



PLANNING COMMISSION  
DATE: 7/13/15  
AGENDA ITEM: 4B – PUBLIC HEARING  
CASE # 2015-21

ITEM: Wildflower Final Plat and Final PUD Plans (Phase 1)

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner  
Jack Griffin, City Engineer

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### **SUMMARY AND ACTION REQUESTED:**

The Planning Commission is being asked to consider a request to approve a final plat, final PUD development plans, and related zoning map amendments associated with the first phase of the Wildflower PUD development. The final plat includes 60 single family residential lots that will be located within the western portion of the overall development area. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

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### **GENERAL INFORMATION**

*Applicant:* Robert Engstrom Companies; 4801 West 81<sup>st</sup> Street, #101, Bloomington, MN

*Property Owners:* Robert Engstrom Companies; 4801 West 81<sup>st</sup> Street, #101, Bloomington, MN

*Location:* Part of Sections 12 and 13, Township 29 North, Range 21 West in Lake Elmo, north of 39th Street, west of Lake Elmo Avenue, and south of the northern Village Planning Area boundary line. PID Numbers 13.029.21.32.00001, 12.029.21.34.0001, 13.029.21.21.0001 and 12.029.21.43.0013.

*Request:* Application for Final Plat and Final Planned Unit Development (PUD) Plan approval for the first phase of a residential development to be named Wildflower. The final plat includes 60 single-family residential lots, while the remainder of the site will be platted as outlots for either public dedication, common open space, or to be reserved for future development.

*Existing Land Use and Zoning:* Agriculture, Woods/Natural Vegetation, Wetlands, Open Space.  
Current Zoning: RT – Rural Transitional.

*Surrounding Land Use and Zoning:* North – vacant/agricultural land, rural residential – RR zoning; west – agricultural land (future Village residential) – A, RT, and RR zoning; south – offices, business park land – C zoning; east open space/Field of St. Croix II subdivision – RR and OP zoning.

*Comprehensive Plan:* Village Medium Density Residential (3-4 units per acre)/Village Open Space Overlay

*History:* The property was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. The site has historically been used for farming activities, including the growing of agricultural crops. A large portion of the site is located in a FEMA Flood District. The City approved a Comprehensive Plan Amendment last year that removed portions of the site from the open space land category. The City also approved a PUD Concept Plan for the property on June 17, 2014, and a preliminary plat and preliminary PUD plans on April 7, 2015.

*Deadline for Action:* Application Complete – 7/2/15  
60 Day Deadline – 9/1/15  
Extension Letter Mailed – No  
120 Day Deadline – 10/31/15

*Applicable Regulations:* Chapter 153 – Subdivision Regulations  
Article 10 – Urban Residential Districts (MDR)  
Article 16 – Planned Unit Development Regulations  
§150.270 Storm Water, Erosion, and Sediment Control

## **REQUEST DETAILS**

The City of Lake Elmo has received a request from Robert Engstrom Companies for approval of a final plat and final PUD plan associated with the first phase of the Wildflower Planned Unit Development (PUD). The final plat will include the platting of 60 single-family residential lots, of which 22 will be the “garden villa” homes while the remainder will be the general single family homes located north of Wildflower Drive. The final plat includes the platting of a connection to the existing Layton Avenue right-of-way that will be shared between the Wildflower development and the adjacent Village Preserve single family neighborhood. As discussed during the concept and preliminary plat review, the subdivision will include a large amount of open space that will be owned and managed by the homeowner’s association along with a series of City-owned outlots that will serve as storm water infiltration and retention areas.

Please note that the attached application materials provided by the applicant include the final plat, final grading, drainage, and erosion control plans for the entire site, a set of supplemental plans that provide a complete set of plans that have been updated from the preliminary plat, and utility and street construction plans for the first phase public improvements. After an initial City review, the developer submitted updated documents for all of the plans listed above with the exception of the construction plans. The City Engineer will need to review a final set of construction plans as a condition of approval. Due to the larger amount of materials already included in the packet, Staff is not including the submitted construction plans with this report (these are available for viewing at City Hall).

Since the City’s approval of a preliminary plat, the developer has begun grading the site under a separate grading agreement with the City. The overall grading plans provided with the final plat therefore reflect the work that is currently taking place on the property. The initial construction access to the site has been provided via an existing private driveway from Highway 5, and this access will be eliminated once the new road off of 39<sup>th</sup> Street is completed. The final plans do show a driveway connection to the Richard Smith property north of Outlot G from the end of Blazingstar Lane as platted in the first addition. A portion of the driveway will be located over what will be the future extension of this road.

In advance of submitting an application for a final plat, the developer worked with the City and other external agencies to address the conditions attached to the City's approval of the preliminary plat. The end result of this process are the plans that have been labeled "Final Plan Supplemental Plans" that have been deemed compliant with the previous conditions of approval by the City. This includes the revising of several streets to meet the City's minimum requirements for width and other modifications from the preliminary plans. There are a few minor issues that need to be addressed as noted in the City Engineer's review memorandum, but none significant enough that they cannot be resolved through revisions to the final development plans or further review by the City Attorney. Staff has provided an update concerning the preliminary plat conditions in the latter sections of this report.

The applicant has submitted an updated plat and PUD development plan narrative and related submissions to the City, including a concept park layout for the shared park with the Village Preserve along with a lot profile sheet for the various types of lots that are planned. The overall project follows the preliminary plat very closely, and any modifications have been made in order to address the previous conditions of approval. Given the extensive reviews that have been performed on this development to date, Staff is not going to provide a detailed overview of the project as part of this report but would be happy to provide copies of any previous Staff reports on this matter upon request.

The final plat and supplemental plans address other review comments as noted in the following section of this report. As the applicant has worked to address the previous review comments and conditions of approval, there have been some minor modifications to the configuration of some lots within the subdivision to accommodate these revisions. These changes directly address preliminary plat review comments, and more specifically respond to the following:

- All roads have been designed to meet the City's minimum standards for width, both for streets that will have parking and those that will not.
- All outlots that will be owned by the City, the developer for future subdivision, and by the homeowner's association are all clearly labeled on the plans.
- The plans now include a sanitary sewer service stub that extends roughly halfway through Outlot H. This stub will be available for a future connection of sewer service to serve existing development to the north and east.
- The cul-de-sac widths, street design, and any street corners have been designed to comply with minimum City requirements and to accommodate emergency and public works vehicles.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Wildflower Preliminary Plat and Plans did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. Because the application is for approval of a final PUD plan, the request does require a public hearing to establish the final PUD zoning for the first phase of the development.

At this time, Staff is not recommended that the City establish a base zoning district for the development area. The three developers that have agreed to build the needed sanitary sewer connection south of the railroad tracks have yet to formally execute the required agreements to build

this line. Once these agreements have been executed, Staff will prepare the necessary map amendments to support the proposed Wildflower development. One of the conditions of approval notes that no permits (beyond model homes) may be issued until the new zoning for the area becomes effective. Staff has previously recommended a base zoning of MDR – Medium Density Residential for the residential portions of the subdivision and RR – rural residential for the open space and natural preservation areas.

Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City with the exceptions as noted below and as listed in the City Engineer’s report. These exceptions can be addressed with the submission of revised final plans, and primarily relate to details that need to be worked out before final approval of the construction plans. The City’s Landscape Architect has previously reviewed the landscape plan, and his comments have been used in the preparation of the final plan. Staff is recommending that the landscape plans be subject to final review by a landscape architect to address any plan modifications that are necessitated by the City Engineering comments. Although final construction plans still need to be reviewed and approved by the City, it is expected that any required modification can be accommodated by the developer without changing the final plat, and that these minor revisions may be made before the City releases the final plat for recording.

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## PLANNING AND ZONING ISSUES

The Wildflower development includes a request for a Planned Unit Development and some related flexibility as permitted under this ordinance. In order to grant a PUD, an applicant is required to demonstrate compliance with the City’s PUD applicant requirements and PUD Objectives. These requirements and objectives were previously detailed with the applicants’ preliminary plan submissions. For the most part, all portions of the development will be consistent with the zoning requirements for the City’s MDR – Medium Density Residential Zoning District, with the exceptions that were discussed during the concept and preliminary plan review and are summarized as follows:

<b><u>Setback</u></b>	<b><u>MDR Zoning District (Min.)</u></b>	<b><u>Courtyard Homes (Min.)</u></b>
Front Yard	25 feet	20 feet
Interior Side Yard	10 Feet Principal Structure Side / 5 Feet Garage Side	Same or 7.5 both sides
Corner Side Yard	15	10
Rear Yard	20 feet	20 feet
Lot Area	7,000 square feet	5,865 square feet
Lot Depth	N/A	100 feet
Lot Width	50 feet	50 feet
<b><u>Street Widths</u></b>	<b><u>City Standard</u></b>	<b><u>Wildflower</u></b>
Alley/Rear Access	Not Allowed	18 feet
<b><u>Cul-de-sac</u></b>	<b><u>City Standard</u></b>	<b><u>Prairie View Trail</u></b>
Maximum Length	1,000 feet	1,300 feet

All other requirements for the City's MDR zoning district will apply, including the allowed uses and other site and development standards.

Please note that the above table does not include any modifications from the numbers originally proposed by the developer. The purpose of this table is to document the minimum expectation for lots and homes in the development, and is otherwise consistent with the development plans. Other than the extended cul-de-sac length for Prairieview Trail, there have been no exceptions requested for the single family homes outside of the courtyard home area.

The overall site plan for the property follows the adopted concept plan very closely, and the final plat and plans are consistent with preliminary plat as well. The following is a general summary of the subdivision design elements that have proposed as part of the Wildflower final plat and plans:

Zoning and Site Information:

- Existing Zoning: RT – Rural Development Transitional District
- Proposed Zoning: MDR – Lot Area; RR – Conservation/Buffer Areas
- Total Site Area: 119.28 acres
- Total Residential Units: 145 (78 single family, 67 courtyard homes)  
60 with Final Plat (38 single family; 22 courtyard)
- Proposed Density (Net): 4.0 Units per acre (per developer)

Proposed Lot Dimensional Standards (Single Family Lots):

- Min. Lot Width: 80 ft.
- Lot Depth: 130 ft. (135 ft. typical)
- Lot Area: 8,000 sq. ft. (10,298 min.)
- Front Yard Setback: 25 ft.
- Side Yard Setback: 10 ft. living space; 5 ft. garage
- Rear Yard Setback: 20 ft.

Proposed Lot Dimensional Standards through Planned Unit Development Process (courtyard homes):

- As listed above

Proposed Street Standards:

- Per development plans with modifications as requested by the City Engineer

Proposed Street Standards:

- ROW Width – Local 60 ft. (per Subdivision Ordinance)
- Street Widths – Local: 28 ft. (per City standard)
- Street Widths – Other: 24 ft. (two way with parking one side)  
20 ft. (one way with parking)  
18ft. (one way with no parking)
- Alley/Rear Access 18ft. (proposed PUD standard)

The standards listed above are all either in compliance with the applicable requirements from the City's zoning and subdivision regulations, or are consistent with requested modifications through the proposed planned unit development (PUD). Based on Staff's review of the Preliminary Plat and Preliminary PUD Plan, the applicant has generally demonstrated compliance with the majority of the applicable codes, and the requested modifications or flexibilities as allowed under the City's PUD

Ordinance represent a reasonable request given the various design goals the applicant it trying to achieve.

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## REVIEW AND ANALYSIS

The preliminary plat and plans for Wildflower were approved with several conditions, which are indicated below along with Staff’s comments on the status of each. Staff is recommending approval of the final plat and plans with conditions intended to address the outstanding issues that will require additional review and/or documentation. In order to assist the Planning Commission with its review, Staff is also including a summary the critical issues that need to be resolved for the subdivision to move forward.

### Critical Issues Summary:

- 1) ***Conservation Easements.*** The developer is either proposing to implement new conservation easements over the common open space areas within the development, or will be keeping in place the conservation easements that were modified for Outlots J, I, and H. These new easements will need to be drafted and submitted to the City for formal adoption for the new areas, while the older easements must be formally executed and recorded one the final plat is also recorder with the County. There are two issues that Staff is has identified with the proposed or existing easements that must be subject to final review and approval by the City Attorney, including the following:
  - a. One of the preliminary plat conditions requires that a “legally binding agreement to prevent further residential or commercial development of all outlots planned for open space or conservation uses” be established by the developer. The City Attorney will need to review any proposed conservation easements for consistency with this condition.
  - b. The City Engineer has requested clarification that any existing or proposed conservation easements will not prohibit or impeded the City from installing and maintaining the proposed public infrastructure (including storm water ponds, sanitary sewer pipes, and storm water swales) over portions of these outlots. Staff is again asking that the City Attorney review these easement documents to ensure that the final language will not encumber the City in any manner.
- 2) ***Trail Construction and Easements.*** The developer has proposed an extensive system of public trails throughout the development. Prior to acceptance of these trails for public use, the developer will need to construct them to meet City specifications and will need to submit easements granting public use of the trails to the City for approval. The developer is asking that the proposed trail dedication and granting of conservation easement suffice for the park land dedication requirements. Staff is asking to see the final calculations for land and trail dedication in order to accurately account for the equivalent dedication that would have otherwise been provided.
- 3) ***Platting of Adjacent Property.*** The final plat and development plans include improvements that extend into the adjacent Village Preserve development, and specifically, portions of Wildflower Drive, Prairieview Trail, and storm water improvements. Should the Village Preserve Final Plat be recorded prior to Wildflower, this issue will no longer be relevant. Should Engstrom Companies wish to record its plat prior to Village Preserve, the developer will need to, at a minimum, secure the appropriate easements from the current land owner of

the Village Preserve (Gonyea) before the Wildflower final plat may be recorded. The applicant has demonstrated that there is an agreement in place between both parties, and has stated that this is a timing issue that will be satisfactorily resolved between the two developers.

- 4) **General Review Comments.** All other recommended conditions of approval relate to final details that must be addressed by the applicant and can be handled prior to release of the final plat for recording.

In order to provide the Planning Commission with an update concerning the conditions associated with the preliminary plat and plans for Wildflower, Staff has prepared the following:

**Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):**

- 1) No lots within a FEMA flood zone shall be approved as part of a final plat until such time that the City's Floodplain Management Map has been amended to remove these lots. As an alternative to amending this map, the developer must provide documentation that all structures will be built above the regulatory flood protection elevation, that any public infrastructure will also meet Floodplain Ordinance requirements, and that the proposed storm water ponds may be constructed within the floodplain area. ***Comments: This condition will apply to the final plat and all subsequent stages. The Valley Branch Watershed District has indicated that it will undertake a study to amend the FEMA flood delineations to lower the flood levels in this area to match those identified in the Goetschel Pond study. There are no buildable lots depicted on the final plat that are located in a flood district.***
- 2) Prior to any grading activity, the developer shall submit to the City temporary grading easements from the owner of the lots adjacent to Layton Avenue within the Brookman Addition in order to construct the improvements within this right-of-way as documented in the preliminary construction plans. ***Comments: These easements have been secured and grading has commenced within this area.***
- 3) The developer has requested the inclusion of public art within common areas and public property throughout Wildflower development. Prior to the placement of any art on publicly owned property or public rights-of-way, the developer and City shall enter into an agreement that clarifies the individuals or entities responsible for maintenance, upkeep and removal of any public art. No public art shall be lit in a manner that conflicts with the City's Lighting Ordinance. ***Comments: This is a condition that will apply to the future placement of public art within the development. To date, the developer has not provided the City with a specific plan or details concerning public art.***
- 4) Prior to the submission of a final plat for any portion of the Wildflower PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area. ***Comments: The developer is asking that the City accept the park land, trail, and open space conservation (nature preserve) areas as meeting the spirit and intent of the City's park land dedication requirements. If the City were to assign a specific amount of land dedication to the plat, the developer would be required to provide at least five acres of parkland. Staff is asking that he developer provide a total calculation for the trail and other park areas to help assess the specific trade-off between park land and common open space. Staff is recommending that the developer not be required to dedicate any additional land, and that the larger nature preserve account for any land dedication shortfall.***

- 5) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. **Comments: *The applicant has entered into a grading agreement with the City and grading work is presently occurring on the site.***
- 6) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer as described in a February 18, 2015 memorandum to the City concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties, prior to the submission of a final plat. **Comments: *The supplemental plans included in the final plat submission address the previous review comments. The City Engineer must still review and approve the final, detailed construction plans for the project.***
- 7) The developer shall minimize the number of rain gardens within public rights-of-way consistent with the review comments from the City Engineer. Any such storm water infiltration features shall be subject to review and approval by the City Engineer. **Comments: *All rain gardens as previously proposed have been eliminated from the plans.***
- 8) The preliminary development plans must be revised to comply with City Street standards as referenced in the City Engineer's review memorandum dated February 18, 2015. **Comments: *The plans have been updated to meet City standards.***
- 9) The City approves all requests for flexibility from City Zoning and Subdivision requirements with the exception of the street standards noted in the preceding condition. **Comments: *The revised plans address this condition.***
- 10) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision. **Comments: *The final plans do not include any specific references to the City's theming study. This condition was not a mandatory requirement.***
- 11) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated February 4, 2015. **Comments: *The City's consultant has reviewed the preliminary plans and offered comments that have been incorporated into the final plans. Staff is recommending that a landscape architect perform a final review and approval of these plans, and to specifically review any landscape elements that are impacted by the final construction plan review.***
- 12) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Homeowners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park, trails, or open space on the final plat. **Comments: *The maintenance agreement will be incorporated into the developer's agreement.***
- 13) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated February 18, 2015. **Comments: *The final plans have addressed***



*these comments except as noted by the City Engineer. A final review of the construction plans is pending and is recommended as a condition of approval.*

- 14) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements. *Comments: A developer's agreement will be submitted to the City Council either with or shortly after the final plat is approved.*
- 15) The developer shall provide an easement over or dedicate in a separate outlot all trails to be dedicated for public use. Any such trails shall be considered a park land dedication provide said trails are constructed by the developer with other public improvements within the subdivision. *Comments: Staff is asking that the developer provide an overall calculation for the land to be dedicated as trail easements or public park land. The developer must provide easements for these trails in a manner that will be approved by the City Attorney. These easements must be completed before the City will accept the any of the public improvements within Wildflower.*
- 16) The City will not approve a final plat for any portion of Wildflower until such time that the City has approved construction plans and received financial security related to the construction of the public improvement project to connect the 39th Street Sewer to the 30th Street lift station. *Comments: The City has approved a development contract for the Eastern Village Trunk Sewer project, and all parties are close to executing this agreement. Because Engstrom Companies has been one of the three private parties that will be funding the trunk sewer project, Staff is recommending that this condition be revised to state that no building permits (including model homes) will be issues within Wildflower until such time that an executed and funded development contract has been submitted to the City.*
- 17) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the Valley Branch Watershed District Permit. *Comments: The developers plan have been reviewed and approved by the Watershed District and grading work has commenced on this site in accordance with this permit.*
- 18) The developer shall maintain access to the Smith property (11514 Stillwater Boulevard North) during construction of the first development phase. Said access shall, at a minimum, be capable of supporting emergency management vehicles and be consistent with City access driveway standards. The existing driveway easement shall be vacated prior to the recording of the final plat. *Comments: The developer has been maintaining the existing private drive to the Smith residence during the grading work. This condition will continue to apply to the development until such time that the temporary connection to Blazingstar Lane is made. Upon the City's acceptance of the public improvements within Wildflower, the existing driveway access must be eliminated.*
- 19) The developer shall establish a legally binding agreement to prevent further residential or commercial development of all outlots that are planned for open space or conservation uses within the preliminary plat. *Comments: The developer is proposing to place a conservation easement over all open space outlots within the development. The City Attorney should review any such easements for consistency with this condition.*

Staff is recommending certain conditions that been specifically identified as part of the final plat review, and that have not otherwise been addressed by the applicant, be addressed as part of the Planning Commission's recommendation to the City Council. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to deem the final plans complete. Of particular concern to the City Engineer is ensuring that the City has adequate easements or right-of-way in place to support the proposed infrastructure. Staff is recommending that two of the planned rights-of-way be extended (but not otherwise improved) in order to address this matter.

Based on the above Staff report and analysis, Staff is recommending approval of the final plat and final development plans for phase one with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the final plat.

The recommended conditions are as follows:

***Recommended Conditions of Approval:***

- 1) The City Attorney shall review all proposed and existing conservation easements within the development area to ensure these easements will not encumber the City from installing and maintaining and the proposed public infrastructure (including storm water ponds and related improvements) over the City-owned outlots.
- 2) The developer shall provide easements for public access to all public trails and sidewalks that are not otherwise constructed within a public right-of-way. Any such easements shall be subject to review and approval by the City Attorney.
- 3) The developer shall dedicate additional right-of-way associated with the future extension of Prairieview Trail to accommodate the planned storm water improvements include with the first addition public improvements. This right-of-way shall extend to the westernmost limits of Outlot F.
- 4) The developer shall dedicate additional right-of-way associated with the future extension of Blazingstar Lane to accommodate the planned private driveway that will provide access to the exception parcel located north of Outlot G. The developer shall provide any easements necessary to ensure that this access may be accommodated once the plat has been recorded.
- 5) Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in a memorandum dated July 8, 2015 and any future reviews shall be incorporated into these documents before they are approved.
- 6) All recommended conditions of approval as requested by the City Engineer in his July 8, 2015 comment letter shall be incorporated by reference into the City's approval of the final plat and PUD plans.
- 7) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council

that delineates who is responsible for the design, construction, and payment of the required improvements for the Wildflower Final Plat and Final Development Plans with financial guarantees therefore.

- 8) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 9) A Common Interest Agreement concerning management of the common areas of Wildflower and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.
- 10) The developer is encouraged to incorporate elements from the Lake Elmo Theming Study into the final design of the community mailboxes within Wildflower.
- 11) The applicant shall deed Outlots B, C, J, and K to the City upon recording of the final plat.
- 12) The final landscape plan shall be updated to address the review comments from the City's landscape architecture consultant.

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## **DRAFT FINDINGS**

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Wildflower Final Plat and Final PUD Plans

- That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- That the proposed Final Plat for Wildwood consists of the creation of 60 single-family detached residential structures and an open space/nature conservation area.
- That the Wildflower Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on April 7, 2014.
- That the Wildflower Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Wildflower Final Plat generally complies with the City's Urban Medium Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- That the Wildflower Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- That the Wildflower Final Plat complies with the City's subdivision ordinance.

- That the Wildflower Final Plat and Final PUD Plan complies with the City’s Planned Unit Development Ordinance.
- That the Wildflower Final Plat is consistent with the City’s engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated July 8, 2015 and as otherwise identified in future reviews.

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**RECCOMENDATION:**

Staff recommends that the Planning Commission recommend approval of the Final Plat and Final Development Plans for Wildflower with the 12 conditions of approval as listed in the Staff report.

Suggested motion:

*“Move to recommend approval of the requested Zoning Map Amendment for the Wildflower planned development based on the findings of fact listed in the Staff Report.”*

**ATTACHMENTS:**

1. Application Form
2. Project Narrative
3. Contact Information
4. Developer Acknowledgements
5. Neighborhood Park Concept
6. Wildflower Lot Development Summary
7. City Engineer Review Comments – 7/8/15
8. Fire Chief Comments – 7/7/15
9. Final Plat
10. Final Plat Supplemental Plans
11. Final Grading Plans
12. Final Landscape Plans

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**SUGGESTED ORDER OF BUSINESS:**

- Introduction .....Planning Staff
- Report by Staff .....Planning Staff
- Questions from the Commission ..... Chair & Commission Members
- Open the Public Hearing .....Chair
- Close the Public Hearing.....Chair
- Discussion by the Commission ..... Chair & Commission Members
- Action by the Commission..... Chair & Commission Members

Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
LU File #: \_\_\_\_\_



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

## FINAL PLAT APPLICATION

Applicant: Robert Engstrom Companies  
Address: 4801 West 81st Street, Ste 101, Minneapolis, MN 55437  
Phone #: 952-893-1001  
Email Address: bob@engstromco.com

Fee Owner: Robert Engstrom Companies  
Address: 4801 West 81st Street, Ste 101, Minneapolis, MN 55437  
Phone #: 952-893-1001  
Email Address: bob@engstromco.com

Property Location (Address and Complete (long) Legal Description): \_\_\_\_\_  
NE Quadrant of the intersection of Stillwater Blvd. & Lake Elmo Ave.  
The North Half of the SW Quarter and the SE Quarter of the SW Quarter  
of Section 12, Township 29, Range 21, Washington County, Minnesota

General information of proposed subdivision: \_\_\_\_\_  
60 lot residential subdivision & Entire Development Grading  
(see Attached Summary)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature of applicant: Robert Engstrom Date: 5/21/15

Fee Owner Signature: Robert Engstrom Date: 5/21/15

## Wildflower at Lake Elmo Summary

Robert Engstrom Companies (REC) has acquired and has fee title to a 101-acre site, and also owns 16 acres for Outlots O & P, The Fields of St. Croix, Second Addition. The sites are immediately west of The Fields of St. Croix, Second Addition, and near the Village Center of Lake Elmo.

