



PLANNING COMMISSION
DATE: 6/30/2014
AGENDA ITEM: 4B – PUBLIC HEARING
CASE # 2014-22

ITEM: Village Preserve Residential Subdivision – Preliminary Plat

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Ann Pung-Terwedo, Washington County
Greg Malmquist, Fire Chief
Stephen Mastey, Landscape Architecture, Inc.

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Preliminary Plat request from GWSA Land Development, LLC for a 97-unit single family residential subdivision to be located on 39.8 acres immediately east of Lake Elmo Avenue (CSAH 17) within the northern portion of the Village Planning Area. Staff is recommending approval of the request subject to compliance with 12 conditions as noted in this report.

GENERAL INFORMATION

Applicant: GWSA Land Development, LLC (Craig Allen); 10850 Old County Road 15, Suite 200, Plymouth, MN 55441

Property Owners: Schiltgen Farms, Inc.; 10880 Stillwater Blvd. N., Lake Elmo, MN 55042

Location: Part of Sections 12, Township 29 North, Range 21 West in Lake Elmo, north of 39th Street and east of Lake Elmo Avenue (CSAH 17). PID Number: 12.029.21.33.0001.

Request: Application for preliminary plat approval of a 97-unit single family residential subdivision to be named Village Preserve.

Existing Land Use and Zoning: Vacant agricultural land. Current Zoning: RT – Rural Development Transitional Zoning District; Proposed Zoning: MDR - Urban Medium Density Residential

Surrounding Land Use and Zoning: North – vacant/agricultural land (likely flood plain); west – agricultural land, guided for Village Urban Low Density Residential (V-LDR); south – vacant land guided for Village Mixed-Use (VMX); east – vacant/agricultural land guided for Village Medium Density Residential (V-MDR)

Comprehensive Plan: Village Urban Medium Density Residential (2.5 – 4.99 units per acre).

History: Sketch Plan review by Planning Commission on 3/10/14. Sketch Plan review by the Park Commission on 3/17/14.

Deadline for Action: Application Complete – 6/9/2014
60 Day Deadline – 8/7/14
Extension Letter Mailed – No
120 Day Deadline – 10/6/14

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

REQUEST DETAILS

The City of Lake Elmo has received a request from GWSA Land Development, LLC for a preliminary plat to subdivide approximately 40 acres of land located within the Village Planning Area into 97 single family lots. The proposed plat would be located on property currently owned by Schiltgen Farms, Inc., and would be located immediately east of Lake Elmo Avenue (CSAH 17) and approximately 500 feet north of 39th Street. The 39.8 acre parcel has historically been used for agricultural purposes.

The preliminary plat has been developed in response to the City's Comprehensive Plan, which identifies the applicant's property for Village Urban Low Density Residential development. The plat incorporates 97 single family lots, most of which are designed with minimum widths of 65 feet.

In terms of access, the preliminary plat shows a connection to Lake Elmo Avenue (CSAH 17) in the western portion of the plat. In addition to the Lake Elmo Ave. connection, the proposed plat has access to 39th Street via an extension of Layton Avenue North that is intended to be shared with the proposed residential development to the east of the subject property, Wildflower at Lake Elmo. The proposed extension of Layton Ave. from 39th Street is located in an existing right-of-way that was dedicated at the time of the Brookman Addition plat (the commercial parcels to the south of Village Preserve and Wildflower at Lake Elmo).

The proposed Village Preserve subdivision is the second subdivision in the Village Planning Area to submit Preliminary Plans. In terms of utilities, the applicants are currently working on a collaborative effort with other Village landowners to extend trunk sanitary sewer main up through the eastern side of the Village to the subject property through 39th Street. The City has completed a feasibility report on the sewer and street improvements to 39th Street as part of this effort, and the bid will likely be awarded at the July 15th City Council meeting. In terms of water service for the development, existing water main is currently located in both the rights-of-way of Lake Elmo Ave. and 39th Street. The applicants note in their narrative that they intend to connect to the Lake Elmo Ave. water main and extend water throughout the site to the southeast corner. Ultimately a loop will be created by connecting this water main to the existing water service in 39th Street.

The proposed subdivision also includes a series of outlots that will provide for storm water management, open space, trails and a small area for a neighborhood park. Based on a review of the proposed parkland with the Lake Elmo Park Commission on 3/17/14, the applicant is proposing an east-west trail within the development intended to provide pedestrian outlet/connectivity to the central cul-de-sac in the neighborhood, as well as provide access with the neighborhood park that will be shared with the development to the east. The applicants are also planning to construct a trail segment along Lake Elmo Ave. to eventually provide connectivity to Lake Elmo Elementary School

and the broader downtown area. It should be noted that all of the outlots that are planned for park land or storm water use will be deeded to the City.

In terms of phasing, the applicant is proposing to bring forward two final plat applications for the Village Preserve development, constructing the homes within the subdivision in two stages. However, the narrative notes that the site will be mass graded in the first phase of construction.

PLANNING AND ZONING ISSUES

The Village Preserve site is guided for Village Urban Medium Density development in the City's Comprehensive Plan, and the applicant will be required to zone the site MDR – Medium Density Residential at some point in the future (prior to Final Plat approval). The overall subdivision plan has therefore been prepared in order to comply with the district standards for the MDR zoning district in terms of lot size, lot widths, building setbacks, and other design criteria.

The arrangement of lots and blocks loosely follows a circular pattern with one central cul-de-sac in the middle. In addition to the central cul-de-sac, the proposed plat also includes two smaller cul-de-sacs (Lady Slipper Ct. and Laverne Cir.) in the northern portion of the plat. All of the proposed cul-de-sacs meet the City's maximum length of 600 feet for cul-de-sacs with lots less than 2.5 acres in size. It should be noted that the central longer cul-de-sac has improved connectivity through an east-west trail connection that provides access to the planned neighborhood park and Layton Avenue (connection to 39th St.). All other streets have been designed to comply with the City's current street standards.

Sidewalks and trails are planned throughout the subdivision. The proposed plans provide for sidewalks on one side of all streets, which is consistent with the Staff recommendation for sewerred single family residential subdivisions. In terms of proposed trails, all are designed to be 8.5 feet in width and constructed of bituminous asphalt, which is consistent with City standard.

A typical lot building plan (detail) is included as part of the attached subdivision packet, and each lot as depicted in the plans includes a description of the lot size, dimensions, and all required setbacks. All of the lots proposed meet the City's minimum area requirement of 7,000 for single family lots in a MDR district, with the smallest lot (Lot 18, Block 5) proposed at 8,459 square feet. The narrative highlights that the lots will average 11,089 square feet in size, which exceeds the minimum requirements by a fairly wide margin. The largest lot in the development (Lot 4, Block 2) is proposed at 22,232 sq. ft. in size.

The following is a general summary of the subdivision design elements that have proposed as part of the Village Preserve preliminary plat and plans:

Zoning and Site Information:

- Existing Zoning: RT – Rural Development Transitional District
- Proposed Zoning: MDR - Urban Low Density Residential
- Total Site Area: 39.8 acres
- Total Residential Units: 97
- Proposed Density (Net): 2.64 units/acre

Proposed Lot Dimensional Standards:

- Min. Lot Width: 65 ft.
- Lot Depth: 130 ft. typical
- Lot Area: 7,000 sq. ft. (8,459 min. proposed)
- Front Yard Setback: 25 ft.
- Side Yard Setback: 5 ft. to garage, 10 ft. to living space
- Rear Yard Setback: 20 ft.

Proposed Street Standards:

- ROW Width – Local 60 ft. (per Subdivision Ordinance)
- Street Widths – Local: 28 ft. (per City standard)

The standards listed above are all in compliance with the applicable requirements from the City's zoning and subdivision regulations. Based on Staff's review of the preliminary plat, the applicant has demonstrated compliance with all applicable code requirements at the level of detail that is required for a preliminary plat.

As with any new subdivision, the City Code requires that a portion of the plat be set aside for public park use. In this case, the applicant has indicated that certain outlot areas will be dedicated to the City for this purpose, including the entirety of Outlot D and portions of Outlot C. It is Staff's recommendation that the City only accept the trail corridors as part of the park land dedication requirements if the developer constructs the planned trail over these areas in conjunction with other required infrastructure improvements. In addition to the proposed parkland and facilities provided, the applicant is proposing to dedicate a substantial amount of land currently under contract with Schiltgen Farms, Inc. to the east of Reid Park, where the applicant is proposing an additional single family subdivision (PIDs: 13.029.21.43.0004 and 13.029.21.44.0002). This land would be used as a significant expansion of Reid Park, offering increased opportunities for facilities and programming. The dedication of this land is consistent with the guidance of the Village Land Use Plan, which encourages the dedication of ecologically sensitive land adjacent to Reid Park. As part of this dedication, the applicant will be seeking a dedication credit that may be applied to other development activity in the Village Area.

The Subdivision Ordinance requires 10% of the land in urban residential districts to be set aside as open space, which in this case amount to 3.98 acres. On the plans (PP-2), the applicant notes that Outlot D, the small neighborhood park, is 0.48 acres in size. In addition to Outlot D, the portion of Outlot C that contains the planned trail improvement would also be eligible for parkland dedication credit if the applicant constructs the trail. As this time, the applicant has not provided a calculation of the area within Outlot C that would be eligible. Staff estimates that this dedication amount is approximately 14,000 square feet (470' (length) x 30' (width of trail eligible area) = 14,100 sq. ft.). Staff would recommend that the applicant submit a detailed and updated parkland dedication calculation in advance of Final Plat. Even with the portion of Outlot C included in the calculation, it is unlikely that the total land eligible for parkland dedication as part of the Village Preserve Plat will total 3.98 acres (10%). However, as previously mentioned, the applicant hopes to dedicate +/- 15 acres of land adjacent to Reid Park. The Park Commission has expressed support for this arrangement. If accepted by the City, the applicant would be eligible to receive a land dedication credit that could be applied to other applications in the area, such as Village Preserve. Staff would recommend that the final details of the parkland dedication requirement be determined at the Final Developers Agreement. As the timing of the various subdivision applications do impact how compliance of the City's parkland dedication requirements will be achieved, staff would recommend as an option that the applicant post an escrow in the amount of the required fee in lieu of land

dedication until such time as the land east of Reid Park is dedicated. This path would allow Village Preserve to move forward with the understanding that the City will be receiving additional parkland dedication as future subdivision applications move forward. The details of this recommendation are outlined in Condition #9

REVIEW AND ANALYSIS

City Staff has reviewed the proposed preliminary plat, which has gone through multiple versions in advance of the formal application being accepted as complete by the City. During the course of these reviews, several of the issues and concerns that were pointed out by Staff have been addressed by the applicant with updated submission documents. However, there are other elements of the plat that remain in conflict with City or Valley Branch Watershed District standards, which must still be addressed or corrected by the applicant. In general, the proposed plat will meet all applicable City requirements for conditional approval, and any deficiencies or additional work that is needed is noted as part of the review record. Staff recognizes that this plat requires revisions that will need to be resolved in advance of Final Plat.

The City has received a detailed list of comments from the City Engineer and Washington County concerning the proposed subdivision, in addition to review by the Fire Chief and the City's landscape consultant, Stephen Mastey, all of which are attached for consideration by the Commission.

In addition to the general comments that have been provided in the preceding sections of this report, Staff would like the Planning Commission to consider the issues and comments related to the following discussion areas as well:

- ***Comprehensive Plan.*** The proposed subdivision is consistent with the Lake Elmo Comprehensive Plan for this area and with the densities that were approved as part of this plan. The net densities for the development fall within the range allowed for the Village Urban Low Density land use category. Other aspects of the Comprehensive Plan relate to the Village Preserve subdivision as follows:
 - ***Density Calculation.*** The subject property is guided Village Urban Low Density Residential (V-MDR) in the Comprehensive Plan, which allows for a density range of 2.5-4.99 units/acre (net). The applicants have completed the density calculation using the methodology consistent with the Metropolitan Council's practice. The resulting net density calculation resulted in a net density of 2.64 units/acre (97 units/36.78 net developable acres). Therefore, the proposed subdivision is consistent with the guidance of the Comprehensive Plan.
 - ***Parks.*** The City's park plan identifies proposed location for neighborhood parks based on the anticipated population that should be served by each park. The plan calls for neighborhood parks in the northern and western portions of the Village adjacent to areas of anticipated growth. As noted earlier by Staff, the Park Commission reviewed the Village Preserve proposed subdivision in March of 2014. At that time, the proposed development did not include a small neighborhood park. Per the Park Commission's request, the applicants have located a small neighborhood park in between the Village Preserve proposed development and the Wildflower at Lake Elmo (Robert Engstrom Companies) proposed development. In addition to the areas provided within the submitted plat, it should be noted that the adjacent Wildflower development is currently in the planning stages of creating some type of

conservancy to the north of the subject property. While the details still need to be further developed, it is possible that the proposed conservancy may have some form of public access or dedication. If that is the case, it is likely that the Village Preserve would access to these areas, providing additional opportunities for recreation. Finally, it should be noted that City staff have had preliminary discussions with the school district about the possibility of entering a joint powers agreement to share recreational facilities at Lake Elmo Elementary School. Again, while all of the details and specifics have not yet been worked through, this possible agreement offers another potential opportunity for recreational facilities in the immediate area.

- **Water.** Water will be provided to this area via existing watermain along Lake Elmo Avenue. An extension of the Lake Elmo Avenue watermain was recently completed, allowing connection to the City's newest municipal well, Well #4. The City has more than adequate capacity to serve the future subdivision on the subject property.
- **Sanitary Sewer.** The Village Preserve subdivision will be served by the sanitary sewer extension that is planned through 39th Street. This trunk sewer ultimately will connect to the lift station located to the east of Reid Park, where the wastewater will be directed via forcemain to the Cottage Grove Ravine Interceptor located to the east of Lake Elmo Ave near Interstate-94, which is part of the regional wastewater treatment system administered by the Metropolitan Council. As sanitary sewer is necessary to serve the development and is not yet present, staff would recommend that any application for Final Plat not be accepted until the approved plans for sanitary sewer improvements have been accepted or ordered by the City (Condition #12)
- **Phasing.** The applicant noted in the submitted narrative that the subdivision will be split into two phases of home construction. However, the applicant intends to mass grade the site as part of the first phase of construction. As part of Final plat and final construction documents, more detailed plans with regards to phasing of all improvements will be required.
- **Zoning.** The proposed zoning for the Village Preserve site will be MDR – Medium Density Residential. The submitted development plans demonstrate compliance with the City's urban residential zoning requirements. Single family detached housing is a permitted use within the MDR zoning district.
- **Subdivision Requirements.** The City's Subdivision Ordinance includes a fairly lengthy list of standards that must be met by all new subdivisions, and include requirements for blocks, lots, easements, erosion and sediment control, drainage systems, monuments, sanitary sewer and water facilities, streets, and other aspects of the plans. Staff, as well as the City Engineer, have not identified any existing conflicts with the City's Subdivision Ordinance.
- **Infrastructure.** The developer will be required to construct all streets, sewer, water, storm water ponds, and other infrastructure necessary to serve the development.
- **Wetlands.** The submitted narrative indicates that there are no wetland on the site. While the applicant has not submitted a wetland delineation report, staff has researched the existence of known wetlands on the subject property using National Wetland Inventory data. No known

wetland were found through this search. Typical for any preliminary plat approval, the applicant will be required to meet all the rules and regulations of the Wetland Conservation Act and Valley Branch Watershed District (Condition #5).

- **Trails.** The applicants are proposing an effective system of trails throughout the development. As proposed, north-south trails are provided on both the west (Lake Elmo Ave.) and east (Layton Ave. N.) sides of the development, facilitating pedestrian and bicycle travel to the south. In addition, an east-west trail is planned to connect the central cul-de-sac to the proposed shared neighborhood park on the eastern side of the plat. In addition to the trails proposed, the provisions of sidewalks on one side of all streets should allow for effective and safe pedestrian travel throughout the development.
- **Landscaping and Tree Preservation.** The landscape and tree preservation plans have been reviewed by the City's consulting landscape architect, Stephen Mastey. Mr. Mastey's review memorandum related to the landscape and tree preservation plans is found in Attachment #8. Mastey noted that in some cases the boulevard tree spacing is too large. In addition, he is requesting that permanent ground cover and irrigation details be provided in the Final Landscape Plan. Staff is recommending that the Final Landscape be updated per the recommendations of the landscape consultant (Condition #9). In addition, it should be noted that the Tree Preservation information is located on the Erosion Control Plan. Finally, the notes on the Landscape Plan indicate that the tree replacement requirements are being met by the applicant.
- **Lake Elmo Avenue Buffering.** As part of the Sketch Plan review, one item that was identified by Washington County and City staff was the provision of buffering along Lake Elmo Ave. (CSAH 17) to mitigate the impacts of automobile traffic. As part of the submitted plat, the applicant has provided additional plantings along this corridor to address this buffering consideration. More specifically, the applicant is planning to install a sizeable amount of evergreen/coniferous trees (Black Hills Spruce and Norway Spruce) along the boundary of the rear property lines and the County right-of-way. This should provide a year-round screen for the affected lots. In addition, as part of the Grading Plan, the applicants are proposing to include berms in several locations along the corridor. More specifically, Lots 17-20, Block 4 and Lots 3-6, Block 1 are provided effective berming. In preparing for final construction plans, staff will work with the City's Landscape Consultant, Stephen Mastey, to determine whether irrigation would be beneficial in these areas, as some plant materials need additional watering when located on or adjacent to berms.
- **Streets.** The proposed street system has been designed to comply with all applicable subdivision requirements and City engineering standards. All of the proposed cul-de-sacs meeting the minimum turning radii and the maximum length specified under the Subdivision Ordinance.
- **Secondary Access.** In order to ensure effective traffic circulation and appropriate access for emergency services, staff recommends that secondary access be an important consideration for any residential development in Lake Elmo. In light of this recommendation, staff would recommend that secondary access, whether it be to Lake Elmo Ave. or 39th Street, be provided no later than the 2nd phase of the proposed subdivision. As the 39th Street access is also critical to serving the proposed future subdivision to the east, Wildflower at Lake Elmo, staff does not anticipate secondary access being a concern. However, staff would

recommend including a condition that secondary access must be available with the 2nd phase of the development to ensure that alternative access is provided should it not yet be available at that time.

- **Street Names.** Staff is recommending that the street names for the proposed subdivision follow the Washington County street naming system. Staff has provided the applicant with proposed street names that are consistent with the Washington County system, which the applicant has included with their plans. However, based on input from the Fire Chief, some of the street names may need to be changed in a minor way. Staff will work with the applicant to incorporate the correct street names in advance of Final Plat.
- **City Engineer Review.** The City Engineer has provided the Planning Department with a detailed comment letter (Attachment #6) as a summary of his preliminary plat review. The Engineer notes that several of the City's standards are not currently met, and staff is recommending that the necessary revisions and corrections must be made in advance of Final Plat (Condition #4). Most of the review items from the City Engineer are technical in nature, related to the sizing of utilities and easements, the amount of cover for the storm sewer system and elements of the proposed storm water system. One of the more critical things to note from the Engineer's review is that the applicant is proposing to direct stormwater to the property to the north. This design is part of a broader effort by the applicant and the neighboring property owner, Robert Engstrom Companies, to work with the Valley Branch Watershed District on a broader stormwater system design that will meet the approval of the watershed. While the applicant has been working with the neighboring property owner for some time, the applicant has not provided formal permission from the neighboring property owner that the proposed stormwater system as proposed is acceptable. For that reason, staff is recommending that in advance of Final Plat, the applicant be required to submit formal consent from the neighboring property owner, Robert Engstrom Companies, that the discharge location, volume and rate(s) is acceptable. The recommended condition is Condition #6.
- **Fire Department Review.** The Fire Chief has reviewed the plat and found the hydrant locations to be sufficient in terms of spacing and operation effectiveness. However, the Fire Chief has requested that the hydrant located approximately 100 feet west of the intersection of Layton Ave. on 40th Street be moved to east to the intersection. In addition, the Fire Chief has provided staff with additional direction regarding street names. Staff will work with the applicant to update the street names per the input of the Fire Chief in advance of Final Plat.
- **Washington County Review.** County Staff has reviewed the Village Preserve plat and provided specific comments to the City in a letter dated June 25, 2014. The most significant of the County's concerns is that the applicant will need to make improvements to the County road system in order to provide the necessary access to the Village Preserve subdivision, as well as any future subdivision proposed to the west of Lake Elmo Avenue. As a condition of approval (Condition #8), Staff has noted that the applicant will be responsible for including all improvements to Lake Elmo Ave. (CSAH 17) required by the County in the construction plans for the development. The developer will also be responsible for constructing these improvements.
- **Watershed Districts.** The project area lies within the Valley Branch Watershed District (VBWD). The Valley Branch Watershed District has not provided any formal comments for

the proposed plat at this time. It should be noted that the developer must meet all the rules of the Wetland Conservation Act and VBWD and will need to secure permits from the VBWD in order to proceed with the development as planned.

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat with 12 conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to move forward with a final plat. The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) Within six months of preliminary plat approval, the applicant shall complete the following:
 - a. The applicant shall provide adequate title evidence satisfactory to the City Attorney.
 - b. The applicant shall submit a revised preliminary plat and plans meeting all applicable conditions of approval. All of the above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site.
- 2) The City Engineer shall review and approve all revised Preliminary Plans that are submitted to the City in advance of Final Plat to satisfy Condition #1.
- 3) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements.
- 4) All required modifications to the plans as requested by the City Engineer in a review letter dated June 23, 2014 shall be incorporated into the plans prior to consideration of a Final Plat.
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.
- 6) Related to proposed storm water discharge to the north, the applicant must provide written permission from the property owner of the parcel located immediately north of the proposed Village Preserve subdivision consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat.
- 7) The applicant shall be responsible for the submission of final plans and the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014.
- 8) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, describe in a memo dated 6/25/14.
- 9) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat to clarify the proposed amount of dedication being provided in the Village Preserve Subdivision. For whatever amount of land the applicant is short of the required parkland dedication amount, the applicant will either:

- a. Subdivide the parcel under contract with Schiltgen Farms, Inc. and dedicate the land being proposed for parkland dedication east of Reid Park; or
 - b. Post an escrow in the amount equal to the fees in lieu of land dedication for the equal market value of the remaining land dedication requirement for Village Preserve until such time the land is dedicated east of Reid Park
- 10) Secondary access to the site must be provided as part of the 2nd phase of the Village Preserve Subdivision. Said access must be included in the Final Plat and final construction documents for the 2nd phase of the development.
 - 11) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
 - 12) Application for Final Plat for the Village Preserve subdivision will not be accepted until approved plans for the extension of sanitary sewer to the site have been accepted or ordered by the City.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Village Preserve preliminary plat:

- That the Village Preserve preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Village Preserve preliminary plat complies with the City’s MDR- Urban Medium Density Residential zoning district.
- That the Village Preserve preliminary plat complies with the City’s subdivision ordinance.
- That the Village Preserve preliminary plat meets other City zoning ordinances, such as landscaping, tree preservation, erosion and sediment control, and other ordinances.
- That the Village Preserve preliminary plat is consistent with the City’s engineering standards provided the plans are updated to address the City Engineer’s comments documented in a letter dated June 23, 2014.
- That the Village Preserve preliminary plat provides effective and safe pedestrian facilities, contributing to a walkable community as guided by the Village Land Use Plan.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Village Preserve Preliminary Plat with the 14 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Village Preserve preliminary plat with the 14 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

- 1. Location Map
- 2. Application Forms
- 3. Project Narrative
- 4. Preliminary Plat and Plans (22 sheets)
- 5. Preliminary Landscape Plan (3 sheets)
- 6. City Engineer Review Memorandum, dated 6/23/14
- 7. Washington County Review Memorandum, dated 6/24/14
- 8. Landscape Consultant Review Memorandum, dated 6/25/14

ORDER OF BUSINESS:

- IntroductionPlanning Staff
- Report by StaffPlanning Staff
- Questions from the Commission Chair & Commission Members
- Open the Public HearingChair
- Close the Public Hearing.....Chair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

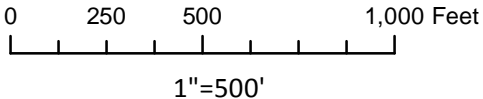
Location Map: 12.029.21.33.0001



Data Source: Washington County, MN
3-7-2014



12.029.21.33.0001
(Sketch Plan Location)



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



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

PRELIMINARY PLAT APPLICATION

Applicant: GWSA LAND DEVELOPMENT, LLC
Address: 10850 OLD COUNTY ROAD 15, SUITE 200, PLYMOUTH, MN 55441
Phone #: 952-270-4443
Email Address: CRAIG@GONYEA.COM.PANY.COM
Fee Owner: SCHILTGEN FARMS, INC
Address: 10880 STILLWATER BLVD N, LAKE ELMO, MN 55072
Phone #: 651-303-8188
Email Address: PETE.SCHILTGEN@gmail.com

Property Location (Address and Complete (long) Legal Description): The Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota

General information of proposed subdivision: 97 single family homes on +/- 39.84 acres of land located on the east side of Lake Elmo Avenue, approximately 525 feet north of 39th Street North

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





Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant CRAIG ALLEN
(Please Print)

Street address/legal description of subject property The Southwest Quarter of The Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota

Craig Allen 4/23/2014
Signature Date

Fee Owner:
Pete Schiltgen
Pete Schiltgen

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant *Craig Allen* Date 4/23/2014

Name of applicant CR AIG ALLEN Phone 952-270-4443
(Please Print)

Name and address of Contact (if other than applicant) _____

**Village Preserve
Development Narrative
Revised June 17, 2014**

Developer Introduction:

GWSA LAND DEVELOPMENT, LLC.
Craig Allen
10850 Old County Road 15
Suite 200
Lake Elmo, Minnesota 55441
Telephone: 952-270-4473
Email: craig@gonyecompany.com

The developer is proposing a community of 97 single family homes on +/- 39.84 acres of land located on the east side of Lake Elmo Avenue (CASH17), approximately 525 feet north of 39th Street North. This proposed residential development will consist of higher end single family homes. It is anticipated that these homes will range in price from \$400,000 to \$650,000. The development is located in an area of Lake Elmo with easy access to the transportation system. This will provide the future home owners a secluded place to live that is located within minutes of all the amenities Lake Elmo has to offer with the regional facilities of the larger metropolitan area.



