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Lake Elmo, MN 55042

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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday August 27, 2018
at 7:00 p.m.
AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. August 15, 2018
4. Public Hearings
 - a. FINAL PLAT AND PLANNED UNIT DEVELOPMENT (PUD) PLANS. A request by Trident Development, LLC, 3601 18th Street South, St. Cloud, MN 56301, for a Final Plat and PUD Plans for Outlots B and C, Boulder Ponds for the development of a 95-unit senior assisted living and memory care project that will include a three-story, wood-framed apartment to be built over an underground parking garage. PID #'s 34.029.21.33.0024 and 34.029.21.33.0023.
5. Business Items
 - a. ZONING TEX AMENDMENT. The Planning Commission is being asked to provide feedback on a Mixed Use Business Park and Mixed Use Commercial Ordinance.
6. Communications
 - a. City Council Updates – August 21, 2018
 - a. Legacy at Northstar Final Plat and PUD
 - b. Legacy at Northstar Developer Agreement
 - c. PUD Ordinance
 - d. Chicken Ordinance
 - b. Staff Updates
 - a. Upcoming Meetings:
 - September 14, 2018
 - September 26, 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.



**City of Lake Elmo
Planning Commission Meeting
Minutes of August 15, 2018**

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

COMMISSIONERS PRESENT: Emerson, Dodson, Dorschner, Weeks, Kreimer, Lundquist & Hartley

COMMISSIONERS ABSENT: Johnson & Pearce

STAFF PRESENT: City Planner Prchal

Approve Agenda:

M/S/P: Hartley/Lundquist, move to approve the agenda as presented, ***Vote: 7-0, motion carried unanimously.***

Approve Minutes: July 23, 2018

M/S/P: Lundquist/Emerson, move to approve the July 23, 2018 Minutes as presented, ***Vote: 7-0, motion carried unanimously.***

Public Hearing – Final Plat and Planned Unit Development and Conditional Use Permit

Prchal started his presentation regarding a request by Shamsi, LLC for approval of Final Plat and PUD plans and a conditional use permit for the operation of a daycare facility to be called growing explorers. This daycare facility would be located on the 1.54 acre outlot A of Boulder Ponds 1st addition.

This application is consistent with the preliminary plat. Parkland dedication required is \$6,930. At preliminary plat, this lot was presented as commercial. Prchal went through the recommended findings for the PUD portion of this application. One finding of interest is that the parking lot and building do not meet the required setbacks. This is part of a PUD, so flexibility is allowed if the City chooses to do so.

Prchal went through the conditions of approval for the PUD aspect. Most of the conditions are the standard ones that are required for all developments.

Prchal went through the Conditional Use Permit aspect of the application. A day care is a conditional use in the commercial zoning district. This facility would anticipate

opening in the spring of 2019. This facility would serve approximately 180 children with 30 employees. The building would be 13,000 square feet with a 10,000 square foot play area. The hours of operation would be Monday through Friday 6:30 am to 6:30 pm.

In regards to the site design, the applicant is proposing one way in and two ways out, which would mean two curb cuts off of Jade Trail. There will be a berm on the south side of the property, and a recommended condition of approval is that the play area be fenced. For the lighting design, a condition of approval is that a photometric plan be submitted and approved.

Prchal went through the Parking lot screening standards. The application meets most of the standards with the exception of a few trees and screening on the northern side of the development. The development will need to conform to the Lake Elmo Design and Guideline standards.

The building official indicated that two additional fire hydrants will be needed within the interior of the parking lot within the center islands. The City would require a 30 foot watermain easement over the watermains and hydrants.

Lundquist stated that the playground is not shown on the site plan. Dodson stated that could be brought up to the applicant.

Prchal went through the conditions of approval for the Conditional Use Permit. These include conditions pertaining to signs, landscaping, stormwater management, fire hydrants, etc.

Kreimer is wondering about the setback and screening requirements for the playgrounds. Prchal stated that there are not any requirements that he is aware of. Prchal stated that the screening is a condition of approval. Dodson asked if there are any design standards for the fencing of a commercial property. Prchal stated that it would need to meet the general fence standards.

Hamad Shamsi, Owner Growing Explorers, feels this is a great spot to put a high quality daycare center with the growth in Lake Elmo. Regarding the playground area, this would be divided by age groups and would go along the Western and Southern border of the property. The fencing would be four foot rubberized fencing around the playground. Kreimer asked if all employees would be there at the same time. Shamsi stated that at full capacity, 30 employees would be required to service the children. Kreimer is wondering if 56 parking spots is enough to serve the employees and to accommodate pick up and drop off. Shamsi stated that they are approximately 10 parking spaces above what the code would require. Dorschner asked why they are not able to meet the setbacks. Shamsi stated that they moved everything to the East as much as possible to give the children as much play space as possible. Dodson asked about the setback to the North. Shamsi stated that there is a large step up to the lot to

the North and he is not sure what purpose a six foot fence would serve there as that property looks down onto this one. Dodson is wondering why it wasn't shifted 3 feet to the south because then there would not be a setback issue. Shamsi stated that where the natural berm is right now as well as the drain in the south east corner, is where things started and went up from there.

Engineer for Shamsi stated that the drainage ditch that runs along the West site cannot be drained into. All the water needed to be diverted around the building to the pond that they had where the drain is. Dodson stated that it would appear that the building and parking lot is located where it is for technical reasons.

Hartley asked what the property to the West is. Weeks stated that there is a City owned easement and then Park Dental.

Dodson asked the applicant why he would be hesitant to change the fence height to six feet. Shamsi stated that cost is a factor. When you are talking about infants, toddlers and preschoolers, a four foot rubberized fence is standard for daycares. A six foot fence would not necessarily deter people from jumping over the fence. There will be security measures to prevent issues. Weeks asked if Growing Explorers is private or a franchise. Shamsi stated it is private, family owned and operated.

Public Hearing opened at 7:37 pm

No one spoke and there was no written correspondence

Public Hearing closed at 7:37 pm

Lundquist is concerned about the four foot high fence as the daycare is in a very visible location. With her background in law enforcement, she is concerned about the danger of predators. Lundquist feels that if this was in a residential area, the four foot fence would be sufficient. Dorschner stated that for him to vote for that, he would need some data supporting that a higher fence gives more protection. Shamsi stated that they do plan to plant spruce trees on the southern border to provide more screening and a sound barrier.

Dodson wanted to discuss the screening on the North side and if the code requires it along the whole northern border. Prchal stated that is correct. Dodson agrees with the applicant that with elevations that different, a screening fence would not be useful. Hartley is wondering if there is something depicting those elevations. Shamsi pointed to the site survey in the packet that goes from 994 feet to 1000 feet within approximately 20 feet distance. Weeks is wondering if the screening has to be a fence or if it could be vegetative. Weeks feels that if it is part of the code, it can't be completely changed without changing the code or getting a variance. Prchal pointed out that with a PUD, there is flexibility. Hartley stated that having a large number of children outside playing

is noisy and having the screening as indicated will give some noise reduction to the residential use to the North. Kreimer feels that with the grade change, a fence will not help. Kreimer would rather require the vegetative screening. Emerson and Weeks agrees that planting of spruce trees is a better choice. Hartley stated that maybe something like a boxwood hedge might be effective.

M/S/F: Weeks/Dodson, move to amend condition of approval #3 to add “consists of either masonry wall, fence or landscape material that provides a screen at least 6 feet in height and is at least 90% opaque on a year round basis”, **Vote: 2-5, motion fails.**

M/S/P: Lundquist/Emerson, move that the screening requirement of a wall or fence between the uses at the North end of the property not be required because of the elevations, **Vote: 4-3, motion carried, with Weeks, Hartley and Kreimer voting no.**

Dorschner is concerned that the elevations might not always be the same if the property to the north changes the grading. Emerson stated that he thinks the elevations keep going up and would not see that happening.

Kreimer is wondering if since the Fire Chief could not review this plan, if we should have a neighboring City review the plan. Prchal stated that the Building Official is qualified to review this site. Shamsi stated that 2 additional fire hydrants is overkill when there are fire hydrants close by. Weeks asked if the building has fire sprinklers. Shamsi stated that it is not required for a one story building such as this that has exits from each classroom, but they are still examining that as an option. Weeks stated that the placement of the fire hydrants would be with the capability of our equipment and our staff. Weeks stated that one across the road may not be sufficient based on our apparatus and staff.

M/S/F: Kreimer/Lundquist, move to add condition of approval #7 that PUD must be reviewed by neighboring fire department staff and applicant must meet all requirements noted by fire department, **Vote: 0-7, motion fails.**

Prchal stated that he is not entirely sure that another City would do this. Emerson stated that he doesn't think you could get another jurisdiction to do this. Hartley is wondering if there is someone else on the Fire Department that would be knowledgeable enough to make the determination. Weeks stated that the Building Official has a fire department background.

M/S/P: Kreimer/Dorschner, move to recommend approval of the Growing Explorers Final Plat and PUD Plans with recommended findings and conditions of approval as drafter by staff, **Vote: 7-0, motion carried unanimously.**

M/S/P: Kreimer/Dorschner, move to recommend approval of a Conditional Use Permit for a day care facility to be called Growing Explorers Learning Center, ***Vote: 7-0, motion carried unanimously.***

Business Item – Drone Ordinance

Prchal started his presentation regarding a possible drone ordinance. Drones are defined as an unmanned aircraft which is operated without the possibility of direct human intervention from within or on the aircraft. Being that drones are still relatively new, many municipalities do not have code related to them. There are 3 categories of uses. Commercial, which received payment for their services. Government operators flown for schools or law enforcement. Model aircraft operators are flown for recreation.

Staff is inclined to make information available on the City website. Links could be provided to the FAA and other sites with UAS related information. It might be more appropriate to send people to the appropriate information through the website.

Weeks doesn't see drones as a problem and feels other agencies cover them. Dorschner feels that they can be an invasion of privacy. Hartley stated that there are current nuisance and peeping Tom ordinances that should cover it. Weeks believes that there are laws against using drones for spying on your neighbors. Prchal suggested maybe adding something to the nuisance ordinance.

M/S/P: Kreimer/Lundquist, move to recommend that staff gather and provide information about drones for the City Website which will direct users for proper drone operation, ***Vote: 7-0, motion carried unanimously.***

Dodson suggested that as part of that research, add which parks are 5 miles from the City Park. Dorschner would also like to add what the privacy laws are.

City Council Updates – August 7, 2018

1. Legacy at Northstar 1st Addition Final Plat – no action
2. Legacy at Northstar Developer Agreement – no action
3. Home Occupation Ordinance - passed
4. Tree Preservation Ordinance – will be brought to a workshop

Staff Updates

5. Upcoming Meetings
 - a. August 27, 2018
 - b. September 10, 2018

Meeting adjourned at 8:40 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant

DRAFT

STAFF REPORT

DATE: 8/27/18

REGULAR

ITEM #: 4A

MOTION

TO: Planning Commission
FROM: Emily Becker, Planning Director
AGENDA ITEM: Boulder Ponds 4th Addition Final Plat and Planned Unit Development (PUD) Plans
REVIEWED BY: Jack Griffin, City Engineer

BACKGROUND:

The City has received a set of applications from Shamsi, LLC for Final Plat and PUD Plans for Outlots B and C of Boulder Ponds 1st Addition.

ISSUE BEFORE COMMISSION:

The Planning Commission is being asked to hold a public hearing and make recommendation on the request for approval of Final Plat and PUD Plans for a 3.68 acre development of Outlot B (1.44 acres) and Outlot C (2.24 acres) of Boulder Ponds. The development will consist of a 95 unit senior care facility to include 28 memory care units and 67 assisted living units along with resident services.

PROPOSAL DETAILS/ANALYSIS:

Applicants: Trident Development, LLC, 3601 18th Street South, St. Cloud, MN 56301

Property Owners: OP4 Boulder Ponds, LLC, 11445 Viking Drive, Ste 350, Eden Prairie, MN 55344

Location: Outlots B and C, Boulder Ponds, PID#s 34.029.21.33.0023 and 34.029.21.33.0024

Request: Final Plat and PUD Plans for Boulder Ponds 4th Addition to congregate housing with accessory services

Existing Land Use: Vacant property

Existing Zoning: HDR – High Density Residential

Surrounding Land Use / Zoning: South – I-94 and Woodbury; West – Boulder Ponds outlot and Park Dentail (BP – Business Park); East – Vacant land, Outlot F Boulder Ponds (C - Commercial); North – Single Family Residential Housing (LDR – Low Density Residential)

Comprehensive Plan Guidance: Commercial/Medium Density Residential

History Boulder Ponds PUD General Concept Plan approval: 12/17/2013 by Resolution 2013-109; Boulder Ponds PUD Preliminary Plat and PUD Plans approval: 9/16/2014 by Resolution 2014-073; Boulder Ponds 1st Addition Final Plat approval (platting the outlots): 4/21/2015 by Resolution 2014-023; Boulder Ponds Zoning Map and PUD Amendment: 12/6/2016 by Ord. 08-149

Deadline(s) for Action: Application Complete – 7/27/2018
60 Day Deadline – 9/25/2018
Extension Letter Mailed – No
120 Day Deadline – N/A

Applicable Regulations: Chapter 153 – Subdivision Regulations
§154.210 – Off-Street Parking
Article XII: Urban Residential Districts
§154.258: Landscape Requirements

Reason for a PUD. The outlots on which the development is proposed are part of the Boulder Ponds PUD. It was indicated in the PUD Concept Plan for Boulder Ponds that the PUD would contain 93 single family homes and a senior housing multi-family residential building.

Identified Objectives. When reviewing requests for approval of a planned unit development, the City shall consider whether one or more of the objectives outlined within the PUD ordinance will be served or achieved. Staff believes that the following objectives are being met with the proposed development:

- Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.
- Provision of more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques.
- Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.

Minimum Requirements. It has already been determined with the Boulder Ponds Preliminary Plat the minimum requirements of a PUD have been met.

Amenities. It is of the opinion of Staff that the provision of senior housing is an amenity in and of itself. It was communicated during the Concept Plan that this area would be senior housing, and the Comp Plan supports senior housing initiatives within the sewerred areas of the City. Additionally, the PUD ordinance indicates that underground or structured parking that is integrated into the primary structure warrants amenity points for increased density (5-10 points).

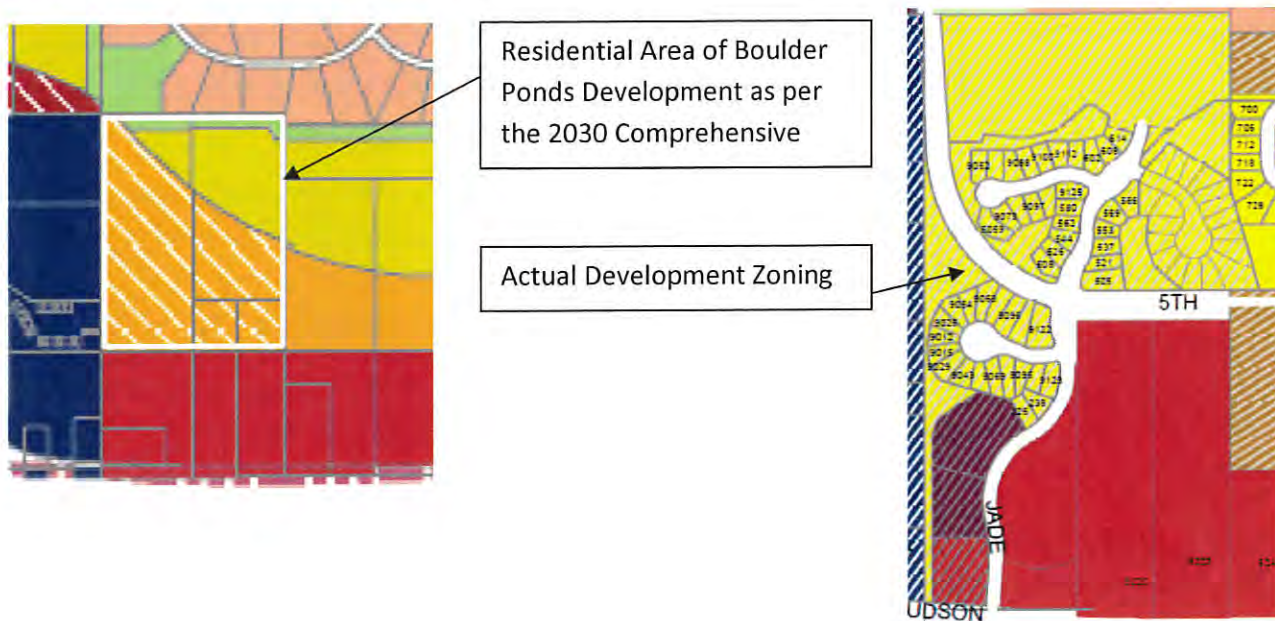
PUD Allowed Development. Per the City's PUD Ordinance, uses within a PUD may include only those uses generally considered associated with the general land use category shown for the area on the official Comprehensive Land Use Plan. Specific allowed uses and performance standards for each PUD shall be delineated in an ordinance and development plan. The PUD development plan shall identify all the proposed land uses and those uses shall become permitted uses with the acceptance of the development plan. Any change in the list of uses approved in the development plan will be considered an amendment to the PUD, and will follow the procedures specified in Article 5, Section 154.105 for zoning amendments.

Proposed Uses. The applicant has proposed the following uses for the property. While some of these uses are conditional within the High Density Zoning District, because the PUD ordinance, as mentioned above, outlines that uses delineated within a PUD application may become permitted, these uses would not require a conditional use permit.

- *Congregate Housing.* The Zoning Code defines congregate housing as a dwelling providing shelter and services for the elderly, which may include meals, housekeeping, and personal care assistance and minor medical services, but not intermediate, long term, or extended nursing care for residents. Senior assisted living dwellings and senior memory care dwellings are being proposed.
 - Congregate housing is a conditional use within the high density zoning district, and so Staff would support this use becoming permitted within this development.
- *Food Services.* These will be provided by onsite staff and third-party vendors. The project will include a commercial kitchen, which will be inspected and licensed through the State Department of Health and Washington County. Food services will include food preparation, cooking, and serving.
 - This is an accessory use to congregate housing and will provide food to residents and guests solely, not open to the public.
- *Beauty Salon.* This will be provided by a third party beautician and will be inspected and licensed through the State Department of Health.
 - This is also an accessory use to congregate housing and will not be available to the public.

Density. The PUD Concept Plan had originally proposed a 64-unit senior housing facility. However, it was explained in the Staff Report to the Planning Commission dated 12/9/2013 that the applicants had

submitted a density analysis worksheet to present the gross densities associated with the low density and medium density areas. Due to the fact that 5th Street (which serves as the boundary between the low density and medium density areas) had been moved to the south, the Boulder Ponds development included more low density residential than was planned for in the 2030 Comprehensive Plan as shown below.



The 2030 Comprehensive Plan showed a total of 36.76 acres of medium density residential area and 7.26 acres of low density residential area within the medium within the development. Therefore, using the lower ends of the allowed density within these land uses, the entire development was to have a total of 183 units (18 units within the low density residential area and 165 units within the medium density residential). The approved development has approximately 46 acres of low density residential area, and contain 93 units. Therefore, at least 90 more units should be within the development, and with the PUD, it is reasonable for this amount to be increased to 95 units.

Zoning Map and PUD Amendment. A zoning map/PUD amendment was requested to rezone Outlots B and C to High Density Residential and was approved in December of 2016 by Ord. 08-149. While the Concept Plan and Preliminary Plat had proposed 64 units within the development, this was only within Outlot C. Outlot B was to have been commercial and was rezoned to High Density Residential with the approved Zoning Map Amendment. Through the addition of the 1.44 acre Outlot B to the high density residential area, an additional 26 units would be allowed, and as per the Staff Report presented to Planning Commission and Council, five additional would be allowed with additional PUD density. It should be noted that memory care units will need to count towards the density within the development, as per the Met Council’s plat monitoring program guidelines, memory care units that are a part of a senior campus that include assisted living units and/or are apartment like and have their own kitchen need to count towards density.

Site Plan and Narrative. The application narrative indicates that Trident Development LLC, a St. Cloud-based real estate development organization, will be the project manager, and that Tealwood Senior Living, a Twin Cities-based senior living care operator and provider, will be the long term operator. According to the narrative, the two companies have a long history of successfully developing, owning and operating senior living projects, and their ownership partnership results in additional care given to design and quality of the building, how it will last the test of time, how the project fits within the community, and how well it will operate for its residents.

There will be 28 memory care units and 67 assisted living units. The building will include a bistro, community dining room, scheduled wellness programming and activities, chapel, beauty salon, spa with hydrotherapy tub, transport van for scheduled trips and transportation needs, wireless internet access, community room for resident parties and family gatherings, private dining room for special occasions, resident monitoring system and controlled access entry system, wellness center with gym-quality equipment, light housekeeping services, generously landscaped lawn with significant plantings, spacious outdoor patio, ample walking paths, gazebo, and video surveillance and elevators. The apartment units will provide one and two bedroom style units; complete kitchen with upgraded appliances; in-unit dishwasher; and private balconies and window blinds. The memory care units will have a limited kitchen and appliances and full bathroom.

Minimum Lot Size Requirements. The parcel is consistent with the outlots created as part of the Boulder Ponds 1st Addition Final Plat and meets the minimum lot size and width requirements of the Commercial zoning district. Outlots B and C will be combined to total 3.68 acres.

Parkland Dedication. The City requires 10% of the purchase price of the property for parkland dedication for property within the HDR zoning district. The developer has indicated that the purchase agreement price for the property is \$1,235,000, and so the required park dedication for the development is \$123,500.

Setback and Impervious Surface Requirements. The following table outlines how the proposed use adheres to the setback and impervious surface requirements of the High Density Residential zoning district. The proposed site plan meets all of the requirements.

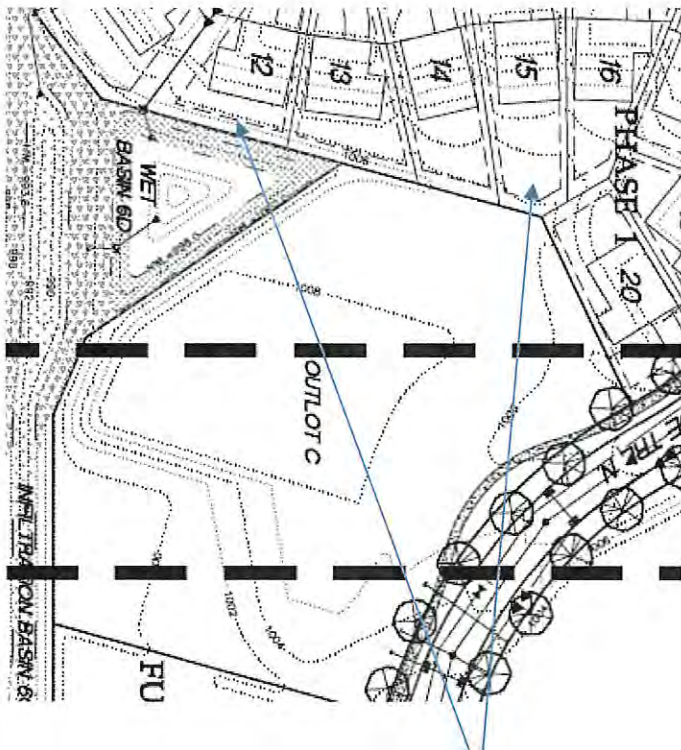
Commercial District – Zoning Standards		
Standard	Required	Proposed
Maximum Height	50 feet	38 feet
Maximum Impervious Coverage	75%	52%
Front Yard Setback – Building	20 feet	20.3 feet
Interior Side Yard Setback – Building	10 feet	50.8 feet
Corner Side Yard Setback – Building	15 feet	N/A
Rear Yard Setback - Building	20 feet	20.4 feet

General Site Design Considerations, Commercial Districts. The following outlines how the proposed development adheres to the City’s General Site Design considerations for the Commercial zoning district.

- *Circulation.*
 - *Internal connections when feasible.* There are no feasible internal connections to the site. The site will be accessed off of Jade Trail North. There are two access points to the site to allow delivery trucks to safely and efficiently enter the site from one access point and leave from the other access point without turning around.
 - *Curb cuts minimized.* There are two proposed curb cuts in order to provide better circulation.
- *Fencing and Screening.* It is a recommended condition of approval as mentioned below that there be more screening provided along the northern edges of the development from the single family residential housing.
- *Lighting Design.* The applicant has submitted a photometric plan which shows that the proposed lighting does not exceed more than 4/10 footcandle at any property line, adherent with Code.
- *Exterior Storage.* There is no exterior storage proposed. Trash collection will occur in designated trash rooms located within the underground parking garage, and no trash/refuge area is proposed outside of the building.

Standards for Congregate Housing. The following outlines the standards that pertain to congregate housing within any zoning district as indicated in the Zoning Code.

- To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of existing building and surrounding neighborhood.
 - Architectural renderings have been provided, and the facility is designed to be compatible with the scale and character of the single family homes within Boulder Ponds.
- The site shall contain a minimum of fifty (50) square feet of green space per resident, consisting of outdoor seating areas, gardens and/or recreational facilities. In cases of unique circumstances, the City may consider public parks or plazas within three hundred (300) feet of the site to meet this requirement. It is the responsibility of the applicant to demonstrate why the green space cannot be located on-site.
 - With 95 residents, 4750 square feet would be required. There is an approximately 286 square foot relaxation garden proposed within the development. The pervious area within the development makes up for 48% of the parcels, totaling 76,554 square feet. This requirement is met.
- An appropriate transition area between the use and adjacent property may be required, to include landscaping, screening and other site improvements consistent with the character of the neighborhood.
 - There is single family detached housing to the north, and as shown below in the Boulder Ponds single family detached housing landscape plan, screening has not been provided in the rear yards of these lots. The attached landscape plan shows that five Northwoods Maples are proposed along the northern edge of the property. Staff believes that there should be additional screening provided along the north edge of the property that includes at least one deciduous or coniferous tree per forty feet along the three northern property lines.



Boulder Ponds Single Family Residential Landscape Plan. No screening provided in single family residential lots.



Boulder Ponds Senior Housing Landscape Plan. Only five trees proposed along northern property lines. Recommended condition that there be at least one deciduous or coniferous tree every 40 feet.

Parking Lot Requirements

- *Number of Parking Spaces.* One space per employee on the largest shift plus one visitor space for every four residents based on capacity is required for congregate housing. There are 67 assisted living units with a mix of one and two bedrooms, so assuming that these are half and half, one would anticipate approximately 100 assisted living residents, so only 25 spaces would be needed for the residents. Memory care units are not counted, as these patients cannot drive. The total number of spaces provided is 107, with 72 underground stalls and 35 surface stalls. It is not anticipated that the number of employees on the largest shift would exceed 82, and so the parking provided is sufficient.
- *Minimum Parking Space and Aisle Dimensions.* Parking spaces are nine feet wide as required by Code, and the aisle widths are 22 feet wide, sufficient for two way access.
- *Marking of Parking Spaces.* Parking areas containing five or more spaces are required to be marked with painted lines at least four inches wide. This is shown on the plans.

- *Curbing.* Open off-street parking areas designed to have head-in parking along the property line shall provide a bumper curb or barrier of normal height. This is shown on the plans.
- *Accessible Parking.* The proposed number of parking spaces is 107. The 35 surface stalls contain three handicap-accessible spaces with van access, which meets the Americans with Disabilities Act (ADA) requirements. The underground parking will need to contain at least an additional five handicap-accessible spaces.
- *Parking Area in Front of Building.* Standards for multi-family housing within the HDR district require that no parking is located in the front yard or between the front façade and the street. Congregate housing does not have these standards, however. Additionally, the applicant has indicated in the narrative that assisted living facilities require a prominent, safe, covered, visible and highly-accessible pick-up/drop-off point; and that assisted living units drive the need for guest parking, which often times is used by handicapped visitors.

Parking Lot Screening Standards

- *Interior Parking Lot Landscaping.* At least 5% of the parking lot is devoted to islands or corner planting beds as is required per the City's interior parking lot landscaping standards. Additionally, the number of trees required to be provided within these interior islands and corner beds is met, as two trees are within landscaping islands and four are within the corner bed.
- *Perimeter Parking Lot Landscaping.*
 - *Frontage Strip.* A well-over five-foot wide frontage strip is provided between the parking area and street. Screening has not been provided along Jade Trail, and it is a recommended condition of approval that this be provided. A masonry wall, fence, berm or hedge or combination that forms a screen a minimum of three and a half and a maximum of four feet in height and not less than 50% opaque on a year-round basis should be provided. The requirement that at least one deciduous tree be planted every 50 linear feet has been met along Jade Trail with the existing trees that were planted with the development of Boulder Ponds.
- *Screening.* As previously mentioned, screening is required to provide visual and noise separation of intensive uses from less intensive uses. The property to the north is guided for and currently is used for Low Density residential. Landscaping is provided along the edges of the buildings, but a masonry wall or fence in combination with a landscape material that forms a screen at least six feet in height along with at least one deciduous or coniferous tree per 40 linear feet along the property line should be provided.

Landscape Plans. The applicant has submitted landscape plans which have been reviewed by the City's landscape architect. This review is attached to this memo and indicates that the proposed landscape plan does not provide at least 25% coniferous trees as required by ordinance, does not provide screening on the north end of the site, has utility conflicts, and sufficient green space as required by ordinance.

Proposed Monument. The proposed monument (including the support structure) is 6'9" tall and ten feet wide. The allowed height of a sign within the HDR district is six feet and the maximum area is 32 square feet. Support structures are not included in this calculation.

Lake Elmo Design Guidelines and Standards. The property is located within the I-94 district, and therefore must adhere to the Lake Elmo Design Guidelines and Standards.

