

3800 Laverne Avenue North
Lake Elmo, MN 55042

(651) 747-3900
www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday July 10, 2017 at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. June 12, 2017
4. Public Hearings
 - a. None
5. Business Items
 - a. EASTON VILLAGE 3RD ADDITION FINAL PLAT. Chase Development is requesting final plat approval for the 3rd addition of Easton Village. This addition will include 28 single family lots that are located on 8.53 acres.
6. Updates
 - a. City Council Updates – 6/20/17 Meeting
 - i. 9359 Jane Road – Shoreland Variance – passed
 - ii. Lakewood Crossing 2nd Addition Preliminary and Final Plat & PUD – passed
 - iii. Fence Ordinance – passed
 - iv. Inwood 5th addition developer agreement amendment – passed
 - b. City Council Updates – 7/5/17 Meeting
 - i. Royal Golf Zoning Map Amendment – passed
 - ii. Southwind Easement Vacation - passed
 - iii. Southwind Final Plat - passed
 - iv. Southwind Developer Agreement - passed
 - v. Hidden Meadows 2nd Addition Final Plat – passed

Staff Updates

 - vi. Upcoming Meetings:
 - July 24, 2017
 - August 14, 2017
 - vii. MAC CEP Report-none
 - c. Commission Concerns
7. Adjourn

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



**City of Lake Elmo
Planning Commission Meeting
Minutes of June 12, 2017**

Chairman Kreimer called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Dorschner (arrived at 8:00), Kreimer, Dodson, Emerson, and Hartley

COMMISSIONERS ABSENT: Williams, Larson & Lundquist

STAFF PRESENT: Planning Director Wensman & City Planner Becker

Approve Agenda:

M/S/P: Hartley/Dodson, move to approve the agenda as presented, ***Vote: 4-0, motion carried unanimously.***

Approve Minutes: May 22, 2017

M/S/P: Hartley/Emerson, move to approve the May 22, 2017 minutes as presented, ***Vote: 4-0, motion carried unanimously.***

Public Hearing – PUD Preliminary & Final Plat & Plans – Lakewood Crossing

Becker started her presentation regarding a PUD Preliminary and Final Plat to subdivide a 3.82 acre parcel into 3 commercial lots in a Planned Unit Development. Staff has identified 2 PUD objectives that are met, allowing this to be a PUD project. There are a number of items requested for PUD flexibility. These include flexibility for types of allowed uses, minimum lot width, impervious surface, parking lot setbacks, signage, etc.

There are a number of uses that are conditional uses that the applicant would like to be permitted uses. The applicant feels that conditions can be addressed through the PUD process. There are a number of Lake Elmo Design Guidelines and Standards that are not met. These include building orientation, landscaping, sidewalks, streetscape lighting, and parking.

There are some engineering comments including a request for a phasing plan for construction plans, a right turn lane, drainage & utility easements, MN Dot drainage permit, and the second access eliminated. There are 20 conditions of approval and 11 findings of fact.

Dodson asked about the traffic issue and flow with the Kwik Trip. Becker stated that one suggestion was to put a stop sign in to regulate the flow. It is addressed in condition #20. Kreimer asked if the island in the drive lane should be removed. Becker stated that the Building Official and Fire Chief brought that up as a concern, but they have no suggestions about it.

There was a discussion about medical facilities and if it should be made an allowed use for this site. Hartley is not in favor of using the broader definition of medical facilities for this site.

Dodson is wondering if there would be a problem if the driving lanes by the drive through be one-way.

Hartley asked if the outdoor dining area has been identified. Becker pointed out where that would be in 2 areas. Hartley is wondering if there is any fencing or any other type of delineation. Becker stated that it is in the design manual but not the zoning code.

Bruce Miller, MFC Properties, stated that there was a firm hired to do a drive through analysis. As a result of that analysis, one of the drive throughs has been eliminated. They are trying to work something out with the Ebertz family for a second access, but the Ebertz family is not sure what they are going to do with their property, so they are reluctant to commit to anything. The City has directed that the sewer and water needs to be extended to the Ebertz property. Miller stated that will probably be done with a later phase and they will be working with the Ebertz family on that. Miller has reviewed the 20 conditions of approval and is confident that they can meet all of the conditions when they bring in the final plans for building permits and final plat. Miller stated as far as the medical facilities, they are talking only about clinics and he would be comfortable if the condition was changed to state that.

Kreimer asked about the City of Lake Elmo theming. Miller stated that he has looked at the theming and they plan to have ornamental trash receptacles, benches, decorative lighting and wrought iron fencing. They plan to work with staff to fine tune that.

Public Hearing opened at 7:50 pm

No one spoke and there was no written correspondence.

Public Hearing closed at 7:50 pm

M/S/P: Dodson/Hartley, move to add a finding #12 that a benefit to the City is the developer running sewer & water to the western edge of the property in accordance to PUD benefits, **Vote: 4-0, motion carried unanimously.**

M/S/P: Kreimer/Hartley, move to add condition #21 that permitted medical facilities shall be limited to non-urgent facilities such as clinics, eye doctors and dental clinics, **Vote: 4-0, motion carried unanimously.**

M/S/P: Kreimer/Dodson, move to add condition #22 that the applicant shall provide site amenities such as benches, trash receptacles, decorative lighting and that the signage will follow the theming, **Vote: 5-0, motion carried unanimously.**

M/S/P: Hartley/Kreimer, move to add condition #23 that fencing is required around all outdoor dining areas, **Vote: 5-0, motion carried unanimously.**

M/S/P: Kreimer/Hartley, move to amend condition #9 to read “the applicant shall amend the proposed Landscape Plan to comply with City standards and obtain approval by the City and include addition of landscaping along freeway frontage”, **Vote: 3-2, motion carried.**

Dodson is fine with the larger signs on the building and the ground sign as long as they follow the Lake Elmo theming.

M/S/P: Kreimer/Dodson, move to recommend approval of Lakewood Crossing 2nd addition Preliminary and Final Plat and PUD Plans with the 23 conditions of approval as drafted by staff and amended findings of fact listed in the staff report, **Vote: 5-0, motion carried unanimously.**

Public Hearing – Shoreland Variance

Becker started her presentation regarding the variance request for 9359 Jane Road from expansion of a non-conforming structure that does not meet setback requirements from the OHWL or impervious surface requirements. Becker went through the past variance requests and DNR permit violations. The applicant is proposing a home addition that will replace an existing deck previously allowed by variance. The proposed addition is 45.4 feet from OHWL where 100 is required. This puts it in a shoreland impact zone.

The city received MNDNR review on 6/9/17 with recommended denial based on the impervious surface increase and that the addition is in the shoreland impact Zone. They have stated that if the variance is granted, mitigation conditions are recommended. Staff would recommend adding a condition of approval that the applicant direct rain gutter discharge to a rain garden designed by a professional engineer or landscape architect and installed under their direction.

Becker went through the recommended findings of practical difficulties, unique circumstances, character of locality and adjacent properties and traffic. There are 2 staff recommended conditions of approval 1) the applicant secure any required permits and plan approvals from the City and other applicable jurisdictions 2) the applicant shall

direct rain gutter discharges into a rain garden designed by a professional engineer or landscape architect and installed under their direction.

Dorschner asked if the homeowner is going to put another deck on. Becker stated that they are not proposing that and if they did, it would require a variance.

Hartley asked about the practical difficulties. Becker stated that the lot was platted before shoreland standards. Because of the shape of the lot, there is not a lot of space for a home. The lot is much longer than it is wide. The footprint is not expanded by much.

Scott Drommerhausen, 9359 Jane Road N, stated he has been working with Stephen & Emily for a little over a year. There are currently gutters on all sides of the home. There are no plans for an additional deck.

Dodson is wondering if there is enough land there for the rain garden and another drainfield if it should fail. Drommerhausen thinks there is an area that is more than adequate for the rain garden.

Public Hearing opened at 8:31 pm

No one spoke and there was no written correspondence

Public Hearing closed at 8:31 pm

Hartley thinks they need to address the restoration of shoreland vegetation which was part of the DNR recommendation. This lot has almost double the impervious that is normally allowed. He would like to see restoration of 75% of the shore line. Mr. Drommerhausen described what the current shore line is like. There is a small beach area about 20 feet and then there are some rocks.

M/S/F: Hartley/Kreimer, move to recommend putting natural vegetation in for approximately 75% of the shoreland, **Vote: 1-4, motion fails.**

Dodson is concerned about making the homeowner do something that is more of a good practice that the Lake Association is already addressing.

M/S/P: Dodson/Dorschner, move to add that the location of the backup drainfield area be identified, no trees or vegetation be planted that could potentially interfere with a future drainfield, and that it not interfere with the infiltration basin, **Vote: 5-0, motion carried unanimously.**

M/S/P: Dorschner/Dodson, move to add to condition #2 that the raingarden or remediation plan address the additional runoff of the whole addition, **Vote: 5-0, motion carried unanimously.**

M/S/P: Dodson/Dorschner, move to recommend approval of the request for shoreland variances to allow expansion of a non-conforming structure that does not meet setback requirements from the Ordinary High Water Level and maximum impervious surface standards, subject to conditions of approval as recommended by staff and amended by Planning Commission, **Vote: 5-0, motion carried unanimously.**

Public Hearing – Fence Ordinance

Becker started her presentation regarding 154.205 fencing regulations. The City's Zoning Code prohibits solid wall fences over four feet in height on lots under ½ acre in size. This is being brought up again as there was a solid wall fence that was erroneously permitted on a lot under half acre in size. There is another neighbor that wants a similar solid wall fence to enclose a swimming pool. From a planning perspective, when lot size decreases, so does privacy. Staff is also recommending clarifying language that when a fence is installed on the property line that the stakes be visible for inspection. This will make it easier for staff to determine if the fence was installed in the appropriate location. Staff is also suggesting adding language that when a fence is in a front or side corner yard, that any required setback from a public right-of-way be added. This would be for public safety.

Public Hearing opened at 8:53 pm

No one spoke and there was no written correspondence

Public Hearing closed at 8:53 pm

Kreimer is in favor of the amendments to location for maintenance, but feels they have looked at this ordinance closely over the years and is not in favor of the other changes.

Emerson and Dorschner are in favor of the privacy fences on smaller lots. Dorschner thinks that allowing a portion to be solid wall and having a step down makes the fence look awkward.

M/S/P: Kreimer/Hartley, move to accept the changes to section #5 location as provided by staff, **Vote: 5-0, motion carried unanimously.**

M/S/F: Kreimer/Hartley, move to accept the changes to the fencing ordinance as described in section 5, but not the changes in the other sections, **Vote: 2-3, motion failed.**

M/S/P: Dorschner/Dodson, move to recommend adoption of amendments to Section E of the Fencing Regulations of the City's Zoning Code as presented by staff, **Vote: 3-2, motion carried.**

Business Item – Hidden Meadows 2nd Addition Final Plat - OP

Wensman started his presentation regarding final plat approval of Hidden Meadows 2nd addition for a 26 unit single family residential OP development located off of Keats Ave and Hwy 36. Wensman went through the history of this site and when the approvals and extensions happened. Wensman pointed out that because it has been longer than one year since this has been platted, the City can enforce the current regulations and standards including the Engineering design standards.

Wensman went through what is included in Hidden Meadows 2nd addition. It is a little confusing because a part of the current outlot B is part of the residential development area, which also includes the original farm home as a lot. The OP development area is 68.05 acres. The density is .41 du/buildable acres. There is currently 51% of buildable open space. The required buffers go all the way to the back of the house in most instances. The developer has come forward with a plan that has a reduction of the buffers in exchange for screening or some other buffer. The Ziertmans on the west side do not object to the reduced buffer provided that a berm is provided in conjunction with the coniferous screening. The Bergmanns have not commented on the buffer, but have asked for a street stub connection to their property to the East.

Another issue is the Cul-de-sac length. The City's standard for cul-de-sac length for subdivisions with lots 2.5 acres or less in size is 1000 feet. The cul-de-sac length for 59th Street was 2,000 feet long for access to Rockpoint church, and is now being extended to 4,000 feet long. The cul-de-sac length for 57th Place N is nearly 1,000 feet long. Right of ways are typically 60 foot wide to accommodate for trails, utilities, etc. This project has a 50 foot right of way which includes a 24 foot wide street, surmountable curbs, street trees, trail and sanitary sewer. With this being a 24 foot wide street, parking will be restricted to one side of the street.

The City Engineer is starting a Highway 36 frontage road study to coincide with MNDot's long range plans to limit access to State Highway 36. A future frontage road may need to go through outlot A and connect to 59th Street. There are a number of engineering deviations associated with this plat. There is encroachment into wetlands, wetland buffers and other water bodies. The storm ponds do not meet City Design standards. There are retaining walls in the right of way and right of way does not match the typical City design.

The community septic on Outlot B was installed by Rockpoint Church and has excess capacity to accommodate 17 new homes. Lot 1 block 1 was not proposed to be connected to the community septic, but staff recommends that it should be.

The landscape plan needs some updating to include water and sanitary sewer connection, 88 trees, changing the mix of buffer trees in buffer to evergreens, Bergmann screening, berm along west property line with the proposed trees along Ziertman property in lieu of reduced buffer.

There are no off-site street connections. The Bergmann's are requesting a street stub. The Slomkowski property is landlocked except for a private driveway easement. There are street lights in the plan shown at intersections and cul-de-sacs. The draft findings basically touch on the deviations from the current standards. Staff would like the Planning Commission to specifically address the reduced buffers and the open space that not less than 60% be in contiguous parcels of not less than 10 acres.

Dodson asked about lots 9 & 10 that have a pond and wetland that goes through the property. Dodson stated that it doesn't look like they can get to the back of their property. Wensman stated that is correct. Dodson asked if that meets City Standards and if it isn't can we ask for that to be changed. Wensman stated that it doesn't meet current standards. The pond is already there and the site is already graded and it would be a hardship for the developer if modification is required, the development might not happen.

Dodson asked about the wastewater facility and if an analysis of the upgrade has been done. Wensman stated that the City has not reviewed any design and that is why it is a condition of approval.

Kreimer asked about providing access to Bergmann's and to the property to the South. Wensman stated that Bergmanns have asked for access, but the property to the South has not.

Dorschner asked what the legal responsibility of the City is after 10 years. He feels a lot of things have changed over time. Wensman stated that the City is under no obligation because of the length of time that has passed.

Emerson stated that the cul-de-sac should extend to the Bergmanns and they can probably still get the same amount of lots. If Bergmanns are looking to have the road extended, they probably plan to develop and would not be concerned with the reduced buffer. He also feels that it would be wise to get an easement or something to the south.

Mark Guenther, RM Investments, stated that they have been trying to work through the issues for the last year and he thinks that they have gotten there. Guenther stated that when they went for an extension, they were asked to keep the plat as designed and preliminary platted. Guenther stated that they are requesting that Lot 1 Block 1 not be part of the community drainfield. The ownership will be retained by the Rockpoint

Church and the future of those parcels are unknown. Guenther talked about the community system and what would need to be done to add the 7 additional homes. The dump site has been cleaned up. He is asking for the language of condition 10 be changed from 26 lots to 25 to remove Lot 1 Block 1. Guenther stated that the plan is consistent with Preliminary Plat. The buffer areas are difficult because they wouldn't even be able to construct a deck or a porch on these houses. The site has already been graded and through the watershed. The quantity of the discharge of the water cannot increase. On the West side, there are some low areas where the water discharges to. They are not changing where the water is leaving the property, but they are controlling the rate that will be discharged. Guenther explained the grade changes and landscaping along the property lines. As far as berming, Guenther stated that they can take a look at that, but with the low area, it might be hard, but if they are generating some dirt, they will attempt to do that. Guenther has concerns about providing access to the Bergmann parcel because it would affect the watershed and they would probably lose a lot.

Dorschner asked if the roads were graded already. Guenther stated that they are subgraded. There would just be a few adjustments to be made and vegetation that would need to be removed. Dorschner is concerned about the ponding on Lots 8, 9 & 10. Emerson is wondering if this was originally a wetland or if it was graded that way. Guenther stated that he does not know if it was existing or if it was created. Dodson asked when the grading that is there was done. Guenther stated it was done at Preliminary Plat 11 years ago.

Dodson asked about the CIC agreement that will be set up with the Church. Guenther stated that there will be 2 HOA agreements. One will be just for the area of Single family homes set up to maintain the outlots and the other will be for the septic system. Guenther stated that the split Church/Homes would be about a 60/40 split for usage.

Dorschner has a lot of concerns about this plat and is wondering if there might be other options for this site. Guenther stated that there are not a lot of other options for this site without losing a lot of the natural features and filling in a wetland.

Joan Ziertman, 5761 Keats Ave, overall is in favor of the development. A condition of approval of the church was to develop a 68 acre OP residential development. The preliminary plat had the buffer setback at the 200 feet. Reducing the buffer was never discussed at the public hearings and Ziertman feels that the developer should have talked to the neighbors before assuming that they could reduce the buffers. It will require a 4/5 vote of the City Council. The preliminary plat landscape plan already showed a double tree line, so the City and neighbors are not getting anything in return for the reduction. Ziertman stated that they farm their property and have animals and landscaping alone is no guarantee for buffering. Trees can die and not be replaced, or homeowners can remove them. Ziertman stated that the U of M landscaping berming standards state that berms provide noise, wind and screening for 2 incompatible uses which farming against residential is. Ziertman requested that condition #7 be changed

to have a berm constructed to U of M standards and setback from the property line for proper drainage. Ziertman showed pictures of the common property line to demonstrate that it is a flat area.

Dodson stated that he is generally opposed to this development. However, should it go forward, he has some conditions he would like to propose.

M/S/P: Dodson/Dorschner, move to amend condition #10 to add that funds for this system will be placed into escrow and the declarant of the CIC will demonstrate a bank account statement with a capital reserve required for operation of the wastewater system is either 1/3 the cost or an amount based on an equipment failure model provided by the vendor operating the wastewater system, whichever is more, **Vote: 5-0, motion carried unanimously.**

M/S/P: Dodson/Kreimer, move to strike condition #20 per recommendation of the Planning Director, **Vote: 5-0, motion carried unanimously.**

M/S/P: Dodson/Dorschner, move to add condition #20 that the declarant of the CIC will demonstrate transfer of all permits and titles for the wastewater facility to the common interest community, **Vote: 5-0, motion carried unanimously.**

M/S/P: Dorschner/Dodson, move to remove condition #5, **Vote: 5-0, motion carried unanimously.**

Dodson is concerned about how the CIC will work if the Church has 60% of the capacity, how the voting and decisions will be made surrounding that system. He is more reassured that it is only pumping grey water as it should have less technical difficulties.

M/S/P: Dorschner/Dodson, move to amend condition #7 to include a berm built to U of M standards behind lot 1, 2 & 3, behind the Ziertman property, **Vote: 5-0, motion carried unanimously.**

Dodson would rather see a loop for roads rather than the 2 cul-de-sacs. Emerson stated that the problem is it is already graded and there is a wetland there. Dorschner asked about the width of the roads. Wensman stated that if the roads are wider, the right of way would need to be wider and the plat would not work. Hartley is wondering if the northern cul-de-sac could just be straightened and brought over to the Bergmann property. Emerson stated that the road would have to go to the north into the church property, so there would need to be an agreement with the church and no lots would be lost.

M/S/F: Dodson/Dorschner, move to recommend denial of Hidden Meadows 2nd addition due to the number of exceptions in the staff report to normal standards, the land use

should be rural residential and the number of homes is too small for the community septic system, the potential land trust, buffer and road issues , ***Vote: 2-3, motion failed.***

Hartley is wondering if it would make sense to put a provision to keep the 20 acres to the north open for a potential frontage road. Dorschner is concerned about the HOA partnering with the Church to maintain the Wastewater system. What would happen if the church goes bankrupt? Guenther stated that this HOA will be set up correctly financially. The system was designed and built to accommodate the church and the homes. If the homes are not added, it would be detrimental to the Church.

M/S/P: Dorschner/Emerson, move to add a condition that the developer work with the Church to obtain an easement to extend the cul-de-sac, 57th Place N, North of Lot 11, ***Vote: 5-0, motion carried unanimously.***

Guenther stated that in speaking with the Church representatives, they would not be opposed to platting a road easement, but they would not want to build the road at this time.

M/S/P: Kreimer/Hartley, move to recommend approval of Hidden Meadows 2nd addition with 21 conditions of approval as amended based on the findings in the staff report, ***Vote: 4-1, motion carried.***

Business Item – Southwind Final Plat

Wensman started his presentation regarding a final plat request from Southwind Builders for a 46 single family attached dwelling development on approximately 15 acres. This development is to the North of Hunter's Crossing and 5th Street North. This development will have only the one phase. The final plat is consistent with the preliminary plat, however, the trail from the cul-de-sac bulb to 5th Street has been removed. The homes will be sprinklered. There were a number of engineering comments including infiltration basin comments, stormwater management, ROW, etc.

There is a retaining wall that is right on the North property line and easement and the stormsewer is close to the back lot line of the homes. There is not an adequate area for maintenance of the stormsewer pipe, so the engineer is recommending that it be owned and maintained by the HOA.

Wensman went through the 6 findings and 15 conditions of approval.

Dodson asked about the infiltration pond on outlot A and how the overflow would work. It seems like with the topography it would go to the street culvert.

Larry Alm, Southwind Builders, does not have a presentation, but is willing to answer questions from the Commission.

Kreimer asked Alm why the trail connection was eliminated at the bulb at the end of the cul-de-sac. Alm stated that he feels there is not room for it and it would not go anywhere as there is no sidewalk on that side. Kreimer stated that there is a trail on that side. Kreimer asked about the house designs. The developer showed the house designs on the overhead. They will all have lower levels with walkouts.

Dodson asked about the 100 year overflow in the basin on outlot A. He is wondering if that can go West instead of North. Alm stated that it already runs east/west.

Emerson asked about what kind of screening there is next to the commercial property to the East. Alm stated that the elevation of their property is higher and there are mature trees there.

M/S/P: Kreimer/Dorschner, move to add condition #16 that a bituminous trail or sidewalk be constructed from the end of the bulb of the cul-de-sac to the trail on 5th street, **Vote: 4-1, motion carried.**

Dodson stated that he is mildly opposed just because it may impact the parking in the cul-de-sac. Emerson stated that it is kind of nice to have a circle for walking. Wensman stated that currently the City does not allow parking in cul-de-sacs.

M/S/P: Kreimer/Hartley, move to strike condition #14 as it is not needed, **Vote: 5-0, motion carried unanimously.**

Dorschner is wondering how they will build the retaining wall right on the property line. Emerson asked what the height of the wall is. Wensman stated that it is 4 feet tall. The developer stated that as the grading is done, the wall will go in. It will all be done from their side. Dodson is happy that the cul-de-sacs are public rather than private as they were previously.

M/S/P: Kreimer/Dorschner, move to add condition #16 to revise the landscape plan to have additional trees for buffering behind lots 26-29 to the extent possible, **Vote: 5-0, motion carried unanimously.**

Emerson stated that there is a drainage swale there that makes it very difficult to add trees.

M/S/P: Dodson/Kreimer, move to recommend approval of the Southwind Final Plat with the 16 conditions of approval, **Vote: 5-0, motion carried unanimously.**

City Council Updates – June 6, 2017 Meeting

- i) Hammes 1st Addition Drainage and Utility Easement Vacation - passed
- ii) Easton Village 2nd Development Agreement - passed

- iii) Inwood 5th Developers Agreement – passed, but will come back for an amendment at the next meeting
- iv) Royal Golf Course Preliminary Plat & PUD Plans - passed
- v) Wildflower PUD Amendment - passed
- vi) Parcel A – Schiltgen Property Concept PUD - passed

Staff Updates

1. Upcoming Meetings
 - a. June 26, 2017
 - b. July 10, 2017
2. MAC CEP Report

Commission Concerns

Kreimer asked about the Cimarron bankruptcy. Wensman stated that the hedge fund that owns Cimarron is in bankruptcy in 2 other states, so it is difficult to get answers from them.

Meeting adjourned at 11:50 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant



STAFF REPORT

DATE: 7/10/2017
BUSINESS ITEM
ITEM #: 5A
CASE # 2017-02
MOTION

TO: Easton Village 3rd Addition Final Plat

FROM: Emily Becker, City Planner

REVIEWED BY: Stephen Wensman, Planning Director
Jack Griffin, City Engineer

BACKGROUND:

The Planning Commission is being asked to consider a Final Plat request from Chase Development for the 3rd Addition of Easton Village, a planned 217 unit residential development. The 3rd Addition includes 28 single family lots that are located within an 8.53 acre area to the north of the western portion of Easton Village 1st Addition. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

ISSUE BEFORE COMMISSION:

The Commission is being asked to recommend approval or denial of the Final Plat request for the 3rd Addition of Easton Village based on its consistency with the approved Preliminary Plat (revised on 6/21/2017).

PROPOSAL DETAILS/ANALYSIS:

General Information.

Applicant: Chase Development, 2140 West County Road 42, Burnsville, MN

Property Owners: Easton Village, LLC (Tom Wolter) 2140 West County Road 42, Burnsville, MN

Location: Section 12 & 13, Township 29 North, Range 21 West in Lake Elmo, north of 30th Street, west of Manning Avenue, and south of the Union Pacific railroad right-of-way. PID Number 13.029.21.42.0025.

Request: Application for final plat approval of a 28 unit residential subdivision to be named Easton Village 3rd Addition.

Zoning: LDR – Limited Density Residential

Surrounding: North – vacant/agricultural land (RT – Rural Transitional); West – single family home, City park, natural vegetation (PF – Public and Quasi Public Open Space); South – vacant land (LDR – Limited Density Residential); East – Lake Elmo Airport (Baytown Township).

Comp. Plan: Village Urban Low Density Residential (1.5 - 2.49 units per acre)

History: Property was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. Site has historically been used for farming activities, including the growing of agricultural crops. Sketch Plan review by Planning Commission on 1/27/14 with Preliminary Plat approval on July 15, 2014. 1st An AUAR for the Village Planning area was approved by the City in May of 2009. 1st Addition approval on March 3, 2015, and 2nd Addition approval on May 2, 2017. Preliminary Plat revised on 6/21/2017.

Action Deadline: Application Complete – 6/21/2017
60 Day Deadline – 8/20/2017
Extension Letter Mailed – No
120 Day Deadline –

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

Consistency with Preliminary Plat.

Revised Preliminary Plat. Prior to the 1st Addition Final Plat approval, the approved Preliminary Plat was revised in December of 2014 to address the following:

- The need to reconfigure the temporary access into the subdivision.
- Revisions to the grading plan.
- Adjustments to the property boundaries adjacent to the gas line that bisects the site.
- The provision of a slightly larger buffer from the railroad tracks.
- Revisions to the storm water management plan.

With the 2nd Addition, the developer again revised the preliminary plat. A condition of 2nd Addition approval was that the revised Preliminary Plat and Plans be approved prior to submittal of accepting the 3rd Addition.

Increased Number of Lots.

- The proposed 3rd Addition Final Plat increased the number of lots from 27 to 28, consistent with the revised Preliminary Plat.
- # of lots in area proposed as 3rd Addition in approved and revised Preliminary Plat: 27
- # of lots in proposed 3rd Addition Final Plat: 28

Decreased Lot Sizes.

The table below shows the lot sizes in the area proposed as 2nd Addition in the revised Preliminary Plat as compared to the proposed 2nd Addition Final Plat:

Lot	Block	December 2014 Preliminary Plat	Final Plat/Revised Preliminary Plat
1	1	10,394	11,194
2	1	10,425	11,167
3	1	11,294	10,935

1	2	12,920	16,641
2	2	12,121	8,140
3	2	8,463	9,405
4	2	8,670	8,522
5	2	8,833	8,555
6	2	8,809	8,483
7	2	8,988	8,836
8	2	9,808	10,237
9	2	12,257	12,143
10	2	--- (not on preliminary plat)	11,958
1	3	12,324	14,294
2	3	11,400	9,217
3	3	8,450	9,231
4	3	8,234	9,124
5	3	8,968	8,450
6	3	9,273	9,100
7	3	9,292	8,724
8	3	9,705	8,138
9	3	9,595	9,777
10	3	11,340	10,307
11	3	11,452	12,769
12	3	18,433	15,491
13	3	14,261	12,330
14	3	11,728	9,519
15	3	11,259	8,650

Outlots. Outlot A, proposed as open space for landscaping, to be owned and maintained by the Homeowners Association, is 0.111 acres. Outlot B, which is the trail corridor, is 0.091 acres.

Final Area of Dedicated (Non-Arterial) Right-of-Way: 1.684 acres

Outlot F Replatted. The Applicant has replatted Outlot F in to separate outlots. The outlots indicate phasing for the rest of the development. Outlots I and J will be dedicated to the City with the 3rd Addition, for stormwater management purposes and parkland. The dedication of part of these outlots as parkland will satisfy the remaining parkland dedication requirements for the entire development.

Engineering Comments. The City Engineer has reviewed the Final Plat, and these comments can be reviewed in the attached Easton Village 3rd Addition Final Plat Engineering comments review memo dated May 25, 2017. Outlined comments include the following:

- Payment for pipe over-sizing from the City standard 8-inch pipe should be addressed as part of the developer agreement.
- There are a number of comments outlined in the Construction Plans and Specifications memo provided by the City Engineer that must be addressed and approved prior to recording of the Final Plat.

Easement Vacation. 3rd Addition plats a portion of Outlot F of Easton Village 2nd Addition. This Outlot has three easements recorded against it, a permanent easement for drainage and utility purposes, and a temporary access easement which terminates upon replatting of Outlot F and a temporary construction easement which terminates after a one year warranty period after completion of installing the public and utility and drainageway. None of these should cause an issue for platting.

