

NOTICE OF MEETING

City Council Meeting

Tuesday, July 1, 2014 7:00 P.M.

City of Lake Elmo | 3800 Laverne Avenue North

AGENDA

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Order of Business

E. Approval of Agenda

F. Accept Minutes

1. Accept June 17, 2014 City Council Meeting Minutes

G. Council Reports

- Mayor
- Council

H. Presentations/Public Comments/Inquiries

- 36th and 37th Street Improvements

I. Proclamation

2. Huff 'n Puff Days Proclamation

J. Finance Consent Agenda

3. Approve Payment of Disbursements and Payroll
4. 2014 Street Improvements - Change Order No. 1

K. Other Consent Agenda

5. Approve Temporary Liquor License for Jaycees – Huff 'n Puff Days
6. Authorization for John Schiltz to Dispense Liquor at Lake Elmo Community Event on July 11, 2014
7. Approval of New Park Equipment for Pebble and Sanctuary Parks
8. Authorize Contract for Cleaning Services
9. AUAR Update; **Resolution No. 2014-43**
10. Hammes Shoreland Variance; **Resolution No. 2014-52**
11. Hunters Crossing Preliminary Plat; **Resolution No. 2014-53**
12. Eagle Point Medical Center Preliminary and Final Development Approval; **Resolution No. 2014-54**
13. Hammes Estates Preliminary Plat; **Resolution No. 2014-55**
14. Planning Commission Appointment
15. Encroachment Agreement – 9954 Tapestry Road

L. Regular Agenda

16. 2015 Street Improvements – Authorize Feasibility Report; **Resolution No. 2014-56**
17. Old Village Phase 1 Street and Utility Improvements – Authorize Feasibility Report; **Resolution No. 2014-57**
18. Wildflower Comp Plan Amendment; **Resolution No. 2014-46**

M. Staff Reports and Announcements

- City Administrator
- City Attorney
- Planning Director
- City Engineer
- Finance Director
- City Clerk

N. Adjourn

LAKE ELMO CITY COUNCIL MINUTES

JUNE 17, 2014

CITY OF LAKE ELMO
CITY COUNCIL MINUTES
JUNE 17, 2014

Mayor Pearson called the meeting to order at 7:00 pm.

PRESENT: Mayor Mike Pearson and Council Members Wally Nelson, and Mike Reeves

Absent: Council Members Smith and Bloyer

Staff present: City Administrator Zuleger, City Attorney Snyder, Community Development Director Klatt, City Engineer Griffin, Finance Director Bendel, and City Clerk Bell.

PLEDGE OF ALLIGENCE

APPROVAL OF AGENDA

MOTION: *Council Member Nelson moved TO APPROVE THE JUNE 17, 2014 CITY COUNCIL AGENDA AS PRESENTED. Council Member Reeves seconded the motion. MOTION PASSED 3-0.*

ITEM 1: ACCEPT MINUTES

THE JUNE 3, 2014 CITY COUNCIL MINUTES WERE APPROVED AS PRESENTED BY CONSENSUS OF THE CITY COUNCIL.

COUNCIL REPORTS:

Mayor Pearson: attended neighborhood meeting held in Carriage Station; met with some local business to discuss infrastructure fees; met with some property owners on the lake levels.

Council Member Reeves: met with some residents regarding the proposed Wildflower development; attended Parks Commission meeting and reported on the approved park improvements; Commission discussed the use of Park Land Dedication funds and how to spend it over the next 3-5 years.

Council Member Nelson: met with some property owners on the lake levels; met with some residents regarding the proposed Wildflower development; attended neighborhood meeting held in Carriage Station. Parking solution for that park was discussed.

FINANCE CONSENT AGENDA

2. Approve Payment of Disbursements and Payroll in the amount of \$577,084.43
3. Accept Financial Report dated May 31, 2014
4. Accept Building Report dated May 31, 2014
5. Accept City Assessor Report dated May 31, 2014
6. Approval of Certificate for Municipal Entities and Municipal Bond Obligators
7. Request for Approval to Abate Street Assessments Levied in 2014; **Resolution No. 2014-51**
8. Section 34 Water and Sewer Utility Extension Improvements – Pay Request No. 5
9. Lake Elmo Sewer Infrastructure Improvements: I-94 to 30th Street – Change Order No. 5
10. Lake Elmo Sewer Infrastructure Improvements: I-94 to 30th Street – Pay Request No. 7

MOTION: *Council Member Nelson moved TO APPROVE THE FINANCE CONSENT AGENDA AS PRESENTED. Council Member Reeves seconded the motion. MOTION PASSED 3-0.*

OTHER CONSENT AGENDA

11. Appointment of 2014 Election Judges; **Resolution No. 2014-41**
12. Council Workshop Date Change
13. Lateral Benefit Charge Ordinance Amendment; **Ordinance 08-108**
14. Assessment Policy; **Resolution No. 2014-42**

MOTION: *Council Member Reeves moved TO APPROVE THE OTHER CONSENT AGENDA AS PRESENTED. Council Member Nelson seconded the motion. MOTION PASSED 3-0.*

REGULAR AGENDA

JUNE 17, 2014

ITEM 16: AUTHORIZATION FOR SALE OF \$6,235,000 GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2014A; RES. NO. 2014-44

Finance Director Bendel introduced Tammy Omdal from Northland Securities. Ms. Omdal provided overview of the bond sale. City received four bids. Low bid was from Piper Jaffrey at 2.61% true interest; Second lowest was from Baird at 2.67. Moody's affirmed bond rating of Aa2. Standard & Poor's upgraded City rating to AA+. Upgrade focused on financial planning. The fact that City has planned for debt was recognized in ratings. Northland recommends approval of sale at 2.61%.

Council Member Reeves asked about what cash flow "best case scenario" was. It was explained that the best case described is realistic and conservative estimate and not best that could ever be.

MOTION: Council Member Reeves moved TO APPROVE RESOLUTION NO. 2014-44, AWARDED THE SALE, PRESCRIBING THE FORM AND DETAILS AND PROVIDING FOR THE PAYMENT OF \$6,235,000 GENERAL OBLIGATION BONDS, SERIES 2014A. Council Member Nelson seconded the motion.

Council Member Reeves acknowledged Finance Committee and staff's work on this. Mayor and Council Member Nelson also commended the job well done.

MOTION PASSED 3-0.

ITEM 17: 2013 COMPREHENSIVE ANNUAL FINANCIAL REPORT AND MANAGEMENT LETTERS PRESENTATION

Finance Director Bendel introduced Jason Miller from Schafer, Smith & Associates. Mr. Miller provided summary of the financial report. City received an unqualified audit opinion. There were no Minnesota Legal Compliance exceptions in 2013. Undesignated general fund balance was 66% of 2013 expenditures. Bonds and certificates outstanding of \$19,007,000 at 12/31/2013.

Audit findings: limited ability to segregate internal controls due to size of City staff. This is common with cities the same size. Recommend that utility billing software be upgraded to improve efficiency.

Council Member Nelson asked about DEED funding and the impact on the undesignated fund balance. If the \$500K were put back in the fund, the balance would be closer to the previous 80-88%.

MOTION: Mayor Pearson moved TO ACCEPT THE 2013 COMPREHENSIVE ANNUAL FINANCIAL REPORT AND MANAGEMENT LETTERS. Council Member Nelson seconded the motion.

Council Member Reeves said the report is evidence that the City is fiscally responsible and looking out for the taxpayers and residents. Mr. Miller echoed those comments.

MOTION PASSED 3-0.

ITEM 18: 2014 BOND RATING REPORT – STANDARD & POOR'S/MOODY'S

City Administrator Zuleger provided overview of the two bond ratings. S&P = AA+/Stable (upgraded). Moody's = Aa2 (sustained).

Council Member Nelson asked current equalized value. \$1.3 bil. Significant value when you look at the population. Rating also looks at school district and county. Washington County is Aaa. Stillwater ISD is Aa2.

Council Member Reeves asked that the report be put online. Mr. Zuleger stated it would be.

No formal action requested.

ITEM 19: WILDFLOWER AT LAKE ELMO CONCEPT PLAN; RES. NO. 2014-45, RES. NO. 2014-46

Community Development Klatt provided overview of the proposed PUD concept plan. Mr. Klatt explained the staff and Planning Commission comments. Planning Commission recommended approval with 2 additional conditions.

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Council Member Nelson asked if the Comp Plan Amendment was approved would Outlot P be removed from the conservation easement. Mr. Klatt explained that only the portion that is being modified.

Bob Engstrom of Engstrom Real Estate Companies, presented the proposed Wildflower development. He noted the high competition in Lake Elmo and how he has to be unique. He is proposing healthy communities initiative and nature conservancy area. He described the courtyard home concept and proposed open spaces. Jerry Mazzara of Design Forum, further explained the courtyard concept and healthy communities initiative. Mr. Engstrom described the planned trails.

Mayor Pearson asked about the conservancy area. Mr. Engstrom explained his hopes for how it would be managed. One option would be to have the City take it over after 3-5 years. Another is to have another conservancy group assume the management.

Council Member Reeves asked if Mr. Engstrom expects to be able to accommodate the requested lesser impact on existing neighbors. Mr. Engstrom said that he hopes that the plan will have a positive impact on the City and neighbors. He is open to suggestions, but does not believe that the area in question is a substantial quantity.

Mr. Nelson asked about the open space that is currently between the proposal and existing neighbors. Mr. Klatt and Mr. Mazzara explained the various distances for each respective lot.

Mayor Pearson read the Mary Jean Dupuis' (11676 Stillwater Blvd.) letter outlining her demands if the proposal is approved.

Jim Ogren, the Fields of St. Croix II property committee chair, reported that FOSCII have reached an agreement. The proposed agreement and conditions was discussed. Mr. Klatt explained that the City is not directly involved in the agreement between the parties and the treatment of the remaining outlots. City Attorney Snyder explained that staff will have a later opportunity to review and provide input on the future plat proposals.

Neil Kreuger spoke in favor of Engstrom developments, but opposed the Comp Plan Amendment due to change in his open space views. He specifically is against the 12 lots located off of Lake Elmo Avenue.

Richard Smith 11514 Stillwater Blvd., summarized the letter that he submitted to the city on June 16th. He is opposed to the Comp Plan Amendment. He asserted that three proposed lots directly abut his property. He stated his demands if the proposal is approved.

Mr. Nelson asked about the current comp plan buffer. Mr. Klatt explained that there is no set number, but instead a suggested buffer. The previous set distances were removed to accommodate development realities.

Bob Eichens 11674 Stillwater Blvd., is very proud of FOSCII as a development and neighbor. He acknowledged that community is developing. He appreciates the efforts Mr. Engstrom and staff have made to accommodate his requests. He stated his demands if the proposal is approved.

MOTION: Council Member Nelson moved TO ADOPT RESOLUTION NO. 2014-045, APPROVING A PUD CONCEPT PLAN FOR WILDFLOWER AT LAKE ELMO. Council Member Reeves seconded the motion. MOTION PASSED 3-0.

Council Member Reeves loves the proposed development plans and concept. He is in favor of moving this forward. He has concerns about the future Village development and respective buffers situation. He hopes that compromises can be made to meet all parties' needs.

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Council Member Nelson has good personal relationship with Mr. Engstrom as an owner of one of his properties. He has two concerns. He wants prior to vote of Comp Plan Amendment, the agreement between FOSCII and Engstrom Companies completed.

Amended his motion to Motion to amend #2 3-0

MOTION: Council Member Nelson moved **TO AMEND HIS MOTION TO REQUIRE THAT PRIOR TO COUNCIL VOTE ON COMP PLAN AMENDMENT, THE AGREEMENT BETWEEN FOSCII AND RECO BE COMPLETED.** Council Member Reeves seconded the motion. **MOTION TO AMEND PASSED 3-0.**

Council Member Nelson believes there are some additional screening concerns.

MOTION: Council Member Nelson moved **TO FURTHER AMEND THE ORIGINAL MOTION TO REQUIRE THAT PRIOR TO PRELIMINARY PLAT, THE THREE RESPECTIVE PROPERTY OWNERS AND DEVELOPER MAKE GOOD FAITH EFFORT TO REACH AGREEMENT ON ADDITIONAL SCREENING, AND THAT PRIOR TO BUILDING PERMITS BEING ISSUED, THAT ADDITIONAL SCREENING BE IMPLEMENTED.** Council Member Reeves seconded the motion.

Council Member Reeves **PROPOSED FRIENDLY AMENDMENT TO REQUIRE THE BUFFERING ISSUE RESOLUTION BE ADDRESSED PRIOR TO VOTING ON COMP PLAN AMENDMENT.** Council Member Nelson accepted friendly amendment. **MOTION TO AMEND #2 PASSED 3-0.**

MOTION: Mayor Pearson moved **TO FURTHER AMEND THE ORIGINAL MOTION TO SPECIFY THE PUD CONCEPT PLAN IS APPROVED CONTINGENT ON THE CITY COUNCIL APPROVING THE COMP PLAN AMENDMENT AS SPECIFIED IN THE STAFF REPORT.** Council Member Reeves seconded the motion. **MOTION PASSED 3-0.**

Mayor Pearson expressed his concern about the conservancy management issues. He would like a more solid plan brought back for future management without the City being liable.

MAIN MOTION PASSED AS AMENDED 3-0.

ITEM 20: 2014 STREET IMPROVEMENTS – ACCEPT BIDS AND AWARD CONTRACT; RES. NO. 2014-47

City Engineer Griffin explained the bids that the City received. Staff recommend awarding the bid to Hardrives, Inc for the contract amount is \$1,469,015.70. It was pointed out that there were several alternate estimates- different oils and Microsurfacing versus mill and overlay. For a little more money, the City can use an established and less risky option. A change order would be brought back to Council at next meeting.

Council Member Nelson asked about difference in life of the roads for each option. Mr. Griffin explained that the life would possibly be the same, but the condition of the road could be better. The overlay could provide a few more years before having to replace the road.

MOTION: Council Member Nelson moved **TO APPROVE RESOLUTION NO. 2014-47, ACCEPTING BIDS AND AWARDING A CONTRACT TO HARDRIVES, INC., IN THE ADJUSTED TOTAL BASE BID AMOUNT OF \$1,469,015.70 FOR THE 2014 STREET IMPROVEMENTS.** Council Member Reeves seconded the motion. **MOTION PASSED 3-0.**

ITEM 21: VILLAGE EAST TRUNK SANITARY SEWER: UP RAIL TO TH 5 – APPROVE FEASIBILITY REPORT, CALL PUBLIC IMPROVEMENT HEARING AND APPROVE PLANS AND SPECIFICATIONS; RES. NO. 2014-48

City Administrator Zuleger noted that this project is being fast tracked for development. It is more efficient and can save City money. City Engineer Griffin explained the background of the project and the schedule. The project brings sewer to the undeveloped areas of the Village. Total estimated project cost is \$288,000. Mr. Griffin explained the estimated preliminary assessments. It was confirmed that if City does not obtain 100% waivers, the City can still assess the properties.

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Council Member Reeves asked about the oversize costs. It was explained that the figures are within estimates and actually lower due to costs coming in lower.

MOTION: *Council Member Reeves moved TO ADOPT RESOLUTION NO. 2014-48 FOR THE VILLAGE EAST TRUNK SANITARY SEWER IMPROVEMENTS: TH 5 TO UP RAILROAD, THEREBY ORDERING FEASIBILITY REPORT, RECEIVING FEASIBILITY REPORT, CALLING HEARING ON IMPROVEMENT, APPROVE PLANS AND SPECIFICATIONS, AND INCORPORATE PLANS AND SPECIFICATIONS INTO 39TH STREET NORTH: STREET AND SANITARY IMPROVEMENTS. Council Member Nelson seconded the motion. MOTION PASSED 3-0.*

ITEM 22: 39TH STREET N: STREET & SANITARY SEWER IMPROVEMENTS – APPROVE PLANS AND SPECIFICATIONS; RES. NO. 2014-49

City Engineer Griffin provided summary of project. Project involved street and sewer improvements along 39th street. It will also allow the City to provide sanitary sewer to properties outside of Village with septic issues. Mr. Griffin explained the projected estimated project costs of \$1,247,000 including the additional costs that have developed since the initial report. Mr. Griffin explained the project schedule.

MOTION: *Council Member Reeves moved TO APPROVE RESOLUTION NO. 2014-49, APPROVING THE PLANS AND SPECIFICATIONS AND ORDERING THE ADVERTISEMENT FOR BIDS FOR THE 39TH STREET NORTH: STREET AND SANITARY SEWER IMPROVEMENTS INCLUDING THE AD ALTERNATE BID PACKAGE FOR THE VILLAGE EAST TRUNK SANITARY SEWER IMPROVEMENTS: FROM TH 5 TO THE UP RAILROAD. Council Member Nelson seconded the motion.*

Council Member Nelson noted the three additional cost items.

MOTION PASSED 3-0.

Barb Ritchie 8938 37th Street N., formally requested that she is put on agenda next month to discuss the 2015 Street Improvements proposed in her neighborhood. She contended that many of the residents cannot afford the assessments. Council agreed to hold a public comment period at the July 1st meeting.

ITEM 23: APPROVAL OF FUND TRANSFERS AND CLOSURES FOR 2013; RES. NO. 2014-50

Finance Director Bendel explained the several fund transfers and closures.

MOTION: *Mayor Pearson moved TO APPROVE RESOLUTION NO. 2014-50 TO CLOSE OUT INACTIVE FUNDS AND PROCESS A FUND TRANSFER OF \$400,000 NEEDED TO MAKE THE ANNUAL INTERNAL LOAN REPAYMENTS FOR 2012 AND 2013. Council Member Nelson seconded the motion. MOTION PASSED 3-0.*

STAFF REPORTS AND ANNOUNCEMENTS

City Administrator Zuleger: reported monitoring lake levels per ordinance. Clarified that there are two levels. One Olson/Demontreville, the Ordinary High Water Mark is set by the DNR. 929.3 feet. No wake level of 929.7 feet set by Council in 2011; working on obtaining lake Elmo Ave securities; On June 26 City will hold the Reid Park neighborhood meeting.

City Attorney Snyder: working with staff on developer agreements and security measures; City received extensive 3M data practices request.

Community Development Director Klatt: several plats being addressed at upcoming June 23 and June 30 Planning Commission meetings; held kick-off meeting with Village market study; preconstruction meeting for Savona. Presuming the few remaining items are completed over the next two weeks, construction can be expected soon after that. WAC/SACs and park dedications will be paid at this time.

City Engineer Griffin: no report.

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Finance Director Bendel: completed audit; working on 2015 budget.

City Clerk Bell: continuing to coordinate 2014 election.

Mayor Pearson adjourned meeting at 9:52 pm.

LAKE ELMO CITY COUNCIL

ATTEST:

Mike Pearson, Mayor

Adam R. Bell, City Clerk

CITY OF LAKE ELMO

HUFF 'N PUFF DAYS PROCLAMATION

WHEREAS: The Lake Elmo Jaycees have been a vital part of the development of young leaders of our community the past 42 years, and

WHEREAS: This organization of young people will again be sponsors of Huff n' Puff Days, August 7th, 8th, 9th, and 10th 2014.

NOW, THEREFORE, I, Mike Pearson, Mayor of Lake Elmo, do hereby proclaim the second week in August 2014 to be

HUFF N' PUFF DAYS

in Lake Elmo, and urge all citizens of our community to give full regard to past and continuing services of the Lake Elmo Jaycees.

Signed this July 1, 2014.

Mike Pearson
Mayor



MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT
ITEM #3
MOTION

AGENDA ITEM: Approve Disbursements in the amount of \$261,831.97

SUBMITTED BY: Cathy Bendel, Finance Director

THROUGH: Cathy Bendel, Finance Director

REVIEWED BY: Dean Zuleger, City Administrator

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Administrator
- Report/Presentation..... City Administrator
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion Mayor Facilitates

POLICY RECOMMENDER: Finance

FISCAL IMPACT: \$261,831.97

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to approve disbursements in the amount of \$261,831.97. No specific motion is needed as this is recommended to be part of the *Consent Agenda*.

LEGISLATIVE HISTORY: NA

BACKGROUND INFORMATION/STAFF REPORT: The City of Lake Elmo has the fiduciary responsibility to conduct normal business operations. Below is a summary of current claims to be disbursed and paid in accordance with State law and City policies and procedures.

Claim #	Amount	Description
ACH	\$ 12,016.85	Payroll Taxes to IRS & MN Dept of Revenue 6/26/14
ACH	\$ 6,072.56	Payroll Retirement to PERA 6/26/14
DD5606-DD5636	\$ 31,606.94	Payroll Dated (Direct Deposits) 6/24/14
41461-41518	\$ 211,235.62	Accounts Payable 7/01/14
2406-2420	\$ 900.00	Library Card Reimbursement 7/01/14
TOTAL	\$ 261,831.97	

RECOMMENDATION: Based on the aforementioned, the staff recommends the City Council approve as part of the Consent Agenda the aforementioned disbursements in the amount of \$261,831.97.

ATTACHMENTS:

1. Accounts Payable – check registers

Accounts Payable To Be Paid Proof List

User: pattyb

Printed: 06/26/2014 - 12:15 PM

Batch: 009-06-2014

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
ABRAHAMSON Nurseries Corp										
325559	05/29/2014	508.96	0.00	07/01/2014	Arbor Day Trees		-	No		0000
101-450-5200-42250	Landscaping Materials									
325559 Total:		508.96								
ABRAHAMSON Total:		508.96								
AMAZONIN Amazon Inc										
604578781032040	06/10/2014	394.14	0.00	07/01/2014	Books		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
604578781032040	06/10/2014	30.51	0.00	07/01/2014	Teen Book		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
604578781032040	06/10/2014	106.67	0.00	07/01/2014	Children's Book		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
604578781032040	06/10/2014	60.93	0.00	07/01/2014	DVD's		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
604578781032040 Total:		592.25								
AMAZONIN Total:		592.25								
ASPENMI Aspen Mills, Inc.										
150632	06/06/2014	99.50	0.00	07/01/2014	Medical Response Boots		-	No		0000
101-420-2220-42400	Small Tools & Equipment									
150632 Total:		99.50								
ASPENMI Total:		99.50								
BOLTONME Bolton & Menk, Inc										
0167114	06/16/2014	1,103.10	0.00	07/01/2014	2013.126 Section 34 Water & Sewer		-	No		0000
601-494-9400-43030	Engineering Services									
0167114	06/16/2014	735.40	0.00	07/01/2014	2013.126 Section 34 Water & Sewer		-	No		0000
602-495-9450-43030	Engineering Services									
0167114 Total:		1,838.50								
0167117	06/16/2014	14,993.50	0.00	07/01/2014	2014 Street Improvements		-	No		0000
409-480-8000-43030	Engineering Services									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
0167117	06/16/2014	987.50	0.00	07/01/2014	11130 20th St Ct Easement		-			0000
409-480-8000-43030	Engineering Services								No	0000
166830	05/30/2014	15,981.00								
601-494-9400-43030	Engineering Services	765.00	0.00	07/01/2014	2013.132 Pumphouse No 4		-		No	0000
167115	06/16/2014	765.00								
601-494-9400-43030	Engineering Services	210.00	0.00	07/01/2014	2013.131 Well No 4 Connecting Watermain		-		No	0000
167116	06/16/2014	210.00								
409-480-8000-43030	Engineering Services	2,764.50	0.00	07/01/2014	2014.131 39th - Street & Sewer		-		No	0000
167116	06/16/2014	6,452.00								
602-495-9450-43030	Engineering Services	9,216.50	0.00	07/01/2014	2014.131 39th - Street & Sewer		-		No	0000
167116	06/16/2014	28,011.00								
BOLTONME Total:										
BRYAN Bryan Rock Products, Inc.										
1483	06/15/2014	797.41								
101-430-3120-42240	Street Maintenance Materials		0.00	07/01/2014	Shoulder gravel		-		No	0000
1483 Total:		797.41								
BRYAN Total:		797.41								
CARDMEMB Cardmember Service										
06182014	06/18/2014	19.14	0.00	07/01/2014	VISA		-		No	0000
101-410-1940-44300	Miscellaneous									
06182014	06/18/2014	73.47	0.00	07/01/2014	VISA		-		No	0000
101-410-1520-42030	Printed Forms									
06182014	06/18/2014	100.95	0.00	07/01/2014	VISA		-		No	0000
101-430-3120-42260	Sign Repair Materials									
06182014	06/18/2014	53.51	0.00	07/01/2014	VISA		-		No	0000
101-420-2220-42120	Fuel, Oil and Fluids									
06182014	06/18/2014	0.75	0.00	07/01/2014	VISA		-		No	0000
101-410-1910-44300	Miscellaneous									
06182014	06/18/2014	121.24	0.00	07/01/2014	VISA		-		No	0000
101-410-1320-44330	Dues & Subscriptions									
06182014	06/18/2014	270.88	0.00	07/01/2014	VISA		-		No	0000
206-450-5300-42000	Office Supplies									
06182014	06/18/2014	36.99	0.00	07/01/2014	VISA		-		No	0000
206-450-5300-42500	Library Collection Maintenance									
06182014	06/18/2014	26.99	0.00	07/01/2014	VISA		-		No	0000
101-410-1320-44330	Dues & Subscriptions									
06182014	06/18/2014	703.92								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
CARDMEMB Total:		703.92								
CHICKETT Chickett Pamela										
	06/13/2014									
803-000-0000-22900	Deposits Payable	500.00	0.00	07/01/2014	Refund Escrow 2014-183 5711 Linden Ave		-	No		0000
Total:		500.00								
CHICKETT Total:		500.00								
CORNELL Cornell Mike										
	06/12/2014									
101-420-2220-44300	Miscellaneous	34.25	0.00	07/01/2014	Rehab supplies for station		-	No		0000
	06/12/2014									
101-410-1940-44300	Miscellaneous	33.91	0.00	07/01/2014	City Hall Supplies		-	No		0000
Total:		68.16								
CORNELL Total:		68.16								
CTYOAKDA City of Oakdale										
	05/31/2014									
1000460-01	Water Utility	8,123.16	0.00	07/01/2014	Water Service 5/01-6/03/14 South Pit		-	No		0000
601-494-9400-43820										
1000460-01 Total:		8,123.16								
CTYOAKDA Total:		8,123.16								
CTYOAKDP City of Oakdale										
	06/16/2014									
201406164195	Repairs/Maint Eqpt	648.70	0.00	07/01/2014	CV-2, oil change and new tires		-	No		0000
101-420-2220-44040										
201406164195 Total:		648.70								
CTYOAKDP Total:		648.70								
CURBMAST Curbmasters, Inc.										
	06/13/2014									
5238-1	Contract Services	3,160.00	0.00	07/01/2014	Concrete Curbs Tapestry		-	No		0000
101-430-3120-43150										
5238-1 Total:		3,160.00								
CURBMAST Total:		3,160.00								
DAMON Damon Farbar Associates										
	06/19/2014									
24361	Contract Services	10,053.55	0.00	07/01/2014	Lake Elmo - CSAH 17		-	No		0000
409-480-8000-43150										
24361 Total:		10,053.55								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PLine #
DAMON Total:		10,053.55								
DELAPP DeLapp Steve										
206-450-5300-42000	06/23/2014 Office Supplies	4.04	0.00	07/01/2014	White Board		-		No	0000
206-450-5300-42230	06/23/2014 Building Repair Supplies	5.88	0.00	07/01/2014	Front Room paint		-		No	0000
206-450-5300-42000	06/23/2014 Office Supplies	5.89	0.00	07/01/2014	Tape		-		No	0000
206-450-5300-42230	06/23/2014 Building Repair Supplies	20.97	0.00	07/01/2014	Lightbulbs		-		No	0000
206-450-5300-42500	06/23/2014 Library Collection Maintenance	53.56	0.00	07/01/2014	Book Tape		-		No	0000
206-450-5300-42230	06/23/2014 Building Repair Supplies	11.91	0.00	07/01/2014	Brick mortar repair		-		No	0000
206-450-5300-44300	06/23/2014 Miscellaneous	12.32	0.00	07/01/2014	Pictures & rings		-		No	0000
206-450-5300-42230	06/23/2014 Building Repair Supplies	8.48	0.00	07/01/2014	Lighting Repair		-		No	0000
206-450-5300-42230	06/23/2014 Building Repair Supplies	57.82	0.00	07/01/2014	Lighting Repair		-		No	0000
206-450-5300-42230	06/23/2014 Building Repair Supplies	13.89	0.00	07/01/2014	Carpet Glue		-		No	0000
206-450-5300-42230	06/23/2014 Building Repair Supplies	150.00	0.00	07/01/2014	Front Room paint		-		No	0000
206-450-5300-42230	06/23/2014 Building Repair Supplies	6.98	0.00	07/01/2014	Battery for CO detector		-		No	0000
206-450-5300-42230	06/23/2014 Building Repair Supplies	30.00	0.00	07/01/2014	Re-key 2 cylinder lock for 190		-		No	0000
Total:		381.74								
DELAPP Total:		381.74								
DEMCO Demco										
5314996	06/03/2014	25.39	0.00	07/01/2014	Hinge Tape		-		No	0000
206-450-5300-42230	5314996 Total:	25.39								
5327476	06/19/2014	49.54	0.00	07/01/2014	Spine labels		-		No	0000
206-450-5300-42230	5327476 Total:	49.54								
DEMCO Total:		74.93								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
E.G.RUD E.G. Rud & Sons, Inc. 28953&29027 05/28/2014 601-494-9400-43150 Contract Services 28953&29027 05/28/2014 601-494-9400-43150 Contract Services 28953&29027 Total: E.G.RUD Total:		1,400.50 63.00 1,463.50 1,463.50	0.00 0.00	07/01/2014 07/01/2014	Easement Sketch - Outlet A Hidden Meadow Additional Sketch & Description		- -		No No	0000 0000
Enright Enright Robert 101-410-1450-43620 Cable Operations 101-410-1450-43620 Cable Operations Total: Enright Total:	06/23/2014 06/23/2014	68.75 25.00 93.75 93.75	0.00 0.00	07/01/2014 07/01/2014	Cable Operations - PC 6/23/14 Bonus		- -		No No	0000 0000
FLANNERY Flannery Construction, Inc 4320 06/10/2014 206-450-5300-44010 Repairs/Maint Bldg 4320 06/10/2014 206-450-5300-44010 Repairs/Maint Bldg 4320 Total: FLANNERY Total:		698.00 375.00 1,073.00 1,073.00	0.00 0.00	07/01/2014 07/01/2014	Remove wall & remodel Electrical		- -		No No	0000 0000
FRANZ Franz Reprographics Inc 131355 06/19/2014 101-410-1910-42000 Office Supplies 131355 Total: FRANZ Total:		228.00 228.00 228.00	0.00	07/01/2014	Plotter Ink		-		No	0000
GIMPEL Gimpel Rick 101-420-2220-44040 Repairs/Maint Eqpt Total: GIMPEL Total:	06/09/2014 06/09/2014	31.51 31.51 31.51	0.00	07/01/2014	Vehicle cleaning supplies		-		No	0000
HARPERS Harper's Magazine 206-450-5300-42500 Library Collection Maintenance Total:	06/24/2014 06/24/2014	31.00 31.00	0.00	07/01/2014	Magazine renewal		-		No	0000

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
HARPERS Total:		31.00								
HOMEHOA Homestead HOA										
	06/25/2014									
803-000-0000-22900	Deposits Payable	500.00	0.00	07/01/2014	Escrow Release - 2014-156 11060 14th St		-		No	0000
Total:		500.00								
HOMEHOA Total:		500.00								
kathfuel Kath Fuel Oil Service Co										
467196	06/17/2014	1,590.57	0.00	07/01/2014	Fuel		-		No	0000
101-430-3120-42120	Fuel, Oil and Fluids	1,590.57								
467196 Total:		1,590.57								
kathfuel Total:		1,590.57								
Landscap Landscape Architecture, Inc										
	06/24/2014									
803-000-0000-22910	Developer Payments	910.00	0.00	07/01/2014	Hammes Development - Plan Review		-		No	0000
Total:		910.00								
Landscap Total:		910.00								
MARONEYS Maroney's Sanitation, Inc										
529659	06/11/2014	109.93	0.00	07/01/2014	City Hall		-		No	0000
101-410-1940-43840	Refuse									
529659	06/11/2014	48.38	0.00	07/01/2014	Fire		-		No	0000
101-420-2220-43840	Refuse									
529659	06/11/2014	210.94	0.00	07/01/2014	Public Works		-		No	0000
101-430-3100-43840	Refuse									
529659	06/11/2014	210.94	0.00	07/01/2014	Fire Hall 1		-		No	0000
101-420-2220-43840	Refuse									
529659	06/11/2014	48.74	0.00	07/01/2014	Library		-		No	0000
206-450-5300-43840	Refuse									
529659 Total:		628.93								
MARONEYS Total:		628.93								
MCDONALD McDonald Construction										
	06/19/2014									
601-000-0000-37100	Water Sales	387.54	0.00	07/01/2014	Overpayment 2951 Jonquil		-		No	0000
Total:		387.54								
MCDONALD Total:		387.54								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
MEMPHISN Memphis Net & Twine Co Inc.										
121723	06/16/2014	508.71	0.00	07/01/2014	Soccer/Ball Nets & Tennis Center Straps		-		No	0000
101-450-5200-44030	Repairs/Maint Imp Not Bldgs									
	121723 Total:	508.71								
	MEMPHISN Total:	508.71								
MENARDSO Menards - Oakdale										
43353	04/21/2014	0.63	0.00	07/01/2014	Short Paid ck 41249		-		No	0000
101-450-5200-44030	Repairs/Maint Imp Not Bldgs									
	43353 Total:	0.63								
47737	06/11/2014	14.72	0.00	07/01/2014	SCADA Phone		-		No	0000
601-494-9400-42270	Utility System Maintenance									
	47737 Total:	14.72								
47783	06/11/2014	50.38	0.00	07/01/2014	Shop Supplies		-		No	0000
101-430-3100-42150	Shop Materials									
	47783 Total:	50.38								
47888	06/12/2014	20.77	0.00	07/01/2014	Poly plastic spray patch		-		No	0000
101-430-3120-42240	Street Maintenance Materials									
47888	06/12/2014	74.98	0.00	07/01/2014	Shop supplies		-		No	0000
101-430-3100-42150	Shop Materials									
	47888 Total:	95.75								
48145	06/15/2014	63.40	0.00	07/01/2014	Shop supplies		-		No	0000
101-430-3100-42150	Shop Materials									
48145	06/15/2014	34.96	0.00	07/01/2014	Seat Covers 12-1		-		No	0000
101-430-3100-44040	Repairs/Maint Eqpt									
	48145 Total:	98.36								
48398	06/18/2014	299.00	0.00	07/01/2014	Cement mixer		-		No	0000
603-496-9500-41420	Unemployment Benefits									
48398	06/18/2014	54.42	0.00	07/01/2014	Concrete & Maintenance Supplies		-		No	0000
101-430-3100-42150	Shop Materials									
	48398 Total:	353.42								
48476	06/18/2014	66.81	0.00	07/01/2014	External Bldg lights		-		No	0000
101-430-3100-44010	Repairs/Maint Bldg									
48476	06/18/2014	59.99	0.00	07/01/2014	Work light		-		No	0000
101-430-3100-42150	Shop Materials									
	48476 Total:	126.80								
	MENARDSO Total:	740.06								
MENARDST Menards - Stillwater										
43740	06/16/2014	13.12	0.00	07/01/2014	Plants for flagpole		-		No	0000
101-420-2220-44010	Repairs/Maint Bldg									
	43740 Total:	13.12								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
MENARDST Total:		13.12								
MILLEREX Miller Excavating, Inc.										
17844- Reissue	12/31/2013	2,190.55	0.00	07/01/2014	Watermain Layton Ave & TH 5		-		No	0000
601-494-9400-44030	Repairs/Maint Imp Not Bldgs									
17844- Reissue Total:		2,190.55								
18315	06/11/2014	1,964.70	0.00	07/01/2014	Haul & Dispose Street Sweepings		-		No	0000
603-496-9500-44010	Street Sweeping									
18315 Total:		1,964.70								
18316	06/11/2014	550.00	0.00	07/01/2014	Grading Gravel Roads		-		No	0000
101-430-3120-43150	Contract Services									
18316 Total:		550.00								
MILLEREX Total:		4,705.25								
MNPIPE Minnesota Pipe & Equipment										
313573	06/10/2014	1,571.28	0.00	07/01/2014	Hydrant water diffuser & hose		-		No	0000
601-494-9400-42270	Utility System Maintenance									
313573 Total:		1,571.28								
MNPIPE Total:		1,571.28								
MPLSMAG Mpls St.Paul Magazine										
206-450-5300-42500	06/24/2014	19.99	0.00	07/01/2014	Magazine Subscription		-		No	0000
Library Collection Maintenance										
Total:		19.99								
MPLSMAG Total:		19.99								
PIKEBOB Pike Bob										
206-450-5300-42230	06/23/2014	6.96	0.00	07/01/2014	Hardware		-		No	0000
Building Repair Supplies										
206-450-5300-42230	06/23/2014	37.23	0.00	07/01/2014	Painting Supplies		-		No	0000
Building Repair Supplies										
206-450-5300-42230	06/23/2014	14.50	0.00	07/01/2014	Shelves - Hardware		-		No	0000
Building Repair Supplies										
206-450-5300-42230	06/23/2014	77.70	0.00	07/01/2014	Shelves - Hardware		-		No	0000
Building Repair Supplies										
Total:		136.39								
PIKEBOB Total:		136.39								
POMPS Pump's Tire Service, Inc.										
980008604	06/13/2014	3,934.60	0.00	07/01/2014	Replace rear tires on T2		-		No	0000
101-420-2220-44040	Repairs/Maint Eqpt									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
980008604 Total:		3,934.60								
POMPS Total:		3,934.60								
<hr/>										
RCM RCM Specialties, Inc										
4264	06/06/2014	189.72	0.00	07/01/2014	Spray Patch Materials		-	No		0000
101-430-3120-42240 Street Maintenance Materials										
4264 Total:		189.72								
4274	06/06/2014	186.93	0.00	07/01/2014	Spray Patch Materials		-	No		0000
101-430-3120-42240 Street Maintenance Materials										
4274 Total:		186.93								
4284	06/13/2014	220.41	0.00	07/01/2014	Spray Patch Materials		-	No		0000
101-430-3120-42240 Street Maintenance Materials										
4284 Total:		220.41								
4298	06/18/2014	299.67	0.00	07/01/2014	Spray Patch Materials		-	No		0000
101-430-3120-42240 Street Maintenance Materials										
4298 Total:		299.67								
RCM Total:		896.73								
<hr/>										
ROADTRAC Road & Track										
	06/13/2014	12.00	0.00	07/01/2014	Magazine subscription		-	No		0000
206-450-5300-44330 Dues & Subscriptions										
Total:		12.00								
ROADTRAC Total:		12.00								
<hr/>										
ROSENBAU Rosenbauer - General Division										
13059	06/13/2014	5,485.53	0.00	07/01/2014	Repair dumpchutes on T2		-	No		0000
101-420-2220-44040 Repairs/Maint Eqpt										
13059 Total:		5,485.53								
ROSENBAU Total:		5,485.53								
<hr/>										
SCHWAAB Schwaab, Inc.										
D79295	05/12/2014	41.00	0.00	07/01/2014	Self inking stamp (Plan Review)		-	No		0000
101-420-2400-42000 Office Supplies										
D79295 Total:		41.00								
SCHWAAB Total:		41.00								
<hr/>										
SECURACC Security Access Systems, Inc										
2979	06/24/2014	360.00	0.00	07/01/2014	Door openers		-	No		0000
101-430-3100-44010 Repairs/Maint Bldg										
2979 Total:		360.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
2980	06/24/2014	9,375.00	0.00	07/01/2014	Gate Sunfish		-			No 0000
404-480-8000-45300	Improvements Other Than Bldgs									
	2980 Total:	9,375.00								
	SECURACC Total:	9,735.00								
SELECTAC SelectAccount										
1020265	06/06/2014	8.44	0.00	07/01/2014	Participant Fee 6/01-6/30/2014		-			No 0000
101-410-1520-43150	Contract Services									
	1020265 Total:	8.44								
	SELECTAC Total:	8.44								
SPRINT Sprint										
761950227-133	06/18/2014	63.33	0.00	07/01/2014	Cell phone - Admin		-			No 0000
101-410-1940-43210	Telephone									
761950227-133	06/18/2014	224.09	0.00	07/01/2014	Cell phone - Fire		-			No 0000
101-420-2220-43210	Telephone									
761950227-133	06/18/2014	45.05	0.00	07/01/2014	Cell phone - Building		-			No 0000
101-420-2400-43210	Telephone									
761950227-133	06/18/2014	80.82	0.00	07/01/2014	Cell phone - PW		-			No 0000
101-430-3100-43210	Telephone									
761950227-133	06/18/2014	88.47	0.00	07/01/2014	Cell phone - Parks		-			No 0000
101-450-5200-43210	Telephone									
761950227-133	06/18/2014	55.34	0.00	07/01/2014	Cell phone - Taxpayer Services		-			No 0000
101-410-1450-43210	Telephone									
761950227-133	06/18/2014	15.61	0.00	07/01/2014	Cell phone - Planning		-			No 0000
101-410-1910-43210	Telephone									
	761950227-133 Total:	572.71								
	SPRINT Total:	572.71								
STILLMED Stillwater Medical Group										
179706	06/10/2014	358.00	0.00	07/01/2014	Gimpel and Goodspeed		-			No 0000
101-420-2220-43050	Physicals									
	179706 Total:	358.00								
	STILLMED Total:	358.00								
SYMBOL Symbol Arts										
0214309	06/09/2014	48.00	0.00	07/01/2014	Update badges		-			No 0000
101-420-2220-44170	Uniforms									
	0214309 Total:	48.00								
214778	06/17/2014	240.00	0.00	07/01/2014	New Badges		-			No 0000
101-420-2220-44170	Uniforms									
	214778 Total:	240.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
SYMBOL Total:		288.00								
TASCH T.A. Schiffsky & Sons Inc										
56429	06/22/2014	313.38	0.00	07/01/2014	Asphalt		-		No	0000
101-430-3120-42240	Street Maintenance Materials									
56429 Total:		313.38								
TASCH Total:		313.38								
TCHYDROS TC Hydroseeding										
3421	06/10/2014	300.00	0.00	07/01/2014	Tapestry Blvds		-		No	0000
101-430-3120-42240	Street Maintenance Materials									
3421	06/10/2014	1,200.00	0.00	07/01/2014	Gate area of Sunfish Restoration		-		No	0000
404-480-8000-45300	Improvements Other Than Bldgs									
3421 Total:		1,500.00								
TCHYDROS Total:		1,500.00								
TDS TDS Metrocom - LLC										
651779882	06/13/2014	61.62	0.00	07/01/2014	Analog lines - Fire		-		No	0000
101-420-2220-43210	Telephone									
651779882	06/13/2014	166.84	0.00	07/01/2014	Analog lines - PW		-		No	0000
101-430-3100-43210	Telephone									
651779882	06/13/2014	15.68	0.00	07/01/2014	Analog lines - Lift Station Alarms		-		No	0000
602-495-9450-43210	Telephone									
651779882	06/13/2014	43.26	0.00	07/01/2014	Alarm - Well house 2		-		No	0000
601-494-9400-43210	Telephone									
651779882 Total:		287.40								
TDS Total:		287.40								
TEILANDM TEI Landmark Audio										
206-450-5300-42500	06/13/2014	19.94	0.00	07/01/2014	Audiobooks		-		No	0000
Library Collection Maintenance										
Total:		19.94								
TEILANDM Total:		19.94								
TENNISRO Tennis Roll Off, LLC										
1191201	06/14/2014	3,724.30	0.00	07/01/2014	Clean up Day Disposal		-		No	0000
101-430-3200-44300	Miscellaneous									
1191201 Total:		3,724.30								
TENNISRO Total:		3,724.30								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PLINE #
TKDA TKDA, Inc.										
002014001624	06/13/2014	376.20	0.00	07/01/2014	2013.123 LE Ave Sewer Imp		-		No	0000
602-495-9450-43030 Engineering Services										
002014001624 Total:		376.20								
002014001625	06/13/2014	2,381.67	0.00	07/01/2014	2013.133 LE Ave Trunk Watermain		-		No	0000
601-494-9400-43030 Engineering Services										
002014001625 Total:		2,381.67								
TKDA Total:		2,757.87								
TOWMASTE Towmaster, Inc										
358557	05/09/2014	96,392.00	0.00	07/01/2014	Single Axel Build Out		-		No	0000
410-480-8000-45500 Vehicles										
358557 Total:		96,392.00								
TOWMASTE Total:		96,392.00								
WASCOUNT Washington County										
05/16/2014										
321-470-7000-46250 Fiscal Agent Fees		645.00	0.00	07/01/2014	Special Assessment Billing - 2014		-		No	0000
05/16/2014										
601-494-9400-46250 Fiscal Agent Fees		270.00	0.00	07/01/2014	Special Assessment Billing - 2014		-		No	0000
05/16/2014										
602-495-9450-46250 Fiscal Agent Fees		60.00	0.00	07/01/2014	Special Assessment Billing - 2014		-		No	0000
05/16/2014										
603-496-9500-46250 Fiscal Agent Fees		459.00	0.00	07/01/2014	Special Assessment Billing - 2014		-		No	0000
Total:		1,434.00								
WASCOUNT Total:		1,434.00								
WASHTAX Washington County										
06/26/2014										
321-000-0000-12300 Special Assmts Rec - Deferred		578.42	0.00	07/01/2014	Street Assessments - Pmts rec'd		-		No	0000
Total:		578.42								
WASHTAX Total:		578.42								
WASRADIO Washington County										
78988	06/18/2014	300.06	0.00	07/01/2014	800 radio fees		-		No	0000
101-430-3100-43230 Radio										
78988 Total:		300.06								
78989	06/18/2014	3,800.76	0.00	07/01/2014	Qtrly user fee for 800 MHz radios		-		No	0000
101-420-2220-43230 Radio										
78989 Total:		3,800.76								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
WASRADIO Total:		4,100.82								
Whiteani White Anita										
	06/17/2014	55.00	0.00	07/01/2014	Cable Operations CC meeting 6/17/14		-			0000
101-410-1450-43620	Cable Operations									No
Total:		55.00								
Whiteani Total:		55.00								
XCELNSP Xcel Energy										
	06/26/2014	5,000.00	0.00	07/01/2014	Underground Utility Design -		-			0000
409-480-8000-43150	Contract Services				Downtown					No
Total:		5,000.00								
XCELNSP Total:		5,000.00								
Report Total:		205,851.02								

Accounts Payable To Be Paid Proof List

User: patyb

Printed: 06/26/2014 - 12:27 PM

Batch: 010-06-2014

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
DELTA Delta Dental Of Minnesota 5572540 06/15/2014 101-000-0000-21706 Medical Insurance		1,724.60	0.00	07/01/2014	July Dental Coverage		-			0000
5572540 Total: DELTA Total:		1,724.60 1,724.60								
NCPERS 566200-NCPERS Minnesota 5662714 06/20/2014 101-000-0000-21708 Other Benefits		160.00	0.00	07/01/2014	July Premium		-			0000
5662714 Total: NCPERS Total:		160.00 160.00								
RABOUIN RABOUIN, INC 06/26/2014 101-410-1320-43100 Assessing Services		2,500.00	0.00	07/01/2014	July Montly Installment - per contract		-			0000
Total: RABOUIN Total:		2,500.00 2,500.00								
TUMBLIND Tumblin Dice 06/23/2014 204-450-5200-43150 Contract Services		1,000.00	0.00	07/01/2014	Band - Street Dance 7/11/2014		-			0000
Total: TUMBLIND Total:		1,000.00 1,000.00								
Report Total:		5,384.60								



MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT
ITEM # 4

AGENDA ITEM: 2014 Street Improvements – Change Order No. 1

SUBMITTED BY: Ryan Stempski, Project Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Jack Griffin, City Engineer
Cathy Bendel, Finance Director
Mike Bouthilet, Public Works Superintendent

SUGGESTED ORDER OF BUSINESS (if removed from the Consent Agenda):

- Questions from Council to Staff Mayor Facilitates
- Public Input, if Appropriate Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

POLICY RECOMMENDER: Engineering

FISCAL IMPACT: \$7,988.30

With this change order the revised construction contract amount increases by \$7,988.30. Staff believes that the improvement will provide a higher return on the investment resulting in an extended service life for the street. With this increased construction contract amount, the total project cost remains within the authorized project budget.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving, *as part of the Consent Agenda*, Change Order No. 1 for the 2014 Street Improvements, thereby increasing the contract amount by \$7,988.30. If removed from the consent agenda, the recommended motion for the action is as follows:

***“Move to approve Change Order No. 1 for the 2014 Street Improvements
in the amount of \$7,988.30.”***

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

This change order amends the contract to change the maintenance work that will be completed for 20th Street North, from Lake Elmo Avenue to Manning Trail. The original contract includes full depth patching followed by a 5/8" micro surfacing. The new improvements will consist of a bituminous leveling course followed by a 1.5-inch bituminous overlay.