- *Site Design.* Building is oriented towards Jade Trail North, on which a pedestrian trail is provided. The building is located as close to the public street as possible, and recreational and common spaces are located at the interior or rear of the site.
- *Streetscape.* Sidewalks to the buildings are provided parallel to the public street from the parking lot. There are street trees that were planted with the Boulder Ponds single family residential development.
- *Landscaping.* Shade and ornamental trees and other plant material are proposed within the front setback area, and it is a condition of approval that the parking lot be buffered from Jade Trail North.
- *Parking.* The surface parking area is not located in the rear or side yard as suggested, and surface parking parallel to the street exceeds 50% of the primary street frontage, as is discouraged in these guidelines and standards. It is previously explained in this report why it is located in the front of the building. As such, it is a recommended condition of approval that the parking area be screened.
- *Delivery, Service, Storage and Utility Areas.* There are no outside trash enclosures proposed.
- *Building Design.* There are no blank facades without windows or doors, and continuous expanses of wall through façade articulation, recession and projection is utilized. There are no garage doors proposed.
- *Building Materials/Scale and Mass.* The building is wood-framed construction with a distressed concrete plank deck over the underground garage. Exterior materials utilize a complimentary blend of cultured stone and varying bands of LP Smart lap siding separated by frieze board. An emphasis is placed on the main building entry point by introducing additional amount of cultured stone and a prominent gable with decorative treatments, and a covered entry with ample porch space. The architectural design implements a series of dormers, together with variation of vertical plan (bump-outs) providing visual interest. The building also proposes single-hung vinyl windows with decorative mullions in all windows and doors; all-aluminum powder-coated suspended balconies and railings (assisted living units); architectural-grade asphalt shingles; and pre-finished aluminum fascia and soffits.

Fire Chief/Building Official Review. An automatic fire suppression system is provided throughout the building, which is monitored 24 hours a day. Two additional fire hydrants will be required for the site, one on the southwest corner of the parking lot and one to the north of the rear parking lot.

City Engineer Review. The City Engineer has provided a memo addressing the Final Plat and PUD Plans in the attached memo dated August 16, 2018. Comments of particular note are summarized below.

- The proposed project produces less runoff volume from the site than was originally planned for the storm water management plan for the Boulder Ponds development project and therefore no additional storm water BMPs will be required.

- Access spacing of the two proposed accesses are acceptable.
- Emergency vehicles will likely need to access the secondary driveway, as the front entrance includes a 14-foot wide drop off zone together with a secondary driveway.
- There is no turnaround provision for the rear parking lot.
- All 22-foot driveway entrances should be signed “No Parking.”
- One fire hydrant is proposed on site, and there is an existing fire hydrant located along Jade Trail North right-of-way for Outlot C. If additional fire hydrants are required on site, the fire hydrants and connecting water main will be City-owned and maintained.
- A private roof drainage/storm sewer system internal to the site is proposed to capture and direct runoff volumes to each of three City-owned storm water facilities in proportion to the Boulder Ponds stormwater management system. A Stormwater Maintenance and Easement Agreement in the City’s standard form is required for the private owned storm sewer system.
- Construction parking, including deliveries and equipment loading/unloading, is to be maintained interior to the construction site unless specifically permitted by the City for specified limited dates.

Preliminary Plat Conditions. Because conditions of approval for the preliminary plat for Boulder Ponds were related to the single family residential development, Staff will not be providing an analysis if preliminary plat conditions have been met.

Recommended Findings.

- 1) That the Boulder Ponds 4th Addition Final Plat and Final PUD Plan is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Boulder Ponds 4th Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Boulder Ponds 4th Addition Final Plat generally complies with the City’s High Density Residential zoning district.
- 4) That the Boulder Ponds 4th Addition Final Plat complies with all other applicable zoning requirements, including the City’s landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 5) That the Boulder Ponds 4th Addition Final Plat complies with the City’s subdivision ordinance.
- 6) That the Boulder Ponds 4th Addition Final Plat and Final PUD Plan complies with the City’s Planned Unit Development Ordinance.
- 7) That the Boulder Ponds 4th Addition Final Plat is consistent with the City’s engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated August 16, 2018.

Recommended Conditions of Approval. Staff recommends the following conditions be attached to approval of the Boulder Ponds 4th Addition Final Plat and PUD Plans:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plat and plans requested by the City Engineer in memos dated August 16, 2018 shall be incorporated into these documents before prior to signing the Plat for recording.
- 2) A Stormwater Easement and Maintenance Agreement in the City's standard form is required for the privately owned storm sewer system.
- 3) Prior to the release of the Final Plat for recording, 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 with financial guarantees therefore.
- 4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to recording. Easements may need to be revised pending review by the City of a detailed right-of-way boulevard plan and updated grading plans showing the storm water high water levels.
- 5) The applicant must obtain all other necessary City, State, and other governing body permits prior to the commencement of any construction activity on the parcel including but not limited to building permits, conditional use permits, South Washington Watershed District permit, etc.
- 6) The site plan is subject to a storm water management plan meeting State, South Washington Watershed District and City rules and regulations. All applicable permits must be obtained.
- 7) The applicant must obtain all other necessary City, State, and other governing body permits prior to the commencement of any construction activity on the parcel including but not limited to an approved stormwater management plan, utility plans, grading plan, street construction plans (if required), parking lot permit, building permits, etc.
- 8) Landscape plans must be approved by the City's Landscape Architect prior to recording of the final plat. The landscape plans must meet all city screening requirements including screening on the northern portion of the property to include a masonry wall or fence in combination with landscape material that forms a screen at least six feet in height and not less than 90% opaque and a minimum of one deciduous or coniferous tree at least every 40 feet, as well as perimeter parking lot screening along Jade Trail North in the form either a masonry wall, fence, berm, or hedge or combination that forms a screen three and one-half to four feet in height and not less than 50% opaque on a year-round basis.
- 9) A sign permit shall be obtained prior to erection of any sign on the property.
- 10) The proposed building shall meet the Lake Elmo Design Guidelines and Standards.
- 11) That the proper State of Minnesota licensing be maintained for the memory care and assisted living facilities.

- 12) That all Fire Chief and Building Official comments be addressed. Two additional fire hydrants will be required on the site, one on the southwest corner of the parking lot, and one to the north of the rear parking lot. The rear parking lot must provide sufficient turnaround that meets the requirements for apparatus turnaround. All fire hydrants and related water mains shall be owned and maintained by the City.

FISCAL IMPACT:

If approved and recommended conditions of approval are adopted, the applicant will be required to pay sewer and water availability charges, building permit fees, and property taxes.

OPTIONS:

The Commission may:

- Recommend approval of the Final Plat and PUD Plans and Conditional Use Permit with recommended findings and conditions of approval.
- Recommend approval of the Final Plat and PUD Plans and Conditional Use Permit with amended findings and conditions of approval.
- Recommend approval of either the Final Plat and PUD Plans or Conditional Use Permit, citing recommended findings for denial and approve either the Final Plat and PUD Plans or Conditional Use Permit with recommended or amended findings and conditions of approval.
- Recommend denial of both the Final Plat and PUD Plans, citing findings for denial.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the Boulder Ponds 4th Addition Final Plat and PUD Plans with recommended findings and conditions of approval:

“Move to recommend approval of the Boulder Ponds 4th Addition Final Plat and PUD Plans with recommended findings and conditions of approval as drafted by Staff.”

ATTACHMENTS:

- Applications and Narrative
- Boulder Ponds 4th Addition Final Plat
- Plans
- Elevation and Floor Plans
- City Engineer Review Memo dated August 16, 2018
- Landscape Architect Memo

Date Received: _____
Received By: _____
Permit #: _____



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

LAND USE APPLICATION

- Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
- Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
- Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan PUD Preliminary Plan PUD Final Plan Wireless Communications

Applicant: TRIDENT DEVELOPMENT, LLC
Address: 3501 18th STREET SOUTH, ST. CLOUD, MN 56301
Phone # 612-242-6097
Email Address: ROGER.F@TRIDENTDEVELOPMENT.MN.COM

Fee Owner: OPH BOULDER PONDS, LLC
Address: 11445 VIKING DRIVE, SUITE #350, EDEN PRAIRIE, MN 55344
Phone # _____
Email Address: BEN.SCHMIDT@EXCELSIOR.LLC.COM

Property Location (Address): NA
(Complete (long) Legal Description: OUTLOTS B & C, BOULDER PONDS
PID#: 34.029.21.33.0024 & 34.029.21.33.0023

Detailed Reason for Request: SEE ATTACHED NARRATIVE

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

N/A

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

Signature of applicant: [Signature] Date: 7/27/18
Signature of fee owner: [Signature] Date: 7/30/18



5001 14th Street South • Suite #103 • St. Cloud, MN 56301
Phone: 320.255.2478 • Fax: 320.255.5042

July 27, 2018

Ms. Emily Becker
Planning Director
Members of the Lake Elmo Planning Commission & City Council
3880 Laverne Avenue North
Lake Elmo, MN 55042

**Re: PLANNED UNIT DEVELOPMENT (PUD) & FINAL PLAT APPLICATIONS for a
SENIOR ASSISTED LIVING & MEMORY CARE APARTMENT DEVELOPMENT**

Dear Ms. Becker, Members of the Lake Elmo Planning Commission,
and the Lake Elmo City Council:

Trident Development LLC is pleased to submit this request for your consideration of a planned unit development (PUD) and final plat application for a senior living facility in the City of Lake Elmo. The following narrative is intended to generally describe the proposed project, as well as the experience of the development team.

OVERVIEW—

The proposed project is a 95-unit senior assisted living and memory care project located in the southwest corner of Lake Elmo near the intersection of Interstate 94/ County Road 13. The subject property is a 3.68-acre site located in the Boulder Ponds subdivision. This project is a 3-story, wood-framed, apartment to be built over an underground parking garage.

Trident Development LLC will be the project manager and the Tealwood Senior Living LLC will be the long-term operator. Trident and Tealwood have a long history of successfully developing, owning, and operating senior living projects. Because Tealwood and Trident are ownership partners, additional care is given to: the design/ quality of the building, how it will last the test of time, how the project fits within the community, and how well it will operate for it's residents.

This development will address a gap in the Lake Elmo senior living marketplace by providing 95 high-quality assisted living and memory care units to the community; along with ancillary services and amenities demanded by seniors.

FEATURES & AMENITIES—

BUILDING AMENITIES:

- Meal plan(s), bistro, and community dining room
- Scheduled wellness programming and activities
- Transport van for scheduled trips and transportation needs
- Wireless internet access
- Chapel
- Beauty Salon with manicure/ pedicure stations
- Spa with hydrotherapy tub
- Community room for resident parties and family gatherings
- Private dining room for special occasions
- Resident monitoring system and controlled access entry system
- Wellness center with gym-quality equipment
- Light housekeeping services
- Generously landscaped lawn with significant plantings, spacious outdoor patio, ample walking paths, and gazebo
- Secured, heated, underground parking
- Video surveillance and elevators

APARTMENT UNITS, assisted living:

- One and two bedroom style units
- Complete kitchen with upgraded appliances, full-size sink, and ample cabinet space
- In-unit washer and dryer
- Dining, living, and bedroom spaces with ample closet room
- Full bathroom with ADA compliant shower, including grab bars, with optional hand-held shower head and emergency pull cord
- 24-hour monitored emergency response system, wall mounted response alert systems
- Emergency response pendant optional
- Utilities included in rent: water, sewer, cable, heating, air conditioning, and refuse
- All units wired for cable and internet
- Private balconies and window blinds

APARTMENT UNITS, memory care:

- Studio and one-bedroom style units
- Limited kitchen and appliances, full-size sink, and cabinet space
- Combined dining, living, and bedroom spaces with closet (one-bedroom units separated)
- Full bathroom with ADA compliant shower, including grab bars, with optional hand-held shower head and emergency pull cord
- 24-hour monitored emergency response system, wall mounted response alert systems
- Emergency response pendant optional
- Utilities included in rent: water, sewer, cable, heating, air conditioning, and refuse
- All units wired for cable and internet
- Window blinds

UNIT MIX, 95 total:

- 28 Memory Care Units (predominately studio)
- 67 Assisted Living (mix of 1 and 2 bedroom)

DESCRIPTION OF IMPROVEMENTS –

The building is designed as a 3-story structure with a pitched roof and heated underground parking. As proposed, the average building height, as measured to the mean distance of the pitched roof, is 38' from finished grade (city code indicates a maximum of 50'). The building is designed with 9' ceilings on each floor and a 4:12 roof pitch. The building is wood-framed construction with a pre-stressed concrete plank deck over the underground parking garage.

Exterior materials utilize a complimentary blend of cultured stone and varying bands of LP Smart lap siding separated by frieze board. An emphasis is placed on the main building entry point by introducing additional amount of cultured stone and a prominent gable with decorative treatments, and a covered entry with ample porch space. The architectural design implements a series of dormers, together with variation of vertical plane (bump-outs) providing visual interest. The building also proposes: single-hung vinyl windows with decorative mullions in all windows and doors; all-aluminum powder-coated suspended balconies and railings (assisted living units); architectural-grade asphalt shingles; and pre-finished aluminum fascia and soffits.

TRASH--

Trash collection will occur in designated trash rooms located within the underground parking garage. These are served by trash chutes accessible to all floors of the building. No trash/refuse area is proposed outside of the building.

FIRE SAFETY—

An automatic fire suppression system is provided throughout the building, which is monitored 24 hours a day. Developer will work with Fire Department and Building Official to properly locate riser room, mechanical room, fire suppression controls/ systems, and a lock box. Project design includes a rear building access.

VEHICLE ACCESS—

This project will be directly served by Jade Trail, a city street, with two new access points. Jade Trail connects with Hudson Boulevard (250' to the south) and 5th Street (250' to the north). Hudson Boulevard provides quick access to County Road 13 and US Interstate 94 (3,300' to the west).

Internal to the site, care has been placed in the design of the parking lot to allow for the flow and circulation of both residents' vehicles and larger vehicles; such as fire apparatus and delivery trucks. The parking lot includes two separate ingress/ egress points; which allows delivery trucks to safely and efficiently enter the site from one access point and leave from the other access point without turning around. Internal drive lanes are 22' wide.

PARKING—

The current design includes ample parking; which meets or exceeds city code requirements. City code requires a minimum one stall per unit, or 95 stalls total. This project provides 107 total parking stalls with 72 stalls underground and 35 surface stalls. None of the 28 memory care patients can drive and will therefore not utilize parking.

City code for the HDR district does not allow for parking to be located between a building and a public road. Due to the unique nature of this use (assisted living facility), the developer is proposing a minor amount of parking located between the building and Jade Trail. Assisted living facilities require a prominent, safe, covered, visible, and highly-accessible pick-up/ drop-off point. Additionally, assisted living units drive the need for guest parking; which often-times is used by

handicapped visitors. Outside of guest parking, handicapped parking, and the pick-up/drop off area, all other parking stalls meet the intent of city code related to parking.

WALKABILITY & PEDESTRIAN ACCESS—

This project benefits from a pedestrian friendly site design and an ideal site location. The site layout provides for immediate pedestrian connections to existing adjacent public ROW (Jade Trail North) including a 5' sidewalk system that connects to Hudson Boulevard to the south and to a new residential neighborhood to the north. Additionally, service offerings for residents include a complimentary, safe, and easily accessible shuttle service.

DENSITY—

This proposal meets the city's maximum density standards. Density for this project is guided by a previous master plan/ PUD approval (Boulder Ponds). As approved by the City Council on 09/16/2016, the subject property (i.e. Outlots B & C) is allowed a maximum total density of 95 dwelling units, assuming the developer can meet the city's density bonus requirements*

*Density Bonus Requirement for PUD: City Ordinances: §154.754. Amenities Provided:

1. Underground Parking: 72 of the 95 required stalls are underground parking, which are integrated completely into the primary structure.
2. Contained Parking: 7 of the 35 surface parking stalls are located on the rear of the building, hidden from the public street.
3. Pedestrian Improvements: project includes several walking paths, connection to a public trail, green spaces, a courtyard, a potting shed, a gazebo, a large porch, balconies (assisted living units), underground secured parking, exterior lighting, a well-equipped and accessible pick-up/drop-off canopy, concierge services, elevators, several ADA compliant building design features, and a transportation shuttle.
4. Promoting Diverse Housing Types (§144.752, D): assisted living and memory care units are an important component of life-cycle housing. This is a quality project that will provide quality services and living spaces for Lake Elmo Residents, and will address a gap in the marketplace.

WATER/ SANITARY SEWER—

Water will be accessed from Jade Trail; which is currently an 8" line. A 6" private connection water line will be run into the subject property and connect to the building from the east side. Sanitary sewer will be accessed from Jade Trail; which is currently an 8" line. An 8" private connection sanitary sewer line will be run into the subject property and connect to the building from the east side. Please see site plan sheet C4 for details.

WETLANDS—

No wetlands are anticipated to be impacted by this project.

STORM WATER & GRADING—

The site grade generally flows from the north (1,008' ground elevation) to the south (996' ground elevation). The building's first floor elevation is 1009' and ground floor is 997.7'. Stormwater will generally flow away from the building to the east (to an existing nearby offsite storm pond) and to the west (to an existing nearby offsite storm pond). Please see site plan sheet C5/C6 and storm water plan for details.

LANDSCAPING—

The landscaping plan incorporates a variety of deciduous, coniferous and ornamental trees, together with quantities of shrubbery. The plan designates: 16 deciduous trees (2.5" caliper), 5 evergreen trees (6' tall), and 11 ornamental trees (2" caliper). Care has been taken to avoid planting trees over utility lines. Significant shrub and flower plantings are organized in various accent planting beds across the subject property. All areas of the site which are landscaped and/or sodded will be irrigated with an underground automatic irrigation system. Please see plan sheet L1/2/3 for details.

USES—

Below is a brief breakdown of uses that are included within this project:

1. Senior Assisted Living dwellings.
2. Senior Memory Care dwellings.
3. Nursing care for residents by Registered Nurses, Licensed Practical Nurses, and Health Aids; State inspections and licensing required.
4. Food services provided by onsite staff and third-party vendors; project also includes a commercial kitchen which will be inspected and licensed through the State Department of Health and Washington County. Food services are provided only to facility residents, and guests of residents. Food services include food preparation, cooking, and serving.
5. Beauty Salon services provided by third party beautician; which will be inspected and licensed through the State Department of Health.

DEVELOPMENT TEAM –

Below is a summary of the development team's qualifications.

TRIDENT DEVELOPMENT: is a St. Cloud-based real estate development organization established in 2006. Trident's mission is to build relationships, meet investor objectives, and consistently meet and exceed expectations in the real estate market place by building a better community. Trident Development has extensive experience successfully developing quality senior living facilities across the State of Minnesota. For this project, Trident Development would act as the developer and project manager.

Link: tridentdevelopmentmn.com.

TEALWOOD SENIOR LIVING: is a Twin-Cities based senior living care operator and provider established in 1989. Tealwood has extensive experience operating all forms of senior living projects (independent, assisted, memory care, etc.). Tealwood's mission is to enrich the lives of those they serve; they have a commitment to respecting everyone for who they are and who they become; and to recognize that every person is unique and has their own set of values, beliefs, and ideas. Tealwood's objective for a project in East Bethel is to develop an assisted living residential community that caters to the needs of the elderly in the East Bethel market area; the interior design of the building will emphasize comfort and security within the apartment-style units in addition to providing several common space amenities that will be a positive influence on our residents' quality of life. For this project, Tealwood Senior Living would be the long-term operator.

Link: www.twsl.com.

PROJECT TIMING--

The development team would like to receive a PUD and Final Plat approval by 09/04/2018. Depending on weather conditions, construction is projected to begin by late 2018 or early 2019.

ENCLOSED--

Enclosed with this letter, please find the following:

- PUD & Final Plat Applications
 - Plans include: final plat, existing conditions, site, grading, water/ sewer, stormwater, erosion, landscaping, photometric; and architectural rendering, basic preliminary/general floor plans, building materials, and sign details.
 - Application check for: \$2,500 (\$1,250 PUD, \$1,250 Final Plat)
 - Escrow agreement and check for: \$8,000
 - Address Look-Up Application/ \$50 check
- Three (3) 24" x 36" full-size sets of civil plans and plat for the City
- Ten (10) 11"x17" reduced size sets of all plans for the City
- One USB Drive with electronic copies of all submittal plans; and supplemental documents

We thank you in advance for considering this PUD and Final Plat application and look forward to your comments and recommendations as we finalize our plans. Please feel free to contact me at (320) 258-4438 or (612) 242-6097 if there are any questions.

Regards,
Trident Development, LLC



Roger D. Fink
Sr. Vice President
Enclosures

BOULDER PONDS FOURTH ADDITION

VICINITY MAP

(NO SCALE)



City of Lake Elmo, Washington County, MN
Section 34, Township 29 N, Range 21 W

KNOW ALL BY THESE PRESENTS: That Lake Elmo ALF Partners, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlet B and Outlet C, BOULDER PONDS, according to the recorded plat thereof, Washington County, Minnesota

Has caused the same to be surveyed and plotted as BOULDER PONDS FOURTH ADDITION and does hereby dedicate to the public for public use forever the public ways, as shown on this plat and also dedicate the easements created by this plat for drainage and utility purposes only.

In witness whereof said Lake Elmo ALF Partners, LLC, a Minnesota limited liability company, has caused these presents to be signed by Jeffery Drown, President/Chief Manager, this ____ day of _____, 20__

Lake Elmo ALF Partners, LLC

By: _____
Jeffery Drown, President/Chief Manager

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by Jeffery Drown, President/Chief Manager of Lake Elmo ALF Partners, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public,
My commission expires _____

I, Thomas R. Bolluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been set, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 503.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__

Thomas R. Bolluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by Thomas R. Bolluff, Licensed Land Surveyor.

(Signed)

(Printed)

Notary Public, _____

My commission expires _____

CITY OF LAKE ELMO, PLANNING COMMISSION

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, on this ____ day of _____, 20__

Signed: _____, Chair Signed: _____, Secretary

CITY COUNCIL, CITY OF LAKE ELMO, MINNESOTA

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

Signed: _____, Mayor Signed: _____, Clerk

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 _____, 20__

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 20__ on the real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered on this ____ day of _____, 20__

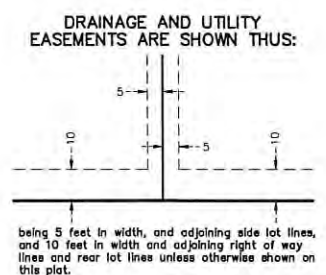
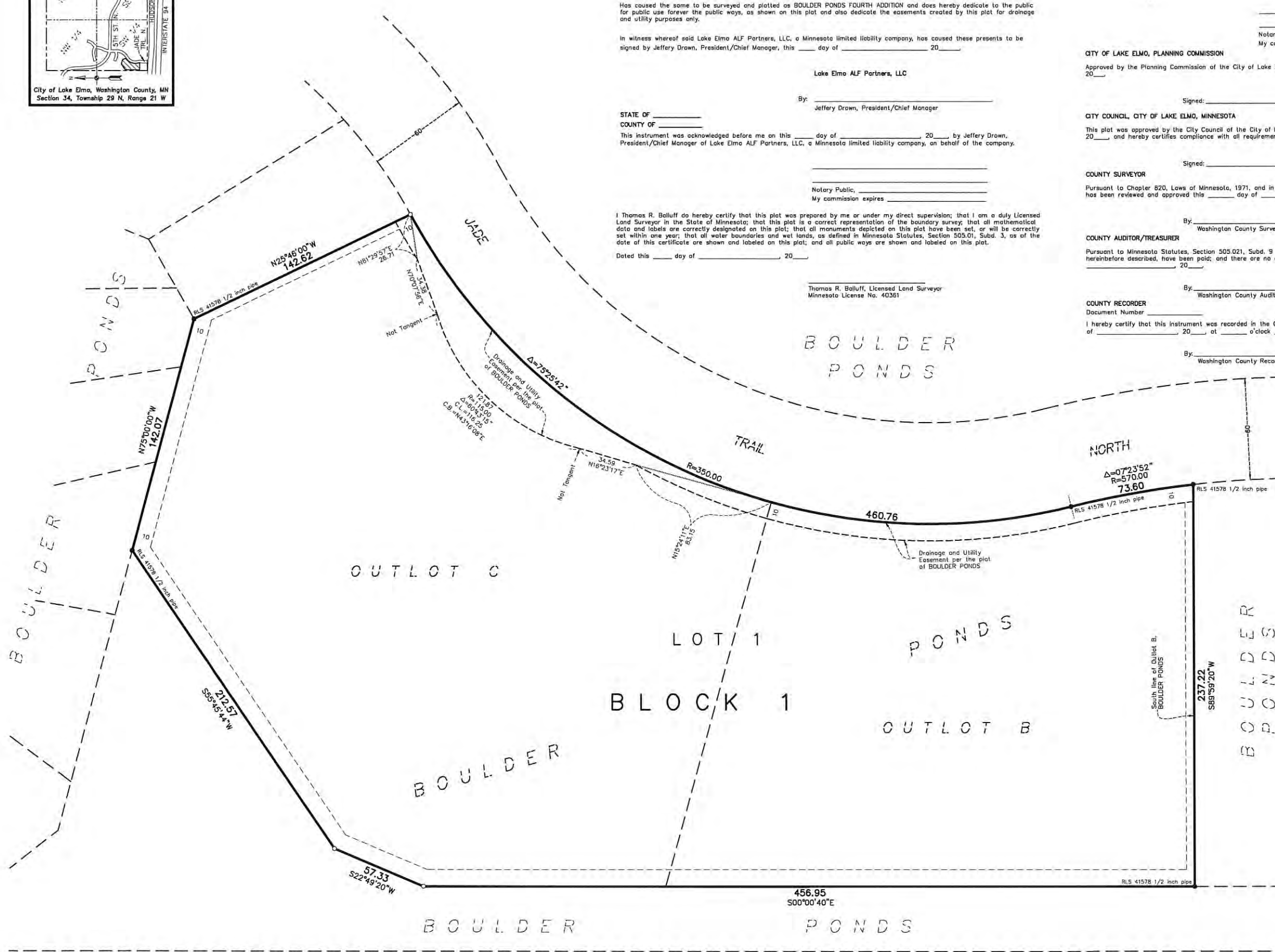
By: _____
Washington County Auditor/Treasurer

COUNTY RECORDER

Document Number _____

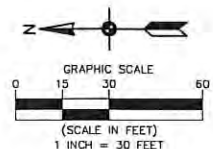
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this ____ day of _____, 20__, at ____ o'clock ____ M., and was duly recorded in Washington County Records.