Temporary Cul-de-Sac and Road Connection. The Applicant has proposed a temporary cul-de-sac off of Lilac Avenue North and a temporary road connection connecting Village Parkway to 33rd Street North. Temporary Road Easements will need to be provided.

“Eyebrows” Removed. The original Preliminary Plat was shown with 33rd Street North as having ‘eyebrows’ as it moves north-south. The Applicant has removed these, in order to (as communicated to Staff during conversations with the Developer) provide a better design and decrease the amount of maintenance. The updated Preliminary Plat reflects this change, and the Final Plat is consistent with the revised Preliminary Plat. Staff has reviewed this change and has not seen an issue in this.

Outlot Added. An additional outlot was added, consistent with the revised Preliminary Plat. The Applicant has communicated that this is proposed as open space to be used for plantings. Staff does not see an issue with the addition of this outlot as long as the maintenance and responsibility for this outlot is clearly outlined in the Landscape License Agreement as the responsibility of the Homeowners’ Association.

Parkland.

- The approved Preliminary Plat shows a trail connection between Lot 29 of Block 8 (shown on the Final Plat as Lot 14 Block 3) and Lot 1 of Block 10 (shown on the Final Plat as Lot 13 of Block 3). This trail outlot is 0.091 acres.
- The proposed Final Plat shows this trail connection moved to be above Lot 15 Block 3.
- Staff does not see an issue with this adjustment as the trail connection in Preliminary Plans does not directly connect to a trail across Village Parkway.
- This trail is proposed to go through a Drainage and Utility easement and has been reviewed by the Engineer.
- The approved Developer Agreement for Easton Village 1st Addition states that the developer shall be required to dedicate 9.84 acres of land for public park purposes for the entire subdivision. The 1st Addition dedicated 3.99 acres of parkland, and future project phases are to either dedicate the remaining 5.85 acres of park land or cash payment in lieu of dedication. The Easton Village 2nd Addition Developer Agreement required a security in the form of a Letter of Credit in the amount of the fee in lieu of park dedication for the acreage of that addition. This Letter of Credit will be released with the dedication of the 3rd Addition, as (as previously mentioned), Outlot F has been replatted in to a number of different outlots, and Outlots I and J will be dedicated to the City. The developer will receive parkland dedication for parts of these outlots, and so the parkland dedication requirement for the entire development will be satisfied.

Landscape Plans.

- The Applicant submitted updated Preliminary Landscape Plans with application for 1st Addition Final Plat, dated 12/17/2014 in response to comments provided by the City's Landscape Architect in a review letter dated 12/3/2014.
- The 3rd Addition Final Plat Landscape Plans are generally consistent with the Preliminary Landscape Plans in the following ways:
 - Autumn Blaze Maple are proposed where Common Hackberry was approved surrounding the trail.
 - Red Maple is proposed on the left side of Lilac Avenue North where Autumn Blaze Maple was approved.
 - Accolade Elm, Hackberry and White Oak are proposed where Redmond Linden and Red Maple were approved on 33rd Street N.
- The Landscape Plan does not include utility locations. The Plans will need to be updated to include this.

Street Naming. There are no other streets in the City with the name Lilac Avenue, and so this street name is consistent with the City's Street Naming Policy. There is, however, another 33rd Street North within the City. While this name is not consistent with the City's Street Naming Policy in that the Policy states that unless a newly proposed street directly extends from an existing street, no street name that already exists in the city or its environs shall be used, regardless if it is on the same grid as another street. However, it should be noted that the street directly to the south of the street that is proposed to be named 33rd Street North has already been platted and named as 32nd Street North. There also exist other streets within the City that are also named 32nd Street North outside of this development. Because of this, it may make sense to allow the proposed name for this street.

Final Plat Approval Process. 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 Easton Village Preliminary Plat did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. There are no public hearing requirements for a final plat.

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

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

- 1) Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; and b) the applicant shall pay all fees associated with the preliminary plat. The above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site. *Comments: a) all title work will need to be submitted and reviewed by the City Attorney before City officials sign the final plat; b) the applicant has submitted an escrow payment with Final Plat application that is being used to cover Staff and consultant expenses related to the City's review.*

- 2) The grading plan shall be updated to include the protective tree fencing necessary to preserve all vegetative areas identified for protection around the 5.15 acre residential parcel to the west of the subdivision. ***Comments: The grading plan was updated accordingly. All disturbed areas are shown on the plan, and the applicant will need to replace disturbed trees in accordance with the City's tree replacement schedule. There is no tree protection or removal in the 3rd Addition.***
- 3) The applicant shall work with the City and Washington County to identify and reserve sufficient space for a future trail corridor along the western right-of-way line of Manning Avenue. ***Comments: The proposed Manning Avenue right-of-way is consistent with County requirements, as the planned roadway segment includes room for trails on one or both sides of the right-of-way. The County's future plans for Manning Avenue include a trail along the western side of this road.***
- 4) The applicant shall submit a landscape plan prepared by landscape architect for review and approval by the City. The landscape plan submittal will include a tree protection and replacement plan consistent with City ordinances. ***Comments: The applicant submitted updated Preliminary Landscape Plans dated 12/17/2014 with the application for 1st Addition Final Plat. Revised landscape plans were submitted with the 2017 Preliminary Plat revisions. The Applicant will need to address comments outlined in this report and obtain approval prior to recording of the 3rd Addition Final Plat.***
- 5) The final plat will incorporate all review comments from the City's landscape architect, including the selection and mix of plantings within storm water basins and infiltration areas. ***Comments: Please see above condition.***
- 6) The landscape plan shall include additional plantings around the Northern Natural Gas utility site. ***Comments: The submitted Final Plat Landscape Plans are generally consistent with approved Preliminary Landscape Plans in this easement area.***
- 7) The proposed access to Manning Avenue will be permitted as a temporary access until such time that the Village Parkway is connected to 30th Street. The construction plans will be updated to reflect the temporary nature of this street. ***Comments: The applicant asked during the 1st Addition Final Plat that this provision be updated to state that the temporary access will be allowed for a minimum of five years. Staff was supportive of this revision and has updated the proposed conditions the 1st Addition Final Plat approval to reflect the change. This condition is not relevant to the 3rd Addition Final Plat.***
- 8) The applicant shall be responsible for the construction of all improvements within the Manning Avenue (CSAH 15) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014. ***The final construction plans for the 1st Addition were updated to incorporate the required improvements to Manning Avenue. This condition is not relevant to the 3rd Addition final plat.***
- 9) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts for the storm water management system prior to the commencement of any grading or development activity on the site. ***Comments: The Applicant has been granted a Valley Branch Watershed District permit.***

- 10) 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 and open space on the final plat. ***Comment: A Landscape License Agreement was executed for the 1st Addition and will be for the 2nd and 3rd Additions.***
- 11) The developer shall provide an updated accounting of the land to be dedicated for park purposes prior to submission of a final plat. If required, the developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording. ***Comments: The park dedication requirements for the entire Easton Village development is 9.84 acres of land, representing 10% of the development area. During the 1st Addition Final Plat, the applicant provided an accounting of the land to be dedicated for park purposes, stating that the entire development will provide 7.29 acres of public park land. Staff had reviewed these numbers with the 1st Addition Final Plat application and found them to be accurate. The final agreement with the City concerning either a cash payment for the park land shortfall or future land dedication should be addressed in the developer's agreement for Easton Village 3rd Addition.***
- 12) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision. ***Comments: The Applicant will receive parkland dedication credit for the 0.091 acre Outlot B.***
- 13) All required modifications to the plans as requested by the City Engineer in a review letter dated June 26, 2014 shall be incorporated into the plans prior to consideration of a final plat. ***Comments. The preliminary plat and plans have been updated to address the City Engineer's review comments and were approved on June 21, 2017.***
- 14) The City and developer will determine the appropriate distribution of future costs associated with the Village Parkway railroad crossing improvements as part of a developer's agreement for any portion of Easton Village. ***Comments: Staff will be drafting a developer's agreement for consideration by the Council that will incorporate a section dealing with this provision.***
- 15) The developer shall address any comments from Metropolitan Airport Commission as part of a final plat submission for any portion of Easton Village. MAC will be asked to comment on the landscape plan, and the plan shall be revised to address any specific comments concerning the appropriate vegetation to be planted within storm water facilities. ***Comments: MAC has provided a review of the updated plans and provided comments to the developer in a letter dated December 8, 2015. This letter contains recommended mitigation strategies to reduce the attractiveness of the storm water retention and infiltration areas for waterfowl. Other recommendations from MAC have been incorporated into the applicant's landscape plans. Mac's comments about noise mitigation and notification about the airport are relevant to the 3rd Addition Final Plat.***
- 16) The landscape plan shall be revised to eliminate all trees planted within the Lake Elmo Airport Regulatory Protection Zone. ***Comments. The Preliminary and 1st Addition landscape plans have been updated accordingly. MAC's comments are not relevant to the 3rd Addition Final Plat.***

- 17) The final plat shall include a paved trail connection between Lots 13 and 14 of Block 3.
Comments: This condition is not relevant to the 3rd Addition Final Plat. This trail was removed with 2nd Addition approval.
- 18) The applicant shall submit written acknowledgement from the property owner of the parcel immediately to the south of Easton Village concerning the storm water being outlet running into their property. *Comments: Since the approval of the preliminary plat, the applicant has met with the watershed district, county, and Gonyea Homes to discuss the proposed storm water management system along Manning Avenue. This condition is not relevant to the 3rd Addition Final Plat.*
- 19) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision. *Comments: This was Staff recommendation at the time of Preliminary Plat to encourage the applicant to utilize a white "horse fence" with landscaping in order to address the comments from MAC to provide a barrier around the storm water ponds. This fence was not erected, but instead additional landscaping was installed to provide screening. The applicant's landscape plan for the 1st Addition incorporated elements from the theming study, including the proposed entrance monument sign. This condition is not relevant to the 3rd Addition Final Plat.*
- 20) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site. *Comments. Northern Natural Gas provided review comments to the developer in has submitted final construction plans to the gas company for review, and will need to abide by any conditions imposed by Northern Natural Gas.*
- 21) The developer shall be required to extend sewer to the northernmost boundary of the site. *Comments. The Easton Village Trunk Sewer Line project has been completed and has extended sanitary sewer service to the northern boundary of the plat, connecting to the sewer line recently installed by the City of Lake Elmo under the railroad tracks that continues further north (and connects to the 39th Street line also recently installed by the City).*

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. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat.

Based on the above Staff report and analysis, Staff is recommending approval of the final plat 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) 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 and applicable Staff prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandums addressing Easton Village 3rd Addition Final Plat and Easton Village 3rd Addition Construction Plan Review dated May 25, 2017 in the memo shall be incorporated into these documents before they are approved.
- 2) 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 Easton Village 3rd Addition Final Plat with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to its execution by City Officials.
- 4) The Applicant shall submit an updated Landscape Plan that is consistent with Preliminary Landscape Plans. The updated plans will need to be approved by the City.
- 5) A Landscape License Agreement shall be executed for the maintenance of commonly held HOA and City outlots and right-of-ways prior to release of the final plat by City Officials.
- 6) A temporary easement for the temporary cul-de-sac connecting 33rd Street North to Village Parkway shall be fully executed on the City standard easement agreement form.
- 7) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights.
- 8) All builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 9) The developer shall abide by any conditions of approval as listed in permits issued by Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Easton Village 3rd Addition Final Plat:

- 1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- 2) That the proposed Final Plat for Easton Village 3rd Addition consists of the creation of 28 single-family detached residential structures.

- 3) That the Easton Village 3rd Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 15, 2014 and as amended to comply with conditions of preliminary plat approval with the exceptions of issues identified in the June 12, 2017 Staff report to the Planning Commission.
- 4) That the Easton Village 3rd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Easton Village 3rd Addition Final Plat complies with the City’s Urban Low Density Residential zoning district regulations.
- 6) That the Easton Village 3rd Addition Final Plat complies with all other applicable zoning requirements, including the City’s landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the June 12, 2017 Staff report to the Planning Commission.
- 7) That the Easton Village 3rd Addition Final Plat complies with the City’s subdivision ordinance.
- 8) That the Easton Village 3rd Addition Final Plat is generally consistent with the City’s engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City dated May 25, 2017.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the 3rd Addition Final Plat for Easton Village with the 9 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Easton Village 3rd Addition Final Plat with the 9 conditions of approval as drafted by Staff”

ATTACHMENTS:

- 1. Application Form
- 2. City Engineer Review Memo Dated May 25, 2017
- 3. Easton Village 3rd Addition Final Plat and Plans
- 4. Pages from Revised Preliminary Plans dated June 21, 2017
- 5. Valley Branch Watershed District Permit

SUGGESTED ORDER OF BUSINESS:

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

- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

EASTON VILLAGE 3RD ADDITION

FINAL PLAT WRITTEN STATEMENTS

February 14, 2017

A) PROJECT CONTACTS:

OWNER:

Tom Wolter
Easton Village, LLC
2140 County Road 42 West
Burnsville, MN 55337
Phone: 952-292-0046
timbercrest@ymail.com

DEVELOPER:

Tom Wolter
Chase Development
2140 County Road 42 West
Burnsville, MN 55337
Phone: 952-292-0046
timbercrest@ymail.com

AUTHORIZED AGENT:

Project Contact/Engineer:

Todd A. Erickson, PE
EricksonCivil
333 North Main Street, Suite 201
Stillwater, MN 55082
Phone: 612-309-3804
todd@tericksonllc.com

Surveyor:

Paul A. Johnson, LS, EricksonCivil

Landscape Architect:

David Chmielewski, LA, EricksonCivil

**EASTON VILLAGE 3rd ADDITION
FINAL PLAT WRITTEN STATEMENTS**

Page 2 of 4

B) SITE DATA:

Address: No current address. 32xx Lilac Lane North.

Current Zoning: LDR

Parcel Size: 9.61 Acres, 418,620 Sq. Ft.

PID No.: 13.029.21.42.0025

Current Legal: Part of Outlot F, Easton Village, Washington County, Minnesota. See also Final Plat Dedication Page 1 of 2.

C) FINAL SUBDIVISION AND LOT INFORMATION:

Name of Final Plat: Easton Village 3rd Addition

Table of Proposed Lots:

Lot	Block	Area (Sq. Ft.)	Area (Acre)	Lot Width (1)	Lot Depth (2)
1	1	11,194	0.257	70	160
2	1	11,167	0.256	70	160
3	1	10,935	0.251	70	155
1	2	16,641	0.382	83	200
2	2	8,140	0.187	67	120
3	2	9,405	0.216	75	125
4	2	8,522	0.196	65	130
5	2	8,555	0.196	70	130
6	2	8,483	0.195	65	130
7	2	8,836	0.203	65	130
8	2	10,237	0.235	77	135
9	2	12,143	0.279	87	145
10	2	11,958	0.275	75	150
1	3	14,294	0.328	72	197
2	3	9,217	0.212	67	138
3	3	9,231	0.212	67	135
4	3	9,124	0.209	65	130
5	3	8,450	0.194	65	130
6	3	9,100	0.209	70	130
7	3	8,724	0.200	70	130
8	3	8,138	0.187	70	130
9	3	9,777	0.224	75	130
10	3	10,307	0.237	70	130
11	3	12,769	0.293	65	155
12	3	15,491	0.356	65	175
13	3	12,330	0.283	65	150
14	3	9,519	0.219	65	132
15	3	8,650	0.199	65	132
Outlot A		4,814	0.111		
Outlot B		3,971	0.091		
ROAD RIGHT OF WAY		118,498	2.720	(Includes Village Parkway)	
TOTAL AREA DEVELOPED		418,620	9.610		
(1) Lot width at setback shown on plan					
(2) Average approximate lot length, some lots are irregular in shape (see plan for exact dimensions)					

**EASTON VILLAGE 3rd ADDITION
FINAL PLAT WRITTEN STATEMENTS**

Page 3 of 4

Area of Parks and Trails:	Oulot B, Trail, 0.091 Acres, \$38,000 cost.
Area of Wetlands and Buffers:	None on this proposed addition.
Final Area of Dedicated Right of Way:	1.684 Acres
Legal Description of All Lots:	See Final Plat Graphics, Sheet 2 of 2.
Easements to be Vacated:	Temporary Roadway Easement (Easton Village)

D. EXPLANATION OF ISSUES SINCE PRELIMINARY PLAT:

This addition of the Easton Village project requires additional import to complete. The stockpile of this material will continue to the north of the Third Addition where a portion of the needed material is currently stockpiled today. This operation started with the grading of Phase II of Easton Village, with the hope of obtaining all of the material from the City infiltration project, which did not happen. This addition will also finalize the gas line crossing issue, which adjusted the pond elevation and HWL of the northeast pond to accommodate the storm sewer outlet of the City infiltration basin project which help to raise up the outfall to accommodate the gas line. The proposed grading will also relieve the water that is currently flowing across the farm field to the outlet structure of the first addition to Easton Village.

Also, the lot layout has been revised to adjust to market conditions, allowing for wider lots and a mixture of lots to create more variety and options for builders. This adjustment of lots will not alter the overall density and is not a request to increase or decrease the overall density of the preliminary plat, only a request to adjust lot lines to accommodate some more variety for the overall subdivision.

E. FINAL DENSITY:

Same as presented for Preliminary Plat Documents. Below is a summary of the density calculation of the preliminary plat of Easton Village:

AREA CALCULATION SUMMARY	PARK AREA	7.96
	OPEN SPACE	18.90
	LOT AREA	52.25
	RIGHT OF WAY	19.37
	RUNWAY PROTECTION ZONE	4.77
	STEEP SLOPE AREAS	2.65
	TOTAL PROPERTY AREA	98.47
	TOTAL PROPOSED LOTS	217
	PERCENT OF OPEN SPACE/PARK	27.3%
	GROSS DENSITY	2.20
	NET DENSITY*	2.38

EASTON VILLAGE 3rd ADDITION
FINAL PLAT WRITTEN STATEMENTS

Page 4 of 4

F. INFRASTRUCTURE IMPROVEMENTS:

The proposed storm sewer will be connected to the existing storm sewer constructed with Easton Village. The water main and sanitary sewer will be extended from the constructed water and sewer of Easton Village. All utilities will be constructed per city standards. The storm water ponding for this addition has been planned for and will be accommodated by the existing constructed pond of Easton Village. Stubs for water and sewer will be installed for future phases of the overall project.

G. CONCERNS OF NEIGHBORING PROPERTIES:

No known issues.

H. CONFLICTS WITH NEARBY LAND USES:

No known issues.

I. JUSTIFICATION RELATING TO BURDEN ON EXISTING INFRASTRUCTURE:

This project is a part of an overall larger project, which density has been planned for with the installation of a trunk sewer and watermain and highway right turn and bypass lane for access, therefore this project will not create any undue burden on the existing infrastructure of the City or surrounding area. In addition to the water and sewer charges the City will get from this project, it will add approximately \$20,000 a year in tax payments to the City of Lake Elmo, with additional tax payments going to the County, School District and Met Council to offset any "burden" created by this project.

J. PROPOSED LAKESHORE ACCESS:

None Proposed.

K. PROPOSED PARKS AND OPEN SPACE:

Outlot B, proposed as trail connection open space. Outlot A, open space for planting of trees. Easton Village currently contains a park and open space, dedicated with the first addition of the project.

L. CONSTRUCTION SCHEDULE:

Construction would be expected to begin as soon as possible in the spring of 2017. Substantial completion of the project would occur in the fall of 2017.

MEMORANDUM

FOCUS ENGINEERING, inc.

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: May 25, 2017

To: Stephen Wensman, City Planner
Cc: Chad Isakson, P.E., Municipal Engineer
From: Jack Griffin, P.E., City Engineer

Re: Easton Village 3rd Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for Easton Village 3rd Addition. Final Plat/Construction Plans were received on May 4, 2017. The submittal consisted of the following documentation prepared by Erickson Civil:

- Easton Village Preliminary Plat Revisions dated April 28, 2017.
- Easton Village 2nd and 3rd Additions Drainage Analysis dated April 28, 2017.
- Easton Village 3rd Addition Construction Plans and Final Plat dated April 28, 2017.
- Easton Village 3rd Final Plat Narrative dated February 14, 2017.

STATUS/FINDINGS: Engineering review comments have been provided in two separate memos; one for Final Plat approval, and one to assist with the completion of the final Construction Plans. Please see the following review comments relating to the Final Plat application.

FINAL PLAT: EASTON VILLAGE 3RD ADDITION

- Outlots A (Stormwater) and B (Bituminous Trail) must be dedicated to the City as part of the Final Plat. City ownership of the Outlots must be noted on the final construction plans.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- Final Plat should be contingent upon the City receiving copies of fully executed temporary easements using the City standard agreement form for the temporary cul-de-sac and connecting street to Village Parkway.
- Final Plat should be contingent upon the applicant updating the preliminary plans in accordance with the engineering review memorandum dated May 23, 2017 and approved by the City Engineer.
- Final Plat should be contingent upon the applicant updating the plans to maintain all 100-year HWL elevations within easement areas and revising the plans for all storm water ponds to meet City design requirements.
- Easton Village 3rd Addition includes trunk watermain (12-inch diameter) pipe oversizing along Lilac Avenue North. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed as part of the development agreement.
- No construction for Easton Village 3rd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated May 25, 2017 and approved by the City Engineer. Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual using City details, plan notes and specifications and meeting City Engineering Design Guidelines.

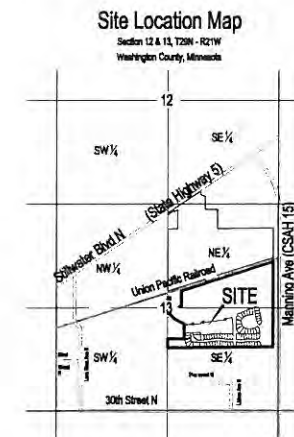
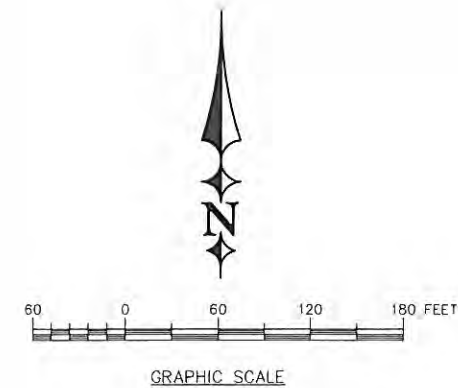
EASTON VILLAGE

LAKE ELMO, MINNESOTA

3RD ADDITION - FINAL PLAN

GRADING, EROSION CONTROL, STREET, STORM SEWER, UTILITY, LANDSCAPE AND PLAT

APRIL 28, 2017



PLAN SHEET INDEX:

SHEET NO.	SHEET ID	DESCRIPTION
1 OF 25	C1	TITLE SHEET
2 OF 25	C2	EXISTING CONDITIONS
3 OF 25	C3	EXISTING CONDITIONS
4 OF 25	C4	EXISTING CONDITIONS
5 OF 25	C5	GRADING STANDARD PLAN NOTES
6 OF 25	C6	EROSION CONTROL PLAN
7 OF 25	C7	EROSION CONTROL PLAN
8 OF 25	C8	EROSION CONTROL PLAN
9 OF 25	C9	GRADING PLAN
10 OF 25	C10	GRADING PLAN
11 OF 25	C11	GRADING PLAN
12 OF 25	C12	SITE LAYOUT/ LIGHTING AND SIGNAGE PLAN
13 OF 25	C13	STREET PLAN & PROFILE
14 OF 25	C14	STREET PLAN & PROFILE
15 OF 25	C15	SANITARY SEWER & WATERMAIN PLAN & PROFILE
16 OF 25	C16	SANITARY SEWER & WATERMAIN PLAN & PROFILE
17 OF 25	C17	STORM SEWER PLAN & PROFILE
18 OF 25	C18	DETAILS
19 OF 25	C19	DETAILS
20 OF 25	C20	DETAILS
21 OF 25	C21	DETAILS
22 OF 25	C22	DETAILS
23 OF 25	C23	DETAILS
24 OF 25	C24	DETAILS
25 OF 25	C25	DETAILS

1 OF 1	L1	LANDSCAPE PLAN AND TREE SURVEY
2 OF 2	L2	LANDSCAPE DETAILS

1 OF 2		FINAL PLAT DEDICATION
2 OF 2		FINAL PLAT GRAPHICS

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 333 North Main Street, Suite 201
 Stillwater, Minnesota 55082
 Phone (612) 309-3804
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 AGENCY REVIEW
 BID DOCUMENT
 FOR CONSTRUCTION
 AS-BUILT DOCUMENT

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

[Signature]
 TERRY A. ERICKSON, P.E.
 40418
 LICENSE NO. 04/28/2017
 DATE

OWNER/DEVELOPER
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA**

NO.	REVISION DESCRIPTION	DATE
1	City Review	8-21-17

JOB NO. 16-176

SHEET TITLE
TITLE SHEET


SHEET NO.
C1
 SHEET 1 OF 25

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NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE CITY OF LAKE ELMO

3RD ADDITION - 28 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION

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 TODD A. ERICKSON, PE
 40418
 LICENSE NO.
 04/28/2017
 DATE

OWNER/DEVELOPER
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA


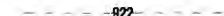



NO.	REVISION DESCRIPTION	DATE
1	CITY REVIEW	6-21-17

JOB NO. 16-176


SHEET TITLE
 EXISTING CONDITIONS

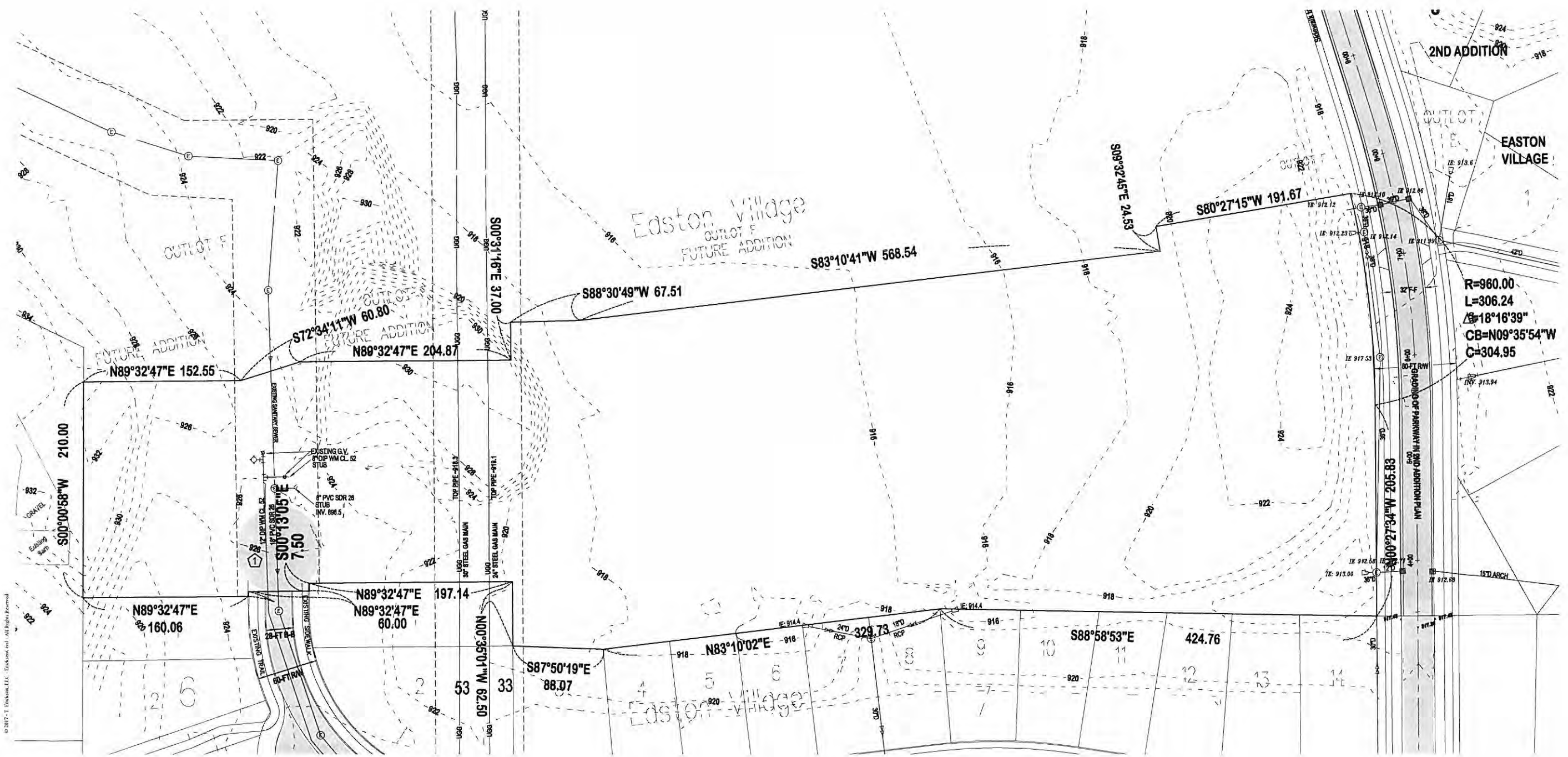
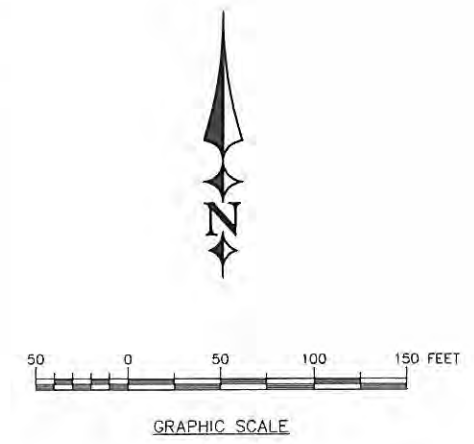
SHEET NO.
C2
 SHEET 2 OF 26