The overall land plan has 145 lots, planned in a manner that is organized within a context that has a structural relationship to the City of Lake Elmo, Village Center.

Approximately 60 acres will be converted to native habitat of Pollinator Prairie, native trees and shrubs, along with Association-owned parks. A mile and a half of bituminous trails will be installed on an easement to the City of Lake Elmo, thereby permitting the trails to be open to the public. The trails will be owned and maintained by the City. The native habitat open space will be owned by the Wildflower at Lake Elmo Community Association. The trails and open space will be developed and paid by REC. It is deemed that combination of the open space land, habitat installation and the trail expense more than exceeds any reasonable park dedication requirement. In addition, REC has prepared a Concept Park Plan for the adjoining Gonyea development and is donating an extra 8,737 square feet of land to add to the Gonyea park dedication. The schematic plan is attached.

The First Addition includes 60 home-sites, of which 22 are for the Garden Villa Homes. The Garden Villa Homes are primarily single-level homes, with Association maintenance of the grounds and a heavily landscaped, private interior park. The other home-sites are somewhat larger than offered in the marketplace, in order to provide more flexibility for architectural designs.

The homes will be built by individual builders, thereby providing more architectural diversity and personal service. REC will maintain architectural control of all homes and landscaping plans. Front-yard sidewalks will serve most of the homes.

The landscaping plan, which conforms to the City standards, will be enhanced by more interesting designs, and including more pollinator-friendly trees and shrubs. In addition, individual homeowners will be required to plant at least 100 square feet of native plants, as part of their landscaping plan. A Native Plant Trail is planned along a portion of the Promenade to provide educational value for homeowners and others.

Public Art will include some distinctive landscape designs such as benches and freestanding sculptural features. Any sculptures located on City ROWs will be approved in advance by the City.

The PUD flexibility should be an incentive to provide some unique designs for landscape details and also provide for a variety of lot line setbacks. [see attached exhibit]

A separate application for a development sign will be submitted for the access easement adjoining State Highway 5.

The stormwater design provides for a maximum amount of surface water to be retained on site.

Initial concerns/issues of the affected neighbors regarding proximity and view buffers have been addressed and agreed to by neighbors (Smith, Dupuis & Eischen) and the Wildflower developer.

Specific provisions are:

- Provide buffer and view screening plantings of selected deciduous, coniferous and shrub materials to the above mentioned properties.
- Remove/clear existing dead and invasive plant materials, and intersperse new plant materials.
- Remove planned lots and convert area to open space with berms and plantings. Provide new road access. Extend utilities and services to existing homestead. (Smith property).

Current status:

- Large tree plantings installed Fall, 2014 (Dupuis property).
- Shrubs planned for 2015.
- Other properties will be completed as appropriate to construction progress and access.

We do not anticipate any other issues, weather dependent.

A Conservation Easement will be executed in favor of the City of Lake Elmo for the open space areas that are owned by the Wildflower at Lake Elmo Community Association.

**Directory**

Developer: Robert Engstrom Companies  
4801 W 81<sup>st</sup> Street, Suite 101  
Bloomington, MN 55437  
952-893-1001  
Bob Engstrom  
Paul Engstrom

**Engineering & Surveying:**

Pioneer Engineering  
2422 Enterprise Drive  
Mendota Heights, MN 55120  
651-681-1914  
Paul Thomas  
John Molinaro

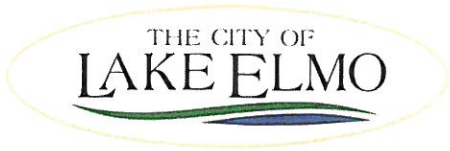
Architect: Design Forum  
4801 W 81<sup>st</sup> Street, Suite 101  
Bloomington, MN 55437  
612-618-7406  
Jerry Mazarra

Soils: Haugo GeoTechnical Services  
13570 Grove Drive, #278  
Maple Grove, MN 55311  
612-554-4829  
Paul Haugo

**General Contractor:**

S. M. Hentges & Sons, Inc.  
650 Quaker Avenue  
Jordan, MN 55352  
952-492-5700  
Gary Zajac





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.

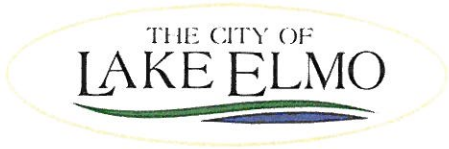
I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined 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 Robert Engstrom Date 5/21/15

Name of applicant ROBERT ENGSTROM Phone 952-893-1001  
(Please Print) COMPANIES

Name and address of Contact (if other than applicant) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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 Robert Engstrom Companies  
(Please Print)

Street address/legal description of subject property \_\_\_\_\_

NE Quadrant of the intersection of Stillwater Blvd. & Lake Elmo Ave.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Robert Engstrom  
Signature

5/21/15  
Date

**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.

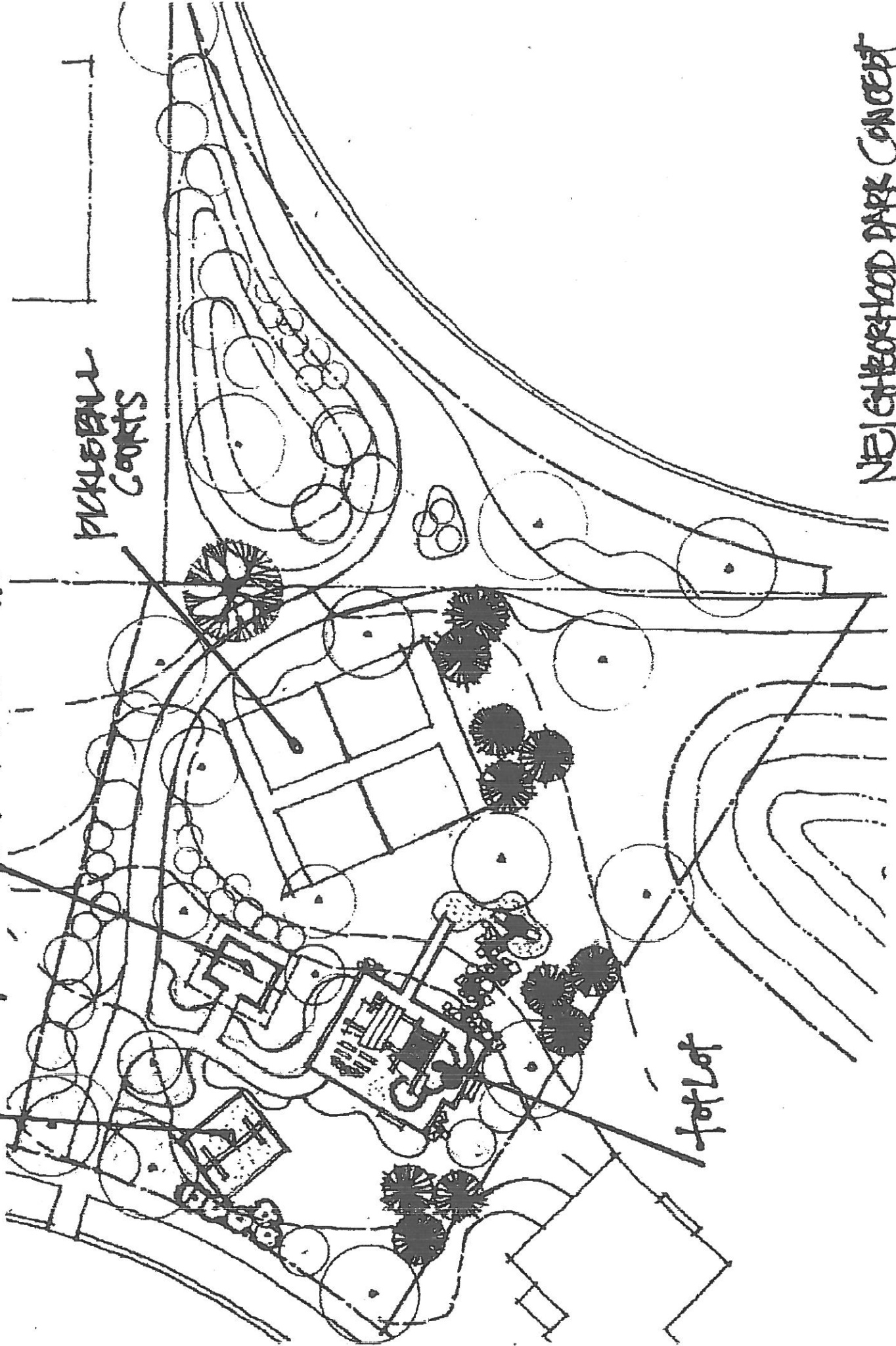
**If a joint venture or partnership is the fee owner**, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

SWINGS  
SCREENED ENCLOSURE

PICKLEBALL  
COURTS

tot lot

NEIGHBORHOOD PARK CONCEPT



# WILDFLOWER \*

## LOT PROFILE ( SFD )

	RIDGE LOTS	CONSERVANCY LOTS	PRAIRIE LOTS	COURTYARD LOTS
QUANTITY	9	13	54	67
AVG DIMENSION	VARIABLE	VARIABLE	85'x145' +/-	60'x115' +/-
AVG SIZE (S.F.)	18,585	21,600	12,325 +/-	7,015 +/-

## SETBACKS

	RIDGE LOTS	CONSERVANCY LOTS	PRAIRIE LOTS	COURTYARD LOTS
FRONT YD.	25'	25'	25'	20'+
SIDE YD. HOUSE: GARAGE: STREET:	15' 10' 25'	15' 10' 25'	10' 5' 15'	10' (OR 7.5') 5' (OR 7.5') 15'
REAR YD.	VARIABLE To maintain bluff vegetation and slope erosion (25' Minimum)	VARIABLE To maintain bluff vegetation and slope erosion (25' Minimum)	30'	20'+

## COURTYARD LOTS:

SPECIFIC CONDITIONS FOR SETBACK DESIGN FEATURES, FRONT, REAR & SIDE YARDS,  
TO ALLOW FOR OVERLAPPING ARCHITECTURAL AND LANDSCAPE ELEMENTS IN SETBACK AREAS.

A.	FIREPLACE BUILD OUTS (CHIMNEY & VENT BOXES)	2'-0" MAX.
B.	WINDOW BAYS OR BOX OUT FEATURES (CANTILEVERED)	2'-0" MAX.
C.	CANTILEVERED FLOOR AREAS (1 & 2 STORIES)	2'-0" MAX.
D.	FRONT PORCHES	10'-0" MAX. PAST HOUSE FRONT FACE
E.	ROOF OVERHANGS, ALL SIDES	3'-6" MAX.
F.	HIGH FENCES - NOT ATTACHED TO HOUSE (MAX. HT. 6') SIDE YARD SETBACK	3'-0" MAX. DISTANCE FROM SETBACK LINE
G.	LOW FENCES (30"- 42" HT.) - FRONT & REAR YD - ALLOWED, CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS AND GARDEN AREAS.	FRONT YD - 8'-0" INSIDE FRONT YARD P.L. REAR YD: NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE
H.	DECKS & PATIOS - FRONT YD.	6'-0" INSIDE FRONT P.L.
I.	DECKS & PATIOS - SIDE YD.	3'-0" MAX. DISTANCE FROM SETBACK LINE
J.	DECKS & PATIOS - REAR YD.	NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE
K.	TRELLIS, ARBORS, GATEWAYS & FEATURES	LOCATION & SIZE TO BE CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS & GARDEN AREAS. EXACT FEATURE DESIGN AND LOCATION TO BE REVIEWED AND APPROVED BY R.E.C. DESIGN REVIEW PROCEDURE.

8-21-2014

8-26-2014

11-5-2014 - TOTAL LOTS: 143

AS IS 5/28/2015

# MEMORANDUM

Cara Geheren, P.E. 651.300.4261  
Jack Griffin, P.E. 651.300.4264  
Ryan Stempski, P.E. 651.300.4267  
Chad Isakson, P.E. 651.300.4283

Date: July 8, 2015

To: Kyle Klatt, Planning Director  
From: Jack Griffin, P.E., City Engineer

Re: Wildflower at Lake Elmo  
Phase 1 Final Plat Review

An engineering review has been completed for the revised Final Plat Supplemental Plans and Wildflower at Lake Elmo 1st Addition Final Plat. The submittal consisted of the following documentation prepared by Pioneer Engineering, Inc. and received on July 6, 2015:

- Response memorandum dated July 2, 2015.
- Final Plat Supplemental Plans dated July 2, 2015.
- Revised Final Grading, Drainage and Erosion Control Plans dated July 2, 2015.
- Wildflower at Lake Elmo 1<sup>st</sup> Addition Final Plat.

**STATUS/FINDINGS:** An engineering review has been separated for Final Plat conditional approval and Final Construction Plan approval. Please see the following review comments relating to the Final Plat application.

### FINAL PLAT – 1ST ADDITION

- Final Plat approval must be contingent upon the Village Preserve Final Plat being recorded with Washington County to ensure adequate R/W is platted for Prairieview Trail and Wildflower Drive. The entire street R/W for Prairieview Trail and Wildflower Drive must be platted and recorded at the County, or executed roadway and utility easements in the City’s standard easement form must be provided to the City, prior to the start of street and utility construction.
- A drainage and utility easement must be provided over Outlot O to accommodate the storm sewer pipe proposed as part of the Phase 1 construction along Lots 3-5 and 21-23, Block 5.
- Final Plat approval must be contingent upon a revised Final Plat that includes additional Prairieview R/W (approx. 140 feet) to include the street R/W necessary to accommodate the Phase 1 storm sewer pipe being constructed from Pond 3N to the Outlot C storm water pond (Pond 200).
- As required, Outlots B, C, J and K are proposed to be dedicated to the City as part of the Plat.
- Final Plat approval must be contingent upon Outlot J being dedicated to the City free from any and all restrictions from third party easements to ensure that the City has no restrictions going forward in regards to operation, maintenance and replacement of the storm water infrastructure.
- Final Plat approval must be contingent upon the Outlot H drainage and utility easement being fully available to the City for the ongoing ownership, maintenance and replacement of the City sanitary sewer pipe, free from any restrictions by third party easements.
- The Outlot A is shown as HOA owned with a drainage and utility easement over the Outlot. This easement must be revised as a trail, drainage and utility easement.

- The Outlot F is shown as HOA owned with a drainage and utility easement over the Outlot. This easement must be revised as a trail, drainage and utility easement.
- The Outlot L is shown as HOA owned with a drainage and utility easement over the Outlot. This easement must be revised as a sidewalk, drainage and utility easement.
- The Final Plat must be contingent upon the completion of the Village East Trunk Sanitary Sewer from the Reid Park Lift Station to the UPRR. The conditional approval should include provisions to not allow building permits, including model homes, until construction of the Village East Trunk Sanitary Sewer from the Reid Park Lift Station to the UPRR has commenced, a letter of credit to secure the construction is in place, and a schedule for completion has been determined.

FINAL PLAT SUPPLEMENTAL PLANS: Final Plat approval must be contingent upon the Final Plat Supplemental Plans being revised and resubmitted per the following review comments:

- Revise Outlot H to include a blanket drainage and utility easement.
- Revise Outlot A drainage and utility easement to include trail, drainage and utility easement.
- Revise Outlot F drainage and utility easement to include trail, drainage and utility easement.
- Revise Outlot L drainage and utility easement to include sidewalk, drainage and utility easement.

#### FINAL CONSTRUCTION PLANS

- No construction, except for grading operations may occur on the site until the applicant has received City Engineer approval for the final street and utility construction plans and has obtained all applicable permits for the Subdivision.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- Final construction plan review comments will be provided separately to assist the applicant with the completion of Final Construction Plans.

**Station #1**  
3510 Laverne Ave. No.  
Lake Elmo, MN 55042  
651-770-5006



**Station #2**  
4259 Jamaca Ave. No.  
Lake Elmo, MN. 55042  
651-779-8882

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**LAKE ELMO FIRE DEPARTMENT**

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July 7, 2015

Review of the FINAL PLAT AND FINAL PUD PLAN – WILDFLOWER AT LAKE ELMO

Following a review of the packet provided, I have concerns related to the following:

- February 13, 2015 – *“Hydrant placement/spacing. Hydrants need to be placed at intersections to be most advantageous for emergency response and spaced per our requirements, with spacing of hydrants not to exceed 500’”*.  
There are still areas that do not meet our minimum requirement of hydrant spacing not to exceed 500’. This spacing is measured via travel distance, (roadway) between hydrants. Please resubmit drawing showing corrections.
- I also have concerns regarding the placement of hydrants along what is currently named WILDFLOWER DRIVE. With hydrants located only on one side of the roadway, it may become necessary for us to shut down this main access road when using these hydrants for fire suppression to the north.
- Street naming to remain consistent with current program as adopted by City Council. This matter was addressed in my review letter dated February 13, 2015 and based on the current drawings, this development is not in compliance.
- I am concerned with the name of the development being “WILDFLOWER” as we already have a WILDFLOWER SHORES development located on Hwy5 on the West end of Lake Elmo. As with our previous discussion with Council regarding street naming and our goal of avoiding “confusion” for emergency responders, the name similarity could create problems as well.
- This item was identified in February and I don’t know if it has been addressed?  
*I have concerns with the turning radius of islands shown, especially the “tear drop” design as this presents problems for us getting several large apparatus into these areas, even more so in the winter.*
- This item was identified in February and I don’t know if it has been addressed?  
*Road widths must comply with current standards. Narrow roads create problems for us. When there is a structure fire we need to get several apparatus to the scene. There may be alternatives offered up such as “one way” or “no parking”, which experience has shown us that these are easily disregarded and when you factor in narrowing due to snowbanks, this creates difficulty in responding.*

Sincerely,

Greg Malmquist, Fire Chief

*“Proudly Serving Neighbors & Friends”*

# WILDFLOWER AT LAKE ELMO 1ST ADDITION

KNOW ALL PERSONS BY THESE PRESENTS that Robert Engstrom Companies, a Minnesota corporation, owner of the following described property:

The North Half of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, EXCEPT the following described part thereof:

All that part of the Northeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, described as follows:

Beginning at the center of said Section 12; thence due South along the east line of said Northeast Quarter of the Southwest Quarter a distance of 1240.5 feet, thence at right angles due West a distance of 200 feet, thence North 55 degrees 00 minutes 00 seconds West a distance of 270 feet, thence due North a distance of 617 feet, thence at right angles due East a distance of 147 feet, thence at right angles due North a distance of 466 feet more or less to the North line of said Northeast Quarter of the Southwest Quarter, thence Easterly along the North line of said Northeast Quarter of the Southwest Quarter a distance of 274.17 feet to the place of beginning.

Also EXCEPT:

The North 330.88 feet of the Northwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 29, Range 21, Washington County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter of said Section 13; thence West on the North line thereof 35 feet to a point, thence South and parallel to the East line of said quarter section to the North line of Truck Highway No. 212; thence Northeast on the North line of said Highway to the East line of said quarter section, thence North on the East line of said quarter section to the place of beginning.

AND

Outlets D and P THE FIELDS OF SAINT CROIX 2ND ADDITION according to the recorded plat thereof, Washington County, Minnesota.

Outlet P is Torrens property - Certificate of Title Number 54384.

Has caused the same to be surveyed and platted as WILDFLOWER AT LAKE ELMO 1ST ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Robert Engstrom Companies, a Minnesota corporation, has caused these presents to be signed by Robert E. Engstrom this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF MINNESOTA

Signed: Robert Engstrom Companies, a Minnesota corporation

Robert E. Engstrom, its President

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_, by Robert E. Engstrom, its President of Robert Engstrom Companies, a Minnesota corporation, on behalf of the corporation.

Notary Public, \_\_\_\_\_

My Commission Expires \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been set, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Peter J. Hawkinson, Licensed Land Surveyor  
Minnesota License No. 42299

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_, by Peter J. Hawkinson, Licensed Land Surveyor

Notary Public, \_\_\_\_\_

My Commission Expires \_\_\_\_\_

## CITY PLANNING COMMISSION, Lake Elmo, Minnesota

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
Secretary

## CITY COUNCIL, Lake Elmo, Minnesota

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

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Clerk

## COUNTY SURVEYOR, Washington County, Minnesota

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Washington County Surveyor

By: \_\_\_\_\_

## COUNTY AUDITOR/TREASURER, Washington County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the real estate hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes, and transfer has been entered on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Washington County Auditor/Treasurer

By: \_\_\_\_\_  
Deputy

## COUNTY RECORDER, Washington County, Minnesota

Document Number \_\_\_\_\_

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M and was duly recorded in Washington County Records.

By: \_\_\_\_\_  
Washington County Recorder

By: \_\_\_\_\_  
Deputy

## COUNTY REGISTRAR OF TITLES, Washington County, Minnesota

Document Number \_\_\_\_\_

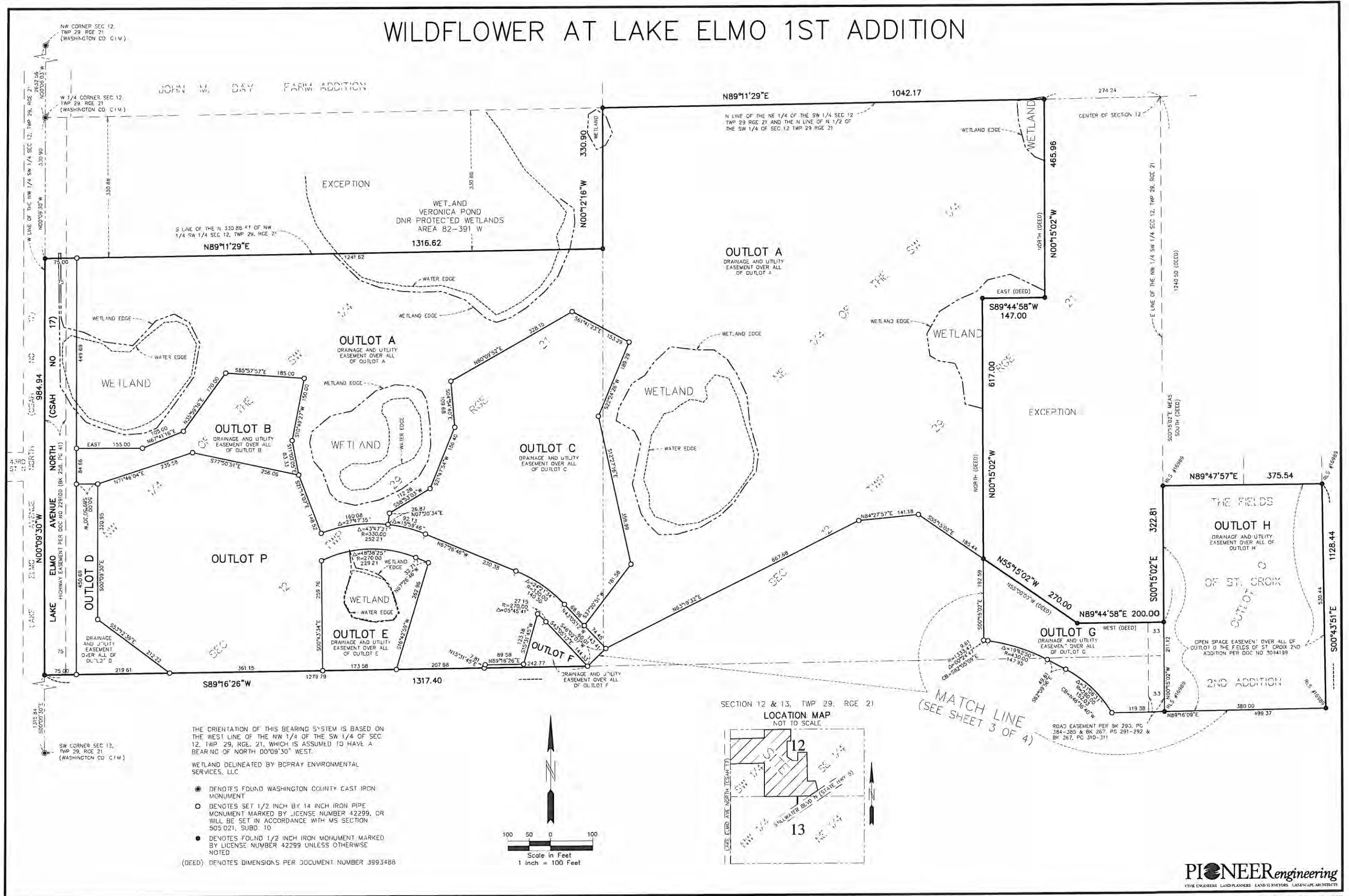
I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M and was duly recorded in Washington County Records.