By: _____
Washington County Recorder



Orientation of this bearing system is based on the South line of of Outlet B, BOULDER PONDS which is assumed to have a bearing of South 89 degrees 59 minutes 20 seconds West

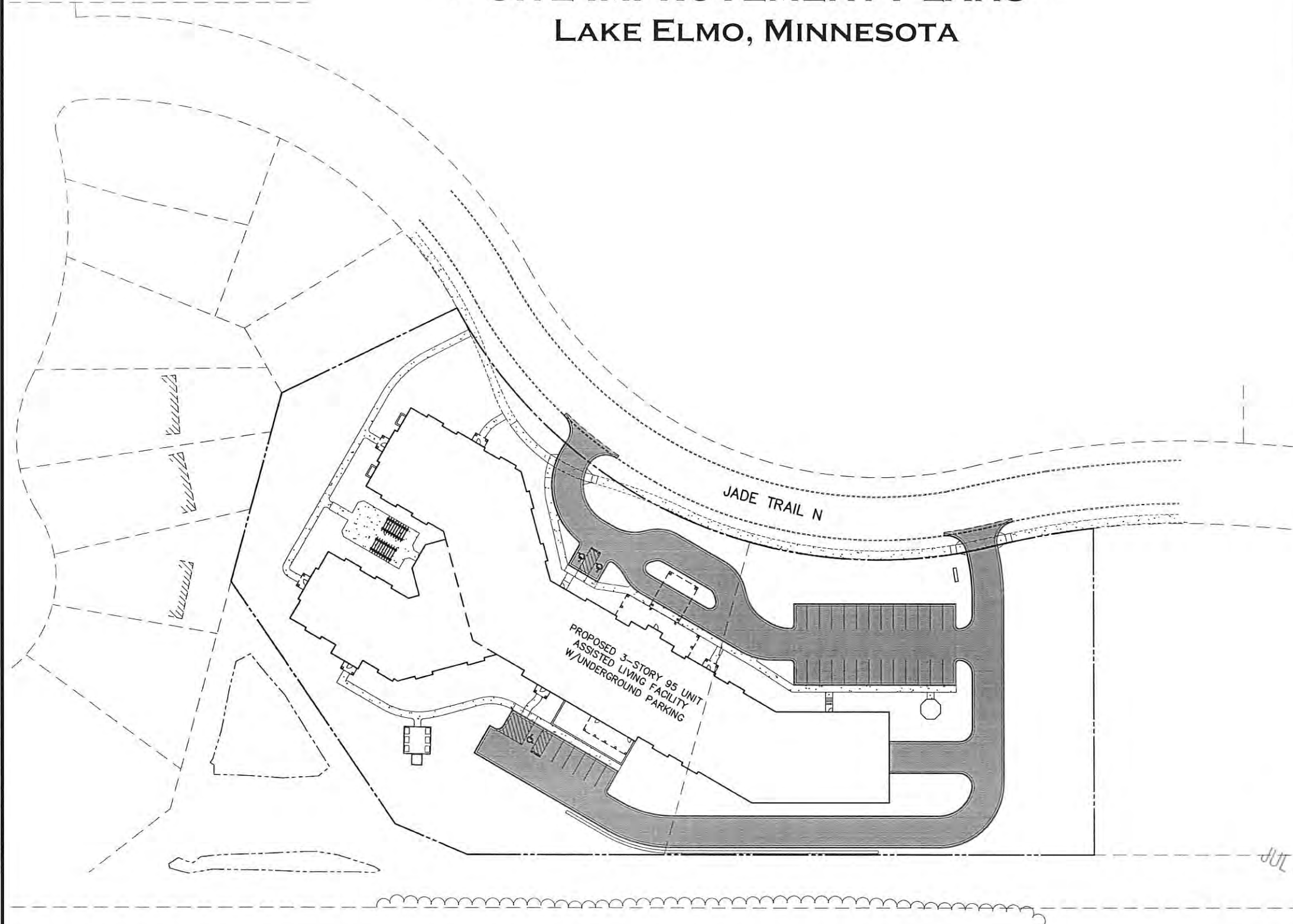
- Denotes found iron monument, as noted.
- Denotes 5/8 inch by 14 inch rebar set and marked with license number 40361



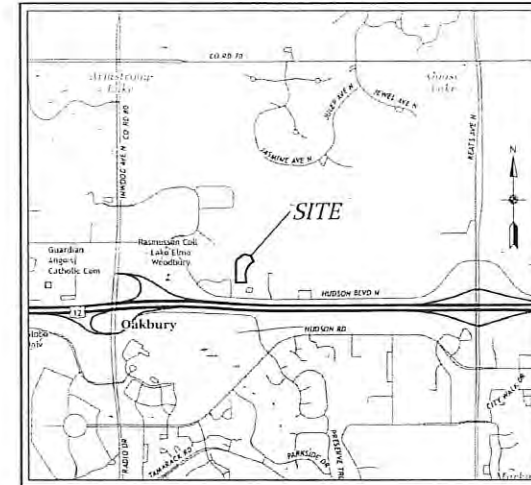
BOULDER PONDS SENIOR LIVING

~ SITE IMPROVEMENT PLANS ~

LAKE ELMO, MINNESOTA



VICINITY MAP
NOT TO SCALE



PROJECT OWNER

TRIDENT DEVELOPMENT, INC.
ROGER FINK
3601 18TH STREET S #103
ST. CLOUD, MN 56301
320-258-4438

ARCHITECT

COLE GROUP ARCHITECTS
NORM COLE
216 Park Avenue South, #102
ST. CLOUD, MN 56301
320-654-6570

CIVIL ENGINEER

CARLSON MCCAIN, INC.
JOSEPH RADACH
3890 PHEASANT RIDGE DRIVE NE #100
BLAINE, MINNESOTA 55449
763-489-7900

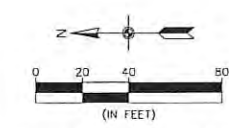
LANDSCAPE ARCHITECT

CARLSON MCCAIN, INC.
JIM KALKES
3890 PHEASANT RIDGE DRIVE NE #100
BLAINE, MINNESOTA 55449
763-489-7900

SHEET INDEX

- C1. TITLE SHEET
- C2. EXISTING CONDITIONS & REMOVALS PLAN
- C3. SITE & SIGN PLAN
- C4. UTILITY PLAN
- C5. GRADING, DRAINAGE AND EROSION CONTROL PLAN
- C6. STORMWATER POLLUTION PREVENTION PLAN
- C7. DETAILS
- C8. DETAILS
- C9. DETAILS
- L1. LANDSCAPE PLAN
- L2. LANDSCAPE PLAN
- L3. LANDSCAPE PLAN

JUL 21 2018



BENCHMARKS	
1.	MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT CSO STATION NO. 33426, MNDOT NAME B2B2 AD, ELEVATION = 1008.19 (NGVD 29)

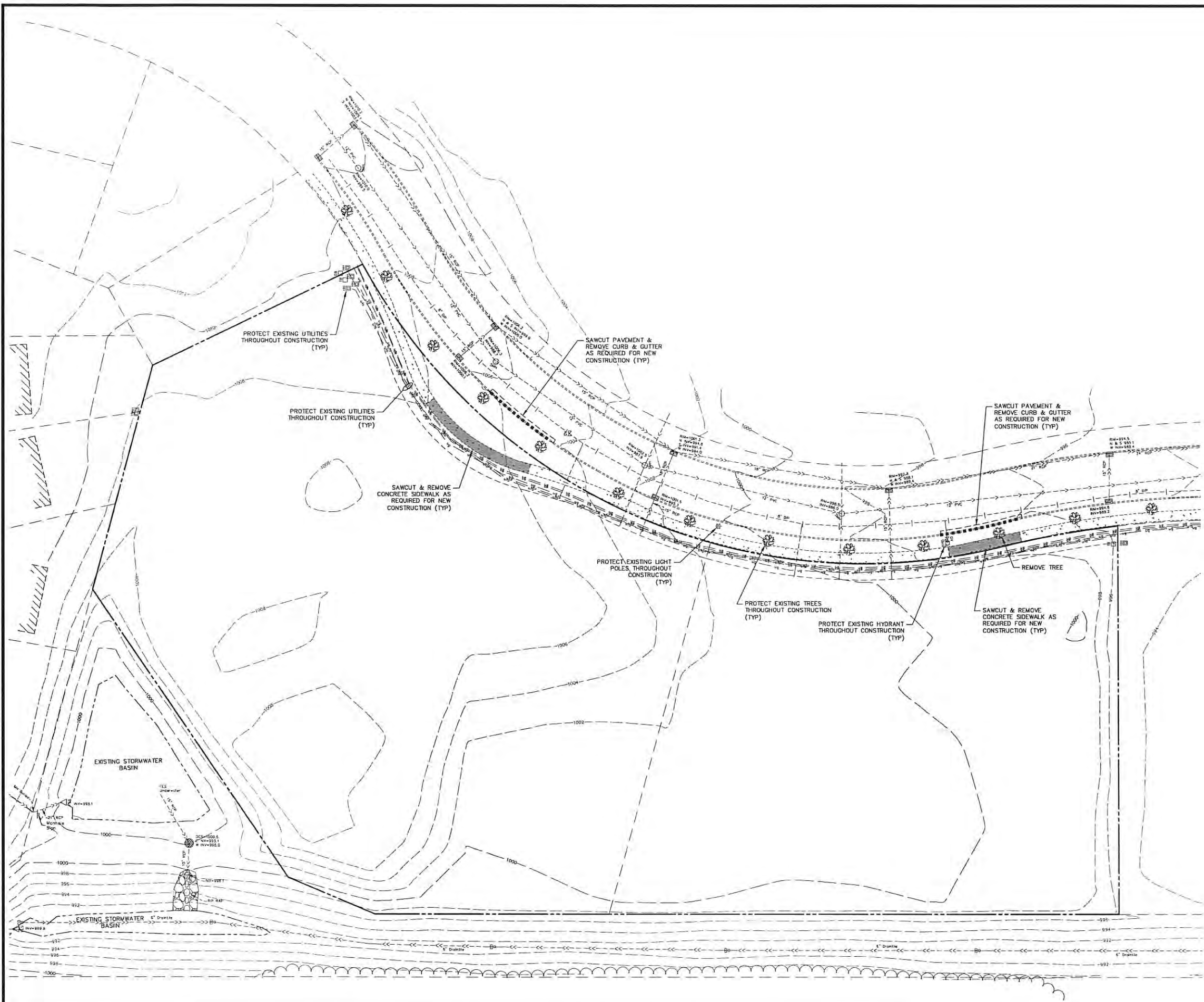
Carlson McCain
ENVIRONMENTAL ENGINEERING SURVEYING
3890 Pheasant Ridge Dr. NE # 100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

TITLE SHEET
BOULDER PONDS SENIOR LIVING
Lake Elmo, Minnesota

TRIDENT DEVELOPMENT, LLC.
3601 18th Street South, Suite 103
St. Cloud, MN 56301

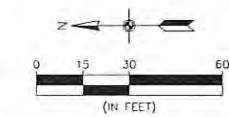
REVISIONS	
1.	

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
Name: Joseph T. Radach, P.E.
Signature: *[Signature]*
Date: 07/27/18 License #: 45889



LEGEND	
EXISTING	REMOVAL
PROPERTY LINE	-----
EASEMENT LINE	-----
CURB LINE	-----
BITUMINOUS PAVEMENT	-----
CONCRETE WALK	-----
SANITARY SEWER	----- AS NOTED
STORM SEWER	----- AS NOTED
WATER MAIN	----- AS NOTED
UNDERGROUND GAS	----- AS NOTED
UNDERGROUND ELECTRIC	----- AS NOTED
OVERHEAD ELECTRIC	----- AS NOTED
UNDERGROUND FIBER OPTIC	----- AS NOTED
MANHOLE	○
HYDRANT	○
GATE VALVE	○
UTILITY POLE	○
TELEPHONE BOX	○
ELECTRIC BOX	○
HAND HOLE	○
LIGHT POLE	○
SIGN	○
FENCE LINE	-----
5' CONTOUR	-----
1' CONTOUR	-----

- REMOVAL PLAN NOTES**
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL SAWCUTS SHALL BE FULL-DEPTH CUTS.



BENCHMARKS

1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT GSD STATION NO. 33426, MNDOT NAME 8282 AD.
ELEVATION = 1008.19 (NGVD 29)



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ENVIRONMENTAL ENGINEERING SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7999

EXISTING CONDITIONS & REMOVALS PLAN
BOULDER PONDS SENIOR LIVING
Lake Elmo, Minnesota

TRIDENT DEVELOPMENT, LLC.
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS	
1.	

DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 07/27/18

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.

Name: Joseph T. Radach, P.E.
Signature: *J. Radach*
Date: 07/27/18 License #: 45889

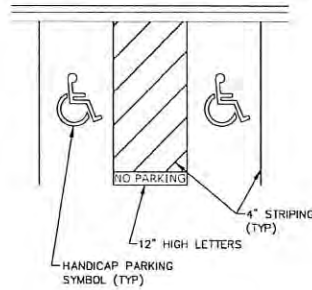
SITE PLAN KEYNOTES

1. 4" CONCRETE WALK.
2. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
3. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
4. SAWCUT & MILL BITUMINOUS.
5. PEDESTRIAN CURB RAMP.

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 18'. HANDICAP PARKING STALLS ARE 8' X 18'.
5. TYPICAL DRIVE LANES ARE 22' UNLESS OTHERWISE NOTED.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
8. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
 CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
 ALL OTHERS-10' O.C.
 SAW CUT CONTROL JOINTS MINIMUM 1/2 CONCRETE THICKNESS.
 EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
 ALL OTHERS-40' O.C.
 *AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
 DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

HANDICAP PARKING SPACE STRIPING



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
OVERHEAD ELECTRIC	---	---
UNDERGROUND FIBER OPTIC	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
UTILITY POLE	---	---
TELEPHONE BOX	---	---
ELECTRIC BOX	---	---
HAND HOLE	---	---
LIGHT POLE	---	---
SIGN	---	---
FENCE LINE	---	---

SITE DATA

ZONING:	HDR
PARCEL AREA:	160,217 SF
HARD SURFACE AREA:	
BUILDING:	40,288 SF 25%
PAVEMENT:	43,375 SF 27%
TOTAL:	83,663 SF 52%
PERVIOUS SURFACE AREA:	76,554 SF 48%

PARKING SUMMARY

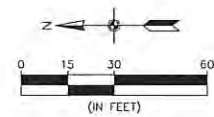
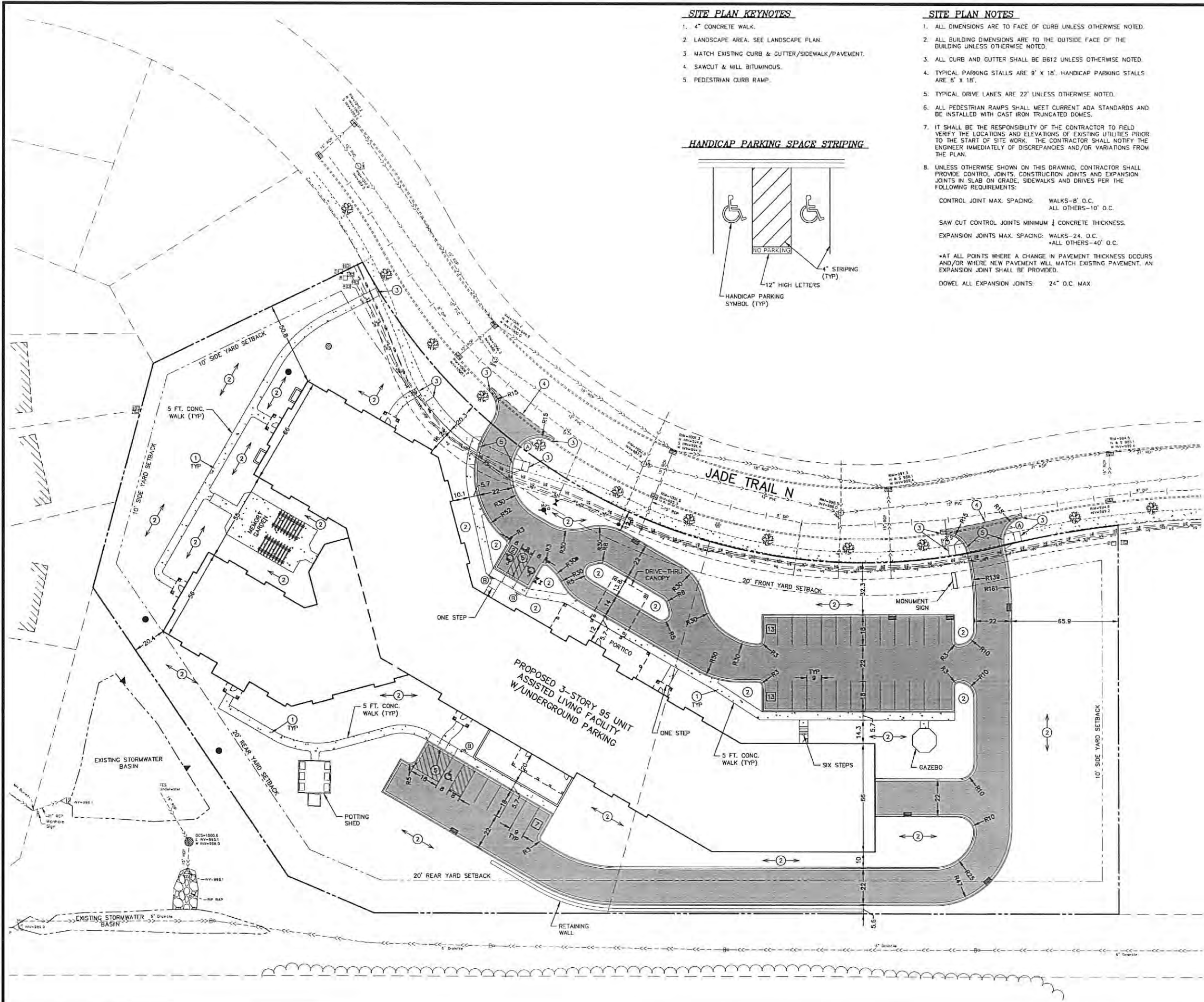
STANDARD STALLS:	32
HANDICAP STALLS:	3
GARAGE STALLS:	72
TOTAL:	107

SIGN SCHEDULE (PER MMUTCD)

- Ⓐ STOP SIGN: R1-1 (30" x 30")
- Ⓑ HANDICAP PARKING SIGN: R7-Bm W/R7-Bb (12" x 18")

SIGNING AND STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18 INCHES MINIMUM BEHIND CURB UNLESS OTHERWISE SHOWN.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4 INCH SOLID WHITE PAINT.
4. ALL HANDICAP STRIPING, MARKING AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
5. ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.



BENCHMARKS

1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT GSD STATION NO. 33426, MNDOT NAME 8282 AD.
ELEVATION = 1008.19 (NGVD 29)



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3890 Pheasant Ridge Dr. NE # 100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

SITE & SIGN PLAN
BOULDER PONDS SENIOR LIVING
Lake Elmo, Minnesota

TRIDENT DEVELOPMENT, LLC.
3601 18th Street South, Suite 103
St. Cloud, MN 56301

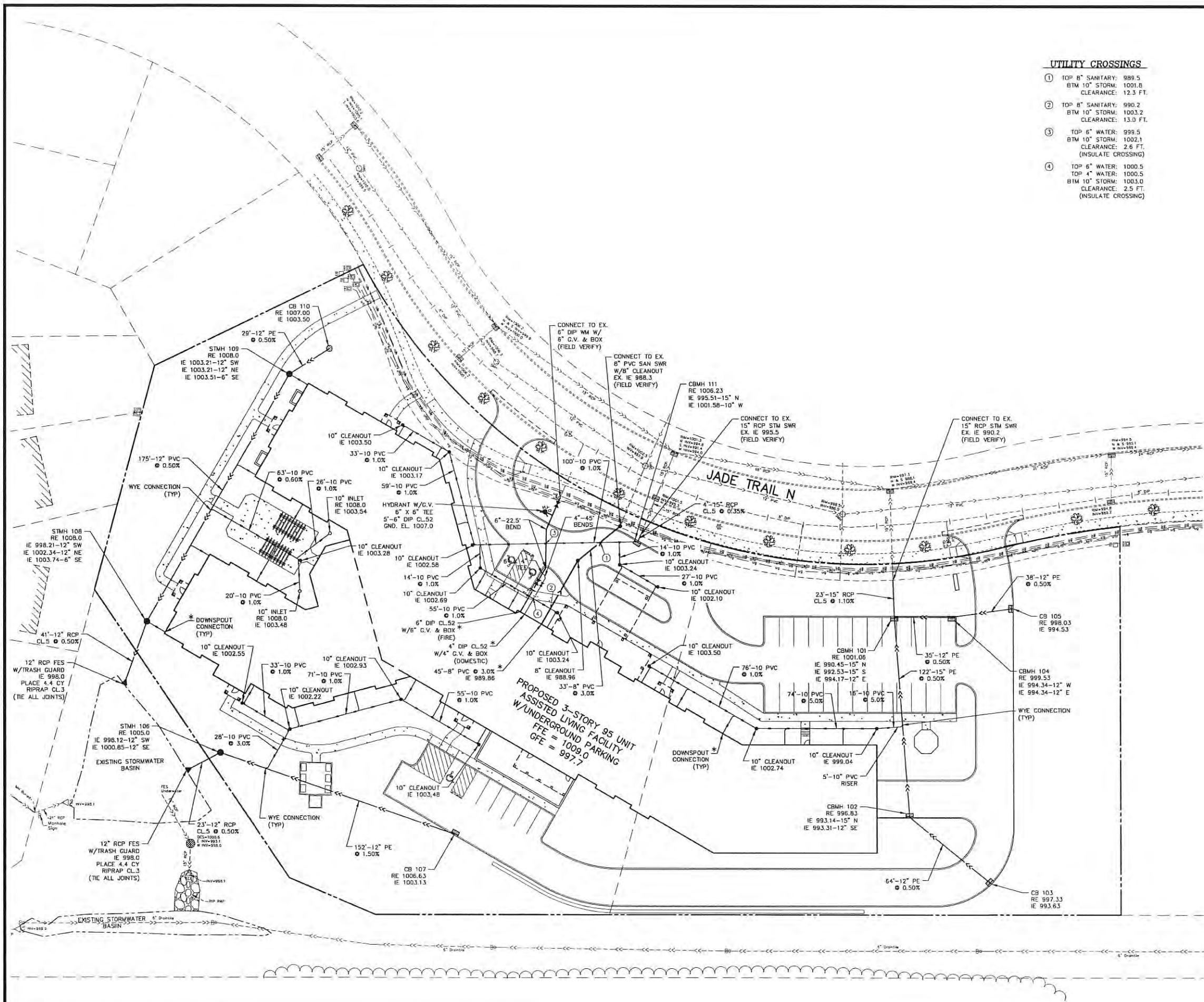
REVISIONS

1.	
----	--

DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 07/27/18

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Name: Joseph T. Radach, P.E.
Signature: *J. Radach*
Date: 07/27/18 License #: 45889



- UTILITY CROSSINGS**
- ① TOP 8" SANITARY: 999.5
BTM 10" STORM: 1001.8
CLEARANCE: 12.3 FT.
 - ② TOP 8" SANITARY: 990.2
BTM 10" STORM: 1003.2
CLEARANCE: 13.0 FT.
 - ③ TOP 6" WATER: 999.5
BTM 10" STORM: 1002.1
CLEARANCE: 2.6 FT.
(INSULATE CROSSING)
 - ④ TOP 6" WATER: 1000.5
TOP 4" WATER: 1000.5
BTM 10" STORM: 1003.0
CLEARANCE: 2.5 FT.
(INSULATE CROSSING)

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
OVERHEAD ELECTRIC	---	---
UNDERGROUND FIBER OPTIC	---	---
MANHOLE	○	○
HYDRANT	○	○
GATE VALVE	○	○
UTILITY POLE	○	○
TELEPHONE BOX	○	○
ELECTRIC BOX	○	○
HAND HOLE	○	○
LIGHT POLE	○	○
SIGN	○	○
FENCE LINE	---	---

GOVERNING SPECIFICATIONS

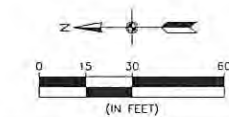
- ALL WORK SHALL CONFORM TO THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS. WHERE SAID SPECIFICATION DOES NOT COVER THE PROPOSED WORK, THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATION AND THE MINNESOTA PLUMBING CODE SHALL APPLY.
- THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

UTILITY PLAN NOTES

- SEE SHEET C7 FOR UTILITY NOTES.
- VERIFY SEWER AND WATER SERVICES LOCATIONS, AND THE DOWNSPOUT LOCATIONS WITH MEP PLANS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ON-SITE AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLAN.

STORM SEWER SCHEDULE

STRUCTURE	NEENAH CASTING or EQUAL
TYPE & No.	SIZE
CBMH-111	48" DIA. R-3067-VB
CB-110	27" DIA. R-4342
STMH-109	48" DIA. R-1642-B
STMH-108	48" DIA. R-1642-B
CB-107	24" X 36" R-3067-VB
STMH-106	48" DIA. R-1642-B
CB-105	24" X 36" R-3067-V
CBMH-104	48" DIA. R-3067-V
CB-103	24" X 36" R-3067-VB
CBMH-102	48" DIA. R-3067-VB
CBMH-101	48" DIA. R-3067-V



BENCHMARKS

1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT
CSD STATION NO. 33426, MNDOT NAME 8282 AD.
ELEVATION = 1008.19 (NGVD 29)



Carlson McCain
ENVIRONMENTAL ENGINEERING SURVEYING
3890 Pleasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

UTILITY PLAN
BOULDER PONDS SENIOR LIVING
Lake Elmo, Minnesota

TRIDENT DEVELOPMENT, LLC.
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

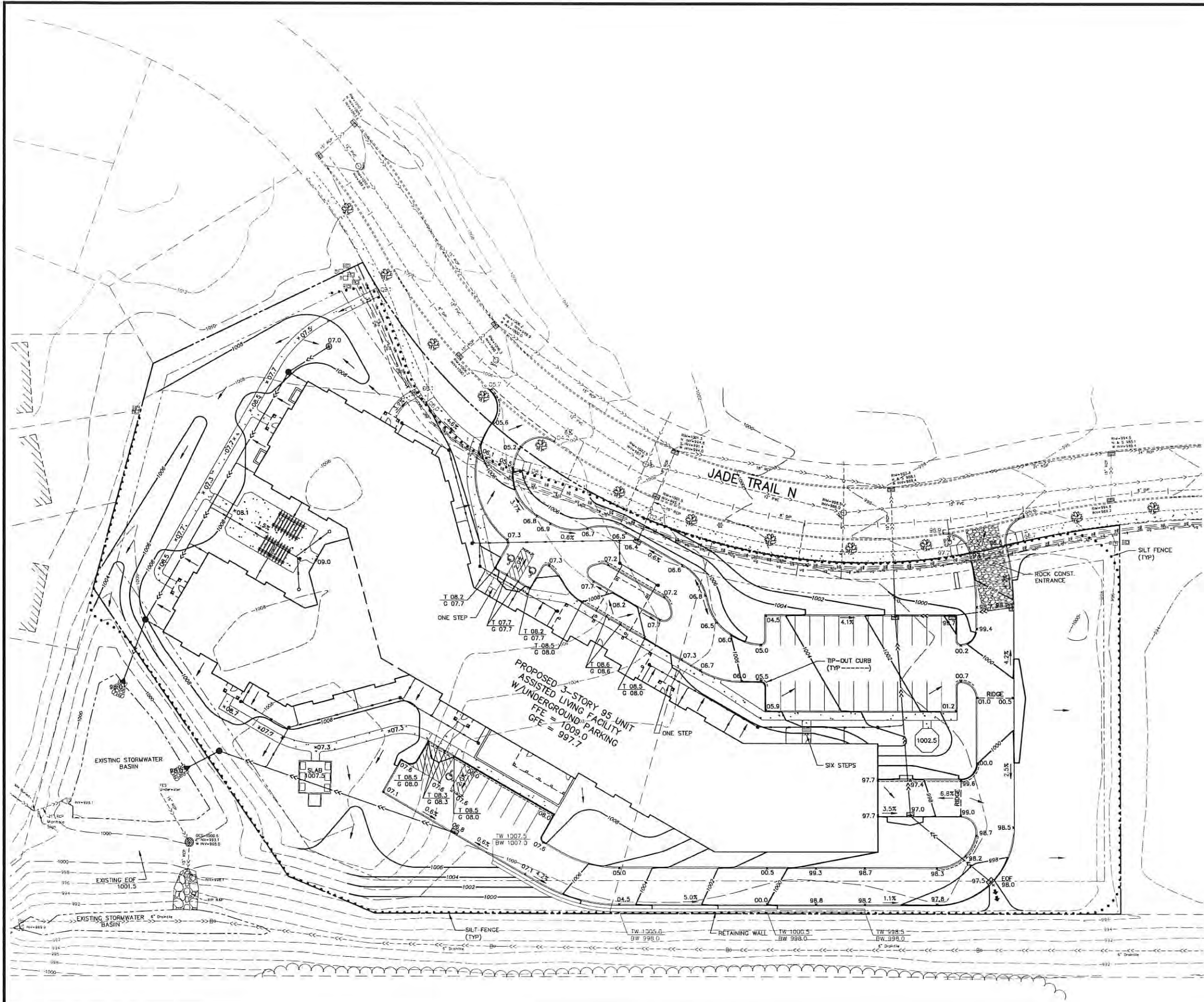
NO.	DATE	DESCRIPTION
1		

DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 07/27/16

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Signature: *J. Radach*
Date: 07/27/16 License #: 45889

C4 of 9

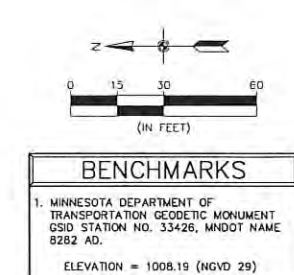


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
OVERHEAD ELECTRIC	---	---
UNDERGROUND FIBER OPTIC	---	---
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GATE VALVE	---	---
UTILITY POLE	---	---
TELEPHONE BOX	---	---
ELECTRIC BOX	---	---
HAND HOLE	---	---
LIGHT POLE	---	---
SIGN	---	---
FENCE LINE	---	---
5' CONTOUR	---	---
1' CONTOUR	---	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	---	---
TOP OF CURB ELEV. GUTTER LINE ELEV.		T 44.3 G 43.8
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE	---	---

- GOVERNING SPECIFICATIONS**
- ALL WORK SHALL CONFORM TO THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS. WHERE SAID SPECIFICATIONS DOES NOT COVER THE PROPOSED WORK, THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATION SHALL APPLY.
 - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

- GRADING NOTES**
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SOODED, SEEDED OR LANDSCAPED.
 - SEE SHEET C7 FOR CITY OF LAKE ELMO STANDARD GRADING NOTES.



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3890 Pheasant Ridge Dr. NE # 100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

**GRADING, DRAINAGE, &
EROSION CONTROL PLAN**

BOULDER PONDS SENIOR LIVING
Lake Elmo, Minnesota

TRIDENT DEVELOPMENT, LLC.
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

1.	

DRAWN BY: JTR
DESIGNED BY: JTR
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Signature: *J. Radack*
Date: 07/27/18 License #: 45889

GENERAL INFORMATION

MINNESOTA'S CONSTRUCTION STORMWATER PERMIT IS AN EXTENSION OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM, WHICH IS PART OF THE FEDERAL CLEAN WATER ACT. REGULATED PARTIES MUST DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP PROVIDES INFORMATION ON THE EXISTING AND PROPOSED SITE CONDITIONS, CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION BEFORE, DURING AND AFTER CONSTRUCTION, INSPECTION, MAINTENANCE AND INFORMATION RELATED TO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING ACTIVE CONSTRUCTION.

PROJECT INFORMATION

PROJECT NAME: BOULDER PONDS SENIOR LIVING
PROJECT LOCATION: LAKE ELMO, WASHINGTON COUNTY, MINNESOTA
PROJECT OWNER: TRIDENT DEVELOPMENT, LLC

RESPONSIBLE PARTIES

THE OWNER MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

SITE MANAGER: _____

TRAINING DOCUMENTATION: _____

INSPECTION REPRESENTATIVE: _____

TRAINING DOCUMENTATION: _____

EXISTING SITE CONDITIONS

THE SITE IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF JADE TRAIL NORTH AND HUDSON BOULEVARD IN LAKE ELMO, MINNESOTA. THE SITE IS BOUNDED ON THE NORTH BY EXISTING SINGLE FAMILY LOTS, ON THE EAST BY JADE TRAIL NORTH, ON THE SOUTH BY AN UNDEVELOPED COMMERCIAL LOT, AND ON THE WEST BY EXISTING COMMERCIAL AND OFFICE BUILDINGS. THE SITE IS CURRENTLY UNDEVELOPED GRASSLAND, BUT WAS RECENTLY MASS GRADED FOR FUTURE DEVELOPMENT. THE PROPERTY BOUNDARY CONSISTS OF 3.68 ACRES. A PORTION OF THE JADE TRAIL NORTH SIDEWALK IS LOCATED WITHIN THE SITE BOUNDARY, AND COMPRISES ABOUT 0.02 ACRES. THERE ARE NO OTHER IMPERVIOUS SURFACES ONSITE.

THE SITE HAS A SLOPING TOPOGRAPHY, WITH ELEVATIONS RANGING FROM 1009 IN THE NORTH, DOWN TO ABOUT 995 IN THE SOUTH. THERE IS AN EXISTING STORMWATER BASIN LOCATED ON THE WESTERN EDGE OF THE SITE. STORMWATER FROM THE SITE GENERALLY DRAINS SOUTH AND WEST TO THE EXISTING STORMWATER BASIN, AND SOUTH TO THE ADJACENT PROPERTY, WITH LESSER PORTIONS DRAINING WEST TO JADE TRAIL NORTH.

