THE CITY OF
LAKE ELMO

Our Mission is to Provide Quality Public Services in a Fiscally Responsible Manner While Preserving the City's Open Space Character

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

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

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, AWARDING 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.

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.

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.

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.

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.

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Mike Pearson
Mayor

THE CITY OF LAKE ELMO

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 PO	Line #
ABRAHAMS 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									
	ABRAHAMS 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 PO	Line #
0167117	06/16/2014	987.50	0.00	07/01/2014	11130 20th St Ct Easement		-			No	0000
409-480-8000-43030	Engineering Services										
	0167117 Total:	15,981.00									
166830	05/30/0214	765.00	0.00	07/01/2014	2013.132 Pumphouse No 4		-			No	0000
601-494-9400-43030	Engineering Services										
	166830 Total:	765.00									
167115	06/16/2014	210.00	0.00	07/01/2014	2013.131 Well No 4 Connecting Watermain		-			No	0000
601-494-9400-43030	Engineering Services										
	167115 Total:	210.00									
167116	06/16/2014	2,764.50	0.00	07/01/2014	2014.131 39th - Street & Sewer		-			No	0000
409-480-8000-43030	Engineering Services										
167116	06/16/2014	6,452.00	0.00	07/01/2014	2014.131 39th - Street & Sewer		-			No	0000
602-495-9450-43030	Engineering Services										
	167116 Total:	9,216.50									
	BOLTONME Total:	28,011.00									
BRYAN Bryan Rock Products, Inc.											
1483	06/15/2014	797.41	0.00	07/01/2014	Shoulder gravel		-			No	0000
101-430-3120-42240	Street Maintenance Materials										
	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 Total:	703.92									

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

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	DAMON Total:	10,053.55									
DELAPP DeLapp Steve											
	06/23/2014	4.04	0.00	07/01/2014	White Board		-			No	0000
206-450-5300-42000	Office Supplies										
	06/23/2014	5.88	0.00	07/01/2014	Front Room paint		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	5.89	0.00	07/01/2014	Tape		-			No	0000
206-450-5300-42000	Office Supplies										
	06/23/2014	20.97	0.00	07/01/2014	LIghtbulbs		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	53.56	0.00	07/01/2014	Book Tape		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	06/23/2014	11.91	0.00	07/01/2014	Brick mortar repair		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	12.32	0.00	07/01/2014	Pictures & rings		-			No	0000
206-450-5300-44300	Miscellaneous										
	06/23/2014	8.48	0.00	07/01/2014	Lighting Repair		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	57.82	0.00	07/01/2014	Lighting Repair		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	13.89	0.00	07/01/2014	Carpet Glue		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	150.00	0.00	07/01/2014	Front Room paint		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	6.98	0.00	07/01/2014	Battery for CO detector		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	30.00	0.00	07/01/2014	Re-key 2 cylinder lock for 190		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	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	Building Repair Supplies										
	5314996 Total:	25.39									
5327476	06/19/2014	49.54	0.00	07/01/2014	Spine labels		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	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	1,400.50	0.00	07/01/2014	Easement Sketch - Outlet A Hidden Meadow		-			No	0000
601-494-9400-43150	Contract Services										
28953&29027	05/28/2014	63.00	0.00	07/01/2014	Additional Sketch & Description		-			No	0000
601-494-9400-43150	Contract Services										
	28953&29027 Total:	1,463.50									
	E.G.RUD Total:	1,463.50									
Enright Enright Robert											
	06/23/2014	68.75	0.00	07/01/2014	Cable Operations - PC 6/23/14		-			No	0000
101-410-1450-43620	Cable Operations										
	06/23/2014	25.00	0.00	07/01/2014	Bonus		-			No	0000
101-410-1450-43620	Cable Operations										
	Total:	93.75									
	Enright Total:	93.75									
FLANNERY Flannery Construction, Inc											
4320	06/10/2014	698.00	0.00	07/01/2014	Remove wall & remodel		-			No	0000
206-450-5300-44010	Repairs/Maint Bldg										
4320	06/10/2014	375.00	0.00	07/01/2014	Electrical		-			No	0000
206-450-5300-44010	Repairs/Maint Bldg										
	4320 Total:	1,073.00									
	FLANNERY Total:	1,073.00									
FRANZ Franz Reprographics Inc											
131355	06/19/2014	228.00	0.00	07/01/2014	Plotter Ink		-			No	0000
101-410-1910-42000	Office Supplies										
	131355 Total:	228.00									
	FRANZ Total:	228.00									
GIMPEL Gimpel Rick											
	06/09/2014	31.51	0.00	07/01/2014	Vehicle cleaning supplies		-			No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	Total:	31.51									
	GIMPEL Total:	31.51									
HARPERS Harper's Magazine											
	06/24/2014	31.00	0.00	07/01/2014	Magazine renewal		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	Total:	31.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	HARPERS Total:	31.00									
HOMEHOA Homestead HOA											
	06/25/2014	500.00	0.00	07/01/2014	Escrow Release - 2014-156 11060 14th St	-				No	0000
803-000-0000-22900 Deposits Payable											
	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											
	467196 Total:	1,590.57									
	kathfuel Total:	1,590.57									
Landscap Landscape Architecture, Inc											
	06/24/2014	910.00	0.00	07/01/2014	Hammes Development - Plan Review	-				No	0000
803-000-0000-22910 Developer Payments											
	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	387.54	0.00	07/01/2014	Overpayment 2951 Jonquil	-				No	0000
601-000-0000-37100 Water Sales											
	Total:	387.54									
	MCDONALD Total:	387.54									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
MEMPHISN Memphis Net & Twine Co Inc.											
121723	06/16/2014	508.71	0.00	07/01/2014	Soccer/BBall 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 PO	Line #
	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											
	06/24/2014	19.99	0.00	07/01/2014	Magazine Subscription		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	Total:	19.99									
	MPLSMAG Total:	19.99									
PIKEBOB Pike Bob											
	06/23/2014	6.96	0.00	07/01/2014	Hardware		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	37.23	0.00	07/01/2014	Painting Supplies		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	14.50	0.00	07/01/2014	Shelves - Hardware		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	06/23/2014	77.70	0.00	07/01/2014	Shelves - Hardware		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	Total:	136.39									
	PIKEBOB Total:	136.39									
POMPS Pomp'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									
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									
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									
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									
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									
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 PO	Line #
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 PO	Line #
	SYmbol Total:	288.00									
TASCH T.A. Schifsky & 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											
6517798882	06/13/2014	61.62	0.00	07/01/2014	Analog lines - Fire		-			No	0000
101-420-2220-43210	Telephone										
6517798882	06/13/2014	166.84	0.00	07/01/2014	Analog lines - PW		-			No	0000
101-430-3100-43210	Telephone										
6517798882	06/13/2014	15.68	0.00	07/01/2014	Analog lines - LIft Station Alarms		-			No	0000
602-495-9450-43210	Telephone										
6517798882	06/13/2014	43.26	0.00	07/01/2014	Alarm - Well house 2		-			No	0000
601-494-9400-43210	Telephone										
	6517798882 Total:	287.40									
	TDS Total:	287.40									
TEILANDM TEI Landmark Audio											
	06/13/2014	19.94	0.00	07/01/2014	Audiobooks		-			No	0000
206-450-5300-42500	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 PO	Line #
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	645.00	0.00	07/01/2014	Special Assessment Billing - 2014		-			No	0000
321-470-7000-46250	Fiscal Agent Fees										
	05/16/2014	270.00	0.00	07/01/2014	Special Assessment Billing - 2014		-			No	0000
601-494-9400-46250	Fiscal Agent Fees										
	05/16/2014	60.00	0.00	07/01/2014	Special Assessment Billing - 2014		-			No	0000
602-495-9450-46250	Fiscal Agent Fees										
	05/16/2014	459.00	0.00	07/01/2014	Special Assessment Billing - 2014		-			No	0000
603-496-9500-46250	Fiscal Agent Fees										
	Total:	1,434.00									
	WASCOUNT Total:	1,434.00									
WASHTAX Washington County											
	06/26/2014	578.42	0.00	07/01/2014	Street Assessments - Pmts rec'd		-			No	0000
321-000-0000-12300	Special Assmts Rec - Deferred										
	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 PO	Line #
	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	-				No	0000
101-410-1450-43620	Cable Operations Total:	55.00									
	Whiteani Total:	55.00									
XCELNSP Xcel Energy											
	06/26/2014	5,000.00	0.00	07/01/2014	Underground Utility Design - Downtown	-				No	0000
409-480-8000-43150	Contract Services Total:	5,000.00									
	XCELNSP Total:	5,000.00									
	Report Total:	205,851.02									

Accounts Payable
To Be Paid Proof List

User: pattyb
Printed: 06/26/2014 - 12:27 PM
Batch: 010-06-2014

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
DELTA Delta Dental Of Minnesota											
5572540	06/15/2014	1,724.60	0.00	07/01/2014	July Dental Coverage		-			No	0000
101-000-0000-21706	Medical Insurance										
	5572540 Total:	1,724.60									
	DELTA Total:	1,724.60									
NCPERS 566200-NCPERS Minnesota											
5662714	06/20/2014	160.00	0.00	07/01/2014	July Premium		-			No	0000
101-000-0000-21708	Other Benefits										
	5662714 Total:	160.00									
	NCPERS Total:	160.00									
RABOUIN RABOUIN, INC											
	06/26/2014	2,500.00	0.00	07/01/2014	July Montly Installment - per contract		-			No	0000
101-410-1320-43100	Assessing Services										
	Total:	2,500.00									
	RABOUIN Total:	2,500.00									
TUMBLIND Tumblin Dice											
	06/23/2014	1,000.00	0.00	07/01/2014	Band - Street Dance 7/11/2014		-			No	0000
204-450-5200-43150	Contract Services										
	Total:	1,000.00									
	TUMBLIND Total:	1,000.00									
	Report Total:	5,384.60									

THE CITY OF LAKE ELMO

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.

ENGINEER

DATE

APPROVED BY CONTRACTOR

BY

DATE

APPROVED BY OWNER: CITY OF LAKE ELMO, MINNESOTA

BY

DATE

BY

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) [SPWEA2408] -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**

THE CITY OF LAKE ELMO

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

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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
August 7-10, 2014

Type of organization
☐ Club ☒ Charitable ☐ Religious ☐ Other non-profit

	Organization officer's name	City	State	Zip
X	Sarah Carlson - President	White Bear Lake	Minnesota	55110
X	Heather Noyes - Secretary	South St. Paul	Minnesota	55075

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.

THE CITY OF LAKE ELMO

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

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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.

THE CITY OF LAKE ELMO

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
0
50
100
200 Feet
1"=100'
THE CITY OF
LAKE ELMO
Data Scource: 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



Site Plan: Sanctuary Park

THE CITY OF LAKE ELMO

Sanctuary Park

Utility Easement

55 Ft. Buffer Line

0 50 100 200 Feet

1"=100'

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

K

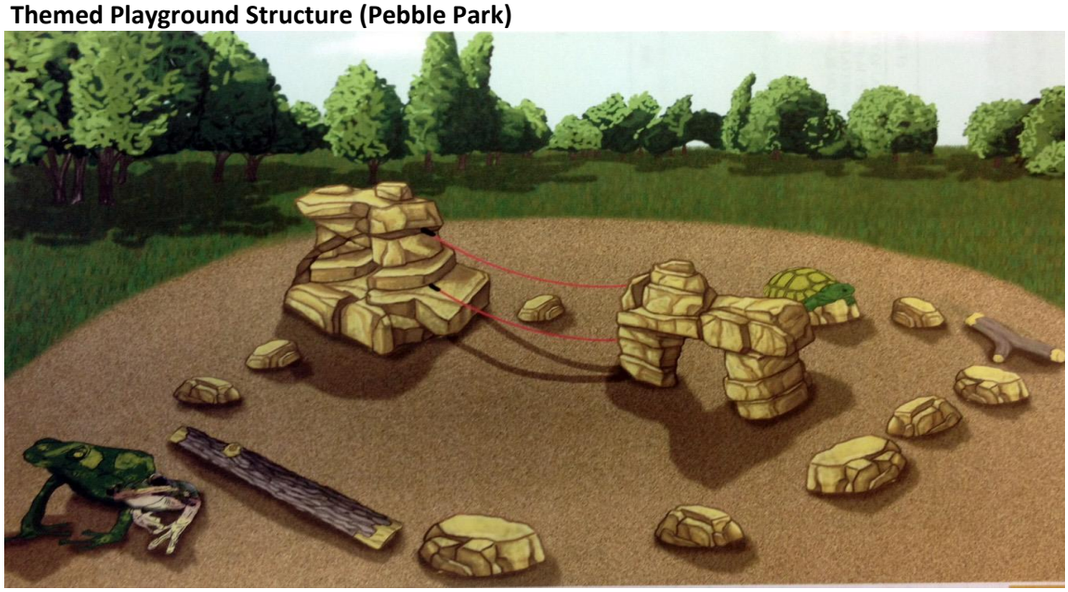
Sanctuary & Pebble Improvement Estimate		
Sanctuary Park		
10' wide ADA compliant paved trail to playset	**$15,900.00**	
Playstructure & Swingset	**$40,000.00**	
Gravel Connecting Trail	**$3,000.00**	
Tetherball Equipment	**$250.00**	
6' Bench	**$450.00**	
		$59,600.00
Pebble Park		
Zipkrooz	**$12,630.00**	
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)



THE CITY OF LAKE ELMO

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

Service Provider	**Proposed Monthly Cost**
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

THE CITY OF
LAKE ELMO

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.

ACORD

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 #
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 :	

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

COVERAGES JANKI02 CERTIFICATE NUMBER: 3633283 REVISION NUMBER: XXXXXXX

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

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

3633283
SPECIMEN

CANCELLATION

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

Frank K. Scallon Jr.

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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 Address	3800 Laverne Avenue N Address
Brooklyn Center, MN 55430 City, State, ZIP	Lake Elmo, MN 55042 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. ***(Client to furnish trash receptacles liners)***	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. ***(Client to furnish trash receptacles liners)***	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 *(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**

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

Empty all trash receptacles, replace liners, as needed, and remove trash to a collection point. ***(Client to furnish trash receptacles liners)***	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 *(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**

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. ***(Client to furnish trash receptacles liners)***	Weekly
Stock towels, tissue, and hand soap. Wipe/polish dispensers as needed. ***(Client to furnish supplies)***	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. ***(Client to furnish trash receptacles liners)***	Weekly
Wipe clean fronts, tops, and sides of trash receptacles.	Weekly
Stock and wipe/polish dispensers as needed. ***(Client to furnish supplies)***	Weekly
Damp wipe counters to remove coffee rings and spillage.	Weekly
Clean and damp wipe tables and chairs.	Weekly
Clean and sanitize sink. ***(Client responsible for dishes)***	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 *(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**

F. Building Grounds

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

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

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	Mark Hunter / Account Executive Print Name / Title

THE CITY OF LAKE ELMO

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 Item ..... Community 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 0each 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 deigned 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

THE CITY OF LAKE ELMO

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 Item ..... Community 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.

_____
Michael Pearson, Mayor

ATTEST:

_____
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)

THE CITY OF LAKE ELMO

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

Hammes Property

0 250 500 1,000 Feet

1"=500'

N

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

THE CITY OF LAKE ELMO

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

RECEIVED
JUN 6 2014
CITY OF LAKE ELMO

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: B 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

BES Project No. 2013.024

Wetland Delineation Report

Hammes Sand & Gravel Site

Lake Elmo, Minnesota

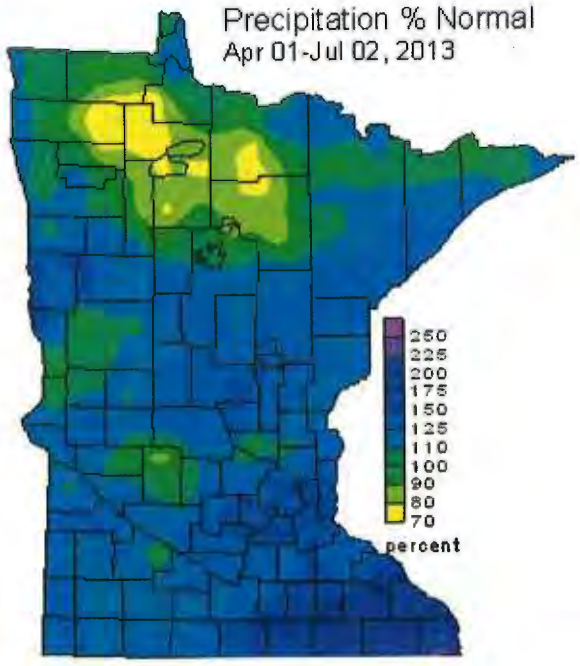
September 4, 2013

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 maze*). 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 pretense*) 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 F	Shallow marsh, (PEMC)	3	Y	Wetland F is an isolated depression with steep slopes that do not appear to be created by mining activites.
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.

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

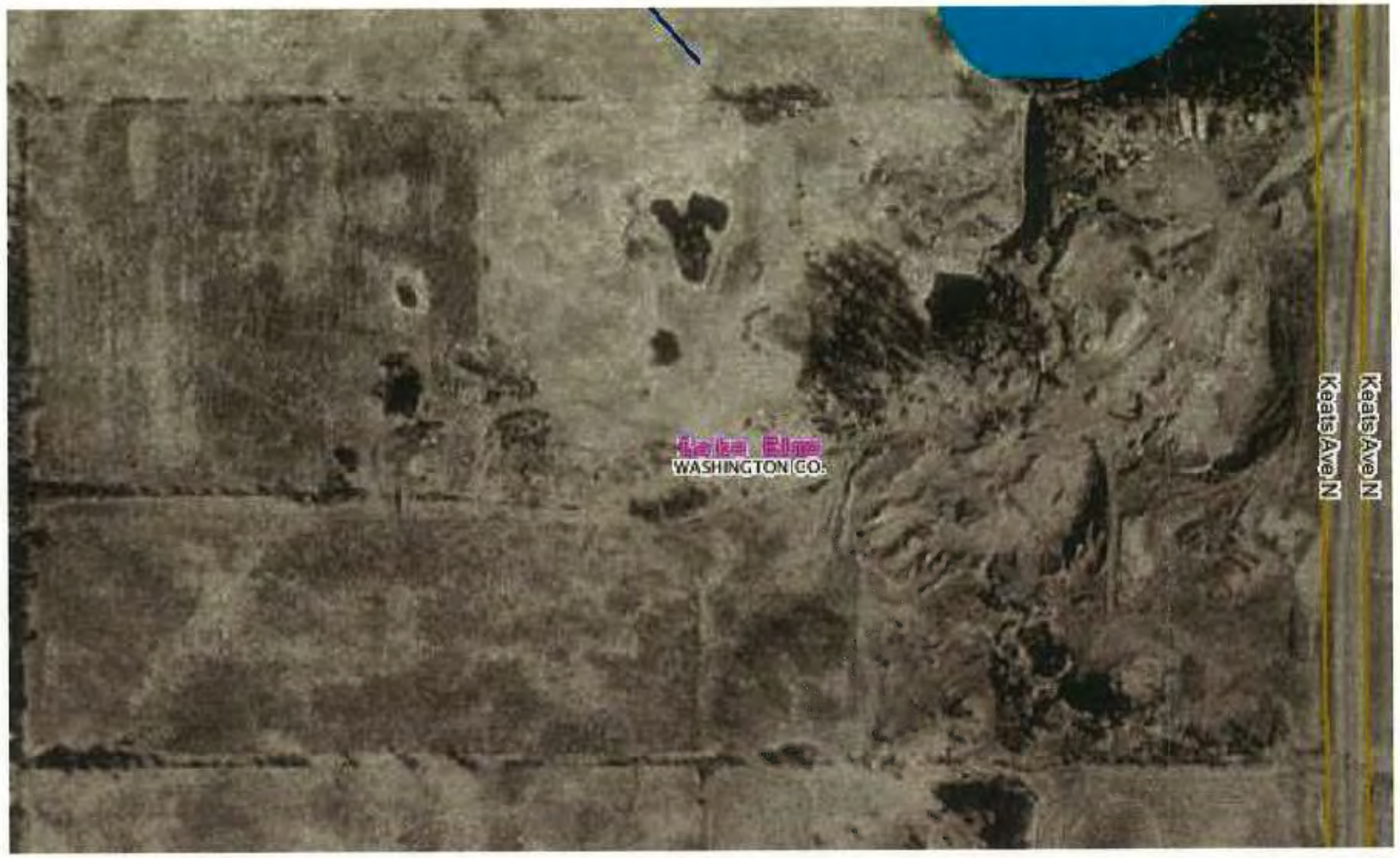
Enclosures



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

N
Not to Scale

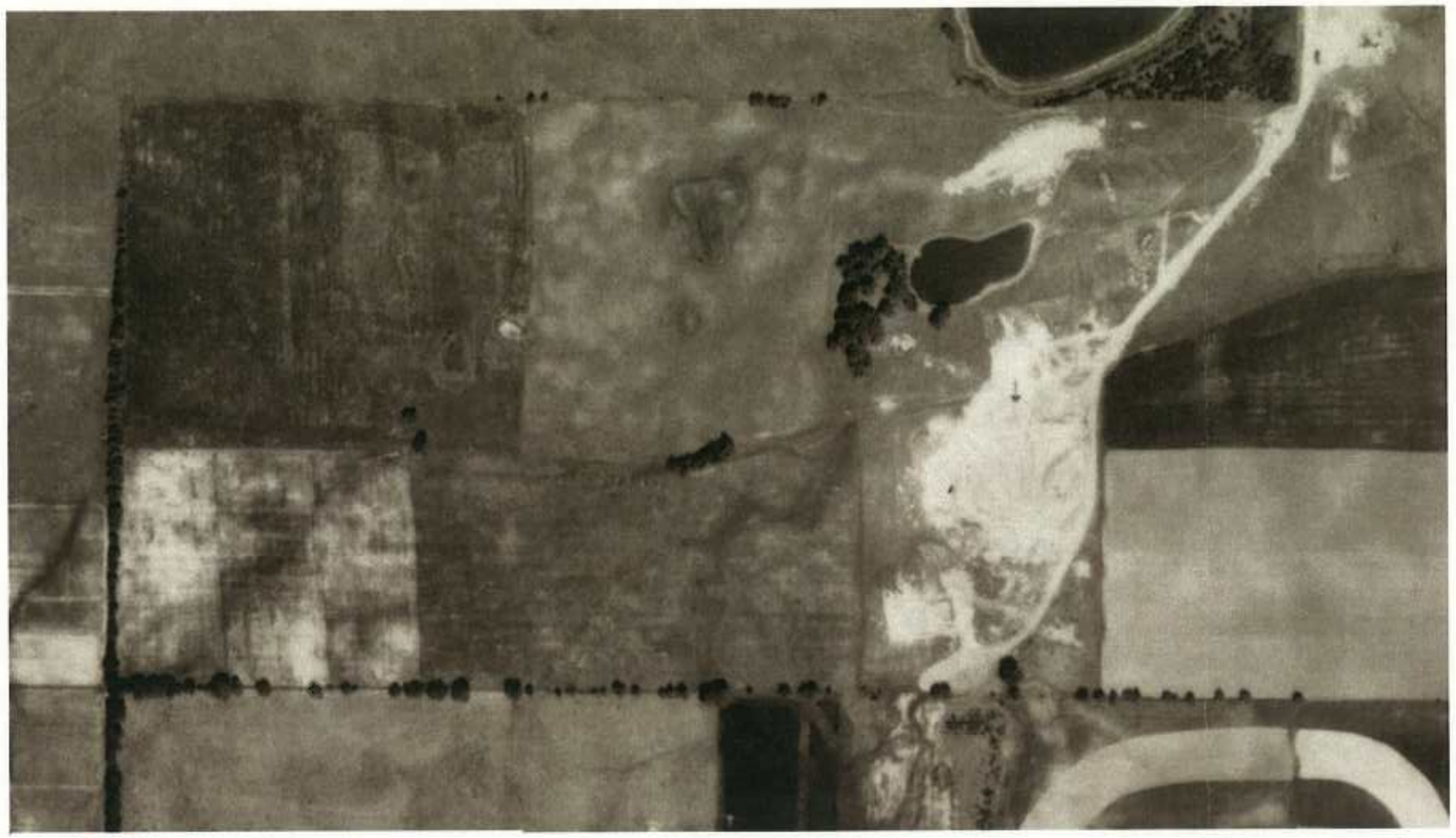
2010



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N
Not to Scale

1991

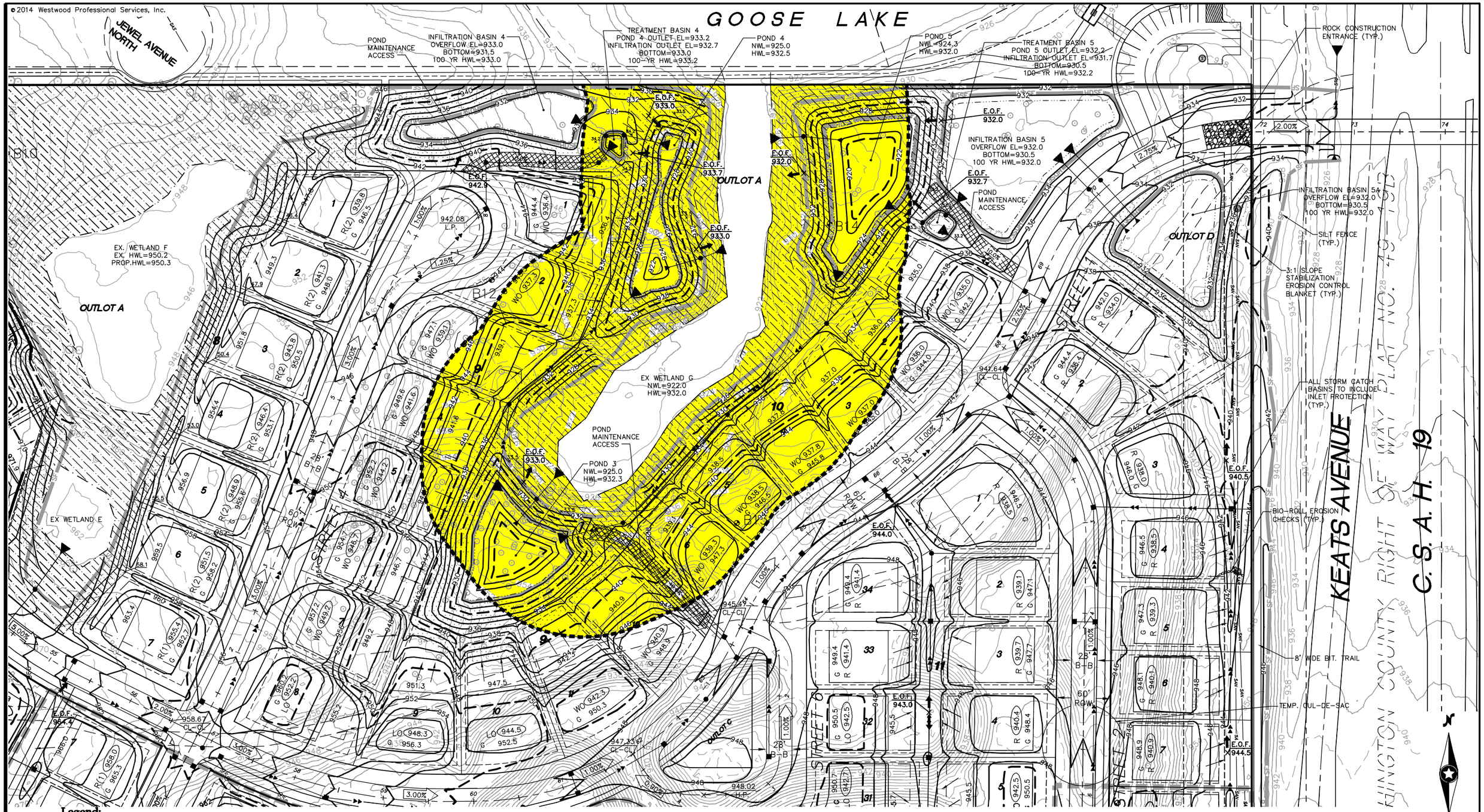


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N
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1964

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Legend:

	DENOTES SOIL BORING		DENOTES FUTURE STORM SEWER
SF	DENOTES SILT FENCE		DENOTES EXISTING STORM SEWER
HDSF	DENOTES HEAVY DUTY SILT FENCE		DENOTES PROPOSED STORM SEWER
980	DENOTES EXISTING CONTOURS		DENOTES EXISTING TREE LINE
980	DENOTES PROPOSED CONTOURS	× 856.3	DENOTES EXISTING SPOT ELEVATION
980	DENOTES PROPOSED INTERIM CONTOURS	× 66.30	DENOTES PROPOSED SPOT ELEVATION
	DENOTES BIO-ROLL EROSION CHECKS		
E.O.F.	DENOTES EMERGENCY OVERFLOW ELEVATION		
	3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET		
	DENOTES WETLANDS		

0' 50' 100' 150'

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0002905SKP04.dwg

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

Westwood Professional Services, Inc.
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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 _____ License No. _____

Revisions

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

Prepared for:

Ryland Homes
7599 Anagram Drive
Eden Prairie, Minnesota 55344

Hammes Property

Lake Elmo, Minnesota

DNR Setback Sketch

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

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 down load 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 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 retaines 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 retaines 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

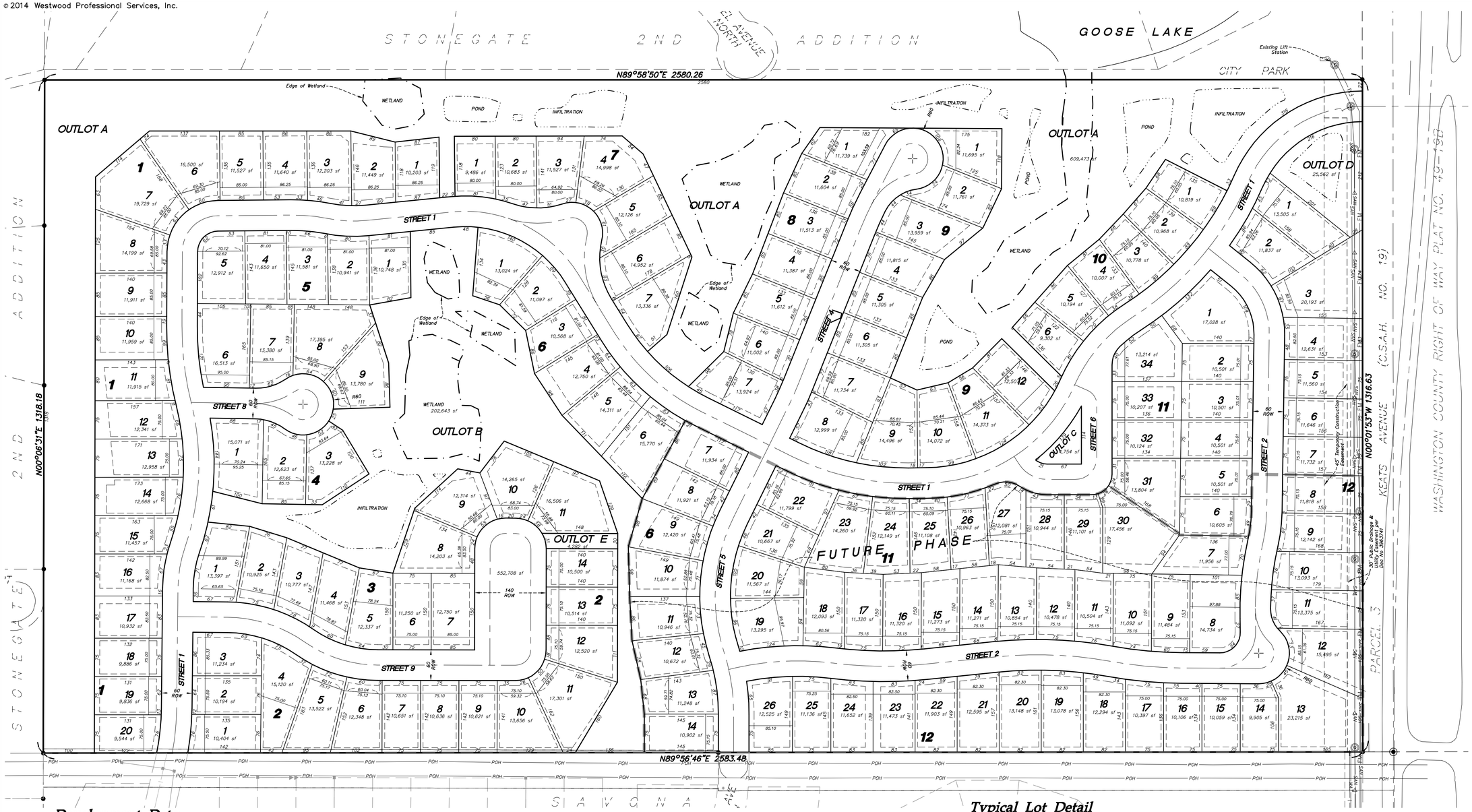
Jim, Todd,
After playing phone tag for a week or so, I was finally able to talk to Molly Shodeen (DNR Area Hydrologist) about the Hammes site and specifically the excavated channel from Goose Lake to Wetland G. I said we did not have any firm plans yet but we were forming our development strategy for 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 qualtity 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

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Common Ground Alliance



LEGEND:

- DENOTES SOIL BORING
- SF — DENOTES SILT FENCE
- HDSF — DENOTES HEAVY DUTY SILT FENCE
- 980 — DENOTES EXISTING CONTOURS
- 980 — DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- × 856.3 — DENOTES EXISTING SPOT ELEVATION
- 66.30 — DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. — 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

N

0' 50' 100' 150'

NOT FOR CONSTRUCTION

0002905WTP02.dwg

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

Hammes Property

Lake Elmo, Minnesota

Preliminary Wetland Buffer Plan

Westwood

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.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)

LANDSCAPE ARCHITECTURE INCORPORATED
WWW.LANDARCINC.COM

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

856 RAYMOND AVENUE SUITE C • ST. PAUL, MN • 55114
PHONE: 651.646.1020 • EMAIL: STEPHEN@LANDARCINC.COM

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.

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,

Molly Shodeen

Molly Shodeen
Area Hydrologist

ec: 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>

THE CITY OF LAKE ELMO

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 Item ..... Community 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 availably 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 that 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 ether 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 dater May 23, 2014.

RECCOMENDATION:

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 #: _____

THE CITY OF LAKE ELMO

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 55082
Phone #: _____
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: Tracey L Rust Date: 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 Tracy L 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)

THE CITY OF
LAKE ELMO

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 W LN 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 W LN 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 THNW ALG LN PARL/W AS S LN DIST 264FT TO SD W LN THN D ALG SD W LN 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.

RYLAND HOMES®

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.

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:

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

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

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"

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 TRANSPORATION

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.

Washington County

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

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.

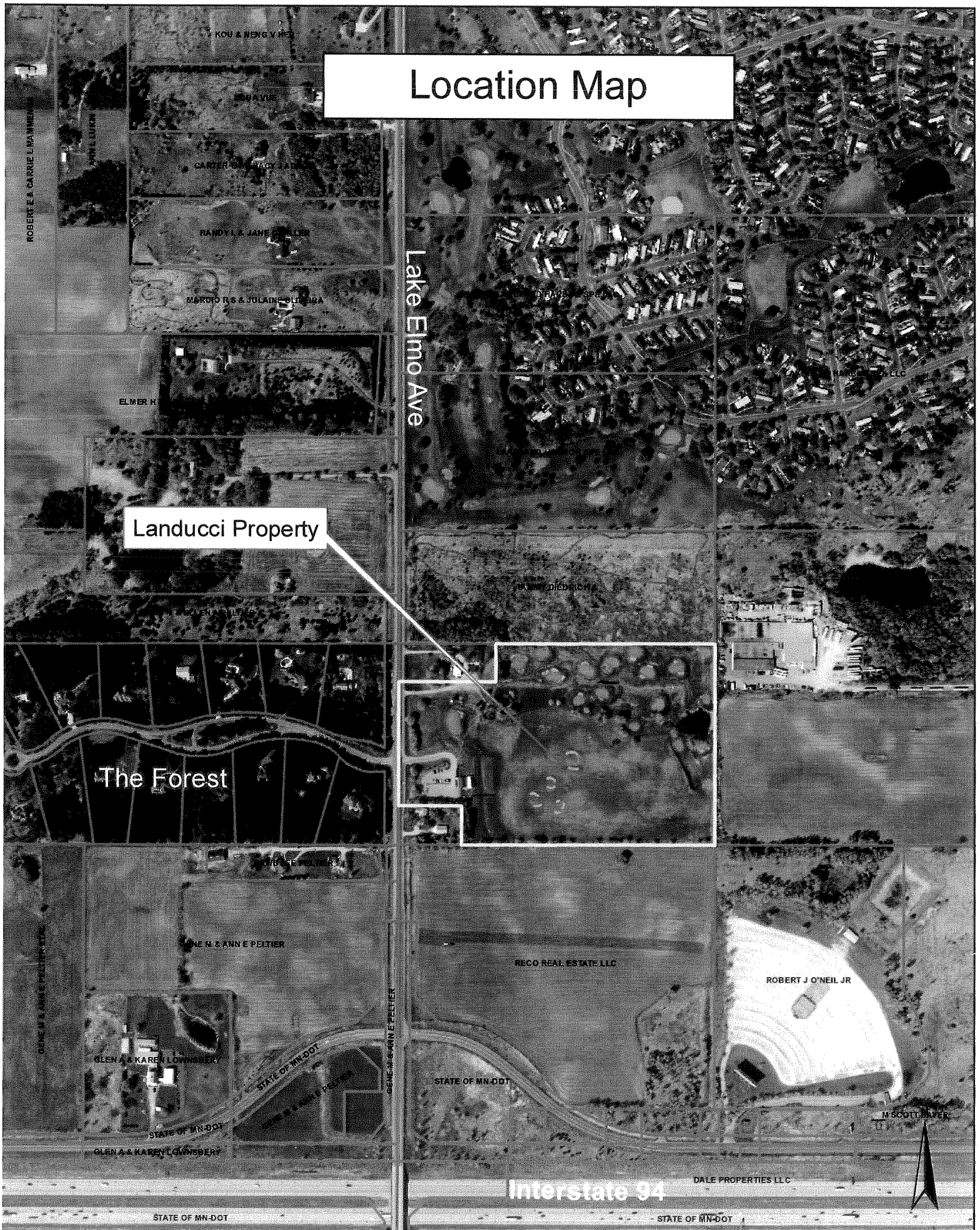
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.

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
STATE OF MN-DOT
STATE OF MN-DOT
STATE OF MN-DOT
STATE OF MN-DOT
DALE PROPERTIES LLC
DALE PROPERTIES LLC
DALE PROPERTIES LLC
RECO REAL ESTATE LLC
ROBERT J O'NEIL JR
M SCOTT BAUER
GLEN A & KAREN LOWNSBERY
GLEN A & KAREN LOWNSBERY
GENE N & ANN E PELTIER
GENE N & ANN E PELTIER
GENE N & ANN E PELTIER
ELMER H
HARRY DIEDRICH
ROBERT E & CARRIE L MAMMENGA
RANDY L & JANE
MARCIO R S & JULAINE

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.

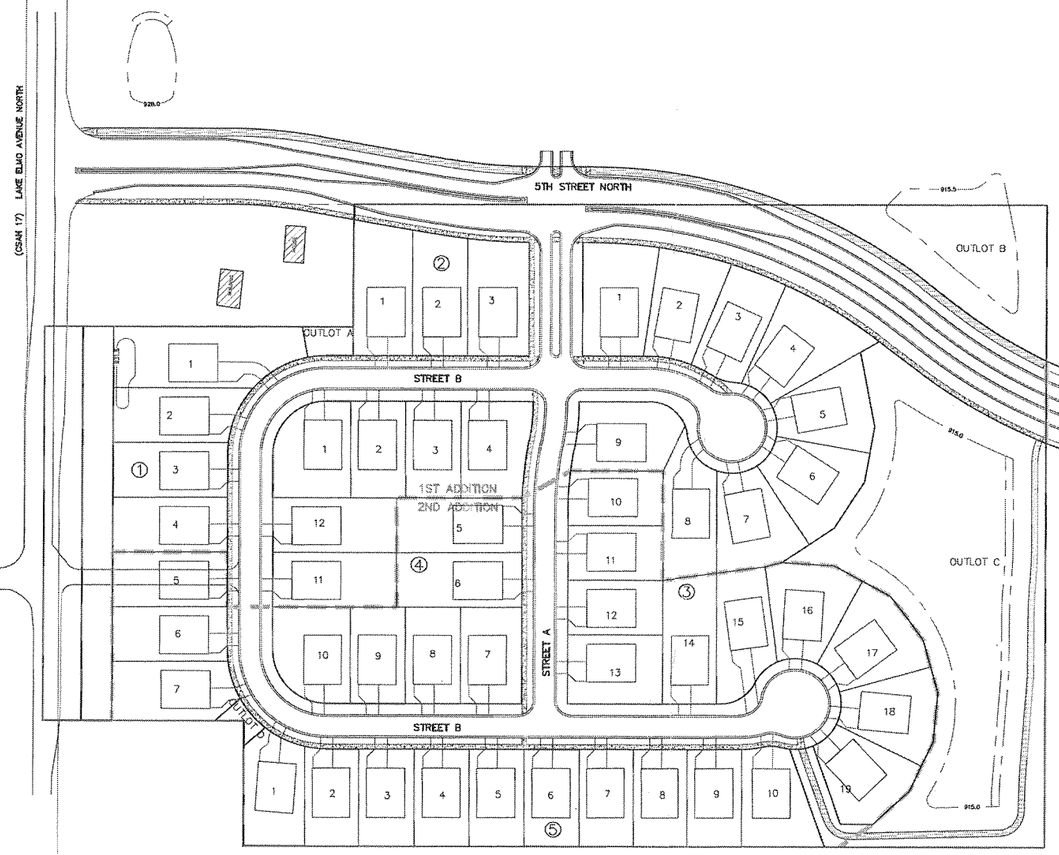
Tracey Rust, PE
Entitlement Manager

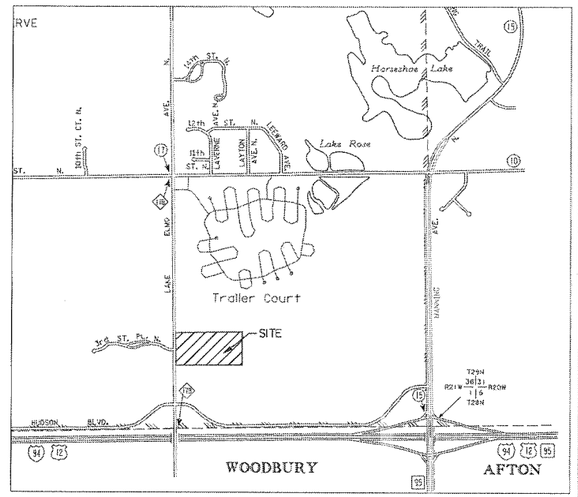
Mark Sonstegard
VP of Land Development

HUNTERS CROSSING
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

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





LOCATION MAP

0 50 100 200

GRAPHIC SCALE IN FEET

BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1983 datum)

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%

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 PERFORM IN TWO PHASES.

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

PIONEER engineering
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 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	PJC/KAW
Drawn	KAW/AR

COVER SHEET

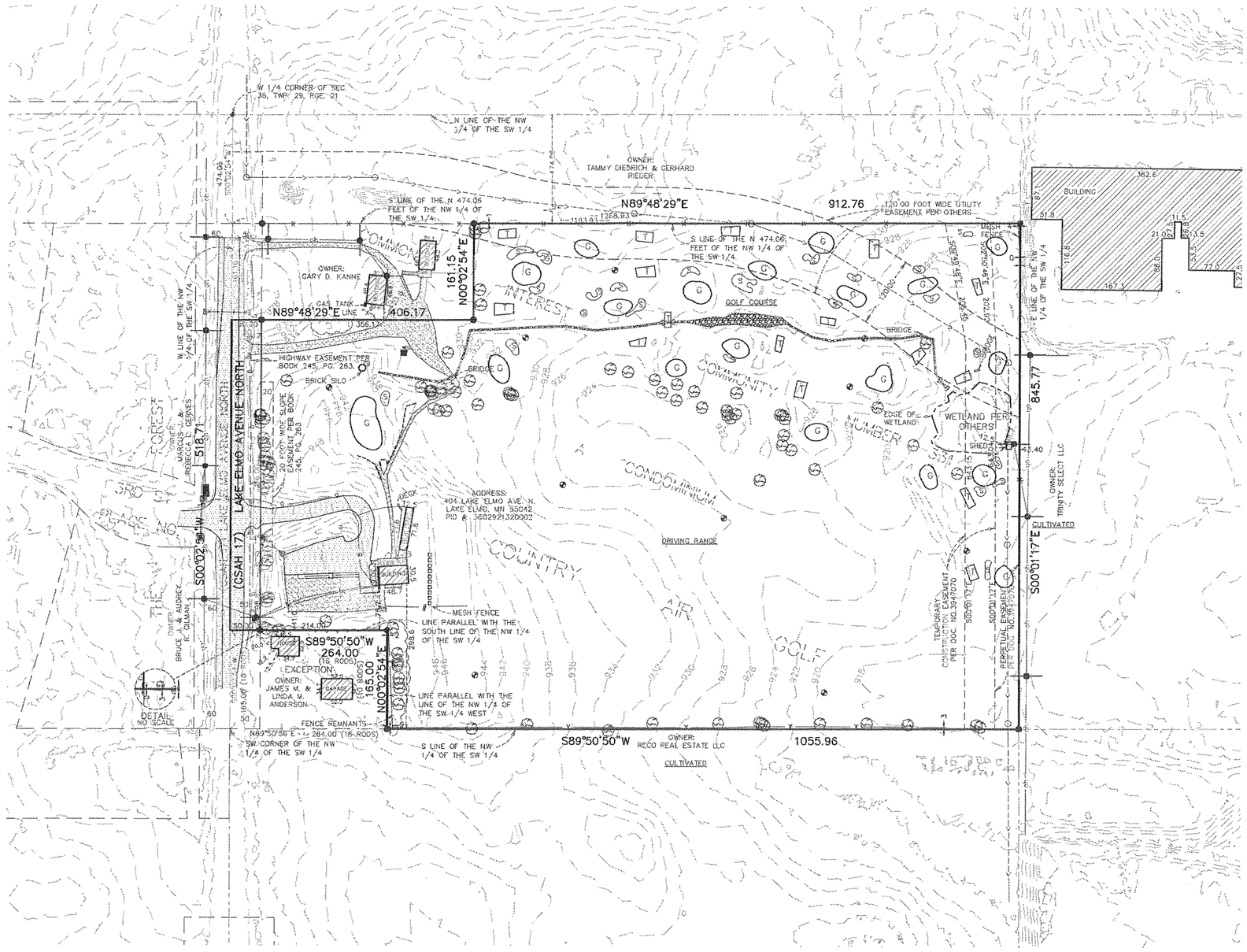
RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

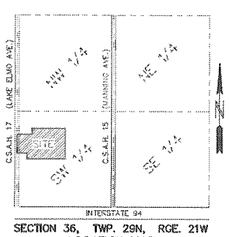
1 OF 18

00-ENG-113105-SHEET-COVR

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ALTA survey completed: 10/14/13



SECTION 36, TWP. 29N, RGE. 21W
LOCATION MAP
NO SCALE

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.

N

100 50 0 100
Scale in Feet

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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 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

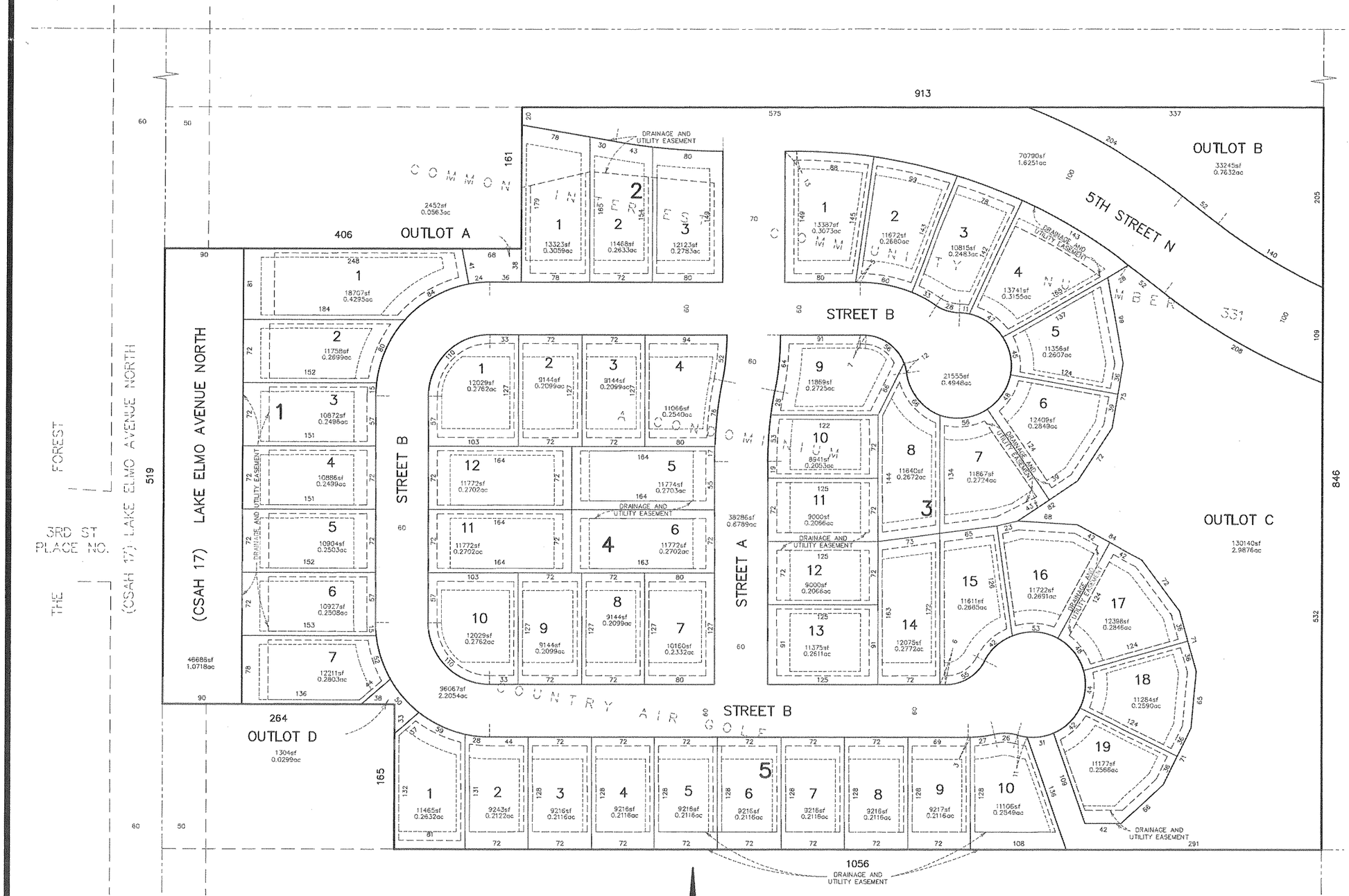
EXISTING CONDITIONS

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7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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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.