By: \_\_\_\_\_  
Washington County Registrar of Titles

By: \_\_\_\_\_  
Deputy



# WILDFLOWER AT LAKE ELMO 1ST ADDITION

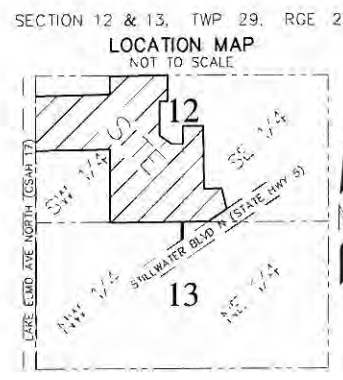
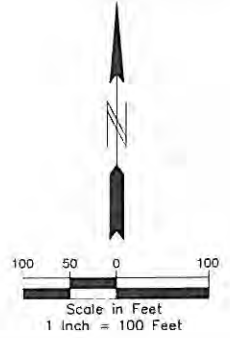


THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SEC 12, TWP 29, RGE 21, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°09'30" WEST.

WETLAND DELINEATED BY BOPRAY ENVIRONMENTAL SERVICES, LLC.

- DENOTES FOUND WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505 021, SUBD. 10
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED

(DEED) DENOTES DIMENSIONS PER DOCUMENT NUMBER 3993488

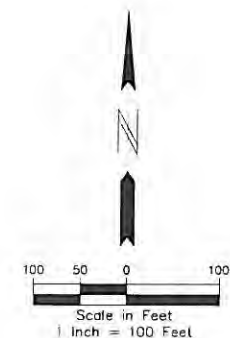
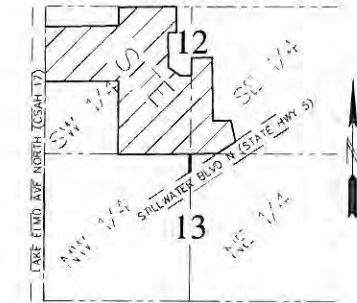


MATCH LINE  
(SEE SHEET 3 OF 4)

# WILDFLOWER AT LAKE ELMO 1ST ADDITION

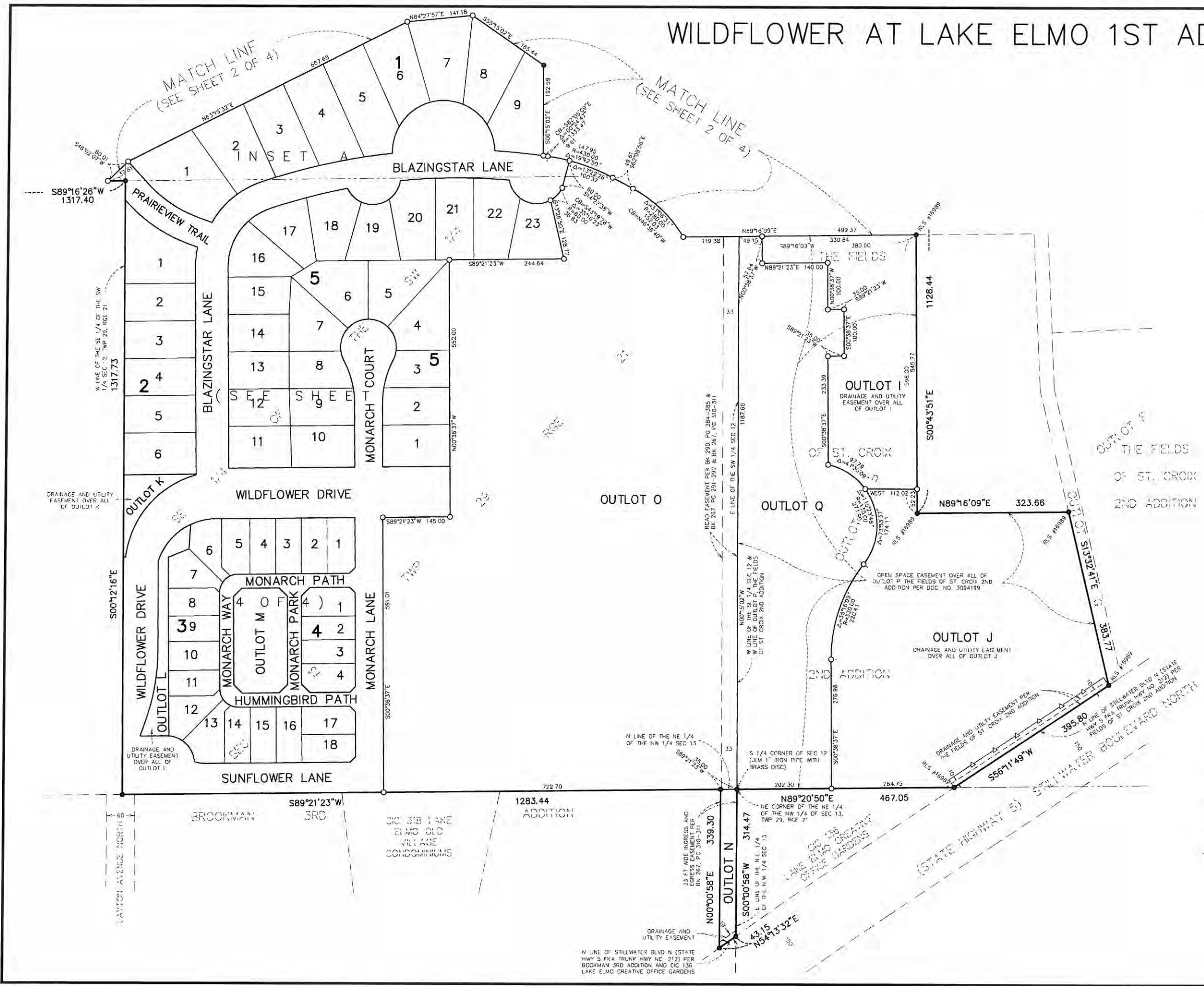
SECTION 12 & 13, TWP 29, RGE 21

LOCATION MAP  
NOT TO SCALE



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SEC 12, TWP 29, RGE 21, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°09'30" WEST

- DENOTES SET 1/2 INCH BY 1/4 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED
- △— DENOTES CONTROLLED ACCESS

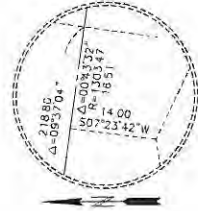


N LINE OF STILLWATER BLVD N (STATE HWY 5 FKA TRUNK HWY NC 212) PER BROOKMAN 3RD ADDITION AND CIC 136 LAKE ELMO CREATIVE OFFICE GARDENS

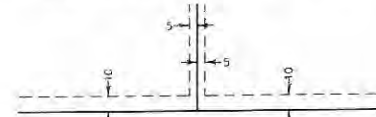
# WILDFLOWER AT LAKE ELMO 1ST ADDITION

INSET A  
(SEE SHEET 3 OF 4)

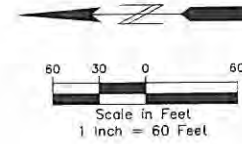
DETAIL B



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

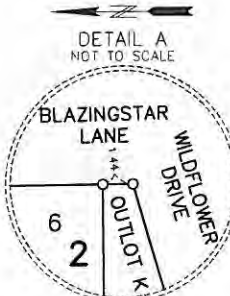
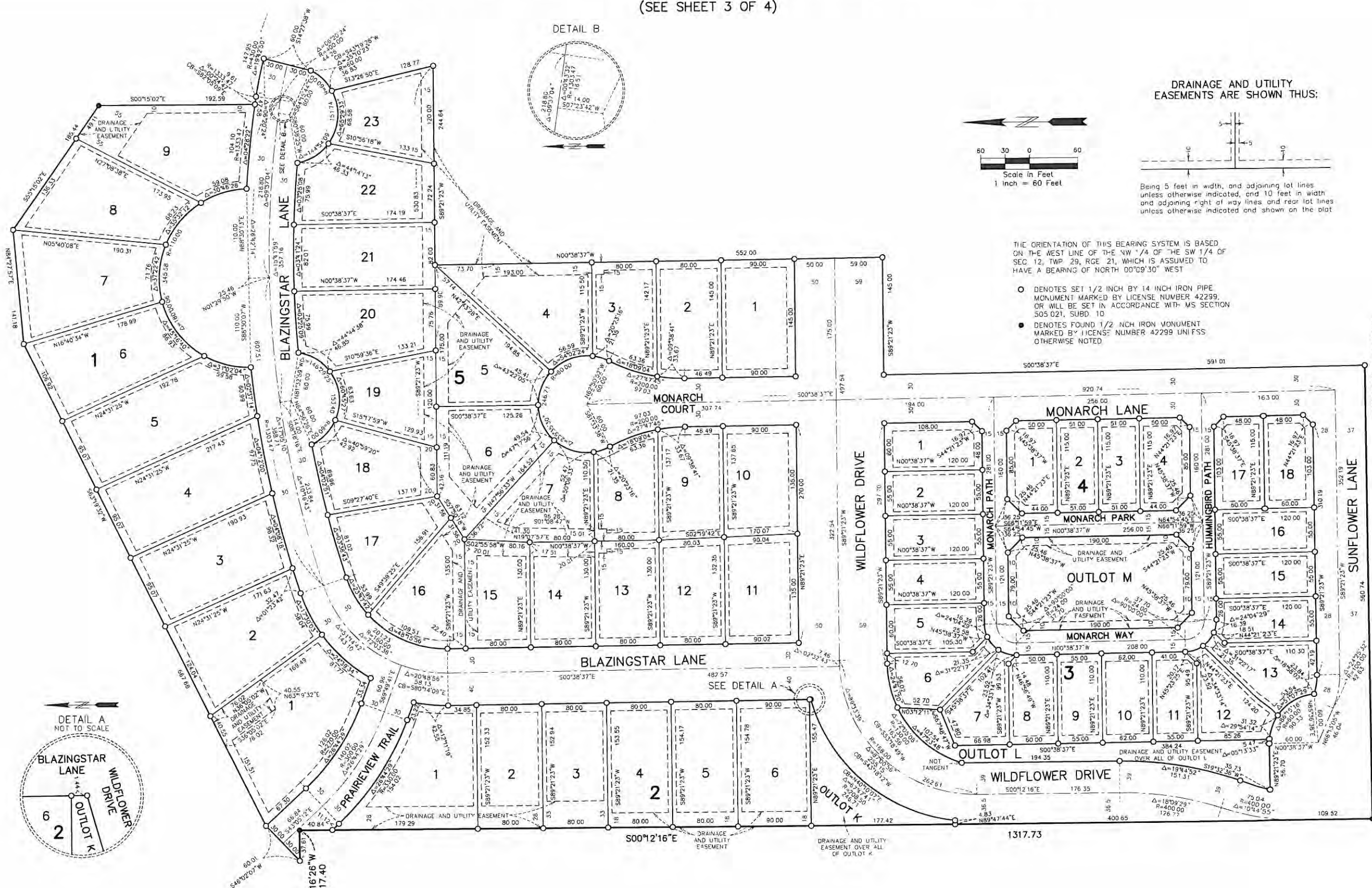


Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise indicated and shown on the plat.



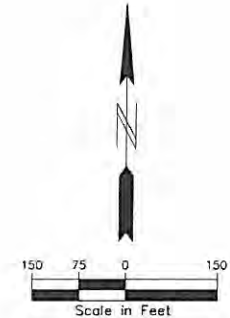
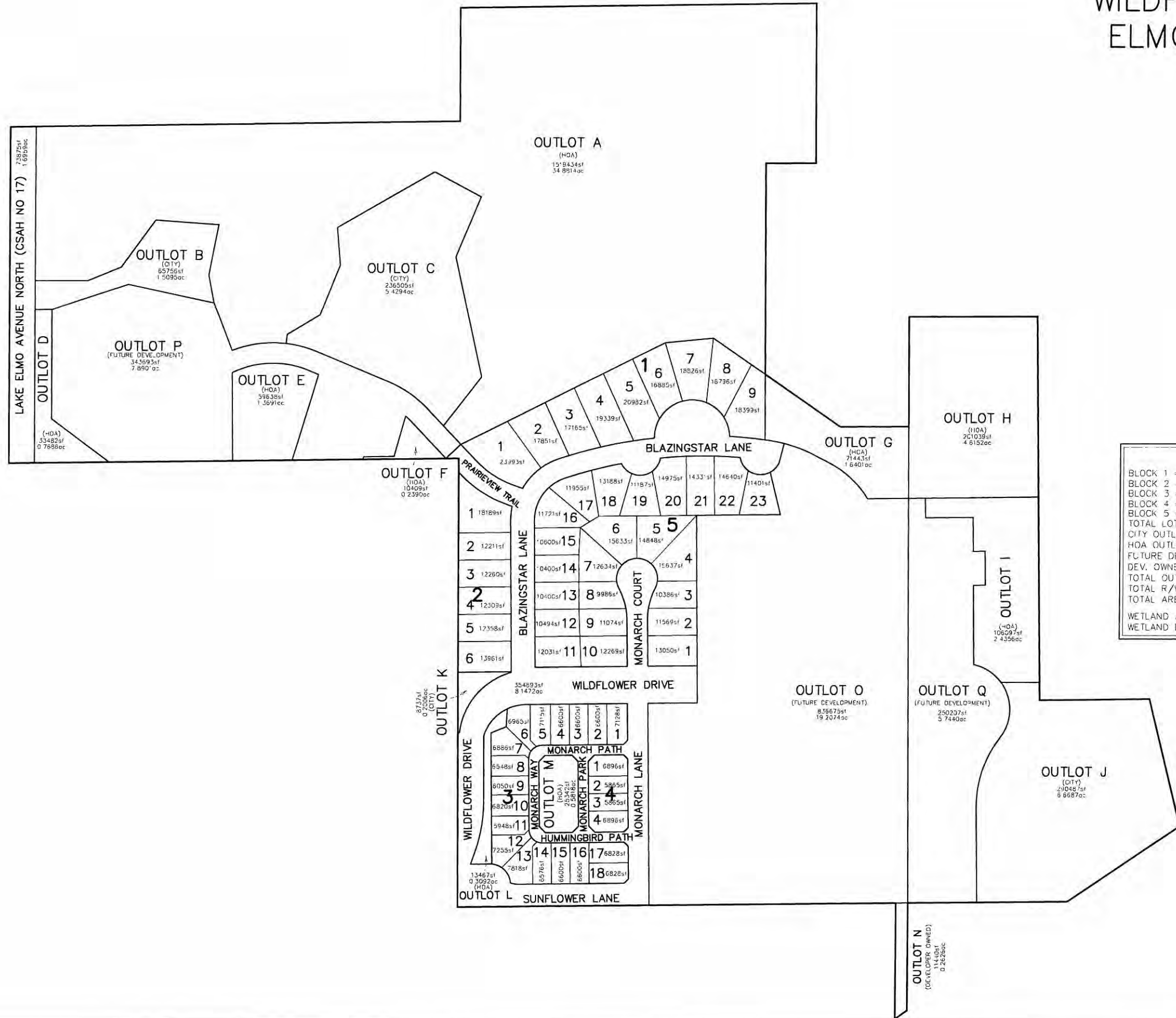
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SEC 12, TWP 29, RGE 21, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°09'30" WEST

- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED



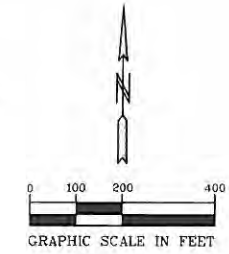
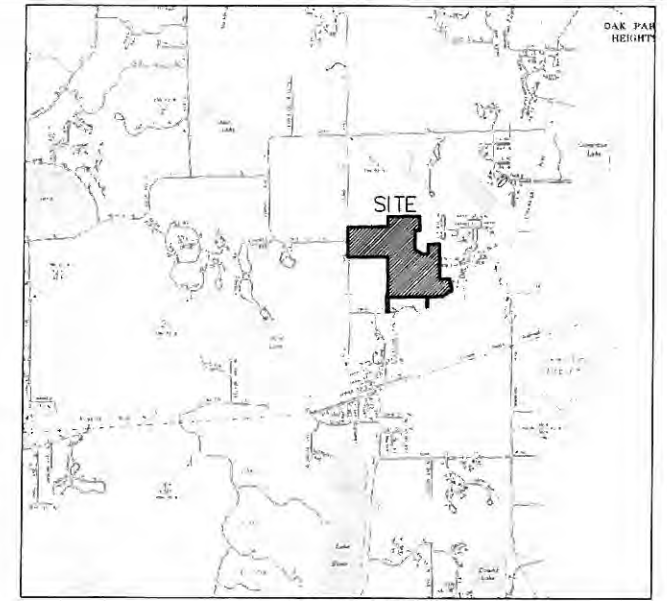
# WILDFLOWER AT LAKE ELMO 1ST ADDITION

AREA SKETCH



AREA SUMMARY		
BLOCK 1 =	170,236 SF	3 9081 AC
BLOCK 2 =	81,288 SF	1 8661 AC
BLOCK 3 =	121,765 SF	2 7953 AC
BLOCK 4 =	25,522 SF	0 5859 AC
BLOCK 5 =	284,409 SF	6 5291 AC
TOTAL LOT AREA =	683,220 SF	15 6845 AC
CITY OUTLOT AREA =	601,485 SF	13 8082 AC
HOA OUTLOT AREA =	2,040,351 SF	46 8400 AC
FUTURE DEV. OUTLOT AREA =	1,430,575 SF	32 8415 AC
DEV. OWNED OUTLOT AREA =	11,440 SF	0 2626 AC
TOTAL OUTLOT AREA =	4,083,851 SF	93 7523 AC
TOTAL R/W AREA =	354,893 SF	8 1472 AC
TOTAL AREA =	5,121,964 SF	117 5840 AC
WETLAND AREA =	335,052 SF	7 6918 AC
WETLAND BUFFER AREA =	726,635 SF	16 6812 AC

# WILDFLOWER AT LAKE ELMO FINAL PLAT SUPPLEMENTAL PLANS LAKE ELMO, MINNESOTA



### SHEET INDEX

- FINAL PLAT SUPPLEMENTAL**
- S-1. COVER SHEET
  - S-2-3. EXISTING CONDITIONS
  - S-4. OWNERSHIP & LANDUSE
  - S-5-6. PLAT EXHIBIT
  - S-7. SITE PLAN OVERALL
  - S-8-9. SITE PLAN
  - S-10. UTILITY PLAN OVERALL
  - S-11-18. UTILITY PLAN
  - S-19-22. STREET PROFILES
  - S-23. DETAILS

### FINAL GRADING PLAN

- G-1. COVER SHEET
- G-2. LEGENDS
- G-3. FINAL GRADING PLAN OVERALL
- G-4-11. FINAL GRADING PLAN
- G-12-13. EROSION CONTROL PLAN
- G-14-15. SEEDING PLAN
- G-16-18. GRADING DETAILS

- E-1. PHASING/BUFFER EXHIBIT
- E-2. INTERIM RETAINING WALL GRADING
- E-3. LIFT STATION EXHIBIT
- P-1-4. STREET PROFILES
- T1. SOUTH ENTRANCE TREE INVENTORY
- T2. TREE PROTECTION PLAN
- T3. TREE PROTECTION PLAN

PREPARED BY PIONEER ENGINEERING, P.A.  
 JOHN M. MOLINARO  
 REGISTERED PROFESSIONAL CIVIL ENGINEER  
 45831  
 REG. NO.

PETER J. HAWKINSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 42299  
 REG. NO.

DEVELOPER  
 ROBERT ENGSTROM COMPANIES  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111  
 CONTACT: ROBERT ENGSTROM  
 ROBERTEENGRSTROM@GMAIL.COM  
 (952) 893-1001

LANDOWNER  
 ROBERT ENGSTROM COMPANIES  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111  
 ROBERTEENGRSTROM@GMAIL.COM  
 (952) 893-1001

PROPOSED DEVELOPMENT PHASING  
 MASS GRADING TO BE PERFORMED IN ONE PHASE  
 UTILITY AND STREET CONSTRUCTION TO BE PERFORMED  
 IN THREE PHASES.