PROPOSED SITE CONDITIONS

TRIDENT DEVELOPMENT PLANS ON CONSTRUCTING A 95 UNIT ASSISTED LIVING FACILITY WITH ASSOCIATED PARKING AND DRIVE AREAS. DURING CONSTRUCTION, APPROXIMATELY 3.5 ACRES WILL BE DISTURBED. AFTER CONSTRUCTION, THE PROPERTY BOUNDARY WILL CONTAIN 1.92 ACRES OF IMPERVIOUS SURFACE.

BASED ON CORRESPONDENCE WITH THE CITY AND SOUTH WASHINGTON WATERSHED DISTRICT, THE STORMWATER MANAGEMENT SYSTEM FOR THE OVERALL BOULDER PONDS DEVELOPMENT WAS DESIGNED TO COLLECT AND TREAT STORMWATER FROM THE PROPOSED SITE IN A FULLY DEVELOPED CONDITION. SPECIFICALLY, THE EXISTING STORMWATER BASIN ALONG THE WESTERN EDGE OF THE SITE AND THE EXISTING STORMWATER BASIN LOCATED SOUTHEAST OF THE SITE WERE SIZED TO COLLECT AND TREAT STORMWATER FROM THE PROPOSED SITE. STORM SEWER WILL BE USED TO COLLECT STORMWATER FROM THE SITE. THE STORM SEWER WILL EITHER OUTLET TO THE EXISTING STORMWATER BASIN ALONG THE WESTERN EDGE OF THE SITE, OR BE CONNECTED TO THE EXISTING STORM SEWER STUBS ALONG JADE TRAIL NORTH. NO ADDITIONAL STORMWATER MANAGEMENT IS PROPOSED FOR THE SITE.

SOIL INFORMATION

IN JULY OF 2018, INTERTEC PSI DRILLED 6 SOIL BORINGS TO APPROXIMATE SOIL CONDITIONS ONSITE. THE BORINGS INDICATED THAT THE NEAR SURFACE SOILS GENERALLY CONSIST OF CLAYEY SAND AND SILTY SAND. THE NEAR SURFACE SOILS FALL WITHIN THE HYDROLOGIC SOIL GROUP (HSG) 'C'. GROUNDWATER WAS NOT OBSERVED IN ANY OF THE BORINGS.

WETLAND CONSIDERATIONS

THERE ARE NO WETLANDS ONSITE.

STORMWATER RECEIVING WATERS

RUNOFF FROM THE SITE EITHER DRAINS TO THE EXISTING STORMWATER BASIN ALONG THE WESTERN EDGE OF THE SITE OR TO THE EXISTING STORMWATER BASIN LOCATED OFFSITE TO THE SOUTHEAST, BOTH EXISTING BASINS ULTIMATELY DISCHARGE TO THE MNDOT DITCH SYSTEM, WITH ULTIMATELY DISCHARGES TO LAKE WLMES.

SPECIAL/IMPAIRED WATER CONSIDERATIONS

THERE ARE NO SPECIAL OR IMPAIRED WATERS WITHIN ONE MILE OF THE SITE.

STORMWATER MANAGEMENT PLAN

BASED ON CORRESPONDENCE WITH THE CITY AND SOUTH WASHINGTON WATERSHED DISTRICT, THE STORMWATER MANAGEMENT SYSTEM FOR THE OVERALL BOULDER PONDS DEVELOPMENT WAS DESIGNED TO COLLECT AND TREAT STORMWATER FROM THE PROPOSED SITE IN A FULLY DEVELOPED CONDITION. SPECIFICALLY, THE EXISTING STORMWATER BASIN ALONG THE WESTERN EDGE OF THE SITE AND THE EXISTING STORMWATER BASIN LOCATED SOUTHEAST OF THE SITE WERE SIZED TO COLLECT AND TREAT STORMWATER FROM THE PROPOSED SITE. STORM SEWER WILL BE USED TO COLLECT STORMWATER FROM THE SITE. THE STORM SEWER WILL EITHER OUTLET TO THE EXISTING STORMWATER BASIN ALONG THE WESTERN EDGE OF THE SITE, OR BE CONNECTED TO THE EXISTING STORM SEWER STUBS ALONG JADE TRAIL NORTH. NO ADDITIONAL STORMWATER MANAGEMENT IS PROPOSED ON THE PROPOSED SITE.

PRIOR TO START OF CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

- 1. SILT FENCE
2. ROCK CONSTRUCTION ENTRANCE
3. CATCH BASINS
4. TEMPORARY SEDIMENTATION BASIN
5. DRAINAGE DITCHES
6. RESTORATION
7. SLOPES
8. PIPE OUTLETS
9. CATCH BASINS
10. DUST
11. DEWATERING
12. CONSTRUCTION MATERIALS AND DEBRIS
13. CHEMICALS
14. SPILLS AND CONTAMINATION
15. CONCRETE WASHOUT AREA

DURING CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

- 1. PHASED GRADING
2. TRACKED SEDIMENT
3. STOCKPILES
4. TOPSOIL
5. DECOMPACTION
6. RESTORATION
7. SLOPES
8. PIPE OUTLETS
9. CATCH BASINS
10. DUST
11. DEWATERING
12. CONSTRUCTION MATERIALS AND DEBRIS
13. CHEMICALS
14. SPILLS AND CONTAMINATION
15. CONCRETE WASHOUT AREA

- 10. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.
11. INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS
12. INSPECT STABILIZED AREAS FOR EROSION.
13. RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.
14. RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.
15. RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

MAINTENANCE

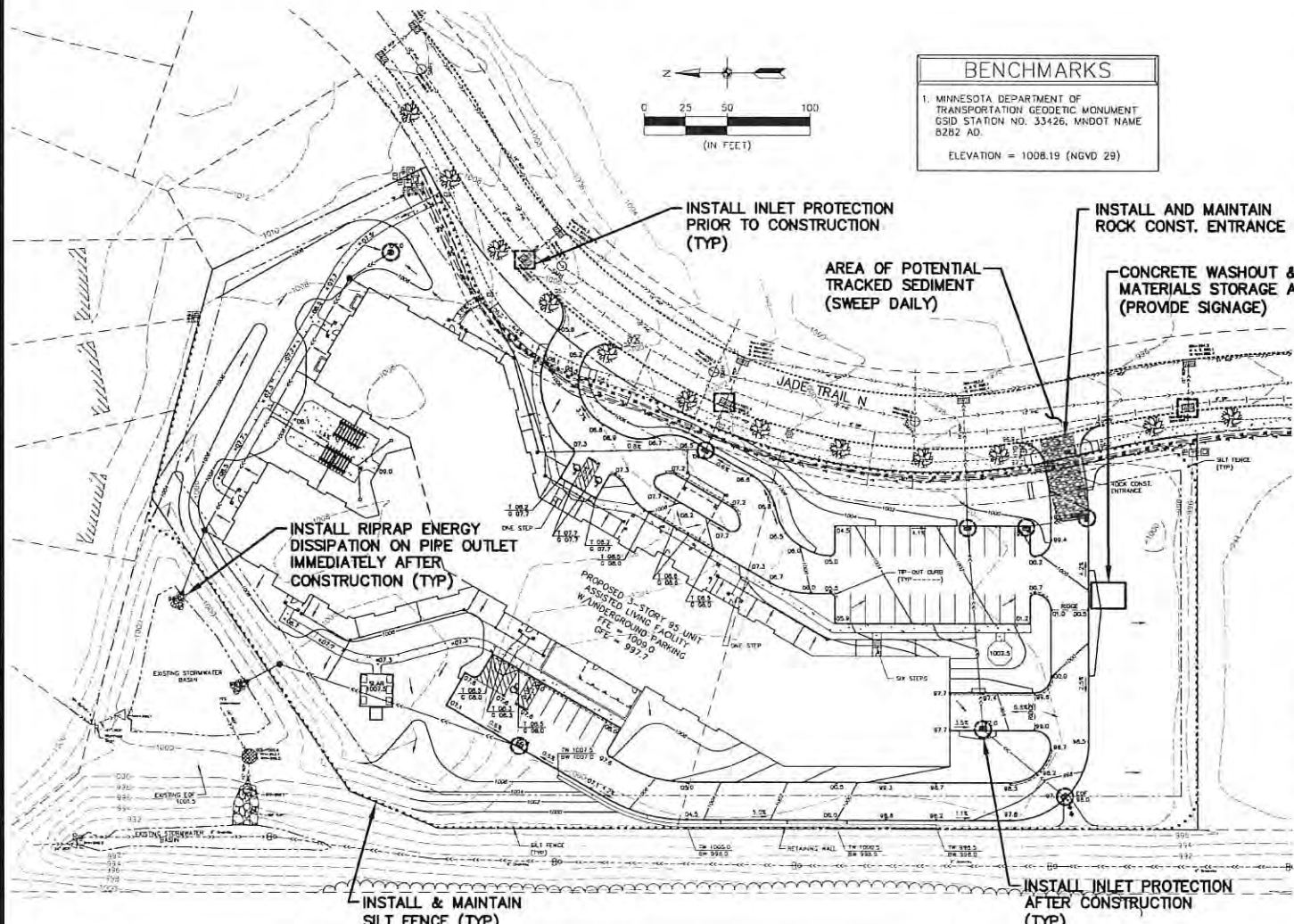
THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

- 1. ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
2. SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE. THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
3. CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
4. FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT IS OBSERVED OFF-SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
6. PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

QUANTITIES

THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

Table with 3 columns: ITEM, UNIT, ESTIMATED QUANTITY. Rows include ROCK ENTRANCE, SILT FENCE, INLET PROTECTION, EROSION CONTROL BLANKET, TURF ESTABLISHMENT.



POST CONSTRUCTION
WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

- 1. ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE DECOMPACTED AND STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOO OR EROSION CONTROL BLANKET SHALL BE SEDED AND MULCHED.
2. SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF-SITE OR TO SURFACE WATERS.
3. WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.

NOTICE OF TERMINATION

THE PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE. OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

INSPECTIONS & RECORD KEEPING

STORMWATER POLLUTION PREVENTION INSPECTIONS SHALL OCCUR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION.

WHICHEVER COMES FIRST, DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.

- 1. RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.
2. RECORD RAINFALL AMOUNT SINCE MOST RECENT INSPECTION.
3. INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.
4. INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.
A. INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES FOR EROSION, SEDIMENTATION AND MALFUNCTIONING.
B. INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION.
C. INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.

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STORMWATER POLLUTION PREVENTION PLAN
BOULDER PONDS SENIOR LIVING
Lake Elmo, Minnesota

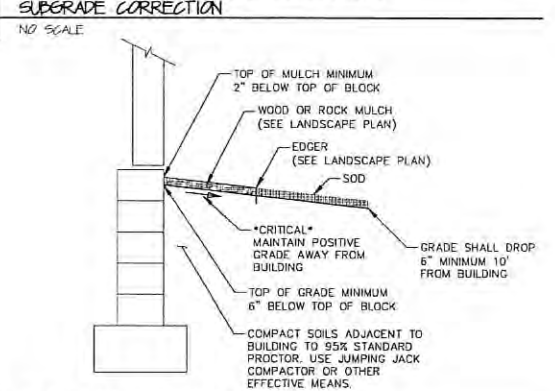
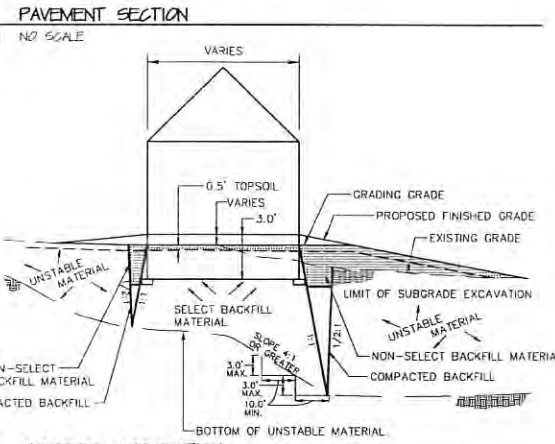
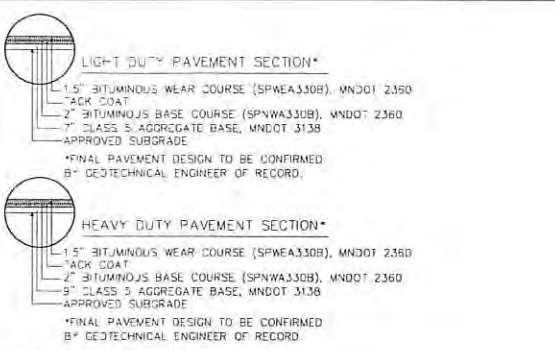
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REVISIONS table with columns for revision number, description, and date.

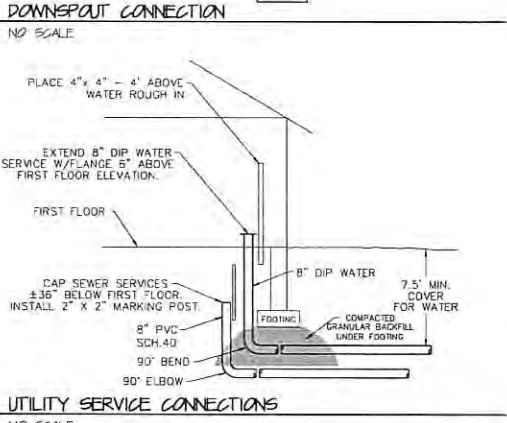
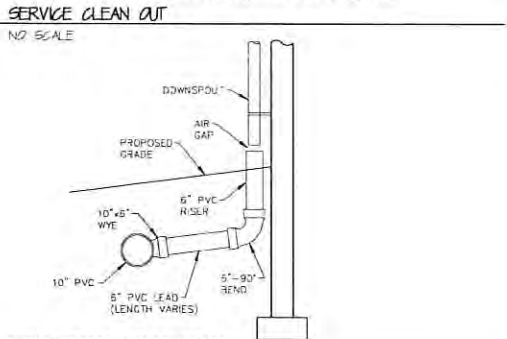
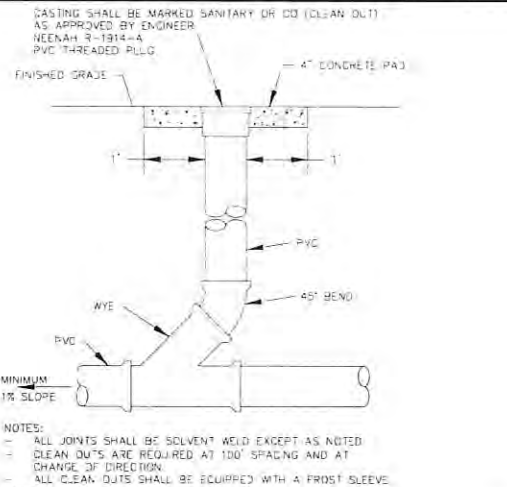
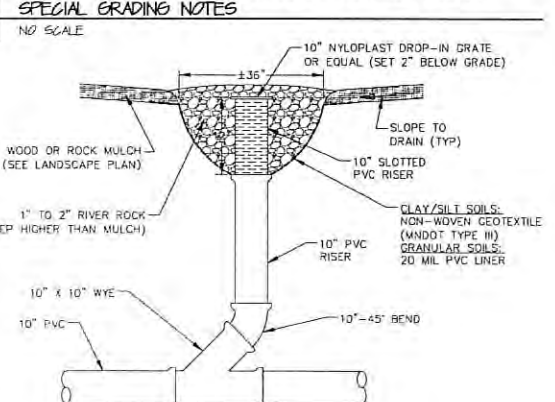
Name: Joseph T. Radack, P.E.
Signature: [Signature]
Date: 07/27/18 License #: 45889

CALL BEFORE YOU DIG logo and 811 logo with text: Know what's below. Call before you dig.

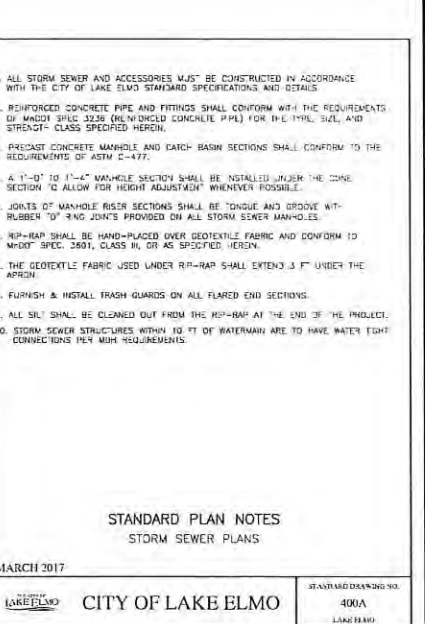
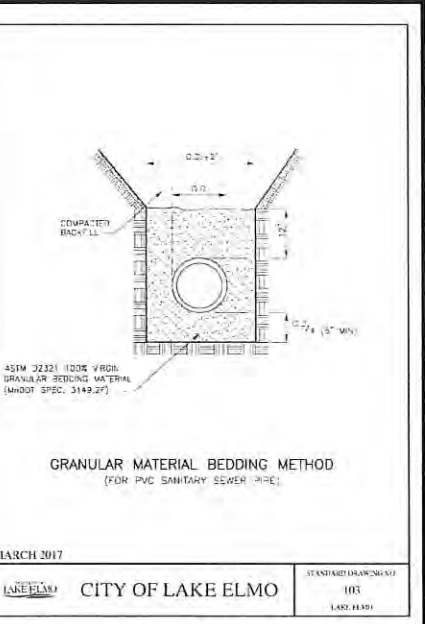
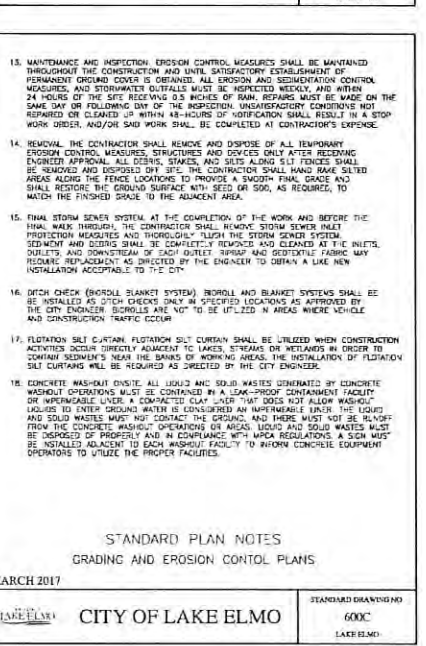
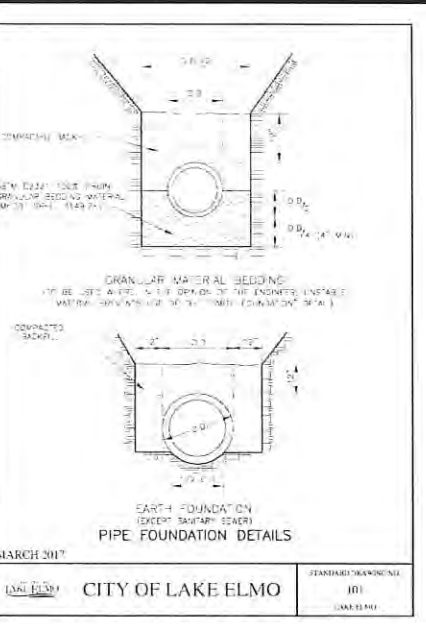
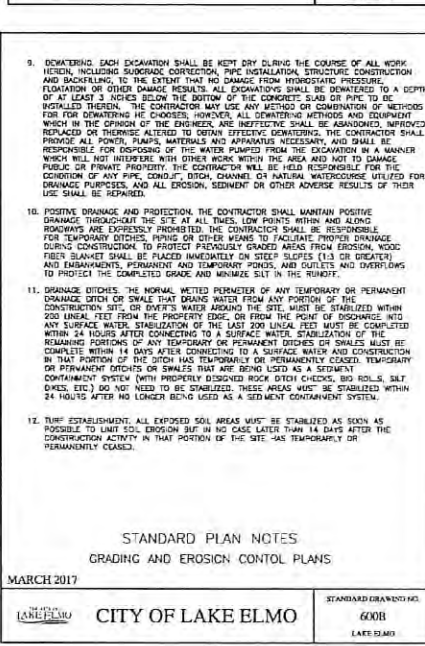
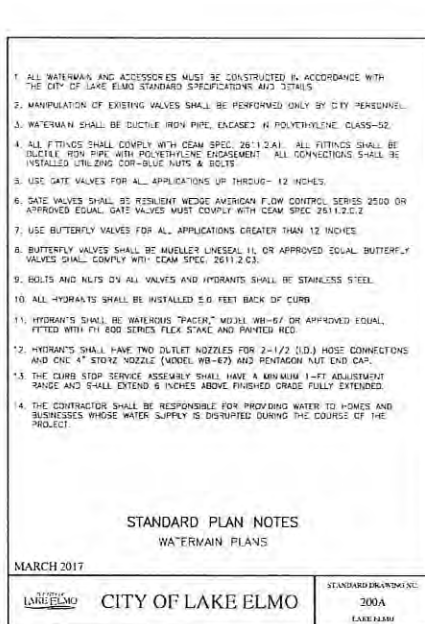
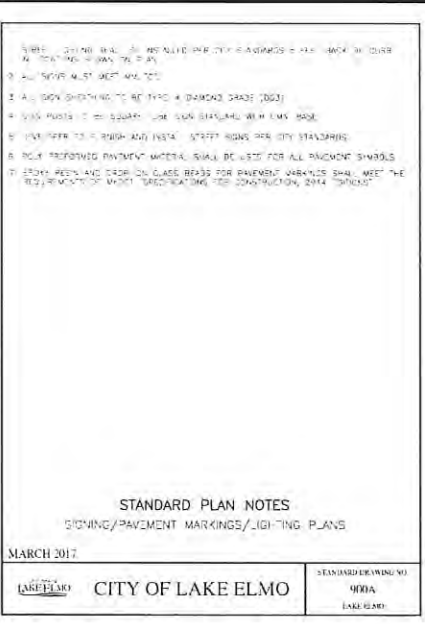
DETAILS



- 4 | SPECIAL GRADING NOTES**
 NO SCALE
1. ALL SUBGRADE IS TO BE COMPACTED TO THE RECOMMENDATIONS OF THE GEOTECHNICAL EVALUATION REPORT PRIOR TO PLACEMENT OF TOPSOIL.
 2. COMPACTION MUST BE MAINTAINED UP TO THE BUILDING FOUNDATION PERIMETER PER THE RECOMMENDATIONS OF THE GEOTECHNICAL EVALUATION REPORT. IN NO CASE SHALL COMPACTION BE LESS THAN 95% STANDARD PROCTOR ADJACENT TO THE BUILDING PERIMETER.
 3. SUBGRADE SHALL BE COMPACTED SO THAT TOPSOIL SHALL NOT EXCEED A MAXIMUM OF 5 INCHES. IN NO CASE SHALL GREATER THAN 6 INCHES OF TOPSOIL BE PLACED WITHIN 10 FEET OF THE BUILDING PERIMETER.
 4. DURING FINAL GRADING & PRIOR TO PLACING TOPSOIL WITHIN 4 FEET OF THE BUILDING PERIMETER, USE A JUMPING JACK COMPACTOR OR OTHER EFFECTIVE MEANS TO RECOMPACT THE SOILS ADJACENT TO THE BUILDING TO PREVENT SETTLING.



- STANDARD PLAN NOTES**
 GRADING AND EROSION CONTROL PLANS
- MARCH 2017
 CITY OF LAKE ELMO
 STANDARD DRAWING NO:
 600A
 LAKE ELMO
1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINERAL POLLUTION CONTROL AGENT (EMPA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE EROSION AND SEDIMENTATION AND ORANGE WAITS. THE CONTRACTOR SHALL BACKFILL TO THE EXTENT THAT NO DAMAGE TO EXISTING DRIVEWAYS OR DRIVEWAYS SHALL BE CAUSED. ALL OPERATIONS SHALL BE CONDUCTED TO A DEPTH OF AT LEAST 18 INCHES BELOW THE BOTTOM OF THE DRIVEWAY. THE CONTRACTOR SHALL USE ANY METHOD OR COMBINATION OF METHODS FOR EROSION CONTROL. HOWEVER, ALL OPERATIONS SHALL BE CONDUCTED WHICH IN THE OPINION OF THE ENGINEER, ARE INEFFICIENT SHALL BE ABANDONED, IMPROVED, REPLACED OR OTHERWISE ALTERED TO BECOME EFFECTIVE. THE CONTRACTOR SHALL PROVIDE ALL POWER, FUEL, MATERIALS AND APPROPRIATE MEASURES AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EROSION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONSTRUCTION OF ANY POND, DITCH, CHANNEL OR NATURAL WATERCOURSE UTILIZED FOR DRAINAGE PURPOSES AND ALL EROSION, SEDIMENT OR OTHER ADVERSE RESULTS OF THEIR USE SHALL BE REPAIRED.
 2. SEDIMENTATION AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG DRIVEWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, POND OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION TO PROTECT PROXIMATE GRADED AREAS FROM EROSION. WOOD FIBER BLENDED SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY, AND OULETS AND DIVERSIONS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.
 3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCES AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTENSIVE SIPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GROSSED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.
 4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.
 5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT BLOCK WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
 6. TEMPORARY SEDIMENT BARRIERS. THE CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BARRIERS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER.
 7. ROCK CONSTRUCTION DRAINAGE. A ROCK DRAINAGE SHALL BE CONSTRUCTED AND MARKED AS SHOWN ON THE PLAN TO REDUCE TRAFFIC ON SILT AND DIRT ONTO THE PUBLIC STREET. A SEDIMENT FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY RETHROWED TO MAINTAIN THE INTENDED PERFORMANCE. MULCH AND DEBRIS SHALL BE REMOVED OR SCAPED FROM PILES AND VEHICLE UNDERCARRIAGES PRIOR TO LEAVING THE SITE.
 8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND PAVEMENT SHALL BE SWEEPED PRIOR TO CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED NECESSARY BY DEVELOPER/CONTRACTOR EXPENSE.



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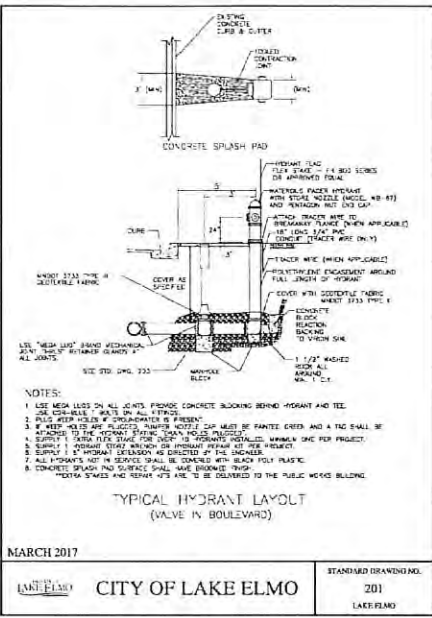
REVISIONS

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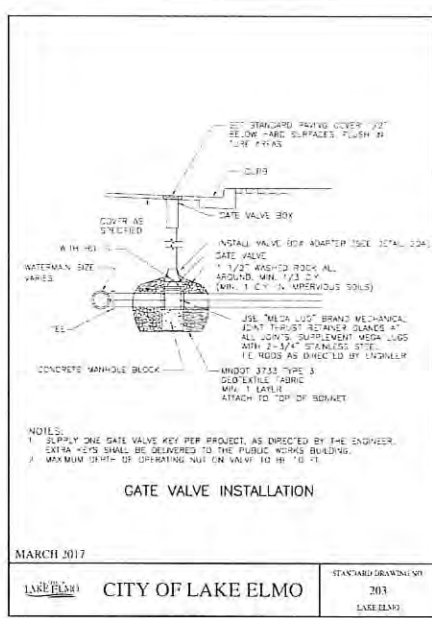
DRAWN BY: JTR
 DESIGNED BY: JTR
 ISSUE DATE: 07/27/18

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.