Legend

-  3RD ADDITION BOUNDARY
-  -922- EXISTING 2-FT CONTOUR
-  EXISTING STORM SEWER
-  EXISTING WATERMAIN
-  EXISTING SANITARY SEWER


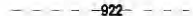




Keyed Notes

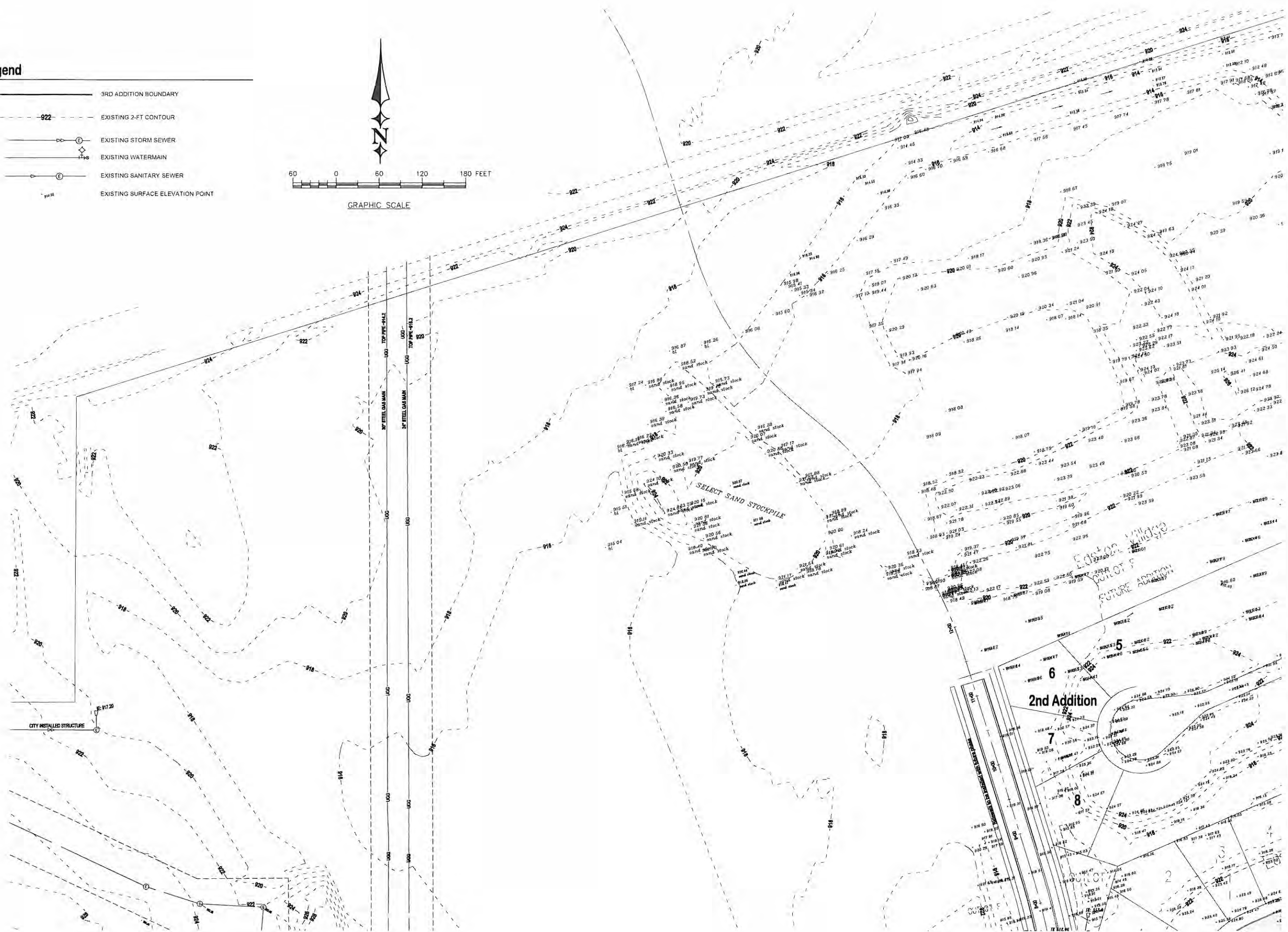
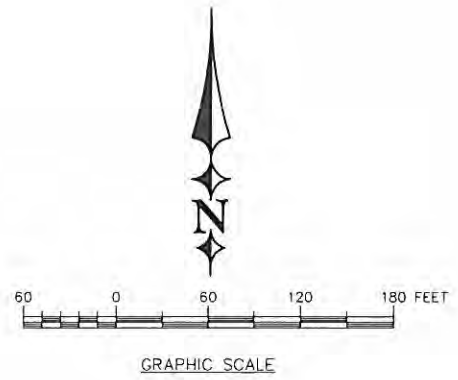
-  EXISTING CUL. DE SAC SHALL BE REMOVE IN ITS ENTIRETY.



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Legend

-  3RD ADDITION BOUNDARY
-  EXISTING 2-FT CONTOUR
-  EXISTING STORM SEWER
-  EXISTING WATERMAIN
-  EXISTING SANITARY SEWER
-  EXISTING SURFACE ELEVATION POINT



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David A. Erickson, P.E.
 DAVID A. ERICKSON, P.E.
 40418
 LICENSE NO.
 04/28/2017
 DATE

OWNER/DEVELOPER
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA**

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-2-17

FORM NO. 16-176

SHEET TITLE
EXISTING CONDITIONS

SHEET NO.
C3
 SHEET 3 OF 25

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<input type="checkbox"/>	AGENCY REVIEW
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<input type="checkbox"/>	AS-BUILT DOCUMENT

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David A. Erickson, PE

DAVID A. ERICKSON, PE
 40418
 LICENSE NO.
 04/28/2017
 DATE

OWNER/DEVELOPER
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN**
 LAKE ELMO, MINNESOTA







NO.	DATE	REVISION DESCRIPTION
1	8-21-17	City Review

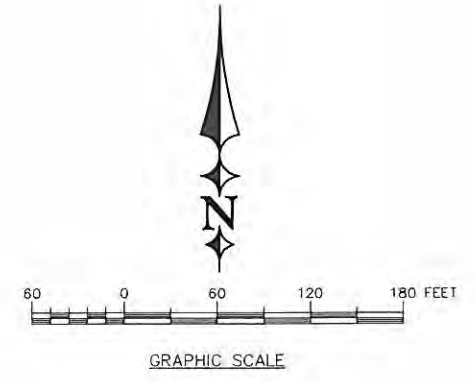
SHEET NO. 16-176

SHEET TITLE
EXISTING CONDITIONS

SHEET NO.
C4
 SHEET 4 OF 25

Legend

-  3RD ADDITION BOUNDARY
-  -922- EXISTING 2-FT CONTOUR
-  EXISTING STORM SEWER
-  EXISTING WATERMAIN
-  EXISTING SANITARY SEWER
-  EXISTING SURFACE ELEVATION POINT



GRADING AND EROSION CONTROL NOTES:

- 1) SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
- 2) ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- 3) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- 4) DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BERMING OR DOUBLE LAYERING OR BIO LOG MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
- 5) CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL, FILL AREA, PAD AND STREET AREA.
- 6) PRIOR TO ROUGH GRADING, INSTALL FIBER ROLLS AND SILT FENCE IN LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER OR CITY STAFF.
- 7) AS EACH AREA OUTSIDE OF THE STREET IS GRADED, PROVIDE 6" OF NATIVE TOPSOIL, SEED AND MULCH ANCHORED WITH A STRAIGHT DISC WITHIN 48 HOURS OF FINE GRADING.
- 8) SLOPES 3:1 AND GREATER SHALL BE STABILIZED WITH FIBER BLANKET.
- 9) MAINTAIN AND REPAIR FIBER ROLL AND SILT FENCE (INCLUDING REMOVAL OF ACCUMULATED SILT WITHIN 24 HOURS UPON DETECTION OR NOTIFICATION) UNTIL VEGETATION IS 70% ESTABLISHED.
- 10) CONTRACTOR TO INSPECT AND DOCUMENT EROSION CONTROL A MINIMUM OF ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY RAIN EVENT GREATER THAN 1/2 INCH IN 24 HOURS AND WITHIN SEVEN DAYS AFTER THAT EVENT.
- 11) BIO LOG AND SILT FENCE FOUND DAMAGED MUST BE REPAIRED OR REPLACED WITHIN 24 HOURS UPON DISCOVERY. REMOVAL OF FIBER ROLL AND SILT FENCE REQUIRED AFTER SITE IS STABILIZED (AT DIRECTION OF ENGINEER).
- 12) ALL PUBLIC STREETS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ANY SEDIMENT OR DEBRIS DETECTED MUST BE REMOVED WITHIN 24 HOURS OR AS DIRECTED BY CITY.
- 13) ALL EXPOSED SOIL SHALL BE STABILIZED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
- 14) ALL PROPOSED AND EXISTING CATCH BASINS WITHIN PROJECT AREA SHALL BE PROVIDED INLET PROTECTION. REGULAR CLEANING OF PROTECTION SHALL OCCUR AND SHALL BE INCLUDED IN THE UNIT PRICE OF INLET PROTECTION.
- 15) ANY DEBRIS FOUND OR UNEARTHED ON THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL AND PAID FOR AT THE UNIT PRICE PER CU. YD. OF DEBRIS REMOVAL.
- 16) ON-SITE BURY OF TREES SHALL BE STRICTLY PROHIBITED. TREES MAY BE BURNED WITH PROPER PERMITTING AND APPROVAL FROM CITY.
- 17) ALL PIPE OUTFALLS SHALL BE PROTECTED WITH RIPRAP PER CITY DETAIL.
- 18) ALL CITY STANDARD NOTES AS FOUND ON SHEET C5 SHALL BE FOLLOWED.

LEGEND

- 3RD ADDITION BOUNDARY
- - - 920 - - - EXISTING 2-FT CONTOUR INTERVAL
- 920 — PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)
- SILT FENCE
- - - - - INSTALL DITCH CHECK (MINDOT SPEC. IF BIO LOG)
- [Pattern] ROCK CONSTRUCTION ENTRANCE
- [Pattern] EROSION CONTROL BLANKET (CAT. 2, WOOD FIBER) (CAT. 4 IN BOTTOM OF SWALES)

SEEDING 1) LOTS AND OPEN SPACE, LOW GROW PESCUE @ 220 LBS /ACRE
 TOPSOIL: 6" MINIMUM DEPTH, MEETING MINDOT SPEC. FOR TOPSOIL BORROW

NOTE: ALL SEED SHALL BE DRILLED AND NOT SPREAD.

ALL SEEDING SHALL BE COVERED WITH WEED FREE MINDOT TYPE 3
 MULCH APPLIED @ 2 TONS PER ACRE.

SWPPP SEQUENCING

- 1) OBTAIN MPCA PERMIT MINIMUM 7 DAYS PRIOR TO STARTING TREE CLEARING ACTIVITIES.
- 2) INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN IN DETAILS.
- 3) INSTALL SEDIMENT INLET PROTECTION AT EXISTING CATCH BASINS AND MAINTAIN DURING PROJECT.
- 4) INSTALL SILT FENCING AS SHOWN ON PLAN PRIOR TO ANY SITE DISTURBANCE.
- 5) MAINTAIN SWPPP MAILBOX WITH A COPY OF THE PLANS, SWPPP AND EROSION CONTROL LOGS.
- 6) NOTIFY CITY FOR INSPECTION OF PERIMETER EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION (3 BUSINESS DAY NOTIFICATION REQUIRED).
- 7) STOCKPILE TOPSOIL AND INSTALL PERIMETER BIO LOG SURROUNDING STOCKPILES REQUIRED.
- 8) SEED TOPSOIL STOCKPILE WITH MINIMUM 20LBS PER ACRE OATS.
- 9) CONDUCT GRADING OPERATIONS.
- 10) COMPLETE GRADING AND INSTALL TOPSOIL, SEED AND BLANKET.
- 11) INSTALL UNDERGROUND UTILITIES AND CATCH BASIN INLET PROTECTION.
- 12) INSTALL ROCK BASE FOR ROADWAY, CONCRETE CURB AND GUTTER AND SIDEWALK.
- 13) INSTALL BOULEVARD TREES.
- 14) HYDROSEED OR SEED AND BLANKET DISTURBED AREAS ALONG STREET.
- 15) PAVE TRAIL AND STREET.
- 16) CLEAN OUT AND MAINTAIN ANY SEDIMENT FROM SILT FENCING, BIO LOGS AND INLET PROTECTION.

ANY DEWATERING FROM THE SITE WILL REQUIRE THE WATER BE FILTERED THROUGH A "DANDY BAG" OR EQUAL. WATER SHOULD BE DIRECTED TO THE AREA OF B1 BEHIND THE PROPOSED SILT FENCING OR AS APPROVED BY THE ENGINEER.

CITY STANDARD PLAN NOTES

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MINDOT 307.7.
2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.
5. A MINIMUM OF 2 ROWS OF SOD SHALL BE PLACED ADJACENT TO THE BACK OF CURBS ALONG ALL BOULEVARDS. SILT FENCE SHALL BE PLACED DIRECTLY BEHIND THE SOD IN ACCORDANCE WITH THE CITY STANDARD DETAILS.
6. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

KEYED NOTES

- 1 INSTALL SILT FENCE
- 2 INSTALL ROCK CONSTRUCTION ENTRANCE
- 3 INSTALL MINDOT SPEC. IF BIO LOG
- 4 INSTALL INLET PROTECTION
- 5 INSTALL EROSION CONTROL BLANKET TYPE CAT. 2 WOOD FIBER



R=960.00
 L=306.24
 Δ=18°16'3"
 CB=N09°
 C=304.95

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[Signature]
 TERRY A. ERICKSON, PE
 40418
 LICENSE NO.
 04/28/2017
 DATE

OWNER/DEVELOPER
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review - Grade Changes	6-21-17

16-176

SHEET TITLE
EROSION CONTROL PLAN

SHEET NO.
C6
 SHEET 6 OF 25

GRADING AND EROSION CONTROL NOTES:

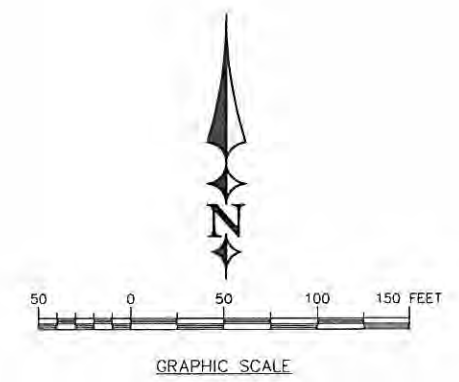
- SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
- ELEVATION CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BERMING OR DOUBLE LAYERING OR BIO LOG MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
- CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.
- PRIOR TO ROUGH GRADING, INSTALL FIBER ROLLS AND SILT FENCE IN LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER OR CITY STAFF.
- AS EACH AREA OUTSIDE OF THE STREET IS GRADED, PROVIDE 6" OF NATIVE TOPSOIL, SEED AND MULCH ANCHORED WITH A STRAIGHT DISC WITHIN 48 HOURS OF FINE GRADING.
- SLOPES 3:1 AND GREATER SHALL BE STABILIZED WITH FIBER BLANKET.
- MAINTAIN AND REPAIR FIBER ROLL AND SILT FENCE (INCLUDING REMOVAL OF ACCUMULATED SILT WITHIN 24 HOURS UPON DETECTION OR NOTIFICATION) UNTIL VEGETATION IS 70% ESTABLISHED.
- CONTRACTOR TO INSPECT AND DOCUMENT EROSION CONTROL A MINIMUM OF ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY RAIN EVENT GREATER THAN 1/2 INCH IN 24 HOURS AND WITHIN SEVEN DAYS AFTER THAT EVENT.
- BIO LOG AND SILT FENCE FOUND DAMAGED MUST BE REPAIRED OR REPLACED WITHIN 24 HOURS UPON DISCOVERY. REMOVAL OF FIBER ROLL AND SILT FENCE REQUIRED AFTER SITE IS STABILIZED (AT DIRECTION OF ENGINEER).
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- ALL PROPOSED AND EXISTING CATCH BASINS WITHIN PROJECT AREA SHALL BE PROVIDED INLET PROTECTION. REGULAR CLEANING OF PROTECTION SHALL OCCUR AND SHALL BE INCLUDED IN THE UNIT PRICE OF INLET PROTECTION.
- ANY DEBRIS FOUND OR UNEARTHED ON THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL AND PAID FOR AT THE UNIT PRICE PER CU. YD. OF DEBRIS REMOVAL.
- ON-SITE BURY OF TREES SHALL BE STRICTLY PROHIBITED. TREES MAY BE BURNED WITH PROPER PERMITTING AND APPROVAL FROM CITY.
- ALL PIPE OUTFALLS SHALL BE PROTECTED WITH RIPRAP PER CITY DETAIL.
- ALL CITY STANDARD NOTES AS FOUND ON SHEET C5 SHALL BE FOLLOWED.

KEYED NOTES

- INSTALL SILT FENCE
- INSTALL MNDOT SPEC. 6" BIO LOG
- INSTALL EROSION CONTROL BLANKET TYPE CAT. 2 WOOD FIBER

CITY STANDARD PLAN NOTES

- RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.
- PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
- MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
- RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.
- A MINIMUM OF 2 ROWS OF SOD SHALL BE PLACED ADJACENT TO THE BACK OF CURBS ALONG ALL BOULEVARDS. SILT FENCE SHALL BE PLACED DIRECTLY BEHIND THE SOD IN ACCORDANCE WITH THE CITY STANDARD DETAILS.
- BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.



LEGEND

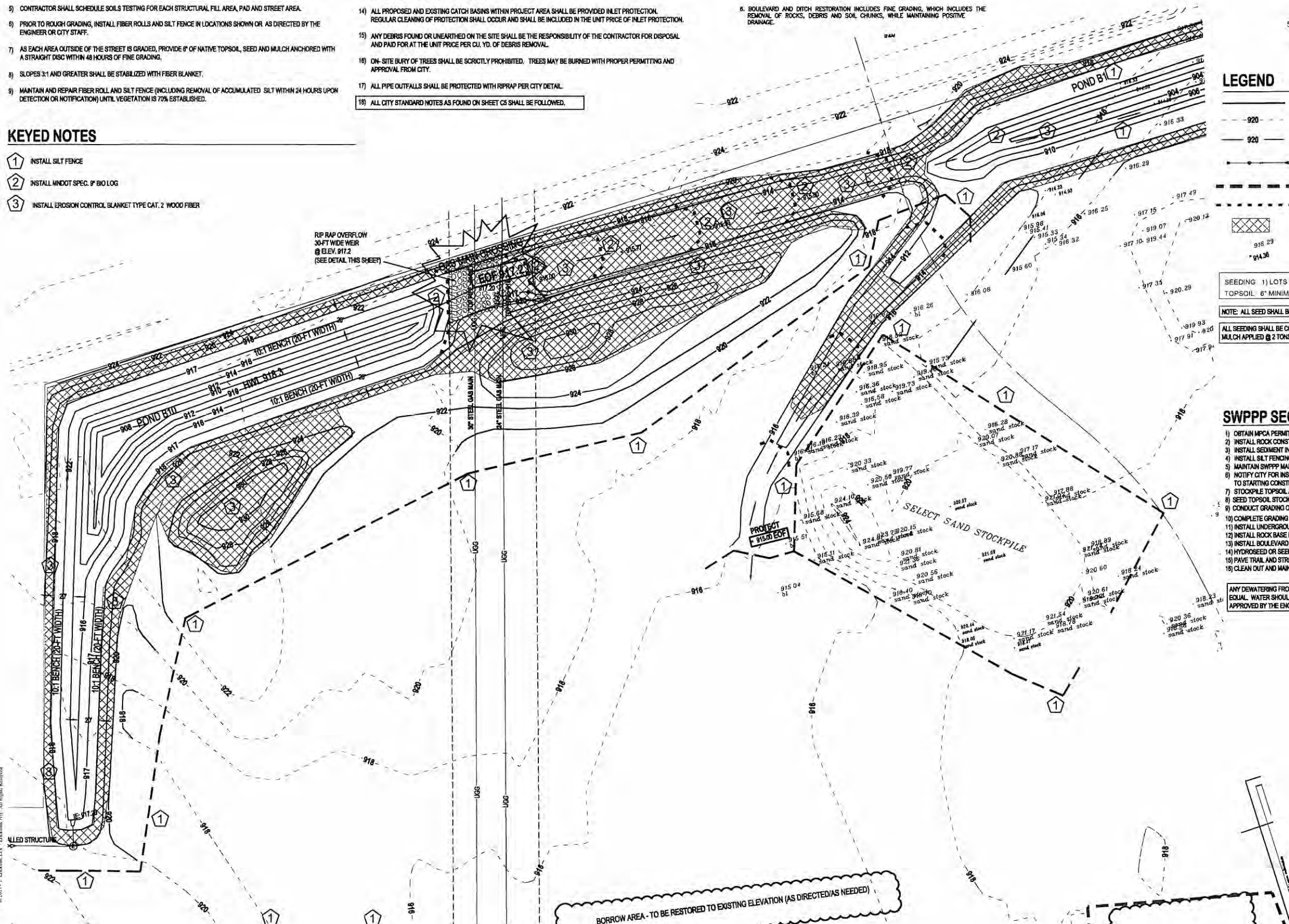
- 3RD ADDITION BOUNDARY
- EXISTING 2-FT CONTOUR INTERVAL
- PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)
- SILT FENCE
- INSTALL DITCH CHECK (MNDOT SPEC. 6" BIO LOG)
- EROSION CONTROL BLANKET (CAT. 2, WOOD FIBER) (CAT. 4 IN BOTTOM OF SWALES)
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

SEEDING 1) LOTS AND OPEN SPACE, LOW GROW FESCUE @ 220 LBS./ACRE
TOPSOIL 6" MINIMUM DEPTH, MEETING MNDOT SPEC. FOR TOPSOIL BORROW

NOTE: ALL SEED SHALL BE DRILLED AND NOT SPREAD.
ALL SEEDING SHALL BE COVERED WITH WEED FREE MNDOT TYPE 3 MULCH APPLIED @ 2 TONS PER ACRE.

SWPPP SEQUENCING

- OBTAIN MPCA PERMIT MINIMUM 7 DAYS PRIOR TO STARTING TREE CLEARING ACTIVITIES.
 - INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN IN DETAILS.
 - INSTALL SEDIMENT INLET PROTECTION AT EXISTING CATCH BASINS AND MAINTAIN DURING PROJECT.
 - INSTALL SILT FENCING AS SHOWN ON PLAN PRIOR TO ANY SITE DISTURBANCE.
 - MAINTAIN SWPPP MAILBOX WITH A COPY OF THE PLANS, SWPPP AND EROSION CONTROL LOGS.
 - NOTIFY CITY FOR INSPECTION OF PERIMETER EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION (3 BUSINESS DAY NOTIFICATION REQUIRED).
 - STOCKPILE TOPSOIL AND INSTALL PERIMETER BIO LOG SURROUNDING STOCKPILES REQUIRED
 - SEED TOPSOIL STOCKPILE WITH MINIMUM 20LBS PER ACRE OATS.
 - CONDUCT GRADING OPERATIONS.
 - COMPLETE GRADING AND INSTALL TOPSOIL, SEED AND BLANKET
 - INSTALL UNDERGROUND UTILITIES AND CATCH BASIN INLET PROTECTION.
 - INSTALL ROCK BASE FOR ROADWAY, CONCRETE CURB AND GUTTER AND SIDEWALK.
 - INSTALL BOULEVARD TREES.
 - HYDROSEED OR SEED AND BLANKET DISTURBED AREAS ALONG STREET.
 - PAVE TRAIL AND STREET.
 - CLEAN OUT AND MAINTAIN ANY SEDIMENT FROM SILT FENCING, BIO LOGS AND INLET PROTECTION.
- ANY DEWATERING FROM THE SITE WILL REQUIRE THE WATER BE FILTERED THROUGH A "DANDY BAG" OR EQUAL. WATER SHOULD BE DIRECTED TO THE AREA OF B1 BEHIND THE PROPOSED SILT FENCING OR AS APPROVED BY THE ENGINEER.



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Eric Erickson
ERIC A. ERICKSON, P.E.
40418
LICENSE NO.
04/28/2017
DATE

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA**

NO.	REVISION DESCRIPTION	DATE
1	City Review	8-21-17

CR NO. 16-176

SHEET TITLE
EROSION CONTROL PLAN

SHEET NO.
C7
SHEET 7 OF 25

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LEGEND

- 3RD ADDITION BOUNDARY
- EXISTING 2-FT CONTOUR INTERVAL
- HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION
HP = HIGH POINT, LP = LOW POINT, EOF = EMERGENCY OVERFLOW
- PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED DRAINAGE ARROW
- PROPOSED STREET GRADE PERCENT AND DIRECTION
- PROPOSED STORM SEWER, STRUCTURES AND NUMBER REF.
- ENGINEERED FILL LIMIT
- 100-YEAR HML

PAVEMENT HOLD DOWN TABLE

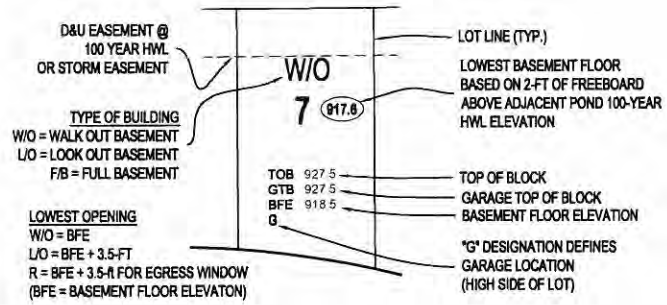
SECTION AREA	HOLD DOWN FOR GRADING
LOCAL STREET	21 INCHES
SIDEWALK	9 INCHES
TRAIL	10.5 INCHES

GRADING NOTES:

- 1) SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
- 2) ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- 3) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- 4) DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BERMING OR DOUBLE LAYERING OR FIBER ROLL MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
- 5) CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.
- 6) SEE DETAIL(S) FOR PAD CONSTRUCTION, SHEET C13
- 7) ALL CITY STANDARD NOTES AS FOUND ON SHEETS C5 SHALL BE FOLLOWED.

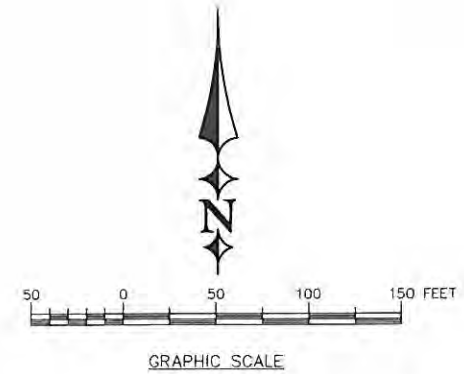
ENGINEERED/STRUCTURAL FILL REQUIREMENTS

- 1) CONTRACTOR SHALL REMOVE TOPSOIL AND ANY ORGANIC MATERIAL AS DIRECTED BY ENGINEER IN ALL AREAS OF ENGINEERED/STRUCTURAL FILL.
- 2) ANY ENGINEERED/STRUCTURAL FILL MATERIAL SHALL BE COMPACTED IN 8-INCH LIFTS TO A DENSITY OF 96% STANDARD PROCTOR DENSITY.
- 3) GRANULAR BACKFILL SHALL BE COMPLETELY FREE OF ORGANIC MATERIAL & MAY NOT CONTAIN ANY ROCKS LARGER THAN 3" IN DIAMETER.
- 4) GRADES SHALL NOT VARY MORE THAN 0.1" FROM GRADING ELEVATIONS SHOWN ON PLANS.
- 5) TESTING OF PAD AREA SHALL BE COORDINATED BY CONTRACTOR AND TESTING RESULTS SHALL BE DELIVERED TO ENGINEER AND OWNER. COST OF TESTING IS BY OWNER.
- 6) TESTING OF ENGINEERED/STRUCTURAL FILL IN ROAD AREAS SHALL BE COORDINATED BY CONTRACTOR AND TESTING RESULTS SHALL BE DELIVERED TO OWNER, ENGINEER AND CITY.
- 7) ANY FAILED COMPACTION SHALL BE REMOVED AND RECOMPACTED AT NO ADDITIONAL EXPENSE TO THE OWNER EXCEPT FOR TESTING.



921.2 LO LOOKOUT CONDITION
LOWEST OPENING ELEVATION FOR PROPER DRAINAGE

LOT GRADING DETAIL



ERICKSON CIVIL

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www.ericksoncivilsite.com

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AGENCY REVIEW	
BID DOCUMENT	
FOR CONSTRUCTION	✓
AS-BUILT DOCUMENT	

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

David A. Erickson, PE
DAVID A. ERICKSON, PE
40418
LICENSE NO.
04/28/2017
DATE

OWNER/DEVELOPER

CHASE DEVELOPMENT
2140 COUNTY ROAD 42, WEST
BURNSVILLE, MN 55337

PROJECT TITLE

**EASTON VILLAGE
3RD ADDITION
FINAL PLAN**
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review - Grade Changes	6-21-17

NO. 16-176

SHEET TITLE

GRADING PLAN

SHEET NO.

