



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 June 4, 2018

at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. None
4. Public Hearings
 - a. FINAL PLAT AND PLANNED UNIT DEVELOPMENT (PUD) PLANS AND EASEMENT VACATION. A request by H.C. Golf Land, LLC, 11074 Radisson Rd, Blaine, MN 55449, for a Final Plat and PUD Plans consisting of 64 single family detached residential units and 13 outlots. PID #s 25.029.21.43.0003, 25.029.21.43.0004, 25.029.21.43.0005, and 25.029.21.31.0002. An easement vacation request to vacate existing drainage and utility easements over Outlots O, P, and R of Royal Golf Club at Lake Elmo 1st addition to be replaced with new drainage and utility easements over the same with replatting of these outlots with the 2nd addition.
 - b. ZONING TEXT AMENDMENT, PRELIMINARY AND FINAL PLAT, ZONING MAP AMENDMENT AND CONDITIONAL USE PERMIT. A request by Stillwater Area Public Schools, 1875 Greeley Street South, Stillwater, MN 55082, for a zoning text amendment to add local transit as a conditional use, including standards, within the Business Park zoning district; a zoning map amendment to rezone a portion of 11530 Hudson Blvd (PID # 36.029.21.43.0001) from Rural Development Transitional to Business Park; and for a conditional use permit to allow a school transit on a portion of (11530 Hudson Blvd N) PID #36.029.21.43.0001. A request by Terry Emerson, 2204 Legion Lane Cir. N, Lake Elmo, MN 55042, for a minor subdivision to subdivide 11530 Hudson Blvd N, Lake Elmo, MN 55042. PID # 36.029.21.43.0001.
 - c. PRELIMINARY PLAT AND ZONING MAP AMENDMENT. A request by JP Bush Homes, Inc., 1980 Quasar Ave South, Lakeland, MN 55043, for a Preliminary Plat consisting of 10 single family detached residential units on 5.9 acres of property for the property located at 11580 30th Street North from Single Family Residential to Village Low Density Residential.
5. Business Items
 - a. None
6. Communications
 - a. City Council Updates – None
 - b. Staff Updates
 - a. Upcoming Meetings:
 - June 18, 2018
 - July 9, 2018
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.



STAFF REPORT

DATE: 6/4/18

REGULAR

AGENDA ITEM: #4C

TO: Planning Commission

FROM: Emily Becker, Planning Director

ITEM: Wyndham Village Preliminary Plat and Zoning Map Amendment

REVIEWED BY: Jack Griffin, City Engineer

BACKGROUND:

The City has received a request from JP Bush Homes for a Preliminary Plat for a ten unit single family detached home development to be called Wyndham Village as well as a Zoning Map Amendment to rezone the property from Rural Single Family Residential to Urban Low Density Residential.

REVIEW/ANALYSIS:

Applicant: JP Bush Homes, 1980 Quasar Ave S, Lakeland, MN 55043

Property Owners: James McLeod, 11580 30th St N, Lake Elmo, MN 55042

Location: Part of the southwest quarter of the southeast quarter of Section 13, Township 29 North, Range 21 West

PID: 13-029-21-43-0001

Request: Preliminary Plat and Zoning Map Amendment

Existing Land Use: Single Family Detached Residential Home

Existing Zoning: RS – Rural Single Family

Surrounding Area: North – Northport (Urban Low Density Residential); East – Northport (Urban Low Density Residential); West – Rural Single Family Residential; South – the Homestead (Open Space Preservation Development)

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

Proposed Zoning: LDR – Urban Low Density Residential (2.5 - 4 units per acre)

History: The property has long been used as a single family detached dwelling unit. A Comprehensive Plan Amendment to re-guide the property from Rural Single Family to Village Urban Low Density as well as Sketch Plan Review was approved by the City on February 7, 2018 and by Metropolitan Council on March 14, 2018.

Deadline for Action: Application Complete – 5/7/2018

60 Day Timeline – 7/6/2018
 Extension Sent – N/A

Applicable Regulations: Article XII – Urban Residential Districts (LDR)
 Chapter 153: Subdivision Regulations

Usable Backyard Issue. The developer has revised the proposed sketch plan that was previously submitted to the city. The initial sketch plan did not provide backyards that the City had felt were usable, as a 66 foot wide Northern Natural Gas Easement ran along the majority of the backyards of the lots to the west of Liberty Court North. The proposed preliminary plat reduces the number of proposed lots from 13 to 10, as approved by Council, reducing the proposed density from 2.17 units per acre to 1.67 units per acre. Additionally, the developer had provided an exhibit which shows proposed building pad locations that show a 20 foot rear yard principal building setback from the Northern Natural Gas Easement. This exhibit shows that a pool and play set could reasonably fit within these backyards. The standard rear yard setback for properties located within the Village Low Density Residential Zoning District is 20 feet, and so Staff believes that so long as the lots in which the Northern Natural Gas Easement is located maintain a 20 foot principal building rear yard setback from the easement that these proposed lots will provide a sufficient rear yard. This has been added as a recommended condition of approval.

Density. The total site acreage is 5.97 acres, and the proposed number of homes is 10. Because none of the area within the proposed preliminary plat can be netted out (i.e. none of it is arterial right-of-way or parkland), the proposed density is 1.67 units per acre. This is within the required density of the Village Urban Low Density (1.5-2.49 units per acre).

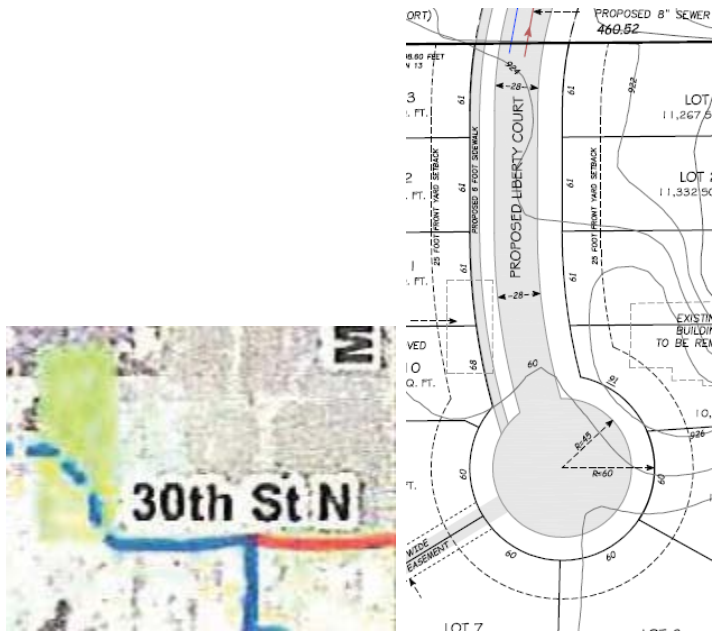
Greenbelt Buffer. The updated sketch plan increases the greenbelt buffer to the south of the development. Since the initially-proposed sketch plan, the applicant has increased the buffer to approximately 80 feet, which is approximately equal to the buffer provided by the development to the east, Northport.

Landscape Plans. The City's landscape architect has reviewed the landscape plans, but due to insufficient information provided by the applicant has not yet completed review. Approval is contingent upon approved landscape and tree preservation plans being approved by the City's Landscape Architect.

Park Dedication. The proposed development is to the east of Reid Park. With recording of the Northport plat, the City received approximately an additional 12.5 acres of parkland for an extension of Reid Park. The Neighborhood Park Search Area map of the Comprehensive Plan's Parks and Recreation Plan does not identify this area for a neighborhood park. Therefore, Staff would not recommend that parkland be dedicated within this development and that the City accept fees in lieu of parkland dedication. Per the City's Subdivision Ordinance, 10% of the fair market value of the land will need to be paid as the parkland dedication fee. The fair market value of the land is determined by current market data, if available, or by obtaining an appraisal from a licensed real estate appraiser, and the subdivider is required to pay for the appraisal. In this case, if the owner of the property will be selling the land to the Applicant to be developed, there will be current market data available. If the owner is not selling the land, an appraisal to determine the fair market value will likely be required in order to determine the amount of parkland dedication the City will receive. The Parks Commission reviewed the proposed sketch plan at its November 2017 meeting and

recommended that there be a fee paid lieu of park land and that a trail connection connecting the cul-de-sac to 30th Street would not be desirable because pedestrian crossings are preferred at controlled intersections and that there is a hill at the location of the cul-de-sac, which would create a safety hazard.

Trails. No trails are being proposed within the development, only a sidewalk on the west side of Liberty Court North. There is already a trail along the south of 30th Street, and the developers of Northport will be constructing a segment of a trail from the southern edge of that development off Liberty Court North. This trail segment will not connect to the existing trails in Reid Park, however, as approved by Council. The City may extend this trail through to the existing trails in Reid Park in the future. The City's trail plan indicates a trail along 30th Street North, which already exists on the south side of the street.



Access. Access to the proposed lots will be provided from Lower 31st Street North to the north of the subject property (part of the Northport development). Access to this parcel was pre-planned with the adjacent subdivision in order to preserve the proper access management along 30th Street North. The existing driveway will be eliminated as suggested by Staff. Access to the new Lot 7 is proposed to be provided off the cul-de-sac of Liberty Court North.

Streets. The proposed streets appear to be meeting the City's minimum standards:

- Liberty Court is proposed to be 28-feet wide within a 60-foot right-of-way;
- A 60 foot cul-de-sac right-of-way width is provided with a 45 foot pavement radius;
- The cul-de-sac length is proposed to be 510 feet long;
- There is a proposed sidewalk to the west of this street. The residential maximum longitudinal grade is 6% with a sidewalk which appears to be feasible. Potential connections to this sidewalk should be considered moving forward.
- Surmountable concrete curb and gutter needs to be installed in single family areas with future driveways.

Street Naming. The proposed name of Liberty Court is consistent with the City's Street Naming Policy in that it starts with Li-, which is appropriate within the grid system. There are existing Li-streets both west and far east of this development on the grid pattern, and so it does not necessarily make sense to use an existing street's name, as it is not specifically in line with an existing street on the grid. Additionally, Northport Final Plat has already been recorded providing a street stub in to this development with the name of Liberty Court N.

Utilities – Municipal Water Supply and Municipal Sanitary Sewer. Public water and sanitary sewer service will be extended to the site with the development of Northport. The preliminary plans will need to include detailed utility construction plans that meet City engineering standards.

Environmental Review. The proposed development is within the Village Alternative Urban Area Wide Review (AUAR), which was completed in order to address the expected cumulative environmental impacts associated with the anticipated growth and development within the Village.

City Engineer Review. The City Engineer's review comments are found as part of the attachments. Items of note are as follows. These are included as recommended conditions of approval.

- Preliminary plat and plans should be revised to dedicate additional right-of-way along 30th Street and/or to expand the storm water to the 100-year High Water Level (HWL) flood area.
- Written easement owner permission must be obtained, and copies provided to the City, for work to be completed within the Northern Natural Gas easement. The City must receive copies of the written permission prior to approval of the final plat.
- Written landowner permission must be submitted as part of the final plat development applications for any off-site grading work and storm water discharges to adjacent properties.
- There were a number of other amendments required to the plan for approval, which can be reviewed in the memo. It is a recommended condition of approval that all of these comments be addressed on the plans prior to submission of final plat for approval.

Fire Chief and Building Official Review. The Fire Chief and Building Official worked with Engineering to address any issues with this plat and provided no further comment.

Airport. The proposed development is not within the Lake Elmo Airport Existing Runway Protection Zones; however, the Metropolitan Airports Commission was given the opportunity to review the proposed development with the Preliminary Plat application and has provided a review memo, attached. From this review memo, it is a recommended condition of approval that the applicant be required to submit a disclosure statement (similar to that required of homes within Easton Village) that alerts prospective buyers about the proximity of the development to the airport and encourages appropriate noise attenuation construct practices for residential structures.

Lot Dimensions and Bulk Requirements. The proposed sketch plan appears to meet the lot dimensions and bulk requirements for the Village Urban Low Density Residential zoning district, except for Lot 1. This is the only lot that does not meet the required lot width at the setback line. It is a recommended condition of approval that this lot width be increased to 70 feet.