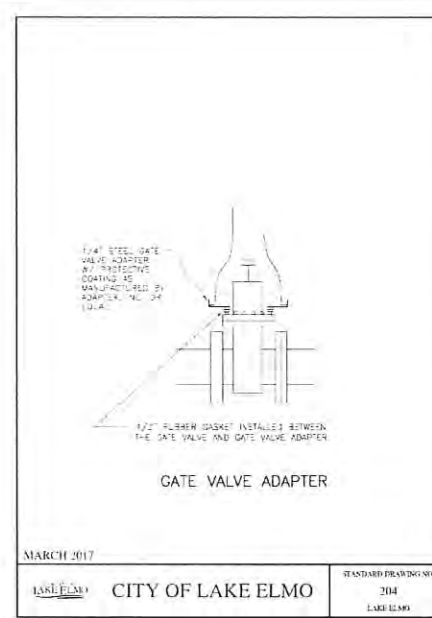
Name: Joseph T. Radetzky, P.E.
 Signature: [Signature]
 Date: 07/27/18 License #: 45889



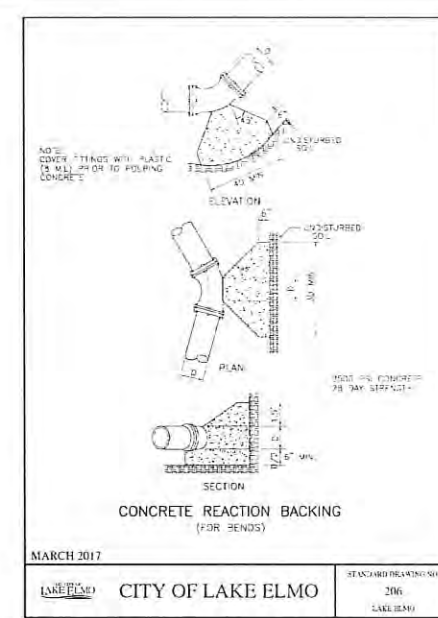
MARCH 2017
 CITY OF LAKE ELMO
 STANDARD DRAWING NO. 201
 LAKE ELMO



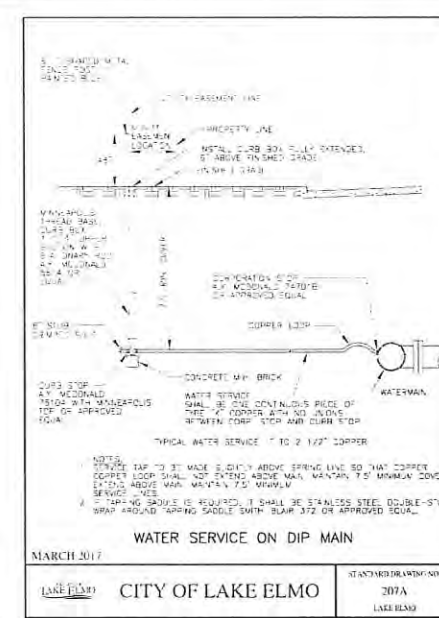
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 CITY OF LAKE ELMO
 STANDARD DRAWING NO. 203
 LAKE ELMO



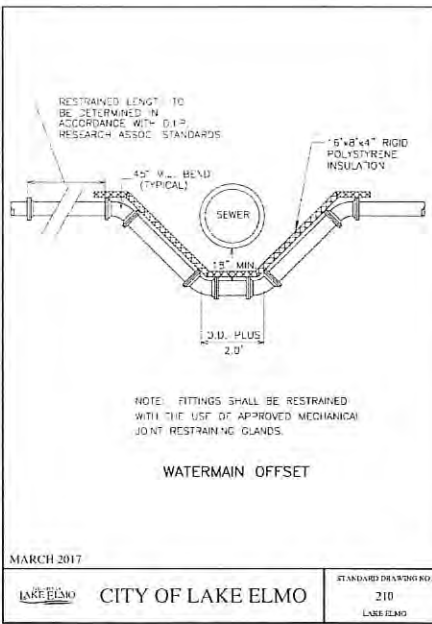
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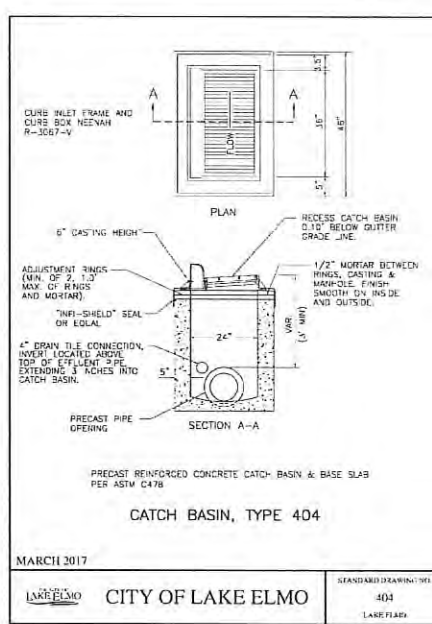
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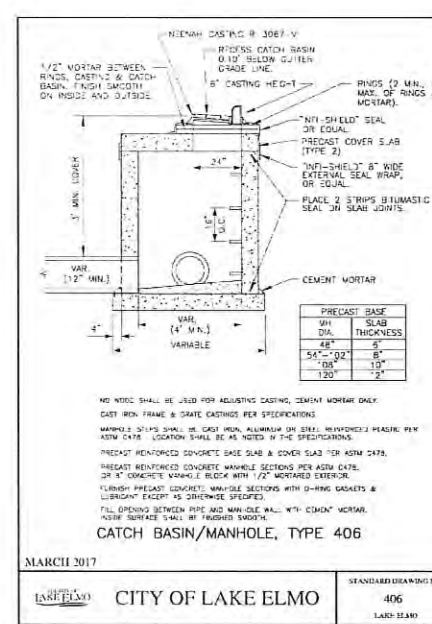
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 CITY OF LAKE ELMO
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 LAKE ELMO



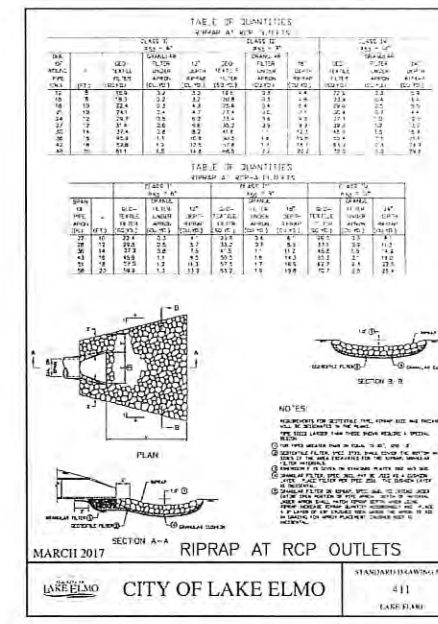
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 LAKE ELMO



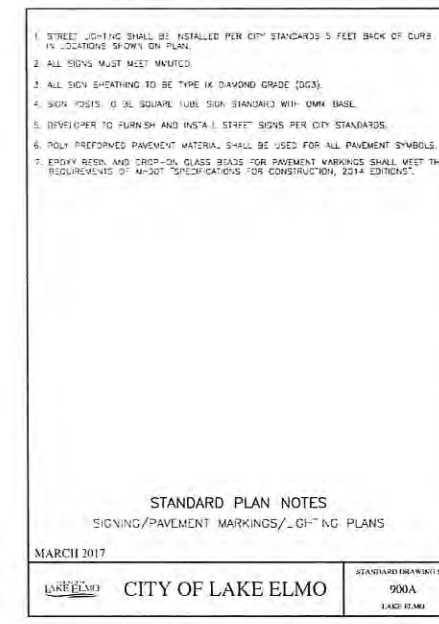
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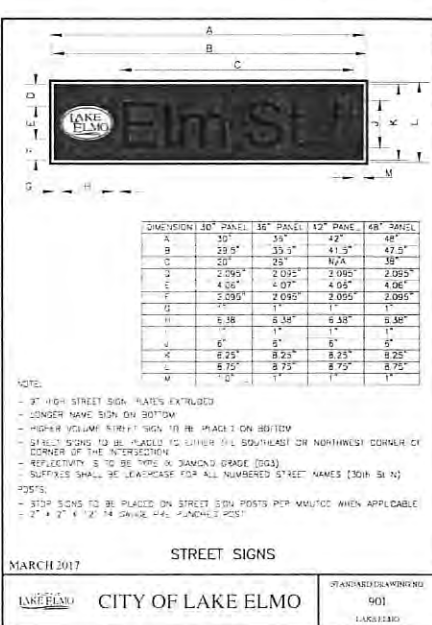
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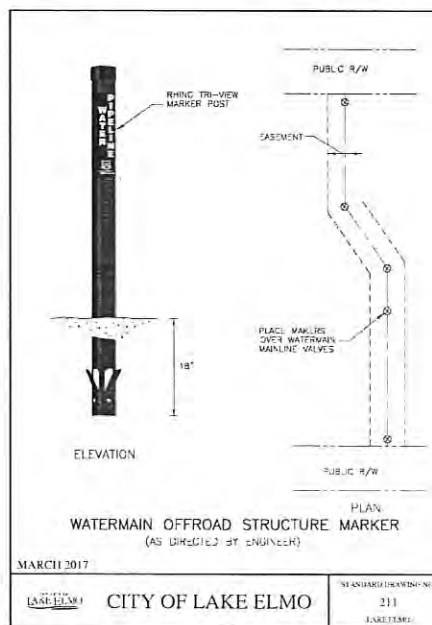
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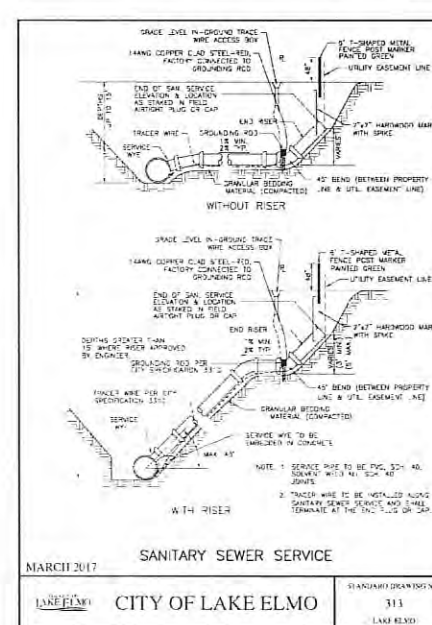
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 CITY OF LAKE ELMO
 STANDARD DRAWING NO. 901
 LAKE ELMO



MARCH 2017
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 Lake Elmo, Minnesota

TRIDENT DEVELOPMENT, LLC.
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 St. Cloud, MN 56301

REVISIONS

1.	
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DRAWN BY: JTR
 DESIGNED BY: JTR
 ISSUE DATE: 07/27/18

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

Name: Joseph T. Radack, P.E.
 Signature: [Signature]
 Date: 07/27/18 License #: 45889

C8 of 9

MDDOT B6'2
CONCRETE CURB AND GUTTER

MDDOT B6'8
CONCRETE CURB AND GUTTER

SURMOUNTABLE
CONCRETE CURB AND GUTTER

CONCRETE CURB & GUTTER

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
501
LAKE ELMO

MDDOT STANDARD PLAN 6-297.250 SHEET 1 OF 4

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
507A
LAKE ELMO

MDDOT STANDARD PLAN 6-297.250 SHEET 2 OF 4

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
507B
LAKE ELMO

MDDOT STANDARD PLAN 6-297.250 SHEET 3 OF 4

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
507C
LAKE ELMO

MDDOT STANDARD PLAN 6-297.250 SHEET 4 OF 4

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
507D
LAKE ELMO

RECTANGULAR PLATES

RADIAL PLATES

SECTION A-A
TRUNCATED DOME

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
507E
LAKE ELMO

NOTES:

DETECTABLE WARNING SURFACE - TRUNCATED DOMES

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
508
LAKE ELMO

CONCRETE SIDEWALK

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
510
LAKE ELMO

BITUMINOUS WEAR COURSE ADJACENT DETAIL

BITUMINOUS BASE COURSE ADJACENT DETAIL

MANHOLE CASTING ADJUSTMENT

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
511
LAKE ELMO

MILLED LAP JOINT

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
512
LAKE ELMO

SILT FENCE

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
601
LAKE ELMO

DITCH CHECK (FIBER ROLL)

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
603
LAKE ELMO

SEDIMENT CONTROL AROUND STORM SEWER INLET

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
604
LAKE ELMO

ROCK CONSTRUCTION ENTRANCE

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
605
LAKE ELMO

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McCain**
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BOULDER PONDS SENIOR LIVING
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Name: Joseph T. Radack, P.E.
Signature: *J. Radack*
Date: 07/27/18 License #: 45889

SEED MIX LEGEND (FOR ALL SHEETS)		
SYM.	TYPE	SEED MIX
[Symbol]	NATIVE WET PRAIRIE	MIN SEED MIX 34-262 (OLD BWSR W3)
[Symbol]	WETLAND FRINGE	MIN SEED MIX 33-261 (OLD BWSR U6)
[Symbol]	COMMERCIAL TURF - SOD	HIGHLAND SOD (PEAT SOD IS UNACCEPTABLE)
[Symbol]	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MIN SEED MIX 25-131 (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
[Symbol]	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
[Symbol]	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

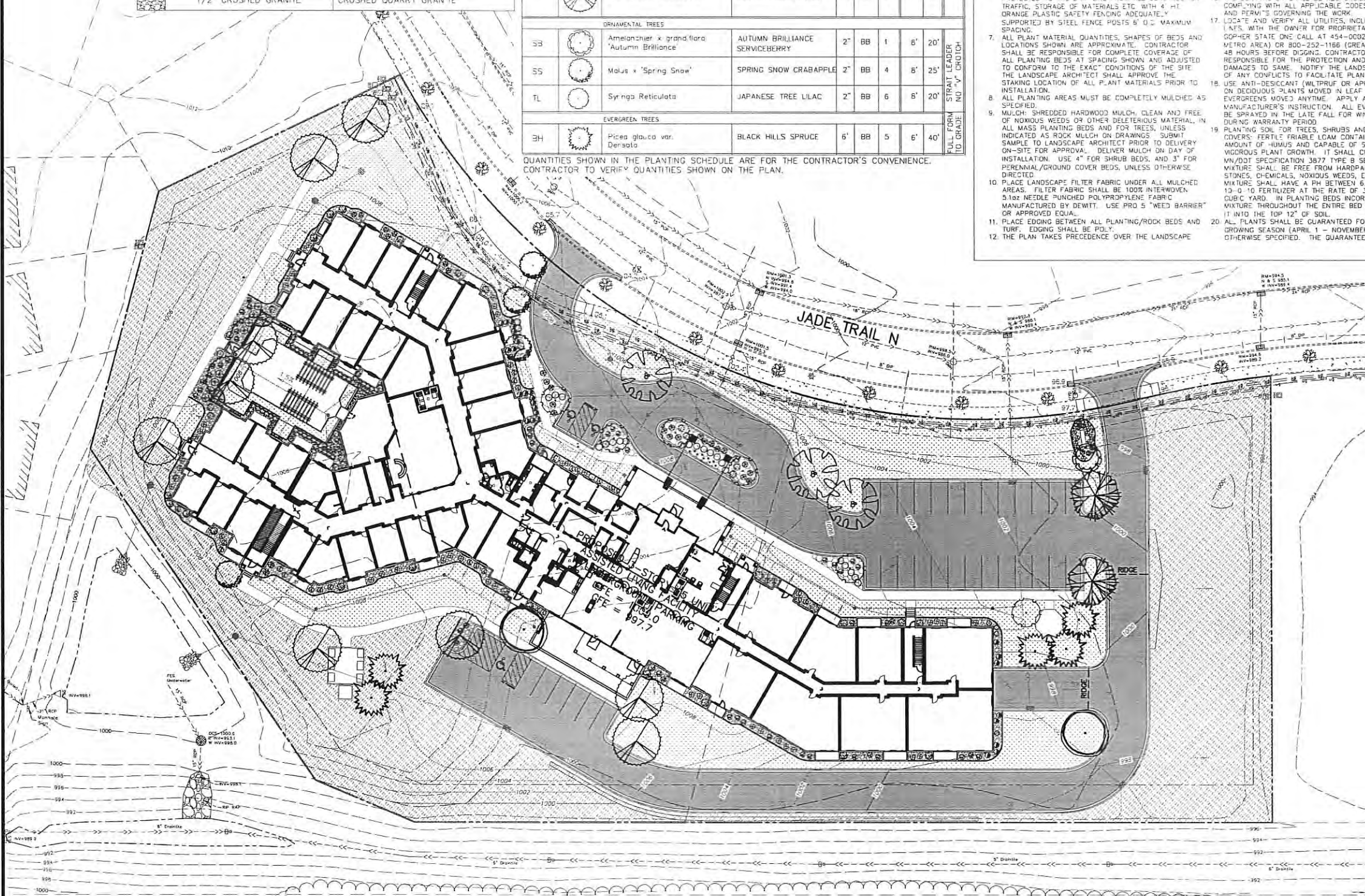
LANDSCAPE LEGEND						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY	INSTALL MATR. BE HEIGHT HEIGHT
DECIDUOUS TREES						
BL	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2.5"	BB	2	15' 60"
HB	Celtis occidentalis	HACKBERRY	2.5"	BB	3	15' 50"
SM	Acer saccharum	SUGAR MAPLE	2.5"	BB	2	14' 50"
RM	Acer rubrum 'Northwoods'	NORTHWOODS MAPLE	2.5"	BB	9	14' 50"
ORNAMENTAL TREES						
SB	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	2"	BB	1	6' 20"
SS	Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	2"	BB	4	6' 25"
TL	Syringa Reticulata	JAPANESE TREE LILAC	2"	BB	6	6' 20"
EVERGREEN TREES						
EH	Picea glauca var. densata	BLACK HILLS SPRUCE	6"	BB	5	6' 40"

PLANTING NOTES

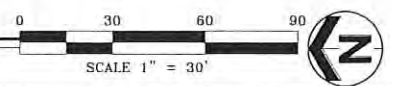
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONFINED GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED IN THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z59.1, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE Drip LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC WITH 4" HI. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6" O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL. IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS, SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERLOCKED 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
- PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
- DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
- EVERGREEN POTTED PLANTS: 4/1 - 5/1; 9/21 - 11/1
- EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
- TURF/LAWN SEEDING: 4/1 - 5/1; 7/20 - 9/20
- NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL DISTURBED AREAS TO BE TURF SEED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEED, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

LAKE ELMO LANDSCAPE CODE		
1.	A MINIMUM OF (1) TREE PER 50 LF OF STREET FRONTAGE	
	TOTAL STREET FRONTAGE = 535 LF.	
	535/50 =	11 TREES REQUIRED
2.	ADDITIONALLY, (5) TREES SHALL BE PLANTED PER (1) ACRE OF DEVELOPED LAND OR DISTURBED BY DEVELOPMENT ACTIVITY	
	OVERALL SITE ACREAGE = 4.1ac	
	4.1 x 5 =	21 TREES REQUIRED
	TOTAL TREES REQUIRED =	32 TREES REQUIRED
3.	IRRIGATION SHALL BE PROVIDED FOR ALL SOD/SEED AND LANDSCAPE AREAS PER LAKE ELMO DETAILS/SPECIFICATIONS	



1 SITE LANDSCAPE PLAN
L1



Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

SITE LANDSCAPE PLAN
BOULDER PONDS SENIOR LIVING
Lake Elmo, Minnesota

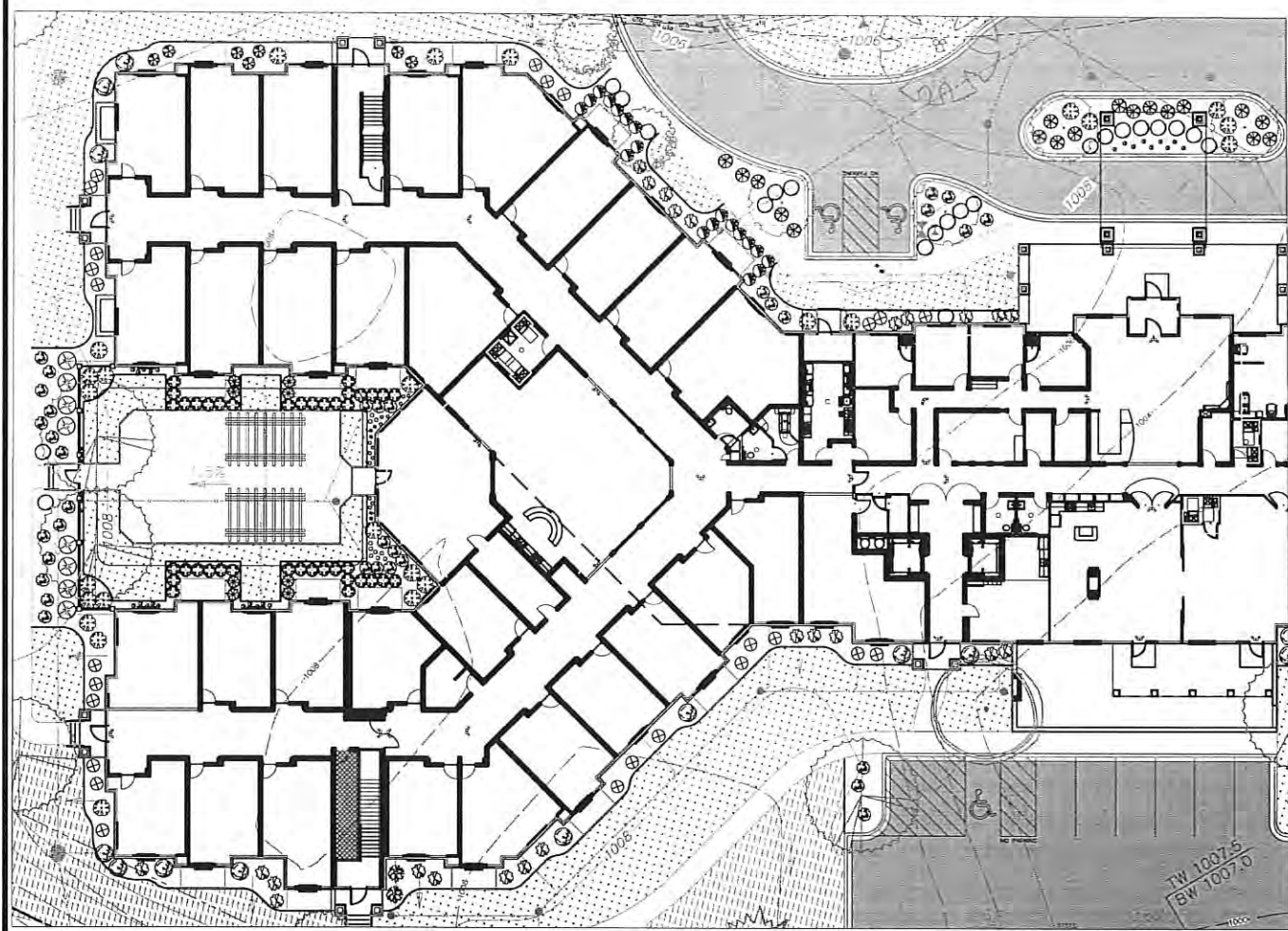
TRIDENT DEVELOPMENT, LLC.
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS	
1.	

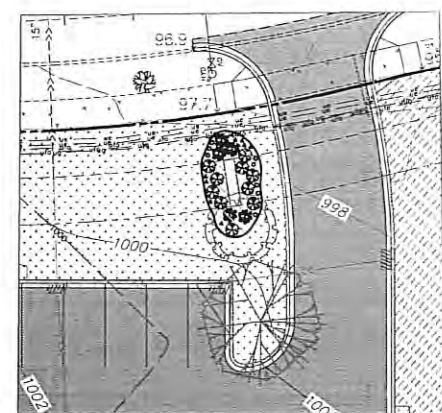
DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 07/27/18

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.

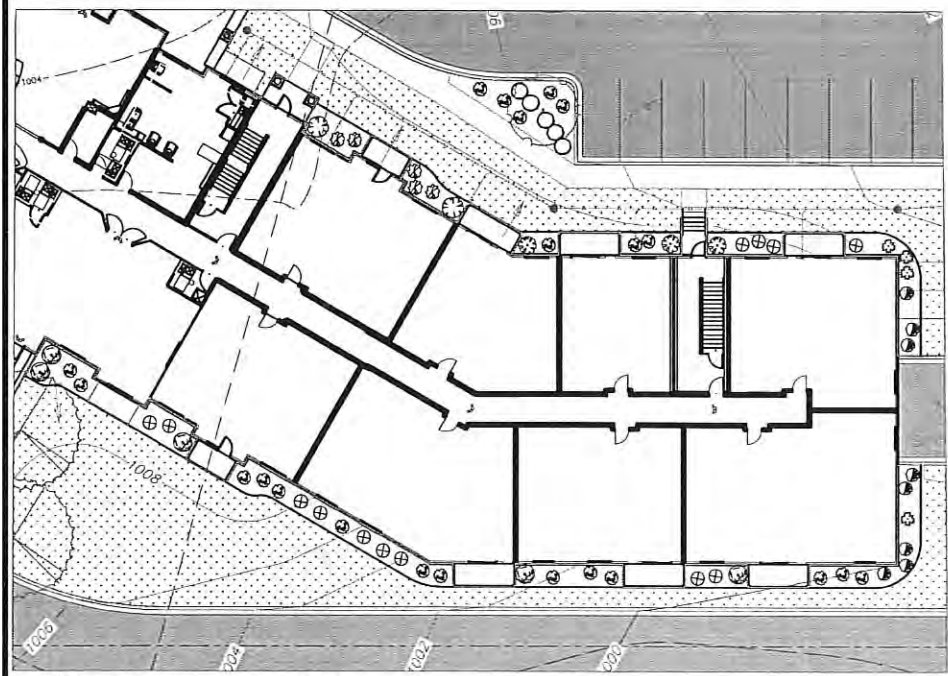
Name: James A. Kalkas
Signature: *James A. Kalkas*
D. PRELIMINARY
License #: 45071



1 NORTH BUILDING
L2
SCALE 1" = 20'



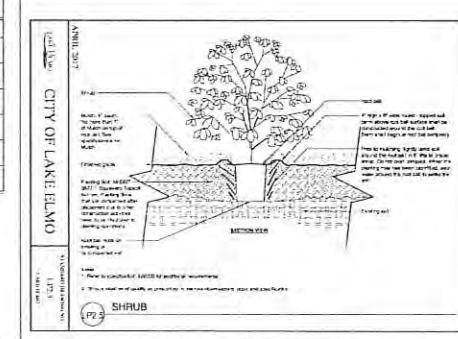
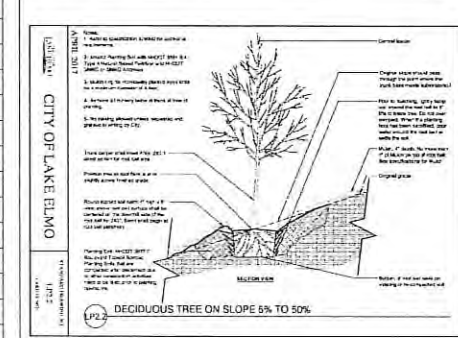
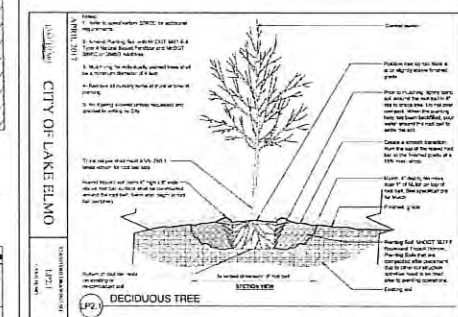
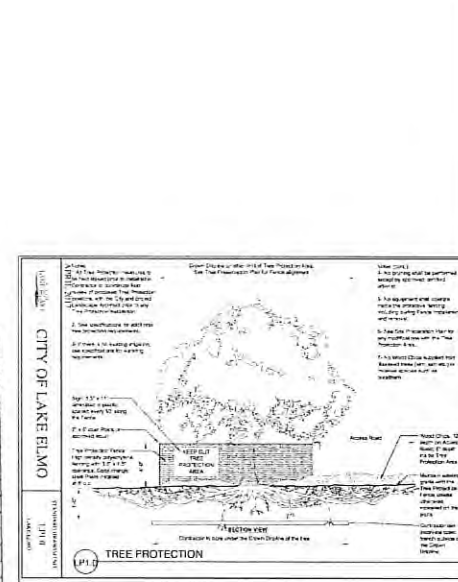
3 ENTRANCE MONUMENT
L2
SCALE 1" = 20'



2 SOUTH BUILDING
L2
SCALE 1" = 20'

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT QTY.	REMARKS	INSTALL HEIGHT	MATURE HEIGHT
SHRUBS							
SVJ	Juniperus Horizontalis 'Savin'	SAVIN JUNIPER	#5	CONT.		1'	3'x4'
BOX	Buxus 'Glencoe'	CHICAGOLAND BOXWOOD	#5	CONT.		1.5'	3'x3'
TAU	Taxus x media 'Tauntont'	TAUNTON SPREADING YEW	#5	CONT.		1'	3'x4'
DBB	Evonymus alatus 'Compactus'	DWARF BURNING BUSH	#5	CONT.		1.5'	4'x4'
GLS	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	#5	CONT.		1'	2.5'x5'
BCA	Viburnum trilobum 'Bailey Compact'	COMPACT AMERICAN CRANBERRYBUSH	#5	CONT.		1.5'	4'x4'
AWS	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	#5	CONT.		1.5'	3'x4'
SMS	Spiraea nipponica 'Snowmound'	SNOWMOUND SPIREA	#5	CONT.		1.5'	3'x4'
MYS	Spiraea thunbergii 'Ogon'	MELLOW YELLOW SPIREA	#5	CONT.		1'	3'x4'
ALP	Ribes alpinum	ALPINE CURRANT	#5	CONT.		1.5'	3'x4'
GF5	Spiraea x bumalda 'Gold Flame'	GOLD FLAME SPIREA	#5	CONT.		1.5'	3'x4'
FOR	Forsythia 'Sunrise'	SUNRISE FORSYTHIA	#5	CONT.		1.5'	5'x5'
SPL	Syringa x 'Balsugar'	SUGAR PLUM LILAC	#5	CONT.		1.5'	4'x4'
MGH	Diervilla lonicera	DWARF BUSH HONEYSUCKLE	#5	CONT.		1.5'	4'x4'
DBW	Salix purpurea 'Nana'	DWARF BLUE ARCTIC WILLOW	#5	CONT.		1'	3'x4'
BCB	Aronica melanocarpa elata	BLACK CHOKEBERRY	#5	CONT.		1.5'	4'x4'
PERENNIALS							
KFG	Casomagrastis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	PLANT 2' O.C.	6"	4'x2'
BDL	Hemerocallis 'Baja'	BAJA DAYLILY	#1	CONT.	RED FLOWER	6"	2'x1.5'
SDD	Hemerocallis 'Stella d'Oro'	STELLA D'ORO DAYLILY	#1	CONT.	YELLOW FLOWER	6"	1.5'x1.5'
WLC	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	#1	CONT.	PURPLE FLOWER	6"	1'x1'
BES	Rudbeckia fulgida 'Goldsturm'	BLACK EYED SUSAN	#1	CONT.	YELLOW FLOWER	6"	1.5'x1.5'
KBL	Liatris spicata 'Kobold'	KOBOLD LIATRIS	#1	CONT.	PURPLE FLOWER	6"	1.5'x1.5'

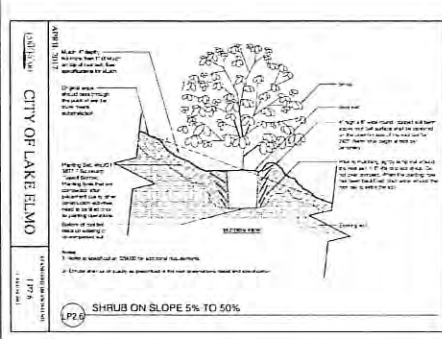
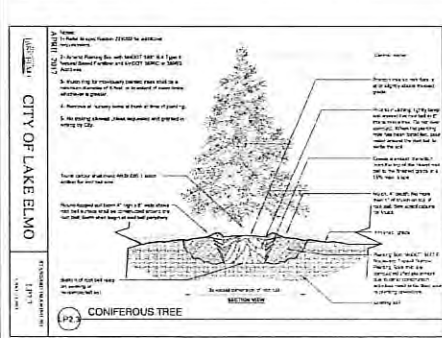
QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.