C9

SHEET 9 OF 25

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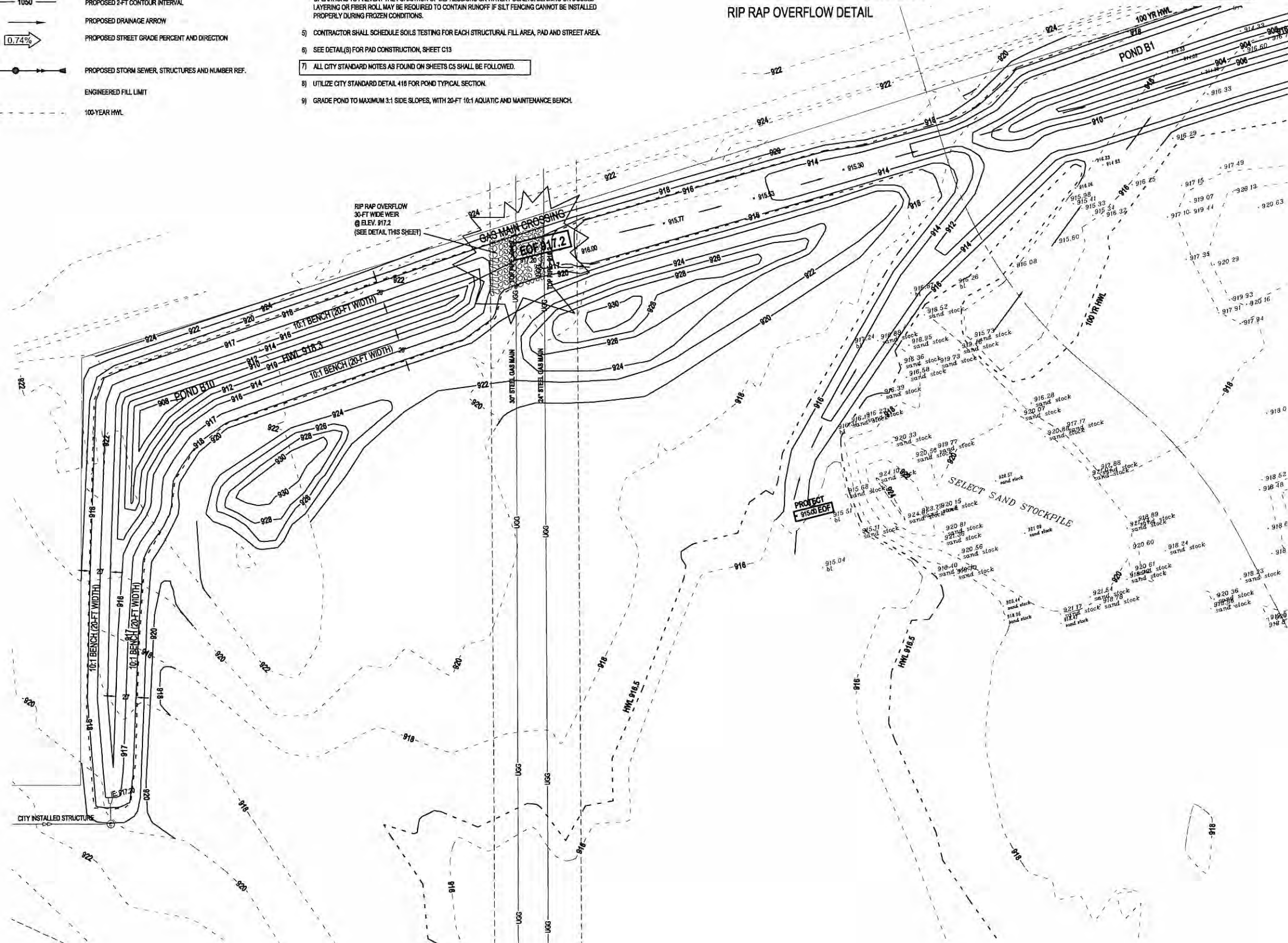
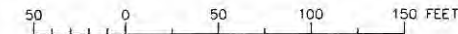
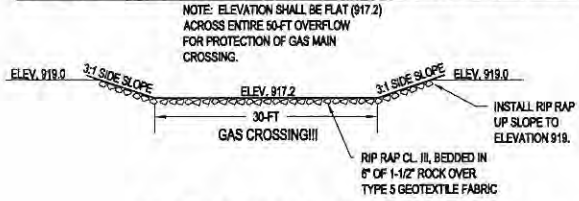
LEGEND

- 3RD ADDITION BOUNDARY
- - - 1050 EXISTING 2-FT CONTOUR INTERVAL
- HP 922.85 LP 117 EOF HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION
HP = HIGH POINT, LP = LOW POINT, EOF = EMERGENCY OVERTFLOW
- 1050 PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED DRAINAGE ARROW
- 0.74% PROPOSED STREET GRADE PERCENT AND DIRECTION
- 9 PROPOSED STORM SEWER, STRUCTURES AND NUMBER REF.
- ENGINEERED FILL LIMIT
- - - 100-YEAR HML

GRADING NOTES:

- 1) SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
- 2) ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- 3) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- 4) DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BERMING OR DOUBLE LAYERING OR FIBER ROLL MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
- 5) CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.
- 6) SEE DETAIL(S) FOR PAD CONSTRUCTION, SHEET C13.
- 7) ALL CITY STANDARD NOTES AS FOUND ON SHEETS CS SHALL BE FOLLOWED.
- 8) UTILIZE CITY STANDARD DETAIL 418 FOR POND TYPICAL SECTION.
- 9) GRADE POND TO MAXIMUM 3:1 SIDE SLOPES, WITH 20-FT 10:1 AQUATIC AND MAINTENANCE BENCH.

NOTIFY NORTHERN NATURAL GAS PRIOR TO ANY DISTURBANCE AT CROSSING - 1-(888) 367-6671



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[Signature]
 TRAVIS A. ERICKSON, PE
 40418
 LICENSE NO.
 04/28/2017
 DATE

CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

PROJECT NO. 16-176

SHEET TITLE
GRADING PLAN

SHEET NO.
C10

SHEET 10 OF 25

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David A. Erickson PE
 DAVID A. ERICKSON PE
 40418
 LICENSE NO.
 04/28/2017
 DATE

OWNER/DEVELOPER
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	8-21-17

JOB NO. 16-176

SHEET TITLE
GRADING PLAN

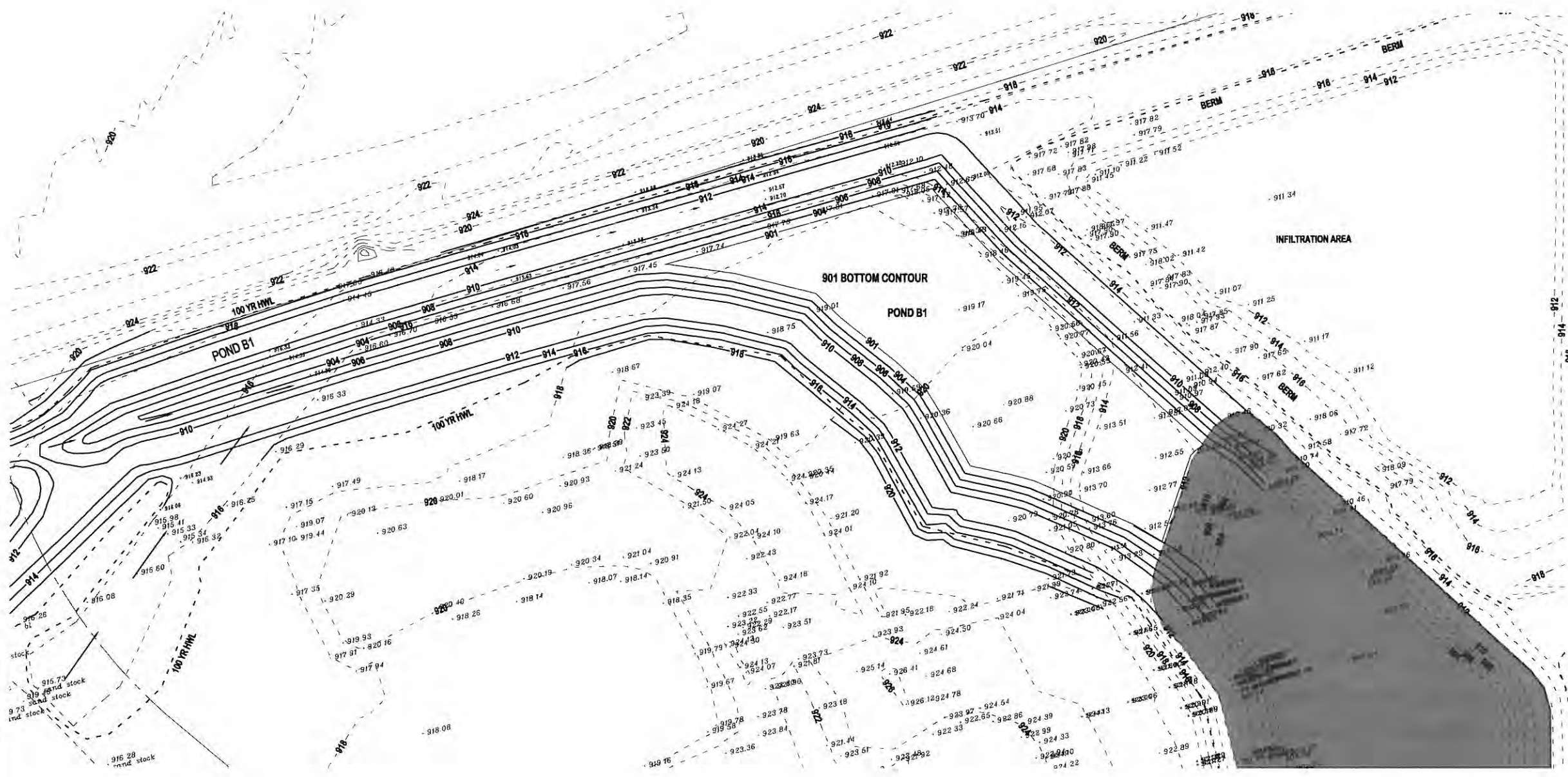
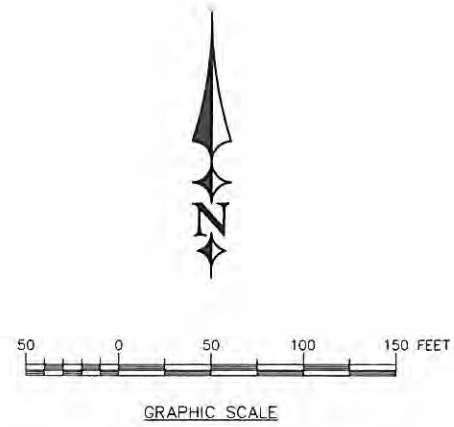
SHEET NO.
C11
 SHEET 11 OF 26

LEGEND

- 3RD ADDITION BOUNDARY
- EXISTING 2-FT CONTOUR INTERVAL
- HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION
HP = HIGH POINT, LP = LOW POINT, EOF = EMERGENCY OVERFLOW
- PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED DRAINAGE ARROW
- PROPOSED STREET GRADE PERCENT AND DIRECTION
0.74%
- PROPOSED STORM SEWER, STRUCTURES AND NUMBER REF.
- ENGINEERED FILL LIMIT
- 100-YEAR HML

GRADING NOTES:

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[Signature]
 TERRY A. ERICKSON, P.E.
 40418
 LICENSE NO.
 04/28/2017
 DATE

OWNER/DEVELOPER
 CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
 EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-2-17

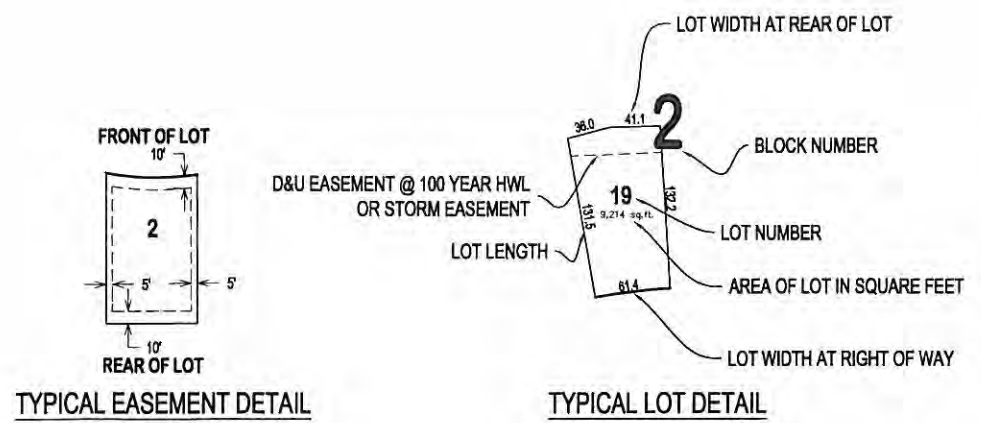
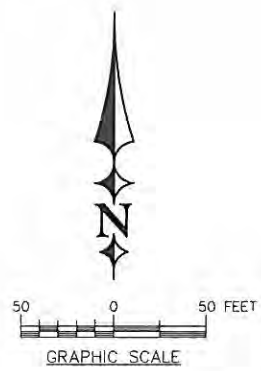
CRNO. 16-176
SHEET TITLE
 SITE LAYOUT,
 LIGHTING AND
 SIGNING PLAN
SHEET NO.
C12
 SHEET 12 OF 25

Development Standards

FRONT SETBACK	25'
GARAGE SIDE SETBACK	7.5'
SIDE SETBACK (CORNER LOTS)	15'
HOUSE SIDE SETBACK	7.5'
REAR SETBACK	20'
TYPICAL LOT WIDTH:	85'
TYPICAL LOT DEPTH:	130'
SIDE YARD EASEMENT:	5'
FRONT AND REAR EASEMENT:	10'

Legend

	3RD ADDITION BOUNDARY
	15-FT POLE WITH ORNAMENTAL LIGHT, XCEL ENERGY 'ACRON' LAMP
	UTILITY EASEMENT
	HOUSE SETBACK
	PROPOSED STREET SIGN
	1ST AND 2ND ADDITION BITUMINOUS PAVEMENT
	3RD ADDITION PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CONCRETE SIDEWALK/RAMP



CITY STANDARD PLAN NOTES

- STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN
- ALL SIGNS MUST MEET MMUTCD
- ALL SIGN SHEATHING TO BE TYPE 'X' DIAMOND GRADE (DG3)
- SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI-BASE
- DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS
- POLY-PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT SYMBOLS
- EPOXY RESIN AND DROP-ON CLASS BEADS FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MNDOT "SPECIFICATIONS FOR CONSTRUCTION, 2014 EDITIONS"
- DEVELOPER TO FURNISH AND INSTALL A REAR DRIVE FOR CITY STANDARDS
- POLY-PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT SYMBOLS
- EPOXY RESIN AND DROP-ON CLASS BEADS FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MNDOT "SPECIFICATIONS FOR CONSTRUCTION, 2014 EDITIONS"
- EPOXY RESIN AND DROP-ON CLASS BEADS FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MNDOT "SPECIFICATIONS FOR CONSTRUCTION, 2014 EDITIONS"



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[Signature]
 LINDA A. ERICKSON, PE
 40418
 LICENSE NO.
 04/28/2017
 DATE

OWNER/DEVELOPER
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

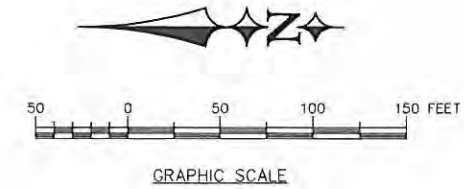
PROJECT TITLE
EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

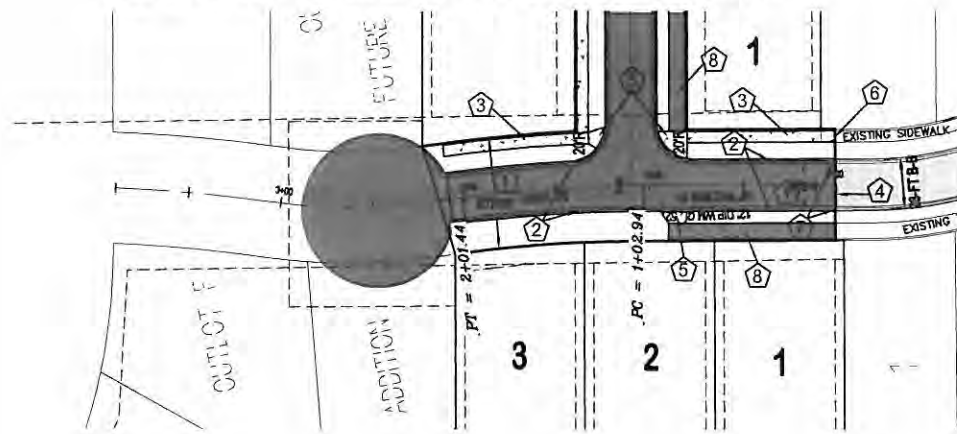
SHEET NO. 16-176

SHEET TITLE
STREET PLAN & PROFILE

SHEET NO.
C13
 SHEET 13 OF 25



PLAN VIEW - LILAC AVENUE NORTH



Legend

- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE SIDEWALK/RAMP

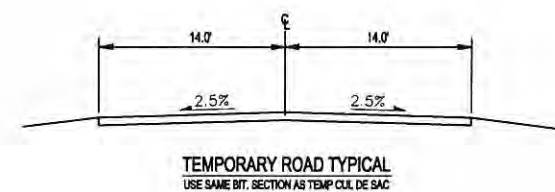
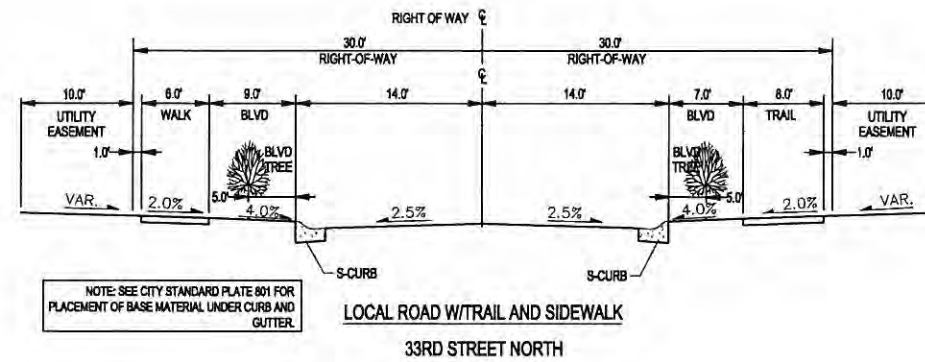
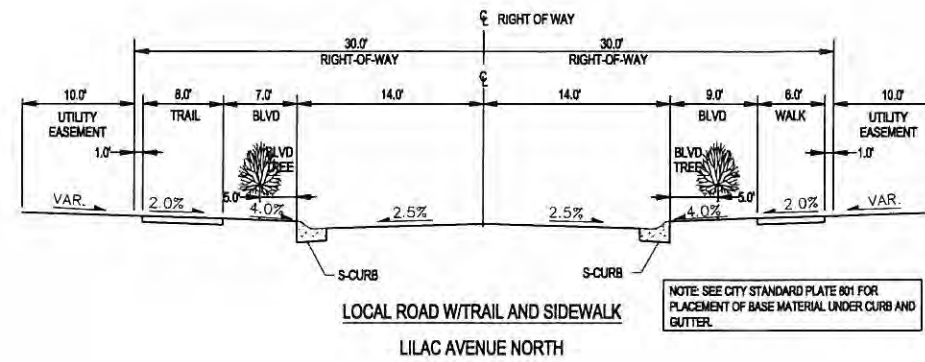
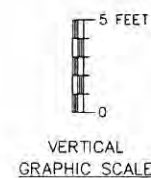
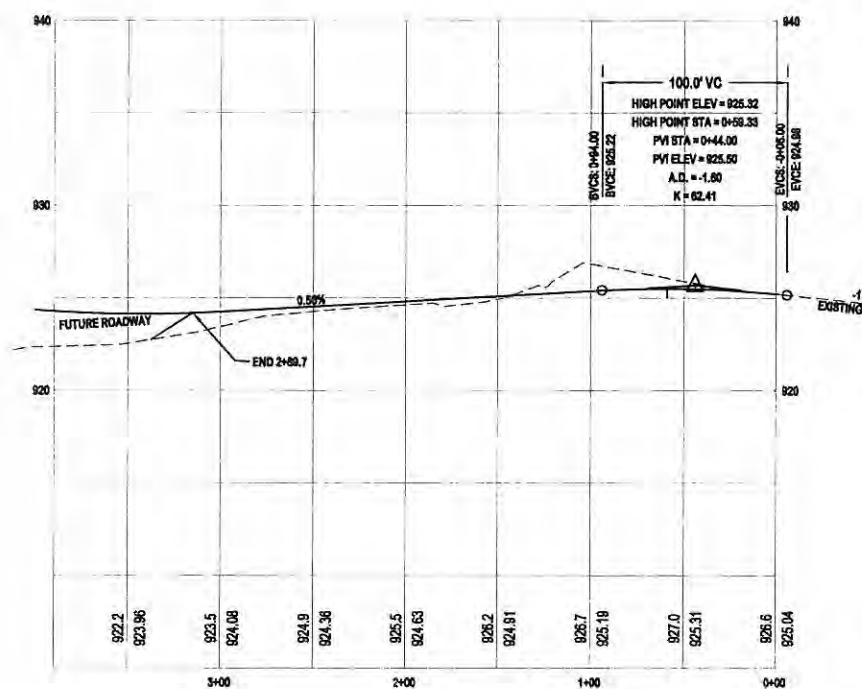
Layout Notes

- 1) ALL RADII TO BACK OF CURB
- 2) ALL DIMENSIONS TO THE FACE OF CURB UNLESS NOTED OTHERWISE.

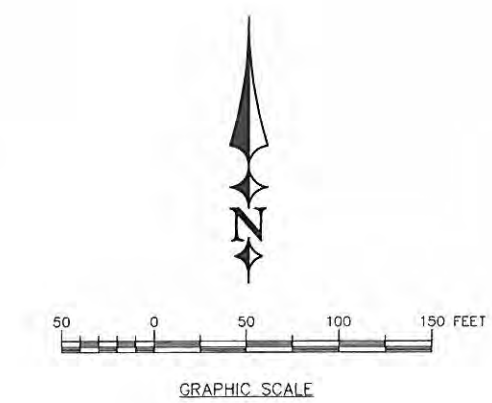
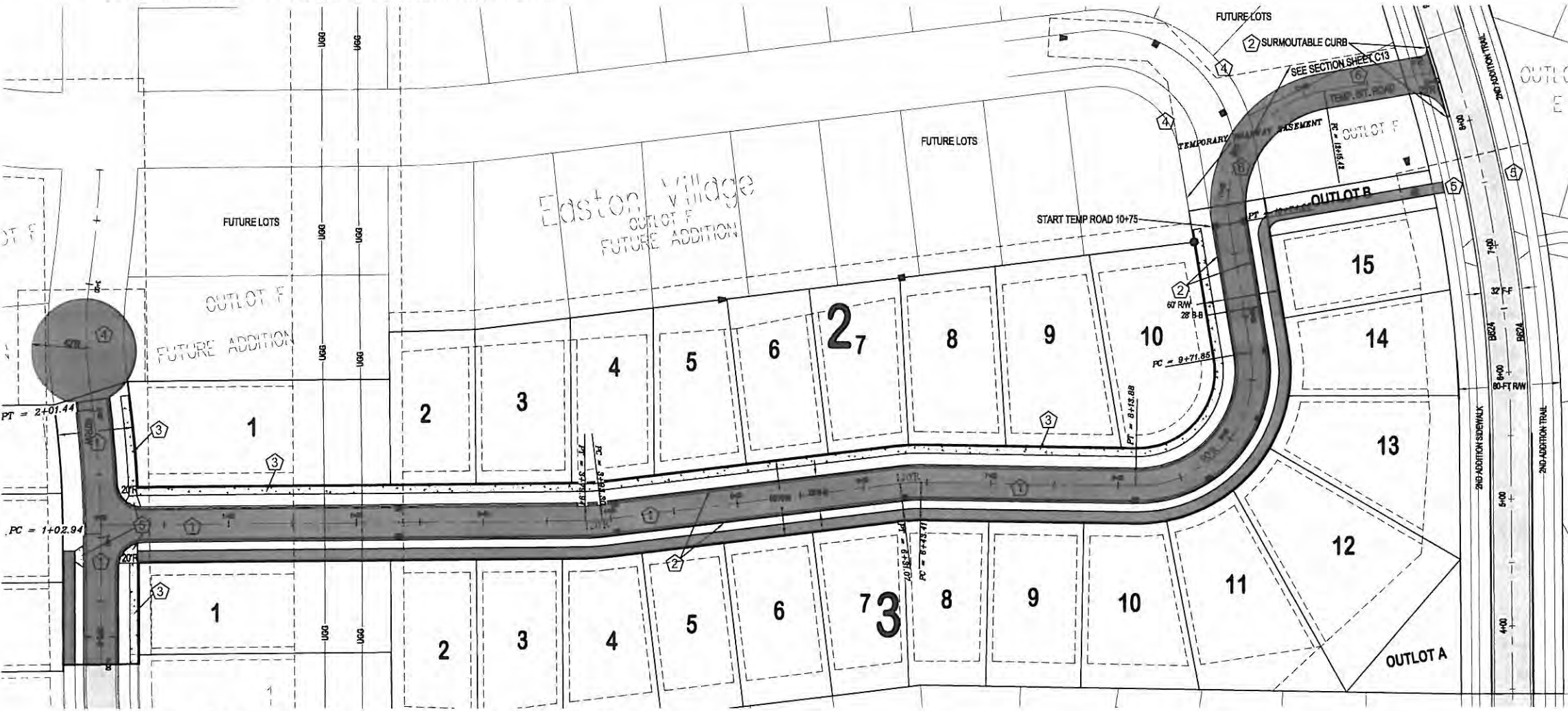
Keyed Notes

- 1) INSTALL BITUMINOUS PAVEMENT PER CITY STANDARD PLATE NO. 801.
- 2) INSTALL SURMOUNTABLE CONCRETE CURB AND GUTTER PER CITY STANDARD PLATE NO. 501.
- 3) INSTALL CONCRETE SIDEWALK PER CITY STANDARD PLATE NO. 510.
- 4) CONNECT TO EXISTING ROADWAY
- 5) INSTALL ACCESSIBLE CONCRETE RAMP PER CITY STANDARD PLATE NOS. 507A & 508.
- 6) CONNECT TO EXISTING CONCRETE SIDEWALK, INSTALL (3) 1/2" #4 EPOXY REBAR, 1" O.C., 4" DEPTH INTO EXISTING SIDEWALK.
- 7) CONNECT TO EXISTING CONCRETE CURB, INSTALL (2) 1/2" #4 EPOXY REBAR, 8" O.C., 4" DEPTH INTO EXISTING CURB.
- 8) INSTALL BIT. TRAIL PER CITY STANDARD PLATE NO. 509.

PROFILE VIEW - LILAC AVENUE NORTH



PLAN VIEW - 33RD STREET NORTH

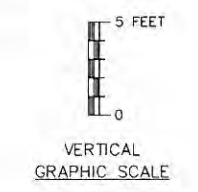
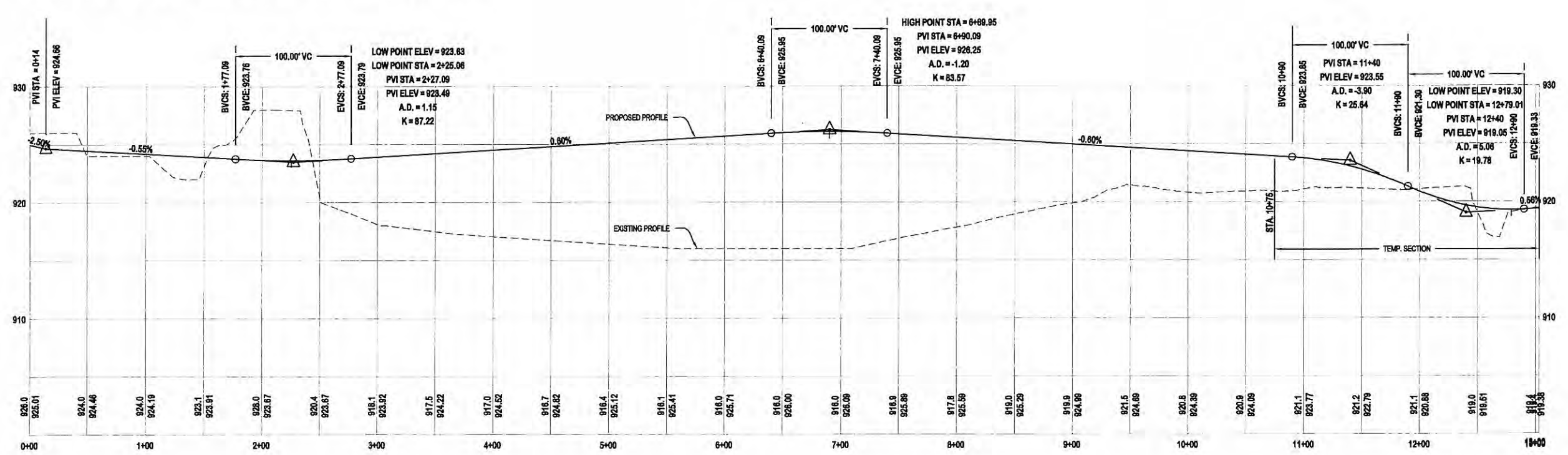


- Legend**
- 1ST AND 2ND ADDITION PAVEMENT
 - 3RD ADDITION PROPOSED BITUMINOUS PAVEMENT
 - PROPOSED CONCRETE SIDEWALK/RAMP

- Layout Notes**
- 1) ALL RADII TO BACK OF CURB
 - 2) ALL DIMENSIONS TO THE FACE OF CURB UNLESS NOTED OTHERWISE

- Keyed Notes**
- ① INSTALL BITUMINOUS PAVEMENT PER CITY STANDARD PLATE NO. 801.
 - ② INSTALL SURMOUNTABLE CONCRETE CURB AND GUTTER PER CITY STANDARD PLATE NO. 501.
 - ③ INSTALL 4" CONCRETE SIDEWALK PER CITY STANDARD PLATE NO. 510.
 - ④ TEMPORARY ROAD EASEMENT
 - ⑤ INSTALL ACCESSIBLE CONCRETE RAMP PER CITY STANDARD PLATE NO'S. 507A & 508.
 - ⑥ INSTALL TEMP. ROADWAY SECTION (2" BIT. BASE OVER 8" CL. 5 AGGREGATE)

PROFILE VIEW - 33RD STREET NORTH



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 Phone (612) 309-3804
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AGENCY REVIEW	[]
BID DOCUMENT	[]
FOR CONSTRUCTION	[x]
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TODD A. ERICKSON, PE
 40418
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 04/27/2017
 EXP.