“PARCEL B”

The project is anticipated to be constructed in two phases. The primary access is Lake Elmo Avenue. A community amenity area/park will be developed (proposed Outlot D) between the “Parcel B” development and the proposed Wildflower at Lake Elmo development. Over sixty percent of the homes in the community will have a walkout basement. “PARCEL B” is located within the Stillwater School District #834.

Development Team:

Civil Engineering, Surveying & Land Planning

Sathre-Bergquist, Inc.

Robert S. Molstad, P.E.

David B. Pemberton, P.L.S.

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Wayzata, Minnesota 55391

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Facsimile: 952-476-0104

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Wetland & Biological Sciences

Kjolhaug Environmental Services

Melissa Barrett

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Telephone: 952-401-8757

Email: Melissa@kjolhaugenv.com

Soil Sciences

Haugo GeoTechnical Services

Paul Haugo

13570 Grove Drive #278

Maple Grove, MN 55311

Telephone: (612) 554-4829

Email: p.haugo@gmail.com

Property Ownership:

Parcel B (Alta Survey Parcel 3): Schiltgen Farms, Inc.

The Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota.

Comprehensive Plan, Zoning, Density, & Variances:

The Existing Land Use is classified as Rural Area Development. The planned Land Use is Village Urban Medium Density. On the Village Land Use Plan, the project site is classified as Village Urban Medium Density (V-MDR). The attached preliminary plat shows 97 single family

lots that are a minimum width of 65 feet. The smallest lot area is L18B5 – 8,459 sf and the largest lot area is L4B2 at 22,232 sf, with an average lot area of 11,089 for the entire project.

Lake Elmo Zoning:

MDR District
3.0 – 4.0 units per acre
Minimum Lot Area – 7,000 square feet
Minimum Width – 50 feet
Front Yard Setback – 25 feet
Side Yard Setback – 5 feet to garage and 10 feet to living space
Corner Yard Setback – 15 feet
Rear Yard Setback – 20 feet

Density:

Gross Site Area: 39.84 acres
Gross Density = $97/39.84 = 2.43$ units per acre

CSAH 17 ROW: 2.27 acres
Open Space: 0.79 acres
Net Area: $39.84 - 2.27 - 0.79 = 36.78$ acres
Net Density = $97/36.78 = 2.64$ units per acre

Variations – No variations are proposed.

A preliminary plat lot area tabulation sheet is in Appendix A of this narrative.

Site Analysis:

The site is bordered on the north and east by the proposed Wildflower at Lake Elmo development, a Robert Engstrom Development. The site is bordered on the west by Lake Elmo Avenue and on the south by future commercial properties. The primary access to the site will be via Lake Elmo Avenue.

The site is currently being used for agricultural purposes. Please refer to the ALTA Survey and the aerial photos. Utility service, sanitary sewer will be provided to the site as part of the proposed Trunk Sanitary Sewer project that will extend sewer service from the new lift station at Reid Park, north to the Site. Watermain exists on the east side of Lake Elmo Avenue and will be extended to the south east corner of the project from 39th Street North. Storm water will be managed and outlet from the site in accordance with the City and Watershed requirements. The site is within the Valley Branch Watershed District. Minor utilities (gas, electric, phone, and TV) will need to be extended to service the site.

The topography of the site is relatively flat on most of the site, 940 to 945 along Lake Elmo Avenue and sloping southeast to 938 at the south east corner. The highest elevations are in the northwest corner at +/- 955. There is an existing slope in the north central portion of the site that slopes from 940 down to 920.

There are no wetlands on the site.

The USDA Soil Survey of the project site indicates Antigo Silt Loams, Campia Silt Loams, and Mahtomedi Loamy Sand. The soils that are present consist of mostly moderately well drained loams and sandy loams with a moderate permeability.

Street Design:

“PARCEL B” proposes to have public streets; the public streets within the project would be 28’ B-B, with a sidewalk along one side of the street, within a 60’ ROW. The cul-de-sacs will have a 45’ Radius to the back of curb. All streets will be constructed to the City of Lake Elmo standard street section.

Utility Services:

City sanitary sewer will need to be extended to the site. Water is currently available to serve the site, see notes above.

Site Grading:

The site grading is planned to begin in the fall of 2014. The project will be graded in one phase. The overall graded area is +/- 38 acres. We are proposing to grade all streets to the proposed hold downs and prepare corrected building pads for all home sites. We are creating three stormwater ponding areas and two infiltration areas to meet the stormwater treatment requirements of the City and the Watershed. The excavation of on-site material is estimated at +/- 150,000 cy. It is our design objective to balance the site with on-site material, some import of suitable structural fill material may be necessary for building pad, street, and retaining wall construction. As the final design analysis is completed we will provide detailed construction plans for the project to the City of Lake Elmo.

Stormwater:

The stormwater facilities proposed in “PARCEL B” are illustrated on the enclosed preliminary plans. Runoff from the site will be directed to storm sewer inlet locations, collected and conveyed to the proposed treatment pond(s) and filtration area(s). The ponds and filtration areas will provide temporary storage of stormwater runoff, treatment of stormwater and sediment removal. The stormwater plan will provide adequate treatment and storage to meet the City of Lake Elmo and the Valley Branch Watershed District requirements.

Wetlands:

There are no wetlands on the site.

Traffic:

“PARCEL B” proposes one primary access point off of Lake Elmo Avenue and a secondary street connection to 39th Street North.

Traffic Generation – (anticipate 10 trips per day per home site)

97 Lots = 970 trips per day

The additional traffic generated from this site is not anticipated to have a noticeable impact on the existing traffic in the area and is on the lower end of the proposed Comprehensive Plan guiding.

Trail System:

Six-foot concrete sidewalks are proposed along residential streets within the site. In addition, there are 8.5 foot trails proposed to promote neighborhood connectivity as well as encourage and expand pedestrian use of Downtown.

Woodland Areas & Protection:

I. Introduction

A current tree survey in accordance with City of Lake Elmo requirements has been completed for this site and is included in the submittal. The tree inventory plan is shown on the Erosion Control Plan. Only 14 trees were identified, per the City requirements.

II. Tree Species, Distribution and Size:

The site has 318 caliper inches of significant trees, with 15 caliper inches of exempt trees for a net total of 303 caliper inches. The trees located throughout the site. The species include Cherry, Maple, Box Elder, Red Cedar and a few others. A table containing data on the trees, as well as a map which shows tree location, species, size and condition, are shown in the preliminary plans, please see the Erosion Control Plan.

Tree Removal & Restitution:

The "PARCEL B" development will impact approximately 61.4% of the significant trees on the site. The development is over the allowable 30% threshold and a proposed replacement plan has been prepared for the project.

Landscape Plan, Monuments, & Entrance:

This development will have a divided entry off of Lake Elmo Avenue and some small berming along Lake Elmo Avenue. Many of the lots will have pond views or overlook views, due to the site topography. The stormwater pond and treatment areas will have landscaping to create unique water treatment facilities for the proposed project. A custom entry monument may be designed and constructed at the proposed entrance. This will create a sense of luxury and livability for the new single family residents, while providing safer access to the site. Landscaping, monuments and other furnishings will be designed to conform to the Lake Elmo Branding and Theming Study.

Homeowner's Association and Restrictive Covenants:

The developer will prepare restrictive covenants and standards that will apply to this 97 lot project. The restrictive covenants will be tailored to the developer's vision of the project. Each

home will be required to meet the specifics of building types, landscaping, and overall goals of the development.

A master HOA will be created for the “PARCEL B” project. This association will be in charge of the monumentation, entrance, landscaping, and infiltration basins. The HOA will also be responsible for maintenance issues within the subdivision. These may include special landscaping, mailboxes, signage, and other common elements.

APPENDIX A:

PARCEL B – Preliminary Plat Lot Area Summary

BLOCK 1					
LOT			AREA		WETLAND AREA
1	10,953	sq. ft.	0.25	acres	
2	10,603	sq. ft.	0.24	acres	
3	13,039	sq. ft.	0.30	acres	
4	13,856	sq. ft.	0.32	acres	
5	11,683	sq. ft.	0.27	acres	
6	14,786	sq. ft.	0.34	acres	
7	10,228	sq. ft.	0.23	acres	
8	10,894	sq. ft.	0.25	acres	
9	15,182	sq. ft.	0.35	acres	
10	15,142	sq. ft.	0.35	acres	
11	10,430	sq. ft.	0.24	acres	
12	14,104	sq. ft.	0.32	acres	
13	9,581	sq. ft.	0.22	acres	
14	11,025	sq. ft.	0.25	acres	
15	10,690	sq. ft.	0.25	acres	
16	10,145	sq. ft.	0.23	acres	
17	9,388	sq. ft.	0.22	acres	
18	9,388	sq. ft.	0.22	acres	
Total	211,118	sq. ft.	4.85	acres	

BLOCK 2					
LOT			AREA		WETLAND AREA
1	10,795	sq. ft.	0.25	acres	
2	13,711	sq. ft.	0.31	acres	
3	15,283	sq. ft.	0.35	acres	
4	22,232	sq. ft.	0.51	acres	
5	15,756	sq. ft.	0.36	acres	
6	16,581	sq. ft.	0.38	acres	
7	13,012	sq. ft.	0.30	acres	
8	11,233	sq. ft.	0.26	acres	
9	10,626	sq. ft.	0.24	acres	
10	10,539	sq. ft.	0.24	acres	

Total 139,768 sq. ft. 3.21 acres

BLOCK 3

LOT		AREA		WETLAND AREA
1	10,306	sq. ft.	0.24	acres
2	9,738	sq. ft.	0.22	acres
3	8,514	sq. ft.	0.20	acres
4	8,659	sq. ft.	0.20	acres
5	10,761	sq. ft.	0.25	acres
6	10,805	sq. ft.	0.25	acres
7	9,473	sq. ft.	0.22	acres
8	9,224	sq. ft.	0.21	acres
Total	77,480	sq. ft.	1.78	acres

BLOCK 4

LOT		AREA		WETLAND AREA
1	8,479	sq. ft.	0.19	acres
2	8,510	sq. ft.	0.20	acres
3	9,014	sq. ft.	0.21	acres
4	10,929	sq. ft.	0.25	acres
5	14,330	sq. ft.	0.33	acres
6	13,094	sq. ft.	0.30	acres
7	10,624	sq. ft.	0.24	acres
8	8,455	sq. ft.	0.19	acres
9	8,509	sq. ft.	0.20	acres
10	8,571	sq. ft.	0.20	acres
11	10,205	sq. ft.	0.23	acres
12	12,673	sq. ft.	0.29	acres
13	11,314	sq. ft.	0.26	acres
14	8,979	sq. ft.	0.21	acres
15	10,346	sq. ft.	0.24	acres
16	11,850	sq. ft.	0.27	acres
17	14,643	sq. ft.	0.34	acres
18	12,340	sq. ft.	0.28	acres
19	10,881	sq. ft.	0.25	acres
20	11,012	sq. ft.	0.25	acres
Total	214,759	sq. ft.	4.93	acres

BLOCK 5

LOT		AREA		WETLAND AREA
1	10,466	sq. ft.	0.24	acres
2	8,916	sq. ft.	0.20	acres
3	9,684	sq. ft.	0.22	acres
4	8,997	sq. ft.	0.21	acres
5	9,244	sq. ft.	0.21	acres
6	10,833	sq. ft.	0.25	acres
7	11,701	sq. ft.	0.27	acres
8	11,325	sq. ft.	0.26	acres

9	11,500	sq. ft.	0.26	acres
10	11,662	sq. ft.	0.27	acres
11	11,544	sq. ft.	0.27	acres
12	12,100	sq. ft.	0.28	acres
13	10,588	sq. ft.	0.24	acres
14	10,341	sq. ft.	0.24	acres
15	10,415	sq. ft.	0.24	acres
16	9,342	sq. ft.	0.21	acres
17	10,917	sq. ft.	0.25	acres
18	8,459	sq. ft.	0.19	acres
19	9,936	sq. ft.	0.23	acres
20	14,203	sq. ft.	0.33	acres
21	12,724	sq. ft.	0.29	acres
22	15,411	sq. ft.	0.35	acres
23	11,805	sq. ft.	0.27	acres
Total	252,115	sq. ft.	5.79	acres

BLOCK 6

LOT			AREA		WETLAND AREA
1	11,070	sq. ft.	0.25	acres	
2	10,061	sq. ft.	0.23	acres	
3	8,618	sq. ft.	0.20	acres	
4	13,185	sq. ft.	0.30	acres	
5	11,240	sq. ft.	0.26	acres	
6	10,014	sq. ft.	0.23	acres	
7	8,540	sq. ft.	0.20	acres	
8	9,748	sq. ft.	0.22	acres	
9	10,907	sq. ft.	0.25	acres	
10	10,031	sq. ft.	0.23	acres	
11	9,567	sq. ft.	0.22	acres	
12	9,148	sq. ft.	0.21	acres	
13	9,611	sq. ft.	0.22	acres	
14	9,459	sq. ft.	0.22	acres	
15	8,370	sq. ft.	0.19	acres	
16	9,035	sq. ft.	0.21	acres	
Total	158,604	sq. ft.	3.64	acres	

BLOCK 7

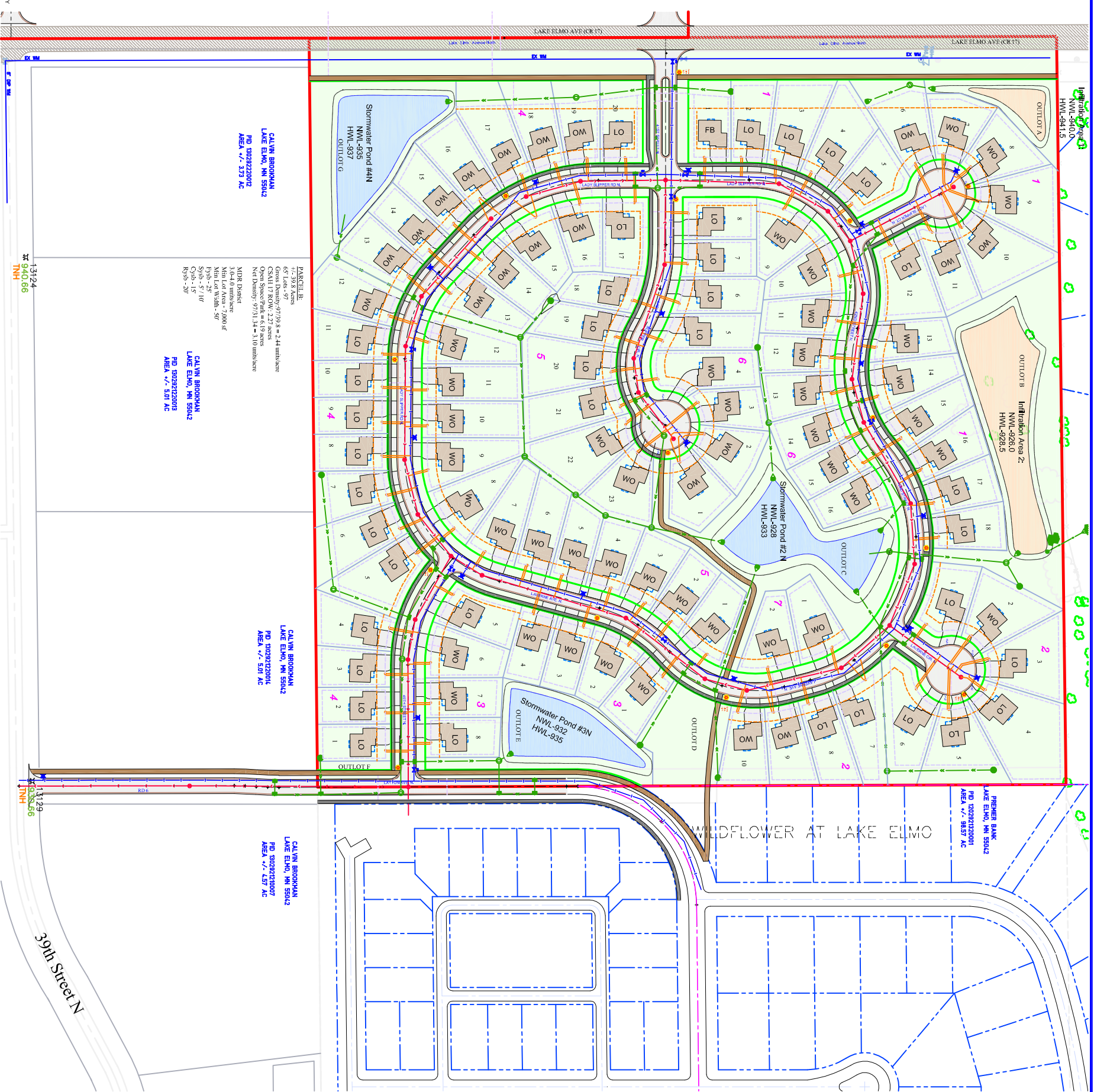
LOT			AREA		WETLAND AREA
1	10,218	sq. ft.	0.23	acres	
2	10,676	sq. ft.	0.25	acres	
Total	20,894	sq. ft.	0.48	acres	

OUTLOTS

LOT			AREA		WETLAND AREA
A	15,088	sq. ft.	0.35	acres	
B	79,611	sq. ft.	1.83	acres	
C	68,653	sq. ft.	1.58	acres	

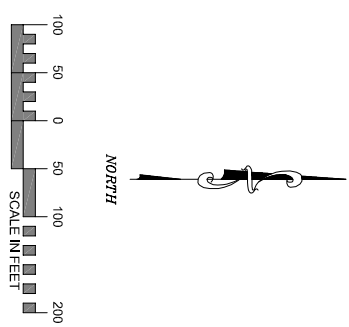
D	21,101	sq. ft.	0.48	acres
E	34,750	sq. ft.	0.80	acres
F	2,046	sq. ft.	0.05	acres
G	49,273	sq. ft.	1.13	acres
<hr/>				
Total	270,522	sq. ft.	6.21	acres
Total Lots	1,074,738	sq. ft.	24.67	acres
Total Outlots	270,522	sq. ft.	6.21	acres
Total Right of Way	390,089	sq. ft.	8.96	acres
<hr/>				
TOTAL	1,735,349	sq. ft.	39.84	acres

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTROL		
MAJOR CONTROL		
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
DRAINAGE W/BACKFLOWS		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/IN-PIPE		
STORM STRUCTURE LABEL		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
BRANN FLOWMETER ASSEMBLY		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARBERCUE		
SPOT ELEVATION		
THEC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



SHEET INDEX TABLE	
SHEET	Description
SP	Site Plan
ALTA	ALTA/Existing Conditions
PP	Preliminary Plat
GP	Grading Plan
EC	Erosion Control Plan/Tree Survey
ST	Street Plan
UP	Utility Plan

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGOUST, INC. 150 SOUTH BROADWAY WAZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOUSTAD, P.E. EMAIL: RMUSTAD@SATHRE.COM	LAND OWNER GW LAND DEVELOPMENT CONTACT: CRAIG ALLEN PHONE: (952) 546-5070 EMAIL: CRAIG@GWCOMPANY.COM EMAIL: RMUSTAD@SATHRE.COM



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE PARCELS A-B	01	ERJ	06/03/14	
DRAWN BY	02	ERJ	06/09/14	
CHECKED BY				
RSM				
DATE				

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE MANNER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES TO BE EXCAVATED AND PRESERVE ANY AND ALL EXISTING UTILITIES AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXCAVATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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

Robert S. Moustad, P.E.
 Date: 07/23/14 Lic. No. 244728

SATHRE-BERGOUST, INC.
 150 SOUTH BROADWAY WAZATA, MN 55391 (952) 476-6000

LAKE ELMO, MINNESOTA

PRELIMINARY SITE PLAN
VILLAGE PRESERVE
GW LAND DEVELOPMENT

FILE NO. 3120-047
 SP SP

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the standard reference TRM Commitment)

- Parcel 1: The South 688.02 feet of the Southwest Quarter of Section 11, Township 29 North, Range 21 West, Washington County, Minnesota.
- Parcel 2: The South 20 acres of the East Half of the Southeast Quarter of Section 11, Township 29 North, Range 21 West, Washington County, Minnesota.
- Parcel 3: The Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota.
- Parcel 4: The Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

ATLACSCM OPTIONAL TABLE A NOTES

- 1) The following items reference Table A optional survey responsibilities and specifications)
 - Parcel 1: Unassigned
 - Parcel 2: Unassigned
 - Parcel 3: Unassigned
 - Parcel 4: 10880 Stillwater Blvd N, Lake Elmo, MN 55042
- 2) **Address:** Parcel 1- Unassigned
Parcel 2- Unassigned
Parcel 3- Unassigned
Parcel 4- 10880 Stillwater Blvd N, Lake Elmo, MN 55042
- 3) **Flood Zone Information:** Parcels 1 and 3 are contained in Zone X (area of minimal flooding) and Zone A (areas subject to inundation by the 1-percent-annual-chance flood event). Because detailed hydrologic analysis has not been performed, no Base Flood Elevations (BFEs) are shown for Zone X areas. Zone A areas are shown with a light blue background. Flood zones are based on the Flood Insurance Rate Map (FIRM) for Flood Insurance Rate Map Community Panel No. 27163C0245E, effective date of February 3, 2010. Parcel 4 is contained in Zone X (area of minimal flooding) and Zone AE (areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones). per Flood Insurance Rate Map, Community Panel No. 27163C0245E, effective date of February 3, 2010. Please note that we have shown the division between these zones based on the published said Flood Insurance Rate Maps.

Parcel Area Information:

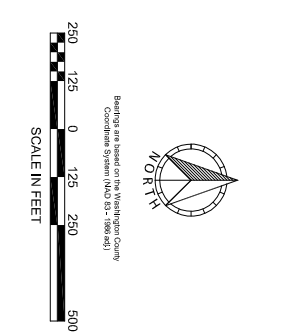
Parcel 1:	Nel-	658,947 Sq. Ft. - 19,722 Acres
Parcel 2:	Gross:	871,200 Sq. Ft. - 20,000 Acres
	RDW:	333,970 Sq. Ft. - 0,772 Acres
	Nel-	637,830 Sq. Ft. - 19,233 Acres
Parcel 3:	Gross:	1,735,349 Sq. Ft. - 39,844 Acres
	RDW:	65,794 Sq. Ft. - 1,511 Acres
	Nel-	1,669,555 Sq. Ft. - 38,333 Acres
Parcel 4:	Gross:	6,890,526 Sq. Ft. - 158,18 Acres
	RDW:	204,699 Sq. Ft. - 4,70 Acres
	Nel-	6,685,827 Sq. Ft. - 153,48 Acres
Total Nel:	Nel-	10,052,199 Sq. Ft. - 230,76 Acres

- 4) Elevation are based on NAD83 Geoidetic Database Station Name: 8274K which has an elevation of 935.539 feet (NAD83). Contours shown hereon are per field observations along with LIDAR data obtained from the Minnesota Department of Natural Resources on January 11, 2013.
- 5) The current zoning for the subject property is RT (Rural Transitional) per the City of Lake Elmo's zoning map dated May 21, 2013. The planning department informed us per a phone call that the property is in the process of changing to Village Low Density. Per the phone call, the setback, height, and density restrictions for the zoning designation are going to be as follows: SETBACKS - Front 25 feet, Side 10 feet, Rear 20 feet; HEIGHT - 35 feet; DENSITY - 1.5-2 units per acre.