STANDARD PLAN NOTES
LANDSCAPE PLANS

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

APRIL 2017
CITY OF LAKE ELMO
Landscape LP2.0
Landscape



Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

SHRUB PLAN
BOULDER PONDS SENIOR LIVING
Lake Elmo, Minnesota

TRIDENT DEVELOPMENT, LLC.
3601 18th Street South, Suite 103
St. Cloud, MN 56301

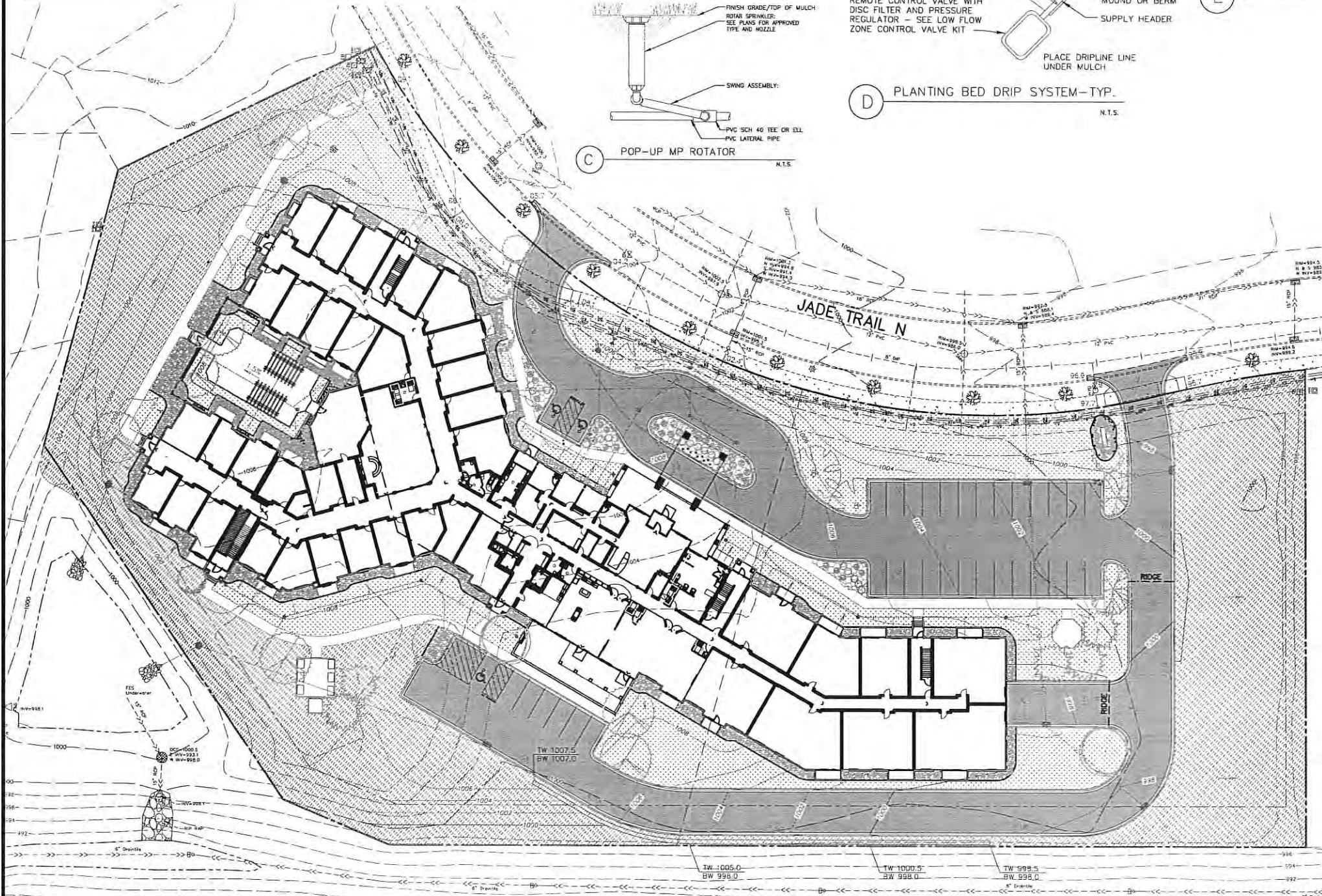
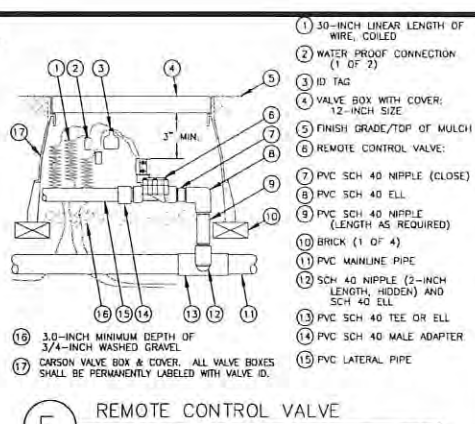
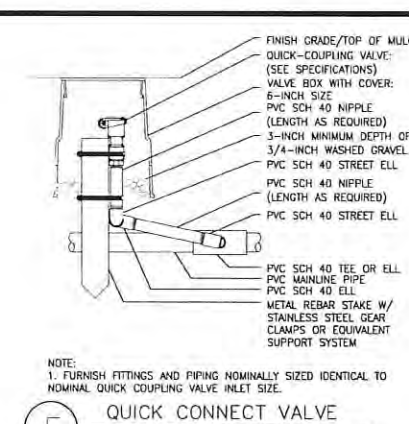
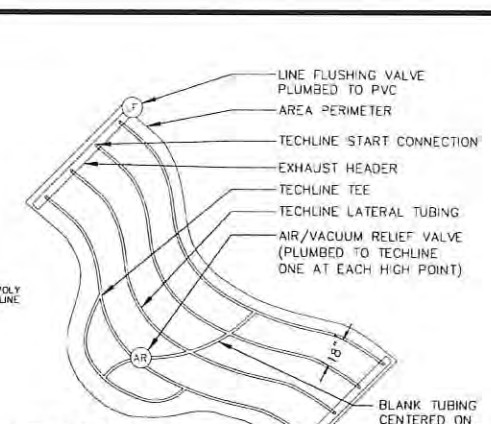
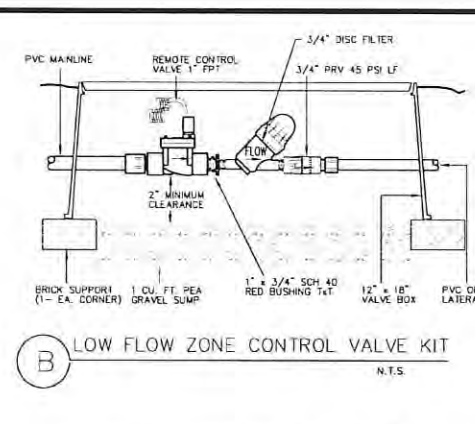
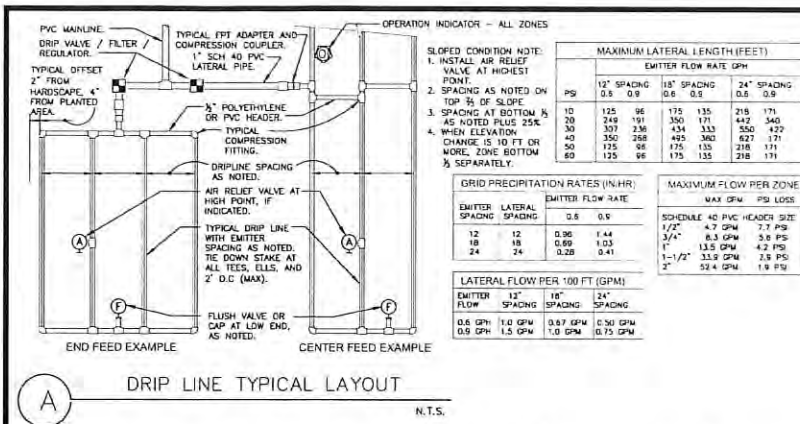
REVISIONS

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DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 07/27/18

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.

Name: James A. Kalkreuth
Signature: *James A. Kalkreuth*
D. License # 45071



IRRIGATION NOTES

- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL IN ACCORDANCE WITH PROJECT MANUAL. SHOP DRAWINGS SHALL INCLUDE ACCURATE LAYOUT OF SYSTEM, INCLUDING BUT NOT LIMITED TO LOCATIONS, SIZES, AND PRODUCT/MATERIAL TYPE USED FOR COMPLETE IRRIGATION SYSTEM. POP-UP SPRAY AND ROTOR IRRIGATION SHALL HAVE HEAD-TO-HEAD COVERAGE. SYSTEM SHALL BE WINTERIZED (BLOW-OUT) AFTER THE FIRST OPERATIONAL SEASON AND SHALL PROVIDE STARTUP THE FOLLOWING SPRING. IRRIGATION SHALL HAVE TWO-YEAR WARRANTY ON PARTS AND LABOR FOLLOWING INSTALLATION APPROVAL BY OWNER.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE PROJECT SITE.
- THIS DESIGN IS TO BE BASED ON THE PRESSURE AND VOLUME OF STATIC, RESIDUAL, AND FLOW. SUBMIT CRITICAL ANALYSIS WITH THE SHOP DRAWINGS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE INFORMATION.
- THE IRRIGATION CONTRACTOR SHALL ARRANGE FOR ANY NECESSARY PERMITS AND/OR INSPECTIONS REQUIRED BY LOCAL AGENCIES OR ORDINANCES DURING THE COURSE OF CONSTRUCTION.
- THIS IRRIGATION DESIGN SHOWS NECESSARY MATERIALS, BUT CERTAIN OTHER MATERIALS MAY HAVE TO BE SUPPLIED AND INSTALLED BY THE IRRIGATION CONTRACTOR IN ORDER TO HAVE, UPON COMPLETION, A FULLY OPERATIONAL IRRIGATION SYSTEM.
- ALL PVC PIPING UNDER CONTINUOUS PRESSURE SHALL BE CLASS 200, ALL OTHER PVC SHALL BE CLASS 160.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL VERIFY LOCATIONS, SIZES, AND DEPTH OF SLEEVES PRIOR TO CONSTRUCTION.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS IN TURF AREAS SHALL BE GREEN IN COLOR. ALL VALVE BOXES ON PLANTING BEDS SHALL BE TAN IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE. SUBMIT LOCATION IN SHOP DRAWINGS.
- CONTROL WIRES: 14 GAUGE, DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE (#12 FOR RUNS OVER 2000-FOOT). USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVERSPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE AT VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS IN ALL HEADS.
- CONTRACTOR SHALL SUPPLY RECORD DRAWINGS OF IRRIGATION SYSTEM AT THE TIME OF COMPLETION TO OWNER'S REPRESENTATIVE. A SET OF RECORD DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UNDATED CONDITION.
- ALL PIPE 2" AND OVER SHALL HAVE THRU-ST BLOCKING AT EACH TURN PER INDUSTRY STANDARD.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX. THERE SHALL BE A 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.
- THE IRRIGATION PIPING SHALL BE SEPARATE FROM THE DOMESTIC WATER SUPPLY IN THE MECHANICAL ROOM. THE IRRIGATION SUPPLY LINE SHALL HAVE ITS OWN WATER METER AND BACKFLOW DEVICE IN ACCORDANCE WITH THE CITY REQUIREMENTS.
- PLACE DIFFERENT AMENITIES ON SEPARATE ZONES. THE FOLLOWING AREAS ARE TO BE IRRIGATED:
 - TURF AREAS
 - GRASS PAVEMENT AREAS
 - MULCHED AREAS
 - FILTRATION BASIN (ON SEPARATE ZONE THAT MAY BE TURNED OFF AFTER ESTABLISHMENT)

IRRIGATION LEGEND

- IRRIGATION CONTROLLER:** HUNTER Pro-C WITH SOLAR SYNC CONTROLLER, WALL MOUNTED INSIDE BUILDING, PROVIDE SHOP DRAWINGS TO SHOW TYPE AND LOCATION
- RAIN SENSOR:** HUNTER RAIN/FREEZE-CLIK. INSTALL OUTSIDE CONTROLLER ROOM. ONE RAIN-CLIK PER CONTROLLER.
- TURF IRRIGATION:**
 - DESIGN PRESSURE: PSI
 - ELECTRIC ZONE VALVES: HUNTER ICV WITH ACCU-SET PRESSURE REGULATOR.
 - POP UP ROTOR HEADS: HUNTER MP ROTORS, NO SPRAY HEADS ALLOWED.
 - POP UP ROTOR HEADS: HUNTER 4" POP-UP 1-20 ULTRA
- SHRUBS/GRASSES/PRENNIALS/ANNUALS:**
 - ELECTRIC ZONE VALVE: HUNTER ICZ-101, INSTITUTIONAL CONTROL ZONE KIT, 1" CONTROL ZONE VALVE WITH 1" HYDROWEE FILTER AND 25 PSI HIGH-FLOW REGULATOR.
 - DRIFLINE IRRIGATION: RAINBIRD LD-09-18, DRIFLINE WITH 0.92 GPH EMITTERS AT 18" O.C. DRIFLINE LATERALS SPACES AT 18" O.C. APART WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.
- CRITICAL ANALYSIS (TO BE PLACED IN SUBMITTED SHOP DRAWINGS)**
 - FLOW AVAILABLE-(PSI) -
 - WATER METER SIZE -
 - STATIC PRESSURE AT POC-(PSI) -
 - FLOW AVAILABLE AT POC-(GPM) -
- IRRIGATION SLEEVES** - 2X THE SIZE OF THE LINE BEING ACCOMMODATED
- QUICK COUPLING VALVE:** RAIN BIRD MODEL 7. PLACE 1 IN THE 500 AREA
- PLANTING BED DRIP LINE SYSTEM** - RAINBIRD LD-09-18, DRIFLINE LATERAL SPACING 18" O.C. APART. 12" O.C. IS ACCEPTABLE IF AREA CANNOT ACCOMMODATE 18" O.C. MATCH PRECIPITATION THROUGHOUT ZONE.

1 IRRIGATION DESIGN/BUILD PARAMETERS



Carlson McCain
 ENVIRONMENTAL-ENGINEERING-SURVEYING
 3890 Pheasant Ridge Dr. NE #100, Blaine, MN
 Phone: 763-489-7900 Fax: 763-489-7959

**IRRIGATION DESIGN/
 BUILD PARAMETERS**
BOULDER PONDS SENIOR LIVING
 Lake Elmo, Minnesota

TRIDENT DEVELOPMENT, LLC.
 3601 18th Street South, Suite 103
 St. Cloud, MN 56301

REVISIONS

1.	

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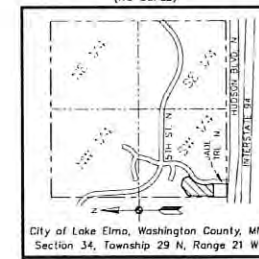
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: James A. Kalkreuth
 Signature: [Signature]
 Date: 07/27/18 License #: 45071

ALTA/NSPS LAND TITLE SURVEY

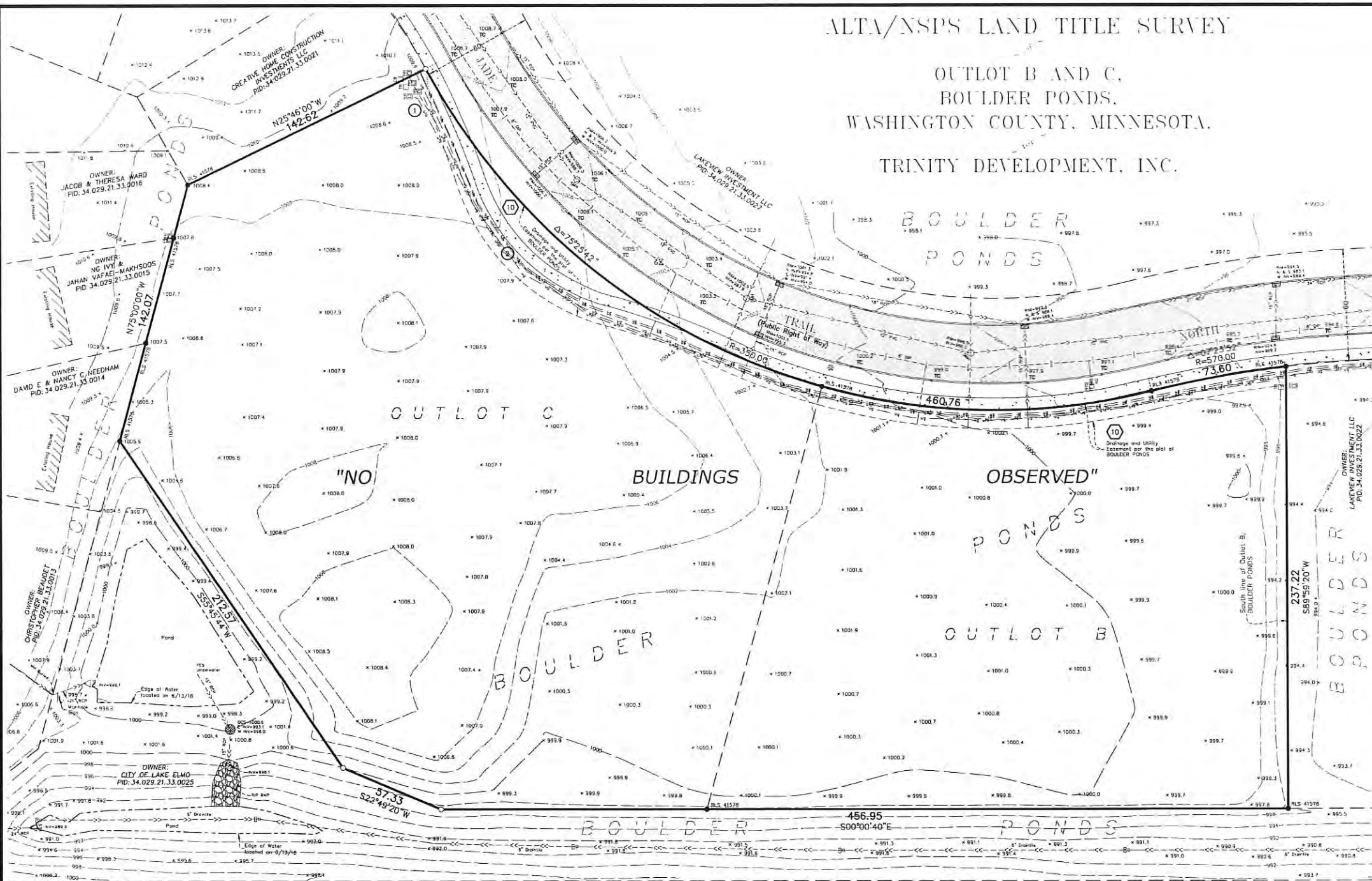
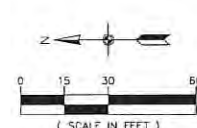
OUTLOT B AND C,
BOULDER PONDS,
WASHINGTON COUNTY, MINNESOTA.
TRINITY DEVELOPMENT, INC.

VICINITY MAP (NO SCALE)



LEGEND

- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- - Denotes Light Pole
- - Denotes Sanitary Manhole
- - Denotes Miscellaneous Sign
- - Denotes Existing Spot Elevation
- - Denotes Fire Hydrant
- - Denotes Gate Valve
- - Denotes Cleanout
- - Denotes Electric Box
- - Denotes Over Flow Structure
- - Denotes Catch Basin
- - Denotes Telephone Box
- - Denotes Flared End Section
- - Denotes Hand Hole
- - Denotes Underground Fiber Optics
- - Denotes Underground Electric
- - Denotes Watermain
- - Denotes Sanitary Sewer
- - Denotes Underground Gas
- - Denotes Storm Sewer
- - Denotes Existing Fence as noted
- - Denotes Concrete Surface
- - Denotes Bituminous Surface
- - Denotes Existing 2 Ft. Contour
- - Denotes Existing 10 Ft. Contour



PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 54352, with an effective date of April 11, 2016 at 12:00 A.M., prepared by Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company)

Outlots B and C, Boulder Ponds, Washington County, Minnesota.
(abstract property)

GENERAL NOTES:

- Bearings shown herein are based on the South line of Outlot B, BOULDER PONDS, which is assumed to bear S89°59'20\"/>

- Above ground utilities have been field located as shown. Underground utilities shown herein are those which were field marked by utility companies responding to Coaker State One Call. Ticket Nos. 181564801, 181564892, 181564918 and 181564919 dated 6/21/18 or were taken from utility plans provided by the City of Lake Elmo. All underground locations shown herein are APPROXIMATE. Prior to any excavations or digging, contact Coaker State One Call for an on-site location (651-454-0002). In addition, Coaker State One Call locate requests from surveyors may be ignored or result in an incomplete response.
- At the time of this survey, there were no changes in street right-of-way lines either completed or proposed, and evaluate from the controlling jurisdiction. There was no observable evidence of recent street or sidewalk construction or repairs.
- No field marked delineated wetlands were observed at the time of this survey.
- Per Schedule B, Part II Exceptions of the above listed Title Commitment:
 - Item 9 - Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents dated November 28, 2016, filed November 29, 2016, as Document No. 4993409, executed by OPA Boulder Ponds, LLC, a Minnesota limited liability company, as mortgagor, to Premier Bank, a Minnesota corporation, as mortgagee, in the original principal amount of \$1,134,525.00. (Affects surveyed property, but is not survey related and is not shown herein.)
 - Item 10 - Easements for utilities and drainage as shown on the recorded plat of Boulder Ponds. (As shown herein.)
 - Item 11 - Terms and conditions of Development Contract - Boulder Ponds dated May 26, 2015, filed July 1, 2015, as Document No. 4032018. (Affects surveyed property, but is not survey related and is not shown herein.)
 - Item 12 - Terms and conditions of Easement and Improvements Agreement dated November 13, 2015, filed November 17, 2015, as Document No. 4348415, by and between OPA Boulder Ponds, LLC, a Minnesota limited liability company, and Lakeview Investment, LLC, a Minnesota limited liability company.

As amended by First Amendment to Easement and Improvements Agreement dated November 23, 2016, filed November 29, 2016, as Document No. 4093410, by and between OPA Boulder Ponds, LLC, a Minnesota limited liability company, and Lakeview Investment, LLC, a Minnesota limited liability company. (Affects surveyed property, but contains no plattable easements and is not shown herein.)

STATEMENT OF POSSIBLE ENCROACHMENTS:

- Underground utility lines running along the eastern line of Outlot C, as shown.
- Concrete sidewalk running along the eastern line of Outlot C without benefit of an easement. Currently, the concrete sidewalk lies within the drainage and utility easement per the plat of Boulder Ponds.

CERTIFICATION:

I, Trinity Development, Inc., Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 17, 18 and 19 of Table A thereof. The field work was completed on June 19th, 2018.

Date of Plat or Map: June 20th, 2018

Signed: Carlson McCain, Inc.
By: Thomas R. Belluffi, L.S.
Minnesota License No. 1C361
tbelluffi@carlsonmccain.com

Carlson McCain
ENVIRONMENTAL ENGINEERING SURVEYING
3890 Pleasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

ALTA/NSPS LAND TITLE SURVEY
OUTLOT B and C,
BOULDER PONDS
Lake Elmo, Minnesota

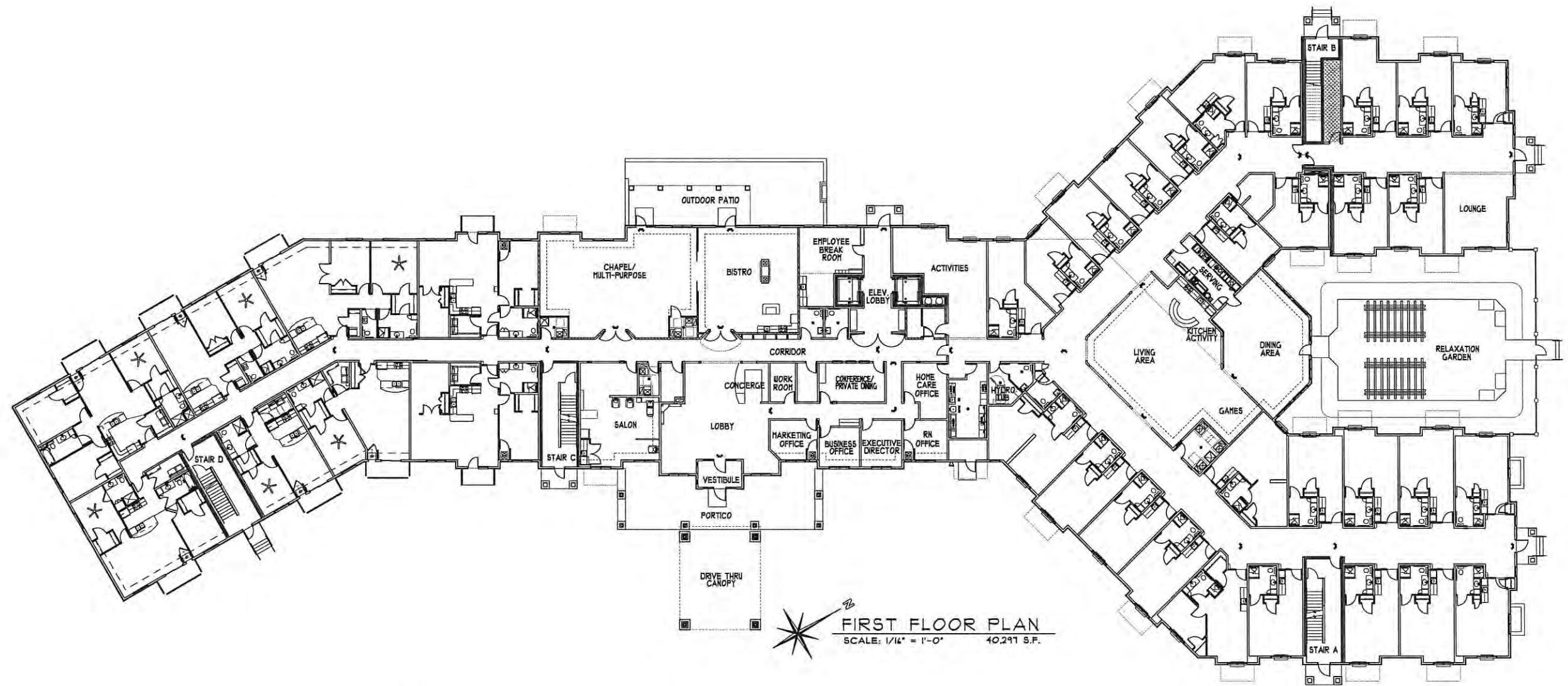
TRINITY DEVELOPMENT, INC.
14950 Iris Road
Little Falls, MN, 56345

REVISIONS	
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DRAWN BY: gjs
ISSUE DATE: 6/20/18
FILE NO: 1708

REVIEW COPY

1 of 1

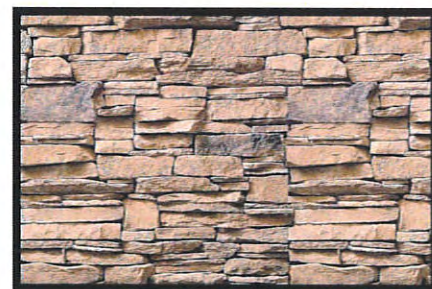


FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0" 40,291 S.F.

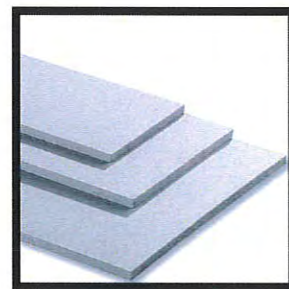
<p>COLE GROUP ARCHITECTS LLC. 216 Park Avenue South, Suite 102 Saint Cloud, MN 56301 (320) 454-4310 www.colegrouparchitects.com</p>	<p>These documents are not valid for building permit unless signed in ink and never sealed. Copies are not valid.</p>	<p>DEVELOPER:</p>	<p>PROPOSED 95 UNIT: BOULDER PONDS SENIOR LIVING LAKE ELMO, MN</p>	<p>REVISIONS COMMENTS</p>	<p>REVISIONS COMMENTS</p>	<p>Project No. 18030 Submittal Date: Document Set: PRELIMINARY</p>
	<p>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 Architect under the laws of the state of MINNESOTA</p>	<p>TRIDENT DEVELOPMENT, L.L.C.</p>	<p>Project No. 18030 Submittal Date: Document Set: PRELIMINARY</p>	<p>A2.1</p>	<p>OF 40</p>	<p>PLOTTED: 7-25-18 FILE: 17035 COM:3</p>
	<p>Date: 6-22-18 Name: NORMAN E. COLE Signature</p>	<p>1011 North Broadway, Suite 103 St. Cloud, MN 56301 Phone: 320-298-4488 Fax: 320-298-3493</p>	<p>Project No. 18030 Submittal Date: Document Set: PRELIMINARY</p>	<p>A2.1</p>	<p>OF 40</p>	<p>PLOTTED: 7-25-18 FILE: 17035 COM:3</p>
	<p>www.colegrouparchitects.com</p>	<p>1011 North Broadway, Suite 103 St. Cloud, MN 56301 Phone: 320-298-4488 Fax: 320-298-3493</p>	<p>Project No. 18030 Submittal Date: Document Set: PRELIMINARY</p>	<p>A2.1</p>	<p>OF 40</p>	<p>PLOTTED: 7-25-18 FILE: 17035 COM:3</p>



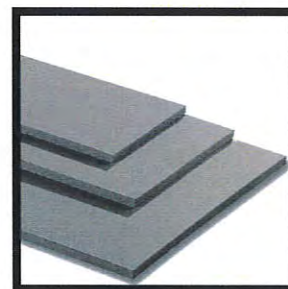
DRIVE-THRU CANOPY



**MANUFACTURED
STONE VENEER**



**LP SMARTSIDING LAP
SIDING - LIGHT GRAY**



**LP SMARTSIDING LAP
SIDING - DARK GRAY**



**SUSPENDED DECKS &
VINYL WINDOWS**



ARCHITECTURAL SHINGLES

RECEIVED
27 2018
CITY OF LAKE ELMO



Boulder Ponds Assisted Living
Lake Elmo, MN



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: August 16, 2018

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

Re: Boulder Ponds 4th Addition – Sr. Living Apartments
Engineering Site Plan Review

A Site Plan engineering review has been completed for the Senior Living Apartments be located in Boulder Ponds 4th Addition along Jade Trail North. The submittal consisted of the following documentation prepared by Carlson McCain, received on July 31, 2018 and August 16, 2018:

- Boulder Ponds Fourth Addition Plat, not dated.
- ALTA Survey dated 06.20.2018.
- Boulder Ponds Senior Living Site Improvement Plans C1 – C9, dated 07.27.2018.
- Landscape Plan L1 – L3, dated 07.27.2018.
- Stormwater Management Report, dated 07.27.2018, and revised 08.16.2018

Engineering review comments are as follows:

General Comments:

1. Engineering did not review zoning requirements, setbacks, impervious surface requirements, parking requirements, or lighting requirements.
2. Specifications must be submitted for City review prior to construction. The City of Lake Elmo standard specifications must be used for all public infrastructure (public watermain/hydrants) and for erosion and control practices.