Standard	Required	Proposed
Minimum Lot Area	9,000 square feet	9,185 square feet – 41,980 square feet (average of 16,423 square feet)
Minimum Lot Width	70 feet	65-229.30 feet
Maximum Impervious Surface	35%	Unknown
Minimum Front Yard Setback	25 feet	Grading plan indicates this can be met
Minimum Interior Sideyard Setback (principal buildings)	10 feet	Grading plan indicates this can be met
Minimum Interior Sideyard Setback (accessory structures)	5 feet	N/A
Minimum Corner Sideyard Setback	15 feet	N/A
Minimum Rear Yard Setback	20 feet	All required rear yard setbacks appear to be met, including from the Northern Natural Gas Easement

Outlot A. Outlot A will be City-owned for ponding purposes. This development will also utilize Outlot H of Northport, which contains an infiltration basin.

Lot Easements. Lot easements (front, rear and side yard) need to be shown on the plan meeting City requirements.

Zoning Map Amendment. Zoning Map Amendments are typically processed during preliminary plat. As such, the applicant has requested a Zoning Map Amendment to rezone the property from Rural Single Family to Urban Low Density Residential. The properties to the north and east of the subject parcel are zoned for Village Urban Low Density (V-LDR) and have been re-zoned to Urban Low Density Residential. This was because when these properties received Preliminary Plat approval, there did not exist a Village Urban Low Density zoning district. The V-LDR ordinance was created on 5/26/17. While it would be preferable that the property be rezoned the Urban Low Density in order to align with the zoning of surrounding parcels, the Zoning Code states that densities within the Urban Low Density Zoning District shall range from two 2 to 4 units per acre. Because the proposed density of the development is not within the 2-4 units per acre range, it is not appropriate to re-zone Urban Low Density Residential as the adjacent parcels are zoned. As such, Staff would recommend that the property be re-zoned V-LDR. This is consistent with the Comprehensive Plan in that the parcel is now zoned for Village Urban Low Density Residential, as approved by the City Council on February 7, 2018 and the Metropolitan Council on March 14, 2018.

Recommended Findings. Staff recommends the following findings in regards to the proposed Preliminary Plat:

- 1) That the Wyndham Village preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 2) That the Wyndham Village preliminary plat complies with the City's Village Urban Low Density Residential zoning districts with required condition of approval.
- 3) That the Wyndham Village preliminary plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, and is consistent with the City's engineering design standards with corrections as noted by the City Engineer Review Memo dated May 30, 2018.
- 4) That the Wyndham Village preliminary plat complies with the City's subdivision ordinance.

Recommended Conditions of Approval. Staff recommends the following conditions of approval:

1. Homes within lots in which the Northern Natural Gas Company Easement (Document 384029) ("Northern Easement") is located shall maintain a 20 foot principal building rear yard setback from the Northern Easement.
2. All required modifications to the plans as requested by the City Engineer in a review letter dated May 30, 2018 shall be incorporated into the plans, and plans shall be approved prior to consideration of a final plat.
3. Preliminary plat and plans should be revised to dedicate additional right-of-way along 30th Street and/or to expand the storm water to the 100-year High Water Level (HWL) flood area.
4. Written easement owner permission must be obtained, and copies provided to the City, for work to be completed within the Northern Easement. The City must receive copies of the written permission prior to approval of the final plat.

5. Written landowner permission must be submitted as part of the final plat development applications for any off-site grading work and storm water discharges to adjacent properties.
6. The developer shall pay a cash contribution in lieu of land for park dedication equal to 10% of the fair market value of the entire parcel.
7. 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.
8. The preliminary landscape plan shall be approved by the City prior to recording of the final plat.
9. The lot width of Lot 1 shall be increased to 70 feet, and all other lot dimension and bulk requirements of the Village Urban Low Density zoning district must be met.
10. The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights as well as its proximity to the railroad and associated noise and vibration.
11. 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.
12. All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
13. Prior to recording the Final Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.

FISCAL IMPACT:

There would be no fiscal impact to the City at this time, as the developer would be required to pay for any amendments needed to accommodate the increase in REC units. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like.

OPTIONS:

- Recommend approval of the proposed preliminary plat and zoning map amendment with recommended findings and conditions of approval.
- Amend Staff-recommended findings and conditions of approval and recommend approval or the proposed preliminary plat and zoning map amendment.
- Do not recommend approval of the proposed preliminary plat and zoning map amendment.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the Wyndham Village Preliminary Plat and Zoning Map Amendment.

“Move to recommend approval of the proposed Zoning Map Amendment to rezone 11580 30th Street North from Rural Single Family to Village Urban Low Density Residential”

“Move to recommend approval of the Wyndham Village Preliminary Plat subject to Staff-recommended findings and conditions of approval.”

ATTACHMENTS:

1. Application and Narrative

2. Preliminary Plat
3. Preliminary Landscape Plans
4. Engineer Review Memo
5. Metropolitan Airports Commission Review Memo



J.P. Bush H O M E S

May 4 2018

City of Lake Elmo Zoning Map Amendment and Preliminary Plat Narrative.

Property: 11580 30th Street North Lake Elmo MN 55043
James McLeod Revocable Trust (5.9 Acres)

Usage: Currently a single family ZONED: RURAL RESIDENTIAL
Request to Change to: LOW DENSITY RESIDENTIAL

Proposer: Mr. and Mrs. James McLeod Revocable Trust, Land Owner.
JP Bush Homes, Developer.

The proposed subdivision is called "Wyndham Village". James McLeod and the Developer, JP Bush Homes desires to keep this proposed Development in harmony with the Comprehensive Plan. McLeod's and JP. Bush Homes request Zoning our subdivision to LOW DENSITY RESIDENTIAL. In addition: The developer has followed, organized and done the items listed here within to create a reasonable request for the change of Zoning Map and Preliminary Plat.

1. Completed applications and approvals for the Comprehensive Plan.
2. Completed the required documents for the Zoning map Amendment and Preliminary Plat (attached)

The attached documents are a complete set of the documents required Preliminary Plat and Land Use Zoning Map Amendment. They are listed.

1. Applications and required Fees for Zoning Map Amendment \$1,245.00 Escrow \$2,500.00 Preliminary Plat \$1,850.00 Escrow \$10,000.00.
2. Copies of detailed road designs, Storm Water Management, Grading and site engineering, (Plowe Engineering).
3. Copies of certified Survey (Landmark Survey).
4. Copies of Landscape designs (Calyx Design Group).
5. Mailing labels from Washington County of all Neighbors within 350 feet.

The Landscape plans description.

Sheet L1: Preliminary Tree Inventory Plan:

- This sheet illustrates the locations of both the trees the current owner had planted, locations of some volunteer trees, and anticipated adjacent development new tree & buffering locations. Numbered tree tags were applied to both

Sheet L2: Preliminary Landscape Plan:

- This sheet shows the locations of existing trees to remain, existing trees to be re-located via mechanical spade, and new nursery stock to be planted. A staggered row of evergreen trees is shown along the west and southern edges for screening.

Sheet L3: Field Tree Inventory Log:

- This sheet reflects all tagged trees on the property, including if they were owner-planted or volunteer and which trees will be transplanted. Existing trees to remain and to be relocated are as shown on Plan Sheet L1.

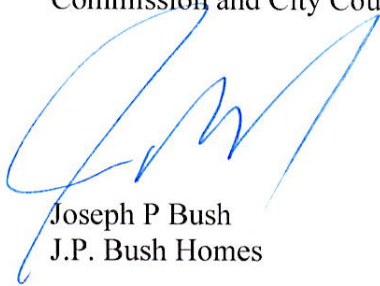
Sheet L4: Landscape Details Sheet:

- This sheet illustrates the new trees to be planted on the proposed lots, the City of Lake Elmo Tree Protection detail and standard notes.

Sheet L5: Landscape Details Sheet:

- This sheet illustrates City of Lake Elmo standard tree planting and irrigation controls details.

The above description along with all the required documents and planning that have been performed allow the Planning Commission and City Council proper information to make decisions on Rezoning Map Amendment and Preliminary Plat approval. Please accept our plan and submissions to the City of lake Elmo Planning Commission and City Council.



Joseph P Bush
J.P. Bush Homes

PRELIMINARY PLAT WYNDHAM VILLAGE

Part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 29 North, Range 21 West,
City of Lake Elmo, Washington County, Minnesota

Property Owner: James R. McLeod Revocable Trust
11580 30th Street North
Lake Elmo, Minnesota 55042

PID: 13.029.21.43.0001

Developer:



J.P. Bush
HOMES
1980 Quasar The South
Lakeland, Minnesota 55043
651-775-4222

TOTAL PARCEL AREA = 5.974 acres ±
(260,206 SQUARE FEET)

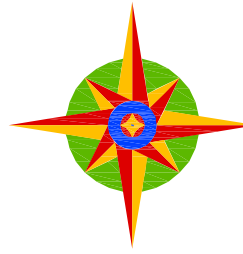
Proposed Lots = 10

Existing Zoning = RS - RURAL SINGLE FAMILY

Proposed Zoning - LDR - URBAN LOW DENSITY RESIDENTIAL

Legend

- Denotes found 1/2 inch iron pipe monument, with a plastic cap, License Number 9232, unless otherwise noted.
 - Denotes existing parcel boundary.
 - - - Denotes proposed parcel boundary.
 - Denotes existing major contour.
 - - - Denotes existing minor contour.
 - Denotes existing building.
 - - - Denotes existing underground utility as labeled.
 - Denotes overhead utility lines.
 - - - Denotes existing easement boundary.
 - - - Denotes edge of bituminous street or trail (may include concrete curb).
 - - - Denotes edge of existing concrete or bituminous surface as labeled.
 - - - Denotes adjoining parcel boundaries per data published by Washington County.
 - Denotes proposed building location.
 - Denotes building setback line.
 - - - Denotes section line.
 - Denotes storm water facility as labeled.
 - Denotes water main as labeled.
 - Denotes sewer main as labeled.
 - - - Denotes dimension or note leader line.
 - - - Denotes deed call dimension line.
 - ⊙ Denotes catch basin.
 - T.N.H. ELEV = ⊕ Denotes existing hydrant and existing top nut elevation.
 - ⊕ Denotes existing water valve.
- Distances are in feet and decimals of a foot.
Distances and dimensions shown to the nearest foot or degree, 10.33, 60, 90°, etc., are exact extrinsic values.
Bearings are based on the Washington County Coordinate System, NAD 83, 1986 Adjustment.
Elevations are based on the North American Vertical Datum of 1988.



Landmark Surveying, Inc.

