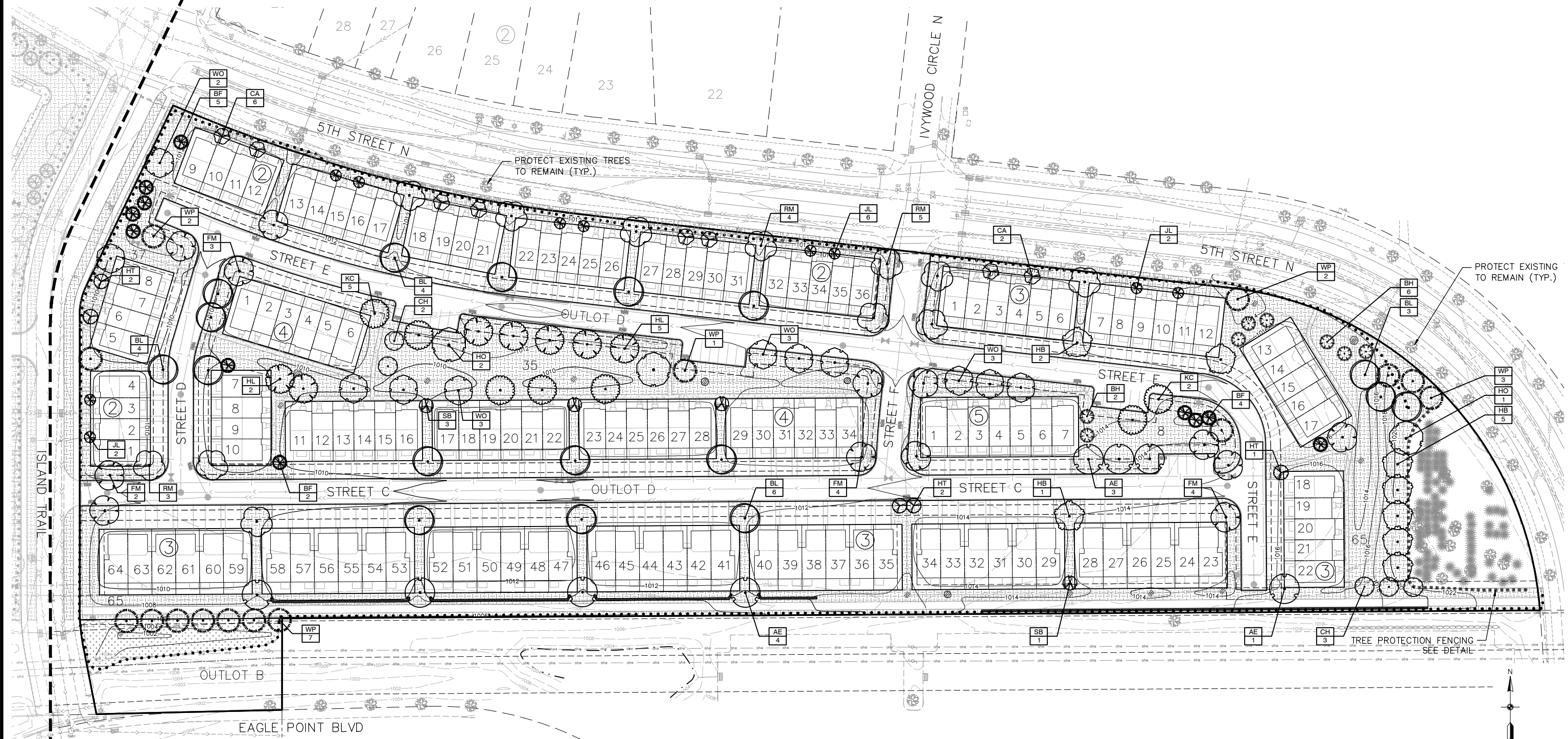


CALL BEFORE YOU DIG

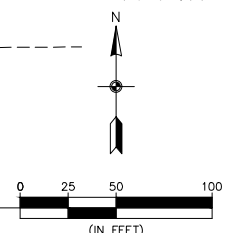
Know what's below.