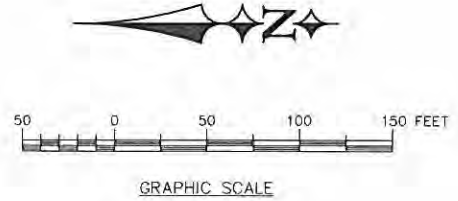
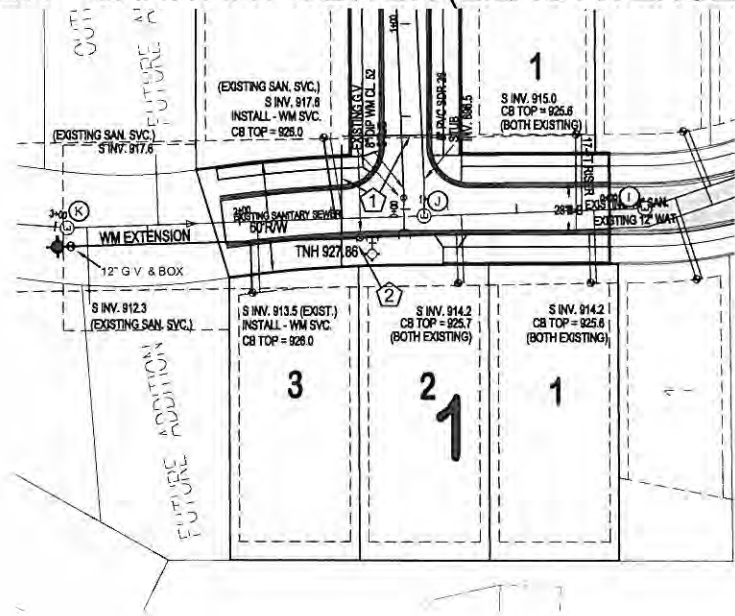
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-29-17

PROJECT TITLE
 16-176
 SHEET TITLE
STREET PLAN & PROFILE
 SHEET NO.
C14
 SHEET 14 OF 25

PLAN VIEW - SANITARY SEWER (LILAC AVENUE)



Keyed Notes

- ① INSTALL SMALL UTILITY CROSSING (3) 4" CONDUITS (SUPPLIED BY OTHERS)
- ② CONNECT TO EXISTING WATER MAIN AND EXTEND.

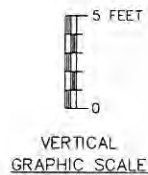
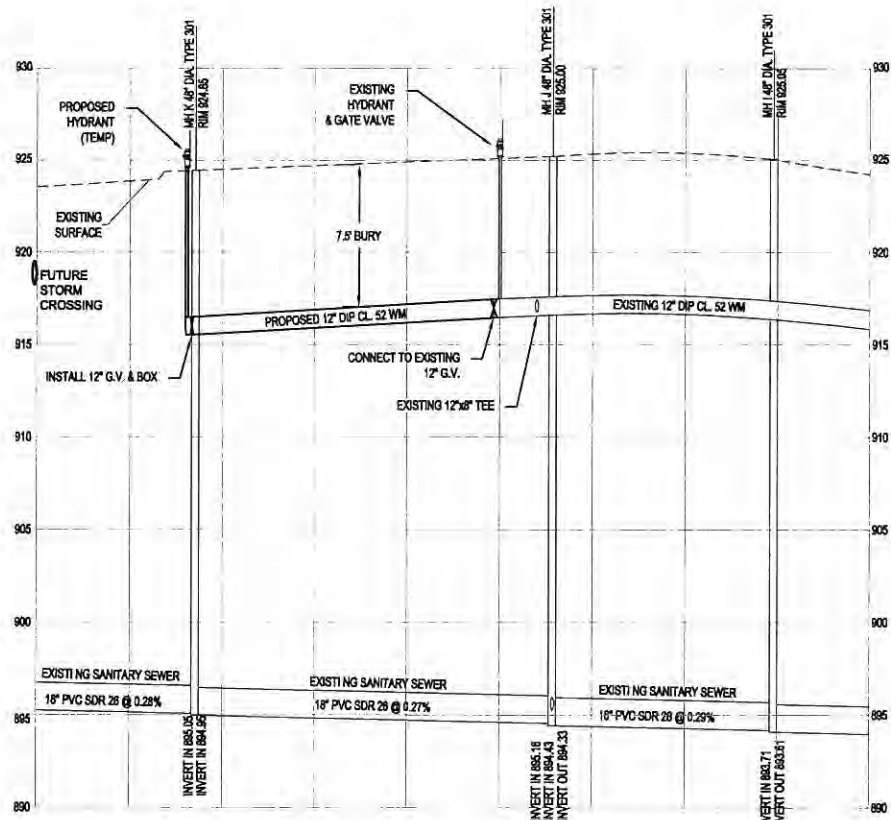
Notes

- 1) SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION.
- 2) ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS.
- 3) TRACER WIRE IS REQUIRED ON ALL SANITARY SEWER MAIN LINE AND SERVICES.

Legend

- 3RD ADDITION BOUNDARY
- ② --- PROPOSED 8" PVC (SDR 35 OR 26) SANITARY SEWER
- ③ --- PROPOSED RCP STORM SEWER
- PROPOSED 8" DIP WM CL. 52 WATER MAIN, HYDRANT AND GATE VALVE
- PROPOSED SANITARY SEWER AND WATER SERVICE (SANITARY SERVICE - 4" PVC (SCH. 40) AND WATER SERVICE - 1" TYPE "K" COPPER WITH CURB STOP)
- PROPOSED RIGID PERFORATED 4" PVC DRAIN TILE WITH SOCK (REQUIRED 100-FT EACH SIDE OF LOW POINT CATCH BASINS OR AS SHOWN), PROVIDE CLEAN OUT AT END OF PIPE.
- UG --- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER

PROFILE VIEW - SANITARY SEWER (LILAC AVENUE)



City Standard Plan Notes

- WATERMAIN**
1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
 2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
 3. WATERMAIN SHALL BE DUCTILE IRON PIPE, CLASS-52.
 4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
 5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
 6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2, C.2.
 7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
 8. BUTTERFLY VALVES SHALL BE MUELLER LINESAL II, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2, C.3.
 9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
 10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
 11. HYDRANTS SHALL BE WATEROUS "PACER," MODEL WB-87 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
 12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE.
 13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.
- SANITARY SEWER**
1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
 2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 105 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE).
 3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
 4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40 OR SDR 26 PIPE.
 5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3054 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
 6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MHDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
 7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
 8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATER-TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
 9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
 10. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
 11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

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RFP DOCUMENT	
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[Signature]
 THOMAS A. ERICKSON, P.E.
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 04/28/2017
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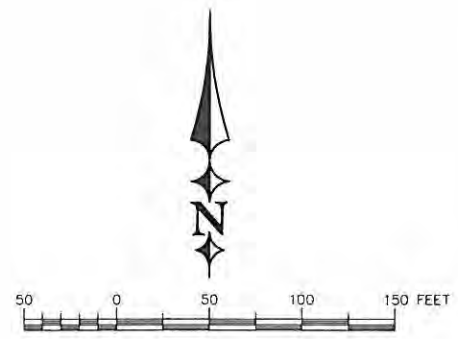
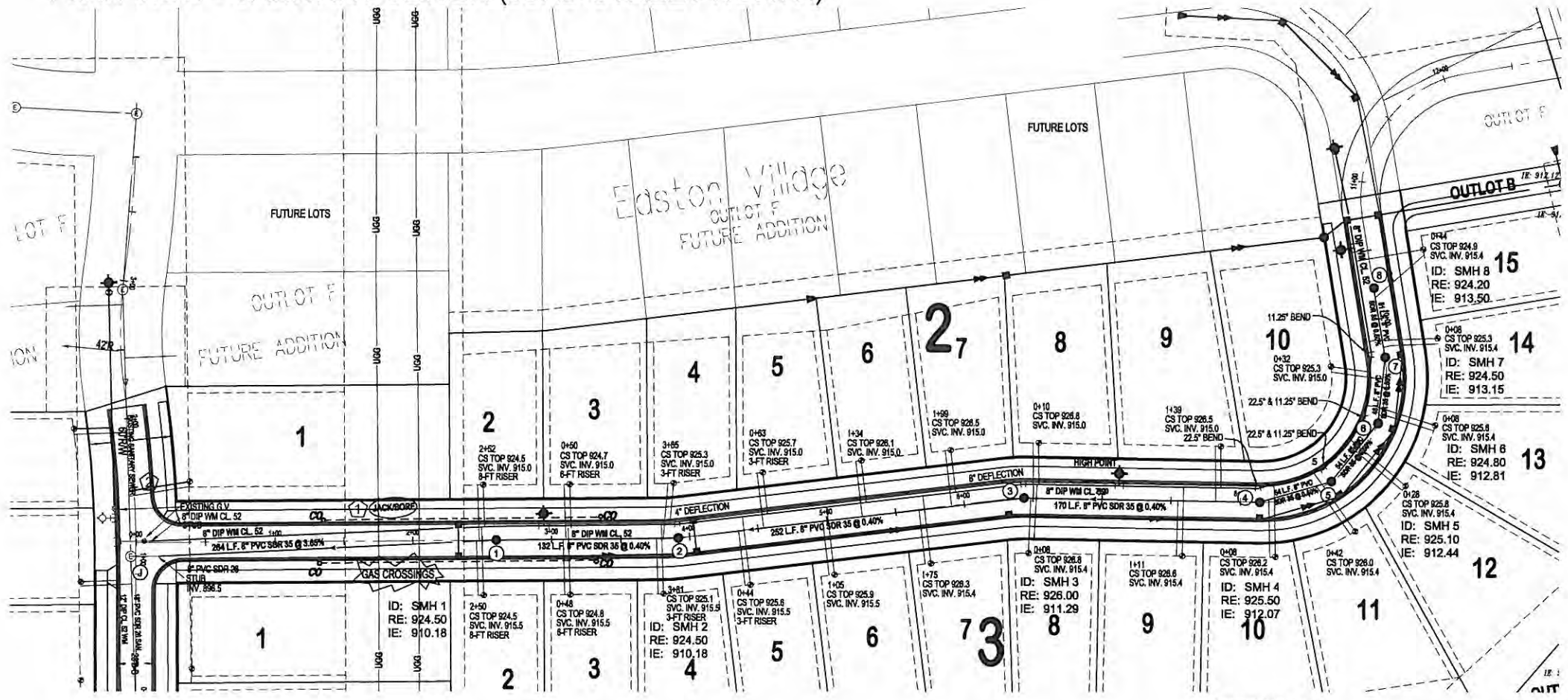
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CHASE DEVELOPMENT
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 BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	8-21-17

JOB NO. 16-176
 SHEET TITLE
SANITARY SEWER & WATERMAIN PLAN & PROFILE
 SHEET NO.
C15
 SHEET 15 OF 25

PLAN VIEW - SANITARY SEWER (33RD STREET NORTH)



Legend

- 3RD ADDITION BOUNDARY
- PROPOSED 8" PVC (SDR 35 OR 26) SANITARY SEWER
- PROPOSED RCP STORM SEWER
- PROPOSED 8" DIP WM CL. 52 WATER MAIN, HYDRANT AND GATE VALVE
- PROPOSED SANITARY SEWER AND WATER SERVICE (SANITARY SERVICE - 4" PVC (SCH. 40) AND WATER SERVICE - 1" TYPE 'K' COPPER WITH CURB STOP)
- PROPOSED RIGID PERFORATED 4" PVC DRAIN TILE WITH SOCK (REQUIRED 100-FT EACH SIDE OF LOW POINT CATCH BASINS OR AS SHOWN), PROVIDE CLEAN OUT AT END OF PIPE.
- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER

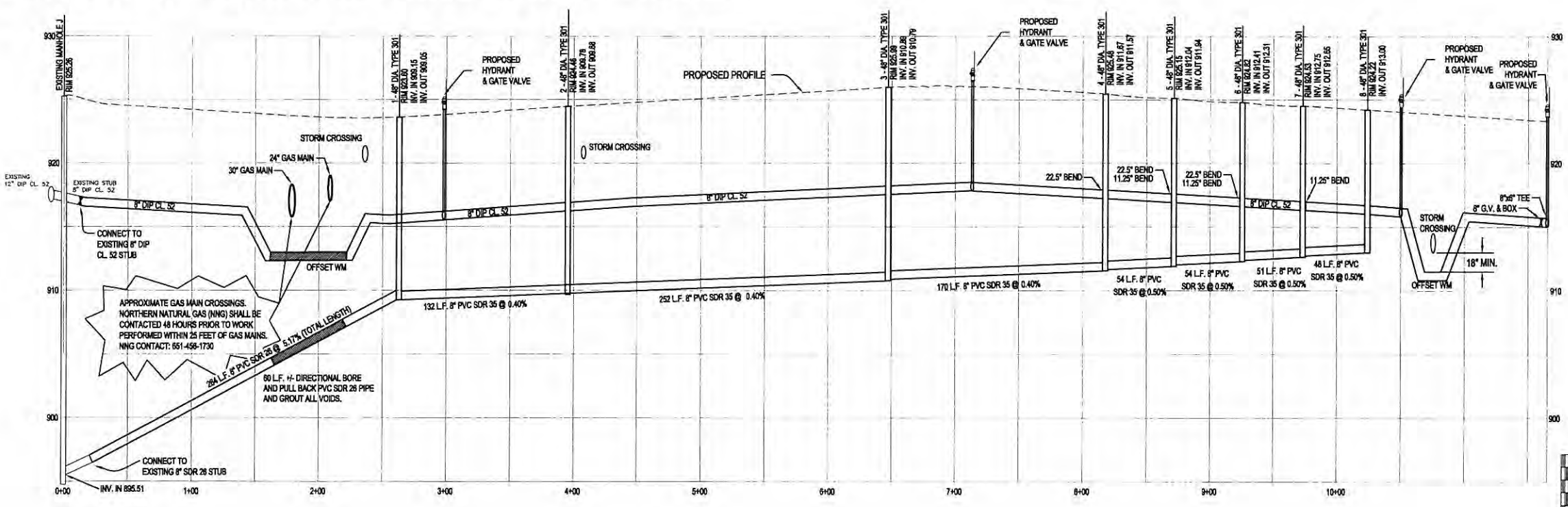
Notes

- 1) SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION.
- 2) ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS.
- 3) TRACER WIRE IS REQUIRED ON ALL SANITARY SEWER MAIN LINE AND SERVICES.

Keyed Notes

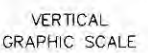
- ① JACK / BORE AT GAS CROSSING. TELEVISION OF SANITARY REQUIRED PRIOR TO BACK FILL OF TRENCH.
- ② CONNECT TO EXISTING SANITARY STUB. VERIFY ELEVATION PRIOR TO START OF JACK / BORE OPERATION.

PROFILE VIEW - SANITARY SEWER (33RD STREET NORTH)



City Standard Plan Notes

- WATERMAIN**
1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
 2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
 3. WATERMAIN SHALL BE DUCTILE IRON PIPE, CLASS-52.
 4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2811.2.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
 5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
 6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2300 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC. 2811.2, C.2.
 7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
 8. BUTTERFLY VALVES SHALL BE WELDED LINEAR 16, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2811.2, C.3.
 9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
 10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
 11. HYDRANTS SHALL BE WATERLOUS "PACER" MODEL WB-87 OR APPROVED EQUAL, FITTED WITH FN 800 SERIES FLEX STAKE AND PAINTED RED.
 12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2" (D.I.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE.
 13. THE CURB STOP SPONGE ASSEMBLY SHALL HAVE A MINIMUM 1-1/2" ADJUSTMENT RANGE AND SHALL EXTEND 4 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS INTERRUPTED DURING THE COURSE OF THE PROJECT.
- SANITARY SEWER**
1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
 2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 105 "RANDOM LINE BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)".
 3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
 4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40 OR SDR 26 PIPE.
 5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
 6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MHOOT SPEC. 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
 7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER 1" BEAD JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
 8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE WATER-TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
 9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
 10. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
 11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.



ERICKSON CIVIL

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Terri A. Erickson, P.E.
TERRI A. ERICKSON, P.E.
40418
LICENSE NO.
04/28/2017
DATE

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

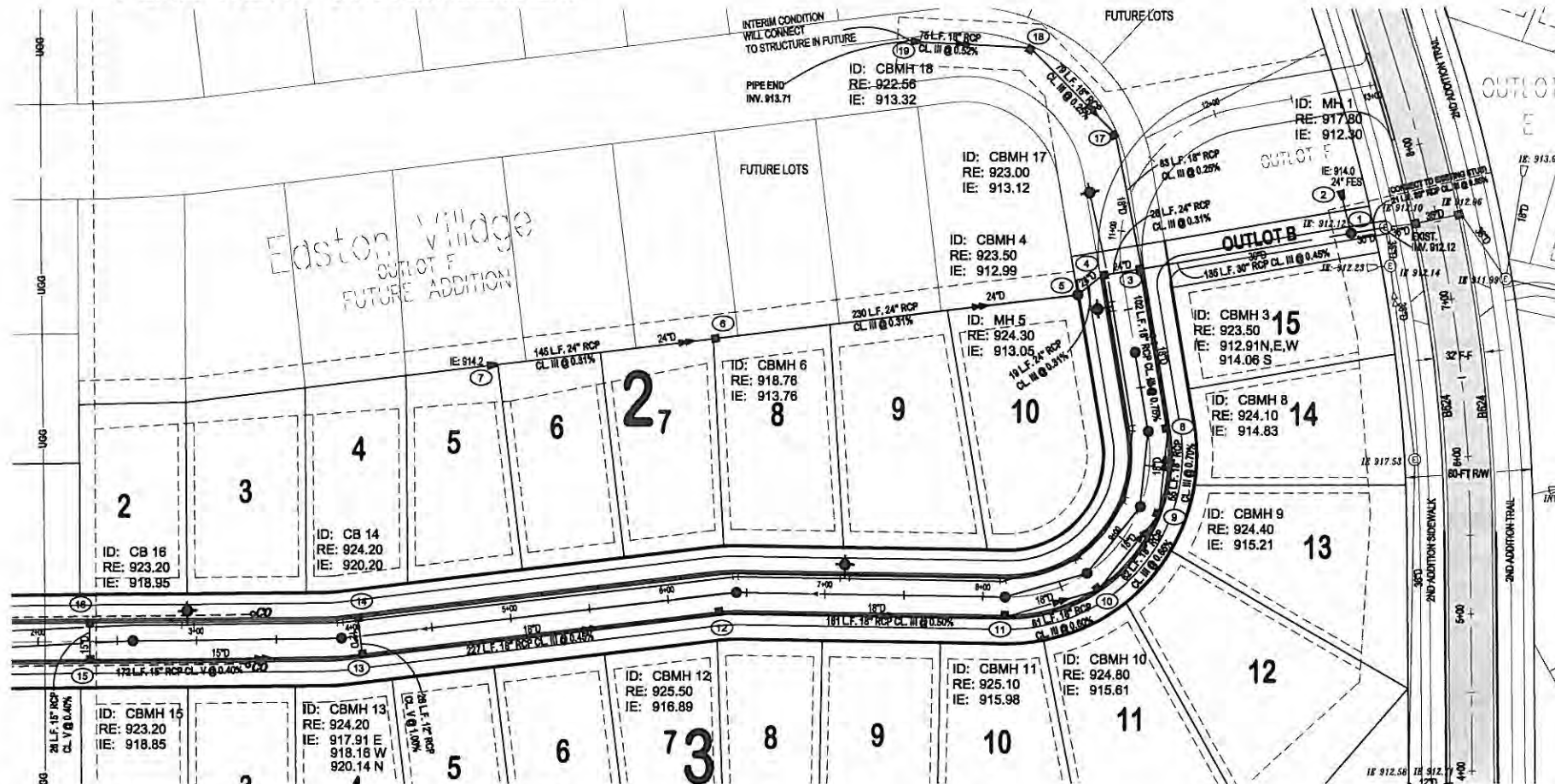
PROJECT TITLE
**EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA**

DATE	6-21-17
REVISION	City Review
NO.	1
DESCRIPTION	
JOB NO.	16-176

SHEET TITLE
**SANITARY SEWER & WATERMAIN
PLAN & PROFILE**

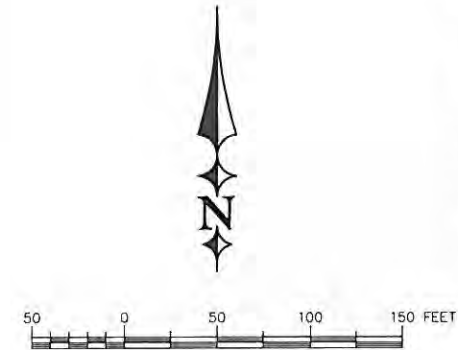
SHEET NO.
C16
SHEET 18 OF 25

PLAN VIEW - STORM SEWER



Structure Build Table

Structure ID	Rim Elev.	Inv. Elev.	Build Height	Pipe Size Inches	Pipe Cover Feet
1	917.80	912.30	5.50	30	3.00
3	923.50	912.91	10.59	30	8.09
4	923.73	912.99	10.74	24	8.74
5	924.24	913.05	11.19	24	9.19
6	918.76	913.76	5.00	24	3.00
8	924.10	914.83	9.27	18	7.77
9	924.40	915.21	9.19	18	7.69
10	924.80	915.61	9.19	18	7.69
11	925.10	915.98	9.12	18	7.62
12	925.50	916.88	8.62	18	7.12
13	924.20	917.91	6.29	18	4.79
14	924.20	920.20	4.00	12	3.00
15	923.20	918.85	4.35	15	3.10
16	923.20	918.95	4.25	15	3.00
17	923.00	913.12	9.88	18	8.38
18	922.56	913.32	9.24	18	7.74



Legend

- PROPERTY BOUNDARY
- PROPOSED 8" PVC (SDR 35 OR 26) SANITARY SEWER
- PROPOSED RCP STORM SEWER
- PROPOSED 8" DIP WM CL 52 WATER MAIN, HYDRANT AND GATE VALVE
- PROPOSED SANITARY SEWER AND WATER SERVICE (SANITARY SERVICE - 4" PVC (SCH. 40) AND WATER SERVICE - 1" TYPE 'K' COPPER WITH CLRB STOP)
- PROPOSED RIGID PERFORATED 4" PVC DRAIN TILE WITH SOCK (REQUIRED 100-FT EACH SIDE OF LOW POINT CATCH BASINS OR AS SHOWN). PROVIDE CLEAN OUT AT END OF PIPE.
- EXISTING UNDERGROUND GAS LINE
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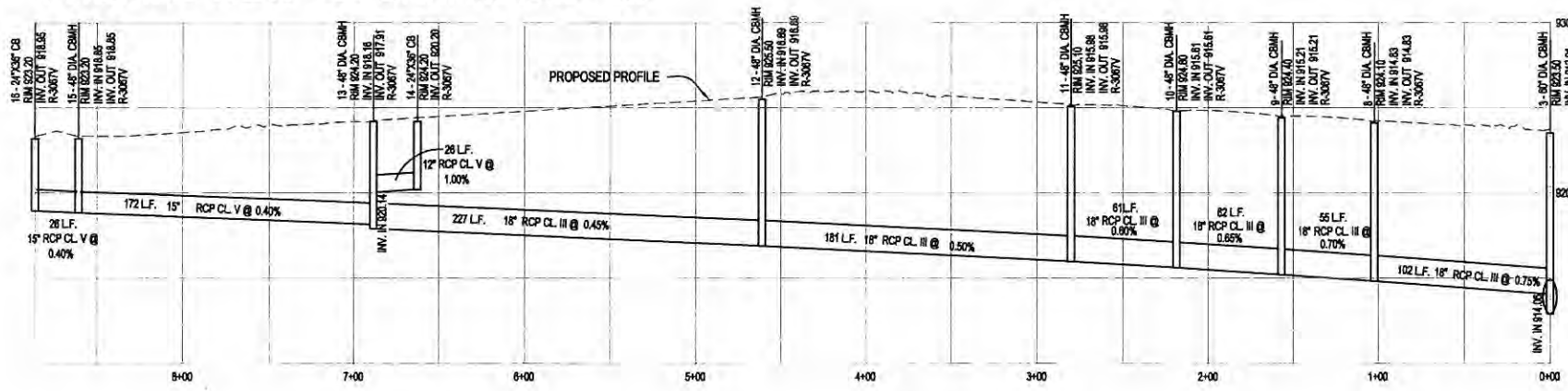
[Signature]
 TROY A. ERICKSON, PE
 40418
 LICENSE NO.
 04/28/2017
 DATE

OWNER/DEVELOPER:
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

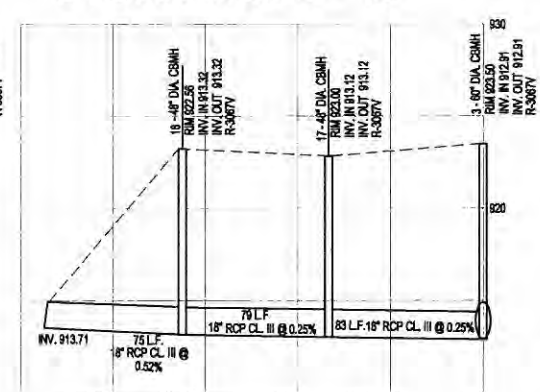
PROJECT TITLE:
**EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA**

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

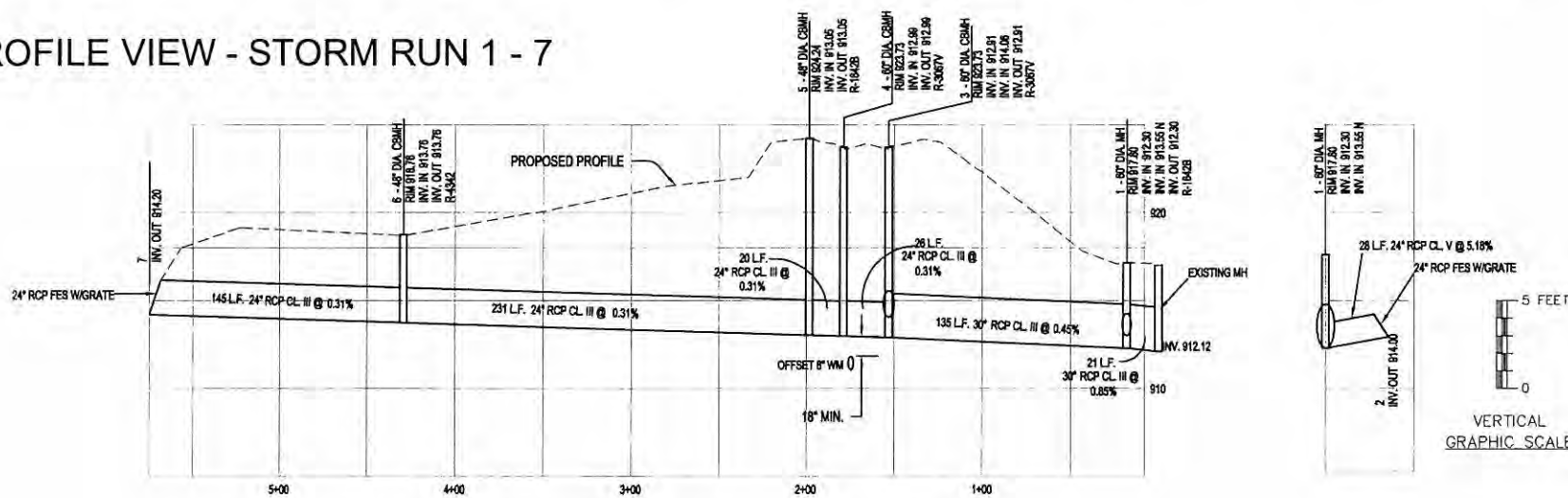
PROFILE VIEW - STORM RUN 3 - 16



STORM RUN 3 - 19



PROFILE VIEW - STORM RUN 1 - 7



Notes

- SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION.
- ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS.