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for the site.

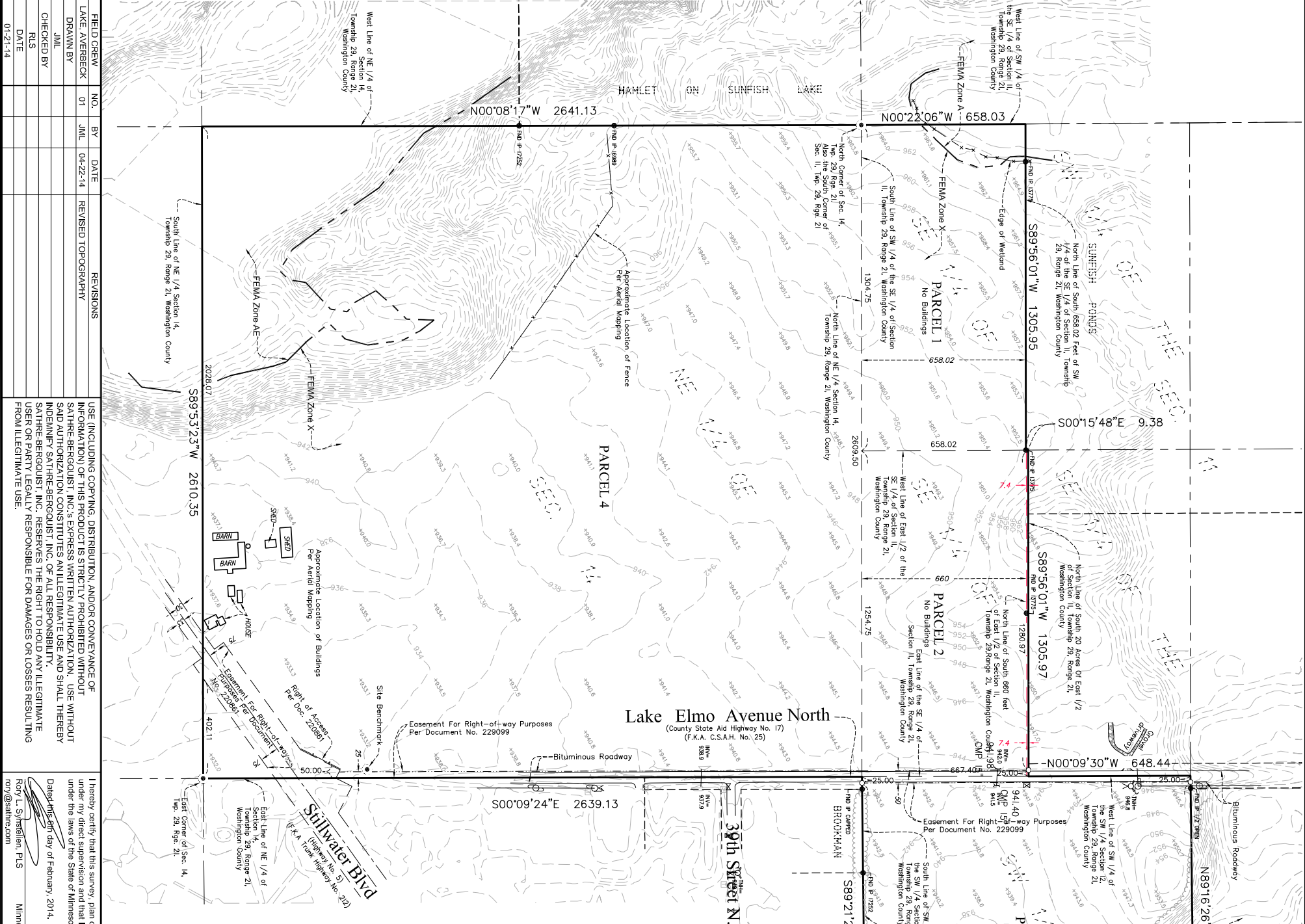
11(a) We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property of which we are unaware.

- 19) The wetland delineation was performed on Parcels 1, 2, 3, and the North 900 feet of Parcel 4 by Globaling Environmental Service and the delineation flags were located on January 15, 2014. The remaining South portion of Parcel 4 may contain wetlands per FEMA mapping, that were not delineated as part of this survey.



SURVEY LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> CAST IRON MONUMENT CATCH BASIN FLARED END SECTION GATE VALVE GUY WIRE HYDRANT IRON PIPE SET IRON PIPE FOUND LIGHT POLE POWER POLE SANITARY MANHOLE SANITARY MANHOLE UTILITY ELEVATION | <ul style="list-style-type: none"> CABLE TV REESTAL ELECTRIC TRANSDOMER ELECTRIC MARKER ELECTRIC METER GAS VALVE HAND HOLE OVERHEAD UTILITY BENCHMARK TELEPHONE MANHOLE TELEPHONE UNDERGROUND UTILITY MANHOLE UTILITY UNDERGROUND |
|---|---|



FIELD CREW	NO.	BY	DATE	REVISIONS
LAKE AVERBECK	01	JML	04-22-14	REVISED TOPOGRAPHY
DRAWN BY				USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.
CHECKED BY				
DATE				

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Custom Home Builders Title, LLC as Issuing agent for Old Republic National Title Insurance Company, 100 N. Hennepin Avenue, Minneapolis, MN 55402, dated August 9, 2013.

1) We note the following with regards to Schedule B, Section II of the herein referenced Title Commitment:

- a) Item no. 1-12 are not survey related. Easement for bank highway purposes, to erect sewer fences, to construct and maintain ditches, and take them out, is reserved in Final Certificate, filed April 23, 1987, as Document No. 220981 (Book 246 of Deeds, pages 39 and 40). This easement, noted as parcel 10 in said Document, is located over the southeasterly portion of parcel 4, as shown hereon. Please note the second exception described therein describes a strip of land "lying southeasterly of the southeasterly right-of-way of Trunk Highway No. 212, as now laid out and traveled". We have surveyed the location of "Trunk Highway No. 212, as now laid out and traveled" as having the same centerline as the 150 foot wide strip taken for the road easement. Furthermore, we have surveyed its width as being 66 feet wide based on dimensions from MinnDOT Right-of-Way Map No. 441-002. A document could exist that would place the center line of Trunk Highway No. 212 in a different location and it could change the width that we have used for the preservation of the original right-of-way.
- b) Item no. 13, Subject to a highway easement for County State Aid Highway 17 over the East 50 feet thereof of the South 20 acres of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, as recited in Deed filed November 10, 1994, as Document No. 822407. Please note this document is a warranty deed which transfers title to parcels 2, 3, and 4. Subject to a 50 foot highway easement as created by Book 258 pages 39 and 40 of deeds. This book and page document creates a 17 feet additional RW to the existing 33 foot, which is centered on the East Section Line of 11 and 14, and West Section Line of 12 as shown hereon. It does not create a 100' wide RW as the warranty deed states, clients counsel may wish to pursue this matter further so as to determine how this affects the subject property.
- c) Item no. 16, Subject to a highway easement for County State Aid Highway 17 over the West 50 feet thereof of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, as recited in Deed filed November 10, 1994, as Document No. 822407. Please note this document is a warranty deed which transfers title to parcels 2, 3, and 4. Subject to a 50 foot highway easement as created by Book 258 pages 39 and 40 of deeds. This book and page document creates a 17 feet additional RW to the existing 33 foot, which is centered on the East Section Line of 11 and 14, and West Section Line of 12 as shown hereon. It does not create a 100' wide RW as the warranty deed states, clients counsel may wish to pursue this matter further so as to determine how this affects the subject property.
- d) Item no. 17, Subject to a highway easement for County State Aid Highway 17 over the East 50 feet of the Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota, as recited in Deed filed November 10, 1994, as Document No. 822407. Please note this document is a warranty deed which transfers title to parcels 2, 3, and 4. Subject to a 50 foot highway easement as created by Book 258 pages 39 and 40 of deeds. This book and page document creates a 17 feet additional RW to the existing 33 foot, which is centered on the East Section Line of 11 and 14, and West Section Line of 12 as shown hereon. It does not create a 100' wide RW as the warranty deed states, clients counsel may wish to pursue this matter further so as to determine how this affects the subject property.
- e) Item no. 18, A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted hereon. See note #19 of Table A Notes.

2) This survey was prepared for the purpose of a residential housing development on parcels 1, 2, 3, and to subdivide the northerly portion of Parcel 4 to be included in the development. There are site features located on the southerly portion of Parcel 4 that were not included as part of this survey.

3) There is a boundary overlap issue on the northerly portion of Parcel 2. The legal description of Parcel 2 and the legal description of the adjoining parcels to the north create a mathematical overlap of 7.4 feet, as shown hereon. We have requested the original deeds of the parcels from the County Recorder's Office to determine the actual location of the northerly boundary line of Parcel 2.

CERTIFICATION

To: GW Land Development, and Custom Home Builders Title, LLC as Issuing agent for Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes items 1 - 5, 8, 9, 11(a), and 19 of Table A thereof. The field work was completed on January 15, 2014.

Date of Plat: 04/22/2014, February 6, 2014.

Roy L. Synedden, PLS
Minnesota License No. 44585
roy@satstire.com

ENGINEERS SURVEYORS PLANNERS

SATHRE-BERGQUIST, INC.
160 SOUTH BROADWAY WAZAATA, MN 55381 (952) 476-6000

TWP-29 - RGE-21 - SEC-11, 12, 14	FILE NO.
WASHINGTON COUNTY	31294A
ALTA SURVEY/DWG	PARCEL A&B
LAKE ELMO, MINNESOTA	1
GW LAND DEVELOPMENT	1
PREPARED FOR:	
CUSTOM HOME BUILDERS TITLE, LLC	
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	

VILLAGE PRESERVE LAKE ELMO, MINNESOTA

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

PARCEL 3 (NB-26827)

The Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota.

GENERAL NOTES

- Site Address:** Unassigned, Lake Elmo, MN 55042 (PID# 1202921330001)
- Flood Zone:** Parcel 3 is contained in Zone X (area of minimal flooding) and Zone A (Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown) per Flood Insurance Rate Map, Community Panel No. 271630245E, effective date of February 3, 2010.

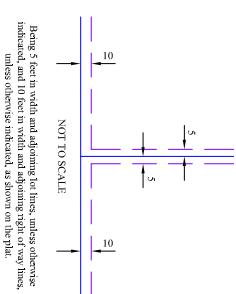
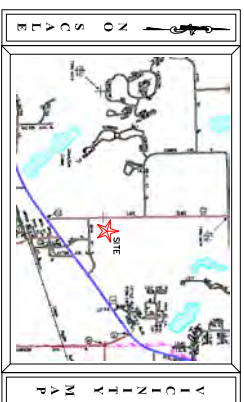
- Parcel Area:**
Parcel 3: Gross- 1,735,349 Sq. Ft. - 39.84 Acres
ROW- 657,794 Sq. Ft. - 1.51 Acres
Net- 1,669,555 Sq. Ft. - 38.33 Acres

- Benchmark:** Elevations are based on MNDOT Geodetic Database Station Name: 8214K, which has an elevation of 935.539 feet (NAVD89).

- Zoning:** The current Zoning for the subject property is RT (Rural Transitional) per the City of Lake Elmo's zoning map dated May 21, 2013. The planning department informed us per a phone call that the property is in the process of changing to Village Low Density. Per this phone call, the setback, height, and density restrictions for this zoning designation are going to be as follows: SETBACKS - Front 25 feet, Side 10 feet, Rear 5 feet, 5 feet garage, Rear 20 feet, HEIGHT - 35 feet, DENSITY - 1.5 - 2 unit per acre.

- Location of Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only.

- Wetland:** Kojhaug Environmental Services were at the property on January 15, 2014 and reported there were no wetlands on the property.



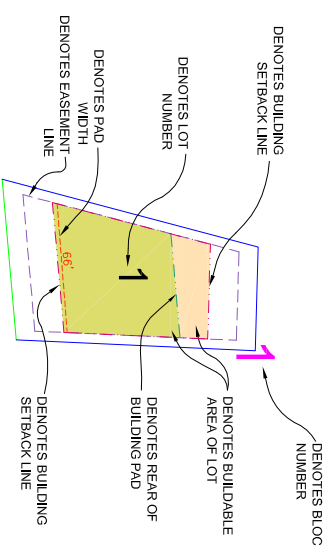
DATE	BY	REVISIONS
06-03-14	JML	REVISED LOT LAYOUT
06-10-14	JML	REVISED LOT LAYOUT

DATE	BY	REVISIONS
04-09-14		

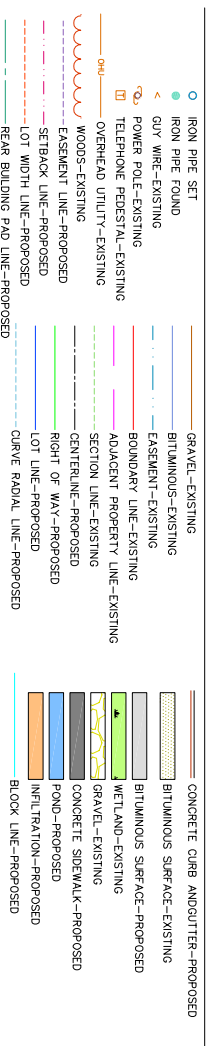
PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WASHINGTON COUNTY, MINNESOTA PHONE: (952) 476-6000 FAX: (952) 476-6000 CONTACT: Chris Sathre Email: info@sathre.com CONTRACT: Sheet 3, Volume 2	OWNER THE VILLAGE PRESERVE 150 SOUTH BROADWAY WASHINGTON COUNTY, MINNESOTA PHONE: (952) 476-6000 FAX: (952) 476-6000 CONTACT: Chris Sathre Email: info@sathre.com

SECTION	SIZE	FRONT	SECTION	SIZE	REAR
720000.00	100.00	20'	100000.00	100.00	20'

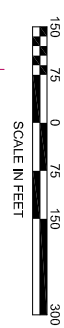
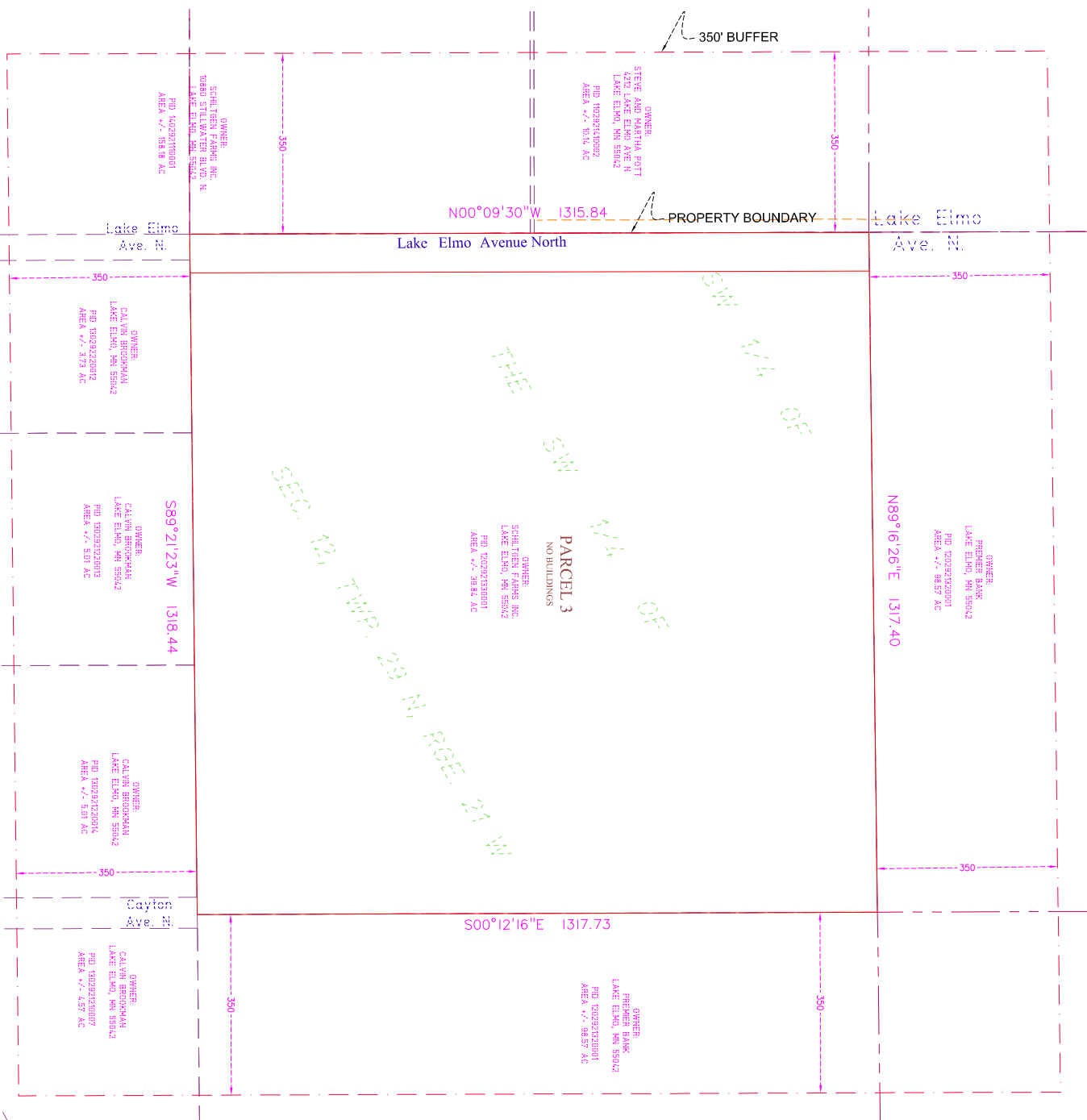
TYPICAL LOT LEGEND



SURVEY LEGEND



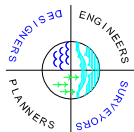
350' BUFFER IDENTIFYING LAND OWNERS AND BOUNDARY LINES FOR ADJOINING PARCELS (SHOWN PER COUNTY GIS MAPPING)



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.

Dated this 23rd day of April, 2014.

Chris Sathre, PLS
 07@sathre.com
 Minnesota License No. 44565

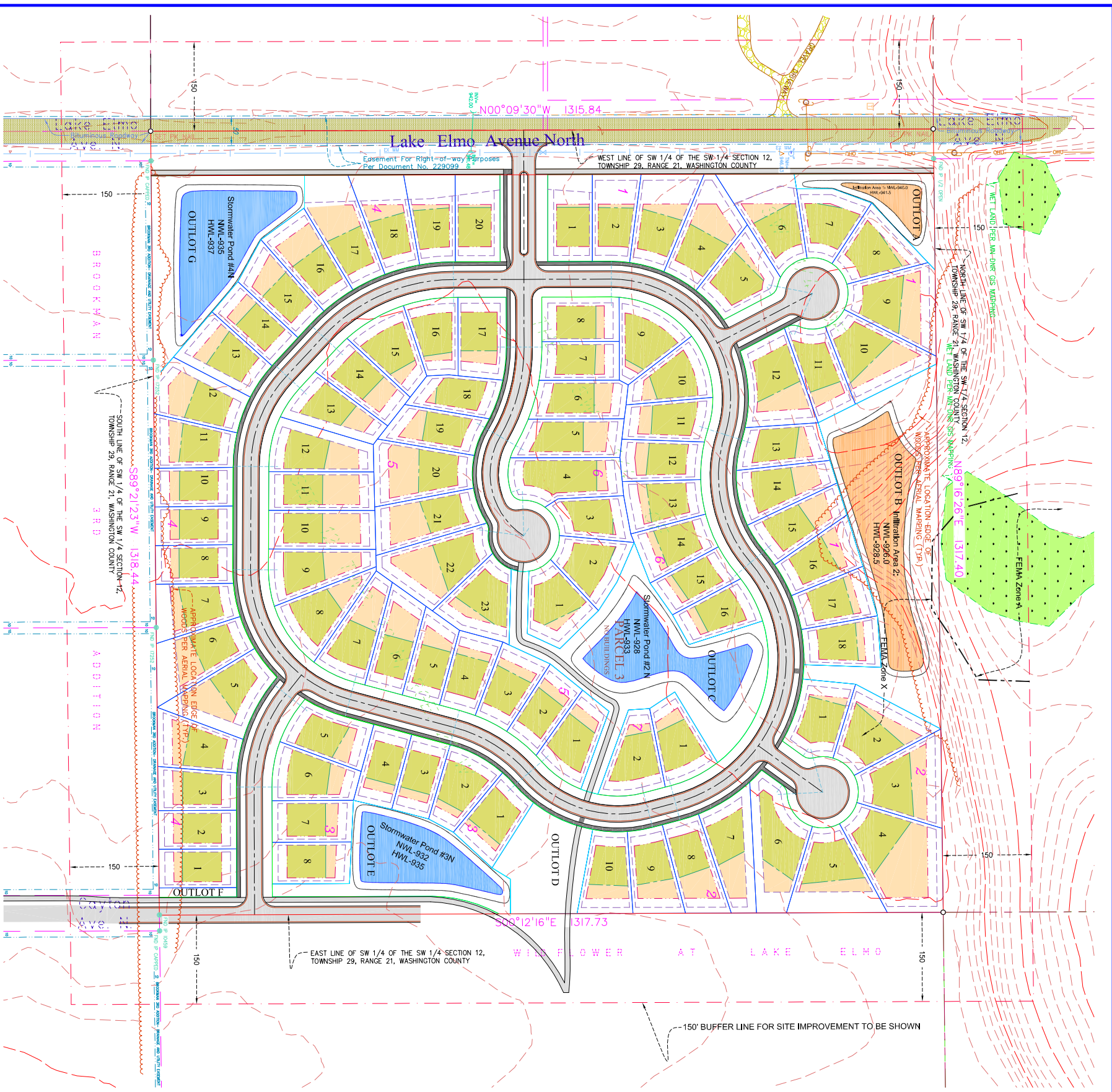


SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WASHINGTON, MN 55391 (952) 476-6000

TWP 29 - RGE 21 - SEC 12
 WASHINGTON COUNTY
LAKE ELMO, MINNESOTA

PRELIMINARY PLAT
 OF
VILLAGE PRESERVE

FILE NO.
 312-047
PP-1
PP-4

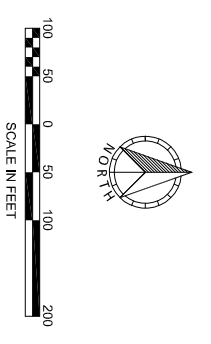


Village Preserve
Lake Elmo, Minnesota

DATE: 4/11/2014
 Prepared For: CW Land Development
 Prepared By: Sathre-Bergquist, Inc.
 Rev: 6/3/2014
 Job #: 3130-047