Staff has recently reevaluated the improvement recommendation and believes that the overlay provides more structure to the road, will improve the smoothness and rideability and includes shouldering for edge support. The overlay improvement adds about \$8,000 to the total cost but provides a higher level of service to the road while extending its useful life 7 to 10 years instead of 5 to 7 years for the micro surface.

The reevaluation was completed by staff after viewing additional pavement distresses experienced over this past winter and after receiving bids for the improvements. With the actual unit bid prices, staff was able to complete a cost comparison against other maintenance options. The bid amount was \$96,438.45 to microsurface per the Plans and Specifications. The estimated cost provided by the Contractor for a 1.5" bituminous overlay and gravel shoulder was \$104,426.75. For the additional cost of \$7,988.30, the City would receive increased structure, a much smoother surface, and edge protection along the entire roadway. A microsurface would involve sealing up the existing road surface similar to a thick coat of paint applied to a wall. The overlay is intended to provide a better ride, cover some of the surface defects, and provide additional service life before a full reconstruction can be performed. A 1.5" overlay is not intended to prevent reflective cracking; therefore it is recommended that cracks be filled as they appear in the future.

RECOMMENDATION:

Staff is recommending that the City Council approve, *as part of the Consent Agenda*, Change Order No. 1 for 2014 Street Improvements, thereby increasing the Contract Amount by \$7,998.30. If removed from the consent agenda, the recommended motion for this action is as follows:

***"Move to approve Change Order No. 1 for the 2014 Street Improvements
in the amount of \$7,988.30."***

ATTACHMENT(S):

1. Change Order No. 1.

CONTRACT CHANGE ORDER FORM

CITY OF LAKE ELMO, MINNESOTA
2014 STREET IMPROVEMENTS
PROJECT NO. 2013.135

FOCUS ENGINEERING, inc.

CHANGE ORDER NO. 1

DATE: July 1, 2014

TO: HARDRIVES, INC. , 14475 QUIRAM DRIVE, ROGERS, MN 55374

This Document will become a supplement to the Contract and all provisions will apply hereto. The Contract Documents are modified as follows upon execution of this Change Order.

CHANGE ORDER DESCRIPTION / JUSTIFICATION:

This change order amends the contract to change the maintenance work that will be completed for 20th Street North, from Lake Elmo Avenue to Manning Trail. The original contract includes full depth patching followed by a 5/8" micro surfacing. The new improvements will consist of a bituminous leveling course followed by a 1.5-inch bituminous overlay. Staff has recently reevaluated the improvement recommendation and believes that the overlay provides more structure to the road, will improve the smoothness and rideability, and includes shouldering for edge support. The overlay improvement adds about \$7,988.30 to the total cost but provides a higher level of service to the road while extending its useful life 7 to 10 years instead of 5 to 7 years for the micro surface.

Attachments (list documents supporting change): Change Order No. 1 Itemization

ITEM	DESCRIPTION OF PAY ITEM	UNIT	QTY	UNITE PRICE	INCREASE/(DECREASE)
	** See attached itemization for Change Order Items				

NET CONTRACT CHANGE **\$0.00**

Amount of Original Contract	\$	1,469,015.70
Sum of Additions/Deductions approved to date	\$	0.00
Contract Amount to date	\$	1,469,015.70
Amount of this Change Order (ADD) (DEDUCT) (NO CHANGE)	\$	7,988.30
Revised Contract Amount	\$	1,477,004.00

The Contract Period for Completion will be (UNCHANGED) (~~INCREASED~~) (~~DECREASED~~) 0 days

APPROVED BY ENGINEER: FOCUS Engineering, inc.

APPROVED BY CONTRACTOR

ENGINEER

BY

DATE

DATE

APPROVED BY OWNER: CITY OF LAKE ELMO, MINNESOTA

BY

BY

DATE

DATE

CHANGE ORDER NO. 1

2014 STREET IMPROVEMENTS
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 2013.135

FOCUS ENGINEERING, inc.

DEDUCT ITEMS DIVISION 2 - 20TH STREET NORTH: MICROSURFACE

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CHANGE ORDER		
			QUANTITY	UNIT PRICE	AMOUNT
46	MOBILIZATION	LS	-1.0	\$ 15,172.98	-\$15,172.98
47	TRAFFIC CONTROL	LS	-1.0	\$ 5,000.00	-\$5,000.00
48	JOINT REPAIR	SY	-228.0	\$ 20.00	-\$4,560.00
49	PATCH BITUMINOUS STREET (PARTIAL DEPTH)	SY	-285.0	\$ 20.00	-\$5,700.00
50	PATCH BITUMINOUS STREET (FULL DEPTH)	SY	-100.0	\$ 38.64	-\$3,864.00
51	REMOVE PAVEMENT MARKINGS - 4" LINES	LF	-7,500.0	\$ 0.65	-\$4,875.00
52	3/4" OVERLAY	TN	-200.0	\$ 68.06	-\$13,612.00
53	3/8" MICROSURFACE	SY	-12,267.0	\$ 3.21	-\$39,377.07
54	CLASS 2 AGGREGATE SHOULDERING - 100% CRUSHED LIMEROCK	TN	-100.0	\$ 21.39	-\$2,139.00
55	4" DOUBLE SOLID YELLOW LINE - LATEX	LF	-4,860.0	\$ 0.22	-\$1,069.20
56	4" SOLID WHITE LINE - LATEX	LF	-9,720.0	\$ 0.11	-\$1,069.20

SUBTOTAL OF DEDUCT ITEMS

-\$96,438.45

ADD ITEMS DIVISION 2 - 20TH STREET NORTH: 1.5-INCH OVERLAY

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CHANGE ORDER		
			QUANTITY	UNIT PRICE	AMOUNT
CO1-1	MOBILIZATION	LS	1.0	\$5,000.00	\$5,000.00
CO1-2	TRAFFIC CONTROL	LS	1.0	\$5,000.00	\$5,000.00
CO1-3	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,B) [SPWEA240B] -LEVELING COURSE	TN	300.0	\$68.06	\$20,418.00
CO1-4	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,B) [SPWEA240B]	TN	1,065.0	\$60.67	\$64,613.55
CO1-5	BITUMINOUS MATERIAL FOR TACK COAT	GAL	865.0	\$1.96	\$1,695.40
CO1-6	CLASS 2 AGGREGATE SHOULDERING - 100% CRUSHED LIMEROCK	TN	260.0	\$21.39	\$5,561.40
CO1-7	4" DOUBLE SOLID YELLOW LINE - LATEX	LF	4,860.0	\$0.22	\$1,069.20
CO1-8	4" SOLID WHITE LINE - LATEX	LF	9,720.0	\$0.11	\$1,069.20

SUBTOTAL OF ADD ITEMS

\$104,426.75

TOTALS - CHANGE ORDER NO. 1**\$7,988.30**



MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT
ITEM # 5

AGENDA ITEM: Temporary Liquor License for Lake Elmo Jaycees

SUBMITTED BY: Beckie Gumatz, Deputy Clerk

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Adam Bell, City Clerk/Assistant City Administrator

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Administrator
- Report/Presentation..... City Administrator
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: Lake Elmo Jaycees, Staff

FISCAL IMPACT: ???

SUMMARY AND ACTION REQUESTED:

As part of the Consent Agenda, City Council is respectfully requested to consider approval of a temporary on-sale liquor license issued to the Lake Elmo Jaycees for their annual Huff n' Puff Days event held August 7 through 10, 2014, subject to approval of the Director of Alcohol and Gambling Enforcement. In addition, the City Council is requested to waive the \$25 liquor license fee and the fee for the Lion's Park ball field lighting. As part of the Consent Agenda, no formal motion is required. If removed from the Consent Agenda, the recommended motion is as follows:

"Move to approve a temporary on-sale liquor license issued to the Lake Elmo Jaycees for their Huff n' Puff Days event held August 7 through 10, 2014, subject to approval of the Director of MN Alcohol and Gambling Enforcement Division, and waive both the \$25 liquor license fee and the fee for Lion's Park ball field lighting."

LEGISLATIVE HISTORY:

Pursuant to Lake Elmo City Code Chapter 111.17 Section (B)(3), temporary on-sale licenses shall be issued only to clubs, charitable, religious, or other non-profit organizations in existence for at least three years and shall authorize the on-sale of intoxicating liquor in connection with a social event sponsored by the licensee and subject to the restrictions imposed by MN Statute 340A.

Lake Elmo Jaycees will hold their annual Huff n' Puff Days event August 7 through 10, 2014 and have requested an on-sale temporary special event liquor license to allow for the safe sale of alcoholic beverages at the event. They have successfully submitted an application and proof of their non-profit status.

RECOMMENDATION:

If removed from the Consent Agenda, Staff recommends the following motion:

“Move to approve a temporary on-sale liquor license issued to the Lake Elmo Jaycees for their Huff n’ Puff Days event held August 7 through 10, 2014, subject to approval of the Director of MN Alcohol and Gambling Enforcement Division, and waive both the \$25 liquor license fee and the fee for Lion’s Park ball field lighting.”

ATTACHMENTS:

1. Lake Elmo Jaycees Temporary On-Sale Liquor License Application



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
444 Cedar Street, Suite 222, St. Paul, MN 55101
651-201-7500 Fax 651-297-5259 TTY 651-282-6555
**APPLICATION AND PERMIT FOR A 1 DAY
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization		Date organized	Tax exempt number	
Lake Elmo Jaycees		October 1970	1072528	
Address	City	State	Zip Code	
PO Box 198	Lake Elmo	Minnesota	55033	
Name of person making application		Business phone	Home phone	
Heather Noyes		651-438-5504	612-801-6145	
Date(s) of event		Type of organization		
August 7-10, 2014		<input type="checkbox"/> Club <input checked="" type="checkbox"/> Charitable <input type="checkbox"/> Religious <input type="checkbox"/> Other non-profit		
Organization officer's name		City	State	Zip
<input checked="" type="checkbox"/> Sarah Carlson - President	White Bear Lake	Minnesota	55110	
<input checked="" type="checkbox"/> Heather Noyes - Secretary	South St. Paul	Minnesota	55075	
<input type="button" value="Add New Officer"/>				

Location where permit will be used. If an outdoor area, describe.

Lions Park, Lake Elmo, MN. We will have a beer trailer next to the concessions building. It will be behind counters and blocked off to prevent unauthorized access.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.
na

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.
Insurance By Design, LLC. 14041 Burnhaven Drive, Suite #101. Burnsville, MN 55337. \$1,000,000.

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City/County	Date Approved
City Fee Amount	Permit Date
Date Fee Paid	

Signature City Clerk or County Official

Approved Director Alcohol and Gambling Enforcement

NOTE: Submit this form to the city or county 30 days prior to event. Forward application signed by city and/or county to the address above. If the application is approved the Alcohol and Gambling Enforcement Division will return this application to be used as the permit for the event.

MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT
ITEM # 6

AGENDA ITEM: Authorization for John Schiltz to dispense beer and wine coolers at the Lake Elmo Street Dance on Friday, July 11, 2014, from 7PM-11PM

SUBMITTED BY: Alyssa MacLeod, Taxpayer Relations & Communications Coordinator

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Adam Bell, City Clerk/Assistant City Administrator

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Administrator
- Report/Presentation.....City Administrator
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: Staff

FISCAL IMPACT: None

SUMMARY AND ACTION REQUESTED:

City Council is requested to consider authorization for John Schiltz, owner and operator of Lake Elmo Inn, a municipal retail on-sale liquor license holder to dispense beer and wine coolers off premises and allow for consumption within the parameters set for the City's street dance event on July 11, 2014. As part of the Consent Agenda, no formal motion is required. If Council wishes to further discuss this item, they can remove this item from the Consent Agenda and approve the authorization through the following motion:

"Move to authorize John Schiltz, owner and operator of the Lake Elmo Inn, a municipal retail on-sale liquor license holder, to dispense beer and wine coolers off premises and allow for consumption within the parameters set for the City's street dance event being held July 11, 2014."

LEGISLATIVE HISTORY:

Pursuant to MN State Statute 340A.404 Subd. 4(b), under Special provisions; sports, conventions, or cultural facilities; community festivals, the governing body of a municipality may authorize a holder of a retail on-sale intoxicating liquor license issued by the municipality to dispense intoxicating liquor off premises at a community festival held within the municipality. The authorization shall specify the area in which intoxicating must be dispensed and consumed, and shall not be issued unless the licensee demonstrates that it has liability insurance as prescribed by section 340A.409 to cover the event. The City of Lake Elmo, in conjunction with local businesses and the community, will hold the street dance event on July 11, 2014. Authorization is necessary for the sale of alcohol at the event and to confirm the requirement of liability insurance for the municipal on-sale license holder.

RECOMMENDATION:

Staff recommends the City Council authorize John Schiltz, owner and operator of the Lake Elmo Inn, a municipal retail on-sale liquor license holder to dispense beer and wine coolers off premises and allow for consumption within the parameters set for the City's street dance event being held July 11, 2014. As part of the Consent Agenda, no formal motion is required. If the Council wishes to further discuss this authorization, they can remove this item from the Consent Agenda and approve the authorization by taking the following action:

"Move to authorize John Schiltz, owner and operator of the Lake Elmo Inn, a municipal retail on-sale liquor license holder, to dispense beer and wine coolers off premises and allow for consumption within the parameters set for the City's street dance event being held July 11, 2014."

AUTHORITY:

2013 Minnesota Statutes:

§340A.404 INTOXICATING LIQUOR; ON-SALE LICENSES.

Subd. 4. Special provisions; sports, conventions, or cultural facilities; community festivals.

(b) The governing body of a municipality may authorize a holder of a retail on-sale intoxicating liquor license issued by the municipality to dispense intoxicating liquor off premises at a community festival held within the municipality. The authorization shall specify the area in which the intoxicating liquor must be dispensed and consumed, and shall not be issued unless the licensee demonstrates that it has liability insurance as prescribed by section 340A.409 to cover the event.



MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT
ITEM# 7

AGENDA ITEM: Pebble and Sanctuary Park Improvements

SUBMITTED BY: Alyssa MacLeod, Taxpayer Relations & Communications Coordinator

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Park Commission

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Administrator
- Report/Presentation.....City Administrator
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: Park Commission

FISCAL IMPACT: Not to exceed \$155,000 (parkland dedication funds)

SUMMARY AND ACTION REQUESTED:

As part of its Consent Agenda, the City Council is asked to authorize the expenditure of parkland dedication funds, not to exceed \$155,000, to purchase and install the proposed amenities in Pebble Park, and Sanctuary Park. If removed from the consent agenda, the recommended motion for this action is as follows:

“Move to approve the expenditure of no more than \$155,000 in parkland dedication funds for improvements in Pebble Park and Sanctuary Park.”

BACKGROUND INFORMATION:

Going into 2014, the Park Commission had a pool of more than \$900,000 in parkland dedication funds. In effort to utilize these funds appropriately, the commission held a retreat in fall of 2013 to create a 2014 Strategic Plan of Work. This agenda item addresses two items on the Park Commission’s 2014 Strategic Plan of Work:

The first is to create a plan for a park in the Sanctuary Park Neighborhood. Members of the Sanctuary Park HOA addressed the commission in spring 2013 requesting that the park land in their neighborhood be developed into a useable gathering space, including play equipment. The commission is proposing to add the following amenities to the park land for an amount not to exceed \$75,000. The Sanctuary Park Neighborhood has reviewed and approved preliminary plans.

1. Play structure and swings
2. Tetherball court
3. Paved trail connection from south trail stub to play equipment
4. Mowed trail connecting trail stubs
5. Curb and mulch

The second item on the Strategic Plan of Work is to invest \$220,000 in parkland dedication funds toward improvements in existing City parks, based on the park audit, current trends, conditions & typical use. Pebble Park was identified as one of the "priority parks" based on an audit conducted in November 2013, and is the first park to receive improvements. The commission is proposing to invest in the following amenities as first phase improvements for Pebble Park for an amount not to exceed \$80,000.

1. Zipkrooz (66' seated zipline)
2. Rocks climbing area
3. 20' picnic shelter
4. Curb and mulch

RECOMMENDATION:

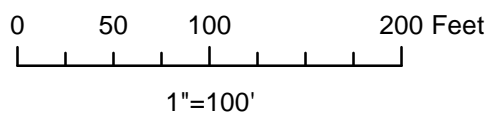
Staff is recommending that the City Council authorizes the expenditure of parkland dedication funds, not to exceed \$155,000, to purchase and install the proposed amenities in Pebble Park, and Sanctuary Park. If removed from the consent agenda, the recommended motion for this action is as follows:

"Move to approve the expenditure of no more than \$155,000 in parkland dedication funds for improvements in Pebble Park and Sanctuary Park."

ATTACHMENT:

1. Pebble Park Site Plan
2. Sanctuary Park Site Plan
3. Improvement Estimate

Site Plan: Pebble Park



Data Source: Washington County, MN
5-20-2014

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

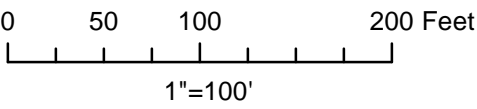


Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

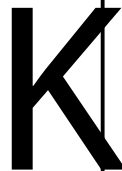
Site Plan: Sanctuary Park



-  Sanctuary Park
-  Utility Easement
-  55 Ft. Buffer Line



City of Lake Elmo
6-10-2014
Data Source:
Washington County, MN



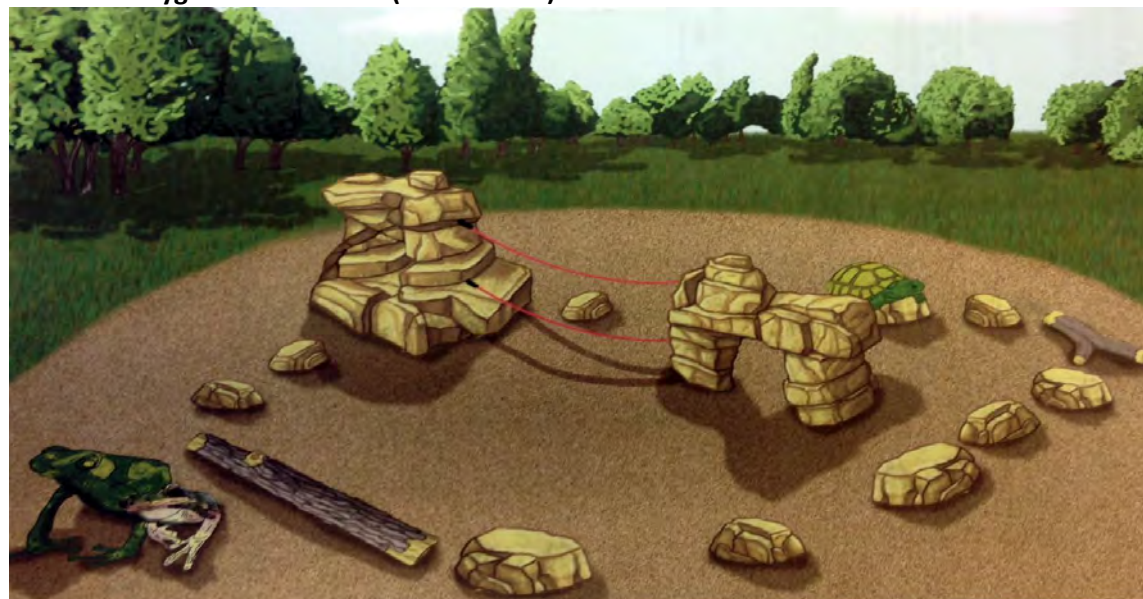
Sanctuary & Pebble Improvement Estimate		
Sanctuary Park		
10' wide ADA compliant paved trail to playset	\$15,900.00	
Playstructure & Swingset	\$40,000.00	
Gravel Connecting Trail	\$3,000.00	
Tetherball Equipment	\$250.00	
6' Bench	\$450.00	
		\$59,600.00
Pebble Park		
Zipkrooz	\$12,630.00	
Rocks Playstructure	\$40,124.00	
Picnic Shelter	\$11,000.00	
		\$63,754.00
Curb & Mulch (Both Parks)	\$30,000.00	
Total		\$153,354.00

Pebble & Sanctuary Park Improvements - Proposed Play Equipment

Zipkrooz (Pebble Park)



Themed Playground Structure (Pebble Park)



Playground Structure (Sanctuary Park)





MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT
ITEM # 8

AGENDA ITEM: Authorize Contract for Cleaning Services

SUBMITTED BY: Adam Bell, City Clerk/Assistant City Administrator

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Beckie Gumatz, Deputy Clerk

SUGGESTED ORDER OF BUSINESS (if removed from Consent):

- Introduction of Item City Clerk
- Report/Presentation..... City Clerk
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: City Clerk

FISCAL IMPACT: \$2,820 annually out of City Hall Budget Fund. This is \$5 a month more than the current cost.

SUMMARY AND ACTION REQUESTED: It is respectfully requested that the City Council authorize the City to enter into a contract for cleaning services at the City Hall and the City Hall Annex. Following City procurement policies, the lowest responsible Bidder is recommended. As part of its consent agenda, no specific motion is required. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to authorize the City to enter into a contract with Jani-King for cleaning services for City Hall and City Hall Annex”

LEGISLATIVE HISTORY/ BACKGROUND INFORMATION: The current cleaning service provider, Town & Country Cleaning Services was selected in 2012 by the previous clerk to provide cleaning services for City Hall and the City Hall Annex. Since that time, the initial contract has expired and the City is currently operating under a month-to-month agreement. For

some time, staff has been less than pleased with the level of service. Staff decided to solicit proposals for new service to see what it would cost to obtain a better value for the cost. The City of Lake Elmo is sought service again for City Hall and the City Hall Annex. In particular, the City seeks weekly cleaning services and specific monthly or quarterly cleaning services for the City Council chambers, the City Hall entrance, lobby, restrooms, offices and support areas, and the City Hall Annex entrance/lobby, restroom, offices and support areas.

The City posted an RFP for Cleaning Services (Attachment 1) on the League of Minnesota Cities Marketplace website, the City's website, as well as published in the *St. Paul Pioneer Press*. Staff met with 6 entities who indicated they were interested in submitting a proposal. However, only two companies actually submitted proposals- Jani-King of MN and Bill's Quality Cleaning. The current provider, despite indicating that they would submit a proposal, notified the City that they forgot about the RFP deadline and could not submit a new proposal in time. The lowest responsible bidder was Jani-King with a price quote of \$235 per month. The level of service proposed is almost double what the current provider offers for \$230 per month. The proposal is also the most complete proposal received.

Strengths The new provider offers a much higher level of service for almost the same price as the current provider, resulting in a much greater value.

Weaknesses Cost is \$5 more per month than current rate; however this is offset by the increased value of the new proposal.

Opportunities Expanding service to other facilities in the city in order to maximize savings based economy of scale. The age and condition of the current City Hall facilities can be mitigated by an increase in cleanliness.

Threats None known at this time

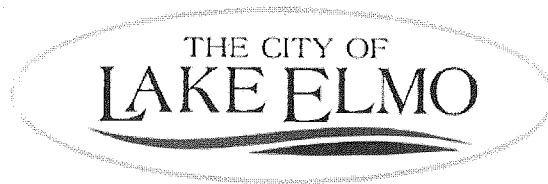
<u>Service Provider</u>	<u>Proposed Monthly Cost</u>
Jani-King	\$ 235
Bill's Quality Cleaning	\$ 504

RECOMMENDATION: Staff recommends approving the contract for cleaning services at the City Hall and the City Hall Annex to Jani-King of MN. As part of its consent agenda, no specific motion is required. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to authorize the City to enter into a contract with Jani-King of MN for cleaning services for City Hall and City Hall Annex”

ATTACHMENTS:

- 1) RFP for Cleaning Services
- 2) Jani-King Proposal/Agreement



Request for Proposal for Cleaning Services

City of Lake Elmo
3800 Laverne Ave N
Lake Elmo, MN 55042

Introduction

The City of Lake Elmo is soliciting proposals for a one (1) year contract for cleaning services for two City buildings.

Vendors are required to submit written proposals that present the vendor's qualifications and understanding of the work to be performed. The vendor's proposal should be prepared simply and economically and should provide all the information it considers pertinent to its qualifications for the Specifications listed herein. Emphasis should be placed on completeness of services offered and clarity of content.

The proposal must be submitted no later than 4:00PM on June 17, 2014, directly to the City Hall at the following address:

City of Lake Elmo
Attn: Request for Proposal for Cleaning Services
3800 Laverne Ave N
Lake Elmo, MN 55042

General Instructions for Proposal

a) **Proposal Content** - A completed proposal must contain the following:

- **Proposal Form & Signature Page** – the proposal form and signature page must be completed and signed by an individual authorized to bind the vendor. All proposals submitted without such proposal form and signature page may be deemed non-responsive.
- **References** – Proposals shall include a list of three (3) references including name, address, phone number and contact person. It is preferred that references are those of Minnesota contacts. The City reserves the right to contact references other than, and/or in addition to, those furnished by a vendor.

b) **Proposal Period** – Proposal prices are to be firm for ninety (90) days.

c) **Proposal Award** - It is the intent of the City to accept the lowest responsible proposal, provided it has been submitted in accordance with the proposal documents. If a proposal is selected it will be the most advantageous regarding price, quality of service, the Vendors qualifications and capabilities to provide the specified service, and other factors which the City of Lake Elmo may consider. The City reserves the right to accept or reject any or all proposals and to waive irregularities therein. Proposals will be approved publicly at the July 1, 2014, City Council meeting.

d) **Term and Renewal** – The term of the Contract shall be for one (1) year unless earlier terminated. The Contract may be terminated by either party with a ninety (90) day written notice. The Contract may be terminated by either party with or without cause in less than ninety (90) days by mutual agreement or in the event of substantial failure to perform in accordance with the terms set forth in the Contract.

- e) **Basis of Payment** – Payment will be made to the contractor within 30 days upon receiving the contractor's monthly invoice and after approval by the City Council. The invoice shall state the date the service was performed and amount for each building. Special services provided will be billed via a separate invoice and described by the service provided and the date it was provided.

Specifications

The specifications outline the requirements for cleaning services for two (2) City of Lake Elmo buildings. A list of each building, the address and approximate square footage is outlined to assist you in your quote.

A walkthrough can be scheduled by appointment to view the buildings beforehand.

Building List

- **City Hall** – 3800 Laverne Ave N
1 floor – 2,400 sq. ft. includes entryway and main hallway, Council chambers, bathrooms, and entire office area.
- **City Hall Annex** – 3800 Laverne Ave N
1 floor – 900 sq. ft. includes entire office area, conference room, two individual offices, kitchen area, and bathroom.

Responsibilities of the Contractor

The following cleaning instructions are outlined by building, cleaning location within the building and a cleaning schedule

City Hall & Annex

Entrance(s), Lobby, Reception Area

Weekly:

1. Empty all trash receptacles, replace liners, as needed, and remove trash to a collection point. (Client to furnish trash receptacle liners)
2. Squeegee both sides of glass doors removing prints and smudges; wipe frames.
3. Thoroughly dust all horizontal and vertical surfaces, including windowsills, ledges, moldings, telephones, pictures, office furniture and manner of furnishings.
4. Vacuum walk off mats and traffic lanes.
5. **Spot treat soiled carpet areas.**
6. Dust mop hard surface floors.
7. Damp mop hard surface floors, taking care to get into corners, along edges and beneath furniture.
8. Police outside area including sidewalks, etc. removing all litter and debris.
9. Dust all horizontal and vertical surfaces.

Monthly:

1. Thoroughly vacuum all carpeting, taking care to get into corners, along edges and beneath furniture.
2. Spot wipe walls, light switches, and doors removing fingerprints, smudges, and spills.
3. Complete all high dusting, including exhaust fans and air ventilators within reach.

Quarterly

1. **Thoroughly wash windows (interior and exterior on ground level) and partition glass on both sides. Damp wipe all window/glass frames (Weather permitting)**
2. **Dust horizontal blinds.**

Hallways

Weekly:

1. Empty all trash receptacles, replace liners, as needed, and remove trash to a collection point. (Client to furnish trash receptacle liners)
2. Spot wipe partition glass removing prints and smudges
3. Thoroughly dust all horizontal and vertical surfaces, including windowsills, ledges, moldings, telephones, pictures, office furniture and all manner of furnishings.
4. Clean drinking fountain(s) or water cooler(s) removing watermarks and splashes on sides, fronts and surrounding walls.
5. Vacuum traffic lanes.
6. Dust mop all hard surface floors.
7. Damp mop hard surface floors, taking care to get into corners, along edges and beneath furniture.
8. **Spot treat soiled carpet areas.**

Monthly

1. Thoroughly vacuum all carpeting, taking care to get into corners, along edges, and beneath furniture.
2. Spot wipe walls, light switches and doors removing finger prints, smudges, and spills.

3. Complete all high dusting, including exhaust fans and air ventilators within reach.

Quarterly

1. **Thoroughly wash windows (interior and exterior on ground level) and partition glass on both sides. Damp wipe all window/glass frames (Weather permitting)**
2. **Dust horizontal blinds.**

General Offices, Conference/Training Room, Work Area

Weekly:

1. Empty all trash receptacles, replace liners, as needed, and remove trash to a collection point. (Client to furnish trash receptacle liners)
2. Thoroughly dust all horizontal and vertical surfaces, including desktops, files, windowsills, ledges, moldings, chair bases, telephones, computers, pictures, office furniture and all manner of furnishings.
3. Vacuum traffic lanes.
4. Dust mop all hard surface floors.
5. Damp mop hard surface floors, taking care to get into corners, along edges and beneath furniture.
6. **Spot treat soiled carpet areas.**

Monthly:

1. Thoroughly vacuum all carpeting, taking care to get into corners, along edges and beneath furniture.
2. Spot wipe walls, light switches, and doors removing fingerprints, smudges, and spills.
3. Complete all high dusting, including exhaust fans and air ventilators within reach.
4. Damp wipe telephones with disinfectant.

Quarterly:

1. **Thoroughly wash windows (interior and exterior on ground level; interior only on second/etc. floor) and partition glass on both sides. Damp wipe all window/glass frames (Weather permitting).**
2. **Dust horizontal blinds.**

Restrooms (3)

Weekly:

1. Empty all trash and sanitary napkin receptacles, replace liners, as needed and wipe receptacles clean. Remove trash to a collection point. (Client to furnish trash receptacles liners)
2. Stock towels, tissue, and hand soap. Wipe/polish dispensers as needed. (Client to furnish supplies)
3. Toilets and urinals to be cleaned and sanitized inside and outside. Polish bright work.
4. Toilet seats to be wiped clean on both sides.
5. Scour and sanitize all basins. Polish bright work.
6. Remove splash marks from walls around basins.
7. Dust horizontal surfaces, including partitions, top of mirrors, and frames. Clean and polish mirrors.
8. Sweep or dust mop hard surface floor.
9. Report any restroom repairs needed to the maintenance department.

Monthly:

1. **Wipe all restroom partitions on both sides.**
2. Pour fresh water down floor drains to refresh water in sewer line.
3. Spot wipe walls, light switches, and doors removing fingerprints, smudges, and spills.
4. Complete all high dusting, including exhaust fans and air ventilators within reach.

Quarterly:

1. **Machine strip all tile floors, taking care to get into corners, along edges, and beneath furniture. Rinse, reseal, and refinish all tile floors.**
2. **Thoroughly scrub and rinse ceramic floors.**

Kitchenette Area

Weekly:

1. Empty all trash receptacles, replace liners, as needed, and remove trash to a collection point. (Client to furnish trash receptacle liners)
2. Wipe clean fronts, tops, and sides of trash receptacles.
3. Stock and wipe/polish dispensers as needed. (Client to furnish supplies)
4. Damp wipe counters.
5. Clean and sanitize sink (Client responsible for dishes)
6. Spot clean cabinets and exterior of appliances to present at neat appearance.
7. Clean interior of microwaves removing food particles and stains.
8. Dust mop hard surface floors.
9. Damp mop hard surface floors, taking care to get into corners, along edges and beneath furniture.

Monthly:

1. Spot wipe walls, light switches and doors removing fingerprints, smudges and spills.
2. Complete all high dusting, including exhaust fans and air ventilators within reach.

Quarterly:

1. **Thoroughly wash windows (interior and exterior on ground level; interior only on second/etc. floor) and partition glass on both sides. Damp wipe all window/glass frames. (Weather permitting.**
2. **Dust horizontal blinds.**

Building Grounds

Weekly:

1. Notify management of any concerns on facility using our memo pad system.

Equipment and Cleaning Chemicals

The City of Lake Elmo will supply all cleaning equipment, chemicals, trash bags, paper towels, hand soaps and toilet paper. Restocking of cleaning equipment and chemicals will be coordinated with the Administration Department.

Damage

The contractor shall report to the Administration Department any damaged facilities and/or broken items that need to be replaced so as not to be held accountable weekly.

Proposal Instructions
Request for Proposal for Cleaning Services

1. Based on the requirements and provider qualifications please provide two (2) copies of the proposal to the City of Lake Elmo.
2. Complete Proposal Form and Signature Page
3. Complete Worker's Compensation Certificate
4. Complete Independent Contractor Statement
5. Complete Reference Form

If delivered via mail or in person, vendor shall include items 1-5 in a sealed envelope. All proposals should be clearly labeled on the outside of the envelope: **Request for Proposal for Cleaning Services.**

If delivered via email, please include as subject line: "Request for Proposal for Cleaning Services."

Proposals should be mailed or delivered in person to:

City of Lake Elmo
Attn: Request for Proposal for Cleaning Services
3800 Laverne Ave N
Lake Elmo, MN 55042

Proposals shall be emailed to: abell@lakeelmo.org

Proposals must be received no later than 4:00PM on June 17, 2014

Proposal Form

Request for Proposals for Cleaning Services

The undersigned hereby submits the following proposal for the monthly cost of cleaning services for the City of Lake Elmo buildings:

City Hall \$_____

Annex **\$** _____

Signature Page
Request for Proposal for Cleaning Services

By: Name and Title (please print) _____

Signature _____

Vendor Address _____

Contact (please print) _____

Phone _____

Fax _____

E-mail _____

Worker's Compensation Certification

I hereby certify that effective the date of my Contract with the City of Lake Elmo and at all times in the performance of such Contract that:

- ☐ I have and will maintain in full force and effect policy of Workers Compensation Insurance in compliance with the Laws of the State of Minnesota with the following insurance company:

Company Name

Agent's Name, Address and Telephone Number

Policy Number and Effective Date

OR

- ☐ I will perform said Contract myself and do not have and will not have any employee or employees assisting me with the performance of the Contract and am not required by the Laws of the State of Minnesota to obtain and maintain a policy of Worker's Compensation Insurance in the performance of this Contract.

I understand that this statement is made as a material part of the Contract, which I have contemporaneously made with the City of Lake Elmo.

Date

Signature of Contractor

Independent Contractor Statement

It is agreed that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the Contractor as the agent, representative or employee of the City for any purpose or in any manner whatsoever. The Contractor is to be and shall remain an independent contractor with respect to all services performed under this Agreement.

The Contractor represents that it has, or will secure at its own expense, all personnel required in performing services under this Agreement. Any and all personnel of the Contractor or other persons, while engaged in the performance of any work or services required under the Agreement, shall have no contractual relationship with the City, shall not be considered employees of the City and any and all claims that may or might arise under the Unemployment Compensation Act or the Workers' Compensation Act of the State of Minnesota on behalf of said personnel arising out of employment or alleged employment including, without limitations, claims of discrimination against the Contractor, its officers, agents, contractors or employees, shall in no way be the responsibility of the City; and the Contractor shall defend, indemnify and hold the City, its officers, agents and employees harmless from any and all such claims irrespective of any pertinent tribunal, agency, board, commission or court. Such personnel or other persons shall neither require nor be entitled to any compensation, rights or benefits of any kind whatsoever from the City, including without limitation, tenure rights, medical and hospital care, sick and vacation leave, Workers' Compensation, Unemployment Insurance, disability, severance pay and PERA.

Company/Individual Name: _____

Official Address: _____

Signature and Title: _____

Date: _____

Client References
Request for Proposal for Cleaning Services

Please list three (3) client references. It is preferred that those references are clients within the State of Minnesota. The City reserves the right to contact references other than, and/or in addition to, those being furnished below.

1. Name: _____

Address: _____

Phone Number: _____

2. Name: _____

Address: _____

Phone Number: _____

3. Name: _____

Address: _____

Phone Number: _____

PUBLIC NOTICE

The City of Lake Elmo, Minnesota is seeking proposal from qualified individuals to secure a one-year contract for cleaning services for two City buildings.

Copies of the Proposal Forms are available at City Hall, 3800 Laverne Ave N, Lake Elmo, MN, 55042, via e-mail: abell@lakeelmo.org or via the city website: www.lakeelmo.org.

Proposals must be submitted to the City Clerk at 3800 Laverne Ave N, Lake Elmo, MN, 55042 no later than 4:00PM, Tuesday, June 17, 2014. Proposals must be clearly identified as "PROPOSALS FOR CLEANING SERVICES" and show the name and address of the submitting individual. Late proposals will not be considered.

The City reserves the right to reject any and all proposals.

City of Lake Elmo
Adam Bell
Assistant City Administrator/Clerk

Posted: June 7, 2014

Publish: St. Paul Pioneer Press
City Website
League of Minnesota Cities Website



Jani-King of Minnesota, Inc.
5930 Shingle Creek Pkwy.
Brooklyn Center, MN 55430
(763) 746-7333
Fax: (763) 746-7334

Other

Franchising Centers

United States

Albuquerque
Atlanta • Austin
Baltimore
Baton Rouge
Birmingham
Boston • Buffalo
Charleston
Charlotte • Chicago
Cincinnati • Cleveland
Colton • Columbia
Columbus • Dallas
Dayton • Denver
Detroit • Fort Worth
Greensboro
Greenville/Spartanburg
Hampton Roads
Hartford • Hawaii
Houston • Huntsville
Indianapolis • Jackson
Jacksonville • Kansas City
Knoxville • Las Vegas
Los Angeles • Louisville
Madison • Memphis
Miami • Milwaukee
Minneapolis • Mobile
Nashville • New Jersey
New Orleans
New York • Oakland
Oklahoma City • Orlando
Philadelphia • Phoenix
Pittsburgh • Portland
Raleigh/Durham
Rhode Island • Richmond
Sacramento
St. Louis • Salt Lake City
San Antonio • San Diego
San Francisco • Seattle
Southeast Mississippi
Tampa Bay • Tucson
Tulsa • Washington, D.C.

Australia

Belgium

Brazil

Canada

France

Great Britain

Hong Kong

Korea

Mexico

New Zealand

Portugal

Spain

Taiwan

May 27, 2014

The City of Lake Elmo

Adam Bell

3800 Laverne Ave North

Lake Elmo, MN 55042

Dear Adam:

Thank you for meeting with me and discussing your housekeeping needs for your facility. Jani-King of Minnesota, Inc. appreciates this opportunity.

Enclosed is our completed proposal for a professionally operated cleaning program, including the cleaning schedule.

The total monthly charge represents your only cost, and is inclusive of:

- All labor
- All supervision
- All equipment for cleaning
- All payroll, payroll taxes, insurance, etc.

Each Jani-King representative is fully covered by an insurance program that protects you and your business in several ways. This comprehensive program provides complete coverage, including General Liability, Workers' Compensation, Destruction, Dishonesty, and Disappearance Crime Insurance and Lost Key Insurance.

Please contact me in the event you have questions regarding this proposal or for additional information you deem necessary in assessing our proposal.

Trusting we may be of service,

Mark Hunter

Account Executive

(763) 746-7337

THE JANI-KING FRANCHISING CONCEPT

JANI-KING is a commercial cleaning service, in the business since 1969, that has dramatically changed the commercial cleaning and maintenance industry.

JANI-KING recognized years ago that serious problems existed with conventional cleaning services. These problems stemmed from a lack of proper supervision and communication and little concern about a job well done. At **JANI-KING**, we realize that quality work is directly related to the individual workers' training, motivation and supervision. Locating quality individuals who possess the ability to consistently supervise and motivate cleaning personnel can solve these problems.

At **JANI-KING**, we look for an individual who will care as much about your building as you do. Because we cannot provide individuals with ownership in your company or your building, acts which would surely promote the quality and concern we look for, we offer individuals ownership in a business - a **JANI-KING** franchise.

The **JANI-KING FRANCHISING CONCEPT** has enabled us to provide clients throughout the world, both large and small, with a business person who has the intelligence, attitude, desire and determination to maintain the high cleaning standards that you demand for your building.

Each **JANI-KING AUTHORIZED FRANCHISEE** has successfully completed an extensive training program and, as a member of our team, has the procedures, personnel, equipment, insurance, bonding and support necessary to become an integral part of your maintenance program. Our franchisees' concern - the dedication to your building - cannot be equaled.

It is a pleasure to share the **JANI-KING** program with you, a program that has been the answer to cleaning problems encountered by building managers throughout the world.

Please do not hesitate to call us for any additional information you might need.

GENERAL PROCEDURES

I. SUPERVISION

- **JANI-KING** will stay in close contact with the management concerning all work performed.
- All **JANI-KING** personnel will be trained and supervised to perform to the best of their ability in order to accomplish the cleaning you deserve.
- All personnel will be checked regularly as to performances and ability to maintain **JANI-KING** standards.

II. WAGE SCALE

- All personnel will be paid no less than the minimum wage required by Federal Law.
- Work hours, workweek, job methods, procedures, pay periods, and pay scale will be thoroughly explained to all personnel.

III. SECURITY PROCEDURES AND INSURANCE

- **JANI-KING** representatives will work closely with management in regard to the use of acceptable personnel.
- Before leaving the building, **JANI-KING** personnel will check to ensure that the building is properly secured.
- **JANI-KING** will provide all necessary insurance and bonds on all **JANI-KING** personnel.



CERTIFICATE OF LIABILITY INSURANCE

6/1/2014

DATE (MM/DD/YYYY)
5/31/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LOCKTON COMPANIES, LLC-N DALLAS
717 N. HARWOOD, LB#27
DALLAS TX 75201
214-969-6700

CONTACT

NAME:

PHONE
(A/C, No, Ext):FAX
(A/C, No):E-MAIL
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED JANI-KING INTERNATIONAL, INC.
JANI-KING LEASING, INC.
1335106 JANI-KING FRANCHISING, INC.
JANI-KING, INC. AND ITS SUBSIDIARIES
16885 DALLAS PARKWAY
ADDISON TX 75001

INSURER A: Liberty Mutual Fire Insurance Company

23035

INSURER B: St Paul Fire and Marine Insurance Company

24767

INSURER C: Great American Insurance Company

16691

INSURER D: Employers Insurance Company of Wausau

21458

INSURER E:

INSURER F:

COVERAGES JANKI02

CERTIFICATE NUMBER: 3633283

REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	N	N	TB2-695-450953-213	6/1/2013	6/1/2014	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 25,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						\$
A	AUTOMOBILE LIABILITY	N	N	AS2-691-438428-013	6/1/2013	6/1/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$ XXXXXXXX
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$ XXXXXXXX
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$ XXXXXXXX
	<input type="checkbox"/> SCHEDULED AUTOS						\$ XXXXXXXX
	<input type="checkbox"/> NON-OWNED AUTOS						\$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB	N	N	ZUP-12P01014-13-NF	6/1/2013	6/1/2014	EACH OCCURRENCE \$ 25,000,000
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$ 25,000,000
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						\$ XXXXXXXX
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N	N	WCC-695-456062-893	6/1/2013	6/1/2014	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	BLANKET BMP DISHONESTY	N	N	SAA024-90-47-01	12/5/2012	6/1/2014	\$2,000,000 Each Occurrence

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
JANI-KING OF MINNESOTA, INC. (MINNEAPOLIS REGION), 5930 SHINGLE CREEK PARKWAY, BROOKLYN CENTER, MN 55430

CERTIFICATE HOLDER

CANCELLATION

3633283

SPECIMEN

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

JANI-KING® MAINTENANCE AGREEMENT

This Maintenance Agreement ("Agreement") is made as of the Effective Date below by and between Jani-King of Minnesota, Inc. ("Jani-King") and City of Lake Elmo ("Client").

1. PERFORMANCE OF SERVICES

- 1.1. Performance of the services scheduled shall begin the _____ day of _____, 2_____.
- 1.2. The term of this Agreement shall be for one (1) year from the date services are scheduled to begin.
- 1.3. Jani-King will provide the services described in Exhibit A ("Services") to the "Named Areas" which are defined in Exhibit A.
- 1.4. The Services shall be performed at the location(s) listed on Exhibit A of this Agreement.
- 1.5. Jani-King agrees to provide the Service to the Named Areas One (1) times per week on the days circled:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
--------	---------	-----------	----------	--------	----------	--------

- 1.6. Jani-King agrees to furnish all equipment and tools necessary to provide the Services.
- 1.7. Client warrants that the Named Areas are free of asbestos and other hazardous materials. Client hereby agrees to hold Jani-King and its authorized franchise owners harmless from any liability resulting from any Jani-King personnel's exposure to hazardous or harmful materials located in the Named Areas.

2. PAYMENT OF SERVICES

- 2.1. Client agrees to pay to Jani-King each month the total minimum sum stated in the Pricing Schedule, attached hereto as Exhibit A, on or before the last day of each month the Services are rendered. Client also agrees to pay for any charges relating to an Initial Clean Option and any authorized additional cleans options, as described in Exhibit A, and any sales or use tax levied by a taxing authority on the value of the Services or supplies purchased. Client agrees that all payments made to Jani-King shall only be considered paid and properly credited when delivered to the address listed on the invoice.
- 2.2. Credits for holidays were pre-determined and given as part of the monthly charge herein, and no other adjustments will be made for those holidays.
- 2.3. From time to time, as the parties may agree, the monthly charge to be paid by Client may be increased or decreased to reflect an increase or decrease in the area of space serviced and the kind, amount, or frequency of the Service. Any modifications will only be binding if in writing and signed by both parties. In the event mutual agreement relating to frequency of service, type of service, space serviced, or amount to be paid cannot be reached, the frequency of service, type of service, space serviced or amount to be paid shall remain unchanged.
- 2.4. It is expressly agreed that the total minimum sum stated in the Pricing Schedule may be increased (i) annually by Jani-King by a percentage amount not to exceed the annual increase of the Consumer Price Index as most recently published in the Wall Street Journal, or (ii) by Jani-King at any time in the event of an increase in any applicable federal, state, or local minimum wage, living wage, or other wage required by law, in an amount necessary to comply with such an increase.
- 2.5. In the event payment for Services is not received within thirty (30) days from the date such payment is due, Jani-King may suspend Services to Client until such time Client has paid for all services rendered to date. Suspension of services by Jani-King under this Section shall not deprive Jani-King of any of its remedies or actions against Client for past or future payments due under this Agreement, nor shall the bringing of any action for payment of services or other rights contained herein be construed as a waiver of any Jani-King rights. Jani-King also reserves the right to cease providing services on trade credit and require that payments be made advance if it deems Client to be a credit risk.