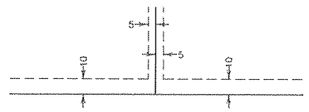
TOTAL GROSS AREA	23.10	ACRES
TOTAL LOT AREA	12.99	ACRES
NUMBER OF LOTS	51	
LARGEST LOT	18,707	SQ. FT.
SMALLEST LOT	8,941	SQ. FT.
AVERAGE LOT	11,094	SQ. FT.
NUMBER OF OUTLOTS	4	
TOTAL OUTLOT AREA	3.84	ACRES
TOTAL RIGHT OF WAY AREA	6.27	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	2.65	LOTS/ACRE
NET DENSITY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

LEGEND

- Denotes property line
- Denotes ROW line
- Denotes outlot line
- Denotes lot line
- Denotes section line
- Denotes building setback line
- Denotes easement line
- Denotes property and ROW line outside of property

60 30 0 60
Scale in Feet

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

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Reg. No. 42299 Date 4/29/14

Revisions

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Drawn mdp

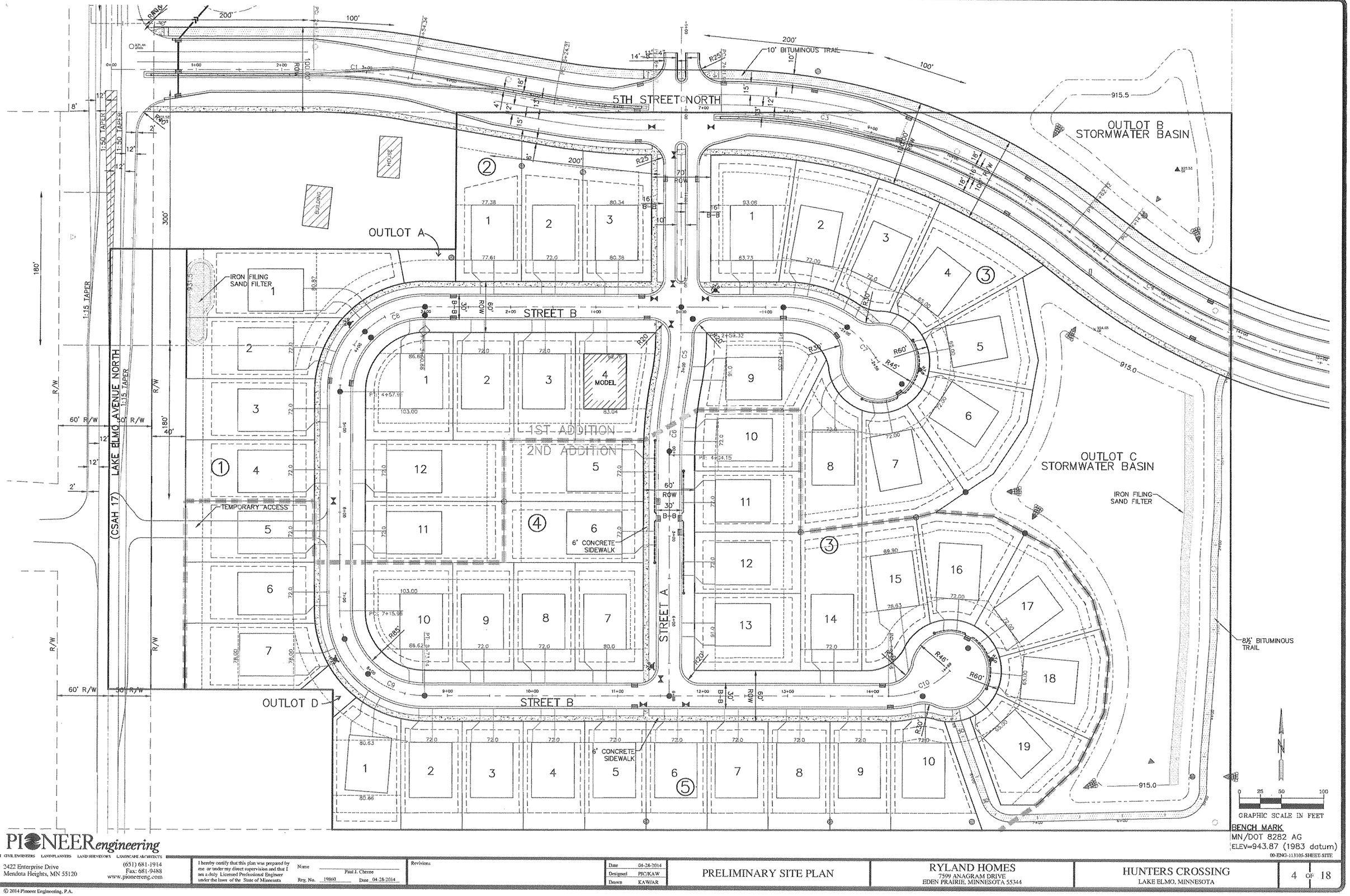
PRELIMINARY PLAT

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EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1983 datum)

00-ENG-113105-SHEET-SITE

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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

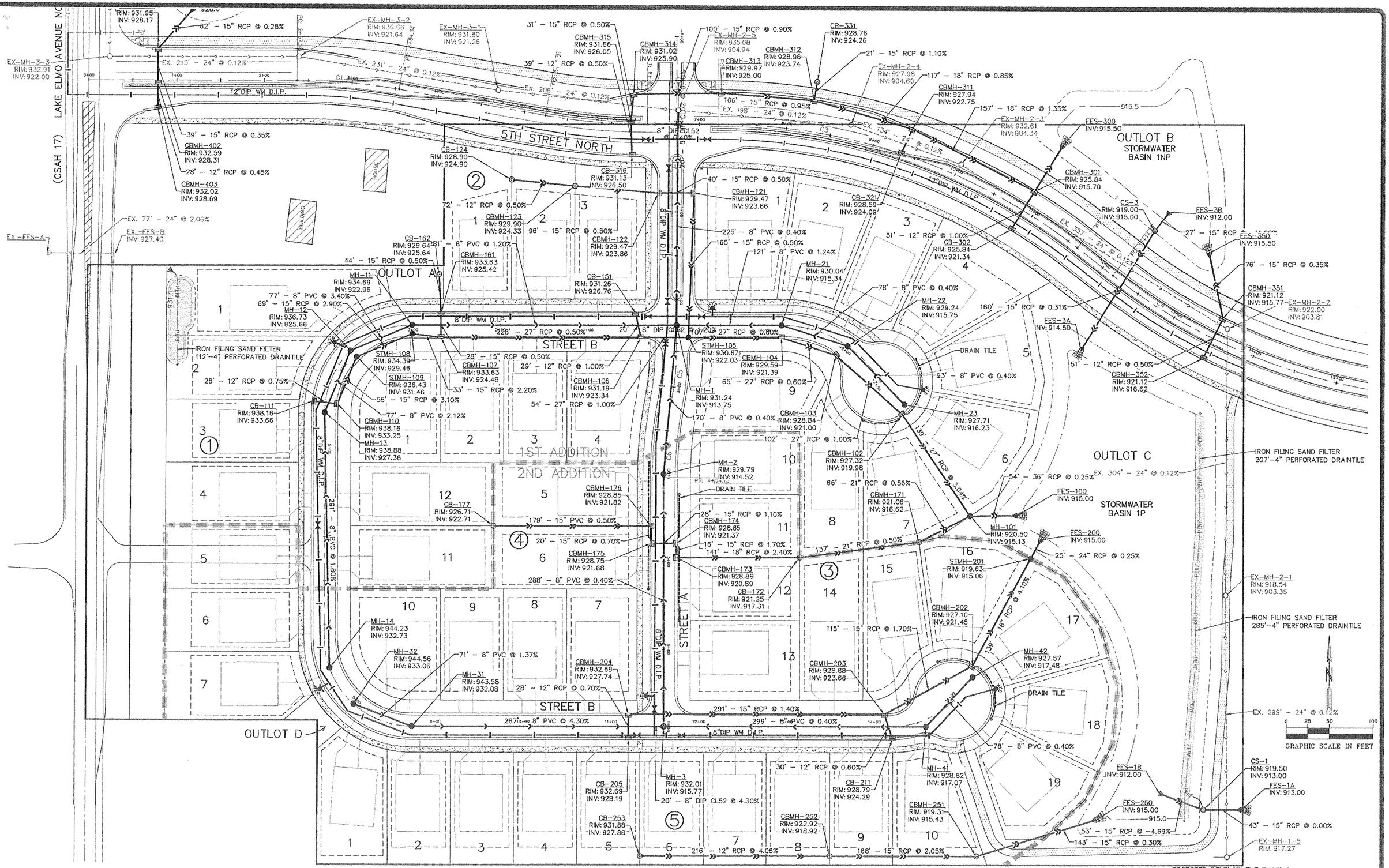
PRELIMINARY SITE PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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

00-ENG-115105-SHEET-UTIL

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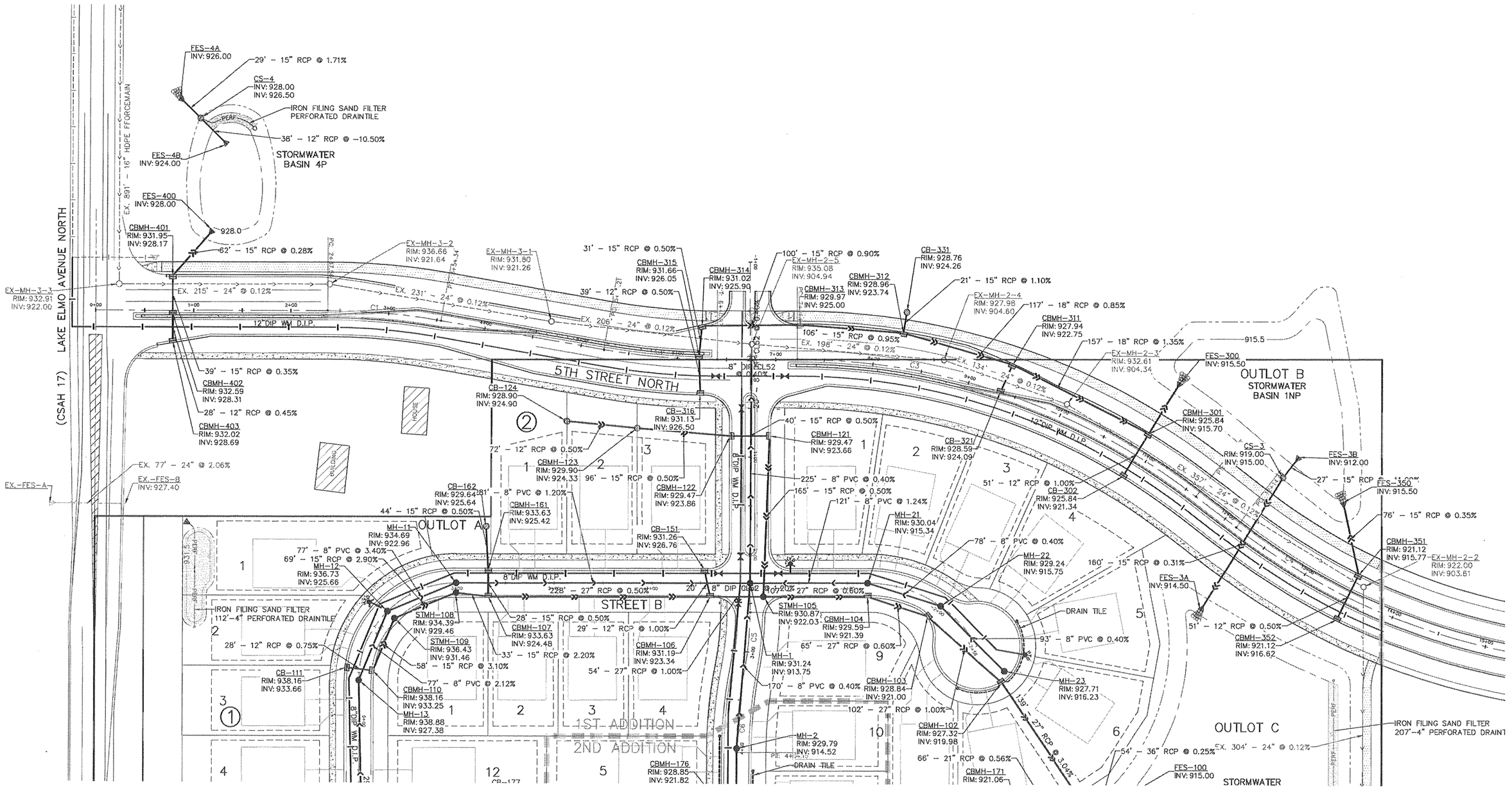
PRELIMINARY UTILITY PLAN

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7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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

GRAPHIC SCALE IN FEET
0 25 50 100

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PRELIMINARY UTILITY PLAN

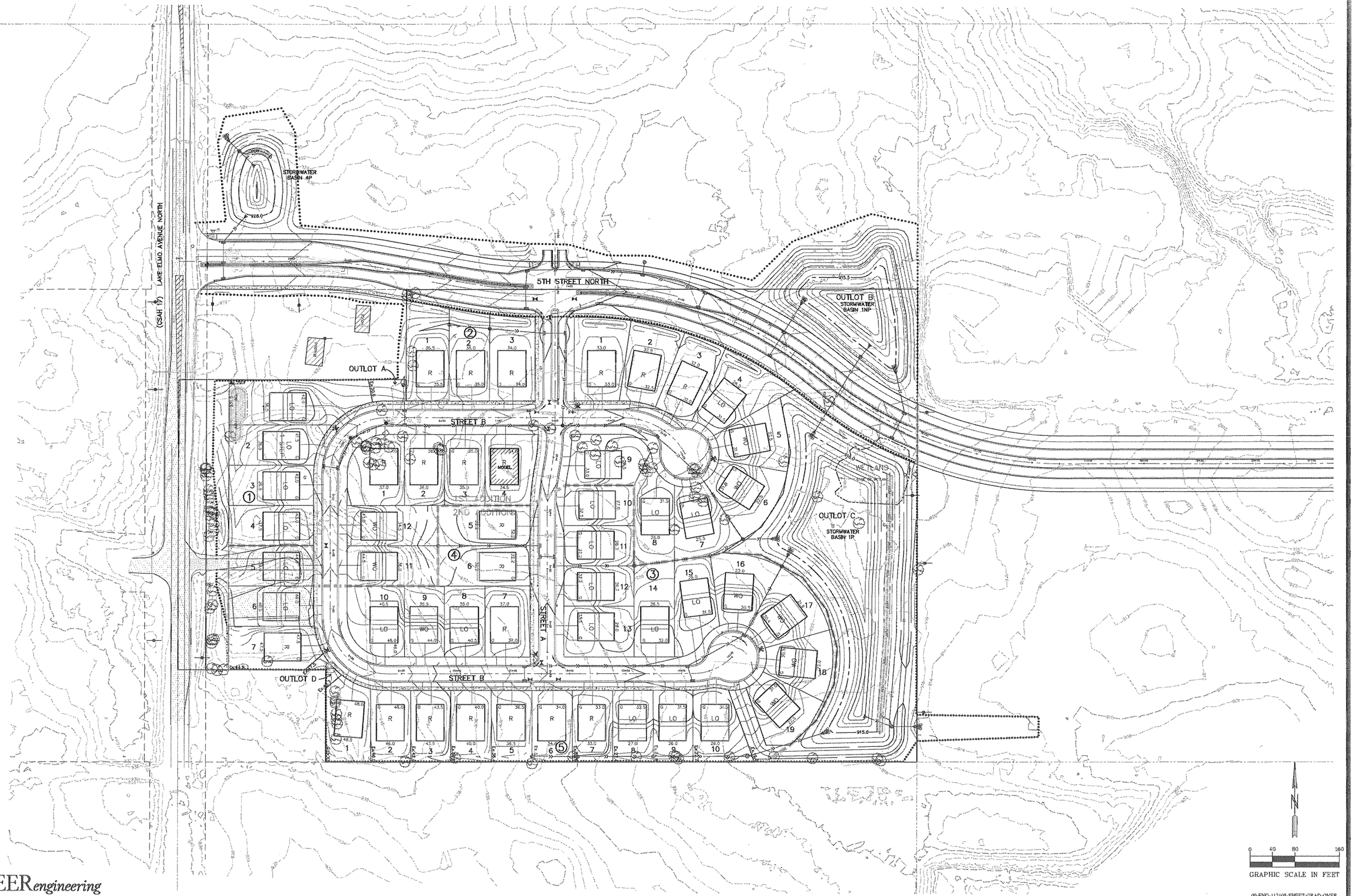
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00-ENG-115105-SHEET-GRAD-OVER

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Name: Paul J. Cherne
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Revisions

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Designed	PJC/KAW
Drawn	KAW/AR

OVERALL PRELIMINARY GRADING PLAN

RYLAND HOMES
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EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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GRAPHIC SCALE IN FEET
0 25 50 100

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%

FES-4A
RIM: 927.52
CS-4
RIM: 929.38
INV: 926.50
FES-4B
RIM: 925.25
INV: 924.00
FES-400
RIM: 929.52
PERF
928.0

BASIN 4P
OUTLET=928.31, 6" ORIFICE
SAND FILTER ELEV: 928.0
SAND FILTER AREA: 505 SF
HWL=930.01
WET VOL.=0.344 AC*FT
STOR. VOL.=0.421 AC*FT

CBMH-401
RIM: 931.95
INV: 928.17
15" @0.35%
5TH STREET NORTH
CBMH-402
RIM: 932.59
INV: 928.31
12" @0.45%
CBMH-403
RIM: 932.02
INV: 928.69
CB-124
RIM: 928.90
INV: 924.90
CB-162
RIM: 929.64
INV: 925.64
15" @0.50%

BASIN 601P
OUTLET=932.1, 10' WEIR
HWL=932.58
WET VOL.=NA AC*FT
STOR. VOL.=.057 AC*FT
OUTLOT A
SAND FILTER ELEV: 931.5
SAND FILTER AREA: 265 SF

CBMH-161
RIM: 933.6
INV: 925.42
CBMH-107
RIM: 933.66
INV: 924.46
CBMH-106
RIM: 931.19
INV: 923.34
STMH-109
RIM: 936.43
INV: 931.46
STMH-108
RIM: 934.39
INV: 929.46
CBMH-110
RIM: 938.16
INV: 933.25
LF=29.0
LF=28.0
LF=27.0
LF=26.5
MODEL
STREET B
1.00%
15" @0.50%
2ND ADDITION

CBMH-314
RIM: 931.02
INV: 925.90
CBMH-313
RIM: 929.97
INV: 925.00
CBMH-312
RIM: 928.96
INV: 923.74
CB-331
RIM: 928.76
INV: 924.26
CB-321
RIM: 928.59
INV: 924.09
CBMH-315
RIM: 931.66
INV: 926.05
15" @0.90%
15" @0.50%
CB-316
RIM: 931.13
INV: 926.50
CBMH-311
RIM: 927.94
INV: 922.75
18" @0.85%
12" @2.70%
CBMH-122
RIM: 928.47
INV: 923.86
CBMH-123
RIM: 929.90
INV: 924.33
CB-151
RIM: 931.26
INV: 926.76
CBMH-121
RIM: 929.47
INV: 923.66
CBMH-301
RIM: 926.84
INV: 916.76
CB-302
RIM: 925.84
INV: 921.34
FES-300
INV: 915.50
FES-3B
INV: 912.00
OUTLOT B
CS-3
RIM: 919.06
INV: 915.00
FES-3A
RIM: 916.02
CBMH-104
RIM: 929.59
INV: 921.39
CBMH-103
RIM: 928.84
INV: 921.00
CBMH-102
RIM: 927.32
INV: 919.98
CBMH-174
RIM: 928.85
INV: 921.30
CBMH-175
RIM: 928.75
CBMH-176
RIM: 928.85
INV: 921.82
CB-177
RIM: 926.71
INV: 921.71
CBMH-172
RIM: 921.25
INV: 917.31
CBMH-171
RIM: 921.06
INV: 916.62
STMH-201
RIM: 919.63
INV: 915.06
MH-101
RIM: 920.50
INV: 915.10
FES-100
INV: 915.00
FES-200
INV: 915.00
OUTLOT C
WETLAND

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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 GRADING AND DRAINAGE PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

8 OF 18

00-ENG-11305-SHEET-GRAD

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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%

CBMH-314 RIM: 931.02 INV: 925.90
CBMH-315 RIM: 931.66 INV: 926.05
CBMH-313 RIM: 929.97 INV: 925.00
CBMH-312 RIM: 928.96 INV: 923.74
CB-331 RIM: 928.76 INV: 924.26
CB-321 RIM: 928.50 INV: 924.09
CBMH-311 RIM: 927.94 INV: 922.75
CB-316 RIM: 931.13 INV: 926.50
CBMH-122 RIM: 929.47 INV: 923.66
CBMH-123 RIM: 929.90 INV: 924.33
CBMH-121 RIM: 929.47 INV: 923.66
CB-151 RIM: 931.26 INV: 926.76
CBMH-106 RIM: 931.19 INV: 923.34
CBMH-104 RIM: 929.59 INV: 921.39
STMH-105 RIM: 930.87 INV: 927.03
CBMH-103 RIM: 928.84 INV: 921.00
CBMH-102 RIM: 927.32 INV: 919.98
CBMH-176 RIM: 928.85 INV: 921.82
CBMH-174 RIM: 928.86 INV: 921.37
CB-177 RIM: 926.71 INV: 922.71
CBMH-172 RIM: 921.25 INV: 917.31
CBMH-171 RIM: 921.06 INV: 916.62
MH-101 RIM: 920.50 INV: 915.19
FES-300 INV: 915.50
FES-3B INV: 912.00
CBMH-301 RIM: 926.84 INV: 916.70
CB-302 RIM: 925.84 INV: 921.34
CB-3 RIM: 919.00 INV: 915.00
FES-100 INV: 915.00
FES-200 INV: 915.00
STMH-201 RIM: 919.63 INV: 915.06
FES-350 RIM: 916.52
FES-3A RIM: 916.02
CBMH-351 RIM: 921.12 INV: 915.77
CBMH-352 RIM: 921.12 INV: 916.62

BASIN 3P
OUTLET=915.5, 12" ORIFICE
HWL=919.11
WET VOL.=1.762 AC*FT
STOR. VOL.=2.707 AC*FT

BASIN 1P
OUTLET=915.56, 6" ORIFICE
SAND FILTER ELEV: 915.0
SAND FILTER AREA: 4,602 SF
HWL=918.1
WET VOL.=6.468 AC*FT
STOR. VOL.=5.067 AC*FT

OUTLOT B
OUTLOT C
WETLAND
EDGE OF WETLAND
STREET B
1ST ADDITION
2ND ADDITION
5TH STREET NORTH
R
MODEL
LO
WO

GRAPHIC SCALE IN FEET
0 25 50 100

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Revisions

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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

9 OF 18

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SAND FILTER ELEV: 931.5
SAND FILTER AREA: 265 SF

STREET A

STREET B

OUTLOT C

OUTLOT D

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.
UTILITY AND STREET CONSTRUCTION TO BE PERFORMED IN TWO PHASES.

N

0 25 50 100
GRAPHIC SCALE IN FEET

00-ENG-113105-SHEET-GRAD

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LAKE ELMO, MINNESOTA

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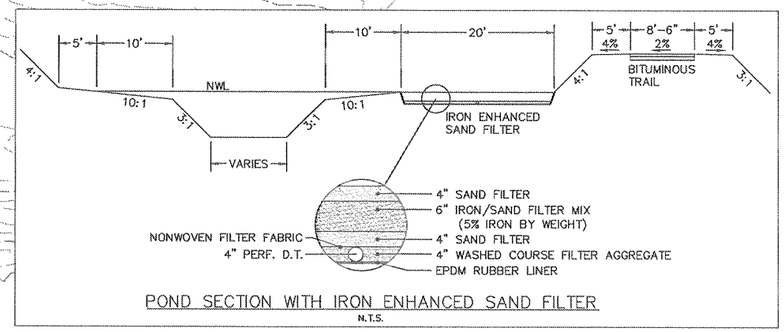
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STOR. VOL.=2.707 AC*FT

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MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 8,000 SF
MAXIMUM BUILDING COVERAGE: 40%

GRAPHIC SCALE IN FEET
0 25 50 100



POND SECTION WITH IRON ENHANCED SAND FILTER
N.T.S.

00-ENG-113105-SHEET-GRAD

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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

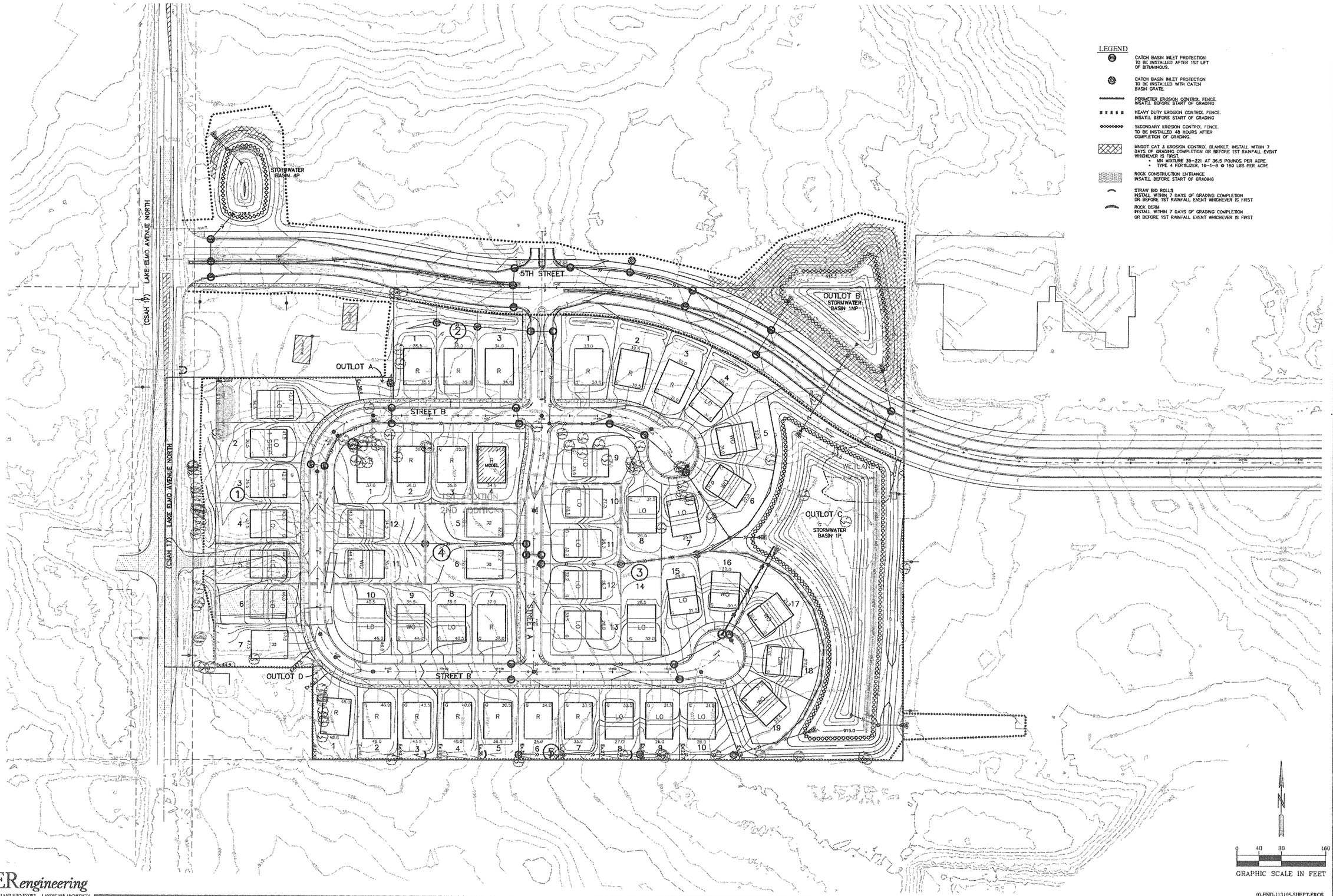
PRELIMINARY GRADING AND DRAINAGE PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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EROSION CONTROL PLAN

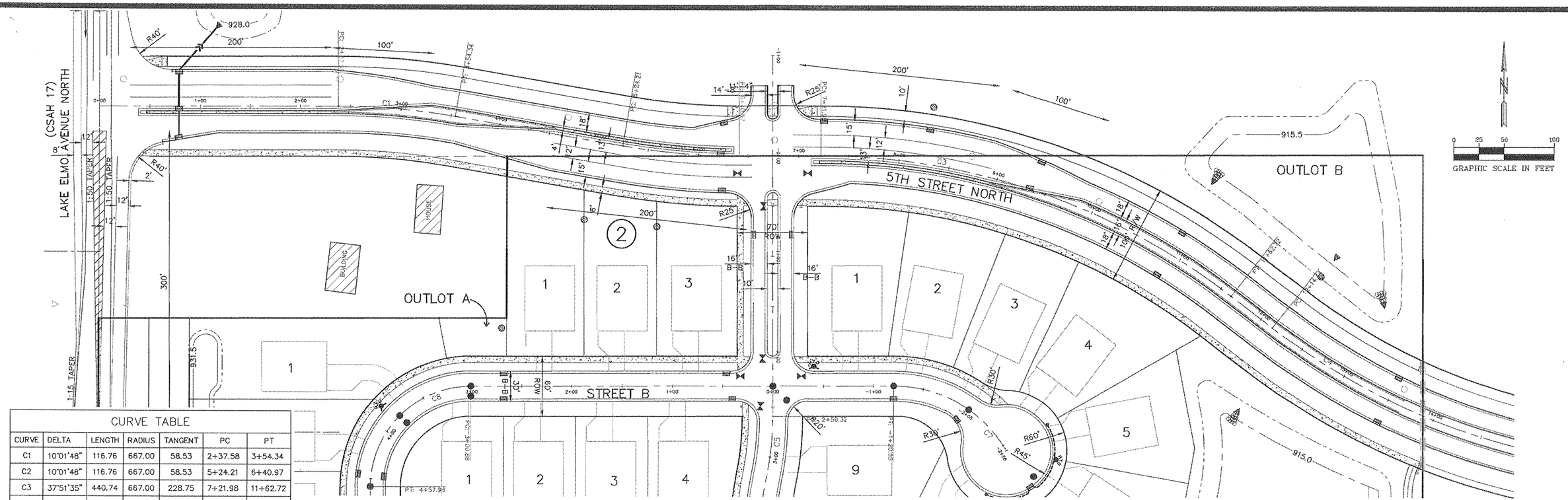
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12 OF 18

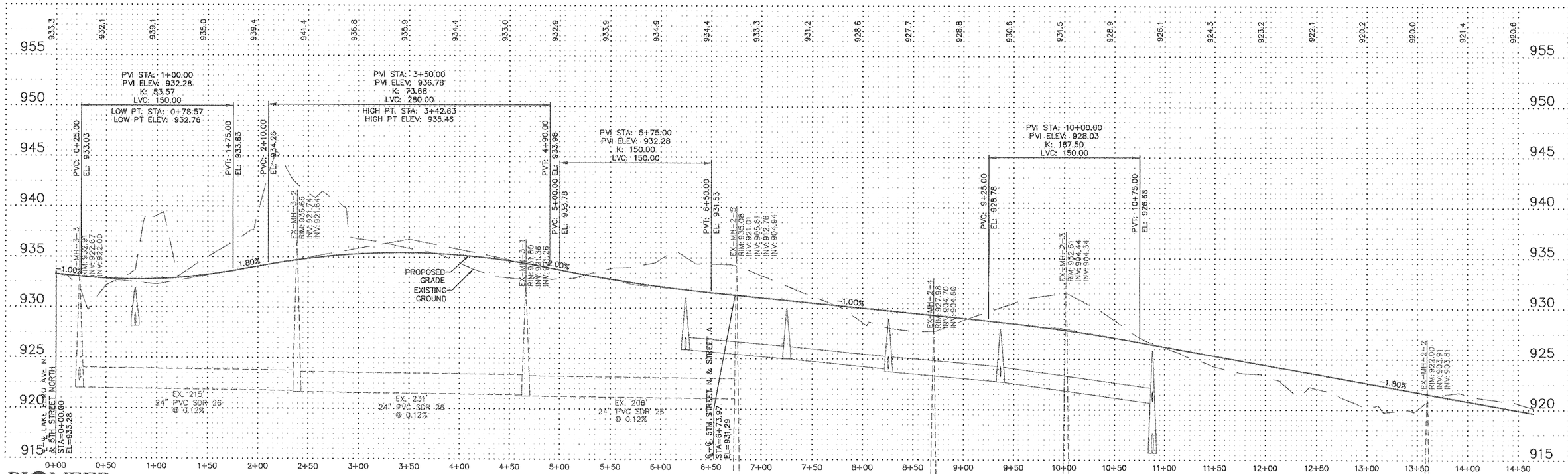
00-ENG-113105-SHEET-EROS

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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

5TH STREET NORTH



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Revisions

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Designed	PJC/KAW
Drawn	KAW/AR

PRELIMINARY STREET PLAN

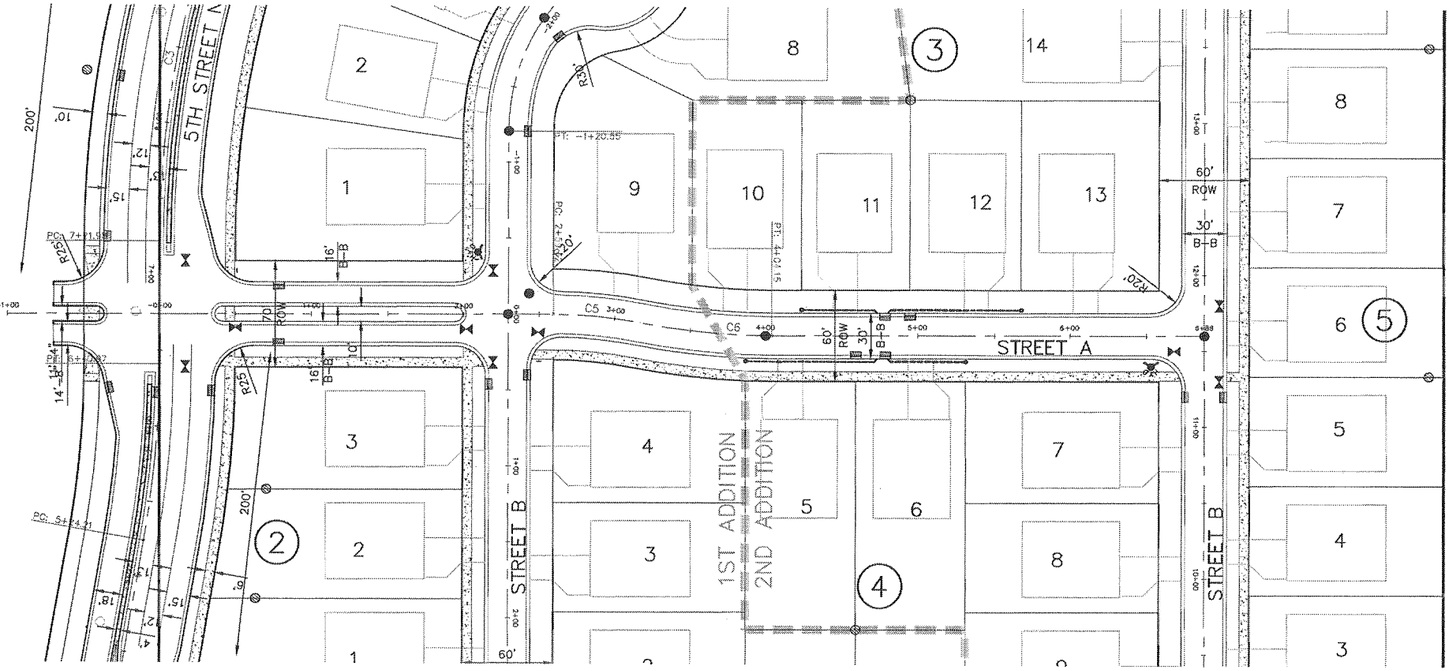
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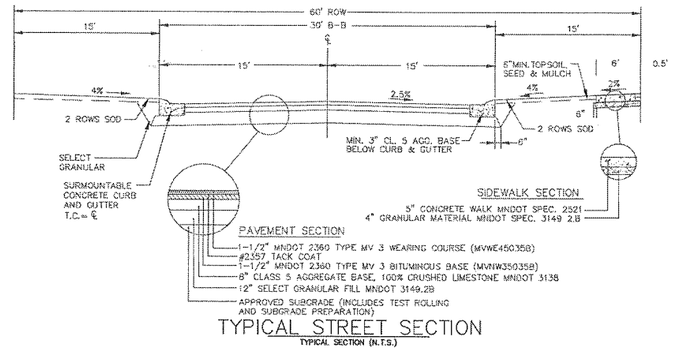
HUNTERS CROSSING
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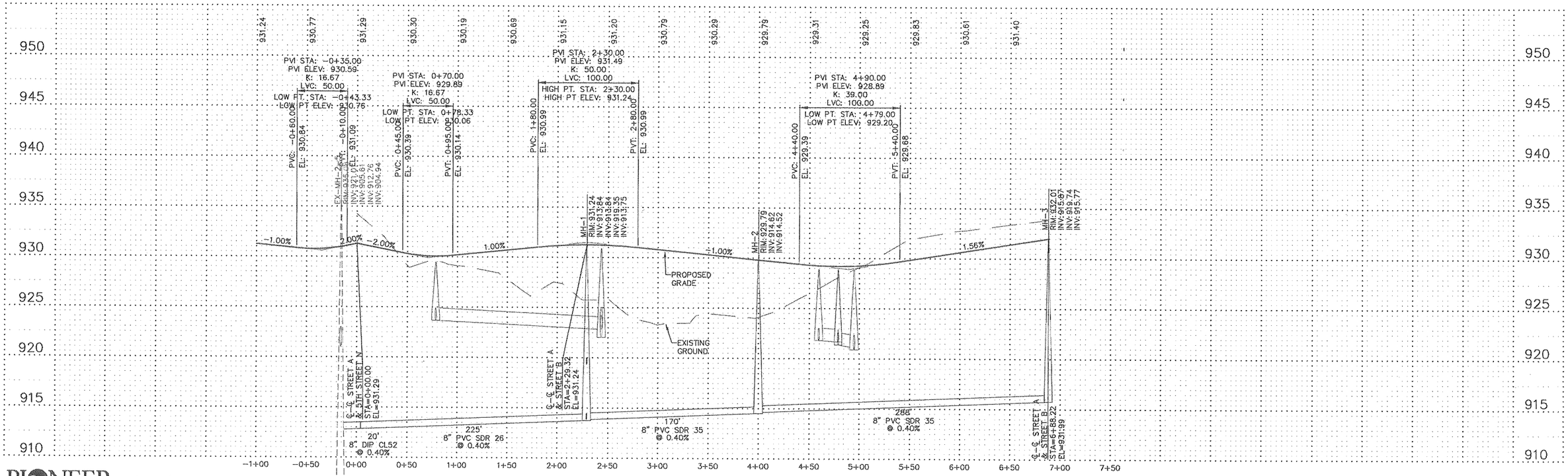
TYPICAL STREET SECTION

TYPICAL SECTION (N.T.S.)

CURVE TABLE						
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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

0 25 50 100

GRAPHIC SCALE IN FEET



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Name: Paul J. Cherne
Reg. No. 19861 Date 04-28-2014

Revisions

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

PRELIMINARY STREET PLAN

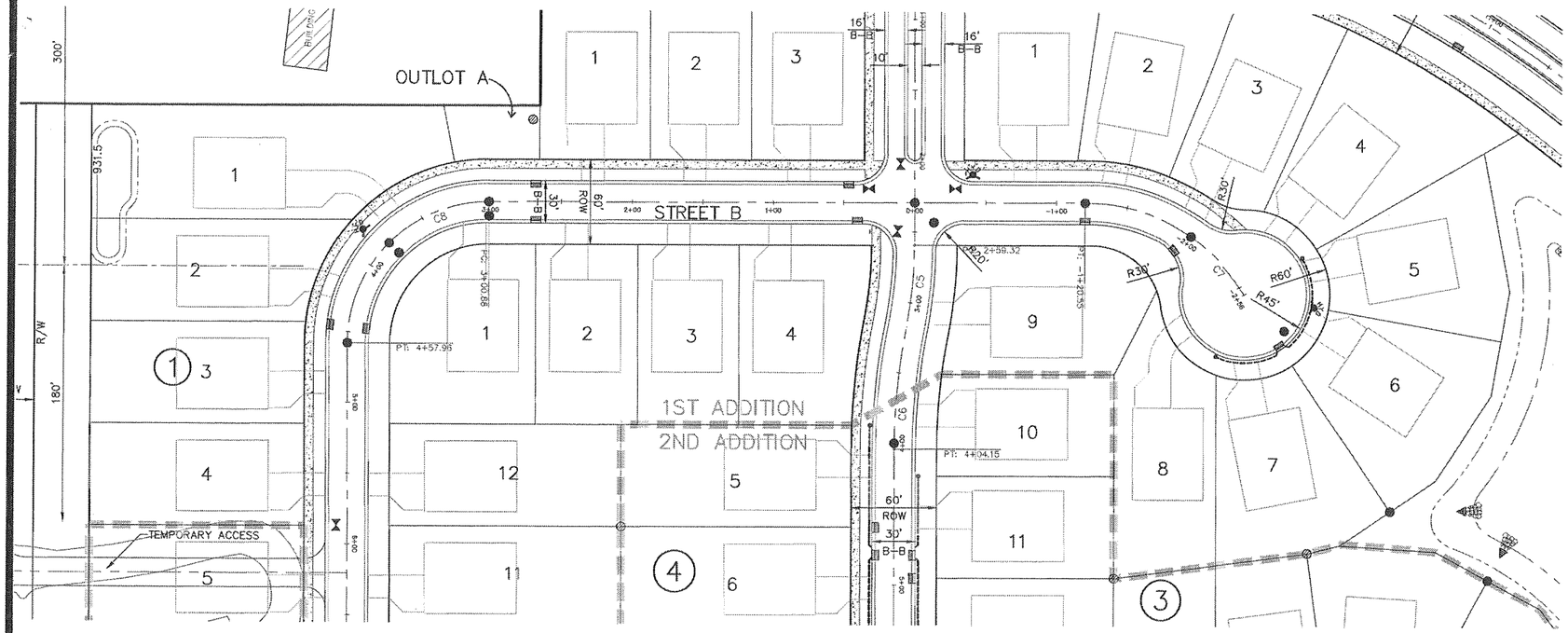
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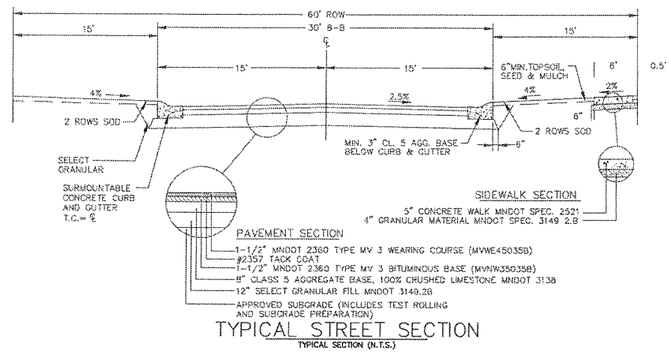
HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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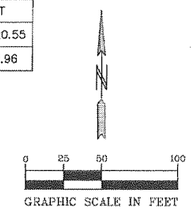




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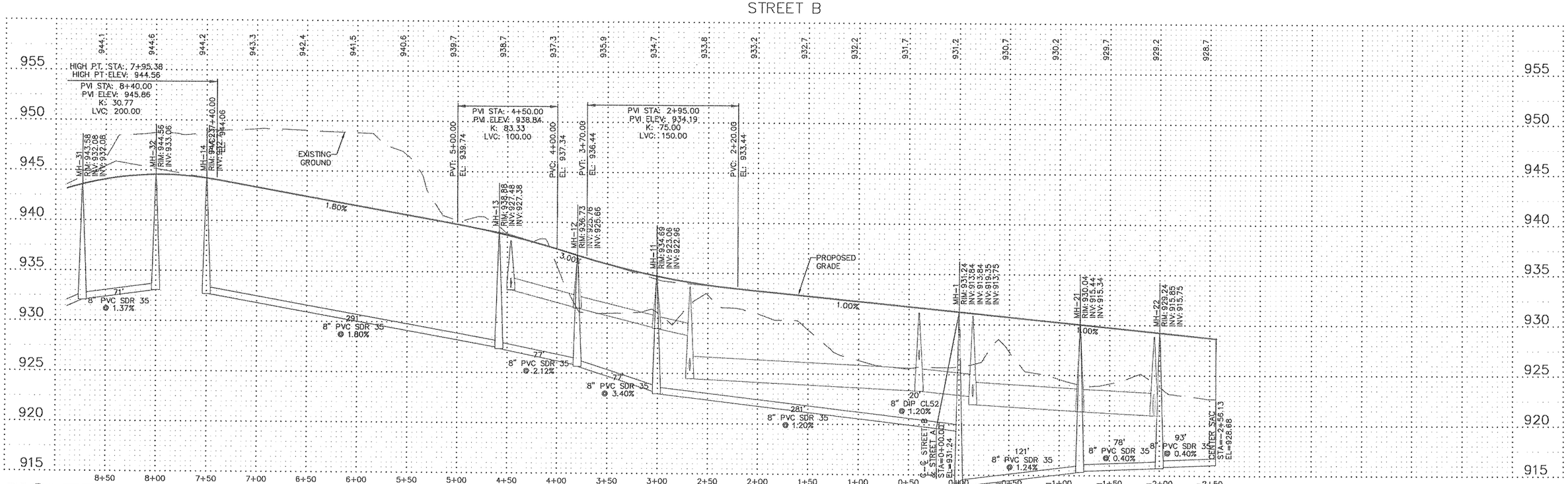
TYPICAL SECTION (N.T.S.)

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C7	59°41'55"	135.59	130.13	74.67	-2+56.13	-1+20.55
C8	90°00'00"	157.08	100.00	100.00	3+00.88	4+57.96



GRAPHIC SCALE IN FEET

STREET B



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Drawn	KAW/AR

PRELIMINARY STREET PLAN

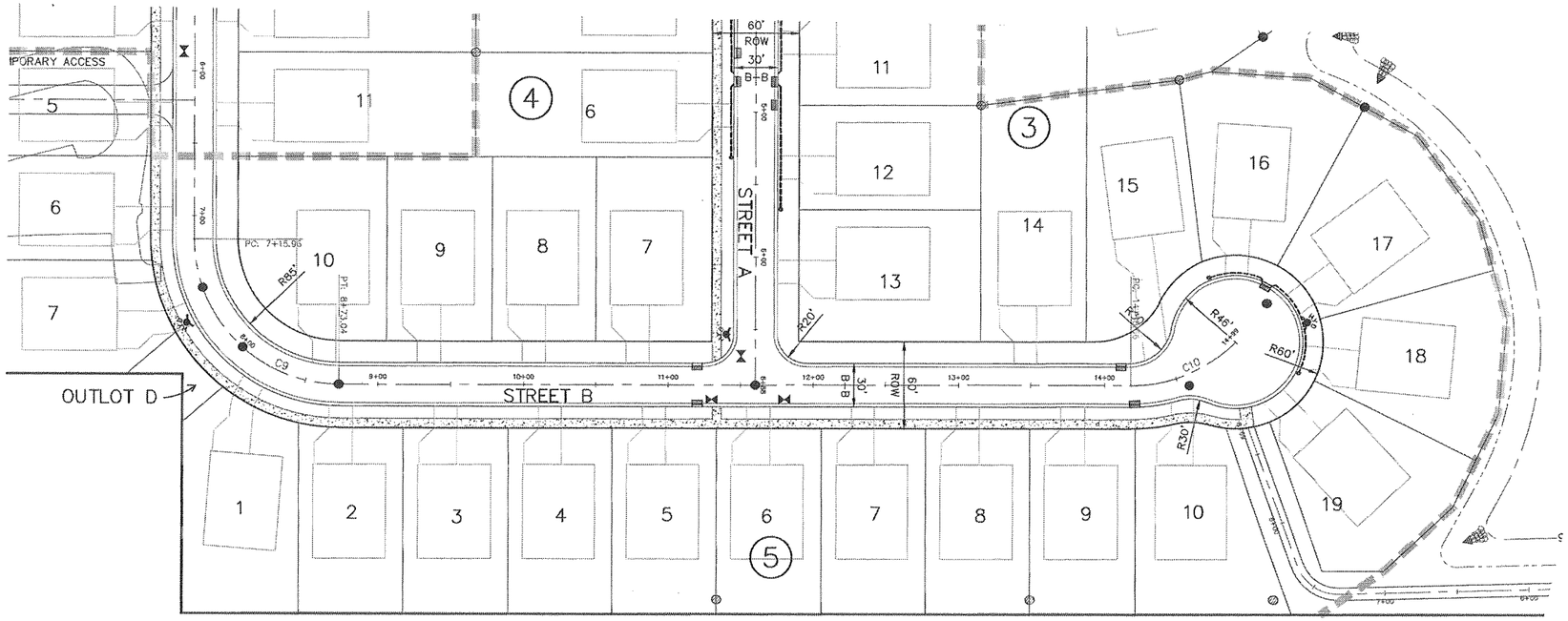
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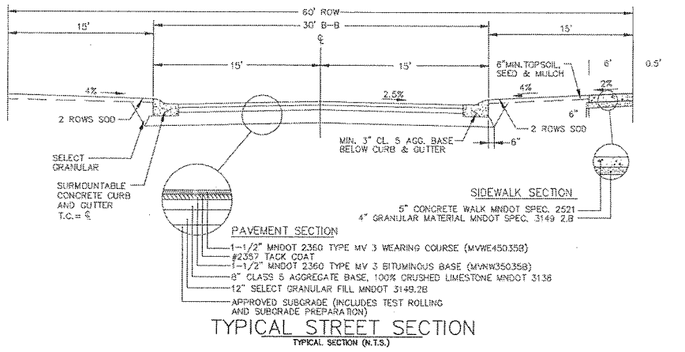
HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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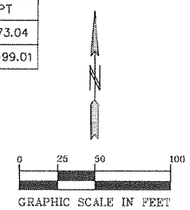




TYPICAL STREET SECTION

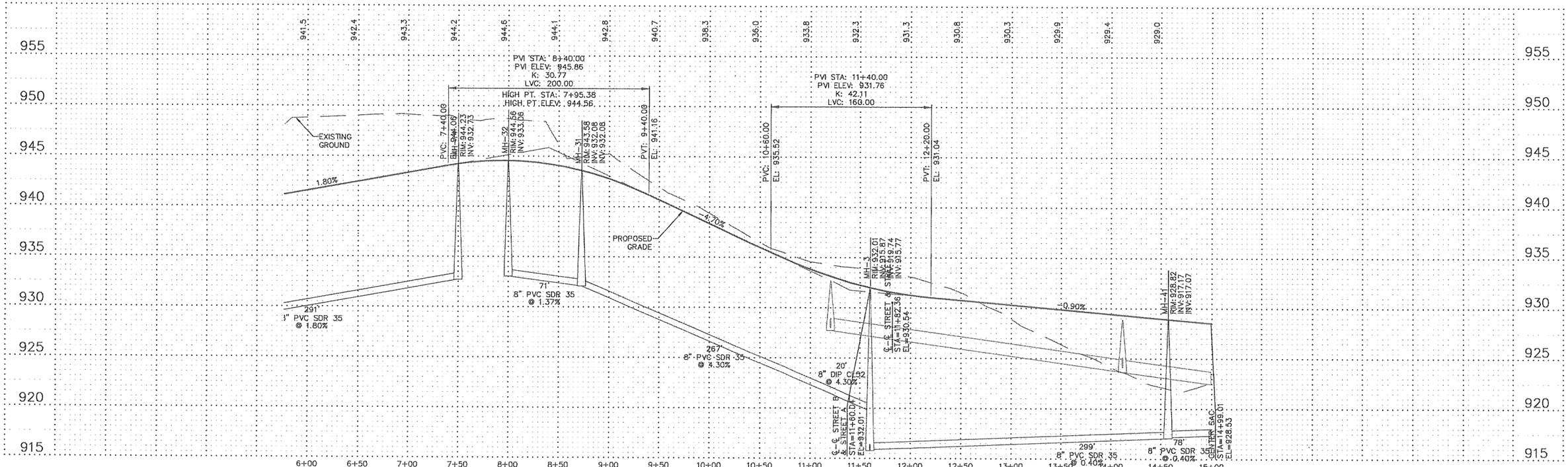
TYPICAL SECTION (N.T.S.)

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



GRAPHIC SCALE IN FEET

STREET B



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Name: Paul J. Cheney
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Revisions

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Drawn	KAW/AR

PRELIMINARY STREET PLAN

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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. RESPREAD TOPSOIL MAINTAIN A MINIMUM OF 4" DEPTH.
9. MAINTAIN DRAINAGE TO TEMP SEDIMENT BASIN UNTIL NEXT PHASE BEGINS.
10. STABILIZE DENUDED 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 BMPS WHO WILL OVER SEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS 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 HYDROSEEDED 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 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.

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 IF 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

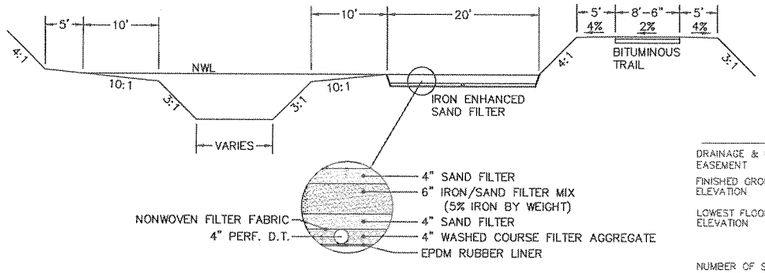
1. DEWATERING OR ANY TYPE OF SURFACE DRAINAGE THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO AN APPROVED SEDIMENT BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE 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

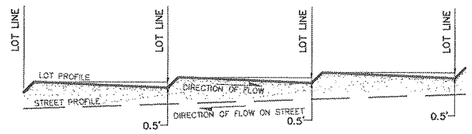
1. THE CONTRACTOR MUST APPOINT SOMEONE TO INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING AND RETAINED PER M.P.C.A. N.P.D.E.S. REQUIREMENTS. (NOTE: LOCAL JURISDICTION MAY REQUIRE A MORE FREQUENT INTERVAL OF INSPECTION.)
2. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED OR SUPPLEMENTS WITH FUNCTIONAL BMPS 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 IV.E.5).

E. POLLUTION PREVENTION MANAGEMENT MEASURES

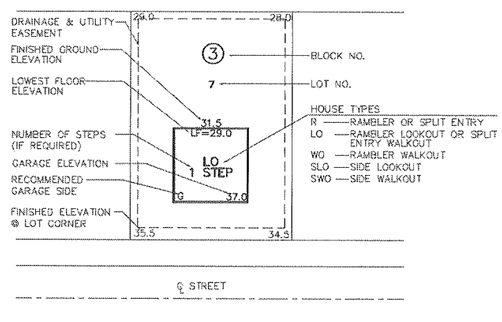
1. SOLID WASTE MUST BE DISPOSED OF PER M.P.C.A. REQUIREMENTS.
2. HAZARDOUS MATERIALS MUST BE STORED AND DISPOSED OF PER M.P.C.A. REGULATIONS.
3. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE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

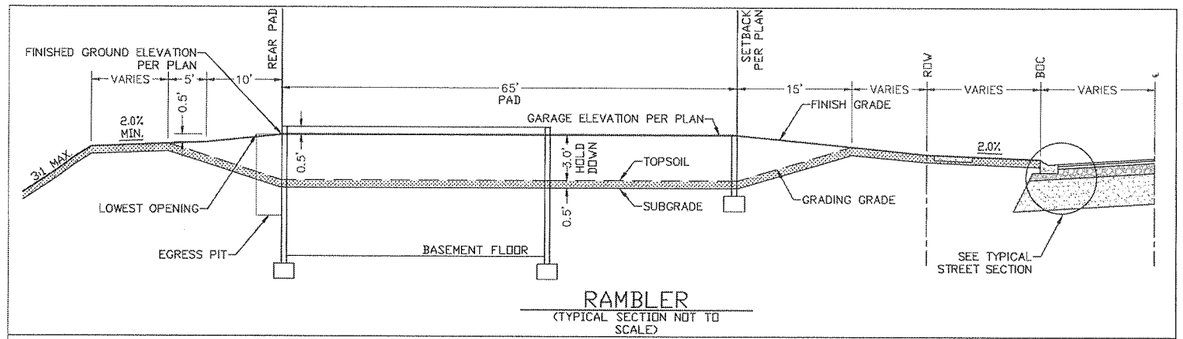


POND SECTION WITH IRON ENHANCED SAND FILTER
N.T.S.

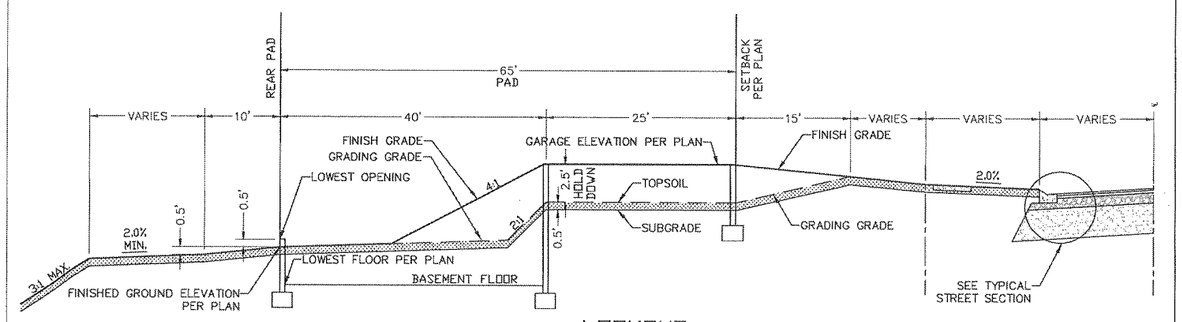


LOT BENCHING DETAIL
NO SCALE

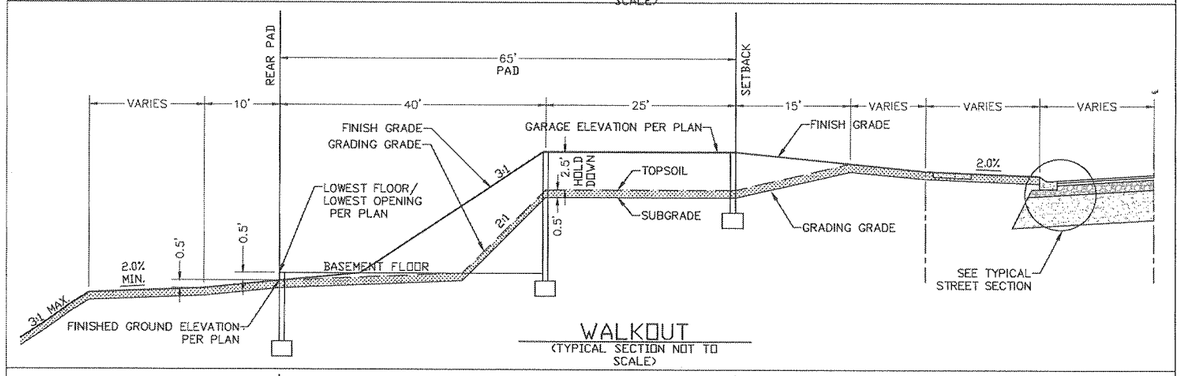




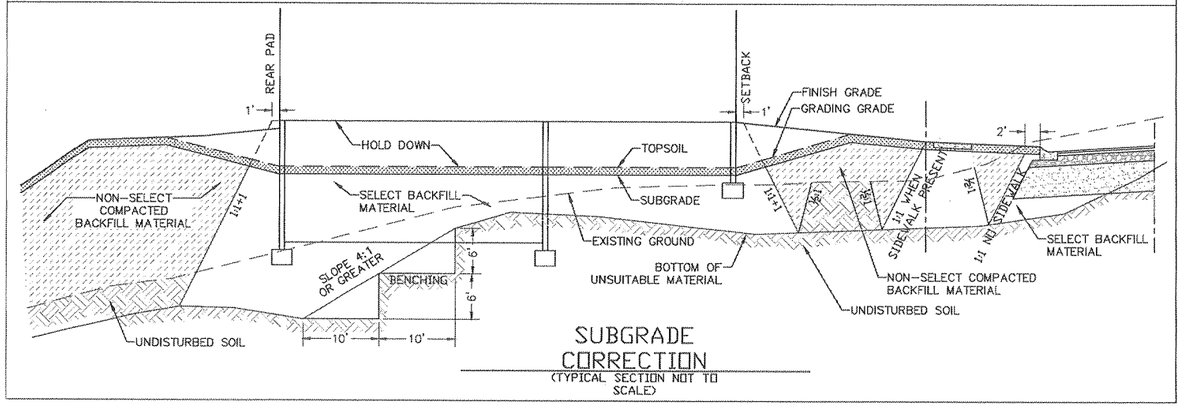
RAMBLER
(TYPICAL SECTION NOT TO SCALE)



LOOKOUT
(TYPICAL SECTION NOT TO SCALE)



WALKOUT
(TYPICAL SECTION NOT TO SCALE)



SUBGRADE CORRECTION
(TYPICAL SECTION NOT TO SCALE)

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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	PJC/KAW
Drawn	KAW/AR

GRADING DETAILS

RYLAND HOMES
7309 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

00-ENG-113105-SHEET-DTLS-GR

17 OF 18

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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 COMPLETE 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 BEING 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 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 SAID 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 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 CONTOL 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 CONTOL 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.

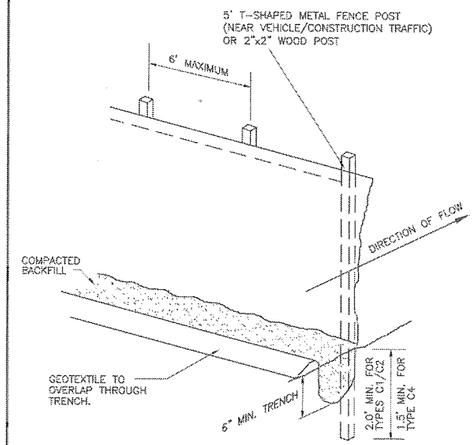
5. A MINIMUM OF 2 ROWS OF SOD SHALL BE PLACED ADJACENT TO THE BACK OF CURBS ALONG ALL BOULEVARDS. SILT FENCE SHALL BE PLACED DIRECTLY BEHIND THE SOD IN ACCORDANCE WITH THE CITY STANDARD DETAILS.

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

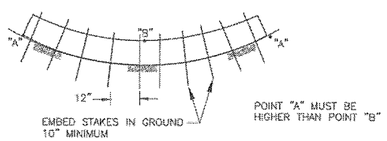


NOTE : -SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT2573.3, TYPE C1/C2 NEAR VEHICLE/CONSTRUCTION TRAFFIC, TYPE C4 AT ALL OTHER LOCATIONS.
-MATERIALS SHALL CONFORM TO MNDOT 3886.

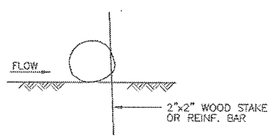
SILT FENCE

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 601 LAKE ELMO



DITCH SECTION



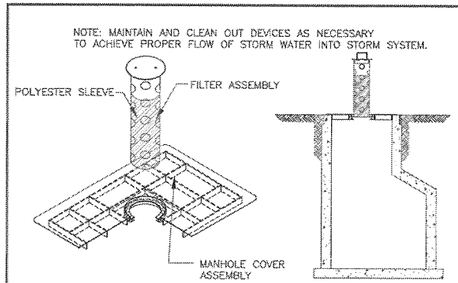
FIBER ROLL SECTION

NOTE:
STAKE TO BE INSTALLED AT AN ANGLE OF APPROXIMATELY 45° ON THE DOWNSTREAM SIDE OF THE FIBER ROLL. ENSURE THAT STAKE DOES NOT PUSH DOWN THE FIBER ROLL FROM ITS FULL HEIGHT.