LOT	AREA	WEI LAND AREA
BLOCK 1		
1	10,993 sq. ft.	0.25 acres
2	10,659 sq. ft.	0.24 acres
3	13,099 sq. ft.	0.30 acres
4	13,586 sq. ft.	0.32 acres
5	11,653 sq. ft.	0.27 acres
6	14,766 sq. ft.	0.34 acres
7	10,288 sq. ft.	0.23 acres
8	10,884 sq. ft.	0.25 acres
9	15,142 sq. ft.	0.35 acres
10	10,450 sq. ft.	0.24 acres
11	14,104 sq. ft.	0.32 acres
12	9,381 sq. ft.	0.22 acres
13	11,625 sq. ft.	0.27 acres
14	10,690 sq. ft.	0.25 acres
15	10,145 sq. ft.	0.23 acres
16	9,388 sq. ft.	0.22 acres
17	9,388 sq. ft.	0.22 acres
18	9,388 sq. ft.	0.22 acres
Total	211,115 sq. ft.	4.85 acres
BLOCK 2		
1	10,756 sq. ft.	0.25 acres
2	15,711 sq. ft.	0.36 acres
3	13,235 sq. ft.	0.31 acres
4	22,252 sq. ft.	0.51 acres
5	15,756 sq. ft.	0.36 acres
6	16,881 sq. ft.	0.38 acres
7	13,012 sq. ft.	0.30 acres
8	11,233 sq. ft.	0.26 acres
9	10,659 sq. ft.	0.24 acres
10	10,659 sq. ft.	0.24 acres
Total	139,756 sq. ft.	3.21 acres
BLOCK 3		
1	10,366 sq. ft.	0.24 acres
2	9,778 sq. ft.	0.22 acres
3	8,314 sq. ft.	0.20 acres
4	8,659 sq. ft.	0.20 acres
5	10,746 sq. ft.	0.25 acres
6	10,385 sq. ft.	0.24 acres
7	9,475 sq. ft.	0.22 acres
8	9,232 sq. ft.	0.21 acres
9	9,232 sq. ft.	0.21 acres
10	9,232 sq. ft.	0.21 acres
Total	77,480 sq. ft.	1.78 acres
BLOCK 4		
1	8,479 sq. ft.	0.19 acres
2	8,579 sq. ft.	0.20 acres
3	9,014 sq. ft.	0.21 acres
4	10,959 sq. ft.	0.25 acres
5	14,300 sq. ft.	0.33 acres
6	15,094 sq. ft.	0.35 acres
7	10,653 sq. ft.	0.24 acres
8	8,455 sq. ft.	0.19 acres
9	8,599 sq. ft.	0.20 acres
10	8,571 sq. ft.	0.20 acres
11	10,265 sq. ft.	0.23 acres
12	12,673 sq. ft.	0.29 acres
13	11,314 sq. ft.	0.26 acres
14	8,979 sq. ft.	0.21 acres
15	10,346 sq. ft.	0.24 acres
16	11,890 sq. ft.	0.27 acres
17	14,643 sq. ft.	0.34 acres
18	12,340 sq. ft.	0.28 acres
19	10,881 sq. ft.	0.25 acres
20	11,072 sq. ft.	0.25 acres
Total	214,759 sq. ft.	4.93 acres

LOT	AREA	WEI LAND AREA
BLOCK 5		
1	10,166 sq. ft.	0.24 acres
2	8,916 sq. ft.	0.20 acres
3	9,684 sq. ft.	0.22 acres
4	8,997 sq. ft.	0.21 acres
5	9,244 sq. ft.	0.21 acres
6	10,833 sq. ft.	0.25 acres
7	11,701 sq. ft.	0.27 acres
8	11,325 sq. ft.	0.26 acres
9	11,500 sq. ft.	0.26 acres
10	11,652 sq. ft.	0.27 acres
11	11,444 sq. ft.	0.27 acres
12	12,100 sq. ft.	0.28 acres
13	10,588 sq. ft.	0.24 acres
14	10,341 sq. ft.	0.24 acres
15	10,145 sq. ft.	0.23 acres
16	9,342 sq. ft.	0.21 acres
17	10,917 sq. ft.	0.25 acres
18	8,459 sq. ft.	0.19 acres
19	9,956 sq. ft.	0.23 acres
20	14,208 sq. ft.	0.33 acres
21	12,232 sq. ft.	0.29 acres
22	15,411 sq. ft.	0.36 acres
Total	172,602 sq. ft.	3.79 acres
BLOCK 6		
1	11,070 sq. ft.	0.25 acres
2	10,061 sq. ft.	0.23 acres
3	8,618 sq. ft.	0.20 acres
4	15,185 sq. ft.	0.35 acres
5	11,240 sq. ft.	0.26 acres
6	10,014 sq. ft.	0.23 acres
7	8,540 sq. ft.	0.20 acres
8	9,748 sq. ft.	0.22 acres
9	10,907 sq. ft.	0.25 acres
10	10,031 sq. ft.	0.23 acres
11	9,567 sq. ft.	0.22 acres
12	9,188 sq. ft.	0.21 acres
13	9,611 sq. ft.	0.22 acres
14	9,459 sq. ft.	0.22 acres
15	8,370 sq. ft.	0.19 acres
16	9,053 sq. ft.	0.21 acres
Total	158,604 sq. ft.	3.64 acres
BLOCK 7		
1	10,218 sq. ft.	0.23 acres
2	10,676 sq. ft.	0.25 acres
Total	20,894 sq. ft.	0.48 acres
OUTLOTS		
A	15,088 sq. ft.	0.35 acres
B	79,611 sq. ft.	1.83 acres
C	68,655 sq. ft.	1.58 acres
D	21,101 sq. ft.	0.48 acres
E	34,750 sq. ft.	0.80 acres
F	2,066 sq. ft.	0.05 acres
G	49,272 sq. ft.	1.13 acres
Total	270,532 sq. ft.	6.21 acres
Outlots	1,074,238 sq. ft.	24.67 acres
Total Outlots	2,700,532 sq. ft.	6.21 acres
Total Right-of-Way	2,900,089 sq. ft.	6.66 acres
TOTAL	1,755,349 sq. ft.	39.84 acres



FIELD CREW	NO.	BY	DATE	REVISIONS
LAKE AVERBECK	01	JML	06-03-14	REVISED LOT LAYOUT
DRAWN BY	02	JML	06-10-14	REVISED LOT LAYOUT
CHECKED BY				
DATE				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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.
 Dated this 23rd day of April, 2014.
 Rod L. Sathre, P.L.S. Minnesota License No. 44565
 rls@satbco.com

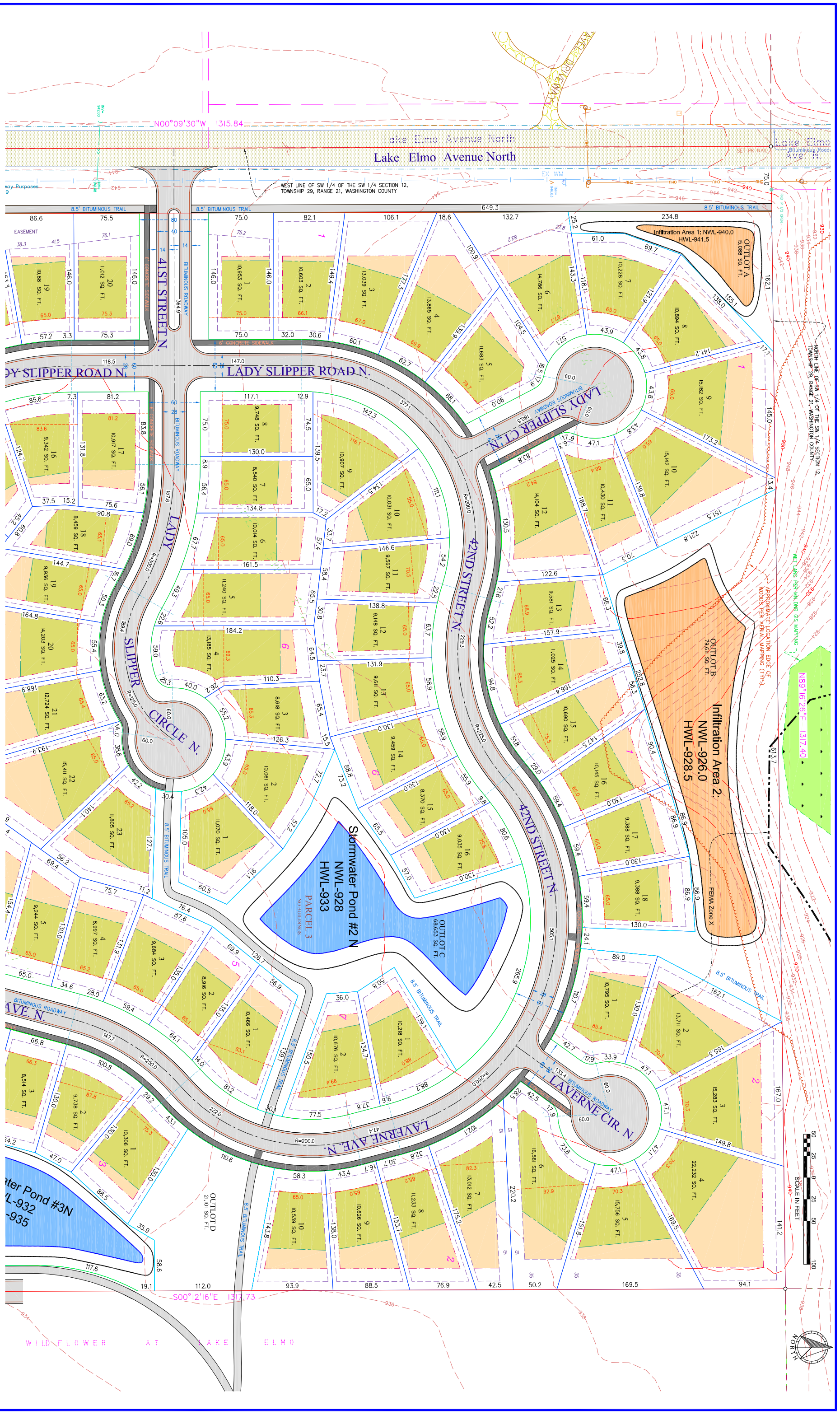
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAZZATA, MN 55391 (952) 476-6000

ENGINEERS
 SURVEYORS
 DESIGNERS
 PLANNERS

TWP 29 - RGE 21 - SEC 12
 WASHINGTON COUNTY
LAKE ELMO, MINNESOTA

PRELIMINARY PLAT
 OF
 VILLAGE PRESERVE

FILE NO.
 3129-047
 PP-2
 PP-4



FIELD CREW	NO.	BY	DATE	REVISIONS
LAKE AVERBECK	01	JML	06-03-14	REVISED LOT LAYOUT
DRAWN BY	02	JML	06-10-14	REVISED LOT LAYOUT
CHECKED BY				
DATE				

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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.
Dated this 5th day of April, 2014.
Rody L. Strydom, P.L.S.
Minnesota License No. 44565

ENGINEERS SURVEYORS PLANNERS	SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY, WAZZATA, MN 55391 (952) 476-6000	

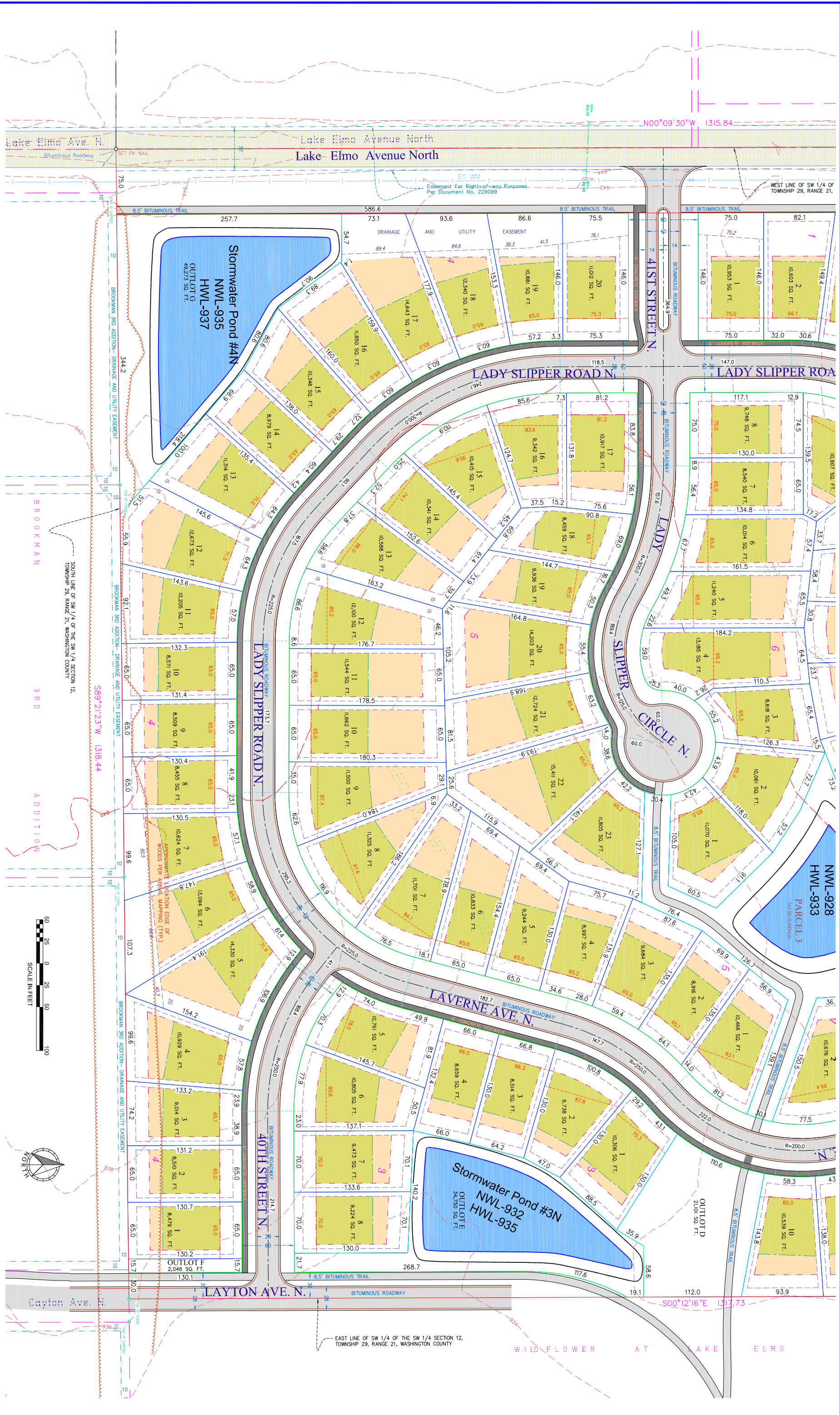
TWP 29 - RGE 21 - SEC 12	PRELIMINARY PLAT
WASHINGTON COUNTY	OF
LAKE ELMO, MINNESOTA	VILLAGE PRESERVE

FILE NO.	PP-3
	PP-4

FIELD CREW	NO.	BY	DATE	REVISIONS
LAKE AVERBECK	01	JML	06-03-14	REVISED LOT LAYOUT
DRAWN BY	02	JML	06-10-14	REVISED LOT LAYOUT
JML				
CHECKED BY				
DATE				
04-08-14				

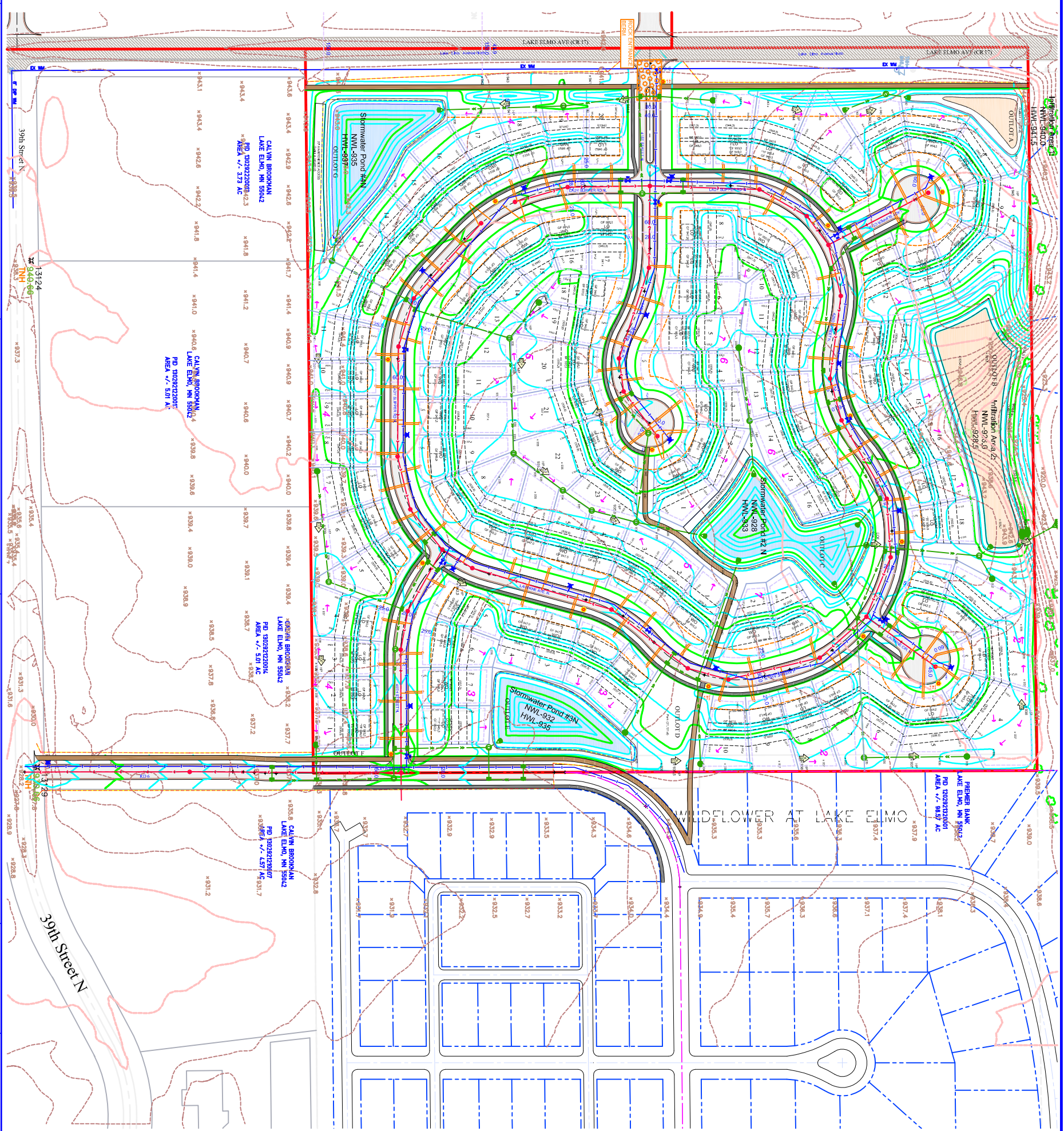
USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGOUST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGOUST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGOUST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGIMATE FROM OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGIMATE USE.
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. Dated this 23rd day of April, 2014. Kody L. Sathre, P.L.S. 07@sbinc.com
Minnesota License No. 44565

ENGINEERS SURVEYORS PLANNERS	SATHRE-BERGOUST, INC. 150 SOUTH BROADWAY, WAZZATA, MN 55391 (952) 476-6000
TWP 29 - RGE 21 - SEC 12 WASHINGTON COUNTY	LAKE ELMO, MINNESOTA
PRELIMINARY PLAT	VILLAGE PRESERVE
PP-4	PP-4



FILE NO.	3124-047
PP-4	PP-4

DESCRIPTION	PROPOSED	EXISTING
MAJOR CONTOUR		
MINOR CONTOUR		
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
GRANITE W/ CLEANOUTS		
BACKHARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/ BARB		
STORM STRUCTURE LABEL		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW DIRECTION ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARRICADE		
SPOT ELEVATION		
TIC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

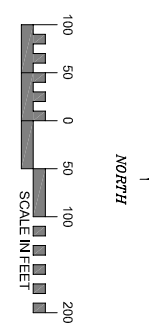
DRAWING NAME	NO.	BY	DATE	REVISIONS PER CITY COMMENT
BASE PARCELS A-B	01	ERJ	08/03/14	
DRAWN BY	02	ERJ	08/09/14	SITE REVISIONS
ERJ				
CHECKED BY				
RSM				
DATE				
04/23/14				

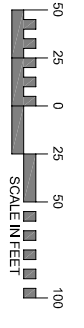
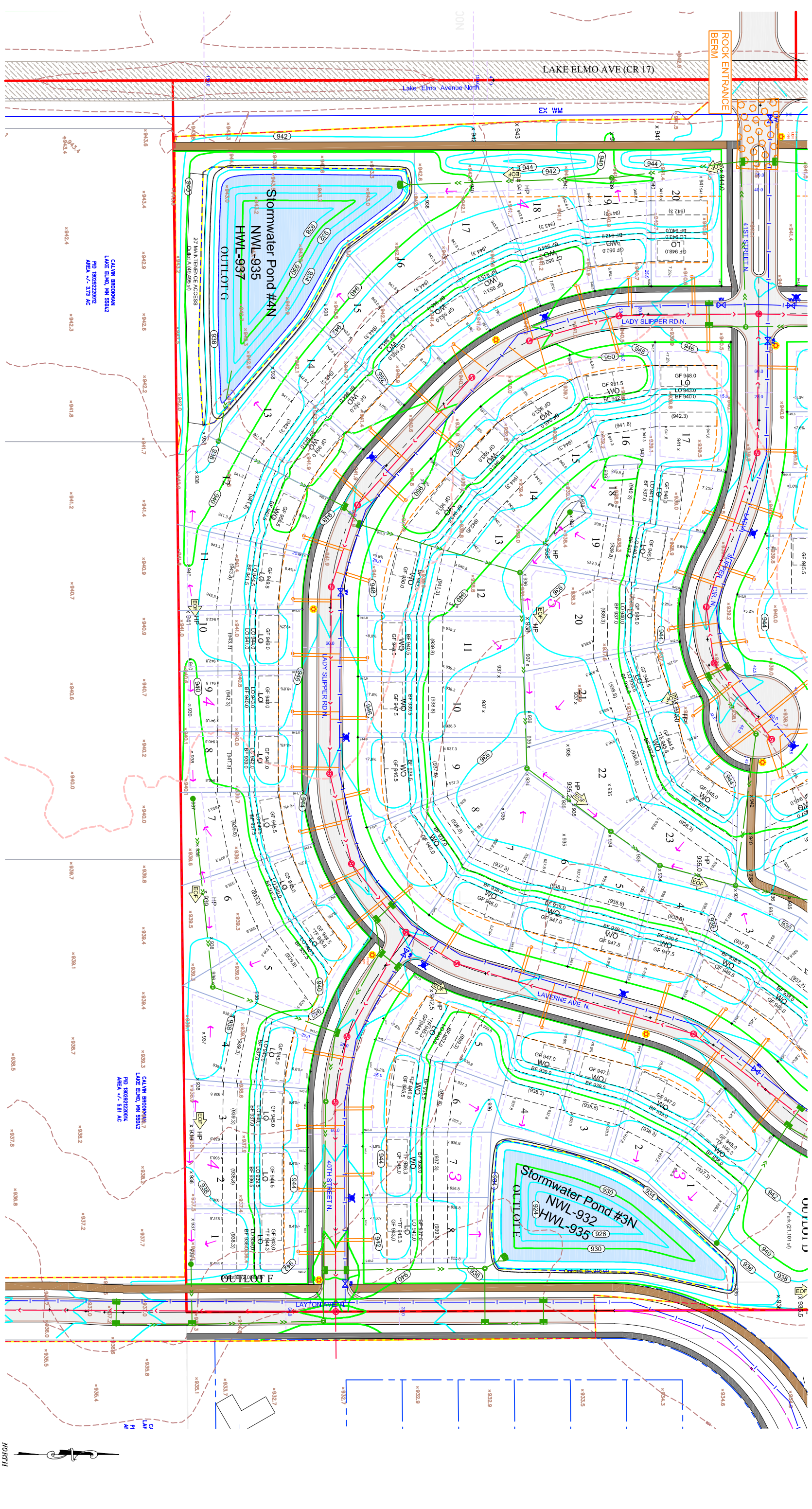
USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SAID AUTHORIZATION CONSISTS AND IS ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGOUST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGOUST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OF THIS PRODUCT RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

Robert S. Mostad, P.E.
Date: 07/23/14 Lic. No. 24778

SATHRE-BERGOUST, INC.
 150 SOUTH BROADWAY WAZAATA, MN 55391 (952) 476-6000
 CITY PROJECT NO. _____
LAKE ELMO, MINNESOTA
PRELIMINARY GRADING PLAN
VILLAGE PRESERVE
GW LAND DEVELOPMENT
 FILE NO. 3120-047
GP1
GP3