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2422 Enterprise Drive  
 Mendota Heights, MN 55120  
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 Fax: 681-9488  
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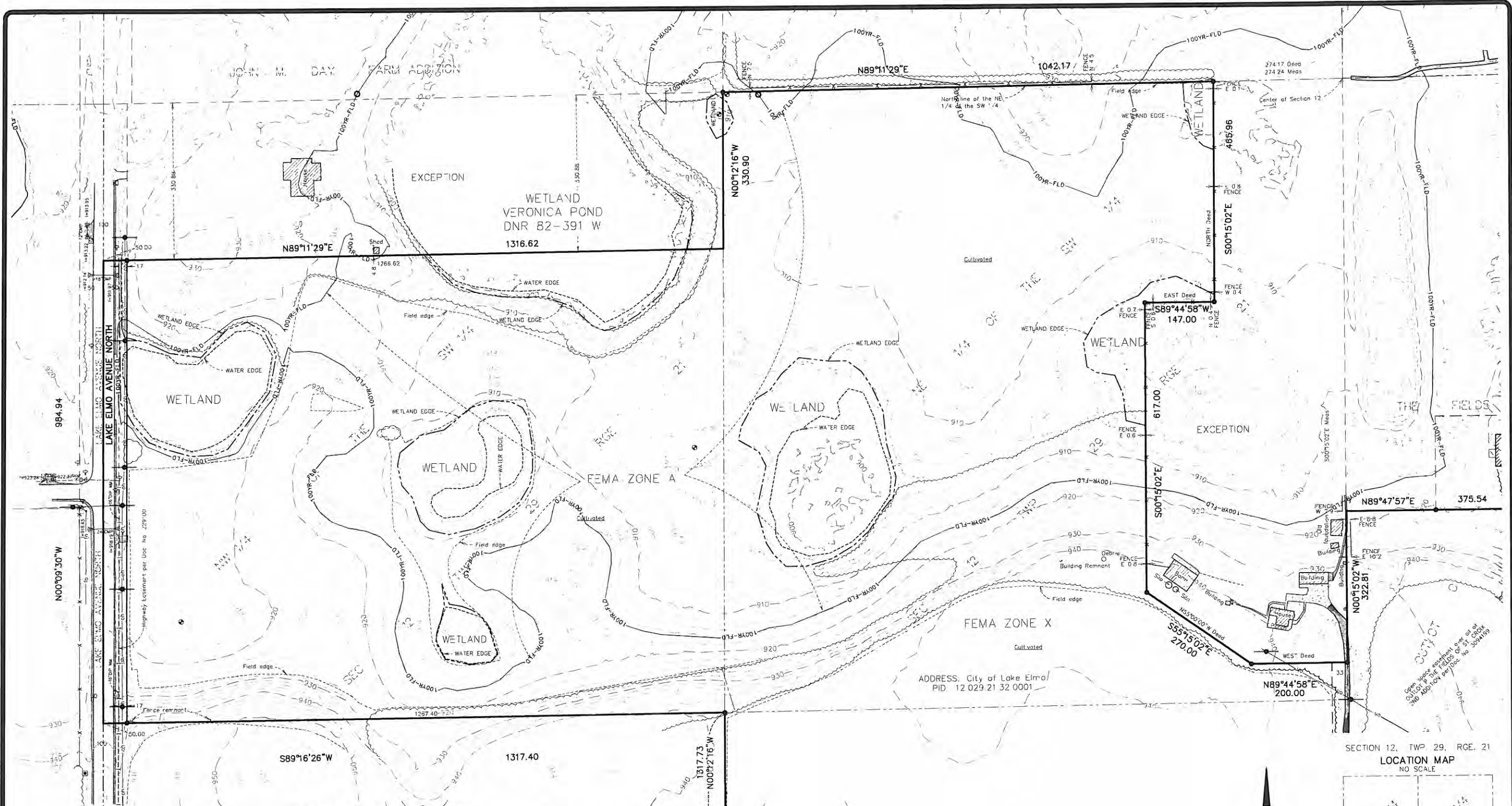
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Name: John M. Molinaro  
 Reg. No.: 45831  
 Date: 05-26-2015

Revised: 1-07-01-15 City/Waterworks Comments  
 Date: 05-28-2015  
 Designer: PAT/ZMM  
 Drawn: JMM

COVER SHEET

ROBERT ENGSTROM COMPANIES  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

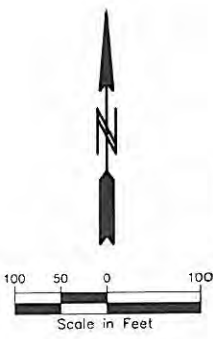
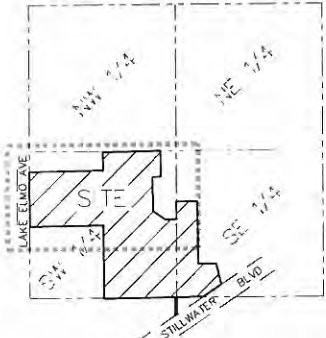
WILDFLOWER AT LAKE ELMO  
 LAKE ELMO, MINNESOTA



**LEGAL DESCRIPTION FOR PRELIMINARY PLAT PURPOSES ONLY**

The real estate being located in the County of Washington, State of Minnesota, and legally described as follows:  
 The North Half of Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, save and except the following described part thereof: All that part of the Northeast Quarter of the Southwest Quarter of section 12, Township 29, Range 21, Washington County, Minnesota, described as follows: Beginning at the center of said Section 12, thence due South along the East line of said Northeast Quarter of Southwest Quarter a distance of 1240.5 feet, thence at right angles due West a distance of 200 feet, thence North 55 degrees 00 minutes 00 seconds West a distance of 270 feet, thence due North a distance of 617 feet, thence at right angles due East a distance of 147 feet, thence at right angles due North a distance of 466 feet more or less to the North line of said Northeast Quarter of Southwest Quarter, thence Easterly along the North line of said Northeast Quarter of Southwest Quarter a distance of 274.17 feet to the place of beginning.  
 And  
 That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 29, Range 21, Washington County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Northwest Quarter of said Section 13, thence West on the North line thereof 35 feet to a point, thence South and parallel to the East line of said quarter section to the North line of said Highway No. 212, thence Northeast on the North line of said Highway to the East line of said quarter section, thence North on the East line of said quarter section to the place of beginning.  
 Excepting therefrom all of the following described real property: The North 330.88 feet of the Northwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota.  
 Together with  
 Outlots O and P THE FIELDS OF SAINT CROIX 2ND ADDITION according to the plat thereof, Washington County, Minnesota.

**SECTION 12, TWP 29, RGE. 21  
LOCATION MAP  
NO SCALE**



DATE OF SURVEY 4/12/2014

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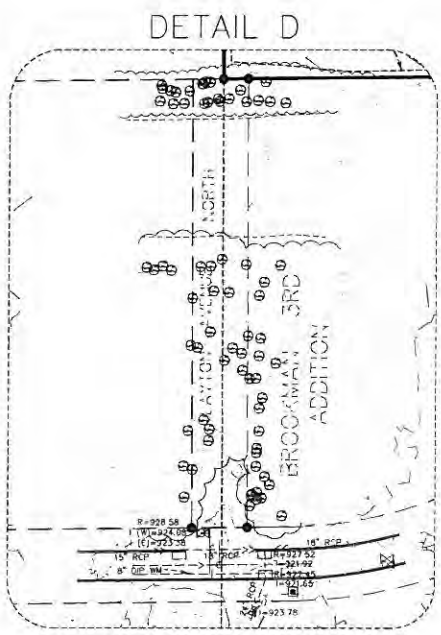
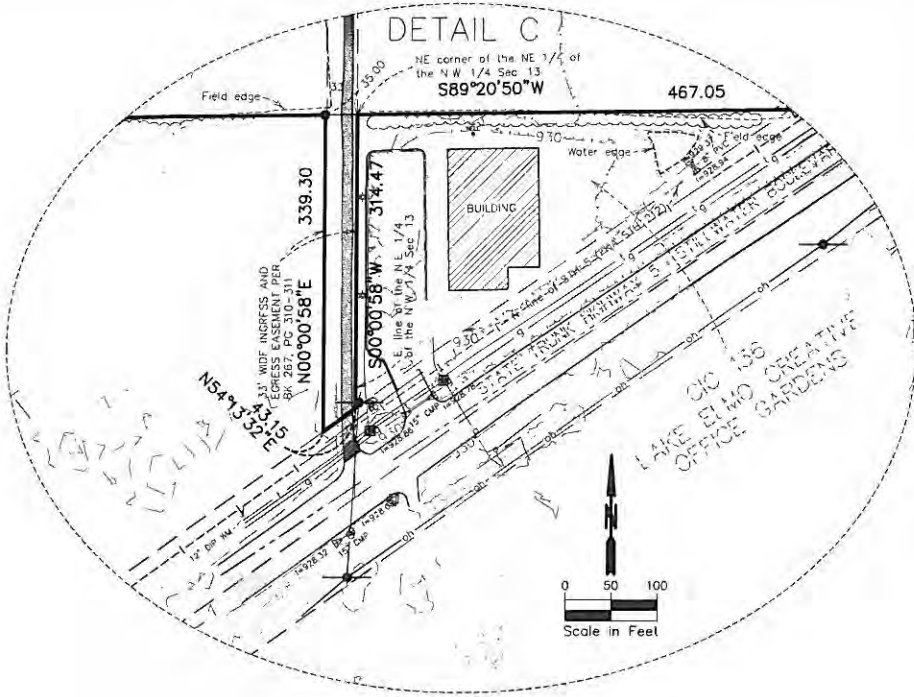
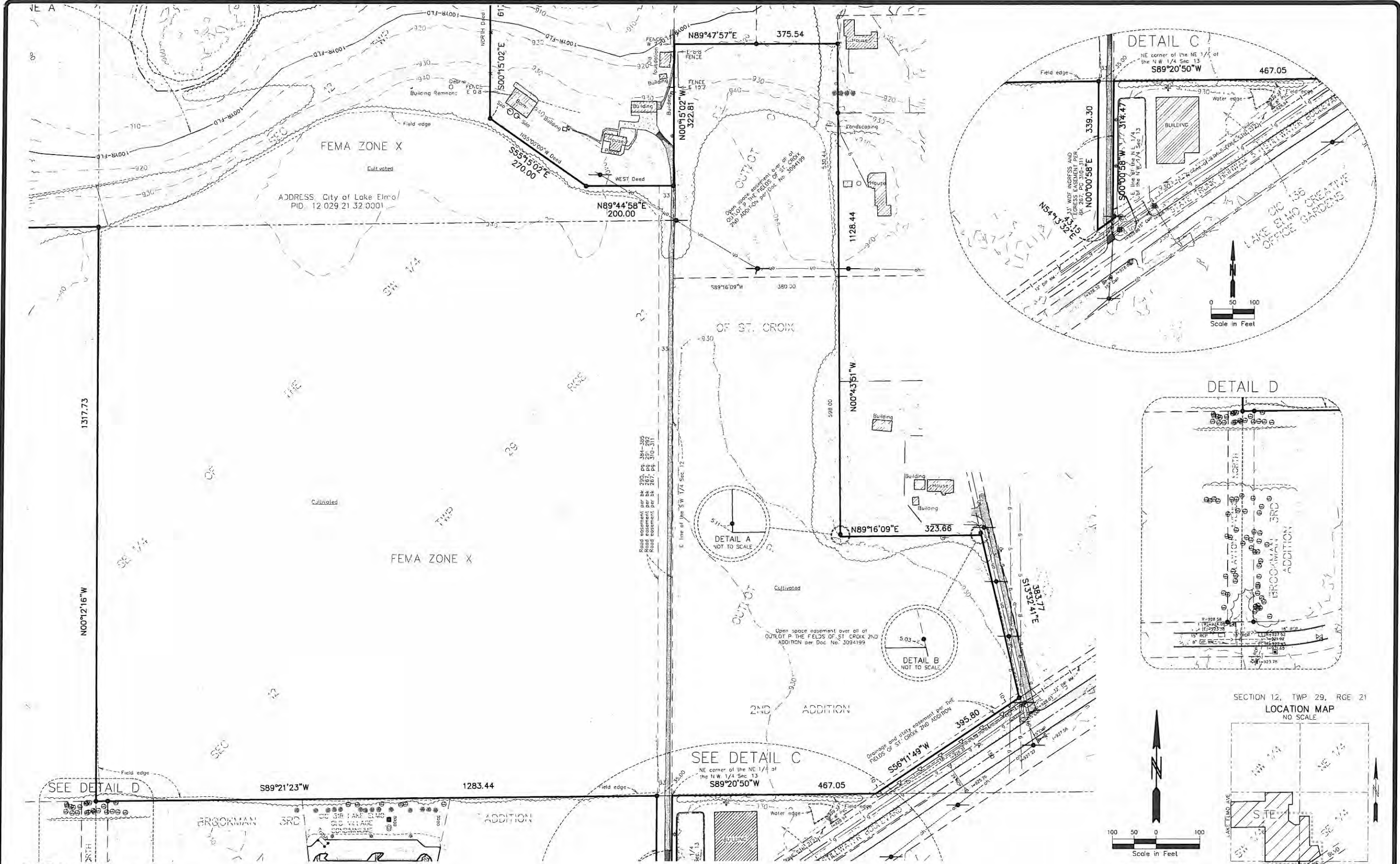
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.  
 Name: Peter J. Hawkins  
 Reg. No: 42299 Date: 05-28-2015

Revisions:	Date: 05-28-2015
Designed:	Drawn: mdp

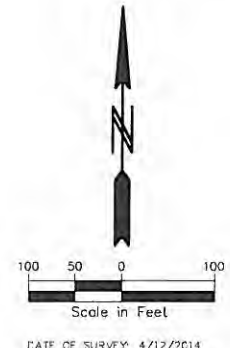
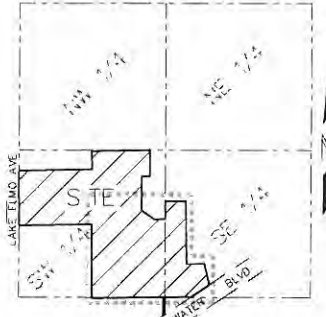
EXISTING CONDITIONS

**ROBERT ENGSTROM COMPANIES**  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA



SECTION 12, TWP 29, RGE 21  
LOCATION MAP  
NO SCALE



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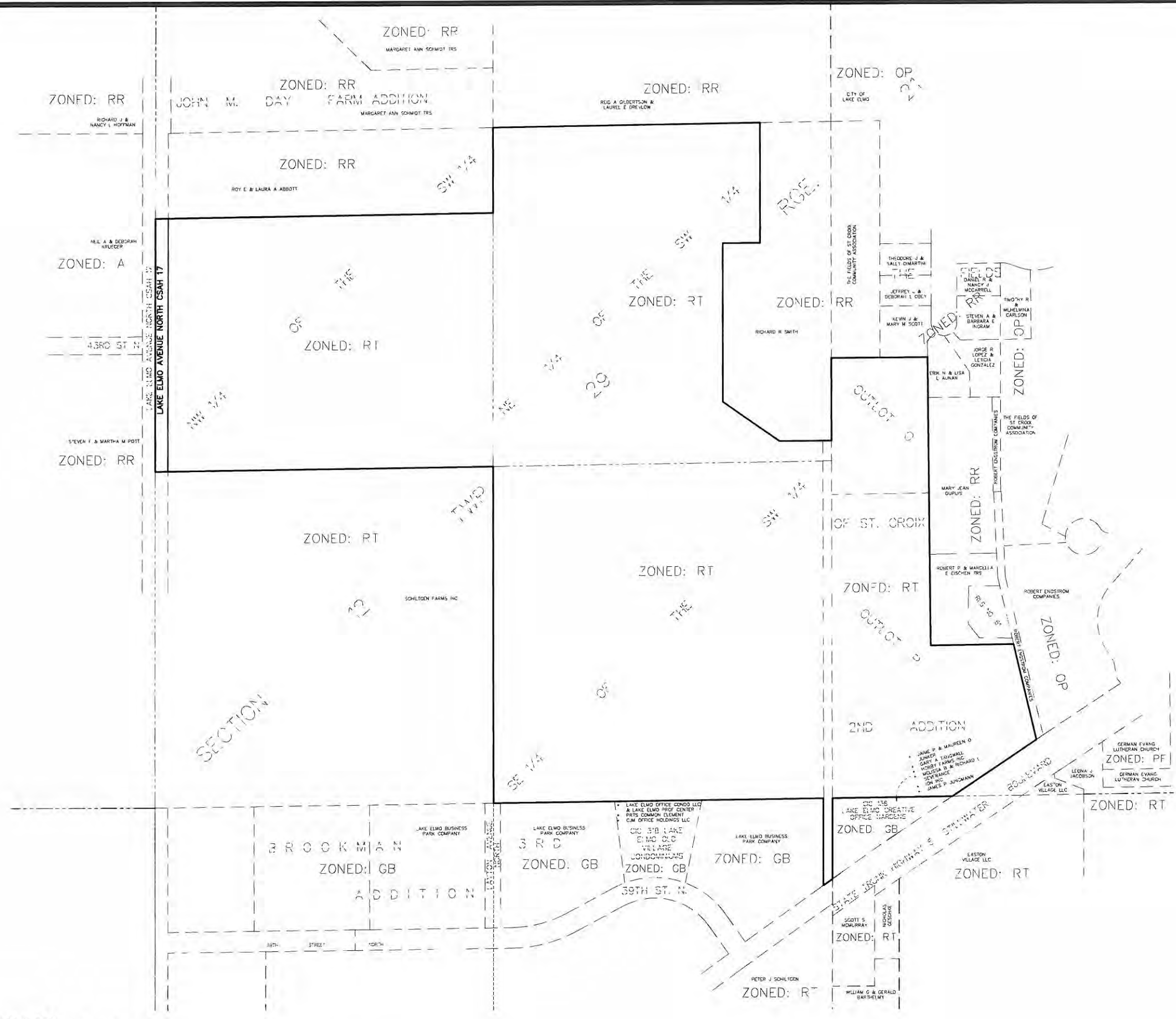
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.  
Name: Peter J. Hawkinson  
Reg. No. 42299 Date 05-28-2015

Date	Designed	Drawn
05-28-2015		mfp

EXISTING CONDITIONS

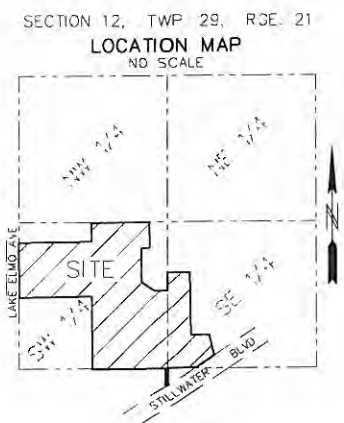
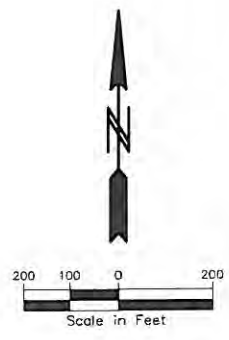
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MINNEAPOLIS, MINNESOTA 55437-1111

**WILDFLOWER AT LAKE ELMO**  
LAKE ELMO, MINNESOTA



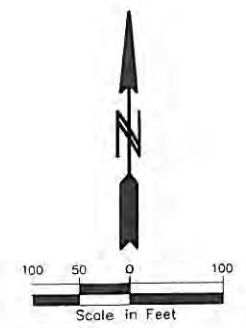
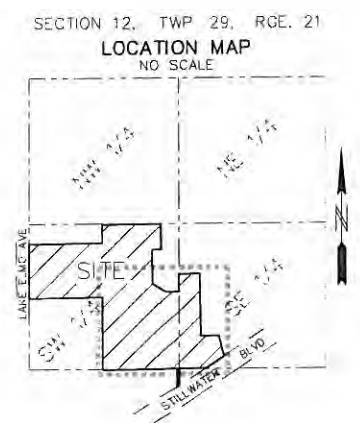
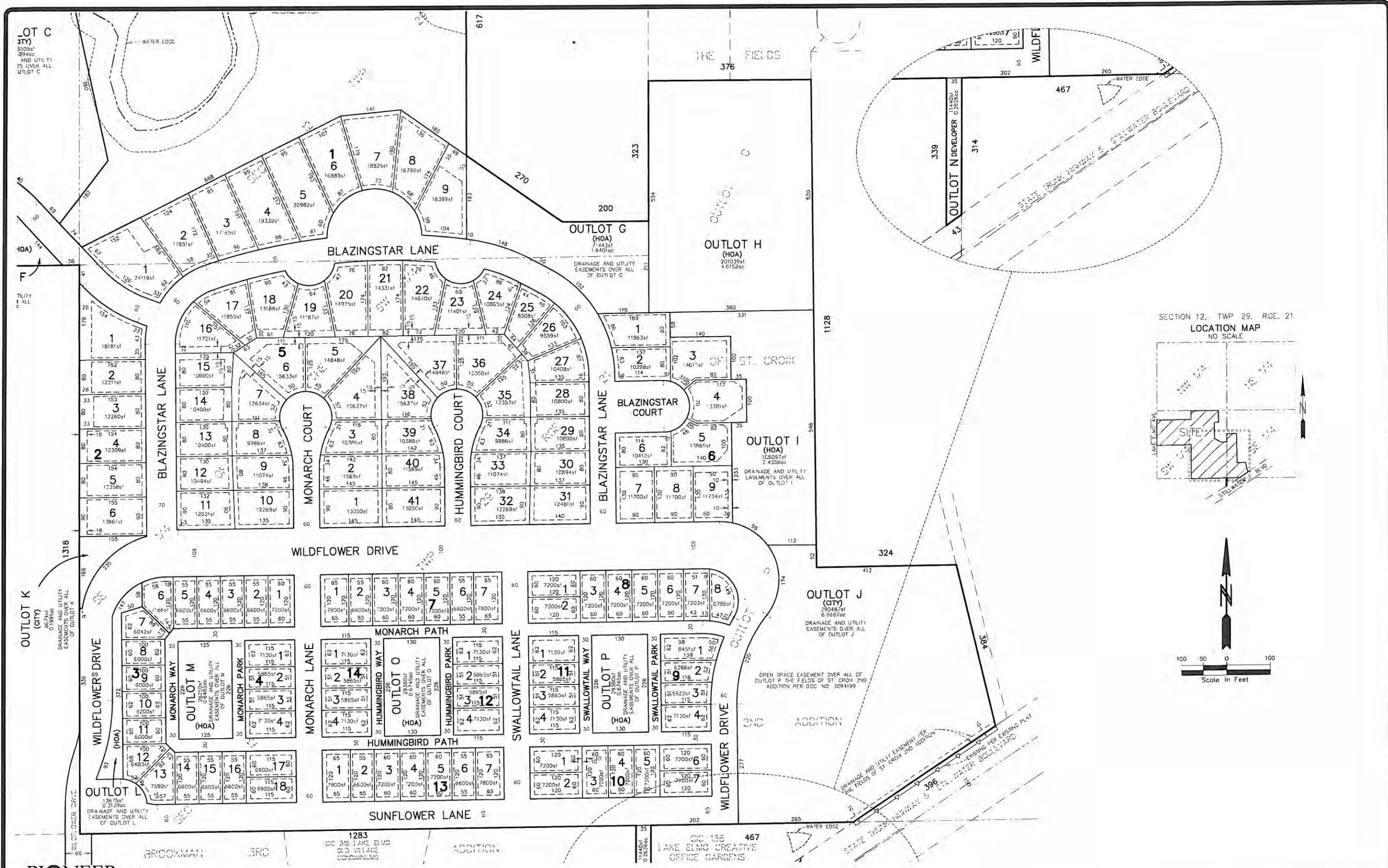
**LEGEND**

- A - Agriculture
- GB - General Business
- RR - Rural Residential
- RT - Rural Development Transitional
- OP - Open Space Preservation District
- PF - Public and Quasi-Public Open Space









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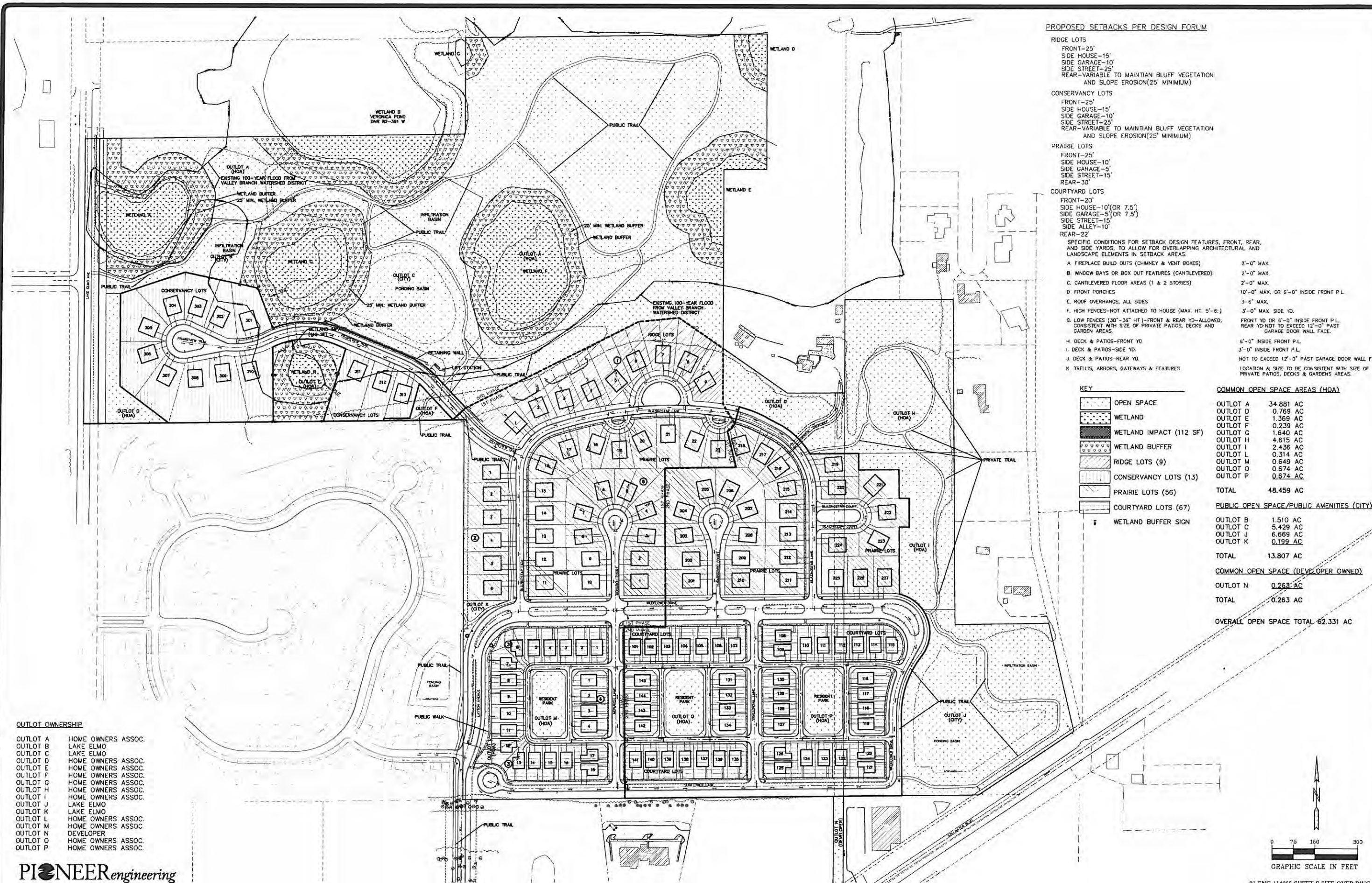
Revisions: 1. 07-02-15 City/Watched Comments  
 Date: 05-28-2015  
 Designed: [blank]  
 Drawn: mdp