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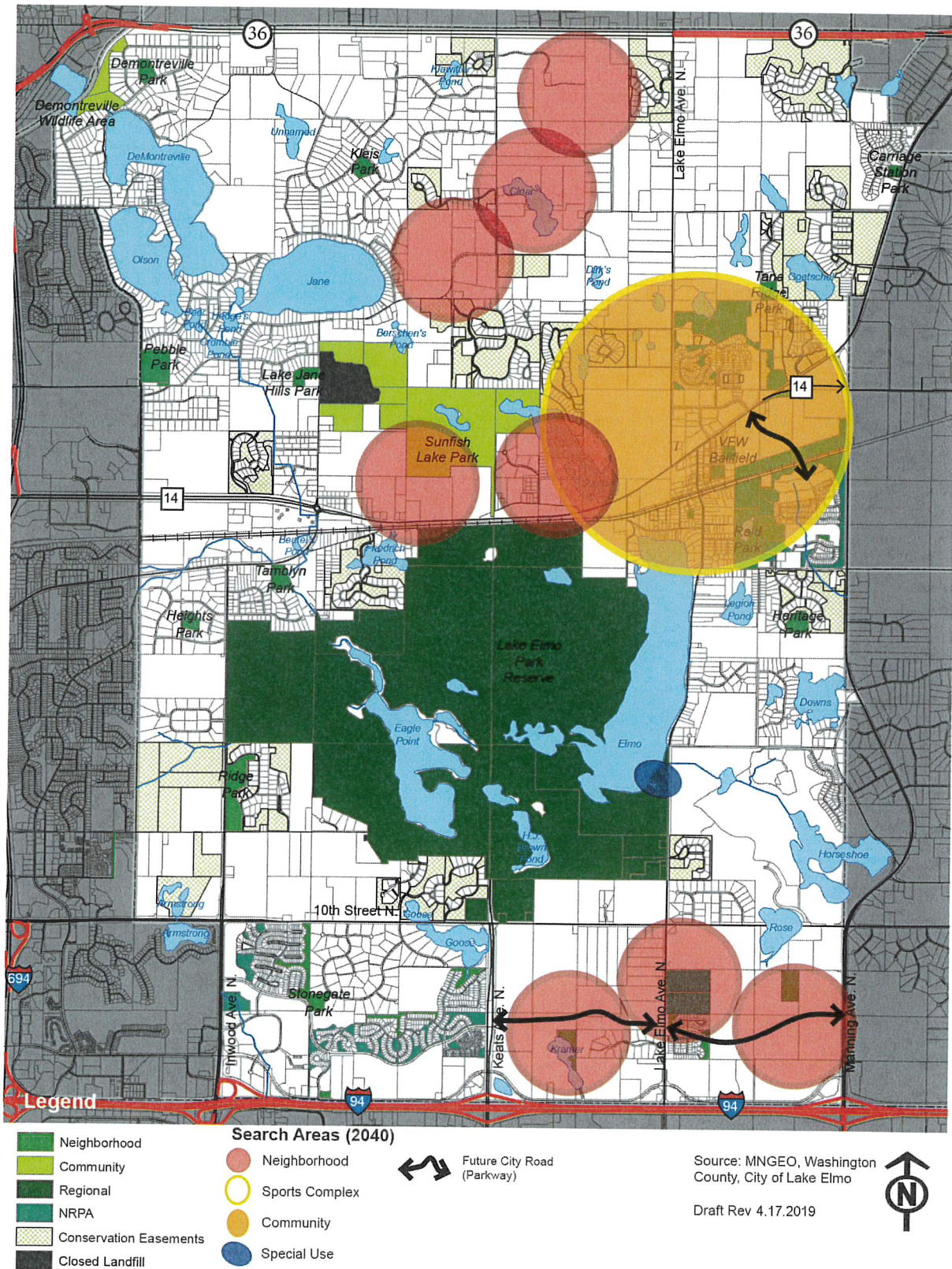
SHEET L2