BASE PARCELS #4	NO.	BY	DATE	REVISIONS
01	ERJ	08/03/14		
02	ERJ	08/09/14		

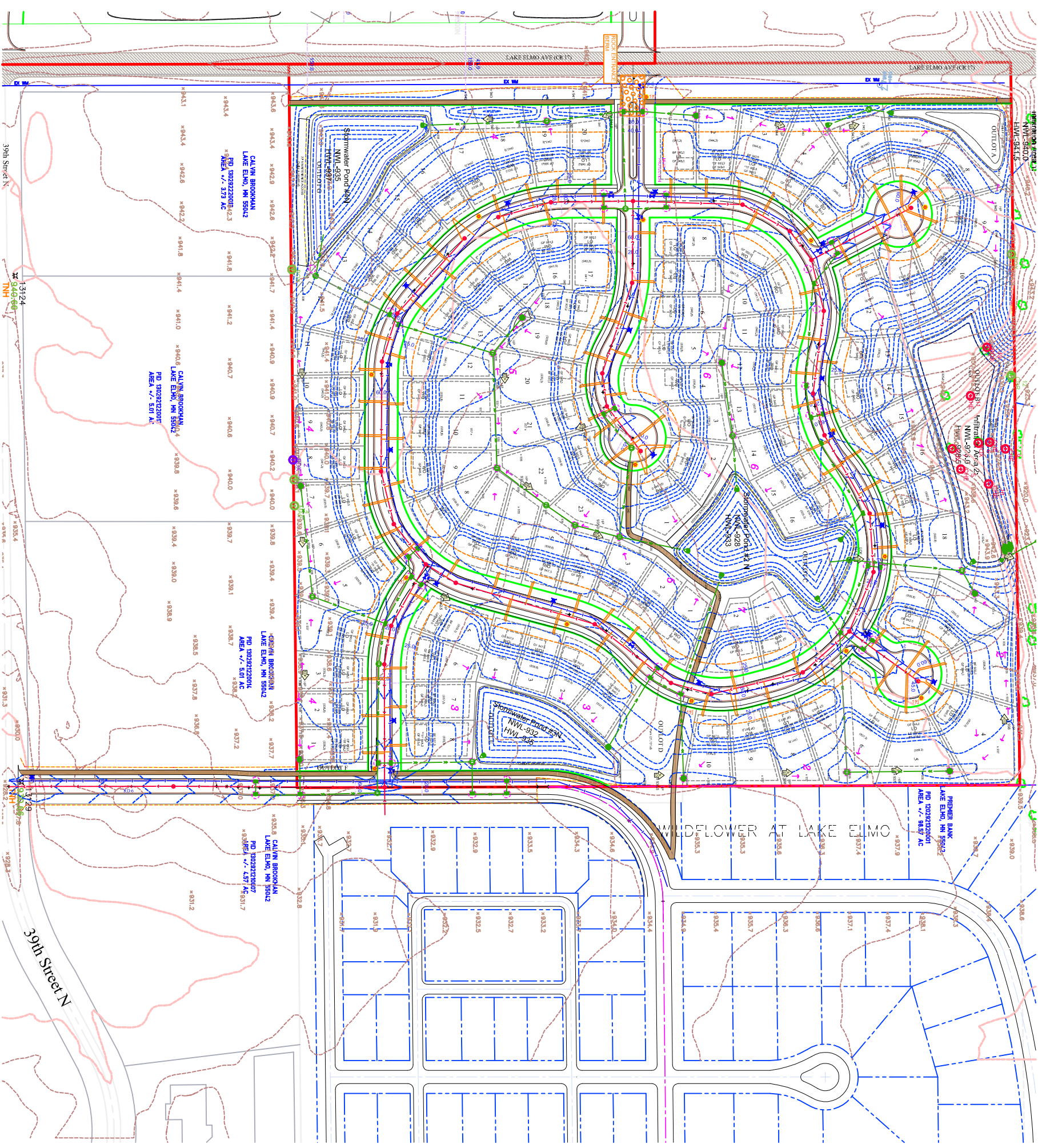
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND FOR DAMAGING ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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

Robert S. Mostad
 Robert S. Mostad, P.E.
 Date: 07/23/14 Lic. No. 24728

	CITY PROJECT NO.	
	SATHRE-BERQUIST, INC. 160 SOUTH BROADWAY WAWAUNA, WI 53391 (952) 776-6000 LAKE ELMO, MINNESOTA	
PRELIMINARY GRADING PLAN VILLAGE PRESERVE GW LAND DEVELOPMENT		FILE NO. 3120-047 GP3
		GP3

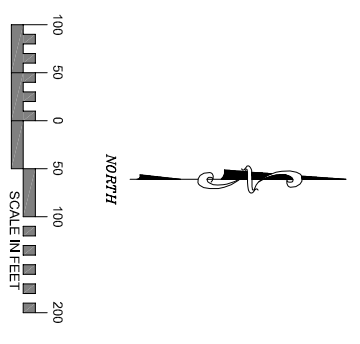
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
WATERMAN		
BUILDING SETBACK BOUNDARY		
PAREL BOUNDARY LINE		
DRAINAGE AND UTILITY CASINGMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BRUSHED WOODLANDS		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/IR-PP		
STORM STRUCTURE LABEL		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW/BACK ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARBERICE		
SPOT ELEVATION		
TIC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



	ROCK ENTRANCE BERM
	SILT FENCE
	POST GRADING SILT FENCE
	BIO-ROLL
	CONCRETE WASHOUT
	INLET PROTECTION
	WOODFIBER BLANKET

Tree #	Tree Species	Condition	Cal. In	Total	Exempt	Removed	Saved
1	Bowlder	Fair	47.0	135	0	47.0	88.0
2	Bowlder	Poor	15.0	15.0	15.0	0.0	0.0
3	Bowlder	Fair	17.0	17.0	0.0	17.0	0.0
4	Maple, Amur	Fair	25.0	25.0	0.0	25.0	0.0
5	Cherry, Black	Fair	13.0	13.0	0.0	13.0	0.0
6	Bowlder	Fair	50.0	50.0	0.0	50.0	0.0
7	Bowlder	Poor	40.0	40.0	40.0	0.0	0.0
8	Cherry, Black	Fair	12.0	12.0	0.0	12.0	0.0
9	Cherry, Black	Good	9.0	9.0	0.0	9.0	0.0
10	Cherry, Black	Good	8.0	8.0	0.0	8.0	0.0
11	Cherry, Black	Good	8.0	8.0	0.0	8.0	0.0
12	Rackstraw	Good	10.0	10.0	0.0	10.0	0.0
13	Bowlder	Poor	42.0	42.0	42.0	0.0	0.0
14	Bowlder	Fair	12.0	12.0	0.0	12.0	0.0
Total Cal. per inches				312.0	135.0	177.0	135.0
Exempt Cal. per inches				15.0	0.0	0.0	15.0
Net Cal. per inches				327.0	120.0	187.0	120.0
Percent Removed				61.4%	35.8%	57.8%	35.8%
Percent Saved				38.6%	64.2%	42.2%	64.2%

- DENOTES SAVED TREE
- DENOTES REMOVED TREE
- DENOTES EXEMPT TREE



DRAWING NAME	NO.	BY	DATE	REVISIONS	PER CITY COMMENT
BASE_PARELS_A4	01	ERJ	06/03/14		
DRAWN BY	02	ERJ	06/09/14	SITE REVISIONS	
ERJ					
CHECKED BY					
RSM					
DATE					
04/23/14					

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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

Robert S. Mostad
 Robert S. Mostad, P.E.
 Date: 04/23/14 Lic. No. 244718

SATRE-BERGOUST, INC.
 160 SOUTH BROADWAY WAZAATA, MN 55391 (952) 476-6000

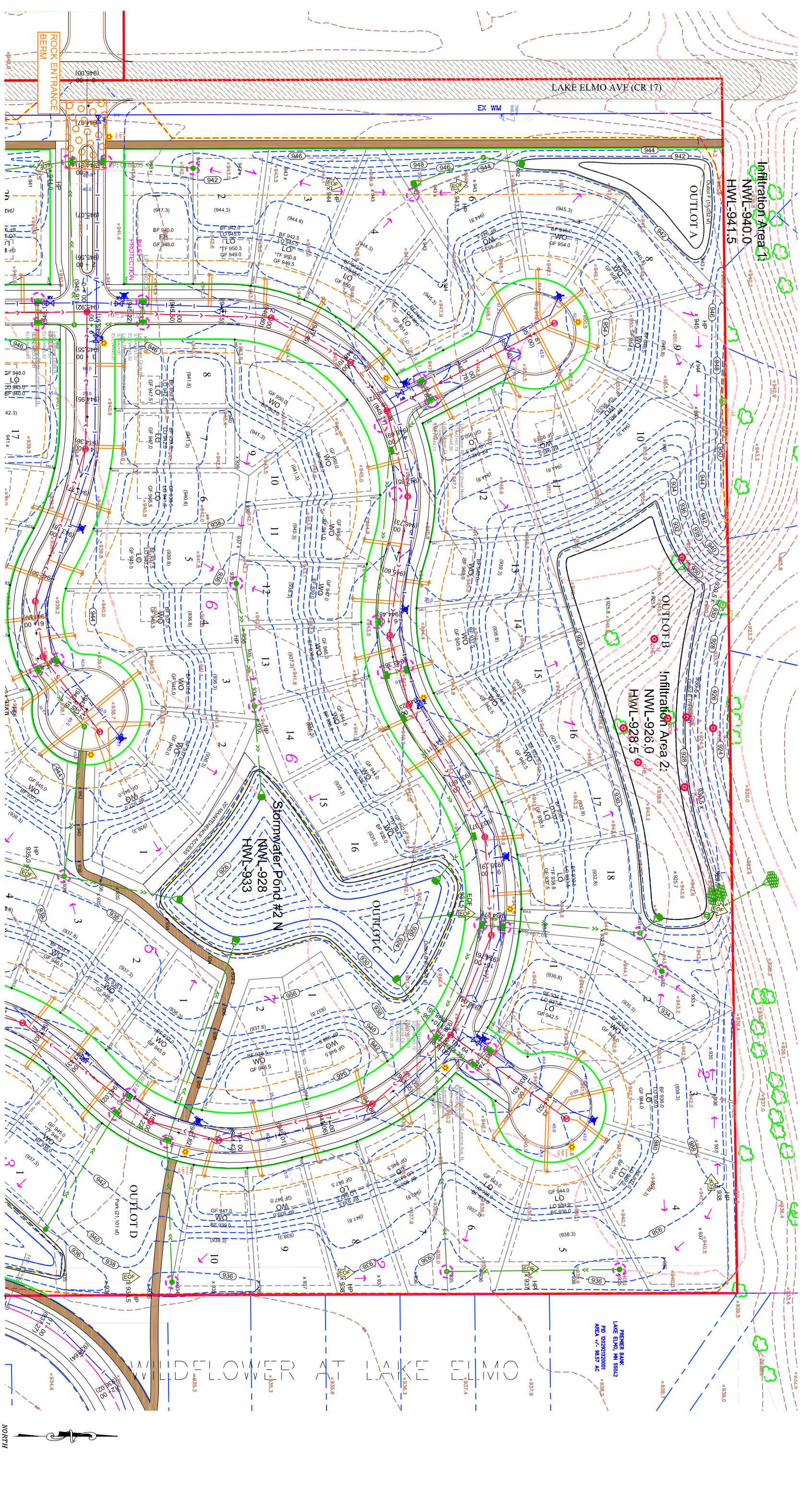
CITY PROJECT NO. _____

PRELIMINARY EROSION CONTROL PLAN
 & TREE SURVEY

FILE NO. 3120-047

EC1
 EC3

**VILLAGE PRESERVE
 GW LAND DEVELOPMENT**



NO.	BY	DATE	REVISIONS
01	ERJ	06/03/14	
02	ERJ	06/09/14	

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Robert S. Mostad
 Robert S. Mostad, P.E.
 Date: 07/23/14 Lic. No. 24778

ENGINEERS SURVEYORS PLANNERS

SATHRE-BERGOUST, INC.
 160 SOUTH BROADWAY WAZAATA, MN 55391 (952) 476-6000

CITY PROJECT NO. _____

PRELIMINARY EROSION CONTROL PLAN & TREE SURVEY

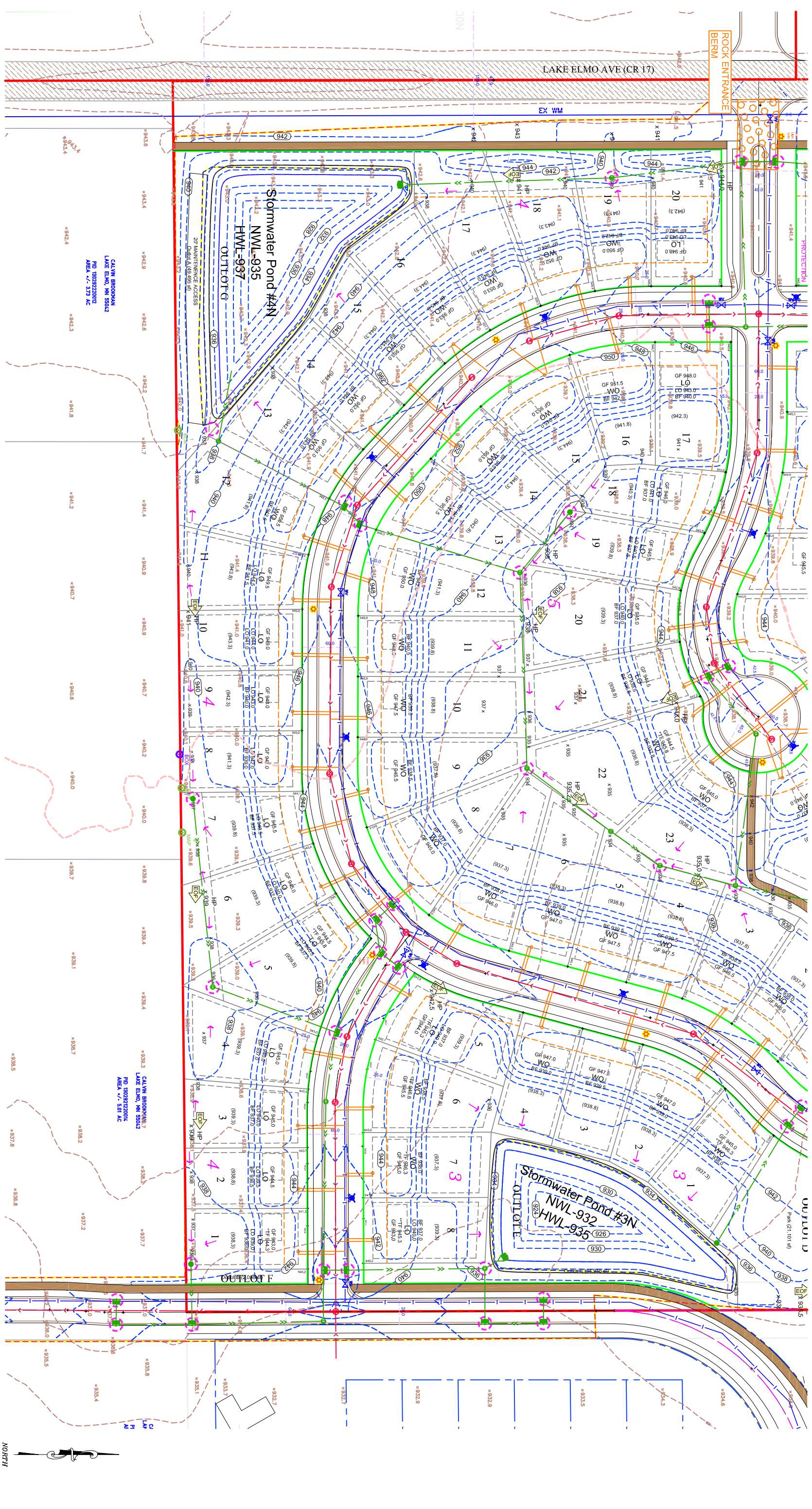
LAKE ELMO, MINNESOTA

VILLAGE PRESERVE
GW LAND DEVELOPMENT

FILE NO. 3120-047

EC2

EC3



NO.	BY	DATE	REVISIONS
01	ERJ	08/03/14	
02	ERJ	08/09/14	

EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES.

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Robert S. Moystad
 Robert S. Moystad, P.E.
 Date: 07/23/14 Lic. No. 24718

ENGINEERS SURVEYORS PLANNERS

SATHRE-BERGOUST, INC.
 160 SOUTH BROADWAY WAZAVIA, MN 55391 (952) 776-6000

CITY PROJECT NO. _____

PRELIMINARY EROSION CONTROL PLAN & TREE SURVEY

LAKE ELMO, MINNESOTA

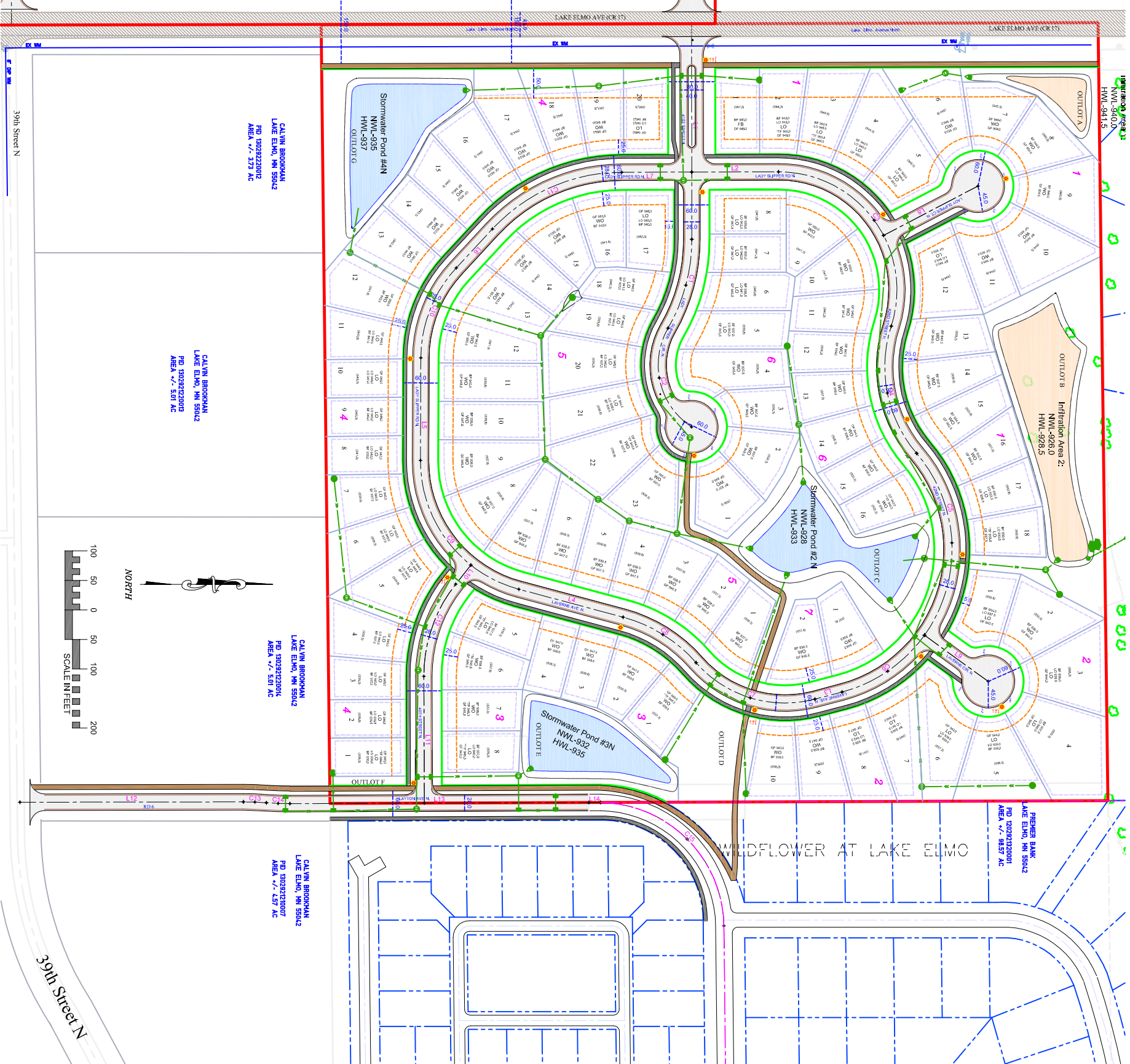
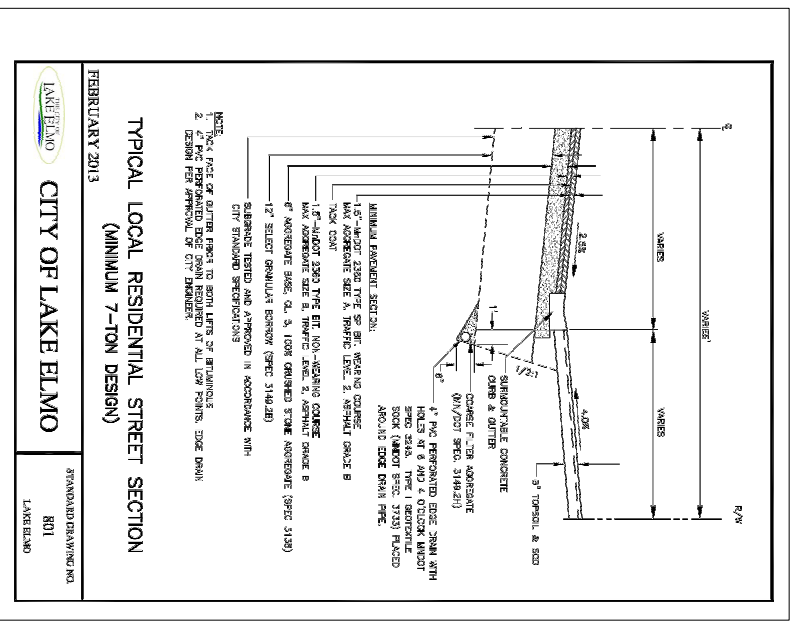
VILLAGE PRESERVE
GW LAND DEVELOPMENT

FILE NO. 3120-047
EC3

SCALE IN FEET
 50 25 0 25 50 100

NO. 0714

DESCRIPTION	PROPOSED	EXISTING
MAJOR CONTOUR		
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PERCEP BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
ORIENTED W/CLANDONTS		
BACKWARD CATCH BASIN		
CATCH BASIN		
STONE SERIES MANHOLE		
FLARED END SECTION W/SPREAD		
STONE STRUCTURE LABEL		
SMALLER STRUCTURE LABEL		
SMALLER STRUCTURE MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW/UNDER FLOW		
EMERGENCY OVERFLOW SWALE		
SOIL BOARD LOCATION		
SOIL FENCE		
TREE PRESERVATION FENCE		
BARBERIDGE		
SPOT ELEVATION		
TEC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



Number	Station	Radius	Length	LineChord Direction	Delta Angle
L1	0+00.00	364.92	157.58	N89° 56' 01.70"E	30°05'41"
C1	3+64.92	300.00	157.58	S75° 01' 07.81"E	30°05'41"
C2	5+22.49	125.00	188.41	N76° 37' 10.94"E	86°49'03"

Number	Station	Radius	Length	LineChord Direction	Delta Angle
L2	0+00.00	147.01	147.01	N0° 09' 30.38"W	108°02'37"
C3	1+47.01	200.00	377.14	N53° 51' 47.93"E	58°24'10"
C4	5+24.16	225.00	229.35	N78° 41' 01.04"E	76°08'02"
C5	7+53.50	250.00	332.20	N87° 32' 56.71"E	76°08'02"

Number	Station	Radius	Length	LineChord Direction	Delta Angle
L7	0+00.00	118.53	118.53	S0° 09' 30.38"E	46°59'38"
C11	1+18.53	300.00	246.06	S23° 39' 19.21"E	46°59'38"
L6	3+64.59	90.14	90.14	S47° 09' 08.03"E	42°39'17"
C10	4+54.73	225.00	167.50	S88° 28' 44.13"E	75°11'41"
L5	6+22.23	173.66	173.66	S89° 48' 20.22"E	75°11'41"
C9	7+95.90	225.00	295.29	N52° 35' 49.41"E	33°51'42"
L4	10+91.19	182.70	182.70	N14° 59' 59.10"E	63°36'44"
C8	12+73.88	250.00	147.75	N31° 55' 50.07"E	63°36'44"
C7	14+21.63	200.00	222.05	N17° 03' 19.08"E	39°38'00"
L3	16+43.68	47.36	47.36	N14° 45' 02.89"W	39°38'00"
C6	16+91.05	250.00	172.83	N34° 34' 02.64"W	39°38'00"

Number	Station	Radius	Length	LineChord Direction	Delta Angle
L8	0+00.00	180.51	180.51	N27° 35' 36.34"W	

Number	Station	Radius	Length	LineChord Direction	Delta Angle
L9	0+00.00	133.42	133.42	N35° 52' 44.24"E	