21070 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073

Office number: 651-433-3421
Cell number: 651-755-5760
E-mail: inthefield@frontiernet.net

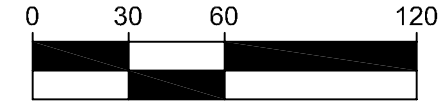
Property Description:

Quit Claim Deed, Document No. 3102032

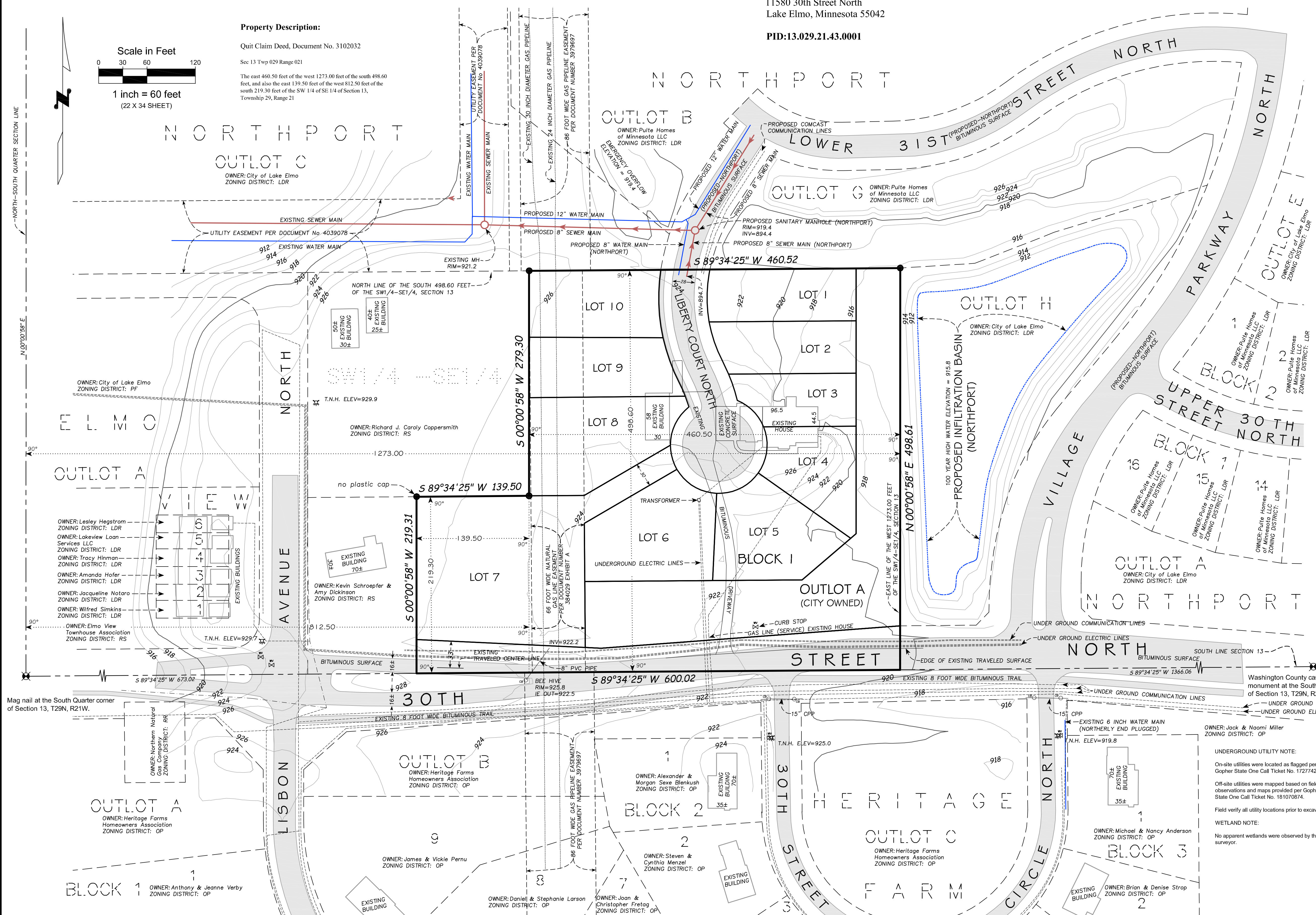
Sec 13 Twp 029 Range 021

The east 460.50 feet of the west 1273.00 feet of the south 498.60 feet, and also the east 139.50 feet of the west 812.50 feet of the south 219.30 feet of the SW 1/4 of SE 1/4 of Section 13, Township 29, Range 21

Scale in Feet



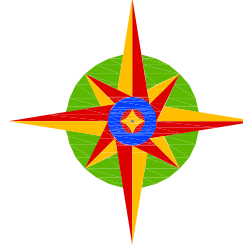
1 inch = 60 feet
(22 X 34 SHEET)



UNDERGROUND UTILITY NOTE:
On-site utilities were located as flagged per Gopher State One Call Ticket No. 172774222.
Off-site utilities were mapped based on field observations and maps provided per Gopher State One Call Ticket No. 151070874.
Field verify all utility locations prior to excavation.

WETLAND NOTE:
No apparent wetlands were observed by the surveyor.

OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Landmark Surveying, Inc.
Milo B. Horak
Milo B. Horak, Minnesota License No. 52577
Date: MAY 04, 2018



Landmark Surveying, Inc.

21070 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073

Office number: 651-433-3421
Cell number: 651-755-5760
E-mail: inthefield@frontiernet.net

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PID:13.029.21.43.0001

Developer:



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HOMES
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- Denotes existing easement boundary.
- Denotes edge of bituminous street or trail (may include concrete curb).
- Denotes edge of existing concrete or bituminous surface as labeled.
- Denotes adjoining parcel boundaries per data published by Washington County.
- Denotes proposed building location.
- Denotes building setback line.
- Denotes proposed drainage and utility boundary line.
- Denotes section line.
- Denotes storm water facility as labeled.
- Denotes water main as labeled.
- Denotes sewer main as labeled.
- Denotes dimension or note leader line.
- Denotes deed call dimension line.
- CB Denotes catch basin.

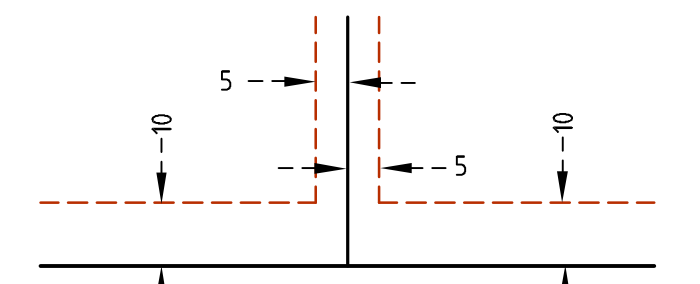
Distances are in feet and decimals of a foot.

Distances and dimensions shown to the nearest foot or degree, 10, 33, 60, 90°, etc., are exact extrinsic values.

Bearings are based on the Washington County Coordinate System, NAD 83, 1986 Adjustment.

Elevations are based on the North American Vertical Datum of 1988.

Drainage and utility easements are shown thus:



Being five feet in width and adjoining all lot lines and 10 feet in width and adjoining public ways, unless otherwise indicated on this proposed plat.

OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED

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

Landmark Surveying, Inc.

Milo B. Horak
Milo B. Horak, Minnesota License No. 52577

MAY 04 2018
Date

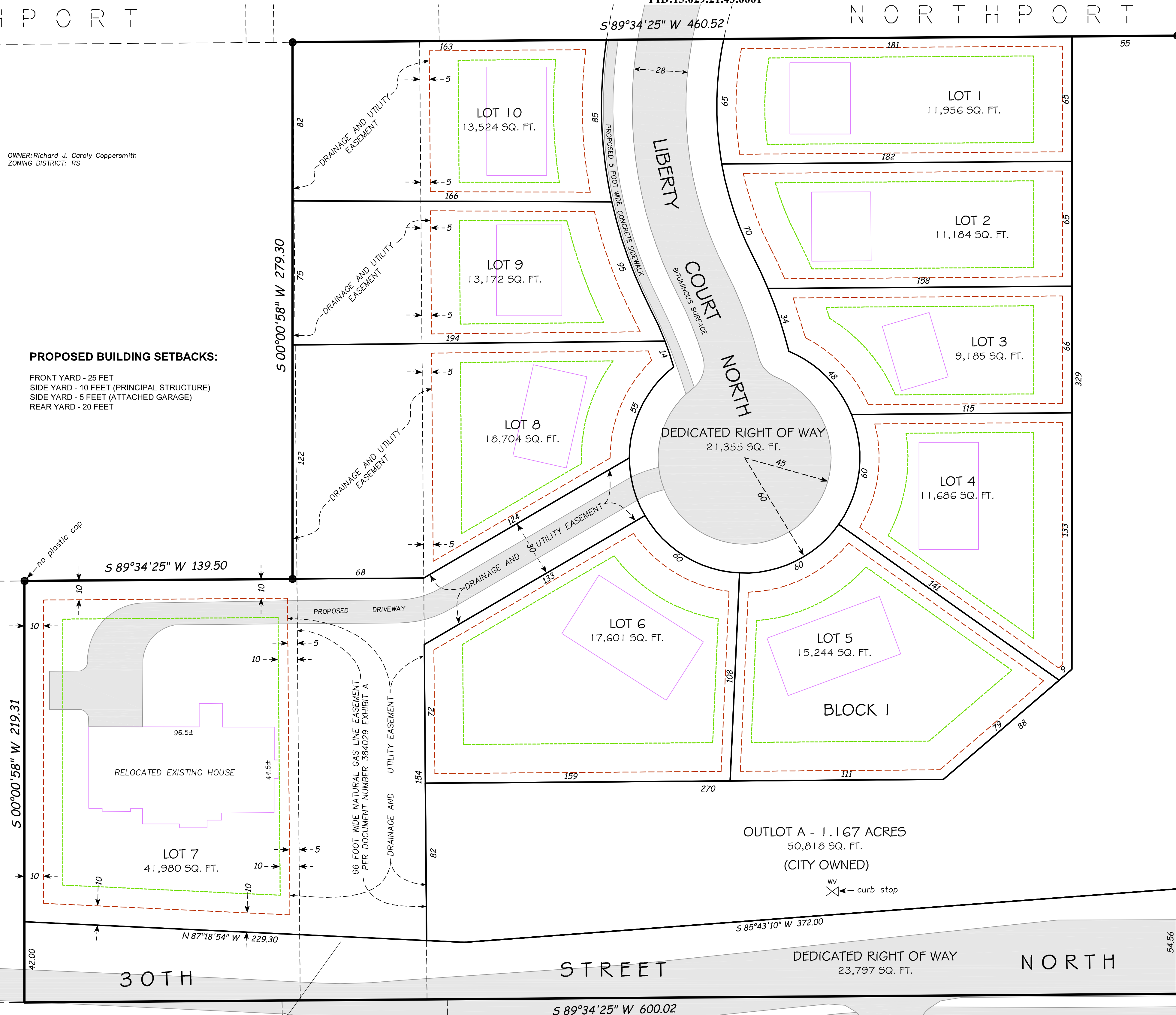
Job No. 2016-70
SHEET 2 OF 2

N O R T H P O R T

N O R T H P O R T

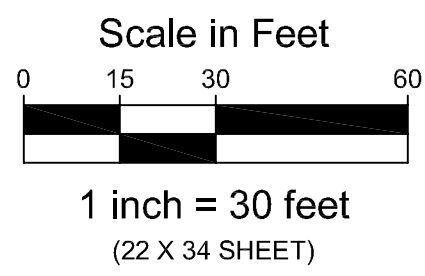
N O R T H P O R T

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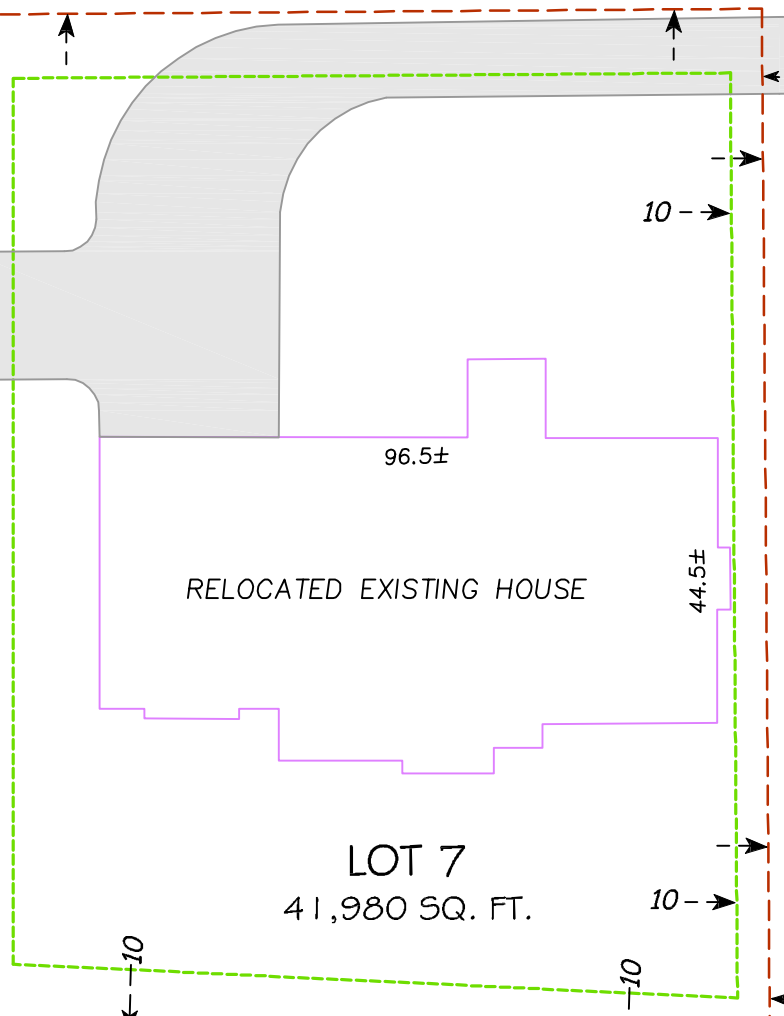