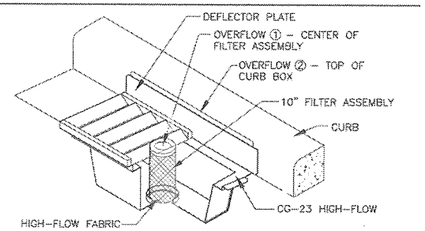
DITCH CHECK (FIBER ROLL)

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 603 LAKE ELMO



WIMCO RD-23 OR APPROVED EQUAL

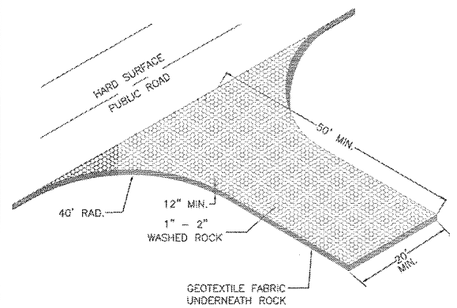


WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

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

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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	PJC/KAW
Drawn	KAW/AR

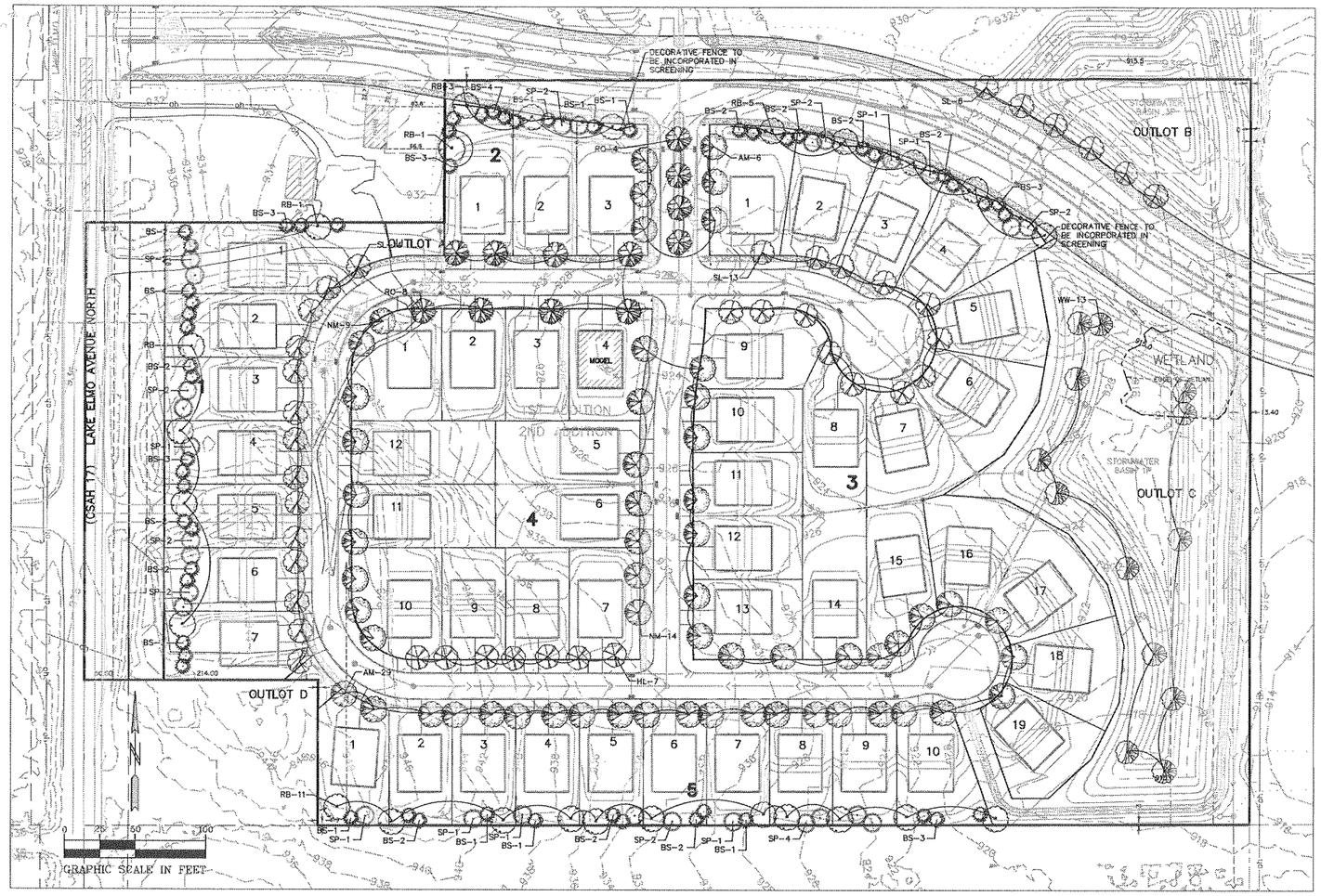
EROSION CONTROL DETAILS

RYLAND HOMES
7599 ANAGRAM DRIVE
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HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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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:

1. 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")

2. 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:

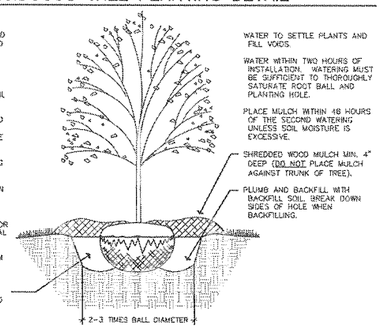
STREET FRONTAGE REQUIREMENT:	98	(245")
DEVELOPED ACREAGE REQUIREMENT:	108	(270")
MITIGATION:		(269")
TOTAL INCHES REQUIRED:		(515")

*DEVELOPED ACREAGE REQUIREMENT USED TOWARD MITIGATION REQUIREMENT.

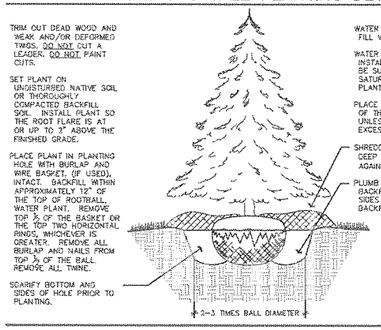
TOTAL TREES PROPOSED:

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

DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



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 1-800-252-1166 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 FOUND 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 STANDABILITY TO A WIND SPEED OF 60 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 EDGING 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.

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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed 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

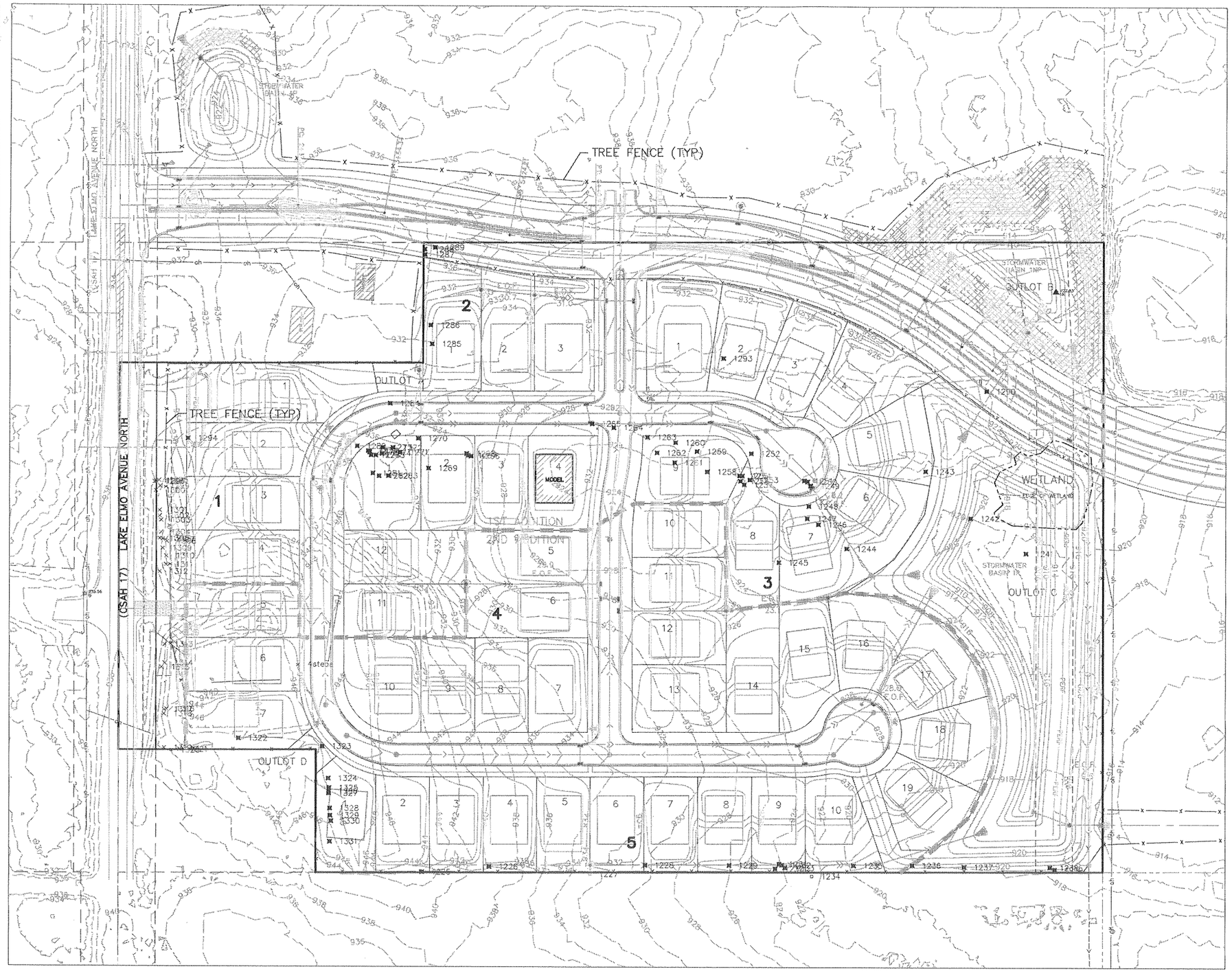
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EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

L1 OF 1

03-PLAN-113105-SHEET-LAND-3

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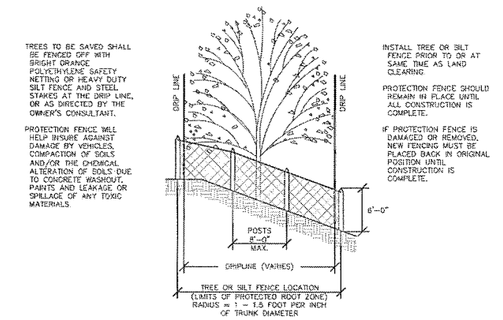


Total Inches: 2,106"	
Allowed 30% Removal: 631"	
Total Inches Removed: 1,677"	
Total Inches to Mitigate: 1,046"	
Common Tree Removal: 1,018"	
Coniferous Tree Removal: 12"	
Hardwood Tree Removal: 16"	
Common Tree Removal: 1,018"	
Replace at a rate of 1/4: 1,018"/4=255"	
Conifersous Tree Removal: 12"	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

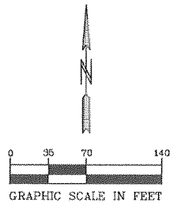
SEE DOCUMENT TITLED "HUNTERS CROSSING TREE INVENTORY" FOR A DETAILED TREE INVENTORY
SEE SHEET L1 FOR LANDSCAPE PLAN

TREE PROTECTION DETAIL

NOT TO SCALE



× 1245 = TREE TO BE SAVED
⊠ 1245 = TREE TO BE REMOVED
□ 1245 = TREE LOCATED OFFSITE



GRAPHIC SCALE IN FEET

PIONEER engineering
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

Revisions

Date	04-29-2014
Designed	TML
Drawn	TML

TREE PRESERVATION PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

T1 OF 1

00-PLAN-113105-SHEET-TREE

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THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: **July 1, 2014**
CONSENT
ITEM # **12**

AGENDA ITEM: Eagle Point Medical Preliminary and Final PUD Development Plans

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 Item ..... Community 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 and final development plans for a new medical building to be located within the Eagle Point Business Park. As a part of the Planning Commission recommendation and findings, the Commission did review the project for conformance with the Lake Elmo Design Guidelines and Standards Manual.

FISCAL IMPACT: None – all utilities and improvements have either been installed as part of the Eagle Point Business Park or will be completed by the applicant at the time a building permit is issued for the building.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Davis Real Estate Services, 222 South 9th Street, #3255, Minneapolis, MN for approval of preliminary and final Planned Unit Development (PUD) plans associated with a 28,500 square foot, two story, multi-tenant medical building to be located within the Eagle Point Business Park. Because the site under consideration has previously been platted as a buildable lot, Staff is recommending that the City process its review of the preliminary and final development plans simultaneously.

The Planning Commission is recommending approval of the preliminary plat with 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. 2014-54 approving the preliminary and final PUD plans for the Eagle Point Medical Building."

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached staff report to the Planning Commission provides an overview of the request and a detailed description of the issues associated with the request as identified by Staff. The Planning Commission considered the PUD plans at its June 23, 2014 meeting and conducted a public hearing on the applicant's request at this time. The Commission did not receive any public comments concerning the proposed building. Representatives of the applicant addressed the Commission and provided additional information concerning the design of the building and the future tenants of the facility.

The Planning Commission reviewed the project for consistency with the Lake Elmo Design Guidelines and Standards Manual, and found that the project complied with all applicable provisions for development in the City's BP – Business Park Zoning District.

The Planning Commission adopted a motion to recommend approval of the preliminary and final development with the findings and conditions as noted in the attached Resolution 2014-054. The motion passed unanimously.

BACKGROUND INFORMATION (SWOT):

Strengths	• The proposed building is consistent with the Lake Elmo Design Guidelines and Standards Manual • The project is consistent with the Lake Elmo Comprehensive Plan and BP – Business Park Zoning • The proposed development will occupy an existing, platted, vacant lot within the Eagle Point Business Park
Weaknesses	• None
Opportunities	• The proposed development will bring a very well-regarded neurological center to the community • The proposed building will fit in very well with the Eagle Point Business Park
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 preliminary and final PUD development plan for the Eagle Point Medical Center with the seven

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. 2014-54 approving the preliminary and final PUD plans for the Eagle Point Medical Building."

ATTACHMENTS:

1. Resolution No. 2014-54
2. Planning Commission Report (6/23/14)
3. Application Form
4. Project Narrative Letter
5. Site Development Summary
6. Legal Description
7. Storm Water Narrative
8. Eagle Point Business Park Development Standards
9. Lake Elmo Design Guidelines and Manual – Business Park Development
10. Review Comments
    a. City Engineer
    b. Washington County
11. PUD Development Plans
    a. Cover Sheet
    b. Landscape Plan
    c. Existing Conditions Survey
    d. Site Plan
    e. Grading Drainage and Erosion Control Plan
    f. Utility Plan
    g. Details
    h. Photometric (Lighting) Plan
    i. Easement Sketch
    j. Architectural Drawings (3)
12. Color Building Rendering
13. Eagle Point Business Park 7th Addition Final Plat

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2014-54

A RESOLUTION APPROVING PRELIMINARY AND FINAL DEVELOPMENT PLANS FOR THE EAGLE POINT MEDICAL BUILDING

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

WHEREAS, Davis Real Estate Services, 222 South 9th Street #3255, Minneapolis, MN has submitted an application to the City of Lake Elmo (City) for preliminary and final plans for Eagle Point Medical Building to be located on Lot 1, Block 1 of the Eagle Point Business Park 7th Addition, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, the City has agreed to conduct a simultaneous review of the preliminary and final PUD plans for the Eagle Point Medical Building because the site has previously been platted and improved as a buildable lot within the Eagle Point Business Park and is appropriate because of the limited scale of the proposal; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on June 23, 2014 to consider the preliminary and final development plans for the Eagle Point Medical Building; and

WHEREAS, on June 23, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the preliminary and final plan for the Eagle Point Medical Building with conditions; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the preliminary and final development plans 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 City Council reviewed the preliminary and final development plans for the Eagle Point Medical Building at its meeting held on July 1, 2014.

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

FINDINGS

1) That the procedure for obtaining approval of said Preliminary and Final PUD plans is found in the Lake Elmo City Code, Section 154.800.

2) That all the requirements of said City Code Section 154.800 related to the Preliminary and Final PUD pans have been met by the Applicant.

3) That the proposed Preliminary and Final PUD Plans for the Eagle Point Medical Building consists of a 28,500 square foot, two story, multi-tenant medical building with 166 parking stalls in accordance with plans and specifications submitted to the City and will be located on property legal described as follows: Lot 1, Block 1 of Eagle Point Business Park 7th Addition.

4) That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land.

5) That the proposed PUD is in conformance with the Comprehensive Guide Plan for the City.

6) That the proposed PUD complies with the Lake Elmo Zoning District regulations for the BP – Business Park Zoning District.

7) That the proposed PUD complies with the development and design standards for the Eagle Point Business Park.

8) That the proposed PUD is consistent with the Lake Elmo Design Guidelines and Standards Manual, and specifically, the guidelines for business park development.

9) That the proposed PUD meets the identified objectives associated with a Planned Unit Development project as listed in Section 154.801 of the Lake Elmo Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Preliminary and Final PUD Plans for the Eagle Point Medical Building subject to the following conditions:

1) The landscape plan shall be reviewed and approved by the City's consulting landscape architect. Any recommended revisions shall be incorporated into the plan prior to the issuance of the building permit for the medical building.

2) All required modifications to the plans as requested by the City Engineer in a review letter dated June 18, 2014 shall be incorporated into the plans prior to approval of a building permit for the medical building.

3) The applicant shall address all review comments from Washington County as documented in a review letter dated June 17, 2014 prior to the issuance of a building permit for the medical building.

4) The applicant shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the South Washington

Watershed District prior to the commencement of any grading or development activity on the site.

5) The applicant shall enter into a maintenance agreement with the City concerning the storm water infiltration areas prior to the issuance of a building permit for the medical building.

6) The applicant shall pay a fee in lieu of park land dedication as determined by the City prior to the final plat being released for recording.

7) The applicant shall secure a sign permit for all signage associated with the proposed medical building. The Community Development director shall review all such signs for conformance with the Eagle Point Business Park Design and Development Standards.

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

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

THE CITY OF LAKE ELMO

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

LAND USE APPLICATION

☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal

☐ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading

☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan

☐ PUD Concept Plan ☒ PUD Preliminary Plan ☒ PUD Final Plan

Applicant: DAVIS Real Estate Services
Address: 222 South 9th Street, #3255, Minneapolis, MN 55402
Phone # 612-341-3242
Email Address: Mdavis@davisrealestatemn.com

Fee Owner: United Land, LLC
Address: 3600 American Blvd. West, #750, Bloomington, MN 55431
Phone # 952-837-8525
Email Address: bill.katter@uproperties.com

Property Location (Address and Complete (long) Legal Description: See attached.

Detailed Reason for Request: New medical building development.

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

N/A

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

Signature of applicant: _____ Date: 5-22-14
Chief Mgr.

Signature of fee owner: _____ Date: 5/22/14
G. Chip. Katter
United Properties

b d h+young
interiors | architecture

7001 France Avenue South
Suite 200
Edina, Minnesota 55435

p 952.893.9020
f 952.893.9299

June 12, 2014

Kyle Klatt

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

Mr Klatt,

The following is a description of the Eagle Point Medical building being proposed for the southeast corner of Inwood Avenue N. and Eagle Point Blvd. in Lake Elmo, Minnesota

Description:

The proposed Eagle Point Medical Building is a 28,500 square foot two story multi-tenant medical building. The site is 3.77 acres and includes a surface parking lot with 166 parking spaces. The parking lot is accessed at the south end of the site with parking aisles oriented perpendicular to the building to minimize patient – vehicular conflicts. An entrance canopy offers a covered drop off and pick up point at the building entrance for patients. Rain gardens provide infiltration and storm water maintenance. The exterior of the building includes a brick and stone veneer exterior wall with large window areas at the entrance lobby and building corners and metal accent banding.

The primary building tenant is Noran Neurological Clinic occupying the entire first floor of the facility. The clinic includes exam rooms, an MRI suite for diagnostic imaging and an infusion bay for cancer treatments. The building interior includes an attractive building lobby with elevator and open staircase to the second floor.

The project is scheduled to begin construction in August of 2014 with completion in late spring or earlier summer 2015.

Sincerely,

Patrick J. Giordana AIA
VP Architecture

Site Development Summary

• ZONING:	PUD EAGLE POINT BUSINESS PARK
• PROPERTY AREA:	164,347 SF (3.77 AC)
• EXISTING SITE	
• PERVIOUS SURFACE:	154,435 SF (94.0%)
• IMPERVIOUS SURFACE:	9,912 SF (6.0%)
• PROPOSED SITE	
• PERVIOUS SURFACE:	71,220 SF (43.3%)
• IMPERVIOUS SURFACE:	93,127 SF (56.7%)
• BUILDING GROSS SIZE:	28,500 SF
• BUILDING SETBACK PER CODE:	50'=FRONT 10'=SIDE 30'=REAR
• PARKING SETBACK PER CODE:	20'=FRONT 10'=REAR 20'=SIDE WITH INTERIOR ROAD
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 22' AISLE
• PARKING RATIO REQUIREMENT:	
MEDICAL:	1 SPACES / 200 SF OF BLDG
TOTAL SPACES REQUIRED:	(28,500 SF) / (1 SPACE/200 SF) = 143
• PARKING PROVIDED:	166

DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

PROPOSED UTILITY EASEMENT

A 40.00 foot easement over, under and across part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota. The centerline of said easement is described as beginning at the intersection of the west line of said Lot 1 with the north line of the south 20.00 feet of said Lot 1; thence South 88 degrees 46 minutes 25 seconds East, assumed bearing, along said north line of the south 20.00 feet of Lot 1 a distance of 298.98 feet; thence North 27 degrees 12 minutes 26 seconds East a distance of 167.63 feet to the northeasterly line of said Lot 1 and said centerline there terminating. Except that part of said easement that lies within the drainage and utility easements as dedicated in EAGLE POINT BUSINESS PART 4TH ADDITION and said EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plats thereof, Washington County, Minnesota.

MEMORANDUM

Westwood Professional Services
7699 Anagram Drive
Eden Prairie, MN 55344

MAIN 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
MAIL wps@westwoodps.com
www.westwoodps.com

Westwood

Date: May 15, 2014

Re: Eagle Point Medical Center
Inwood Ave. N. / Eagle Point Blvd.
Stormwater Narrative
File 0003667.00

To: City of Lake Elmo

From: PJ Disch, PE

Project Description

The project site is located on the SE corner of the intersection between Inwood Avenue North and Eagle Point Boulevard in Lake Elmo, MN. The proposed project scope is to construct an 18,800 SF, two-story, medical center with an adjacent parking lot. The existing property is 3.77 acres.

Existing and Proposed Drainage Areas

This is the breakdown of the existing and proposed areas.

Existing	
Pervious:	154,435 SF
Impervious:	9,912 SF
Total:	164,347 SF

Proposed	
Pervious:	71,220 SF
Impervious:	93,127 SF
Total:	164,347 SF

Existing Drainage Conditions

The existing property consists of three drainage areas (see attached drainage map). Stormwater that falls on the north side of the property drains into Eagle Point Boulevard as well as the ditch running along Inwood Avenue North. Stormwater that falls on the remaining middle and south portions of the property drain to the existing road to the east. The existing property has minimal impervious surfaces. The property consists of mainly soils from Hydraulic Soil Group B which will allow for adequate infiltration.

Westwood

Proposed Drainage Conditions

The proposed property will be composed of four drainage areas (see attached drainage map). Area 1P will model all stormwater that drains offsite during a rain event. Areas 2P-4P will model runoff that drains to each of three proposed rain gardens on site.

Runoff Storage Volume

The City of Lake Elmo requires that all stormwater that falls over impervious areas from the 1" storm event be infiltrated on site. To comply, three rain gardens will be constructed along the east side of the property. The rain gardens will have drain tile with a gate valve installed to help mitigate ponding, if the soils prove to be inadequate for infiltration. The following are the calculations for our volume requirement.

Volume Required for New Impervious Area

(93,127 SF) x (1.0 in) x (1ft / 12in) = 7,761 CF

If the soils do not allow for infiltration on site, the volume requirement will increase by 30%.

7,761 CF x 1.3 = 10,089 CF

Proposed Volume in Rain Garden #1

Area of 1000.5' Contour	2,027 SF
Volume from 997.0' to 1000.5'	(2,027 SF) x (3.5 ft) = 7,095 CF
Open Volume from 999.0' to 1000.5'	2,250 CF (from HydroCAD)
Volume of Planting Medium	(7,095 CF) – (2,250 CF) = 4,845 CF
Void Volume of Planting Medium	(4,845 CF) x (0.40) = 1,938 CF
Total Volume (Storage)	Void Volume of Planting Medium + Open Volume (1,938 CF) + (2,250 CF) = 4,188 CF

Proposed Volume in Rain Garden #2

Area of 996.5' Contour	2,387 SF
Volume from 993.0' to 996.5'	(2,387 SF) x (3.5 ft) = 8,355 CF
Open Volume from 995.0' to 996.5'	2,721 CF (from HydroCAD)
Volume of Planting Medium	(8,355 CF) – (2,721 CF) = 5,634 CF

Westwood

Void Volume of Planting Medium	(5,634 CF) x (0.40) = 2,254 CF
Total Volume (Storage)	Void Volume of Planting Medium + Open Volume (2,254 CF) + (2,721 CF) = 4,975 CF

Proposed Volume in Rain Garden #3

Area of 994.5' Contour	2,450 SF
Volume from 991.0' to 994.5'	(2,450 SF) x (3.5 ft) = 8,575 CF
Open Volume from 993.0' to 994.5'	2,900 CF (from HydroCAD)
Volume of Planting Medium	(8,575 CF) – (2,900 CF) = 5,675 CF
Void Volume of Planting Medium	(5,675 CF) x (0.40) = 2,270 CF
Total Volume (Storage)	Void Volume of Planting Medium + Open Volume (2,270 CF) + (2,900 CF) = 5,170 CF

Total Volume Provided = 4,188 CF + 4,975 CF + 5,170 CF = 14,333 CF

Volume provided is greater than volume required, therefore no additional volume is necessary.

Stormwater Runoff Summary

The following table summarizes the existing conditions and post-development peak runoff rates from the site for the 2, 10, and 100-year storm events.

Rate Control

	Storm Event		
Drainage Area	2-Year (2.80") (cfs)	10-Year (4.17") (cfs)	100-Year (7.35") (cfs)
Existing	2.73	7.05	19.34
Proposed	0.82	4.65	18.42

Attachments

- A Existing and Proposed Drainage Area Maps
- B Existing and Proposed HydroCAD Model

THE CITY OF
LAKE ELMO

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

Development Standards for Eagle Point Business Park

300.12 subd. (1)(B) and 300.12(2). No Business Park structure shall exceed 60' in height. Parapet walls shall not exceed more than 4' above the height permitted of the building.

300.13 subd (6)(A)(3) Parking spaces shall be 9' X 18' at the developments north of Hudson Blvd and 10' X 20' South of Hudson Blvd, with the exception of the hotel and restaurant which needs to be 9' X 18' spacing. Parking spaces for the handicapped shall be minimum of 12' X 20'. 20% of the spaces in an office development can be compact car size 8' X 16". The size of parking space may be altered upon approval of Zoning Administrator.

300.13 subd. (6)(B)(6)(D) The primary landscaping materials shall be shade trees with shrubs, hedges, etc., used only to complement trees, not as the sole means of landscaping. Landscaping and irrigation will be done on a project by project basis. If landscaping within the NSP easement is disturbed, it needs to be replaced by NSP, or the property owner. Berming and landscaping must be approved within one year of City Council approval.

Permitted Uses: Banks, medical clinics, offices, schools (business, professional and private trade), office showrooms.

Conditional Uses: Business services, conference centers, health clubs, hotels and motels, day care centers, limited retail, medical, dental and research labs, recording studios, restaurants and cafeterias, theaters, teleconferencing transmission facilities, veterinary clinics, and hotel.

Minimum Lot Area: 2.0 acres. Lots less than 2.0 acres might be approved on a project by project basis through a conditional use permit.

Minimum Lot Frontage: 200' with the exception of 50' pm a cul-de-sac.

Lot Width/Depth Ratio: 1/3.5

Minimum Building Setbacks: 50' for the front and street frontage, and 10' for side and rear frontage. When abutting residential uses, the current ordinance requirement will apply.

Minimum Parking Setbacks: Front: 20', Side: 10', Side(street): 20', Rear: 10'

Minimum Building Foundation Size: 10,000 s.f.

Parking Ratio: One space for each 250 s.f. of office building area or one space per two employees, whichever is greater. One space per 2,000 s.f of storage, warehouse and 1 space per 1,000 s.f. of showroom.

Pathways: 8' wide pathways as part of the City's trail system and the City will maintain.

Storm Water Control: Storm water management requirements should be averaged over the PUD area as a whole. The tributary setback will be 30' from the tributary setback, and the parking setback will be 10' from the tributary setback.

Lighting Height: 30' maximum

Sign Height: Businesses can have signage on the building and a monument sign at the property's entrance, and that a pylon sign must be approved on a case by case basis by the City.

Pond Maintenance: Recommend the creation of a District to take care of pond maintenance.

4 Business Park Development

Applicable Zoning Districts:
- *Business Park/Light Manufacturing (BP)*

The intent of this zoning district is to provide opportunities for high quality business park development for office, light manufacturing, and other non-retail uses. In terms of design, this manual establishes consistent architectural standards between various users in the BP district. These architectural standards are intended to promote a coordinated identity and avoid mismatched design. In addition, the manual ensures the installation of open-space character within business park development through effective site design and landscaping.

A. Site Design

Building Placement

Goal: To establish standards for building location that ensure effective automobile and pedestrian circulation and promote coordination of buildings between adjacent sites and structures.

a. Buildings must be setback at least 50 feet from the public right of way.
b. Buildings should be located in a manner that allows for effective automobile and pedestrian circulation.
c. Shared access points from the public ROW are encouraged. Vehicular access points should be limited to minimize traffic disruption.
d. The orientation of buildings should be compatible with adjacent structures and sites.
e. Utilizing the natural topography or features of the site is encouraged to create unique landscapes and add visual interest and value to the design.
f. The provision of common and open spaces to the rear of the site is encouraged for the use of employees and visitors, reinforcing Lake Elmo's open-space character.



Utilizing natural topography within business park development adds aesthetic value and reinforces Lake Elmo's open space character.



Street trees provide an attractive streetscape, as well as help screen and provide shade within parking areas.

Streetscape

Goal: To provide high quality landscaping in areas visible from the public view, as well as promote pedestrian connections in the BP district.

a. Street trees shall be installed at regular intervals along the public right of way. Species of street trees should be selected according to root zone and salt tolerance.
b. Additional landscaping along public streets is encouraged. Landscape materials should be low-maintenance and native to ensure heartiness.
c. Sidewalks along the public right of way are encouraged to extend pedestrian connections throughout the BP district.
d. Utilizing site amenities as guided by Lake Elmo Theming Study is encouraged.

Landscaping

Goal: To reduce continuous hardscape and impervious surface, as well as ensure development of a high visual quality.

a. Trees, plant beds, and potted plants should be installed in parking, sidewalk, and other hard surfaced areas to add visual interest and break up continuous impervious surface.
b. Parking, service, storage and utility areas should be buffered by plantings, particularly when in view of public streets. Near areas of pedestrian circulation, these plantings shall not exceed 4 feet in height for safety purposes.
c. Hardy and native plant materials that are resistant to the climate, disease and salt are encouraged.
d. Making use of similar plant materials as adjacent properties and public spaces is encouraged to create continuity.
e. Mature trees located on building sites should be retained whenever possible.
f. Bare soils should be planted or mulched with bark, stone or other suitable material to avoid unnecessary runoff.



Landscape islands greatly improve that character of surface parking lots.

Parking

Goal: To adequately serve the parking needs of businesses in the BP district, while ensuring pedestrian safety, reduced impervious surface, and a high quality visual aesthetic and appearance.

a. The linear measurement of surface parking areas parallel to the public street are encouraged not to exceed more than 75% of primary street frontages. Sites or projects that are unable to meet this guideline are encouraged to install berms and/or additional landscaping to buffer areas of surface parking adjacent to the primary street frontage.
b. The entrance to parking facilities should be located on secondary streets when possible.
c. Shared parking facilities between adjacent uses or businesses are strongly encouraged when possible to avoid excessive amounts of parking.
d. Structure parking is encouraged, and should be located behind or beneath primary buildings when possible.
e. Structure parking or parking areas located beneath the primary structure should be screened with architectural elements that match the primary building.
f. Parking areas should be screened from view of public streets by means of grading and/or landscaping.
g. Parking areas should be screened from adjacent structures with landscaping strips not exceeding 4 feet in height in order to ensure pedestrian safety.
h. Landscaped islands should be installed within surface parking areas to break up continuous hardscape and reduce concentration of impervious surface.
i. Lighting must be provided in parking areas at night for safety purposes. However, direct glare, spillover or other forms of light pollution directed at adjacent properties are prohibited.
j. Parking facilities must be ADA compliant when deemed necessary.

Delivery, Service, Storage and Utility Areas

Goal: To provide physical and visual separation of delivery, service, storage and utility areas from the public right of way and areas of automobile and pedestrian circulation.

a. Delivery, service, storage, maintenance or trash collection areas should be located out of the view from the public right of way, or significantly

screened through landscaping or architectural features that match the primary structure.

b. Service, storage and trash collection areas are not allowed in the setback areas.
c. The location of delivery, storage and service areas should be clearly marked with signage and should not interfere with other automobile or pedestrian circulation.
d. Storage and delivery areas should be hard surface, minimizing the dispersal of dust.

B. Building Design

Form and Facade

Goal: To promote buildings of high architectural quality and creativity in design.

a. Blank facades without windows and doors are discouraged. All sides of the structures shall have architectural treatments.
b. Window and door styles should reflect the prevailing architectural style of the structure.
c. Variety and creativity in building facade is encouraged through changes in building materials, fenestration height, and roof lines. Primary facades should not present a continuous wall without architectural details that add visual interest.
d. Minimizing continuous expanses of wall through facade articulation, recession or projection is encouraged.
e. Architects and builders are encouraged to incorporate topographical features into the form of the structure when possible, utilizing natural grades to create unique design.

Building Materials

Goal: To promote quality development through durability and visual aesthetics, thereby supporting district identity.

a. High-quality and durable materials should be used in street facing facades.
b. Primary building materials for structures in the BP district should include brick, stone, cast stone, quality metals, glass, Exterior Insulation Finish Systems (EFIS), or pre-cast concrete panels with exposed aggregate, banding, texturing or other similar decorative finish treatment.
c. High quality synthetic materials that adequately duplicate natural materials may be acceptable if approved by the City, including, but not limited to, thin brick, hardi plank, decorative concrete masonry, and other materials.
d. The following building materials are not allowed to be used as primary finished facade material for business park development:
    - Unpainted galvanized metal
    - hed "green-treated" lumber
    - Unfinished wood
    - Plain or unpainted concrete



Garbage collection areas should be located to the rear of the site and screened using materials that match the principal structure.



Corner treatments to larger structures add visual interest and break up monotonous design.



Long expanses of wall can be broken up using windows and other treatments.



High quality building materials are required for street-facing facades.

- Painted concrete block may be used on the rear of the building or sides not visible from the public right of way.

g. Facade colors should reflect subtle earth tones. However, other primary facade colors will be considered by the Review Authority. Accent materials shall complement the colors of the primary facade.

Scale and Mass

Goal: To reduce the appearance of mass in the BP district.

a. Scale should be reduced by utilizing "step-down" methods, particularly near areas of pedestrian circulation. Entries and other bump out features are effective in this regard.
b. Structures of two-stories or higher should utilize facade treatments, such as multiple building materials or additional windows, to minimize the appearance of mass.



Parapets of varying height provide additional architectural detail that add aesthetic value.

Roof Design

Goal: To ensure architectural consideration and consistency in roof design in relation to the architecture of the building, and to reduce the visual impact of rooftop equipment.

a. The design of the roof must be consistent with the overall architecture or design of the structure.
b. Parapets of varying heights are required for buildings in the BP district with flat roofs.
c. Rooftop equipment, particularly on flat roofs, must be screened by the parapet or other architectural features.

Entries

Goal: To provide identifiable entryways that emphasize access, pedestrian safety, architectural quality and a human scale.

a. Entryways to buildings in the BP district should be accessible for pedestrians from the public right of way.
b. Architectural features should be incorporated into entryways, such as facade detailing or prominent windows.
c. The use of canopies, awnings and other sheltering features are encouraged.
d. Pedestrian amenities such as ornamental



Canopies and changes in building materials help accentuate entryways.

trash receptacles, benches or lighted bollards are encouraged near entryways to buildings in the BP district.

Lighting

Goal: To ensure safety of patrons, employees, pedestrians and automobiles, as well as providing visual interest and aesthetic value to a site, while limiting light pollution of the night sky to the best extent possible.

a. Lighting must be provided in entryways, parking areas, pedestrian ways, storage and service areas, and other locations that require additional safety lighting.
b. Lighting height shall be consistent with City's exterior lighting standards.
c. Lighting styles should be complementary to the architectural style of the building.
d. Lighting of architectural features should be used to provide accent and interest, as well as identify the building entryway. Architectural lighting must be downcast and shielded to prevent light pollution.
e. Bollard lighting is encouraged for pedestrian areas.
f. Overhead lighting must be shielded to prevent light trespass and spill-over onto adjacent properties.
g. Buildings near residential zones must utilize lighting that minimizes light trespass.
h. Bare bulb and exposed neon lighting are not allowed.

Signage

Goal: To provide signage that clearly identifies businesses within the BP district, while promoting quality and consistency in terms of design and materials.

a. Building signage shall be complementary to the architecture of the structure, as well as consistent with the style of the surrounding buildings or district as a whole.
b. Sign elements that will be evaluated for consistency include scale, color, lighting and materials.
c. Signs must be constructed of high quality, durable materials.
d. Directional signage to delivery, service and storage areas is required.
e. Two and three-dimensional signs are encouraged to promote creativity and district identity.
f. All buildings are encouraged to incorporate elements of community theming in appropriate signage, supporting district and city identity.



Two and three-dimensional signage provides creativity and visual interest.

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: June 18, 2014

To: Kyle Klatt, Planning Director
Cc: Nick Johnson, City Planner

From: Jack Griffin, P.E., City Engineer

Re: Eagle Point Medical Center
Plan Review

An engineering review has been completed for the Eagle Point Medical Center. Site Plans were received on June 11, 2014. The submittal consisted of the following documentation:

- Site Plans (Electronic only) prepared by Westwood Professional Services, dated 06/11/2014.

Engineering review comments are as follows:

General Comments:

1. Engineering has not reviewed the proposed lighting plan, landscape plan, or building plans.
2. The City public utilities must be field located to ensure design conflicts are avoided and incorporated into the plan set before the plan set is approved for construction.

Stormwater Management:

1. The Storm Water Management Plan must meet South Washington Watershed District (SWWD) rules and requirements. The applicant must provide the City written approval from the SWWD.
2. Soil borings need to be taken at all infiltration basin locations to determine feasibility.
3. The proposed storm water facilities will receive storm water from a privately owned and maintained storm sewer system that will not be constructed to City engineering design standards. It is therefore recommended that the storm water facilities and storm sewer system be privately owned and maintained. A maintenance agreement in a form acceptable to the City should be executed and recorded with the County for all permanent storm water facilities to be located on private property. The agreement shall provide a maintenance plan defining the maintenance responsibilities for the private owner, the type of maintenance and the maintenance intervals.

Utility Plans:

1. The proposed connection location to City water requires further review and possible plan revision. The water service connection needs to consider existing service stubs to the property, fire hydrant locations within the site, and delineation of ownership of the watermain between City and property owner.
2. The proposed connection to City sanitary sewer must be relocated to move the proposed manhole outside of the proposed drainage swale with positive drainage away from the manhole.
3. Please provide a detail for San. MH-1 and a connection detail for the proposed sanitary sewer service.

Washington County

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 Eagle Point Medical Center, City of Lake Elmo

Dear Kyle:

Thank you for providing Washington County with the plans for Eagle Point Medical Center adjacent to County State Aid Highway (CSAH 13) Inwood Avenue in the City of Lake Elmo. The project consists of a 28,500 square foot medical office building with 166 parking spaces. Based on the plan provided, we have the following comments:

- Washington County commented on the plans for the Eagle Point Business Park in 2001 and worked with the city on review and approval of the Eagle Point Boulevard/ CSAH 13 intersection improvements. These streets as well as Hudson Boulevard, provide access to this existing parcel of record.
- Although this is not a subdivision plat, it is noted that there is adequate county and public right-of-way along CSAH 13 for the future.
- According to the *Trip Generation Manual, 7th Addition ITE, 2003,* this development will generate 1000 Average Vehicle Trips (AVT) per day.
- 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 and rate of stormwater run-off into the county right-of way will not increase as part of the project.
- 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 project. If you have any questions, please contact me at 651-430-4362 or ann.pung-terwedo@co.washington.mn.us. For any permit applications, please contact Carol Hanson at Carol.hanson@co.washington.mn.us.

Regards,

Ann Pung-Terwedo
Senior Planner

C: Carol Hanson, Office Specialist

EAGLE POINT MEDICAL CENTER

LAKE ELMO, MN



1 / T001 1/T001 - BUILDING RENDERING
3/4" = 1'-0"

N



2 / T001 SITE LOCATION MAP
3/4" = 1'-0"

N

CONTACT LIST

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MINNEAPOLIS, MN 55402
MARK DAVIS
EMAIL DAVIS2333@AOL.COM
PHONE 612.341.3242

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BOH + YOUNG INTERIORS | ARCHITECTURE
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SUITE 200
EDINA, MN 55435
PATRICK J. GIORDANA, AIA
EMAIL PGIORDANA@BOHYOUNG.COM
PHONE 952.345.8306

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PHONE 763.694.0250
JOB SUPERVISOR
RANDY CHRISTENSEN
EMAIL RCHRISTENSEN@TIMCO CONST.COM
PHONE 612-309-6730

CIVIL ENGINEER

WESTWOOD
7699 ANAGRAM DR
EDEN PRAIRIE, MN 55344
PJ DISCH P.E.
EMAIL PJDISCH@WESTWOODPS.COM
PHONE 952.906.7411

STRUCTURAL ENGINEER

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INVER GROVE HEIGHTS, MN 55076
MATT J. VAN HOOF
EMAIL MVANHOOF@KOMAINC.COM
PHONE 651.755.4179

LANDSCAPE ARCHITECT

BRODSHO CONSULTING
646 NORTHRIDGE COURT
EAGAN, MN 55123
DEBRA BRODSHO
EMAIL DBRODSHO@AOL.COM
PHONE 651.688.8023

SHEET INDEX

Sheet Number	Sheet Name
TITLE	
T001	TITLE SHEET, CODE REVIEW, KEY PLANS
LANDSCAPE	
L1	LANDSCAPE PLAN, PLANTING DETAILS AND NOTES
CIVIL	
C0	BOUNDRY, LOCATION, TOPOGRAPHIC, AND UTILITY SURVEY
C1	SITE PLAN
C2	GRADING, DRAINAGE, EROSION CONTROL PLAN
C3	UTILITY PLAN
C4	DETAILS
C5	PHOTOMETRIC PLAN
C6	EASEMENT SKETCH
ARCHITECTURAL	
A200	FIRST FLOOR BUILDING SHELL FLOOR PLAN
A201	SECOND FLOOR BUILDING SHELL FLOOR PLAN
A300	EXTERIOR ELEVATIONS

b o h+young
interiors architecture
7001 France Avenue South, Suite 200, Edina, Minnesota 55435
952-893-9020 Fax 952-893-9099
www.bohyoung.com

Project Information

EAGLE POINT MEDICAL CENTER

LAKE ELMO, MN

Issue Record

No	Date	Description

Sheet Title

TITLE SHEET, CODE REVIEW, KEY PLANS

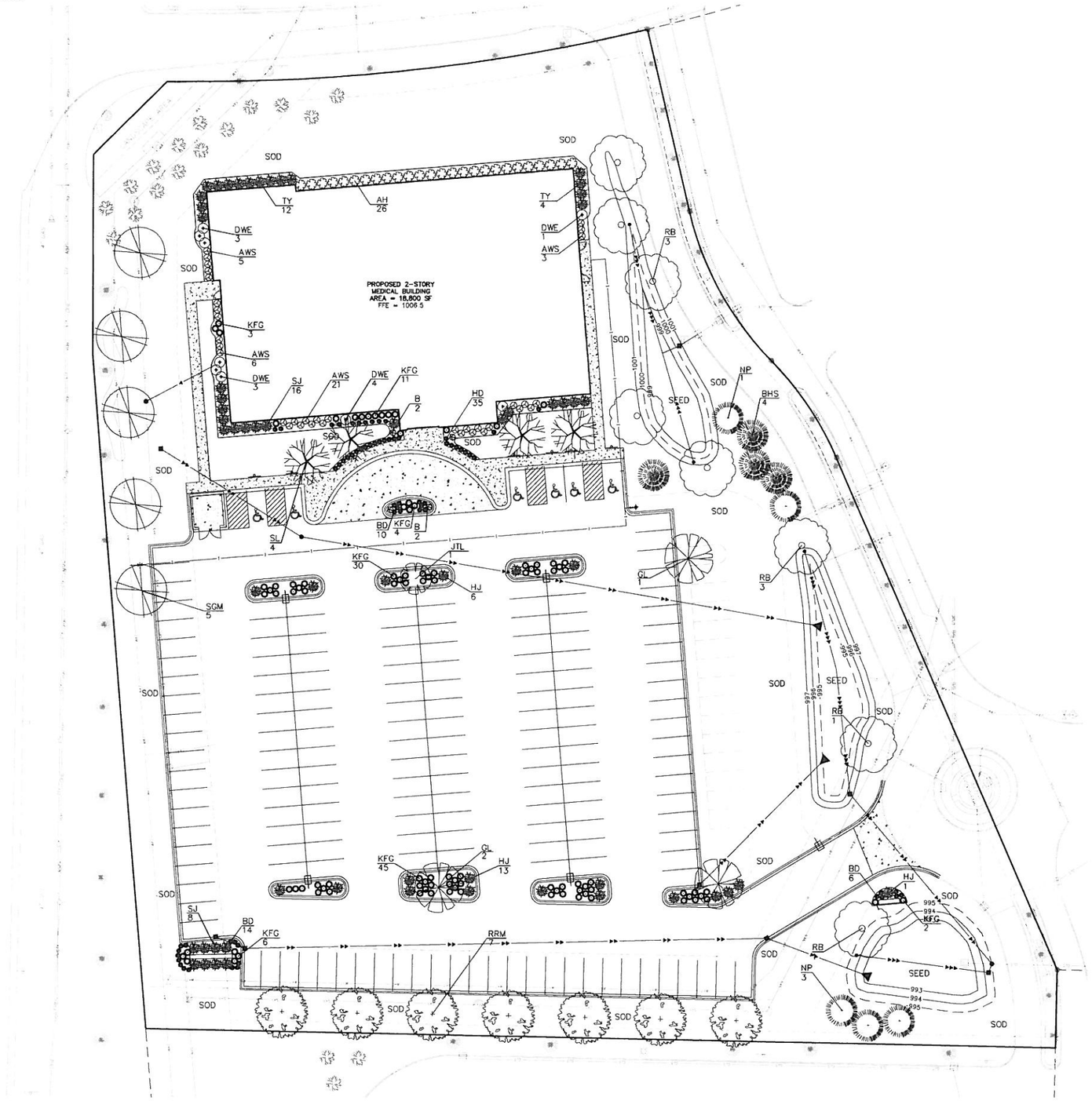
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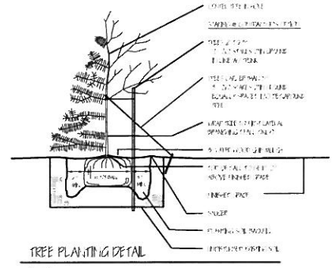
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Drawn By MO/ML *Reviewed By* PG
Date 05.21.2014

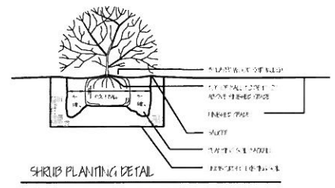
T001

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PLANTING NOTES:

Contractor shall provide two year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping, rain garden, and seed and sod areas shall be irrigated with an underground sprinkler

Staking of trees optional, necessition if not plants after one year

Wrap all smooth-barked trees-burlap top and bottom. Remove by April 1.

Open top of burlap on BB monsterias; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be seeded unless otherwise noted. Sod shall be northern grown and hardy.

Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 3" - 4" of 1-1/2" washed River Rock mulch and 4" vertical (commercial grade) black poly edging. The edging shall be placed and staked with smooth curves.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Seed infiltration basins with a seed mixture to be selected and approved by the Owner and City.

Field adjust foundation plantings if necessary to compliment building architectural elements.

Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.

Construction and soil types to be determined by the site Engineer.

REQUIRED PLANT MATERIALS

Based on the lot perimeter of 1175
1 overstory tree per 50 L.F. = 23.5
1 overstory tree per 15 parking stalls = 11
24 + 11 = 35 trees

Landscaping provided
27 Overstory Trees
8 Conifer Trees
1 Ornamental Tree
120 Shrubs

PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
5	SGM	Acer x freemanii 'Sienna'	Sienna Glen Maple	2-1/2" B&B
7	RRM	Acer platanoides 'Royal Red'	Royal Red Maple	2-1/2" B&B
8	RB	Betula nigra	River Birch, 3+ stem clumps	8'-10' B&B
4	SL	Gleditsia triacanthos inermis 'Suncole'	Skyline Honeylocust	2-1/2" B&B
3	GL	Tilia cordata 'Greenspire'	Greenspire Linden	2-1/2" B&B
4	BHS	Picea glauca densata	Black Hills Spruce	6' B&B
4	NP	Pinus resinosa	Norway Pine	6' B&B
35	Total			
1	JTL	Syringa reticulata	Japanese Tree Lilac	1-1/2" B&B
SHRUBS				
9	DWE	Euonymus alatus 'Compacta'	Dwarf Winged Euonymus	5 Gal. Pot
26	AH	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 Gal. Pot
35	AWS	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 Gal. Pot
10	HJ	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 Gal. Pot
24	SJ	Juniperus sabina 'Scandia'	Scandia Juniper	5 Gal. Pot
16	TY	Taxus x media 'Tauntonii'	Taunton Yew	5 Gal. Pot
PERENNIALS & ORNAMENTAL GRASSES				
24	KFC	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	3 Gal. Pot
30	BD	Hemerocallis, sp.	Baja Daylily	1 Gal. Pot
35	HD	Hemerocallis, sp.	Happy Returns Daylily	1 Gal. Pot
4	B	Accent boulders set 1/3 into grade	28"-36" Dia. Select for size and shape.	
SOD & SEED				

Sod in all areas noted. Drought tolerant Highland sod.
Seed infiltration basins with mesic/wetland mixture to be approved by Owner and City.

NOT FOR CONSTRUCTION

0' 20' 40' 60'

Westwood

Westwood Professional Services, Inc.
3701 12th Street North, Suite 206
St. Cloud, MN 56303

PHONE 320-253-9495
FAX 320-253-8737
TOLL FREE 1-800-270-9495

www.westwoodps.com

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

Revisions:
1. 05/27/14 CITY SUBMITTAL
2. 06/17/14 CITY/WATERSHED

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

Deora Brodsho
REG NO. 23849 DATE 6/13/14

BRODSHO CONSULTING
Landscape Architecture, PA
898 NORTHRIDGE COURT
OKOMA, MN 55123
PHONE: 651-688-8023
FAX: 651-456-5748

Prepared for:

BDH & Young

7001 France Avenue South, Suite 200
Edina, Minnesota 55435

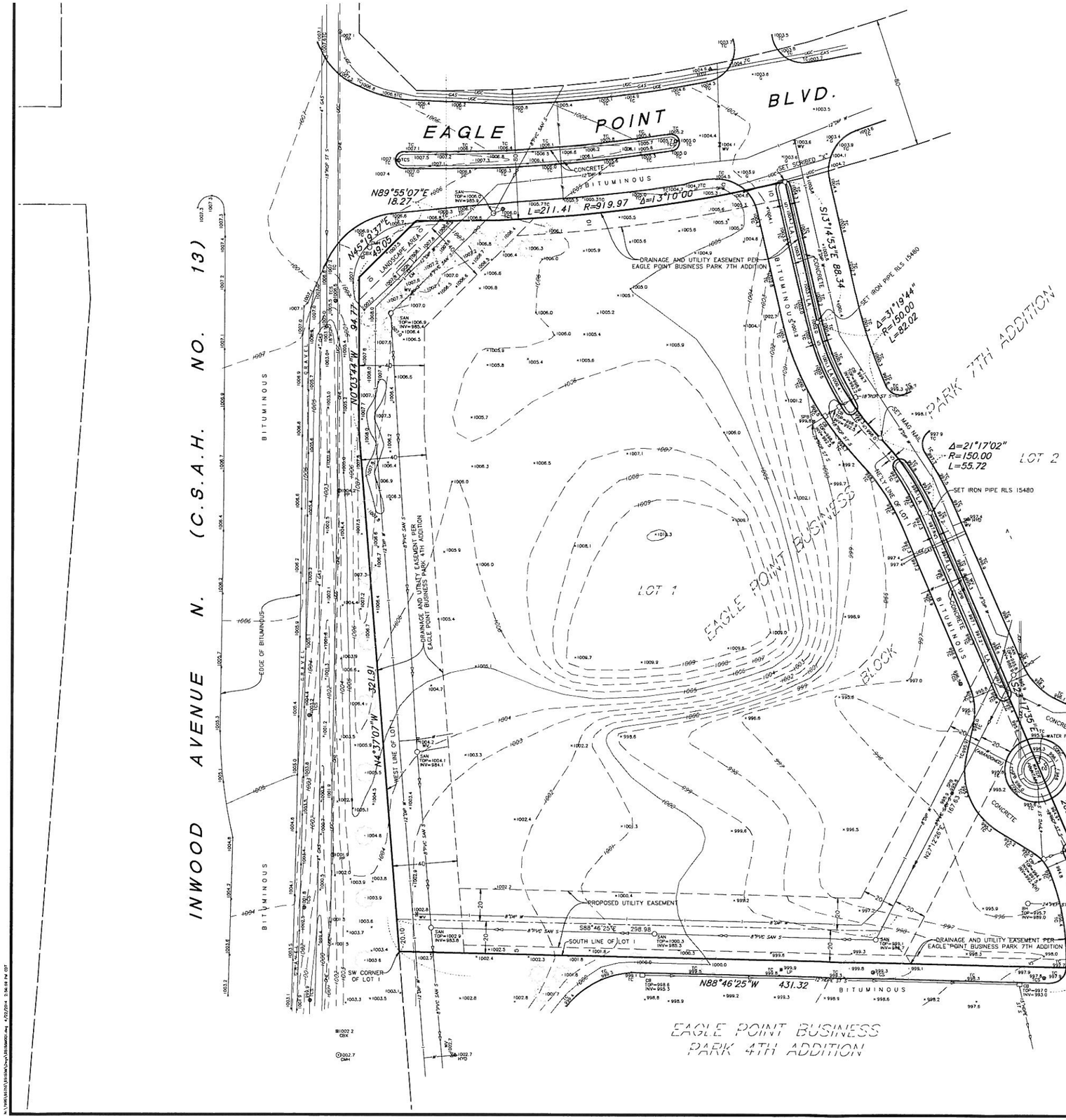
Eagle Point Medical Center

Lake Elmo, Minnesota

LANDSCAPE PLAN

Date: 05/21/14
Sheet: L1 OF 1

000366\7PLP01.dwg



DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

PROPOSED UTILITY EASEMENT

A 40.00 foot easement over, under and across part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota. The centerline of said easement is described as beginning at the intersection of the west line of said Lot 1 with the north line of the south 20.00 feet of said Lot 1; thence South 88 degrees 46 minutes 25 seconds East, assumed bearing, along said north line of the south 20.00 feet of Lot 1 a distance of 298.98 feet; thence North 27 degrees 12 minutes 26 seconds East a distance of 167.63 feet to the northeasterly line of said Lot 1 and said centerline there terminating. Except that part of said easement that lies within the drainage and utility easements as dedicated in EAGLE POINT BUSINESS PART 4TH ADDITION and said EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plats thereof, Washington County, Minnesota.

NOTES

1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

2.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

3.) This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

4.) Area = 164,347 Sq. Ft. or 3.773 Acres

5.) Survey coordinate and bearing basis: Washington County

LEGEND

BH	Denotes beehive catch basin
CB	Denotes catch basin
CBX	Denotes communication box
CMH	Denotes communication line
DIP	Denotes ductile iron pipe
EM	Denotes electric meter
EO	Denotes electric outlet
G	Denotes gutter
HDPE	Denotes high density plastic pipe
HHE	Denotes electric hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LA	Denotes landscaped area
LP	Denotes light pole
OHE	Denotes overhead electric line
PEP	Denotes polyethylene pipe
PP	Denotes power pole
PVC	Denotes plastic pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SPB	Denotes sprinkler box
ST S	Denotes storm sewer
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
UGC	Denotes underground communication line
UGE	Denotes underground electric line
W	Denotes water line
WV	Denotes water valve
	Denotes deciduous tree
	Denotes coniferous tree

BENCHMARKS

1.) Top of top nut of fire hydrant approximately 39 feet southeast of the southwest building corner of 8530 Eagle Point Office Center. Elevation = 998.54 feet

2.) Top of tile at south main entrance to 8530 Eagle Point Office Center. Elevation = 997.10 feet

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

Dated this 23rd day of October, 2007.