PLAT EXHIBIT

ROBERT ENGSTROM COMPANIES  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO  
 LAKE ELMO, MINNESOTA

S-6 OF 23



**PROPOSED SETBACKS PER DESIGN FORUM**

- RIDGE LOTS**  
 FRONT-25'  
 SIDE HOUSE-15'  
 SIDE GARAGE-10'  
 SIDE STREET-25'  
 REAR-VARIABLE TO MAINTAIN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMUM)
- CONSERVANCY LOTS**  
 FRONT-25'  
 SIDE HOUSE-15'  
 SIDE GARAGE-10'  
 SIDE STREET-25'  
 REAR-VARIABLE TO MAINTAIN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMUM)
- PRAIRIE LOTS**  
 FRONT-25'  
 SIDE HOUSE-10'  
 SIDE GARAGE-5'  
 SIDE STREET-15'  
 REAR-30'
- COURTYARD LOTS**  
 FRONT-20'  
 SIDE HOUSE-10'(OR 7.5')  
 SIDE GARAGE-5'(OR 7.5')  
 SIDE STREET-15'  
 SIDE ALLEY-10'  
 REAR-22'
- SPECIFIC CONDITIONS FOR SETBACK DESIGN FEATURES, FRONT, REAR, AND SIDE YARDS, TO ALLOW FOR OVERLAPPING ARCHITECTURAL AND LANDSCAPE ELEMENTS IN SETBACK AREAS.**
- A. FIREPLACE BUILD OUTS (CHIMNEY & VENT BOXES) 2'-0" MAX.
  - B. WINDOW BAYS OR BOX OUT FEATURES (CANTILEVERED) 2'-0" MAX.
  - C. CANTILEVERED FLOOR AREAS (1 & 2 STORIES) 2'-0" MAX.
  - D. FRONT PORCHES 10'-0" MAX. OR 5'-0" INSIDE FRONT P.L.
  - E. ROOF OVERHANGS, ALL SIDES 3'-6" MAX.
  - F. HIGH FENCES-NOT ATTACHED TO HOUSE (MAX. HT. 5'-6") 3'-0" MAX SIDE YD.
  - G. LOW FENCES (30"-36" HT)-FRONT & REAR YD-ALLOWED, CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS AND GARDEN AREAS. FRONT YD NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE.
  - H. DECK & PATIOS-FRONT YD 5'-0" INSIDE FRONT P.L.
  - I. DECK & PATIOS-SIDE YD. 3'-0" INSIDE FRONT P.L.
  - J. DECK & PATIOS-REAR YD. NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE.
  - K. TRELLIS, ARBORS, GATEWAYS & FEATURES LOCATION & SIZE TO BE CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS & GARDEN AREAS.

**KEY**

- [Symbol] OPEN SPACE
- [Symbol] WETLAND
- [Symbol] WETLAND IMPACT (112 SF)
- [Symbol] WETLAND BUFFER
- [Symbol] RIDGE LOTS (9)
- [Symbol] CONSERVANCY LOTS (13)
- [Symbol] PRAIRIE LOTS (56)
- [Symbol] COURTYARD LOTS (67)
- [Symbol] WETLAND BUFFER SIGN

**COMMON OPEN SPACE AREAS (HOA)**

OUTLOT A	34.881 AC
OUTLOT B	0.769 AC
OUTLOT D	1.369 AC
OUTLOT F	0.239 AC
OUTLOT G	1.640 AC
OUTLOT H	4.615 AC
OUTLOT I	2.436 AC
OUTLOT L	0.314 AC
OUTLOT M	0.649 AC
OUTLOT O	0.674 AC
OUTLOT P	0.674 AC
<b>TOTAL</b>	<b>48.459 AC</b>

**PUBLIC OPEN SPACE/PUBLIC AMENITIES (CITY)**

OUTLOT B	1.510 AC
OUTLOT C	5.429 AC
OUTLOT J	6.669 AC
OUTLOT K	0.199 AC
<b>TOTAL</b>	<b>13.807 AC</b>

**COMMON OPEN SPACE (DEVELOPER OWNED)**

OUTLOT N	0.263 AC
<b>TOTAL</b>	<b>0.263 AC</b>

**OVERALL OPEN SPACE TOTAL 62.331 AC**

**OUTLOT OWNERSHIP**

OUTLOT A	HOME OWNERS ASSOC.
OUTLOT B	LAKE ELMO
OUTLOT C	LAKE ELMO
OUTLOT D	HOME OWNERS ASSOC.
OUTLOT E	HOME OWNERS ASSOC.
OUTLOT F	HOME OWNERS ASSOC.
OUTLOT G	HOME OWNERS ASSOC.
OUTLOT H	HOME OWNERS ASSOC.
OUTLOT I	HOME OWNERS ASSOC.
OUTLOT J	LAKE ELMO
OUTLOT K	LAKE ELMO
OUTLOT L	HOME OWNERS ASSOC.
OUTLOT M	HOME OWNERS ASSOC.
OUTLOT N	DEVELOPER
OUTLOT O	HOME OWNERS ASSOC.
OUTLOT P	HOME OWNERS ASSOC.



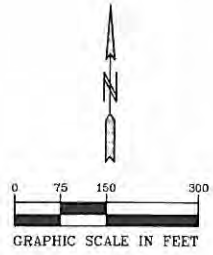
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Name: John M. Molinaro  
 Reg. No.: 45831  
 Date: 05-28-2015

Revisions: 1 07-02-15 City/W/Shared Comments  
 Date: 05-28-2015  
 Design: PAT/MM  
 Draw: JMM

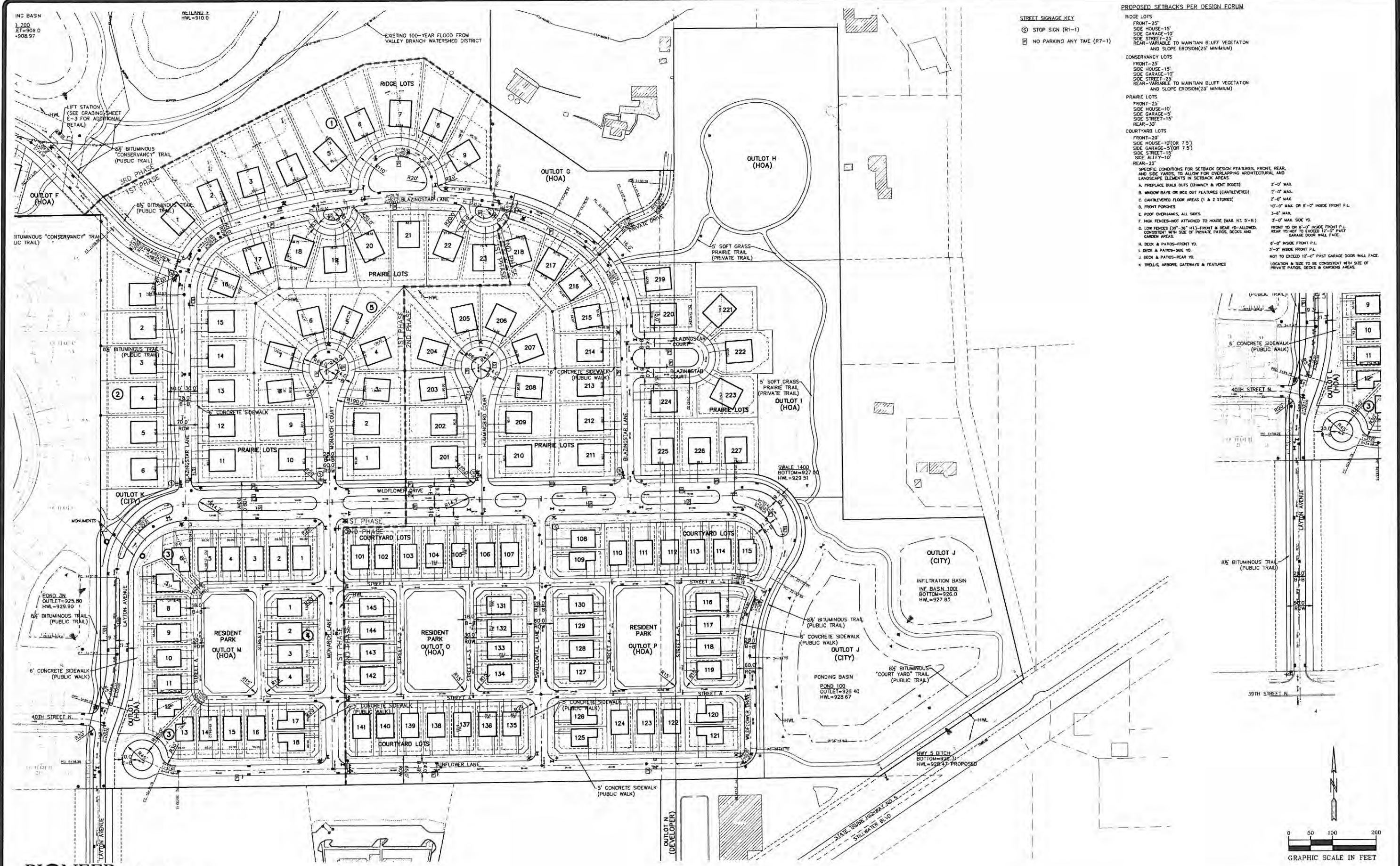
**SITE PLAN OVERALL**

**ROBERT ENGSTROM COMPANIES**  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA

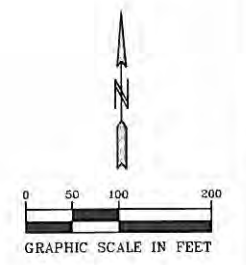
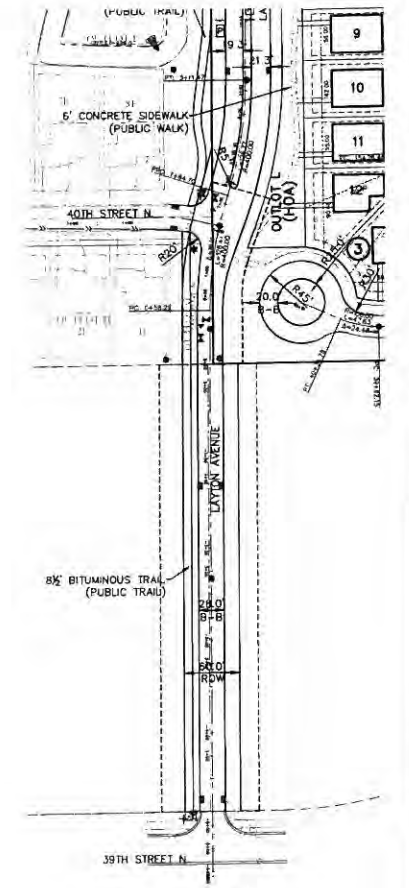


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- STREET SIGNAGE KEY**
- ⊙ STOP SIGN (R1-1)
  - ⊠ NO PARKING ANY TIME (R7-1)

- PROPOSED SETBACKS PER DESIGN FORUM**
- RIDGE LOTS**  
 FRONT-25'  
 SIDE HOUSE-15'  
 SIDE GARAGE-10'  
 SIDE STREET-25'  
 REAR-VARIABLE TO MAINTAIN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMUM)
- CONSERVANCY LOTS**  
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 SIDE GARAGE-5'  
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- SPECIFIC CONDITIONS FOR SETBACK DESIGN FEATURES, FRONT, REAR, AND SIDE YARDS, TO ALLOW FOR OVERLAPPING ARCHITECTURAL AND LANDSCAPE ELEMENTS IN SETBACK AREAS:**
- A. PREPLACE BUILD OUTS (DOWNY & HOV BOXES) 2'-0" MAX.
  - B. WINDOW BAYS OR BOX OUT FEATURES (CANTILEVERED) 2'-0" MAX.
  - C. CANTILEVERED FLOOR AREAS (1 & 2 STORES) 2'-0" MAX.
  - D. FRONT PORCHES 10'-0" MAX OR 8'-0" INSIDE FRONT P.L.
  - E. ROOF OVERHANGS, ALL SIDES 3'-6" MAX.
  - F. HIGH FENCES-NOT ATTACHED TO HOUSE (MAX. HT. 5'-6") 3'-0" MAX. SIDE YD.
  - G. LOW FENCES (30"-36" HT.)-FRONT & REAR YD-ALLOWED, CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS AND GARDEN AREAS. FRONT YD OR 8'-0" INSIDE FRONT P.L. REAR YD-NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE.
  - H. DECK & PATIOS-FRONT YD. 6'-0" INSIDE FRONT P.L.
  - I. DECK & PATIOS-SIDE YD. 3'-0" INSIDE FRONT P.L.
  - J. DECK & PATIOS-REAR YD. NOT TO EXCEED 12'-0" PAST GARAGE DOOR WALL FACE.
  - K. WELLS, AMBUSH, GATEWAYS & FEATURES. LOCATION & SIZE TO BE CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS & GARDEN AREAS.



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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: John M. Molinaro  
 Reg. No.: 45831 Date: 05-28-2015

Revisions: 1, 03-05-15 City/PA/alterat Comments

Date: 05-28-2015  
 Designer: PAT/JMI  
 Drawn: JIM

**SITE PLAN**

**ROBERT ENGSTROM COMPANIES**  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA

STREET SIGNAGE KEY  
 (S) STOP SIGN (R1-1)  
 (N) NO PARKING ANY TIME (R7-1)



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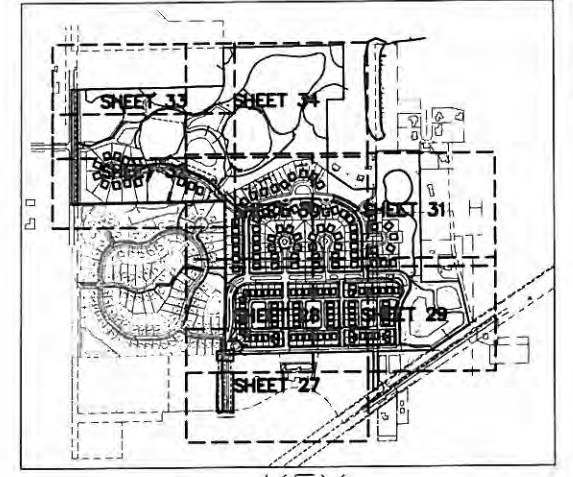
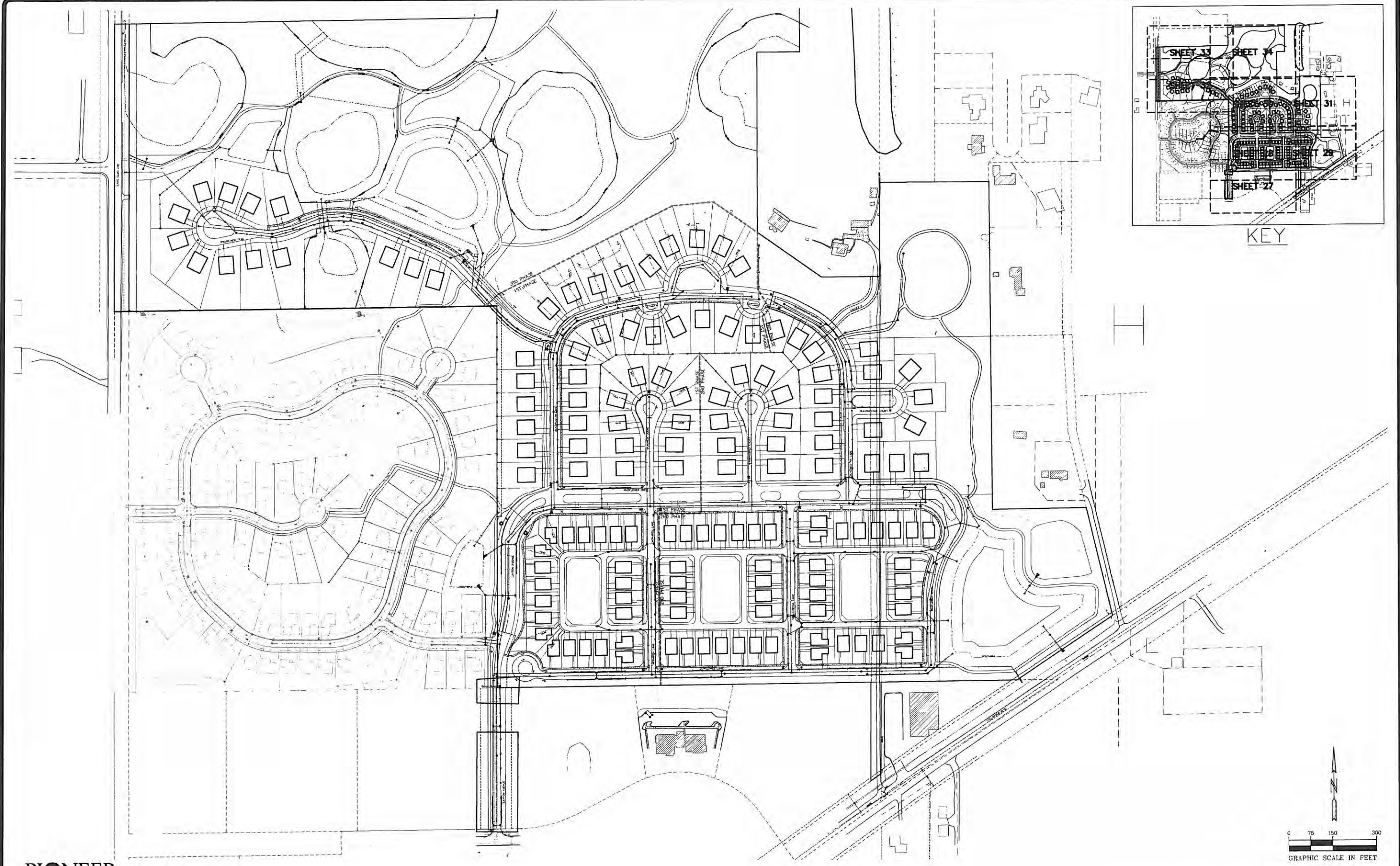
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 Name: John M. Molinaro  
 Reg. No.: 45831 Date: 05-28-2015

Revised: 1 07-02-15 City/PA/checked Comments  
 Date: 05-28-2015  
 Designed: PATZMM  
 Drawn: JMM

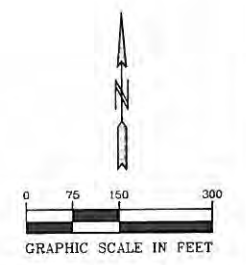
**SITE PLAN**

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**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA



KEY



01-ENG-114058-SHEET-S-UTIL-OVER.DWG

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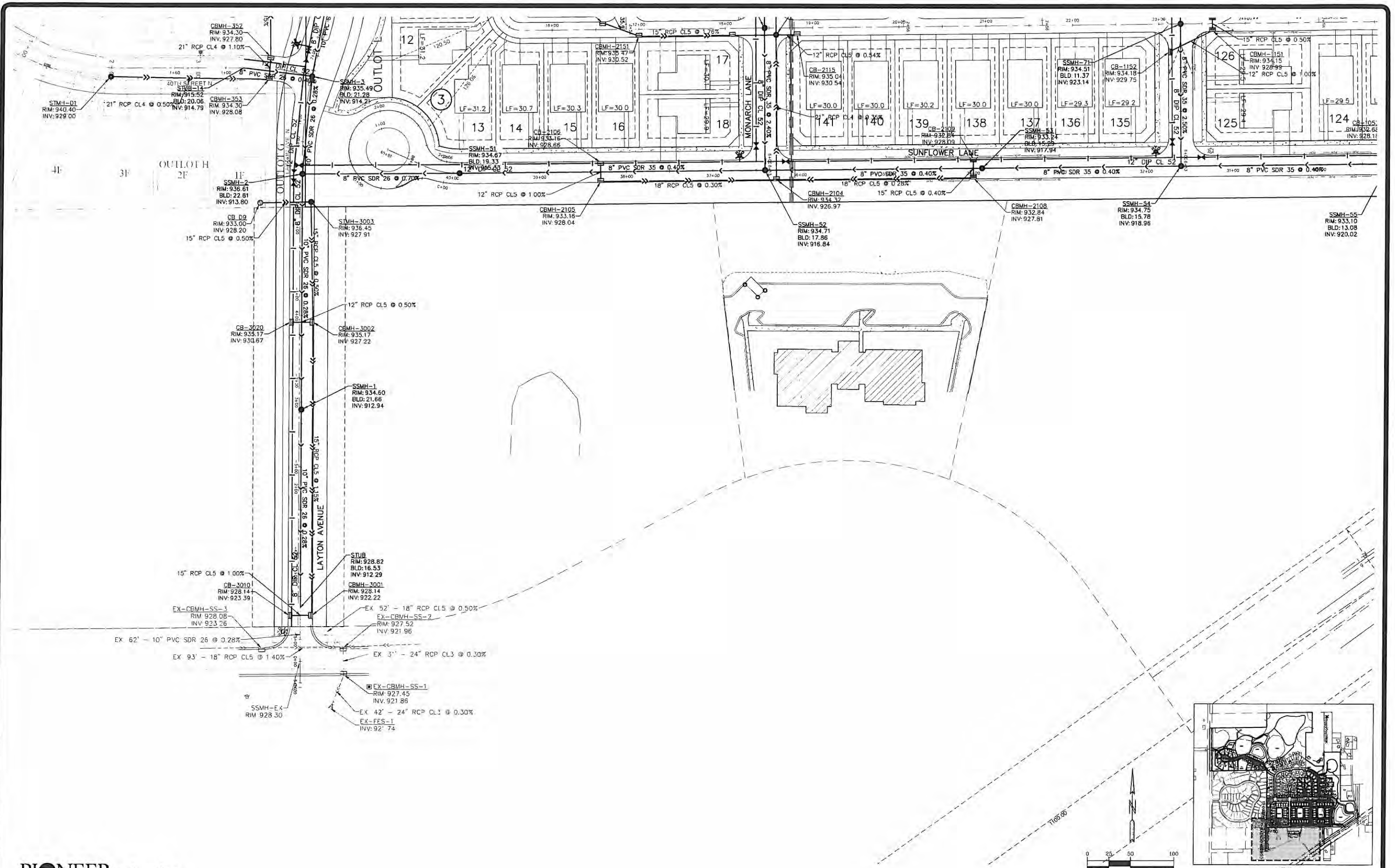
Revisions:  
 1 07-05-15 City/PA Approval Comments:

Date: 05-28-2015  
 Design: PAT/JMM  
 Drawn: JMM

**UTILITY OVERALL PLAN**

**ROBERT ENGSTROM COMPANIES**  
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**WILDFLOWER AT LAKE ELMO**  
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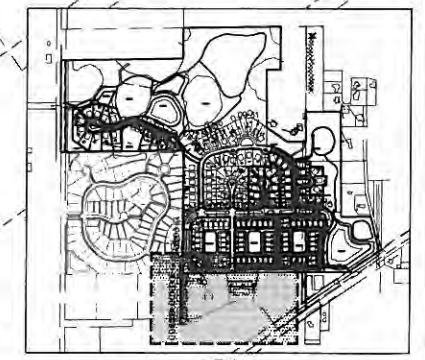
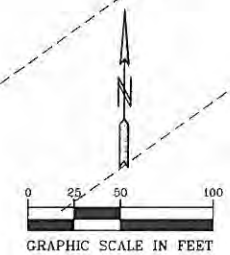
I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
Name: John M. Molinaro  
Reg. No. 45831 Date: 05-26-2015

Revisions: 07-02-15 City/Waterworks Comments  
Date: 05-26-2015  
Designed: PAT/MM  
Drawn: JMM

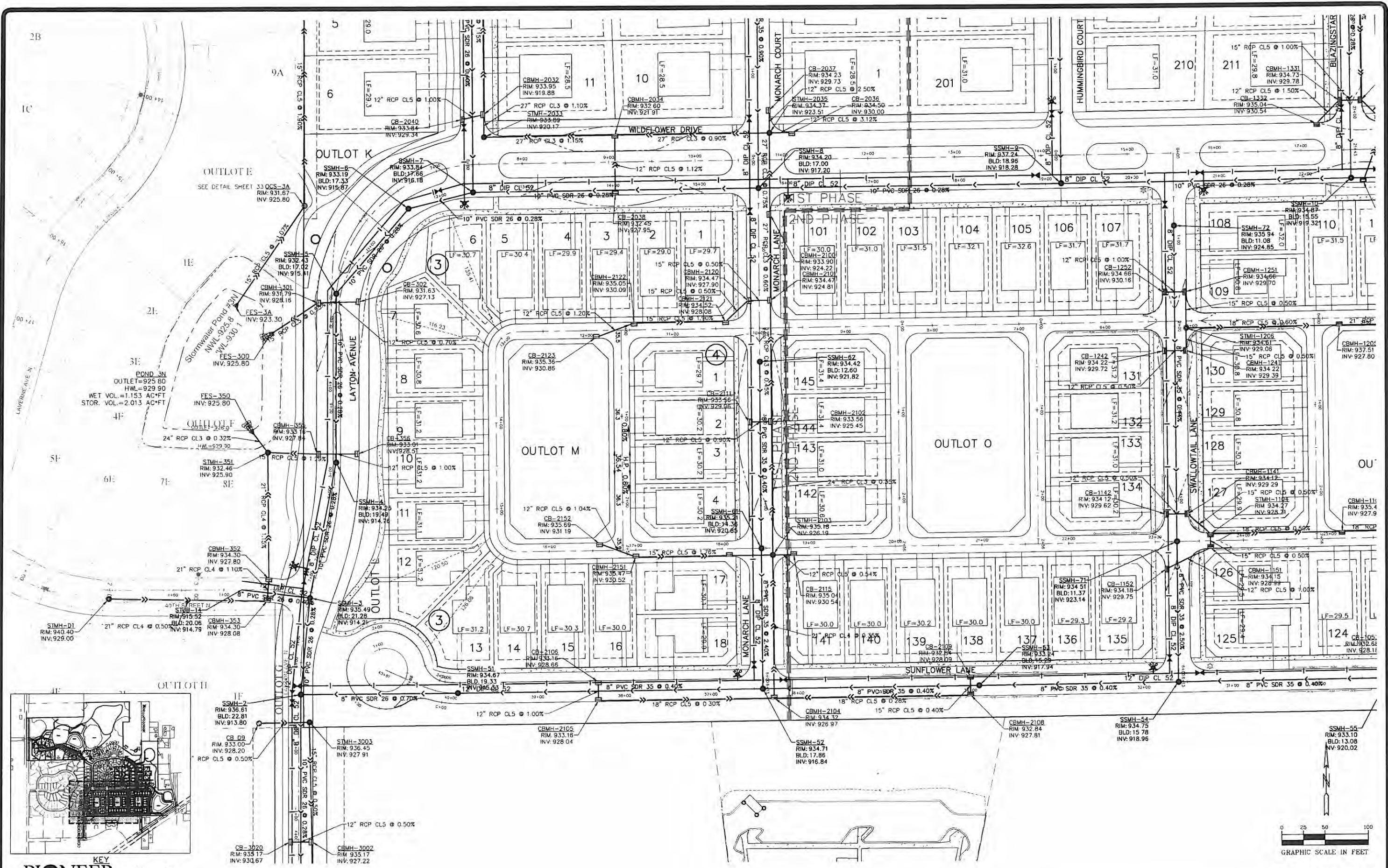
UTILITY PLAN

ROBERT ENGSTROM COMPANIES  
4801 WEST 81ST STREET, SUITE 101  
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO  
LAKE ELMO, MINNESOTA



KEY  
01-ENG-114058-SHEET-S-UTIL.DWG



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 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Name: John M. Molinaro  
 Reg. No. 45811 Date: 05-28-2015

Revised: 1 07-03-15 City Job Approval Comments:  
 Date: 05-28-2015  
 Design: PAT/MM  
 Dean: JMM

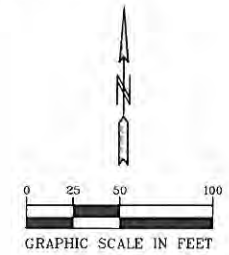
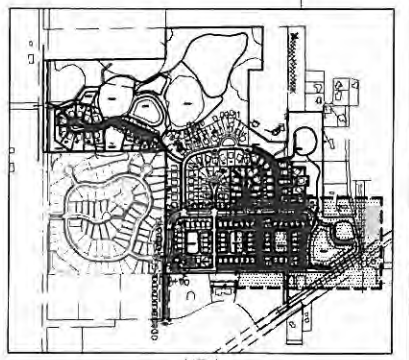
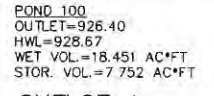
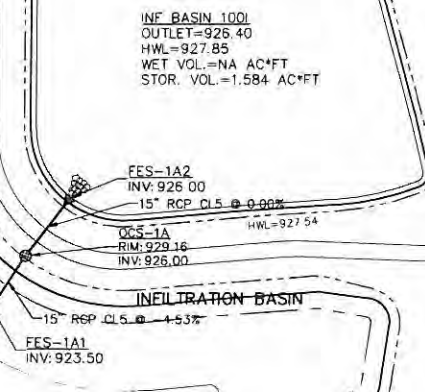
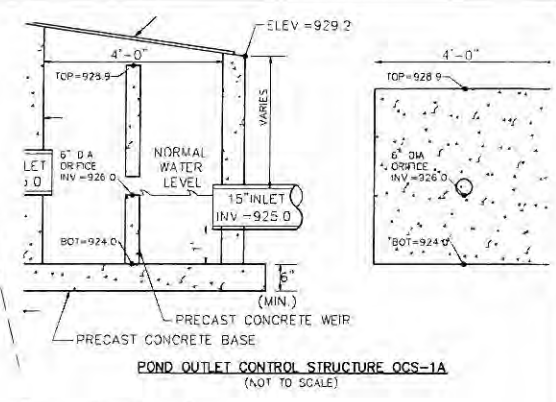
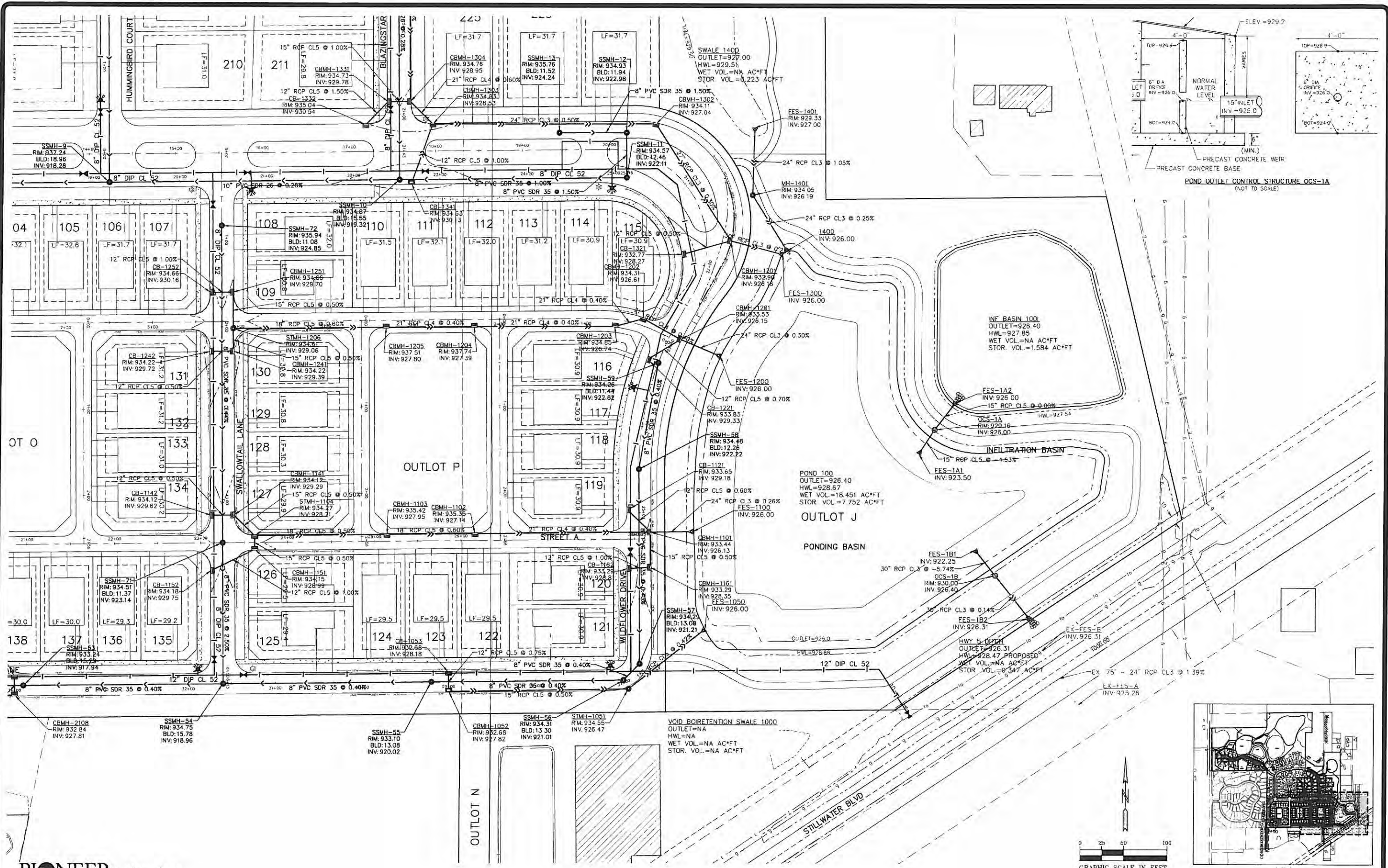
**UTILITY PLAN**

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 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA

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 S-12 OF 23





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 Name: John M. Molinaro  
 Reg. No: 45831 Date: 05-28-2015

Void Retention Swale 1000  
 OUTLET=NA  
 HWL=NA  
 WET VOL.=NA AC\*FT  
 STOR. VOL.=NA AC\*FT

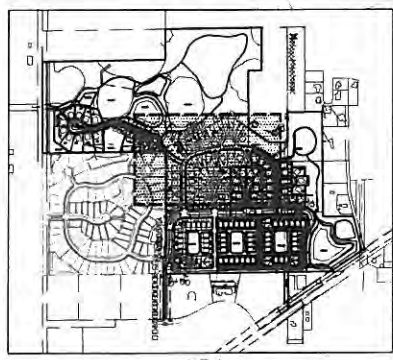
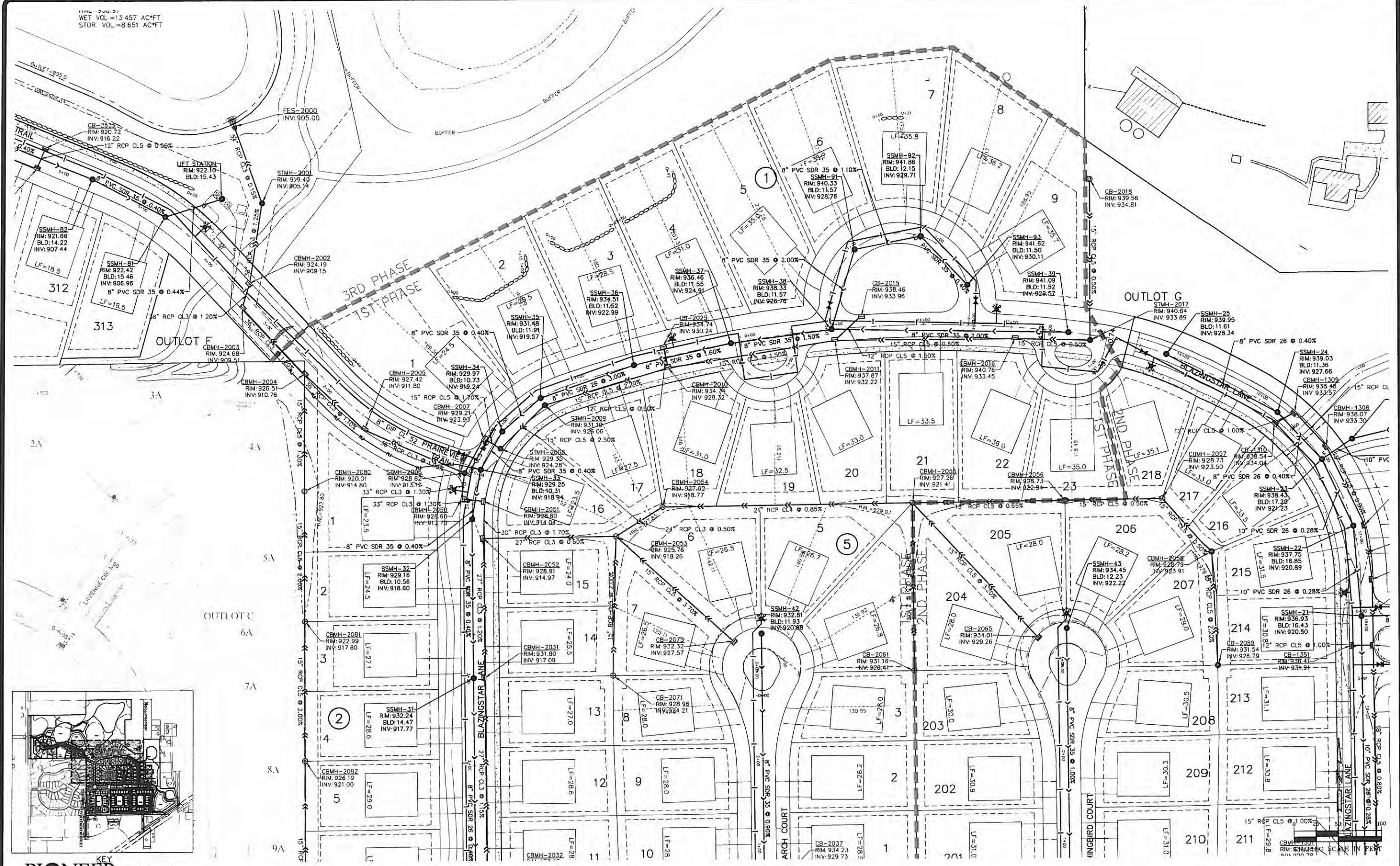
Date: 05-28-2015  
 Designed: PAT/DM  
 Drawn: JMM

UTILITY PLAN

**ROBERT ENGSTROM COMPANIES**  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA

WET VOL = 13,457 AC\*FT  
STOR VOL = 8,651 AC\*FT



**PIONEER** Engineering  
KEY  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the State of Minnesota.  
Name: John M. Melano  
Reg. No: 4871 Date: 05-28-2015

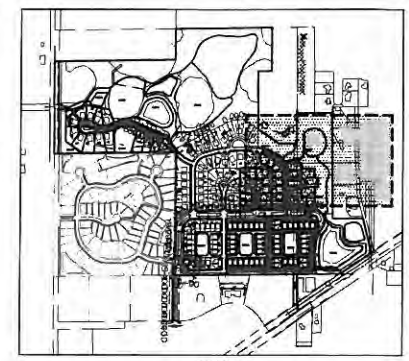
Revised: 1/07-05-15 City of Minneapolis Comments:  
Date: 05-28-2015  
Designed: PAT/JMM  
Drawn: JMM

**UTILITY PLAN**

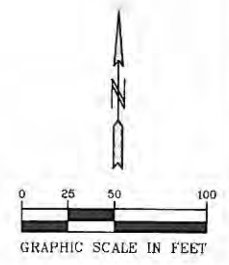
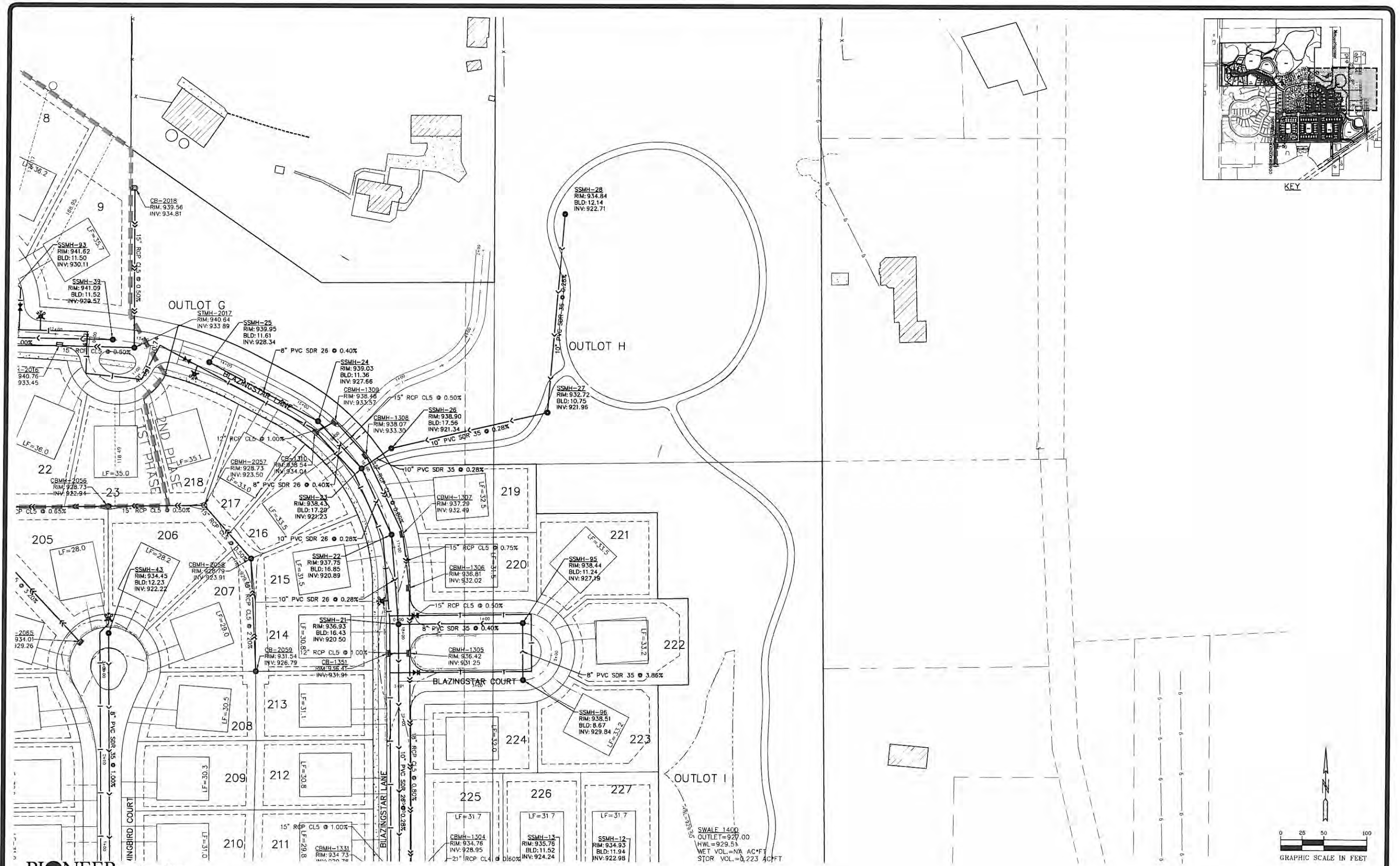
**ROBERT ENGSTROM COMPANIES**  
4801 WEST 81ST STREET, SUITE 101  
MINNEAPOLIS, MINNESOTA 55437-1111

**WILDFLOWER AT LAKE ELMO**  
LAKE ELMO, MINNESOTA

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KEY



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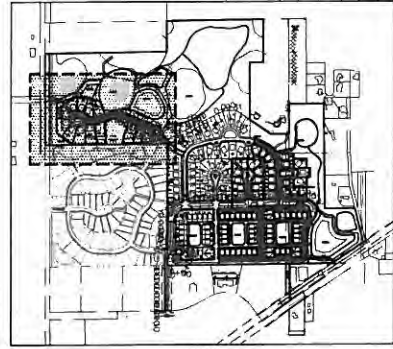
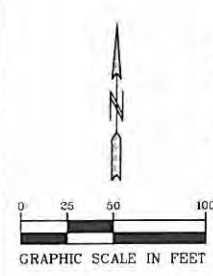
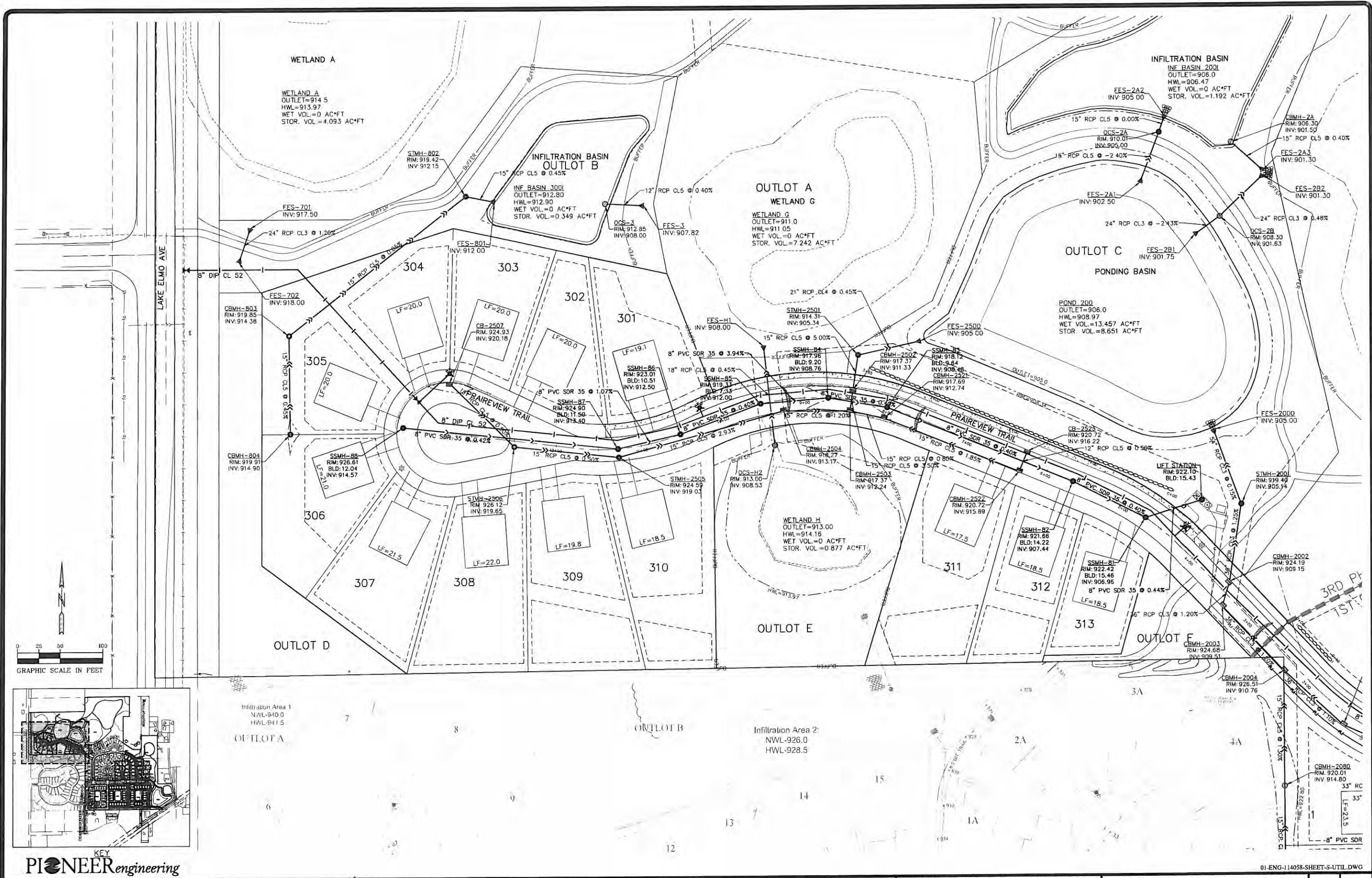
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 Name: John M. Molinaro  
 Reg. No.: 45831 Date: 05-28-2015