OWNER: Richard J. Caroly Coppersmith
ZONING DISTRICT: RS

PROPOSED BUILDING SETBACKS:
FRONT YARD - 25 FEET
SIDE YARD - 10 FEET (PRINCIPAL STRUCTURE)
SIDE YARD - 5 FEET (ATTACHED GARAGE)
REAR YARD - 20 FEET



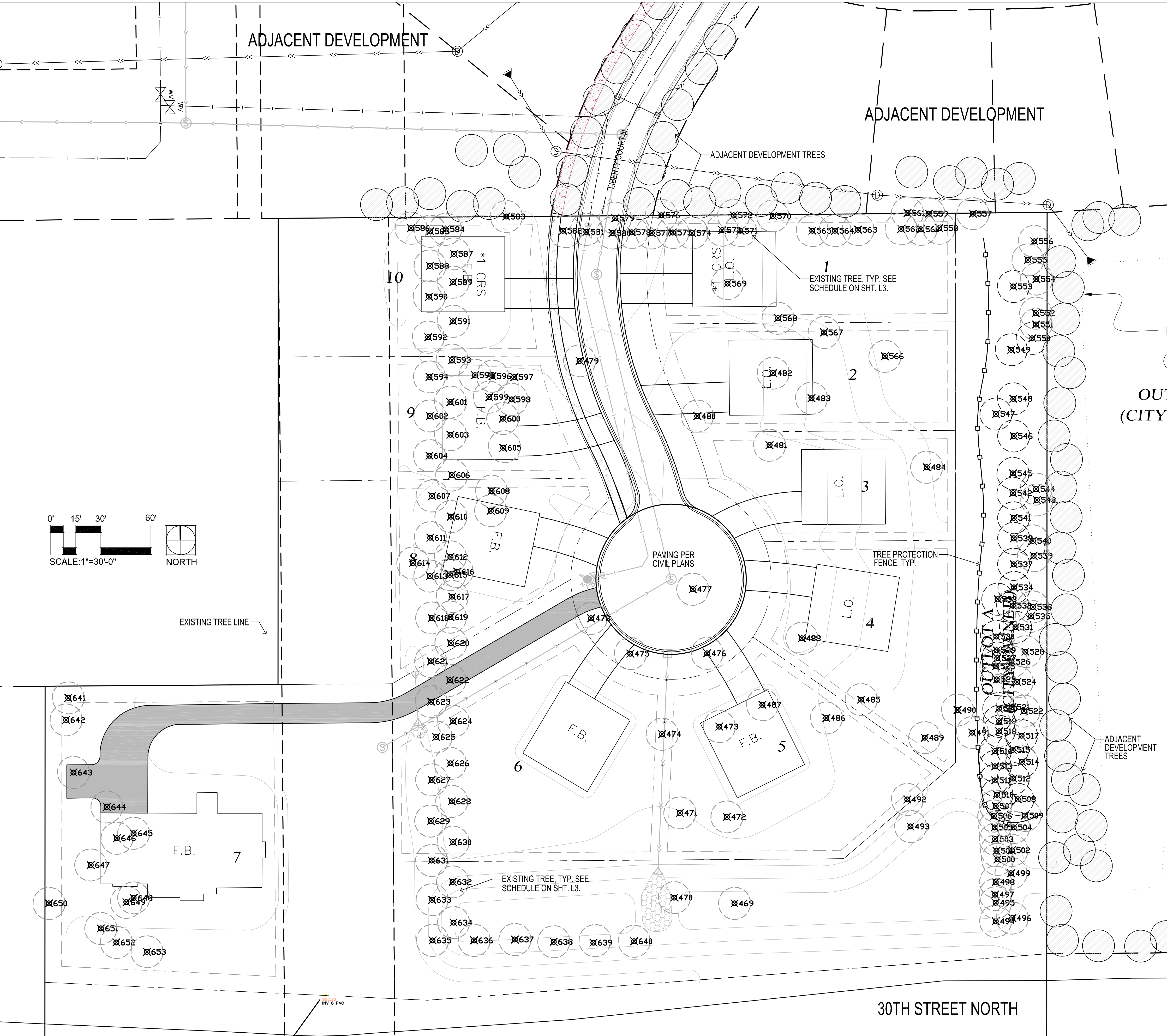
OWNER: Kevin Schroeffer & Amy Dickinson
ZONING DISTRICT: RS




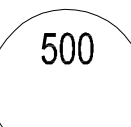


OUTLOT A - 1.167 ACRES
50,818 SQ. FT.
(CITY OWNED)

30TH STREET DEDICATED RIGHT OF WAY NORTH

S 89°34'25" W 600.02

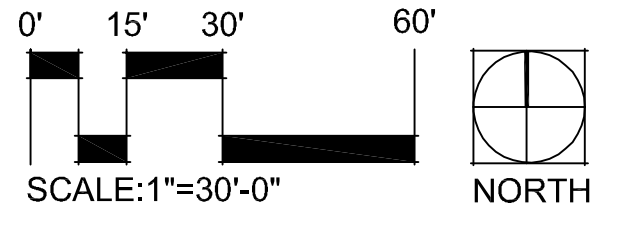


Landscape Symbols Legend:

-  Existing Tree to be Removed or Re-Located
-  Existing Tree in New Location (Spaded)
-  Proposed New 2.5" Cal. Tree
-  Existing Tree to Remain

General Notes:

1. All disturbed areas to be sodded by developer.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with City of Lake Elmo Public Works Department.
4. See adjacent developer's landscape plan for specific plant materials proposed along common property lines.
5. Landscape contractor is responsible for watering all trees, shrubs, & turf grass outside the irrigation limits for 30 days after installation or until plant establishment.
6. Trees to be relocated shall be moved with a mechanical tree spade by a qualified contractor. Fence-off any spade holes until an earth plug is in place.
7. During tree spading, flag the north side of trees before relocation and re-install tree in same direction. Install a 6' diameter tree ring around newly spaded trees.



PRELIMINARY TREE INVENTORY PLAN:

DRAWN BY: M.F	DESIGN BY: B.H.
CHKD BY: B.H	PROJ. NO. 18-143
ORIGINAL DATE: MAY 7, 2018	
REVISION DESCRIPTION	DATE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

PRELIMINARY

BENJAMIN D. HARTBERG, PLA
LIC. NO. _____


DATE: _____

PREPARED FOR:
J.P. BUSH HOMES

SITE PLANNING & ENGINEERING

PLOWE ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

 **CALYX DESIGN GROUP**

Landscape Architecture
Sustainable Design
Planning

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Saint Paul, MN 55102
Telephone: 651.789.9018
Internet: www.calyxdesigngroup.com



ADJACENT DEVELOPMENT


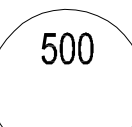
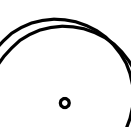

ADJACENT DEVELOPMENT

OUTLOT
(CITY OWNED)

ADJACENT DEVELOPMENT

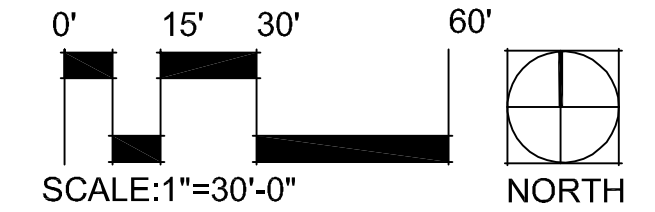
30TH STREET NORTH

Landscape Symbols Legend:

-  Existing Tree
-  Existing Tree in New Location (Spaded)
-  Proposed New 2.5" Cal. Tree
-  Existing Tree to Remain

General Notes:

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EXISTING TREE LINE

EASEMENT AREA
NO TREES

EASEMENT AREA
NO TREES

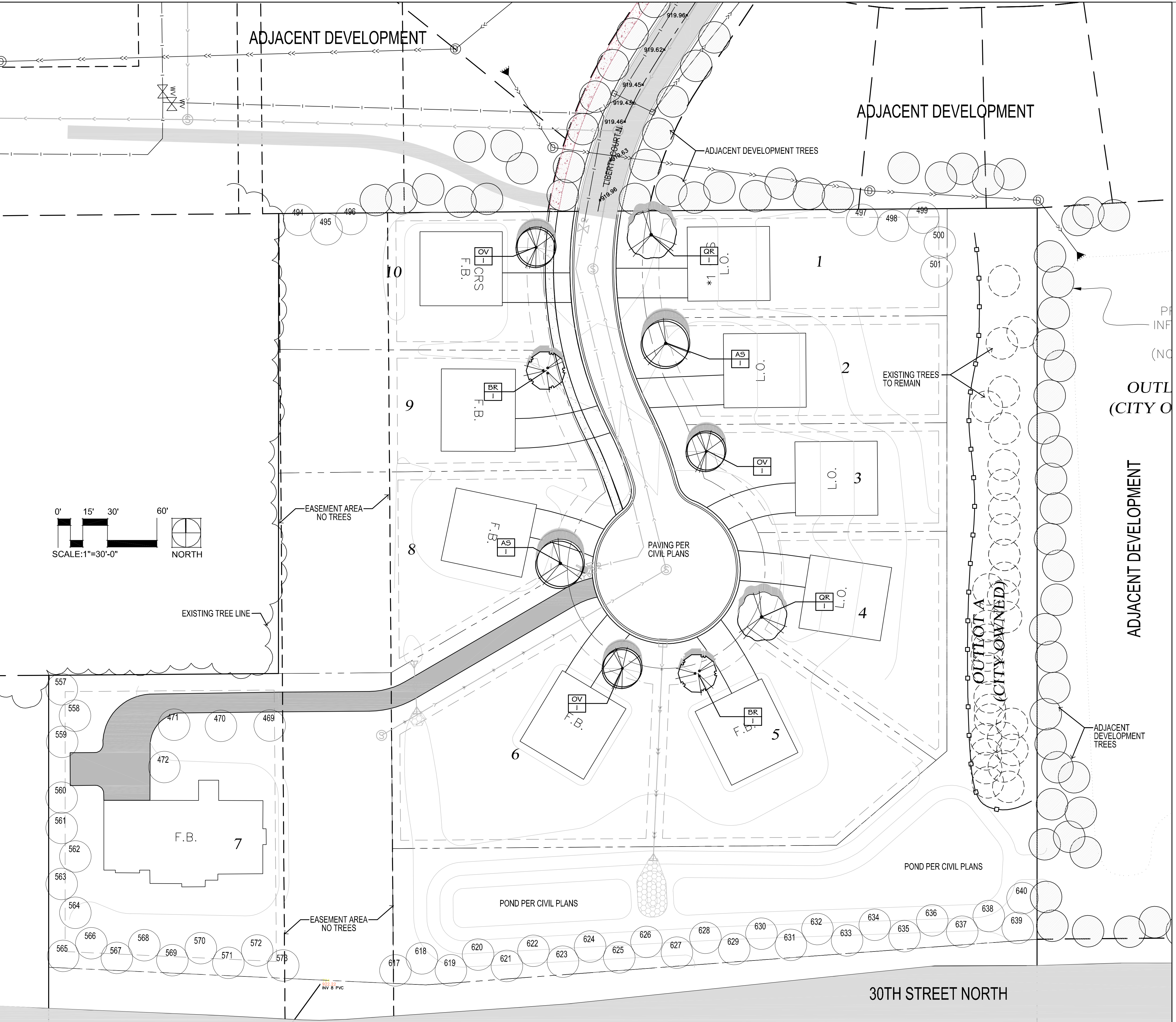
PAVING PER
CIVIL PLANS

POND PER CIVIL PLANS

ADJACENT
DEVELOPMENT
TREES

ADJACENT DEVELOPMENT
TREES

EXISTING TREES
TO REMAIN



PRELIMINARY LANDSCAPE LAYOUT PLAN:

DRAWN BY: M.F.	DESIGN BY: B.H.
CHKD BY: B.H.	PROJ. NO. 18-143
ORIGINAL DATE: MAY 7, 2018	

DATE	REVISION DESCRIPTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

PRELIMINARY
BENJAMIN D. HARTBERG, PLA
LIC. NO. _____
DATE: _____

PREPARED FOR:
J.P. BUSH HOMES

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WYNDHAM VILLAGE
LAKE ELMO, MN
PRELIMINARY LANDSCAPE PLAN

L2

FIELD TREE INVENTORY LOG

TAG NO.	TREE DIA. (IN)	SPECIES	CONDITION	NOTES	OWNER PLANTED?	TRANSPLANT?
469	10	Autumn Blaze Maple	Good		Y	Y
470	10	Autumn Blaze Maple	Good		Y	Y
471	11	Autumn Blaze Maple	Good		Y	Y
472	11	Autumn Blaze Maple	Good		Y	Y
473	10	Autumn Blaze Maple	Good		Y	N
474	10	Autumn Blaze Maple	Good		Y	N
475	10	Autumn Blaze Maple	Good		Y	N
476	10	Autumn Blaze Maple	Good		Y	N
477	10	Autumn Blaze Maple	Good		Y	N
478	12	Autumn Blaze Maple	Good		Y	N
479	12	Autumn Blaze Maple	Good		Y	N
480	12	Autumn Blaze Maple	Good		Y	N
481	12	Autumn Blaze Maple	Good		Y	N
482	10	Autumn Blaze Maple	Good		Y	N
483	10	Autumn Blaze Maple	Good		Y	N
484	9	River Birch	Good		Y	N
485	11	Autumn Blaze Maple	Good		Y	N
486	14	Autumn Blaze Maple	Good		Y	N
487	11	Autumn Blaze Maple	Good		Y	N
488	6	Bur Oak	Good		Y	N
489	7	Silver Maple	Good	Volunteer Tree	N	N
490	6	Silver Maple	Good	Volunteer Tree	N	N
491	8	Silver Maple	Good	Volunteer Tree	N	N
492	6	Ash	Good	Volunteer Tree	N	N
493	8	Silver Maple	Good	Volunteer Tree	N	N
494	12	Spruce	Good		Y	Y
495	10	Spruce	Good		Y	Y
496	11	Spruce	Good		Y	Y
497	10	Spruce	Good		Y	Y
498	14	Spruce	Good		Y	Y
499	10	Spruce	Fair		Y	Y
500	9	Spruce	Good		Y	Y
501	15	Spruce	Good		Y	Y
502	13	Spruce	Good		Y	N
503	11	Spruce	Good		Y	N
504	8	Spruce	Good		Y	N
505	12	Spruce	Good		Y	N
506	9	Spruce	Good		Y	N
507	13	Spruce	Good		Y	N
508	8	Spruce	Good		Y	N
509	8	Cottonwood	Fair		N	N
510	15	Spruce	Good		Y	N
511	9	Spruce	Good		Y	N
512	9	Spruce	Good		Y	N
513	20	Spruce	Good	Multi-Leader	Y	N
514	8	Boxelder	Good		N	N
515	9	Spruce	Good		Y	N
516	20	Spruce	Good		Y	N
517	8	Spruce	Good		Y	N
518	8	Silver Maple	Good		N	N
519	8	Spruce	Good		Y	N
520	20	Spruce	Good		Y	N
521	10	Spruce	Good		Y	N
522	6	Boxelder	Fair		N	N
523	10	Spruce	Good		Y	N
524	20	Spruce	Good		Y	N
525	15	Spruce	Good		Y	N
526	15	Spruce	Good		Y	N
527	13	Spruce	Good		Y	N
528	8	Boxelder	Poor		N	N
529	12	Spruce	Good		Y	N
530	10	Spruce	Good		Y	N
531	10	Spruce	Good		Y	N
532	9	Spruce	Good		Y	N
533	8	Spruce	Good		Y	N
534	15	Spruce	Good		Y	N
535	8	Boxelder	Good		N	N
536	8	Boxelder	Fair		N	N
537	8	Spruce	Good		Y	N
538	12	Spruce	Good		Y	N
539	9	Boxelder	Fair		N	N
540	8	Boxelder	Good		N	N
541	12	Spruce	Good		Y	N
542	6	Spruce	Good		Y	N
543	6	Boxelder	Poor		N	N
544	6	Boxelder	Poor		N	N
545	10	Spruce	Good		Y	N
546	9	Spruce	Good		Y	N
547	8	Spruce	Good		Y	N
548	8	Spruce	Good		Y	N
549	20	Spruce	Good		Y	N
550	6	Boxelder	Good		N	N
551	6	Boxelder	Good		N	N
552	6	Boxelder	Good		N	N
553	7	Spruce	Good		Y	N
554	12	Boxelder	Poor		N	N
555	6	Boxelder	Fair		N	N
556	6	Boxelder	Poor		N	N
557	12	Spruce	Good		Y	Y
558	15	Spruce	Good		Y	Y
559	12	Spruce	Good		Y	Y
560	12	Spruce	Good		Y	Y

FIELD TREE INVENTORY LOG

TAG NO.	TREE DIA. (IN)	SPECIES	CONDITION	NOTES	OWNER PLANTED?	TRANSPLANT?
561	10	Spruce	Good		Y	Y
562	11	Spruce	Good		Y	Y
563	9	Spruce	Good		Y	Y
564	10	Spruce	Good		Y	Y
565	8	Spruce	Good		Y	Y
566	15	Spruce	Good	Located In Back Yard With Orange Tape	Y	Y
567	15	Spruce	Good	Located In Back Yard With Orange Tape	Y	Y
568	15	Spruce	Good	Located In Back Yard With Orange Tape	Y	Y
569	15	Spruce	Good		Y	Y
570	10	Spruce	Good		Y	Y
571	12	Spruce	Good	Has Orange Tape	Y	Y
572	10	Spruce	Good		Y	Y
573	15	Spruce	Good	Has Orange Tape	Y	Y
574	11	Spruce	Good		Y	N
575	12	Spruce	Good		Y	N
576	13	Spruce	Good		Y	N
577	13	Spruce	Good		Y	N
578	12	Spruce	Good		Y	N
579	8	Spruce	Good		Y	N
580	15	Spruce	Good	Has Orange Tape	Y	N
581	13	Spruce	Good	Has Orange Tape	Y	N
582	15	Spruce	Good		Y	N
583	15	Spruce	Good		Y	N
584	12	Spruce	Good		Y	N
585	13	Spruce	Good		Y	N
586	8	Spruce	Good		Y	N
587	13	Spruce	Good	Has Orange Tape	Y	N
588	13	Spruce	Good		Y	N
589	12	Spruce	Good	Has Orange Tape	Y	N
590	11	Spruce	Good		Y	N
591	11	Spruce	Good		Y	N
592	9	Spruce	Good		Y	N
593	15	Spruce	Good		Y	N
594	11	Spruce	Good		Y	N
595	7	Spruce	Good		Y	N
596	15	Spruce	Good		Y	N
597	10	Spruce	Good		Y	N
598	10	Spruce	Good		Y	N
599	7	Spruce	Good		Y	N
600	11	Spruce	Good		Y	N
601	12	Spruce	Good	Has Orange Tape	Y	N
602	11	Spruce	Good		Y	N
603	15	Spruce	Good		Y	N
604	13	Spruce	Good		Y	N
605	10	Spruce	Good		Y	N
606	12	Spruce	Good		Y	N
607	12	Spruce	Good		Y	N
608	10	Spruce	Good		Y	N
609	9	Spruce	Fair		Y	N
610	15	Spruce	Good		Y	N
611	15	Spruce	Good		Y	N
612	15	Spruce	Good		Y	N
613	13	Spruce	Good		Y	N
614	7	Cottonwood	Good		N	N
615	6	Cottonwood	Fair		N	N
616	9	Cottonwood	Good		N	N
617	15	Spruce	Good		Y	Y
618	15	Spruce	Good		Y	Y
619	10	Spruce	Good		Y	Y
620	15	Spruce	Good		Y	Y
621	13	Spruce	Good		Y	Y
622	13	Spruce	Good		Y	Y
623	10	Spruce	Good		Y	Y
624	12	Spruce	Good		Y	Y
625	12	Spruce	Good		Y	Y
626	12	Spruce	Good		Y	Y
627	12	Spruce	Good		Y	Y
628	10	Spruce	Good		Y	Y
629	12	Spruce	Good		Y	Y
630	8	Spruce	Good		Y	Y
631	10	Spruce	Good		Y	Y
632	10	Spruce	Good		Y	Y
633	12	Spruce	Good		Y	Y
634	12	Spruce	Good		Y	Y
635	10	Spruce	Good		Y	Y
636	10	Spruce	Good		Y	Y
637	10	Spruce	Good		Y	Y
638	12	Spruce	Good		Y	Y
639	13	Spruce	Good		Y	Y
640	10	Spruce	Good		Y	Y
641	8	Ash	Good		N	N
642	6	Boxelder	Poor		N	N
643	12	Silver Maple	Good		N	N
644	10	Boxelder	Fair		N	N
645	6	Silver Maple	Good		N	N
646	12	Boxelder	Poor		N	N
647	6	Boxelder	Poor		N	N
648	6	Silver Maple	Good	Clump	N	N
649	6	Silver Maple	Fair		N	N
650	11	Ash	Poor		N	N
651	6	Boxelder	Fair		N	N
652	6	Boxelder	Fair		N	N
653	6	Silver Maple	Good		N	N

185	NO. OF TREES TAGGED	Y = Tress To Be Relocated	53
494	DECIDUOUS INCHES INVENTORIED	N = Trees To Be Removed	132

DRAWN BY:	M.F	DESIGN BY:	B.H.
CHKD BY:	B.H	PROJ. NO.	18-143
ORIGINAL DATE:	MAY 7, 2018		

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

PRELIMINARY

BENJAMIN D. HARTBERG, PLA
LIC. NO.

DATE:

WYNDHAM VILLAGE

LAKE ELMO, MN

TREE INVENTORY LOG

PREPARED FOR:

J.P. BUSH HOMES

SITE PLANNING & ENGINEERING

PLOWE ENGINEERING, INC.