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson
Mark S. Hanson, P.L.S. Minn. Lic. No 15480

Revision	By	Date
	BMS	

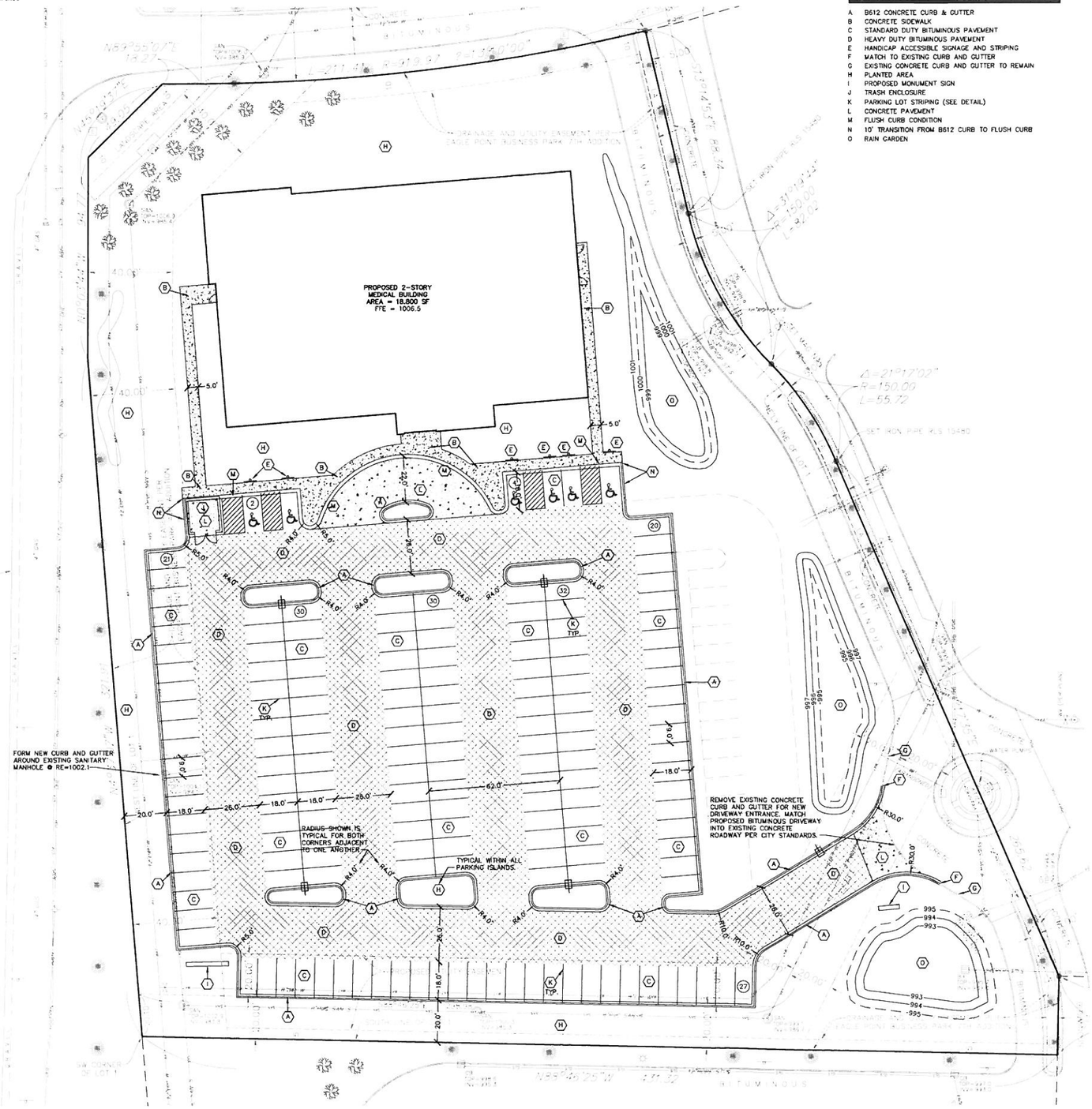
Drawing Title:
BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: UNITED PROPERTIES

SUNDE LAND SURVEYING
www.sunde.com
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526)
North Office: Brooklyn Park, Minn. 763-784-9346

Project: 95-155-M Bk/Pg: 800/70	Date: 10/23/2007
Township: 29 Range: 21 Section: 33	Sheet 1 of 1
File 95155M001.dwg	

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Site Key Notes (A)

A	B612 CONCRETE CURB & GUTTER
B	CONCRETE SIDEWALK
C	STANDARD DUTY BITUMINOUS PAVEMENT
D	HEAVY DUTY BITUMINOUS PAVEMENT
E	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
F	MATCH TO EXISTING CURB AND GUTTER
G	EXISTING CONCRETE CURB AND GUTTER TO REMAIN
H	PLANTED AREA
I	PROPOSED MONUMENT SIGN
J	TRASH ENCLOSURE
K	PARKING LOT STRIPING (SEE DETAIL)
L	CONCRETE PAVEMENT
M	FLUSH CURB CONDITION
N	10' TRANSITION FROM B612 CURB TO FLUSH CURB
O	RAIN GARDEN

Site Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
	(68)	NUMBER OF PARKING STALLS
	T	TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

General Site Notes

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY SUNDE LAND SURVEYING, BLOOMINGTON, MINNESOTA, OCTOBER 23, 2007.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

Site Development Summary

• ZONING:	PUD EAGLE POINT BUSINESS PARK
• PROPERTY AREA:	164,347 SF (3.77 AC)
• EXISTING SITE	
• PERVIOUS SURFACE:	154,435 SF (94.0%)
• IMPERVIOUS SURFACE:	9,912 SF (6.0%)
• PROPOSED SITE	
• PERVIOUS SURFACE:	71,220 SF (43.3%)
• IMPERVIOUS SURFACE:	93,127 SF (56.7%)
• BUILDING GROSS SIZE:	28,500 SF
• BUILDING SETBACK PER CODE:	50'=FRONT 10'=SIDE 30'=REAR
• PARKING SETBACK PER CODE:	20'=FRONT 10'=REAR 20'=SIDE WITH INTERIOR ROAD
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 22' AISLE
• PARKING RATIO REQUIREMENT: MEDICAL:	1 SPACES / 200 SF OF BLDG
TOTAL SPACES REQUIRED:	(28,500 SF) / (1 SPACE/200 SF) = 143
• PARKING PROVIDED:	166

NOT FOR CONSTRUCTION

0' 20' 40' 60'

Westwood

Westwood Professional Services, Inc.
3701 12th Street North, Suite 206
St. Cloud, MN 56303

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FAX 320-253-8737
TOLL FREE 1-800-270-9495

www.westwoodps.com

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

Revisions:
1 - 05/07/14 CITY SUBMITTAL
2 - 06/11/14 CITY RESPONSE

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.

PJ Dieck

Date 06/11/14 License No. 49933

Prepared for:

BDH & Young

7001 France Avenue South, Suite 200
Edina, Minnesota 55435

Eagle Point Medical Center

Lake Elmo, Minnesota

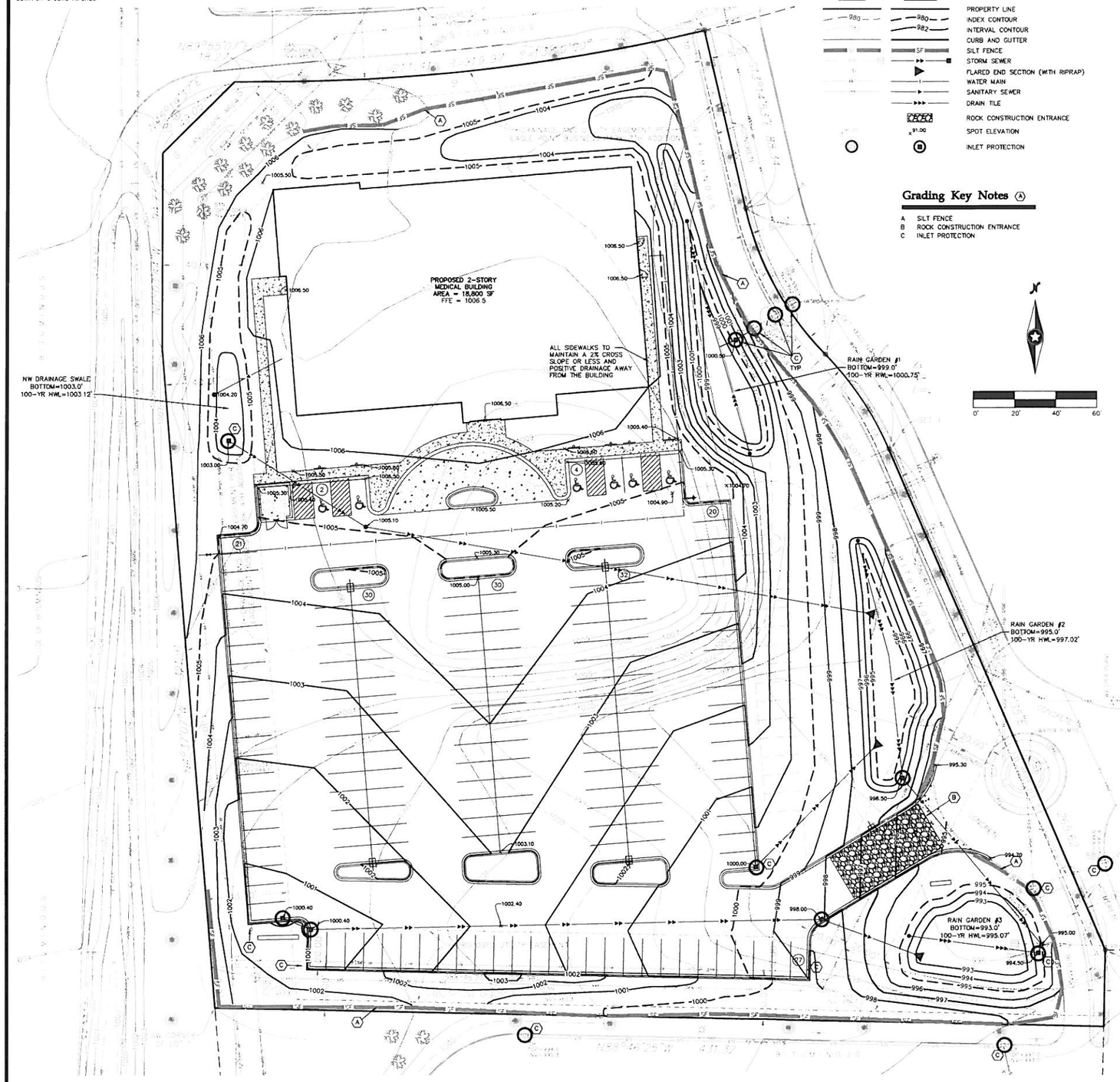
SITE PLAN

Date: 05/21/14
Sheet: C1 OF 5

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Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
	982	INTERVAL CONTOUR
		CURB AND GUTTER
	SF	SILT FENCE
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		DRAIN TILE
		ROCK CONSTRUCTION ENTRANCE
	91.00	SPOT ELEVATION
		INLET PROTECTION

Grading Key Notes (A)

A SILT FENCE
B ROCK CONSTRUCTION ENTRANCE
C INLET PROTECTION

City of Lake Elmo - Grading/Erosion Control Notes

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 POSITIVE 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
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 BEING 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 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 SAID 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 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.
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.

Grading Notes "FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY"

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
12. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
13. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
14. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
15. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

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Designed PJD
Checked PJD
Drawn MJK
Record Drawing by/date

Revisions:
1 05/07/14 CITY SUBMITTAL
2 06/11/14 CITY MARKUPS

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.

PJ Disch

Date 06/11/14 License No. 49933

Prepared for:

BDH & Young

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Edina, Minnesota 55435

Eagle Point Medical Center

Lake Elmo, Minnesota

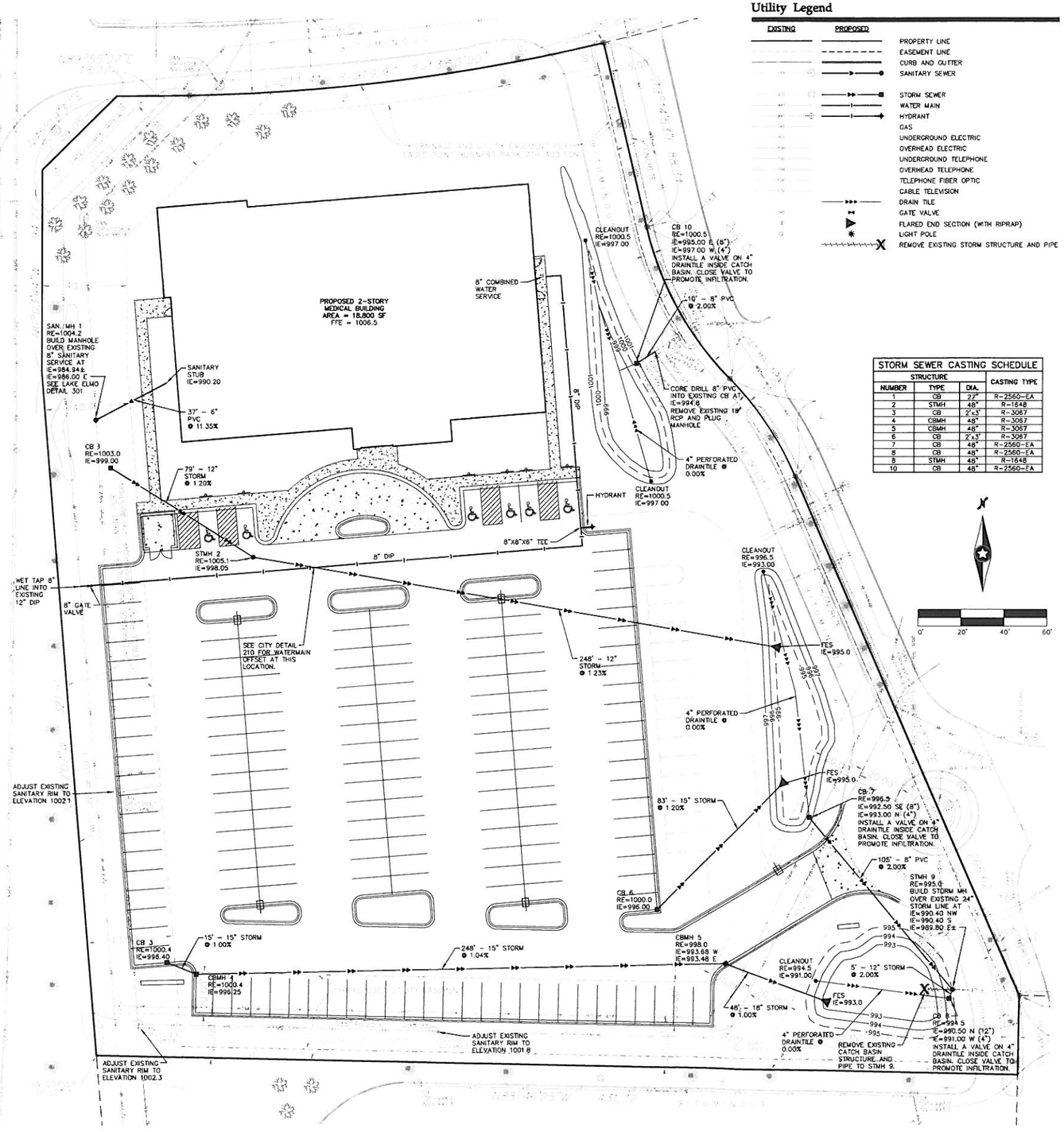
GRADING, DRAINAGE & EROSION CONTROL PLAN

Date: 05/21/14
Sheet: C2 OF 5

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Utility Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		SANITARY SEWER
		STORM SEWER
		WATER MAIN
		HYDRANT
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE
		REMOVE EXISTING STORM STRUCTURE AND PIPE

STORM SEWER CASTING SCHEDULE

STRUCTURE			CASTING TYPE
NUMBER	TYPE	DIA.	
1	CB	27"	R-2560-EA
2	STMH	48"	R-1648
3	CB	2'x3'	R-3067
4	CBMH	48"	R-3067
5	CBMH	48"	R-3067
6	CB	2'x3'	R-3067
7	CB	48"	R-2560-EA
8	CB	48"	R-2560-EA
9	STMH	48"	R-1648
10	CB	48"	R-2560-EA

City of Lake Elmo - Sanitary/Water Notes

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE).
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40 OR SDR 26 PIPE.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC. 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE POPE AND MANHOLE TO TAKE PLACE.
9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUBS MUST HAVE A 2" X 2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF THE PIPE TO FINISHED GRADE ELEVATION.
11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

WATER MAIN NOTES:

1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
3. WATERMAIN SHALL BE DUCTILE IRON PIPE, CLASS-52.
4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS AND BOLTS.
5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2, C.2.
7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
8. BUTTERFLY VALVES SHALL BE MUELLER LINESEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2, C.3.
9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
11. HYDRANTS SHALL BE WATEROUS "PACER," MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE.
13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.
15. ALL WATER SERVICES SHALL BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED.

General Utility Notes "FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY"

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
4. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
7. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
8. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER OR STORM SEWER.
9. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
10. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
11. ALL WATER LINES SHALL HAVE A 7.5' MINIMUM COVER. PROVIDE MINIMUM SEPARATION OF 18" FROM SANITARY SEWER & STORM SEWER. INSULATE WATER MAIN IF LESS THAN 7.5' OF COVER.
12. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF BUILDING AND UNDER FOOTINGS, PIPE SHALL BE PVC SCHEDULE 40.
14. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH R-4 GASKETS, OR HDPE STORM SEWER PIPE IF ALLOWED BY THE CITY. HDPE STORM PIPE SHALL MEET REQUIREMENTS OF ASTM F2648. PIPE SHALL BE WATER TIGHT ACCORDING TO ASTM D3212 REQUIREMENTS. SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED. PVC STORM SEWER PIPE SHALL BE SCHEDULE 40 PIPE. FLARED END SECTIONS SHALL BE RCP WITH TRASH GUARDS & RIP-RAP.
15. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
16. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.

NOT FOR CONSTRUCTION

Westwood

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

Revisions:
1. 05/27/14 CITY SUBMITTAL
2. 06/11/14 CITY/WATERSHED

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.

PJ Disch

Date: 06/11/14 License No. 49933

Prepared for:

BDH & Young

7001 France Avenue South, Suite 200
Edina, Minnesota 55435

Eagle Point Medical Center

Lake Elmo, Minnesota

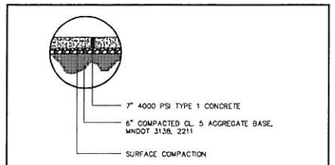
UTILITY PLAN

Date: 05/21/14
Sheet: C3 OF 5

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NOTES:

CONCRETE SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCING BARS TO ASSIST IN CONTROLLING CRACKING FROM DRYING SHRINKAGE AND THERMAL CHANGES.

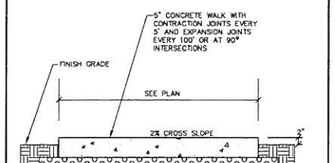
SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET). CONTRACTOR SHALL PREPARE JOINTING PATTERN AND SUBMIT TO ENGINEER PRIOR TO CONSTRUCTION.

SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.

DOWLES SHALL BE UTILIZED AT FORMED AND/OR COLD JOINTS. DOWLES SHALL BE 30" LONG 1" DIAMETER SMOOTH AND GREASED TIE BARS AT 30" SPACING, MINIMUM 18" FROM PAVEMENT EDGE.

"FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY"

HEAVY DUTY CONCRETE SECTION LOADING DOCK — LAST REVISED: 03/23/06 — S121



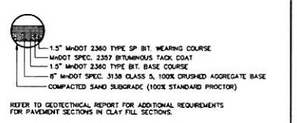
"FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY"

PRIVATE CONCRETE SIDEWALK — LAST REVISED: 03/23/06 — S108



REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS FOR PAVEMENT SECTIONS IN CLAY FILL SECTIONS.

STANDARD DUTY PAVEMENT SECTION

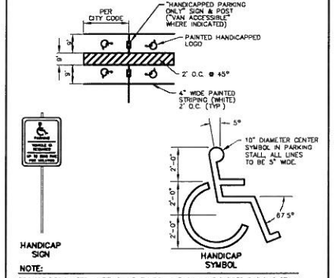


REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS FOR PAVEMENT SECTIONS IN CLAY FILL SECTIONS.

HEAVY DUTY PAVEMENT SECTION

"FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY"

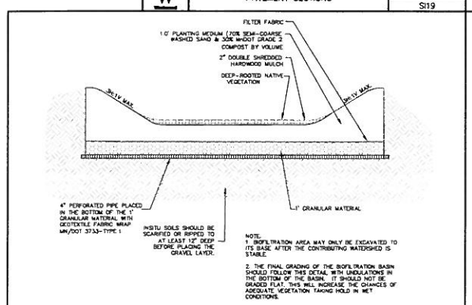
PAVEMENT SECTIONS — LAST REVISED: 03/23/06 — S119



NOTE:
PROVIDE DESIGNATED WHEEL CHAIR SYMBOL @ EACH HANDICAPPED PARKING STALL.

"FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY"

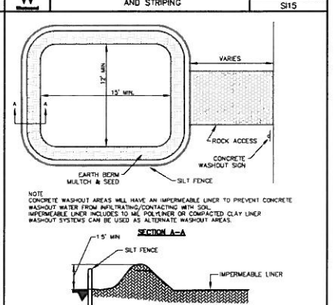
HANDICAP ACCESSIBLE SIGNAGE AND STRIPING — LAST REVISED: 03/23/06 — S115



NOTE:
1. INFILTRATION AREA MAY ONLY BE EXCAVATED TO ITS BASE AFTER THE CONTRIBUTING WATERSHED IS STABLE.
2. THE FINAL GRADING OF THE INFILTRATION BASIN SHOULD FOLLOW THIS DETAIL WITH UNDULATIONS IN THE BOTTOM OF THE BASIN. IT SHOULD NOT BE GRADED FLAT. THIS WILL INCREASE THE CHANCES OF ADEQUATE VEGETATION TAKING HOLD IN WET CONDITIONS.

"FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY"

RAIN GARDEN — LAST REVISED: 08/31/01



NOTE
CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL. IMPERMEABLE LINER INCLUDES TO ME, POLYLINER OR COMPACTED CLAY LINER. WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

SECTION A-A

"FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY"

CONCRETE WASHOUT AREA — LAST REVISED: 06/28/06 — C008

Westwood

Westwood Professional Services, Inc.
3701 12th Street North, Suite 206
St. Cloud, MN 56303

PHONE 320-253-9495
FAX 320-253-8737
TOLL FREE 1-800-270-9495

www.westwoodps.com

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

Revisions:
1 05/21/14 CITY SUBMITTAL
2 06/11/14 CITY/WATERSHED

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.

PJ Disch

Date: 06/11/14 License No. 49933

Prepared for:

BDH & Young

7001 France Avenue South, Suite 200
Edina, Minnesota 55435

Eagle Point Medical Center

Lake Elmo, Minnesota

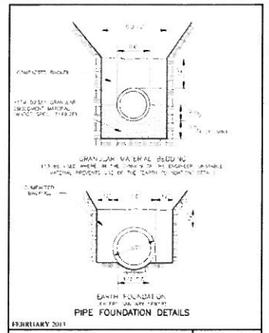
DETAIL SHEET

Date: 05/21/14
Sheet: C4 OF 5

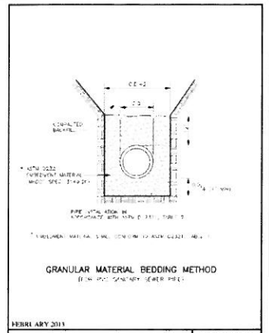
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©2014 Westwood Professional Services, Inc.

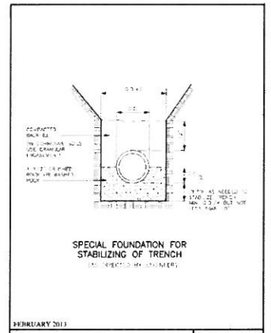
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



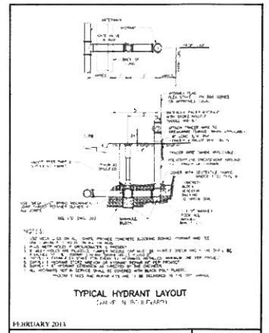
PIPE FOUNDATION DETAILS
FEBRUARY 2013
CITY OF LAKE ELMO — 101



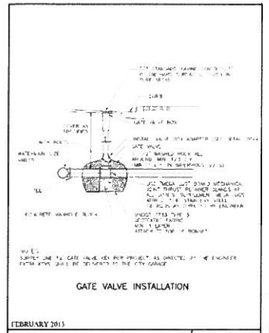
GRANULAR MATERIAL BEDDING METHOD
FEBRUARY 2013
CITY OF LAKE ELMO — 103



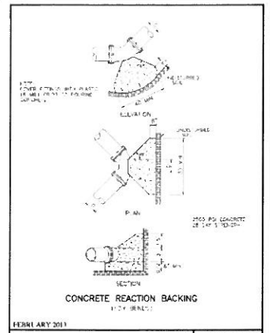
SPECIAL FOUNDATION FOR STABILIZING OF TRENCH
FEBRUARY 2013
CITY OF LAKE ELMO — 105



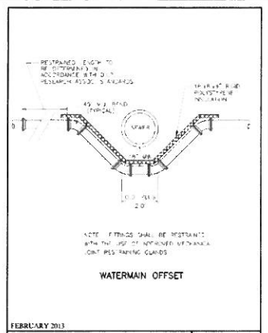
TYPICAL HYDRANT LAYOUT
FEBRUARY 2013
CITY OF LAKE ELMO — 201



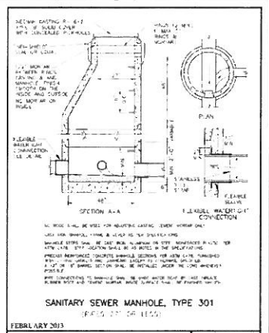
GATE VALVE INSTALLATION
FEBRUARY 2013
CITY OF LAKE ELMO — 203



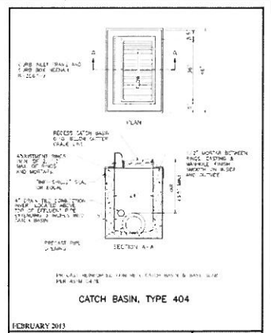
CONCRETE REACTION BACKING
FEBRUARY 2013
CITY OF LAKE ELMO — 206



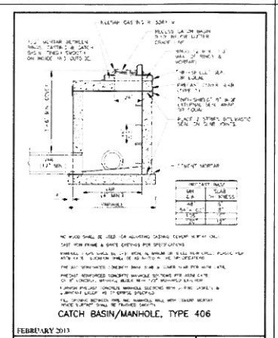
WATERMAIN OFFSET
FEBRUARY 2013
CITY OF LAKE ELMO — 210



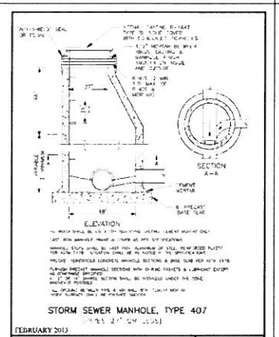
SANITARY SEWER MANHOLE, TYPE 301
FEBRUARY 2013
CITY OF LAKE ELMO — 301



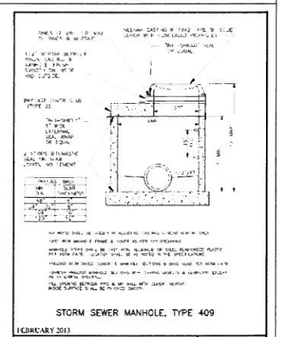
CATCH BASIN, TYPE 404
FEBRUARY 2013
CITY OF LAKE ELMO — 404



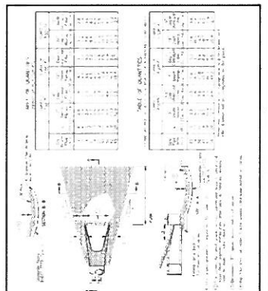
CATCH BASIN/MANHOLE, TYPE 406
FEBRUARY 2013
CITY OF LAKE ELMO — 406



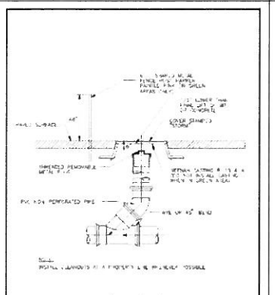
STORM SEWER MANHOLE, TYPE 407
FEBRUARY 2013
CITY OF LAKE ELMO — 407



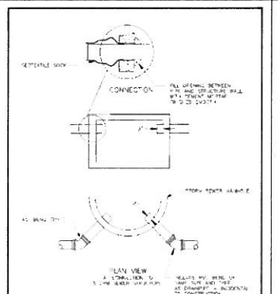
STORM SEWER MANHOLE, TYPE 409
FEBRUARY 2013
CITY OF LAKE ELMO — 409



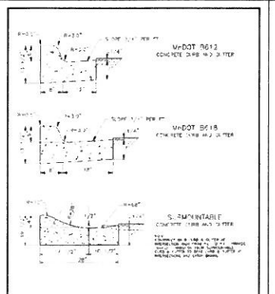
RIPRAP AT RCP OUTLETS
FEBRUARY 2013
CITY OF LAKE ELMO — 411



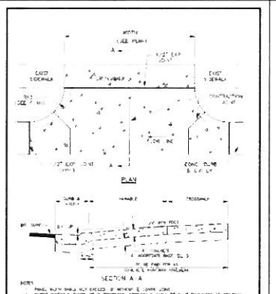
DRAINTILE CLEANOUT
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CITY OF LAKE ELMO — 419



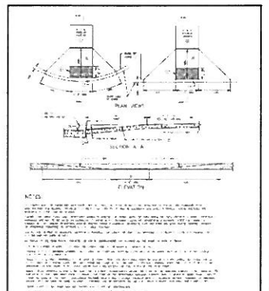
DRAIN TILE CONNECTIONS
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CITY OF LAKE ELMO — 420



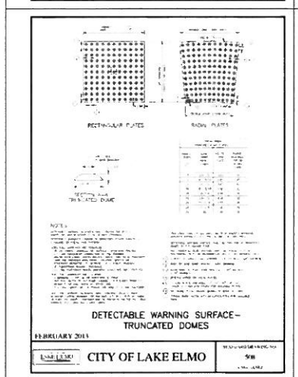
CONCRETE CURB & GUTTER
FEBRUARY 2013
CITY OF LAKE ELMO — 501



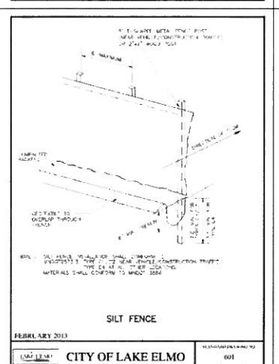
COMMERCIAL CONCRETE DRIVEWAY
FEBRUARY 2013
CITY OF LAKE ELMO — 502



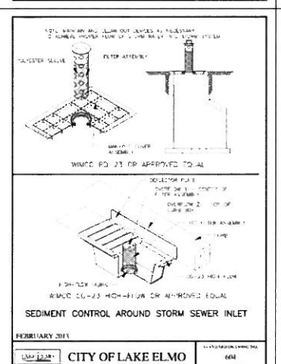
PEDESTRIAN CURB RAMP
FEBRUARY 2013
CITY OF LAKE ELMO — 507



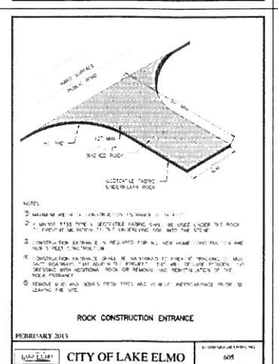
DETECTABLE WARNING SURFACE - TRUNCATED DOMES
FEBRUARY 2013
CITY OF LAKE ELMO — 508



SILT FENCE
FEBRUARY 2013
CITY OF LAKE ELMO — 601



SEDIMENT CONTROL AROUND STORM SEWER INLET
FEBRUARY 2013
CITY OF LAKE ELMO — 604



ROCK CONSTRUCTION ENTRANCE
FEBRUARY 2013
CITY OF LAKE ELMO — 605

Westwood

Westwood Professional Services, Inc.
3701 12th Street North, Suite 206
St. Cloud, MN 56303

PHONE 320-253-9495
FAX 320-253-8737
TOLL FREE 1-800-270-9495

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

Revisions:
1. 05/27/14 CITY SUBMITTAL
2. 06/11/14 CITY RESPONSE

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.

PJ Disch

Date 06/11/14 License No. 49933

Prepared for:

BDH & Young

7001 France Avenue South, Suite 200
Edina, Minnesota 55435

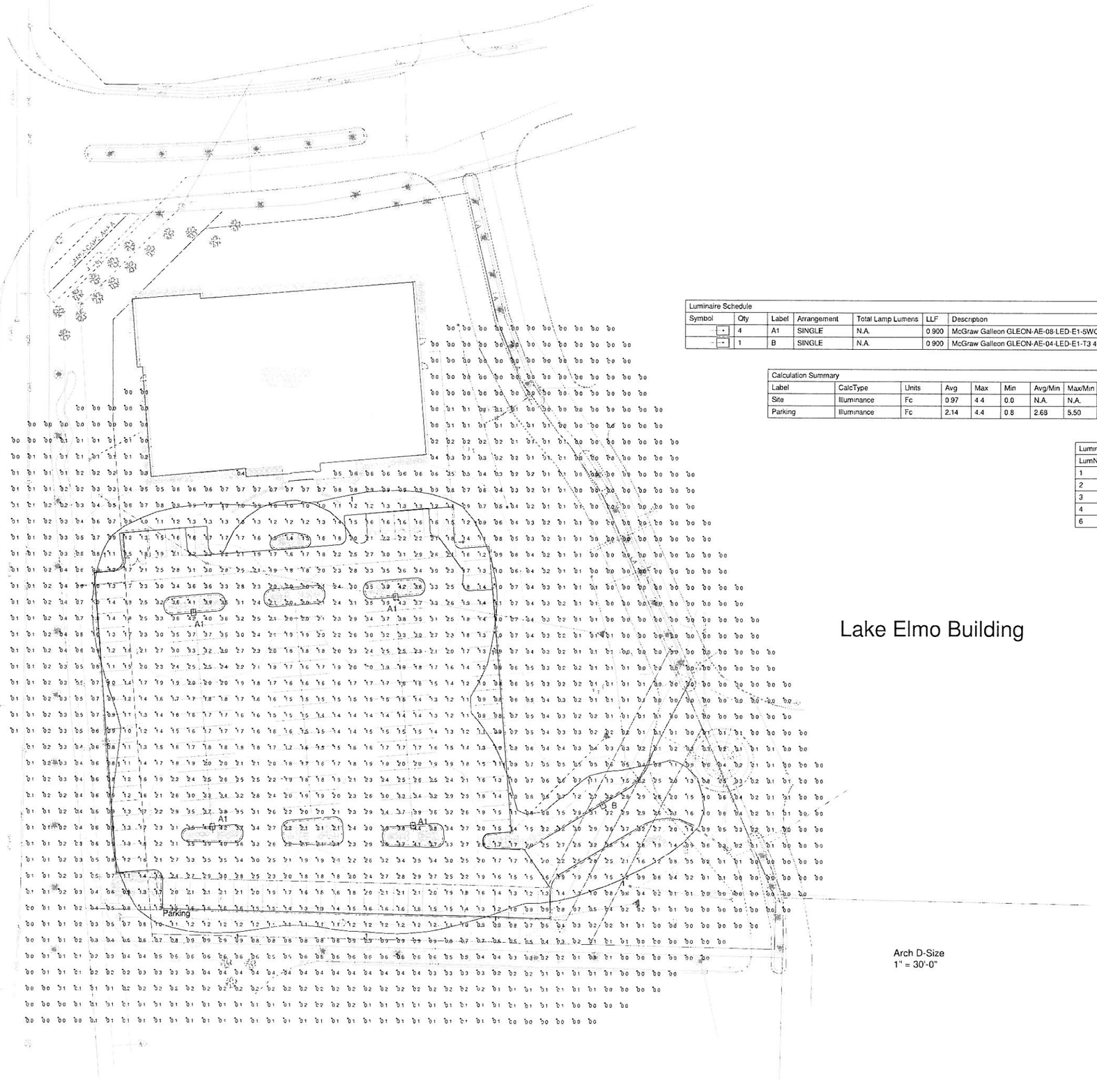
Eagle Point Medical Center

Lake Elmo, Minnesota

CITY DETAIL SHEET

Date: 05/21/14
Sheet: C5 OF 5

0003667DTP02.dwg



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	A1	SINGLE	N.A.	0.900	McGraw Galleon GLEON-AE-08-LED-E1-5WQ 8-sq LED Type V single 25ft
	1	B	SINGLE	N.A.	0.900	McGraw Galleon GLEON-AE-04-LED-E1-T3 4-sq LED type IV wide 25ft

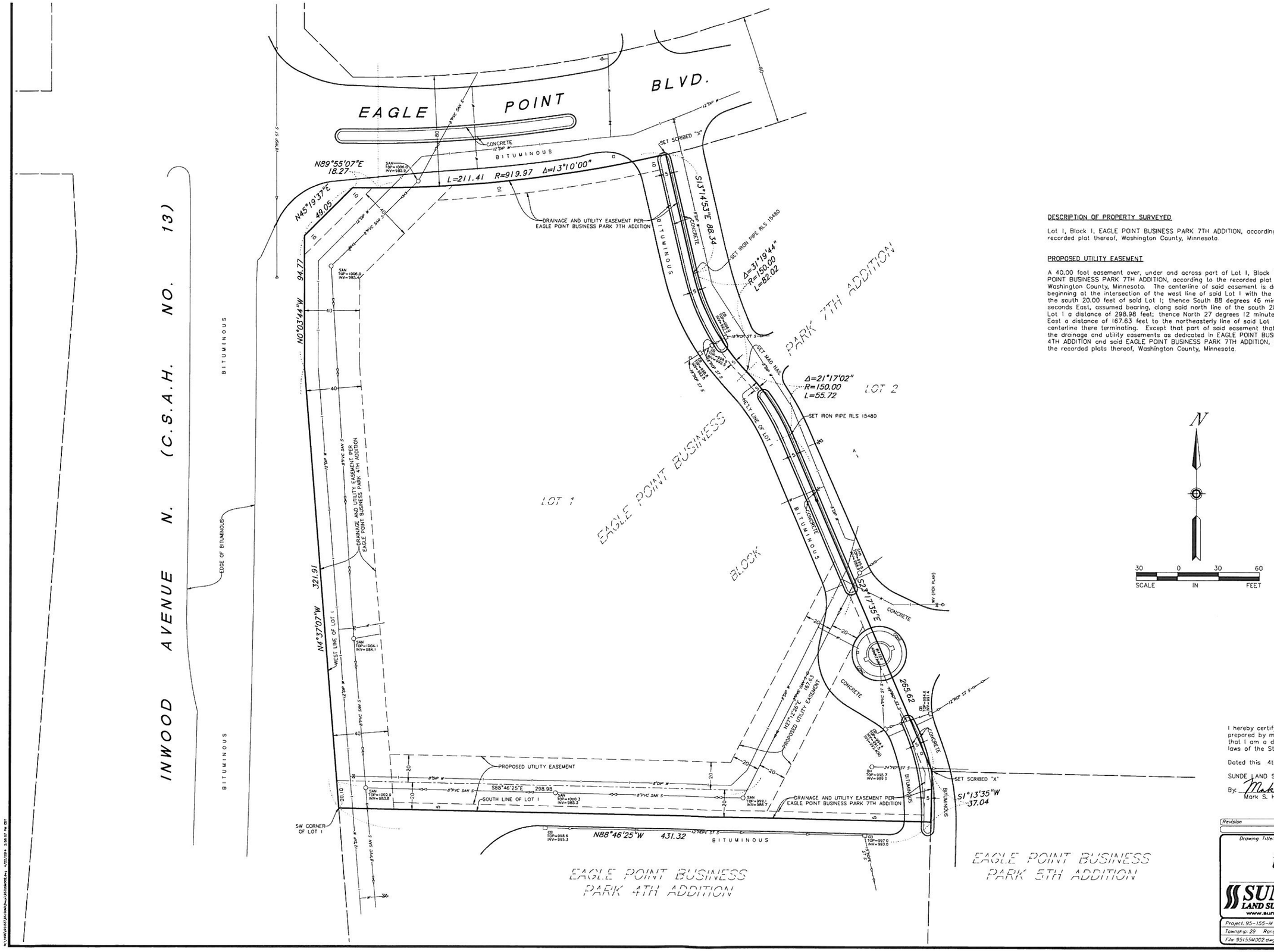
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Site	Illuminance	Fc	0.97	4.4	0.0	N.A.	N.A.	Horiz FC at grade
Parking	Illuminance	Fc	2.14	4.4	0.8	2.68	5.50	Horiz FC at grade in parking area

Luminaire Location Summary					
LumNo	Label	X	Y	Z	Orient
1	A1	474157	175771	25	94.619
2	A1	474144	175912	25	275.332
3	A1	474269	175922	25	275.332
4	A1	474281	175772	25	94.619
6	B	474397.5	175792.5	25	295.925

Lake Elmo Building

PULSE never ordinary
6130 Blue Circle Dr Minnetonka, MN 55343
Ph 952.217.6400 Fax 952.938.1632
www.pulseproducts.com
Contact: Trent Shore
Date: May 10, 2014
Revised: May 21, 2014

Arch D-Size
1" = 30'-0"



DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

PROPOSED UTILITY EASEMENT

A 40.00 foot easement over, under and across part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota. The centerline of said easement is described as beginning at the intersection of the west line of said Lot 1 with the north line of the south 20.00 feet of said Lot 1; thence South 88 degrees 46 minutes 25 seconds East, assumed bearing, along said north line of the south 20.00 feet of Lot 1 a distance of 298.98 feet; thence North 27 degrees 12 minutes 26 seconds East a distance of 167.63 feet to the northeasterly line of said Lot 1 and said centerline there terminating. Except that part of said easement that lies within the drainage and utility easements as dedicated in EAGLE POINT BUSINESS PART 4TH ADDITION and said EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plats thereof, Washington County, Minnesota.

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

Dated this 4th day of October, 2007.

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date
	BMS	

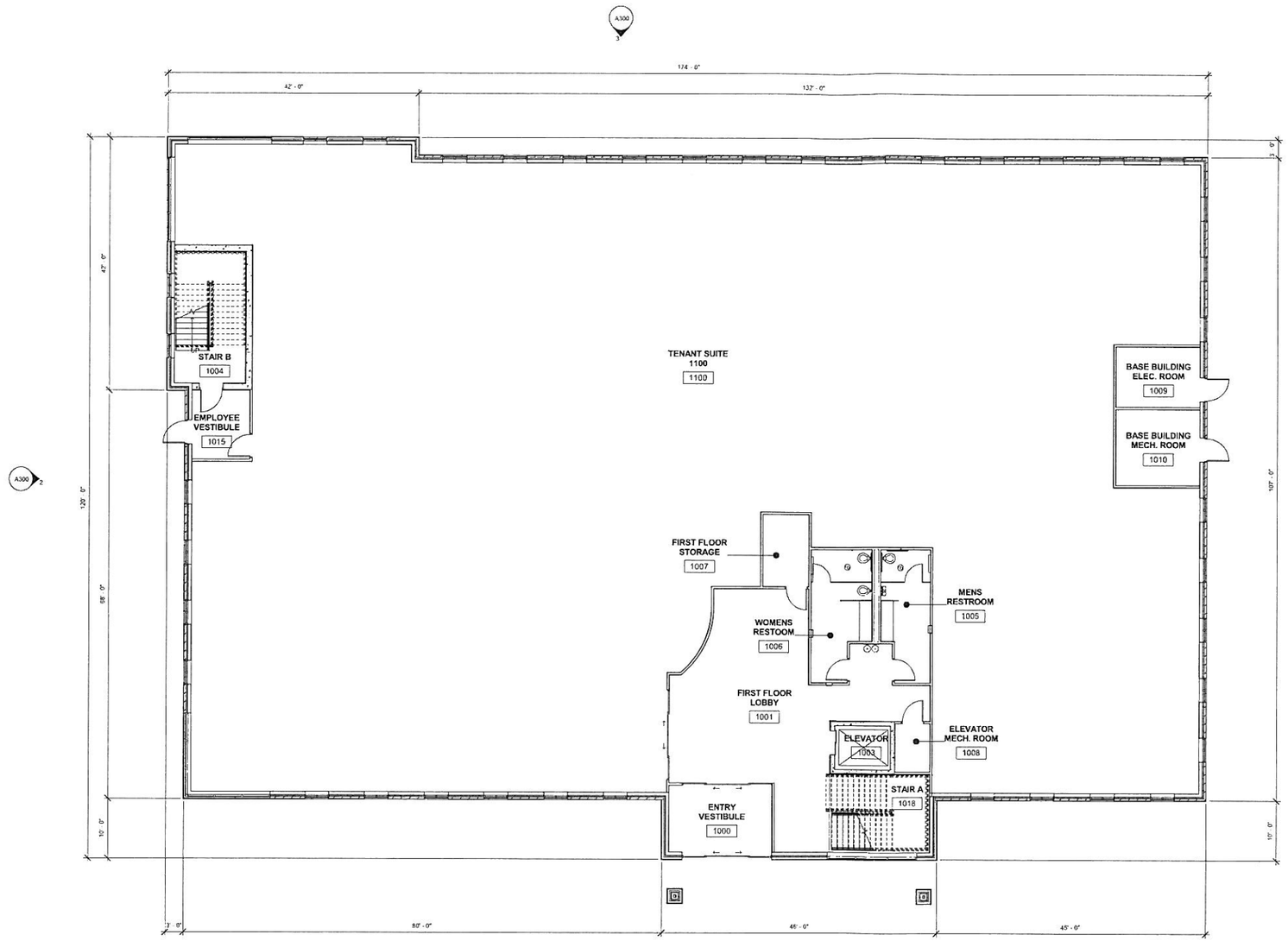
Drawing Title:

EASEMENT SKETCH FOR: UNITED PROPERTIES

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
North Office:
Brooklyn Park, Minn. 763-784-9346

Project: 95-155-M Bk/Pg: 800/70	Date: 10/4/2007
Township: 29 Range: 21 Section: 33	Sheet: 1 of 1
File: 95155M02.dwg	

N:\SURVEY\95\155\M\Dwg\95155M02.dwg 4/22/2014 3:58:57 PM CDT



1 A200 FIRST FLOOR FLOOR PLAN
1/8" = 1'-0"

ROOM SCHEDULE	
1000	ENTRY VESTIBULE
1001	FIRST FLOOR LOBBY
1002	STAIR A
1003	ELEVATOR
1004	STAIR B
1005	MENS RESTROOM
1006	WOMENS RESTOOM
1007	FIRST FLOOR STORAGE
1008	ELEVATOR MECH. ROOM
1009	BASE BUILDING ELEC. ROOM
1010	BASE BUILDING MECH. ROOM
1014	Room
1015	EMPLOYEE VESTIBULE
1018	STAIR A
1100	TENANT SUITE 1100
2000	BUILDING CONFERENCE ROOM
2001	SECOND FLOOR LOBBY
2002	STAIR A
2003	ELEVATOR
2004	STAIR B
2004	MECHANICAL SHAFT
2005	MENS RESTROOM
2006	WOMENS RESTROOM
2007	CORRIDOR
2008	CORRIDOR
2009	SECOND FLOOR ELEC. ROOM
2100	TENANT SUITE 2100
2200	TENANT SUITE 2200
2300	TENANT SUITE 2300

bdh+young
interiors architecture
7001 France Avenue South, Suite 200, Edina, Minnesota 55435
952-893-9070 Fax 952-893-9299
www.bdhyoung.com

Project Information

EAGLE POINT MEDICAL CENTER

LAKE ELMO, MN

Issue Record

No.	Date	Description

Sheet Title

FIRST FLOOR BUILDING SHELL FLOOR PLAN

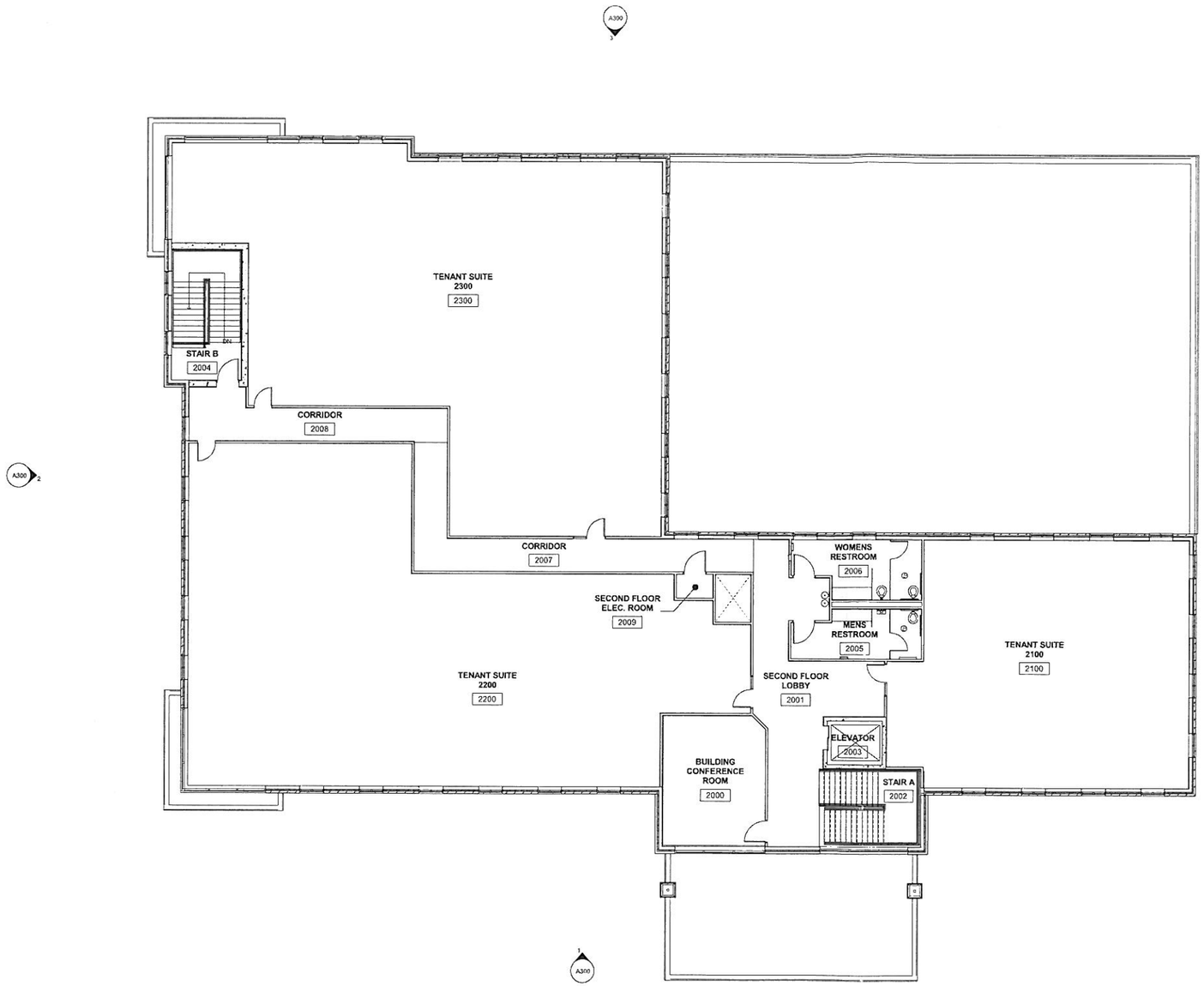
Sheet Information

Job Code A-DAVISLEM
Drawn By MO/ML *Reviewed By* PG

Date

05.21.2014

A200



1 SECOND FLOOR FLOOR PLAN
A201 1/8" = 1'-0"

ROOM SCHEDULE	
1000	ENTRY VESTIBULE
1001	FIRST FLOOR LOBBY
1002	STAIR A
1003	ELEVATOR
1004	STAIR B
1005	MENS RESTROOM
1006	WOMENS RESTOOM
1007	FIRST FLOOR STORAGE
1008	ELEVATOR MECH. ROOM
1009	BASE BUILDING ELEC. ROOM
1010	BASE BUILDING MECH. ROOM
1014	Room
1015	EMPLOYEE VESTIBULE
1018	STAIR A
1100	TENANT SUITE 1100
2000	BUILDING CONFERENCE ROOM
2001	SECOND FLOOR LOBBY
2002	STAIR A
2003	ELEVATOR
2004	STAIR B
2004	MECHANICAL SHAFT
2005	MENS RESTROOM
2006	WOMENS RESTROOM
2007	CORRIDOR
2008	CORRIDOR
2009	SECOND FLOOR ELEC. ROOM
2100	TENANT SUITE 2100
2200	TENANT SUITE 2200
2300	TENANT SUITE 2300

bdh+young
interiors architecture
7001 France Avenue South, Suite 200, Edina, Minnesota 55435
952-893-9020 Fax 952-893-9299
www.bdhyoung.com

Project Information

EAGLE POINT MEDICAL CENTER

LAKE ELMO, MN

Issue Record

No	Date	Description

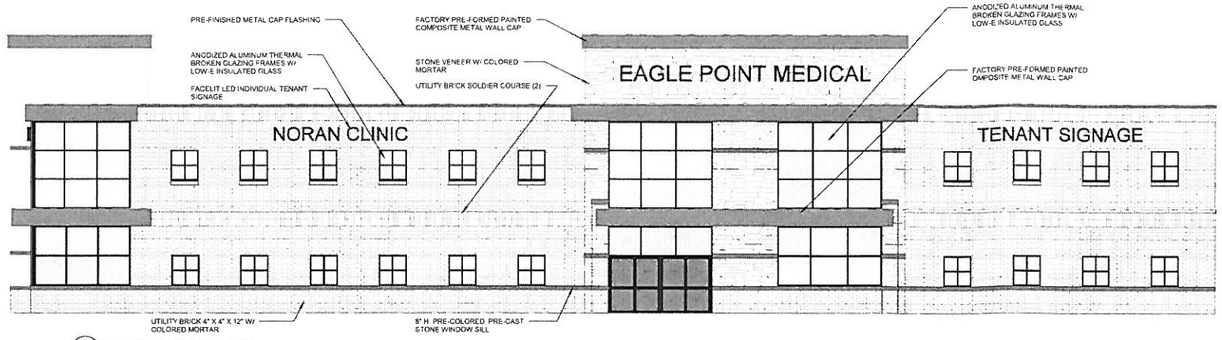
Sheet Title

SECOND FLOOR BUILDING SHELL FLOOR PLAN

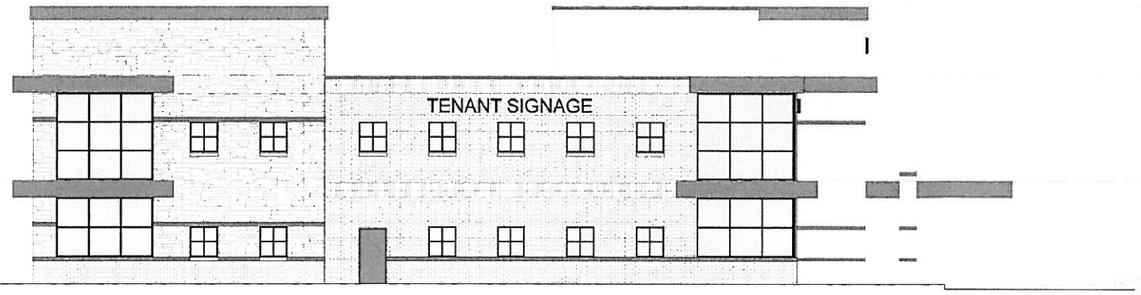
Sheet Information

Job Code A-DAVISLEM
Drawn By MO/ML *Reviewed By* PG
Date 05.21.2014

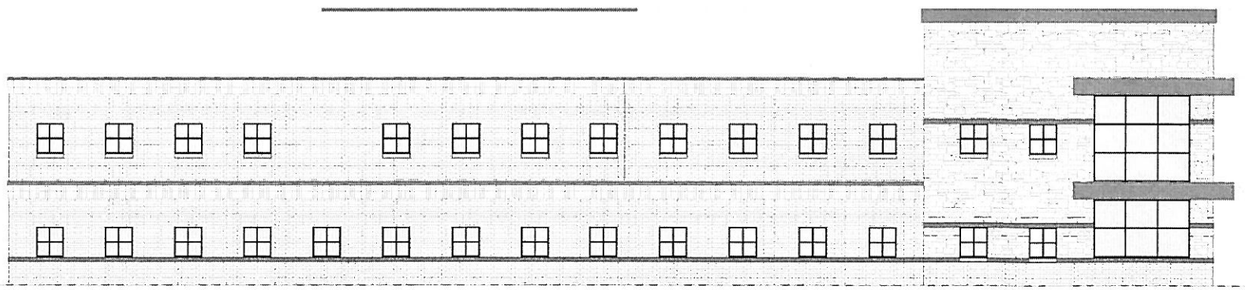
A201



1 A300 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



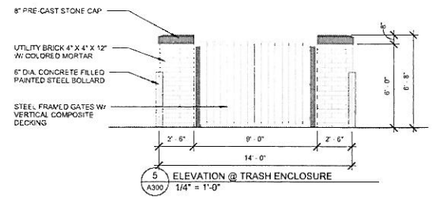
2 A300 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



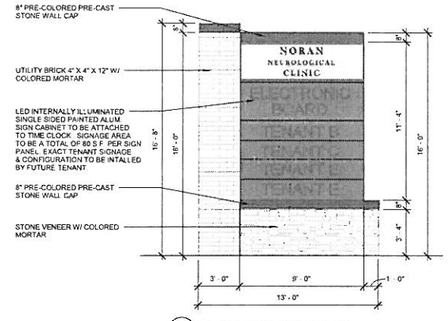
3 A300 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



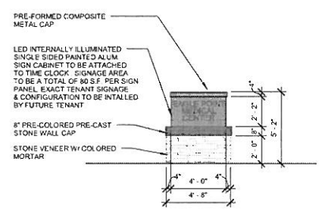
4 A300 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



5 A300 ELEVATION @ TRASH ENCLOSURE
1/4" = 1'-0"



6 A300 ELEVATION @ MONUMENT SIGN
1/4" = 1'-0"



7 A300 ELEVATION @ DIRECTIONAL SIGN
1/4" = 1'-0"

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Project Information

EAGLE POINT MEDICAL CENTER

LAKE ELMO, MN

Issue Record

No	Date	Description

Sheet Title

EXTERIOR ELEVATIONS

Sheet Information

Job Code A-DAVIS-LEM
Drawn By MO/ML *Reviewed By* PG
Date 05.21.2014

A300


NORAN CLINIC
Eagle Point Medical

EAGLE POINT BUSINESS PARK 7TH ADDITION

KNOW ALL BY THESE PRESENTS: That UNITED LAND LLC, a Minnesota limited liability company, owner and proprietor of the following described property, situated in the County of Washington, State of Minnesota to wit:

Outlot A, EAGLE POINT BUSINESS PARK 5TH ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles in and for Washington County, Minnesota.

As evidenced by Certificate of Title No. _____

Has caused the same to be surveyed and platted as EAGLE POINT BUSINESS PARK 7TH ADDITION, and does hereby donate and dedicate to the public the easements created by this plat for drainage and utility purposes only.

In witness whereof said UNITED LAND LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this ____ day of _____, 200_.

UNITED LAND LLC

BY: _____ its _____ and _____ its _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 200_ by _____ its _____ and _____ its _____ of said UNITED LAND LLC, a Minnesota limited liability company, on behalf of said company.

_____
Notary Public, _____ County, _____
My Commission Expires_____

I, Mark S. Hanson, hereby certify that I have surveyed and platted the property described on this plat as EAGLE POINT BUSINESS PARK 7TH ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1 or public highways to be designated other than as shown.

_____
Mark S. Hanson, Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this ___ day of _____, 200_ by Mark S. Hanson, Minnesota License No. 15480.

_____
Notary Public,_____County, Minnesota
My Commission Expires_____

This plat of EAGLE POINT BUSINESS PARK 7TH ADDITION was approved by the City Council of the City of Lake Elmo, Minnesota, this ___ day of _____, 200_, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

SIGNED: _____
Mayor

SIGNED: _____
City Administrator

Pursuant to Chapter 820, Laws of Minnesota, 1971, this plat has been approved this ____ day of _____, 200_.

BY: _____
Washington County Surveyor

BY: _____
Deputy

There are no delinquent taxes, the current taxes due and payable for the year 200_ have been paid, and transfer has been entered this ____ day of _____, 200_.