Revisions: 1 07-02-15 City/Whispered Comments  
 Date: 05-28-2015  
 Design: PAT/JMM  
 Draw: JMM

UTILITY PLAN

**ROBERT ENGSTROM COMPANIES**  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA



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 Name: John M. Molinaro  
 Reg. No. 45831 Date: 05-28-2015

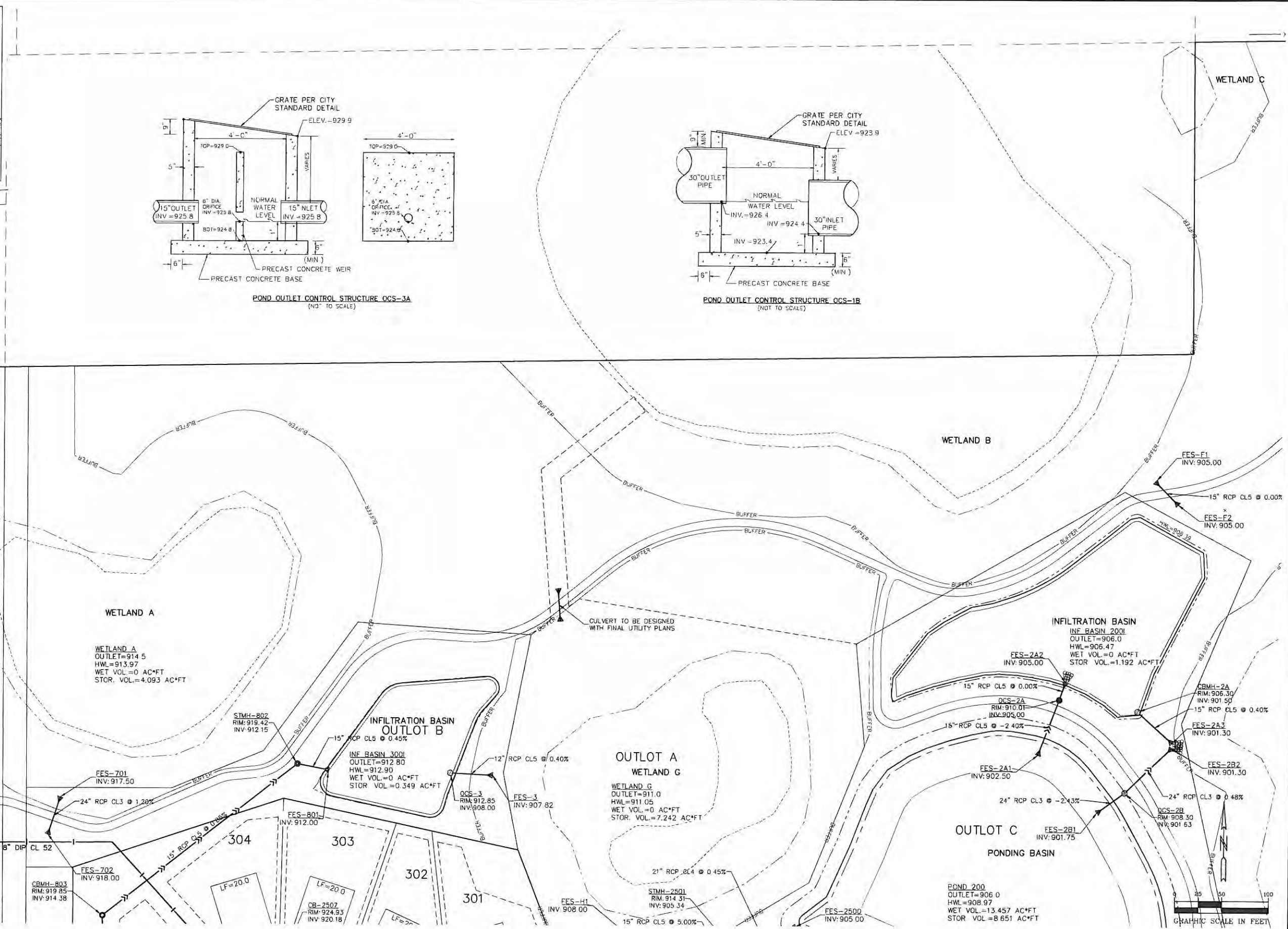
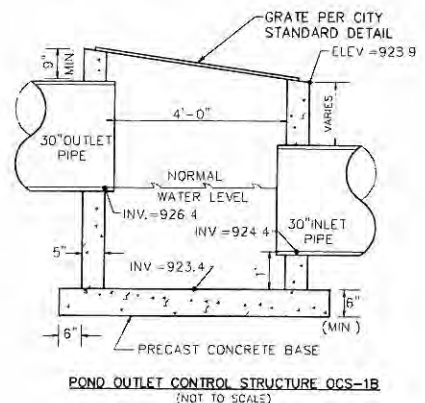
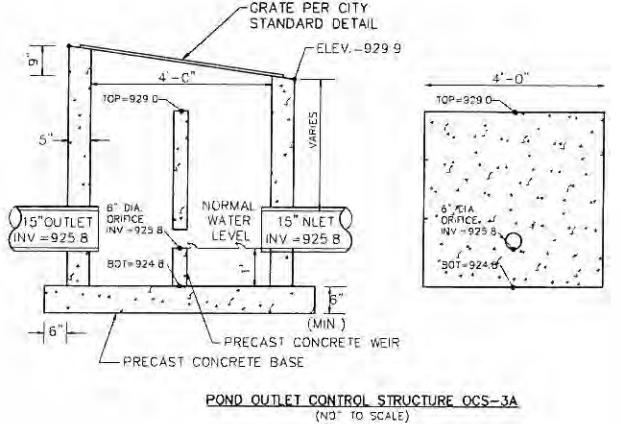
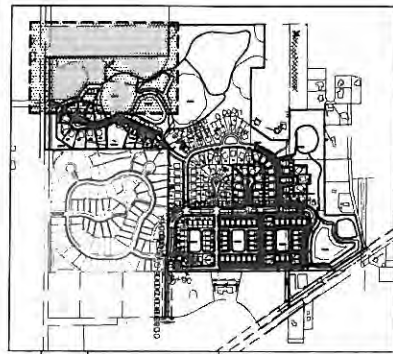
Revised: 05-28-2015  
 1. 07-02-15 City/Water/Civil Comments  
 Date: 05-28-2015  
 Designed: PAT/JMM  
 Drawn: JMM

01-ENG-114058-SHEET-S-UTIL.DWG

**UTILITY PLAN**

**ROBERT ENGSTROM COMPANIES**  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA



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 Name: John M. Molinaro  
 Reg. No.: 45831 Date: 05-28-2015

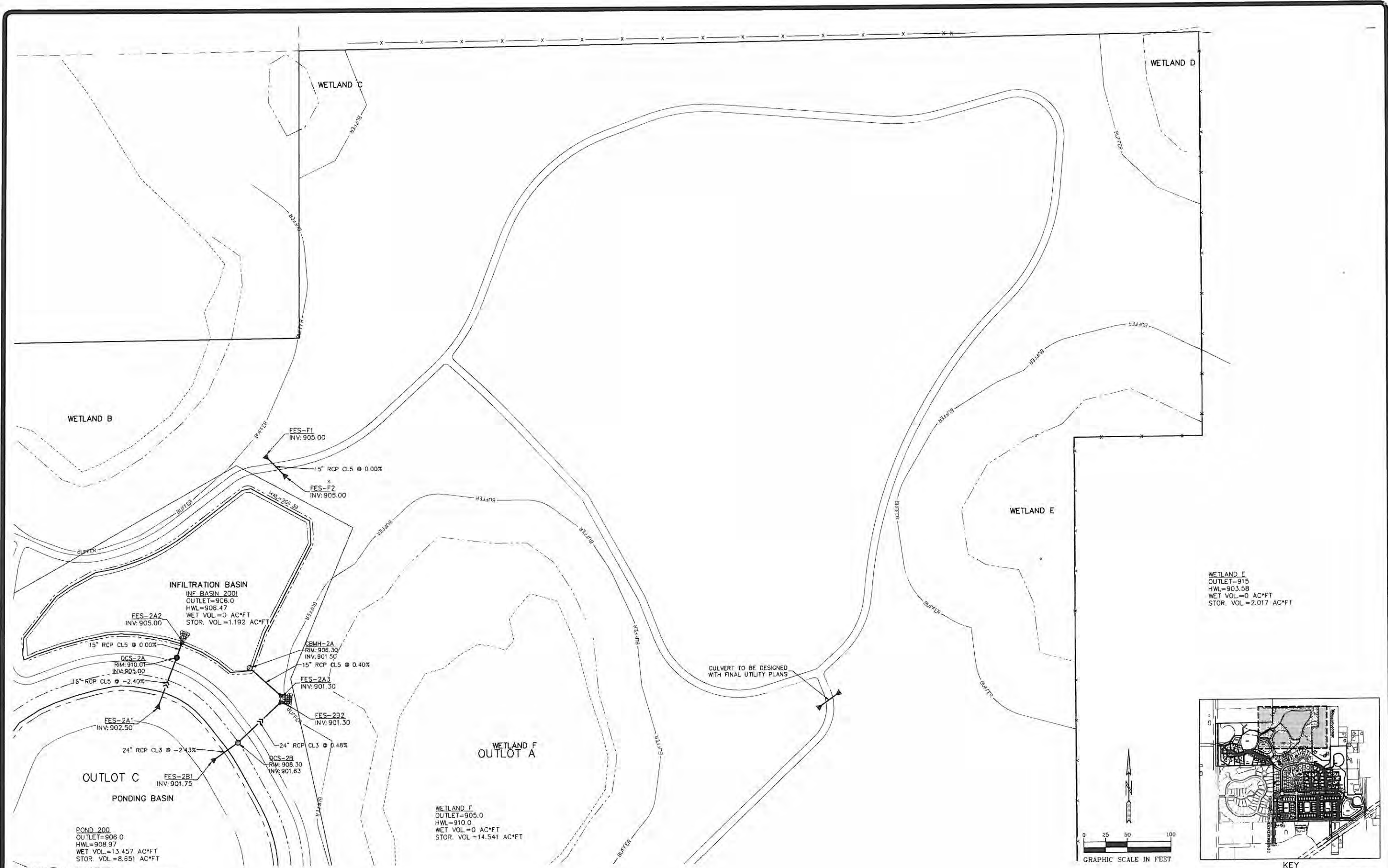
Revisions: 1 07-02-15 City/PLA Structural Comments  
 Date: 05-28-2015  
 Designer: PAT/JMM  
 Drawn: JMM

01-ENG-14058-SHEET-S-UTIL-DWG

UTILITY PLAN

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 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

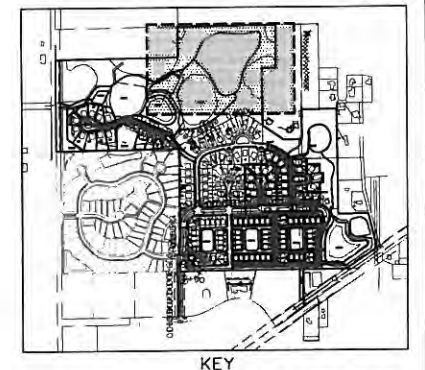
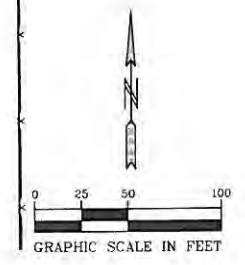
**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA



WETLAND E  
 OUTLET=915  
 HWL=903.58  
 WET VOL.=0 AC\*FT  
 STOR. VOL.=2.017 AC\*FT

WETLAND F  
 OUTLET=905.0  
 HWL=910.0  
 WET VOL.=0 AC\*FT  
 STOR. VOL.=14.541 AC\*FT

POND 200  
 OUTLET=906.0  
 HWL=908.97  
 WET VOL.=13.457 AC\*FT  
 STOR. VOL.=8.651 AC\*FT



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 Name: John N. Molino  
 Reg. No.: 45831 Date: 05-28-2015

Revised: 1 07-02-15 City/Water/Water Comments:

Date: 05-28-2015  
 Designed: PAT/JMM  
 Drawn: JMM

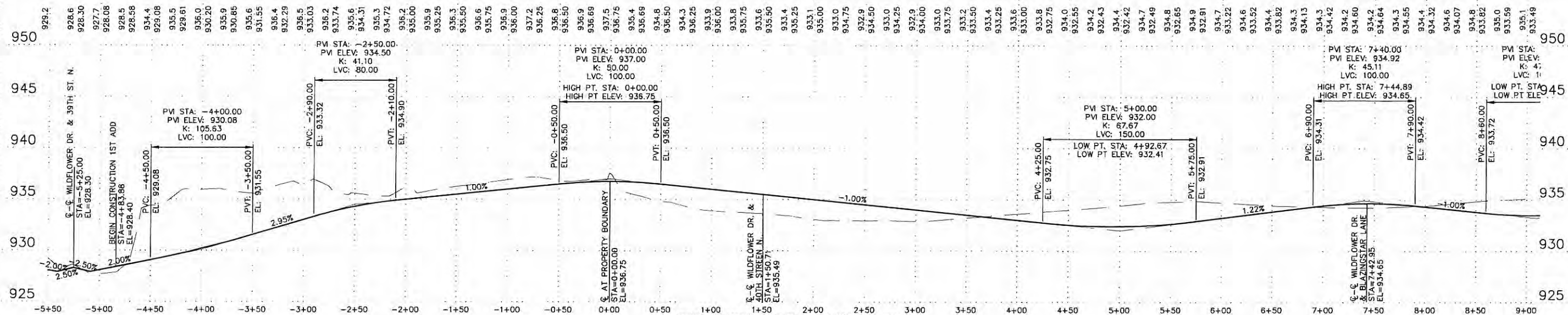
**UTILITY PLAN**

**ROBERT ENGSTROM COMPANIES**  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

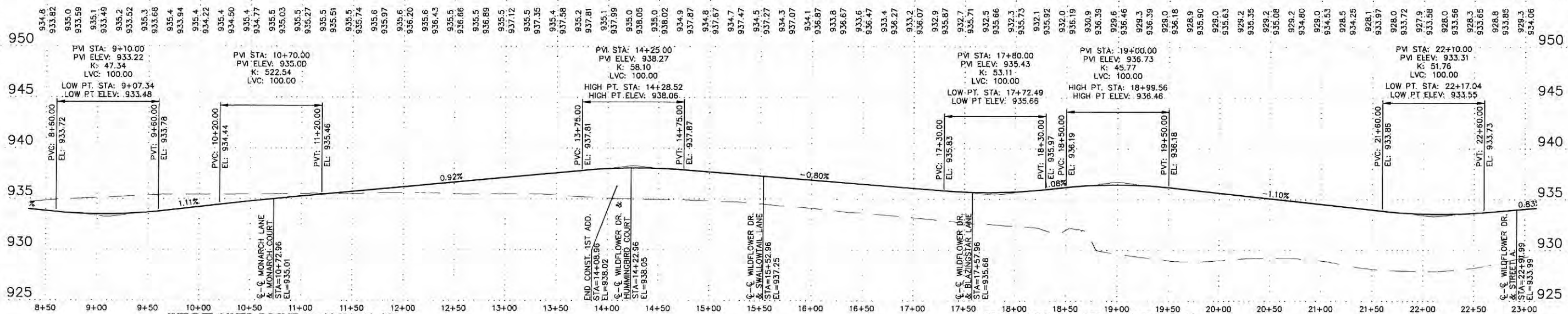
**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA

LAYTON AVENUE -5+00 TO 6+00

WILDFLOWER DRIVE 6+00 TO 8+50

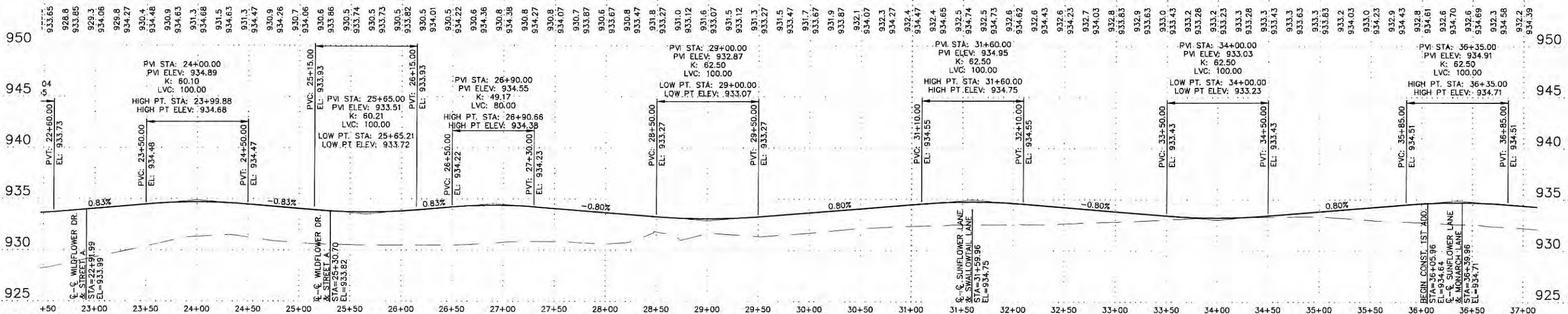


WILDFLOWER DRIVE 8+50 TO 23+00



WILDFLOWER DRIVE 23+00 TO 27+00

SUNFLOWER LANE 27+00 TO 37+00



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Reg. No.: \_\_\_\_\_  
Date: 05-28-2015

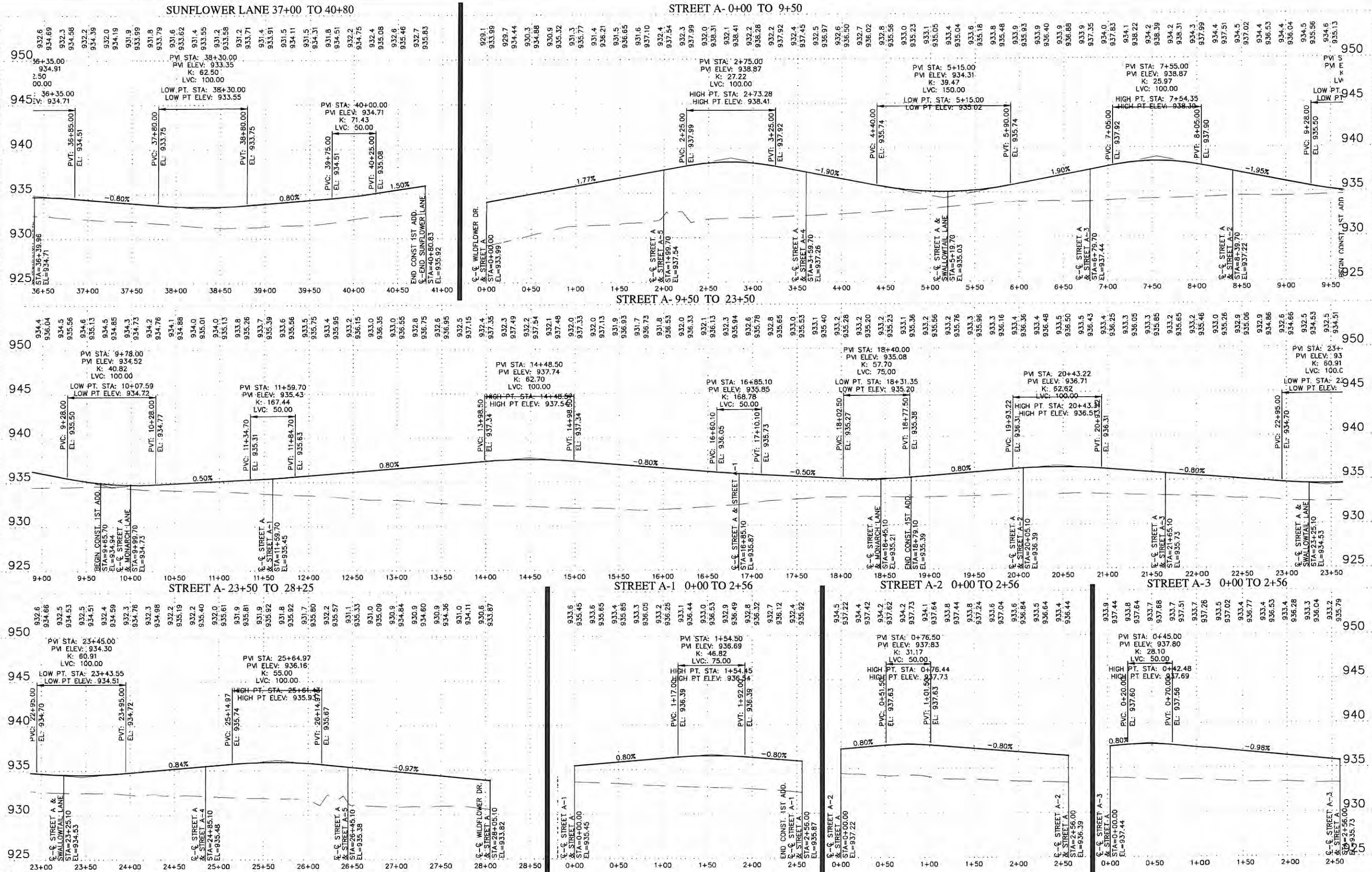
Revisions  
1 07-02-15 City/Waterworks Comments