3. INDEPENDENT BUSINESS RELATIONSHIP

- 3.1. It is expressly agreed that the Services will be provided by an authorized Jani-King franchise owner and employees of the franchise owner.
- 3.2. Jani-King and all authorized representatives are not employees of Client but are independent contractors. All Jani-King authorized franchise owners and the employees of the franchise owner will not be within the protection or coverage of Client's Workers' Compensation Insurance and no withholding of Social Security, Federal or State Income Tax or other deductions shall be made from the sums agreed to be paid to Jani-King herein, the same being contract payments and not wages.
- 3.3. Client agrees that during the term of this Agreement, and within one hundred and eighty (180) days after termination, that Client will not employ or engage as a contractor, any employees, agents, representatives or franchisees of Jani-King without the express written consent of Jani-King. Jani-King agrees that during the term of this Agreement and within one hundred and eighty (180) days after termination, it will not employ or engage as a contractor, any employees, agents or representatives of Client without the express written consent of Client.

4. RENEWAL AND TERMINATION

- 4.1. This Agreement shall be automatically extended and renewed for additional one (1) year terms on the same terms and conditions, unless either party shall give written notice, as described herein, of termination at least thirty (30) days prior to the scheduled expiration date. Otherwise, this Agreement may only be terminated for non-performance as set out below.
- 4.2. Non-performance is defined as the failure to perform any act stipulated under this Agreement. Before any termination for non-performance is effective, the terminating party must give the other party written notice, as described herein, specifying in detail the nature of any defect or failure in performance. Upon the effective date of the receipt of notice of non-performance, the non-terminating party shall have thirty (30) days in which to cure the defect in performance (the "Cure Period") to the reasonable satisfaction of the terminating party. In the event the defect is not satisfactorily cured within the Cure Period, the terminating party shall provide written notification to the non-terminating party of the failure to satisfactorily cure the defect. In the event the second notice is not received within five (5) days from the end of the Cure Period, all deficiencies will be deemed cured.

In the event the second notice is received within the required time period, this Agreement shall then terminate thirty (30) days from the date of the second written notice.

4.3. All notices between Client and Jani-King shall be in writing. Any notice shall be deemed duly served if such notice is deposited, postpaid and certified, with the United States Postal Service, or a recognized common parcel courier providing express, receipted delivery to the address stated on the signature page of this Agreement for Jani-King or Client. All other notices, including notices personally delivered to individuals performing services under this Agreement, shall be ineffective. Either party may change the address of notice by providing the other party written notice of such change. Time is of the essence for all notices required under the terms of this Agreement.

5. GENERAL PROVISIONS

5.1. In the event it becomes necessary for either party to institute suit against the other to secure or protect its rights under this Agreement, the prevailing party shall be entitled to all associated costs of the suit, including reasonable attorney's fees, administrative fees, court costs and damages as part of any judgment entered in its favor.

5.2. The terms of this Agreement shall be binding upon and inure to the benefit of Jani-King and Client and their respective heirs, representatives, successors and assigns, except as otherwise herein provided. This Agreement shall be binding on Jani-King at the time of execution by an authorized Jani-King agent. In the event this Agreement is executed by an authorized franchise owner of Jani-King, it shall not be binding on Jani-King until it has been approved and executed by an authorized Jani-King agent. Jani-King franchise owners are not authorized to bind Jani-King to this Agreement.

5.3. Any waiver by either party to this Agreement of a breach of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement.

5.4. Jurisdiction and venue for any suit brought on this Agreement shall be in the governmental division of the county where the Jani-King regional office is located.

5.5. The parties acknowledge that this Agreement and the exhibits supersede all prior agreements, representations, and understandings of the parties. No changes to this Agreement will be effective unless signed by both parties and attached hereto.

5.6. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement; and, the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provision or by its severance from this Agreement.

IN WITNESS WHEREOF, the Parties hereto have set their hands this ____ day of _____, 20 ____.

Jani-King of _____ Minnesota _____, Inc.	City of Lake Elmo Client Name
Signature of Jani-King's Authorized Agent	Signature of Client's Authorized Agent
Mark Hunter/Account Executive Print Name/Title	_____ Print Name/Title
Notice Address for Jani-King:	Billing and Notice Address of Client:
5930 Shingle Creek Parkway	3800 Laverne Avenue N
Address	Address
Brooklyn Center, MN 55430	Lake Elmo, MN 55042
City, State, ZIP	City, State, ZIP

EXHIBIT A

Cleaning Schedule & Pricing Schedule

CLEANING SCHEDULE

One (1) time per week, Saturday,
between the hours of 8:00am and 11:00pm.

Location Where Services Will Be Performed:

BUSINESS NAME: City of Lake Elmo

ADDRESS: 3800 Laverne Avenue N
Lake Elmo, MN 55402

A. Entrance(s), Lobby, Reception Area

Empty all trash receptacles, replace liners, as needed, and remove trash to a collection point. <i>(Client to furnish trash receptacles liners)</i>	Weekly
Squeegee both sides of glass doors removing prints and smudges; wipe frames.	Weekly
Vacuum walk off mats and traffic lanes.	Weekly
Spot treat soiled carpet areas.	Weekly
Dust mop hard surface floors.	Weekly
Damp mop hard surface floors, taking care to get into corners, along edges and beneath furniture.	Weekly
Police outside area including sidewalks, etc. removing all litter and debris.	Weekly
Dust all horizontal and vertical surfaces.	Weekly
Thoroughly vacuum all carpeting, taking care to get into corners, along edges and beneath furniture.	Monthly
Spot wipe walls, light switches and doors removing fingerprints, smudges, and spills.	Monthly
Complete all high dusting, including exhaust fans and air ventilators within reach.	Monthly
Thoroughly wash windows (interior and exterior on ground level; interior only on second/etc. floor) and partition glass on both sides. Damp wipe all window/glass frames. (Weather permitting)	Quarterly
Dust horizontal blinds.	Quarterly

B. Hallways, Stairwells

Empty all trash receptacles, replace liners, as needed, and remove trash to a collection point. <i>(Client to furnish trash receptacles liners)</i>	Weekly
Spot wipe partition glass removing prints and smudges.	Weekly

Thoroughly dust all horizontal and vertical surfaces, including windowsills, ledges, moldings, telephones, pictures, office furniture and all manner of furnishings.	Weekly
Clean drinking fountain(s) or water cooler(s) removing watermarks and splashes on sides, fronts and surrounding walls.	Weekly
Vacuum traffic lanes.	Weekly
Dust mop all hard surface floors.	Weekly
Damp mop hard surface floors, taking care to get into corners, along edges and beneath furniture.	Weekly
Spot treat soiled carpet areas.	Weekly
Thoroughly vacuum all carpeting, taking care to get into corners, along edges and beneath furniture.	Monthly
Spot wipe walls, light switches and doors removing fingerprints, smudges, and spills.	Monthly
Complete all high dusting, including exhaust fans and air ventilators within reach.	Monthly
Thoroughly wash windows (<i>interior and exterior on ground level; interior only on second/etc. floor</i>) and partition glass on both sides. Damp wipe all window/glass frames. (<i>Weather permitting</i>)	Quarterly
Dust horizontal blinds.	Quarterly

C. General Offices, Conference/Training Room, Work Area

Empty all trash receptacles, replace liners, as needed, and remove trash to a collection point. (<i>Client to furnish trash receptacles liners</i>)	Weekly
Thoroughly dust all horizontal and vertical surfaces, including desktops, files, windowsills, ledges, moldings, chair bases, telephones, computers, pictures, office furniture and all manner of furnishings.	Weekly
Vacuum traffic lanes.	Weekly
Dust mop all hard surface floors.	Weekly
Damp mop hard surface floors, taking care to get into corners, along edges and beneath furniture.	Weekly
Spot treat soiled carpet areas.	Weekly
Thoroughly vacuum all carpeting, taking care to get into corners, along edges and beneath furniture.	Monthly
Spot wipe walls, light switches and doors removing fingerprints, smudges, and spills.	Monthly
Complete all high dusting, including exhaust fans and air ventilators within reach.	Monthly
Damp wipe telephones with disinfectant.	Monthly
Thoroughly wash windows (<i>interior and exterior on ground level; interior only on second/etc. floor</i>) and partition glass on both sides. Damp wipe all window/glass frames. (<i>Weather permitting</i>)	Quarterly
Dust horizontal blinds.	Quarterly

D. Restrooms (3) Three

Empty all trash and sanitary napkin receptacles, replace liners, as needed and wipe receptacles clean. Remove trash to a collection point. <i>(Client to furnish trash receptacles liners)</i>	Weekly
Stock towels, tissue, and hand soap. Wipe/polish dispensers as needed. <i>(Client to furnish supplies)</i>	Weekly
Toilets and urinals to be cleaned and sanitized inside and outside. Polish bright work.	Weekly
Toilet seats to be wiped clean on both sides.	Weekly
Scour and sanitize all basins. Polish bright work.	Weekly
Remove splash marks from walls around basins.	Weekly
Dust horizontal surfaces, including partitions, top of mirrors, and frames. Clean and polish mirrors.	Weekly
Sweep or dust mop hard surface floor.	Weekly
Mop and rinse hard surface floor.	Weekly
Report any restroom repairs needed to the maintenance department.	Weekly
Wipe all restroom partitions on both sides.	Monthly
Pour fresh water down floor drains to refresh water in the sewer line.	Monthly
Spot wipe walls, light switches and doors removing fingerprints, smudges, and spills.	Monthly
Complete all high dusting, including exhaust fans and air ventilators within reach.	Monthly
Machine strip all tile floors, taking care to get into corners, along edges and beneath furniture. Rinse, reseal and refinish all tile floors.	Quarterly
Thoroughly scrub and rinse ceramic floors.	Quarterly

E. Break Room, Coffee Station

Empty all trash receptacles, replace liners, as needed, and remove trash to a collection point. <i>(Client to furnish trash receptacles liners)</i>	Weekly
Wipe clean fronts, tops, and sides of trash receptacles.	Weekly
Stock and wipe/polish dispensers as needed. <i>(Client to furnish supplies)</i>	Weekly
Damp wipe counters to remove coffee rings and spillage.	Weekly
Clean and damp wipe tables and chairs.	Weekly
Clean and sanitize sink. <i>(Client responsible for dishes)</i>	Weekly
Clean drinking fountain(s) or water cooler(s) removing watermarks and splashes on sides, fronts and surrounding walls.	Weekly
Spot clean cabinets and exterior of appliances to present a neat appearance.	Weekly
Clean interior of microwaves removing food particles and stains.	Weekly
Dust mop hard surface floors.	Weekly

Damp mop hard surface floors, taking care to get into corners, along edges and beneath furniture.	Weekly
Spot wipe walls, light switches and doors removing fingerprints, smudges, and spills.	Monthly
Complete all high dusting, including exhaust fans and air ventilators within reach.	Monthly
Thoroughly wash windows (<i>interior and exterior on ground level; interior only on second/etc. floor</i>) and partition glass on both sides. Damp wipe all window/glass frames. (<i>Weather permitting</i>)	Quarterly
Dust horizontal blinds.	Quarterly

F. Building Grounds

Notify management of any concerns on facility using our memo pad system.	Weekly
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G. Janitor Closets

Clean, arrange and inspect equipment and chemicals in specified areas. Maintain sink, shelves, floor and walls clean and in orderly manner.	Weekly
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PRICING SCHEDULE

The Service, as defined in the Agreement, will be performed for the monthly charge of:

Two Hundred Thirty Five Dollars (\$235.00) (Tax Not Included)

_____ Client's Authorizing Signature / Date	_____ Jani-King Signature / Date
_____ Print Name / Title	<u>Mark Hunter / Account Executive</u> Print Name / Title



MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT
ITEM # 9

AGENDA ITEM: Village AUAR 5-Year Update

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: Staff is preparing a mandatory five-year update to the Village Area Alternative Urban Areawide Review. This update needs to be completed in order to retain the AUAR as a valid form of environmental review for the entire Village planning area.

FISCAL IMPACT: None (other than Staff time) – Staff is preparing a technical memorandum to be submitted to the Environmental Quality Board (EQB), which is the State of Minnesota's environmental review authority.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to give Staff authorization to submit an update to the Village Area AUAR to the EQB for formal publication and to initiate a mandatory 30-day comment period. The City of Lake Elmo is required to update the Village AUAR if five years after adoption all development anticipated with the AUAR has not yet occurred. Since no development projects in the Village have been approved to date, Staff is working on the required update in accordance with the State's environmental rules.

Given the large workload of the Planning Commission over the past month, Staff is still working to complete the technical memorandum, and therefore will be bringing an updated document to the meeting. The attached draft includes the introductory and purpose section of the

memorandum, with a rough outline for the remainder of the document (which Staff intends to complete prior to the meeting). Since much of the information is describing planning actions taken by the City over the past five years, the update should be fairly straight-forward and will not include any new information or studies.

Staff will be asking the Council to pull this item from the consent agenda in order to present an updated document at the meeting.

RECOMMENDATION: Staff is recommending that the City Council authorize submission of an update to the Village Area AUAR to the EQB for formal publication pending discussion on the final draft with Staff at the July 1, 2014 Council meeting.

ATTACHMENTS:

1. Village AUAR Update – Initial Draft and Outline

Lake Elmo Village Area
Final Alternative Urban Areawide Review (AUAR)
Five-Year Update – Technical Memorandum
June 27, 2014

Introduction

The Village Area AUAR covers approximately 1,275 acres surrounding the existing downtown Lake Elmo (commonly referenced as the “Old Village”) and centered on the intersection of State Highway 5 and County State Aid Highway 17 (Lake Elmo Avenue).

The City of Lake Elmo adopted the Village Area Alternative Urban Areawide Review (AUAR) in May of 2009. The AUAR assesses the potential environmental impacts of four development scenarios, three of which are based on the Village Master Plan accepted by the Lake Elmo City Council in April of 2007 and one scenario based on the City’s 2005 Comprehensive Plan. The overall development expected within each scenario ranged from 600 residential units to 1,600 units. All scenarios anticipated 300,000 square feet of commercial space, 150,000 square feet of office space, and 200,000 square feet of institutional space.

Since the AUAR was adopted by the City, there have been no development proposals approved by the City within the study area. The City has reviewed sketch plans for new residential subdivisions, however, and expects to process at least three residential plats within the AUAR area in 2014.

Prior to moving forward with development proposals, the City adopted a series of amendments to the Lake Elmo Comprehensive Plan, the most significant of which was a complete update to the Land Use Chapter of the Plan approved in 2012. This chapter includes a section devoted to the Village Planning Area and incorporates an updated land use map that follows closely with the scenarios studied under the Village Area AUAR. Of the four development scenarios included as part of the AUAR, the land use plan approved by the City adheres closely to “The Village Master Plan – AUAR Scenario B” in terms of the general arrangement of land uses and total residential unit counts. Minor differences between the adopted land use plan and AUAR Scenarios are noted in the land use section below.

In addition to amending the City’s Comprehensive Plan to support future development, the City completed a major infrastructure project to extend regional sanitary sewer service to the southern limits of the Village AUAR area. This system has been designed in accordance with the assumptions used in the final AUAR.

Purpose

This technical memorandum serves as the update for the Lake Elmo Village Area Final Alternative Urban Areawide Review (AUAR) adopted by the City of Lake Elmo on May 5, 2009. This update is prepared under the provisions of Minnesota Rule 441.3610 Subpart 7, which requires an update every five years until full development of the AUAR area is complete. The updated information and review of mitigation items in the AUAR update follow the standard Environmental Assessment Worksheet (EAW) form. Where applicable, comments for each item have been provided when there is an update from the final AUAR document. Responses to questions are only provided when there has been a change or update

from the 2009 AUAR. Whenever “no change or no need to update” is indicated, refer to the original documents to review the original response.

The information in this memorandum for updates or modifications to the AUAR follows the outline in the original AUAR including any comments or updates to the mitigation strategies. Information and analysis in the 2009 AUAR is presumed to still apply, unless new information or analysis is included in this update. Where maps convey the same information as maps in the 2009 AUAR, the same figure numbers are used. The 2009 Village Area AUAR is available for review on the City’s website at www.lakeelmo.org.

- 1) **Title.** No change.
- 2) **Proposer.** No change.
- 3) **RGU.** No change.
- 4) **Reason for AUAR Preparation.** No change.
- 5) **Project Location.** No change.
- 6) **Development Description.** The description of the development scenarios (Scenario A, B, C and D) have not changed. The Village Area Comprehensive Plan Amendment adopted by the City [Exhibit 1] is consistent with Scenario B. The land use categories defined as Potential Future Redevelopment, New Mixed Use Development, and New Civic/Institutional Development on Table 6-1 and referenced elsewhere in the document have been combined into one general land use category on the approved land use plan called “Village Mixed Use Development”. All other assumptions concerning commercial, office, and institutional development remain unchanged.
- 7) Project Magnitude Data
 - a) Adoption of village land use plan – very close to Scenario B
- 8) Permits and Approvals Required
- 9) Land Use
 - a) Comp Plan adoption
 - b) Reed park expansion
- 10) Cover Type
- 11) Fish, Wildlife, and Ecologically Sensitive Resources
- 12) Physical Impacts on Water Resources
- 13) Water Use
- 14) Water-Related Land Use Management Districts
- 15) Water Surface Use
 - a) Amendment of AUAR
 - b) Adoption of surface water management plan and ordinance
- 16) Erosion and Sedimentation
- 17) Water Quality – Surface Water Runoff

- 18) Water Quality – Wastewater
 - a) Installation of Village force main
- 19) Geologic Hazards and Soil Conditions
- 20) Solid Wastes; Hazardous Wastes; Storage Tanks
- 21) Traffic
 - a) TH 5 restriping
 - b) Manning Avenue study
 - c) Lake Elmo Avenue study
 - d) Cooperative project for Lake Elmo Avenue stop lights
 - e) Transportation plan update
- 22) Vehicle-Related Air Emissions
- 23) Stationary Source Emissions
- 24) Dust, Air, and Noise Impacts
- 25) Sensitive Resources
- 26) Visual Impacts
- 27) Compatibility with Plans
- 28) Impact on Infrastructure and Public Services
- 29) Cumulative Potential Effects
- 30) Other Potential Environmental Impacts
- 31) Summary of Issues

Mitigation Plan Update

Exhibits

- a) Lake Elmo Village Future Land Use Map

MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT
ITEM # 10

AGENDA ITEM: Hammes Shoreland Variance – 34.029.21.13.0001

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Kyle Klatt, Community Development Director

SUGGESTED ORDER OF BUSINESS (if removed from the Consent Agenda):

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission considered an application for a shoreland variance in connection with the proposed Hammes Estates Preliminary Plat at its June 23, 2014 meeting. The Commission is recommending denial of the variance with the draft findings as specified in Resolution 2014-52.

FISCAL IMPACT: None – The variance request would allow for the platting of 13 single family lots with a reduced riparian dedication area around the southern channel of Goose Lake. However, the applicant should be able to restore the natural shoreline, closing off the southern channel from Goose Lake through a DNR permitting process, thereby being able to proceed with the platting of the impact lots. The ned result, either through the variance request or the DNR permitting process, should remain the same from a fiscal standpoint.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Hammes West, LLC for a variance from the City's Shoreland Ordinance to allow for a reduced riparian dedication around the southern channel of Goose Lake. The variance also includes a request for a reduced structure setback to the Ordinary High Water Level (OHWL) to the southern channel for 13 residential lots (Lots 1-6, Block 10 and Lots 1-5 and 11-12, Block 9) within the proposed Hammes Estates residential subdivision.

If removed from the Consent Agenda, the suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-52, denying a Variance to allow reduced riparian dedication and reduced structure setbacks for 13 lots around the southern channel of Goose Lake within the proposed Hammes Estates residential subdivision.”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached staff report to the Planning Commission provides an overview of the request. It should be noted that Staff recommended approval of the variance request and provided draft findings to the Planning Commission in the attached Staff Report. However, after significant testimony and discussion, the Planning Commission determined that the proposed variance did not meet the practical difficulties and unique circumstances required findings, therefore recommending denial. To receive public testimony, the Planning Commission conducted a public hearing concerning the variance at its June 23, 2014 meeting and received the following comments from neighboring property owners:

- Wayne Prowse, 697 Julep Avenue North, stated his opposition to the variance request. In addition, he asked that the Planning Commission consider alternatives to incorporate additional parkland dedication within the proposed residential subdivision, Hammes Estates. Finally, he stated that the requested variance would likely have negative impacts on water quality of Goose Lake.
- Michael Doyle, 723 Jewel Avenue North, noted that the riparian lots in the Stonegate Subdivision have a significant wooded barrier between the homes/lawns and the lakeshore. In addition, he expressed concern over the individual homeowners located near the southern channel to be good stewards of the lake as opposed to requiring the riparian dedication.
- Lori Heinrichs, 781 Jewel Avenue North, stated that the proposed variance would not be in keeping with the stated purpose and intent of the City's shoreland ordinance. She reviewed the proposed findings of fact and found that the variance did not meet the statutory thresholds to warrant a variance. More specifically, she did not feel that the situation represented a practical difficulty, and that the application did not meet the threshold for a unique circumstance as the property owners created the southern channel due to mining activity.
- Mike Anderson, 655 Jewel Avenue North, shares some concerns over the recent construction activity that has occurred related to the reclamation of the Hammes site. He also requested that the Planning Commission enforce the 150-foot riparian dedication around the entirety of the southern channel, noting that he is opposed to closing the channel off from the lake via a berm or fill.

- Fred Pomeroy, 687 Jewel Avenue North, stated that he supports closing off the channel as opposed to granting the variance.

The Planning Commission generally discussed the feedback gathered during the public hearing. After discussing the required findings for a variance, the members of the Planning Commission were in agreement that the proposed variance did not meet the thresholds for practical difficulties and unique circumstances as required under State Statute. In addition, they noted that the DNR is recommending denial of the variance, and they have identified an alternative path of closing the channel off that would allow the proposed subdivision to remain as currently configured or designed.

The Planning Commission adopted a motion to recommend denial of the variance request with the findings as noted in the attached Resolution 2014-52. The motion passed unanimously (Vote: 7-0).

BACKGROUND INFORMATION (SWOT):

Strengths

- The Planning Commission presented clear findings that the applicants did not demonstrate meeting the thresholds for the required findings of practical difficulties and unique circumstances.
- Denying the variance ensures conformance to the City's shoreland ordinance.

Weaknesses

- None

Opportunities

- In following the alternative path presented by the DNR to close off the southern channel of Goose Lake with fill, the applicant will be able to bring forward the Hammes Estates Preliminary Plat application as it is currently designed.
- Closing off the southern channel from Goose Lake should maximize the efforts to maintain the highest water quality possible.

Threats

- None

RECOMMENDATION: The Planning Commission is recommending that the City Council deny the request from Hammes West, LLC for a variance to allow for reduced riparian dedication and structure setbacks around the southern channel of Goose Lake. If removed from the Consent Agenda, the suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-52, denying a Variance to allow reduced riparian dedication and reduced structure setbacks for 13 lots around the southern channel of Goose Lake within the proposed Hammes Estates residential subdivision.”

ATTACHMENTS:

1. Resolution No. 2014-52
2. Planning Commission Staff Report – 6/23/14
3. Location Map
4. Application and Project Narrative
5. Wetland Delineation Report
6. Historical Aerial Photography
7. Riparian Dedication Sketch
8. Applicant Email Correspondence w/DNR
9. Hammes Estates Preliminary Plat and Preliminary Wetland Buffer Plan
10. Site Visit Photos, 6/18/14
11. Landscape Architect Review Memorandum
12. DNR Review Letter and Email

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

RESOLUTION 2014-52

*A RESOLUTION DENYING A VARIANCE TO ALLOW A REDUCED RIPARIAN DEDICATION
AND ORDINARY HIGH WATER LEVEL STRUCTURE SETBACK AROUND THE SOUTHERN
CHANNEL OF GOOSE LAKE.*

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Hammes West, LLC, 36 Moonlight Bay, Stillwater, MN, (the "Applicant") has submitted an application to the City of Lake Elmo (the "City") for a variance to allow a reduced riparian dedication and structure setback from the Ordinary High Water Level of the southern channel of Goose Lake; and

WHEREAS, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.109; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on said matter on June 23, 2014; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation to the City Council as part of a Staff Memorandum dated July 1, 2014; and

WHEREAS, the City Council considered said matter at its July 1, 2014 meeting.

NOW, THEREFORE, based on the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the procedures for obtaining said Variance are found in the Lake Elmo Zoning Ordinance, Section 154.109.
- 2) That all the submission requirements of said Section 154.109 have been met by the Applicant.
- 3) That the proposed variance includes the following components:
 - a) A variance to allow a reduction from the 150-foot riparian dedication requirement around the southern channel of Goose Lake; and

- b) A variance to allow reduced structure setbacks to the Ordinary High Water Level around the southern channel of Goose Lake for Lots 1-6, Block 10 and Lots 1-5 and 11-12, Block 9 of the Hammes Estates Preliminary Plat.
- 4) That the Variance will be located on property legally described as follows: South ½ of the NE ¼, Section 34, Township 29, Range 21, except the East 60 feet of the North 967 feet and except Parcel 3 of Washington County Right of Way Plat 49-19B, Washington County, Minnesota. PID 34.029.21.13.0001.
- 5) Required finding for a variance: That the strict enforcement of Zoning Ordinance would cause practical difficulties and that the property owner proposes to use the property in a reasonable manner not permitted by an official control. ***Specific findings: That the proposed use of additional residential lots within the required riparian dedication area along the southern channel of Goose Lake does not represent a reasonable use not permitted by an official control.***
- 6) Required finding for a variance: That the plight of the landowner is due to circumstances unique to the property not created by the landowner. ***Specific findings: That the creation of the southern channel of Goose Lake is a circumstance created by the landowner.***
- 7) That the Minnesota Department of Natural Resources (DNR) has recommended denial of the variance.
- 8) That the applicant is able to achieve an alternate solution to maintain the current configuration or design of the proposed Preliminary Plat by separating the southern channel from Goose Lake with fill as recommended by the DNR.

CONCLUSIONS AND DECISION

Based on the foregoing, the Applicant's application for a Variance is denied.

Passed and duly adopted this 1st day of July 2014 by the City Council of the City of Lake Elmo, Minnesota.

ATTEST:

Michael Pearson, Mayor

Adam Bell, City Clerk



PLANNING COMMISSION
DATE: 6/23/14
AGENDA ITEM: 4C – PUBLIC HEARING
CASE # 2014-33

ITEM: Hammes Estates Shoreland Variance – PID 34.029.21.13.0001

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director
MN DNR
Stephen Mastey, Landscape Architecture, Inc.

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a request from Hammes West, LLC for a variance that would allow for a reduced riparian dedication and setback to the southern channel of Goose Lake. This request is connected to the review of a proposed 163-unit single family subdivision on the Hammes property in the I-94 Corridor Planning Area.

GENERAL INFORMATION

Applicant: Hammes West, LLC, 36 Moonlight Bay, Stillwater, MN

Property Owners: Ellie Hammes, 1187 Forest Ave., Maplewood, MN 55109, and Dorothy Lyons, 10105 10th Street North, Lake Elmo, MN 55042.

Location: Part of Section 34 in Lake Elmo, immediately west of Keats Avenue (CSAH 19), approximately 1,300 feet south of 10th Street (CSAH 10), and immediately south of Goose Lake. PID Number 34.029.21.13.0001.

Request: Variance – Shoreland Ordinance- Request for reduced riparian dedication.

Existing Land Use: Active mining and gravel operation and other vacant land.

Existing Zoning: RT – Rural Development Transitional District

Surrounding Land Use: North –Goose Lake and Stonegate Residential Estates (RE) subdivision; west – Stonegate RE subdivision; south – Lennar Savona Urban Low Density Residential (LDR) subdivision.

Surrounding Zoning: Residential Estates (RE), Urban Low Density Residential (LDR)

Comprehensive Plan: Urban Low Density Residential (2.5 - less than 4 units/acre)

Proposed Zoning: Urban Low Density Residential (LDR)

History: The site has been historically used as a gravel mining operation. The City received a Preliminary Plat application for a proposed 163-unit single family subdivision. The Planning Commission reviewed the preliminary plat and held a public hearing on 5/12/14. Consideration of the preliminary plat was postponed until

additional/updated plans were submitted. The applicants have submitted updated plans, which will be reviewed at the meeting on 6/23/14.

Deadline for Action: Application Complete – 6/6/14
 60 Day Deadline – 8/5/14
 Extension Letter Mailed – No
 120 Day Deadline – 10/4/14

Applicable Regulations: 154.450 – Urban Low Density Residential (LDR) Zoning District
 154.109 – Variances (Administration and Enforcement)
 154.800 – Shoreland Management Overlay District

REQUEST DETAILS

The City of Lake Elmo has received a request from Hammes West, LLC for a variance to allow for reduced riparian dedication around the southern channel or finger (Wetland G) of Goose Lake. The man-made extension of Goose Lake appears to have been dredged in connection with the historic use of the site as a gravel mine. Whereas the applicants and the City originally determined that Wetland G was a man-made incidental wetland, governed under the jurisdiction of the Wetland Conservation Act (WCA), the DNR has submitted a review letter to the City requesting that the 150-foot required riparian dedication apply to the southern channel of Goose Lake. Due to this change in course and jurisdiction, the landowner and applicants have now requested a variance to allow for a reduced riparian dedication around the man-made channel portion of Goose Lake, as shown on the Hammes Estates Preliminary Plat.

BACKGROUND

Hammes West, LLC has submitted a Preliminary Plat application for a proposed 163-unit single family residential subdivision for an approximately 80 acre site in Section 34 of the I-94 Corridor Planning Area. As part of preparing a plat application for this site, the applicants have completed a wetland delineation and report, identifying all the wetlands by size, type, vegetation and other characteristics. In relation to the requested variance, the wetland of consequence in this case is Wetland G, the man-made southern channel of Goose Lake. In the preliminary plans submitted, the applicants have provided the required amount of wetland buffering as determined under the Wetland Conservation Act (WCA) and Valley Branch Watershed District (VBWD) rules. However, the change in jurisdiction from the WCA and VBWD to the Shoreland Ordinance would significantly impact the Preliminary Plat as submitted, as the required riparian dedication would extend around the southern channel of Goose Lake. As shown in the Riparian Dedication Sketch (Attachment #5), riparian dedication around the southern channel would impact 13 lots (Lots 1-6, Block 10 and Lots 1-5 and 11-12, Block 9) of the proposed Hammes Estates Preliminary Plat. In requesting the variance, the applicants are proposing to proceed with the proposed buffering as determined under the WCA and Valley Branch Watershed District rules.

It should be noted that the City updated its shoreland ordinance (Ord. 08-111) on 5/20/14. As part of the shoreland ordinance update, the concept of riparian dedication was introduced. In areas where cities are accommodating sewered growth within shoreland areas, riparian dedications or buffers have been used to ensure natural vegetative buffers for the water body while at the same time allowing for sewered growth with the minimum standards of the base zoning district. As part of the shoreland ordinance update, Goose Lake was identified as a lake requiring riparian dedication for the

previously stated purpose. Providing a riparian dedication will allow the applicant to proceed with planned development, but at the same time provide the protection to protect the natural resource. As part of the Preliminary Plat, riparian dedication is being provided for the southern shore of Goose Lake, but not the southern channel. The applicants are proposing wetland buffering that is consistent with the Valley Branch rules and WCA.

Regarding the historical use of the site as a gravel mining operation, it should be noted that there are challenges, mostly related to depressions and wetlands, present on the subject property that are unique compared to other properties guided for development. In terms of how the channel was created, based on historical aerial photography and submitted testimony and evidence, it appears that the channel was originally created to support the mining activities on the site sometime in the late 1960s or early 70s. Over time, it also appears that the channel was likely expanded. For the purpose of reviewing the variance, the important characteristic to consider regarding the channel (Wetland G) is that it is man-made and not a natural part of the original water body. In addition, it should be noted that in staff's judgment there are positive benefits in transitioning this property from a mining operation to single family residential development.

It should be noted that the proposed variance was sent out for review to the DNR and Valley Branch Watershed District (VBWD). While the VBWD did not provide review comments, the DNR has reviewed the variance request and recommended denial of the variance. The DNR's review letter and follow-up email are found in Attachment #10. According to the DNR letter and email, the southern channel of Goose Lake is now considered part of the water body and therefore is subject to the same shoreland rules as the rest of the lake. According to the applicant, this decision represents a change in direction or guidance from the DNR as they were working to prepare their plat application. The applicant has provided email correspondence between their environmental consultant, Kelly Bopray, and the Area Hydrologist, Molly Shodeen to provide background information regarding these discussions. The applicant has consistently stated to staff that the DNR originally indicated that they would waive their jurisdiction of the southern channel to the local watershed district. While the email correspondence does provide background of these discussion, it should be noted that it is difficult to make conclusive determinations on this point based upon the correspondence. Finally, it should be highlighted that in the DNR's email to the City, they suggest that as an alternative to the variance, the southern channel could be blocked off via a berm to restore Goose Lake to its original boundary. As the DNR indicates, this process would require a DNR permit and would be considered a restoration.

PLANNING AND ZONING ISSUES

In reviewing the applicable codes that apply to the subject property, Staff would like the Planning Commission to consider the following as it reviews this request:

- Comprehensive Plan.** The City's Comprehensive Plan guides the Hammes site (PID 34.029.21.13.0001) as Urban Low Density Residential. Within this district, single family residential land uses are permitted at a density of 2.5 to less than 4 units per acre. One of the key arguments presented by the applicant is that if the area surrounding the channel is set aside for riparian dedication, the proposed subdivision would fall below the required density level of 2.5 units per net acre. If the proposed subdivision were reduced by 13 lots, as 13 lots are impacted by the riparian dedication as demonstrated by the applicant, and the net developable acreage remained the same, the density would be reduced to 2.37 units per acre. When removing the acreage of land in the riparian dedication that is considered unbuildable in addition to the land already in wetland buffers, the resulting net density calculation is 2.46

units per acre. No matter how it is calculated, the applicants are correct in that the proposed project would no longer be technically consistent with the Comprehensive Plan.

- **Access to Keats Ave. N. (CSAH 19).** As the applicants prepared multiple iterations of the Sketch Plan for Hammes Estates, one of the critical points of review was the location of the proposed access to Keats Ave. N. (CSAH 19). In reviewing the various iterations of the Sketch Plan, Washington County required the applicants to move the proposed access to Keats Ave. to the north to account for access spacing considerations from the future minor collector road 5th Street. In addition, when the access was proposed more to the south, the increased grade in that area also presented a concern for the County, necessitating the northern access location near the northern property boundary. The reason that this component of the development review is critical in the consideration of the variance request is that the northern access location requires that the nearby street (Street 1 in the Preliminary Plat) be located within proximity or parallel to the southern channel of Goose Lake. The applicant notes in the provided narrative that shifting the entrance street further to the south would have significant impacts on the plat, either leading to a long stretches of roads (Street 1 and Street 4) with lots on only one side of the road, or likely lot loss in other areas of the proposed plat. The applicants have presented access road location as a unique circumstance not created by the landowner. In reviewing this aspect of the variance application, staff has found merit in the access location fulfilling the requirement of unique circumstances for the granting of a variance.
- **Wetland Buffering.** As shown on the plat and described in the wetland delineation report, Wetland G requires an average buffer of 75 feet per Valley Branch Watershed District rules. Per the Preliminary Wetland Buffer Plan (Attachment #2), the applicants are proposing to increase the existing wetland buffer from 92,054 square feet to 95,313 square feet, with an average buffer width of 85.3 linear feet. While not meeting the 150-foot riparian dedication, it should be noted that the applicants are providing buffering that meets the watershed's requirements per wetland type/classification. In addition, if the variance is granted, staff is recommending that the applicants install and maintain additional vegetation and/or prairie mix to prevent or mitigate any potential erosion or surface runoff into the southern channel. The recommended planting schedule is outlined in the memorandum from the City's landscape architect consultant (Attachment #9). Staff would recommend that if the variance moves forward, the recommendations of the City's landscape architect consultant are incorporated into the updated Landscape Plan for the Hammes Estates development.
- **Shoreland Setbacks.** The newly adopted shoreland ordinance requires a 200-foot structure setback for areas subject to riparian dedication requirements. Given the request for a reduced riparian dedication, a request for a reduced structure setback would also be included. Per the newly adopted ordinance, the structure setback for a sewered property without riparian dedication would be 100 feet. In reviewing the 13 lots impacted by riparian dedication, 8 would be able to meet a 100-foot structure setback in staff's judgment, while the other 5 (Lots 3, 4, 5 and 6, Block 10 and Lot 3, Block 9) may have difficulty meeting a 100-foot setback to Ordinary High Water Level (OHWL). However, it should be noted that without a riparian dedication, the minimum lot sizes would need to be larger to be eligible for the reduced setback.
- **Infrastructure and Planning Efforts.** One additional aspect for consideration of the variance application relates to the significant efforts of the City to plan and install the current infrastructure that will serve the site. Currently, water and sewer has already been extended

to the northeast corner of the site just to the north of the access road (Street 1), and a lift station has been installed in this location as well. In addition to the City expending significant resources planning and bonding for these improvements, the landowners are being assessed for the sewer and water improvements. Staff offers these points of consideration to highlight the fact that significant efforts have been made to plan for these improvements, the location of which was selected to serve the proposed development on the Hammes site, including the areas around the southern channel. Finally, it should be noted that the City has planned for growth on this site since the adoption of the 2005 Comprehensive Plan. Staff offers these considerations to the Planning Commission as they weigh their recommended action.

REVIEW AND ANALYSIS

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 154.017 before an exception or modification to city code requirements can be granted. These criteria are listed below, along with comments from Staff regarding applicability of these criteria to the applicant's request.

- 1) **Practical Difficulties.** A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties - "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.

Under this standard, the City would need to find that allowance for a reduced riparian dedication or buffering around the man-made channel of Goose Lake is a reasonable use of the property not otherwise permitted under an official control. Proposed findings related to this criterion are as follows:

***FINDINGS:** That the proposed use of thirteen single family residential lots with a reduced riparian dedication and structure setback to Ordinary High Water Level around the southern channel is reasonable because the applicants are planning for a significant riparian dedication along the southern shore of Goose Lake to meet the intent of the City's shoreland ordinance. In addition, the access location to Keats Ave. N. as required by Washington County represents a unique circumstance to the individual property. Finally, the Comprehensive Plan guides the Hammes site as Urban Low Density Residential, and the variance would meet the intent of the Comprehensive Plan.*

- 2) **Unique Circumstances.** The plight of the landowner is due to circumstances unique to the property not created by the landowner.

In order to demonstrate compliance with this standard, the Planning Commission would need to identify those aspects of the applicant's property that are unique and not created by the landowner. In this case, staff has identified two circumstances related to the required location of the access road to Keats Ave. N. (CSAH 19) that are not created by the landowner. Again, Staff is suggesting some findings that could be considered by the Planning Commission as follows:

***FINDINGS:** That the applicant's property is unique in that the required access road to Keats Ave. N. needed to serve the proposed development must be located at the northern boundary of the*

property. The access location circumstance is not created by the landowners, as 1) the access must meet County access spacing guidelines to 5th Street, the location of which was not selected by the landowner, and 2) the steeper grades along Keats Ave. N. to the south of the proposed access also prevents a more southerly access location. The access location to Keats Ave. N. has been directed and approved by Washington County.

- 3) **Character of Locality.** The proposed variance will not alter the essential character of the locality in which the property in question is located.

Compared to other water bodies in urban sections of other communities, the vast majority of the land uses around Goose Lake are a residential estates subdivision, an Open Space Preservation (OP) subdivision, and other open/agricultural land. If the City were to grant the variance application, the vast majority of the land around Goose Lake will remain low impact rural land uses. In the judgment of staff, the proposed variance will not alter the essential character of the locality. Proposed findings related to this standard is suggested as follows:

FINDINGS: *As the subject parcel is planned for Urban Low Density Residential (LDR) development, and the provided wetland buffering consistent with Valley Branch Watershed District rules should protect the southern made-man channel of Goose Lake, the proposed variance will not alter the essential character of the locality.*

- 4) **Adjacent Properties and Traffic.** The proposed variance will not impair an adequate supply of light and air to property adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

Proposed findings for this criterion are as follows:

FINDINGS. *No impacts to the adequate supply of light and air to adjacent properties would be expected should the variance be granted. In addition, the proposed variance would not substantially increase congestion of public streets or substantially diminish property values within the neighborhood.*

Please note that the applicant has also provided a set of findings as part of the attached narrative and supporting documentation included with the application.

Considering the potential findings of fact as suggested in the preceding section, Staff is recommending approval of the variance request based on the findings noted in items 1-4 above and with conditions of approval related to the continued protection, preservation and maintenance of the southern man-made channel (Wetland G).

DRAFT FINDINGS

Please refer to the comments in the previous section. Staff will be reviewing these findings with the Commission at its meeting.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the request from Hammes West, LLC for a variance to allow a reduced riparian dedication and reduced structure setback from the Ordinary High Water Level (OHWL) around the southern channel of Goose Lake for Lots 1-6,

Block 10 and Lots 1-5 and 11-12, Block 9 of the Hammes Plat. This recommendation includes the following conditions of approval:

- 1) The applicant shall provide the required wetland buffering for the southern channel (Wetland G) per the rules Valley Branch Watershed District and Wetland Conservation Act.
- 2) Any and all buffering around the southern channel of Goose Lake shall be marked and monumented to prevent encroachment of the channel (Wetland G), as recommended by the DNR.
- 3) The applicant shall landscape the buffer area around the southern channel as specified in the review memorandum by the City's landscape architect consultant (Attachment #9). The recommended treatments and plantings for the southern channel buffer area shall be incorporated into the updated Landscape Plan for the Hammes Estates development.

The suggestion motion for taking action on the Staff recommendation is as follows:

“Move to recommend approval of the request for a variance to allow a reduced riparian dedication around the southern channel of Goose Lake and reduced structure setbacks from OHWL for Lots 1-6, Block 10 and Lots 1-5 and 11-12, Block 9 of the Hammes Estates Plat based on the findings of fact outlined in the Staff Report, and subject to the conditions of approval as recommended by Staff.”

ATTACHMENTS:

1. Location Map
2. Application and Project Narrative
3. Wetland Delineation Report
4. Historical Aerial Photography
5. Riparian Dedication Sketch
6. Applicant Email Correspondence w/DNR
7. Hammes Estates Preliminary Plat and Preliminary Wetland Buffer Plan
8. Site Visit Photos, 6/18/14
9. Landscape Architect Review Memorandum
10. DNR Review Letter and Email

ORDER OF BUSINESS:

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



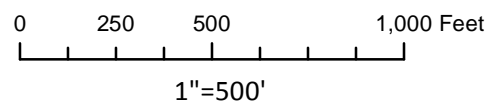
Location Map: Hammes Estates Plat (PID: 34.029.21.13.0001)



Data Source: Washington County, MN
5-9-2014



Hammes Property



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



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

Applicant: Hammes West, LLC
Address: 36 Moonlight Bay, Stillwater, MN 55082
Phone #: _____
Email Address: brianjmcgoldrick@hotmail.com

Fee Owner: The Hammes Family
Address: c/o Eleanor Hammes, 1187 Frost Avenue, Maplewood, MN 55109
Phone #: 651-774-1761
Email Address: jbg@aftonlaw.net

Property Location (Address and Complete (long) Legal Description: South 1/2 of the NE 1/4, Section 34, Township 29, Range 21, except the East 60 feet of the North 967 feet and except Parcel 3 of Washington County Highway Right of Way Plat 49-19B, Washington County, Minnesota

Detailed Reason for Request: A variance to the Shoreland Ordinance, and the DNR request, of a 150-foot buffer around the man-made channel (wetland G) off the southern portion of Goose Lake.

*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:
See Variance Narrative (f and g) previously submitted

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: *Brian J. McGoldrick* Date: 6/6/14
Signature of fee owner: *Eleanor Hammes* Date: 6/6/14

HAMMES ESTATES VARIANCE NARRATIVE

a. **Contact Information:**

Owner: Hammes West, LLC
c/o Brian McGoldrick
36 Moonlight Bay
Stillwater, MN 55082
651-387-1000

Owner: Eleanor Hammes
1187 Frost Avenue
Maplewood, MN 55109

With Copy to:
The Afton Law Office
3121 St. Croix Trail South
Afton, MN 55001
651-436-8656

Owner: Dorothy Lyons
10105 – 10th Street
Lake Elmo, MN 55042

With Copy to:
Brian D. Chmielewski
6043 Hudson Road, Suite 340
Woodbury, MN 55125
651-330-7191

Engineer: Westwood Professional Services
Attention: Ryan Bluhm, PE, LEED, AP
7699 Anagram Drive
Eden Prairie, MN 55344
952-906-7432

b. **Site Data.**

Parcel Size:	The parcel size is 78 acres (3,397,680 square feet)
PID:	34.029.21.13.0001
Zoning:	Rural Development Transitional District and guided Low Density Residential in the Comprehensive Plan, Planned Use section
Legal Description:	South ½ of the Northeast Quarter, Section 34, Township 29, Range 21, except the East 60 feet of the North 967 feet, and except Parcel 3 of Washington County Highway Right of Way Plat 49-19B, Washington County, Minnesota.

c. **Variance Request:** Hammes Estates would like a variance to the Shoreland Ordinance, and the DNR request, of a 150-foot buffer around the manmade channel (wetland G) off the southern portion of Goose Lake.

d. **Proposal.** To provide a 75-foot average buffer around the manmade channel in Goose Lake as required by Valley Branch watershed.

e. **Pre-Application Discussions with Staff.** On June 3rd, 2014, we met with staff to discuss the 150-foot buffer requested by the DNR, and how it would impact the project. Our site plan has always intended a buffer from the existing southern shoreline of the lake, but the channel, being as it is manmade (see attached Wetland Delineation report), was believed to be held to alternate buffer requirements. After reviewing the impact of the 150-foot buffer to the proposed site plan (see attached DNR buffer sketch), and based on our discussions with city staff, it was agreed that a variance of shoreland ordinance would be appropriate in this case.

f and g. **Practical Difficulties of this site/Circumstances Unique to the property**

The buffer would impact approximately 13 lots, which will limit the overall density of the project to levels below what was required by the Met Council. Due to the presence of additional onsite wetlands, required wetland buffers, and a 100-foot green space buffer, the additional density cannot be made up onsite. Additionally, the location of the project entrance along Keats Avenue was required by Washington County. The proximity of this entrance location to that of the proposed buffer creates further difficulties. Street 1 would need to be redesigned to be shifted further south, and a number of streets would no longer have lots on both sides of the street. The resulting design would no longer have the neighborhood feel that was intended. Please refer to the attached DNR Setback sketch shows the proposed impact of the 150' foot buffer for additional information.

- h. **Granting of this Variance.** By granting this variance, we would be able to design this project to the concept plan supported by city staff. The project would not change from what has previously been reviewed.
- i. The proposed project does not conflict with any of the nearby land uses. Significant efforts have been made to minimize disturbance to the adjoining development to the north and west. By granting this variance, we would be able to comply with the density requirements of the city and met council of this parcel. We are only hoping to preserve our project density, not increase it beyond what has been previously proposed. A 75' foot average buffer would be placed around the man-made channel. The buffer would be planted with native grasses, and would comply with Valley Branch watershed district. Our project would provide a 150-foot buffer from the southern shoreline of Goose Lake, excluding the man made channel.