City Standard Plan Notes

- ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC 3226 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
- A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE COME SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
- JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER 'O' RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
- RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MNDOT SPEC. 3601, CLASS II, OR AS SPECIFIED HEREIN.
- THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
- FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
- ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

STORM SEWER DESIGN TABLE

Up-Stream Struct.	Down-Stream Struct.	Len. Ft	Plan Area Sq. Ft.	Area (ac.)	C. Indv.	C. Avg.	Total Tc Min.	Tp Min.	Tc+Tp Min.	Tt Min.	Indv I In/Hr	Avg I In/Hr	CB O CFS	Pipe O CFS	Pipe Dia.	Pipe Grade %	Vel. F/US	Pipe Cap. CFS	Q Excess CFS
16	15	26	18,470	0.42	0.42	0.80	5.0	0.1	5.1	5.0	7.20	7.20	2.4	2.4	15	0.40	4.3	5.3	2.9
15	13	172	21,055	0.48	0.91	0.80	5.0	0.7	5.7	5.7	7.00	7.00	2.7	5.1	15	0.40	4.3	5.3	2.8
14	13	26	19,950	0.46	0.46	0.80	5.7	0.1	5.7	5.7	7.00	7.00	2.6	2.6	12	1.00	5.9	4.6	2.1
13	12	227	15,490	0.36	1.72	0.80	5.7	0.7	6.5	6.5	6.60	6.60	1.9	9.1	18	0.45	5.2	9.2	0.1
12	11	181	3,600	0.09	1.72	0.80	6.5	0.6	7.0	7.0	6.40	6.40	0.0	9.1	18	0.50	5.5	9.7	0.8
11	10	61	8,425	0.19	1.91	0.80	7.0	0.2	7.2	7.2	6.40	6.40	1.0	9.8	18	0.80	6.0	10.6	0.8
10	9	61	5,285	0.12	2.04	0.80	7.2	0.2	7.4	7.4	6.40	6.40	0.6	10.4	18	0.85	6.2	11.0	0.8
9	8	54	5,760	0.13	2.17	0.80	7.4	0.1	7.5	7.5	6.30	6.30	0.7	10.9	18	0.70	6.5	11.4	0.5
8	3	103	4,290	0.10	2.27	0.80	7.5	0.3	7.7	7.7	6.20	6.20	0.5	11.2	18	0.75	6.7	11.8	0.8

VERTICAL GRAPHIC SCALE

JOB NO. 16-176

SHEET TITLE
**STORM SEWER
 PLAN & PROFILE**

SHEET NO.
C17
 SHEET 17 OF 26

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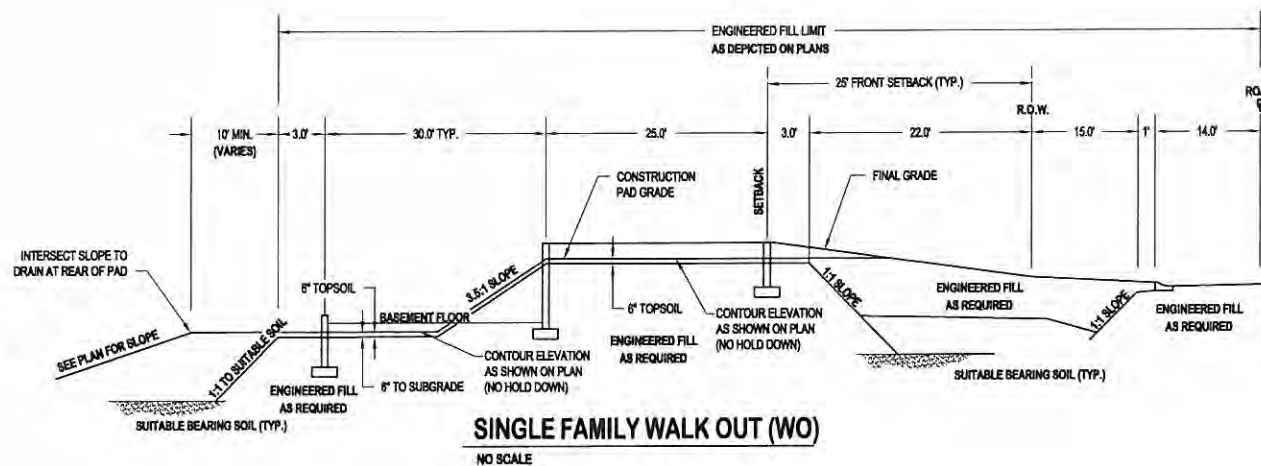
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Thomas Erickson, PE
 THOMAS ERICKSON, PE

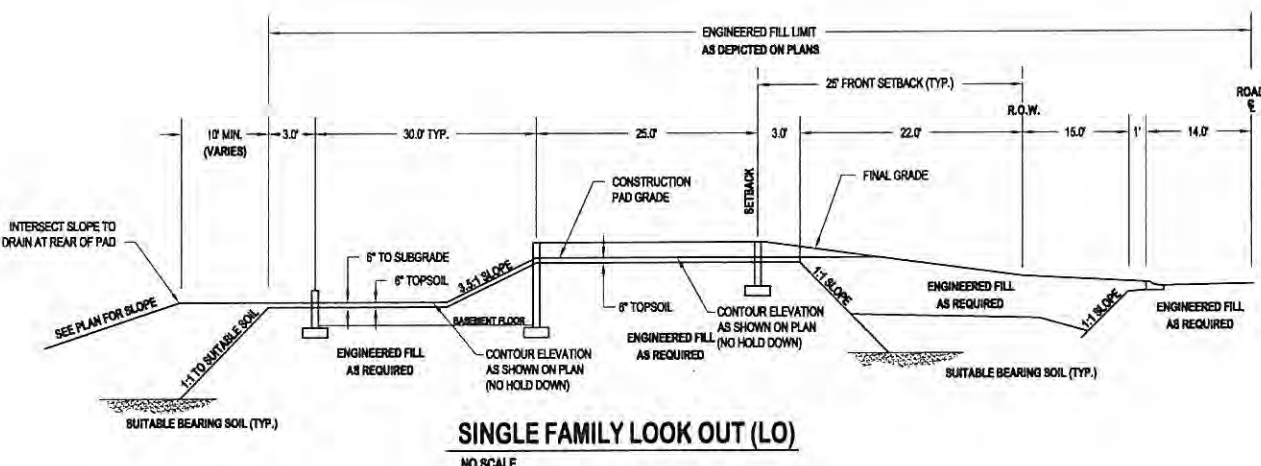
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04/28/2017

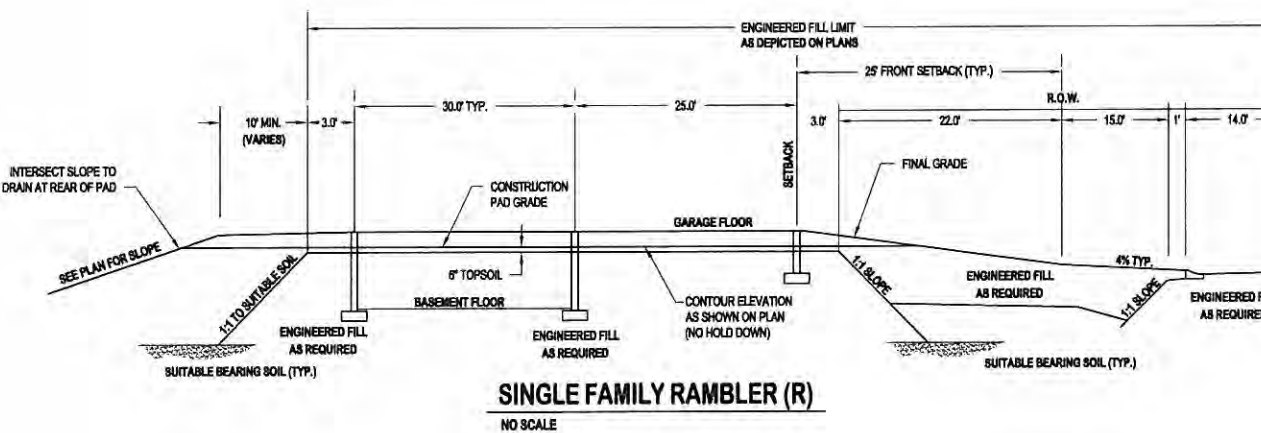
1/4/17



SINGLE FAMILY WALK OUT (WO)
 NO SCALE



SINGLE FAMILY LOOK OUT (LO)
 NO SCALE



SINGLE FAMILY RAMBLER (R)
 NO SCALE

OWNER/DEVELOPER
 CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
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 3RD ADDITION
 FINAL PLAN
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NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

16-176

SHEET TITLE
 DETAILS

SHEET NO.
C18
 SHEET 18 OF 25

CONCRETE VALLEY GUTTER

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 505

LAKE ELMO

CATCH BASIN PLACEMENT AND CURB & GUTTER TRANSITION AT INTERSECTIONS

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 506

LAKE ELMO

MnDOT STANDARD PLAN 5-297.250 SHEET 1 OF 5

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 507A

LAKE ELMO

MnDOT STANDARD PLAN 5-297.250 SHEET 2 OF 5

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 507B

LAKE ELMO

MnDOT STANDARD PLAN 5-297.250 SHEET 3 OF 5

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO. 507C

LAKE ELMO

MnDOT STANDARD PLAN 5-297.250 SHEET 4 OF 5

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 507D

LAKE ELMO

MnDOT STANDARD PLAN 5-297.250 SHEET 5 OF 5

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 507E

LAKE ELMO

DETECTABLE WARNING SURFACE - TRUNCATED DOMES

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 508

LAKE ELMO

INCH (FEET)	LONG DIMENSION (INCHES)	SHORT DIMENSION (INCHES)	PLATES PER SQUARE FOOT
10	33-1/2	3.53	8
15	48-13/16	2.63	15
18	33-1/2	2.57	12
20	18-13/16	2.20	20
25	18-7/8	2.16	25
28	30-1/2	2.18	23
29	33-4/8	2.77	20
30	33-5/8	2.85	19
36	32	2.58	24

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 333 North Main Street, Suite 201
 Stillwater, Minnesota 55082
 Phone (612) 309-3804
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LOUIS A. ERICKSON, P.E.
 40418
 LICENSE NO. 04/28/2017
 (DATE)

CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
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REVISION DESCRIPTION

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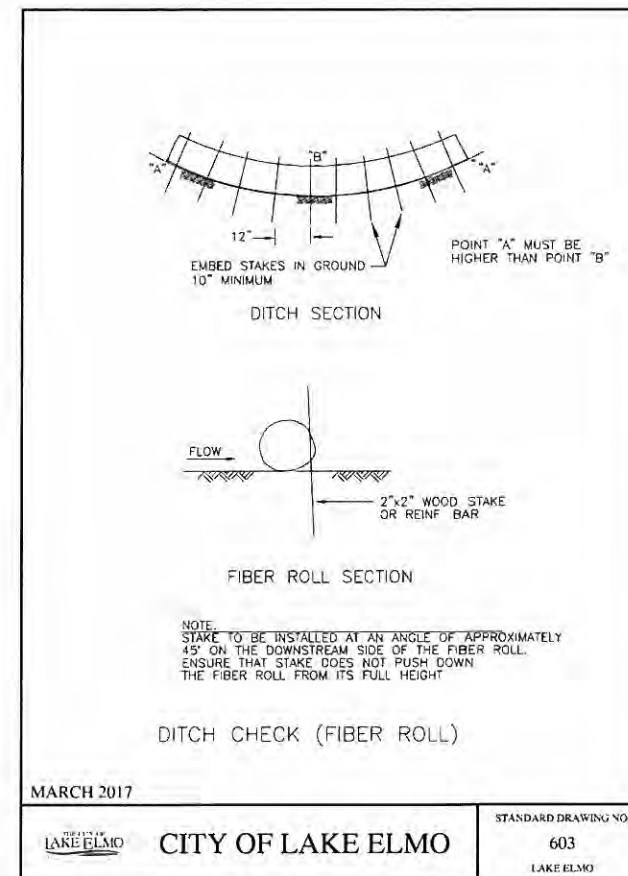
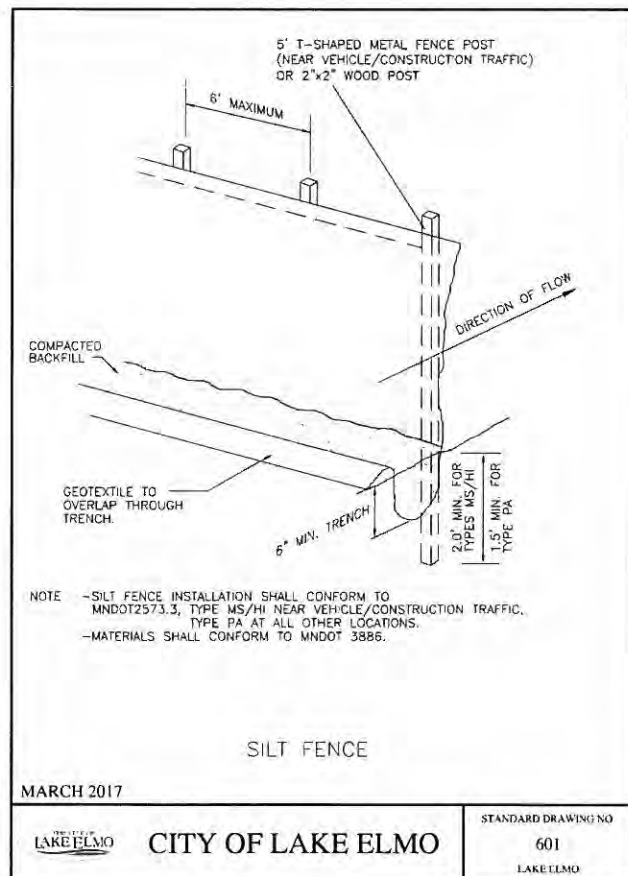
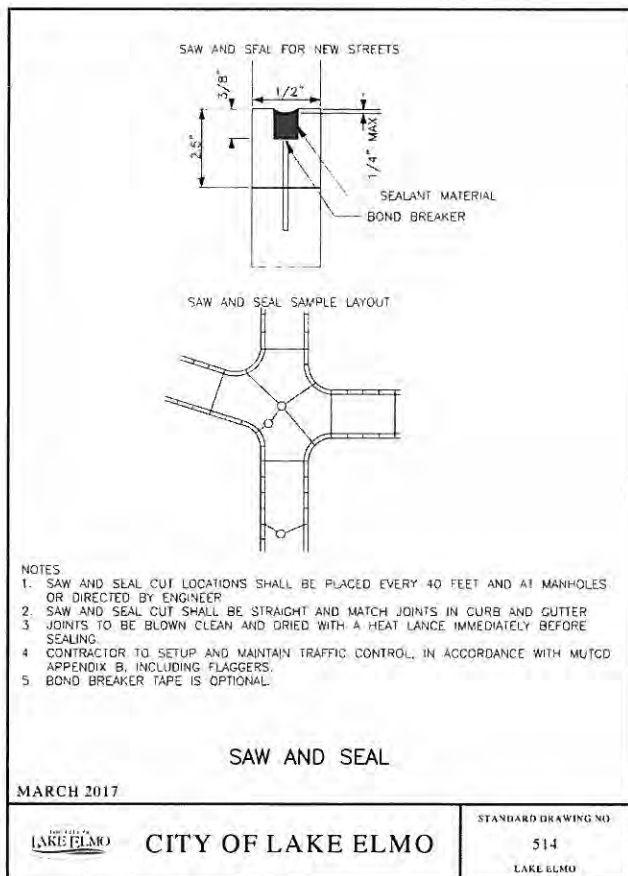
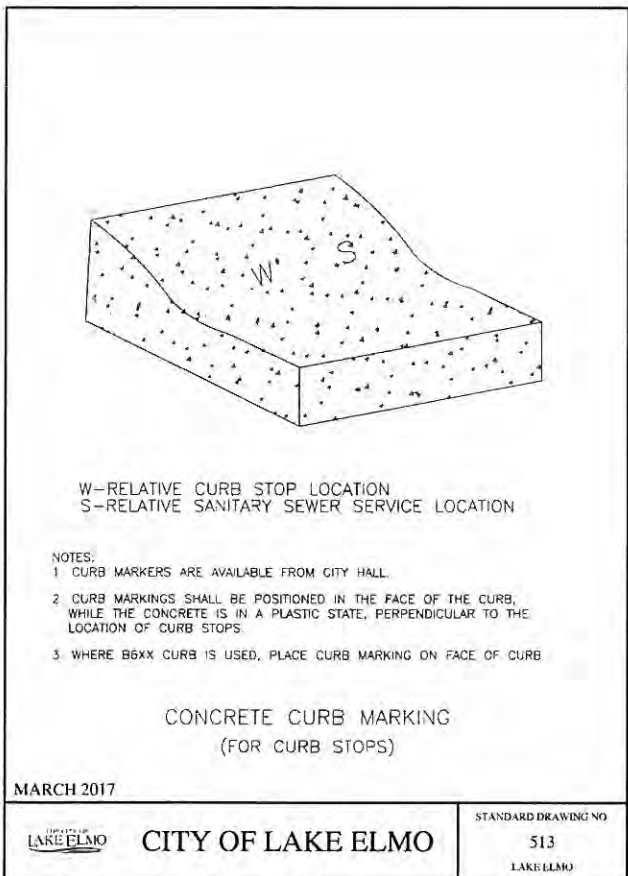
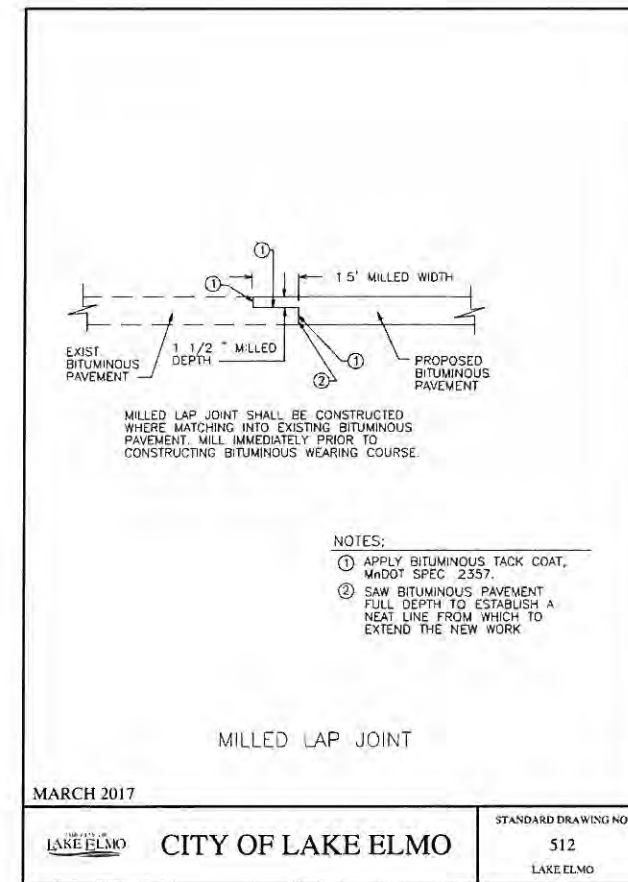
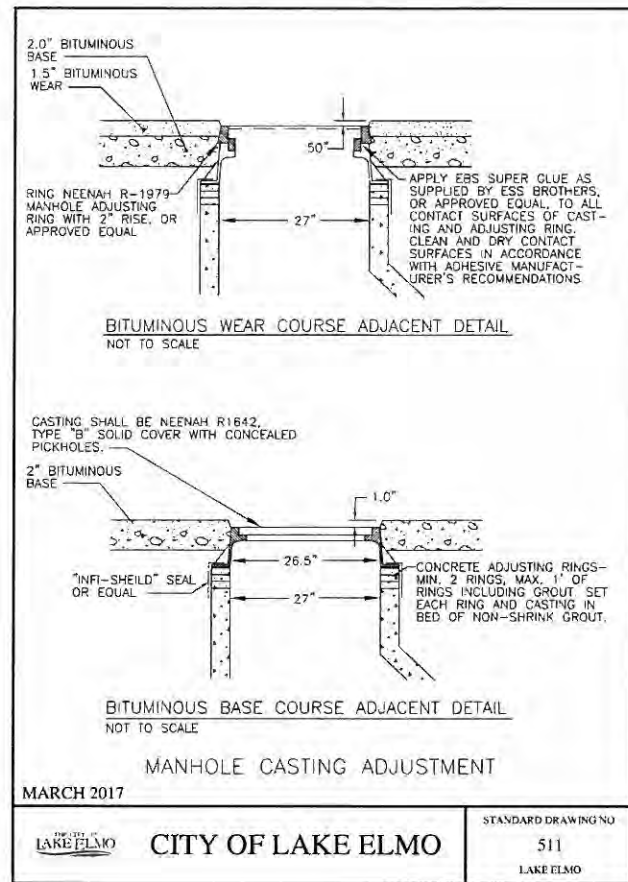
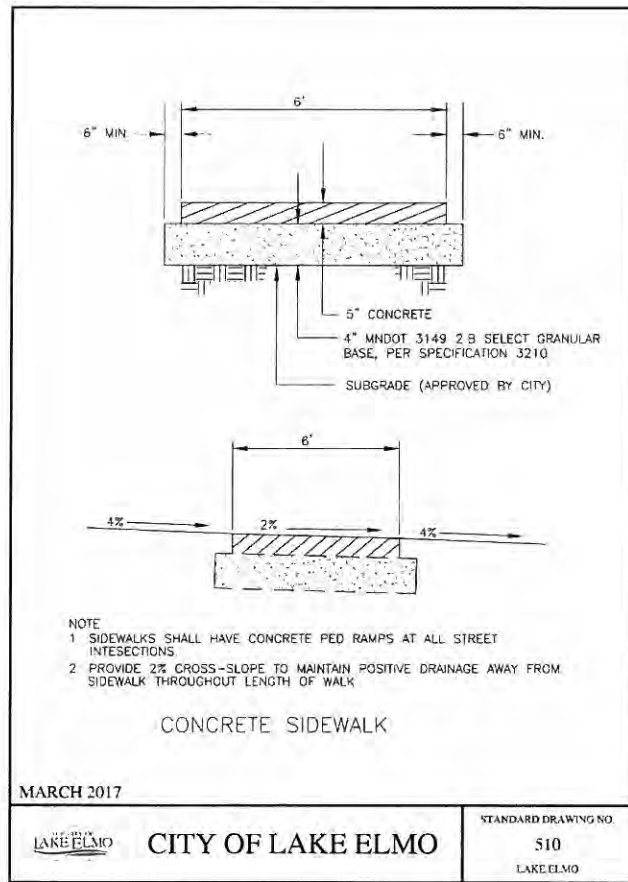
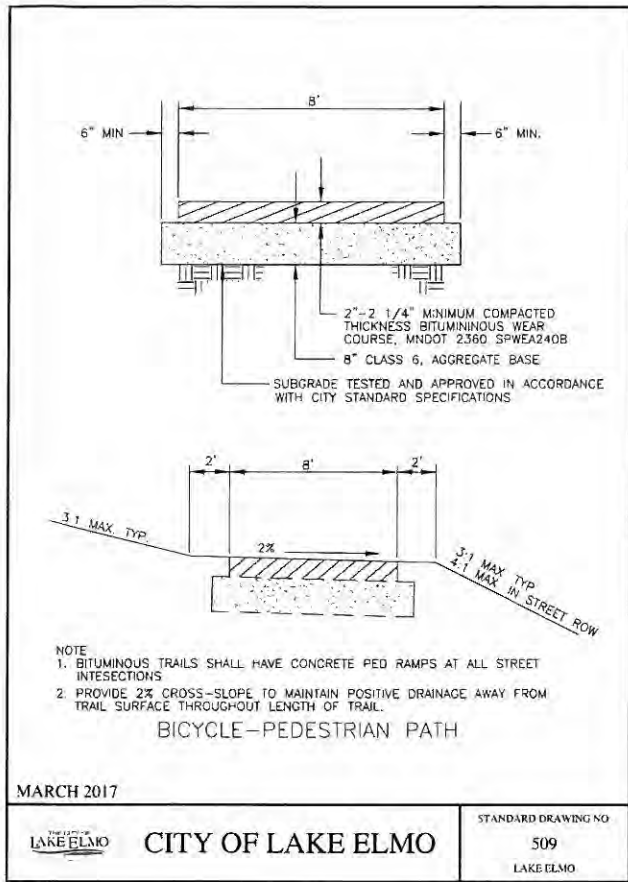
PROJECT TITLE: EASTON VILLAGE 3RD ADDITION FINAL PLAN LAKE ELMO, MINNESOTA

NO. 16-176

SHEET TITLE: CITY STANDARD DETAIL PLATES

SHEET NO. C22

SHEET 22 OF 25



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Todd A. Erickson
TODD A. ERICKSON PE
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DATE
REVISION DESCRIPTION
NO.

ISSUED 16-176

SHEET TITLE
CITY STANDARD
DETAIL PLATES

SHEET NO.
C23
SHEET 23 OF 25

NOTE: MAINTAIN AND CLEAN OUT DEVICES AS NECESSARY TO ACHIEVE PROPER FLOW OF STORM WATER INTO STORM SYSTEM.

POLYESTER SLEEVE
FILTER ASSEMBLY
MANHOLE COVER ASSEMBLY

WIMCO RD-23 OR APPROVED EQUAL

DEFLECTOR PLATE
OVERFLOW ① - CENTER OF FILTER ASSEMBLY
OVERFLOW ② - TOP OF CURB BOX
10" FILTER ASSEMBLY
CURB
HIGH-FLOW FABRIC
CG-23 HIGH-FLOW

WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

SEDIMENT CONTROL AROUND STORM SEWER INLET

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 604
LAKE ELMO

HARD SURFACE PUBLIC ROAD
50' MIN.
40' RAD.
12" MIN.
1" - 2"
WASHED ROCK
20' MIN.
GEOTEXTILE FABRIC UNDERNEATH ROCK

NOTES

- MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.
- A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.
- CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.
- CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.
- REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 605
LAKE ELMO

48" CONSTRUCTION FENCE AROUND WATER SHUT-OFF AND SERVICE MARKERS, HELD IN POSITION BY 3 T-SHAPED METAL FENCE POSTS.
UTILITY EASEMENT LINE
PROPERTY LINE
CORPORATION STOP
CURB STOP
WATER SERVICE
WATERMAIN
SANTARY SEWER
SANTARY SEWER SERVICE

TYPICAL SERVICE PROTECTION

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 606
LAKE ELMO

LAKE ELMO
Elm St N

DIMENSION	30" PANEL	36" PANEL	42" PANEL	48" PANEL
A	30"	36"	42"	48"
B	29.5"	35.5"	41.5"	47.5"
C	20"	26"	N/A	33"
D	2.095"	2.095"	2.095"	2.095"
E	4.06"	4.07"	4.06"	4.06"
F	2.095"	2.095"	2.095"	2.095"
G	1"	1"	1"	1"
H	6.38"	6.38"	6.38"	6.38"
I	1"	1"	1"	1"
J	6"	6"	6"	6"
K	8.25"	8.25"	8.25"	8.25"
L	8.75"	8.75"	8.75"	8.75"
M	1.0"	1"	1"	1"

NOTE:

- 9" HIGH STREET SIGN PLATES EXTRUDED
- LONGER NAME SIGN ON BOTTOM
- HIGHER VOLUME STREET SIGN TO BE PLACED ON BOTTOM
- STREET SIGNS TO BE PLACED TO EITHER THE SOUTHEAST OR NORTHWEST CORNER OF CORNER OF THE INTERSECTION
- 812 ROUND CAP AND 812 CROSS PIECE
- REFLECTIVITY IS TO BE TYPE IX DIAMOND GRADE (DG3)
- SUFFIXES SHALL BE LOWERCASE FOR ALL NUMBERED STREET NAMES (30th ST N)

POSTS:

- STOP SIGNS TO BE PLACED ON STREET SIGN POSTS PER MNDOT WHEN APPLICABLE
- 2" X 2" X 12" 14 GAUGE PRE-PUNCHED SIGN
- BR952 - BR4 BRACKET, NEW STYLE

STREET SIGNS

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 706
LAKE ELMO

30" x 30" WHITE OR RED 100 ALUMINUM TYPE 11A SHEETING DG3
24" x 30" 100 ALUMINUM TYPE 11A SHEETING DG3
12" x 18" 100 ALUMINUM TYPE 11A SHEETING DG3
2" x 2" x 10-14ga TELESPAR PRE-PUNCH
2" x 2" x 10-14ga TELESPAR PRE-PUNCH
2" x 2" x 10-14ga TELESPAR PRE-PUNCH
3" x 3" x 18" 12ga TELESPAR LONG CURB ANCHOR SLEEVE
3" x 2" x 4" 12ga TELESPAR 4 LONG SIGN ANCHOR
2" x 2" x 4" 12ga TELESPAR 4 LONG SIGN ANCHOR
3" x 2" x 4" 12ga TELESPAR 4 LONG SIGN ANCHOR
OMNI ANCHOR TOP VIEW
SIGN POST
GROUND LINE
3" x 2" x 4" 12ga ANCHOR UNIT
2" x 2" x 18" 12ga CURB DIRECTIONAL SLEEVE WITH 4 BLADES

SQUARE TUBE SIGN STANDARD WITH OMNI BASE

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 707
LAKE ELMO

2" #14 RIVET AND 1" PLASTIC SPACER (SIGN TO SIGN)
2" #14 RIVET WITH (1) NYLON WASHERS (SIGN TO POST)
PRE-PUNCH SQUARE TUBE POST ASSEMBLY 2" x 2" x 12-14ga
GROUND LINE
1" TO 2"
2-1/2" x 2-1/2" x 18"-12ga OMNI SLEEVE FOR SOIL STABILIZATION
PRE-PUNCHED SQUARE TUBE ANCHOR ASSEMBLY 2-1/4" x 2-1/4" x 4-12ga

PRE-PUNCH SQUARE TUBE STREET NAME SIGN POST DETAIL

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 708
LAKE ELMO

FINISHED SURFACE
40" TO 48"
4" DP DRAIN TILE SERVICE
ASTM D2321 100% VIRG-N GRANULAR BEDDING MNDOT SPEC. 3149.2F
10" MINIMUM
1.5"
2-1/2" MIN.
3" MIN.
COPPER WATER SERVICE, NO JOINTS ALLOWED BETWEEN THE CORPORATION STOP AND THE CURB STOP VALVE
PVC SCH. 40 SEWER SERVICE, 6" SUBJECT REQUIRED ON ALL PVC SERVICE AND AS DIRECTED BY THE CITY ENGINEER

NOTE: IF 18" OF VERTICAL SEPARATION BETWEEN THE SANITARY SERVICE AND WATER SERVICE CAN NOT BE MAINTAINED 10" OF HORIZONTAL SEPARATION IS REQUIRED.