Stormwater Management:

1. This site plan is creating 1.90 acres of new impervious surface over a total site area of 3.68 acres, or 52% impervious coverage.
2. The Boulder Ponds development project designed and constructed an approved storm water management system to meet the requirements of both the City of Lake Elmo and the South Washington Watershed District. The approved stormwater report is dated May 18, 2015. The proposed development remains consistent with this storm water management plan and will result is less runoff volume from the site than was originally planned for under the Boulder Ponds stormwater management system. Therefore, no additional storm water BMPs will be required.
3. The stormwater is directed to discharge in three locations including Pond 6C, Basin 6D, and Pond 7. The applicant has proposed a roof drainage/storm sewer system internal to the site to capture and direct the runoff volumes to each of the three storm water facilities in proportion to the Boulder Ponds stormwater management system. The project is utilizing 65% of the allocated capacity to Pond 6C. The project is utilizing 82% of the allocated capacity to Pond 6D. The project is utilizing 100% of the allocated capacity to Pond 7.

C2 Existing Conditions

1. The existing conditions plan must include the adjacent storm water basin names (600C and 600D), the 100-year HWL elevations, and the adjacent emergency overflow elevations.

C3 Site Plan

1. The parking lot is designed with two concrete commercial driveway access locations along Jade Trail North, both at 22-feet wide. Access spacing and locations appear acceptable.
2. The front entrance to the building includes a 14-foot wide drop off zone together with a 22-ft wide secondary driveway. Emergency vehicle access will likely need to access the secondary driveway.
3. A 22-ft wide driveway to a rear parking lot area is proposed. There is no turnaround provision for emergency vehicles at the rear parking lot.
4. All 22-ft. driveway entrances and drive lanes should be signed "No Parking".
5. The plan retains the existing concrete sidewalk along Jade Trail as required. Sidewalk connections are planned interior to the site to various building entrances.

C4 Utility Plan

1. Connection to existing sanitary sewer stub. The project proposes to connect to the existing 8-inch sanitary sewer service stub that was located along the Jade Trail North right-of-way for Outlot C. Only one sewer service connection is needed for the combined lot, so the 8-inch sanitary sewer service stub installed for Outlot B will remain unused. The 8-inch sanitary sewer service interior to the site will be a private sewer service meeting state plumbing code.
2. Connection to existing watermain stub. The project proposes to connect to an existing 6-inch watermain service stub located along the Jade Trail North right-of-way for Outlot C. The watermain must be reconfigured to clearly define the City owned watermain and hydrants, the private service shut-off valve, and the private watermain service. Utility easements must be dedicated to the City, minimum width of 30-feet centered over the City-owned pipe and hydrants, and all easements must be shown on the Site Plan, Utility Plan and Grading Plan. The 6-inch watermain service stub for Outlot B will remain unused. The water service interior to the site will be a private water service meeting state building code.
3. Fire Hydrant locations. One new fire hydrant is proposed at the north entrance. There is one existing fire hydrant located along Jade Trail North at the south entrance. If additional fire hydrants are required to be placed interior to the site, the fire hydrants and connecting watermain will be City owned and maintained. If required, the site and utility plans, and project specifications must be revised and resubmitted for City review, showing the proposed hydrants and connecting watermain using City design standards, details and specifications. Utility easements must be dedicated to the City, minimum width of 30-feet centered over the pipe and hydrants, and all easements must be shown on the Site Plan, Utility Plan and Grading Plan. City standard plan notes for watermain must be shown on the utility plans.
4. A private roof drainage/storm sewer system internal to the site is proposed to capture and direct the runoff volumes to each of three City-owned storm water facilities in proportion to the Boulder Ponds stormwater management system, including Pond 6C, 6D, and Pond 7. The private storm sewer system will discharge directly to Ponds 6C and 6D. The private storm sewer system will connect to two existing 15-inch RCP storm sewer stub pipes at the right-of-way of Jade Trail North which discharges to Pond 7.
5. The two 12-inch RCP pipes and FES discharging to Pond 6D must be increased to 15-inch RCP pipe/FES.
6. A Stormwater Easement and Maintenance Agreement in the City's standard form is required for the private owned storm sewer system.

C5 Grading Plan

1. Add the existing/proposed 100-year HWL for all adjacent stormwater ponds (600C and 600D).
2. Add proposed building low opening elevation and verify elevation exceeds 1002.5 (EOF = 1001.5 + 1.0 ft.).
3. Add plan note indicating that no changes in the building roof run roof conveyance and discharge locations is allowed with prior City approval.

C7-C9 Civil Details

1. Add City detail 208 irrigation service, if applicable.
2. Add City detail 502.

Construction and Site Control Requirements

1. Add silt fence using metal post (6' maximum spacing) immediately behind the existing curb and gutter along the entire length of Jade Trail North, except at the rock construction entrance.
2. Maintain the second row of silt fence as shown along the back side of the exiting sidewalk, using metal post (6' maximum spacing).
3. Add plan note to protect existing concrete sidewalk, boulevard sod and curb and gutter along entire length of Jade Trail North. Silt fence to remain in place for construction duration without exception. No construction traffic site access is permitted at any time except for approved rock construction entrance locations.
4. Add plan note to require construction parking including deliveries and equipment loading/unloading to be maintained interior to the construction site unless specifically permitted by the City for specified limited dates.



Responsive partner.
Exceptional outcomes.

To: Emily Becker, City of Lake Elmo Planning Director
From: Lucius Jonett, Wenck Landscape Architect
Date: August 17, 2018
Subject: City of Lake Elmo Landscape Plan Review
Boulder Ponds 4th Addition, Review #1

Submittals

- Landscape Plans, dated 07/27/2018, received 07/30/2018.

Location: Southwestern lot of the Boulder Ponds development; west of Keats Avenue North, East of Inwood Avenue North at the Northwest Corner of the intersection of Hudson Boulevard North and Jade Trail North, Lake Elmo, MN.

Land Use Category: High Density Residential

Surrounding Land Use Concerns: Less intensive use to the north.

Special landscape provisions in addition to the zoning code: Screening will be required to the north due to less intensive use.

Tree Preservation:

- A. A tree preservation plan is not required because all existing trees on site are smaller than the significant tree definitions:
1. Over 6" DBH for hardwood deciduous trees (Birch, Cherry, Hickory, Ironwood, Hard Maples, Oak and Walnut)
 2. Over 8" DBH for coniferous/evergreen trees
 3. Over 12" DBH for common trees (Ash, Aspen, Basswood, Box Elder, Catalpa, Cottonwood, Elm, Hackberry, Locust, Poplar, Silver Maple, Willow and any other tree not defined as a hardwood deciduous tree or a coniferous/evergreen tree.)
- B. Tree replacement is not required because there are no significant trees being removed.

Landscape Requirements:

The preliminary plat landscape plans meets the code required number of trees. The proposed phase 1 plans show the code required tree quantities.

	Master Plan (Code Required)	Master Plan Proposed	
Street frontage	535		Lineal Feet
Lake Shore	0		Lineal Feet
Stream Frontage	0		Lineal Feet
Total Linear Feet	535		Lineal Feet
/50 Feet = Required Frontage Trees	11		Trees
Development or Disturbed Area	-		SF
Development or Disturbed Area	4.1		Acres
*5 = Required Development Trees	21		Trees
Interior Parking Lot Spaces*	26		Spaces
/10 = Required Parking Lot Trees	0		Trees
Perimeter Parking Lot Frontage Length*	0		Lineal Feet
/50 = Required Frontage Strip Trees	0		Trees
Required Mitigation Trees	0		
Required Number of Trees **	32		
Total Trees to Date		32	

* Parking lot landscaping or screening trees are included in landscape required tree counts.
 None if 0 - 30 Parking Spaces
 1 tree per 10 spaces if 31 - 100 Parking Spaces
 1 tree per 15 spaces If >101 Parking Spaces

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The master plan does not meet the minimum of twenty-five percent (25%) of the required number of trees shall be deciduous shade trees and a minimum of twenty-five percent (25%) of the required number of coniferous trees.

Master Plan	Qty	% Composition	
Deciduous Shade Trees	16	50%	>25% required
Coniferous Trees	5	16%	>25% required
Ornamental Trees	11	34%	
Tree Count	32		

Emily Becker
Planning Director
City of Lake Elmo
August 17, 2018



- A. A landscape plan has been submitted that does not include all requirements.
 - 1. Details and cross sections of any masonry wall or fence required screening.
- B. Interior Parking Lot Landscaping – The development does include interior parking lots but does not meet the minimum threshold for additional requirements for lots with 30 parking spaces or greater.
- C. Perimeter Parking Lot Landscaping – The development does not include perimeter parking lots.
- D. Screening – Screening is required by City code. Screening shall be used to provide visual and noise separation of intensive uses from less intensive uses. Where screening is required in the City Code between uses or districts, it shall consist of either a masonry wall or fence in combination with landscape material that forms a screen at least six (6) feet in height, and not less than ninety percent (90%) opaque on a year-round basis. Landscape material shall include trees, planted at a minimum of one deciduous or coniferous tree per forty (40) linear feet along the property line. Additional landscape material such as shade trees or trellises may be required to partially screen views from above.

Findings:

- 1. The master plan does not meet the minimum of twenty-five percent (25%) of the required number of trees shall be coniferous trees.
- 2. Screening is required on the north end of the site due to less intense land use.
- 3. Proposed tree location conflicts with the proposed storm sewer and water service line is noted on the following page. This utility conflict needs to be corrected.
- 4. Congregate housing requires a minimum of 50 square feet per resident. Note on the plan the proposed amount of green space.

Recommendation:

It is recommended that the conditions of approval include:

- 1. Submit a revised landscape plan that corrects the discrepancies detailed in the findings above.

Sincerely,

A handwritten signature in cursive script that reads 'Lucius Jonett'.

Lucius Jonett, PLA (MN)
Wenck Associates, Inc.
City of Lake Elmo Municipal Landscape Architect

SEED MIX LEGEND (FOR ALL MIXES)

TYPE	SEED MIX
NATIVE WET PRAIRIE	MIX SEED MIX 34-52Z (DUAL BRW 8Z)
WETLAND PRINCE	MIX SEED MIX 33-26S (SOP 8W 8W)
COMMERCIAL TURF - 500	MIX SEED MIX 25-11Z (DUAL BRW 8Z)
MIXED TID	MIX SEED MIX 25-11Z (DUAL BRW 8Z)
AL AREA DUBLUMBER (USE REGION CONTROL MARKET SOILED ON RELATION BASIS)	
HARDWOOD MULCH	
SHREDDED HARDWOOD MULCH	
1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

LANDSCAPE LEGEND

KEY	SYMBOL	REMARKS	SIZE	QTY	REMARKS
BL		Blueberry 'Bluescape'	2.5'	BB 2	15' 50'
HB		Holly 'Hollyhock'	2.5'	BB 3	15' 50'
SM		Sycamore 'Sycamore'	2.5'	BB 2	14' 50'
RM		Red maple 'Red maple'	2.5'	BB 9	14' 50'
SP		Spruce 'Spruce'	2'	BB 1	8' 20'
SS		Spruce 'Spruce'	2'	BB 4	8' 20'
TL		Tilia 'Tilia'	2'	BB 8	8' 20'
BH		Black holly 'Black holly'	8'	BB 5	8' 40'

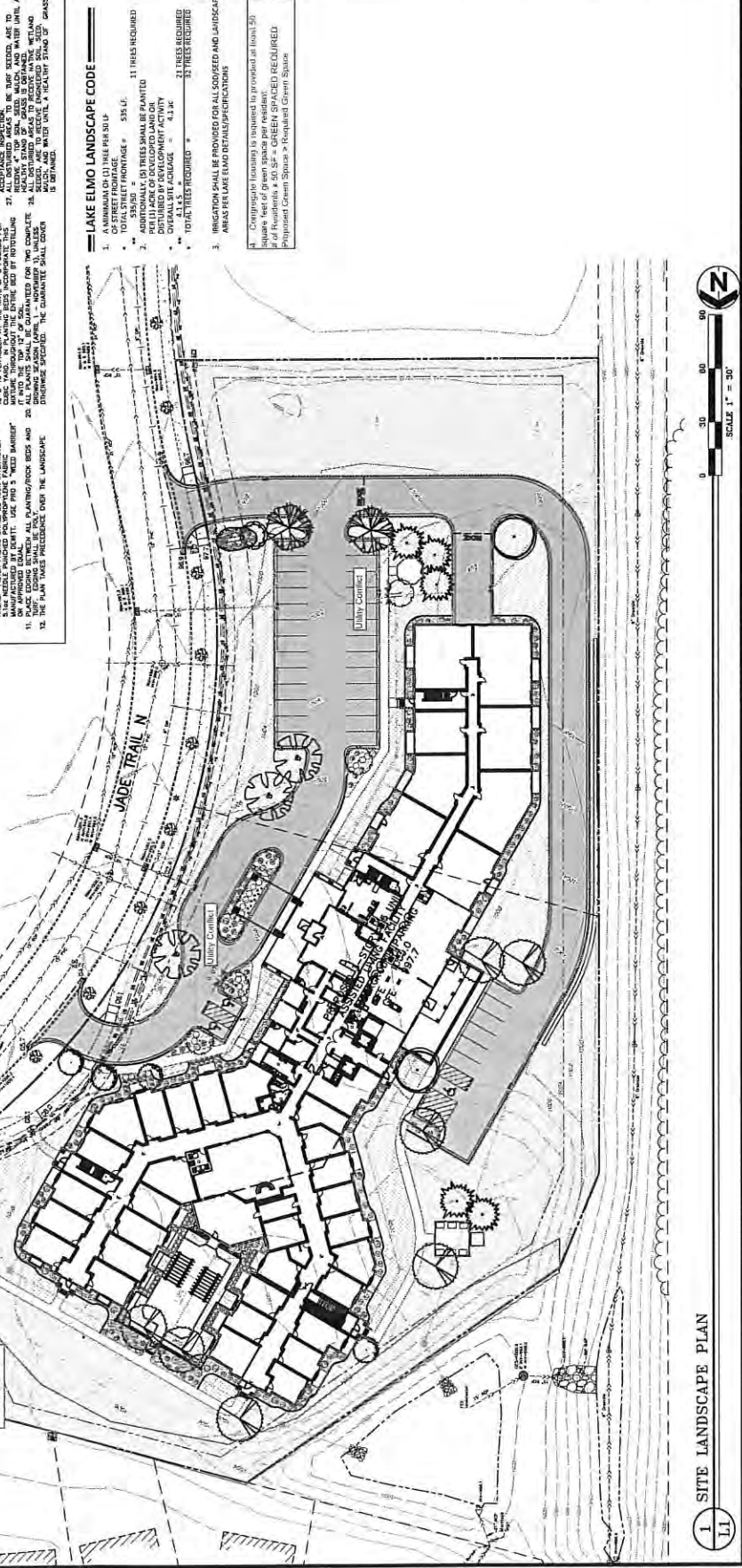
QUANTITIES SHOWN ARE PLANTING QUANTITIES FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, MATURE, WITHOUT DISEASE, AND FULLY ACCLIMATED TO THE LOCAL CLIMATE.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULLY BRANCHED.
3. THE LANDSCAPE ARCHITECT REQUIRES THE RIGHT QUANTITIES AND SPECIES FOR THE PROJECT.
4. ALL PLANTS MUST BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
5. ALL PLANTS MUST BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
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11. ALL PLANTS MUST BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
12. ALL PLANTS MUST BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

REVISIONS

NO.	DESCRIPTION	DATE
1.		



LAKE ELMO LANDSCAPE CODE

1. A MINIMUM OF (1) TREE PER 50 LF
2. TOTAL STREET FRONTAGE = 538 LF
3. 538 / 50 = 10.76 TREES SHALL BE ROUNDED UP TO 11 TREES REQUIRED PER 100 LF OF DEVELOPMENT LAND ON DISTURBED BY DEVELOPMENT ACTIVITY
4. 11 TREES REQUIRED * 4.13K = 45.63 TREES REQUIRED * 10% TREES REQUIRED = 4.56 TREES REQUIRED

IRRIGATION SHALL BE PROVIDED FOR ALL SOILS AND LANDSCAPE AREAS PER LAKE ELMO DEVELOPMENT SPECIFICATIONS

* Comprehensive landscape is required to be provided at least 50 square feet of green space per resident. If of Residents x 50 SF = GREEN SPACED REQUIRED (Proposed Green Space > Required Green Space)



STAFF REPORT

DATE: 8/27/18
BUSINESS ITEM
ITEM #: 5A
MOTION

TO: Planning Commission
FROM: Emily Becker, Planning Director
ITEM: Mixed Use Business Park and Mixed Use Commercial Ordinance
REVIEWED BY: Ben Prchal, City Planner

BACKGROUND:

The Planning Commission is being asked to provide feedback on a Mixed Use Business Park and Mixed Use Commercial ordinance.

ISSUE BEFORE COMMISSION:

The Commission should provide feedback on the proposed Mixed Use Business Park and Mixed Use Commercial ordinance.

PROPOSAL DETAILS/ANALYSIS:

Implementation Chapter of the 2040 Comprehensive Plan. The number one implementation step of the Land Use Chapter of the 2040 Comprehensive Plan was to create two new zoning designations that support the Mixed-Use Business Park and Mixed Use-Commercial land use designations. It is a requirement of the Metropolitan Council that the City adopt official controls that do not conflict with the updated 2040 Comprehensive Plan within nine months of adoption of the 2040 Comprehensive Plan update.

Proposed Ordinance. The following explains the proposed ordinance.

- *Descriptions.* The descriptions were drafted to align with the descriptions within the draft 2040 Comprehensive Plan of the Mixed Use Commercial and Mixed Use Business Park future land uses. The descriptions promote buffering and smooth transitions between both existing and new development of residential and commercial uses. There is also explanation of the requirement that there be 50% residential and 50% commercial within a development, and if that cannot be provided, a 'ghost' plat must be provided that will be used as an official document to establish land use consistent with the Comprehensive Plan.
- *Additional Submittal Requirements.* The review procedures sets forth submittal requirements for development within the Mixed Use Commercial and Mixed Use Business Park zoning districts that will be required in addition to submittal requirements for a plat. These additional submittal requirements will help the City to determine if the 50% residential/50% commercial land use mixture has been met.
- *Review Procedure.* The review procedure is in addition to the Subdivision Regulations review procedure if the property is being platted. The review procedure is applicable to all

development within the Mixed Use Commercial and Mixed Use Business Park district, and so if the property is not being platted, development must undergo the Mixed Use Development Review process, which is the same procedure as the Conditional Use Permit process, even if the proposed land use within the development is permitted. The review procedure includes the requirement that development be tracked in order to ensure that development within these areas is happening consistent with the Comprehensive Plan.

- *Permitted, Conditional and Interim Uses.* The proposed permitted and conditional (there are no interim uses proposed) uses within the Mixed Use Business Park and Mixed Use Commercial zoning districts is generally consistent with those of the current Commercial and Business Park zoning districts, except that there are additional residential uses allowed. The definitions of these uses are attached to this report.
- *Lot Dimensions and Building Bulk Requirements.* An explanation of the proposed lot dimension and bulk requirements is below:
 - *Multi-Family Dwelling Minimum Lot Area.* This is the same as the minimum lot size for HDR. This allows enough area per unit assuming the highest density divided by two in order to allow for additional uses within the development (i.e. pool, clubhouse, recreational facilities for the apartment) while still meeting density requirements.
 - *Live Work Unit Minimum Lot Area.* This is consistent with the VMX standards.
 - *Non-Residential Uses Minimum Lot Area.* This is consistent with Commercial and Business Park requirements
 - *Minimum Lot Width for Residential Uses.* These are consistent with HDR standards.
 - *Maximum Height.* This is consistent with Urban Residential and Commercial/Business Park districts.
 - *Building Setback Requirements.* Residential uses are consistent with the Urban Residential districts, and non-residential uses are consistent with the Commercial and Business Park zoning districts.
- *General Site Design Considerations.*
 - *Location of Residential and Commercial Development.* It is proposed that it be a standard that residential development be located adjacent to existing residential development in order to provide a transition to commercial development unless sufficient buffering is provided as determined by the City. This will help to ensure that major commercial uses are not proposed adjacent to existing residential development (i.e. Savona, the Forest).
 - *Design.* Commercial and Business Park development is to be designed to reflect the general scale and character of existing buildings on surrounding blocks.
 - *Other Standards.* The other proposed standards were carried over from the existing Commercial Districts standards.
- *Standards.* Current standards for a number of uses are attached to this report. Note that a number of uses do not currently have separate standards, and the reader is referred to the definition for any standards it may set forth (this is indicated when the standards refer to Section 154.012). Additional standards for specific uses within the MU-C and MU-BP zoning district are being proposed. Brief explanations of why these unique standards are proposed are below.
 - *Single Family Detached Dwelling.* This is a standard that has been carried over from the standards within other districts.
 - *Single Family Attached Dwelling.* These standards have been carried over from the HDR standard for this use.

- *Secondary Dwelling.* These standards have been carried over from the Urban District standards for this use.
- *Public Assembly.* There are currently no existing standards for this use, and these standards would be unique to these zoning districts. The standards are meant to prevent the use from becoming too overcrowded and noisy, creating a nuisance to surrounding residential properties.
- *Educational Services.* These are in addition to existing standards for such use and are also meant to prevent the use from becoming too overcrowded and noisy.
- *Funeral Home.* There currently are no standards for a funeral home. Because these uses often attract large gatherings of people, standards are proposed that would help mitigate the effect of this use near residential properties.
- *Medical Facilities.* Because of the intensity of this use, it is recommended that structures, primary vehicular access points, and landing pads be located at least 1,500 feet away from a residential property.
- *Repair and Maintenance Shop and Trade Shop.* This standard has been carried over from the VMX and Commercial districts.
- *Standard Restaurant and Restaurant with Drive-Through; and Retail Trade within the MU-BP district.* These are limited to those incorporated as part of a larger business center or lodging use in order to keep with the general feel of the MU-BP district, which is to provide for general business and business park uses as opposed to services. Restaurants as a primary use are more appropriate for the MU-C district.
- *Garden Center.* These standards were carried over from the VMX and Commercial districts.
- *Car Washes.* There are currently standards for car washes within the Zoning Code, but since the use is being proposed to adjacent properties, Staff would recommend that additional standards including required distance from residential structures, screening, and provisions for circulation and stacking are required.
- *Gasoline Station.* There currently exist standards for gasoline stations within the Zoning Code, and the proposed ordinance proposes a minimum 200 foot setback of fuel pumps and structures from residential uses and the possible requirement of additional screening.
- *Parking Facility.* The standards set forth are for a parking facility within a mixed use building, parking facility as an accessory use, and parking facility as a principal use. These are set forth in order to help ensure that the parking facility is cohesive in design to the surrounding residential neighborhood.
- *Sales and Storage Lots.* There exist standards for sales and storage lots, but additional standards are proposed to require additional screening.
- *Outdoor Recreation Facility.* There are existing standards for this use, and additional standards are proposed to minimize noise and light.
- *Indoor Recreation Facility.* There are existing standards for this use, and additional standards are proposed to increase the required setback from residential properties and require noise reduction.
- *Non-Production and Light Industrial, MU-BP District.* These standards are carried over from the Business Park district in addition to the requirement that these uses be located at least 200 feet from residential properties and that equipment specifications be submitted.
- *Motor Freight and Warehousing.* The number of truck parking spaces on the site is limited to 20 in order to attempt to limit the amount of heavy traffic going in and out of the site.

- *Outdoor Dining as an Accessory Use.* These standards are carried over from the Commercial and VMX districts in addition to the requirement that the outdoor dining areas be located at least 200 feet from residential districts and that outdoor speakers and lighting be designed to limit impacts on adjacent property or right-of-way.
- *Outdoor Storage.* There are two different sets of standards for outdoor storage: one for display of goods in conjunction with a permitted or conditional use and one of materials and inventory.

RECOMMENDATION:

Staff recommends that the Planning Commission review the proposed Mixed Use Commercial and Mixed Use Business Park ordinances and provide feedback. Amendments will be made and brought back to a future meeting as a Business Item before a public hearing is scheduled.

ATTACHMENTS:

1. Ord. 08-
2. Existing standards already set forth for proposed uses

**CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

ORDINANCE NO. 08-__

SECTION 1. The City Council of the City of Lake Elmo hereby ordains that Title XV: Land Usage; Chapter 154: Zoning Code is hereby amended by adding the following:

****Please note that this is a draft drafted to solicit feedback from the Planning Commission and is in the very early stages of development.****

**ARTICLE XIV. MIXED USE COMMERCIAL AND MIXED USE
BUSINESS PARK DISTRICTS**

§ 154.508 PURPOSE AND DISTRICT DESCRIPTIONS.

- A. MU-C Mixed Use Commercial.* The purpose of the mixed use commercial district is to provide a mix of commercial and residential uses which will benefit from proximity and adjacency to one another. The mixed use commercial district will serve as a transitional district between more intense highway-oriented development and less intense rural or medium density residential uses. The intent of the mixed use commercial district is to permit flexibility in the use of the land, while maintaining a set of development standards and expectations that will allow property owners to design development projects that respond both to market needs and City development goals. The transitional aspect of development in this district requires that projects are designed with a special focus on mitigating any negative impacts on existing and future development in the area. New development proposals will be evaluated for their consistency with this goal and may be required to be amended, or may be rejected, when found to be inconsistent. The district promotes attractive, inviting, high-quality retail shopping and service areas that are conveniently and safely accessible by multiple travel modes. Development shall incorporate creative design and buffering techniques to ensure smooth transitions between different types of development or different intensities of uses. 50% of the net developable area of a proposed mixed use business park development is to be residential, and residential development within these areas will occur at a density of 10-15 units per acre. If a proposed development does not include 50% residential development, the applicant will be required to provide a ‘ghost’ plat during sketch plan review which proposes how the parcel or area adjacent to the proposed development will be used in order to meet the 50% residential/50% commercial requirement. The sketch plan will

then be used as an official document to establish land use consistent with the Comprehensive Plan.

- B. MU-BP Mixed Use Business Park.* The purpose of the mixed use business park district is to provide a mix of general business, business park, and residential uses. The mixture of land uses within the district allows for better integration of uses and more flexibility to respond to market demands. The district promotes high standards of building and site design which will foster compact developments with pedestrian convenience and human scale, and which will preserve and strengthen existing businesses and land uses. All business activities and storage are to be conducted inside buildings, which are of high quality and attractive, and open space, quality landscaping and berming are to be provided. Development shall incorporate creative design and buffering techniques to ensure smooth transitions between different types of development or different intensities of uses. 50% of the net developable area of a proposed mixed use business park development is to be residential, and residential development within these areas will occur at a density of 6-10 units per acre. If a proposed development does not include 50% residential development, the applicant will be required to provide a 'ghost' plat during sketch plan review which proposes how the parcel or area adjacent to the proposed development will be used in order to meet the 50% residential/50% commercial requirement. The sketch plan will then be used as an official document to establish land use consistent with the Comprehensive Plan.

§ 154.509 MIXED USE COMMERCIAL AND MIXED USE BUSINESS PARK REVIEW PROCEDURE

All development within the Mixed Use Commercial and Mixed Use Business Park zoning districts shall follow the process outlined in this section. No development in the MU-C or MU-BP shall be permitted prior to the completion of all stages of review, nor with the submission of all required documents, including any additional documents that may be required by the City in the review of the proposed MU-C or MU-BP development.

- A. Submittal Requirements.* In general, the submittal requirements outlined in the City's Subdivision Regulations shall apply in addition to the application requirements outlined below. If the development is proposed to be a Planned Unit Development, the application requirements outlined in the City's Planned Unit Development process shall also apply. These submittal requirements shall be submitted for the Sketch Plan and Preliminary Stages of any development. If the property has already been platted, the development shall still be subject to the following submittal requirements, and the development shall be subject to Mixed Use Development Review. The submittal requirements for a Mixed Use Development Review shall be the same as those required for a Conditional Use Permit as outlined in this

Code regardless if the proposed use(s) is (are) permitted. The following outlines application requirements applicable to development within the MU-C and MU-BP districts.