Wetland Delineation Report

Hammes Sand & Gravel Site

Lake Elmo, Minnesota

Prepared for: FFE and Hammes Sand & Gravel



September 4, 2013

 **Bopray**
Environmental
N7831 920th St. River Falls, WI 54022
715-307-4577 kjbopray@yahoo.com

Wetland Delineation Report

Hammes Sand & Gravel Site

Lake Elmo, Minnesota

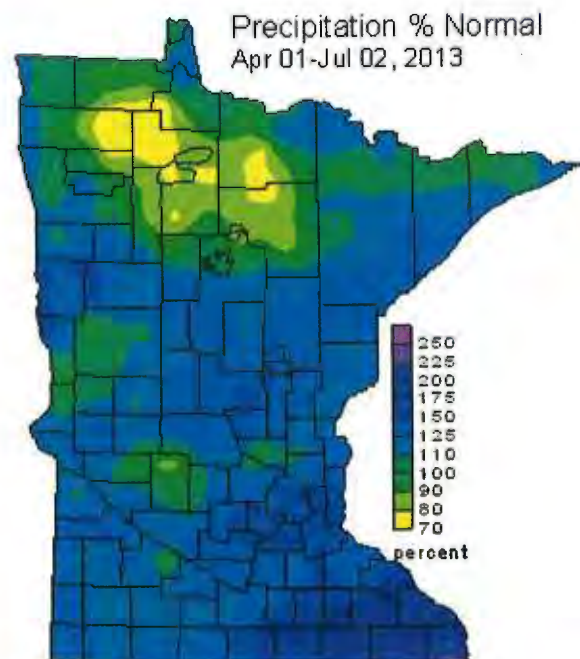
September 4, 2013

Background

Bopray Environmental Services LLC (BES) has completed a wetland delineation on the an approximately 80 acre site located in the S ½, NE ¼, of Section 34, T29N, R21W, Lake Elmo, Washington County, Minnesota (**Figure 1**). The site consists of active and inactive aggregate mining pits and stockpiles, agricultural fields, woodlands, and wetlands. The topography of the site is rolling to steeply sloping with about 220 feet of elevation change according to the U.S.G.S. quadrangle topographic map (**Figure 2**). On July 3rd and 4th, 2013 BES completed a delineated of the wetland boundaries on 13 wetlands on the site. The approximate site and wetland boundaries are shown on an aerial photo in **Figure 3**. The surveyed wetland boundaries will be incorporated in to the final plat plans by Folz, Freeman, Erickson Inc (**Appendix A**). The purpose of this delineation was to identify wetlands on the site for site planning and wetland regulatory purposes.

Methodologies

The site was evaluated for wetlands based on the methods contained in the Level 2, "Routine Determinations" section of the U.S. Army Corps of Engineers "Wetland Delineation Manual" (Technical Report Y87-1, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. This is the methodology currently used to determine wetlands by both the U.S. Army Corps of Engineers for implementation of Section 404 of the Clean Water Act and by the Minnesota Wetland Conservation Act. Historical aerial photographs were reviewed to establish the extent of historical mining on the



site and the location of pre-mining wetlands. Soil colors described herein follow "Munsell Soil color Charts". According to the Climatology Working Groups' webpage, the area was at 150-175% of normal year to date precipitation at the time of the site visit.

Results

Wetland A

Wetland A is an isolated depression in the northwest part of the site. This wetland is a seasonally Flooded, Forested basin. The dominant vegetation in the basin is eastern cottonwood (*Populus deltoides*), box elder (*Acer negundo*) and reed canary grass (*Phalaris arundinacea*). Wetland A is a Palustrine, Broadleaf Deciduous, Seasonally flooded, (PFO1C) wetland. Soils in the basin consisted of ten inches of 10YR 4/2 loam, over 10YR 4/1 loam with 2% 10YR 4/3 iron concentrations (F3). Up to six inches of surface water (A1) was observed in the basin at the time of the site visit. Free water was observed at a depth of 16 inches and saturation was at 0 inches (A3) in the soil pit. The other wetland hydrology indicators observed in the basin included water marks (A3), sediment deposits (B2), drift deposits (B3), sparsely vegetated concave surface (B8), drainage patterns (B10), and a positive FAC-neutral test (D5). Most of the adjacent upland was cultivated and planted to corn (*Zea mays*). In the undisturbed upland the vegetation is dominated by black cherry (*Prunus serotina*), box elder, red-panicle dogwood (*Cornus racemosa*), Virginia creeper (*Parthenocissus quinquefolia*), brome grass (*Bromus inermis*), timothy grass (*Phleum pratense*) and white clover (*Trifolium repens*). The upland soils consisted of 20 inches of 10YR 3/2 silt loam, over 10YR 4/3 silt loam. Free water and saturated soil was not observed with 24 inches in the upland soil pit. The wetland boundary was generally staked along a break in topography and vegetation community.

Wetland B

Wetland B is an isolated depression in the northwest part of the site and just south of Wetland A. Wetland B is a small shallow marsh surrounded by cultivated cropland planted to corn. The dominant vegetation in the basin is reed canary grass. Wetland B is a Palustrine, Emergent, Seasonally flooded, (PEMC) basin. Soils in the basin consisted of eight inches of 10YR 3/2 loam, over 10YR 4/2 loam with 3% 10YR 5/1 iron depletions (F3). Up to eight inches of surface water (A1) was observed in the basin at the time of the site visit. Free water was observed at a depth of 5 inches (A2) and saturation was at 0 inches (A3) in the soil pit. The other wetland hydrology indicators observed in the basin include inundation visible on aerial imagery (B7) and a positive FAC-neutral test (D5). Most of the adjacent upland was cultivated and planted to corn. In the undisturbed upland the vegetation is dominated by reed canary grass, Canada thistle (*Cirsium arvense*), and annual ragweed (*Ambrosia artemisiifolia*). The upland soils consisted of eight inches of 10YR 3/3 sandy loam, over ten inches of 10YR 3/3 loam, over 10YR 3/3 loam with 10% 10YR 5/2 iron depletions. Free water was at 21 inches and saturated soil

was observed at 18 inches in the upland soil pit. The wetland boundary was generally staked along a break in topography and vegetation community.

Wetlands C and D

These wetlands are isolated depressions in the edge of a wooded area just south of Wetland B. Wetlands C and D shallow marshes with a fringe of temporally flooded hardwood swamp. The dominant vegetation in the basins is box elder, and reed canary grass. These wetlands are Palustrine, Emergent/Broadleaved Deciduous Forest, Seasonally flooded, (PEM/FO1C) basins. Soils in the basin consisted of eight inches of 10YR 3/2 loam with 3% 10YR 4/4 iron concentrations, over 10YR 3/2 loam with 5% 10YR 4/4 iron concentrations (F6). Up to eight inches of surface water (A1) was observed in the basins at the time of the site visit. Free water was observed at a depth of 6 inches (A2) and saturation was at 3 inches (A3) in the soil pit. The other wetland hydrology indicators observed in the basins included water marks (B1), inundation visible on aerial imagery (B7) and a positive FAC-neutral test (D5). The adjacent upland the vegetation is dominated by red oak (*Quercus rubra*), box elder, Canada goldenrod (*Solidago canadensis*), Kentucky bluegrass (*Poa pratensis*) and giant goldenrod (*Solidago gigantea*). The upland soils consisted of eight inches of 10YR 3/3 loam, over eight inches of 10YR 3/3 loam, over 2.5Y 5/3 sandy loam. Free water was at 18 inches and saturated soil was observed at 14 inches in the upland soil pit. The wetland boundary was generally staked along a break in topography and vegetation community.

Wetland E

Wetland E is an isolated depression near the center of the site. Wetland E is a small shallow marsh surrounded by cultivated cropland planted to corn. The dominant vegetation in the basin is reed canary grass. Wetland E is a Palustrine, Emergent, Seasonally flooded, (PEMC) basin. Soils in the basin consisted of more than 12 inches of 10YR 4/1 silt loam with 15% 10YR 4/4 iron concentrations (F3). Up to 12 inches of surface water (A1) was observed in the basin at the time of the site visit. Free water was observed at a depth of 2 inches (A2) and saturation was at 0 inches (A3) in the soil pit. The other wetland hydrology indicators observed in the basin include inundation visible on aerial imagery (B7) and a positive FAC-neutral test (D5). Most of the adjacent upland was cultivated and planted to corn. In the undisturbed upland the vegetation is dominated by black cherry, mossy cup oak (*Quercus macrocarpa*), common buckthorn (*Rhamnus cathartica*), and Canada goldenrod. The upland soils consisted of eight inches of 10YR 3/2 loam, over seven inches of 10YR 3/2 silt loam, over five inches of 10YR 2/1 loam, over 2.5Y 5/3 loam with 4% 10YR 4/4 iron concentrations. Free water was at 18 inches and saturated soil was observed at 17 inches in the upland soil pit. The wetland boundary was generally staked along a break in topography and vegetation community.

Wetland F

This wetland is an isolated depression just north of Wetland E. Wetland F is a shallow marsh surrounded by steep slopes that have not been cultivated and do not appear to be a result of

the gravel mining operation. The dominant vegetation in the basin is red-panicle dogwood, common buckthorn, reed canary grass and bearded sedge (*Carex comosa*). Wetland F is a Palustrine, Emergent, Seasonally flooded, (PEMC) basin. Soils in the basin consisted of five inches of 10YR 4/1 loam, over six inches of 10YR 4/2 sandy loam with 5% 10YR 4/4 iron concentrations, over 10YR 5/2 sandy loam with 5% 10YR 4/4 iron concentrations (F3). Up to 18 inches of surface water (A1) was observed in the basin at the time of the site visit. Free water was observed at a depth of 2 inches (A2) and saturation was at 0 inches (A3) in the soil pit. The other wetland hydrology indicators observed in the basin include inundation visible on aerial imagery (B7) and a positive FAC-neutral test (D5). The adjacent upland the vegetation is dominated by white oak (*Quercus alba*), red-panicle dogwood, amur maple (*Acer ginnala*), Kentucky bluegrass, and brome grass. The upland soils consisted of eight inches of 10YR 3/2 loam, over seven inches of 10YR 3/2 sandy loam, over 10YR 4/2 sandy loam with 5% 10YR 3/4 iron concentrations. Free water was at 26 inches and saturated soil was observed at 25 inches in the upland soil pit. The wetland boundary was generally staked along a break in topography and vegetation community.

Wetland G

Wetland G consists of a man-made channel between Goose Lake to the north of the site and the remnants of a wetland in the gravel mining area. Goose lake, the channel and wetland area are all within an isolated depression. On site Wetland G is a shallow marsh surrounded by steep slopes that have appear to be a result of the gravel mining operation. The dominant vegetation in the basin is white willow (*Salix alba*), eastern cottonwood, green ash (*Fraxinus pennsylvanica*), reed canary grass and Kentucky bluegrass. Wetland G is a Palustrine, Emergent, Semi Permanently flooded, excavated, (PEM/UBFx) basin. Soils in the basin consisted of three inches of 10YR 2/2 sandy loam, over 2.5Y 4/2 gravelly sandy loam with 5% 10YR 4/4 iron concentrations (F3). More than 36 inches of surface water (A1) was observed in the channel area at the time of the site visit. Free water was observed at a depth of 3 inches (A2) and saturation was at 0 inches (A3) in the soil pit. The other wetland hydrology indicators observed in the basin include inundation visible on aerial imagery (B7), geomorphic position (D2) and a positive FAC-neutral test (D5). The adjacent upland the vegetation is dominated by eastern cottonwood, paper birch (*Betula papyrifera*), green ash, red oak, brome grass and Kentucky bluegrass. The upland soils consisted of more than 14 inches of 10YR 4/3 gravelly coarse sand. Free water and saturated soil was not observed within 14 inches in the upland soil pit. The wetland boundary was generally staked along a break in topography and vegetation community.

Wetland H

This wetland is a small isolated depression to the east of Wetland E. Wetland H is a shallow marsh surrounded by steep slopes that appear to be a result of the gravel mining operation. The basin shape is clearly a result of excavation and rutting. The dominant vegetation in the basin is eastern cottonwood, green bulrush (*Scirpus atrovirens*), and hummock sedge (*Carex stricta*).

Wetland H is a Palustrine, Emergent, Temporarily flooded, (PEMAx) basin. Soils in the basin consisted of three inches of 10YR 4/2 gravelly sand with 2% 10YR 4/4 iron concentrations, over 10YR 4/3 gravelly sandy loam with 2% 10YR 4/4 iron concentrations (F8). Up to 16 inches of surface water (A1) was observed in the basin at the time of the site visit. Free water was observed at a depth of 3 inches (A2) and saturation was at 0 inches (A3) in the soil pit. The other wetland hydrology indicators observed in the basin include inundation sediment deposits (B2) and a positive FAC-neutral test (D5). The adjacent upland the vegetation is dominated by red oak, brome grass, Kentucky bluegrass, and timothy grass. The upland soils consisted of more than 14 inches of 10YR 4/3 sandy clay loam. Free water saturated soil was not observed within 14 inches in the upland soil pit. The wetland boundary was generally staked along a break in topography and vegetation community.

Wetland I

This wetland is a man-made sedimentation basin east of Wetland G in the gravel mining area. The basin is an isolated basin. Wetland I is a seasonally flooded basin that appears to be a result of the gravel mining operation. The dominant vegetation in the basin is narrow leaf cattail (*Typha angustifolia*), and Pennsylvania smartweed (*Persicaria pensylvanica*). Wetland I is a Palustrine, Emergent, Temporarily flooded, excavated, (PEMAx) basin. Soils in the basin consisted of six inches of stratified 10YR 2/2 clay loam, 10YR 2/1 sandy loam and 10YR 4/2 sandy clay loam with 3% 10YR 4/1 iron depletions, over 10YR 5/3 sandy loam (A5). Free water and saturation soil was not observed within a depth of 12 inches in the soil pit. The wetland hydrology indicators observed in the basin include water marks (B1), sediment deposits (B2), sparsely vegetated concave surface (B8), water stained leaves (B9), surface soil cracks (B6) and a positive FAC-neutral test (D5). The adjacent upland the vegetation is dominated by box elder, sandbar willow (*Salix interior*), tartan honeysuckle (*Lonicera tatarica*), and common vetch (*Vicia sativa*). The upland soils consisted of more than 12 inches of 10YR 4/4 clay loam. Free water and saturated soil was not observed within 12 inches in the upland soil pit. The wetland boundary was generally staked along a break in topography and vegetation community.

Wetland J

Wetland J developed in an area graded flat for an equipment storage yard/parking lot in front of the old mining office in the gravel mining area. The basin is a small isolated basin. Wetland I is a seasonally flooded basin that appears to be a result of the gravel mining operation. The dominant vegetation in the basin is bearded sedge, creeping spikerush, (*Eleocharis palustris*), narrow leaf cattail. Wetland J is a Palustrine, Emergent, Seasonally flooded, excavated, (PEMCx) basin. Soils in the basin consisted of six inches of 10YR 4/2 clay with 5% 10YR 5/2 iron depletions and 2% 10YR 4/4 iron concentrations, over four inches of compacted 10YR 2/2 sandy loam with 15% 10YR 4/1 iron depletions and 5% 10YR 4/4 iron concentration, over compacted 10YR 4/2 sandy loam (F3, F6, F7). Free water and saturation soil was not observed within a depth of 16 inches in the soil pit. The wetland hydrology indicators observed in the basin include algal mat or crust (B4), moss trim lines (B16) and a positive FAC-neutral test (D5).

The adjacent upland the vegetation is dominated by trembling aspen (*Populus tremuloides*), sumac (*Rhus trilobata*), Kentucky bluegrass, birds' foot trefoil (*Lotus corniculatus*), prickly lettuce (*Lactuca serriola*) and brome grass. The upland soils consisted of more than 12 inches of 10YR 4/3 clay loam. Free water and saturated soil was not observed within 12 inches in the upland soil pit. The wetland boundary was generally staked along a slight break in topography and vegetation community.

Wetlands K and L

These wetlands are man-made wetlands in the bottom of the active mining area which have revegetated. These areas are connected by temporally flooded, unvegetated areas as well as surrounded by aggregate stock piles. The active mining area is the lowest point on the site and is an isolated basin. Wetlands K and L are seasonally flooded basins that appear to be a result of the gravel mining operation. The dominant vegetation in the basins is sandbar willow, eastern cottonwood, reed canary grass, and Kentucky bluegrass. Wetlands K and L are Palustrine, Scrub-Shrub, Temporarily flooded, excavated, (PEMAx) basins. Soils in the basin consisted of two inches of 10YR 3/2 sandy loam, over 10YR 4/2 stratified fine and coarse sand with 3% 10YR 5/1 iron depletions, and 2% 10YR 4/4 iron concentrations (A5). Surface water (A1) up to 36" deep was observed in the unvegetated area. In the two days on site the water level in the mining pit dropped at least eight inches. Free water was observed at a depth of 10 inches (A2) and saturation was at 0 inches (A3) in the soil pit. The other wetland hydrology indicators observed in the basin include water marks (B1), sediment deposits (B2), drainage patterns (B10) and a positive FAC-neutral test (D5). Most of the adjacent uplands consist of unvegetated aggregate stock piles. The adjacent vegetated upland is dominated by sandbar willow, eastern cottonwood, red clover (*Trifolium pretense*), white clover and alfalfa (*Medicago sativa*). The upland soils consisted of three inches of 10YR 3/2 sandy loam, over six inches of 10YR 4/3 fine sandy loam, over 10YR 4/4 coarse sand. Free water was not observed in the soil pit but saturated soil was at 14 inches in the upland soil pit. Sediment Deposits (B2) were observed in the upland where water flowed through on its way to the bottom of the mine pit. The wetland boundary was generally staked along a break in topography and vegetation community.

Wetland M

Wetland M is a man-made wetlands ponding area on top of the aggregate stock pile along the south east part of the site. Wetland M shallow marsh to shallow open water basin created by the gravel mining operation. The basin is perched at the edge of the stockpile approximately 40 to 50 feet above and on a 40%+ slope down to the surrounding landscape. The dominant vegetation in the basin is eastern cottonwood, sandbar willow, black willow (*Salix nigra*), crack willow, narrow leaf cattail, and lesser duckweed (*Lemna minor*). The east end of the basin is an open water pond with submergent vegetation. Wetland M is a Palustrine, Emergent, Seasonally to Semi Permanently flooded and Palustrine, Unconsolidated Bottom, Permanently Flooded, excavated (PEMC/Fx & PUBGx) basin. Soils in the basin consisted of one inch of N 2/0 mucky

sand, over 10YR 4/2 coarse sand (A10). Surface water (A1) up to 72" deep was observed in the east end of the basin. Free water was observed at a depth of 4 inches (A2) and saturation was at 0 inches (A3) in the soil pit. The other wetland hydrology indicators observed in the basin include water marks (B1), sediment deposits (B2), drift deposits (B3), algal mat or crust (B4), inundation visible on aerial imagery (B7), water-stained leaves (B9), aquatic fauna (B13), and a positive FAC-neutral test (D5). The adjacent upland vegetation is dominated by sandbar willow, eastern cottonwood, Kentucky bluegrass, purple milkweed (*Asclepias purpurascens*) and Canada goldenrod. The upland soils consisted of five inches of mixed 10YR 2/2 and 10YR 4/2 gravelly sandy loam fill material, over mixed 10YR 4/2 and 10YR 4/4 gravelly sandy loam fill material. Free water and saturated soil was not observed within a depth of 14 inches in the upland soil pit. The wetland boundary was generally staked along a steep break in topography and vegetation community.

Other areas noted

There were a few unvegetated areas where water was temporarily ponded on mining roads, active mine pits, or behind earth berms used to block access to the site. These areas were not delineated or documented as wetlands because they were clearly incidental wet areas in actively used locations that did not and will not have vegetation as long as the current land use continues.

The National Wetlands Inventory (NWI) (**Figure 4**) identifies seven wetlands on the site in the general vicinity of Wetlands A, B, E, F, G and I as determined during the site visit. The DNR Protected Waters Inventory map (**Figure 5**) does identify Goose Lake (113W) north of the site as a public waters wetlands. Wetland G is directly connected to Goose Lake. The Washington County Soils Survey (**Figure 6**) shows the site is primarily mapped as Santiago silt loam (153B, 153C), Chetek sandy loam (155C, 155D), Kingsley sandy loam (342C, 342D) and gravel pits (1029) fine sandy loam (132B) with minor areas of Freon silt loam (264). The Freon silt loam soil map unit is identified as a partially hydric soil. All of the other soil map units are listed as a not-hydric soil map units.

Historic Wetlands and Mining Activities

Aggregate mining activities began on this site in late 1950's to early 1960's. Representative historical photographs are included in **Appendix B**. The extent of mining activity was compiled from the 1964 to the 2012 aerial photographs and plotted on the 1957 pre-mining photo. Pre-mining wetlands and potential wetlands were compiled from the 1936 through 1957 aerial photos and plotted on the 1957 photo. Wetlands A, B, C, D, E and F appear to be outside the mined area and appear to be present prior to the beginning of mining activity. These wetlands have been subject to farming activities to some extent over the 80 years. Wetland G was

present in the mining area before mining began but the size and shape of the basin has been significantly altered as a result of mining. Wetlands H, I, J, K, L and M were not present prior to mining activity and these wetlands were apparently created as a result of the mining activities. Mining activity has eliminated any evidence of the pre-mining potential wetland along the south side of the site. Areas where water ponded in the active mining area, and that had no vegetation (**Cover photo and Figure 14**) were not delineated as wetlands.

Wetland Classification

BES' classification of the wetlands is based on observations of the site and is include in Table 1 below.

Table 1. Summary of Wetland Characteristics

Basin	Class	Circ. 39 Type	Isolated Y/N	Comments
Wetland A	Seasonally Flooded Basin, (PFO1C)	1	Y	Wetland A is a small, isolated forested depression within the agricultural field.
Wetland B	Shallow marsh, (PEMC)	3	Y	Wetland B is a small, isolated depression within the agricultural field.
Wetland C	Shallow Marsh, (PEMC) with a Forested fringe (PFO1A)	3/1	Y	Wetland C is a small, isolated depression between the agricultural field and woods in near the center of the site.
Wetland D	Shallow Marsh, (PEMC) with a Forested fringe (PFO1A)	3/1	Y	Wetland D is an isolated depression in the woods in near the center of the site.
Wetland E	Shallow marsh, (PEMC)	3	Y	Wetland F is a small, isolated depression within the agricultural field.

Wetland Delineation Report
 Hammes Sand & Gravel
 BES Project No. 2013-024
 September 4, 2013

Wetland F	Shallow marsh, (PEMC)	3	Y	Wetland F is an isolated depression with steep slopes that do not appear to be created by mining activities.
Wetland G	Shallow marsh, (PEM/UBFx)	3/4	Y	Wetland G is connected to Goose Lake via an excavated channel. Much of this historical wetland has been filled by the mining operation.
Wetland H	Seasonally flooded basin, (PEMAx)	1	Y	Wetland H is a tiny, isolated depression that appears to have formed in an abandon part of the mining area.
Wetland I	Seasonally flooded basin, (PEMAx)	1	Y	Wetland I is the remnants of a man-made settling basin constructed as part of the mining operation.
Wetland J	Seasonally flooded basin, (PEMCx)	1	Y	Wetland J has developed on the overgrown, compacted parking area in front of the old mining office.
Wetland K	Shrub-Carr, (PSS1Ax)	6	Y	Wetland K is a willow thicket that has developed between aggregate stockpiles. The majority of the south part of the site drains through this area to the low point in the active mining area.
Wetland L	Shrub-Carr, (PSS1Ax)	6	Y	Wetland L is a ponded area trapped between an aggregate stock pile and the adjacent steep slopes.
Wetland M	Shallow marsh, (PEMCx) and open water pond (PUBGx)	3/4	Y	Wetland M is a ponding area constructed on top of the stockpile in the southeast part of the site.

Jurisdiction

Table 1 indicates whether the wetlands are isolated or not for purposes of U.S. Army Corps of Engineers (COE) jurisdiction under Section 404 of the Clean Water Act. This determination is made by BES in the field at the time of the delineation and is essentially our best professional opinion based on the portion of the particular wetland we observed. In some cases, only a small portion of the wetland edge that is present on the property being delineated is evaluated. If no inlets or outlets are observed in the evaluated area, and none are evident on topographic maps or aerial photos, we are inclined to determine the wetland is isolated. However, since the entire wetland is sometimes not assessed, it is possible that inlets and/or outlets do exist and that the wetland has a surface connection to a federal "navigable" water and, thus, falls within the jurisdiction of Section 404. Therefore, a determination by BES of whether a particular wetland is isolated or not should not be considered a final determination with regard to COE jurisdiction until the COE concurs with the determination. All of the wetlands on the site appear to be isolated basins with no surface water connection to other wetlands or water bodies. The exception is Wetland G which is connected to Goose Lake to the north. Goose Lake itself is also an isolated basin. Per the Valley Branch Watershed District management plan the normal water level for Goose lake is 921. The OHW is 924. The 100 year flood elevation is 932. The overland outlet at the north end of the basin is at 931.7. The recorded water levels in the basin range from 917.85 to 921.82 and the water level measured on 5/3/13 during an exceptionally wet spring was 920.12. There are no stream channels or wetlands identified at the Lake outlet. Therefore the Corps should make an isolated/no jurisdiction determination for all of the wetlands on this site.

Wetland G is connected to Goose Lake to the north which is identified by the Minnesota Department of Natural Resources (DNR) as public water wetland #113 on the protected waters inventory. The DNR has jurisdiction up to the Ordinary High Water (OHW) elevation on Goose Lake. The OHW has been established as 924.4 and if that contour extends in to Wetland G, the DNR will likely take jurisdiction over the wetland. Wetlands A, B, C, D, E, F and G (above the OHW) will be regulated under the Minnesota Wetland Conservation Act (WCA) which is administered by the City of Lake Elmo and the Valley Branch Watershed District. Wetlands H, I, J, K, L and M are incidental wetlands created by the mining activities on the site and as such would not be subject to regulation under the WCA.

A copy of this report should be submitted to the Corps of Engineers and the LGU responsible for administering the WCA. Supplying these agencies with reports will serve the dual purpose of determining which agencies have jurisdiction and beginning the process of obtaining concurrence with the delineated wetland boundaries. If the on-site wetland may be affected during site construction, all necessary permits should be obtained prior to construction.

Wetland Delineation Report
Hammes Sand & Gravel
BES Project No. 2013-024
September 4, 2013

Additional information regarding the wetlands' vegetation, soils and hydrology and the site survey is included in **Appendix C**. Ground level photos of the wetlands are included in **Figure 7 through 14**.

The information contained herein represents the findings of BES during wetland evaluation activities conducted on July 3rd and 4th, 2013 at the referenced site.

Respectfully,

Bopray Environmental Services LLC

Kelly J. Bopray
Professional Soil Scientist
Certified Wetland Delineator

Date

Enclosures




Bopray
Environmental
N7831 920th St. River Falls, WI 54022
715-307-4377 kjbopray@yahoo.com

▲
N
Not to Scale

2010



1991

A
N
Not to Scale


Bopray
Environmental
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715-307-4377 kjbopray@yahoo.com



▲

N

Not to Scale

1964

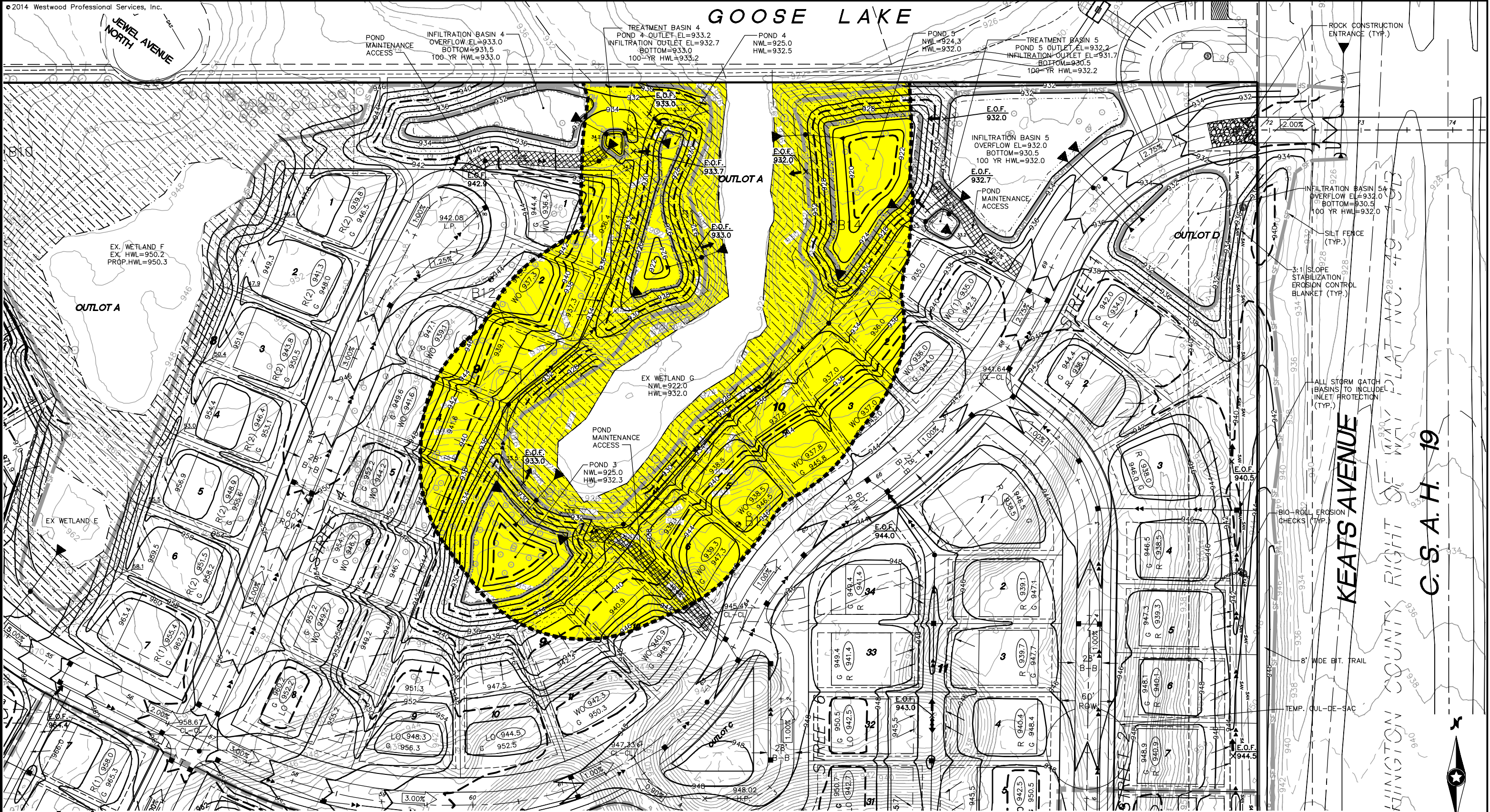


Bopray

Environmental

N7831 920th St. River Falls, WI 54022

715-307-4577 bjbopray@yahoo.com



Legend:



DENOTES SOIL BORING



DENOTES SILT FENCE



DENOTES HEAVY DUTY SILT FENCE



DENOTES EXISTING CONTOURS



DENOTES PROPOSED CONTOURS



DENOTES PROPOSED INTERIM CONTOURS



DENOTES FUTURE STORM SEWER



DENOTES EXISTING STORM SEWER



DENOTES PROPOSED STORM SEWER



DENOTES EXISTING TREE LINE



DENOTES EXISTING SPOT ELEVATION



DENOTES PROPOSED SPOT ELEVATION



DENOTES BIO-ROLL EROSION CHECKS



DENOTES EMERGENCY OVERFLOW ELEVATION



3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET



DENOTES WETLANDS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

NOT FOR CONSTRUCTION

**Hammes
Property**

Lake Elmo, Minnesota

Date: **06/05/14** Sheet: **1 OF 1**

DNR Setback Sketch



Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5159
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

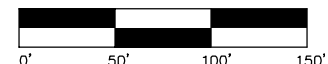
I hereby certify that this plan was prepared by me or under my
direct supervision and that I am a duly licensed PROFESSIONAL
ENGINEER under the laws of the State of Minnesota.
Date: _____ Hammes No. _____

Revisions

Designed:	CLJ
Checked:	BMG
Drawn:	HW
Record Drawing by/date:	

Prepared for:

Ryland Homes
7599 Anagram Drive
Eden Prairie, Minnesota 55344



From: [Kelly Bopray](#)
To: [Ryan M. Bluhm](#)
Subject: Fw: Hammes Sand & Gravel Site wetland delineation
Date: Friday, May 30, 2014 3:28:30 PM

1 of 5

Kelly Bopray
Bopray Environmental Services, LLC
kjbopray@yahoo.com
715-307-4577

----- Forwarded Message -----

From: "Shodeen, Molly (DNR)" <molly.shodeen@state.mn.us>
To: Kelly Bopray <kjbopray@yahoo.com>
Sent: Monday, September 30, 2013 3:05 PM
Subject: RE: Hammes Sand & Gravel Site wetland delineation

Kelly, do we have any idea when the channel was excavated? I can't believe we would issue a permit for it

From: Kelly Bopray [<mailto:kjbopray@yahoo.com>]
Sent: Sunday, September 29, 2013 8:16 PM
To: Shodeen, Molly (DNR)
Cc: Kevin Wold
Subject: Fw: Hammes Sand & Gravel Site wetland delineation

Molly,

Karen Wold copied you on the NOA for the Hammes site in Lake Elmo that I'm working on. Karen's email includes a link to where you can download the whole wetland report if you want it. I've attached a couple of the pertinent documents for you to review.

Wetland G on the site includes a man-made channel that connects Goose Lake to a preexisting wetland in a gravel mined area of the site. For WCA purposes wetlands created by mining are not regulated. But the channel area was created below the OHW of Goose Lake so that would be under DNR regulations unless you are inclined to defer jurisdiction to the LGU. The engineer is starting to work on site designs and one thought was to cut the channel off from the lake again as one way to improve water quality of the lake by protecting it from stormwater run off the development of the site. I'd like to have a discussion with you at your earliest convenience about how you like to proceed with jurisdiction and if the DNR keeps jurisdiction how this man-made channel might be treated in the permitting process.

When you can could you give me a call or respond to this email?

Thanks

Kelly Bopray
Bopray Environmental Services, LLC
kjbopray@yahoo.com <<mailto:kjbopray@yahoo.com>>
715-307-4577

----- Forwarded Message -----

From: Karen Wold <KWold@barr.com <<mailto:KWold@barr.com>> >
To: 'Jed Chesnut' <jchesnut@mnwcd.org <<mailto:jchesnut@mnwcd.org>> >; "'Rodacker, Dennis (BWSR)'" <Dennis.Rodacker@state.mn.us <<mailto:Dennis.Rodacker@state.mn.us>> >; "Kelly Bopray (kjbopray@yahoo.com

<<mailto:kjbopray@yahoo.com>>)" <kjbopray@yahoo.com <<mailto:kjbopray@yahoo.com>> >; "Shodeen, Molly (DNR)" <molly.shodeen@state.mn.us <<mailto:molly.shodeen@state.mn.us>> >; "Hingsberger, Thomas J MVP" <thomas.j.hingsberger@usace.army.mil <<mailto:thomas.j.hingsberger@usace.army.mil>> > Cc: John P. Hanson <JHanson@barr.com <<mailto:JHanson@barr.com>> >; "jbg@aftonlaw.net" <jbg@aftonlaw.net <<mailto:jbg@aftonlaw.net>> >

Sent: Wednesday, September 18, 2013 2:28 PM

Subject: Hammes Sand & Gravel Site wetland delineation

Attached is the Notice of Application for the Hammes Sand & Gravel Site wetland delineation within Valley Branch Watershed District in Lake Elmo, Washington County. The site location map is also attached. The wetland delineation report is too large to send through email. It is available on my ftp site at:

<ftp://user.barr.com/>

user name: ksw

password: ftpksw

in the Hammes Site wetland delineation folder

If you would like a paper copy of the report, please contact Kelly Bopray at kjbopray@yahoo.com

<<mailto:kjbopray@yahoo.com>>

Please contact me if you are interested in participating in a site review of the delineation. Let me know when you are available within the next couple of weeks.

Karen Wold
Senior Environmental Scientist
Barr Engineering Co.
4700 West 77th Street
Minneapolis, MN 55435

office: 952.832.2707
toll-free: 800.632.2277
cell: 651.307.4394

kwold@barr.com <<mailto:kwold@barr.com>>
www.barr.com <<http://www.barr.com/>>

From: [Kelly Bopray](#)
To: [Ryan M. Bluhm](#)
Subject: Fw: Hammes sand and gravel
Date: Friday, May 30, 2014 3:28:48 PM

2 of 5

Kelly Bopray
Bopray Environmental Services, LLC
kjbopray@yahoo.com
715-307-4577

----- Forwarded Message -----

From: Kelly Bopray <kjbopray@yahoo.com>
To: molly.shodeen@state.mn.us
Sent: Monday, September 30, 2013 4:03 PM
Subject: Hammes sand and gravel

Molly,

I'm not sure on when the channel was excavated. I think in the mid to late 60's. I included some historical aerials in my last email, and you can clearly see it's not there in 57 and 64. I'm in the field and don't recall what year the channel shows up.

Sent from my Verizon Wireless 4G LTE smartphone

From: [Kelly Bopray](#)
To: [Ryan M. Bluhm](#)
Subject: Fw: Hammes gravell mine
Date: Friday, May 30, 2014 3:26:17 PM
Attachments: [3 figure 1.doc](#)
[7 figure 5.doc](#)

3 of 5

Kelly Bopray
Bopray Environmental Services, LLC
kjbopray@yahoo.com
715-307-4577

----- Forwarded Message -----

From: Kelly Bopray <kjbopray@yahoo.com>
To: "molly.shodeen@state.mn.us" <molly.shodeen@state.mn.us>
Sent: Tuesday, October 8, 2013 1:56 PM
Subject: Hammes gravell mine

Molly,

Aattached are a couple more maps. The Figure 1 shows the general location of the site and Goose lake to the north in Lake Elmo, just north of I94 and near the intersection of Keats Ave and 10th St. The DNR number is 113w.

At this point they are beginning concept planning for the development of the site. They would like to separate the excavated channel from Goose lake so that stormwater ponding could be done in the area before the water discharges to Goose Lake. If the DNR retains jurisdiction and takes the position that fill can not be placed below the OHW obviously the property owner will have to make other plans. If the DNR waves jurisdiction of the channel to the LGU then part of the channel would be incidental and a berm could be built across the channel and the surrounding uplands would be excavated for ponding purposes.

I'll try to call you tomorrow morning.

Kelly Bopray
Bopray Environmental Services, LLC
kjbopray@yahoo.com
715-307-4577

From: [Kelly Bopray](#)
To: [Ryan M. Bluhm](#)
Subject: Fw: Hammes gravell mine
Date: Friday, May 30, 2014 3:31:04 PM

4 of 5

Kelly Bopray
Bopray Environmental Services, LLC
kjbopray@yahoo.com
715-307-4577

----- Forwarded Message -----

From: "Shodeen, Molly (DNR)" <molly.shodeen@state.mn.us>
To: Kelly Bopray <kjbopray@yahoo.com>
Sent: Tuesday, October 8, 2013 2:02 PM
Subject: RE: Hammes gravell mine

Let's talk tomorrow, I have a meeting now

From: Kelly Bopray [<mailto:kjbopray@yahoo.com>]
Sent: Tuesday, October 08, 2013 1:56 PM
To: Shodeen, Molly (DNR)
Subject: Hammes gravell mine

Molly,

Aattached are a couple more maps. The Figure 1 shows the general location of the site and Goose lake to the north in Lake Elmo, just north of I94 and near the intersection of Keats Ave and 10th St. The DNR number is 113w.

At this point they are beginning concept planning for the development of the site. They would like to separate the excavated channel from Goose lake so that stormwater ponding could be done in the area before the water discharges to Goose Lake. If the DNR retains jurisdiction and takes the position that fill can not be placed below the OHW obviously the property owner will have to make other plans. If the DNR waves jurisdiction of the channel to the LGU then part of the channel would be incidental and a berm could be built across the channel and the surrounding uplands would be excavated for ponding purposes.

I'll try to call you tomorrow morning.

Kelly Bopray
Bopray Environmental Services, LLC
kjbopray@yahoo.com <<mailto:kjbopray@yahoo.com>>
715-307-4577

From: [Kelly Bopray](#)
To: [Ryan M. Bluhm](#)
Subject: Fw: Hammes Gravel Site
Date: Friday, May 30, 2014 3:31:13 PM

5 of 5

Kelly Bopray
Bopray Environmental Services, LLC
kjbopray@yahoo.com
715-307-4577

----- Forwarded Message -----

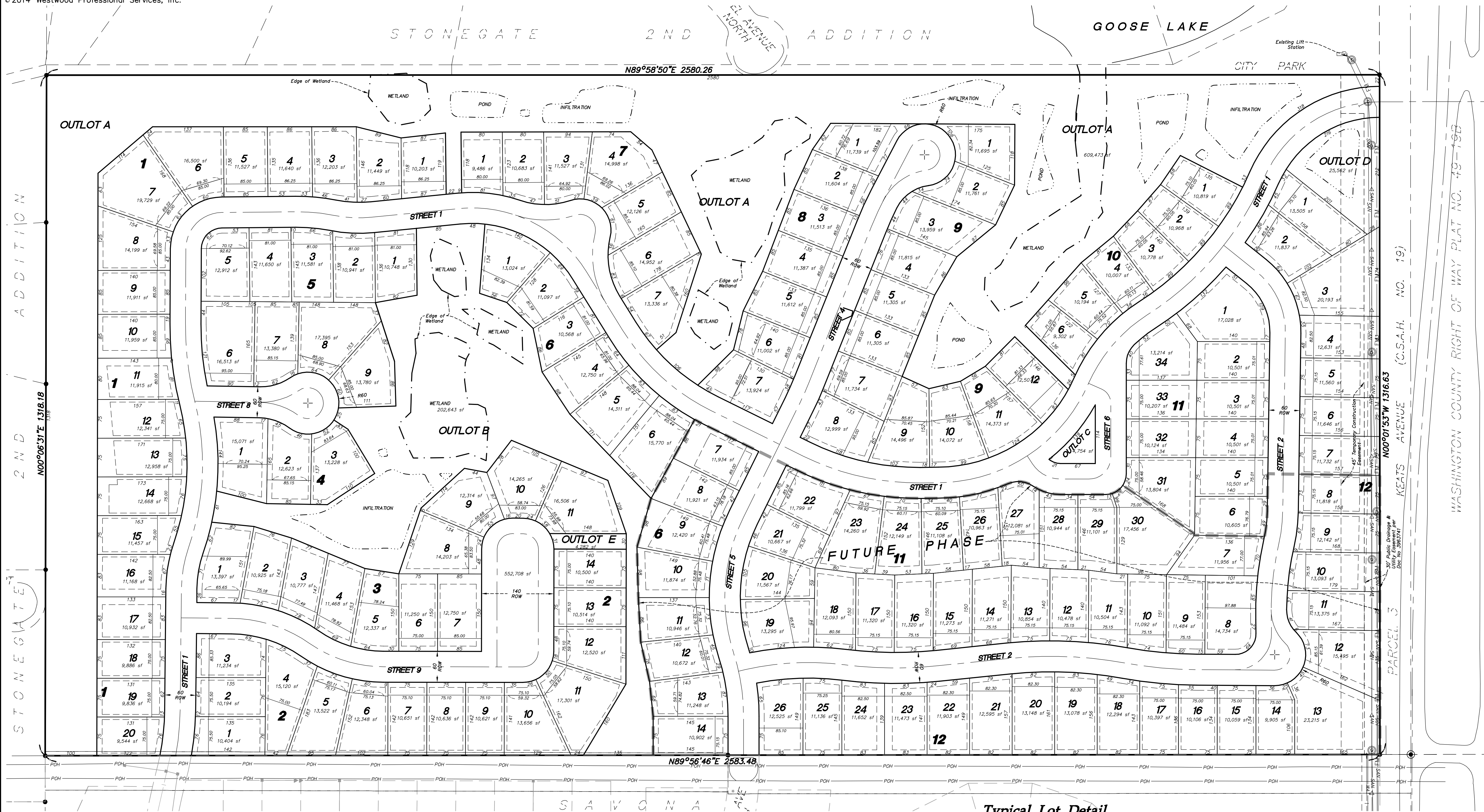
From: Kelly Bopray <kjbopray@yahoo.com>
To: "jbg@aftonlaw.net" <jbg@aftonlaw.net>; Todd Erickson <terickson@ffe-inc.com>
Cc: "kwold@barr.com" <kwold@barr.com>; "molly.shodeen@state.mn.us" <molly.shodeen@state.mn.us>
Sent: Wednesday, October 9, 2013 1:20 PM
Subject: Hammes Gravel Site

Jim, Todd,

After playing phone tag for a week or so, I was finally able to talk to Molly Shodeen (DNR Area Hydrologist) about the Hammes site and specifically the excavated channel from Goose Lake to Wetland G. I said we did not have any firm plans yet but we were forming our development strategy for the site. Ideally we would like to isolate the channel from Goose Lake for as part of the stormwater management when the site is developed. We believe this will help improve water quality for the lake as opposed to preserving the channel and it's direct discharge to the lake.

As we discussed, Molly indicated the DNR would likely waive their jurisdiction over the channel to the WCA LGU. That would allow the opportunity to impact the incidental portions of Wetland G (the excavated channel) to achieve the site development water management goals.

Kelly Bopray
Bopray Environmental Services, LLC
kjbopray@yahoo.com
715-307-4577



Development Data:

Gross Site Area:	78.08 ac
Existing Wetlands:	2.80 ac
Greenway Buffer, Open Space:	8.15 ac
100' corridor on West & North, net existing wetlands	
Wetland Buffers:	4.10 ac
Proposed wetland buffers; within Outlot areas only & excluding 100' greenway buffer	
Net Developed Area:	63.03 ac
Park Dedication (buffer w/trail)	4.20 ac
Proposed Single Family Lots:	163 lots
75' wide x 140' deep typical:	110 lots
81' wide x 140' deep typical:	16 lots
85' wide x 140' deep typical:	37 lots
Overall Gross Density:	2.09 un/ac
(163 un/78.08 gross ac.)	
Overall Net Density:	2.59 un/ac
(163 un/63.03 net developable ac.)	

Proposed Single Family Development Standards:

Front Setback:	25'
Side Setback: (See Note 6)	7.5'/7.5' (15' total)
Side Setback: (Corner Lots):	15'
Rear Setback:	20'
Minimum Lot Area:	9,302 sf
Average Lot Area:	12,282± sf

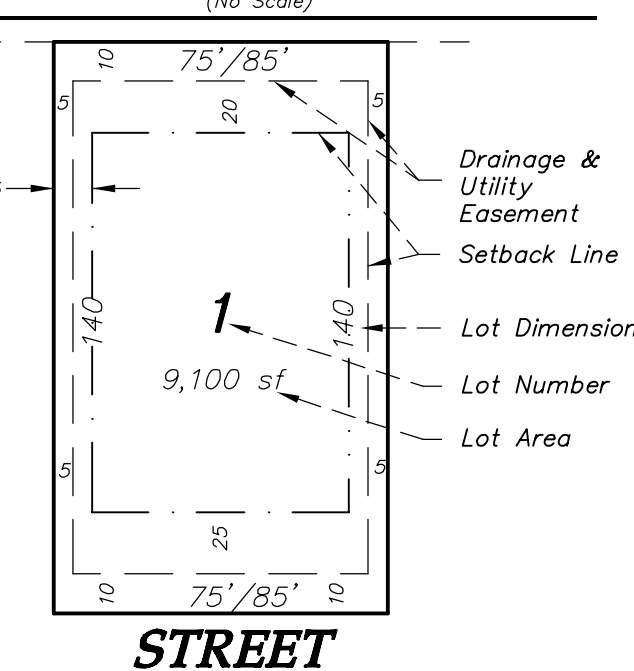
Outlot Table:

Name	Use	Ownership	Size
Outlot A	Park, Wetland, Ponding	City	13.99 ac.
Outlot B	Wetland, Ponding	City	4.65 ac.
Outlot C	Open Space	City	0.11 ac.
Outlot D	Ponding	City	0.59 ac.
Outlot E	Open Space	City	0.10 ac.

Property Description:

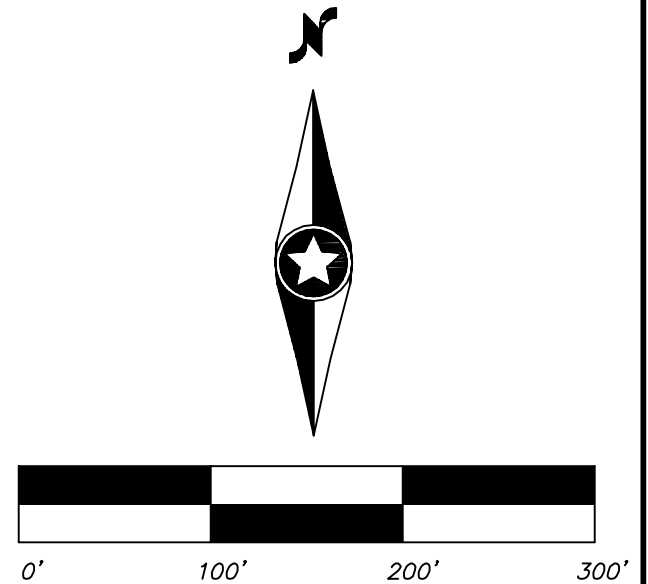
That part of the South Half of the Northeast Quarter of Section 34, Township 29 North, Range 21 West, Washington County, Minnesota, EXCEPT the East 60.00 feet of the North 967 feet of said South half of the Northeast Quarter thereof. AND EXCEPT Parcel 3 of Washington County Highway Right of Way Plat 49-19B, recorded September 18, 1985 as Doc. No. 492530.