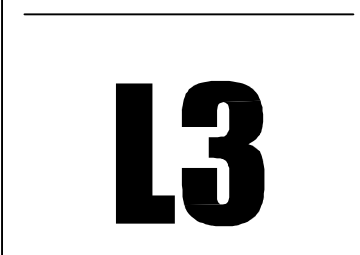
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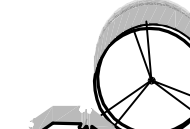
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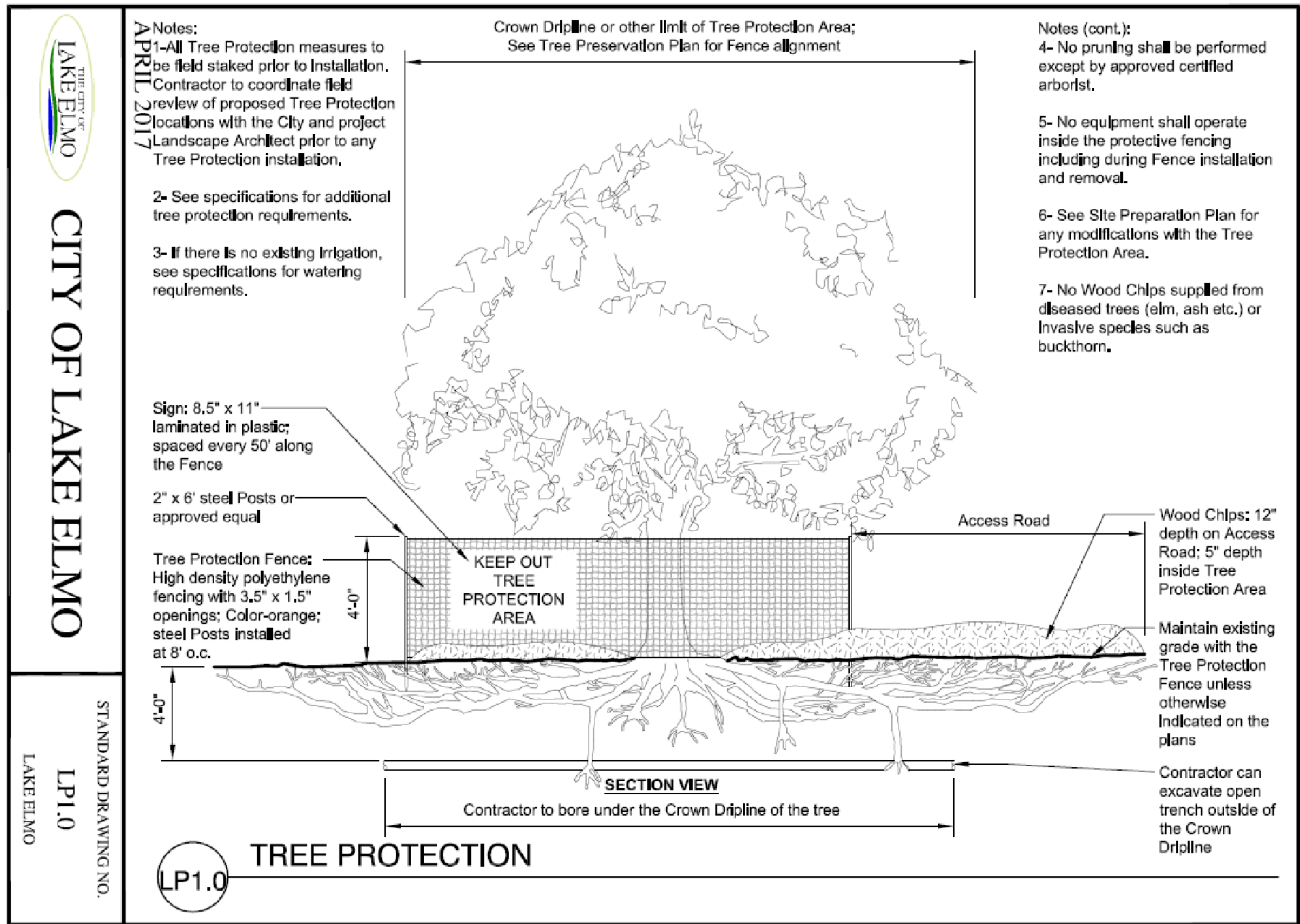


PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B	2
	BR	Betula nigra	River Birch	6" Hgt.	B&B	2
	OV	Ostrya virginiana	American Hophornbeam	1.5" Cal.	B&B	3
	QR	Quercus rubra	Northern Red Oak	2.5" Cal.	B&B	2

Landscape Notes & Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valving locations with the mechanical engineer, architect, & general contractor. Include 1 fall shut-down and spring start-up in irrigation bid. Sch 80 PVC sleeves necessary under paved areas to be coordinated between the landscape contractor, irrigation contractor, excavator, paving contractor, and General Contractor.
18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
19. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
20. Turf Sodding and Seeding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. Turf Seed installation to include TWO years of maintenance in the bid price. This includes mowing, weeding, & spot-spraying invasive weeds no less than 3 times per year. Maintenance also includes re-seeding bare patches larger than 6" in any direction, and fertilization no less than twice per calendar year. An acceptable stand of seeded turf is lush, full, and weed-free.
21. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
22. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
23. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
24. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
25. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
26. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.
27. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
28. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
29. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.



**STANDARD PLAN NOTES
LANDSCAPE PLANS**

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

APRIL 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
LP2.0
LAKE ELMO

General Notes:

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2. See Civil Engineer's plans for site plan layout and dimensions.
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7. During tree spading, flag the north side of trees before relocation and re-install tree in same direction. Install a 6' diameter tree ring around newly spaded trees.

DRAWN BY: M.F	DESIGN BY: B.H.
CHCKD BY: B.H	PROJ. NO. 18-143

ORIGINAL DATE:
MAY 7, 2018

DATE	REVISION DESCRIPTION

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PRELIMINARY

BENJAMIN D. HARTBERG, PLA
LIC. NO. _____
DATE: _____

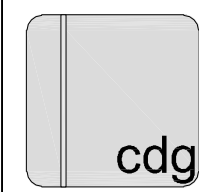
WYNDHAM VILLAGE

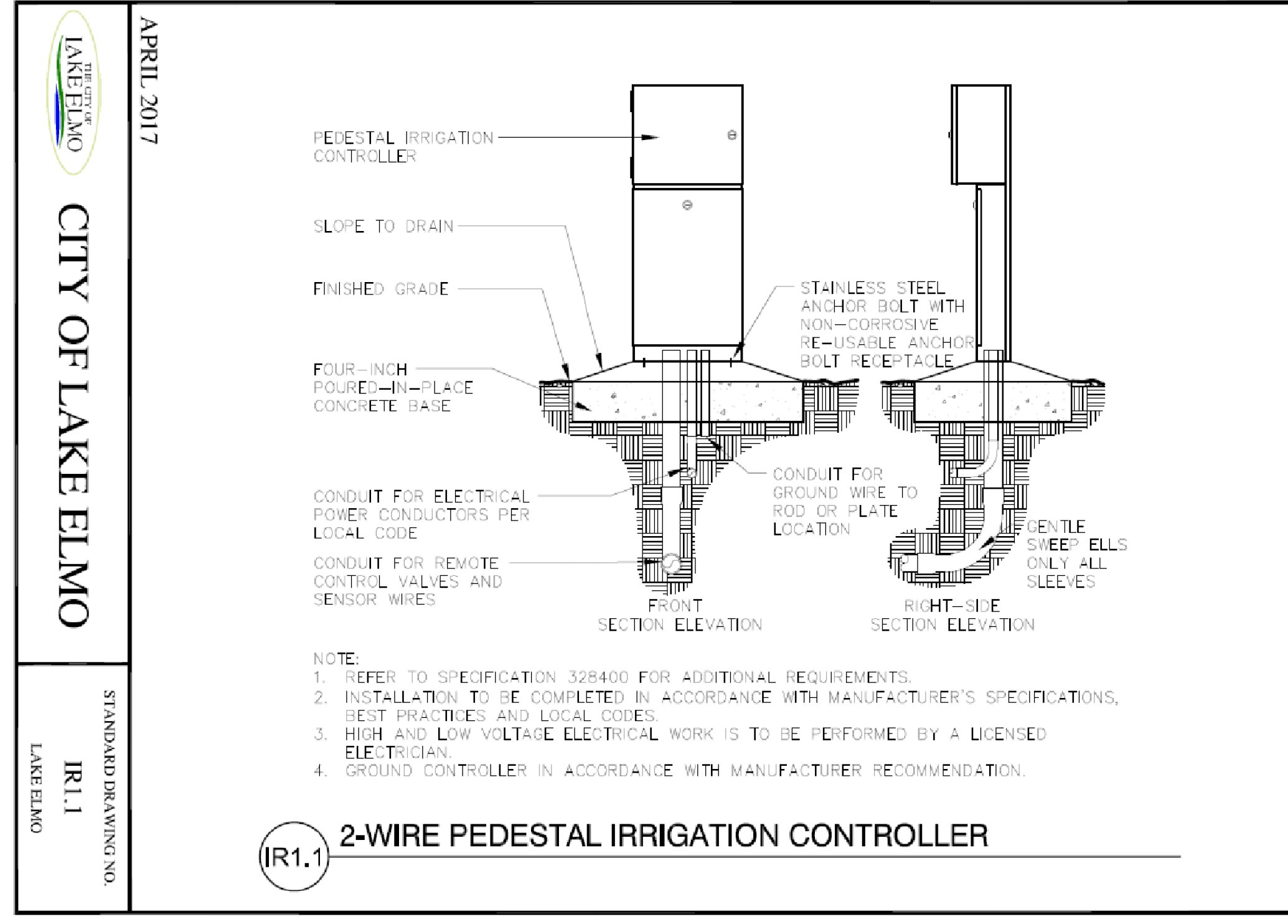
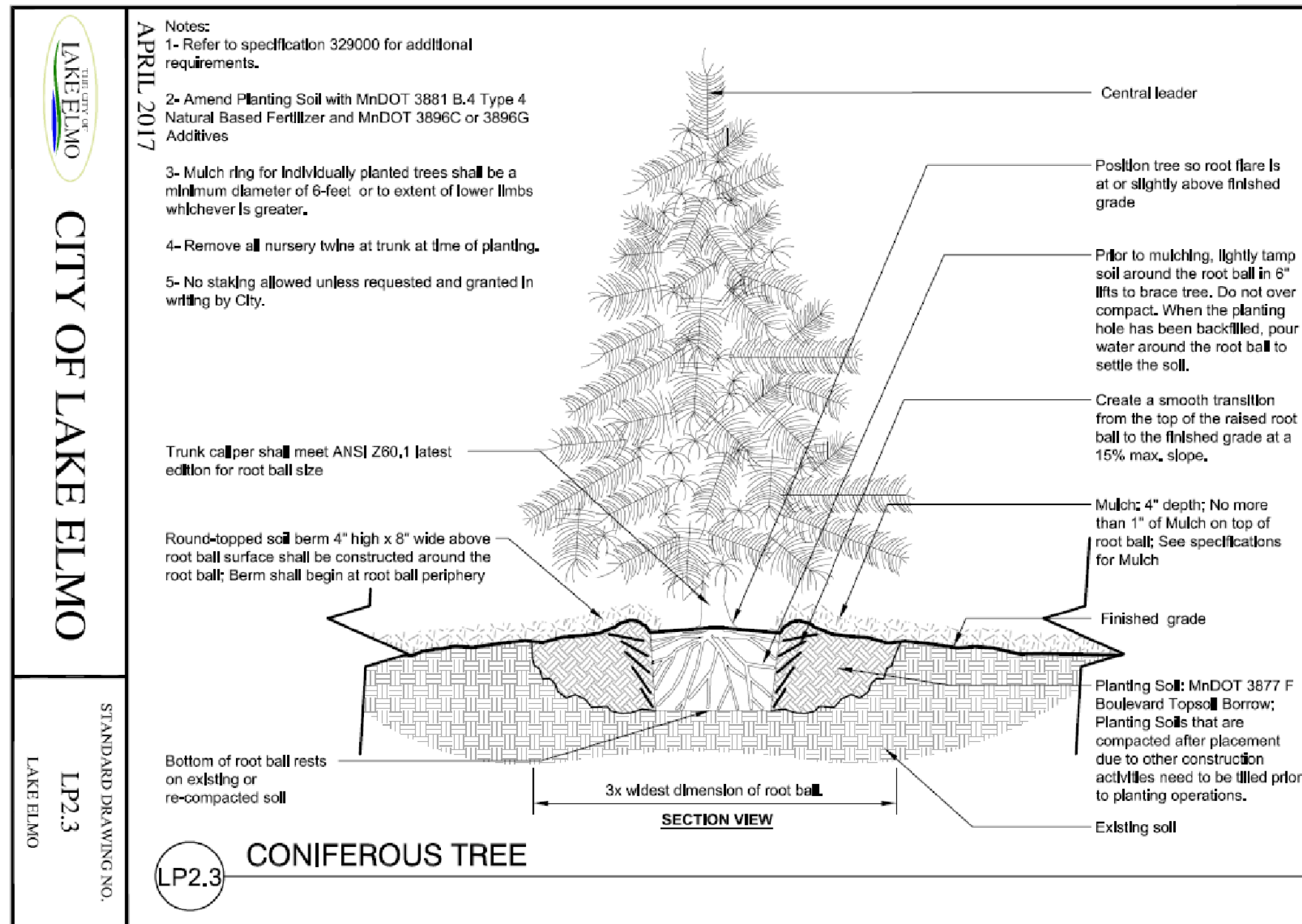
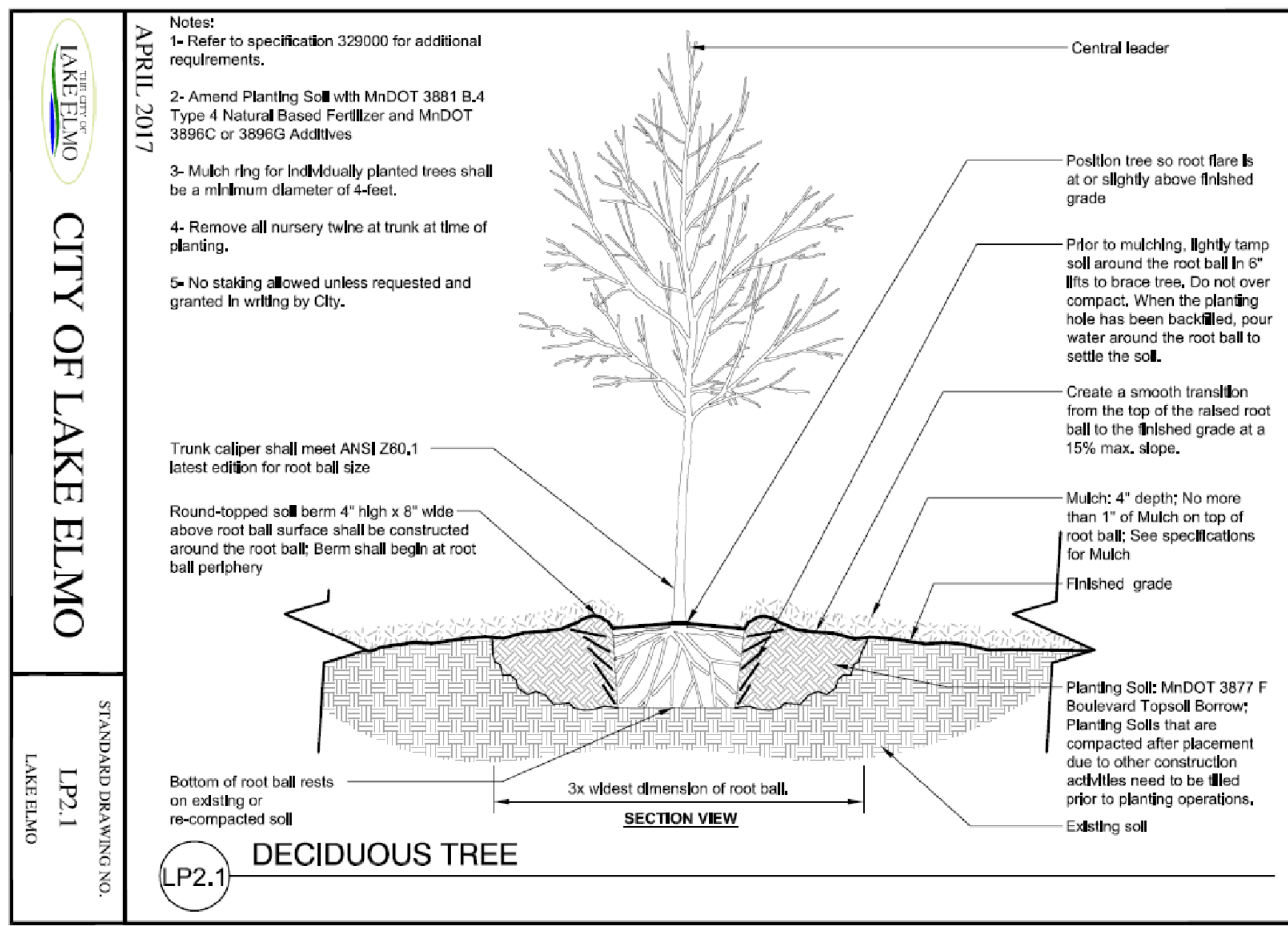
LAKE ELMO, MN