Date: 05-28-2015  
Design: PAT/JMM  
Draw: JMM

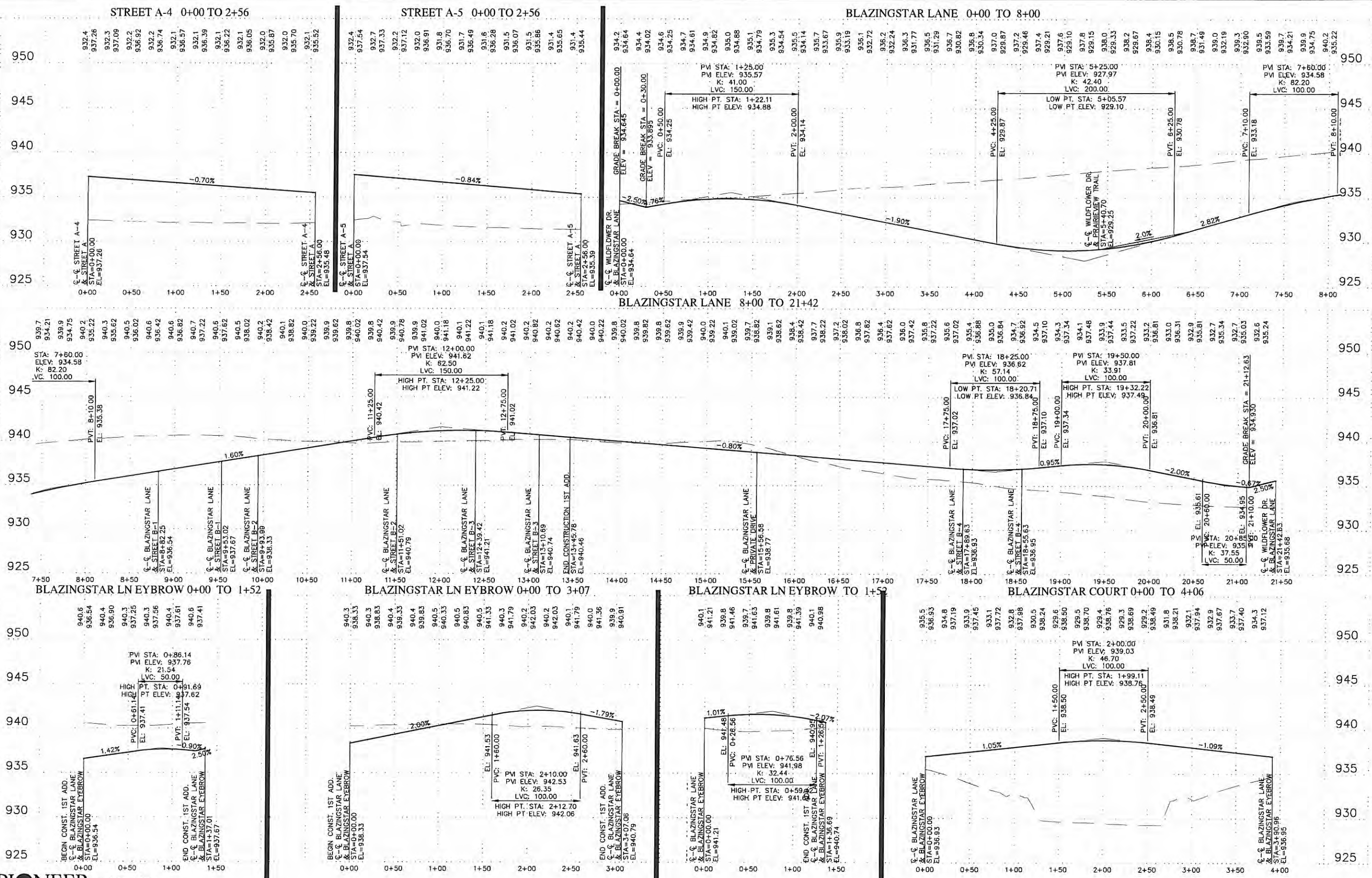
STREET PROFILES

ROBERT ENGSTROM COMPANIES  
4801 WEST 81ST STREET, SUITE 101  
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO  
LAKE ELMO, MINNESOTA







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 Reg. No. \_\_\_\_\_ Date: 05-28-2015

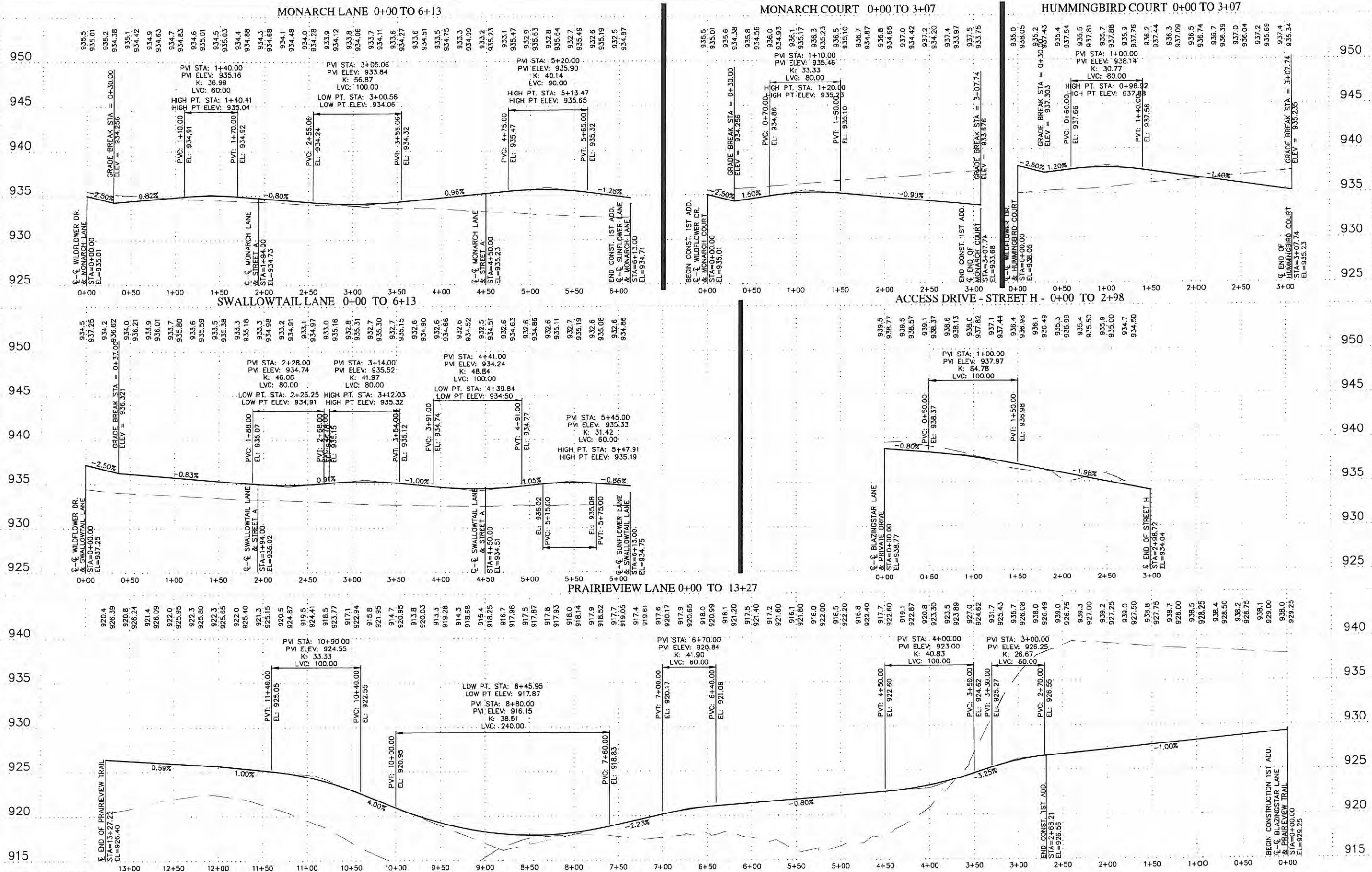
Revisions  
 1 07-02-15 City/Work/Weather Comments

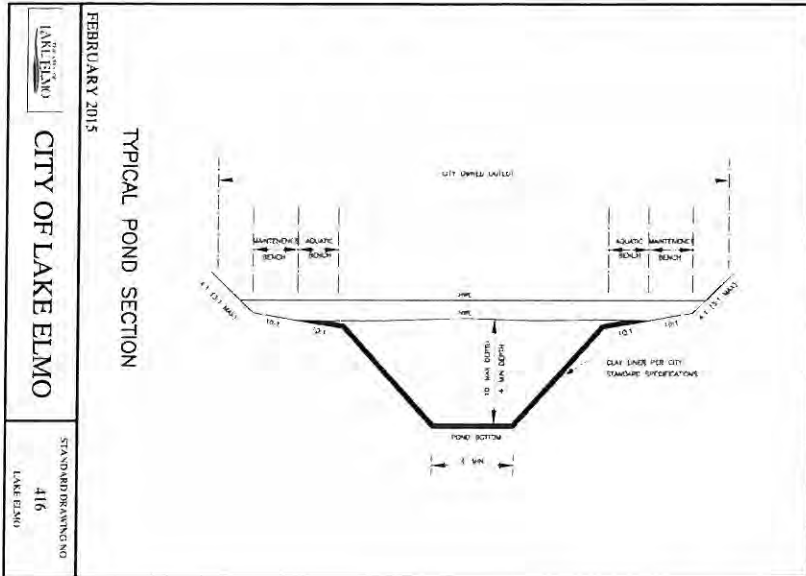
Date: 05-28-2015  
 Designer: PAT/MM  
 Drawn: IMM

**STREET PROFILES**

**ROBERT ENGSTROM COMPANIES**  
 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

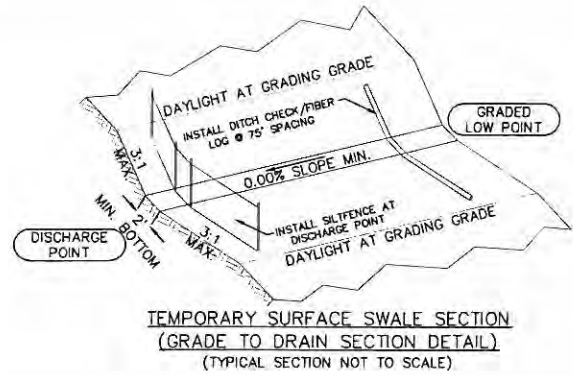
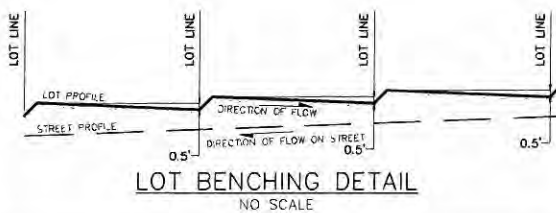
**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA





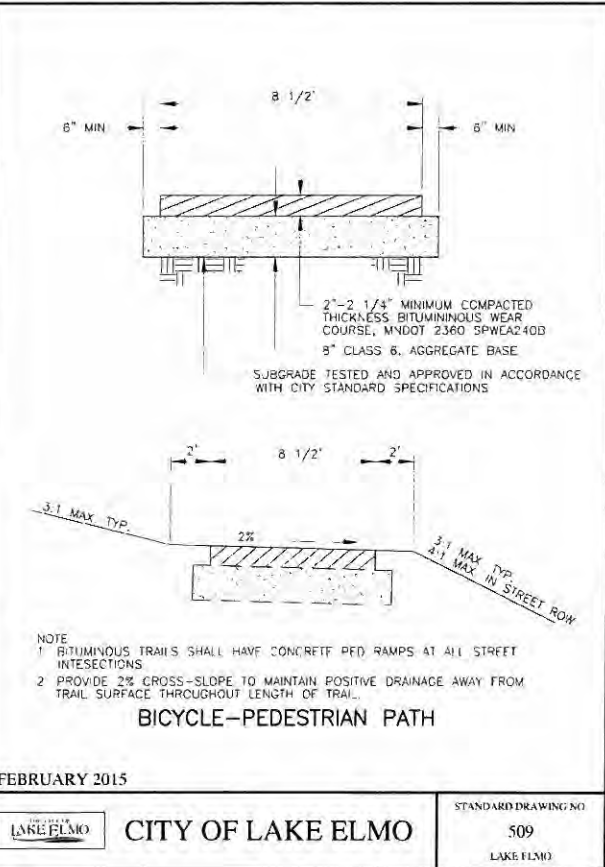
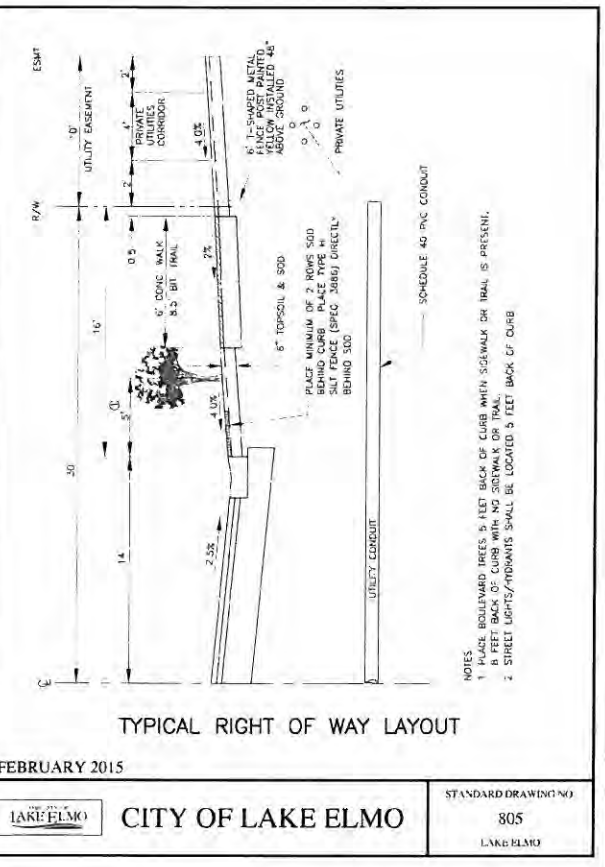
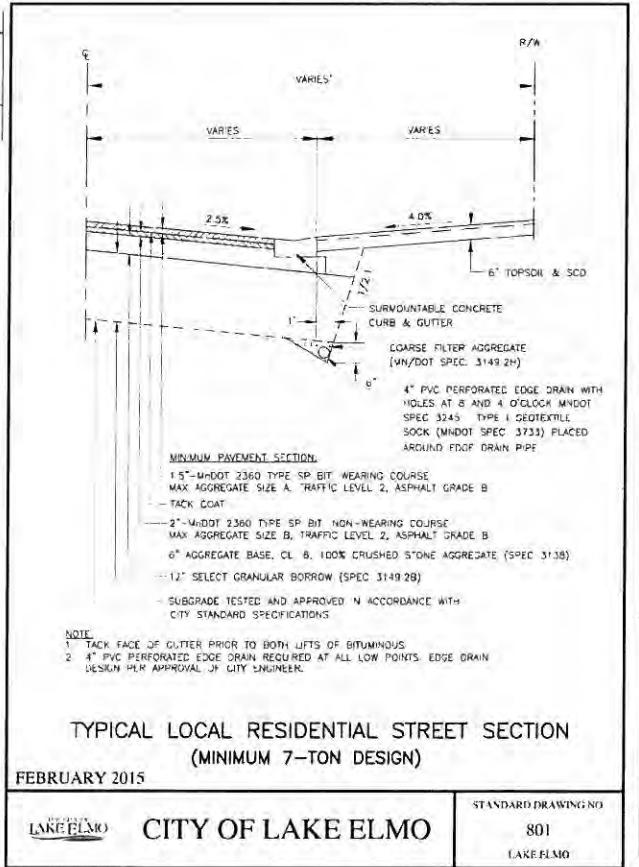
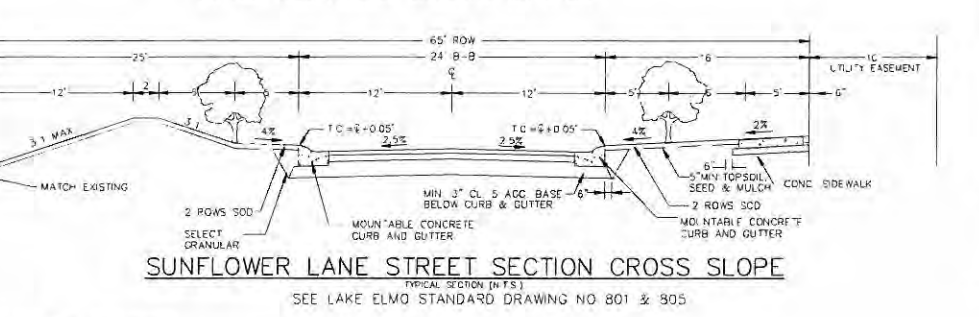
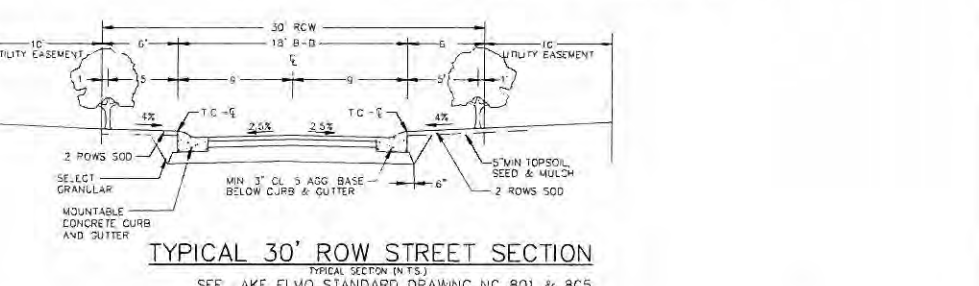
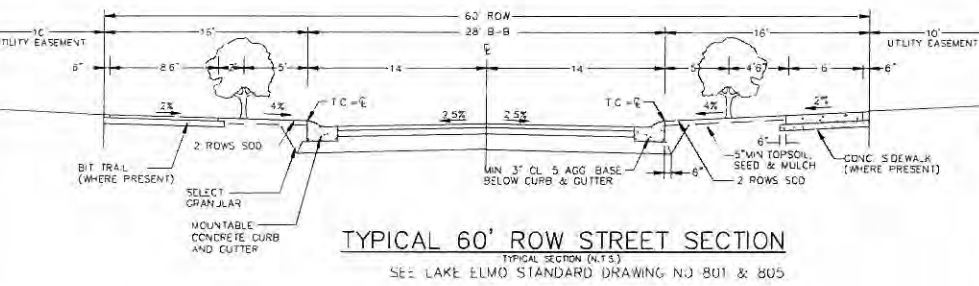
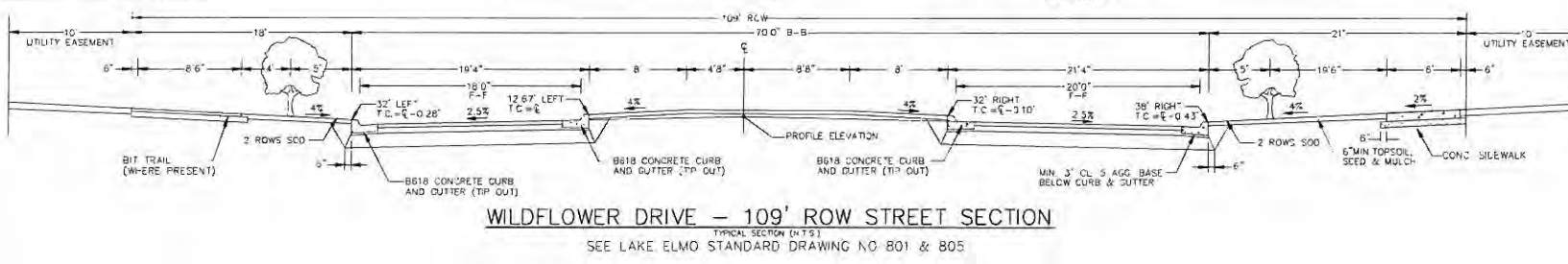
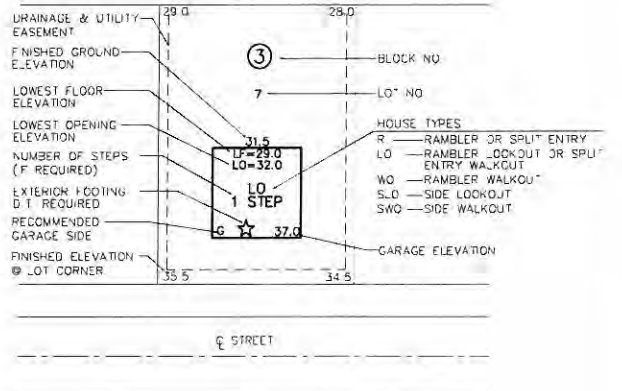
**BASIN CLAY LINER MATERIAL NOTE:**  
 "IMPERVIOUS CLAY LINER" MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS OR "EQUAL TO":

1. IN-PLACE PERMEABILITY:  $1 \times 10^{-6}$  CM/SEC OR LESS.
2. GRAIN SIZE: P200 CONTENT 50 PERCENT BY WEIGHT OR GREATER, MAXIMUM GRAVEL CONTENT 5 PERCENT BY WEIGHT, MAXIMUM PARTICLE SIZE OF 2.5-INCH IN ANY DIRECTION.
3. CLAY CONTENT: 25 PERCENT BY WEIGHT OR GREATER (0.02 MM).
4. LIQUID LIMIT: 25 PERCENT OR GREATER.
5. PLASTICITY INDEX: 12 PERCENT OR GREATER.
6. COMPACTION: 95 PERCENT STANDARD PROCTER DENSITY OR GREATER DEPENDING ON CONTRACTOR SOURCE TESTING RESULTS.
7. IMPERVIOUS CLAY LINER MATERIAL SHALL BE FREE OF DEBRIS, ROOTS, ORGANIC MATERIAL, SOLID MINERAL MATERIAL LARGER THAN 2.5 INCHES IN DIAMETER, ANGULAR STONES OF ANY DIAMETER AND OTHER MATERIALS CONSIDERED DELETERIOUS TO THE GEOMEMBRANE LINER.
8. SOURCE TESTING: THE CONTRACTOR SHALL SUPPLY TEST RESULTS FROM AN INDEPENDENT TESTING LAB FOR A SAMPLE TAKEN AT THE CLAY SOURCE TO VERIFY THE ABOVE SPECIFICATIONS WILL BE MET. THE RESULTS SHALL BE SUBMITTED TO THE ENGINEER AT LEAST TWO WEEKS PRIOR TO DELETARY TO THE SITE. THE SPECIFIC LOCATION OF THE SOURCE MUST BE INCLUDED WITH THE SUBMITTAL.
9. IN-PLACE TESTING: AFTER PLACEMENT OF THE CLAY, THE CONTRACTOR SHALL ARRANGE FOR INPLACE TESTING BY AN INDEPENDENT TESTING LAB TO VERIFY THE ABOVE SPECIFICATIONS ARE MET. TESTING SHALL INCLUDE COMPACTION, GRAIN SIZE, ATTERBERG LIMITS, AND PERMEABILITY USING A RELATIVELY UNDISTURBED THIN WALL SAMPLE (SHELBY TUBE). THE IN-PLACE TESTING FREQUENCY SHALL BE ONE SAMPLE TESTED EVERY 1,000 CY OF CLAY PLACED.



**WETLAND BUFFER SIGNAGE NOTE:**  
 WETLAND BUFFER SIGNAGE MUST:

1. SIZE OF BUFFER SIGNAGE: 7" WIDE X 9" TALL.
2. SIGN MATERIAL: HEAVY GAUGE ALUMINUM.
3. SIGN WORDING: MUST HAVE VERBIAGE OF EXAMPLE TO SHOWN.
4. SIGN POST: SIGNS MUST BE AFFIXED TO 4"x4" PRESSURE TREATED WOOD POSTS OR ANOTHER MATERIAL ACCEPTABLE TO VBMD.
5. SIGN AND POST/MONUMENT PLACEMENT: EACH BUFFER MONUMENT MUST BE PLACED ON THE OUTER EDGE OF THE WETLAND BUFFER, FACING AWAY FROM THE BUFFER. LOCATIONS AS PER SHOWN ON PLAN SET.
6. POST INSTALLATION: EACH POST SHOULD BE APPROXIMATELY FOUR FEET ABOVE THE GROUND, WITH AT LEAST THREE FEET SUNK BELOW GROUND. THE BOTTOM OF THE POST SHOULD BE FITTED WITH AN ANCHOR ATTACHMENT THAT WOULD EXPAND UPON ATTEMPTED REMOVAL OR WITH A CONCRETE FOOTING.



**PIONEER engineering**  
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 Name: John M. Molinaro  
 Reg. No: 45831  
 Date: 05-26-2015

Design: PAT/JMM  
 Draw: JMM

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 4801 WEST 81ST STREET, SUITE 101  
 MINNEAPOLIS, MINNESOTA 55437-1111

**WILDFLOWER AT LAKE ELMO**  
 LAKE ELMO, MINNESOTA