Typical Lot Detail



Development Notes

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES. BLANKET DRAINAGE AND UTILITY EASEMENTS OVER THE ENTIRE OUTLOT TO BE PROVIDED ON FINAL PLAT FOR ALL OF OUTLOT A THROUGH OUTLOT D.
- STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB.
- SIDE SETBACKS OF 7.5' & 7.5' (15' TOTAL) REPRESENTS THE AVERAGE OF CODE REQUIRED 5' & 10' (15' TOTAL) SETBACKS.



Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoods.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Minnesota.
Craig W. Morse, RLS
Date: 06/06/14 License No. 23021

Revisions:
04/08/14 CITY COMMENTS
05/02/14 CITY COMMENTS
06/06/14 CITY COMMENTS

Designed:
Checked:
Drawn:
Record Drawing by/date:

Prepared for:

Ryland Homes
7599 Anagram Drive
Eden Prairie, Minnesota 55344

Hammes Property
Lake Elmo, Minnesota

Preliminary Plat Plan

Date: 02/20/14 Sheet: 3 OF 25

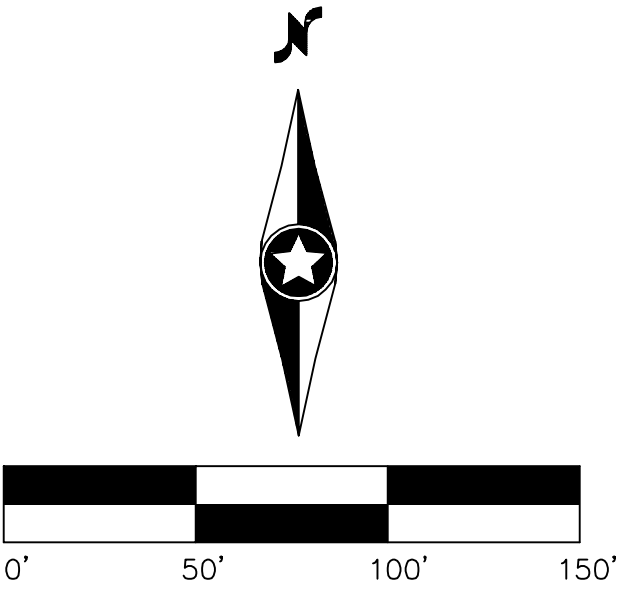
0002905PPP01.dwg



LEGEND:

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION
- PROPOSED WETLAND BUFFER AREA

Wetland	Existing Buffer	Proposed Buffer	Average Buffer Width
G	92,054 SF	95,313 SF	85.3 LF



NOT FOR CONSTRUCTION

**Hammes
Property**

Lake Elmo, Minnesota

Date: 02/20/14 Sheet: 12 OF 25

Preliminary Wetland
Buffer Plan



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Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

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

Ryan M. Bluhm
Date: 06/06/14 License No. 41257

Revisions:

04/08/14 CITY COMMENTS	
05/02/14 CITY COMMENTS	
06/06/14 CITY COMMENTS	

Designed:	CLJ
Checked:	RMB
Drawn:	HW
Record Drawing by/date:	

Prepared for:

Ryland Homes
7599 Anagram Drive
Eden Prairie, Minnesota 55344

Goose Lake Southern Channel: Site Visit, 6/18/14



Looking west across southern channel



Looking south down southern channel



Looking north up southern channel into towards Goose Lake



Southern tip of southern channel (Wetland G)



HAMMES PROPERTY – DESIGN REVIEW REPORT **LAKE ELMO, MN**

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED JUNE 19TH, 2014

SITE VISIT DATED JUNE 18TH, 2014

Landscape Architect's Recommendations:

To maximize benefit of remaining natural space or prescribed water quality buffer area the following directive should be followed:

- Preserve whatever ecologically appropriate vegetation remains.
- Remove all non-native trees, shrubs and herbaceous vegetation as a step to work towards establishing a sustainable and healthy water quality buffer.
- Enhance all ecologically appropriate species with other layers of native trees, shrubs and herbaceous vegetation to create a complex layering of native plant community that is planted in a manner that appears to have occurred naturally.
- Restore all remaining disturbed areas that have been graded or had non-native species removed with a complex layer of ecologically appropriate trees, shrubs and herbaceous vegetation.
- Reduce or eliminate the use of turf sod along the water quality buffer and replace with ecologically appropriate native shrubs or native herbaceous plantings at the rear of the adjoining lots and spaces.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

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

Minnesota Department of Natural Resources

Division of Ecological and Water Resources
1200 Warner Road
Saint Paul, MN 55106-6793



May 28, 2014

Nick Johnson
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042

RE: Shoreland Ordinance Revisions/Hammes Plat

Dear Mr. Johnson:

I have taken a preliminary look at the proposed revisions to your shoreland ordinance. It will take me more time to complete a thorough review without a redline version to compare to your old ordinance. It is also extremely time consuming to have to look in other parts of the ordinance for some of the standards. I may need to meet with you again so that you can highlight the changes.

The revision you are most interested in I think, is the riparian dedication so that you can apply it to the Hammes plat to increase density. You also mentioned that there may be other developments coming up. That is the section I will comment on at this time. Riparian buffers do have value when applied to undeveloped lakes so that the buffer functions to protect the riparian zone from individual property owner alterations that effect water quality and habitat. The city really only has 1 partially developed and one mostly undeveloped water body that these would be applicable to. The other water bodies are fully developed.

If approved, the riparian dedications areas must remain largely undeveloped and free of impervious surfaces. It seems like the standards for use contained in the ordinance would allow significant alteration for common spaces. For the Hammes Plat, the riparian dedication is small compared to the size of the lake. Such uses should be clustered for minimal impact and restricted to the greatest extent possible. Facilities and alterations must be setback the greatest amount possible to keep the buffer nearest the lake intact. It is also extremely important that the buffer areas be marked with monuments and signs to prevent yard creep. There should be deed restrictions and clear rules and enforcement.

Regarding the Hammes plat, we noticed that the riparian dedication does not cover the southern-most extension of the lake. As this is part of Goose Lake, the riparian dedication should also extend to protect the entire south end of the lake, including the extension. It is unknown to me whether this was natural or manmade, but at this point, it is considered part of the lake. It is unlikely that we could approve a flexibility request by the city to allow a riparian dedication of a 150' buffer without including the whole portion of the lake contained within the proposed plat.

mndnr.gov
An Equal Opportunity Employer

Another consideration for flexibility approval will be to evaluate the section of the ordinance regarding water oriented structures. We would still like to receive a written response to our letter regarding the Leonard structure. We appreciate that the city has revised the height to conform to the state standard in the new ordinance, but if our interpretations differ, we need to assure that we are on the same page going forward. This may involve inserting some additional language.

We likely need additional conversations regarding the steps forward in order to implement and approve flexibility for reduced standards. Unfortunately our time is very limited for land use related activities, but we are sensitive to the fact that the city needs to move forward and will try to prioritize reaching a conclusion of these issues.

Please contact me at (651) 259-5845 or molly.shodeen@state.mn.us to discuss your thoughts.

Sincerely,

A handwritten signature in black ink that reads "Molly Shodeen". The signature is written in a cursive, flowing style.

Molly Shodeen
Area Hydrologist

cc: Kyle Klatt, City Planning Director
Dan Petrik, DNR EWR Land Use Unit

From: [Shodeen, Molly \(DNR\)](#)
To: [Nick Johnson](#)
Cc: [Kyle Klatt](#); [Dean Zuleger](#); [Petrik, Daniel \(DNR\)](#)
Subject: RE: June Land Use Review
Date: Monday, June 16, 2014 12:07:19 PM
Attachments: [image002.jpg](#)

Thanks Nick, as I said in my last letter, we believe that the 150' riparian dedication must be applied to the manmade channel/southern extension of the lake. DNR permit rules consider anything that is dredged and attached to the lake to be part of the lake, and as such must meet any setback requirements, as well as in this case, the 150' buffer requirement. We do not see that there are practical difficulties beyond financial for issuing the variance and we recommend that the variance be denied. We consider the Met Council argument to be a bit weak as there are other developments coming up that will get you to your projections.

As an alternative, we would request that a berm be placed across the access channel to restore the Goose Lake basin to what it was. The photos show that it was excavated sometime between the 60's and 90's without any DNR permits. A permit would be needed to close it off, but we would consider it to be a restoration. The photos also show that originally in 1991 there was a very narrow connection which was again illegally widened since 1991 to its current configuration.

As far as the ordinance goes, we need to meet to discuss any and all changes that you have made unless you have a strike through version to show the changes. I need to discuss your reaction to my suggested changes that were not made in the final ordinance. For any buffer implementation, we request that it be marked and monumented to prevent encroachment over time. As previously stated, we would like to see that right in the ordinance.

You also need to request implementation flexibility as part of the request to approve the ordinance. It is a letter asking that we consider allowing flexibility for the city to deviate from the statewide standards. The letter needs to detail what the request is, and how it will afford additional protection for the resources to justify the flexibility.

From: Nick Johnson [<mailto:NJohnson@lakeelmo.org> <<mailto:NJohnson@lakeelmo.org>>]
Sent: Tuesday, June 10, 2014 12:07 PM
To: Shodeen, Molly (DNR); John Hanson (jhanson@barr.com <<mailto:jhanson@barr.com>>)
Cc: Kyle Klatt; Dean Zuleger
Subject: June Land Use Review

Molly and John,

Please see the attached land use review for the June 23rd Planning Commission meeting. If possible, please send review comments by Wednesday, June 18th. Hard copies are being placed in the mail today to your office.

Thanks for your attention to this matter.

Nick M. Johnson | City Planner

City of Lake Elmo, Minnesota

njohnson@lakeelmo.org <<mailto:njohnson@lakeelmo.org>>

(w) 651-747-3912 | (f) 651-747-3901

www.lakeelmo.org <<http://www.lakeelmo.org>>



MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT
ITEM # 11

AGENDA ITEM: Hunter's Crossing Preliminary Plat

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner
Lake Elmo Development Review Committee

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending approval of a preliminary plat for a new subdivision to be called Hunter's Crossing. The Subdivision Ordinance requires that the City Council review and approval a preliminary plat before an applicant may proceed with the preparation and recording of a final plat. The subdivision request is being made by The Ryland Group for property presently owned by Nathan Laducci within the I-94 Corridor planning area.

FISCAL IMPACT: TBD – The City will require that the applicant enter into a developer's agreement with the City to specify the financial responsibilities for various aspects of the subdivision and related public improvements. The developer has previously agreed to pay the Water Availability Charge for the entire development at the time a final plat is approved (currently \$3,000 per unit).

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request for approval of a Preliminary Plat from the Ryland Group for a 51 unit single-family residential development to be located on 23.1 acres immediately east of Lake Elmo Avenue and approximately ¼ mile north of Interstate 94. The proposed development site is located within

the City's I-94 corridor planning area, and is in an area guided for public sewer and water services. The preliminary plat has been prepared in response to the City's Comprehensive Plan for the corridor, which guides this site for low density urban residential development. The Staff report to the Planning Commission concerning this request is attached to this memorandum, and includes a detailed summary of the request in addition to the detailed Staff review and recommendation.

The Planning Commission is recommending approval of the preliminary plat with several conditions of approval. *If removed from the consent agenda*, the suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-53 approving the Hunter’s Crossing preliminary plat with 15 conditions of approval.”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached staff report to the Planning Commission provides an overview of the request and a list of comments from Staff. The Planning Commission considered the preliminary plat at its June 23, 2014 meeting and conducted a public hearing on the applicant's request at this time. At the hearing, the following individuals addressed the Planning Commission:

- Linda Anderson, 275 Lake Elmo Ave. N., expressed concern over the lack of improved shoulders on Lake Elmo Avenue and specifically noted the high speeds of vehicles traveling along the stretch of road in front of the project site. She asked that the buffering to the north of her property be improved.
- Becky Gernes, 10950 3rd Street Place, raised questions about the planned temporary access directly across the street from the Forest neighborhood.

The Planning Commission discussed the request and specifically issues associated with the temporary access, 5th Street landscape design, trail system, Lake Elmo Avenue improvements, storm water system, and the County's comments concerning potential noise impacts. The Commission requested two modifications to the recommended conditions to clarify that the developer will be responsible constructing a paved trail (to clarify the intent for the trail to be paved) and to also note that water improvements must be available to serve the subdivision. The conditions of approval as amended by the Planning Commission are incorporated into the draft resolution.

The Planning Commission adopted a motion to recommend approval of the Preliminary Plat with the findings and conditions as noted in the attached Resolution 2014-053. The motion passed unanimously.

Since the Planning Commission meeting, Staff has further discussed the project with the City Administrator, and is asking that the City Council consider one additional condition that would memorialize a previous commitment from the developer to pay the water availability charge for

the entire development at time of final plat approval. This condition has been incorporated into the attached resolution.

BACKGROUND INFORMATION (SWOT):

Strengths

- The preliminary plat is consistent with the Comprehensive Plan and specifically the Urban Low Density Residential land use classification.
- The project represents the first project that will connect to the Cottage Grove sewer interceptor via a connection to the gravity line constructed across the project site late last year.
- The project will connect to the planned Lake Elmo Avenue water main extension project recently ordered by the City Council.

Weaknesses

- The developer has petitioned for the construction of 5th Street; the property owner to the north has not yet signed off on this petition.

Opportunities

- The development will include 51 REC units and will pay connection fees for sewer and water service. The developer has committed to paying the water available charge for the entire development (\$153,000 based on the current fee schedule) with the first phase of the final plat.
- The project will include the construction of the initial segment of 5th Street to the east of Lake Elmo (which must either be constructed as a public project or privately by the developer).

Threats

- None identified.

RECOMMENDATION: Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the Hunter's Crossing preliminary plat with the 15 conditions of approval as documented in the resolution of approval by taking the following action / with the following motion (*if removed from the consent agenda*):

"Move to adopt Resolution No. 2014-53 approving the Hunter's Crossing preliminary plat with 15 conditions of approval."

ATTACHMENTS:

1. Resolution No. 2014-53
2. Planning Commission Report (6/23/14)
3. Application Forms (3)
4. Application Narrative and Information
5. Legal Description
6. Tree Inventory

7. Review Comments:
8. City Engineer
9. Washington County
10. Location Map (Landucci Property)
11. Ryland WAC Letter (1/2/14)
12. Preliminary Plat and Plans (20 sheets)
 - a. Cover Sheet
 - b. Existing Conditions
 - c. Preliminary Plat
 - d. Preliminary Site Plan
 - e. Preliminary Utility Plan
 - f. Preliminary Grading and Drainage Plan
 - g. Erosion Control Plan
 - h. Preliminary Street Plan
 - i. Details
 - j. Landscape Plan
 - k. Tree Preservation Plan

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

RESOLUTION NO. 2014-53

*A RESOLUTION APPROVING A PRELIMINARY PLAT FOR
HUNTER'S CROSSING*

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, The Ryland Group, 7599 Anagram Drive, Eden Prairie, MN has submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for Hunter's Crossing, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on June 23, 2014 to consider the Preliminary Plat request; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council from Community Development Director Kyle Klatt for the July 1, 2014 Council Meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat; and

WHEREAS, the City Council reviewed the Preliminary Plat at its meeting held on July 1, 2014 and made the following findings of fact:

- 1) That the Hunter's Crossing preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 2) That the Hunter's Crossing preliminary plat complies with the City's Urban Low Density Residential zoning districts.
- 3) That the Hunter's Crossing preliminary plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
- 4) That the Hunter's Crossing preliminary plat complies with the City's subdivision ordinance.
- 5) That the Hunter's Crossing preliminary plat is consistent with the City's engineering standards provided the plans are updated to address the City Engineer's comments documented in a letter dated May 23, 2014.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the preliminary plat for Hunter's Crossing subject to the following conditions:

- 1) Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; and b) the applicant shall pay all fees associated with the preliminary plat. The above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site.
- 2) The landscape plan and tree preservation plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans.
- 3) The final landscape plan shall incorporate additional planting where feasible adjacent to the shared property lines with the parcels at 404 and 275 Lake Elmo Avenue North.
- 4) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated June 17, 2014. The required improvements shall include, but not be limited to the construction of a northbound right turn lane and southbound center turn lane.
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.
- 6) The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.
- 7) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording.
- 8) Any land under which paved public trails are located will be accepted as park land provided the developer constructs said paved trails as part of the public improvements for the subdivision.
- 9) The temporary access to Lake Elmo Avenue must be eliminated when access to 5th Street is provided. The City will not issue building permits for more than 25 lots within Hunter's Crossing until such time that the temporary access is closed.

- 10) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
- 11) All required modifications to the plans as requested by the City Engineer in a review letter dated May 23, 2014 shall be incorporated into the plans prior to consideration of a final plat.
- 12) The applicant is encouraged to preserve or re-use as many trees as possible that are currently located on the property and to incorporate these trees as part of the landscape plan for the subdivision.
- 13) The applicant shall provide written consent from the adjacent property owner to the north agreeing to the grading and storm sewer work depicted on this property.
- 14) Water improvements must be available to serve the subdivision.
- 15) The applicant shall pay a Water Availability Charge consistent with the Lake Elmo Fee Schedule for the entire development prior to the release of the final plat for recording, regardless of project phasing.

Passed and duly adopted this 1st day of July 2014 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk



PLANNING COMMISSION
DATE: 6/23/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-23

ITEM: Hunter's Crossing – Preliminary Plat

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer
Jim Sachs, Public Works – Water
Greg Malmquist, Fire Chief

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Preliminary Plat request from the Ryland Group for a 51 unit single-family residential development to be located on 23.1 acres immediately east of Lake Elmo Avenue and approximately ¼ mile north of Interstate 94. The proposed development site is located within the City's I-94 corridor planning area, and as such, is guided for public sewer and water services. Staff is recommending approval of the request subject to compliance with conditions as listed this report.

GENERAL INFORMATION

Applicant: The Ryland Group (Tracey Rust), 7599 Anagram Drive, Eden Prairie, MN

Property Owner: Nathan Landucci, 132 20th Street Court North, Stillwater, MN

Location: Part of Section 36 in Lake Elmo, north of I-94, east of Lake Elmo Avenue, and south of the Cimarron Golf Course property. South of 404 Lake Elmo Avenue North. PID Number 36.029.21.32.0008

Request: Application for preliminary plat approval of a 51 unit residential subdivision to be named Hunter's Crossing

Existing Land Use and Zoning: Golf driving range and instruction and practice facility, including small nine-hole practice course. Current Zoning: RT – Rural Transitional Zoning District; Proposed Zoning: LDR

Surrounding Land Use and Zoning: North – vacant land and Cimarron Manufactured Home Park; East – Trans-City industrial building; West – The Forest residential subdivision; South – currently vacant/agricultural but future site of proposed Air Lake Development business park; also two existing home sites located adjacent to development along Lake Elmo Avenue

Comprehensive Plan: Urban Low Density Residential (2.5 – 4 units per acre)

History: Sketch Plan review by Planning Commission on 9/23/13. The site has historically been used for a golf driving range and practice facility. The City approved a Conditional Use Permit for the driving range in 1990, and this permit, which is still active, has been amended at least twice since this date. At some point in the past, the home in the extreme northwestern portion of the site (and outside the area to be platted) was split off from the larger parcel. Staff did not find any information in the City's land use files for the site that would impact the proposed subdivision.

Deadline for Action: Application Complete – 5/2/14
60 Day Deadline – 7/2/14
Extension Letter Mailed – No
120 Day Deadline – 9/2/14

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

REQUEST DETAILS

The City of Lake Elmo has received a request from the Ryland Group for a preliminary plat for Hunter's Crossing, which would facilitate the subdivision of 23.1 acres of land located within the I-94 Corridor planning area into 51 single-family residential housing sites. The City previously reviewed a sketch plan for the property in the fall of 2013, and at the same time approved a Comprehensive Plan Amendment for the parcel that changed the future land use designation from MDR – Medium Density Residential to LDR – Low Density Residential. The applicant has since submitted a request for a preliminary plat for the subdivision with relatively minor revisions from the lot layout proposed in the sketch plan.

The parcel to be subdivided is currently owned by Nathan Landucci, and is currently occupied by the Country Air Golf Practice Facility in the 300 block of Lake Elmo Avenue. The site is 23.1 acres in size and located north of the Hudson Boulevard intersection with Lake Elmo Avenue and immediately across from the Forest residential subdivision. The golf facility is presently accessed via an entrance driveway across from 3rd Street Place North, and is occupied by two buildings associated with the business and a small, paved parking area. As would be expected for a driving range, there is not a lot of tree cover on the site, although the practice course is populated by a few moderately-sized trees and there are larger trees around the western and southerly perimeter of the parcel. Another notable site feature is a wetland near the western border of the property.

Two existing lots with single-family homes adjacent to Hunter's Crossing are depicted in the exiting conditions maps provided by the applicant, but are excluded from the preliminary plat. These sites are still guided for MDR – Medium Density Residential land use, however, and could be further subdivided at some point in the future. Because these properties may be redeveloped, Staff has asked that the proposed subdivision provide for future access to these parcels internal to the subdivision in order to avoid new or expanded access on to Lake Elmo Avenue. These access points are platted as Outlots A and D in the proposed subdivision.

The proposed 51 lots within Hunter's Crossing will all be accessed via a new extension of the 5th Street minor collector parkway. The attached construction plans for 5th Street have been developed to comply with the City's design specifications for this roadway, and are consistent with the final design recently approved for the Savona project. Ryland has submitted a formal petition requesting

that the road be constructed as a public improvement project; however, if this petition is not moved forward the applicant will be responsible to construct the road as part of the subdivision improvements since another full access to Lake Elmo Avenue is not a possibility. All lots within the subdivision will have frontage on a looping road internal to the plat, with two small cul-de-sacs located on the eastern portion of the site. The entrance into the subdivision from 5th Street is planned as a divided roadway with a larger right-of-way and median planting area. The applicant is asking to use the exiting driveway to provide temporary access to the site until the portion of 5th Street needed for permanent access is completed.

Consistent with the City's specifications for the 5th Street roadway segment, the applicant has provided for a 100-foot wide right-of-way, which will provide sufficient room for the construction of a parkway with turning lanes, 10-foot bituminous trail, sidewalk, trees, lighting, and other design elements as planned by the City.

In order to manage storm water runoff from the site and to comply with City and watershed district requirements, the applicant will be constructing a larger storm water retention facility in over Outlots B and C in the eastern portion of the site. Since a portion of the storm water runoff is coming directly from 5th street, which straddles the property line between Ryland's site and the property to the north, additional ponding is planned to occur on this northern property. Staff is asking that the applicant provide written authorization from the northern property owner to allow these ponds as a condition of approval. The applicant has indicated that this authorization is forthcoming, and noted that this ponding will be necessary to build 5th Street in the planned location. The watershed district will also need to review and approve the applicant's proposal to eliminate the existing wetland to provide room for storm water management.

Other details of the plan include the construction of an eight-foot multi-purpose trail in the eastern portion of the site that will connect into the planned sidewalk system along the internal streets. There is no specific parkland that will otherwise be dedicated with the plat as per the recommendation of the Parks Commission. The attached tree preservation plan documents the trees to be removed from the site to allow for the proposed grading activity, and the applicant has provided a replacement plan that is compliant with the City's tree preservation and protection ordinance. Staff has not yet requested a review of the plan by the City's landscape architecture consultant, and is recommending that this review be completed as a condition of plat approval. Staff is also recommending that additional replacement trees be planted along the exception parcels in the western side of the development to provide a more effective buffer between the existing homes and the new development.

The preliminary plat has been developed in response to the City's recently adopted Comprehensive Plan, which identifies all of the applicant's property for urban low density residential development. The plat incorporates 51 single family lots, most of which are designed with widths of 70 to 80 feet. In working to the address the relatively small space available for construction and the varied topography of the site, the applicant is proposing a well-balanced mix of walk-out, look-out, and full basement lots that takes advantage of existing grades and site circumstances.

Public sanitary sewer service is presently available on the site, which was constructed as part of the Village trunk line project completed late last year. Water is not yet to the site, but was recently ordered for construction by the City Council as a 2014 project. Obviously, this line will need to reach the site before the subdivision can connect to the City's trunk water line along Lake Elmo Avenue.

PLANNING AND ZONING ISSUES

The Hunter's Crossing site is guided for urban low density development in the City's Comprehensive Plan, and the appropriate zoning for the site will be LDR – Low Density Residential. The actual rezoning of the property is a necessary step prior to development of this site that will need to be completed prior to approval of the final plat. The overall subdivision plan has therefore been prepared in order to comply with the district standards for the LDR districts in terms of lot size, lot widths, building setbacks, and other design criteria.

The arrangement of lots and blocks follows a very general grid pattern within the subdivision. Given the site characteristics and the adjacent land uses (which are all different than single family), the applicant has had to design the site as an isolated island that is impractical to connect to adjacent properties, while also designing around the existing home sites that could be redeveloped and connect to the subdivision's street system. All streets have been designed to comply with the City's current street standards, which exceed the minimum levels required by the Subdivision Ordinance.

Sidewalks and trails are planned throughout the subdivision, and Staff is recommending that sidewalks be installed on at least one side of all streets. The proposed plans provide for sidewalks consistent with the Staff recommendation. In addition to the internal trails and sidewalks that are proposed by the developer, the City has asked that the 5th Street Corridor adhere to the City's standards for a 10-foot bituminous trail on one side of the road and a six-foot sidewalk on the opposite side. The proposed plans conform to this request as well.

A preliminary site plan is included as part of the application materials, and each lot as depicted in the plans includes a description of the lot size, dimensions, and all required setbacks. All of the lots meet the City's minimum area requirement of 8,000 for single-family lots in a LDR district, with the smallest lot proposed at 8,941 square feet. The site plans further illustrate that throughout the single-family area the lots will average 11,094 square feet, which exceeds the minimum requirements by a fairly wide margin.

The following is a general summary of the subdivision design elements that have proposed as part of the Hunter's Crossing preliminary plat and plans:

Zoning and Site Information:

- Existing Zoning: RT – Rural Transitional
- Proposed Zoning: LDR – Low Density Residential
- Total Site Area: 23.1 acres
- Total Residential Units: 51
- Proposed Density (Net): 2.5 units per acre
- REC Units from Comp Plan: 58 (based on a gross calculation)

Proposed Lot Dimensional Standards:

- Min. Lot Width: 72 ft.
- Lot Depth: 122 ft. (128 ft. typical)
- Lot Area: 8,000 sq. ft. (8,941 min.)
- Front Yard Setback: 25 ft.

- Side Yard Setback: 10 ft. living space; 5 ft. garage
- Rear Yard Setback: 20 ft.

Proposed Street Standards:

- ROW Width – Local 60 ft. (per Subdivision Ordinance)
- ROW Width – Minor Collector 100 feet
- Street Widths – Local: 28 ft.(per City standard)
- Street Width – Minor Collector Varies – parkway design proposed

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

As with any new subdivision the City Code requires that a portion of the plat be set aside for public park use. In this case, the applicant is proposing to provide a trail corridor along the eastern portion of the plat over Outlot C, but will not otherwise be dedicating land specifically for a public park. It has been Staff's recommendation with other recent subdivisions that the City only accept the trail corridors as part of the park land dedication requirements if the developer constructs the planned trail over these areas in conjunction with other required infrastructure improvements. As a general policy, Staff is recommending that the City consider accepting smaller land dedications in exchange for a more robust and connected trail system that will provide access to the City's numerous parks (including the regional park preserve).

The Subdivision Ordinance requires 10% of the land in urban residential districts to be set aside as open space, which in this case totals 2.8 acres. The trail corridor is roughly 1,100 feet in length, which would translate to about 0.75 acres of equivalent land dedication. Using these assumptions, the developer will need to provide a cash payment in lieu of a land dedication for 2.05 acres of land. This payment would be placed in the City's park land fund, and could be used to acquire new park land or trail corridors or for the improvement of existing park areas.

REVIEW AND ANALYSIS

City Staff has reviewed the proposed preliminary plat, and has forwarded the plans to appropriate reviewing agencies in advance of the Planning Commission meeting. In general, the proposed plat will meet all applicable City requirements for approval, and any deficiencies or additional work that is needed is noted as part of the review record. The City has received a detailed list of comments from the City Engineer and the Washington County concerning the proposed subdivision, in addition to general comments from the Valley Branch Watershed District, Building Official, and the Fire Chief which are incorporated into the comments listed below.

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

- ***Comprehensive Plan.*** The proposed subdivision is consistent with the Lake Elmo Comprehensive Plan for this area and with the densities that were approved as part of this plan (as recently amended). The net densities for the development fall within the low end of the range allowed for the urban low density, and the requested number of 2.5 units per acre has been determined using the City's new definition for new density. Furthermore, the

overall number of REC units planned matches the overall numbers that were used for projecting the unit counts in this area. Other aspects of the Comprehensive Plan relate to the Hunter's Crossing subdivision as follows:

- **Transportation.** The City's transportation plan calls for the construction of a minor collector road that will connect the eastern and western portions of the I-94 Corridor. Staff views this road as a critical piece of the transportation infrastructure that is needed to serve the densities that have been planned for this area. Ryland has incorporated the right-of-way at the width necessary to construct the minor collector as part of its preliminary plat, and has included the portion of 5th Street that follows its northern property line with the proposed improvements for Hunter's Crossing. The developer will need to determine how to build this road if the City does not move forward with a public improvement project for this portion of 5th Street.
- **Parks.** The City's park plan identifies proposed locations for neighborhood parks based on the anticipated population that should be served by each park. This subdivision is located at the periphery of a park search area for the area east of Lake Elmo Avenue. During its review of the sketch plan for this subdivision, the Park Commission did not recommend the dedication of land within the subdivision for a new park, and directed the applicant to provide trail connections where feasible. Staff anticipates that a larger park that could be designed in conjunction with the School District near Oakland Junior High would better serve existing and future residents in this portion of the City.
- **Water.** Water is planned for this area via a public improvement project to install water along Lake Elmo Avenue later this year. The final construction plans will need to abide by the recommendations of the City Engineer concerning the extension of water service through this site to service other adjacent sites. In particular, the property to the south may be better served via a connection to the line going into Hunter's Crossing.
- **Sanitary Sewer.** The developer will be required to connect to the gravity sewer main that has been installed under the 5th Street right-of-way. The utility plans provided by the applicant document this connection.
- **Phasing.** The Savona subdivision is located within the Stage 2 phasing area for the I-94 Corridor. The City's Comprehensive Plan allows the City to consider accelerating development stages when adequate public services are available. In this case, the sewer and water projects meet this threshold.
- **Zoning.** The proposed zoning for the Hunter's Crossing site is LDR – Low Density Residential and the subdivision has been designed to comply with all applicable requirements of this zoning district.
- **Subdivision Requirements.** The City's Subdivision Ordinance includes a fairly lengthy list of standards that must be met by all new subdivisions, and include requirements for blocks, lots, easements, erosion and sediment control, drainage systems, monuments, sanitary sewer and water facilities, streets, and other aspects of the plans. The majority of these

requirements have been addressed as part of the City Engineer's comments (which are detailed in the Engineer's comment letter) or have been reviewed as part of Staff's ongoing communications with the applicant regarding the project.

- **Infrastructure.** The developer will be required to construct all streets, sewer, water, storm water ponds, and other infrastructure necessary to serve the development.
- **Landscaping.** The applicant has provided a landscape plan for the development that is intended to comply with the City's requirements for number, size and spacing of trees along the public streets. This plan should be reviewed by the City's consulting landscape architect prior to the submission of a final plat. Staff is recommending that some additional trees be planted to help mitigate the existing screening that will be removed around the exception parcels on the western portion of the subdivision.
- **Tree Preservation and Protection.** The City recently adopted a tree preservation and protection ordinance, and the applicant has prepared a tree inventory and tree preservation plan for the site. Overall, there are 2,106 caliper inches of trees on the subject property, and of this amount, 1,677 inches will be removed for the subdivision. This means the developer will need to mitigate for 1,046 caliper inches (the amount that exceeds the allowed 30% removal) in accordance with the ordinance replacement schedule. The species and mix of plantings should be also be reviewed by the City's consulting landscape architect.
- **Green Belt/Buffer/Screening.** There are no planned green belts or buffers on or around the site under consideration. One of the sketch plan comments from Staff was that the applicant should provide additional details concerning the buffering to be provided along the southern property line. The attached plans provide for some additional plantings near this property line, and the applicant states in the attached materials that the subdivision has been designed to help minimize conflicts with adjacent uses.
- **Streets and Transportation.** The proposed street system has been designed to comply with all applicable subdivision requirements and City engineering standards. Staff is recommending that the developer be allowed to use a temporary access to the site at the present driveway location, but that this access be eliminated once the 5th Street collector road has been constructed. Staff is also recommending that no more than half of the proposed homes (up to 25) be allowed to be built until the 5th Street connection is made.
 - **County Comments.** Comments from Washington County, which focus on needed improvements to Lake Elmo Avenue (CSAH 17) to serve the development are included in an attached letter from the County's Senior Planner. Staff is recommending that compliance with the County's comments be added as a condition of approval for the plat.
- **Street Names.** Staff has forwarded its recommendation for street names to Ryland, and these names should be included on the final plat documents.
- **Adjacent Parcels.** All of the property to the east and to the south is either presently used for industrial activity or is guided for business park development. The City recently approved a concept plan for a 385,000 square foot warehousing and light industrial development

immediately to the south of Hunter's Crossing. With the fairly significant storm water pond system and proposed landscaping to the south, the proposed homes should be well buffered from adjacent incompatible activities. The medium density residential property to the north and the existing rural development to the west are (or will be) separated from the proposed subdivision by a significant roadway.

- **City Engineer Review.** The City Engineer has provided the Planning Department with a detailed comment letter as a summary of his preliminary plat review. Staff has incorporated the more significant issues identified by the Engineer as part of the recommended conditions of approval, and has also included a general condition that all issues identified by the City Engineer must be addressed by the applicant prior to approval of a final plat for any portion of Hunter's Crossing.
- **Watershed District.** The project area lies within the Valley Branch Watershed District and the developer will need to secure permits from the watershed district in order to proceed with the development as planned. One of the recommended conditions of approval is that the applicant receive plan approval from the watershed district prior to submission of a final plat for Hunter's Crossing.
- **Storm Water Management.** As noted on the City Engineer's report the proposed development eliminates an existing wetland in order to provide room for the proposed storm water ponding system. This action will need to be permitted by the Valley Branch Watershed District. Additionally, the Engineer has pointed out that the proposed storm water plan includes the use of iron filters that will also require approval from the watershed district in order to construct on the site in the place of a traditional infiltration system.
- **Fire Department Review.** The Fire Chief has reviewed the plat and has requested that any cul-de-sacs (including those with islands) be designed to allow for the efficient turning movement of larger fire vehicles. He has also asked that the spacing of fire hydrants comply with the City's requirements. The City Engineer will be taking these comments into consideration during its review of future construction plans for this subdivision.
- **Washington County Review.** County Staff has reviewed the Savona plat and provided specific comments to the City in a letter dated June 17, 2014. The most significant of the County's concerns is that the applicant will need to make improvements to the County road system in order to provide the necessary access to Savona. As a condition of approval, Staff has noted that the applicant will be responsible for including all improvements to TH17 as required by the County as part of the construction plans for the development. In addition, the County has noted that the required right-of-way dedication for Lake Elmo Avenue should be 92 feet as opposed to the 90 feet shown.

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

Recommended Conditions of Approval:

- 1) Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; and b)

the applicant shall pay all fees associated with the preliminary plat. The above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site.

- 2) The landscape plan and tree preservation plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans.
- 3) The final landscape plan shall incorporate additional planting where feasible adjacent to the shared property lines with the parcels at 404 and 275 Lake Elmo Avenue North.
- 4) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated June 17, 2014. The required improvements shall include, but not be limited to the construction of a northbound right turn lane and southbound center turn lane.
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.
- 6) The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.
- 7) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording.
- 8) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision.
- 9) The temporary access to Lake Elmo Avenue must be eliminated when access to 5th Street is provided. The City will not issue building permits for more than 25 lots within Hunter's Crossing until such time that the temporary access is closed.
- 10) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
- 11) All required modifications to the plans as requested by the City Engineer in a review letter dated May 23, 2014 shall be incorporated into the plans prior to consideration of a final plat.

- 12) The applicant is encouraged to preserve or re-use as many trees as possible that are currently located on the property and to incorporate these trees as part of the landscape plan for the subdivision.
- 13) The applicant shall provide written consent from the adjacent property owner to the north agreeing to the grading and storm sewer work depicted on this property.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Hunter's Crossing preliminary plat:

- That the Hunter's Crossing preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Hunter's Crossing preliminary plat complies with the City's Urban Low Density Residential zoning districts.
- That the Hunter's Crossing preliminary plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
- That the Hunter's Crossing preliminary plat complies with the City's subdivision ordinance.
- That the Hunter's Crossing preliminary plat is consistent with the City's engineering standards provided the plans are updated to address the City Engineer's comments documented in a letter dated May 23, 2014.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the Hunter's Crossing preliminary plat with the 13 conditions of approval as listed in the Staff report. Suggested motion:

"Move to recommend approval of the Hunter's Crossing preliminary plat with the 13 conditions of approval as drafted by Staff"

ATTACHMENTS:

1. Application Forms (3)
2. Application Narrative and Information
3. Legal Description
4. Tree Inventory
5. Review Comments:
 - a. City Engineer
 - b. Washington County
6. Location Map (Landucci Property)
7. Preliminary Plat and Plans (20 sheets)

- a. Cover Sheet
- b. Existing Conditions
- c. Preliminary Plat
- d. Preliminary Site Plan
- e. Preliminary Utility Plan
- f. Preliminary Grading and Drainage Plan
- g. Erosion Control Plan
- h. Preliminary Street Plan
- i. Details
- j. Landscape Plan
- k. Tree Preservation Plan

ORDER OF BUSINESS:

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

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



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

PRELIMINARY PLAT APPLICATION

Applicant: The Ryland Group ATTN: TRACEY RUST
Address: 7599 Anagram Dr. Eden Prairie, MN 55344
Phone #: (952) 229-6063
Email Address: trust@ryland.com

Fee Owner: Nathan Landucci
Address: 13230 20th St. Ct. N., Stillwater, MN
Phone #: _____ 55082
Email Address: _____

Property Location (Address and Complete (long) Legal Description):
404 Lake Elmo Ave. N., Lake Elmo, MN 55042
See attached Legal Description

General information of proposed subdivision: Proposed neighborhood
consisting of 51 single family lots with
necessary ponding, streets and utilities and
Right-of-way for Lake Elmo Ave and the
future 5th Street corridor.

Conducted pre-application meeting with Staff?

☒ Yes

☐ No

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

Signature of applicant: _____

Date: _____

Tracey Rust 4/28/14

City Use Only

Planning: Zoning District: _____

Reviewed by: _____ Date: _____

Subject to the following conditions: _____

Engineering: Reviewed by: _____

Date: _____

Subject to the following conditions: _____



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

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

Signature of applicant Tracey Rust Date 4/28/14
Name of applicant Tracey Rust Phone (952) 229-6063
(Please Print)

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



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

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of applicant Nathan Landucci
(Please Print)

Street address/legal description of subject property

404 Lake Elmo Ave. N.
Lake Elmo, MN 55042

Parcel Number: 36.029.21.32.0008

Legal Description:

PT NW1/4-SW1/4 LYING SLY OF FOLL DESC "LINE X": COM AT WEST QTR COR SD SEC 36 THN S00DEG02'54"W ALG WLN SD NW1/4-SW1/4 DIST 474.06FT TO S LN OF N 474.06FT OF SD NW1/4-SW1/4 AND PT OF BEG THN CONT ALG SD WLN S00DEG02'54"W DIST 161.15FT TO POB SD "LINE X" THN N89DEG48'29"E DIST 406.17FT THN N00DEG02'54"E DIST 161.15FT TO SD S LN OF N 474.06FT THN N89DEG48'29"E ALG SD S LN DIST 912.76FT TO E LN SD NW1/4-SW1/4 AND SD "LINE X" THERE TERM EXCEPT: PT SD NW1/4-SW1/4 DESC AS FOLL: BEG AT SW COR SD NW1/4-SW1/4 THN E ALG S LN SD NW1/4-SW1/4 DIST 264FT THN N ALG LN PARL/W W LN SD NW1/4-SW1/4 DIST 165FT THN W ALG LN PARL/W AS S LN DIST 264FT TO SD WLN THN D ALG SD WLN DIST 165FT TO POB SECTION 36 TOWNSHIP 029 RANGE 021

Signature

4/16/14

Date

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

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

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

TWIN CITIES DIVISION

7599 Anagram Drive
Eden Prairie, MN 55344

952.229.6000 Tel
952.229.6024 Fax

www.ryland.com

April 29, 2014

Kyle Klatt
Planning Director
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042

RE: Hunters Crossing – Preliminary Plat Application

Dear Mr. Klatt:

Ryland Homes is pleased to submit to the City of Lake Elmo a Preliminary Plat application for Hunters Crossing located on the east side of Lake Elmo Ave. N. approximately ¼ mile north of Intestate Hwy 94. The following written statements are being provided as part of the submittal requirements for the development:

A. Contact Information

- | | |
|-------------------------------|---|
| a. Property Owner/Seller: | Nathan Landucci
404 Lake Elmo Ave. N.
Lake Elmo, MN 55042
(651) 894-2582 |
| b. Developer/Buyer/Applicant: | The Ryland Group – Tracey Rust
7599 Anagram Drive
Eden Prairie, MN 55344
(952) 229-6063 |
| c. Engineer/Surveyor: | Pioneer Engineering – Paul Cherne
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 251-0630 |

B. Site Data

- a. Address: 404 Lake Elmo Ave. N., Lake Elmo, MN 55042
- b. Zoning: On October 1, 2013 the City Council approved the Comprehensive Plan Amendment request from Medium Density Residential (MDR) to Low Density Residential (LDR). Existing zoning RT-Rural Transitional with proposed zoning of LDR-Urban Low Density Residential.
- c. Parcel Size: 23.10 Acres (1,006,236 SF)
- d. PID: 36.029.21.32.0008
- e. Legal Description: See attached-Per Title Commitment

C. General Information:

- a. Proposed Development Name: Hunters Crossing
- b. Number of Proposed Lots: 51 Lots
- c. Proposed Open Space (Outlots): 3.84 Acres
- d. Proposed Right of Way Area: 6.27 Acres

D. Sketch Plan Comments:

- a. Buffer Areas: Ryland is proposing to provide additional landscape screening along the south property line to provide an additional buffer from the Commercial development.
 - b. Parks and Trails: Ryland will pay the parkland dedication fee in lieu of providing a pocket park within the development. In discussions with the City Staff, Ryland understands that a regional park is being proposed. A trail is proposed along the east property line and then connecting into the development at the southeast corner of the site. The trail is proposed within Outlot C which will be dedicated to the City.
 - c. Streets: Ryland is proposing one (1) access point off of the future 5th Street collector with a temporary construction access point at the existing driveway off of Lake Elmo Avenue. 5th Street will be platted with the development. The emergency access for the site will be via the trail connection from the southeast corner and then along the east property line. All proposed streets, right of ways, sidewalks, easements and cul-de-sacs are designed per City standards. Ryland will provide shared mailboxes for this development.
 - d. Utilities:
 - i. Watermain: In September 2013, Ryland requested the City to extend the watermain trunk line along Lake Elmo Avenue to service the site with public water. It's our understanding that the City will be receiving bids for the watermain extension on May 15, 2014.
 - ii. Sanitary Sewer: In the fall/winter of 2013, the City extended sanitary sewer along the east and north property line to service the site.
 - e. Storm Water: Ryland and Pioneer Engineering met with Valley Branch Watershed to discuss design options prior to engineering the storm water management system. The site contains two stormwater basins along the eastern portion of the site and one stormwater basin north of the site to account for a portion of the 5th Street storm drainage.
- E. The intent of this project is to develop 51 single-family lots with necessary ponding, streets, sidewalks, a trail connection and utilities. The lots on average are 72 ft. wide and 130 ft. to 140 ft. in depth. This is consistent with the sketch plan that was submitted to the City Council on October 1, 2013.
- F. Density: The net density for the site is 3.93 lots/acre. This calculation is based on the number of lots divided by the acreage excluding outlots and right of way (51 lots / (23.10 - 3.84 - 6.27) Acres = 3.93 lots/acre.)
- G. Infrastructure Improvements: Hunters Crossing will ultimately have access from the future 5th Street corridor. The temporary access point for the site will be via the existing driveway entrance off of Lake Elmo Avenue. The internal streets with sidewalks parallel Lake Elmo Avenue and 5th Street with 2 cul-de-sacs on the east side of the property adjacent to the proposed stormwater basin. The stormwater basin located on the east side of the property has been designed in this location due to the low area of the site as well as allowing a natural buffer between the residential and future business park use. A trail is proposed along the south and east side of the basin to provide a connection from the development to 5th Street. Sanitary sewer service will be provided within the internal

roadway system with connection to the 24" sanitary sewer service that the City recently installed to service this and other sites. Watermain service will also be provided within the internal roadway and connect to the watermain trunk service that is proposed to be extended by the City to the site in the summer of 2014.

H. Neighbor Concerns:

- a. Neighbor at Southwest corner - Ryland has discussed this project with the neighbors directly adjacent to the site. The neighbor at the southwest corner of the site mentioned concern for future grading and drainage entering their property and if Lake Elmo Avenue improvements would affect their property and/or driveway. Ryland's grading plan addresses the grading by matching existing grades at the property line. The current Lake Elmo Avenue & 5th Street intersection improvements do not extend south past the development therefore those improvements will not affect the current property owner at the southwest corner.
- b. Neighbor to the East – Ryland has met with the adjacent neighbor to the east to discuss the development and to acquire a grading easement on their property. Discussions with them have been favorable regarding the location of 5th Street and the need for a grading easement for Ryland to do some minor grading to ensure proper flow from the stormwater basin's ultimate outlet.

I. Conflicts with nearby land uses: Ryland believes that not only is this development not creating conflicts with nearby land uses or future uses but that it is encouraging future uses with it being the first development in the area and contributing to utility trunk service extensions and roadway improvements. There is one wetland area on the site that will be disturbed during the development. Ryland is currently working with wetland experts to determine that the benefit to saving this wetland is low due to the sanitary sewer installation that has already taken place, the future 5th Street alignment and the elevation of the proposed stormwater basin lower than the existing wetland. Ryland is looking into paying into a wetland bank in lieu of wetland avoidance and/or mitigation.

J. No excessive burden on the City: With the City of Lake Elmo's plan to expand and create developments in Lake Elmo and given the size of this first development into the area, we do not anticipate any burdens on roadways, utilities, parks, schools, fire, police, or other services in the area.

K. Proposed lakeshore access: Not applicable.

L. Parks and/or open space: The City staff has recommended that a park is not necessary within the proposed development and that Ryland will pay a parkland dedication fee to contribute to a future regional park within the area. Outlot B & C on the site are open areas that will contain stormwater management basins and will be dedicated to the City for future maintenance.

M. Development Schedule: The development will be constructed in two (2) phases with the first phase utilizing the existing access off of Lake Elmo Avenue until 5th Street is constructed and complete. Phase I will consist of 18-20 lots along the north side of the site with necessary streets, utilities and the stormwater basins. The following is a preliminary schedule for design/approvals and construction.