LANDSCAPE DETAILS

PREPARED FOR:
J.P. BUSH HOMES

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6778 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
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CALYX DESIGN GROUP
Landscape Architecture
Sustainable Design
Planning
370 Selby Avenue
Dorset Building, Suite 301
Saint Paul, MN 55102
Telephone: 651.789.9018
Internet: www.calyxdesigngroup.com



General Notes:

1. All disturbed areas to be sodded by developer.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with City of Lake Elmo Public Works Department.
4. See adjacent developer's landscape plan for specific plant materials proposed along common property lines.
5. Landscape contractor is responsible for watering all trees, shrubs, & turf grass outside the irrigation limits for 30 days after installation or until plant establishment.
6. Trees to be relocated shall be moved with a mechanical tree spade by a qualified contractor. Fence-off any spade holes until an earth plug is in place.
7. During tree spading, flag the north side of trees before relocation and re-install tree in same direction. Install a 6' diameter tree ring around newly spaded trees.

DRAWN BY:	M.F.	DESIGN BY:	B.H.
CHKD BY:	B.H.	PROJ. NO.:	18-143
ORIGINAL DATE:			
MAY 7, 2018			
REVISION DESCRIPTION	DATE		

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

PRELIMINARY

BENJAMIN D. HARTBERG, PLA
 LIC. NO. _____
 DATE: _____

WYNDHAM VILLAGE
 LAKE ELMO, MN
 LANDSCAPE DETAILS

PREPARED FOR:
 J.P. BUSH HOMES

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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 30, 2018

To: Emily Becker, Planning Director
Cc: Rob Weldon, Public Works Director
Chad Isakson, Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Wyndham Village Preliminary Plan Review

An engineering review has been completed for Wyndham Village. Preliminary Plat/Plans were received on May 8, 2018. The submittal consisted of the following documentation:

- Wyndham Village Preliminary Plat, dated May 4, prepared by Landmark Surveying, Inc.
 - Wyndham Village Preliminary Plans, Sheets C1.1-C5.2, dated May 4, 2018, prepared by Plowe Engineering.
 - Stormwater Management Plan, dated May 8, 2018, prepared by Plowe Engineering.
 - Landscape Plans, Sheets L1-L5, dated May 7, 2018, prepared by CalYX Design Group.
 - Preliminary Plan Narrative, dated May 4, 2018, prepared by J.P.Bush Homes.
-

STATUS/FINDINGS: Engineering has prepared the following review comments:

PRELIMINARY PLAT

- Preliminary plat approval should be contingent upon all public improvements that support the development being designed and constructed in accordance with the City Engineering Design Standards Manual dated March 2017 and as identified within this plan review memorandum.
- Preliminary plat approval should also be contingent upon the preliminary plans being revised and approved by the City prior to the City accepting an application or plans for final plat.
- Right-of-way/Easement Dedication. The Preliminary Plat and all preliminary plan sheets must be revised to dedicate additional right-of-way along 30th Street North to ensure a minimum 30th Street boulevard of 16 ft. along the entire length of the plat. The current plans show a varied boulevard width from 11-25 feet. In addition, a 10 ft. utility corridor must be reserved (at boulevard grades) for small utilities. The proposed storm water facilities (including the 100-year HWL) must be revised further north to prevent encroachment onto the 10 ft. utility corridor.
- Outlot A must be dedicated to the City for storm water maintenance. Outlot A has been shown as City-owned on the preliminary plat and plans as required. Outlot A may need to be revised to accommodate additional right-of-way along 30th Street and/or to expand the storm water 100-year HWL flood area.
- Drainage and utility easements are required over all storm sewer, sanitary sewer and watermain not located on City Outlots and right-of-way, minimum 30-feet in width centered on the pipe/structure. Easements must be shown on the Preliminary Plat, Utility Plans and Grading Plans.
 - Additional easement is required over the storm sewer outfall pipe between Lots 5 and 6.
 - Additional easement is required for the proposed Lot 7 driveway culvert.

- Additional easement is required over Lot 6 for the sanitary sewer pipe from MH-2 to MH-3, or this pipe must be realigned to the center of the Lot 7 driveway.
- All emergency overflow elevations must be fully protected by drainage easement.
- Written easement owner permission must be obtained, and copies provided to the City, for work to be completed within the gas main easement. The City must receive copies of the written permission prior to the approval of final plat.
- Written landowner permission must be submitted as part of the final plat development applications for any off-site grading work and storm water discharges to adjacent properties.
- Access Management. The Preliminary Plans shows access to the plat from the Northport subdivision along Liberty Court. This access was pre-planned with the adjacent subdivision and preserves the proper access management along 30th Street North.

STORMWATER MANAGEMENT

- The site plan is subject to a storm water management plan meeting State, VBWD and City rules. Additional City review is necessary for plan changes made to meet these requirements.
- Storm water facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual.
- The storm water management must be revised to demonstrate rate control for each discharge location rather than a combined discharge. The model must also be revised to correct the pre and post drainage areas based on existing contours rather than property lines.
- The model must evaluate the HWL changes to the Northport Infiltration basin due to areas of direct discharge and plan revisions must be made to ensure the HWL does not increase.
- The model must be revised to include the 10-day 100-year snowmelt condition.
- The storm water management plan must demonstrate volume control requirements being met.
- The storm water management plan executive summary must identify the rate control for each discharge point and summarize the BMP normal water and resulting high water levels for each basin.

GRADING, DRAINAGE AND EROSION CONTROL

- Add north arrow and plan scale.
- Add Grading and Erosion Control City Standard Plan Notes dated March 2017 (Details 600A, 600B, 600C, and 600D) to the plan.
- Add all lot corner elevations.
- The grading plans must be updated to provide all existing conditions along 30th Street including right-of-way widths, street widths from centerline, lane configurations, signs, and all other physical features.
- The plans must show all existing and proposed normal water level (NWL) and high water level (100-year HWL) for all water bodies within and adjacent to the property, including Northport infiltration basin. Add 100-year HWL contour for all ponds and verify that the 100-year HWL is fully contained within the Outlot. This information is incomplete and must be revised for further review.
- The plans must be updated to show the pond maintenance access roads to the facilities and must be a minimum of 20 ft. wide and at grades that do not exceed 10%.
- The plans must show a 10:1 aquatic bench and 10:1 maintenance bench around the storm water pond.
- The Stormwater Facility Outlots must fully incorporate the 100-year HWL, 10-foot maintenance bench and all maintenance access roads.
- Add Outlet Control structure meeting City standards to replace the 15-ft. wide pond overflow as the primary outlet. The overflow should remain as an emergency overflow.

RESIDENTIAL STREETS

- Public street standards. Liberty Court must be designed to meet the City's Engineering Design Standards. A 60 ft. right-of-way width with 28 ft. wide street has been shown as required; and a 60 ft. cul-de-sac R/W radius with 45 ft. cul-de-sac pavement radius has been shown as required.

- Liberty Court will result in a 510 ft. long cul-de-sac, meeting City standards.
- Surmountable concrete curb and gutter shall be installed in single family residential areas with future driveways.
- Pedestrian facilities: A 6 ft. wide sidewalk has been shown along Liberty Court as required. The City should review any potential connections to this sidewalk.
- Ten (10) foot utility easements are required on either side of all right-of-ways.