BY: _____
Washington County Auditor/Treasurer

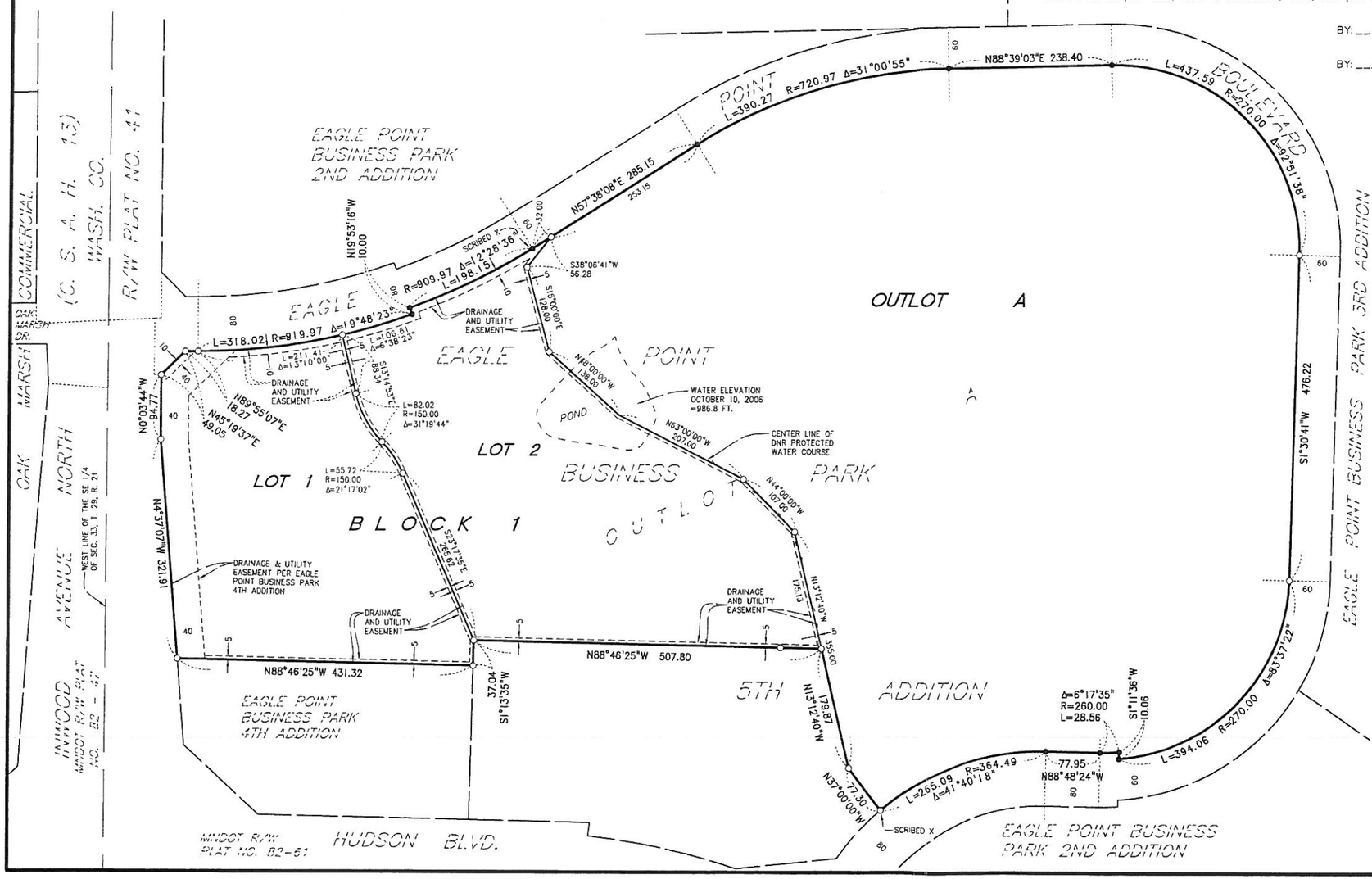
BY: _____
Deputy

Document Number _____

I hereby certify that this instrument was recorded in the Office of the Registrar of Titles for record on this ____ day of _____, 200_ at _____ o'clock __.M., and was duly recorded in Washington County Records.

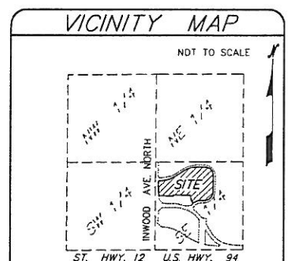
BY: _____
Washington County Registrar of Titles

BY: _____
Deputy



VICINITY MAP

NOT TO SCALE



SECTION 33, TOWNSHIP 29, RANGE 21

SCALE 100 0 100 200 FEET
1 inch = 100 feet

Orientation of this bearing system is based on the Washington County Coordinate system. (NAD83)

N

RECEIVED

O Denotes, 1/2 inch by 16 inch iron pipe with plastic cap inscribed RLS 15480, unless otherwise noted.

● Denotes found, 1/2 inch by 16 inch iron pipe with plastic cap inscribed RLS 16456, unless otherwise noted.

BENCH MARK:

Railroad spike in south face of 3rd set of double power poles east of Inwood Avenue North. Elevation = 1012.68 feet (N.G.V.D. 1929)

Sunde Land Surveying, LLC.

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT ITEM # 13

AGENDA ITEM: Hammes Estates Preliminary Plat

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Stephen Mastey, City's Landscape Consultant
Ann Pung-Terwedo, Washington County Public Works
Molly Shodeen, DNR
John Hanson, Valley Branch Watershed District

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item ..... Community 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 has previously reviewed a Sketch Plan for the proposed Hammes Estates single family residential subdivision. The City's Subdivision Ordinance requires that the City Council review and approve a Preliminary Plat before an applicant may proceed with the preparation and recording of a Final Plat.

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.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a preliminary plat request from Hammes West, LLC for a 163-unit single family residential subdivision to be located on approximately 78 acres within Stage 1 of the City's I-94 Corridor Planning Area. The proposed plat would be located on property owned by Ellie Hammes and

Dorothy Lyons and located immediately west of Keats Ave. N. (CSAH 19) and approximately 1,300 feet south of 10th Street N. (CSAH 10). The preliminary plat has been prepared in response to the City's adopted Comprehensive Plan for the corridor, which guides the subject property as Urban Low Density Residential (LDR).

Staff and the Planning Commission are recommending that the City Council approve the preliminary plat with 17 conditions of approval with the following motion:

"Move to adopt Resolution No. 2014-55 approving the Hammes Estates Preliminary Plat subject to 17 conditions of approval."

BACKGROUND INFORMATION:

Attached are the original detailed Staff reports that were provided to the Planning Commission regarding the applicant's request for a Preliminary Plat, which includes general information about the application, details concerning the request, a summary of the relevant planning and zoning issues, a thorough review and analysis of the Preliminary Plat (including a draft list of recommended conditions of approval), draft findings, and the Staff recommendation to the Planning Commission. Because the Planning Commission postponed consideration of the Preliminary Plat during its initial review meeting, Staff prepared a table as part of the Staff Report dated 6/23/14 to document how the resubmitted plans addressed many of the outstanding issues identified as part of the original review on 5/12/14.

It should be noted that the applicants applied for a variance to allow for reduced riparian dedication and structure setbacks to the southern man-made channel of Goose Lake. The Planning Commission held a public hearing on the request on 6/23/14 and recommended denial of the variance. Instead of recommending approval of the variance, the Planning Commission encouraged the applicant to close off the southern channel of Goose Lake by following the DNR permitting process. By completing this process, the applicant should be able to proceed with the residential subdivision as planned. However, the Planning Commission and Staff are recommending that the lots impacted by the required 150-foot riparian dedication (Lots 1-6, Block 10 and Lots 1-5 and 11-12, Block 9) may not be final platted until the DNR permitting process to cut off the southern channel is complete. This condition allows the plat to proceed as planned, but addresses the DNR's concern about closer encroachment to Goose Lake.

PLANNING COMMISSION REPORT:

The Planning Commission initially reviewed the Preliminary Plat application at its May 12, 2014 meeting and conducted a public hearing on the request at this time. During the public hearing, the Planning Commission received the following testimony:

- Todd Ptacek, 812 Julep Avenue North, shared his experiences living in the Stonegate subdivision, noting that the trails that were included in the development were never finished. He noted his concern that the connection to the Goose Lake property was cut off due to the man-made southern channel of Goose Lake. He stated that he did not agree

with the acceptance of the entire buffer area as parkland dedication, even with a trail improvement. Finally, he stated that the density should be stepped back from Stonegate and other existing subdivisions in the I-94 Corridor.

- Wayne Prowse, 697 Julep Avenue North, expressed concern that the proposed subdivision was not providing enough parkland. He requested larger lots and reduced next to Stonegate. He encouraged the Planning Commission to require more parkland.
- Chairman William read a letter submitted by Walt Kreuger, 694 Jewel Avenue North, expressing his desire to have the buffer trail located further to the south in the buffer area.
- Chairman Williams also entered a brief email from Molly Shodeen, DNR, into the public record, stating that there should be some riparian buffering around the southern channel of Goose Lake.

The Commission closed the public hearing, but elected to postpone taking action on the application until Preliminary Plans were resubmitted to address the numerous outstanding issues identified in the Staff Report dated 5/12/14.

Because the Commission received comments from several individuals during the hearing, and also heard testimony from the Park Commission chair and additional individuals at the July 29th meeting, Staff has attached a copy of the Commission's approved June 22nd meeting minutes along with a copy of the draft minutes from the June 29th meeting. These minutes also include a detailed description of the Planning Commission's discussion and action on the preliminary plat.

In addition to Condition #16, requiring the southern channel of Goose Lake to be closed off before Lots 1-6, Block 10 and Lots 1-5 and 11-12, Block 9 may be final platted, the Planning Commission also recommended that the buffer trail along the northern portion of the property be moved to the south whenever feasible. Moving the trail further to the south, as requested by the Stonegate landowners, has been difficult due to the fact that impervious surfaces are not allowed within wetland buffer areas per Valley Branch Watershed District Rules. This rule has necessitated the trail to be located to the north in many areas, as there are many wetland along the northern portion of the site. The final list of conditions is included in Resolution 2014-055.

The Planning Commission recommended approval of the preliminary plat as submitted with 17 conditions of approval. The vote to recommend approval of the Hammes Estates Preliminary Plat was unanimous (Vote: 7-0).

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Approval of the Preliminary Plat with the 17 conditions as recommended by the Planning Commission and Staff allows the applicant to move forward with the preparation of a Final Plat application and final construction documents for a new single family residential subdivision in Stage 1 of the I-94 Corridor Planning Area.

Weaknesses: None

Opportunities: Approval of the plat application allows the development plans for the Hammes site to proceed as planned in the Comprehensive Plan. Moving forward with

sewered single family growth should allow the City to add additional users to the City's public sanitary sewer system, helping to finance the City's investments in sanitary sewer. Finally, requiring that the southern channel of Goose Lake be closed off before Lots 1-6, Block 10 and Lots 1-5 and 11-12, Block 9 may be final platted allows the plat to move forward, but at the same time addresses the water quality concerns for Goose Lake.

Threats: None

RECOMMENDATION:

Based on the aforementioned, the Planning Commission and Staff is recommending that the City Council approve the Hammes Estates Preliminary Plat subject to 17 conditions of approval through the following motion:

"Move to adopt Resolution 2014-55, approving the Hammes Estates Preliminary Plat subject to 17 conditions of approval."

ATTACHMENTS:

1. Resolution 2014-55
2. Staff Report to the Planning Commission, 6/16/14
3. Staff Report to the Planning Commission, 5/12/14
4. Location Map
5. Application Form and Project Narrative
6. Hammes Estates Preliminary Plat, dated 6/6/14
7. Hammes Estates Preliminary Landscape and Tree Preservation Plans, dated 5/2/14
8. Illustrative Park Plan
9. Parkland Credit Exhibit w/Area Calculation
10. City Engineer Review Memorandum, dated 6/16/14
11. City Landscape Consultant Review Memorandum, dated 5/7/14
12. Washington County Review Memorandum, dated 5/6/14
13. MN DNR Review

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2014-55

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR HAMMES ESTATES

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 has submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for Hammes Estates, 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 May 12, 2014 to consider the Preliminary Plat request and continued discussion of the Preliminary Plat at its June 23, 2014 meeting ; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat subject to 17 conditions of approval; 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 City Planner Nick Johnson for the July 1, 2014 Council Meeting; 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 Hammes Estates Preliminary Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
2) That the Hammes Estates Preliminary Plat complies with the City's LDR- Urban Low Density Residential zoning district.
3) That the Hammes Estates Preliminary Plat complies with the City's subdivision ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Hammes Estates Preliminary Plat 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.
    b. The applicant shall submit a revised Preliminary Plat and plans meeting all conditions of approval. All of 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 City Engineer shall review and approve all revised Preliminary Plans that are submitted to the City in advance of Final Plat to satisfy Condition #1.

3) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements.

4) All required modifications to the plans as requested by the City Engineer in a review letter dated June 16, 2014 shall be incorporated into the plans prior to consideration of a Final Plat.

5) Prior to the acceptance of the public improvements for the Hammes Estates plat, all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.

6) The landscape plan shall be updated per the recommendations of the City's landscape consultant in a review memo dated 5/7/14.

7) The applicant shall be responsible for the construction of all improvements within the Keats Avenue (CSAH 19) right-of-way as required by Washington County and further described in the review letter received from the County dated May 6, 2014. The required improvements shall include, but not be limited to: construction of a modified median crossing, construction of a trail/sidewalk to the south side of the median, turn lanes, and other improvements as required by the County.

8) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.

9) Landscape islands shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.

10) With an eligible parkland dedication of 5.7 acres provided, the applicant is responsible to pay a fee in lieu of land dedication for the equal market value amount of 2.1 acres of land at the time of the Final Developers Agreement. The City will work with the developer to clarify any and all park fee payments at the time of the Final Developers Agreement.

11) No more than 100 units may be approved as part of a final plat until secondary access is provided to the subdivision via a connection to 5th Street through the Savona subdivision.

12) For trails proposed to be located in any wetland buffer, the applicant must present a suitable design or material that is acceptable to the City and Valley Branch Watershed District.

13) 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.

14) The applicant must incorporate a play structure into the proposed park at Goose Lake per the request of the Lake Elmo Park Commission. Furthermore, the applicant must submit an updated design of the park property that meets City approval in advance of Final Plat.

15) The applicant shall work with the Planning Staff to name all streets in the subdivision prior to submission of a Final Plat.

16) Lots 1-6, Block 10 and Lots 1-5 and 11-12, Block 9 shall not be platted until the southern channel of Goose Lake is closed off from the lake, or the shoreland issue around the channel is resolved in some other manner that is acceptable to the DNR.

17) The applicant shall work to relocate segments of the northern buffer trail further to the south of the Stonegate subdivision wherever it is feasible as long as the trail does not encroach on any required wetland buffers.

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: 6/23/2014
AGENDA ITEM: 5A – BUSINESS ITEM
CASE # 2014-14

ITEM: Hammes Estates Residential Subdivision – Preliminary Plat cont.

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director
Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Preliminary Plat application from Hammes West, LLC for a 163-unit single family residential development to be located on 78.1 acres immediately west of Keats Avenue (CSAH 19) and within Stage 1 of the City's I-94 Corridor Planning Area. The Planning Commission previously reviewed the application and held a public hearing on 5/12/14, at which time consideration of the plat application was postponed. The applicant has since resubmitted preliminary plans to address outstanding issues identified in the review on 5/12/14. Staff is recommending approval of the request subject to compliance with 15 conditions as noted in this report.

GENERAL INFORMATION

Applicant: Hammes West, LLC, 36 Moonlight Bay, Stillwater, MN 55082.

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: Application for preliminary plat approval of a 163-unit single family residential subdivision to be named Hammes Estates.

Existing Land Use and Zoning: Active mining and gravel operation and other vacant land. Current Zoning: RT – Rural Development Transitional Zoning District; Proposed Zoning: LDR - Urban Low Density Residential

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

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

History: Preliminary Plat review and public hearing on 5/12/14. Sketch Plan review by Planning Commission on 6/24/13. Sketch Plan review by the Park Commission on 7/15/13 and 1/30/14.

Deadline for Action: Application Complete – 5/2/2014
60 Day Deadline – 6/30/14
Extension Letter Mailed – No
120 Day Deadline – 8/29/14

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (LDR)
§150.270 Storm Water, Erosion, and Sediment
Article 17 – Shoreland Management Overlay District

REQUEST DETAILS

The City of Lake Elmo has received a request from Hammes West, LLC for a preliminary plat to subdivide approximately 78 acres of land located within the I-94 Corridor planning area into 163 single family lots. The proposed plat would be located on property currently owned by the Hammes family, and would be located immediately west of Keats Avenue (CSAH 19), approximately 1,300 feet south of 10th Street (CSAH 10), and approximately ½ of a mile north of the I-94 right-of-way. The Planning Commission previously reviewed the Hammes Estates Preliminary Plat on 5/12/14, at which time a public hearing was held. At the meeting, the Planning Commission postponed consideration of the plat application until revised plans were submitted to address critical outstanding issues. The applicant resubmitted Preliminary Plans (Sheets 1-18) on 6/6/14 to address the concerns identified by the Planning Commission. Staff has found that the resubmitted plans address many of the more glaring concerns of the previous plat submission. Based upon review of the plat, the resubmitted plans will meet all applicable City requirements for conditional approval, and any deficiencies or additional work that is needed is noted as part of the review record. It is staff's expectation that all the deficiencies and requested revisions will be resolved in advance of Final Plat.

REVIEW AND ANALYSIS

In order to clearly present how the applicant has addressed the issues identified by the Planning Commission, as well as the other conditions of approval identified in the Staff Report dated 5/12/14, staff has provided the below table to identify how the various issues have been resolved. In order to review the previous Staff Report, dated 5/12/14, the materials for the May 12th meeting our posted on the City's website under Planning Commission agendas. In addition to the staff explanation, the applicant has also identified how the previously recommended conditions of approval have been addressed with a response letter dated 6/11/14 (Attachment #2). The resubmitted plat has addressed the several of the conditions of approval in the following manner:

Condition (Staff Report dated 5/12/14)	**Response/Result**
Condition #4: The approval of the Preliminary Plat is contingent upon the City approving a revised shoreland ordinance that would allow for the lot	The City of Lake Elmo adopted a new shoreland ordinance (Ord. 08-111) on 5/20/14, allowing for use of base zoning district standards with riparian dedication. However, the DNR has submitted a letter

sizes proposed in the portion of the Hammes Estates subdivision located within the shoreland district.	requesting riparian dedication around the southern man-made channel of Goose Lake. The applicant has applied for a variance to allow reduced riparian dedication around the southern channel. If the City grants the variance, this issue will be resolved. If the City does not grant the variance, the plat can be recommended for approval conditioned upon the southern channel being closed off from Goose Lake via a berm as recommended by the DNR.
Condition #5: The applicant shall submit evidence that a Phase I Environmental Review if the site has been completed and that further environmental review is not necessary.	The applicant has provided a City with a certified copy of the Phase I Environmental Review for the Hammes site. The report was produced by Element Materials Technology on March 10, 2014. The conclusions of the environmental assessment identify no recognized, controlled or historical environmental conditions of the property. The Assessment concludes that no additional investigation or evaluation is warranted based on the findings of the Phase I Environmental Review.
Condition #7: The applicant shall provide for a minimum green belt/buffer of 100 feet around all of the adjacent Stonegate subdivision, and must either revise the preliminary plat in the vicinity of Lot 16, Block 1 to properly account for this buffer or provide evidence to the City of any acquired open space easements from the adjacent property in the Stonegate subdivision.	The applicant has revised the preliminary plat in the southwest corner of the plat to provide a continuous 100-foot green belt, as specified in the City's Comprehensive Plan.
Condition #9: The utility plan shall be updated to relocate/add fire hydrants to meet spacing requirements and ensure ideal operational effectiveness per the direction of the Lake Elmo Fire Chief.	The utility plans have been revised to add and relocate fire hydrants per the specifications of the Fire Chief.
Condition #13: The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat.	The applicant has submitted an updated parkland dedication calculation (Attachment #4), resulting in an eligible dedication of approximately 5.7 acres. With this level of eligible dedication, the developer would be responsible to pay fees in lieu of land dedication in an amount equal to the fair market value of the remaining required dedication of 2.1 acres (7.8 acres (required dedication) – 5.7 acres (provided) = 2.1 acres remaining)
Condition #14: Any land under which trails are located will be accepted as park land provided the trail is located within a	This condition is no longer necessary as the applicant has submitted an updated parkland dedication calculation documenting the areas that will be

dedicated outlot and the developer constructs the said trails as part of the public improvements for the subdivision.	accepted as parkland dedication. For trails that are constructed by the developer but not located within dedicated outlots, staff would recommend the City consider some parkland credit for the construction and dedication of these trails to the City's public trail system.
Condition 16a: For trails in wetland buffers, the applicant must present a suitable design that is acceptable to the City and Valley Branch Watershed District.	The applicants are currently showing the limited trail segment in wetland buffer as a mowed or woodchip trail, which would meet VBWD rules. The City would recommend that this design is finalized in advance of Final Plat (Condition #12).
Condition 16b: The trail segment aligned to the north of Wetland A must be revised to be aligned to the south of the wetland due to concerns of the High Water Level.	The applicant has revised this segment of the trail to be located to the south of Wetland A.
Condition 16c: The trail segment between Lots 14 and 15, Block 2 shall be located on a 30-foot outlot dedicated to the City.	The applicant has provided the requested outlot (Outlot E) for the trail in between Lot 14, Block 2 and Lot 11, Block 3 at the end of Street 9.
Condition 18a: The Preliminary Plat must be revised to meet City standard requirements for utility easements.	The applicant has revised the Preliminary Plat to provide the requested utility easements.
Condition 18c: The Preliminary Plat must be revised to remove the Street 1 right-of-way from the minimum 25-foot Wetland Buffer of Wetland B. The entire street right-of-way must be relocated outside of the minimum wetland buffer.	The applicant has revised the Preliminary Plat to shift Street 1 to the north to maintain a 25-foot minimum wetland buffer outside of the Street 1 right-of-way.
Condition 18e: The Grading and Storm Water Management Plan must be revised so that the subgrade of Street 1 is above the HWL for infiltration basin 5A on Outlot D.	The applicant states in his narrative that they will work with the City Engineer on a suitable design to effectively protect the road subgrade. Staff is comfortable making this a conditional approval through addressing the review comments found in the City Engineer's review memo dated 6/16/14 in advance of Final Plat.
Condition 18f: Maintenance access roads must be relocated or improved to meet City standard requirements.	The applicants has revised the Preliminary Plat to provide maintenance access roads that meet City standards.
Condition 18g: The Preliminary Plat must be revised to provide additional details for the proposed improvements to the City park property at Goose Lake.	The applicants have provided an illustrative park plan to show their desired vision for the park property. The proposed park still does not contain a play structure. Staff would recommend that a play structure is

	somehow incorporated into the design in advance of Final Plat to be consistent with the recommendation of the Park Commission. In addition, the Engineer has requested additional information for the park property related to grading and 100-year flood elevations. Staff is recommending that an agreed upon park design be approved in advance of Final Plat.

The conditions and their status outlined in the above table highlight the key revisions to the plat that were included as part of the resubmitted Preliminary Plans. In Staff's judgment, the applicants have met the City's request for updated Preliminary Plans. However, it is important to note that some of the original conditions that were recommended as part of the Staff Report dated 5/12/14 still apply, while others may need to be slightly modified. In order to further explain some key issues and review items that inform the recommended conditions of approval, staff would offer the following review comments:

- ***Goose Lake Southern Channel - Shoreland Variance.*** In the previous review of the Preliminary Plat, staff recommended that approval of the preliminary plat be conditioned on the City adopting a new shoreland ordinance. Since that time, the City adopted new shoreland regulations (Ord. 08-111) that include provisions requiring riparian dedication around lakes within close proximity to urban planning areas in Lake Elmo. By dedicating more than 150' of riparian area on the southern shore of Goose Lake, staff determined that the riparian dedication requirement had been met. However, the City received a review letter from the DNR stating that the shoreland provisions would apply to the southern man-made channel of Goose Lake in addition to the southern shoreline. According to the applicant, previous discussion with the DNR led them to believe that the Wetland Conservation Act and Valley Branch Watershed District would have jurisdiction over the southern channel, necessitating the rules of the WCA and VBWD. However, the DNR is recommending that the shoreland provisions apply to the southern channel. In order to address this request, the applicants have submitted a variance application citing practical difficulties and unique circumstances. Staff is recommending approval of the variance. If the City grants a variance to the applicant to allow reduced riparian dedication around the southern channel, then the shoreland issue will be resolved. However, if the City recommends denial of the variance, then an alternative design or mitigation strategy will be required. In the DNR's review letters (Attachment #7), they recommend as an alternative to the variance that a berm be used to close off the channel from Goose Lake. This action would be considered a restoration and would need permitting from the DNR. If the variance application related to the shoreland provisions around the southern channel is recommended for denial, Staff would recommend to the Planning Commission to add a 16th condition requiring the applicant to restore original shoreline of Goose Lake per the recommendation of the DNR. This path should allow the preliminary plat to move forward as it is currently designed with the condition of completing the restoration of Goose Lake.

- ***Landscaping and Tree Preservation***. As part of the effort to resubmit Preliminary Plans, the applicant did not resubmit new Landscaping and Tree Preservation Plans. In reviewing these plans as part of the previous Preliminary Plat submittal that was reviewed on 5/12/14, the City's landscape consultant noted that the provided landscape material did not meet the requirements of the City's ordinance (landscape consultant's memo is Attachment #6). At

the meeting on 5/12/14, staff recommended a condition of approval that the Landscape Plan shall be updated per the recommendations of the City's landscape consultant. As the landscape plans have not been resubmitted, it should be noted that staff is recommending that this condition (#6) remain in place per the review of the City's landscape consultant.

- ***City Engineer Review***. The City Engineer has provided the Planning Department with a detailed review memorandum (Attachment #5), dated 6/16/14, as a summary of his review of the Preliminary Plans. The vast majority of the issues identified are technical in nature, mostly relating to storm sewer and storm water management. Staff is confident that these issues can be resolved in advance of Final Plat. To resolve these issues in advance of Final Plat, Staff has included a general condition (Condition #4) that all issues identified in the City Engineer's memo dated 6/16/14 must be addressed by the applicant prior to approval of a final plat for any portion of the Hammes Estates subdivision. In addition, in regards to storm water management, the applicants still are required to meet the rules and regulations of the Wetland Conservation Act and Valley Branch Watershed District (Condition #8)

- ***Improvements to Keats Ave***. ***N. (CSAH 19).*** Washington County previously submitted a memo, dated May 6, 2014, detailing the required improvements to Keats Ave. at the access location for the Hammes Estates neighborhood. Staff is recommending that the Preliminary Plat approval is conditioned upon the applicant completing the requested improvements to Keats Ave. (Condition #7)

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat with 15 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.

    b. The applicant shall submit a revised Preliminary Plat and plans meeting all conditions of approval. All of 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 City Engineer shall review and approve all revised Preliminary Plans that are submitted to the City in advance of Final Plat to satisfy Condition #1.

3) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements.

4) All required modifications to the plans as requested by the City Engineer in a review letter dated June 16, 2014 shall be incorporated into the plans prior to consideration of a Final Plat.

5) Prior to the acceptance of the public improvements for the Hammes Estates plat, all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.

6) The landscape plan shall be updated per the recommendations of the City's landscape consultant in a review memo dated 5/7/14.

7) The applicant shall be responsible for the construction of all improvements within the Keats Avenue (CSAH 19) right-of-way as required by Washington County and further described in the review letter received from the County dated May 6, 2014. The required improvements shall include, but not be limited to: construction of a modified median crossing, construction of a trail/sidewalk to the south side of the median, turn lanes, and other improvements as required by the County.

8) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.

9) Landscape islands shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.

10) With an eligible parkland dedication of 5.7 acres provided, the applicant is responsible to pay a fee in lieu of land dedication for the equal market value amount of 2.1 acres of land at the time of the Final Developers Agreement. The City will work with the developer to clarify any and all park fee payments at the time of the Final Developers Agreement.

11) No more than 100 units may be approved as part of a final plat until secondary access is provided to the subdivision via a connection to 5th Street through the Savona subdivision.

12) For trails proposed to be located in any wetland buffer, the applicant must present a suitable design or material that is acceptable to the City and Valley Branch Watershed District.

13) 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.

14) The applicant must incorporate a play structure into the proposed park at Goose Lake per the request of the Lake Elmo Park Commission. Furthermore, the applicant must submit an updated design of the park property that meets City approval in advance of Final Plat.

15) The applicant shall work with the Planning Staff to name all streets in the subdivision prior to submission of a Final Plat.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Hammes Estates preliminary plat:

- That the Hammes Estates Preliminary Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- That the Hammes Estates Preliminary Plat complies with the City's LDR- Urban Low Density Residential zoning district.
- That the Hammes Estates Preliminary Plat complies with the City's subdivision ordinance.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Hammes Estates Preliminary Plat with the 15 conditions recommended in the Staff Report. Suggested motion:

"Move to recommend approval of the Hammes Estates Preliminary Plat with the 15 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report."

ATTACHMENTS:

1. Westwood Response Letter, dated 6/11/14
2. Updated Preliminary Plat and Plans (18 sheets)
3. Illustrative Park Plan
4. Land Credit Exhibit w/Area Calculation
5. City Engineer Review Memorandum, dated 6/16/14
6. Landscape Consultant Memorandum, dated 5/7/14
7. DNR Review Letters

ORDER OF BUSINESS:

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

PLANNING COMMISSION
DATE: 5/12/2014
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-14

ITEM: Hammes Estates Residential Subdivision – Preliminary Plat

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Ann Pung-Terwedo, Washington County
John Hanson, Valley Branch Watershed District
Greg Malmquist, Fire Chief
Stephen Mastey, Landscape Architecture, Inc.

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Preliminary Plat request from Hammes West, LLC for a 164-unit single family residential development to be located on 78.1 acres immediately west of Keats Avenue (CSAH 19) and within Stage 1 of the City's I-94 Corridor Planning Area. Staff is recommending approval of the request subject to compliance with 19 conditions as noted in this report.

GENERAL INFORMATION

Applicant: Hammes West, LLC, 36 Moonlight Bay, Stillwater, MN 55082.

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: Application for preliminary plat approval of a 164-unit single family residential subdivision to be named Hammes Estates.

Existing Land Use and Zoning: Active mining and gravel operation and other vacant land. Current Zoning: RT – Rural Development Transitional Zoning District; Proposed Zoning: LDR - Urban Low Density Residential

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

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

History: Sketch Plan review by Planning Commission on 6/24/13. Sketch Plan review by the Park Commission on 7/15/13 and 1/30/14.

Deadline for Action: Application Complete – 5/2/2014
60 Day Deadline – 6/30/14
Extension Letter Mailed – No
120 Day Deadline – 8/29/14

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

REQUEST DETAILS

The City of Lake Elmo has received a request from Hammes West, LLC for a preliminary plat to subdivide approximately 78 acres of land located within the I-94 Corridor planning area into 164 single family lots. The proposed plat would be located on property currently owned by the Hammes family, and would be located immediately west of Keats Avenue (CSAH 19), approximately 1,300 feet south of 10th Street (CSAH 10), and approximately ½ of a mile north of the I-94 right-of-way. The 78 acre parcel has historically been used as a gravel mining operation. Activity has recently ceased and the landowner has proceeded with reclamation work related to rebalancing and grading the site. This work is permitted under the active mining permit for the Hammes properties.

The preliminary plat has been developed in response to the City's Comprehensive Plan, which identifies the applicant's property for urban low density residential development. The plat incorporates 164 single family lots, most of which are designed with widths of 75 or 81 feet.

In terms of access, the preliminary plat shows a connection to Keats Avenue in the northeastern portion of the plat. In addition to the Keats Ave. connection, the proposed plat on the Hammes site will be connected to the approved Savona single family subdivision via two north-south local roads (Streets 1 and 5), which ultimately connect to the 5th Street minor collector road.

This subdivision is the City's second subdivision that will receive public sanitary sewer service, which has been made available to the site via the nearly completed Section 34 429 Public Utility Project. The improvements constructed as part of the Section 34 Utility Project include a new sewer lift station that is sited on the property adjacent to Goose Lake just north of the eastern portion of the Hammes property. The utility project also includes the construction of a sewer main that will connect to the regional sewer interceptor within the Eagle Point Business Park, and the extension of water lines that will provide a connection to the City's water system. At present, the City's water for this area is provided by the City of Oakdale. However, Lake Elmo's long-range water plans call for an eventual connection to the City's water system via a new trunk line along Inwood Avenue. There is enough capacity in the Oakdale system to provide water to the Hammes development and a significant portion of the Stage 1 portion of the I-94 Corridor Planning Area until Lake Elmo can make the needed connections to its system. Sewer for the Hammes site is accessible near the location of the lift station in the northeastern potion of the property, and water main is accessible along the Keats Ave right-of-way in the southeastern portion of the site.

One of the other major features of the proposed subdivision is a series of outlots that will provide for open space, trails, and storm water management throughout the development area. Based on multiple reviews of the proposed parkland dedication with the Lake Elmo Park Commission, the applicant is proposing an extensive system of trails within the development, with the main trail being sited within

the 100-foot buffer/greenway area along the border of the Stonegate subdivision in the western and northern portions of the property. This buffer/greenway is consistent with the land use guidance of the Comprehensive Plan. In addition, the applicant is proposing park related improvements at the City owned parcel on Goose Lake, including a shelter and a fishing pier. All outlots that are planned for park land or storm water use will be deeded to the City, while the future home owner's association will retain ownership of the remaining outlots.

Due to the former use of the site as a gravel mining operation, the applicants have stated that a Phase 1 environmental review of the site has been completed. The purpose of such review is to test the site and soils for any hazardous or harmful materials related to the previous use of the site as a sand and gravel mine. In order to ensure that the site complies with all pertinent environmental requirements and regulations of the Minnesota Pollution Control Agency and Washington County Health Department, staff would recommend that the applicants submit evidence that a Phase 1 Environmental Review has been completed and that further environmental review is not necessary. Evidence of environmental review must be provided in advance of Final Plat.

The applicant is proposing to bring forward a final plat for the Hammes Estates development in stages, starting in the northeast corner of the site. The applicants have identified the area in the southeast portion of the plat as a future phase project due to necessary settling of the soils that must occur in that location.

In addition, the applicant has noted that the proposed builders of the residential homes in the subdivision will consist of a mix of one national builder, Ryland Homes, and other custom or local builders. In the narrative, the applicants have noted that the custom and local builders will build on lots closer to the Stonegate subdivision. The intent of this strategy is to offer greater variety and transition from the existing rural subdivision of Stonegate to the urban low density site to the south being developed by Lennar Homes.

PLANNING AND ZONING ISSUES

The Hammes site is guided for urban low density development in the City's Comprehensive Plan, and the applicant will be required to zone the site LDR – Low Density Residential at some point in the future (prior to Final Plat approval). The overall subdivision plan has therefore been prepared in order to comply with the district standards for the LDR zoning district in terms of lot size, lot widths, building setbacks, and other design criteria.

The arrangement of lots and blocks loosely follows two primary streets (Street 1 and Street 2), both of which follow curvilinear alignments. The proposed plat also includes three cul-de-sacs (Streets 4, 8 and 9), all of which meet the City's maximum length of 600 feet for lots less than 2.5 acres in size. It should be noted that two of the three cul-de-sacs within the plat are connected to the greater trail/sidewalk system through trail connections at the end of the streets. All other streets have been designed to comply with the City's current street standards. In terms of the overall design of the proposed subdivision, the location of the streets and lots are strongly guided by the 7 existing wetland on the site. Per Valley Branch Watershed District rules, the applicant is required to provide buffering of various sizes around the wetlands depending on wetland size, and type. The location of the wetlands and the required buffers have a large impact on the design of the subdivision.

Sidewalks and trails are planned throughout the subdivision. The proposed plans provide for sidewalks on one side of all streets, which is consistent with the Staff recommendation for sewered single family residential subdivisions. In terms of proposed trails, all are designed to be eight feet in

width and constructed of bituminous asphalt, which is consistent with City standard. In addition to the buffer/greenway trail, the proposed subdivision includes trails connecting cul-de-sacs on Streets 9 and 4, as well as a trail along the Keats Ave. corridor that is consistent with the same planned improvement as part of the Savona subdivision to the south. Finally, there is also a linkage trail provided between Lots 12 and 13, Block 11 to provide internal access to the subdivision from the Keats Ave. trail.

A typical lot building plan (detail) is included as part of the attached subdivision packet, and each lot as depicted in the plans includes a description of the lot size, dimensions, and all required setbacks. There are three general lot sizes proposed for the single family area with average dimensions of 75 by 140 feet, 81 by 140 feet and 85 feet by 140 feet. 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 (Lot 15, Block 1) proposed at 9,836 square feet. The site plans further illustrate that throughout the single family area the lots will average 12,285 square feet, which exceeds the minimum requirements by a fairly wide margin. The median lot size within the development is 11,736 sq. ft. and the largest lot in the development (Lot 13, Block 11) is 21,941 sq. ft.

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

Zoning and Site Information:

- Existing Zoning: RT – Rural Development Transitional District
- Proposed Zoning: LDR - Urban Low Density Residential
- Total Site Area: 78.1 acres
- Total Residential Units: 164
- Proposed Density (Net): 2.60 units/acre

Proposed Lot Dimensional Standards:

- Min. Lot Width: 75 ft.
- Lot Depth: 140 ft. typical
- Lot Area: 8,000 sq. ft. (9,836 min.)
- Front Yard Setback: 25 ft.
- Side Yard Setback: 7.5 ft. (average)
- Rear Yard Setback: 20 ft.

Proposed Street Standards:

- ROW Width – Local 60 ft. (per Subdivision Ordinance)
- Street Widths – Local: 28 ft.(per City standard)

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 has indicated that certain outlot areas will be dedicated to the City for this purpose, including portions of Outlots A and B. Since a large portion these areas represent green belt or trail corridors and are not suitable for other types of active recreation usage, it

is Staff's recommendation 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). This recommendation is consistent with the general policy direction of the Park Commission and results of the 2013 City Park Survey.

The Subdivision Ordinance requires 10% of the land in urban residential districts to be set aside as open space, which totals 7.8 acres. On the plans (sheet 3), the applicant has noted that 8.15 acres of land associated with the greenbelt/buffer have been dedicated as park. If this calculation is accurate, then the required land dedication has been satisfied. However, sufficient detail regarding the calculation for public land dedication has not been provided. Staff would recommend that the applicant must submit a detailed and updated parkland dedication calculation in advance of Final Plat. Upon review of the updated calculation, if any gap exists between the eligible land dedication provided and the required land dedication amount, the applicant will be required to submit a fee in lieu of land dedication to satisfy the total land dedication requirement (10%) per the Subdivision Ordinance.

It is also important to note that a large portion of the Hammes property is currently in the shoreland district due to its proximity to Goose Lake. As the City's existing shoreland ordinance does not include standards for subdivision of properties in shoreland districts to be served by sanitary sewer, the existing ordinance does not provide solid guidance in this case. In an effort to update the City's shoreland standards, staff presented a draft shoreland ordinance to the Planning Commission on April 28, 2014. One of the key features of the draft ordinance was the provision of 150' riparian buffers for surface waters, including Goose Lake, located within the City's urban planning areas (I-94 Corridor and Village). Seeking additional guidance and feedback on the draft ordinance, City staff met with Molly Shodeen, the Area Hydrologist for the DNR, on April 29, 2014. Ms. Shodeen was familiar with the provision of riparian buffers in urban areas, a strategy that has been used successfully in Woodbury and other cities. In addition to reviewing the draft ordinance, staff also shared the Hammes Estates preliminary plat with the DNR. When reviewing the Hammes plat, it is clear that a 150-foot riparian buffer would be maintained with the current configuration of lots and outlots. City staff requested review comments for the plat from the DNR and have not received any review or feedback at this time. Moving forward, staff intend to hold a public hearing on the draft shoreland ordinance on May 28th, 2014. In order to ensure conformance to the City's shoreland rules, staff would recommend that the approval of the Preliminary Plat is contingent upon the City approving a revised shoreland ordinance to allow for the lot sizes proposed in the portion of the Hammes Estates subdivision that is in the shoreland district.

REVIEW AND ANALYSIS

City Staff has reviewed the proposed preliminary plat, which has gone through several versions in advance of the formal application being accepted as complete by the City. During the course of these reviews, several of the issues and concerns that were pointed out by Staff have been addressed by the applicant with updated submission documents. However, there are other elements of the plat that remain in conflict with City or Valley Branch Watershed District standards, which must still be addressed or corrected by the applicant. In general, the proposed plat will meet all applicable City requirements for conditional approval, and any deficiencies or additional work that is needed is noted

as part of the review record. Staff recognizes that this plat requires a number of revisions that will need to be resolved in advance of Final Plat.

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, Fire Chief, and the City's landscape consultant, Stephen Mastey, all of which are attached for consideration by the Commission.

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. The net densities for the development fall within the range allowed for the urban low density land use category. Other aspects of the Comprehensive Plan relate to the Hammes Estates subdivision as follows:

    - ***Density Calculation.*** The subject property is guided Urban Low Density Residential in the Comprehensive Plan, which allows for a density range of 2.5-4.0 units/acre (net). The applicants have completed the density calculation using the methodology consistent with the Metropolitan Council's practice. The resulting net density calculation resulted in a net density of 2.60 units/acre (164 units/63.03 net developable acres). Therefore, the proposed subdivision is consistent with the guidance of the Comprehensive Plan.

    - ***Parks***. The City's park plan identifies proposed location for neighborhood parks based on the anticipated population that should be served by each park. The plan calls for one additional parks in the vicinity of the Hammes Estates Plat. As noted earlier by Staff, the Park Commission did review the Hammes Estates Sketch Plan on two occasions and unanimously approved the proposed park facilities to be included in the plat contingent upon construction of a shelter, fishing pier, various trail connections, and playground equipment on the site adjacent to Goose Lake.

    - ***Water***. Water will be provided to this area via existing watermain along Inwood Avenue. The Hammes Estates subdivision will be able to be served under the City's current agreement with the City of Oakdale until the Inwood extension is completed.

    - ***Sanitary Sewer***. The Hammes Estates subdivision will be served by sanitary sewer that will connect to the lift station constructed as part of the Section 34 utility project. All of the wastewater will flow to the lift station in the northeast boundary of the site via gravity sewer main.

    - ***Phasing***. The Hammes Estates subdivision is located within the Stage 1 phasing area for the I-94 Corridor and therefore the proposed development is acceptable as the second development within the planned urban residential areas.

- ***Zoning***. The proposed zoning for the Hammes Estates site will be LDR – Low Density Residential. The submitted development plans demonstrate compliance with the City's urban residential zoning requirements. Single family detached housing is a permitted use within the LDR 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. For instance, the Ordinance includes limitations on the maximum length of a block (1,800 feet), and based on the spacing of the proposed streets, the Hammes Estates plat complies with this requirement. The majority of these requirements have been addressed as part of the City Engineer's comments (which are summarized below) 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.

- ***Wetlands and Wetland Buffers.*** Due to the existence of 7 wetlands (A-G) on the site, the applicant is required to provide substantial buffering around these wetlands to comply with watershed district rules concerning wetland buffering. In order to demonstrate that adequate buffering has been achieved, the applicant has submitted a preliminary wetland buffer plan (sheets 11-12). This plan documents the proposed buffers intended to meet the VBWD rules. In addition, the applicant is proposing to include minimal portions of wetland buffers on a small number of private lots. As a broad policy, City staff are opposed to allowing substantial buffering on private lots. However, if done on a very limited amount of lots and restrained to the typical drainage and utility easement areas, staff has been willing to accept minimal wetland buffering on a limited number of properties. To illustrate where the proposed buffers encroach on private lots, the applicants have submitted a Wetland Buffer Encroachment Sketch (Attachment #4). This exhibit documents that wetland buffers encroach only within the normal drainage and utility easements of 16 total lots (Lot 3, Block 6, Lots 2 and 3, Block 5, Lots 17 and 16, Block 2, Lots 8-11, Block 6 and Lost 1-7, Block 7). In order to protect these areas within private lots, staff required these areas to be located within the normal drainage and utility easements. In addition, staff would recommend that prior to the acceptance of the public improvements for the Hammes Estates plat, all wetland buffers shall be delineated and identified via some form of staking or signage that is acceptable to the City. In addition, it should be noted that the minimum 25' wetland buffer for Wetland B encroached on the City's public right-of-way of Street 1. The encroachment of the minimum buffer does not comply with City standards, and staff is recommending that Street 1 be shifted north/revised. Further details on this specific encroachment are found the review comments of the City Engineer.

- ***Trails.*** The applicants are proposing an extensive system of trails throughout the development. Staff reviewed the proposed trails and has the following comments:

    - The proposed buffer trail that aligns to the north of Wetland A appears to encroach into the High Water Level (HWL) of Wetland A. Staff is recommending that the trail be aligned to the south of Wetland A within an outlot dedicated to the City.

    - In several instances, trail are proposed to encroach on wetland buffer areas. Per Valley Branch Watershed District rules, no impervious surface is allowed within required wetland buffers. In order to allow for trails in any wetland buffer, the applicant must present a suitable design or material for proposed multi-purpose trails in buffer areas that is acceptable to the City and VBWD. In addition, staff

recommends that the applicant limit the encroachment of trails into buffer areas to the greatest extent possible.

- The proposed trail that connects the cul-de-sac on Street 9 to Street 1 is currently shown is being located within dedicated easements to the City. In meeting with the applicant, staff agreed to allow the trail to be located on dedicated easements between Lots 6-9 on Block 5. However, City staff did request that the trail segment between Lots 14 and 15, Block 2 be located on a dedicated 30-foot outlot. Staff would recommend that this revision be completed to ensure maximum amount of trail are in dedicated outlots to the City as per staff recommendation.

- In terms of the buffer/greenway trail, staff recognizes that the City has received requests in the past from Stonegate residents to keep the trail located in the southern portion of the greenway/buffer. However, in the instance of the trail north of Wetland F, the trail has been located on the City-owned park property in the northern portion of the greenway due to the required wetland buffers surrounding Wetlands F and G. If the trails were to be located in the southern portion of the greenway in this area, the trails would not be allowed to be constructed of bituminous or any other type of impervious surface. In other words, some type of boardwalk trail or other design would be required. From a maintenance perspective, this design is not ideal for the City, as maintenance activity is also restricted within wetland buffers. For these reasons, staff is recommending that the greenway trail be located on the City owned property.

- ***Landscaping and Tree Preservation***. The landscape and tree preservation plans have been reviewed by the City's consulting landscape architect, Stephen Mastey. Mr. Mastey's review memorandum related to the landscape and tree preservation plans is found in Attachment #6e. The most critical component of Mr. Mastey's review relates to the fact that the total amount of trees/plant material proposed for the subdivision does not currently meet the requirements of the City's Landscape and Tree Preservation Ordinances. More specifically, the landscape plan as proposed is 149 trees short of the City's requirements. In the narrative, the applicants request some flexibility from total number of plantings due to the City's ordinances being amended since the last subdivision (Savona) was approved. It is accurate that the City has adopted new landscaping standards and tree preservation requirements since the Savona development was approved. However, in the professional judgment of Mr. Mastey, the City's requirements are fair and reasonable compared to other metro communities. For this reason, staff is recommending that the applicant revise the landscape plan through one of the following methods outlined in Mr. Mastey's review memo to make up the difference for the required trees/plant materials. In addition, any updates to the landscape plan should identify location of species of various plant material, landscape irrigation plans, as well as seed or planting plans around storm water facilities, all of these recommendations per Mr. Mastey. The applicants' consultant is advised to contact Mr. Mastey with any questions and/or recommendations.

- ***Green Belt/Buffer***. The Comprehensive Plan identifies an area north and west of the Hammes Estates plat as a greenway/buffer space with a minimum width of 100 feet. The Hammes subdivision includes an area that has been design to comply with this aspect of the Comprehensive Plan. However, there is one lot (Lot 16, Block 1) where the green belt as shown does not appear to meet the intent of the Comprehensive Plan. Staff would

recommend that the plans are revised in advance of final plat to meet the requirement of the Comprehensive Plan. As an alternative to this requirement, the applicant could submit evidence of an open space easement acquired from the adjacent property owner in the Stonegate subdivision to fulfill the 100' required greenbelt dimension next to Lot 16, Block 1 of the Hammes plat.

- ***Streets***. The proposed street system has been designed to comply with all applicable subdivision requirements and City engineering standards. It should be noted that the applicants are planning a temporary cul-de-sac or turn around on Street 2 to the north of the Future Phase boundary (see sheet 4). Staff would recommend that the design of the temporary cul-de-sac meet the approval of the City Engineer, Public Works Superintendent and Fire Chief.

- ***Secondary Access.*** In order to ensure effective traffic circulation and appropriate access for emergency services, staff recommends providing secondary access to the site at the earliest convenience/phasing possible. As part of the Savon Final Plat, a connection to Street 5 within the Hammes plat was provided. This connection will likely be the best opportunity to provide secondary access to the site, as the connection through the Savona development provides access to the 5th Street minor collector road. Staff would recommend that only a certain threshold or number of units are platted before secondary access is provided.

- ***Street Names***. Staff is recommending that the street names for the proposed subdivision follow the Washington County street naming system. As a condition of approval, Staff is asking that the applicant continue to work with the City at developing street names for the project, and that these names be included with the final plat submission.

- ***City Engineer Review***. The City Engineer has provided the Planning Department with a detailed comment letter (Attachment #6a) 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 the Hammes Estates subdivision. The Engineer notes that several of the City's standards are not currently met, and the necessary revisions and corrections must be made in advance of Final Plat.

- ***Fire Department Review***. The Fire Chief has reviewed the plat and has requested that the locations of the proposed fire hydrants be revised to comply with the City's requirements. More specifically, the Fire Chief has identified multiple hydrant locations that do not meet the criteria for required spacing or are in locations that are not ideal for operation effectiveness. The Fire Chief's review memo is Attachment #6d. Staff is recommending that the applicant revise the location of the proposed hydrants at the direction of the Fire Chief.

- ***Washington County Review***. County Staff has reviewed the Hammes Estates plat and provided specific comments to the City in a letter dated May 6, 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 Hammes Estates. As a condition of approval, Staff has noted that the applicant will be responsible for including all improvements to Keats Ave. (CSAH 19) as required by the County as part of the construction plans for the development, and that the developer will be responsible for constructing these

improvements, which will include the modification of the median crossing within the CSAH 19 right-of-way, the installation of turn lanes into the development, and construction of a trail/sidewalk into the south side of the median.

- ***Watershed Districts***. The project area lies within the Valley Branch Watershed District (VBWD). John Hanson, the VBWD Engineer, has provided informal comments and emails to staff regarding the project (Attachment #6c). Per VBWD's informal comments, the proposed plat conflicts with required standards and VBWD rules. The developer must meet all VBWD rules and will need to secure permits from the VBWD in order to proceed with the development as planned.

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat with 19 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.

    b. The applicant shall submit a revised preliminary plat and plans meeting all conditions of approval. All of 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 City Engineer shall review and approve all revised Preliminary Plans that are submitted to the City in advance of Final Plat to satisfy Condition #1.

3) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements.

4) The approval of the Preliminary Plat is contingent upon the City approving a revised shoreland ordinance that would allow for the lot sizes proposed in the portion of the Hammes Estates subdivision located within a shoreland district.

5) The applicants shall submit evidence that a Phase 1 Environmental Review of the site has been completed and that further environmental review is not necessary. Evidence of environmental review must be provided in advance of Final Plat.

6) Prior to the acceptance of the public improvements for the Hammes Estates plat, all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.

7) The applicant shall provide for a minimum green belt/buffer of 100 feet around all of the adjacent Stonegate subdivision, and must either revise the preliminary plat in the vicinity of Lot 16, Block 1 to properly account for this buffer or provide evidence to the City of any acquired open space easements from the adjacent property in the Stonegate subdivision.

8) The landscape plan shall be updated per the recommendations of the City's Landscape consultant.

9) The utility plan shall be updated to relocate/add fire hydrants to meet spacing requirements and ensure ideal operational effectiveness per the direction of the Lake Elmo Fire Chief.

10) The applicant shall be responsible for the construction of all improvements within the Keats Avenue (CSAH 19) right-of-way as required by Washington County and further described in the review letter received from the County dated May 6, 2014. The required improvements shall include, but not be limited to: construction of a modified median crossing, construction of a trail/sidewalk to the south side of the median, turn lanes, and other improvements as required by the County.

11) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.

12) Landscape islands shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.

13) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, if the amount of eligible parkland that is dedicated does not equal the required total land dedication of 7.8 acres, the applicant will be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land required to meet the total dedication requirements less the eligible land dedicated for park purposes. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording.

14) Any land under which public trails are located will be accepted as park land provided the trail is located within a dedicated outlot and the developer constructs said trails as part of the public improvements for the subdivision.

15) No more than 100 units may be approved as part of a final plat until secondary access is provided to the subdivision via a connection to 5th Street through the Savona subdivision.

16) Modifications to the proposed trails in the subdivision shall include the following:

    a. For trails proposed to be located in any wetland buffer, the applicant must present a suitable design or material that is acceptable to the City and Valley Branch Watershed District. In addition, staff recommends that the applicant limit the encroachment of trails into buffer areas to the greatest extent possible.

    b. The trail segment aligned to the north of Wetland A must be revised to be aligned to the south of the wetland due to concerns of the High Water Level. The trail shall be located within an outlot dedicated to the City.

    c. The trail segment between Lots 14 and 15, Block 2 shall be located on a 30-foot outlot dedicated to the City.

17) 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.

18) All required modifications to the plans as requested by the City Engineer in a review letter dated May 8, 2014 shall be incorporated into the plans prior to consideration of a final plat. Specific requirements include, but are not limited to, the following:

    a. The Preliminary Plat must be revised to meet City standard requirements for utility easements.

    b. The Preliminary Plat must be revised to incorporate the necessary improvements to Keats Ave. (CSAH 19) as required by Washington County

    c. The Preliminary Plat must be revised remove the Street 1 right-of-way from the minimum 25-foot buffer for Wetland A. The entire street right-of-way must be relocated outside of the minimum wetland buffer.

    d. The grading plan must be revised to meet the Valley Branch Watershed District standards for grading within wetland buffers.

    e. The Grading and Storm Water Management Plan must be revised so that the subgrade of Street 1 is above the HWL for infiltration basin 5A on Outlot D.

    f. Maintenance access roads must be relocated or improved to meet City standard requirements.

    g. The Preliminary Plat must be revised to provide additional details for the proposed improvements to the City park property adjacent to Goose Lake and the City's lift station to demonstrate that the improvements can be completed as shown.

19) The applicant shall work with the Planning Staff to name all streets in the subdivision prior to submission of a final plat.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Hammes Estates preliminary plat:

- That the Hammes Estates preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Hammes Estates preliminary plat complies with the City's LDR- Urban Low Density Residential zoning district.
- That the Hammes Estates preliminary plat complies with the City's subdivision ordinance.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Hammes Estates preliminary plat with the 19 conditions of approval as listed in the Staff report. Suggested motion:

"Move to recommend approval of the Hammes Estates preliminary plat with the 19 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report."

ATTACHMENTS:

1. Location Map
2. Application Forms and Project Narrative
3. Preliminary Plat and Plans (25 sheets)
4. Wetland Buffer Encroachment Sketch
5. Hammes Wetland Report
6. Review Comments:
    a. City Engineer
    b. Washington County
    c. Valley Branch Watershed District
    d. Fire Chief
    e. Landscape Consultant

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



Location Map: Hammes Estates Plat (PID: 34.029.21.13.0001)

THE CITY OF LAKE ELMO

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

Hammes Property

0 250 500 1,000 Feet

1"=500'

N

Date Received: ____
Received By: ____
LD File#: ____

LAKE ELMO

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

PRELIMINARY PLAT APPLICATION

Applicant: Hammes West LLC Brian McGoldrick
Address: 36 Moonlight Bay Stillwater, MN
Phone #: 651-387-1000
Email Address: brianjmcgoldrick@hotmail.com

Fee Owner: Ellie Hammes
Address: 187 Forest Ave
Phone #: 651 274-6054
Email Address: Maplewood MN 55109

Property Location (Address and Complete (long) Legal Description: See Attached ALTA Survey

General information of proposed subdivision: Proposed Single-family Residental development will create 165 lots

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: Brian McGoldrick Date: 3/7/14

City Use Only
Planning, Zoning District
Reviewed by: ____ Date: ____
Subject to the following conditions: ____

Engineering Reviewed by ____ Date: ____
Subject to the following conditions: ____

THE CITY OF
LAKE ELMO

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.

Hammes West LLC

Signature of applicant Brian J. McGoldrick Date 3/7/14

Name of applicant BRIAN McGoldrick Phone 651. 387-1000
(Please Print)

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

THE CITY OF
LAKE ELMO

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 HAMMES WEST LLC
(Please Print)

Street address/legal description of subject property
South 1/2 of the Northeast Quarter, Section 34, Township 29, Range 21, except the east 60 feet of the North 967 feet, and except the Parcel 3 of Washington County Highway Right of Way 49-198, Washington County Minnesota.

Eleanor Hammes
Signature

3/7/14
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.

THE CITY OF
LAKE ELMO

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

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(Please Print)

Street address/legal description of subject property

South 1/2 of the Northeast Quarter, Section 34, Township 29, Range 21, except the east 60 feet of the North 967 feet, and except the Parcel 3 of Washington County Highway Right of Way 49-198, Washington County Minnesota.

x Edward R Kuhlman
Signature

3/7/14
Date

Edward Kuhlman, Personal Representative of the estate of Earl R Hammes

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.

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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.

THE CITY OF
LAKE ELMO

Lake Elmo City Hall
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3800 Laverne Avenue North
Lake Elmo, MN 55042

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Name of applicant HAMMES WEST LLC
(Please Print)

Street address/legal description of subject property

South 1/2 of the Northeast Quarter, Section 34, Township 29, Range 21, except the east 60 feet of the North 967 feet, and except the Parcel 3 of Washington County Highway Right of Way 49-19B, Washington County Minnesota.

Eleanor Hammes — 3/7/14
Signature — Date

as attorney in fact for Leo Hammes

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.

THE CITY OF
LAKE ELMO

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 Hammes West LLC
(Please Print)

Street address/legal description of subject property

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;

Dorothy H. Lyons — 3/19/14
Dorothy H. Lyons — 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.