- a. Preliminary Plat Submittal – April 29, 2014
- b. Preliminary Plat Approval – June 2014
- c. Begin Site Grading – July 2014

- d. Phase I Final Plat Approval – August 2014
- e. Phase I Site Construction (Streets & Utilities) – August – November 2014
- f. City Watermain Extension – June – October 2014
- g. 5th Street Construction – Spring 2015
- h. Phase II Final Plat Approval – April 2015
- i. Phase II Site Construction – June – August 2015
- j. Home Construction - November 2014 – December 2016

Ryland Homes has appreciated City Staff's comments and direction so far with this project and we look forward to continuing to work with City Staff to make this a successfully new neighborhood for the City of Lake Elmo. Please feel free to contact Tracey Rust at 952.229.6063 with any questions.

Sincerely,

THE RYLAND GROUP, INC.

A handwritten signature in cursive script that reads "Tracey Rust".

Tracey Rust, PE
Entitlement Manager

Attachment: Legal Description

Legal description per title commitment

The Northwest Quarter of the Southwest Quarter of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota, lying southerly of the following described "Line X":

Commencing at the West Quarter corner of said Section 36; thence South 00 degrees 02 minutes 54 seconds West, orientation of bearing system is assumed along the west line of said Northwest Quarter of the Southwest Quarter, a distance of 474.06 feet to the south line of North 474.06 feet of said Northwest Quarter of the Southwest Quarter; thence continuing along said west line, South 00 degrees 02 minutes 54 seconds West, a distance of 161.15 feet to the point of beginning of "Line X"; thence North 89 degrees 48 minutes 29 seconds East a distance of 406.17 feet; thence North 00 degrees 02 minutes 54 seconds East a distance of 161.15 feet, to the said south line of the North 474.06 feet; thence North 89 degrees 48 minutes 29 seconds East, along said south line, a distance of 912.76 feet to the east line of said Northwest Quarter of the Southwest Quarter of said "line X" there terminating.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows:

Beginning at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence East along the south line of said Northwest Quarter of the Southwest Quarter a distance of 16 Rods; thence North along a line parallel with the west line of said Northwest Quarter of the Southwest Quarter a distance of 10 rods; thence West on a line parallel with the south line of said Northwest Quarter of the Southwest Quarter a distance of 16 rods to said west line; thence South along said west line a distance of 10 rods to the point of beginning.

--

Hunters Crossing Tree Inventory

April 29, 2014

RYLAND HOMES®

Tree Inventory by:

Ken Arndt

Forest Ecologist/Wetland Specialist

Midwest Natural Resources, Inc.

1032 West Seventh St. #150

St. Paul, MN 55102

(651)-788-0641

Tree Preservation Plans provided by:

PI **NEER** *engineering*

2422 Enterprise Drive

Mendota Heights, MN 55120

651-681-1914

Tag #	Size	Common Name	Scientific Name	Native/Non-Native	Notes	Status
1225	24/16	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1226	17/12/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1227	20	Siberian Elm	<i>Ulmus pumila</i>	non-native		Off-Site
1228	14/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1229	14/10/10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1230	10/10/7	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1231	10/9/6/6	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1232	13/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1233	14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1234	18	Siberian Elm	<i>Ulmus pumila</i>	non-native		Off-Site
1235	22	Boxelder	<i>Acer negundo</i>	native		Remove
1236	22	Boxelder	<i>Acer negundo</i>	native		Remove
1237	14/10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1238	19	American Elm	<i>Ulmus americana</i>	native		Remove
1239	20/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1240	16	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	native	Not shown on plan, Hardwood	Remove
1241	34	Cottonwood	<i>Populus deltoides</i>	native		Remove
1242	30	Cottonwood	<i>Populus deltoides</i>	native		Remove
1243	19	Cottonwood	<i>Populus deltoides</i>	native		Remove
1244	20	Boxelder	<i>Acer negundo</i>	native		Remove
1245	14/14/14	Green Ash	<i>Fraxinus pennsylvanica</i>	native	1 of 3 has internal decay along stem	Remove
1246	15/14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1247	10/10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1248	11	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1249	16/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1250	18/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1251	24	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1252	20	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1253	26	Black Willow	<i>Salix nigra</i>	native		Remove
1254	18	Black Willow	<i>Salix nigra</i>	native		Remove
1255	19	Black Willow	<i>Salix nigra</i>	native		Remove
1256	24	Black Willow	<i>Salix nigra</i>	native		Remove
1257	18	Black Willow	<i>Salix nigra</i>	native		Remove
1258	8	Green Ash	<i>Fraxinus pennsylvanica</i>	native		Remove
1259	17	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1260	8	Green Ash	<i>Fraxinus pennsylvanica</i>	native		Remove
1261	6/6	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1262	6/6	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1263	7	Green Ash	<i>Fraxinus pennsylvanica</i>	native		Remove
1264	12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1265	15	Siberian Elm	<i>Ulmus pumila</i>	native		Remove
1266	12/8	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1267	13/8	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1268	16/12/8	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1269	13	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1270	22/22/20/14	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1271	13	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1272	14	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1273	11	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1274	10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1275	7	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1276	10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1277	10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1278	8	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1279	17	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1280	17	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1281	28/19	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1282	25	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1283	29	Silver Maple	<i>Acer saccharinum</i>	native	40% top dead, internal decay @ base	Remove
1284	12	Jack Pine	<i>Pinus banksiana</i>	native	Coniferous	Remove
1285	18/17/16/16/16	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1286	28	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1287	14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1288	16	Green Ash	<i>Fraxinus pennsylvanica</i>	native		Remove
1289	16/10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1290	9	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1291	25	Siberian Elm	<i>Ulmus pumila</i>	non-native	Not shown on plan	Remove
1292	14	Siberian Elm	<i>Ulmus pumila</i>	non-native	Not shown on plan	Remove
1293	7	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1294	20/16/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1295	8/7	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1296	14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1297	11	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save

Tag #	Size	Common Name	Scientific Name	Native/Non-Native	Notes	Status
1298	16	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1299	13/10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1300	12/8	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1301	13/7	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1302	11	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1303	10/10/8	Boxelder	<i>Acer negundo</i>	native		Save
1304	10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1305	10	American Elm	<i>Ulmus americana</i>	native		Save
1306	8	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1307	10/6	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1308	12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1309	12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1310	12/12/10/8	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1311	10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1312	14	American Elm	<i>Ulmus americana</i>	native		Save
1313	18	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1314	10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1315	15	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1316	14/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1317	10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1318	14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1319	13	Green Ash	<i>Fraxinus pennsylvanica</i>	native		Save
1320	14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Off-Site
1321	16/15	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1322	9	Quaking Aspen	<i>Populus tremuloides</i>	native		Remove
1323	16/10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1324	20/15/10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1325	16/10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1326	15	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1327	12/10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1328	16	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1329	12/6/6	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1330	12	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1331	9	Silver Maple	<i>Acer saccharinum</i>	native		Remove

Total Inches: 2,106"

Allowed 30% Removal: 631"

Total Inches Removed: 1,677"

Total Inches to Mitigate: 1,046"

Common Tree Removal: 1,018"

Coniferous Tree Removal: 12"

Hardwood Tree Removal: 16"

Common Tree Removal: 1,018"

Replace at a rate of 1/4: 1,018"/4=255"

Coniferous Tree Removal: 12"

Replace at a rate of 1/2: 12"/2=6"

Hardwood Tree Removal: 16"

Replace at a rate of 1/2: 16"/2=8"

Total Inches Required: 269"

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. 651.300.4285

Date: May 23, 2014

To: Kyle Klatt, Planning Director
Cc: Nick Johnson, City Planner
From: Jack Griffin, P.E., City Engineer

Re: Hunters Crossing – Ryland Homes
Preliminary Plat Review

An engineering review has been completed for the Hunters Crossing development by Ryland Homes. A Preliminary Plan submittal was received on May 5, 2014. The submittal consisted of the following documentation prepared by Pioneer Engineering:

- Preliminary Plat Application dated April 29, 2014.
- Preliminary Plans dated April 28, 2014.
- Preliminary Stormwater Management Plan, dated April 29, 2014.

STATUS/FINDINGS: The following information was found to be missing or information provided is not in conformance with City requirements.

GENERAL REQUIREMENTS AND COMMENTS

1. Plan revisions are necessary to fully incorporate and comply with the Lake Elmo engineering design standards. Any changes proposed in the Lake Elmo engineering design standards, standard details, plan notes, or specifications must be clearly identified in a "change request" letter by the developer's engineer and submitted for consideration.
2. The plans must include all applicable City standard details and must use City standard plan notes for the applicable plan sheets. All other plan notes must be removed where they duplicate or contradict the City standards. Plan standard details shall retain the Lake Elmo title block.
3. Existing Conditions: Update plan to include all existing utilities including pipe size, type and inverts; update plan to include existing on-site septic systems and private wells within 150 feet of the plat boundaries; and update plan to include the HWL for all existing wetlands and water bodies.
4. Preliminary Plat: Update plan to provide 30 foot minimum utility easements; update plan to incorporate Basin 601P within an Outlot dedicated to the City including a maintenance access road to the facility; and update plan to identify ownership of all proposed Outlots.

STREETS AND TRANSPORTATION

1. The plat dedicates the required R/W to accommodate 5th Street N, a collector roadway that must be constructed to serve the development. However, the preliminary plat is dependent upon the construction of 5th Street North from CSAH 17 to the easterly edge of the property. Preliminary Plat approval must be conditioned upon the construction of 5th Street North as part of the development or the City Council ordering the public improvement project and assessing the costs to the benefitting properties.
2. A temporary access is proposed to initiate the development construction. The temporary access must be abandoned concurrently with 5th Street North being placed in service. This requirements should be included in the development phasing plan.

3. The construction of 5th Street must include all necessary improvements to CSAH 17 (Lake Elmo Avenue) as required by Washington County.
4. 5th Street North must be constructed in strict conformance to the City Standard Typical Section for 5th Street North, including all geometrics, clear zones, reaction zones, turn lanes, landscaping, street lighting, sidewalk, and trail placement. The typical section must be added to the preliminary plans and the preliminary street plans revised accordingly.
5. The street geometric plan for 5th Street must be detailed on the preliminary street plan indicating the curve radii, and tangent locations.
6. Revise the vertical sag curve along 5th Street N at station 1+00.00 to the minimum K-value of 64.
7. The City Standard typical residential street section must be added to the preliminary plans and the preliminary street plans revised accordingly. This will reduce the street width from 30 to 28 feet B-B.
8. Revise the vertical sag curve along Street A at station 0+70.00 to the minimum K-value of 37.
9. Outlot A and Outlot D must be provided with access to the proposed internal local street system as part of the development improvements.

STORMWATER MANAGEMENT: The preliminary plat may require significant revisions if the VBWD requires the existing wetland to be protected as part of the project and/or the VBWD requires infiltration to be incorporated into the project.

1. The Storm Water Management Plan does not meet VBWD/City requirements for rate control for the NR drainage area for the 100-year, 10-day snowmelt condition. Please revise and resubmit a compliant plan.
2. The Storm Water Management Plan is proposing the use of iron enhanced filtration practices and sand filters in place of infiltration basins. Please provide documentation from the VBWD indicating that these treatment practices are acceptable alternatives for this project.
3. Provide documentation from the VBWD that the existing wetland may be mitigated as proposed.

GRADING, BUILDING PAD AND EROSION CONTROL

1. All storm water facility HWLs must be fully contained within Outlots. Revise the Preliminary Plat and Grading Plans to place Basin 601P within an Outlot dedicated to the City.
2. The grading plans must be revised to provide maintenance access roads meeting the engineering design standards for all storm water facilities and pipe outlets. Maintenance access roads must be shown on the plans and incorporated within Outlots dedicated to the City.
3. Provide written documentation from the adjacent property owner to the north agreeing to the grading and storm sewer construction work to be completed on the property for storm water basins 4P and 1NP. Permanent drainage and utility easements must be provided for this infrastructure.
4. Provide written documentation from the adjacent property owner to the east agreeing to the grading and storm sewer construction work and the direct storm water discharge onto the property at FES 1A. Permanent drainage and utility easements must be provided for this infrastructure.
5. Provide the NWL for all proposed storm water basins.
6. Provide HWL elevations for all grading low points (i.e. at rear yard catch basins). Extend drainage and utility easements to fully incorporate all HWL areas.
7. Provide overland emergency overflow points for all low points within the Plat. EOFs must be identified with elevation and must be in **BOLD** text.
8. Update the building pad elevations on Sheet 17 to provide the vertical measurement for basement to first floor and from garage floor to first floor.
9. Consider grading revisions for Lots 1-4, Block 3. The grading appears flat in the rear yard.
10. Revise the rear lot grading for Lot 7, Block 4 to direct runoff away from the Lot 6, Block 4 building pad.
11. Please review the grading and landscaping plans carefully and make revisions necessary to avoid planting obstructions within drainage swales.

SITE UTILITIES

1. Utility easement widths must be a minimum of 30 feet. Wider easements may be required for deep pipes to meet OSHA excavation requirements. Utility easements must be revised to meet this requirement and shown on the Preliminary Plat, Preliminary Utility Plans, and Grading and Drainage Plans.
2. The minimum City standard pipe size for storm sewer is 15-inches except for storm sewer lead pipes within the street. Please revise storm sewer as necessary.
3. Storm sewer pipe shall have a minimum cover of 3 ½-feet. Revise manhole builds to meet this requirement.
4. Storm sewer design calculations must be submitted as part of the construction plans (following preliminary plat approval) to verify compliance with minimum and maximum pipe velocities and discharges.
5. Show detail or note for drain tile connection to catch basins. Drain tile invert to be located above top of effluent storm sewer pipe and extending 3-inches into the catch basin structure.
6. The extension of trunk watermain from the Village to the future 5th Street intersection with CSAH 17 has not yet been authorized for construction by the City. Preliminary Plat approval must be conditioned upon municipal water service being extended to the development.
7. A 12-inch diameter watermain pipe may be required to be extended through the development and stubbed for connection access by the property to the south of the development. A stub should be extended along the proposed trail alignment between Lot 10, Block 5 and Lot 19, Block 3. The City's practice has been to reimburse the developer for oversize costs for pipe sizes over 8-inch diameter.



Public Works Department

Donald J. Theisen, P.E.
Director

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

June 17, 2014

Kyle Klatt
Community Development Director
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, MN 55042

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

Dear Kyle:

Thank you for providing Washington County with the preliminary plat for the Hunters Crossing subdivision, in Section 34 ,Township 29N , Range 21W along County Road (CR)17B/Lake Elmo Avenue in the City of Lake Elmo. The project consists of 51 detached residential dwelling units on 23.10 acres of land. Based on the plan provided, we have the following comments:

- Washington County commented on the concept plan in a letter to Kyle Klatt dated July 3, 2013 stating that CR 17B is classified as an "A" Minor arterial roadway with 184 feet future right-of-way necessary. There is currently 50 feet of right-of-way from the center line of the road; therefore, an additional 42 feet should be dedicated on the plat .The preliminary plat dated 4/29/2014 identifies 90 feet of right-of-way. This should be 92 feet on the **final plat**.
- According to the *Trip Generation Manual, 7th Addition ITE, 2003*, this development will generate 488 Average Vehicle Trips (AVT) per day.
- The temporary access point on CR17B is acceptable to the County on a short term/temporary basis. There is currently a right turn lane in place that can accommodate northbound traffic into the site. The temporary access shall remain until the completion of 5th Street. A Washington County Access Permit will be required for the temporary access.
- Driveway access from the plat to the residential parcels to the south and north of the plat have been considered through Outlot A and Outlot D.
- The Washington County Comprehensive Plan 2030, Planned Trail System, does not identify a trail corridor along this section of CR17B; however, future plans and county road projects may incorporate trails. The County will work with the city on those future efforts.
- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume


June 16, 2014
Hunter's Crossing

and rate of stormwater run-off into the county right-of way will not increase as part of the project.

- Access control must be dedicated to Washington County along the CSAH 19/Keats Avenue frontage, except for the opening corresponding to the City's right-of-way for the collector roadway.
- Improvements to CR 17B are required at the new 5th Street section. A Washington County Right of Way Permit is required for the improvements which will include a northbound right turn lane and a southbound center left turn lane. A plan section will need to be prepared and approved by the county traffic engineer.
- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.
- Any grading within County right-of-way will require a Washington County Right of Way Permit.
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.

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

Regards,



Ann Pung-Terwedo
Senior Planner

C: Carol Hanson, Office Specialist

Location Map

Lake Elmo Ave

Landucci Property

The Forest

Interstate 94

RYLAND HOMES®

TWIN CITIES DIVISION

7599 Anagram Drive
Eden Prairie, MN 55344

952.229.6000 Tel
952.229.6024 Fax

www.ryland.com

January 2, 2014

Dean Zuleger
City Administrator
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042

RE: Water Availability Charge (WAC)

Dear Mr. Zuleger:

On September 5, 2013, Ryland Homes submitted a sketch plan application and requested a Comprehensive Plan Amendment for the Landucci property located on the east side of Lake Elmo Avenue. The 23 acre property is currently being used as a driving range with a short par-3 golf course. The proposed development is currently being planned for 51 single-family lots with internal drives, necessary ponding, a trail along the pond, and right-of-way to incorporate the new 5th Street alignment. On September 23, 2013 the Planning Commission approved the Comprehensive Plan Amendment with the City Council giving final approval on October 1, 2013.

The success of this project will greatly depend on the City of Lake Elmo extending public utilities to the property to service the 51 single-family lots. On September 12, 2013, Ryland Homes requested the City of Lake Elmo to extend the existing municipal water main service from the north along County Road 17 to the property.

Ryland understands that at the December 3, 2013 City Council meeting to authorize the preparation of the watermain plans and specifications, the Council requested City staff to further discuss timelines and commitments with developers prior to ordering the improvements. On December 12, 2013 Ryland met with the City Administrator to discuss Ryland's commitment. From this meeting, Ryland understands the City will require the Water Availability Charge for the entire development to be paid at the time of Final Plat release regardless of project phasing.

Ryland anticipates preparing a Preliminary Plat application once the City has decided on the required design for the future 5th Street along the property and a cost sharing agreement has been made with the developer to the north or the City adopts an assessment program. Upon Council approval for the Preliminary Plat, Ryland will then submit for Final Plat. Ryland's preferred construction start for this development is Spring/Summer 2014.

Ryland looks forward to continuing to work with the City of Lake Elmo to make this a successful new development in 2014. Please feel free to contact Tracey Rust at 952.229.6063 or Mark Sonstegard at 952.229.6007, both with Ryland Homes, with any questions.

Sincerely,

THE RYLAND GROUP, INC.



Tracey Rust, PE
Entitlement Manager

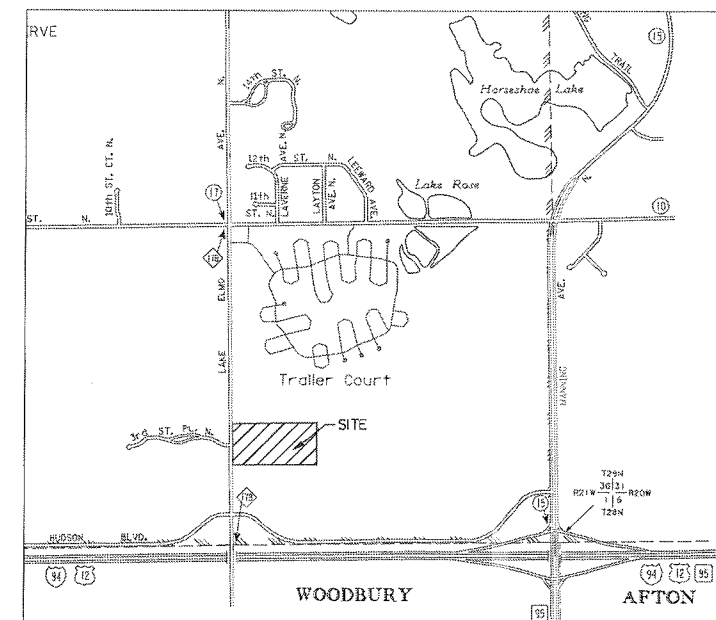


Mark Sonstegard
VP of Land Development

LEGEND

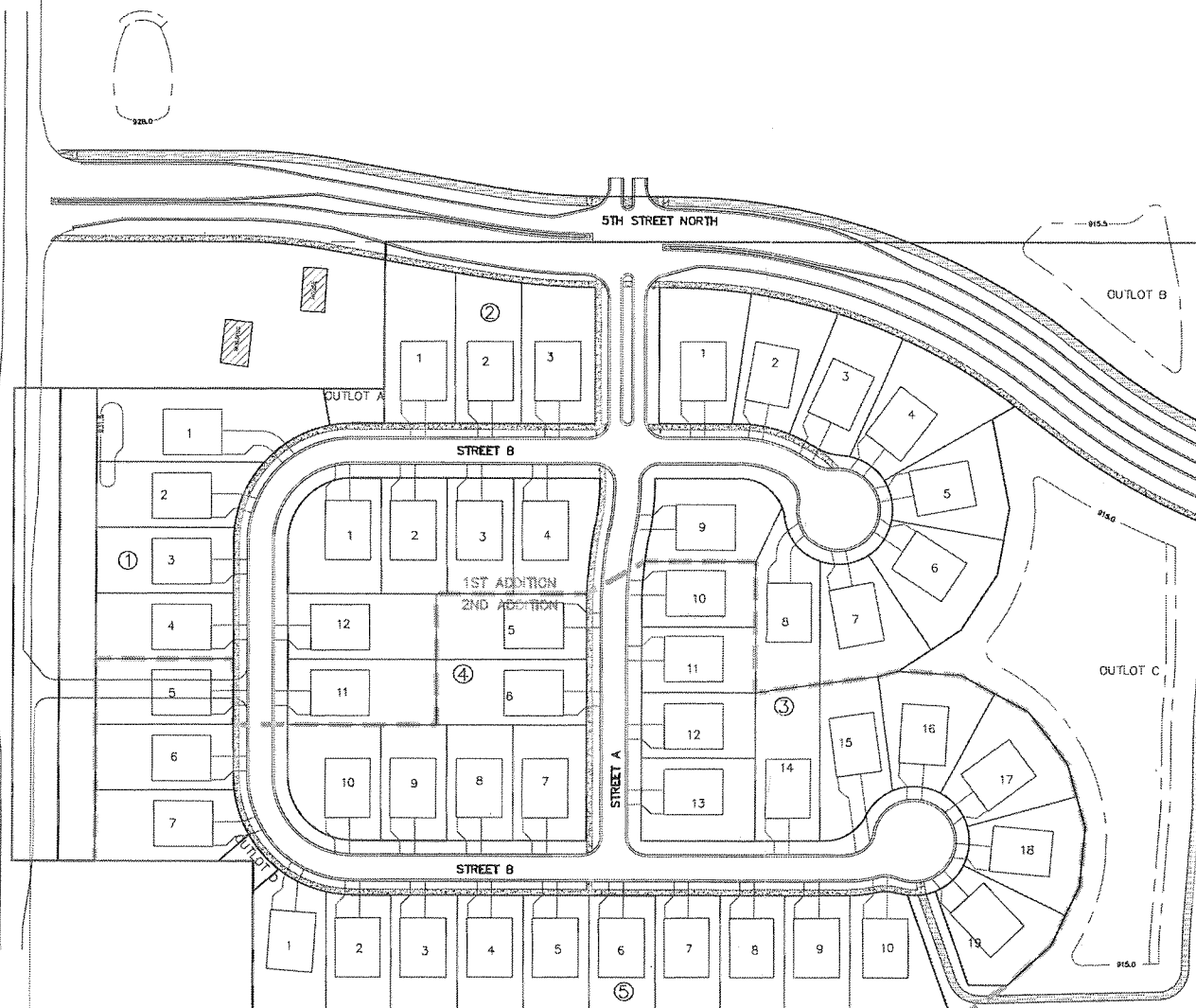
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			EXISTING SANITARY SEWER PROPOSED SANITARY SEWER FUTURE SANITARY SEWER
			HYDRANT
			GATE VALVE
			REDUCER
			EXISTING WATERMAIN PROPOSED WATERMAIN FUTURE WATERMAIN
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			EXISTING STORM SEWER PROPOSED STORM SEWER FUTURE STORM SEWER
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			PHASE LINE
			EASEMENT LINE
			EXISTING 2' CONTOUR LINE EXISTING 10' CONTOUR LINE PROPOSED 2' CONTOUR LINE
			PROPOSED 10' CONTOUR LINE
			POND OUTLET LINE
			POND HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DELINEATED WETLAND LINE
			FEMA FLOODPLAIN BOUNDARY
			STANDARD EROSION CONTROL
			HEAVY-DUTY EROSION CONTROL
			TREE FENCE
			RETAINING WALL
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			EX. CULVERT
			EX. OVERHEAD UTILITY LINES
			EX. UNDERGROUND TELEVISION LINE
			EX. UNDERGROUND TELEPHONE LINE
			EX. UNDERGROUND FIBER OPTIC LINE
			EX. UNDERGROUND ELECTRIC LINE
			EX. UNDERGROUND GAS LINE
			EX. FENCE (BARBED WIRE)
			EX. FENCE (CHAIN LINK)
			EX. FENCE (WOOD)
			EX. CAST IRON MONUMENT
			EX. ELECTRIC BOX
			EX. FLAG POLE
			EX. NATURAL GAS METER
			EX. HAND HOLE
			EX. FOUND IRON PIPE
			EX. JUDICIAL LAND MARK
			EX. LIGHT POLE
			EX. PK NAIL
			EX. UTILITY POLE
			EX. LAWN SPRINKLER VALVE
			EX. LAWN SPRINKLER HEAD
			EX. SEMAPHORE
			EX. SERVICE
			EX. TELEPHONE BOX
			EX. TEST HOLE
			EX. TELEVISION BOX
			EX. WATER WELL
			EX. MONITORING WELL
			EX. MAILBOX
			EX. CONTROL POINT
			EX. SPIKE
			EX. SIGN
			EX. CLEANOUT
			EX. SIGNIFICANT TREE
			EX. TREE LINE
			EX. GRAVEL SURFACE
			EX. BITUMINOUS SURFACE
			EX. CONCRETE SURFACE
			SELECT BACKFILL MATERIAL
			GRAVEL CONST. ENTRANCE

HUNTERS CROSSING PRELIMINARY PLAT LAKE ELMO, MINNESOTA



LOCATION MAP

CSM 17 LAKE ELMO AVENUE NORTH



PREPARED BY PIONEER ENGINEERING, P.A.

PAUL J. CHERNE
REGISTERED PROFESSIONAL CIVIL ENGINEER
19860
REG. NO.

PETER J. HAWKINSON
REGISTERED PROFESSIONAL LAND SURVEYOR

42299
REG. NO.

DEVELOPER
RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344
CONTACT: TRACEY RUST
TRUST@RYLAND.COM
(952) 229-6000

LANDOWNER
NATHAN LANDUCCI
13230 20TH STREET CT. N.
STILLWATER, MINNESOTA 55082
(651) 894-2582

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

SETBACK REQUIREMENTS

LDR STANDARDS:
FRONT SETBACK: 25'
REAR YARD SETBACK: 20'
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE
CORNER SIDE SETBACK: 15'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 8,000 SF
MAXIMUM BUILDING COVERAGE: 40%

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. PRELIMINARY SITE PLAN
- 5-6. PRELIMINARY UTILITY PLAN
- 7-11. PRELIMINARY GRADING PLAN
12. EROSION CONTROL PLAN
- 13-16. STREET PLAN & PROFILES
- 17-18. DETAILS

- L1. LANDSCAPE PLAN
T1. TREE PRESERVATION PLAN

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www.pioneereng.com

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

Name: Paul J. Cherno
Reg. No.: 19860 Date: 04-28-2014

Revisions

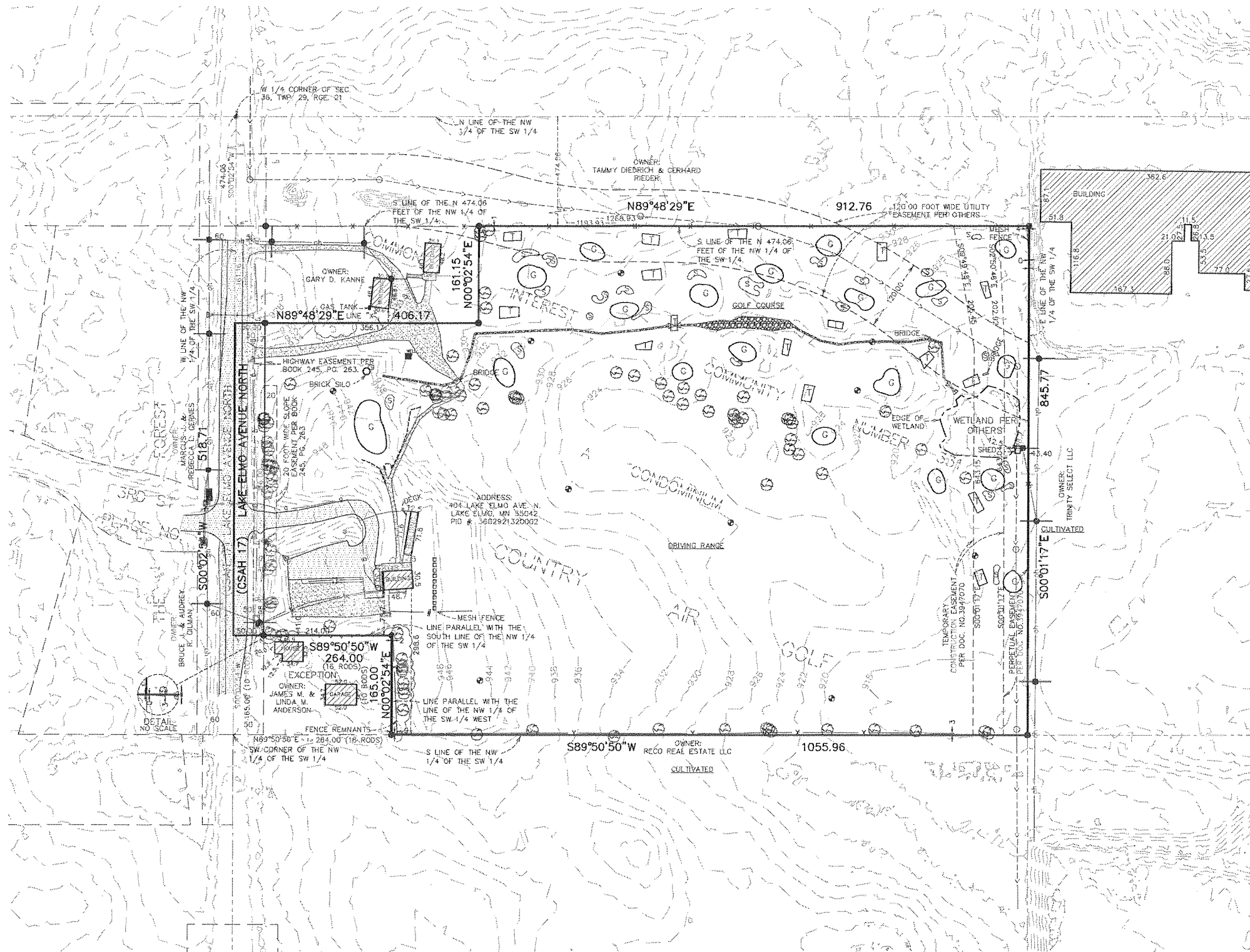
Date: 04-28-2014
Designed: PJCKAW
Drawn: KAWAR

COVER SHEET

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

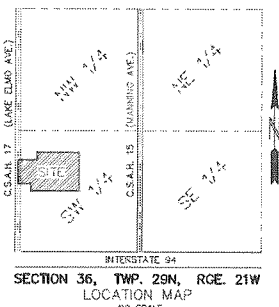
HUNTERS CROSSING
LAKE ELMO, MINNESOTA

1 OF 18



- Denotes rip rap
- Denotes gravel
- Denotes bituminous
- Denotes concrete
- Typical golf green
- Typical sandtrap
- Typical tee box
- Denotes storm sewer line
- Denotes sanitary sewer line
- Denotes overhead utility lines
- Denotes underground telephone line
- Denotes underground electric line
- Denotes underground gas line
- Denotes fence (barbed wire)
- Denotes fence (chain link)
- Denotes fence (wood)
- Denotes retaining wall
- Denotes catch basin
- Denotes cast iron monument
- Denotes electric box
- Denotes flared and section
- Denotes found iron pipe
- Denotes light pole
- Denotes manhole other than sanitary or storm
- Denotes sanitary or storm manhole
- Denotes telephone box
- Denotes test hole
- Denotes television box
- Denotes water well
- Denotes sign
- Denotes tree
- Denotes flagpole
- Denotes utility pole
- Denotes property line
- Denotes ROW line
- Denotes section line
- Denotes easement line
- Denotes property and ROW line outside of property
- Denotes major contour line
- Denotes minor contour line

ALTA survey completed: 10/14/13



Legal description per title commitment

The Northwest Quarter of the Southwest Quarter of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota, lying southerly of the following described "Line X":

Commencing at the West Quarter corner of said Section 36; thence South 00 degrees 02 minutes 54 seconds West, orientation of bearing system is assumed along the west line of said Northwest Quarter of the Southwest Quarter, a distance of 474.06 feet to the south line of North 474.06 feet of said Northwest Quarter of the Southwest Quarter; thence continuing along said west line, South 00 degrees 02 minutes 54 seconds West, a distance of 161.15 feet to the point of beginning of "Line X"; thence North 89 degrees 48 minutes 29 seconds East a distance of 406.17 feet; thence North 00 degrees 02 minutes 54 seconds East a distance of 161.15 feet, to the said south line of the North 474.06 feet; thence North 89 degrees 48 minutes 29 seconds East, along said south line, a distance of 912.76 feet to the east line of said Northwest Quarter of the Southwest Quarter of said "line X" there terminating.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows:

Beginning at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence East along the south line of said Northwest Quarter of the Southwest Quarter a distance of 16 Rods; thence North along a line parallel with the west line of said Northwest Quarter of the Southwest Quarter a distance of 10 rods; thence West on a line parallel with the south line of said Northwest Quarter of the Southwest Quarter a distance of 16 rods to said west line; thence South along said west line a distance of 10 rods to the point of beginning.

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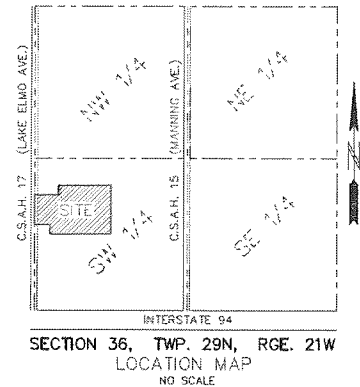
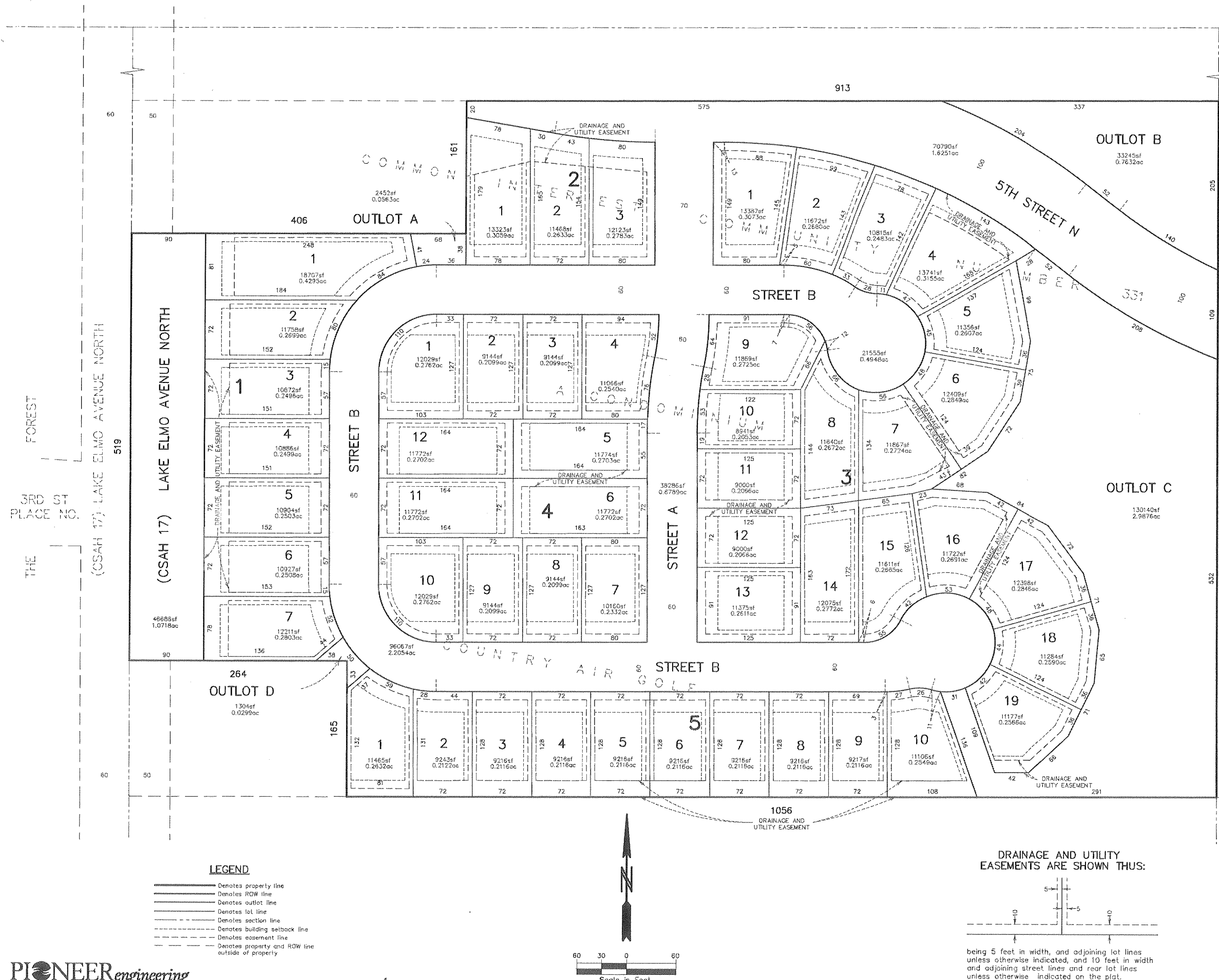
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.
Name: Peter J. Hawkinson
Reg. No.: 42299
Date: 4/29/14

Revisions
Date: 4/29/14
Designed:
Drawn: mdp

EXISTING CONDITIONS

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA



DEVELOPER
RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344
CONTACT: TRACEY RUST
TRUST@RYLAND.COM
(952) 229-6000

LANDOWNER
NATHAN LANDUCCI
13230 20TH STREET CT. N.
STILLWATER, MINNESOTA 55082
(651) 894-2582

Legal description per title commitment

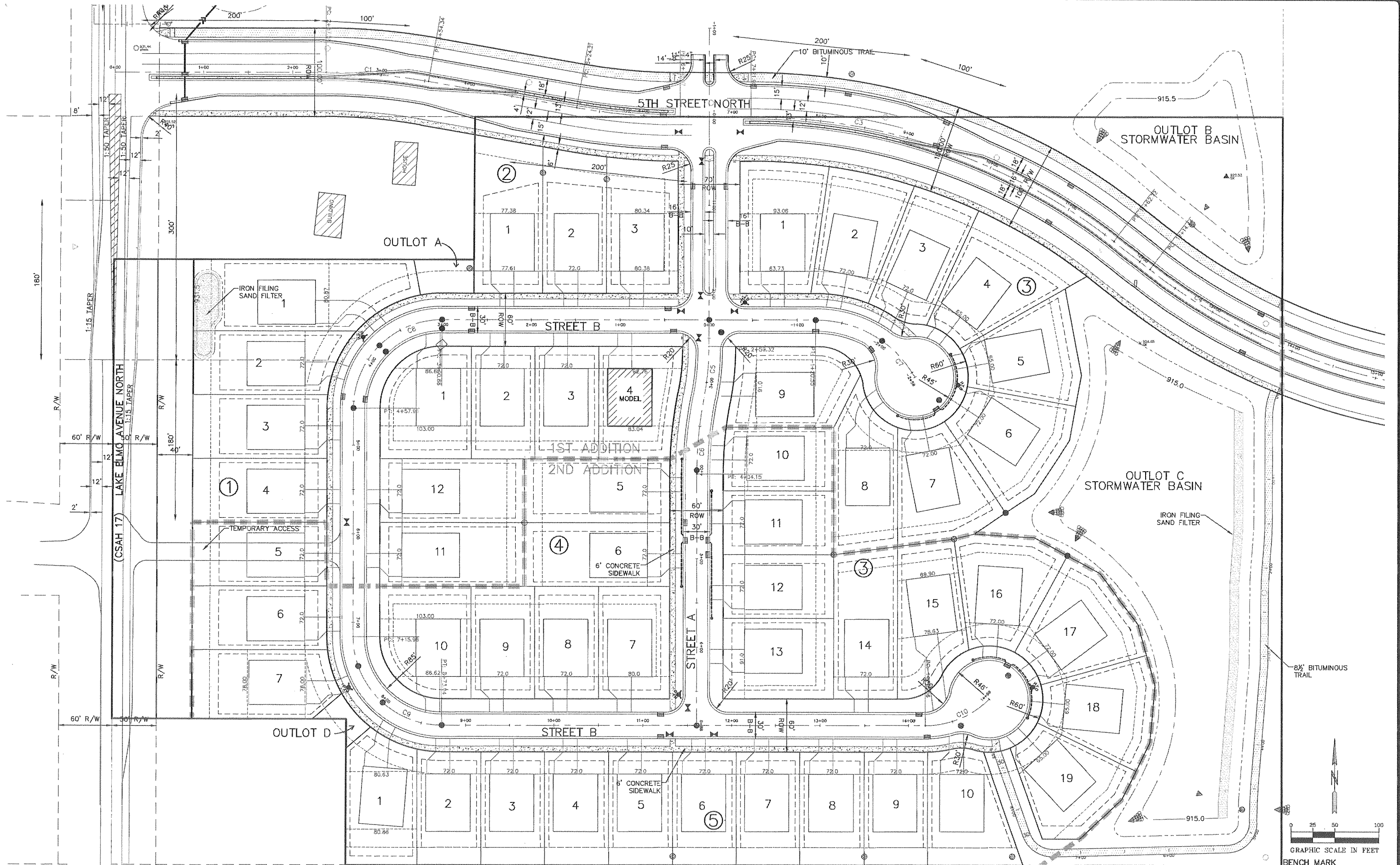
The Northwest Quarter of the Southwest Quarter of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota, lying southerly of the following described "Line X":

Commencing at the West Quarter corner of said Section 36; thence South 00 degrees 02 minutes 54 seconds West, orientation of bearing system is assumed along the west line of said Northwest Quarter of the Southwest Quarter, a distance of 474.06 feet to the south line of North 474.06 feet of said Northwest Quarter of the Southwest Quarter; thence continuing along said west line, South 00 degrees 02 minutes 54 seconds West, a distance of 161.15 feet to the point of beginning of "Line X"; thence North 89 degrees 48 minutes 29 seconds East a distance of 406.17 feet; thence North 00 degrees 02 minutes 54 seconds East a distance of 161.15 feet, to the said south line of the North 474.06 feet; thence North 89 degrees 48 minutes 29 seconds East, along said south line, a distance of 912.76 feet to the east line of said Northwest Quarter of the Southwest Quarter of said "Line X" there terminating.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows:

Beginning at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence East along the south line of said Northwest Quarter of the Southwest Quarter a distance of 16 Rods; thence North along a line parallel with the west line of said Northwest Quarter of the Southwest Quarter a distance of 10 rods; thence West on a line parallel with the south line of said Northwest Quarter of the Southwest Quarter a distance of 16 rods to said west line; thence South along said west line a distance of 10 rods to the point of beginning.