SANITARY, WATER & DRAIN TILE SERVICE INSTALLATION

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO. 712
LAKE ELMO

VARIABLES
VARIES
VARIES
6" TOPSOIL & SOIL BOLLEVARDE
SURMOUNTABLE CONCRETE CURB & GUTTER
COARSE FILTER AGGREGATE (MNDOT SPEC. 3149.2H)
4" SCH. 40 PVC PERFORATED EDGE DRAIN WITH TYPICAL 4-ROW PATTERN HOLES MNDOT SPEC. 3245 TYPE I GEOTEXTILE SOCK (MNDOT SPEC. 3733) PLACED AROUND EDGE DRAIN PIPE

MINIMUM PAVEMENT SECTION:

- 1.5" MNDOT 2360 TYPE SP BIT WEARING COURSE MAX AGGREGATE SIZE A, TRAFFIC LEVEL 2, ASPHALT GRADE B TACK COAT
- 2" MNDOT 2360 TYPE SP BIT NON-WEARING COURSE MAX AGGREGATE SIZE B, TRAFFIC LEVEL 2, ASPHALT GRADE B
- 6" AGGREGATE BASE, CL 6, 100% CRUSHED STONE AGGREGATE (SPEC. 3138)
- 12" SELECT GRANULAR BORROW (SPEC. 3149.2B)

SUBGRADE TESTED AND APPROVED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS

NOTE:

- TACK FACE OF GUTTER PRIOR TO BOTH LIFTS OF BITUMINOUS
- 4" SCH. 40 PVC PERFORATED EDGE DRAIN REQUIRED AT ALL LOW POINTS EDGE DRAIN DESIGN PER APPROVAL OF CITY ENGINEER

TYPICAL LOCAL RESIDENTIAL STREET SECTION (MINIMUM 7-TON DESIGN)

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 801
LAKE ELMO

ERICKSON CIVIL

333 North Main Street, Suite 201
Sullwater, Minnesota 55082
Phone (612) 309-3804
www.ericksoncivilsite.com

DRAWING PHASE

OWNER REVIEW	
AGENCY REVIEW	✓
BIDD DOCUMENT	
FOR CONSTRUCTION	
AS-BUILT DOCUMENT	

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

[Signature]
LLOYD A. ERICKSON, PE
40418
LICENSE NO. 04/28/2017
DATE

CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

16-176

CITY STANDARD
DETAIL PLATES

SHEET NO. C24
SHEET 24 OF 25

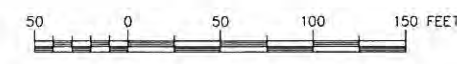


EXISTING SAVED TREES / NO REMOVAL

TREE ID	SIZE / TYPE	COMMON INCHES	HARDWOOD INCHES	CONIFEROUS INCHES
96	8 SPRUCE			8
97	6 SPRUCE			8
98	8 SPRUCE			8
99	18 BOX ELDER	18		
104	8 SPRUCE			8
105	10 SPRUCE			10
106	10 SPRUCE			10
107	20 WHITE PINE			20
108	20 WHITE PINE			20
148	12 SPRUCE			12
149	10 SPRUCE			10
150	14 HACK BERRY	14		
217	18 BOX ELDER	18		

PLANTING SCHEDULE

	OVERSTORY TREES	Latin Name	Quantity	Size	Type	Notes
WO	White Oak	Quercus alba	10	2-1/2" Dia.	B+B	
AB	Autumn Blaze Maple	Acer x freemanni 'Jeffersred'	14	2-1/2" Dia.	B+B	
AE	Accolade Elm	Ulmus 'Morton'	8	2-1/2" Dia.	B+B	
HB	Hackberry	Celtis occidentalis	16	2-1/2" Dia.	B+B	
RM	Red Maple	Acer rubrum	6	2-1/2" Dia.	B+B	
PC	Prairie Fire Crab Apple	Malus 'Prairie Fire'	9	1-1/2" Dia.	B+B	
NS	Norway Spruce	Picea abies	16	6-ft	B+B	



Legend

- EASTON VILLAGE 2ND ADDITION BOUNDARY
- 15-FT POLE WITH ORNAMENTAL LIGHT, XCEL ENERGY 'ACRON' LAMP.
- UTILITY EASEMENT
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SILT FENCING (FOR TREE PROTECTION)

NOTE:

1) Tree Planting Contractor to Field Stake all Trees located on City Outlots and All Right of Way Areas for Approval by City Landscape Architect Prior to Planting. Notify City Landscape Architect via writing once tree in locations are staked and allow for up to two weeks for Landscape Architect to schedule and complete on-site review with Tree Planting Contractor.

ERICKSON CIVIL
 333 North Main Street, Suite 201
 Stillwater, Minnesota 55082
 Phone (612) 309-3804
 www.ericksoncivilsite.com

DRAWING PHASE	
OWNER REVIEW	
AGENCY REVIEW	
BID DOCUMENT	
✓ FOR CONSTRUCTION	
AS-BUILT DOCUMENT	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
David C. Hmielewski
 DAVID C. HMELEWSKI
 40639
 LICENSE NO.
 04/28/2017
 LALP

OWNER/DEVELOPER
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
 3RD ADDITION
 FINAL PLAN
 LAKE ELMO, MINNESOTA**

NO.	DATE	REVISION DESCRIPTION
1	6-2-17	City Review

JOB NO. 16-176
 SHEET TITLE
LANDSCAPE PLAN & TREE SURVEY
 SHEET NO.
L1
 SHEET 1 OF 2

EASTON VILLAGE 3RD ADDITION

**ERICKSON
CIVIL**

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804

www.ericksoncivilsite.com

KNOW ALL PERSONS BY THESE PRESENTS: Chase Development, Inc., a Minnesota Corporation, owner of the following described property:

ALL that Part of Outlot F, EASTON VILLAGE, WASHINGTON COUNTY, MINNESOTA, according to the recorded plat thereof, excepting all that part of EASTON VILLAGE 2ND ADDITION, WASHINGTON COUNTY, MINNESOTA.

Has caused the same to be surveyed and platted as EASTON VILLAGE 3RD ADDITION, and does hereby dedicate to the public for public use the public ways as shown on the plat, and the easements created by this plat for drainage and utility purposes only.

In witness whereof said Chase Development, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2017.

Signed: Chase Development, Inc.

By: _____

Andy Chase, President

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2017 by _____, President of Chase Development, Inc., a Minnesota Corporation, on behalf of the company.

(Print Name)
Notary Public,
My commission expires _____

I, Paul A. Johnson, do hereby certify that this plat was prepared by me or under my direct supervision and 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 correctly set; 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. Signed and dated this _____ day of _____, 2017.

Paul A. Johnson, Licensed Land Surveyor
Minnesota License Number 10838

STATE OF MINNESOTA
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2017 by Paul A. Johnson, Licensed Land Surveyor.

Todd A. Erickson, Notary Public, Minnesota
My commission expires January 31, 2019

This plat was approved by the City Council of Lake Elmo, Minnesota, this _____ day of _____, 2017, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed _____ Signed _____
Mayor Clerk

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____ day of _____, 2017.

Signed _____ Signed _____
Chair, Planning Commission Secretary, Planning Commission

County Surveyor

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2017.

By: _____ By: _____
Washington County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and Section 272.12, taxes payable in the year 2017, on real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered, on this _____ day of _____, 2017.

By: _____ By: _____
Washington County Auditor/Treasurer Deputy

County Recorder

Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 2017 at _____ o'clock _____ M. and was duly recorded in Washington County Records.

By: _____ By: _____
Washington County Recorder Deputy

EASTON VILLAGE 3RD ADDITION

INSET A

- LEGEND**
- DENOTES SET 1/2 INCH BY 1/2 INCH IRON PIPE MONUMENT INSCRIBED "JOHNSON LS #10335", UNLESS SHOWN OTHERWISE
 - DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED

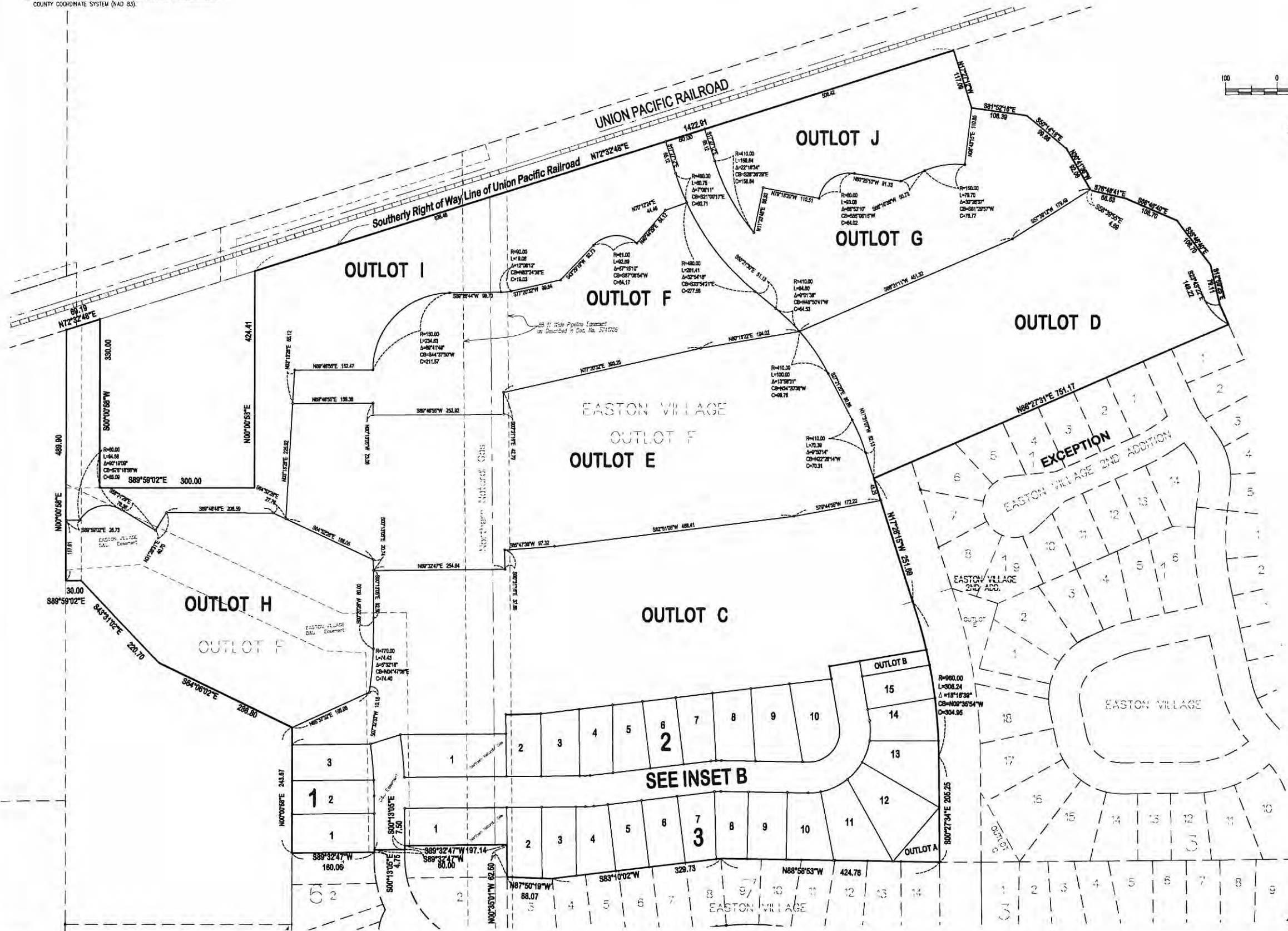
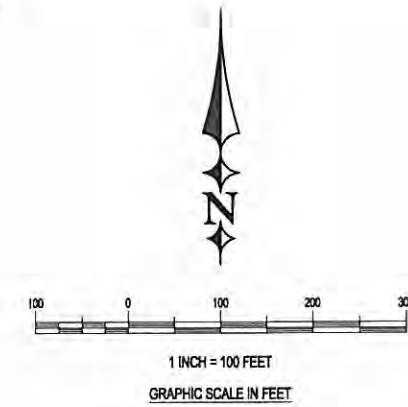
NOTES

1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).

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 Stillwater, Minnesota 55082
 Phone (612) 309-3804

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EASTON VILLAGE 3RD ADDITION

INSET B

LEGEND

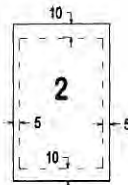
- DENOTES SET 5/8 INCH BY 16 INCH IRON PIPE MONUMENT INSCRIBED JOHNSON LS #102387, UNLESS SHOWN OTHERWISE
- DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED

NOTES

1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83)

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)

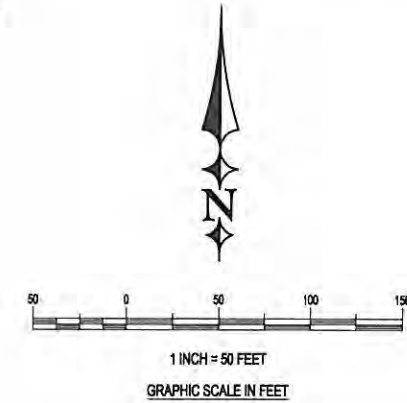


BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAYS AND BLOCK LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED

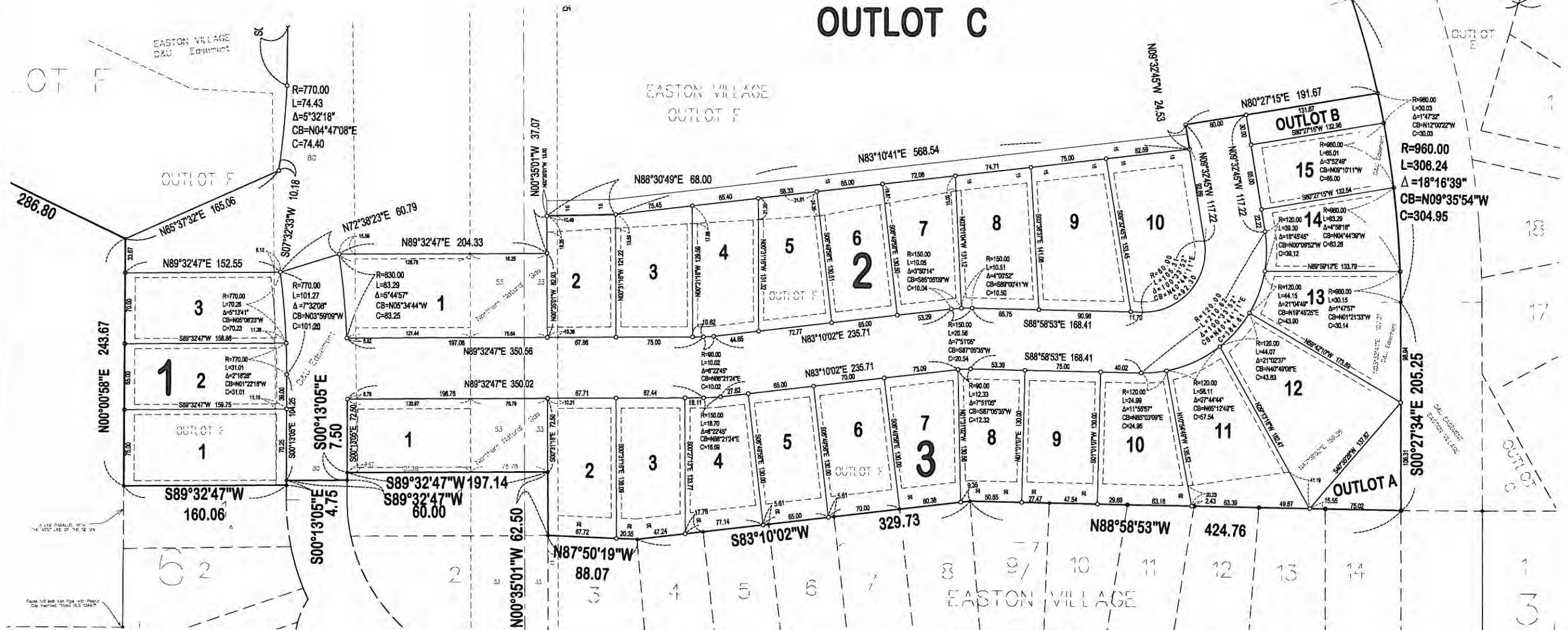
ERICKSON CIVIL

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Stillwater, Minnesota 55082
Phone (612) 309-3804

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OUTLOT C



DRAWING PHASE:

OWNER REVIEW
<input checked="" type="checkbox"/> AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

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

Todd A. Erickson

TODD A. ERICKSON PE

40418

LICENSE NO

03/16/2015

DATE

OWNER/DEVELOPER
EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
PRELIMINARY PLAN
LAKE ELMO, MINNESOTA**

NO.	REVISION DESCRIPTION	DATE
1	2nd and 3rd Addition Revision	4/28/17

JOB NO. 13-114

DRAWN BY: TAE, JSR

CHECKED BY: TAE

SHEET TITLE

**PRELIMINARY
SITE PLAN**

SHEET NO.

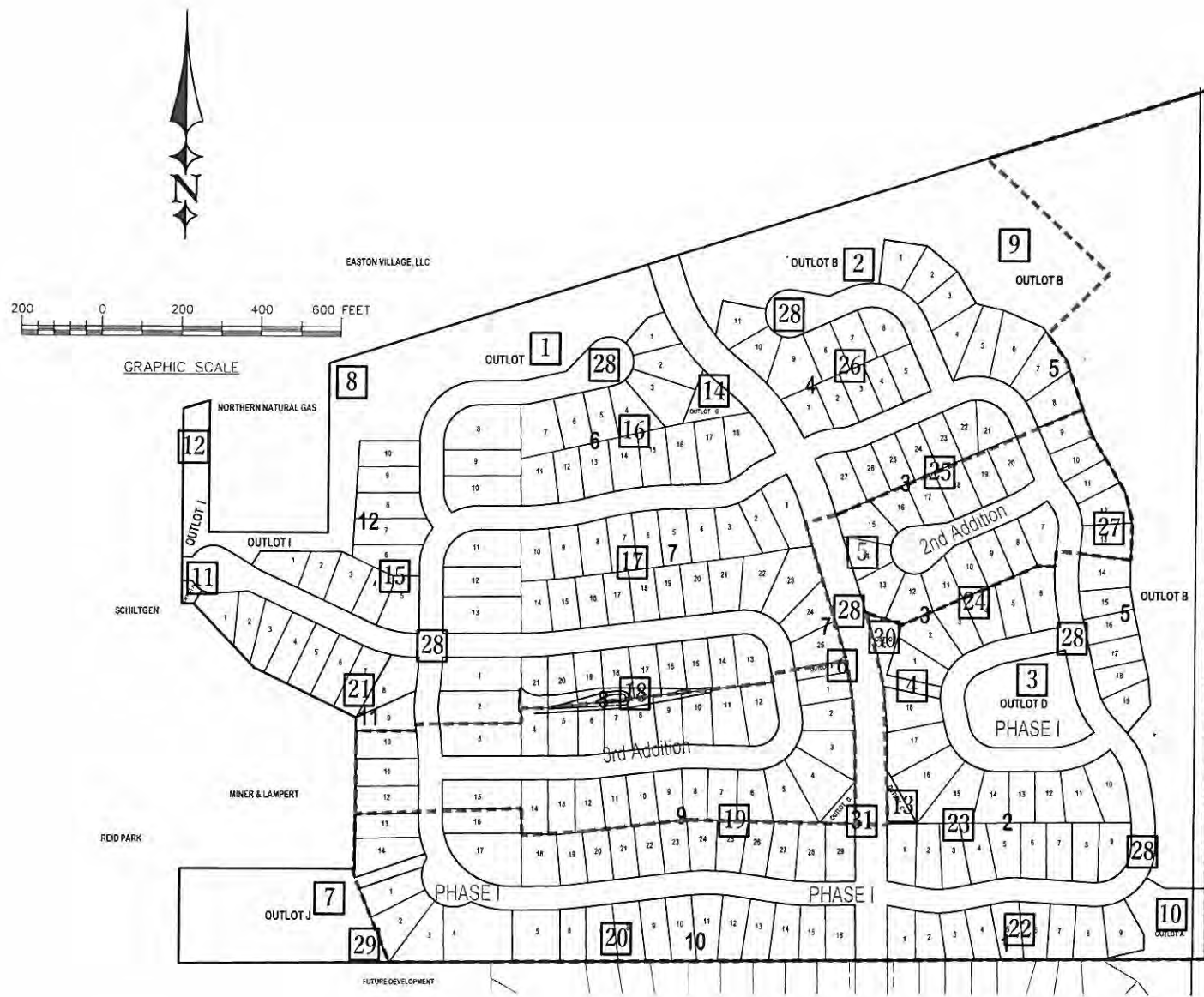
C5

SHEET 5 of 33

AREA CALCULATION:

Area ID	Block or Outlot	Square Feet	Acres
PARK AREA			
Park Area 1	Part of Outlot I	99,516	2.28
Park Area 2	Part of Outlot B	36,361	0.83
Park Area 3	Outlot D	59,197	1.36
Park Area 4	Part of Outlot E	4,501	0.10
Park Area 5 6	Outlot F	3,971 3,084	0.07 0.09
Park Area 6	Outlot H	4,733	0.11
Park Area 7	Part of Outlot K	110,171	2.53
Subtotal			7.29 7.19
OPEN SPACE			
Open Space 8	Part of Outlot I	94,368	2.17
Open Space 9	Part of Outlot B	694,682	15.95
Open Space 10	Outlot A	33,032	0.76
Open Space 11	Outlot J	2,170	0.05
Open Space 12	Part of Outlot I	21,095	0.48
Open Space 13	Outlot C	4,998	0.11
Open Space 14	Outlot G	11,014	0.25
Open Space 29	Part of Outlot K	9,586	0.22
Open Space 30	Part of Outlot E	6,680	0.15
Open Space 31	Outlot D	4,814	0.11 (ADDED 4/28/17)
Subtotal			20.01 20.12
LOT AREA			
Lot Area 15	Block 13	100,843	2.32
Lot Area 16	Block 7	220,695	5.07
Lot Area 17	Block 8	296,096	6.80
Lot Area 18	Block 9	205,881	4.73
Lot Area 19	Block 10	289,229	6.64
Lot Area 20	Block 11	186,838	4.29
Lot Area 21	Block 12	150,123	3.45
Lot Area 22	Block 1	84,473	1.94
Lot Area 23	Block 2	200,385	4.60
Lot Area 24	Block 3	128,972	2.96
Lot Area 25	Block 4	122,141	2.80
Lot Area 26	Block 5	106,763	2.45
Lot Area 27	Block 6	183,205	4.21
Subtotal			52.24 52.42
RIGHT OF WAY			
Right of Way Area 28		812,117 -824,425	18.93-18.64
Subtotal			18.93-18.64

AREA CALCULATION SUMMARY		Acres
PARK AREA		7.29 7.19
OPEN SPACE		20.01 20.12
LOT AREA		52.24 52.42
RIGHT OF WAY		18.93-18.64
RUNWAY PROTECTION ZONE		4.77
STEEP SLOPE AREAS		2.65
TOTAL PROPERTY AREA		98.47
TOTAL PROPOSED LOTS		217
PERCENT OF OPEN SPACE/PARK		27.7%
GROSS DENSITY		2.20



LEGEND

- PROPERTY BOUNDARY
- AREA ID
- PHASE I (FINAL PLAT 2015)
- PARK AREAS

PARCEL INFO

- 1) PARCEL COMPRISES OF THE FOLLOWING PID NUMBERS 13.029.21.14.0002, 13.029.21.41.0001, 13.029.21.42.0001
- 2) EXISTING ZONING RT - RURAL TRANSITIONAL ZONING
- 3) COMPREHENSIVE PLAN VILLAGE URBAN LOW DENSITY RESIDENTIAL (1.5 - 2.5 UNITS PER ACRE)
- 4) PROPOSED ZONING LDR URBAN LOW DENSITY RESIDENTIAL

DEVELOPMENT STANDARDS

FRONT SETBACK	25'
GARAGE SIDE SETBACK	5'
SIDE SETBACK (CORNER LOTS)	15'
HOUSE SIDE SETBACK	10'
REAR SETBACK	20'
TYPICAL LOT WIDTH	65'
TYPICAL LOT DEPTH	130'
SIDE YARD EASEMENT	5'-*
FRONT AND REAR EASEMENT	10'-*
MINIMUM LOT SIZE	8,100 SQ. FT.
AVERAGE LOT SIZE	10,486 SQ. FT.
MIN. BASEMENT ELEVATION ABOVE 100 YEAR HWL	2'

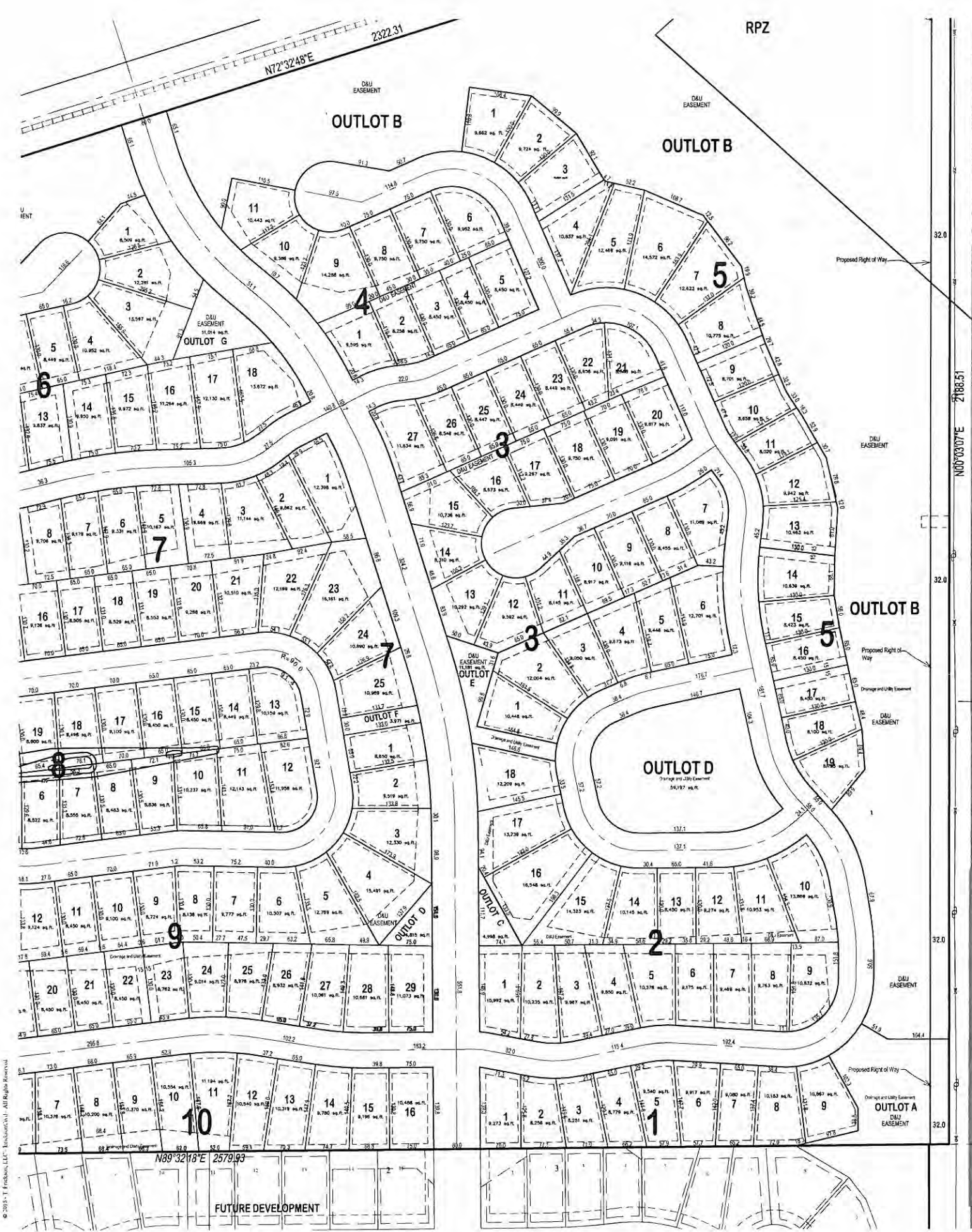
* UNLESS SHOWN ON PRELIMINARY LAYOUT

NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100-YEAR HWL OF PONDING AREAS

OUTLOT TABLE:

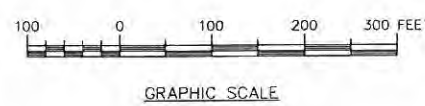
NAME	USE	OWNERSHIP	SIZE (ACRES)
OUTLOT A	OPEN SPACE / POND	CITY	0.76
OUTLOT B	OPEN SPACE / PARK / POND	CITY	16.78
OUTLOT C	OPEN SPACE	CITY	0.11
OUTLOT D	PARK	CITY	1.36
OUTLOT E	OPEN SPACE / PARK	CITY	0.26
OUTLOT F	PARK	CITY	0.07
OUTLOT G	OPEN SPACE	CITY	0.25
OUTLOT H	PARK	CITY	0.11
OUTLOT J	OPEN SPACE / PARK / POND	CITY	4.94
OUTLOT J	OPEN SPACE	CITY	0.05
OUTLOT K	PARK / EXTENSION OF REID PARK	CITY	2.75

27.44



Lake Elmo Airpo

Lake Elmo Airport 21D



LEGEND

PROPERTY BOUNDARY

DEVELOPMENT STANDARDS

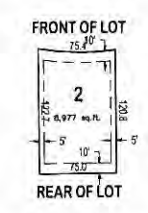
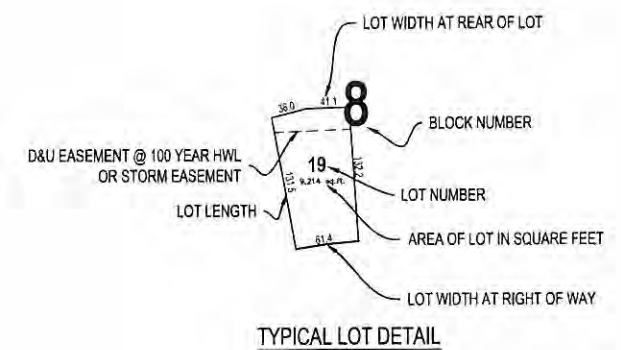
- FRONT SETBACK 25'
- GARAGE SIDE SETBACK 5'
- SIDE SETBACK (CORNER LOTS) 15'
- HOUSE SIDE SETBACK 10'
- REAR SETBACK 20'
- TYPICAL LOT WIDTH 65'
- TYPICAL LOT DEPTH 130'
- SIDE YARD EASEMENT 5'
- FRONT AND REAR EASEMENT 10'
- MINIMUM LOT SIZE 8,100 SQ. FT.
- AVERAGE LOT SIZE 10,486 SQ. FT.
- MIN. BASEMENT ELEVATION ABOVE 100 YEAR HWL 2'

* UNLESS SHOWN ON PRELIMINARY LAYOUT

NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100-YEAR HWL OF PONDING AREAS

NOTES

1) BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE NAD83 SYSTEM.