HAMMES ESTATES 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. *It is anticipated the zoning will be changed to LDR, Low Density Residential in conjunction with the preliminary plat process.*
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. General Information:

Proposed Name:	Hammes Estates
Proposed Lots:	165
Open Space:	20+ acres

d. Issues since Sketch Plan. At the sketch plan stage, Lake Elmo Planning staff requested a buffer for the Stonegate neighborhood on the north and west as well as a small playground, such as a "tot lot", for use by residence in the existing neighborhood. The current plan has extensive trails throughout a linear park and encompasses a 20+ acre buffer between the Hammes and Stonegate developments. A small community play area with fishing pier is planned on the northeast corner of the property along the city-owned parcel.

e. Intent of Project. The intent of the project is to convert a prior mining operation into a progressive, thriving community encompassing a broad range of home with varying values. The project is structured to utilize various lot sizes and designs together with a buffer zone to enhance the open space between the new lots and the adjoining neighborhood.

f. Proposed Density. All of the lots will meet or exceed the minimum standards of the LDR Low Density Residential zoning district. The density of the project is 2.11 units per gross area and 2.67 units per net area. These are within the density allowed in the

Comprehensive Plan (2.5 per 4 units of net density allowed.) The average lot width for the custom lots are approximately 82 feet and the average lot width for the national builder lots is 75 feet. The minimum lot area within the LDR is 8,000 square feet; therefore, no variance or exceptions are anticipated.

g. Proposed Infrastructure Improvements and Phasing.

The project intends to use sanitary sewer and water which have been installed by the City of Lake Elmo on the east side of the 78-acre parcel.

The owners plan to begin reclamation of the mining site in mid-March, which shall encompass moving and testing of approximately 500,000 yards of fill that have been brought into the site.

The homes will be accessed by streets designed with the new standard urban street section. This will feature concrete curb and gutter sections where appropriate with bituminous surfacing and sections built to the depth and thickness appropriate for the traffic anticipated.

The storm water facilities will be designed in accordance with the requirements of the Valley Branch Watershed District.

The project shall include walking/hiking trails proposed to be bituminous surface 8 feet wide.

The first phase will include 50 custom lots and 70 national builder lots, primarily in the northern one half of the 78-acre site.

The project includes extensive efforts to save and replenish as many trees as possible under the following guidelines:

<u>Tree Replacement requirements</u> (based on current plans – efforts to save more trees will continue to be refined):

- 958 caliper inches of plantings need to be replaced
- Equivalent amount of tree plantings = 383 trees (at minimum size of 2-1/2")

<u>Landscape Requirements:</u>

- 5 trees per disturbed acre = 336 trees (minimum size of 2-1/2")

- 1 street tree every 50' of street frontage = 328 trees (minimum size of 2-1/2")
- TOTAL = 664 trees

Landscape and Tree Replacement Proposed:

- Street Trees: 348trees (approx. 50' on center)
- Other overstory trees: 51 trees (green & open space areas)
- Future Yard trees (2 per lot, by builder): 330 trees (in either front or back yards)
- Evergreen Trees: 129 trees (mostly buffer trees)
- Ornamental Trees: 40 trees (accent trees)
- TOTAL TREES PROVIDED: 898 Trees Total

The current proposal is 149 trees short of the new requirements, however, the applicant is requesting some flexibility in meeting these guidelines due to the following factors:

The old code required 6 trees per disturbed acre and one boulevard tree for every 50 feet utilizing 1" to 1½" trees. The new code requires minimum size of 2½"" trees and does not allow any of the tree replacement planting to satisfy the landscape requirements. The new tree requirements result in the applicant being forced to plant double the amount of trees than the adjoining development.

h. Neighboring Property Issues. The only issue raised in response to the original proposal was the impact on the Stonegate development to the north and west. In order to address these concerns, the plan includes a transitional area along the 20 acre buffer with custom builder lots that are substantially larger than the lots in the southern portion of the development. This transition approach is designed to accentuate the buffering that was envisioned by the City to keep the newer projects from creating negative impacts on the existing homes.

i. Conflicts with Nearby Land Uses. The proposed project does not conflict with any of the nearby land uses. The development to the south is a higher density development than what this development. Significant efforts have been made to minimize disturbance to the adjoining development to the north and west.

A wetland delineation has been completed, and the project will meet all requirements of the Valley Branch Watershed District to minimize disturbances to and protect the existing wetlands and natural areas.

j. No Excess Burden. The phasing of the project and build-out of the infrastructure should not place any excessive burden on the Lake Elmo facilities and services since Lake Elmo has been mandated and anticipated the increase in residents to the community.

k. Proposed Lakeshore Access. The proposed project includes a small park in the northeast corner which shall include a small parking area, picnic tables and kayak/canoe racks and a small dock for use by the residents of the development. Access to this park will be from a short driveway immediately entering the development in the northeast corner - (lift station in on the south side of our entrance.

l. Proposed Parks and/or Open Space. The project includes approximately 20 acres of open space with 13.6 acres for parks, comprised of the outlot areas less any wetland and infiltration/ponding acres below the normal water level. In addition, there is other open space of 2.16 acres of ponding and infiltration areas below the normal water level.

m. Proposed Development Schedule.

- Preliminary Plat Submittal – March 7, 2014
- Valley Branch Submittal – March 7, 2014
- Planning Commission/City Council Meeting – Early to Mid-April, 2014
- Submit Final Plat for Initial Phase – May 5, 2014
- Complete Site Grading for the Initial Phase – June 15, 2014
- Final Plat Review Planning Commission/City Council Meetings – mid-June, 2014
- Start utilities/street work – June 15, 2014
- Street work complete – August 31, 2014

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Preliminary Plans

for

Plat, Site, Grading, Erosion Control, Utilities and Landscape

for

Hammes Property
Lake Elmo, Minnesota

Prepared for:

Ryland Homes
7599 Anagram Drive
Eden Prairie, Minnesota 55344
Contact: Mark Sonstegard
Phone: 952-229-6000
Fax: 952-229-6024

Prepared by:

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

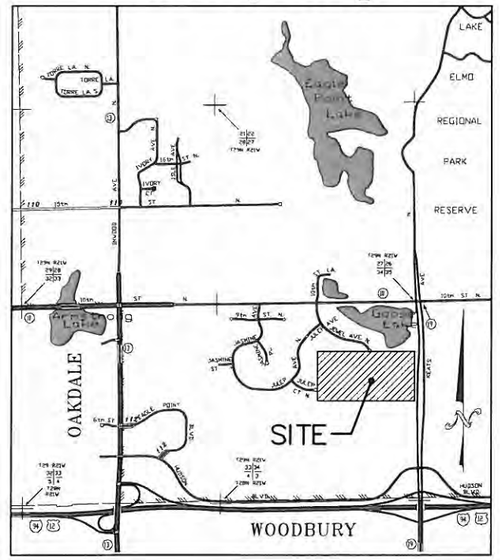
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

Westwood www.westwoodps.com

Project number: 0002905.00

Contact: Ryan M. Bluhm

Vicinity Map



(Not to Scale)

Sheet List Table	
Sheet Number	**Sheet Title**
1	Cover
2	Existing Conditions
3	Preliminary Plat Plan
4	Preliminary Street & Storm Sewer Plan
5	Preliminary Geometric Site Plan
6	Overall Preliminary Grading, Drainage & Erosion Control Plan
7	Preliminary Grading, Drainage & Erosion Control Plan
8	Preliminary Grading, Drainage & Erosion Control Plan
9	Preliminary Grading, Drainage & Erosion Control Plan
10	Preliminary Grading, Drainage & Erosion Control Plan
11	Preliminary Wetland Buffer Plan
12	Preliminary Wetland Buffer Plan
13	Preliminary Utility Plan
14	Details
15	Details
16	Details
17	Street Profiles
18	Street Profiles
19	Preliminary Landscape Plan
20	Preliminary Landscape Plan
21	Preliminary Tree Preservation Plan
22	Preliminary Tree Preservation Plan
23	Preliminary Tree Preservation Plan
24	Preliminary Tree Preservation Plan
25	PRELIMINARY TREE PRESERVATION PLAN

NO.	DATE	REVISION	SHEETS
1	04/08/14	CITY COMMENTS	ALL
2	05/02/14	CITY COMMENTS	ALL
3	06/06/14	CITY COMMENTS	1–18

NOT FOR CONSTRUCTION

Preliminary Plans
for
Plat, Site, Grading, Erosion Control, Utilities and Landscape
for
Hammes Property
Lake Elmo, Minnesota

Date: 02/20/14 Sheet: 1 of 25

0002905CVP01.dwg

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

JEWEL AVENUE NORTH

STONEGATE SUBDIVISION

PID 34.029.21.12.0003 Owner FANCY, TAMARA L & KEVIN C

PID 34.029.21.12.0004 Owner JOHNSON, JEFFREY P. & SUSAN M.

PID 34.029.21.12.0005 Owner KRIEMER, THOMAS A. & WENDY S. E.

PID 34.029.21.12.0006 Owner KRUEGER, WALTER J. & JANICE G.

PID 34.029.21.11.0008 Owner ANDERSON, MICHAEL O. & KATHY J.

PID 34.029.21.11.0005 Owner CITY OF LAKE ELMO

Edge of water per aerial photo

GOOSE LAKE
100 YEAR FLOOD
ELEV. = 932.00

21" FES
RCP (CONCRETE)
IE=924.24

21" FES
RCP (CONCRETE)
IE=924.45

Found Capped 1/2 inch Open Iron Pipe, cap unreadable

EX MH
RE=937.0
IE=916.5

34'

40'

Found Capped Iron Pipe, License No. 6743

EXISTING WETLAND A

North line of the South Half of the Northeast Quarter of Sec. 34, Twp. 29, Rge. 21

B10

2.27'

Existing Shed
16' x 22.5'

Existing House, very poor condition
26.5' x 33.5'

73.56'

91.81'

EXISTING WETLAND G

B14

EXISTING WETLAND J

Edge of ice as located by Westwood Professional Services, Inc, on January 20, 2014

EXISTING WETLAND F

B12

EXISTING WETLAND N

East line of the South Half of the Northeast Quarter of Sec. 34, Twp. 29, Rge. 21

B8

B9

EXISTING WETLAND B

S 1/2 OF THE NE 1/4 OF

ZONE A

Approximate edge of Zone "A"

West line of the east 60 feet of the North 967 feet of the South Half of the Northeast Quarter of Sec. 34, Twp. 29, Rge. 21

15.00'

60.00'

36.13'

EXISTING WETLAND E

EXISTING WETLAND C

Per digital files from FEMA

B13

Approximate edge of Zone "X"

30' Public Drainage & Utility Easement & Agreement per Doc. No. 3963740

Center of three gravel pit conveyor belts

R3/LDR ZONING

EXISTING 15' WIDE GRAVEL ROAD

East line of the South Half of the Northeast Quarter of Sec. 34, Twp. 29, Rge. 21

West line of the South Half of the Northeast Quarter of Sec. 34, Twp. 29, Rge. 21

EXISTING WETLAND D

EXISTING TREES

POND

B7

B11

15.00'

B15

EXISTING WETLAND K

EXISTING TREE LINE

Found Capped Iron Pipe, License No. 13057

JULEP COURT NORTH

18.17'

B6

SEC. 34 TWP. 29 RGE 21

EXISTING WETLAND L

B2

47.90'

B5

B4

South line of the east 60 feet of the North 967 feet of the South Half of the Northeast Quarter of Sec. 34, Twp. 29, Rge. 21

Found Capped Iron Pipe, License No. 5713

7.97'

Electrical Transmission Easement per Book 277 of Deeds, pages 553–554, amended by Doc. No. 705799 and Doc. No. 3145752, Information based on survey by Westwood Professional Services, Inc, dated 12/17/12 of adjoining property to south

EXISTING WETLAND M

B3

18.39'

EXISTING 18' WIDE GRAVEL ROAD

B1

18.00'

30' Public Drainage & Utility Easement & Agreement per Doc. No. 3963740

South line of the South Half of the Northeast Quarter of Sec. 34, Twp. 29, Rge. 21

Found Capped Iron Pipe, License No. 24992

Pipe direction unknown

Found Capped Iron Pipe Cap unreadable

Existing Fence 8.4 feet north of Property Line

Existing Fence on Property Line

Existing Fence 2.3 feet south of Property Line

PID 34.029.21.12.0002 Owner US HOME CORPORATION

PID 34.029.21.41.9004 Owner US HOME CORPORATION

SAVONA SUBDIVISION

SAVONA SUBDIVISION

EXISTING 12" WATER MAIN

Found Washington County Cast Iron Monument, East Quarter Corner of Sec. 34, Twp. 29, Rge. 21

POND

EXCEPTION

KEATS AVENUE

WASHINGTON COUNTY RIGHT OF WAY PLAT NO. 45 – 1983

C.S.A.H. 19

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.

NOTES:

EXISTING TOPOGRAPHY & CONDITIONS WERE OBTAINED FROM AN ALTA SURVEY COMPLETED BY WESTWOOD PROFESSIONAL SERVICES ON JANUARY 20, 2014.

NOT FOR CONSTRUCTION

0' 100' 200' 300'

0002905EXP01.dwg

Date: 02/20/14 Sheet: 2 OF 25

LEGEND

- BUSH/SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- WETLAND
- STEEL/WOOD POST
- SIGN–TRAFFIC/OTHER
- SIGN–TRAFFIC/OTHER
- MAIL BOX
- HANDICAPPED STALL
- PERC TEST
- MONITORING WELL
- CABLE TV BOX
- GAS METER
- STREET LITE
- GUY WIRE
- STORM MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- HAND HOLE
- TRAFFIC LIGHT
- GATE VALVE
- HYDRANT
- WATER METER
- CURB STOP BOX
- WATER MANHOLE
- WELL
- CABLE TV
- GAS LINE
- POWER OVERHEAD
- POWER POLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC TOWER
- SANITARY MANHOLE
- SEWER CLEANOUT
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- CONCRETE SURFACE
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- TELEPHONE OVERHEAD
- TELEPHONE UNDERGROUND
- WATERMAIN
- FENCE LINE
- DECIDUOUS TREE LINE
- CONIFEROUS TREE LINE
- CURB & GUTTER
- BITUMINOUS SURFACE

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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

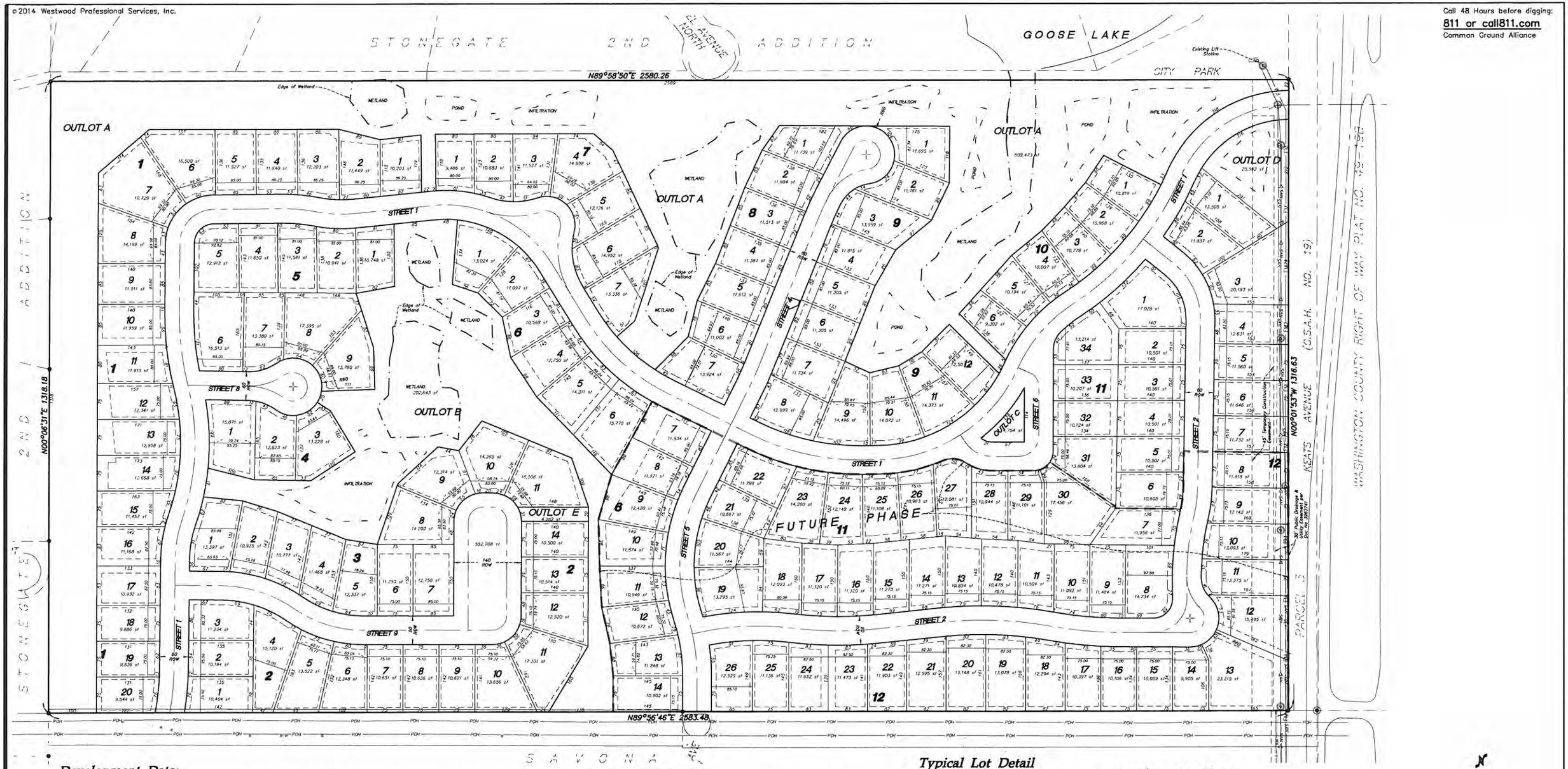
Hammes Property

Lake Elmo, Minnesota

Existing Conditions

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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:

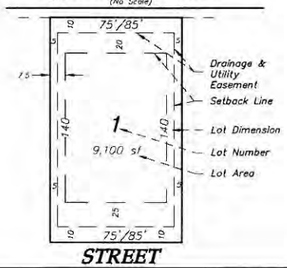
Name	Use	Ownership	Size
Outlot A	Park,Wetland, Ponding	City	13.99 ac.
Outlot B	Wetland, Ponding	City	4.65 ac.
Outlot C	Open Space	City	0.11 ac.
Outlot D	Ponding	City	0.59 ac.
Outlot E	Open Space	City	0.10 ac.

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 49-198, recorded September 18, 1985 as Doc. No 492530.

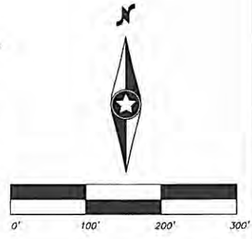
Typical Lot Detail

(No Scale)



Development Notes

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. 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.
5. STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB.
6. SIDE SETBACKS OF 7.5' & 7.5' (15' TOTAL) REPRESENTS THE AVERAGE OF CODE REQUIRED 5' & 10' (15' TOTAL) SETBACKS.



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

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TOLL FREE 1-888-937-5150
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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 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:

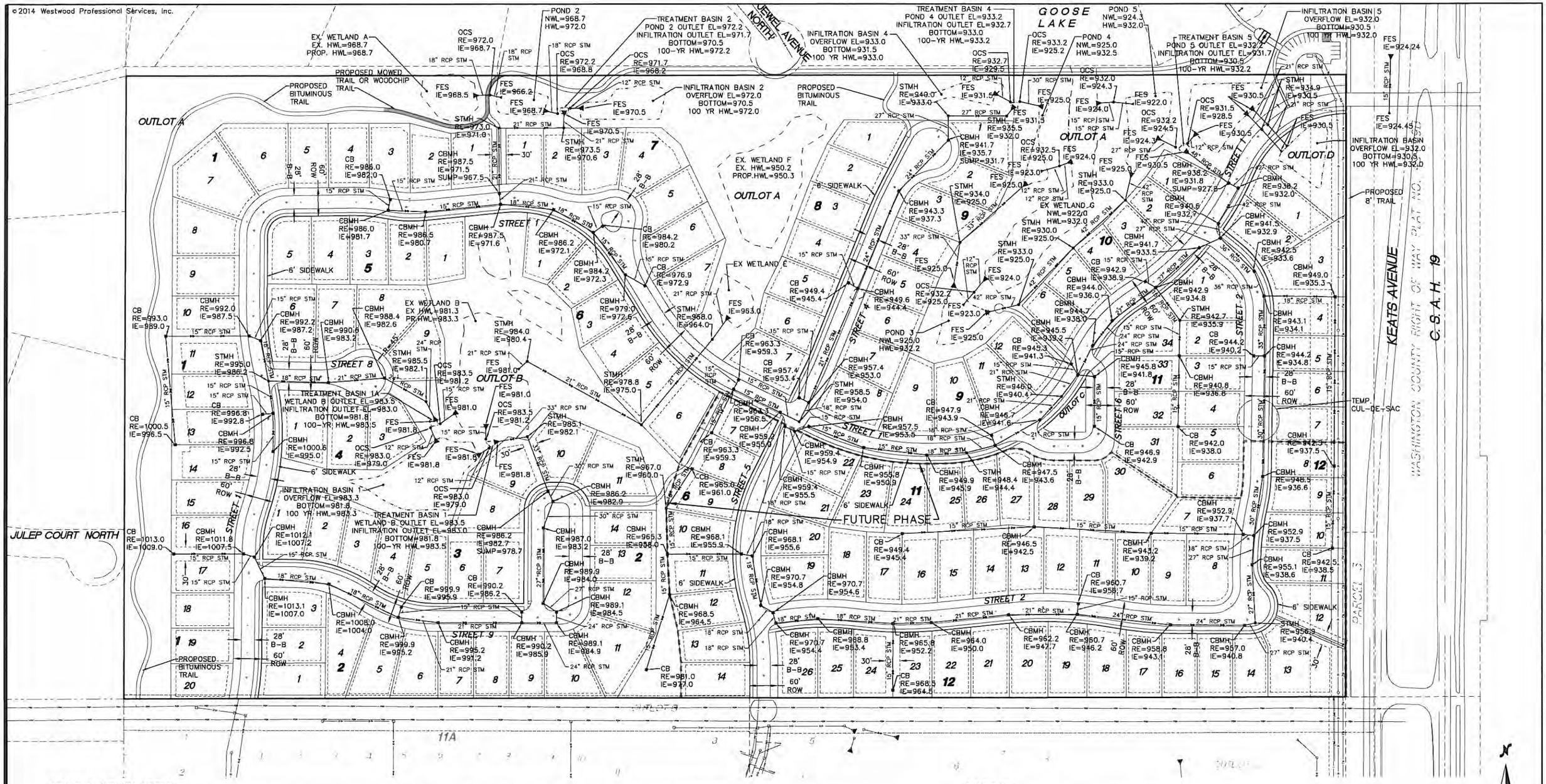
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Hammes Property

Lake Elmo, Minnesota

Preliminary Plat Plan

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GENERAL UTILITY NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 1999 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31,2005 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
- VERIFY EXISTING INVERT LOC. & ELEV. PRIOR TO BEGINNING CONSTRUCTION.
- THE WATER SERVICE SHALL BE INSTALLED WITH A MIN. OF 7.5 FT. OF COVER. THE CONTRACTOR SHALL VERIFY THE CITY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.
- ALL STORM SEWER PIPE SHALL BE CLASS 5 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

LEGEND

FUTURE	EXISTING	PROPOSED
Sanitary Sewer	Sanitary Sewer	Sanitary Sewer
Water	Water	Water
Hyd. w\Valve	Hyd. w\Valve	Hyd. w\Valve
Storm Sewer	Storm Sewer	Storm Sewer

0' 100' 200' 300'

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Date: 02/20/14 Sheet: 4 OF 25

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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.

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: RW
Record Drawing by/date:

Prepared for:

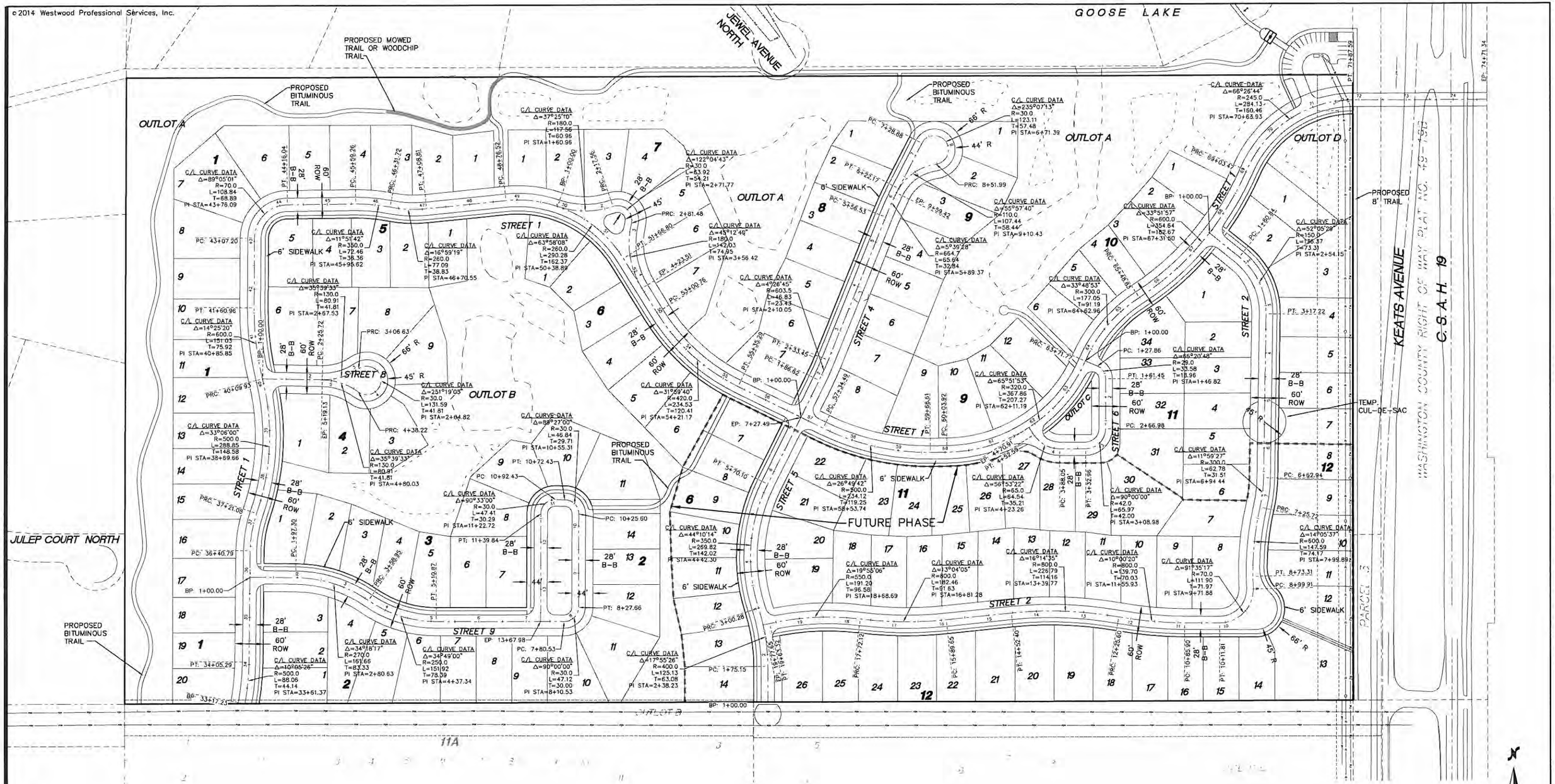
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Preliminary Street & Storm Sewer Plan

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Date: 02/20/14 Sheet: 5 OF 25

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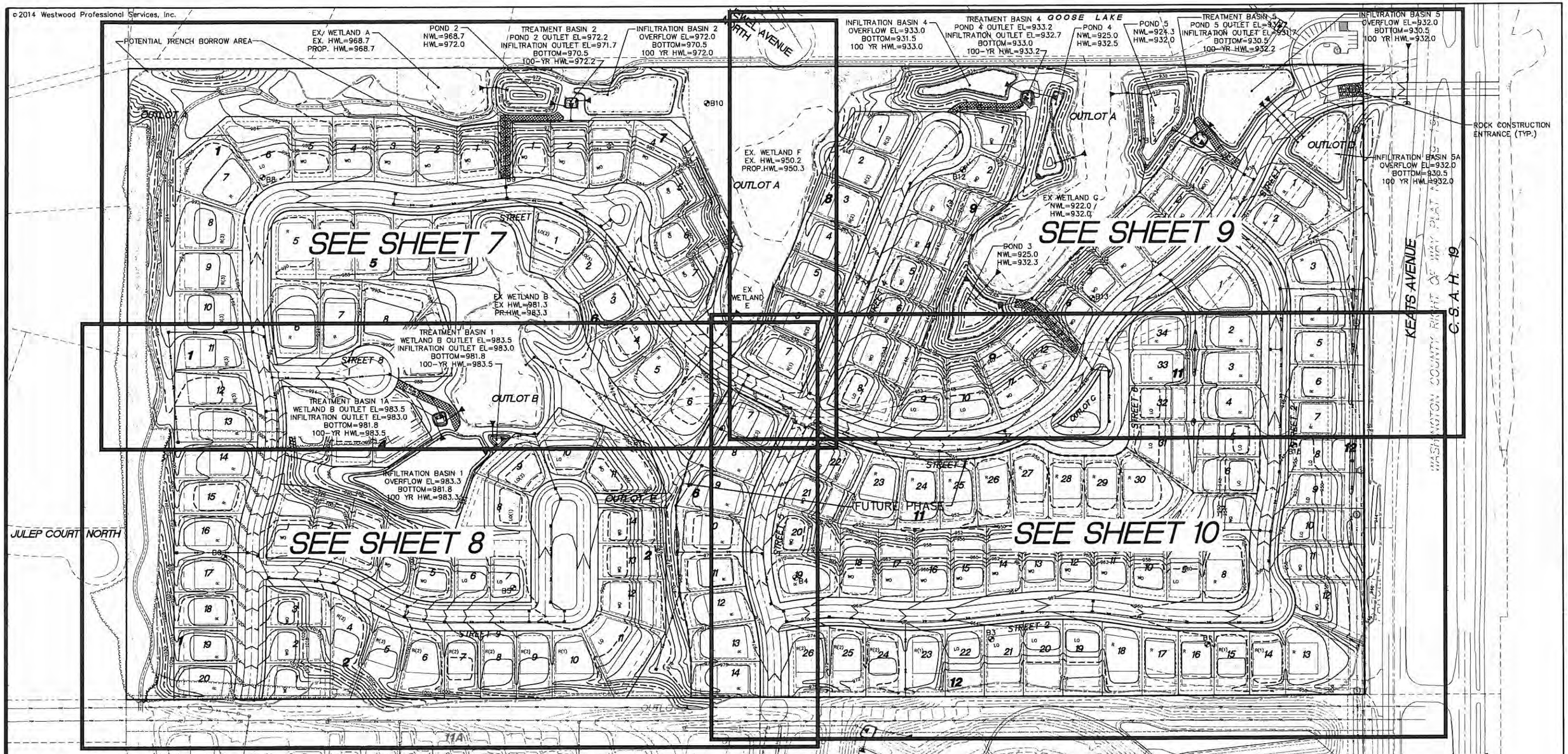
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Eden Prairie, Minnesota 55344

Hammes Property

Lake Elmo, Minnesota

Preliminary Geometric Site Plan

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GENERAL GRADING & DRAINAGE NOTES:

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL RCP FOR STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED
- ALL CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS ON PLANS REFLECT THE SUMPED ELEVATIONS.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES:

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.

NOTE:

TO PREVENT SOIL COMPACTION, THE PROPOSED INFILTRATION AREAS SHALL BE STAKED OFF AND MARKED DURING CONSTRUCTION TO PREVENT HEAVY EQUIPMENT AND TRAFFIC FROM TRAVELING OVER IT. IF INFILTRATION FACILITIES ARE IN PLACE DURING CONSTRUCTION ACTIVITIES, SEDIMENT AND RUNOFF SHALL BE KEPT AWAY FROM THE FACILITY, USING PRACTICES SUCH AS DIVERSION BERMS AND VEGETATION AROUND THE FACILITY'S PERIMETER. INFILTRATION FACILITIES SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED. THE FINAL PHASE OF EXCAVATION SHALL REMOVE ALL ACCUMULATED SEDIMENT AND BE DONE BY LIGHT TRACKED EQUIPMENT TO AVOID COMPACTION OF THE BASIN FLOOR. TO PROVIDE A WELL-AERATED, HIGHLY POROUS SURFACE, THE SOILS OF THE BASIN FLOOR SHALL BE LOOSENED TO A DEPTH OF AT LEAST 24 INCHES TO A MAXIMUM COMPACTION OF 85% STANDARD PROCTOR DENSITY PRIOR TO PLANTING.

LEGEND:

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- x 856.3 DENOTES EXISTING SPOT ELEVATION
- 86.30 DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- E.O.F DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES WETLANDS

0' 100' 200' 300'

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Date: 02/20/14 Sheet: 6 OF 25

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Westwood

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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

Hammes Property

Lake Elmo, Minnesota

Overall Preliminary Grading, Drainage & Erosion Control Plan

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POTENTIAL TRENCH BORROW AREA

EX. WETLAND A
EX. HWL=968.7
PROP. HWL=968.7

POND 2
NWL=968.7
HWL=972.0

TREATMENT BASIN 2
POND 2 OUTLET EL=972.2
INFILTRATION OUTLET EL=971.7
BOTTOM=970.5
100-YR HWL=972.2

INFILTRATION BASIN 2
OVERFLOW EL=972.0
BOTTOM=970.5
100 YR HWL=972.0

POND MAINTENANCE ACCESS

3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET (TYP.)

SILT FENCE (TYP.)

8' WIDE BIT. TRAIL

ALL STORM CATCH BASINS TO INCLUDE INLET PROTECTION (TYP.)

EXISTING TREES TO REMAIN

BIO-ROLL EROSION CHECKS (TYP.)

STREET 1

STREET 8

OUTLOT A

OUTLOT B

RETAINING WALL (TYP.)

EX. WETLAND F
EX. HWL=950.2
PROP.HWL=950.3

EX WETLAND E

EX WETLAND B
EX HWL=981.3
PR.HWL=983.3

TREATMENT BASIN 1A
WETLAND B OUTLET EL=983.5
INFILTRATION OUTLET EL=983.0
BOTTOM=981.8
100-YR HWL=983.5

B7 B8 B9 B10

Legend:

DENOTES SOIL BORING	DENOTES FUTURE STORM SEWER
DENOTES SILT FENCE	DENOTES EXISTING STORM SEWER
DENOTES HEAVY DUTY SILT FENCE	DENOTES PROPOSED STORM SEWER
DENOTES EXISTING CONTOURS	DENOTES EXISTING TREE LINE
DENOTES PROPOSED CONTOURS	DENOTES EXISTING SPOT ELEVATION
DENOTES PROPOSED INTERIM CONTOURS	DENOTES PROPOSED SPOT ELEVATION
DENOTES BIO-ROLL EROSION CHECKS	
DENOTES EMERGENCY OVERFLOW ELEVATION	
3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET	
DENOTES WETLANDS	

0' 50' 100' 150'

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Date: 02/20/14 Sheet: 7 OF 25

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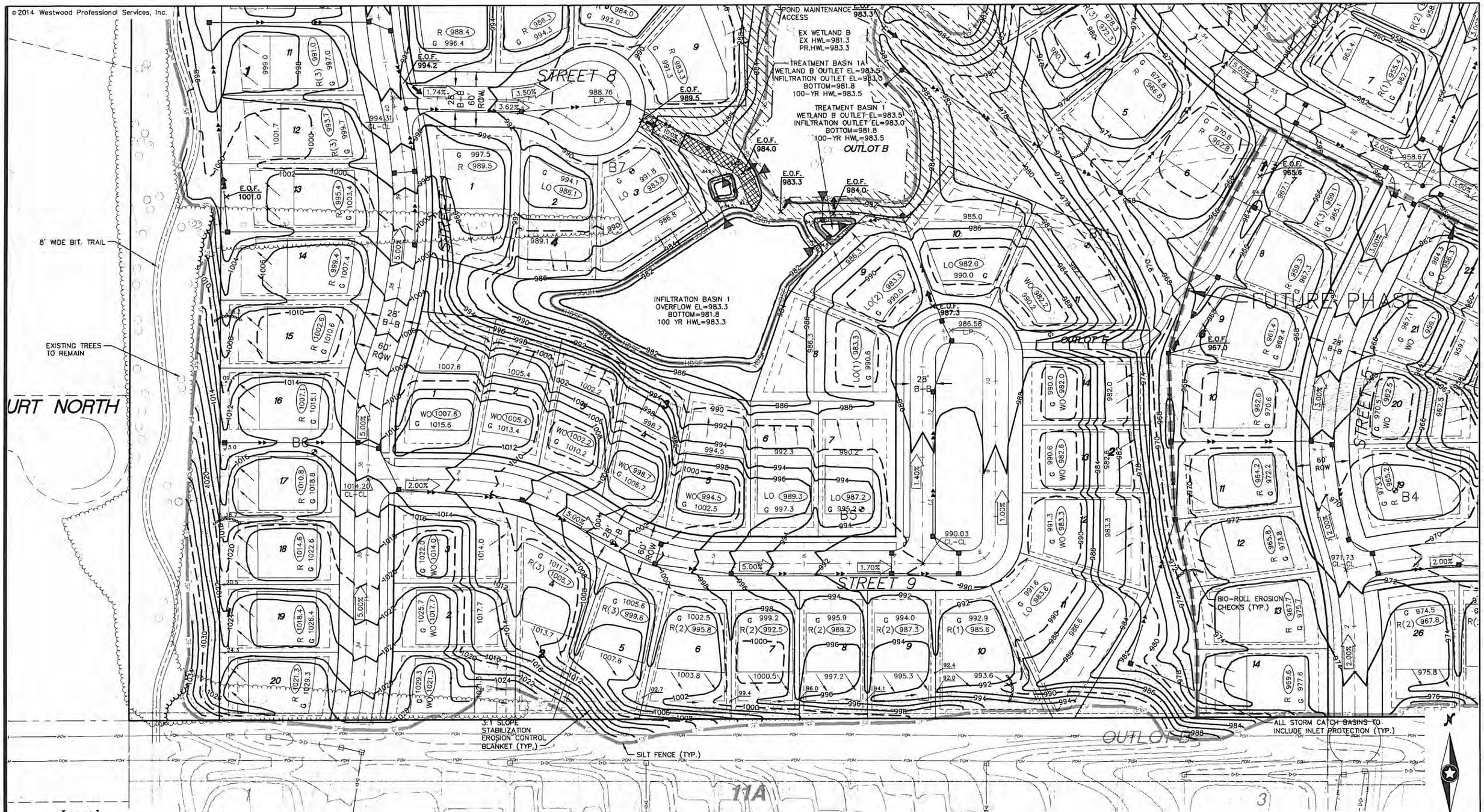
Ryland Homes
7599 Anagram Drive
Eden Prairie, Minnesota 55344

Hammes Property

Lake Elmo, Minnesota

Preliminary Grading, Drainage & Erosion Control Plan

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Legend:

DENOTES SOIL BORING	DENOTES FUTURE STORM SEWER	E.O.F.	DENOTES BIO-ROLL EROSION CHECKS
DENOTES SILT FENCE	DENOTES EXISTING STORM SEWER	E.O.F.	DENOTES EMERGENCY OVERFLOW ELEVATION
DENOTES HEAVY DUTY SILT FENCE	DENOTES PROPOSED STORM SEWER		3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET
DENOTES EXISTING CONTOURS	DENOTES EXISTING TREE LINE		DENOTES WETLANDS
DENOTES PROPOSED CONTOURS	DENOTES EXISTING SPOT ELEVATION		
DENOTES PROPOSED INTERIM CONTOURS	DENOTES PROPOSED SPOT ELEVATION		

0' 50' 100' 150'

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NOT FOR CONSTRUCTION

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Date: 02/20/14 Sheet: 8 OF 25

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Date: 06/06/14 License No. 41257

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Lake Elmo, Minnesota

Preliminary Grading, Drainage & Erosion Control Plan

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GOOSE LAKE

JEWEL AVENUE NORTH

POND MAINTENANCE ACCESS

INFILTRATION BASIN 4
OVERFLOW EL=933.0
BOTTOM=931.5
100 YR HWL=933.0

TREATMENT BASIN 4
POND 4 OUTLET EL=933.2
INFILTRATION OUTLET EL=932.7
BOTTOM=933.0
100-YR HWL=933.2

POND 4
NWL=925.0
HWL=932.5

POND 5
NWL=924.3
HWL=932.0

TREATMENT BASIN 5
POND 5 OUTLET EL=932.2
INFILTRATION OUTLET EL=931.7
BOTTOM=930.5
100-YR HWL=932.2

ROCK CONSTRUCTION ENTRANCE (TYP.)

INFILTRATION BASIN 5
OVERFLOW EL=932.0
BOTTOM=930.5
100 YR HWL=932.0

INFILTRATION BASIN 5A
OVERFLOW EL=932.0
BOTTOM=930.5
100 YR HWL=932.0

SILT FENCE (TYP.)

3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET (TYP.)

ALL STORM CATCH BASINS TO INCLUDE INLET PROTECTION (TYP.)

BIO-ROLL EROSION CHECKS (TYP.)

8' WIDE BIT. TRAIL

TEMP. CUL-DE-SAC

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

EX. WETLAND F
EX. HWL=950.2
PROP.HWL=950.3

EX WETLAND G
NWL=922.0
HWL=932.0

EX WETLAND E

STREET 1

STREET 2

STREET 4

STREET 6

KEATS AVENUE

C.S.A.H. 19

WASHINGTON COUNTY RIGHT OF WAY

Legend:

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- 980 DENOTES PROPOSED INTERIM CONTOURS
- DENOTES FUTURE STORM SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- x 856.3 DENOTES EXISTING SPOT ELEVATION
- x 66.30 DENOTES PROPOSED SPOT ELEVATION
- E.O.F. DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION
- 3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET
- DENOTES WETLANDS

0' 50' 100' 150'

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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

Hammes Property

Lake Elmo, Minnesota

Preliminary Grading, Drainage & Erosion Control Plan

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KEATS AVENUE
C. S. A. H. 19
WASHINGTON COUNTY RD

STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
FUTURE PHASE
OUTLOT C
TEMP CUL-DE-SAC
8' WIDE BIT. TRAIL
60' ROW
28' B-B
E.O.F. 965.6
E.O.F. 967.0
E.O.F. 950.9
E.O.F. 948.1
E.O.F. 943.0
E.O.F. 944.8
E.O.F. 944.5
E.O.F. 960.8
948.02 H.P.
945.47 CL-CL
947.33 CL-CL
958.67 CL-CL
971.73 CL-CL
958.22 CL-CL
955.45 H.P.
BIO-ROLL EROSION CHECKS (TYP.)
3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET (TYP.)
ALL STORM CATCH BASINS TO INCLUDE INLET PROTECTION (TYP.)
SILT FENCE (TYP.)

Legend:

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- 980 DENOTES PROPOSED INTERIM CONTOURS
- DENOTES FUTURE STORM SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- x 856.3 DENOTES EXISTING SPOT ELEVATION
- x 66.30 DENOTES PROPOSED SPOT ELEVATION
- E.O.F. DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION
- 3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET
- DENOTES WETLANDS

0' 50' 100' 150'

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Hammes Property

Lake Elmo, Minnesota

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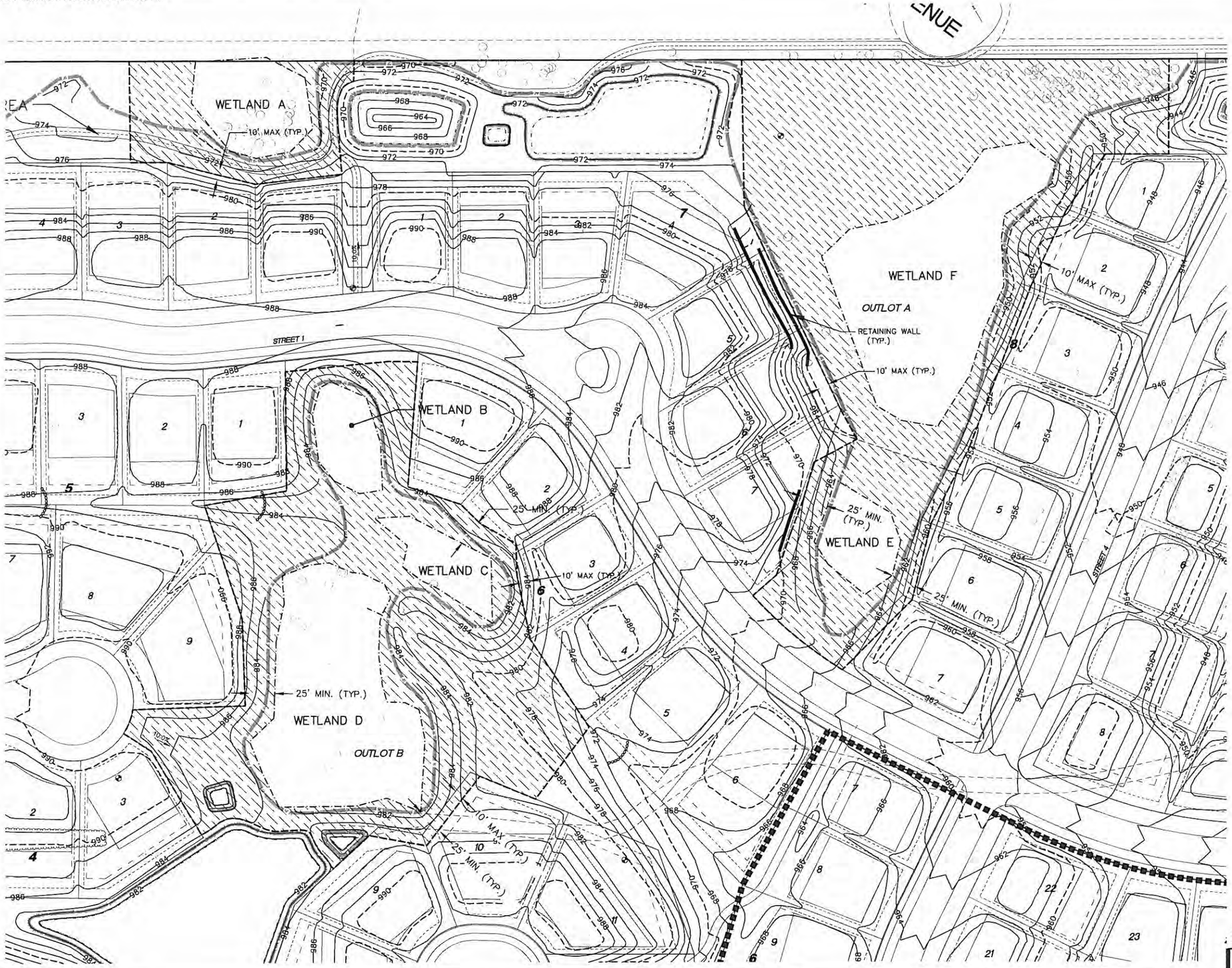
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Record Drawing by/date:	

Prepared for:

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LEGEND:

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- × 856.3 DENOTES EXISTING SPOT ELEVATION
- 68.30 DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. DENOTES EMERGENCY OVERFLOW ELEVATION
- PROPOSED WETLAND BUFFER AREA

Wetland	Existing Buffer	Proposed Buffer	Average Buffer Width
A	17,320 SF	14,371 SF	51.0 LF
B, C & D	78,945 SF	82,261 SF	58.0 LF
E	23,952 SF	20,152 SF	66.4 LF
F	72,409 SF	76,580 SF	95.2 LF

N

0' 50' 100' 150'

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Date: 02/20/14 Sheet: 11 OF 25

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Drawn: RW
Record Drawing by/date:

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Hammes Property

Lake Elmo, Minnesota

Preliminary Wetland Buffer Plan

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LEGEND:

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- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
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- 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

N

0' 50' 100' 150'

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

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06/06/14 CITY COMMENTS

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Prepared for:

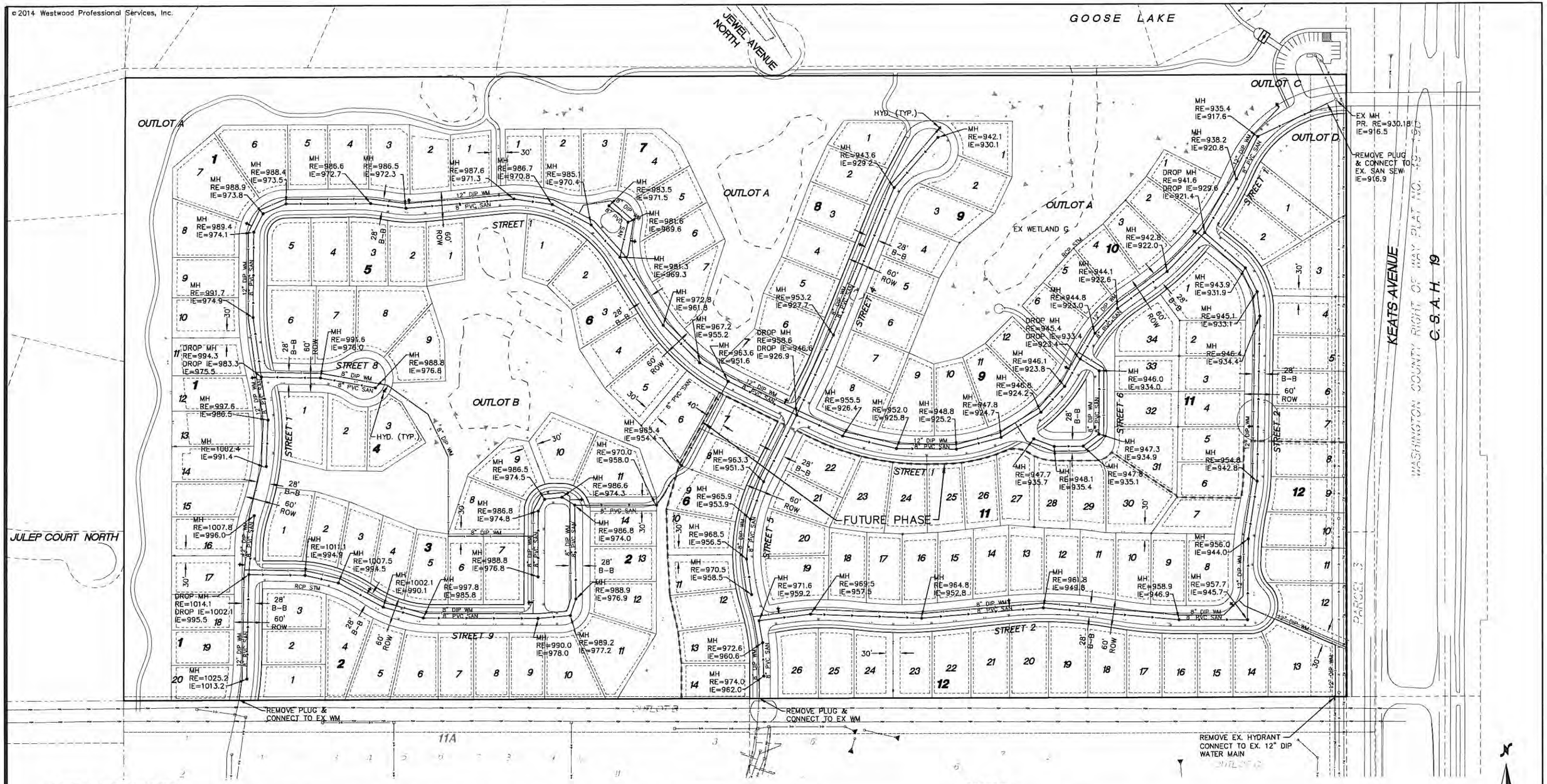
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Eden Prairie, Minnesota 55344

Hammes Property

Lake Elmo, Minnesota

Preliminary Wetland Buffer Plan

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GENERAL UTILITY NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 1999 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31,2005 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
- VERIFY EXISTING INVERT LOC. & ELEV. PRIOR TO BEGINNING CONSTRUCTION.
- THE WATER SERVICE SHALL BE INSTALLED WITH A MIN. OF 7.5 FT. OF COVER. THE CONTRACTOR SHALL VERIFY THE CITY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

LEGEND

FUTURE	EXISTING	PROPOSED
Sanitary Sewer	Sanitary Sewer	Sanitary Sewer
Water	Water	Water
Hyd. w\Valve	Hyd. w\Valve	Hyd. w\Valve
Storm Sewer	Storm Sewer	Storm Sewer

0' 100' 200' 300'

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Eden Prairie, Minnesota 55344

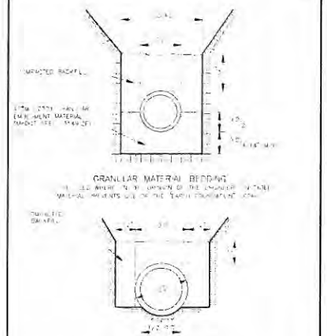
Hammes Property

Lake Elmo, Minnesota

Preliminary Utility Plan

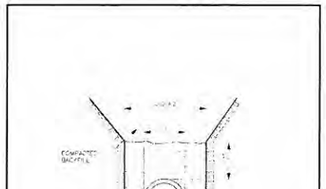
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EARTH FOUNDATION
PIPE FOUNDATION DETAILS

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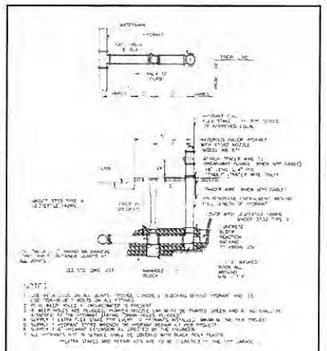


GRANULAR MATERIAL BEDDING METHOD

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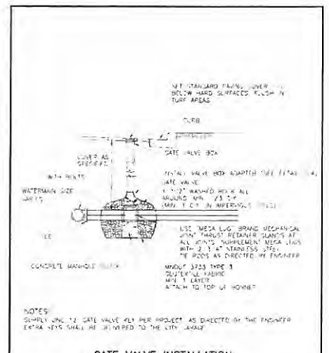
STANDARD PLAN NOTES
WATERMAIN PIPING

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 200A



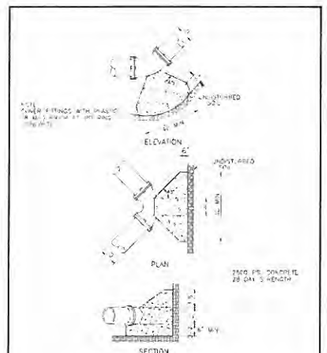
TYPICAL HYDRANT LAYOUT

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 201



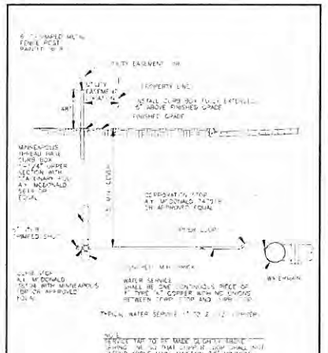
GATE VALVE INSTALLATION

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 203



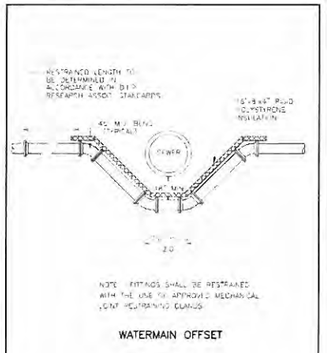
CONCRETE REACTION BACKING

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 206



WATER SERVICE ON DIP MAIN

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 207A

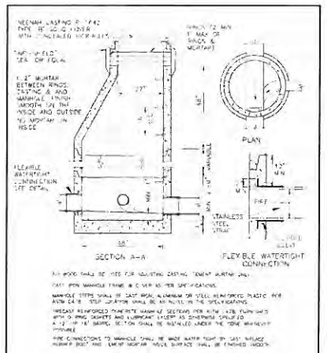


WATERMAIN OFFSET

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 210

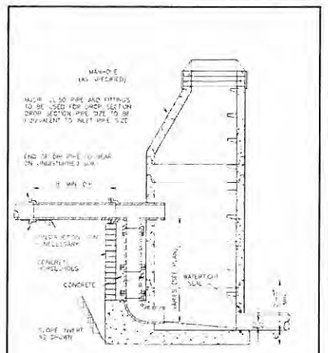
STANDARD PLAN NOTES
SANITARY SEWER PIPING

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 300A



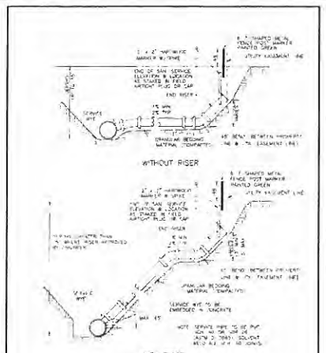
SANITARY SEWER MANHOLE, TYPE 301

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 301



SANITARY SEWER OUTSIDE DROP

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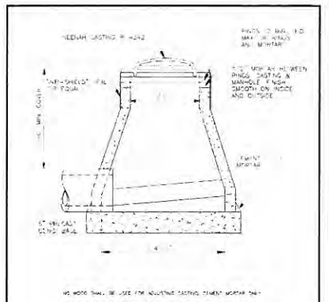


SANITARY SEWER SERVICE

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 314

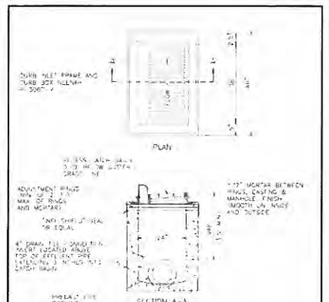
STANDARD PLAN NOTES
STORM SEWER PIPING

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 400A



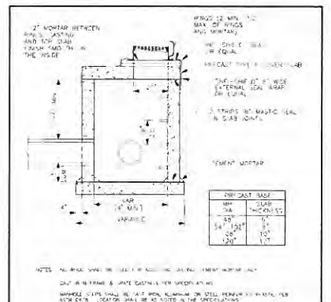
CATCH BASIN, TYPE 402

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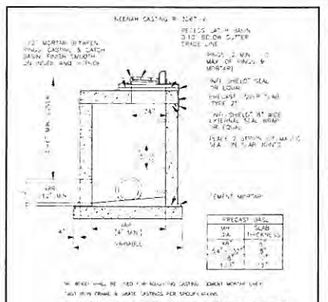
CATCH BASIN, TYPE 404

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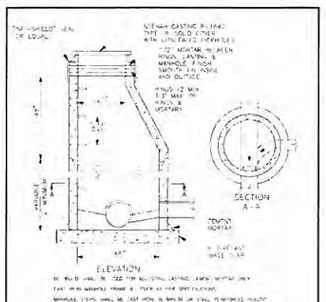
CATCH BASIN/MANHOLE WITH SUMP, TYPE 405

FEBRUARY 2013 | CITY OF LAKE ELMO | STANDARD DRAWING NO. 405



CATCH BASIN/MANHOLE, TYPE 406

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STORM SEWER MANHOLE, TYPE 407