TOTAL GROSS AREA	23.10	ACRES
TOTAL LOT AREA	12.99	ACRES
NUMBER OF LOTS	51	
LARGEST LOT	18,707	SQ. FT.
SMALLEST LOT	8,941	SQ. FT.
AVERAGE LOT	11,094	SQ. FT.
NUMBER OF OUTLOTS	4	
TOTAL OUTLOT AREA	3.84	ACRES
TOTAL RIGHT OF WAY AREA	6.27	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	2.65	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	3.93	LOTS/ACRE
EXISTING ZONING	RT	
PROPOSED ZONING	DR	
UTILITIES	AVAILABLE	



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www.pioneereng.com

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

Name: Paul J. Cherne
Reg. No.: 19860
Date: 04-28-2014

Revisions:

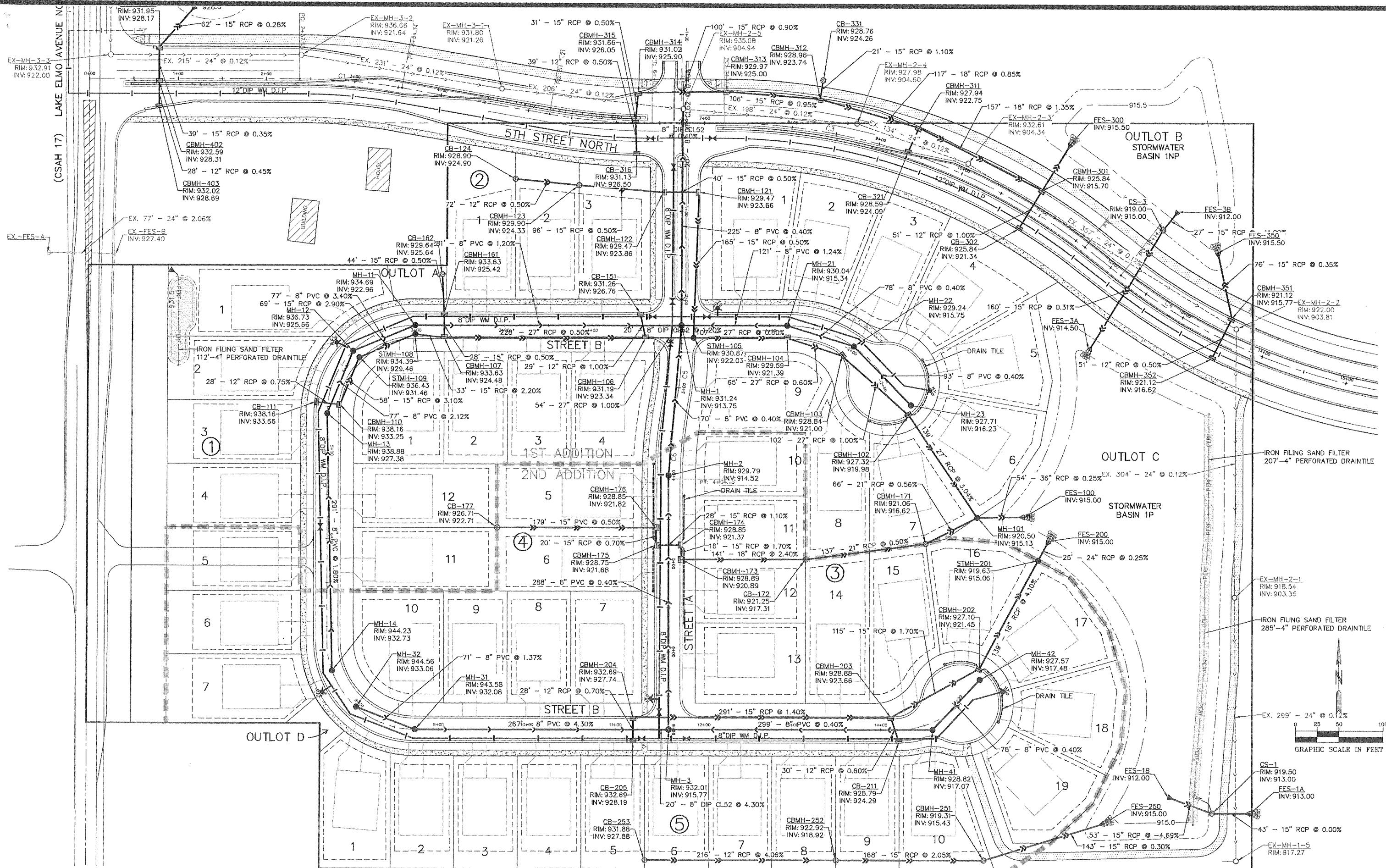
Date: 04-28-2014
Designed: PIC/KAW
Drawn: KAWAR

PRELIMINARY SITE PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

4 OF 18



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 Name: Paul J. Cherne
 Reg. No.: 19860
 Date: 04-28-2014

Revisions
 Date: 04-28-2014
 Designed: PJC/KAW
 Drawn: KAW/AR

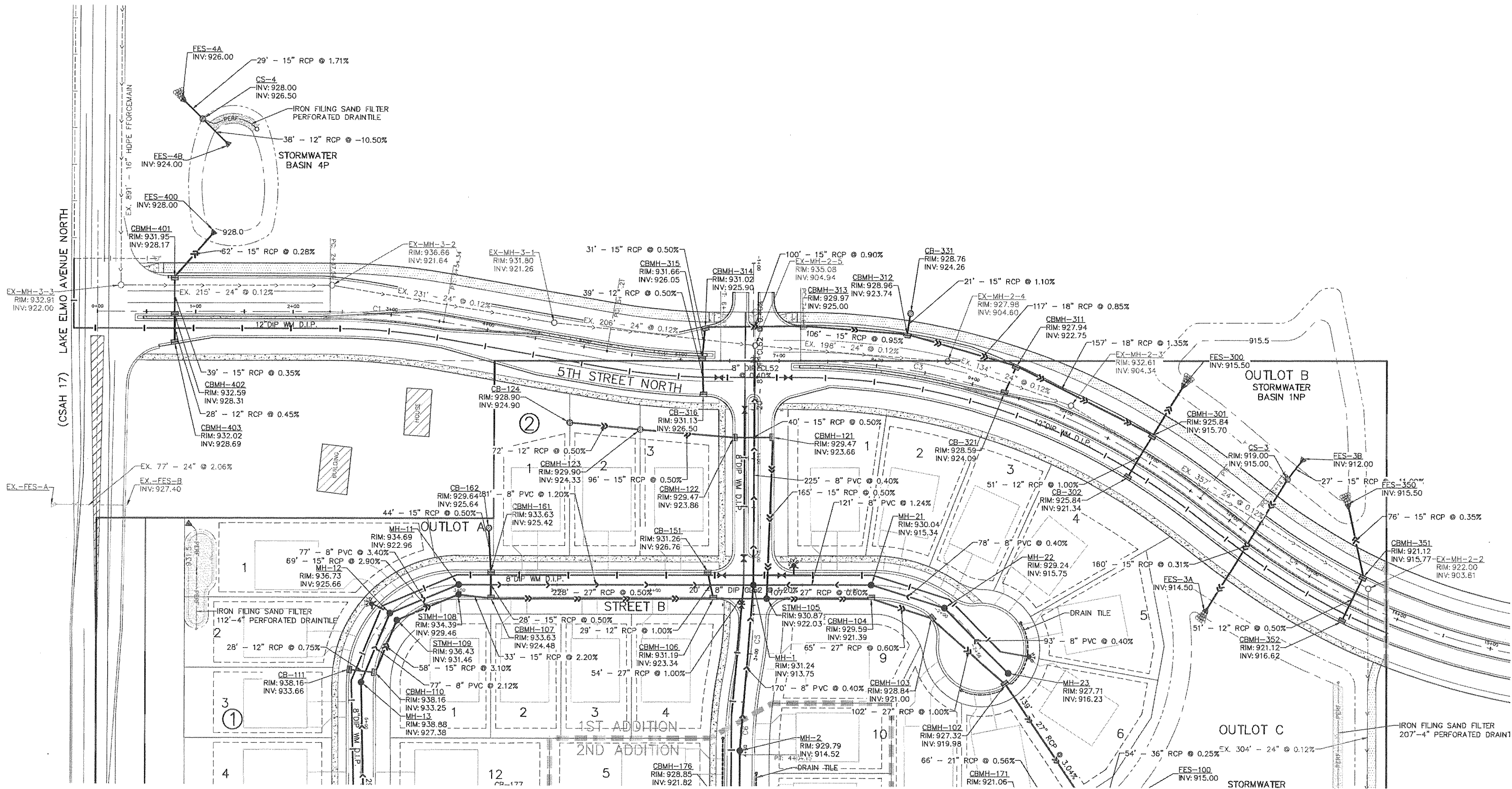
PRELIMINARY UTILITY PLAN

RYLAND HOMES
 7509 ANAGRAM DRIVE
 EDEN PRAIRIE, MINNESOTA 55344

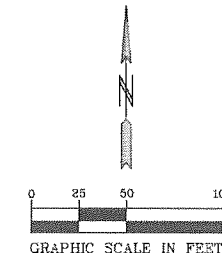
HUNTERS CROSSING
 LAKE ELMO, MINNESOTA

5 OF 18

PROPOSED DEVELOPMENT PHASING:
 MASS GRADING TO BE PERFORMED IN ONE PHASE.
 UTILITY AND STREET CONSTRUCTION TO BE PERFORMED IN TWO PHASES.
 04-ENG-113105-SHEET-UTIL



PROPOSED DEVELOPMENT PHASING
 MASS GRADING TO BE PERFORMED IN ONE PHASE.
 UTILITY AND STREET CONSTRUCTION TO BE
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 www.pioneereng.com

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 me or under my direct supervision and that I
 am a duly Licensed Professional Engineer
 under the laws of the State of Minnesota
 Name: Paul J. Cherne
 Reg. No.: 19860 Date: 04-28-2014

Revisions

Date: 04-28-2014
 Design: PJC/KAW
 Drawn: KAW/KAR

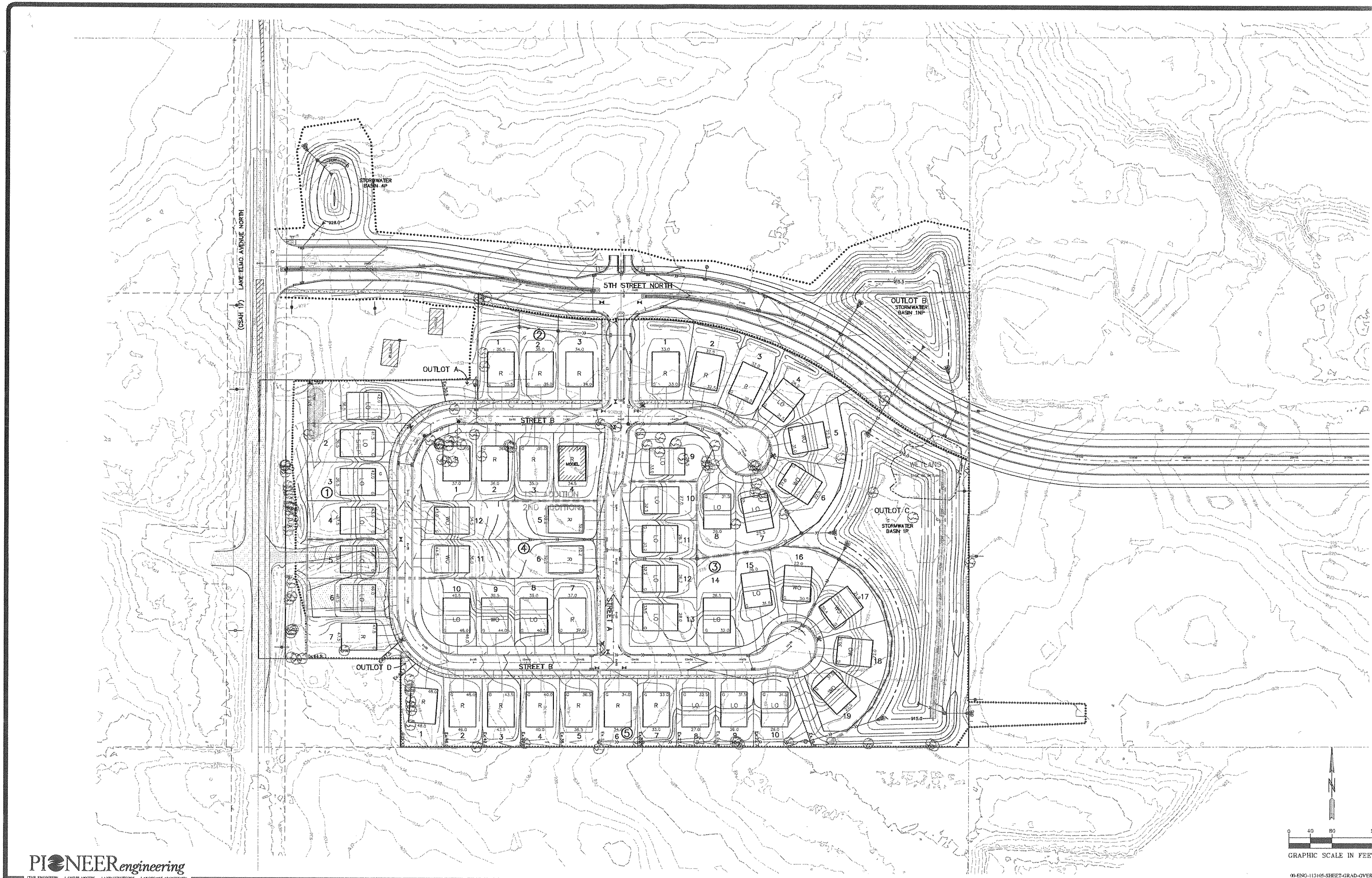
PRELIMINARY UTILITY PLAN

RYLAND HOMES
 7599 ANAGRAM DRIVE
 EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
 LAKE ELMO, MINNESOTA

04-ENG-113105-SUBSET-UTIL

6 OF 18



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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Paul J. Cherno
Reg. No.: 19960 Date: 04-28-2014

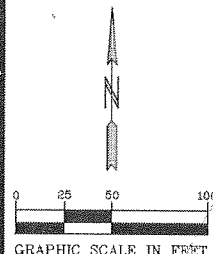
Revisions
Date: 04-28-2014
Designed: PJCKAW
Drawn: KAWAR

**OVERALL PRELIMINARY
GRADING PLAN**

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

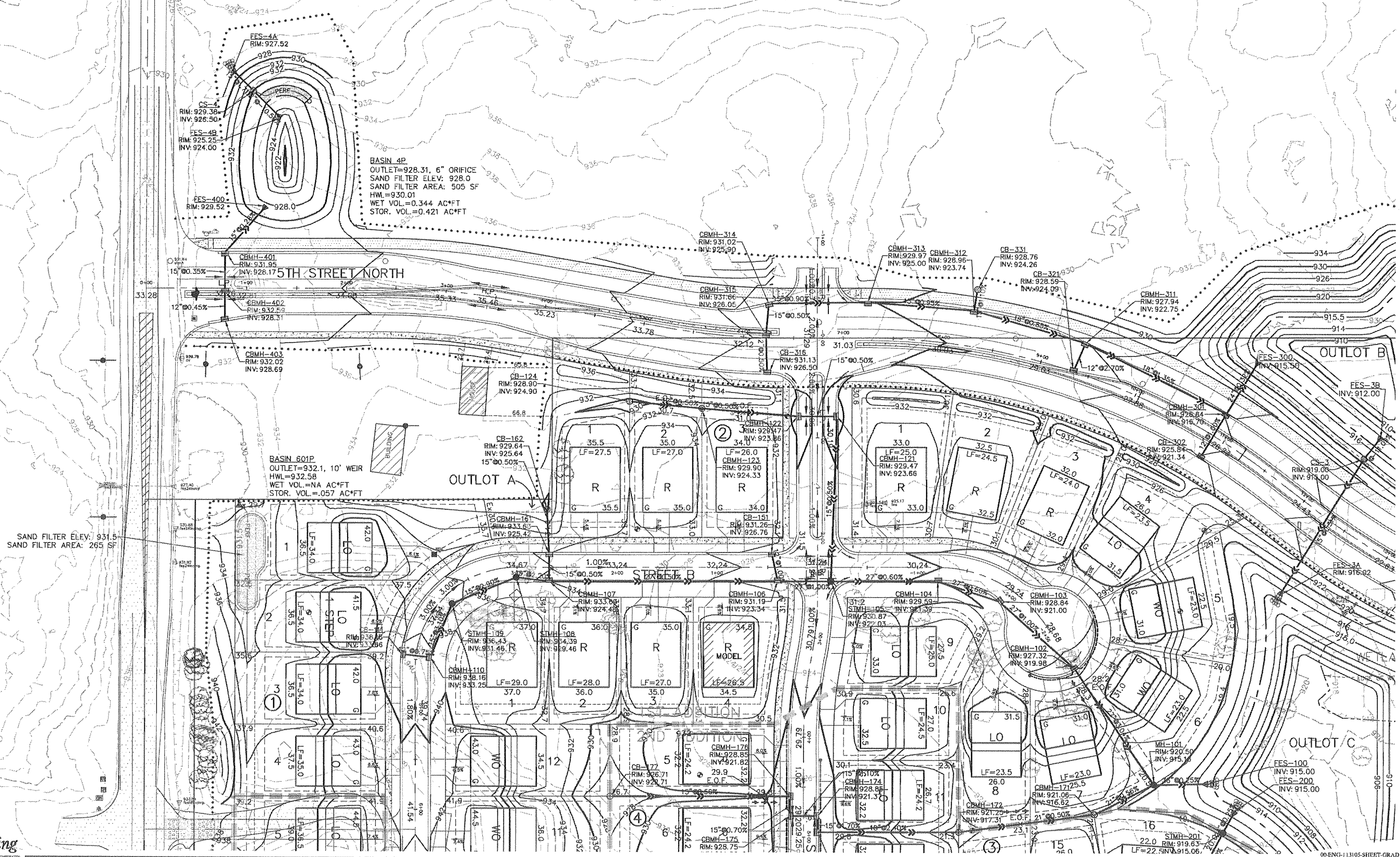
HUNTERS CROSSING
LAKE ELMO, MINNESOTA

7 OF 18



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

SETBACK REQUIREMENTS
LDR STANDARDS:
FRONT SETBACK: 25'
REAR YARD SETBACK: 20'
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE
CORNER SIDE SETBACK: 15'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 8,000 SF
MAXIMUM BUILDING COVERAGE: 40%



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Mendota Heights, MN 55120
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www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Paul J. Cherne
Reg. No.: 19869 Date: 04-28-2014

Revisions	
Date	04-28-2014
Designed	PJC/KAW
Drawn	KAW/AR

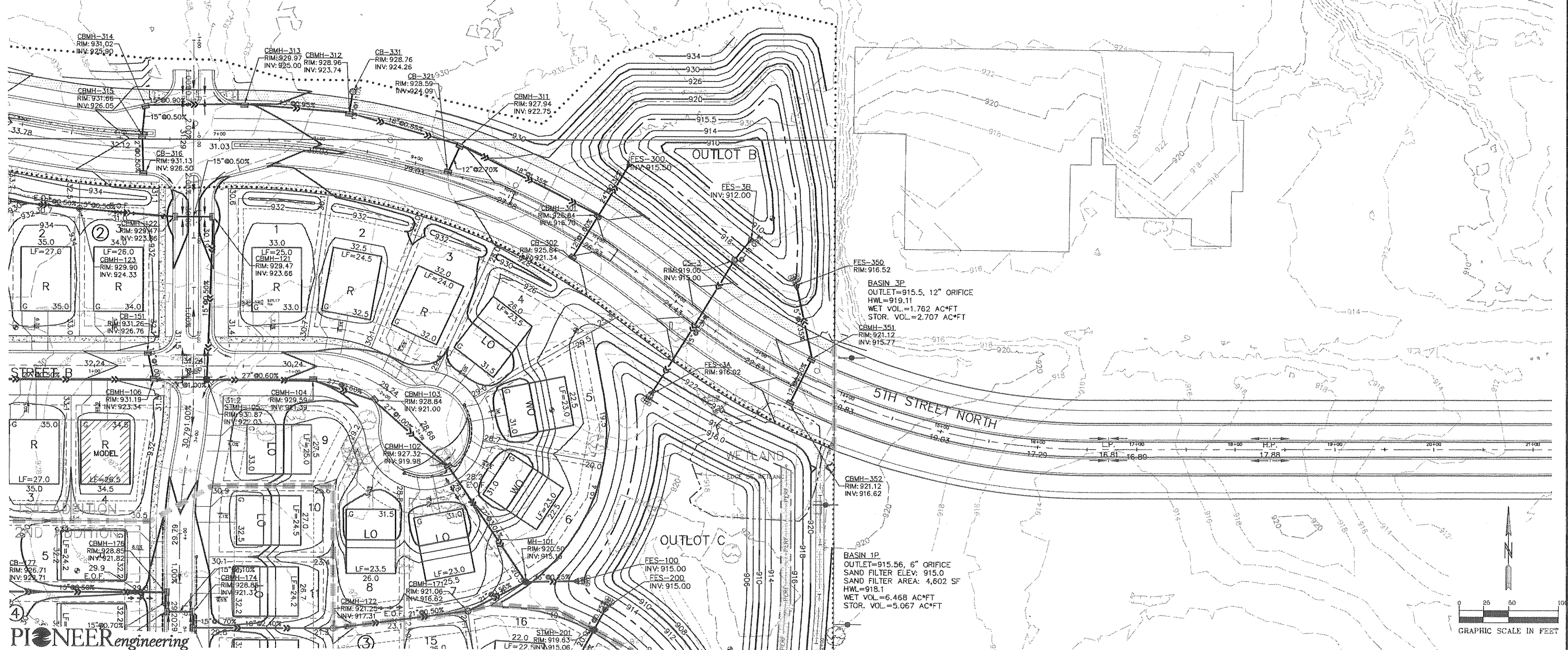
PRELIMINARY GRADING AND DRAINAGE PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

PROPOSED DEVELOPMENT PHASING
MASS GRADING TO BE PERFORMED IN ONE PHASE.
UTILITY AND STREET CONSTRUCTION TO BE
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SETBACK REQUIREMENTS
LDR STANDARDS:
FRONT SETBACK: 25'
REAR YARD SETBACK: 20'
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE
CORNER SIDE SETBACK: 15'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 8,000 SF
MAXIMUM BUILDING COVERAGE: 40%



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Name: Paul J. Cherno
Reg. No.: 19960
Date: 04-28-2014

Revisions

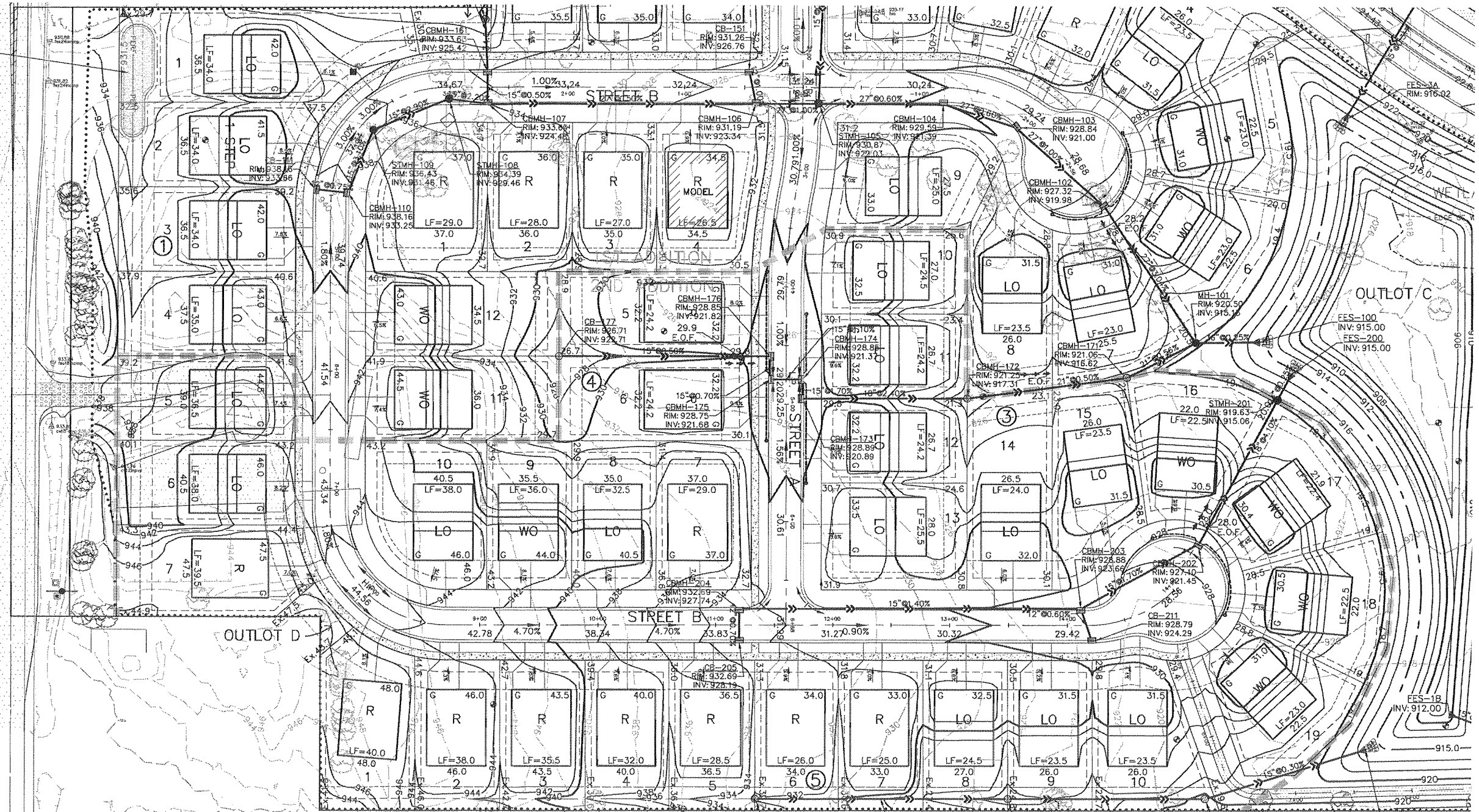
Date: 04-28-2014
Designed: PJCKAW
Drawn: KAWJAR

PRELIMINARY GRADING AND
DRAINAGE PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

SAND FILTER ELEV: 931.5
SAND FILTER AREA: 265 SF



SETBACK REQUIREMENTS
LDR STANDARDS:
FRONT SETBACK: 25'
REAR YARD SETBACK: 20'
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE
CORNER SIDE SETBACK: 15'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 8,000 SF
MAXIMUM BUILDING COVERAGE: 40%

PROPOSED DEVELOPMENT PHASING
MASS GRADING TO BE PERFORMED IN ONE PHASE.
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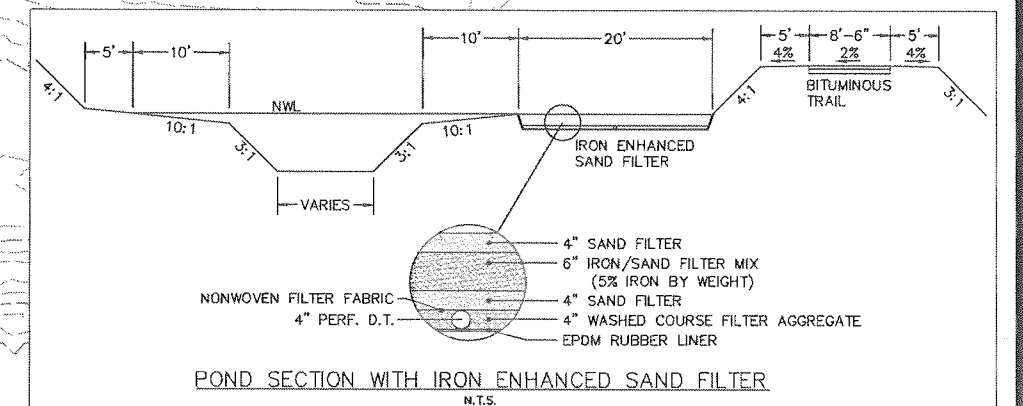
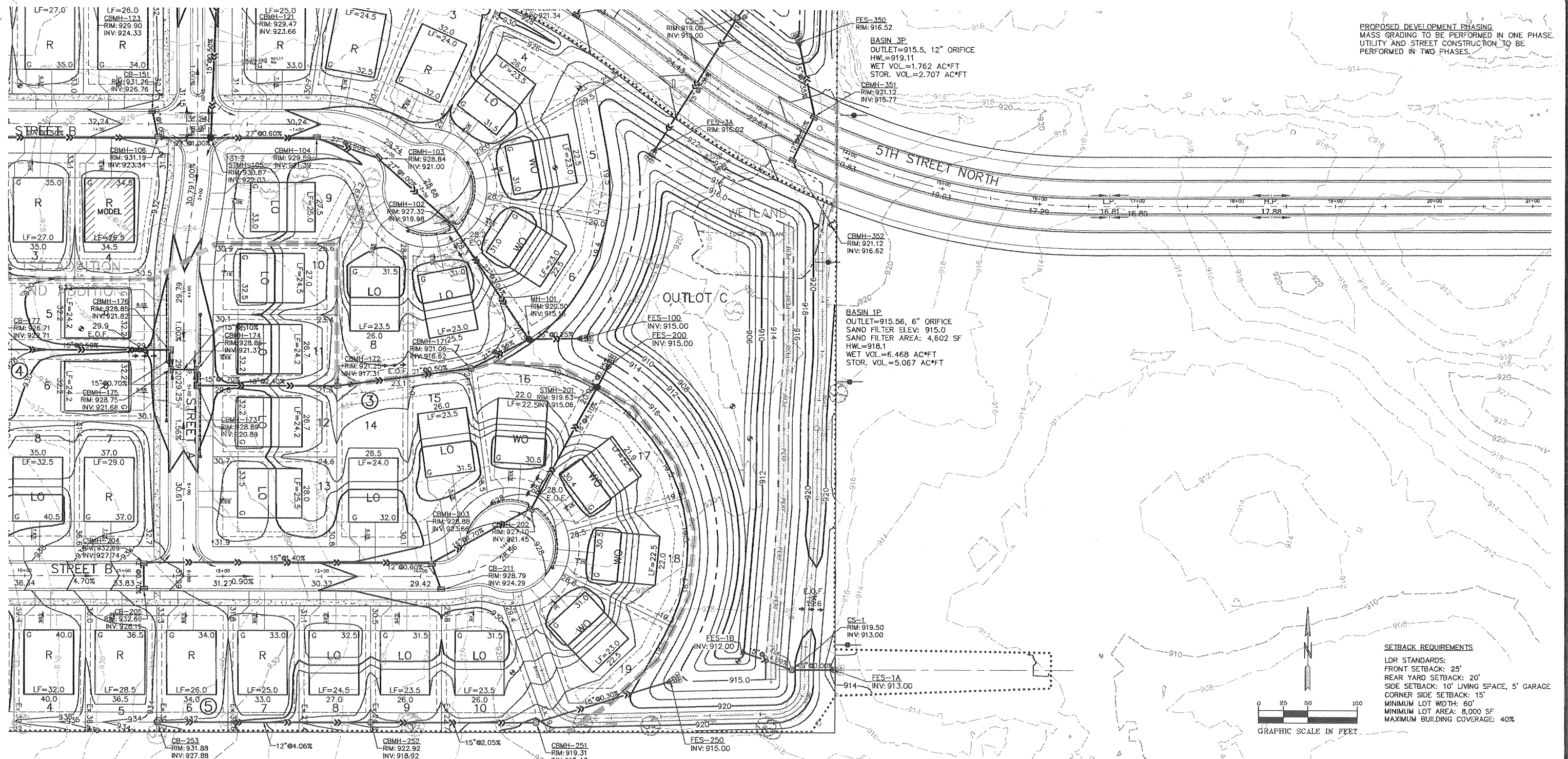
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Paul J. Cherne
Reg. No.: 19860
Date: 04-28-2014

Revisions
Date: 04-28-2014
Designed: PIC/KAW
Drawn: KAW/JAR

PRELIMINARY GRADING AND DRAINAGE PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA



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 Date: 04-28-2014

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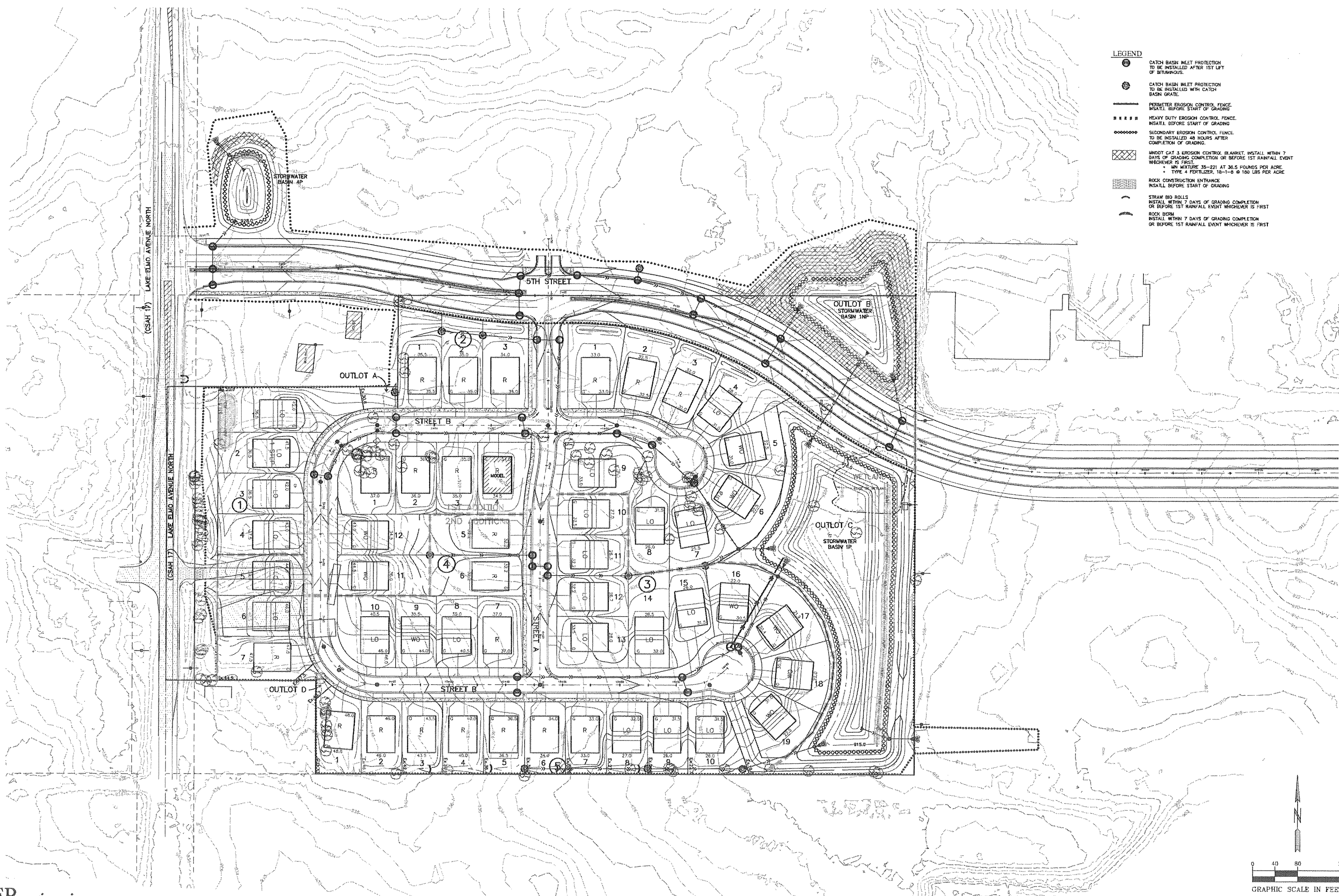
PRELIMINARY GRADING AND DRAINAGE PLAN

RYLAND HOMES
 7599 ANAGRAM DRIVE
 EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
 LAKE ELMO, MINNESOTA

11 OF 18

- LEGEND**
- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMASTOS.
 - CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
 - PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING.
 - HEAVY DUTY EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING.
 - SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
 - MUDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST.
• MIXTURE 35-221 AT 36.5 POUNDS PER ACRE
• TYPE 4 FERTILIZER, 10-1-8 @ 180 LBS PER ACRE
 - ROCK CONSTRUCTION ENTRANCE. INSTALL BEFORE START OF GRADING.
 - STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST.
 - ROCK BERM. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST.



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Name: Paul J. Cherre
Reg. No.: 19960 Date: 04-28-2014

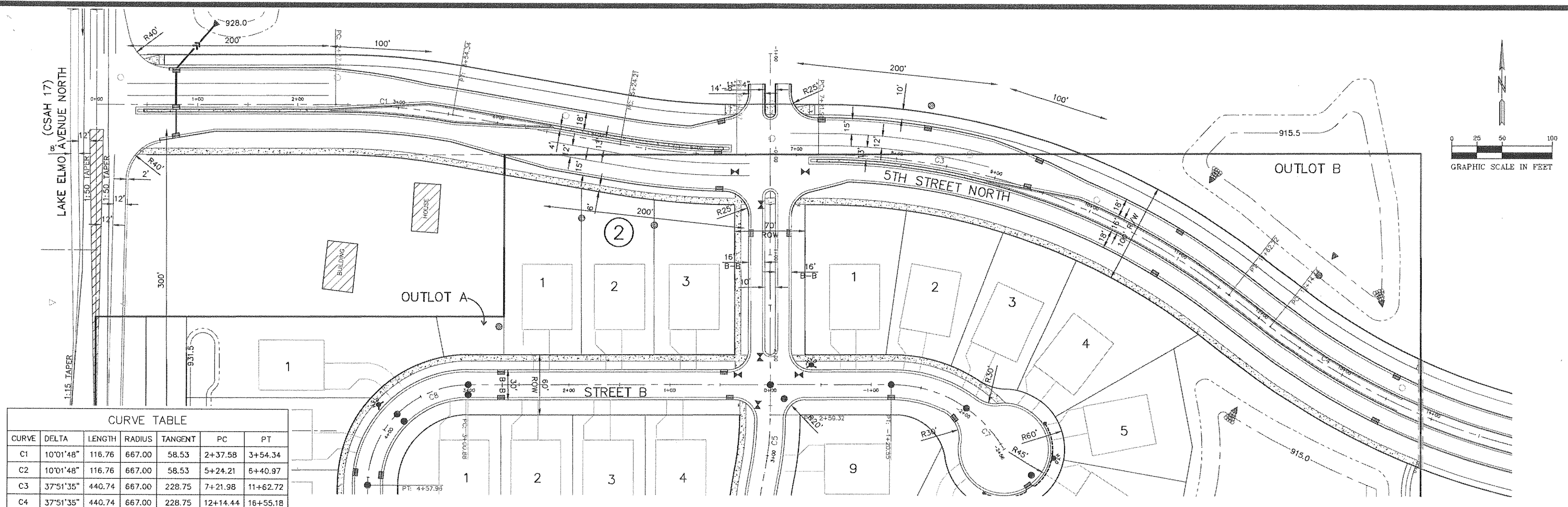
Revisions

Date: 04-28-2014
Designed: PJC/KAW
Drawn: KAW/AR

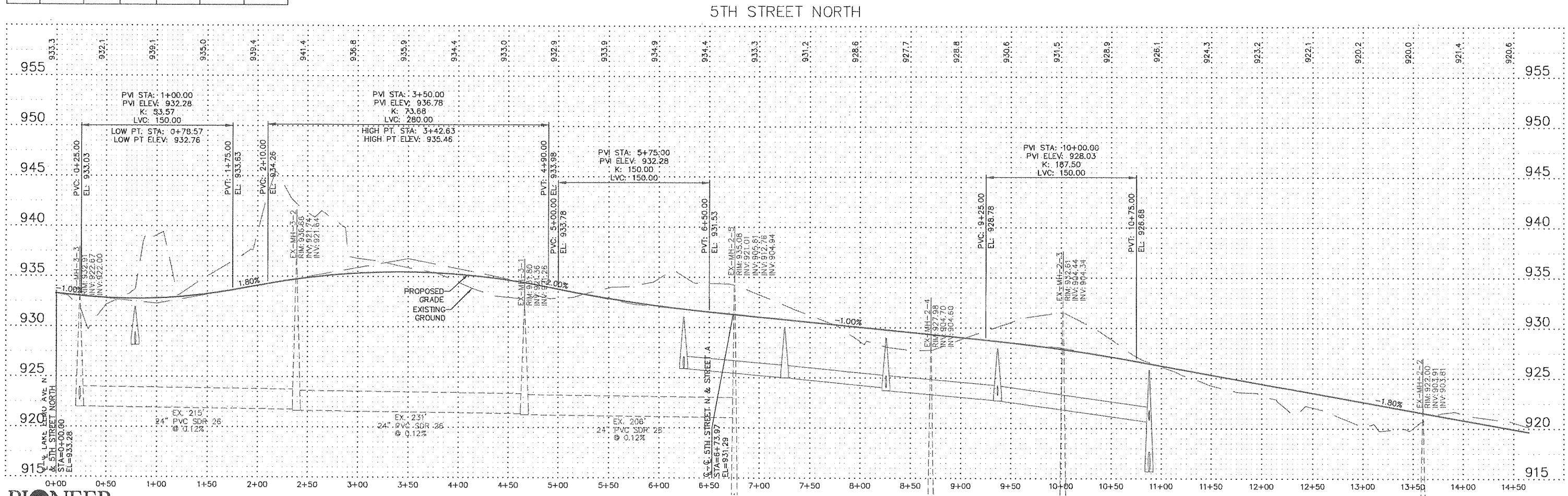
EROSION CONTROL PLAN

RYLAND HOMES
7509 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC PT
C1	10°01'48"	116.76	667.00	58.53	2+37.58 3+54.34
C2	10°01'48"	116.76	667.00	58.53	5+24.21 6+40.97
C3	37°51'35"	440.74	667.00	228.75	7+21.98 11+62.72
C4	37°51'35"	440.74	667.00	228.75	12+14.44 16+55.18



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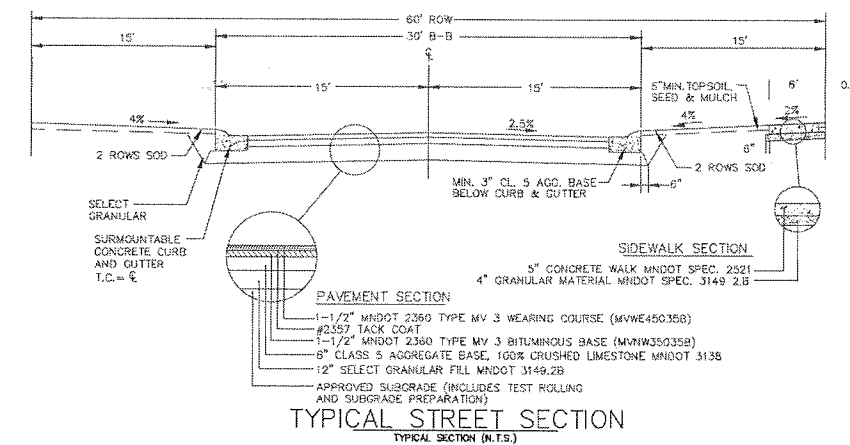
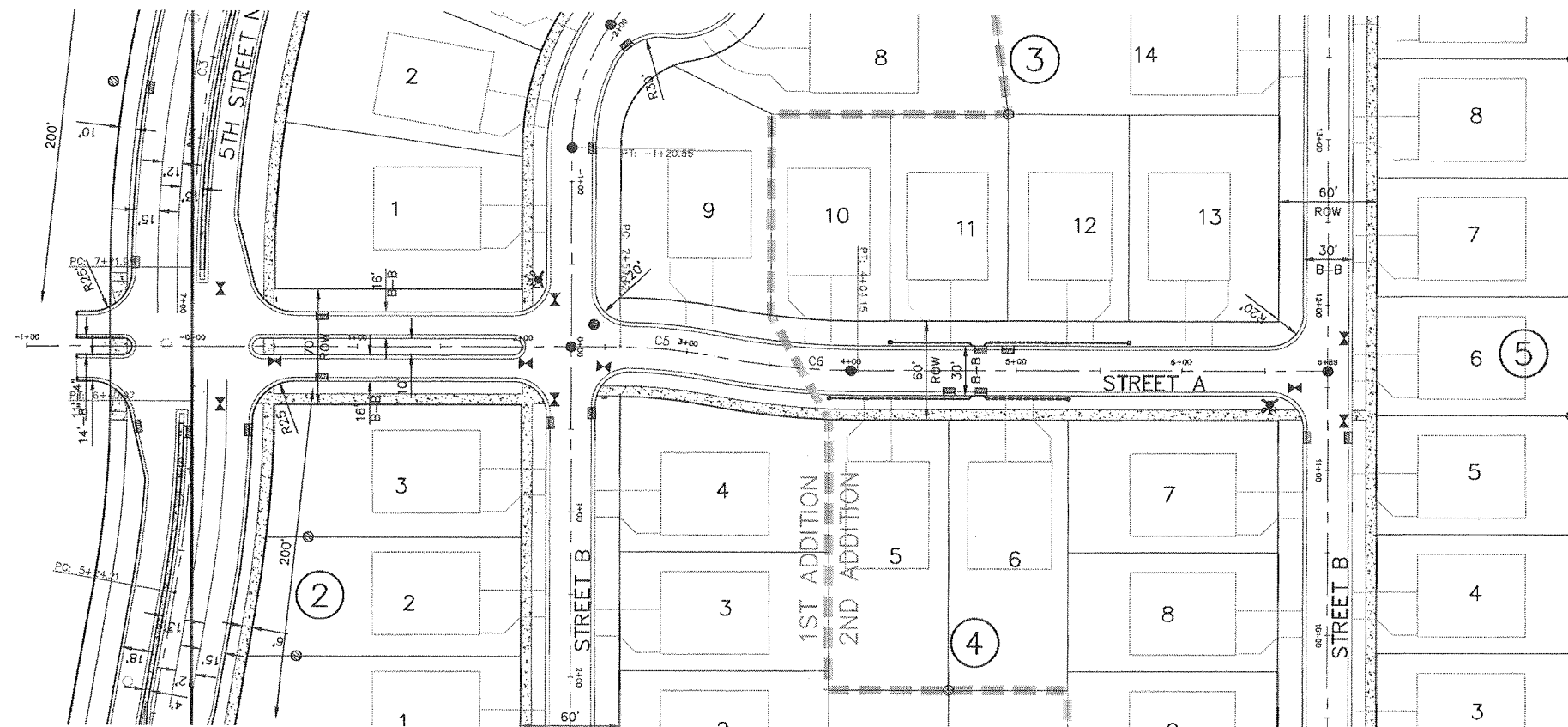
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: Paul J. Chene
 Reg. No.: 19860
 Date: 04-28-2014

Revisions:
 Date: 04-28-2014
 Designed: PJC/KAW
 Drawn: KAW/KAR

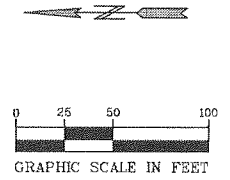
PRELIMINARY STREET PLAN

RYLAND HOMES
 7599 ANAGRAM DRIVE
 EDEN PRAIRIE, MINNESOTA 55344

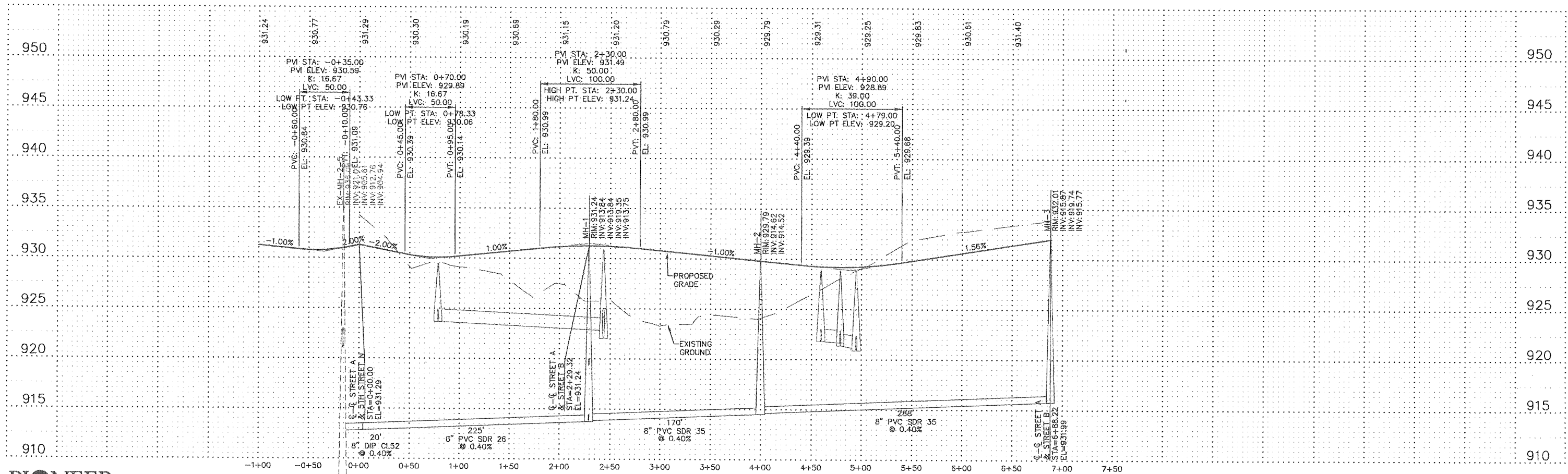
HUNTERS CROSSING
 LAKE ELMO, MINNESOTA



CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C5	11°05'15"	58.05	300.00	29.12	2+59.32	3+17.38
C6	11°02'54"	86.77	450.00	43.52	3+17.38	4+04.15