STREET AND STORM SEWER PLANS

- Correct plan view scale.
- Label street and right-of-way width, and label cul-de-sac pavement and right-of-way radius.
- Label concrete sidewalk width on the plan.
- Add pedestrian ramp (call-out in plan view) where sidewalk terminates at cul-de-sac.
- Add City standard Typical Section per City detail 805 on the street plans. All information shown in the City details must be shown on the typical section including cross-slopes, boulevard tree setbacks, sidewalk location and 10-ft. small utility corridors on each side of right-of-way.
- Add City standard detail 801 on the street plans to detail the minimum project pavement section.
- Add City Standard Sidewalks and Trails Plan Notes dated March 2017 (Detail 500A).
- Add City Standard Storm Sewer Plan Notes dated March 2017 (Detail 400A).
- Revise street profile to meet City standards for vertical crest curve $K=19$ minimum.
- Label all storm sewer structures including FES.
- The storm sewer system shall be designed to maintain the City standard **minimum** pipe cover of 3.0 feet. Revise storm sewer from CBMH to FES to maintain minimum 3-ft. pipe cover.
- Per City requirements all storm sewer pipe easements must be a minimum 30-feet in width. Additional easement is required over Lots 5 and 6 to provide a minimum 30-ft easement centered over the pipe.
- Add profile for proposed driveway culvert and verify 30 ft. easement over pipe and structures.
- Add storm sewer structure table showing casting type and build.
- Call-out sump manhole in plan view.
- Drain tile is required as part of the City standard street section at all localized low points in the street. Coordinate with Northport to extend drain tile per City standards, minimum 100 ft. on each side of road, from existing catch basins in Northport development, south along Liberty Court. End each drain tile with a clean-out.

MUNICIPAL WATER SUPPLY

- Municipal water supply is available immediately adjacent to the proposed development along Liberty Court. The applicant is responsible to extend the municipal water into the development site at developer's cost.
- No trunk watermain oversizing applies.

MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer is available immediately adjacent to the proposed development along Liberty Court. The applicant is responsible to extend sanitary sewer into the development site at developer's cost.
- No trunk sewer oversizing applies.

SANITARY SEWER AND WATERMAIN PLANS

- Add plan scale and north arrow.
- Add City Standard Watermain Plan Notes dated March 2017 (Detail 200A) to the utility plan.
- Add City Standard Sanitary Sewer Plan Notes dated March 2017 (Detail 300A) to the utility plan.
- Add existing gas main(s) and show pipe size, material and location (dimensions from easement edge). Gas main depths must be field verified and placed on the plans at water/sewer service crossing.
- Add and clearly show gas main easement area and contact information.

- Extend water and sewer service for Lot 7 completely across gas main easement as part of the development improvements. Show extensions on the utility plan.
- Revise 6" PVC sewer pipe with City minimum 8" PVC sewer main.
- Realign the sewer pipe to the centerline of the Lot 7 drainage and utility easement. The pipe requires a minimum 30-ft easement centered over the pipe.
- Relocate MH-3 to remain a minimum 15-ft outside of the gas main easement.
- Add water and sewer service stubs to each lot including sewer stub invert.
 - All water/sewer stubs must be perpendicular to the street. Watermain and sewer main realignment will be necessary in the cul-de-sac to meet this requirement.
 - Sanitary sewer service pipe to be called-out as Schedule 40 and stubbed 10ft. beyond the right-of-way.
 - All curb stops to be located 10 ft. beyond the right-of-way.
 - Water/sewer stubs cannot terminate within a paved driveway surface.
- Add sewer manhole to realign watermain/sewer main to remain under bituminous paved surface.

SIGNING/PAVEMENT MARKING/LIGHTING PLAN

- Add signing, pavement marking and lighting plan per City standard plan format. Update sheet index.
- Add Signing/Pavement Markings/Lighting Plan Notes dated March 2017 (Detail 900A).
- Add one City standard light pole at the end of the cul-de-sac.
- Add Street Light Note to indicate "Residential street lights shall be Xcel Energy 100W HPS California Acorn (Black in Color) with a 15 ft. Aluminum Pole (Black in Color)".
- Add three (3) "No Parking" signs for no parking around cul-de-sac. No parking signs to be MnMUTCD R8-3, 18"x18".

DETAILS

- Sheets C4.1-C4.3. Add City details 210, 419, 420, 507A-E, 508, 511, 514, 805, 901, 902, and 903.

SPECIFICATIONS

- Submit Project Specifications for Wyndham Village for staff review using the City Standard Specifications dated March 2017.
- If supplementary specifications are also submitted, the following statement must be placed as the first clause of the supplementary provisions, *"The City Standard Specifications for Public Infrastructure, dated March 2017, shall apply to the work performed under this contract. Any supplemental specifications are intended to supplement the City Standard Specifications, however they do NOT supersede the City Standard Specifications, Details, Design Standards, or ordinances unless specific written approval has been provided by the City."*

LANDSCAPE PLAN:

- This review does not cover the Landscape Plan or Irrigation Plan. Plan review to be completed by other City representatives.
- The Landscape Plans must be revised to accommodate maintenance access to all storm water BMPs. Grades along pond access cannot exceeded 10% and must be a minimum of 20 feet in width. Maintenance access from public right-of-ways must be shown on the Landscape Plans.



Metropolitan Airports Commission

6040 28th Avenue South, Minneapolis, MN 55450 • 612-726-8100 • metroairports.org

May 14, 2018

Ms. Emily Becker
Planning Director
City of Lake Elmo
3800 Laverne Avenue N
Lake Elmo, Minnesota 55042

Re: Wyndham Village Preliminary Plat Review Comments

SENT VIA EMAIL (ebecker@lakeelmo.org)

Dear Ms. Becker:

As requested in your correspondence dated May 8, 2018, the Metropolitan Airports Commission (MAC) has reviewed the Wyndham Village Preliminary Plat documents. We appreciate the opportunity to review the documents, and offer the following comments.

Land Use and Aircraft Noise

The proposed residential development is located in close proximity to Lake Elmo Airport. This area receives routine aircraft overflight activity (approximately 27,000 annual aircraft operations), both during the day and at night, and will continue to into the future. It is MAC's experience that placing residential areas in such locations around airports results in noise complaints and resident concerns about aircraft noise and overflights.

MAC requests that prospective property buyers be provided information on the properties' locations relative to the Lake Elmo Airport and the related aircraft operations. At a minimum, the Lake Elmo Airport disclosure statement included in Article X, Section 9 of the *Declaration of Easements, Covenants, Conditions and Restrictions* instrument for the adjacent Eason Village development (attached) should be provided in the equivalent instrument prepared for Wyndham Village development. Further, MAC strongly recommends that the City require appropriate noise attenuation construction practices for residential structures within the affected area. Residential structures in the proposed development area will not be eligible for MAC noise mitigation programs.

Airspace

The requirements for filing an aeronautical study with the Federal Aviation Administration (FAA) for proposed structures and/or temporary construction equipment vary based on a number of factors, including the site elevation, structure height, and proximity to an airport. The FAA provides a "Notice Criteria Tool" on its Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website that can be used to determine if an aeronautical study is warranted. The FAA OE/AAA website can be accessed via the following link: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Ms. Emily Becker
May 14, 2018
Page 2

If use of this tool indicates that any FAA notice criteria are exceeded, MAC requests that the applicant submit an aeronautical study with the FAA for the proposed development (including construction equipment) and provide a copy of the resulting determination letter before construction begins.

Water Quality – Surface Water Runoff

The MAC fully supports the use of infiltration basins in the vicinity of the Lake Elmo Airport, and encourages all ponding areas to be designed as dry ponds that are non-attractive to waterfowl and drain within 48 hours after a 10-year precipitation event.

From the preliminary plat documentation, it appears that storm water runoff will drain to the adjacent infiltration basin being constructed for the neighboring Village Park Preserve development. Please provide additional information about how long it will take standing water in the new Wyndham Village pond to drain and/or infiltrate based on both 10-year and 100-year precipitation events. Also, please identify who will be the responsible party for long-term maintenance of the pond.

We request that the following waterfowl mitigation techniques be incorporated into the final design of the necessary ponding area for the proposed development.

1. Create a physical barrier (i.e., a permanent fence) between the water and manicured lawns.
2. Reduce the overall surface area of the water and encourage emergent vegetation to grow.
3. Eliminate manicured lawn/turf in close proximity to the water source by using a native prairie seed mix.

Implementation of these recommendations does not guarantee that geese or other hazardous wildlife will not be attracted to the permanent water features associated with the proposed development. However, incorporation of these design elements should reduce the likelihood of waterfowl becoming a greater hazard to flying operations at the Lake Elmo Airport. If notified by the MAC that birds and/or waterfowl activity poses a safety hazard to the Airport due to design elements that fail to incorporate the mitigation techniques described above or improper maintenance of the storm water pond, we will expect the City or its designee to take immediate remediation efforts to alleviate the hazards caused by the pond.

Finally, please identify who will be the responsible party for long-term maintenance of the storm water pond

Landscaping

The Preliminary Landscape Plan appears to indicate that many existing trees will be relocated to a new location on the site. MAC requests that, if feasible, any new trees introduced to the site be of a non-fruit bearing species to minimize wildlife attractiveness. The City must also be aware that any trees planted in the vicinity of an approach to a runway may require removal or trimming (at the Owner's expense) at some future date if they grow to become an obstruction to the airspace of the Airport or compromise flight procedures.

Also, due to the close proximity of the proposed development to the runways at the Lake Elmo Airport, we request the street luminaries be down-lighted to avoid confusion by pilots as they approach the airfield at night.


Ms. Emily Becker
May 14, 2018
Page 3

Construction Measures

Please ensure that the contractor is required to develop and implement a dust control plan that will prevent airborne particulates generated during construction from interfering with aircraft operations at the Lake Elmo Airport.

Thank you for the opportunity to comment on this proposed Wyndham Village Preliminary Plat. If you have any questions about these comments, please contact me at 612-726-8129 or via e-mail at neil.ralston@mspmacc.org.

Sincerely,



Neil Ralston, A.A.E.
Airport Planner

cc: Heather Leide, MAC
Joe Harris, MAC
Pat Mosites, MAC
Dana Nelson, MAC

Attachments: Excerpt from Easton Village Declaration Documents

Section 9. Disclosures Required by City of Lake Elmo.

- (a) *Lake Elmo Airport.* The Property is located near the Lake Elmo Airport, a public use airport owned and operated by the Metropolitan Airports Commission. The Airport is open 24 hours a day, year round. The Airport operates with a primary runway on a northwest/southeast orientation and a perpendicular crosswind runway on a northeast/southwest configuration. The primary role of the Lake Elmo Airport is to accommodate personal, recreational, and some business aviation users within Washington County and the eastern portion of the Twin Cities Metropolitan Area. The Airport accommodates aircraft operations from single and multi-engine propeller-driven aircraft; occasional corporate jet aircraft; helicopters; and pilot training facilities; all of which may affect the Property with overflights and aircraft noise during the day and at night. The Airport operates lighting which may be visible from the Property.

The Long-Term Comprehensive Plan for the Lake Elmo Airport contemplates constructing a longer primary runway parallel to but shifted north and east of the existing northwest/southeast runway alignment and an extension to the crosswind runway. The proposed expansion is intended to improve the Airport's ability to fulfill its existing role and to compete more effectively for additional business-related flights that use propeller-driven aircraft.

Further information regarding the Lake Elmo Airport can be obtained from the Metropolitan Airports Commission's Airport Manager, Telephone No.: 651-224-4306.

- (b) *Union Pacific Railroad.* The property is located near an active Union Pacific Rail Line, which at present, carries 4-6 trains per day. The City of Lake Elmo intends to construct a new railroad crossing across the railroad right-of-way that will connect the northernmost extension of Village Parkway as platted within Easton Village to Minnesota State Highway 5.
- (c) *Manning Avenue/County Highway 15.* The access to Manning Avenue from 32nd Street North is temporary in nature and will be eliminated at such time that Village Park Way is connected to 30th Street or five (5) years has passed from the date of final plat approval, whichever is longer.

ARTICLE XI

PROHIBITED ACTIVITIES AND USES

Section 1. Nuisances. No noxious or offensive activities shall be carried upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 2. Livestock and Poultry; Domesticated Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on the Property except that dogs, cats or other household domesticated pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. All household domesticated pets, most often dogs and cats, shall be restricted from entering onto any Lot other than the Lot of its owner, and the owner of any such household domesticated pet shall be responsible for the immediate cleanup and disposal of pet droppings. Notwithstanding the foregoing, the Association specifically reserves the right to promulgate rules and regulations regarding pets on the Property, including, but not limited to, the size of pets permitted and/or the prohibition of pets on the Property.