Number	Station	Radius	Length	LineChord Direction	Delta Angle
L10	0+00.00	41.12	41.12	S51° 37' 18.41"E	
C12	0+41.12	250.00	168.38	S70° 54' 58.42"E	38°35'22"
L11	2+09.50	214.66	214.66	N89° 47' 19.57"E	

Number	Station	Radius	Length	LineChord Direction	Delta Angle
L12	0+00.00	378.61	378.61	N0° 04' 56.38"W	4°27'12"
C13	3+78.61	500.00	38.86	N2° 08' 38.62"E	4°27'12"
C14	4+17.47	500.00	39.99	N2° 04' 47.58"E	4°34'56"
L13	4+57.46	506.29	506.29	N0° 12' 40.43"W	
L14	9+63.74	19.76	19.76	N0° 21' 21.07"W	
C15	9+83.50	212.48	326.83	N44° 57' 32.51"E	88°07'46"

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE PARCELS #4	01	ERJ	08/03/14	
DRAWN BY	02	ERJ	08/09/14	
ERJ				
CHECKED BY				
RSM				
DATE				
04/23/14				

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Robert S. Mostad, P.E.
Date: 04/23/14 Lic. No. 24728

ENGINEERS SURVEYORS PLANNERS

SATHRE-BERGOUST, INC.
150 SOUTH BROADWAY WAZAVIA, MN 55391 (952) 378-6000

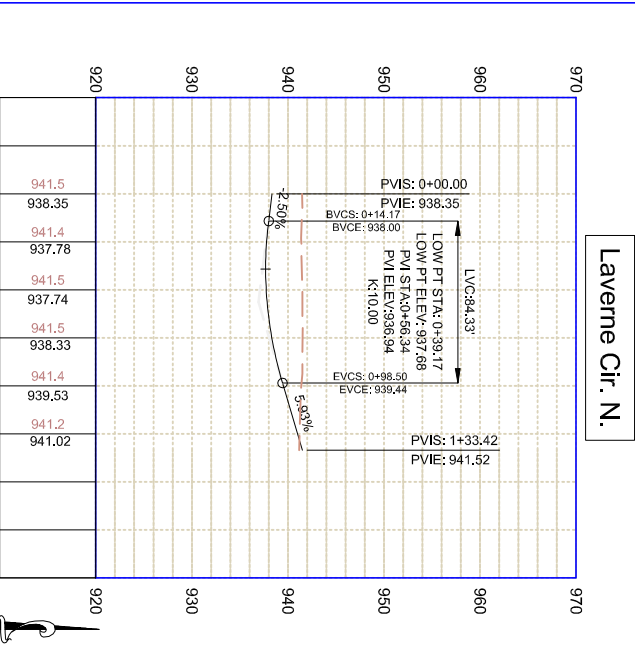
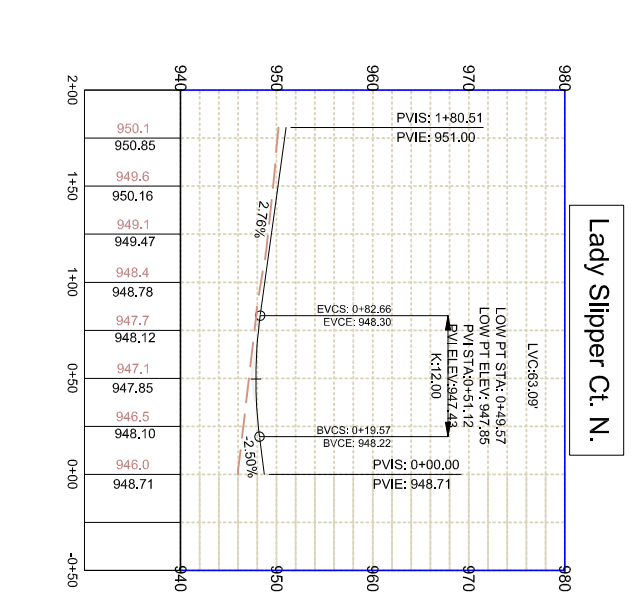
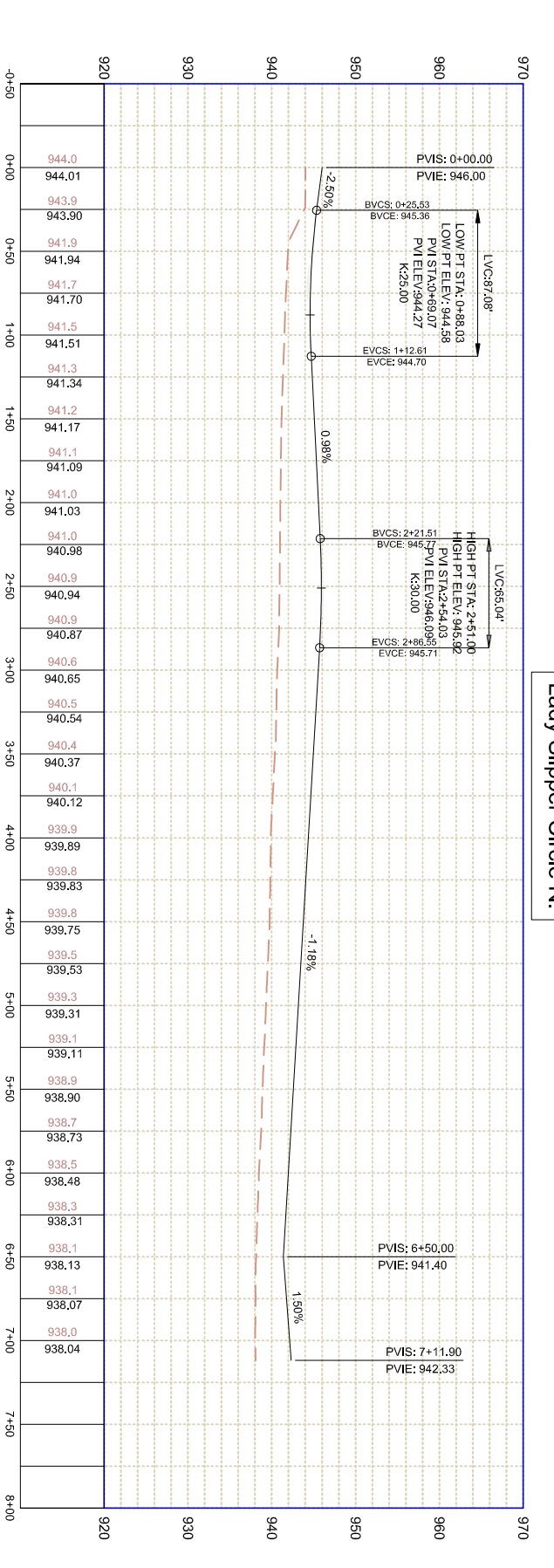
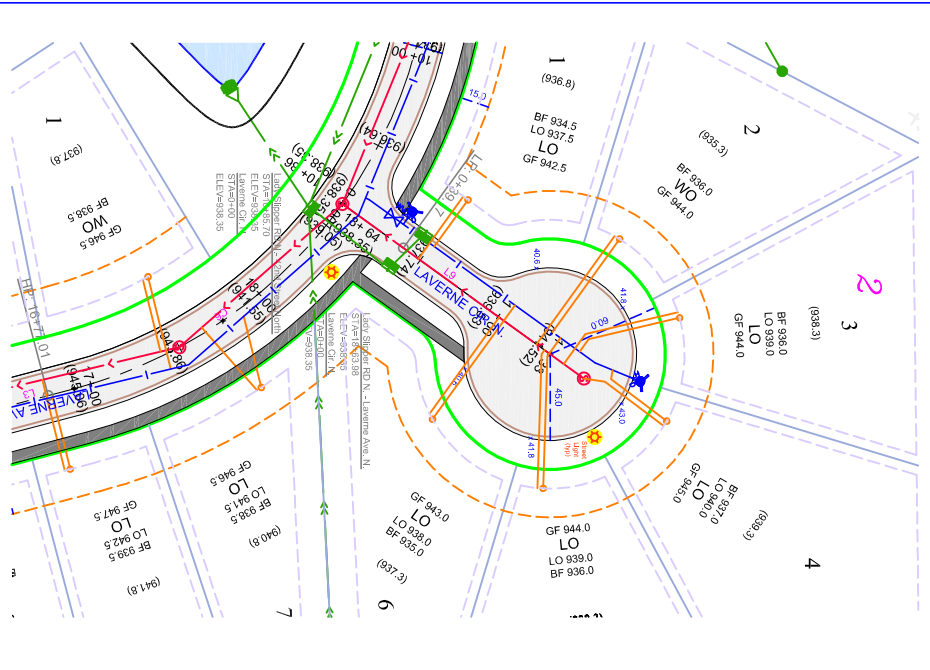
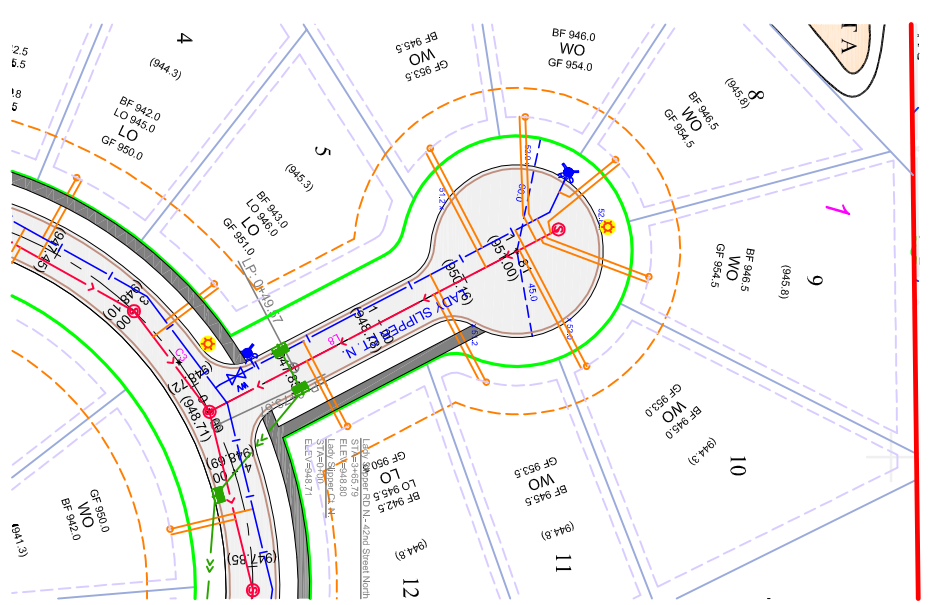
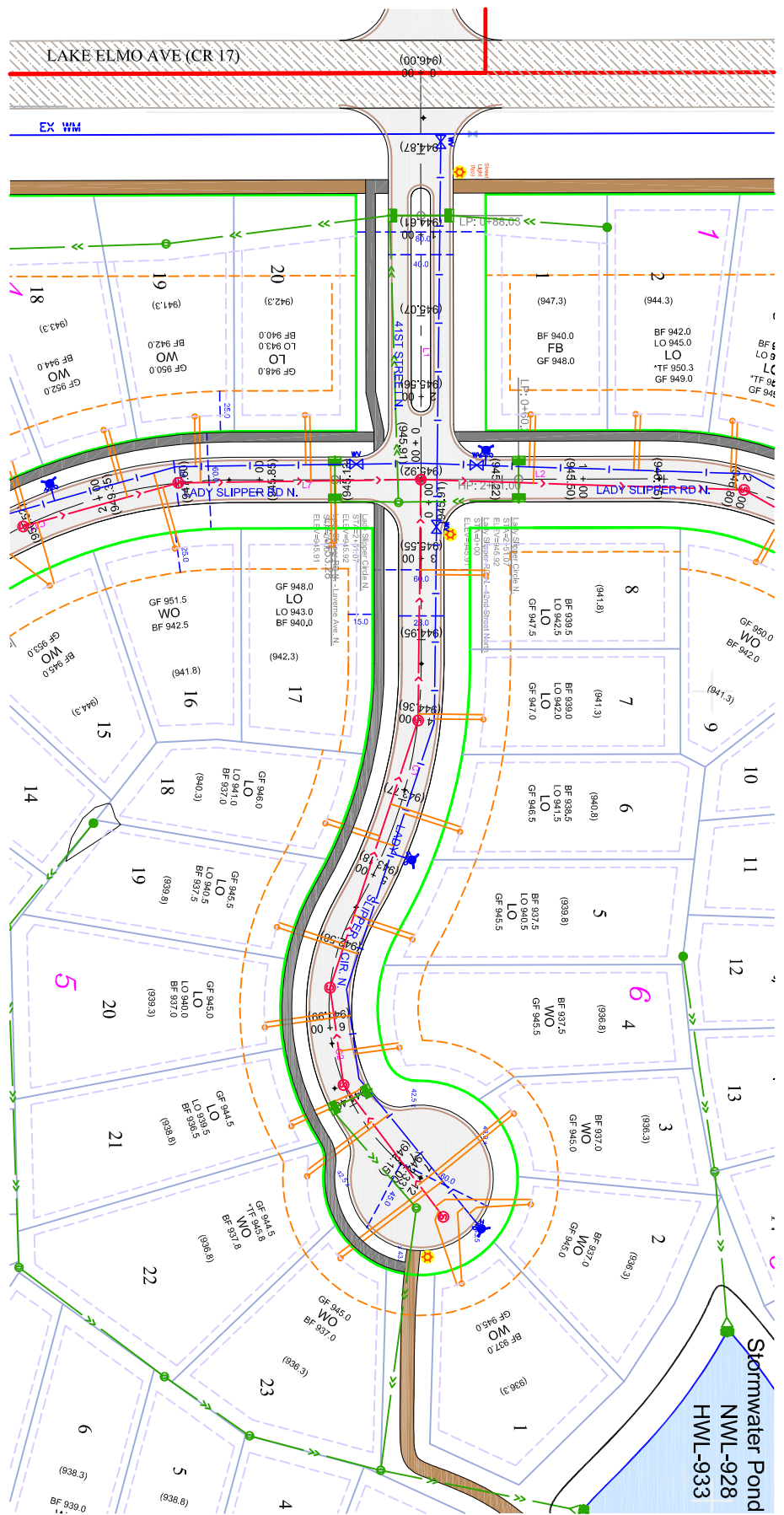
CITY PROJECT NO. _____

PRELIMINARY STREET PLAN

VILLAGE PRESERVE
GW LAND DEVELOPMENT

LAKE ELMO, MINNESOTA

FILE NO. 3120-047
ST1
ST6

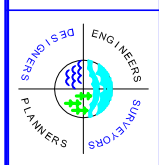


NO.	BY	DATE	REVISIONS
01	ERJ	08/03/14	REVISIONS PER CITY COMMENT
02	ERJ	08/09/14	SITE REVISIONS

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Robert S. Aonstad
 Robert S. Aonstad, P.E.
 Date: 07/23/14 Lic. No. 26778



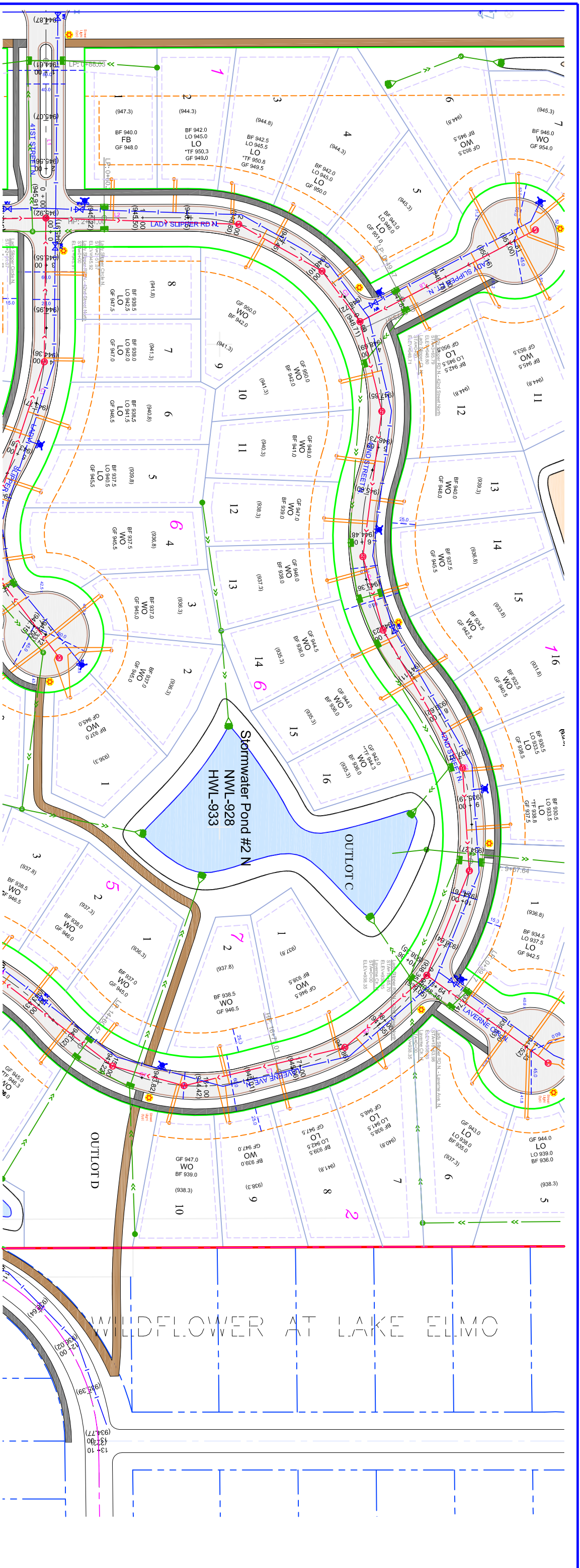
SATHRE-BERGOUST, INC.
 160 SOUTH BROADWAY WAZATA, MN 55391 (952) 776-6000

LAKE ELMO, MINNESOTA

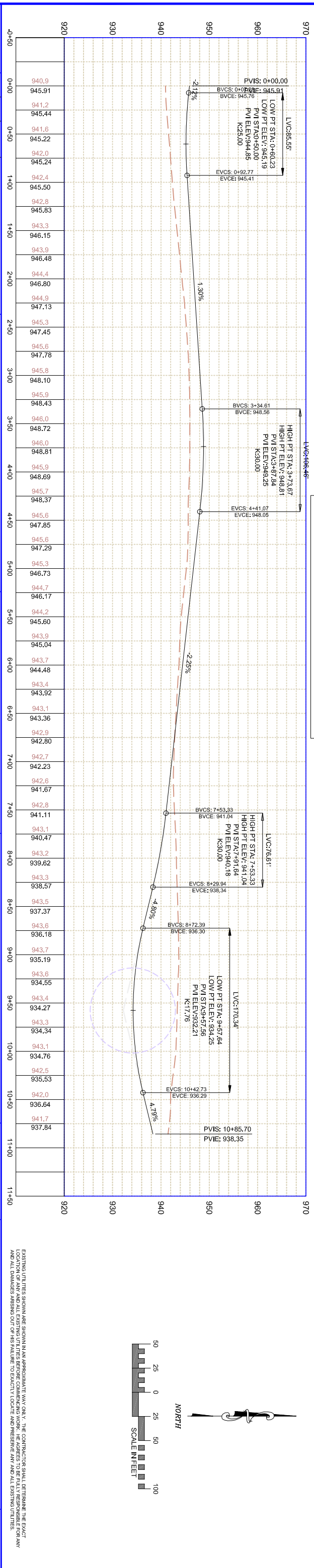
PRELIMINARY STREET PLAN
VILLAGE PRESERVE
GW LAND DEVELOPMENT

FILE NO. 3120-047
ST2
ST6





Lady Slipper RD N - 42nd Street North



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE PARCELS 148	01	ERJ	08/03/14	
DRAWN BY	02	ERJ	08/09/14	
CHECKED BY				
RSM				
DATE				

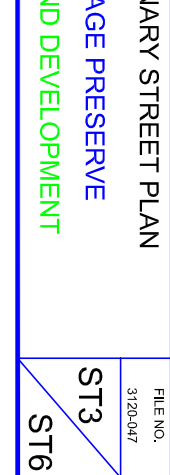
REVISIONS	PER CITY COMMENT
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Robert S. Madsen, P.E. Date: 07/23/14 Lic. No. 24718