STREET A



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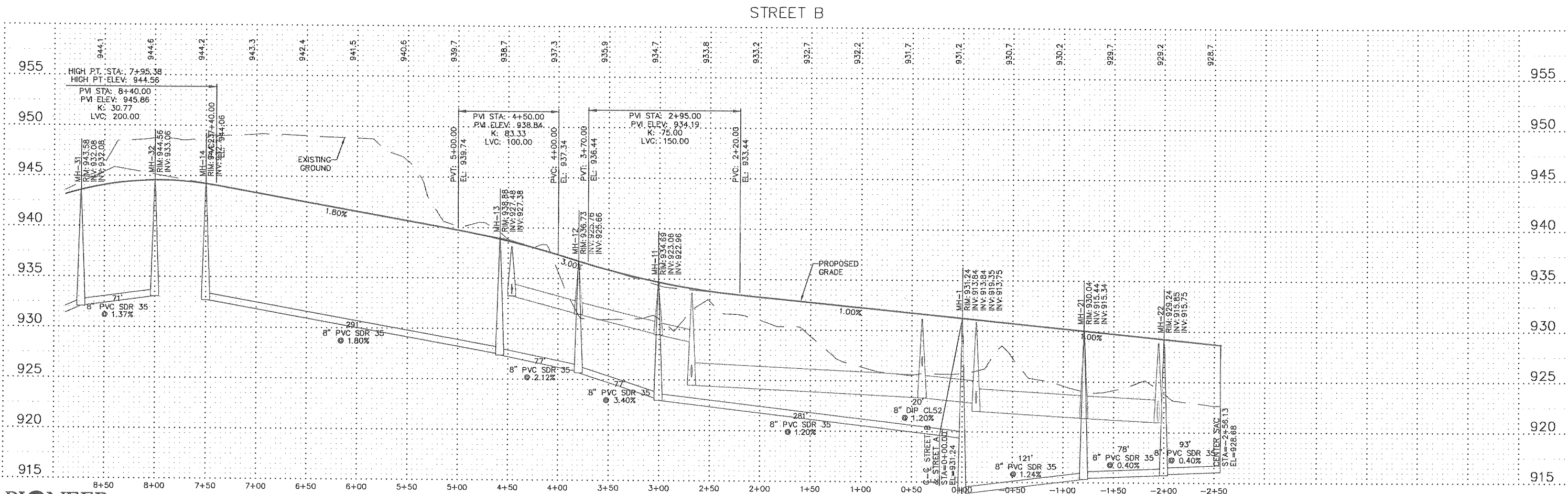
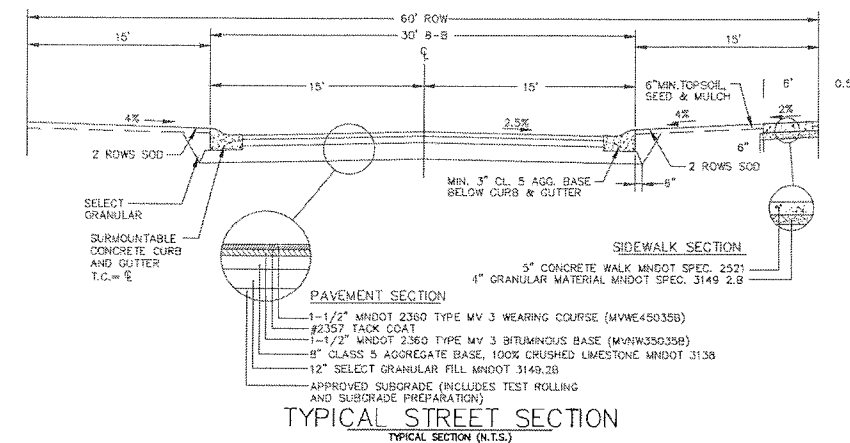
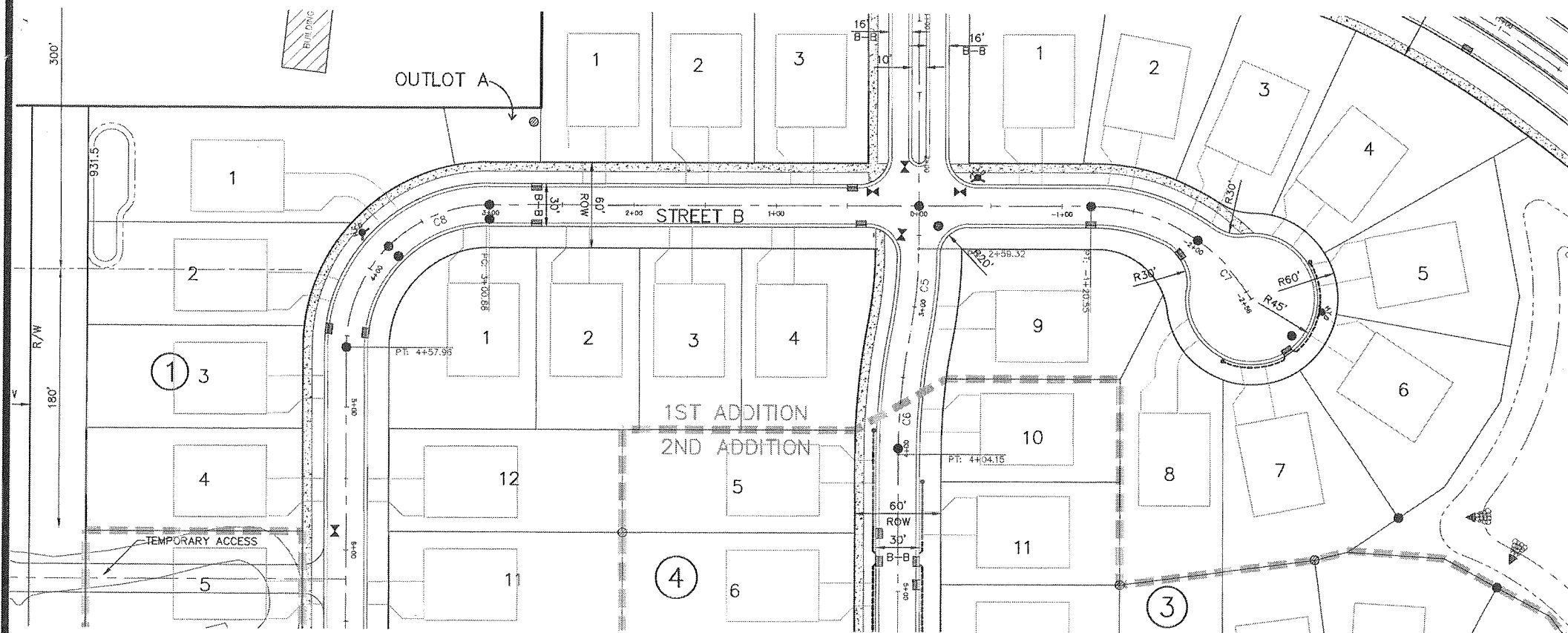
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Paul J. Chene
Reg. No.: 19860
Date: 04-28-2014

Revisions:
Date: 04-28-2014
Designed: PIC/KAW
Drawn: KAWAR

PRELIMINARY STREET PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA



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Revisions

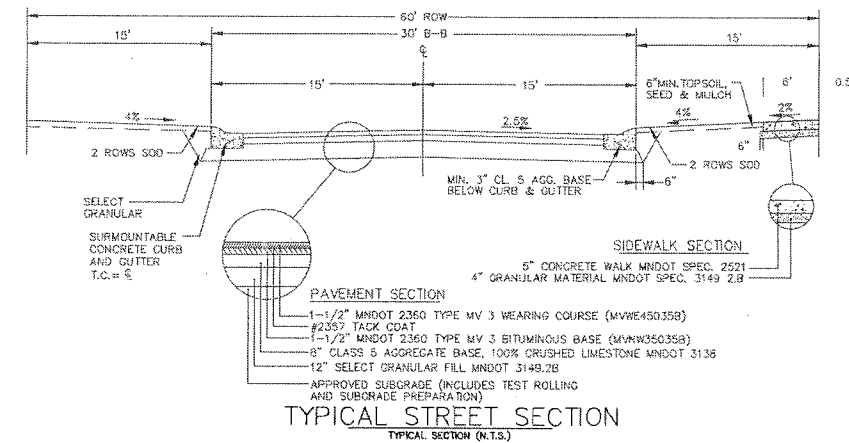
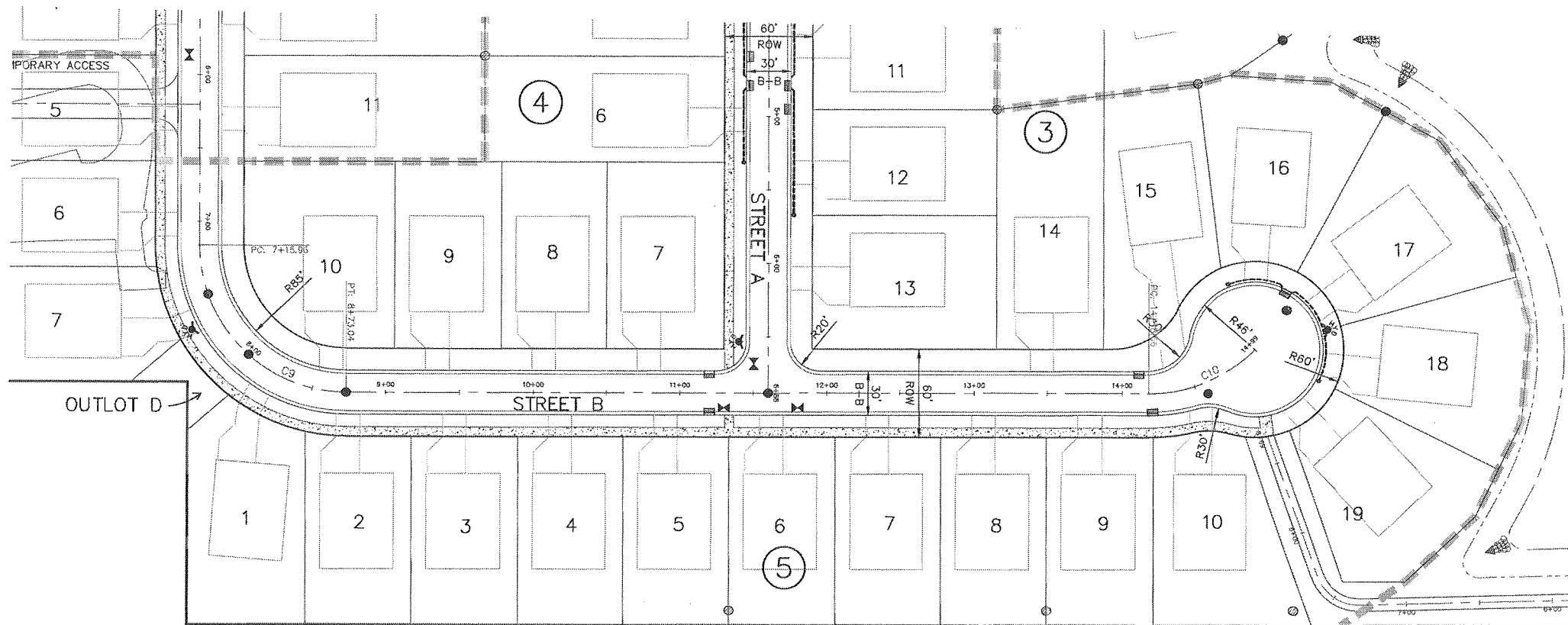
Date: 04-28-2014
Designed: PIC/KAW
Drawn: KAW/AR

PRELIMINARY STREET PLAN

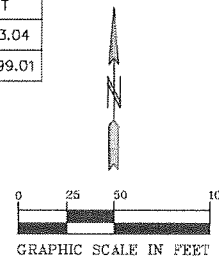
RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

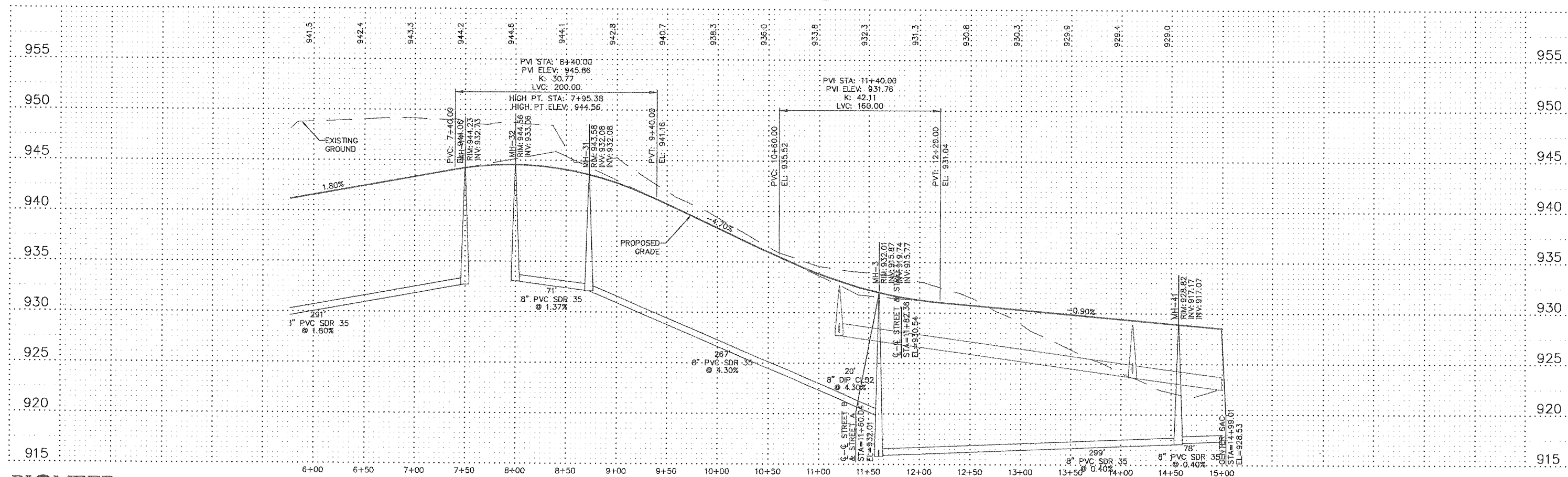
15 OF 18



CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C9	90°00'00"	157.08	100.00	100.00	7+15.96	8+73.04
C10	45°00'00"	80.45	102.43	42.43	14+18.56	14+99.01



STREET B



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Name: Paul J. Cherni
Reg. No. 19860 Date: 04-28-2014

Revisions

Date: 04-28-2014
Designed: PIC/KAW
Drawn: KAW/AR

PRELIMINARY STREET PLAN

RYLAND HOMES
7509 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

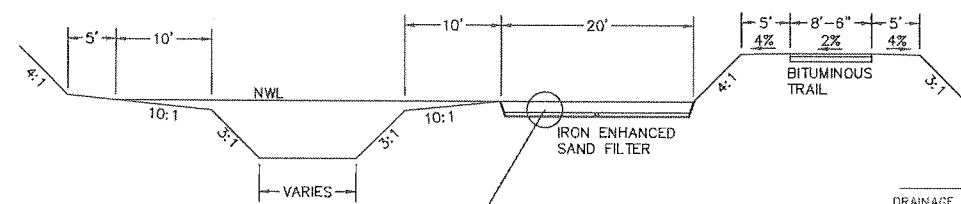
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GRADING SEQUENCE

1. INSTALL ROCK CONSTRUCTION ENTRANCE
2. INSTALL PERIMETER SEDIMENT CONTROL DEVICES (SILT FENCE).
3. STRIP TOPSOIL, STOCKPILE AND STABILIZE IN BERM FOR FUTURE SPREADING.
4. DIG TEMPORARY SEDIMENT BASIN, BASIN TO BE 1800 CF/ACRE OF AREA STRIPPED. CLEAN TEMP BASIN ONCE 50% FULL.
5. ALL SOILS WILL BE COMPACTED PER SPECIFICATIONS.
6. MAINTAIN DRAINAGE DURING GRADING OPERATION TO TEMPORARY SEDIMENT BASIN.
7. COMPLETE SITE GRADING PER PLAN.
8. RESPAID TOPSOIL MAINTAIN A MINIMUM OF 4" DEPTH.
9. MAINTAIN DRAINAGE TO TEMP SEDIMENT BASIN UNTIL NEXT PHASE BEGINS.
10. STABILIZE DERIVED AREAS AND STOCKPILES WITHIN TIME FRAME LISTED IN EROSION PREVENTION PRACTICES

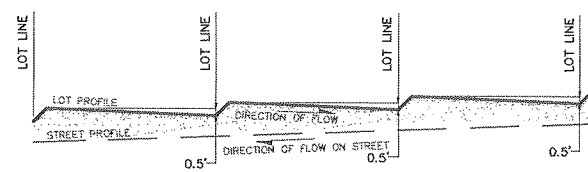
GENERAL NOTES

1. THE STORM WATER POLLUTION PREVENTION MANAGER SHALL BE A PERSON TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVER SEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.
2. CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY N.P.D.E.S. PERMIT, INCLUDING THE REQUIREMENT TO MINIMIZE THE AREA DISTURBED BY GRADING AT ANY GIVEN TIME AND TO COMPLETE TURF RESTORATION WITHIN THE TIME REQUIRED BY THE PERMIT AFTER TEMPORARY CEASING GRADING OR COMPLETION OF GRADING.
3. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. BMP'S REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
5. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES. SOME EROSION CONTROLS SUCH AS CHECK DAMS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN THE SPECIFIC AREA. THEY SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
6. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS THAT MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
7. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIP LINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
8. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
9. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK- BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
10. TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876. CONSISTING OF:
 - MN SEED MIX 22-111 @ 40 LBS. PER ACRE OR APPROVED EQUAL
 - MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - TYPE 1 FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE
10. PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876. CONSISTING OF:
 - MN SEED MIX 25-121 AT 75 POUNDS PER ACRE
 - MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED. MULCH AT 90 % COVERAGE WITH DISC ANCHOR.
 - TYPE 3 FERTILIZER, 22-5-10 80%W.I.N @ 350 LBS PER ACRE.
11. SLOPES AT 3:1 OR STEEPER, AND/OR WHERE INDICATED ON THE PLANS SHALL BE SEEDED AND HAVE AN EROSION CONTROL BLANKET TYPE 3 INSTALLED OR MAY BE HYDROSEDED WITH TACKIFIER MULCH.
12. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS.
13. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
14. WITHIN 7 DAYS OF COMPLETION OF THE SITE GRADING OPERATIONS THE ENTIRE SITE (EXCEPT ROADWAYS) SHALL HAVE BEEN SEEDED AND MULCHED AND SILT FENCE SHALL BE INSTALLED AROUND ALL PONDS.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
16. THE MINIMIZATION OF SOIL COMPACTION MUST BE USED ON AREAS OUTSIDE OF SPECIFIC COMPACTION REQUIRED AREAS. THESE PRACTICES INCLUDE: PREVENTING HEAVY EQUIPMENT TRAFFIC AND CONSTRUCTION TRAFFIC FROM AREAS, USING PRACTICES TO PREVENT CONCENTRATED FLOW OCCURRING OVER THE SOIL. PROVIDE LIGHT TRACKED EQUIPMENT TO CONSTRUCT AREA TO FINAL GRADE. THE AREAS REQUIRING LOOSE SOIL INCLUDE ALL TOPSOIL PLACEMENT AND INFILTRATION/FILTRATION BASINS.

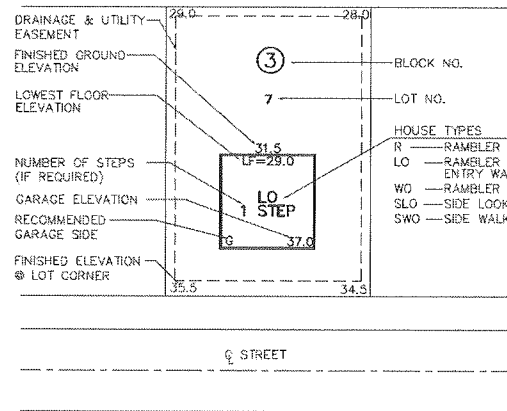


POND SECTION WITH IRON ENHANCED SAND FILTER

N.T.S.



LOT BENCHING DETAIL
NO SCALE



HOUSE TYPES
R - RAMBLER OR SPLIT ENTRY
LO - RAMBLER LOOKOUT OR SPLIT ENTRY WALKOUT
WO - RAMBLER WALKOUT
SLO - SIDE LOOKOUT
SWO - SIDE WALKOUT

CONSTRUCTION ACTIVITY REQUIREMENTS

A. EROSION PREVENTION PRACTICES

1. THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.
2. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
3. ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF A SURFACE WATER OR ANY STORMWATER CONVEYANCE SYSTEM WHICH IS CONNECTED TO A SURFACE WATER MUST BE STABILIZED WITHIN 7 DAYS. THESE AREAS INCLUDE POND SIDE SLOPES, EXPOSED SOIL AREAS WITH A POSITIVE SLOPE TO A CURB AND GUTTER SYSTEM, STORM SEWER INLET, DRAINAGE DITCH, OR OTHER SYSTEM THAT DISCHARGES TO A SURFACE WATER.
4. THE NORMAL WETTED PERIMETER OF ANY DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER (WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER).
5. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

B. SEDIMENT CONTROL PRACTICES

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT ENTERING SURFACE WATERS. DITCHES AND SEDIMENT BASINS REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. IF DOWN GRADE SYSTEM IS OVERLOADED, ADDITIONAL UPGRADE PRACTICES MUST BE INSTALLED, AND THE SWPPP MUST BE AMENDED. THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER. SLOPES MAY BE BROKEN WITH SILT FENCE, ROCK CHECK DAMS, COMPOST SNAKES, OR OTHER APPROVED METHODS AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON DOWNGRADE PERIMETERS BEFORE UPGRADE LAND DISTURBING ACTIVITIES BEGIN.
3. THE TIMING OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT TERM ACTIVITIES. HOWEVER, THESE PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. CONTRACTOR MUST PROTECT ALL STORM DRAIN INLETS BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY STOCKPILES MUST HAVE SILT FENCE AROUND THE PERIMETER OF THE BASE OF THE STOCKPILE AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS OR DITCHES.
6. CONTRACTOR MUST INSTALL TEMPORARY (OR PERMANENT) SEDIMENTATION BASINS WHERE TEN OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.

C. DEWATERING AND SURFACE DRAINAGE

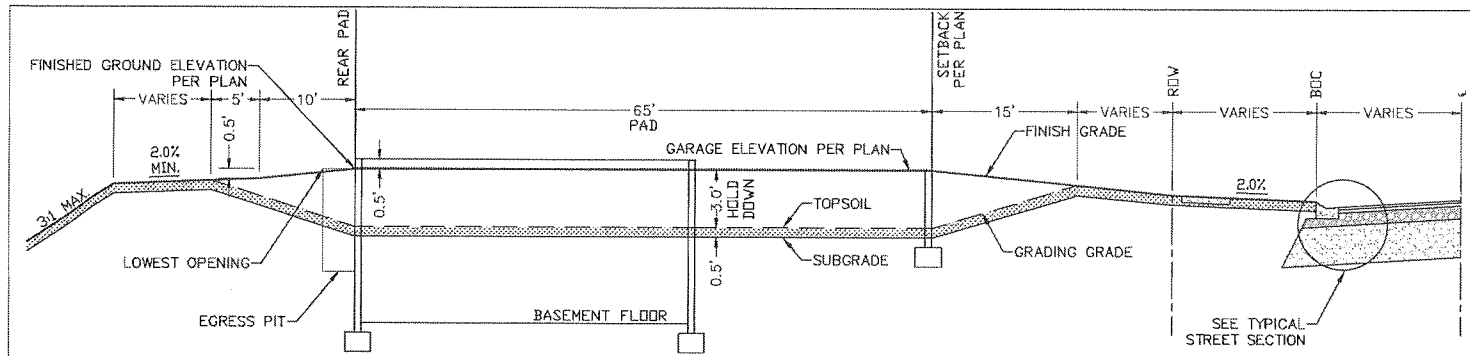
1. DEWATERING OR ANY TYPE OF SURFACE DRAINAGE THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO AN APPROVED SEDIMENT BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIP RAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES.
2. ALL WATER FROM DEWATERING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.

D. INSPECTIONS AND MAINTENANCE

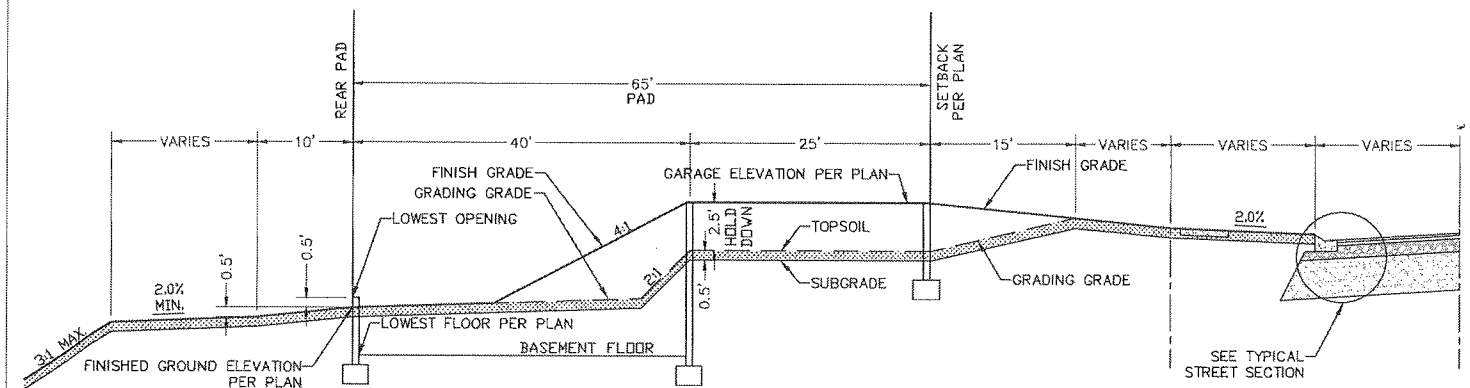
1. THE CONTRACTOR MUST APPOINT SOMEONE TO INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING AND RETAINED PER M.P.C.A. N.P.D.E.S. REQUIREMENTS. (NOTE: LOCAL JURISDICTION MAY REQUIRE A MORE FREQUENT INTERVAL OF INSPECTION.)
2. ALL NONFUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED OR SUPPLEMENTS WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED. (SEE MPCA NPDES PERMIT I.V.E.5).

E. POLLUTION PREVENTION MANAGEMENT MEASURES

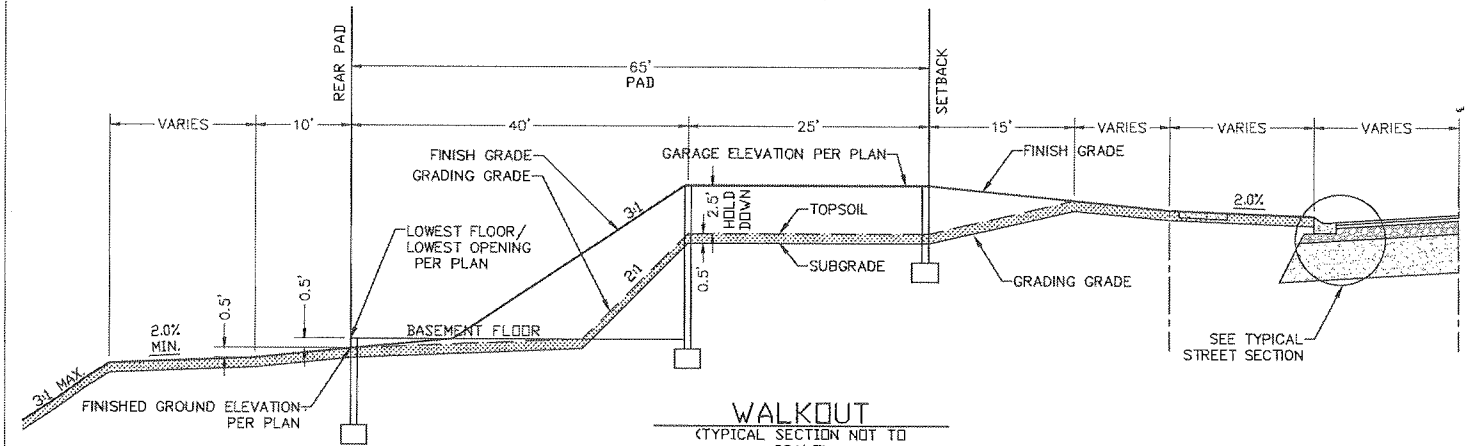
1. SOLID WASTE MUST BE DISPOSED OF PER M.P.C.A. REQUIREMENTS.
2. HAZARDOUS MATERIALS MUST BE STORED AND DISPOSED OF PER M.P.C.A. REGULATIONS.
3. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DECREASING IS ALLOWED ON SITE.



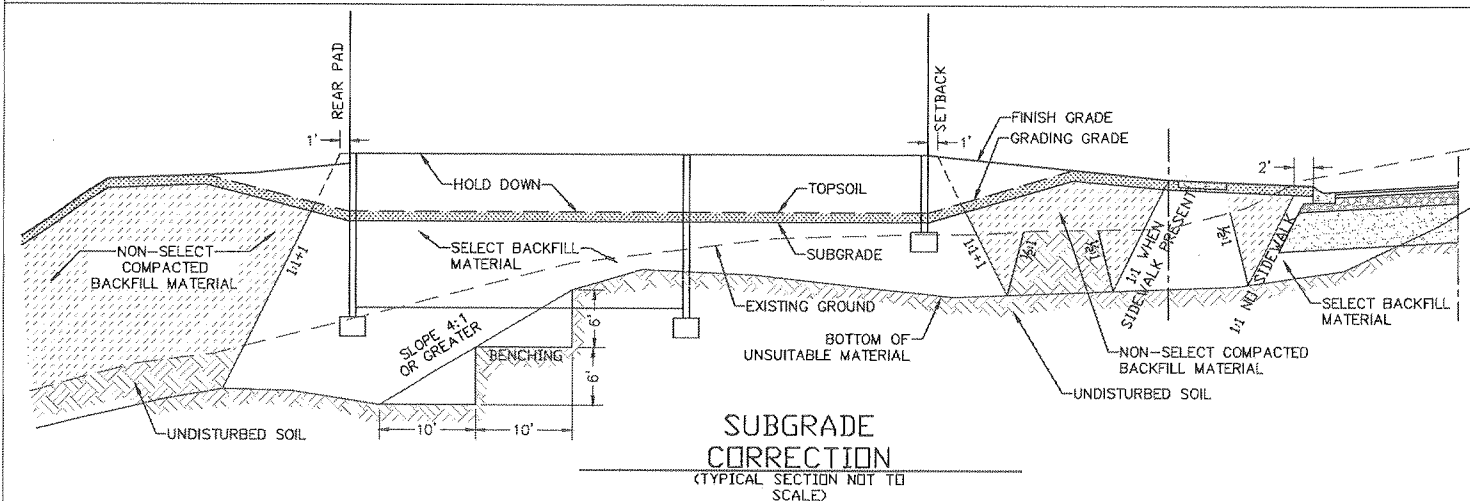
RAMBLER
(TYPICAL SECTION NOT TO SCALE)



LOOKOUT
(TYPICAL SECTION NOT TO SCALE)



WALKOUT
(TYPICAL SECTION NOT TO SCALE)



SUBGRADE CORRECTION
(TYPICAL SECTION NOT TO SCALE)

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Reg. No.: 19560
Date: 04-28-2014

Revisions

Date: 04-28-2014
Designed: PJC/KAW
Drawn: KAW/AR

GRADING DETAILS

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7509 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

00-ENG-113105-SHEET-DTLS-OR

17 OF 18

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.
2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL Viable TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.
3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED 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 IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
6. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.
7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.
8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR 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 REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.
9. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.

STANDARD PLAN NOTES
GRADING AND EROSION CONTROL PLANS

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.
600A
LAKE ELMO

10. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETED WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE GOING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
11. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
12. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SMD WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.
13. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.
14. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.
15. DITCH CHECK (BIOROLL BLANKET SYSTEM). BIOROLL AND BLANKET SYSTEMS SHALL BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.

STANDARD PLAN NOTES
GRADING AND EROSION CONTROL PLANS

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.
600B
LAKE ELMO

16. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
17. CONCRETE WASHOUT ONSITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

STANDARD PLAN NOTES
GRADING AND EROSION CONTROL PLANS

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.
600C
LAKE ELMO

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

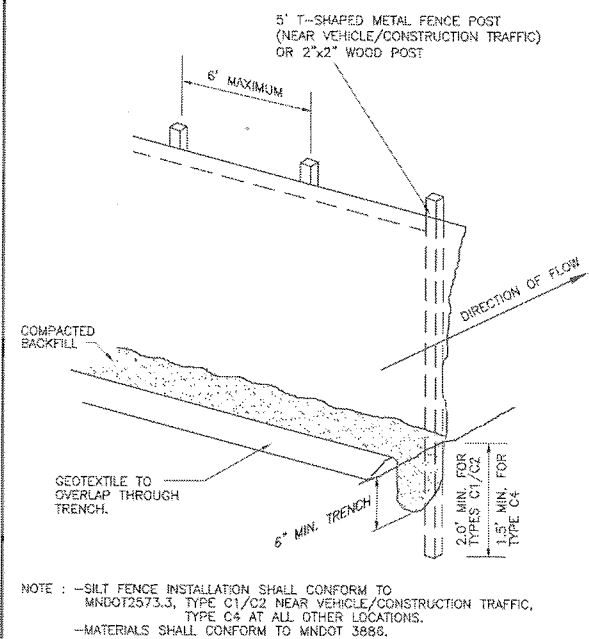
STANDARD PLAN NOTES
SITE RESTORATION PLANS

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.
600D
LAKE ELMO



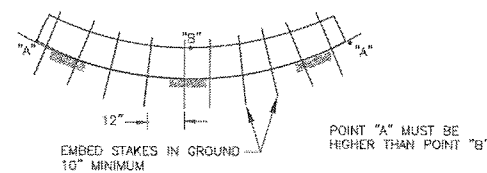
SILT FENCE

FEBRUARY 2013

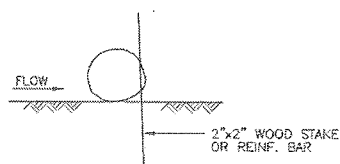


CITY OF LAKE ELMO

STANDARD DRAWING NO.
601
LAKE ELMO



DITCH SECTION



FIBER ROLL SECTION

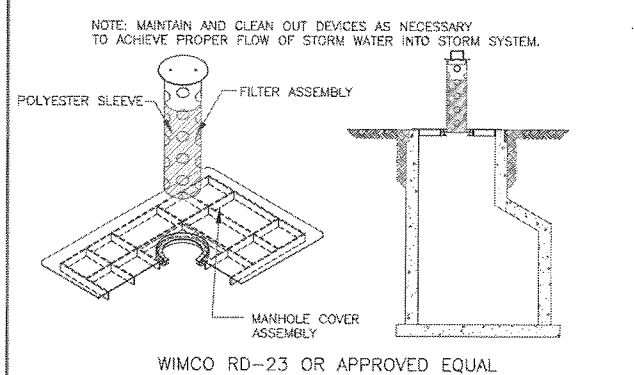
DITCH CHECK (FIBER ROLL)

FEBRUARY 2013

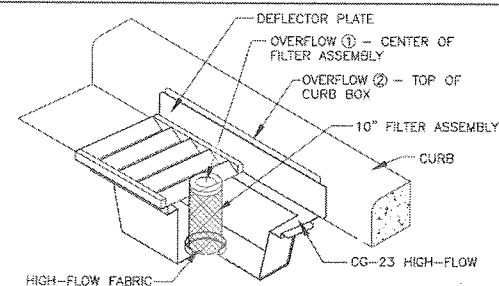


CITY OF LAKE ELMO

STANDARD DRAWING NO.
603
LAKE ELMO



WIMCO RD-23 OR APPROVED EQUAL



WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

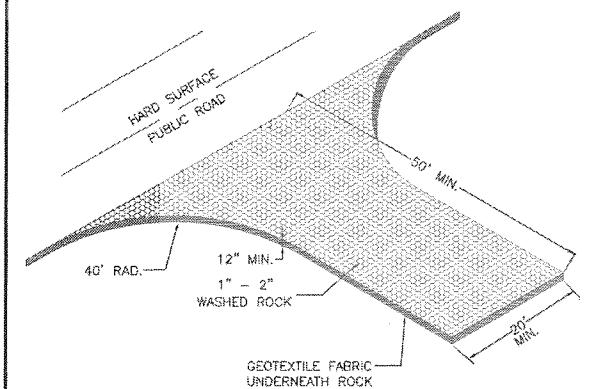
SEDIMENT CONTROL AROUND STORM SEWER INLET

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.
604
LAKE ELMO



NOTES:

- ① MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.
- ② A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.
- ③ CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.
- ④ CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.
- ⑤ REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

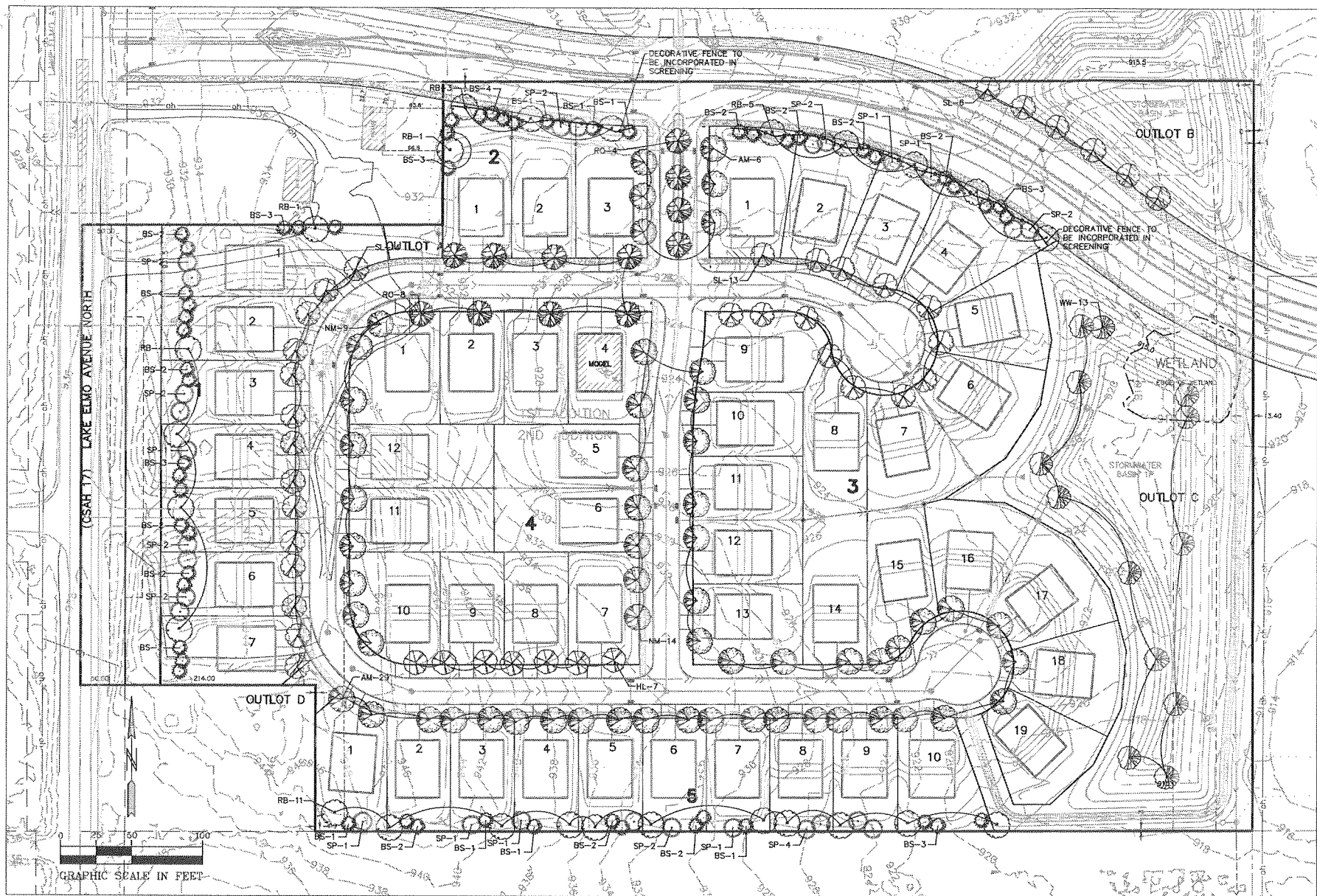
ROCK CONSTRUCTION ENTRANCE

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.
605
LAKE ELMO



KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
AM	AUTUMN BLAZE MAPLE/ACER X FREEMANI 'AUTUMN BLAZE'	2.5" B&B	35
SL	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	33
HL	THORNLESS HONEYLOCUST/GLEDITSIA TRACANTHOS VAR INERMIS	2.5" B&B	7
RB	RIVER BIRCH/BETULA NIGRA	10' B&B	25
NM	NORTHWOODS RED MAPLE/ACER RUBRUM	2.5" B&B	23
RO	RED OAK/QUERCUS RUBRA	2.5" B&B	12
WW	WHITE WILLOW/ SALIX ALBA 'NIOBE'	2.5" B&B	13
EVERGREEN TREES			
BS	BLACK HILLS SPRUCE/PICEA GLAUCA DENSATA	6' B&B	55
SP	SCOTCH PINE/PINUS SYLVESTRUS	6' B&B	27

LANDSCAPE REQUIREMENTS:

- ONE TREE TO BE PLANTED FOR EVERY FIFTY FEET OF STREET FRONTAGE.
TOTAL PROPOSED STREET FRONTAGE: 2,440 LINEAR FT /50 = 48.8x2=97.6
REQUIRED TREES: 98 TREES (EQUAL TO 245")
- FIVE TREES TO BE PLANTED FOR EVERY ONE ACRE OF LAND THAT IS BEING DEVELOPED.
TOTAL AREA: 21.5 ACRES (EXCLUDING 5TH STREET ROW)
REQUIRED TREES: 108 TREES (EQUAL TO 270")

MITIGATION REQUIREMENTS (SEE TREE PRESERVATION PLAN FOR MORE DETAIL):

TOTAL INCHES: 2,106"
ALLOWED 30% REMOVAL: 631"
TOTAL INCHES REMOVED: 1,677
TOTAL INCHES TO MITIGATE: 1,046"
COMMON TREE REMOVAL: 1,018"
CONIFEROUS TREE REMOVAL: 12"
HARDWOOD TREE REMOVAL: 16"

REPLACE COMMON TREES AT A RATE OF 1/4 TOTAL INCHES REMOVED: 1,018"/4=255"
REPLACE CONIFEROUS TREES AT A RATE OF 1/2 TOTAL INCHES REMOVED: 12"/2=6"
REPLACE HARDWOOD TREES AT A RATE OF 1/2 TOTAL INCHES REMOVED: 16"/2=8"

TOTAL INCHES REQUIRED: 269"

LANDSCAPE SUMMARY:

TOTAL TREES REQUIRED:
STREET FRONTAGE REQUIREMENT: 98 (245")
DEVELOPED ACREAGE REQUIREMENT: 108 (270")
MITIGATION: (269")
TOTAL INCHES REQUIRED: (515")
*DEVELOPED ACREAGE REQUIREMENT USED TOWARD MITIGATION REQUIREMENT.

TOTAL TREES PROPOSED:
DECIDUOUS: 128 (320")
EVERGREEN: 82 (246")
TOTAL: 289 (566")

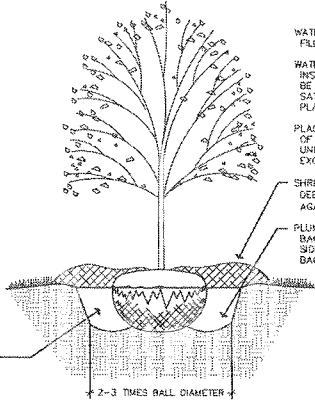
DECIDUOUS TREE PLANTING DETAIL

TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.

SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL. SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.

PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITH APPROXIMATELY 12" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 2 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 2 OF THE BALL. REMOVE ALL TWINE.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.



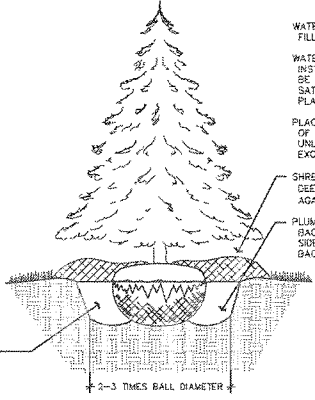
CONIFEROUS TREE PLANTING DETAIL

TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.

SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL. SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.

PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITH APPROXIMATELY 12" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 2 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 2 OF THE BALL. REMOVE ALL TWINE.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH Gopher State One Call 1-800-251-1111 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUNDED IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 50 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGINGS SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

PIONEERengineering

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name Jennifer L. Thompson
Reg. No. 44763 Date 04-25-2014

Revisions

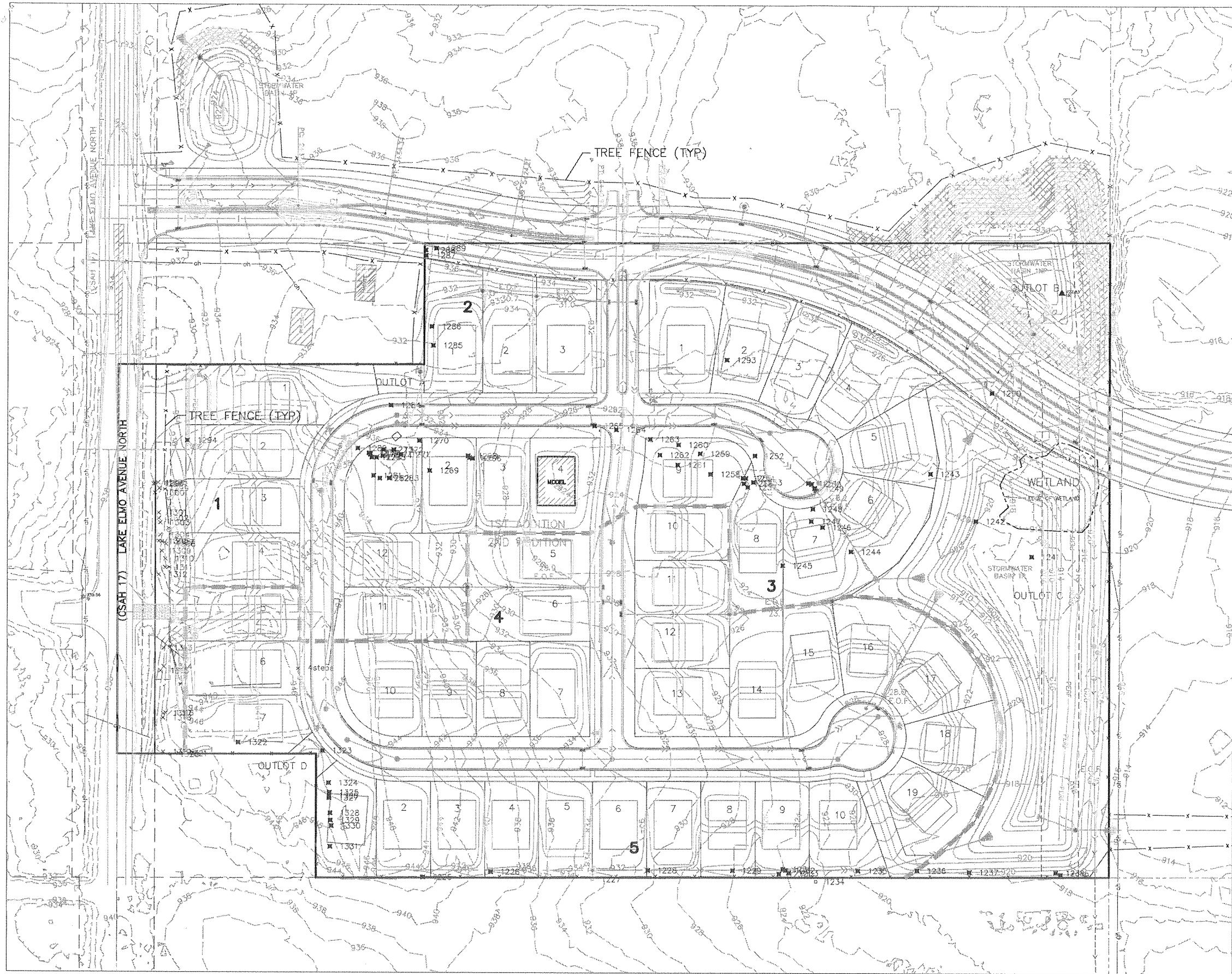
Date 04-18-2014
Designed TML
Drawn TML

LANDSCAPE PLAN

RYLAND HOMES
7399 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

L1 OF 1



Total Inches: 2,106"
Allowed 30% Removal: 631"
Total Inches Removed: 1,677"
Total Inches to Mitigate: 1,046"
Common Tree Removal: 1,018"
Coniferous Tree Removal: 12"
Hardwood Tree Removal: 16"
Common Tree Removal: 1,018"
Replace at a rate of 1/4: 1,018"/4=255"
Conifersous Tree Removal: 12"
Replace at a rate of 1/2: 12"/2=6"
Hardwood Tree Removal: 16"
Replace at a rate of 1/2: 16"/2=8"
Total Inches Required: 269"

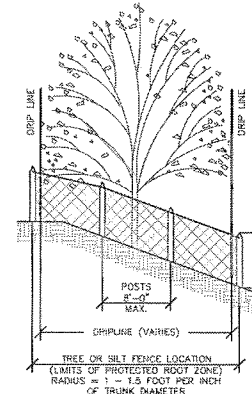
SEE DOCUMENT TITLED "HUNTERS CROSSING TREE INVENTORY"
FOR A DETAILED TREE INVENTORY
SEE SHEET L1 FOR LANDSCAPE PLAN

TREE PROTECTION DETAIL

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.

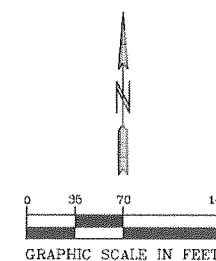


INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.

- × 1245 = TREE TO BE SAVED
- ⊗ 1245 = TREE TO BE REMOVED
- 1245 = TREE LOCATED OFFSITE



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

Name: Jennifer L. Thompson
Reg. No.: 44763
Date:

Revisions

Date: 04-29-2014
Designed: TML
Drawn: TML

TREE PRESERVATION PLAN

RYLAND HOMES
7509 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

00-PLAN-113105-SHEET-TREE

TI OF 1