1. Narrative description of the mixed use project, including how the project fulfills the purposes of the MU-C or MU-BP district.
2. Identification of minimum required land area to be devoted for residential uses based on Zoning Ordinance and Comprehensive Plan documents governing land use on the subject property or properties.
3. Demonstration that required residential densities can be achieved.
4. For all business and/or commercial areas, a sketch plan illustrating the proposed layout of commercial buildings and related improvements; alternatively, where business or commercial areas not proposed to be developed immediately, the applicant may submit an estimate of the commercial development capacity of the property in square feet of commercial building space.
5. A statement identifying the minimum and maximum development capacity, by land use category, for future phases of the project.
6. If a proposed development does not include 50% residential development, the applicant will be required to provide a 'ghost' plat during sketch plan review which proposes how the parcel or area adjacent to the proposed development will be used in order to meet the 50% residential/50% commercial requirement. If an adjacent parcel is included in this 'ghost' plat, the adjacent property owner must sign off on the application.

B. *Mixed Use Commercial and Mixed Use Business Park Review Procedure.* The review procedures outlined in the City's Subdivision Regulations shall apply as applicable, in addition to the review procedures outlined below. If the development is proposed to be a Planned Unit Development, the review procedures outlined in the City's Planned Unit Development process shall also apply. If the property has already been platted, the development shall be subject to Mixed Use Development Review. The process for approval of a Mixed Use Development Review of a previously platted property shall be the same as that required for a Conditional Use Permit as outlined in this Code regardless if the proposed use(s) is (are) permitted. Expansion of existing permitted uses on the same parcel on which they exist will not require a Mixed Use Development Review.

1. *'Ghost' Plat as an Official Document.*

If a 'ghost' plat submitted with the Mixed Use Development Review because the proposed development could not meet the required 50% residential or 50% commercial development requirement, it will be used as an official document to establish land use mix consistent with the Comprehensive Plan.

2. *Rules and Regulations.*

No requirement outlined in the Mixed Use Development Review process shall restrict the City Council from taking action on an application if necessary to meet state mandated time deadlines;

3. *Preconstruction.*

No building permit shall be granted for any structure within the MU-C or MU-BP districts without approval from the City of the Mixed Use Development Review unless the proposed building is part of an existing development.

4. *Effect on Conveyed Property*

In the event that any real property in an approved Mixed Use Development Review is conveyed in total, or in part, the new owners thereof shall be bound by the provisions of the Mixed Use Development Review.

5. *Tracking of Required 50% Residential/50% Commercial Requirement.*

The City shall create a database or inventory to track residential units and associated density and acreages associated with each use to be considered and used during the Mixed Use Development Review process.

§ 154.510 PERMITTED, CONDITIONAL AND INTERIM USES

Table 14-1 lists all permitted and conditional uses allowed in the commercial districts. “P” indicates a permitted use, “C” a conditional use and “I” an interim use. Uses not so indicated shall be considered prohibited. Cross-references listed in the table under “Standards” indicate the location within this chapter of specific development standards that apply to the listed use.

A. *Combinations of Uses.* The following use types may be combined on a single parcel.

1. Principal and accessory uses.
2. Single-family attached or multi-family complexes designed for rental or condominium occupancy, since these typically include multiple units and buildings on a single parcel.
3. Other permitted or conditional uses allowed within the district may be combined on a single parcel, provided that a unified and integrated site plan is approved. The entire development must be approved as a conditional use.
4. A mixed-use building that combines permitted or conditionally permitted residential, service, retail and civic uses may be developed meeting the form standards of this subchapter. Office or studio uses on upper stories are encouraged.

Table 14-1: Permitted, Conditional and Interim Uses, Mixed Use Commercial and Mixed Use Business Park Districts

	<i>MU-C</i>	<i>MU-BP</i>	<i>Standard</i>
<i>Residential Uses</i>			
Household Living			

Single-family detached dwelling	P	P	154.513 (A)
Single-family attached dwelling	P	P	154.513 (B)
Multifamily dwelling	P	P	154.513 (C)
Secondary dwelling	C	C	154.513 (D)
Live-work unit	C	C	154.513 (E)
Group Living			
Group Home	P	P	154.301 (A)
Group Residential Facility	C	C	154.301 (B)
Congregate Housing	C	C	154.301 (C)
Semi-transient accommodations	C	C	154.301 (D)
<i>Public and Civic Uses</i>			
Community Services	C	C	154.513 (F)
Day Care Center	C	C	154.012 (B)
Public Assembly	C	C	154.513 (F)
<i>Services</i>			
Business Services	P	P	154.012 (B)
Business Center	P	P	154.012 (B)
Offices	P	P	154.012 (B)
Communication Services	P	P	154.012 (B)
Educational Services	P	P	154.303 (A); 154.513 (G)
Financial Institution	P	P	154.012 (B)
Funeral Home	C	-	154.513 (H)
Lodging	C	C	154.302 (D)

Medical Facility	C	C	154.303 (B); 154.513 (I)
Nursing and Personal Care	C	C	154.303 (C)
Personal Services	P	P	154.012 (B)
Repair and Maintenance Shop	P	P	154.513 (J)
Self-service Storage	C	-	154.303 (D)
Trade Shop	C	C	154.513 (K)
Transportation Services	C	C	154.012 (B)
Veterinary Services	C	C	154.513 (L)
<i>Food Services</i>			
Standard Restaurant	P	P*	*154.513 (N)
Restaurant with Drive-Through	C	C*	154.304 (A); 154.513 (M); *154.513 (N)
Drinking and Entertainment	P	P	154.304 (B)
<i>Sales of Merchandise</i>			
Retail Trade	C	C*	*154.513 (O)
Garden Center	P	-	154.513 (P)
Neighborhood Convenience Store	P	-	154.012 (B)
Shopping Center	C	-	154.012 (B)
Wholesaling	C	C	154.012 (B)
<i>Automotive/Vehicular Uses</i>			
Automobile Maintenance Service	C	C	154.513 (Q)
Automobile Parts/Supply	C	-	154.513 (Q)
Car Wash	C	-	154.305 (A); 154.513 (R)

Gasoline Station	C	-	154.305 (B); 154.513 (S)
Parking Facility	C	C	154.513 (T)
Sales and Storage Lots	C	-	154.305 (C); 154.513 (U)
<i>Outdoor Recreation</i>			
Outdoor Recreation Facility	C	-	154.306 (C); 154.513 (V)
Parks and Open Areas	P	P	154.012 (B)
<i>Indoor Recreation/Entertainment</i>			
Indoor Athletic Facility	C	C	154.307 (A); 154.513 (W)
Indoor Recreation	C	C	154.307 (A); 154.513 (W)
<i>Industrial and Extractive Uses</i>			
Heavy Industrial	-	-	
Light Industrial	-	C	154.513 (X)
Non-Production Industrial	-	C	154.513 (X)
Motor Freight and Warehousing	-	C	154.513 (Y)
Research and Testing	-	C	154.012 (B)
<i>Transportation and Communications</i>			
Broadcasting or Communications Facility	C	C	
<i>Accessory Uses</i>			
Home Occupation	P	P	154.012 (12)
Bed and Breakfast	P	P	154.310 (A)
Family Day Care	P	P	154.012 (12)

Group Family Day Care	P	P	
Temporary Sales	P	P	154.509 (G)
Parking Facility	P	P	154.513 (T)
Outdoor Dining	C	C*	*154.513 (N)
Outdoor Storage	C	-	154.513 (Z)
Solar Equipment	P	P	154.310 (C)
Wind Generator – Ground Mounted	C	C	154.308 (B)
Wind Generator – Roof/Structure Mounted	C	C	154.308 (B)
Swimming Pools, Hot Tubs, Etc.	P	P	
Other Structure Typically Incidental and Clearly Subordinate to Permitted Uses	P	P	

§ 154.511 LOT DIMENSIONS AND BUILDING BULK REQUIREMENTS.

Lot area and setback requirements shall be as specified in Table 14-2: Lot Dimension and Setback Requirements, Mixed Use-Commercial and Mixed Use-Business Park Districts.

Table 14-2: Lot Dimension and Setback Requirements, Mixed Use-Commercial and Mixed Use-Business Park Districts.

	<i>MU-C</i>	<i>MU-BP</i>
Minimum Lot Area (sq. ft.)^{a,c}		
Single-family detached dwelling	4,000	6,000
Two-family dwelling (per unit)	3,000	4,000
Single-family attached dwelling (per unit) ^b	3,000	4,000
Multifamily dwelling (per unit)	1,500	2,200
Secondary dwelling	154.512 (B)	
Live-work unit	3,000	3,000

Non-residential uses	20,000	85,000
Minimum Lot Width (feet)		
Single-family detached dwelling	50	50
Two-family dwelling (per unit)	20	20
Single-family attached dwelling (per unit) ^b	20	20
Multifamily dwelling (per building)	60	60
Live-work unit	25	25
Non-residential uses	100	200
Maximum Height (feet)^{h,k}		
Single-family detached dwelling, Two-family dwelling, and Single-family attached	35	35
Multifamily dwelling, Live-work unit and non-residential uses	45	50
Maximum impervious coverage	75%	75%
Building setback requirements (feet)^k		
<i>Residential uses</i>		
Front yard ^d	20	20
Interior side yard ^f		
Principal Buildings	10	10
Attached Garage or Accessory Structures ^{e,f}	10	10
Corner side yard ^g	15	15
Rear yard	20	20
<i>Non-residential uses</i>		
Front yard ^d	30	50

Interior side yard ^j	10	30
Corner side yard ^g	25	30
Rear yard	30	30
Residential zones	50	150
Parking lot setback requirements (feet)		
Front yard	15	30
Interior side yard	10	15
Corner side yard	15	30
Rear yard	10	15
Residential zones	35	50

Notes to Mixed Use Commercial and Mixed Use Business Park Districts Table

- a. Common open space areas may be used in determining whether or not the minimum lot areas within a development are met, when provided as part of an overall development plan.
- b. Two-family units may be side-by-side with a party wall between them (“twin”) or located on separate floors in a building on a single lot (“duplex”). The per-unit measurements in this table apply to “twin” units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a “duplex” containing two vertically-separated units on a single lot.
- c. In the case of single-family attached dwellings that are not situated on individual lots, minimum lot size shall be applied to each unit as a measure of density; i.e. 1 unit per 2,500 square feet. This standard is also used for multifamily dwellings.
- d. In a block where the majority of the block face has been developed with the same or similar setbacks, the front setback for the remaining lots on that block face shall fall within the range established by the existing setbacks.
- e. In situations where a garage or accessory building is set back less than 7 feet from a side property line, the maximum permitted encroachment for anything attached to said building (including eaves, overhangs, steps, chimneys, and other appurtenances as described in Section 154.081) will be two (2) feet.
- f. Side yards setbacks shall apply to the ends of attached or two-family dwellings.
- g. Corner properties: The side façade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front yard setback, whichever is less. If no structure exists on the adjacent property, the setback shall be as shown in the table.

- h. Buildings higher than 50 feet may be allowed through a Conditional Use Permit and would be subject to a separate technical and planning evaluation.
- i. Accessory buildings must be set back 10 feet from property lines.
- j. Ground mounted wind generators may exceed the allowable height restriction designated in all commercial districts and are subject to different setback requirements as identified in section 154.308.

§ 154.512 GENERAL SITE DESIGN CONSIDERATIONS – MIXED USE COMMERCIAL AND MIXED USE BUSINESS PARK

Development of land within the Mixed Use Commercial and Mixed Use Business Park shall follow the following general standards, in addition to those standards set forth in Article 7 and Development Standards for Specific Uses.

- A. *Location of Residential and Commercial Development, Generally.* Residential development within the mixed use development shall be located adjacent to existing residential development in order to provide a transition to commercial development unless sufficient buffering and screening, as determined by the City, is provided.
- B. *Commercial and Business Park Development, Generally.* Additions or new construction shall be designed to reflect the general scale and character of existing buildings on surrounding blocks, including front yard depth, roof pitch, primary materials, facade detailing and size and placement of window and door openings.
- C. *Circulation.* New access points to County State Aid Highway 14 may be refused or restricted to right-in right-out movement if alternatives exist. Internal connections shall be provided between parking areas on adjacent properties wherever feasible.
 - 1. The number and width of curb-cuts shall be minimized. To promote pedestrian circulation, existing continuous curb-cuts shall be reduced to widths necessary for vehicular traffic, and unnecessary or abandoned curb cuts shall be removed as parcels are developed.
- D. *Fencing and Screening.* Fencing and screening walls visible from the public right-of-way shall be constructed of materials compatible with the principle structure.
- E. *Lighting design.* Lighting shall be integrated into the exterior design of new or renovated structures to create a greater sense of activity, security, and interest to the pedestrian, and shall comply with §150.035-150.038 *Lighting, Glare Control, and Exterior Lighting Standards.*
- F. *Exterior Storage.* Exterior materials storage must be screened from view from adjacent public streets and adjacent residential properties, by a wing of the principal structure or a screen wall constructed of the same materials as the principal structure. Height of the

structure or screen wall must be sufficient to completely conceal the stored materials from view at eye level (measured at six feet above ground level) on the adjacent street or property.

- G. *Screening of Existing Residential Structures.* When a new development is proposed adjacent to an existing single family residential structure, screening shall be provided in accordance with §154.258.F. The City may require buffering or screening above and beyond this section in cases where the required screening will not provide an adequate separation between incompatible uses.

§ 154.513 DEVELOPMENT STANDARDS FOR SPECIFIC USES

A. *Single-Family Detached Dwellings.*

1. All single-family dwellings shall be at least twenty-four (24) feet in width, at least nine hundred sixty (960) square feet in area, and be placed on a permanent foundation.
2. No parking shall be located in the front yard or between the front façade and the street except on a permitted driveway.
3. The primary entrance shall be located on the façade front a public street.

B. *Single-Family Attached Dwellings*

1. A maximum of 10 units shall be permitted within a single building. Buildings with more than 10 units may be allowed as a conditional use.
2. Townhouse dwellings shall be located on lots in such a way that each individual unit has a minimum of 15 feet of street frontage. No parking shall be located in the front yard or between the front façade and the street except on a permitted driveway.
 - a. Townhouses that do not meet the minimum requirements for frontage along the street or that have frontage along a private street may be allowed as a conditional use.

C. *Multi-Family Dwellings*

1. No parking shall be located in the front yard or between the front façade and the street.
2. Common open space for use by all residents or private open space adjacent to each unit (as a courtyard or balcony) shall be provided. Such open space shall comprise a minimum of 300 square feet per unit.

D. *Secondary Dwellings.*

1. A secondary dwelling unit may be located within a principal structure used as a single-family detached dwelling, above a detached garage, or within a separate detached structure.
2. There shall be no more than one secondary dwelling unit on the zoning lot.
3. At least one dwelling unit on the zoning lot shall be owner-occupied.

4. The minimum lot area shall be 2,500 square feet greater than the minimum lot area required for a single-family detached dwelling in the zoning district.
5. If the secondary unit is included in the principal building, the appearance of the building shall remain that of a single-family dwelling. Any new or additional entrances must face the side or rear of the building.
6. Whether the secondary unit is an addition to an existing structure or a new detached structure, roof pitch, windows, eaves and other architectural features must be the same or visually compatible with those of the principal building. Exterior finish materials and trim must be the same or closely match in type, size and location the materials and trim of the original building.
7. A secondary unit within the principal structure shall not contain more than 30% of the principal building's total floor area or 800 square feet, whichever is less. A detached secondary unit shall not exceed 1,000 square feet in gross floor area.

E. Live-Work Unit

1. The work space component shall be located on the first floor or basement of the building.
2. The dwelling unit component shall maintain a separate entrance located on the front or side façade and accessible from the primary abutting public street.
3. The work space component of the unit shall not exceed 30% of the total gross floor area of the unit.
4. A total of two off-street parking spaces shall be provided for a live-work unit, located to the rear of the unit or underground/enclosed.
5. The size and nature of the work space shall be limited so that the building type may be governed by residential building codes. An increase in size or intensity beyond the specified limit on floor area would require the building to be classified as a mixed-use building.
6. The business component of the building may include offices, small service establishments, home crafts, etc., which are typically considered accessory to a dwelling unit, or limited retailing (by appointment only) associated with fine arts, crafts, or personal services. It may not include a wholesale business, a manufacturing business, a commercial food service requiring a license, a limousine business or auto service or repair for any vehicles other than those registered to residents of the property.
7. The business of the live-work unit must be conducted by a person who resides on the same lot. The business shall not employ more than 2 workers on-site at any one time who live outside of the live-work unit.

F. Public Assembly and Community Services.

1. No exterior bells or loud speakers.
2. The structure containing the use shall be no less than 100 feet from residential properties.
3. Outdoor recreation areas shall be setback a minimum of 100 feet from residential properties with adequate screening.

4. The building's meeting space seating capacity shall not exceed 500 persons.

G. *Educational Services.*

1. The structure containing the use shall be no less than 100 feet from residential properties.
2. Outdoor recreation areas shall be setback a minimum of 100 feet from residential properties with adequate screening.
3. The number of persons on-site at any given time shall not exceed 700, with the exception of larger events no more than four times per year.

H. *Funeral Home*

1. The site shall have access to an arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate. A minimum of two access points shall be provided.

I. *Medical Facilities.*

1. Medical facility structure(s), primary vehicular access points, and landing pads for helicopters involved in emergency rescue operations shall not be located within 1,500 feet of a residential property.

J. *Repair and Maintenance Shop.* No outdoor storage is permitted.

K. *Trade Shop.* Exterior materials storage must be totally screened from view from adjacent public streets and adjacent residential properties, by a wall of the principal structure or a screen wall constructed of the same materials as the principal structure.

L. *Veterinary Services.* All activities must be conducted within an enclosed building. Crematoriums are not allowed.

M. *Restaurant with Drive-Through.*

1. All parts of the drive-through lane(s) shall be no less than 200 feet from residential properties.

N. *Standard Restaurant and Restaurant with Drive-Through, MU-BP District.* Must be incorporated as part of a larger business center or lodging use.

O. *Retail Trade, MU-BP District.* Limited to uses clearly incidental and accessory to a permitted or conditionally permitted principal use of the land.

1. The compounding, dispensing or sale of drugs, prescription items, patient or proprietary medicine, sick room supplies, prosthetic devices or items relating to any of the permitted or conditionally permitted uses is only allowed when conducted in the building occupied primarily by medical facilities or offices.

P. *Garden Center*

1. The storage or display of any materials or products shall meet all primary building setback requirements of a structure, and shall be maintained in an orderly manner. Screening along the boundaries of adjacent residential properties may be required, meeting the standards of 154.554 (G).
2. All loading and parking shall be provided off-street.
3. The storage of any soil, fertilizer or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses.

Q. *Automobile Maintenance Service and Automobile Parts/Supply*

1. The structure containing the use shall be no less than 200 feet from residential properties.
2. All vehicle repairs shall be conducted in a completely enclosed building.
3. The storage or display of inoperable or unlicensed vehicles or other equipment shall meet all setback requirements of a primary structure, and shall be totally screened from view from adjacent public streets and adjacent residential properties.
4. No test driving of vehicles shall be permitted on local residential streets.
5. No sales, storage, or display of automobiles shall be permitted unless a conditional use permit is granted for such a use.
6. Equipment specifications shall be submitted. Vibration and noise reductions may be required by the City.
7. Additional screening may be required to limit sight and noise impacts of service bays.
8. Adequate provision shall be made for proper inside storage of all new and used petroleum, chemical, liquid and other products.
9. Towing operations shall be permitted as an accessory use, but only if allowed as part of a conditional use permit and if clearly subordinate to the principal use. The City may apply necessary conditions and limitation on this use.

R. *Car Washes.*

1. The structure containing the use shall be no less than 200 feet from residential properties.
2. Additional screening may be required to limit sight and noise impacts of service bays.
3. Equipment specifications shall be submitted. Noise reduction measures may be required by the City.
4. Adequate provisions shall be made for circulation and stacking. Stacking requirements shall be based on the specifications of the car wash and the amount of time required to wash the car.

S. *Gasoline Stations.*

1. Fuel pumps and structures shall be no less than 200 feet from residential properties.

2. Additional screening may be required to limit the impact of headlights on adjacent property.

T. *Parking Facility.*

1. *Within a Mixed Use Building.*
 - a. Structured parking is permitted only as a ground floor use within a mixed-use building, provided that it is located on side or rear facades, not facing the primary abutting street.
 - b. The primary street-facing facade shall be designed for retail, office or residential use.
2. *In General, as an Accessory Use.*
 - a. The parking structure shall not exceed the height of the principal structure on the parcel.
 - b. The parking structure shall abide by the exterior building material requirements of the district and be consistent with the architectural design of the principal structure.
3. *In General, as a Principal Use.*
 - a. The parking structure shall not exceed 35 feet in height.
 - b. The parking structure shall abide by the exterior building material requirements of the district

U. *Sales and Storage Lots.*

1. Inventory shall be stored and displayed inside of a building or within an approved outdoor storage area, which shall meet the standards required herein.
2. The storage or display of inoperable or unlicensed vehicles or other equipment shall meet all setback requirements of a primary structure, and shall be totally screened from view from adjacent public streets and adjacent residential properties.

V. *Outdoor Recreation Facility*

1. Conditions shall be required to minimize the impact of noise and lighting, and also to minimize the likelihood of the recreational activity spilling over onto adjacent property or right-of-ways. The conditions may include, but are not limited to: limiting hours of use, restricting the location of the court, and requiring fencing or screening.
2. The sport court shall not be located in the front yard or a side yard adjacent to a right-of-way or residential property, and shall abide by structure setback requirements.

W. *Indoor Recreation and Indoor Athletic Facility*

1. Entrances for public access as well as other outdoor areas where patrons may congregate shall be no less than 200 feet from residential properties.
2. Provisions for noise reduction shall be identified based on the type of use.

X. *Non-Production and Light Industrial, MU-BP District.* Non-production industrial use shall be allowed as a principal use, and may include wholesale and off-premise sales, provided that:

1. The structure containing the use shall be no less than 200 feet from residential land uses.

2. The use is served by a street of sufficient capacity to handle the traffic the use will generate;
3. The use includes a retail or office component equal to at least 25% of the floor area of the use;
4. An appropriate transition area between the use and adjacent property may be required, to include landscaping, screening and other site improvements consistent with the character of the area;
5. Equipment specifications shall be submitted. Vibration and noise reduction measures, and conditions related to building layout may be required by the City. Measures may be required.

Y. Motor Freight and Warehousing.

1. Parking areas and structures shall be no less than 200 feet from residential properties.
2. Number of truck parking spaces on site (including both indoor and outdoor) shall be limited to 20.

Z. Outdoor Storage

1. Outdoor storage of display of goods used in conjunction with and on the same site as the permitted or conditional use.
 - a. The display area shall be directly adjacent to a structure or under a permanent canopy.
 - b. The display area shall not exceed 2% of the area of the footprint of the principal building or 400 square feet, whichever is less.
 - c. Goods in the display area shall be neatly organized and stored
 - d. The display area shall not occupy parking/loading or landscaping areas, and shall not interfere with fire safety access to the building.
2. Outdoor storage of materials and inventory
 - a. Outdoor storage shall not be permitted on parcels less than three acres in size.
 - b. The area of storage shall not exceed an area equal to 10% of the gross area of the lot or 20% of the footprint area of the principal structure, whichever is less.
 - c. The area of storage shall not be located within the front yard or a side yard adjacent to a right-of-way.

SECTION . Existing Articles XIV-XX are hereby renumbered as follows:

- Article XV: Commercial Districts
- Article XVI: Public and Semi-Public Districts
- Article XVII: Open Space Planned Unit Developments
- Article XVIII: Planned Unit Development Regulations
- Article XIX: Shoreland Management Overlay District
- Article XX: Closed Landfill Restricted

- Article XXI: Design and Performance Standards – Restrictions on Nuisance and Hazardous Activities
- Existing Article XVI: Reserved has been stricken.

SECTION 2. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 3. Adoption Date. This Ordinance 08-__ was adopted on this __ day of _____, 2019, by a vote of __ Ayes and __ Nays.

LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

This Ordinance 08-__ was published on the ____ day of _____, 2019.

§ 154.301 STANDARDS FOR RESIDENTIAL AND RELATED USES.

A. *Group Home*. A group home is a specific use type located within a single-family dwelling, and therefore shall meet all zoning standards applicable to single-family dwellings, including setbacks, lot area, lot coverage, and off-street parking. License capacity shall not exceed six (6) persons per facility, plus support staff.

B. Group Residential Facility, Halfway House

1. In residential districts, the facility shall occupy a residential building type permitted within the district where it is located, and shall meet all zoning standards applicable to that building type.
2. On-site services shall be for residents of the facility only.

C. Congregate Housing (Assisted Living)

1. To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of existing building and surrounding neighborhood.
2. The site shall contain a minimum of fifty (50) square feet of green space per resident, consisting of outdoor seating areas, gardens and/or recreational facilities. In cases of unique circumstances, the City may consider public parks or plazas within three hundred (300) feet of the site to meet this requirement. It is the responsibility of the applicant to demonstrate why the green space cannot be located on-site.
3. An appropriate transition area between the use and adjacent property may be required, to include landscaping, screening and other site improvements consistent with the character of the neighborhood.

D. Semi-Transient Accommodations (Boarding, Rooming Houses, etc.) and Transient Accommodations (Lodging)

1. The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.
2. All new construction or additions to existing buildings shall be compatible with the scale and character of the existing building and surrounding neighborhood.
3. An appropriate transition area between the use and adjacent property may be required, to include landscaping, screening and other site improvements consistent with the character of the neighborhood.

§ 154.303 STANDARDS FOR SERVICES.

A. *Educational Services*. Except in the industrial districts, all typical activities shall be conducted within an enclosed building.

B. *Medical Facilities*. The facility shall have access to an arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate. A minimum of two (2) access points shall be provided.

1. Any new hospital or expansion of an existing hospital shall submit a master plan that shall describe proposed physical development for at least a ten (10) year period, and shall include a description of proposed development phases and plans, estimated dates of construction and anticipated interim uses of property.
2. Landing pads for helicopters involved in emergency rescue operations, and helicopter flight paths shall meet all applicable federal and state requirements.

C. *Nursing and Personal Care*

1. To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the existing building and surrounding neighborhood.

2. The site shall maintain a minimum of fifty (50) square feet of green space per resident, consisting of outdoor seating areas, gardens and/or recreational facilities. In cases of unique circumstances, the City may consider public parks or plazas within three hundred (300) feet of the site to meet this requirement. It is the responsibility of the applicant to demonstrate why the green space cannot be located on-site.
3. An appropriate transition area between the use and adjacent property may be required, to include landscaping, screening and other site improvements consistent with the character of the neighborhood.

D. Self-Service Storage Facility

1. No commercial transactions shall be permitted other than the rental or sale of storage units.
2. No more than one (1) unit shall be accessed directly from the public street.
3. Site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern.

§ 154.305 STANDARDS FOR AUTOMOTIVE/VEHICULAR USES.

A. Car Wash

1. The car wash shall be capable of being enclosed when not in operation.
2. Any access drive shall be located at least thirty (30) feet from any public street intersection, measured from the interior curb line commencing at the intersection of the street.
3. Any car wash line exit shall be at least thirty (30) feet distant from any street line.
4. Sound from any speakers used on the premises shall not be audible above a level of normal conversation at the boundary of any surrounding residential district or on any residential property.
5. Water from the car wash shall not drain across any sidewalk or into a public right-of-way.

B. Gasoline Station

1. *Lot Size and Access.* A gasoline station site shall be a minimum of twenty thousand (20,000) square feet in size and shall have access to a collector or higher classification street.
2. *Performance Standards.* A drainage system subject to the approval of the City Engineer shall be installed. The entire site, with the exception of the area taken up by the structure, landscaping and pump islands, should be surfaced with asphalt, concrete or other material approved by the City.
3. All vehicle repairs shall be conducted in a building capable of being enclosed when not in use.
4. *Vehicles.* No vehicles other than those utilized by employees or awaiting service shall be parked on the premises overnight. No vehicle shall be parked or awaiting service longer than fifteen (15) days.
5. *Canopies.* Canopies shall be located no closer than twenty (20) feet from any property line. Any lighting on the underneath side of the canopy shall be recessed mounted with flush lenses and downward directed. Signage on canopies shall comply with §154.212. Canopy columns and fascia should reflect the design and/or materials of the principal building.
6. *Screening of Storage Areas.* The storage or display of inoperable or unlicensed vehicles not awaiting service as in subsection (B4) or other equipment, and all trash storage or disposal facilities, shall meet all setback requirements of a structure, and shall be screened from view from adjacent public streets and adjacent residential properties. Screening shall meet the requirements of Article 8, Section 154.258. (Ord. 08-152, passed 10-01-2016)
7. *Outdoor Display.* Exterior display of items offered for sale shall meet all building setback requirements and shall be located in containers, racks or other structures designed to display merchandise.
8. *Accessory Uses.* The following accessory uses shall require a separate conditional use permit:
 - a. Automatic car and truck wash.
 - b. Rental of vehicles, equipment or trailers.
 - c. General retail exceeding two thousand five hundred (2,500) square feet in floor area.

8. *Accessory Uses.* The following accessory uses shall require a separate conditional use permit: a. Automatic car and truck wash.

b. Rental of vehicles, equipment or trailers.

c. General retail exceeding two thousand five hundred (2,500) square feet in floor area.

C. Sales and Storage Lots

1. Size and Location. The site shall be a minimum of twenty thousand (20,000) square feet in size and shall have access to a collector or higher classification street. Vehicular access to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two streets.

2. All vehicle repairs shall be conducted in a completely enclosed building.

3. A site plan shall be submitted showing the layout of vehicles for sale or rent, employee parking and customer parking.

4. Sound from any speakers used on the premises shall not be audible above a level of normal conversation at the boundary of any surrounding residential district or on any residential property.

§ 154.306 STANDARDS FOR OUTDOOR RECREATION USES.

C. *Outdoor Recreation Facility.* Facilities that would generate substantial traffic, such as playing fields or aquatic centers, shall be located with access to a street of sufficient capacity to accommodate the traffic that the use will generate. A minimum of two (2) entry points to such facilities shall be provided.

§ 154.307 STANDARDS FOR INDOOR RECREATION/AMUSEMENT.

A. *Indoor Athletic Facility, Indoor Recreation.* Facilities that would generate substantial traffic shall be located with access to a street of sufficient capacity to accommodate the traffic that the use will generate. A minimum of two (2) entry points to such facilities shall be provided.