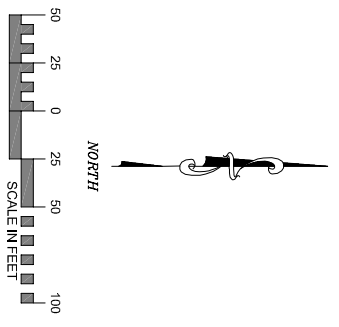
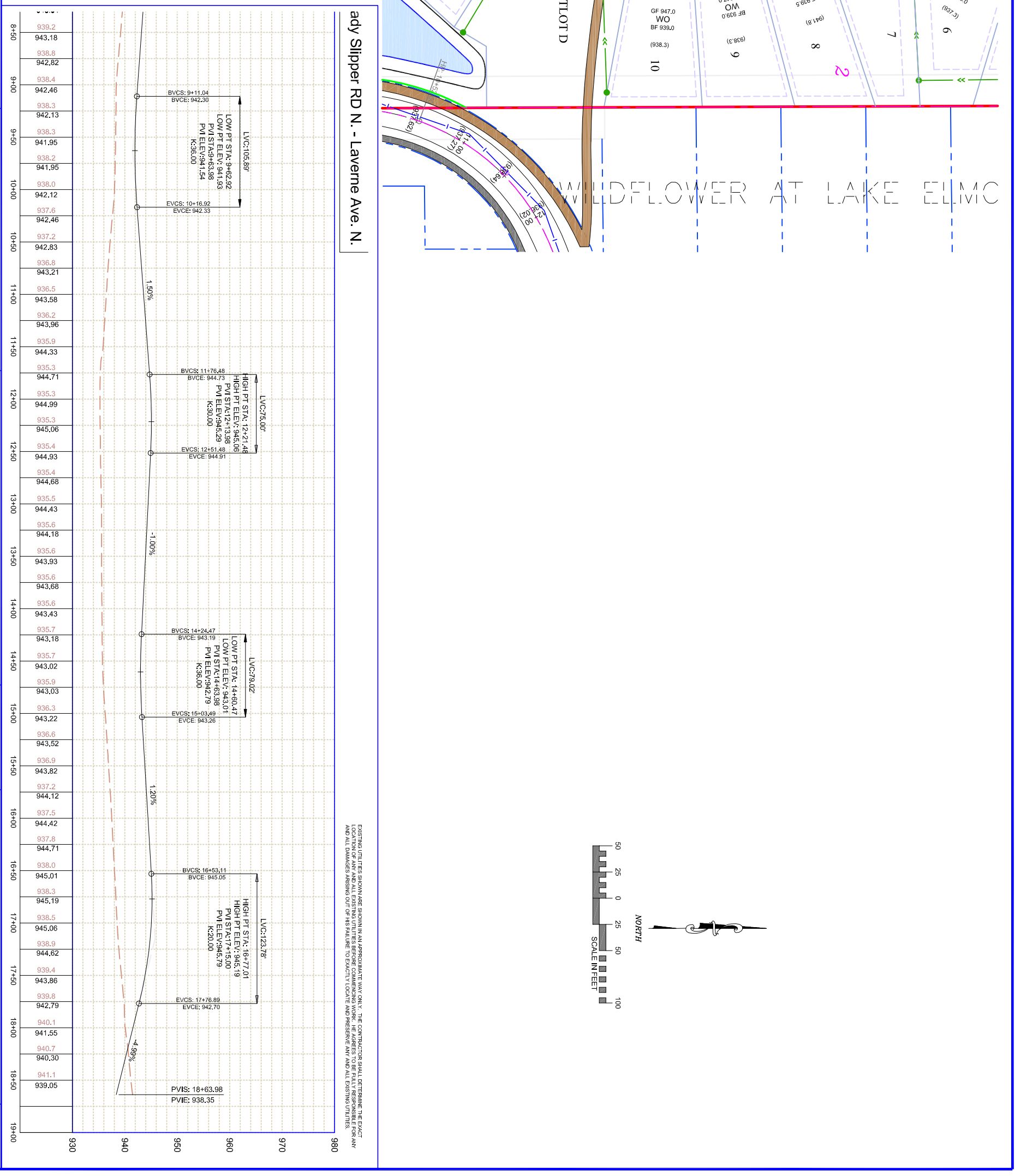
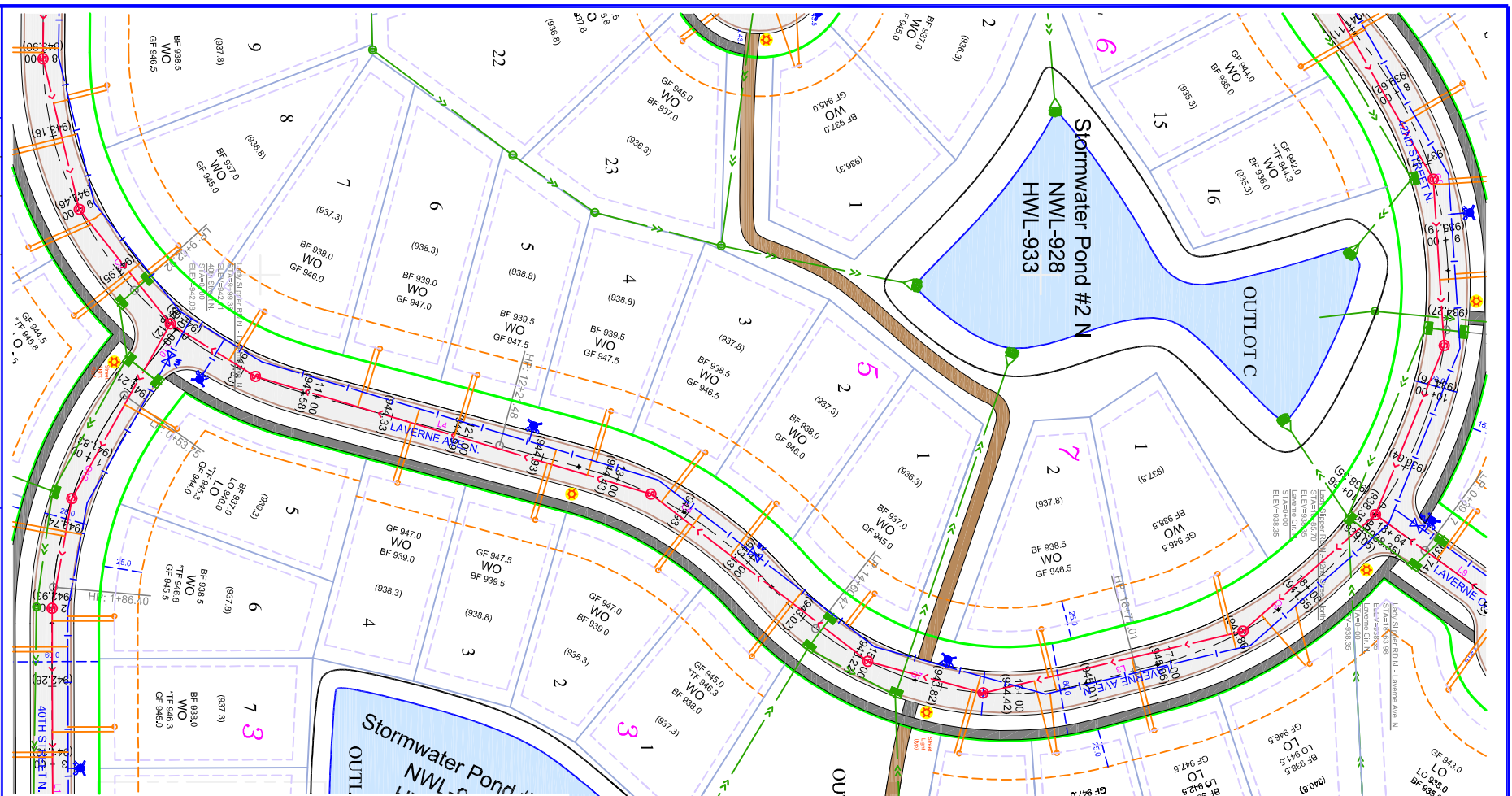
<p>SATHRE-BERGOUST, INC. 160 SOUTH BROADWAY WAZATA, MN 55391 (952) 276-8000</p>	<p>LAKE ELMO, MINNESOTA</p>
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<p>PRELIMINARY STREET PLAN</p> <p>VILLAGE PRESERVE GW LAND DEVELOPMENT</p>	<p>FILE NO. 3120-047</p> <p>ST3</p> <p>ST6</p>
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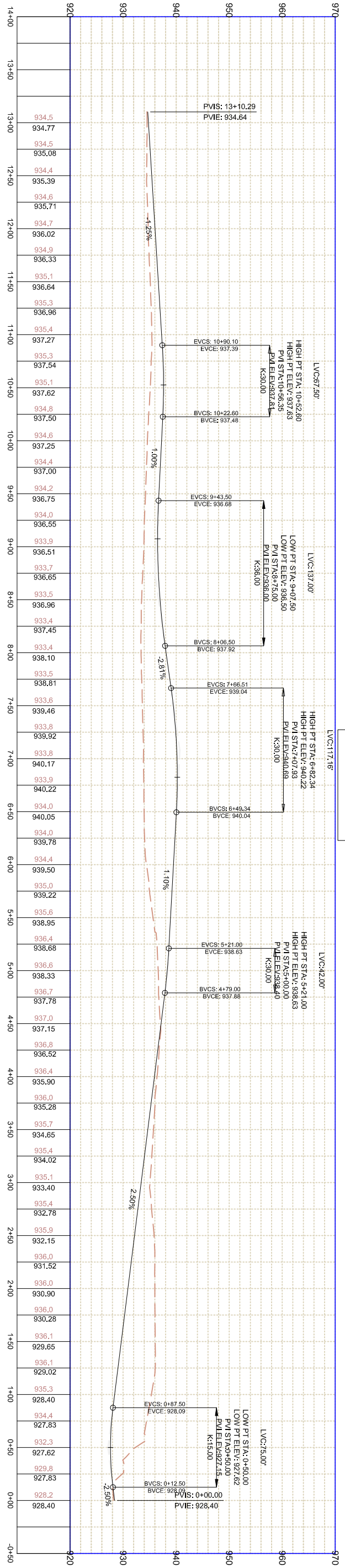
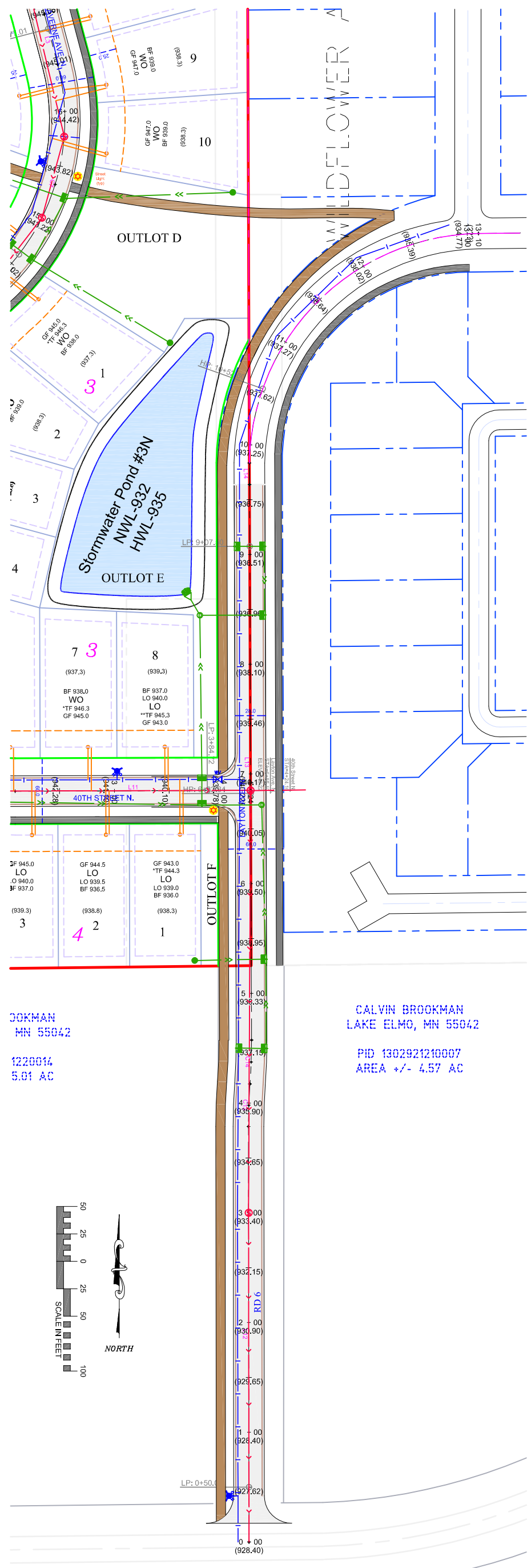
WILDFLOWER AT LAKE ELMO



ady Slipper RD N. - Laverne Ave. N.

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROPRIATE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISIONS PER CITY COMMENT</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>ERJ</td> <td>06/03/14</td> <td></td> </tr> <tr> <td>02</td> <td>ERJ</td> <td>06/09/14</td> <td></td> </tr> </tbody> </table>	NO.	BY	DATE	REVISIONS PER CITY COMMENT	01	ERJ	06/03/14		02	ERJ	06/09/14		<p>USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF SATHRE-BERGOUST, INC. SATHRE-BERGOUST, INC. EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES, REPRESENTATIONS, AND CONDITIONS OF ANY KIND, WHETHER WRITTEN OR ORAL, IN CONNECTION WITH THIS PROJECT. SATHRE-BERGOUST, INC. SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PRODUCT.</p>
NO.	BY	DATE	REVISIONS PER CITY COMMENT										
01	ERJ	06/03/14											
02	ERJ	06/09/14											
<p>DRAWING NAME</p> <p>BASE PARCELS: A4</p> <p>DRAWN BY</p> <p>CHECKED BY</p> <p>RSM</p> <p>DATE</p>	<p>NO.</p> <p>BY</p> <p>DATE</p> <p>REVISIONS PER CITY COMMENT</p> <p>INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF SATHRE-BERGOUST, INC. SATHRE-BERGOUST, INC. EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES, REPRESENTATIONS, AND CONDITIONS OF ANY KIND, WHETHER WRITTEN OR ORAL, IN CONNECTION WITH THIS PROJECT. SATHRE-BERGOUST, INC. SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PRODUCT.</p>												
<p>FILE NO.</p> <p>3120-047</p>	<p>CITY PROJECT NO.</p> <p>—</p>												
<p>ST5</p>	<p>PRELIMINARY STREET PLAN</p>												
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<p>DATE</p> <p>04/23/14</p>	<p>DATE</p> <p>04/23/14</p>												
<p>DESIGNED BY</p> <p>ROBERT S. MOJSTAD, P.E.</p>	<p>DATE</p> <p>04/23/14</p>												
<p>SCALE</p> <p>1" = 40'</p>	<p>LIC. NO.</p> <p>24728</p>												
<p>ENGINEERS</p> <p>SURVEYORS</p> <p>PLANNERS</p>	<p>DATE</p> <p>04/23/14</p>												
<p>SATHRE-BERGOUST, INC.</p> <p>160 SOUTH BROADWAY WAZATA, MN 55391 (952) 276-6000</p>	<p>DATE</p> <p>04/23/14</p>												
<p>LAKE ELMO, MINNESOTA</p>	<p>DATE</p> <p>04/23/14</p>												
<p>GW LAND DEVELOPMENT</p>	<p>DATE</p> <p>04/23/14</p>												
<p>ST5</p>	<p>DATE</p> <p>04/23/14</p>												
<p>ST6</p>	<p>DATE</p> <p>04/23/14</p>												



DRAWING NAME		NO.	BY	DATE	REVISIONS	REVISIONS PER CITY COMMENT
BASE PARCELS 148		01	ERJ	08/03/14		
DRAWN BY		02	ERJ	08/09/14		
CHECKED BY						
RSM						
DATE						
04/23/14						

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Robert S. Aonstad, P.E.
Date: 04/23/14 Lic. No. 26728

ENGINEERS SURVEYORS PLANNERS

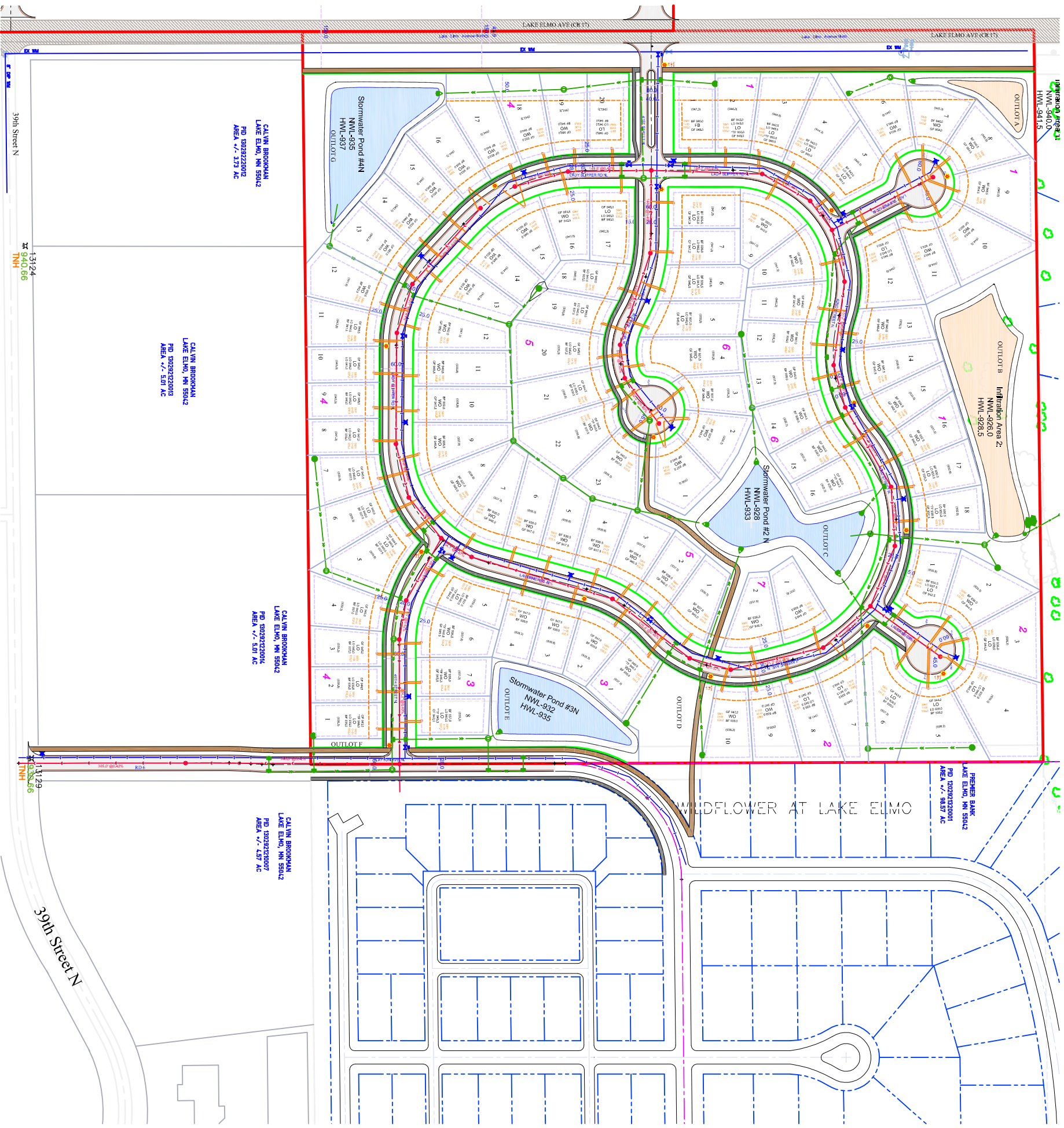
SATHRE-BERGQUIST, INC.
160 SOUTH BROADWAY WAWAZATA, MN 55391 (952) 778-6000

CITY PROJECT NO. _____

PRELIMINARY STREET PLAN
VILLAGE PRESERVE
GW LAND DEVELOPMENT

FILE NO. 3120-047
ST6
ST6

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MAJOR CONTIGUR		
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
DRAINAGE W/OUTLETS		
BACKWARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/WRAP		
STORM STRUCTURE LABEL		
STORMY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW/UNDER FLOW		
EMERGENCY OVERFLOW SWALE		
SOIL BOUND LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARBERCUE		
SPOT ELEVATION		
TBC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



BASE PARCELS #	NO.	BY	DATE	REVISIONS	PER CITY COMMENT
01	01	ERJ	06/03/14		
02	02	ERJ	06/09/14		

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Robert S. Mostad, P.E.
 Date: 07/23/14 Lic. No. 24718

ENGINEERS SURVEYORS PLANNERS

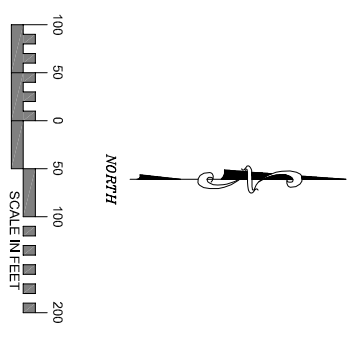
SATHRE-BERGOUST, INC.
 150 SOUTH BROADWAY WAWAZATA, MN 55391 (952) 278-8000

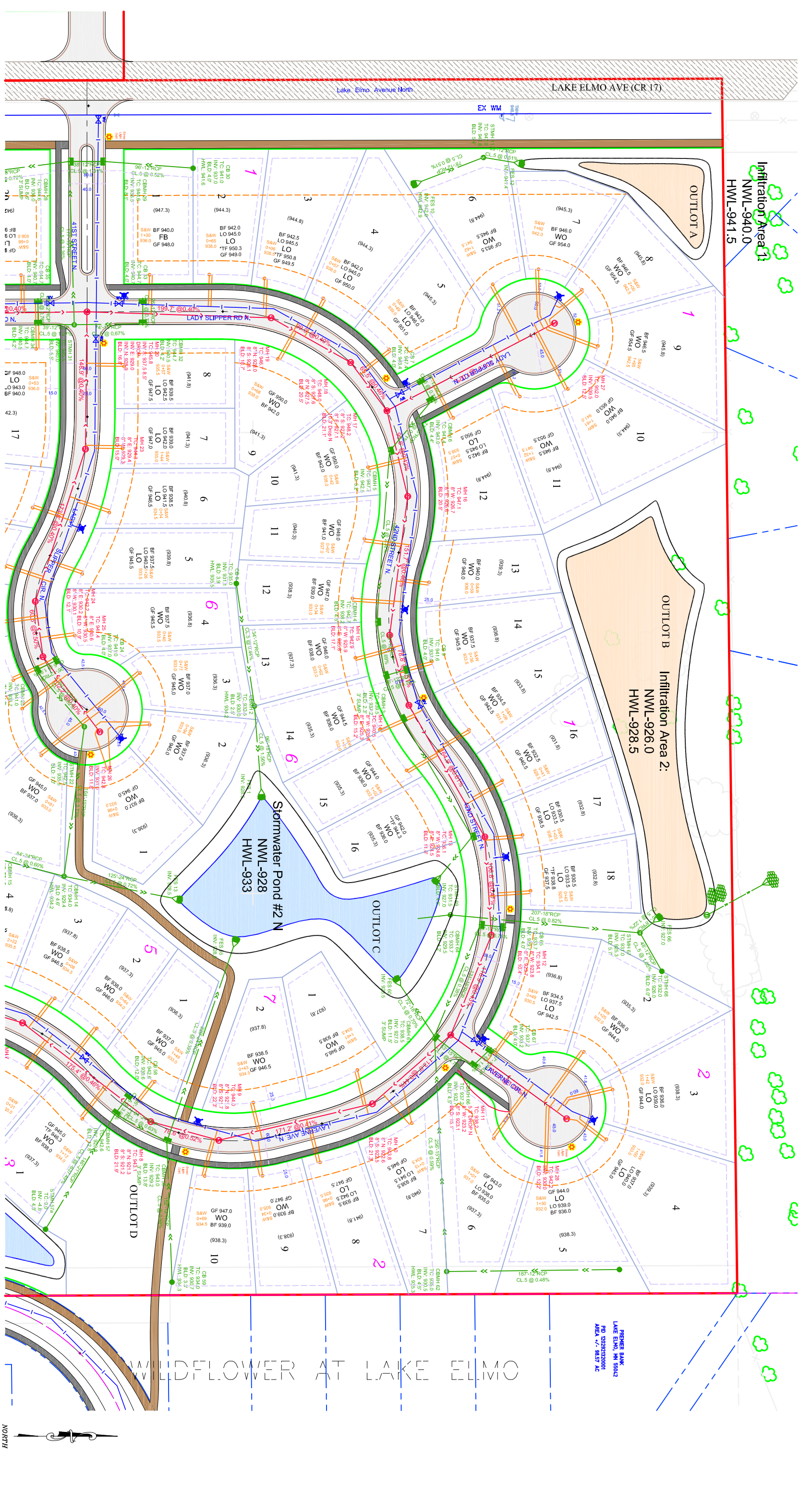
CITY PROJECT NO. _____

LAKE ELMO, MINNESOTA

PRELIMINARY UTILITY PLAN
 VILLAGE PRESERVE
 GW LAND DEVELOPMENT

FILE NO. 3120-047
 UP1
 UP4





NO.	BY	DATE	REVISIONS
01	ENJ	06/03/14	REVISIONS PER CITY COMMENT
02	ENJ	06/09/14	SITE REVISIONS

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Robert S. Mostad, P.E.
 Robert S. Mostad, P.E.
 Lic. No. 24718

ENGINEERS SURVEYORS PLANNERS

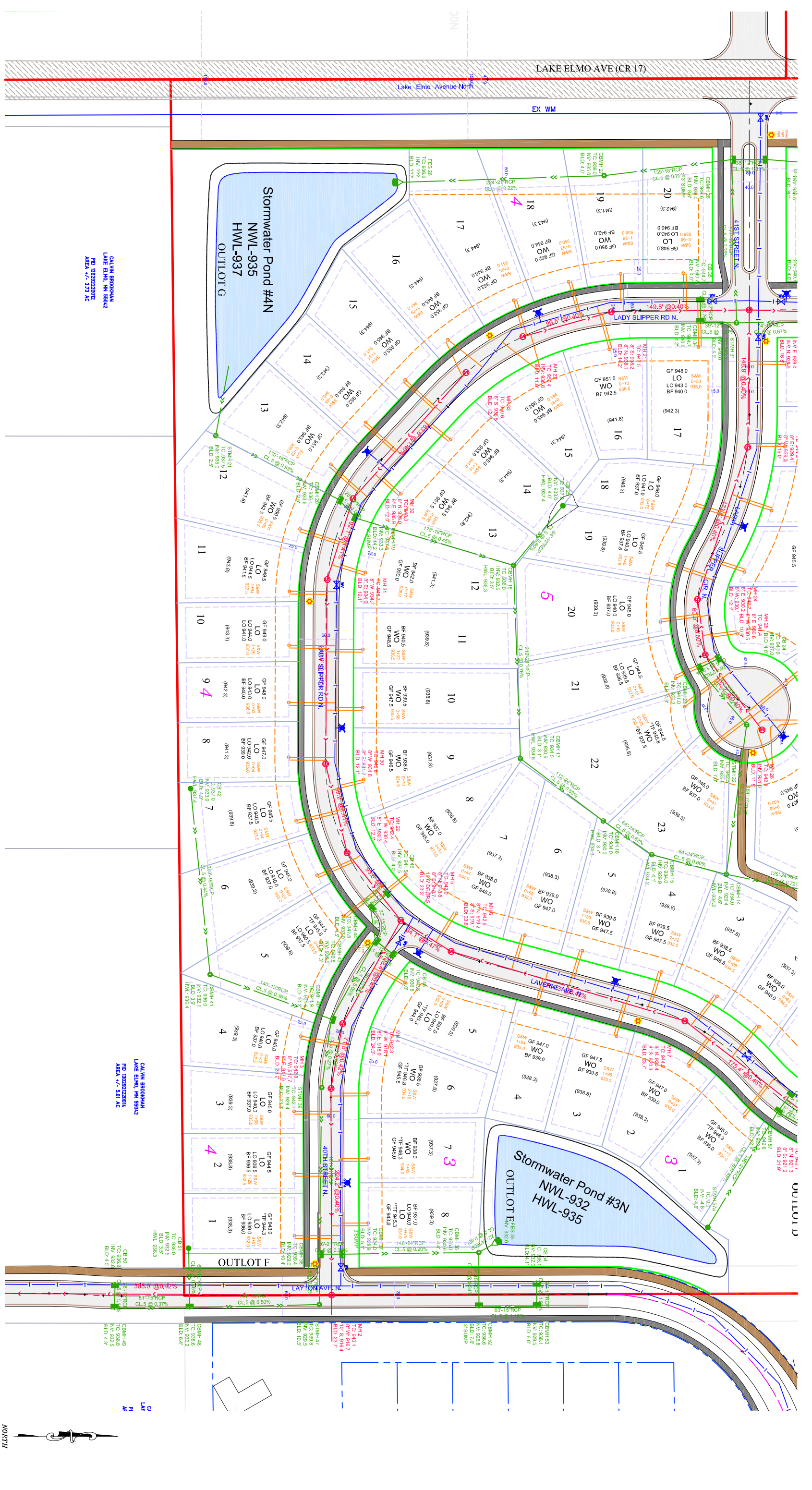
SATHRE-BERGOUST, INC.
 160 SOUTH BROADWAY WAZATA, MN 55391 (952) 476-6000

CITY PROJECT NO. _____

PRELIMINARY UTILITY PLAN

VILLAGE PRESERVE
GW LAND DEVELOPMENT

FILE NO. 3120-047
 UP2
 UP4



BASE PARCELS A-B	NO.	BY	DATE	REVISIONS PER CITY COMMENT
01	ERJ	08/03/14		
02	ERJ	08/09/14		

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Robert S. Moystad, P.E.
 Robert S. Moystad, P.E. Lic. No. 24778