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Date 06/06/14 License No. 41257

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05/02/14 CITY COMMENTS
06/06/14 CITY COMMENTS

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

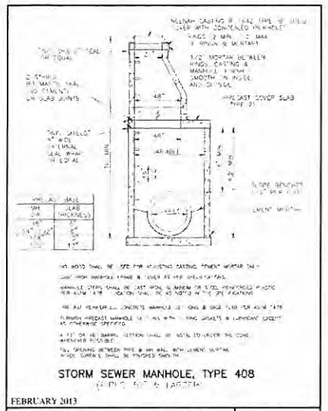
Prepared for:
Ryland Homes
7599 Anagram Drive
Eden Prairie, Minnesota 55344

Hammes Property
Lake Elmo, Minnesota

Details

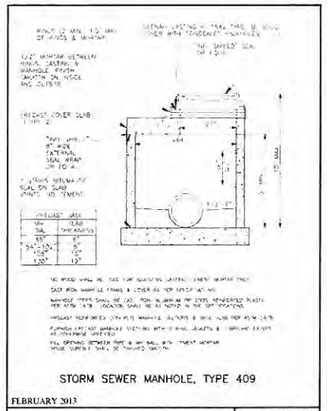
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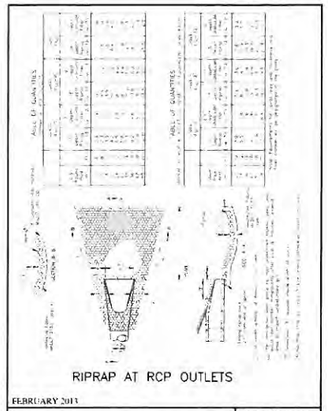
STORM SEWER MANHOLE, TYPE 408

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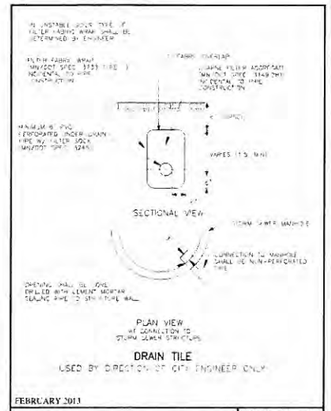
STORM SEWER MANHOLE, TYPE 409

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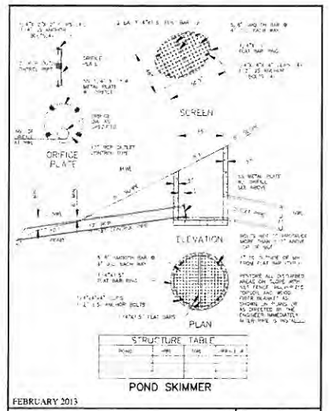
RIPRAP AT RCP OUTLETS

FEBRUARY 2013 | LAKE ELMO | CITY OF LAKE ELMO | STANDARD DRAWING NO. 411



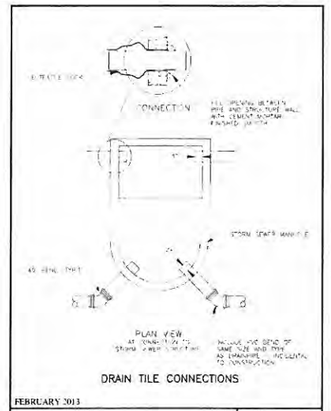
DRAIN TILE
USED BY DIRECTION OF CITY ENGINEER ONLY

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POND SKIMMER

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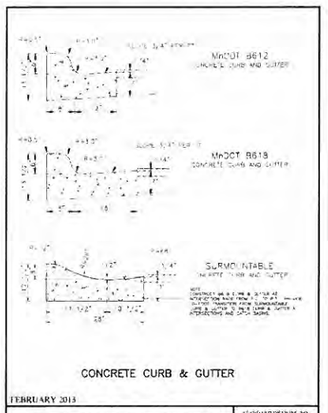
DRAIN TILE CONNECTIONS

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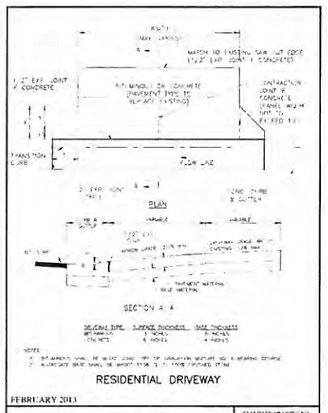
STANDARD PLAN NOTES
SIDEWALKS AND TRAILS

FEBRUARY 2013 | LAKE ELMO | CITY OF LAKE ELMO | STANDARD DRAWING NO. 900A



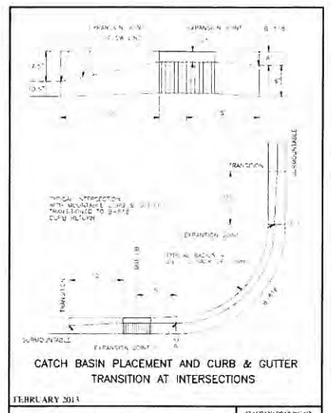
CONCRETE CURB & GUTTER

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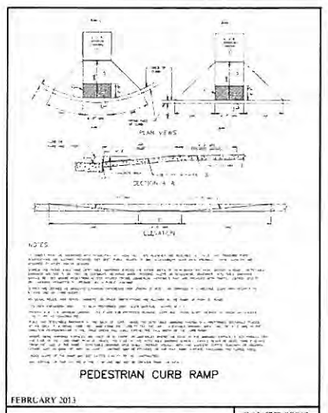
RESIDENTIAL DRIVEWAY

FEBRUARY 2013 | LAKE ELMO | CITY OF LAKE ELMO | STANDARD DRAWING NO. 904



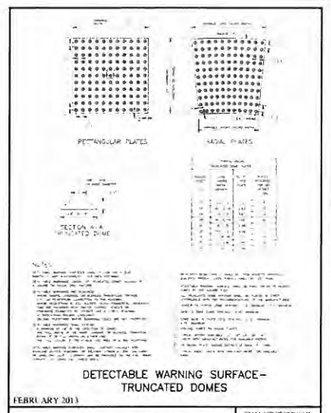
CATCH BASIN PLACEMENT AND CURB & GUTTER TRANSITION AT INTERSECTIONS

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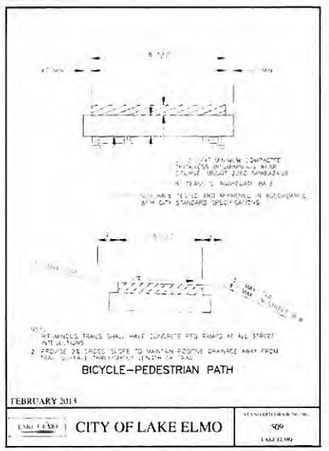
PEDESTRIAN CURB RAMP

FEBRUARY 2013 | LAKE ELMO | CITY OF LAKE ELMO | STANDARD DRAWING NO. 907



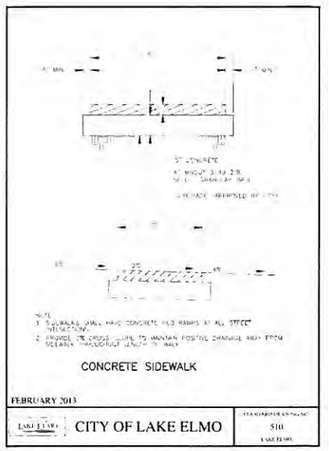
DETECTABLE WARNING SURFACE–
TRUNCATED DOMES

FEBRUARY 2013 | LAKE ELMO | CITY OF LAKE ELMO | STANDARD DRAWING NO. 908



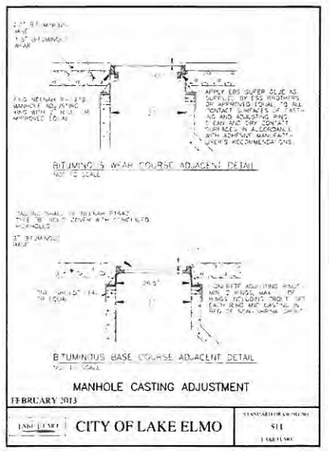
BICYCLE–PEDESTRIAN PATH

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CONCRETE SIDEWALK

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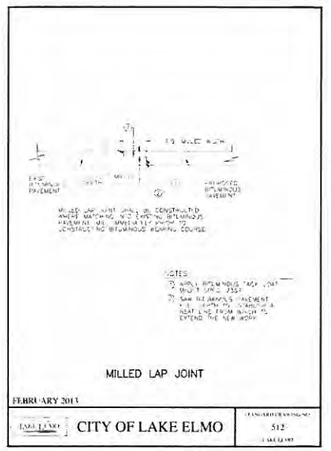


BITUMINOUS WEAR COURSE ADJACENT DETAIL

BITUMINOUS BASE COURSE ADJACENT DETAIL

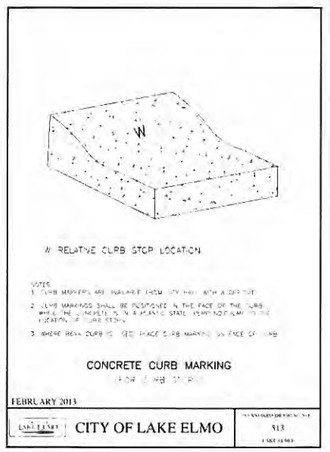
MANHOLE CASTING ADJUSTMENT

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MILLED LAP JOINT

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W RELATIVE CURB STOP LOCATION

CONCRETE CURB MARKING

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Date: 02/20/14 Sheet: 15 OF 25

Hammes Property

Lake Elmo, Minnesota

Details

Westwood

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

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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.

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

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STANDARD PLAN NOTES
GRADING AND EROSION CONTROL PLANS
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 600A

STANDARD PLAN NOTES
GRADING AND EROSION CONTROL PLANS
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 600B

STANDARD PLAN NOTES
GRADING AND EROSION CONTROL PLANS
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 600C

STANDARD PLAN NOTES
SITE RESTORATION PLANS
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 600D

SILT FENCE
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 601

DITCH CHECK (FIBER ROLL)
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 603

WIMCO RD-23 OR APPROVED EQUAL

SEDIMENT CONTROL AROUND STORM SEWER INLET
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 604

ROCK CONSTRUCTION ENTRANCE
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 605

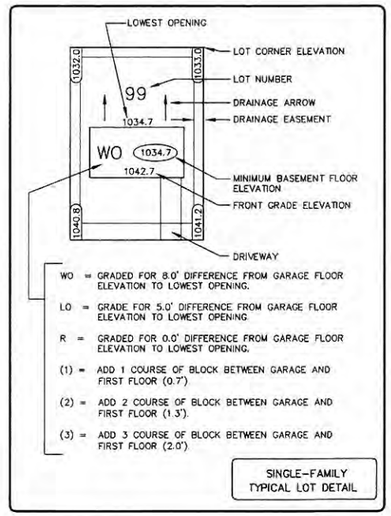
SANITARY, WATER & DRAIN TILE SERVICE INSTALLATION
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 712

TYPICAL SERVICE PROTECTION
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 713

TYPICAL LOCAL RESIDENTIAL STREET SECTION
(MINIMUM 7-TON DESIGN)
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 801

TYPICAL RIGHT OF WAY LAYOUT
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 909

URBAN STREET UTILITY LOCATION
FEBRUARY 2013
CITY OF LAKE ELMO
STANDARD DRAWING NO. 906



WO = GRADED FOR 8.0' DIFFERENCE FROM GARAGE FLOOR ELEVATION TO LOWEST OPENING.

LO = GRADE FOR 5.0' DIFFERENCE FROM GARAGE FLOOR ELEVATION TO LOWEST OPENING.

R = GRADED FOR 0.0' DIFFERENCE FROM GARAGE FLOOR ELEVATION TO LOWEST OPENING.

(1) = ADD 1 COURSE OF BLOCK BETWEEN GARAGE AND FIRST FLOOR (0.7').

(2) = ADD 2 COURSE OF BLOCK BETWEEN GARAGE AND FIRST FLOOR (1.3').

(3) = ADD 3 COURSE OF BLOCK BETWEEN GARAGE AND FIRST FLOOR (2.0').

SINGLE-FAMILY TYPICAL LOT DETAIL

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0002905DTP05.dwg

Date: 02/20/14 Sheet: 16 OF 25

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

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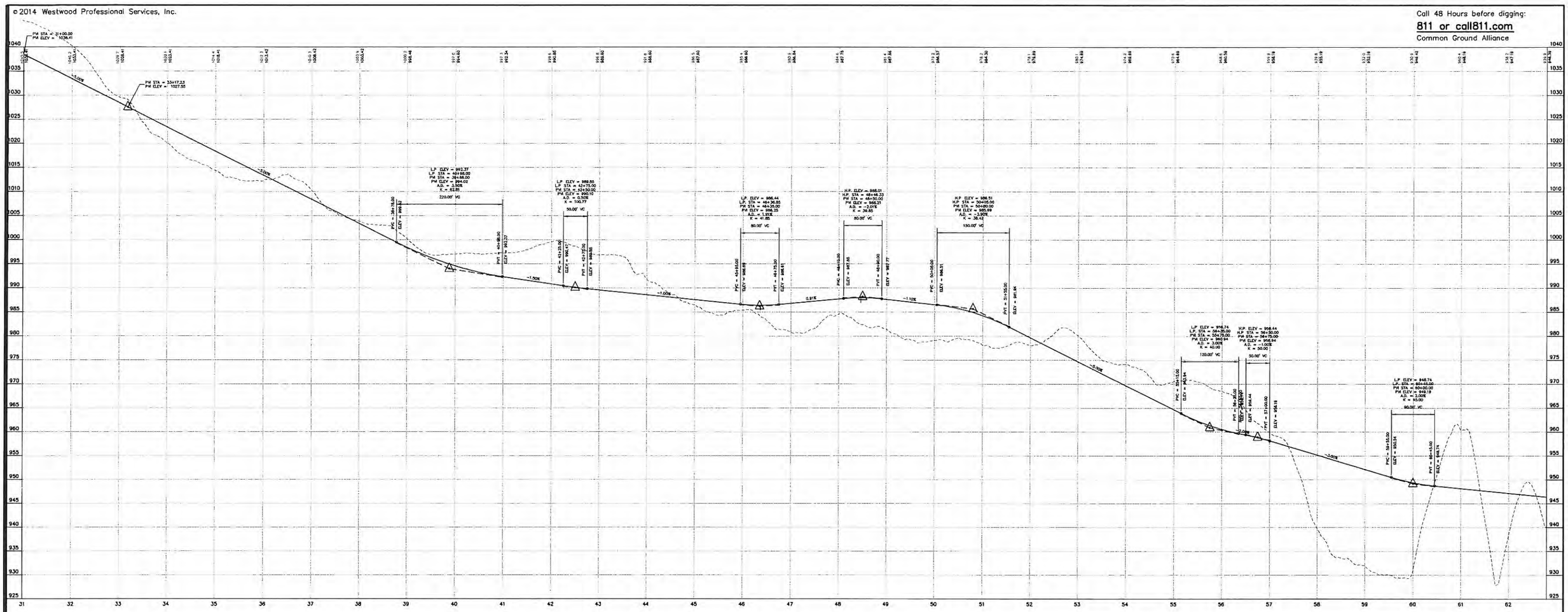
Prepared for:
Ryland Homes
7599 Anagram Drive
Eden Prairie, Minnesota 55344

Hammes Property
Lake Elmo, Minnesota

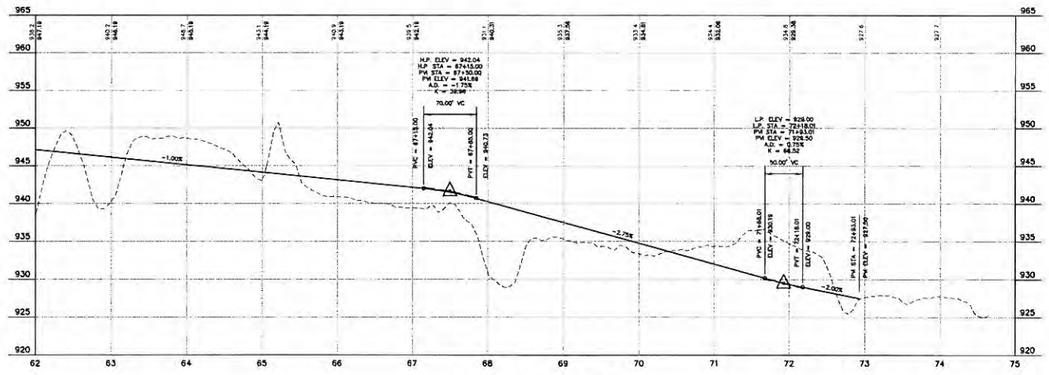
Details

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Street 1



Street 1

0' 100' 200' 300'

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Date: 02/20/14 Sheet: 17 OF 25

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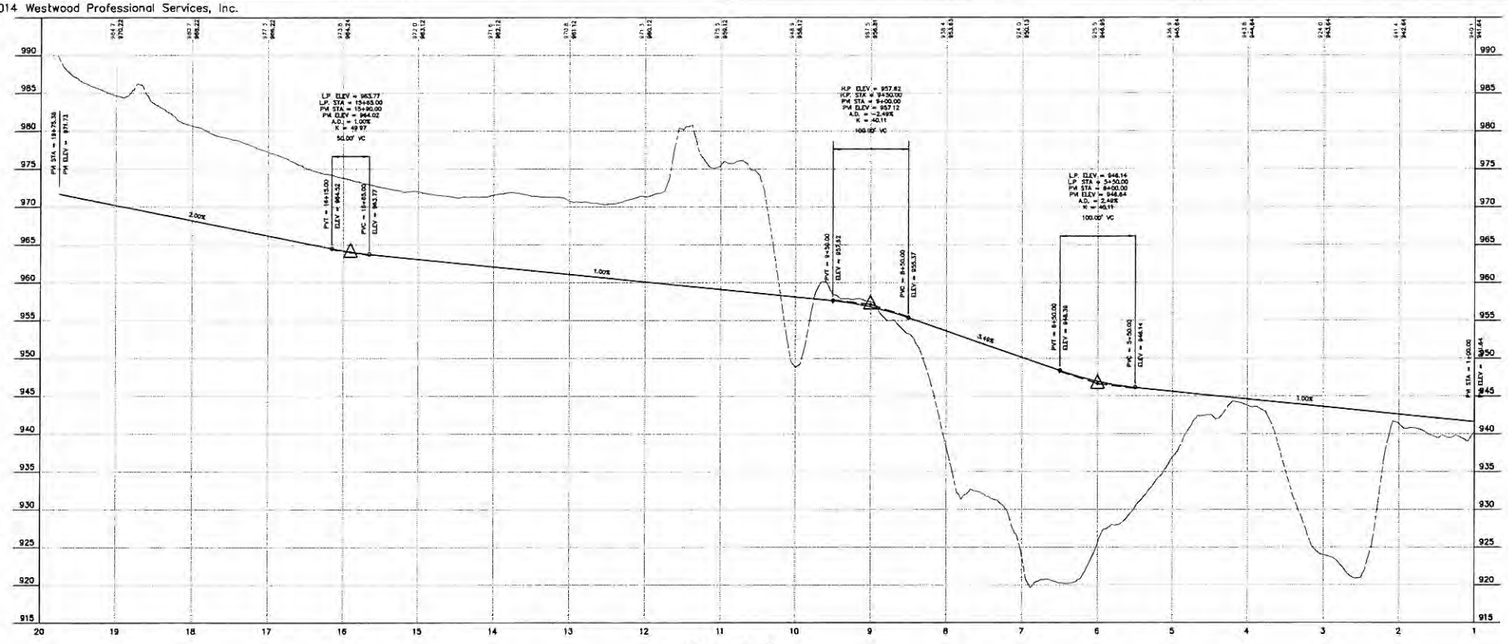
Ryland Homes
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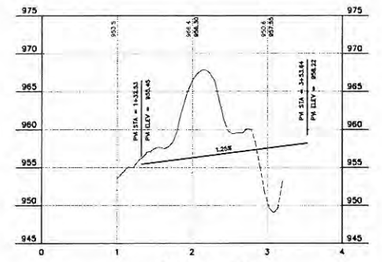
Lake Elmo, Minnesota

Street Profiles

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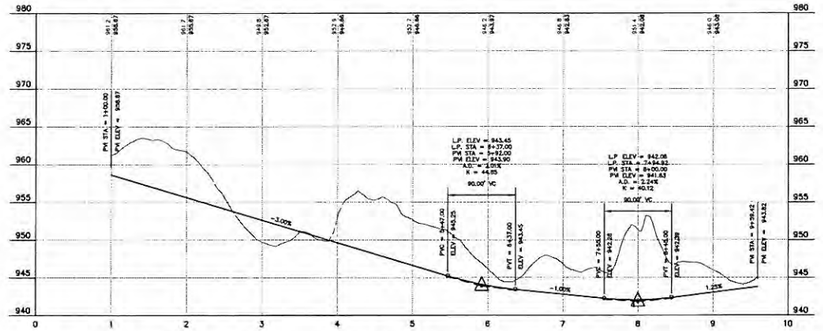


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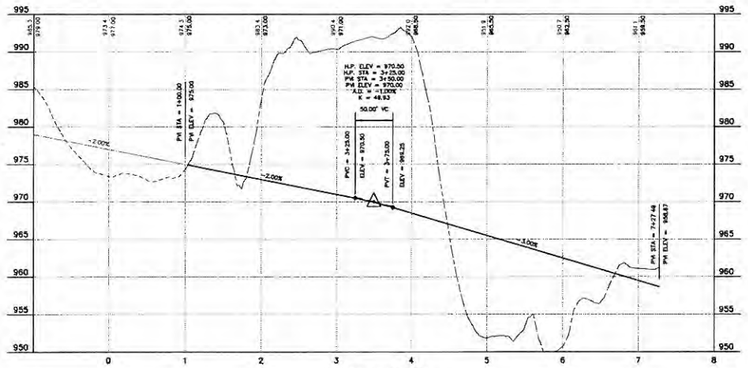


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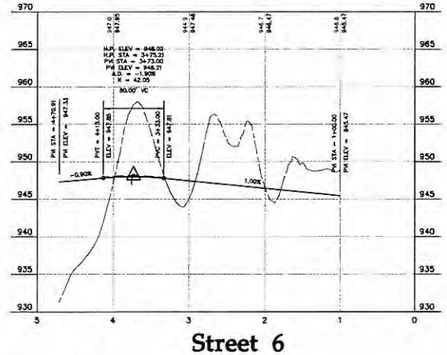
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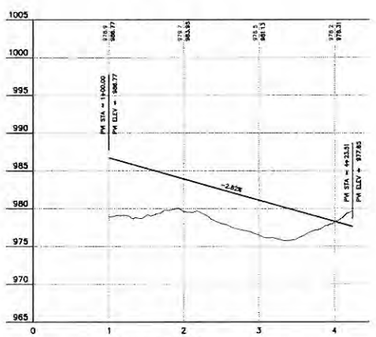
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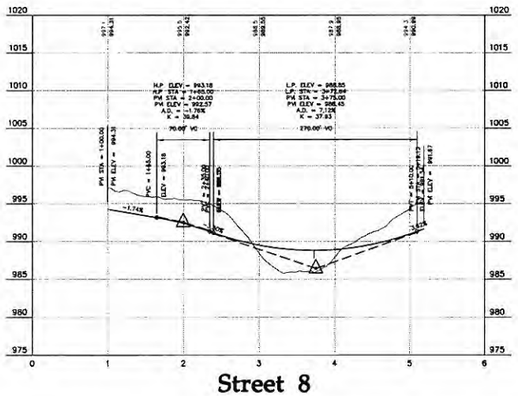
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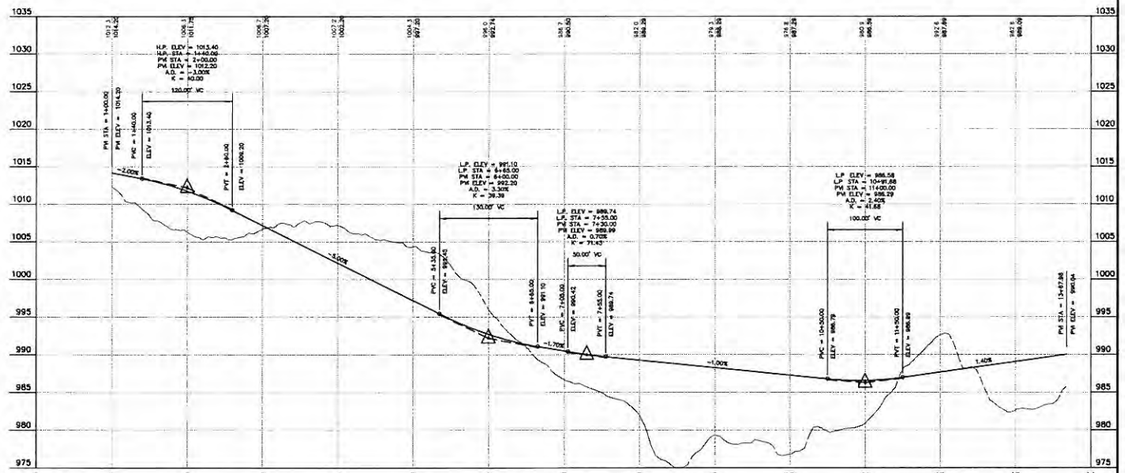
Street 6



Street 7



Street 8



Street 9

0' 100' 200' 300'

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Date: 02/20/14 Sheet: 18 OF 25

Hammes Property

Lake Elmo, Minnesota

Street Profiles

Westwood

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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

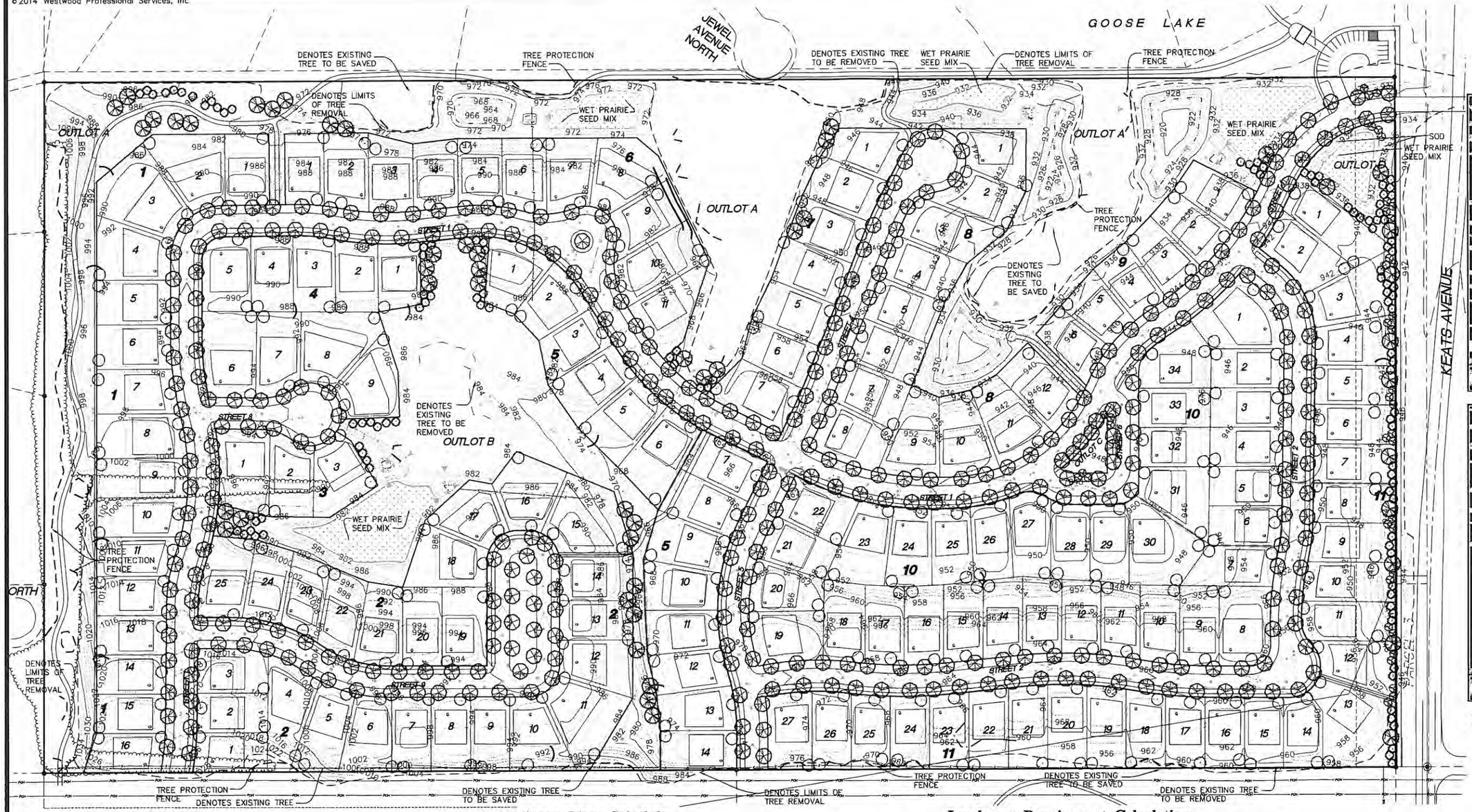
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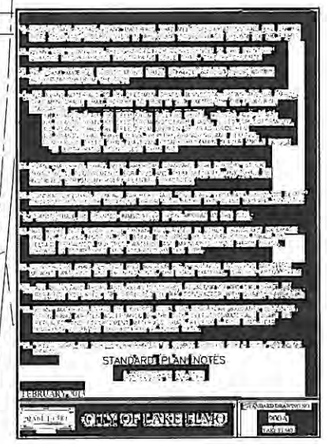
Prepared for:

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**ADDITIONAL NOTES:
- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.

Preliminary Plant Schedule

SYMBOL	QTY	COMMON/BOTANICAL NAME	SIZE
OVERSTORY – STREET TREE	348	Sugar Maple / Acer saccharum	2.5" BB
		Autumn Blaze Maple / Acer x freemanii 'Jeffers Red'	2.5" BB
		Northwood Maple / Acer rubrum 'Northwood'	2.5" BB
		Skyline Honeylocust / Gleditsia triacanthos inermis 'Skycole'	2.5" BB
OVERSTORY – OTHER	50	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB
		Red Oak / Quercus rubra	2.5" BB
		Swamp White Oak / Quercus bicolor	2.5" BB
		Bur Oak / Quercus macrocarpa	2.5" BB
		Hackberry / Celtis occidentalis	2.5" BB
OVERSTORY – YARD TREE	328	Boulevard Linden / Tilia americana 'Boulevard'	2.5" BB
		Greenspire Linden / Tilia cordata 'Greenspire'	2.5" BB
		Discovery Elm / Ulmus davidiana var. japonica 'Discovery'	2.5" BB
		Princeton Elm / Ulmus americana 'Princeton'	2.5" BB

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY

Preliminary Plant Schedule

SYMBOL	QTY	COMMON/BOTANICAL NAME	SIZE
ORNAMENTAL	39	River Birch / Betula nigra	6' HT., BB CLUMP
		Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB
		Japanese Tree Lilac / Syringa reticulata	6' HT., BB CLUMP
		Allegheny Serviceberry / Amelanchier laevis	6' HT., BB CLUMP
		Whitespire Birch / Betula populifolia 'Whitespire'	2" BB
		Prairiefire Crab / Malus 'Prairiefire'	2" BB
		Profusion Crab / Malus 'Profusion'	2" BB
		Spring Snow Crab / Malus 'Spring Snow'	2" BB
EVERGREEN	113	Black Hills Spruce / Picea glauca densata	6' HT., BB
		Colorado Green Spruce / Picea pungens	6' HT., BB
		Austrian Pine / Pinus nigra	6' HT., BB
		Norway Pine / Pinus resinosa	6' HT., BB
		Scotch Pine / Pinus sylvestris	6' HT., BB
		White Pine / Pinus strobus	6' HT., BB

NOTE. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY

Landscape Requirement Calculations

GENERAL LANDSCAPE REQUIREMENTS: FIVE TREES PER ACRE X SITE AREA (67.1 AC) (2-1/2" cal inches)	= 336 TREES REQUIRED
STREET TREE REQUIREMENTS: 1 TREE PER 50 STREET FRONTAGE (16,381 LF) (2-1/2" cal inches)	= 328 TREES REQUIRED
SUBTOTAL LANDSCAPE REQUIREMENTS:	= 664 TREES REQUIRED
TREE REPLACEMENT REQUIREMENTS: (863 cal inches / 2.5" cal in per tree)	= 345 TREES REQUIRED
OVERALL LANDSCAPING REQUIREMENTS:	= 1009 TREES REQUIRED
OVERALL LANDSCAPING PROVIDED: (INCLUDES ALL PLANTINGS ON-SITE)	= 878 TREES PROVIDED

0' 100' 200' 300'

NOT FOR CONSTRUCTION

Latest Revision Date: 05/02/14

0002905PLP01.dwg

Date: 02/20/14 Sheet: 19 OF 25

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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.

Cory Meyer
Date: 05/02/14 License No. 26971

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

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

Prepared for:

Ryland Homes
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Eden Prairie, Minnesota 55344

Hammes Property

Lake Elmo, Minnesota

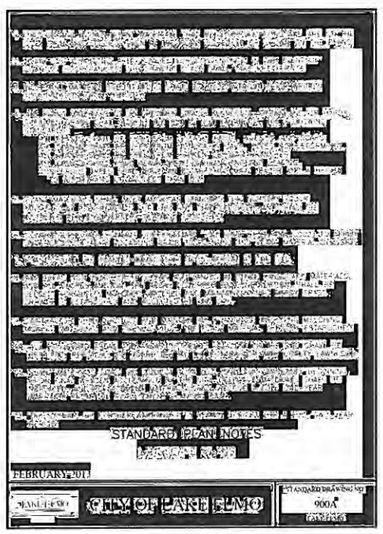
Preliminary Landscape Plan

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Supplemental Planting Notes

1. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. PRUNE PLANTS AS NECESSARY – PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
4. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
5. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
6. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
7. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL.
8. EDGING TO BE SPADED EDGE, UNLESS OTHERWISE INDICATED. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE.
9. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. NATIVE SEEDING PER MNDOT SPECIFICATIONS IN OUTLOT C & I TO BE SEEDED WITH SEED MIX 33-262. PORTIONS OF OUTLOTS G & H TO BE SEEDED WITH SEED MIX 35-621 PER MNDOT SPECIFICATIONS.
10. PROVIDE IRRIGATION TO ALL STREET TREE AND BUFFER LANDSCAPING ON SITE. REAR YARD AND OPEN SPACE PLANTINGS WILL NOT BE IRRIGATED. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CITY OF LAKE ELMO FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
11. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
12. ALL DISTURBED AREAS WITHIN OUTLOTS TO BE SEEDED WITH DRY PRAIRIE SEED GRASS MIX, UNLESS OTHERWISE NOTED. ALL AREAS WITHIN INDIVIDUAL LOTS TO BE SODDED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED SEED AS SPECIFIED PER MN STATE SEED MIX SPECIFICATIONS (SEE SEED MIX TABLES).

Dry Prairie Seed SE Grass Mix

35-621	Dry Prairie Southeast				
Common Name	**Scientific Name**	**Rate (kg/ha)**	**Rate (lb/ac)**	**% of Mix (% by wt)**	**Seeds/ sq ft**
side-oats grama	*Bouteloua curtipendula*	1.27	1.13	10.23%	2.48
blue grama	*Bouteloua gracilis*	0.76	0.68	6.19%	10.00
kalm's brome	*Bromus kalmii*	0.35	0.31	2.78%	0.90
nodding wild rye	*Elymus canadensis*	1.68	1.50	13.61%	2.86
slender wheatgrass	*Elymus trachycaulus*	1.32	1.18	10.76%	3.00
junegrass	*Koeleria macrantha*	0.46	0.41	3.71%	30.00
little bluestem	*Schizachyrium scoparium*	1.69	1.51	13.70%	8.30
sand dropseed	*Sporobolus cryptandrus*	0.25	0.22	1.98%	16.00
prairie dropseed	*Sporobolus heterolepis*	0.29	0.26	2.32%	1.50
	Total Grasses	**8.07**	**7.20**	**65.28%**	**75.04**
butterfly milkweed	*Asclepias tuberosa*	0.07	0.06	0.52%	0.09
whorled milkweed	*Asclepias verticillata*	0.01	0.01	0.11%	0.05
bird's foot coreopsis	*Coreopsis palmata*	0.06	0.05	0.50%	0.20
white prairie clover	*Dalea candida*	0.10	0.09	0.78%	0.60
purple prairie clover	*Dalea purpurea*	0.17	0.15	1.32%	0.80
ox-eye	*Heliopsis helianthoides*	0.07	0.06	0.51%	0.13
round-headed bush clover	*Lespedeza capitata*	0.03	0.03	0.31%	0.10
rough blazing star	*Liatris aspera*	0.02	0.02	0.17%	0.11
dotted blazing star	*Liatris punctata*	0.02	0.02	0.23%	0.06
wild bergamot	*Monarda fistulosa*	0.03	0.03	0.30%	0.85
horsemint	*Monarda punctata*	0.02	0.02	0.22%	0.80
stiff goldenrod	*Oligoneuron rigidum*	0.07	0.06	0.59%	0.98
large-flowered beard tongue	*Penstemon grandiflorus*	0.04	0.04	0.35%	0.20
black-eyed susan	*Rudbeckia hirta*	0.10	0.09	0.86%	3.20
gray goldenrod	*solidago nemoralis*	0.01	0.01	0.06%	0.20
skyblue aster	*Symphyotrichum oolentangiense*	0.01	0.01	0.06%	0.20
silky aster	*Symphyotrichum sericeum*	0.02	0.02	0.19%	0.20
bracted spiderwort	*Tradescantia bracteata*	0.01	0.01	0.12%	0.05
heart-leaved alexanders	*Zizia aptera*	0.02	0.02	0.21%	0.10
	Total Forbs	**0.90**	**0.80**	**7.49%**	**10.37**
Oats or winter wheat (see note at beginning of list for recommended dates)		3.36	3.00	27.23%	1.33
	Total Cover Crop	**3.36**	**3.00**	**27.23%**	**1.33**
	Totals:	**12.33**	**11.00**	**100.00%**	**86.75**
Purpose:	Regional dry prairie reconstruction for wetland mitigation, ecological restoration, or conservation program plantings.				
Planting Area:	Eastern Broadleaf Forest Province excluding Hardwood Hills subsection Mn/DOT Districts Metro & 6.				

Wet Prairie Seed Grass Mix

35-621	Dry Prairie Southeast				
Common Name	**Scientific Name**	**Rate (kg/ha)**	**Rate (lb/ac)**	**% of Mix (% by wt)**	**Seeds/ sq ft**
side-oats grama	*Bouteloua curtipendula*	1.27	1.13	10.23%	2.48
blue grama	*Bouteloua gracilis*	0.76	0.68	6.19%	10.00
kalm's brome	*Bromus kalmii*	0.35	0.31	2.78%	0.90
nodding wild rye	*Elymus canadensis*	1.68	1.50	13.61%	2.86
slender wheatgrass	*Elymus trachycaulus*	1.32	1.18	10.76%	3.00
junegrass	*Koeleria macrantha*	0.46	0.41	3.71%	30.00
little bluestem	*Schizachyrium scoparium*	1.69	1.51	13.70%	8.30
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	Total Grasses	**8.07**	**7.20**	**65.28%**	**75.04**
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bird's foot coreopsis	*Coreopsis palmata*	0.06	0.05	0.50%	0.20
white prairie clover	*Dalea candida*	0.10	0.09	0.78%	0.60
purple prairie clover	*Dalea purpurea*	0.17	0.15	1.32%	0.80
ox-eye	*Heliopsis helianthoides*	0.07	0.06	0.51%	0.13
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silky aster	*Symphyotrichum sericeum*	0.02	0.02	0.19%	0.20
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Purpose:	Regional dry prairie reconstruction for wetland mitigation, ecological restoration, or conservation program plantings.				
Planting Area:	Eastern Broadleaf Forest Province excluding Hardwood Hills subsection Mn/DOT Districts Metro & 6.				

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

NOT FOR CONSTRUCTION

Latest Revision Date: 05/02/14
0002905PLP02.dwg
Date: 02/20/14 Sheet: 20 OF 25

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.westwoodps.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.

Cory Meyer
Date: 05/02/14 License No. 26971

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

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

Prepared for:

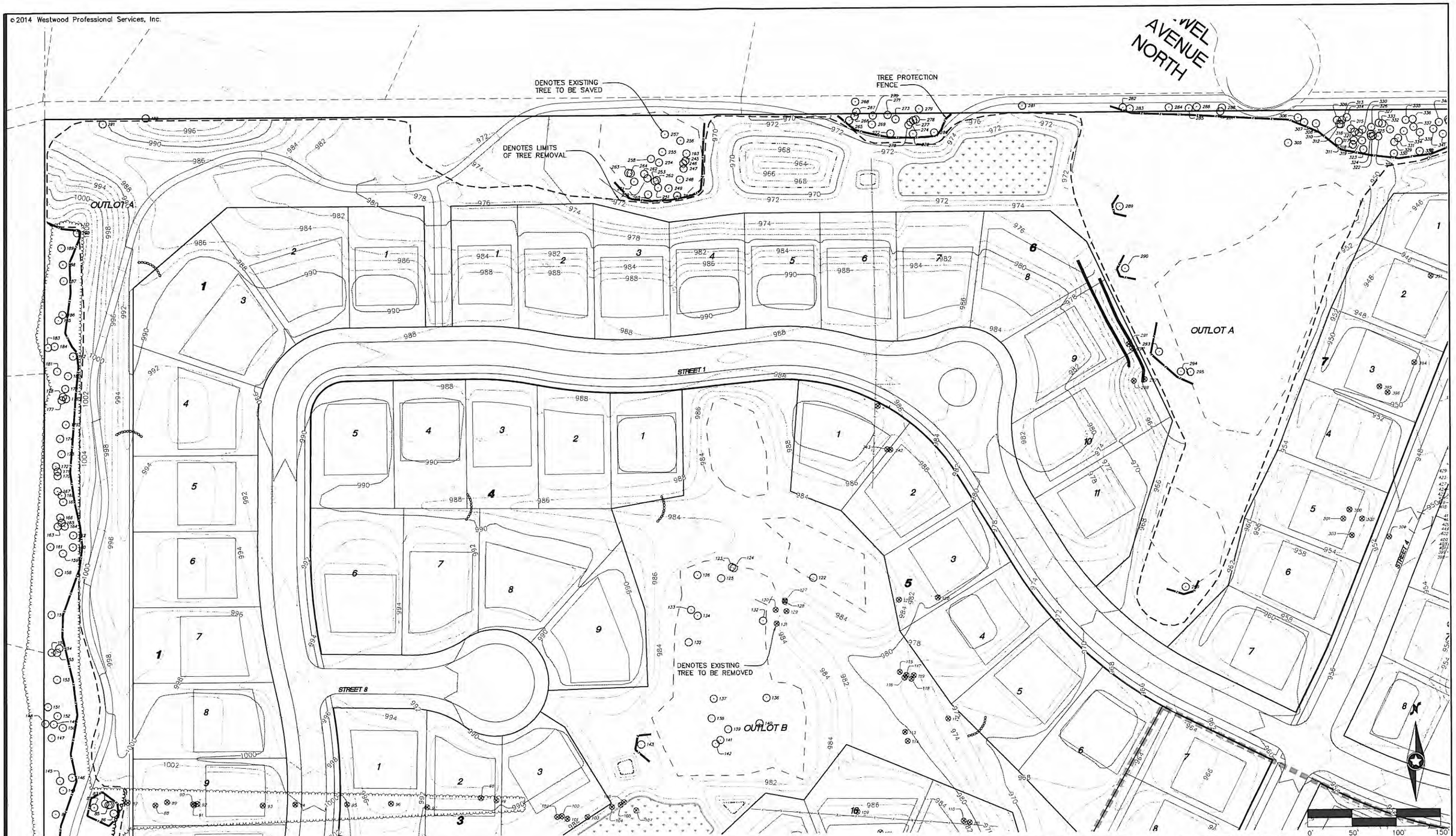
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Hammes Property

Lake Elmo, Minnesota

Preliminary Landscape Plan

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0007905TPP01.dwg

Date: 02/20/14 Sheet: 21 OF 25

Hammes Property

Lake Elmo, Minnesota

Preliminary Tree Preservation Plan

Westwood

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Date: 05/02/14 License No. 26971

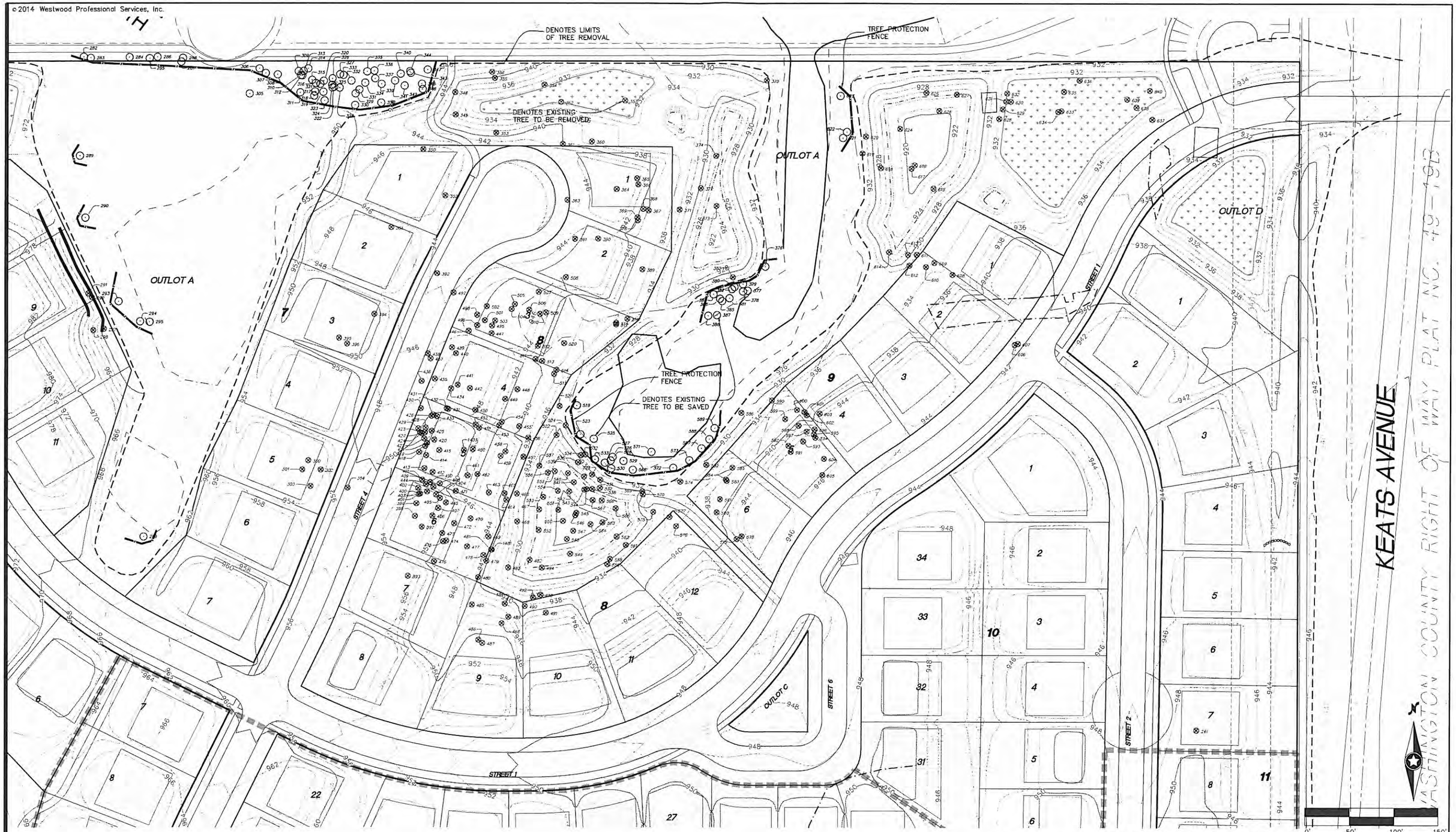
Revisions:
04/08/14 CITY COMMENTS
05/02/14 CITY COMMENTS

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

Prepared for:

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Date: 02/20/14 Sheet: 22 OF 25

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Cory Meyer
Date: 05/02/14 License No. 26971

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

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

Prepared for:

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Hammes Property

Lake Elmo, Minnesota

Preliminary Tree Preservation Plan

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Cory Meyer
Date: 05/02/14 License No. 26971

Revisions:
04/09/14 CITY COMMENTS
05/02/14 CITY COMMENTS

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

Prepared for:

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Hammes Property

Lake Elmo, Minnesota

Preliminary Tree Preservation Plan

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Date: 02/20/14 Sheet: 24 OF 25

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Cory Meyer
Date: 05/02/14 License No. 26971

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

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

Prepared for:

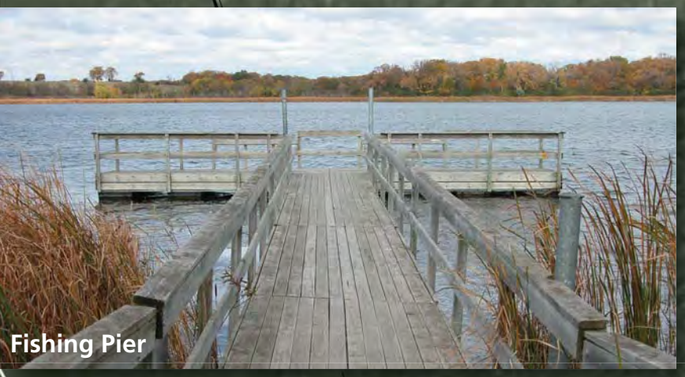
Ryland Homes
7599 Anagram Drive
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Hammes Property

Lake Elmo, Minnesota

Preliminary Tree Preservation Plan

Illustrative Park Plan


Fishing Pier


Canoe Rack


Wetland Boardwalk


Woodland Trail


Park Shelter


Grill


Picnic Table

Goose Lake

Park
(City Property)

Fishing Pier

Canoe Rack

Grill Station

Picnic Table

16x24 Shelter

8′ Bituminous
Trail

Boardwalk

Parking
(18 stalls)

TRAIL

Existing
Lift Station

KEATS AVE N

Infiltration

OUTLOT D

928 930 932 934 936 938 940

0′ 50′ 100′ 150′

N

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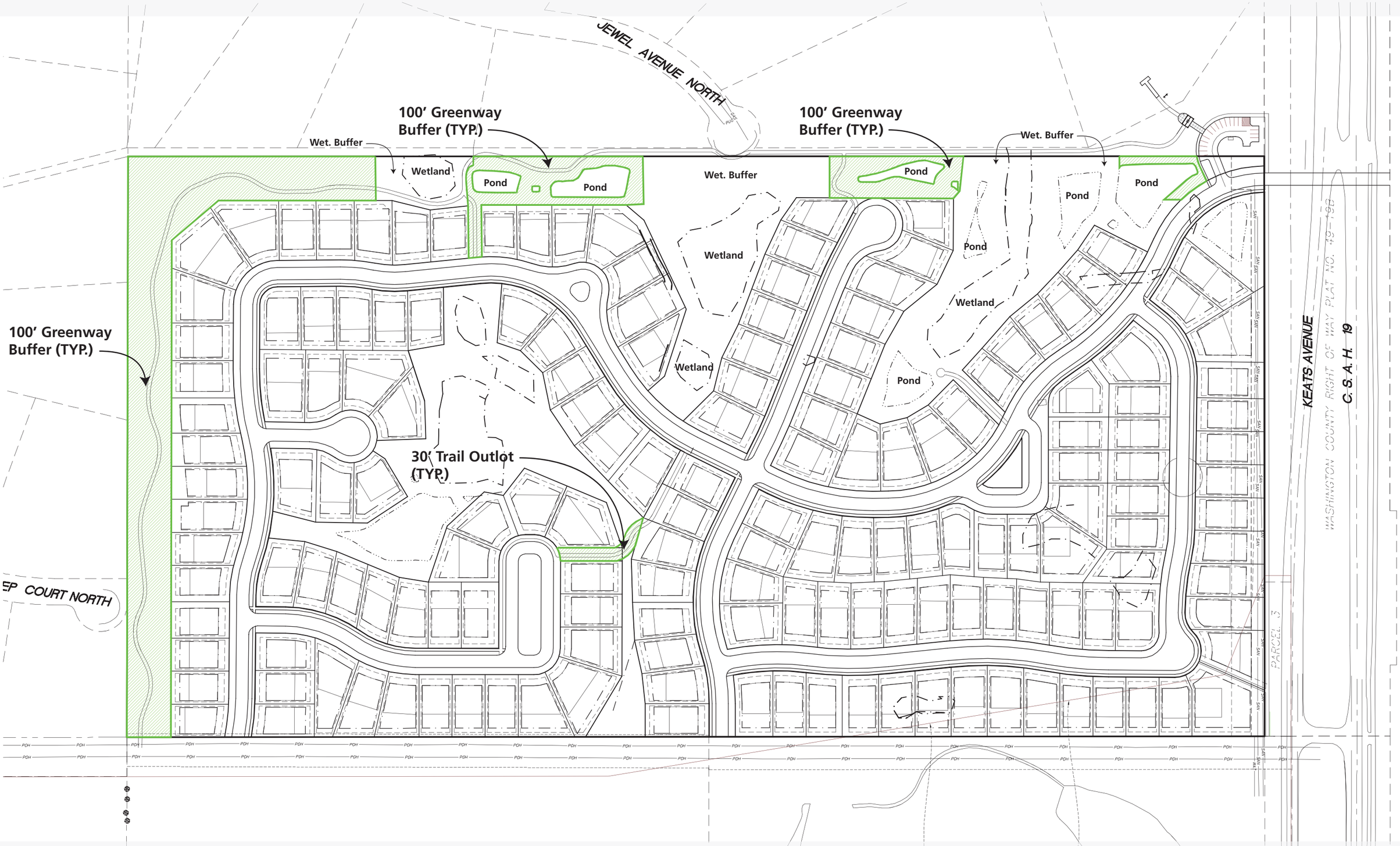
6/03/2014
0002905

RYLAND HOMES

Hammes Property

Lake Elmo, MN

Land Credit Exhibit



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0002905

RYLAND HOMES®

Hammes Property

Lake Elmo, MN

0' 200' 400' 600'

N

From: Ryan M. Bluhm
To: Nick Johnson
Subject: FW: 0002905 Land Credit Exhibit Update
Date: Tuesday, June 17, 2014 4:35:29 PM
Attachments: 0002905 Land Credit Exhibit 200sc 14-06-17.pdf

Attached is the revised plan. Thanks

-----Original Message-----
From: Steven Eggert
Sent: Tuesday, June 17, 2014 3:26 PM
To: Ryan M. Bluhm
Subject: RE: 0002905 Land Credit Exhibit Update

Total Area: 250,100 sf
5.7 ac

Steven Eggert
Project Planner
Landscape Architecture

Westwood Professional Services
Serving clients across the Nation

DIRECT 952-906-7458
MAIN 952-937-5150
FAX 952-937-5822
WEB www.westwoodps.com
EMAIL steven.eggert@westwoodps.com

-----Original Message-----
From: Ryan M. Bluhm
Sent: Tuesday, June 17, 2014 2:57 PM
To: Steven Eggert
Subject: FW: 0002905 Land Credit Exhibit Update

FYI, can you make the changes

-----Original Message-----
From: Nick Johnson [mailto:NJohnson@lakeelmo.org]
Sent: Tuesday, June 17, 2014 2:38 PM
To: Ryan M. Bluhm
Cc: Kyle Klatt
Subject: RE: 0002905 Land Credit Exhibit Update

Ryan,

Attached is a sketch of what I think is appropriate. Near the cul-de-sac trail, the portion of the trail that is on private lots is not eligible for land dedication credit. In addition, along the northern greenway, areas that are within wetland buffers do not qualify, as it is encumbered land that the City could not do improvements on. The same applies for land that is dedicated within a utility easement for example. If the land is encumbered, it is not eligible per our ordinance.

Does this make sense? Hopefully we can square this figure away so we are all on the same page.

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: June 16, 2014

To: Nick Johnson, City Planner
Cc: Kyle Klatt, Planning Director

From: Jack Griffin, P.E., City Engineer

Re: Hammes Estates
Preliminary Plat Review

An engineering review has been completed for the Hammes Estates development. Preliminary Plans were received on June 11, 2014. The submittal consisted of the following documentation prepared by Westwood Professional Services, Inc.:

- Revised Preliminary Plans dated 06.06.2014.
- Revised preliminary Storm Water Runoff Narrative, dated 06.11.2014.
- Plan revision response letter dated 06.11.2014.

STATUS/FINDINGS: Engineering review comments are as outlined below. Comments that are <u>underlined</u> indicate potential site plan changes that may impact the preliminary or final plat:

UTILITY PLANS AND EASEMENTS

- A 12-inch watermain stub should be extended east along Street 1 to the intersection and County R/W of Keats Avenue for future extension to the east side of CSAH 19.
- The 8-inch watermain line from the Street 8 cul-de-sac to the Street 9 cul-de-sac passes directly under infiltration basin 1 and does not maintain the state required 10-foot offset from storm sewer pipe. An alternate alignment or alternate loop connection will need to be determined as part of the final construction plans.
- The sanitary sewer segment along the east side of Lot 6, Block 6 needs to move further east to maintain additional offset from the Lot 6 property line.
- Additional plan information is needed to evaluate impacts to the City's sewer, forcemain and lift station infrastructure by the proposed Park improvements.
- A few additional easements or pipe alignment adjustments will be needed. These adjustments do not appear to create site plan difficulties and can be completed as part of the final construction plans.
  - Along the 42-inch storm sewer pipe behind Lots 2-6, Block 10.
  - At the northeast corner of Lot 1, Block 10.
  - Along the rear yard of Lot 17, Block 11.

STORM SEWER SYSTEM

- The storm sewer system or grading plans must be revised to provide the City standard minimum pipe cover of 3.5 feet. Throughout the site plan the storm sewer minimum cover has not been provided. It appears that additional cover can be easily accomplished in most areas. <u>However a few areas will require</u>

site plan design changes to provide an acceptable storm sewer system design that integrates properly with the street section, drain tile connections and other utilities.

- Drain tile is required as part of the City standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements.

CSAH 19 (KEATS AVENUE) IMRPOVEMENTS

- Written documentation is required to demonstrate Washington County approval for the proposed access to Keats Avenue together with any County requirements. Turn lane, by-pass lane and other improvements on CSAH 19 as required by Washington County must be identified and incorporated into the plans.
- Street 1 improvements must extend into the County Road R/W and connect to CSAH 19 including turning radii and drainage provisions.