PROPOSED TYPICAL EASEMENT DETAIL

NOTE: EASEMENTS GREATER THAN THE TYPICAL WIDTHS SHOWN ABOVE WILL BE DEPICTED ON THE PLAN FOR STORM POND 100-YEAR HWL AND FOR ADDITIONAL WIDTH FOR ACCESS TO PIPES AND PONDS. SEE DETAIL ABOVE FOR DEPICTION OF THIS TYPE OF EASEMENT.

ERICKSON CIVIL
 333 North Main Street, Suite 201
 Stillwater, Minnesota 55082
 Phone (612) 309-3804
 www.ericksoncivilsite.com

DRAWING PHASE:

OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

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

Todd A. Erickson
 TODD A. ERICKSON, PE
 40418
 LICENSE NO
 03/16/2015
 DATE

OWNER/DEVELOPER
EASTON VILLAGE, LLC
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
 PRELIMINARY PLAT
 LAKE ELMO, MINNESOTA**

NO.	REVISION DESCRIPTION	DATE
1	2nd and 3rd Addition Revision	4/28/17

JOB NO. 13-114
 DRAWN BY TAE, JSR
 CHECKED BY TAE

SHEET TITLE
**PRELIMINARY
 SITE PLAN**

SHEET NO.
C6
 SHEET 6 of 33



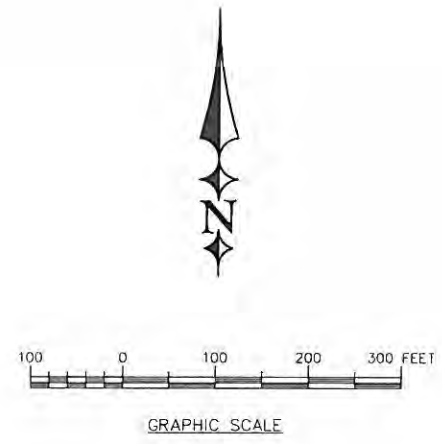
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<input checked="" type="checkbox"/> AGENCY REVIEW
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[Signature]
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 40418
 LICENSE NO
 03/16/2015
 DATE



LEGEND

— PROPERTY BOUNDARY

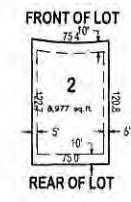
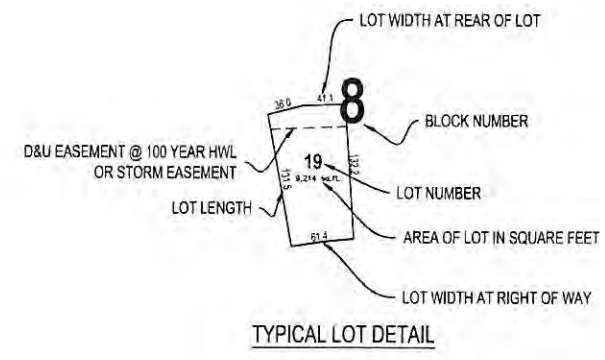
DEVELOPMENT STANDARDS

FRONT SETBACK	25'
GARAGE SIDE SETBACK	5'
SIDE SETBACK (CORNER LOTS)	15'
HOUSE SIDE SETBACK	10'
REAR SETBACK	20'
TYPICAL LOT WIDTH	65'
TYPICAL LOT DEPTH	130'
SIDE YARD EASEMENT	5'
FRONT AND REAR EASEMENT	10'
MINIMUM LOT SIZE	8,100 SQ. FT.
AVERAGE LOT SIZE	10,486 SQ. FT.
MIN. BASEMENT ELEVATION ABOVE 100 YEAR HWL	2'

* UNLESS SHOWN ON PRELIMINARY LAYOUT
 NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100-YEAR HWL OF PONDING AREAS

NOTES

1) BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE NAD83 SYSTEM.



PROPOSED TYPICAL EASEMENT DETAIL
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EASTON VILLAGE, LLC
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

EASTON VILLAGE
 PRELIMINARY PLAN
 LAKE ELMO, MINNESOTA

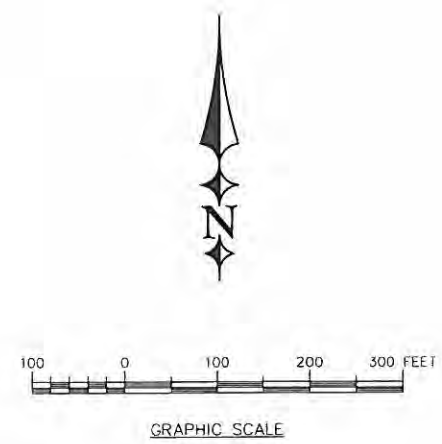
PROJECT TITLE

NO.	REVISION DESCRIPTION	DATE
1	2nd and 3rd Addition Revision	4/28/17

JOB NO. 13-114
 DRAWN BY TAE, JSR
 CHECKED BY TAE

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
C7
 SHEET 7 of 33



LEGEND

PROPERTY BOUNDARY

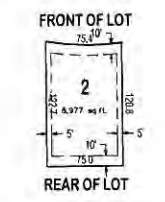
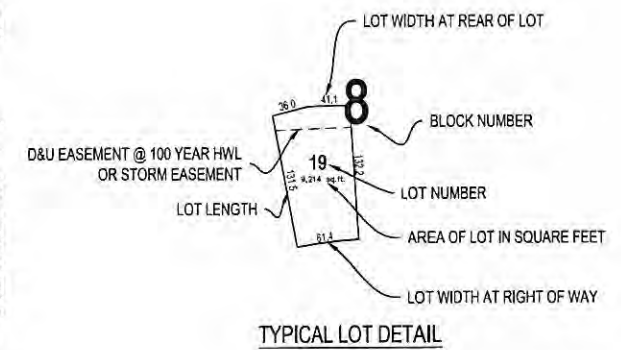
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NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100-YEAR HWL OF PONDING AREAS

NOTES

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[Signature]
TODD A. ERICKSON PE
40418
LICENSE NO.
03/16/2015
DATE

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE PRELIMINARY PLAT LAKE ELMO, MINNESOTA

PROJECT TITLE

NO.	REVISION DESCRIPTION	DATE
1	2nd and 3rd Addition	4/28/17

JOB NO. 13-114
DRAWN BY TAE, JSR
CHECKED BY TAE

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
C8

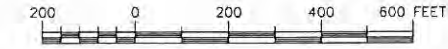
EASTON VILLAGE

LAKE ELMO, MINNESOTA

PRELIMINARY PLAT

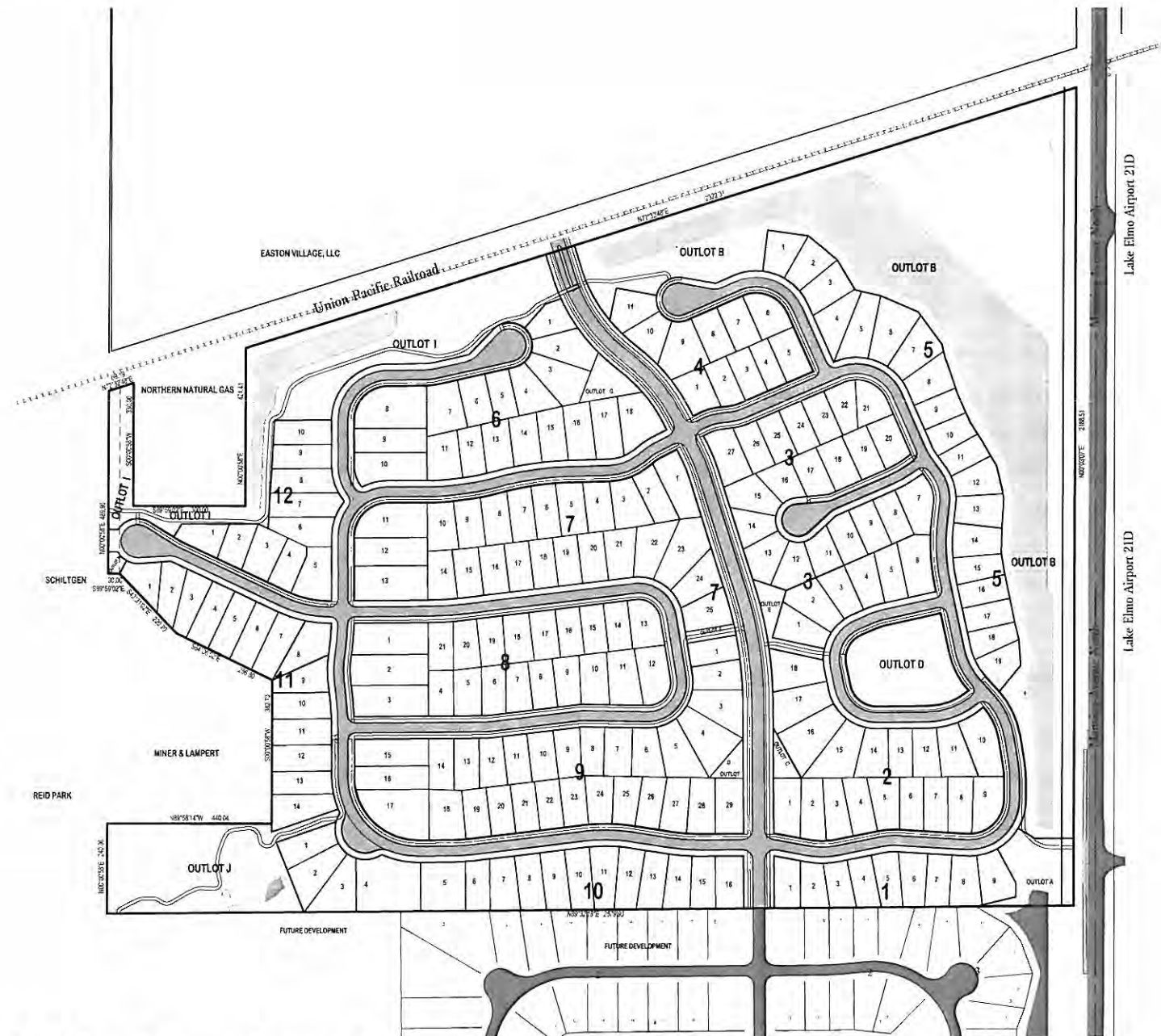
MARCH 16, 2015

- 1ST ADDITION REVISIONS - 10/28/15
Raised Road Up Between Blocks 9 and 10
- 2ND AND 3RD ADDITION REVISIONS - 4/28/17
Lot reconfigurations (Blocks 3, 4, 5, 6, 7 & 8)
- Right of Way reconfiguration
- Profile Changes for Alignments 1, 4, 5, 6 & 7
- Grading Changes for Pond B10 (NW Corner)
- Grading Changes for Pads in Blocks 3, 4, 5, 6, 7, 8 & 12
- Revision to Gas Crossing for Pond B10
- Storm Pipe Routing and Structure Changes for Structures 64-70, 84-105, 109-116, 125-138 & 151-158
- Sanitary Sewer Pipe Routing and Structure Changes for Structures 29-31A, 29-34, 48-55, 56-62, 63-67 & 68-74



GRAPHIC SCALE

Site Location Map



PLAN SHEET INDEX:

SHEET NO.	SHEET ID	DESCRIPTION
1	C1	TITLE SHEET
2	C2	EXISTING CONDITIONS
3	C3	EXISTING CONDITIONS
4	C4	EXISTING CONDITIONS
5	C5	OVERALL SITE & AREA CALCULATIONS
6	C6	PRELIMINARY LAYOUT PLAN
7	C7	PRELIMINARY LAYOUT PLAN
8	C8	PRELIMINARY LAYOUT PLAN
9	C9	STREET PLAN
10	C10	STREET PLAN
11	C11	STREET PROFILES
12	C12	STREET PROFILES
13	C13	STREET PROFILES
14	C14	EROSION CONTROL PLAN
15	C15	EROSION CONTROL PLAN
16	C16	EROSION CONTROL PLAN
17	C17	GRADING PLAN
18	C18	GRADING PLAN
19	C19	GRADING PLAN
20	C20	GRADING PLAN
21	C21	GRADING PLAN
22	C22	GRADING PLAN
23	C23	GRADING PLAN
24	C24	UTILITY PLAN
25	C25	UTILITY PLAN
26	C26	UTILITY PLAN
27	C27	UTILITY PLAN
28	C28	UTILITY PLAN
29	C29	UTILITY PLAN
30	C30	DETAILS
31	C31	DETAILS
32	C32	DETAILS
33	C33	DETAILS
1	TS	TREE SURVEY/REPLACEMENT CALCULATION
1	L1	LANDSCAPE TITLE SHEET
2	L2	EAST LANDSCAPE PLAN
3	L3	WEST LANDSCAPE PLAN
4	L4	INFILTRATION BASIN DETAIL
5	L5	ENTRANCE DETAIL
6	L6	LANDSCAPE DETAILS

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40418
LICENSE NO.
03/16/2015
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OWNER/DEVELOPER

EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE

**EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA**

NO.	REVISION DESCRIPTION	DATE
1	Grade Revisions to Street, Blocks 9/10	10/28/15
2	2nd and 3rd Addition Revision	4/28/17

JOB NO. 13-114

DRAWN BY TAE, JSR

CHECKED BY TAE

SHEET TITLE

TITLE SHEET

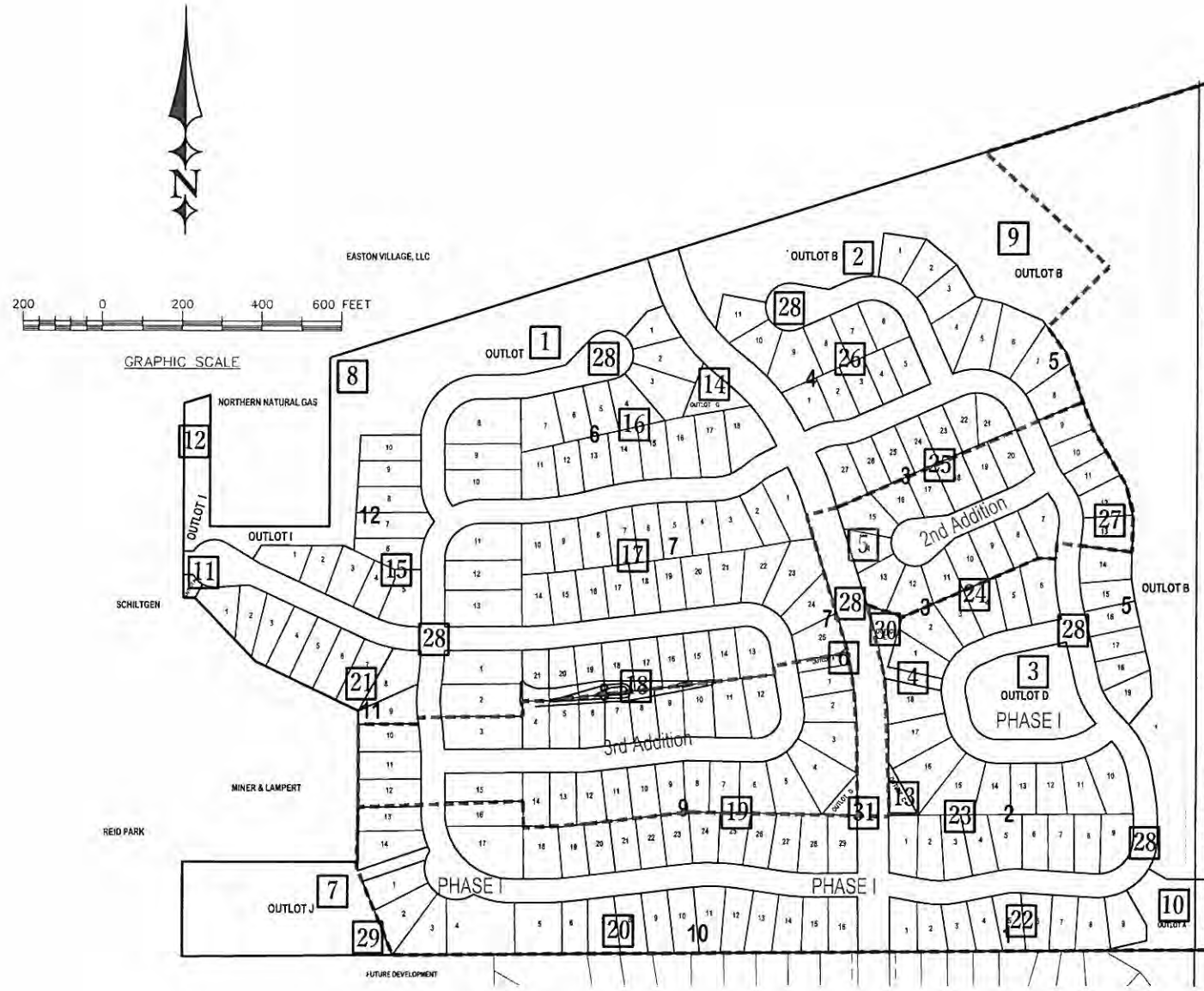
SHEET NO.

C1

SHEET 1 of 33

217 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE CITY OF LAKE ELMO



LEGEND

	PROPERTY BOUNDARY
	AREA ID
	PHASE I (FINAL PLAT 2015)
	PARK AREAS

PARCEL INFO

- 1) PARCEL COMPRISES OF THE FOLLOWING PID NUMBERS: 13.029.21 14.0002, 13.029.21 41.0001, 13.029.21 42.0001
- 2) EXISTING ZONING: RT - RURAL TRANSITIONAL ZONING
- 3) COMPREHENSIVE PLAN: VILLAGE URBAN LOW DENSITY RESIDENTIAL (1.5 - 2.5 UNITS PER ACRE)
- 4) PROPOSED ZONING: LDR URBAN LOW DENSITY RESIDENTIAL

DEVELOPMENT STANDARDS

FRONT SETBACK	25'
GARAGE SIDE SETBACK	5'
SIDE SETBACK (CORNER LOTS)	15'
HOUSE SIDE SETBACK	10'
REAR SETBACK	20'
TYPICAL LOT WIDTH	65'
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* UNLESS SHOWN ON PRELIMINARY LAYOUT

NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100-YEAR HWL OF PONDING AREAS

OUTLOT TABLE:

NAME	USE	OWNERSHIP	SIZE (ACRES)
OUTLOT A	OPEN SPACE / POND	CITY	0.76
OUTLOT B	OPEN SPACE / PARK / POND	CITY	16.78
OUTLOT C	OPEN SPACE	CITY	0.11
OUTLOT D	PARK	CITY	1.36
OUTLOT E	OPEN SPACE / PARK	CITY	0.26
OUTLOT F	PARK	CITY	0.07
OUTLOT G	OPEN SPACE	CITY	0.25
OUTLOT H	PARK	CITY	0.11
OUTLOT I	OPEN SPACE / PARK / POND	CITY	4.94
OUTLOT J	OPEN SPACE	CITY	0.05
OUTLOT K	PARK / EXTENSION OF REID PARK	CITY	2.75

27.44

AREA CALCULATION:

Area ID	Block or Outlot	Square Feet	Acres
PARK AREA			
Park Area 1	Part of Outlot I	99,516	2.28
Park Area 2	Part of Outlot B	36,361	0.83
Park Area 3	Outlot D	59,197	1.36
Park Area 4	Part of Outlot E	4,501	0.10
Park Area 5 6	Outlot F	3,971 3,084	0.07 0.09
Park Area 6	Outlot H	4,733	0.11
Park Area 7	Part of Outlot K	110,171	2.53
Subtotal			7.29 7.19
OPEN SPACE			
Open Space 8	Part of Outlot I	94,368	2.17
Open Space 9	Part of Outlot B	694,682	15.95
Open Space 10	Outlot A	33,032	0.76
Open Space 11	Outlot J	2,170	0.05
Open Space 12	Part of Outlot I	21,095	0.48
Open Space 13	Outlot C	4,998	0.11
Open Space 14	Outlot G	11,014	0.25
Open Space 29	Part of Outlot K	9,586	0.22
Open Space 30	Part of Outlot E	6,680	0.15
Open Space 31	Outlot D	4,814	0.11 (ADDED 4/28/17)
Subtotal			20.01 20.12
LOT AREA			
Lot Area 15	Block 13	100,843	2.32
Lot Area 16	Block 7	220,695	5.07
Lot Area 17	Block 8	296,096	6.80
Lot Area 18	Block 9	205,881	4.73
Lot Area 19	Block 10	289,229	6.64
Lot Area 20	Block 11	186,838	4.29
Lot Area 21	Block 12	150,123	3.45
Lot Area 22	Block 1	84,473	1.94
Lot Area 23	Block 2	200,385	4.60
Lot Area 24	Block 3	128,972	2.96
Lot Area 25	Block 4	122,141	2.80
Lot Area 26	Block 5	106,763	2.45
Lot Area 27	Block 6	183,205	4.21
Subtotal			52.24 52.42
RIGHT OF WAY			
Right of Way Area 28		812,117 824,425	18.93 18.64
Subtotal			18.93 18.64

AREA CALCULATION SUMMARY	Acres	
	PARK AREA	7.29
OPEN SPACE	20.01	20.12
LOT AREA	52.24	52.42
RIGHT OF WAY	18.93	18.64
RUNWAY PROTECTION ZONE		4.77
STEEP SLOPE AREAS		2.65
TOTAL PROPERTY AREA		98.47
TOTAL PROPOSED LOTS		217
PERCENT OF OPEN SPACE/PARK		27.7%
GROSS DENSITY		2.20

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AGENCY REVIEW	✓
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 TODD A. ERICKSON PE
 40418
 LICENSE NO
 03/16/2015
 DATE

EASTON VILLAGE, LLC
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

EASTON VILLAGE PRELIMINARY PLAT LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	2nd and 3rd Addition Revision	4/28/17

JOB NO. 13-114
 DRAWN BY TAE, JSR
 CHECKED BY TAE

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
C5
 SHEET 5 of 33

May 30, 2017

Tom Wolter
Easton Village, LLC
2140 County Road 42
Burnsville, MN 55337



**Re: Easton Village 2nd and 3rd Additions—Lake Elmo, Minnesota
VBWD Permit #2017-12**

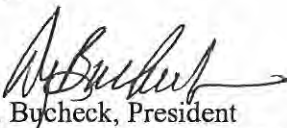
Dear Mr. Wolter:

Enclosed is the Valley Branch Watershed District (VBWD) permit for your project. Please note the following conditions imposed by the Managers, which are also listed on the back of the permit.

1. All the conditions of Permit 2015-15 apply to this permit.
2. The plans shall be corrected to show the Elevation 922 contour on the 2nd Addition plans.
3. The plans shall be updated to show all the EOFs for low points in roads.
4. The BFE of Block 8, Lot 21 shall be raised to Elevation 919.0.

Thank you for your cooperation with the District's permit program.

Sincerely,


David J. Bucheck, President
Valley Branch Watershed District

DJB/ymh
Enclosure

c: Susannah Torseth, VBWD Attorney
Jenifer Sorensen, MDNR
Jeffrey Brower, VBWD District Inspector
Stephen Wensman, City Planning Director—City of Lake Elmo
Jack Griffin, City Engineer, FOCUS Engineering—City of Lake Elmo
Mike Bent, Building Official—City of Lake Elmo
Todd Erickson, Erickson Civil—Authorized Agent
Karen Wold, Barr Engineering Co.
Yvonne Huffman, Barr Engineering Co.

\\barr.com\projects\Mpls\23 MN\82\2382020\ MovedFromMpls_P\2017\2017-12_EastonVillagePhase3\PermitLtr_2017-12_EastonVillate2nd-3rd_May2017.docx



DAVID BUCHECK • LINCOLN FETCHER • JILL LUCAS • EDWARD MARCHAN • ANTHONY HAIDER

VALLEY BRANCH WATERSHED DISTRICT • P.O. BOX 838 • LAKE ELMO, MINNESOTA 55042-0538

www.vbwd.org

**VALLEY BRANCH WATERSHED DISTRICT
PERMIT APPLICATION**

TO BE COMPLETED BY VBWD:
 Permit Number 2017-12
 Permit Fee Received \$2,000
 Date Received March 22, 2017

Return application to
 John Hanson
 Barr Engineering Co.
 Engineers for the Valley Branch Watershed District
 4300 MarketPointe Drive
 Bloomington, MN 55435



A permit fee shall accompany this permit, unless waived by the Board of Managers. (Governmental bodies are not required to pay a fee.)

Project Information			
Project Name	Easton Village 2nd and 3rd Additions		
Location (street address, if known; otherwise major intersection)	32nd St. N & Linden Avenue N.		
City or Township	Lake Elmo		
Parcel Identification Number (if known)	13.029.21.42.0025		
Section, Township, Range (if known)	Section:	Township: 29	Range: 21
Project Timeline Estimate 3 Months	Start: May 2017	Complete: August 2017	
Project Contacts			
	Applicant	Authorized Agent	Owner (if different than applicant)
Name	Tom Wolter	Todd Erickson	
Company (if applicable)	Easton Village, LLC	EricksonCivil	
Address	2140 County Road 42	333 N. Main St. Suite 201	
City, State, Zip	Burnsville, MN 55337	Stillwater, MN 55082	
Phone	952-898-5600	612-309-3804	
Email	timbercrest@ymail.com	todd@tericksonllc.com	

Once a Valley Branch Watershed District permit has been approved, the permit conditions will be attached to the back of this form.

By signing this permit application, the permit applicant, his/her agent, and owner (hereinafter "Permittee") shall abide by all the conditions set by the Valley Branch Watershed District (VBWD). All work which violates the terms of the permit by reason of presenting a serious threat of soil erosion, sedimentation, or an adverse effect upon water quality or quantity, or violating any rule of the VBWD may result in the VBWD issuing a Stop Work Order, which shall immediately cause the work on the project related to the permit to cease and desist. All work on the project shall cease until the permit conditions are met and approved by the VBWD representatives. In the event Permittee contests the Stop Work Order issued by the VBWD, Permittee shall attend a VBWD Board of Managers meeting and discuss the project. Any attorney fees, costs, or other expenses incurred on behalf of the VBWD in enforcing the terms of the permit shall be the sole expense of the permit applicant. Costs shall be payable from the permit applicant's permit fee. If said fees exceed the permit amount, the Permittee shall have ten (10) days from the date of receipt of the invoice from the VBWD to pay for the cost incurred in enforcing the permit, by which to pay the VBWD for said costs. If costs are not paid within the ten (10) days, the VBWD will draw on the permit applicant's surety. The Permittee agrees to be bound by the terms of the final permit and conditions required by the VBWD for approval of the permit. The permit applicant further acknowledges that he/she has the authority to bind the owner of the property and/or any entity performing the work on the property pursuant to the terms of the VBWD permit, and shall be responsible for complying with the terms of the VBWD permit.

Signatures (Required):

	Applicant	Authorized Agent	Owner (if different than applicant)
Signature			
Date	03/22/2017	03/22/2017	



DAVID BUCHECK • LINCOLN FETCHER • DALE BORASH • JILL LUCAS • EDWARD MARCHAN

VALLEY BRANCH WATERSHED DISTRICT • P.O. BOX 838 • LAKE ELMO, MINNESOTA 55042-0538

www.vbwd.org

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4. The BFE of Block 8, Lot 21 shall be raised to Elevation 919.0.

Approved: _____

May 11, 2017

Signature

Valley Branch Watershed District

Title

H. Buckel President

Note: The grant of this permit in no way purports to permit acts, which may be prohibited by other governmental agencies.