SATHRE-BERGOUST, INC.
 160 SOUTH BROADWAY WAZAYATA, MN 55391 (952) 776-6000

ENGINEERS SURVEYORS PLANNERS

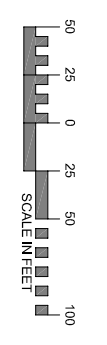
CITY PROJECT NO. _____

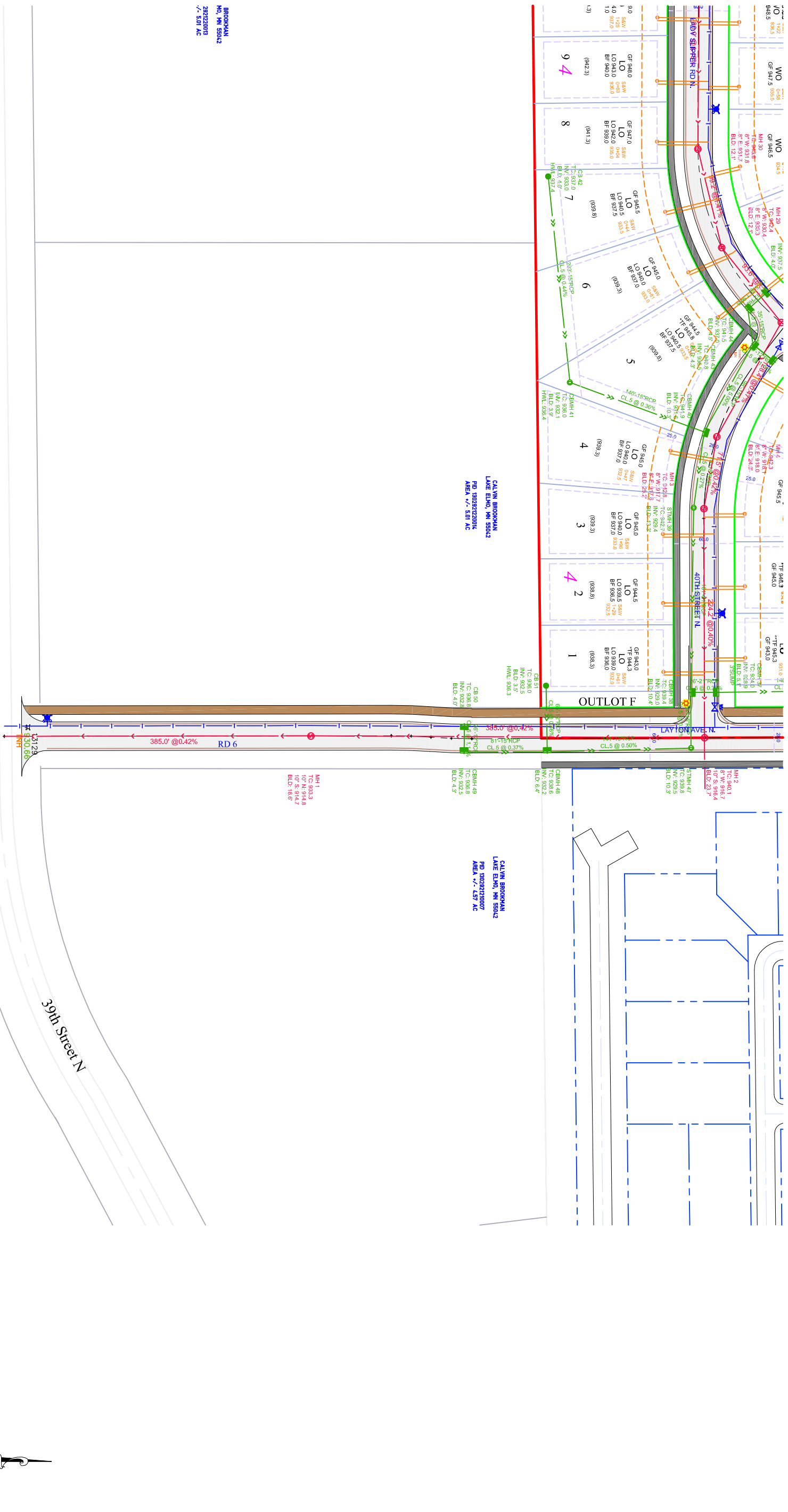
LAKE ELMO, MINNESOTA

**VILLAGE PRESERVE
 GW LAND DEVELOPMENT**

PRELIMINARY UTILITY PLAN

FILE NO. 3170-047
 UP3
 UP4





BROOKMAN
NO. MN 55042
28272807
7'-5.9' AC

CALVIN BROOKMAN
LAKE ELMO, MN 55042
PRO. REGISTRATION
AREA 77- 457 AC

CALVIN BROOKMAN
LAKE ELMO, MN 55042
PRO. REGISTRATION
AREA 77- 457 AC

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DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE PARCELS A-B	01	ERJ	08/09/14	
DRAWN BY	02	ERJ	08/09/14	SITE REVISIONS
ERJ				
CHECKED BY				
RSM				
DATE				
04/23/14				

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Robert S. Mostad
Robert S. Mostad, P.E.
Date: 04/23/14 Lic. No. 24728

ENGINEERS SURVEYORS PLANNERS

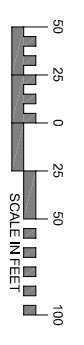
SATHRE-BERGQUIST, INC.
160 SOUTH BROADWAY WAUZATA, MN 55391 (952) 478-8000

CITY PROJECT NO. _____

LAKE ELMO, MINNESOTA

PRELIMINARY UTILITY PLAN
VILLAGE PRESERVE
GW LAND DEVELOPMENT

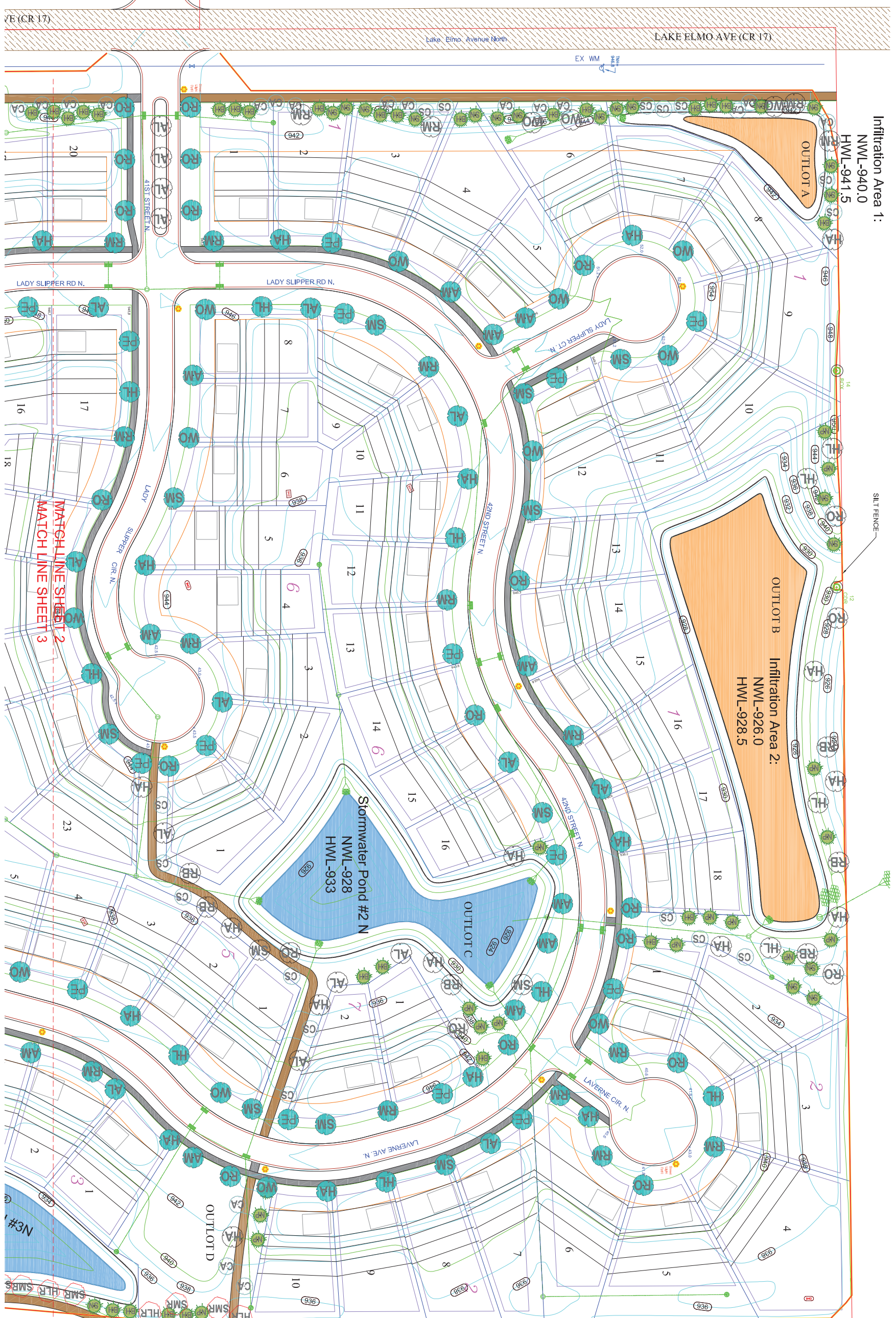
FILE NO. 3170-047
UP4
UP4



Infiltration Area 1:
 NWL-940.0
 HWL-941.5

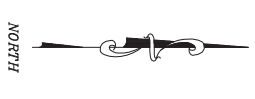
Infiltration Area 2:
 NWL-926.0
 HWL-928.5

Stormwater Pond #2 N
 NWL-928
 HWL-933



MATCHLINE SHEET 2
 MATCHLINE SHEET 3

PREMIE
 LAKE ELMO
 PID 1202
 AREA +/-



NO.	BY	DATE	REVISIONS
1	NM	6-5-14	Tree Protection Added; Shifted Trees for new base.
2	NM	6-9-14	New Base
3	NM	6-11-14	New Silt Fence

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I hereby certify that the design, preparation or project was prepared by the professional seal of the State of Minnesota.
 Signature: *[Signature]*
 Date: 4-26-14 Registration #: 20144

Norby & Associates
 Landscape Architects, Inc.
 100 East Second Street Chaska, MN 55318 (952) 361-0644

CITY PROJECT NO.
 LAKE ELMO,
 MINNESOTA

LANDSCAPE PLAN
 PARCEL B
 SCHILTGEN FARMS
 GW LAND DEVELOPMENT

FILE NO.
 3120-047
 LP2
 LP3

MEMORANDUM

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4285

Date: June 23, 2014

To: Nick Johnson, City Planner
Cc: Kyle Klatt, Planning Director

Re: Village Preserve – Parcel B
Preliminary Plat Review

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

An engineering review has been completed for the Village Preserve development by GW Land Development. Preliminary Plans were received on June 12, 2014. The submittal consisted of the following documentation prepared by Sathre-Bergquist, Inc.:

- Development Narrative, dated June 11, 2014.
- Revised Preliminary Site Plans dated 06.09.2014.
- Revised Landscape Plans dated 06.11.2014.
- Plan revision response letter dated 06.03.2014.

STATUS/FINDINGS: Engineering review comments are as outlined below. Comments that are underlined indicate potential site plan changes that may impact the preliminary or final plat:

WATERMAIN AND SANITARY SEWER PLANS

- The watermain may need to be oversized through part of the development in accordance with the 2030 Comprehensive Water System Plan. Watermain pipe oversizing will continue to be reviewed by City staff as the development progresses forward and oversizing may need to be incorporated as part of the final construction plans. Watermain oversizing is paid by the City as a reimbursement addressed within the development agreement.
- The sanitary sewer along Layton Avenue, from 39th Street to 40th Street, will need to be oversized to 10-inch trunk sanitary sewer. Sanitary sewer pipe oversizing will need to be incorporated as part of the final construction plans. Sanitary sewer oversizing is paid by the City as a reimbursement addressed within the development agreement.

STORM SEWER SYSTEM

- The storm sewer system or grading plans must be revised to provide the City standard minimum pipe cover of 3.5 feet. Throughout the site plan the storm sewer minimum cover has not been provided. It appears that additional cover can be easily accomplished in most areas. However a few areas may require grading plan design changes to provide an acceptable storm sewer system design.
- Drain tile is required as part of the City standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements at low points.
- The plat as proposed does not provide sufficient easements as required by the City design standards. All easements for City utilities must be a minimum of 30 feet with the pipe centered on the easement. Wider

easements may be required for deep pipes to meet OSHA excavation requirements. Most storm sewer easements are currently 20 feet, or 10 feet along one side.

- Additional catch basins are required as part of the final construction plans to meet the City standard maximum storm sewer run of 350 feet between catch basins along a residential street.
- The minimum storm sewer pipe size is 15-inch RCP except for storm sewer catch basin leads in the street. Plans should be revised accordingly.
- Catch basin sumps must be 4-feet in depth to meet VBWD requirements.

GRADING, STORM WATER MANGEMENT AND EROSION CONTROL

- Erosion Control Plans were not reviewed at this time. A detailed review will be completed with the review of the Final Construction Plans.
- The site plan is dependent upon and subject to a storm water management plan meeting State, VBWD and City rules and regulations. Storm water facilities proposed as part of the site plan to meet VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual. Plan modifications will be necessary to meet these requirements and standards and must be completed prior to grading operations or start of construction.
- Storm water pond, infiltration basin, and wetland HWLs must be fully contained within Outlots. The response letter indicates that this requirement has been met. However, close review of the grading plan indicates the HWL's encroach on the adjacent platted lots along Pond #3N and #4N. Grading and/or lot line revisions will be necessary to contain the HWL contours.
- Lot, grading and/or emergency overflow revisions are necessary to provide minimum required flood protection:
 - The plans must be revised to include a building elevation key for the elevations provided for the various building type (WO, LO, or FB).
 - The building low floor elevation must be a minimum 2 ft. above a storm water facility HWL.
 - Also, the building low opening elevation must be a minimum 1 ft. above an adjacent overland EOF. There exist several lots not meeting this protection level, therefore some adjustments are needed.
 - EOF's must be set at the calculated 100-year HWL or back to back storm events must be evaluated.
 - Additional easements are needed to protect EOFs and their corresponding flow paths from future grading changes. For example, additional easement is required along the rear lot lines for Lots 8-11, Block 4 to protect the EOF and flow path for extreme storm events.
- An emergency overflow (EOF) must be provided for infiltration Basin 1.
- Catch basin low points have been located along rear and side yard swales throughout development. A HWL must be provided for all drainage low points and the 100-year HWL area fully encompassed within a drainage utility easement.
- The proposed drainage plan indicates the direct discharge of storm water runoff from the site to the property to the north. The applicant must submit written permission from the impacted property owner acknowledging and consenting to this discharge location, volume and rate(s). Preliminary plat approval must be contingent upon receipt of this written permission.
- A wetland delineation report must be submitted that supports the narrative that no wetlands are present.

STREET PLANS

- The plans must be revised to lengthen all vertical sag curves to the City standard minimum K-value of 37.
- Relocate catch basins 43 and 46 to the low point at STA 0+53.75.
- Improvements along CSAH 17 (Lake Elmo Avenue) as required by Washington County will be the responsibility of the developer. Improvements should be included as a condition of preliminary plat approval.



Public Works Department

Donald J. Theisen, P.E.
Director

Wayne H. Sandberg, P.E.
Deputy Director/County Engineer

June 24, 2014

Nick Johnson
City Planner
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, MN 55042

RE: Washington County comments on the Preliminary Plat for the Village Preserve Residential Development, City of Lake Elmo

Dear Mr. Johnson,

Thank you for providing Washington County with the preliminary plat for the Village Preserve subdivision, in Section 12, Township 29N, Range 20W along County State Aid Highway (CSAH) 17/Lake Elmo Avenue in the City of Lake Elmo. The project consists of 97 detached residential dwelling units on 39.84 acres of land. Based on the plan provided, we have the following comments:

- The Functional Classification of CSAH 17/ Lake Elmo Avenue is "A" Minor Arterial Roadway, expander category. The preliminary plat identifies 75 feet of right-of-way of dedicated right-of-way from the center line of CSAH 17 which is acceptable to the County.
- According to the *Trip Generation Manual, 7th Addition ITE, 2003*, this development will generate 928 Average Vehicle Trips (AVT) per day. CSAH 17 will provide direct access into the site from the west and there will be an east extension of the local street into the next future subdivision.
- The 2012 Traffic Volumes on this section of roadway is 3000 Average Daily Trips (ADT) according to the Washington County 2012 Traffic Volumes Map. The Washington County Traffic Study prepared for the Washington County Comprehensive Plan 2030, has estimated that traffic will increase to 8250 TPD by 2030.
- The access point on CSAH 17 is acceptable to the County and will align with a future concept subdivision west of CSAH 17. Improvements to CSAH 17 are required at the new street intersection and based on future plans that this will be a 4- Way Intersection, right turn lanes and center left turn lanes should be considered and constructed at this time to provide for both future subdivisions. A plan section will need to be prepared and approved by the county traffic engineer and a Washington County Right-of-Way permit will be required for the turn lane improvements.
- The plans identify trail connections within the site as well as along CSAH 17. The Washington County Comprehensive Plan 2030, Planned Trail System, does not identify a trail corridor along this section of CSAH 17; however, future plans and county road projects may incorporate trails. The County will work with the city on

those future efforts. This trail will connect to future subdivisions to the north as well as to the Old Village Center and Lake Elmo Elementary school, south of the site.

- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right-of-way will not increase as part of the project.
- Access control must be dedicated to Washington County along the CSAH 17/Lake Elmo Avenue frontage, except for the opening corresponding to the City's right-of-way for the local street.
- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.
- A right-of way permit will be required for any work in the CSAH 15 right-of way as it relates to the development. A plan set is required with the application and include any grading, installation of culverts, installation of water and sewer services, left and right turn lanes on CSAH 15, parallel trail grading, signage and any landscaping and other improvements within county right-of-way.
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.

Thank you for the opportunity to comment on this preliminary plat. If you have any questions, please contact me at 651-430-4362 or ann.pung-terwedo@co.washington.mn.us. For permit applications, please contact Carol Hanson at Carol.hanson@co.washington.mn.us.

Regards,


Ann Pung-Terwedo
Senior Planner

C: Carol Hanson, Office Specialist



VILLAGE PRESERVE – DESIGN REVIEW REPORT **LAKE ELMO, MN**

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED JUNE 25TH, 2014

REVIEWED PLAN SET DATED JUNE 5TH, 2014

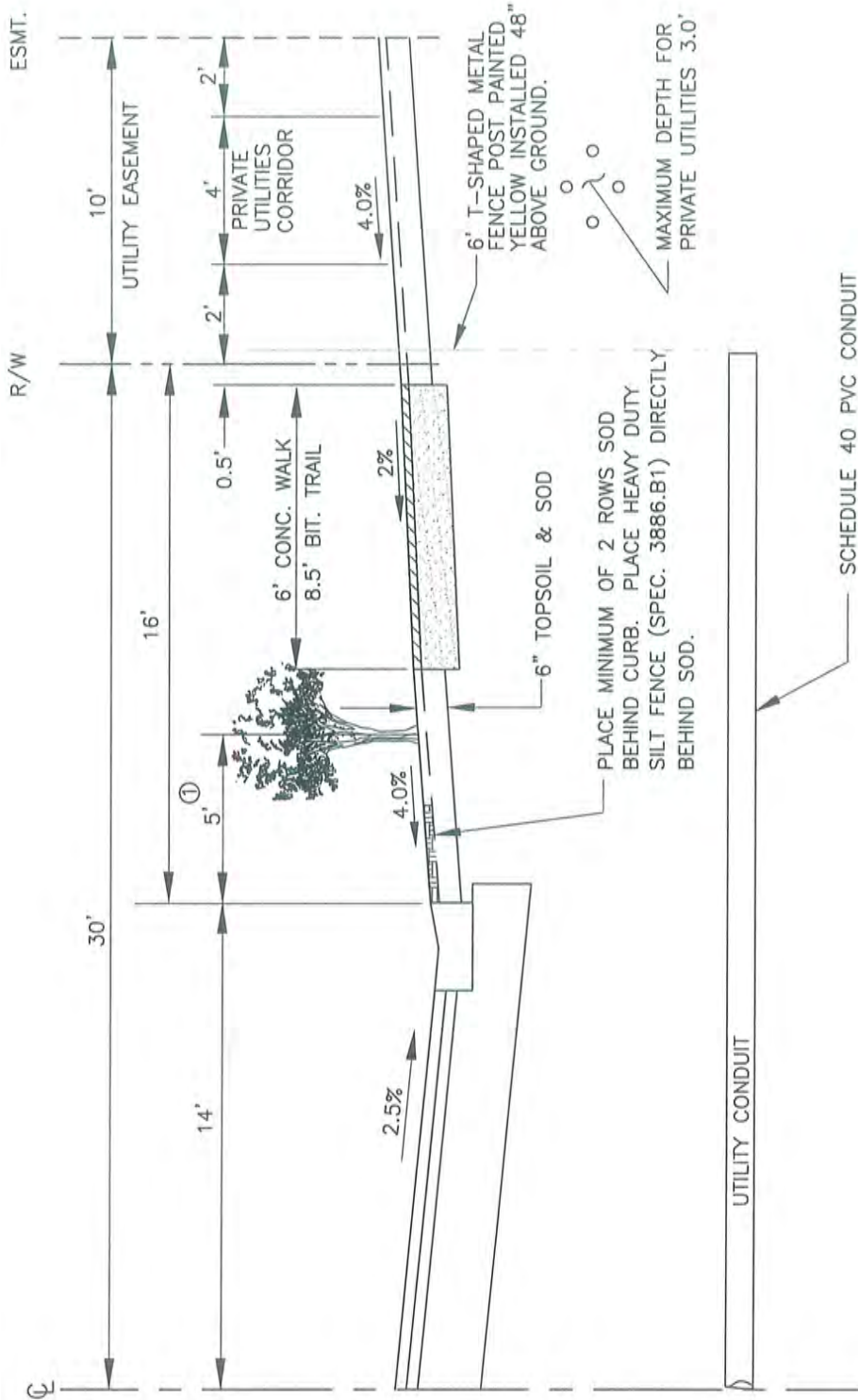
Required Action Items by Village Preserve Project Team

1. Boulevard Trees to be spaced no further than 50 feet on center.
2. See Typical Right of Way Layout – City of Lake Elmo Drawing No. 805 attached to this document for correct boulevard tree layout locations.
3. Please correct plant name spelling errors on sheet LP1.
4. Village Preserve Project Landscape Architect to provide temporary and permanent groundcover vegetation landscape plans for all lots, commonly held HOA & City R.O.W. areas.
5. Village Preserve Project Landscape Architect to provide landscape irrigation plans for all commonly held HOA & City R.O.W. areas.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

STEPHEN MASTEY, ASLA, CLARB, LEED AP BD+C
DIRECTOR OF DESIGN



- NOTES:
1. PLACE BOULEVARD TREES 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT;
8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.
 2. STREET LIGHTS/HYDRANTS SHALL BE LOCATED 5 FEET BACK OF CURB.

TYPICAL RIGHT OF WAY LAYOUT

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.

805

LAKE ELMO