WETLANDS AND WETLAND BUFFERS

- VBWD requires a minimum 25-foot buffer when buffer averaging is used. In addition, the VBWD does not allow impervious surfaces to be placed on wetlands or wetland buffers.
- The wetland buffer for Wetland G encroaches over the proposed trail between Lot 6, Block 10 and Lot 12, Block 9.

GRADING AND STORM WATER MANGEMENT

- Erosion Control Plans were not reviewed at this time. A detailed review will be completed with the review of the Final Construction Plans.
- The site plan is dependent upon and subject to the storm water management plan meeting the VBWD rules and regulations. Storm water facilities proposed as part of the site plan to meet VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual. Plan modifications may be necessary to meet these requirements and standards and must be completed prior to grading operations or start of construction.
- Additional information is needed to complete a review of the proposed storm water management plan and to verify the proposed grading.
    - Wetland A area: The existing HWL for Wetland A appears to extend north over the entire existing adjacent property. More information is needed to describe and verify the existing conditions in this area including the existing elevation of the adjacent home.
    - Wetland A / Pond 2, Treatment Basin and Infiltration Basin 2 area: The proposed storm water plan does not identify a system EOF. More information is needed to describe and verify the proposed flood condition and emergency overflow path to ensure that flood conditions are not increased for adjacent properties.
    - Outlot A area including all wetlands, ponds and infiltration basins: More information is needed to describe and identify the proposed flood condition and emergency overflow path. All proposed ponds, treatment and infiltration basins appear to be connected to Goose Lake during flood conditions. If there is no emergency outlet, back to back storm events may need to be evaluated.
- Infiltration basin 5 and 5A on Outlot D: The HWL for these facilities (932.0) are above the adjacent Street 1 sudgrade elevation. The infiltration basin HWL must be below the street subgrade and the interconnecting storm sewer pipes must be lowered to provide additional pipe cover. This will require additional horizontal and vertical separation from the street and infiltration basins.
- Storm water pond, infiltration basin, and wetland HWLs must be fully contained within Outlots. The 100-year HWL for Wetland G encroaches proposed Lots 4, 5 and 6, Block 10, and Lots 2 and 3, Block 9; and the 100-year HWL for Wetland F encroaches proposed Lots 1 and 2, Block 8.
- No HWL has been provided as required for Wetland E.
- The grading plans need to be extended to include the Park Improvements proposed near Goose Lake.

LANDSCAPE ARCHITECTURE INCORPORATED

HAMMES PROPERTY – DESIGN REVIEW REPORT
LAKE ELMO, MN

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED MAY 7TH, 2014

REVIEWED PLAN SET DATED MAY 2ND, 2014

Required Action Items by Hammes Project Team

1. Plan does not meet minimum City requirements for landscape materials. City requirements are fair and reasonable therefore, one or a combination of the following recommendations must be met.
   Recommendations:
   - Revise design to preserve more existing trees. Therefore, reducing tree replacement requirements.
   - Add more landscape materials on-site to meet landscape requirements.
   - Increase caliper inches or height of trees already specified to comply with aggregate landscape requirements.
   - Plant remaining required plant materials in a nearby City Park per City staff direction to meet landscape requirements.

   (per tree preservation ordinance 154.257 8 a-d & landscape requirements 154.258)

2. Some of the suggested plant materials specified may or may not be appropriate for this site depending on where they are utilized. We look forward to a tagged landscape plan revealing the exact locations of all the specified plant species so we can better understand and review the proposed landscape plans.

3. Provide landscape irrigation plans.

4. Reduce the use of turf sod around storm water facilities and replace with an ecologically appropriate alternative such as native shrubs or prairie.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

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

856 RAYMOND AVENUE SUITE C • ST. PAUL, MN • 55114
PHONE: 651.646.1020 • EMAIL: STEPHEN@LANDARCINC.COM

Washington County

Public Works Department

Donald J. Theisen, P.E.
Director

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

May 6, 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 plans and plat for the Hammes Property Residential Development, City of Lake Elmo

Dear Mr. Klatt:

Thank you for providing the county with the preliminary plat and plans of the Hammes property subdivision in Section 34, Township 27, Range 21, City of Lake Elmo. The project will consist of 165 single family lots. Based on review of the plans, we offer the following comments and recommendations to consider as you process this subdivision application through the City of Lake Elmo:

- The proposed access point on County State Aid Highway (CSAH)19/Keats Avenue is acceptable to the County. There are two additional local street connections, that extend south through the Savona Subdivision and ultimately, to 5th Street North. The average vehicles trips generated from this site will be 1,579 trips per day according to the *Trip Generation 7th Addition, Institute of Transportation Engineers (ITE.)*

- Since the proposed project will generate additional traffic on CSAH 19/Keats Avenue, functionally classified as an "A" Minor Arterial Roadway, improvements to CSAH 19/Keats Avenue will need to be provided for access to the local street. These improvements include a right turn lane on the southbound lane and a left turn lane on the northbound lane on CSAH 19. The median crossing from the southbound lane to the northbound lane should be modified and as discussed previously, the access to the Hammes Mining property on the west side of CSAH 19 should be aligned with the new local street location. A pedestrian trail/sidewalk should incorporated into the south side of median.

- There should be consideration on moving the driveway to the parking lot for the park further to the west to allow for additional access spacing from the intersection.

- A Washington County Right-Of- Way permit will be required for any work in the CSAH 19 right-of way as it relates to the development. A plan set is required with

the application and include any grading, installation of culverts, installation of water and sewer services, left and right turn lanes on CSAH 19, pedestrian crossings, parallel trail grading and development, if required, paving and striping, center median crossing removals, new center median crossings, signage and any landscaping and other improvements within county right-of-way.

- The proposed project will generate pedestrian/bicycle traffic on CSAH 19/Keats Avenue which is identified in the Washington County Comprehensive Plan 2030 as the Central Greenway Regional Trail. Pedestrians from the future development will need to access the existing off road trail on the east side of CSAH 19/Keats Avenue, therefore a crossing on the north side of the new intersection will need to be designed and constructed to provide this connection.

- Although it is not in the City of Lake Elmo 2030 Comprehensive Trail Plan, an off road parallel trail on the west side of CSAH 19/Keats Avenue should be considered by the city as the development/subdivision proceeds through the city review process. This trail will link directly to the Lake Elmo Regional Park Reserve to the north and the City of Woodbury to the south.

- Removal of the existing medians on CSAH 19/Keats Avenue shall be included in the plans.

- A signage plan for CSAH 19/Keats Avenue shall be prepared as it relates to the traffic improvements.

- 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 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.

- 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.

- Finally, the new intersection as well as the intersection at CSAH 19/5th Street may warrant the installation of traffic signals in the future as development occurs along the I-94 corridor. It is Washington County Policy that cities provide funding for 50% of the costs of traffic signals.

If you have any questions or comments to the responses on the Hammes Property, please contact me at Ann.pung-terwedo@co.washington.mn.us.

Sincerely,

Ann Pung-Terwedo
Senior Planner

C: Carol Hanson, Office Specialist

R/Plat Reviews/City of Lake Elmo/Hammes/5-6-2014

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.

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,

Molly Shodeen

Molly Shodeen
Area Hydrologist

ec: 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>

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
CONSENT ITEM # 14

AGENDA ITEM: Planning Commission Appointments

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Kyle Klatt, Community Development Director

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

- Introduction of Item ..... Community 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

FISCAL IMPACT: None

SUMMARY AND ACTION REQUESTED: The City has received notification from Commissioner Sara Yocum that she will be stepping down from the Planning Commission due to a significant amount of professional and family commitments. Per her request, staff is recommending that the City Council vacate her appointment to the Planning Commission. In addition, Commissioner Jay Morreale has been unable to attend Planning Commission meetings since December of 2013. Per the procedural requirements for the Planning Commission in the City Code (§32.029), the City Council may vacate an appointment if the member has three consecutive absences or if they are absent from more than 1/3 of the total meetings during a calendar year. Staff is recommending vacating Commissioner Morreale's appointment so that a new member may be appointed who is more able to regularly attend the meetings. If the Council vacates the appointments of Commissioners Yocum and Morreale, there would be a vacancy of one Full Voting Member (Morreale's term). As a result, staff is recommending that the City Council appoint Commissioner Jill Lundgren (1st Alternate) to Full Voting Member status to fill the remainder of Commissioner Morreale's term.

Staff is recommending that the City Council vacate the appointments of Sara Yocum and Jay Morreale to the Planning Commission and appoint Jill Lundgren as a Full Voting Member of the Planning Commission as part of the Consent Agenda. If removed from the Consent Agenda, the recommended action can be approved through the following motion:

"Move to vacate the appointments of Sara Yocum and Jay Morreale to the Planning Commission. In addition, move to appoint Jill Lundgren as a Full Voting Member of the Planning Commission."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

The Planning Commission consists of 7 full voting members and 2 alternates. At this time, the roster is full. However, Commissioner Yocum has notified the City that she intends to step down. In addition, Commissioner Morreale has been unable to attend Planning Commission meetings for some time. As the orientation, training and acclimation of a Planning Commissioner takes a significant amount of time, staff is recommending that the City work to appoint two new candidates as soon as possible. As the City encounters more and more land use application associated with upcoming growth and development, it is important to have a full roster of experienced Planning Commissioners to review the multitude of various requests that the city receives.

BACKGROUND INFORMATION (SWOT):

Strengths: Proceeding through the vacation of the two appointments will allow the City to recruit two new members. In addition, Commissioner Lundgren's growth and experience as an alternate has made her a qualified candidate to become a Full Voting Member.

Weaknesses: None

Opportunities: Appointing two new members to the Planning Commission would allow them to start the orientation and training process as soon as possible.

Threats: None

RECOMMENDATION:

Based on the aforementioned, Staff is recommending that the City Council vacate the appointments of Sara Yocum and Jay Morreale to the Planning Commission and appoint Jill Lundgren as a Full Voting Member of the Planning Commission as part of the Consent Agenda. If removed from the Consent Agenda, the recommended action can be approved through the following motion:

"Move to vacate the appointments of Sara Yocum and Jay Morreale to the Planning Commission. In addition, move to appoint Jill Lundgren as a Full Voting Member of the Planning Commission."

ATTACHMENTS:

1. Sara Yocum's Letter of Resignation

From: Klepac, Jodi and Sara Yocum
To: Kyle Klatt; Nick Johnson
Subject: Planning Commission
Date: Monday, June 09, 2014 7:38:23 PM
Attachments: image003.png

Kyle & Nick,

It is with sincere regret that I write this note. I have to step down from the Planning Commission at this time. My husband accepted a new job that involves quite a bit of travel and long work days which means that I am taking on a lot more responsibility at home with our three very busy children. It is nearly impossible for me to balance home life and a full time job with another commitment at this time.

I would love to be considered for the Commission again in the future when things settle down for us. For now, I want to sincerely thank you for the opportunity to learn and assist with the tremendous growth of the City of Lake Elmo.

Sincerely,

Sara Yocum

Sara Joynson Yocum (Attorney)

651.334.4740

Jodi Joynson Klepac (Licensed in MN and WI)

651.226.2672

Barb Joynson

651.428.8643

Download Our App! <http://app.edinarealty.com/YocumRealEstateGroup>

520 Commons Drive- Woodbury, MN 55125

YocumRealEstateGroup@EdinaRealty.com

www.YocumRealEstateGroup.com

<http://www.linkedin.com/in/jodiklepac/> <http://www.linkedin.com/pub/sara-yocum/6/b77/196/>

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: **July 1, 2014**
CONSENT
ITEM # **15**

AGENDA ITEM: Easement Encroachment Agreement – 9954 Tapestry Road

SUBMITTED BY: Joan Ziertman, Planning Program Assistant

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Rick Chase, Building Official
Adam Bell, City Clerk

SUGGESTED ORDER OF BUSINESS(if removed from consent agenda):

- Introduction of Item ..... Staff
- Report/Presentation ..... Staff
- 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 recommends that the City Council approve the encroachment agreement for Matthew & Cynthia Fanta at 9954 Tapestry Road North as part of tonight's consent agenda.

FISCAL IMPACT: None

SUMMARY AND ACTION REQUESTED: The City Council is respectfully requested to authorize as part of tonight's consent agenda, the execution of an easement encroachment agreement. The City has received a request to install a fence within a drainage and utility easement area at 9954 Tapestry Road North from Matthew & Cynthia Fanta. Approval of the requested improvement within the City's drainage and utility easements would allow the property owners to construct the requested improvement within the City's drainage and utility easements located on their private property.

Staff is recommending that the City Council approve the easement encroachment agreement as part of the Consent Agenda. If the City Council removes the item from the Consent Agenda, the recommended action can be completed through the following motion:

"Move to approve the easement encroachment agreement for Matthew & Cynthia Fanta at 9954 Tapestry Road to install a driveway and retaining wall within the City's drainage and utility easement."

LEGISLATIVE HISTORY: The City holds easements of different sizes and for different purposes on many residential and commercial properties throughout the City. When a resident is interested in putting a structure within an easement, the city has requested the property owner provide a site plan showing where the improvement is proposed to be located, a detail of what the improvement will look like and how it will function. After that information is received, staff reviews the proposed improvement and the use of the easement to determine if the proposed improvement will impede the functionality of the easement. If staff determines that the improvement will not negatively impact the functionality of the easement, an approved building permit showing the requested work and an Easement Encroachment Agreement is needed before the work may commence.

The Easement Encroachment Agreement that has been submitted for Council consideration is for a fence and has been reviewed by planning staff. The proposed fence meets all city code requirements and Staff would have otherwise authorized construction of the retaining wall and driveway if they did not encroach into a drainage and utility easement.

BACKGROUND INFORMATION (SWOT):

Strengths: The easement encroachment agreement is a legal document that has been signed by all property owners seeking to install improvements within an easement. The document, among other things, indemnifies the city from responsibility if damage occurs to the improvement or if it needs to be removed at some point in the future.

Weaknesses: None

Opportunities: None

Threats: None

RECOMMENDATION:

Based on the aforementioned, Staff is recommending that the City Council approve the easement encroachment agreement as part of the Consent Agenda. If the City Council removes the item from the Consent Agenda, the recommended action can be completed through the following motion:

"Move to approve the easement encroachment agreement for Matthew & Cynthia Fanta to install a fence within the City's drainage and utility easement."

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: **July 1, 2014**
REGULAR
ITEM # **16**

AGENDA ITEM: 2015 Street and Utility Improvements – Authorize Preparation of a Feasibility Report; Approve Task Order No. 1 for Engineering Support Services

SUBMITTED BY: Ryan Stempski, Assistant Engineer

THROUGH: Dean A. Zuleger, City Administrator

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

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item ..... City Engineer
- Report/Presentation ..... City Engineer
- 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: $15,500

If authorized, FOCUS Engineering Inc., together with Hydromethods, LLC will prepare a feasibility report in the not to exceed amount of $15,500 for the 2015 Street and Utility Improvements. If the improvements are ordered, the report costs will be charged against the project fund and become assessable to the benefiting properties. Should the project not be constructed, the report costs cannot be assessed.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving Resolution No. 2014-56, Ordering Preparation of a Feasibility Report; and approving Task Order No. 1 to Hydromethods, LLC. The recommended motions for these actions are as follows:

"Move to approve Resolution No. 2014-56, Ordering preparation of a Feasibility Report for the 2015 Street and Utility Improvements to FOCUS in the not to exceed amount of $12,300."
and
"Move to approve a Task Order No. 1 to Hydromethods, LLC. for Engineering Support Services in the not to exceed amount of $3,192."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

In accordance with the proposed 2014-2018 Street Capital Improvement Plan (Street CIP), the following local streets represent the most essential street improvements for implementation in 2015. The streets programmed for improvement in 2015 include:

- 36th Street North, from Jamaca Avenue to Irwin Avenue,
- 37th Street North, from Jamaca Avenue to Irwin Avenue,
- Irwin Avenue North,
- 38th Street North, from Ideal Avenue to Innsdale Avenue,
- 39th Street North, from Ideal Avenue to Innsdale Avenue,
- Innsdale Avenue North, and
- Kelvin Avenue North, from Trunk Highway 5 to cul-de-sac (including the private drive north of Kelvin Court).

In order to initiate this improvement the Council must direct the preparation of a feasibility report as required by the statutory process for public improvements that are specially assessed. The report will advise on the scope of recommended improvements for each local street; provide estimated project costs of the recommended improvements; identify easement and right-of-way, permits, and other requirements of other local agencies needed to implement the improvements; recommend whether the improvements should be best made as proposed or in connection with some other improvement; and advise if the improvements are necessary, cost effective, and feasible. The Report will also provide a proposed preliminary assessment roll for each of the benefiting properties based upon the City's Special Assessment Policy for Local Improvements, dated June 2014.

The improvements will likely include full street reconstruction, storm sewer and drainage improvements, and will consider watermain replacement or watermain extension consistent with the City's 2030 Comprehensive Plan. Water quality improvements will be evaluated and incorporated as necessary to meet VBWD permitting requirements. To assist with storm water management, it is recommended that Hydromethods, LLC. be retained to model the existing and proposed conditions and provide the recommended storm sewer system improvements for the project areas.

A project schedule for the 2015 Street and Utility Improvements is attached and outlines the implementation timeframe necessary to ready the improvements for construction in 2015. The proposed schedule provides the necessary time to address public involvement, acquire project related easements, acquire field survey before snowfall, and to receive contractor bids early in 2015 to promote a competitive bid environment.

RECOMMENDATION:

Staff is recommending that the City Council authorize FOCUS Engineering, Inc. to prepare a Feasibility Report for the 2015 Street and Utility Improvements in the estimated amount of $12,300. The recommended motion for this action is as follows:

"Move to approve Resolution No. 2014-56, Ordering preparation of a Feasibility Report for the 2015 Street and Utility Improvements to FOCUS in the not to exceed amount of $12,300."

Staff is also recommending that the City Council approve Task Order No. 1 to Hydromethods, LLC. to complete a Storm Sewer System Improvement plan for the 2015 Street and Utility Improvements Feasibility Report. The recommended motion for this action is as follows:

"Move to approve a Task Order No. 1 to Hydromethods, LLC. for Engineering Support Services in the not to exceed amount of $3,192."

ATTACHMENT(S):

1. Resolution No. 2014-56, Ordering Preparation of a Feasibility Report.
2. 2015 Street and Utility Improvements – Location Map.
3. 2015 Street and Utility Improvements – Project Schedule.
4. Hydromethods,, LLC. Task Order No. 1 – 2015 Street and Utility Improvements: Storm Sewer System Improvments.

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2014-56

A RESOLUTION ORDERING PREPARATION OF A FEASIBILITY REPORT FOR THE 2015 STREET AND UTILITY IMPROVEMENTS

WHEREAS, the City maintains a 5-year revolving Street Capital Improvement Program (Street CIP) to promote the strategic use of limited financial resources while maintaining, developing or replacing the City's local street network; and

WHEREAS, the Street CIP represents the City's long-range street improvement program that identifies the present and future needs and priorities, and develops a schedule of public improvements to address the most essential improvements first; and

WHEREAS, with a street reconstruction project the City reviews and considers the potential replacement or need for utility improvements in accordance with the City's 2030 Comprehensive Plan, including watermain or sanitary sewer, to be constructed in conjunction with the street improvement; and

WHEREAS, it is proposed to initiate the 2015 Street and Utility Improvement project to improve the following local streets;

- 36th Street North, from Jamaca Avenue to Irwin Avenue,
- 37th Street North, from Jamaca Avenue to Irwin Avenue,
- Irwin Avenue North,
- 38th Street North, from Ideal Avenue to Innsdale Avenue,
- 39th Street North, from Ideal Avenue to Innsdale Avenue,
- Innsdale Avenue North,
- Kelvin Avenue North, from Trunk Highway 5 to cul-de-sac; and

WHEREAS, it is proposed to assess the benefiting properties for all or a portion of the cost of the improvement, pursuant to the City's Special Assessment Policy and Minnesota Statues, Chapter 429.

NOW, THEREFORE, IT IS HEREBY RESOLVED,

That the proposed improvement, called the 2015 Street and Utility Improvements, be referred to the City Engineer and FOCUS Engineering, and that FOCUS Engineering is instructed to complete a feasibility report in accordance with Minnesota Statues, Chapter 429 for the proposed improvements, and to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should be best made as proposed or in connection with some other

improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FIRST DAY OF JULY 2014.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)

ATTEST:

_____
Adam Bell
City Clerk

2014 - 2018 RESIDENTIAL STREET CAPITAL IMPROVEMENT PLAN

2015 STREET IMPROVEMENTS

THE CITY OF LAKE ELMO

Improvement Year

- 2014
- 2015
- 2016
- 2017
- 2018

City Hall
3800 Laverne Avenue N
651/777-5510
www.lakeelmo.org

Public Works Building
3445 Ideal Ave N
651/233-5414

Fire Stations

Station No. 1
3510 Laverne Ave N
651/770-5006

Station No. 2
4259 Jamaca Ave N
651/779-8882

Schools

Parcels

Subdivisions

City Parks

Golf Course

Lake Elmo Regional Park Reserve
Park Office
651/430-8368

Lakes

0.5 0.25 0 0.5 Miles

Map Date: October 2013

Created By:
FOCUS ENGINEERING, inc.

PRELIMINARY PROJECT SCHEDULE
CITY OF LAKE ELMO

FOCUS ENGINEERING, inc.

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

2015 STREET & UTILITY IMPROVEMENTS

PROJECT NO. 2014.136

JUNE 2014

July 1, 2014	Council authorizes Feasibility Report.
September 2, 2014	Presentation of Feasibility Report. Council accepts Report and Calls Hearing.
September, 2014	Property owner meeting. Presentation of Report findings and recommendations.
October 7, 2014	Public Improvement Hearing. Council orders Preparation of plans and specifications.
January 20, 2015	Council approves Plans and Specifications; Orders Advertisement for Bids.
February 19, 2015	Receive Contractor Bids.
March 3, 2015	Council accepts bids and awards Contract.
April 15, 2015	Conduct Pre-construction Meeting and Issue Notice to Proceed.
August 28, 2015	Substantial completion.
October 16, 2015	Final completion.

TASK ORDER No. 1

CITY OF LAKE ELMO, MINNESOTA – HYDROMETHODS, LLC
PROFESSIONAL ENGINEERING SERVICES AGREEMENT

In accordance with ARTICLE 1 of the Master AGREEMENT between the City of Lake Elmo ("CITY") and Hydromethods, LLC ("ENGINEER"), dated **JULY 1, 2014** ("AGREEMENT"), the ENGINEER agrees to provide Professional Engineering Support Services as follows:

STORM SEWER SYSTEM IMPROVEMENTS FOR THE 2015 STREET AND UTILITY IMPROVEMENTS

PROJECT OVERVIEW: The City of Lake Elmo is completing a Feasibility Report to determine the scope of improvements and costs associated with the road reconstruction, drainage and utility improvements of the Bordners Garner Neighborhood, including 38th Street, 39th Street, and Innsdale Avenue; and the Kenridge Addition Neighborhood, including 36th Street, 37th Street, and Irwin Avenue. The improvements are planned for construction to occur in 2015. The scope of services requested as a part of this Task Order includes Engineering Services to complete the preliminary storm sewer design for the neighborhoods identified above.

SERVICES TO BE PROVIDED BY ENGINEER: Hydromethods, LLC shall provide the following Professional Engineering Services:

- Review and identify watershed district rules and regulations applicable to the projects.
- Complete HydroCAD or similar modeling for existing and proposed rate control at each proposed discharge location for each neighborhood.
- Identify proposed storm sewer system and storm water management improvements necessary to be incorporated into the street improvement projects to address neighborhood drainage and to meet VBWD permitting requirements for rate and volume control.
- The storm sewer system engineering evaluations will include flow routing and ponding recommendations and will include:
    - Review of downstream pond models if they're required to be included in ultimate rate control for the project.
    - Verification of downstream flow paths and to ensure that nuisance issues at outlet locations are not created.
    - Quantify Valley Branch Watershed District required volume abstraction and identify potential locations and BMPs.
    - Drainage Analysis with recommendations for the existing agriculture field outlet retrofit south of Bordners Garner Neighborhood.

DELIVERABLES:

- Storm sewer design calculations for inlet, manhole, pipe sizing, and spacing.
- Proposed storm sewer system layout in AutoCAD and PDF format.
- Technical Summary memo and storm sewer quantities.
- Engineer's Estimate of Cost for the proposed storm sewer system improvements.

CITIES RESPONSIBILITIES: The City (or its consultants) will provide the following:

- Coordination with the public and conduct public meetings.
- Presentation(s) to the City Council.
- Provide Valley Branch Watershed District modeling for the ponds west of Irwin Avenue.

CITY'S REPRESENTATIVE AND CONTRACT ADMINISTRATION: The CITY's representative with respect to services rendered by ENGINEER under this TASK ORDER shall be the City Engineer. Project correspondence must be addressed to:

Jack Griffin, P.E., City Engineer
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
651.300.4264
Email: Jack.griffin@focusengineeringinc.com

COMPENSATION: Compensation to ENGINEER shall be on an hourly rate basis using the hourly billing rates and assigned personnel in a not to exceed amount of $3,192.00.

Payment for Services shall be in accordance with ARTICLE 3.2 of the Master AGREEMENT. Invoices should be sent to the attention of the City Engineer.

ATTACHMENTS: The following documents are incorporated by reference: None.

APPROVAL AND ACCEPTANCE: Approval and Acceptance of this Task Order, including the attachment(s) listed above, shall incorporate this document as part of the AGREEMENT. ENGINEER is authorized to begin performance of services upon receipt of a copy of this Task Order signed by CITY.

The Effective Date of this Task Order is **JULY 1, 2014**.

HYDROMETHODS, LLC	CITY OF LAKE ELMO, MINNESOTA
By _____	By _____
(Authorized Principal of the Firm)	City Administrator

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014
REGULAR
ITEM # 17

AGENDA ITEM: Old Village Phase 1 Street and Utility Improvements – Authorize Preparation of a Feasibility Report

SUBMITTED BY: Jack Griffin, City Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Ryan Stempski, Assistant City Engineer
Cathy Bendel, Finance Director
Nick Johnson, City Planner

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item ..... City Engineer
- Report/Presentation..... City Engineer
- 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: $20,700.

If authorized, FOCUS Engineering Inc. will prepare a feasibility report in a not to exceed amount of $20,700 for the Old Village Phase 1 Street and Utility Improvements. If the improvements are ordered, the report costs will be charged against the project fund and become assessable to the benefiting properties. Should the project not be constructed, the report costs cannot be assessed.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving Resolution No. 2014-57, Ordering Preparation of Feasibility Report. The recommended motion for this action is as follows:

"Move to approve Resolution No. 2014-57, Ordering preparation of a Feasibility Report for the Old Village Phase 1 Street and Utility Improvements in a not to exceed amount of $20,700."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Over the past six months, the City of Lake Elmo and Washington County have been working jointly on the Lake Elmo Avenue (County Road 17) Corridor Management and Safety Improvement Project to improve Lake Elmo Avenue from 30th Street to Trunk Highway 5 while extending sanitary sewer service into the Downtown Village area. While Washington County is the lead agency for the project, each entity will be responsible for sharing in the project costs.

At the April 8 Transportation Workshop, the project team presented a proposed utility and project phasing plan that would phase the improvements over the 2015 and 2016 construction seasons. In 2015, street, drainage and utility improvements, including the extension of sanitary sewer service, would be completed along 30th Street from the Reid Park lift station to Lake Elmo Avenue, then north along Lake Elmo Avenue to the north side of the UP Railroad, then east along Upper 33rd Street to Laverne Avenue, then north along Laverne Avenue to Trunk Highway 5. Then in 2016, street, drainage and utility improvements would be constructed along Lake Elmo Avenue from the UP Railroad to Trunk Highway 5 together with Downtown streetscape improvements (see attached project Location Map).

Consistent with most public street and utility improvement projects the use of special assessments has been identified as one of the available funding mechanisms for the improvements, where the benefiting properties are specially assessed all or a portion of the cost of the improvement, pursuant to the City's Special Assessment Policy and Minnesota Statues, Chapter 429. In order to maintain special assessments as a viable funding alternative, the City Council must direct the preparation of a feasibility report meeting the statutory process for public improvements that are specially assessed.

The report will advise on the scope of recommended improvements along each corridor, provide estimated project costs of the City cost share for the recommended improvements, identify easement and right-of-way, permits, and other requirements of other local agencies needed to implement the improvements, recommend whether the improvements should be made as proposed or in connection with some other improvement, and advise if the improvements are necessary, cost effective, and feasible. The Report will also provide a proposed preliminary assessment roll for each of the benefitting properties based upon the City's Special Assessment Policy for Local Improvements, dated June 2014. It is anticipated that a Council workshop will

be necessary once a draft preliminary assessment roll has been developed in order to address the more unique assessment aspects for a Downtown revitalization type project.

The report will address street, drainage and utility improvements for the following alignments:

- 30th Street North, from the Reid Park lift station to Lake Elmo Avenue.
- Lake Elmo Avenue from 30th Street to Upper 33rd Street.
- Upper 33rd Street North, from Lake Elmo Avenue to Laverne Avenue North.
- Laverne Avenue North, from Upper 33rd Street North to Trunk Highway 5.

Utility improvements will address both sanitary sewer service to replace individual on-site treatment systems, and replacement of aging watermain infrastructure. Costs will be developed in conjunction with Washington County and their consultants and the Washington County cost participation policy will be used to identify the City cost share for the improvements along the County road system.

Streetscape improvements (landscaping, street lighting, etc.) together with other ancillary costs such as overhead utilities are not included in the scope of this report since these project components are being developed under a separate contract. However, it is anticipated that the total project costs for these additional improvements may need to be incorporated as part of the project assessment policy and preliminary assessment roll and carried forward as part of a joint improvement hearing process.

RECOMMENDATION:

Staff is recommending that the City Council authorize FOCUS Engineering, Inc. to prepare a Feasibility Report for the Old Village Phase 1 Street and Utility Improvements in the estimated amount of $20,700. The recommended motion for this action is as follows:

"Move to approve Resolution No. 2014-57, Ordering preparation of a Feasibility Report for the Old Village Phase 1 Street and Utility Improvements in a not to exceed amount of $20,700."

ATTACHMENT(S):

1. Resolution No. 2014-57, Ordering Preparation of a Feasibility Report.
2. Project Location Map.
3. Project Schedule.

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2014-57

A RESOLUTION ORDERING PREPARATION OF A FEASIBILITY REPORT FOR THE OLD VILLAGE PHASE 1 STREET AND UTILITY IMPROVEMENTS

WHEREAS, the City of Lake Elmo and Washington County have been working jointly on the Lake Elmo Avenue (County Road 17) Corridor Management and Safety Improvement Project to improve Lake Elmo Avenue from 30th Street to Trunk Highway 5 while extending sanitary sewer service into the Downtown Village area; and

WHEREAS, each entity will be responsible for sharing in the project costs as jointly agreed to; and

WHEREAS, the improvements will be implemented in two phases with the Phase 1 Street and Utility Improvements proposed for construction in 2015; and the remaining improvements constructed in 2016; and

WHEREAS, the Phase 1 Improvements includes street, drainage and utility improvements, including the extension of sanitary sewer service and replacement of aging watermain infrastructure along the following corridors;

- 30th Street North, from the Reid Park lift station to Lake Elmo Avenue.
- Lake Elmo Avenue, from 30th Street North to Upper 33rd Street.
- Upper 33rd Street North, from Lake Elmo Avenue to Laverne Avenue North.
- Laverne Avenue North, from Upper 33rd Street North to Trunk Highway 5.

WHEREAS, it is proposed to assess the benefiting properties for all or a portion of the cost of the improvement, pursuant to the City's Special Assessment Policy and Minnesota Statues, Chapter 429.

NOW, THEREFORE, IT IS HEREBY RESOLVED,

That the proposed improvement, called the Old Village Phase 1 Street and Utility Improvements, be referred to the City Engineer and FOCUS Engineering, and that FOCUS Engineering is instructed to complete a feasibility report in accordance with Minnesota Statues, Chapter 429 for the proposed improvements, and to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should be best made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FIRST DAY OF JULY 2014.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)

ATTEST:

_____
Adam Bell
City Clerk



Lake Elmo Ave Corridor Project

THE CITY OF LAKE ELMO

Project Phasing

2015

2016

City of Lake Elmo
5-13-2014
Data Scource:
Washington County, MN

N

PROJECT SCHEDULE
CITY OF LAKE ELMO

FOCUS ENGINEERING, inc.

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

OLD VILLAGE PHASE 1 STREET & UTILITY IMPROVEMENTS
PROJECT NO. 2014.137

JUNE 2014

July 1, 2014	Council authorizes Feasibility Report.
September 16, 2014	Presentation of Feasibility Report. Council accepts Report and Calls Hearing.
October, 2014	Property owner meeting. Presentation of Report findings and recommendations.
October 21, 2014	Public Improvement Hearing. Council orders Preparation of plans and specifications.

*PLANS AND SPECIFICATIONS WILL BE PREPARED IN CONJUNCTION WITH THE CSAH 17 (LAKE ELMO AVENUE) CORRIDOR IMPROVEMENT PROJECT – A COUNTY-CITY JOINT PROJECT.

*PROJECT IS BEING IMPLEMENTED FOR CONSTRUCTION IN 2015.

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: **July 1, 2014**
REGULAR
ITEM # **18**

AGENDA ITEM: Wildflower at Lake Elmo (Robert Engstrom Companies) Comprehensive Plan Amendment

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item ..... Community 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 reviewed a PUD Concept Plan and Comprehensive Plan Amendment related to the proposed Wildflower at Lake Elmo development at its June 9, 2014 meeting and recommended approval of both requests with conditions. The City Council approved the PUD Concept Plan at its June 17th meeting, but tabled discussion concerning the proposed Comprehensive Plan Amendment due the absence of two Council members.

FISCAL IMPACT: TBD – The Comprehensive Plan Amendment is necessary for the development project to move forward as proposed. If the amendment is not approved, the applicant will need to submit a revised concept plan.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a Comprehensive Plan Amendment to allow residential development to occur on two small areas within the proposed Wildflower at Lake Elmo subdivision that are currently guided for RAD – Rural Area Development and Open Space. The City Council approved the PUD Concept Plan for this development at its last meeting, but could not take action on the related Comprehensive Plan amendment because the proposed amendment requires a 4/5ths majority of the Council to

pass and two Council members were absent from this meeting. Action on this part of the applicant's original request has been postponed until the July 1st meeting.

The Planning Commission has recommended approval of the Comprehensive Plan amendment. The suggested motion to adopt the Planning Commission recommendation is as follows:

"Move to adopt Resolution No. 2014-046 approving a Comprehensive Plan Amendment to change the future land use designation of two areas within the Wildflower at Lake Elmo development from RAD and OP to LDR and MDR.

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The information attached to the previously Council agenda packet for this item included detailed plans, reports, and other information concerning the Wildflower at Lake Elmo Development. In the interest of avoiding additional copying for the July 1st Council meeting, Staff has not provided information included in the previous packet except for the proposed resolution of approval and related map. All of the previous information is available upon request (and still available on-line).

As part of its approval of the Wildflower Concept Plan, the City Council added two conditions to the Planning Commission recommendation based on feedback form the surrounding property owners, include the Fields of St. Croix Homeowner's Association. These conditions requested the following:

- That prior to approval of the Comprehensive Plan Amendment the Fields of St. Croix Association and Robert Engstrom Companies would submit their written agreement to the City concerning the proposed development on Outlot P and proposed amendments to the conservation easement over Outlot P.

- That prior to approval of the Comprehensive Plan Amendment the three property owners to the east of Wildflower that have submitted written statements to the City concerning the development (Eischen, Dupuis, and Smith) would work out an agreement with the developer concerning buffering and screening of their properties.

Since the Council meeting, Staff has received the written agreement between Robert Engstrom Companies and the Fields Association. This agreement is attached for consideration by the Council. In addition, the developer has met on site with the three eastern property owners and also participated in a meeting at City Hall with Staff and the Mayor present to further discuss their concerns. The result of this meeting is the attached landscape plan that documents the types of planting and location for the plantings that was deemed acceptable to all parties. Furthermore, the developer has agreed to the following actions to further address neighbor concerns:

- To conduct a further investigation of wooded area to the east of the Eischen's home that extends into Outlot P. This investigation is intended to identify any work needed (removal of dead trees, removal of invasive species, additional plantings) to allow this area to provide an effective screen and keep the area in a natural state.

- To revise the parcel layout in front of the Smith property to remove one buildable lot and to reconfigure the adjacent parcels so that they only about Smith's land at one point. All land between the Smith property and public roadway would be platted as an outlot to be owned and maintained by the future HOA. This revised layout is depicted in the attached updated landscape plan for this area.

With the submission of this information, the relevant conditions of approval attached to the concept plan appear to have been addressed. The developer was still reviewing some of the details of the updated plan with the property owners, any further updates will be discussed at the City Council meeting.

As noted in the previous Staff report on this item, the Planning Commission discussed the request, and unanimously recommended approval of the comprehensive plan amendment as presented with the one condition as recommended by Staff.

BACKGROUND INFORMATION (SWOT) FROM PREVIOUS RERPOT:

Strengths

- The PUD Concept Plan is consistent with the City's Comprehensive Plan for the Village Planning Area (with the exception of the plan amendments requested by the developer).
- The project has been designed to comply with the City's zoning regulations and development standards for the Village Medium Density district.
- The project addresses several of the Village Planning Principles adopted as part of the Comprehensive Plan.

Weaknesses

- The concept plan will require the removal of a portion of the existing conservation easement over Outlot P of the Fields of St. Croix Second Addition.

Opportunities

- The development will include 145 REC units and will pay connection fees for sewer and water service.
- The project includes a large conservation area that will ensure the permanent protection of a large portion of the planned Village Open Space/Buffer area.
- The development will bring sewer to the extreme northeastern portion of the Village Planning Area and will be designed to allow for future connections in this part of the City.

Threats

- The developer will need to work with the City on establishing a plan for management and oversight of the conservation area in a manner that will not overburden the City.

RECOMMENDATION: Based upon the above report and analysis, Staff and the Planning Commission are recommending that the City Council approve the request from Robert Engstrom Companies for a Comprehensive Plan Amendment related to a residential subdivision to be called Wildflower at Lake Elmo. The suggested motion to adopt the Planning Commission recommendation are as follows:

"Move to adopt Resolution No. 2014-046 approving a Comprehensive Plan Amendment to change the future land use designation of two areas within the Wildflower at Lake Elmo development from RAD and OP to LDR and MDR.

ATTACHMENTS:

1. Resolution No. 2014-46 (Comprehensive Plan Amendment)
2. Proposed Comprehensive Plan Amendments
3. Updated Landscaping Sketch Plan – Wildflower at Lake Elmo
4. Planting List and Details
5. Aerial Photograph – Smith, Eischen, and Dupuis Property
6. Fields of St. Croix and Engstrom Written Agreement
7. Letter From Robert and Marcella Eischen 6/24/14

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2014-46

RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF LAKE ELMO COMPREHENSIVE PLAN

WHEREAS, the City of Lake Elmo has established a Comprehensive Plan that provides a compilation of background data, policy statements, standards, and maps, which help to guide the future physical, social, and economic development of the City; and

WHEREAS, Robert Engstrom Companies, 4801 West 81st Street, #101, Bloomington, MN, ("Applicant") has submitted an application to the City of Lake Elmo ("City") to amend the Lake Elmo Comprehensive Plan, a copy of which is on file in the City Planning Department; and

WHEREAS, the request to amend the Comprehensive Plan was submitted along with a Planned Unit Development concept plan for a proposed single-family residential subdivision to be called Wildflower at Lake Elmo; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on June 9, 2014 to consider the request to amend the Comprehensive Plan; and

WHEREAS, on June 9, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the request to amend the Comprehensive Plan; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed amendment to the Comprehensive Plan at meetings on June 17, 2014 and July 1, 2014; and.

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

FINDINGS

1) That the Applicant has submitted a request to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and Lake Elmo Planning Commission.

2) That the request to is to amend the Future Land Use Map (Map 3-3 in Chapter III – *Land Use Plan*) and Village Planned Land Use Map (Map 3-5 in Chapter III – *Land Use Plan*) in

the Lake Elmo Comprehensive Plan, and to specifically change the future land use designation of a portion of two parcels of land located within the Wildflower at Lake Elmo development as depicted in the attached Exhibit A and described as follows:

a) To change the western portion of Outlot P of the Fields of St. Croix Second Addition from RAD – Rural Area Development to V-MDR Village Urban Medium Density Residential (a portion of PID 12.029.21.43.0013).

b) To change the approximately eight acres immediately east of the intersection of 43rd Street North and Lake Elmo Avenue (the area depicted for the westernmost single family residential lots on the Wildflower at Lake Elmo PUD Concept Plan approved by the City Council on June 9, 2014) from RAD – Rural Area Development and Village Open Space Overlay to V-LDR Village Urban Low Density Residential (a portion of PID 12.029.21.32.0001).

3) That the proposed area impacted by the proposed amendment is relatively small and will not have a significant impact on the City's 2030 household and population forecasts.

4) That the proposed amendments are consistent with the overall goals and objectives of the Village Land Use Plan.

NOW, THEREFORE, BE IT RESOLVED, that based on the foregoing, the Lake Elmo City Council hereby approves the Applicant's request to amend the Lake Elmo Comprehensive Plan, subject to and contingent upon the following:

1) Submission of the Comprehensive Plan Amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that its review has been completed and approved.

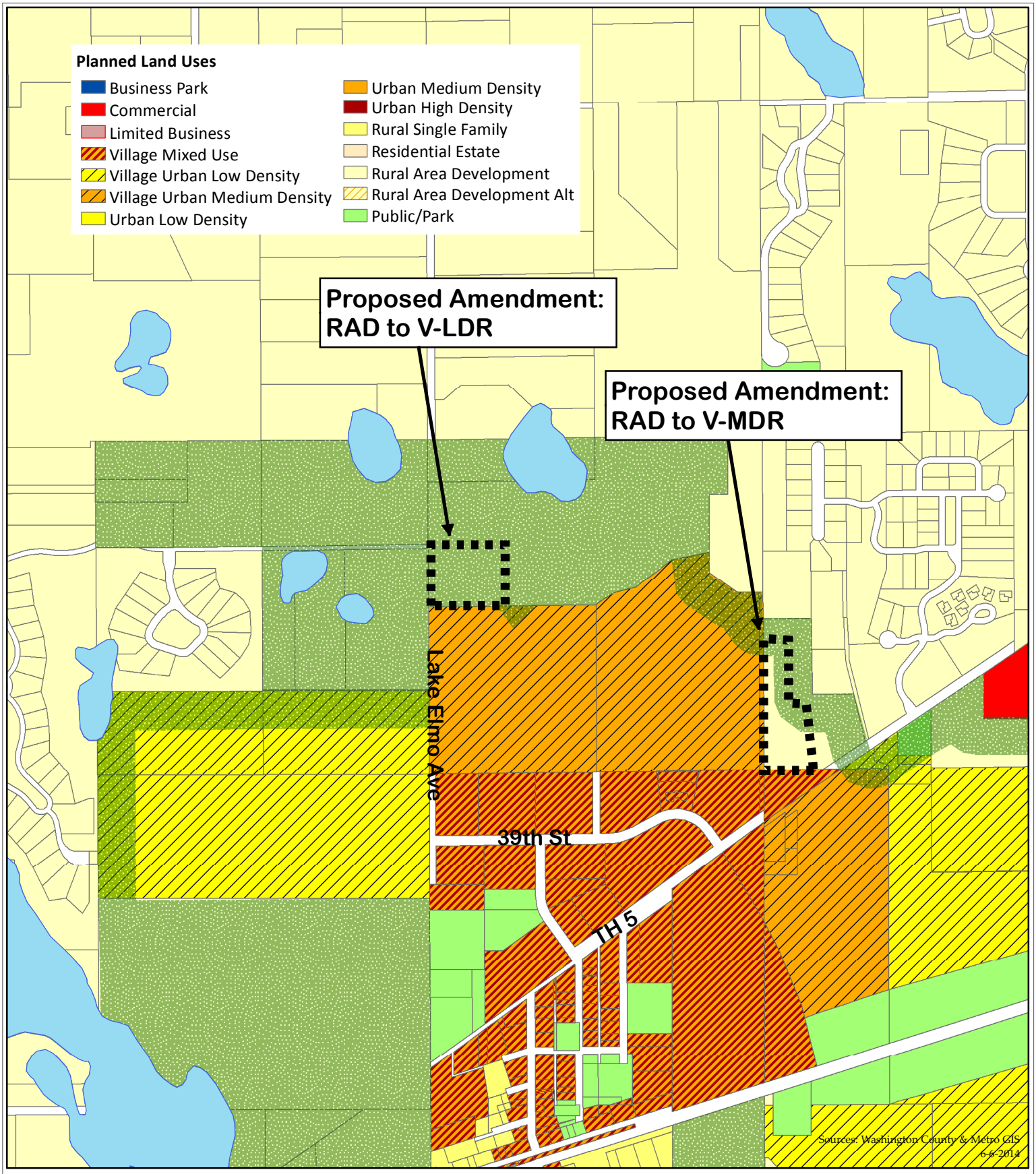
Passed and duly adopted this 1st day of July 2014 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Adam Bell, City Clerk

Map 3-3



Proposed Comprehensive Plan Amendment

Wldflower at Lake Elmo Concept Plan

THE CITY OF LAKE ELMO

SMITH

DUPUIS

EISCHEN

NEW SCREEN PLANTING

REAR LOT PLANT SCREEN

EXIST EVERGREENS

REAR YARD PLANTING

EVERGREEN SCREENING

OLD

941.3

940.3

940.4

930.3

9428

6' CONC. SIDEWALK

5' CONC. SIDEWALK

60' R.O.W.

91' R.O.W.

28'

POND

WILDFLOWER
PLANT LIST
(Dry mesic soils)

A. Sugar Maple – 1" – 1 ½"
B. American Basswood - #2
C. Swamp Oak
D. Crab Apple
    - Donald Wyman
    - Spring Snow
    - Red Splendor
E. Japanese Lilac
F. Black Hills Spruce and/or Colorado Spruce – 5'-6'
G. Shrubs
    1. Chokecherry
    2. Highbush Cranberry
    3. Dogwood
    4. Lilac
    5. Service Berry (multi-stem) - #2
    6. Fragrant Sumac - #2
    7. Grow Low Sumac (ground cover) - #1
    8. Arrowwood Viburnum - #2
    9. Nannyberry Viburnum - #2
    10. Big Bluestem (grass)

WILDFLOWER
Plant Quantities & Layout

Note:

Plans as shown are illustrated with plant materials deemed appropriate for soil conditions existing at sites (dry mesic soils). The attached list names these materials. The developer would like to have the flexibility to substitute within this group if better or larger selections are available at time of planting. The homeowner will be asked for substitution approval. Planting schedule will occur at such time when the site is in final graded condition and weather is cooperative. Actual tree planting locations will be done in the field with property owner's input.

Dupuis Property:
Developer will plant a screen grouping at NE corner of property to screen an existing sitting area. Plant screen will wrap lot corner west and north. Recommended plant materials will be spruce trees 5'-6' ht and sugar maple 1 1/2" cal. An additional understory plant screen will be planted in front of existing norway pines to screen approx. 6'-8' of open area between ground and existing top mass of trees. Plant material selection will be selected from group G.

Eischen Property:
Developer will plant spruce evergreen trees at SW corner of lot to provide screening of car head lights. Screen will wrap corner as shown on site plan. Other plantings along west property line will be determined after an assessment of existing trees is made and determined what plants will be appropriate.

Smith Property:
Developer has provided a south buffer area along the total south line of property. Exact berming and plantings along with a new road easement is in the process of final negotiations.



June 9, 2014

The following is a summary of a tentative agreement between the Fields of St Croix Community Association (FoSC) and Robert Engstrom Companies (RECo) regarding RECo's proposed Wildflower development. This summary is provided for summary purposes only and is not meant to be a complete statement of the proposed agreement and is subject to change.

Subject: The Fields of St Croix Community Association (FoSC) and Robert Engstrom Companies (RECo) Wildflower development

Background: The Open Space Agreement(s) is/are key to this discussion because it explicitly prohibits the Wildflower development proposed for Outlots O & P, which are part of the FoSC. The express intent of the Open Space Agreement is in summary to:

- Permanently retain the protected land in its predominately natural, scenic, agricultural, forested and open space condition;
- Prevent or remedy action or use that significantly impairs or interferes with the Conservation Values of the land;
- Expressly prohibits the Owner (RECo) from subdividing all or part of the protected lands for residential, commercial or industrial development;
- Prohibits construction of roads, driveways and the alteration of the surface of the protected land, including excavation.

FoSC Homeowners

- Purchased lots and built homes understanding FoSC was a conservation community with Open Space Agreement protection.
- Do not want development on Outlot O & Outlot P, but will support *limited* residential development on part of Outlot P in turn for "additional" legal protection preventing development on the other Outlots associated with FoSC.
- Requested that representatives of FoSC conduct negotiations with RECo. Tentative agreement between FoSC and RECo was reached, pending City approval to allow limited residential development on Outlot P, given the terms of the agreement, which are attached.

<u>The FoSC Community Association requests this agreement become part of Wildflower's development plan, and its terms enforced by the City of Lake Elmo</u>.

Respectfully submitted on behalf of the FoSC Association homeowners:

John W. Hodler
Fields of St Croix Board President

The following are highlights of the tentative agreement:

- *No* development will occur on Outlot O.
    - Retain the existing Open Space Easement condition;
    - Fields of St Croix Community Association (FoSC) will be added as a party to the easement, thereby requiring FoSC's approval for any future changes thereto.

- Outlot P will have *limited* development on its west boundary (plan on page #4):
    - Includes small number of RECo-constructed homes along the west boundary of Outlot P;
    - No coffee shop or other retail/commercial facilities located on Outlot P;
    - RECo will install a path around part of the storm water system on Outlot P. This path will not connect to the FoSC pathways;
    - FoSC will have easement access rights for pedestrian and bicycles to Outlots O & P, and any Outlot created out of Outlot P for the storm water system;
    - FoSC will be added as a party to the existing easement on the title to the section of Outlot P not included in the new development's homes;
    - The exact boundary of the re-sized Outlot P will be defined by a survey (paid by RECo).

- The City of Lake Elmo will ensure the design of the Wildflower development's storm water system does not include a storm water retention basin on Outlot O; and will not increase the current flow of storm water drained onto Outlot O or any FoSC II Outlot (exception Outlot P):
    - The storm water design will not allow drainage to adversely affect any FoSC II homeowner;
    - Lake Elmo City will ensure the contractor and developer install the storm water system as designed;
    - The City of Lake Elmo will be responsible for maintenance of any portion of the Wildflower storm water system installed on Outlot P, or any Outlot created from Outlot P for the storm water system.

- Road access to Wildflower development:
    - The existing FOSC, phase II, entry will remain "as is". This access road will not connect to the Wildflower development;
    - No access road for the new development will be constructed that connects to highway #5 through any Outlot.

- Ensure FoSC has the right to object to or modify any future development requests involving any one or more of the Outlots located in the Fields of St Croix development (see Outlots page #5).
    - FoSC will be added as a party to all Open Space Easements now in place for Phase II Outlots;
    - FOSC will be added as a party to the Minnesota Land Trust Conservation Easement now in place for Phase I Outlots.

- Phase I Outlots A & E's Minnesota Land Trust Conservation Easement revisions.
    - Rescind the right to construct a farm home;
    - Livestock operation or use of temporary farm buildings will only be granted if all parties to the easement (including FoSC) agree.

- RECo will transfer ownership of the Bluestem Village Green property (PIN1202921440009) if it is not under a 'public right of way restriction'.

- All easement updates or amendments and Outlot ownership transfers will be completed prior to approval of the new development's plans by the City of Lake Elmo.

- RECo's creation of the storm water system, path, natural setting, and plantings on Outlots O and P will be completed ~~in the beginning stage of the new development. The "beginning stage" is defined as a date equal to the completion of the first home.~~ on the requirements and timeline established by Lake Elmo City and incorporated in the final plan Jeat RCC 6/9/2014
- RECo coordinates with Lake Elmo City & FoSC during the design and installation of Wildflower's sewer pipe
    - Ensure adequate capacity to handle the wastewater from FoSC's phase I, phase II (including Bluestem) and Tana Ridge homes;
    - Sewer easement across the Northeast corner of the new development and Outlots O & P will be granted to FoSC;
    - Final connection, if and when completed, between the Lake Elmo City sewer system and the FoSC wastewater system (currently serving the above homes) will be coordinated by the FoSC Association at a later time.

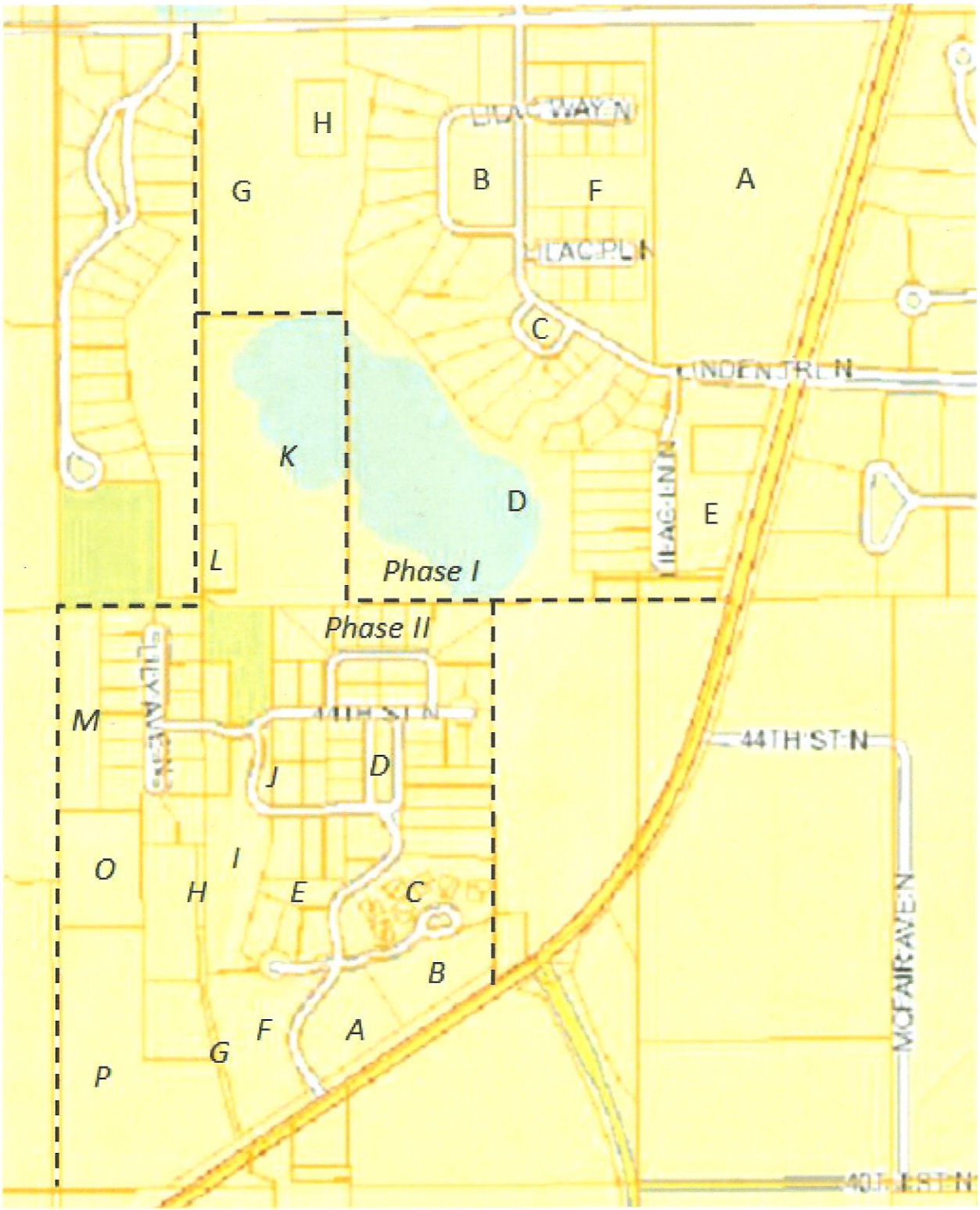
It is understood, that any agreements between RECo and FOSC will be subject to approval by the Lake Elmo City Council and other regulatory bodies.

The final agreement will include a provision that neither party may assign the agreement to any other person without the express prior written consent of the other party or its successor in interest.

RECo
Rob English
6/9/14

FoSC
Jim Hoolihan
6/9/2014

FoSC Phase I & II outlots



ROBERT & MARCELLA EISCHEN

Date: June 24, 2014
To: Kyle Klatt
Community Development Director
Subject: Wildflower Proposal

As we are adjoining property owners to the proposed Engstrom Wildflower Development, my wife Marcy and I met with Bob Engstrom and architect Jerry Mazarra on June 19th to review our proposals for changes to the most recently proposed changes to the conservation easement adjacent to our land. As we previously agreed:

- Remove large parking and small Public Park from the close proximity to the S/E portion of our property.
- Straighten the walking path away from the western edge of our property and more toward the middle of the conservation easement.
- Straighten Wildflower property road with circular drive and remove pie shaped circular turn to help eliminate vehicle lights shining and flashing on our home.
- As proposed by the developer, plant a buffer of evergreen trees near S/W corner of our property. We request two rows of 5' trees planted on the S/W corner estimated some 40 feet long. We feel this is a satisfactory solution for the S/W corner of our property.

We withdraw our previous request for a 5' earthen berm with trees and shrubs planted on the berm's western side of our property.

The developer now proposes trees and shrubs be planted in front of homes located adjacent to the west side of our property. We agree this is a good idea but not an alternative to our request for trees and shrubs, i.e., Black Hills and Colorado Spruce interspaced with Maple Trees and shrubs such as High Bush

Cranberry, Bridal Wreath and shrubs compatible with butterfly conservation issues. These plantings should be adjacent to the western edge of the Eischen property line and extending north from the evergreens planted to serve as a light buffer to the N/W Eischen property line marker. These plantings should be further extended north through the western edge of the Dupuis property as recommended by Mary Jean. We feel the developer and/or property association is further responsible for maintenance of these plantings.

We request these agreements and/or lack thereof be recorded and put in writing. Where reasonable requests and/or agreements can't be agreed upon, we would suggest a further opportunity to review these issues with a mediator and/or arbitrator.

Respectfully

Robert Eischen

Robert Eischen

Marcela Eischen

Marcela Eischen