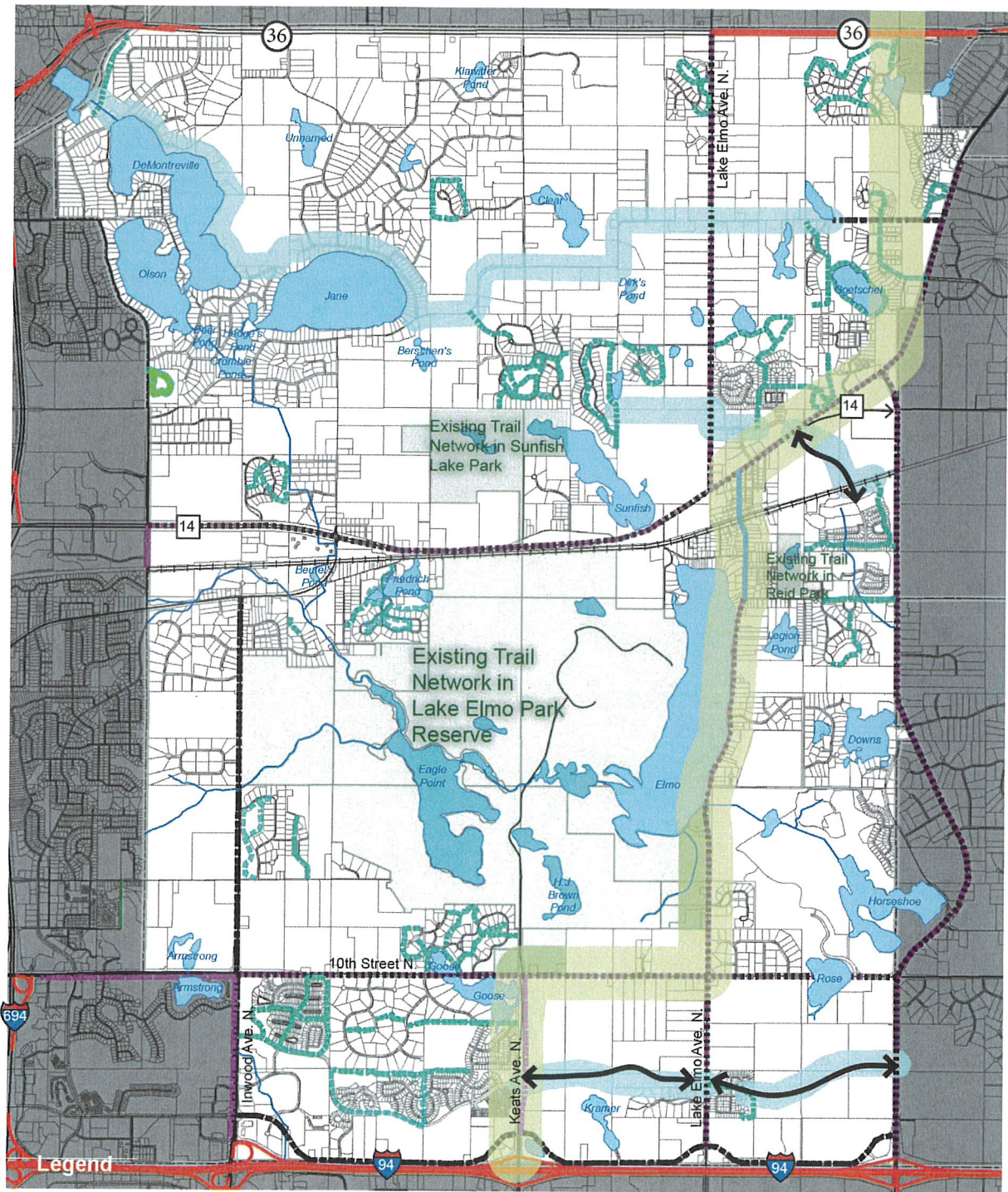
1 LANDSCAPE PLAN - EAST
L3



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



Map 6-8. Future Trail Plan



Source: MNGEO, Washington County, City of Lake Elmo

Draft 4.6.2018

