



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

ITEM: Hunter's Crossing – Preliminary Plat

SUBMITTED BY: Kyle Klatt, Planning Director

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

SUMMARY AND ACTION REQUESTED:

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

GENERAL INFORMATION

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

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

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

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

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

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

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

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

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

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

REQUEST DETAILS

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

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

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

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

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

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

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

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

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

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

PLANNING AND ZONING ISSUES

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

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

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

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

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

Zoning and Site Information:

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

Proposed Lot Dimensional Standards:

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

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

Proposed Street Standards:

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

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

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

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

REVIEW AND ANALYSIS

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

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

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

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

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

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

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

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

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

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

Recommended Conditions of Approval:

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

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

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

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

DRAFT FINDINGS

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

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

RECOMMENDATION:

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

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

ATTACHMENTS:

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

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

ORDER OF BUSINESS:

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

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



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

PRELIMINARY PLAT APPLICATION

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

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

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

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

Conducted pre-application meeting with Staff?

☒ Yes

☐ No

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

Signature of applicant: _____

Date: _____

Tracey Rust 4/28/14

City Use Only

Planning: Zoning District: _____

Reviewed by: _____ Date: _____

Subject to the following conditions: _____

Engineering: Reviewed by: _____

Date: _____

Subject to the following conditions: _____



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

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

Signature of applicant Tracey Rust Date 4/28/14

Name of applicant Tracey Rust Phone (952) 229-6063
(Please Print)

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



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

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of applicant Nathan Landucci
(Please Print)

Street address/legal description of subject property

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

Parcel Number: 36.029.21.32.0008

Legal Description:

PT NW1/4-SW1/4 LYING SLY OF FOLL DESC "LINE X": COM AT WEST QTR COR SD SEC 36 THN S00DEG02'54"W ALG 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 THN W 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.

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 Interstate Hwy 94. The following written statements are being provided as part of the submittal requirements for the development:

A. Contact Information

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

B. Site Data

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

C. General Information:

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

D. Sketch Plan Comments:

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

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

H. Neighbor Concerns:

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

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

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

K. Proposed lakeshore access: Not applicable.

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

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

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

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

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

Sincerely,

THE RYLAND GROUP, INC.

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

Tracey Rust, PE
Entitlement Manager

Attachment: Legal Description

Legal description per title commitment

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

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

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

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

--

Hunters Crossing Tree Inventory

April 29, 2014

RYLAND HOMES®

Tree Inventory by:

Ken Arndt

Forest Ecologist/Wetland Specialist

Midwest Natural Resources, Inc.

1032 West Seventh St. #150

St. Paul, MN 55102

(651)-788-0641

Tree Preservation Plans provided by:

PI **NEER***engineering*

2422 Enterprise Drive

Mendota Heights, MN 55120

651-681-1914

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

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

Total Inches: 2,106"

Allowed 30% Removal: 631"

Total Inches Removed: 1,677"

Total Inches to Mitigate: 1,046"

Common Tree Removal: 1,018"

Coniferous Tree Removal: 12"

Hardwood Tree Removal: 16"

Common Tree Removal: 1,018"

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

Coniferous Tree Removal: 12"

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

Hardwood Tree Removal: 16"

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

Total Inches Required: 269"

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4285

Date: May 23, 2014

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

Re: Hunters Crossing – Ryland Homes
Preliminary Plat Review

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

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

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

GENERAL REQUIREMENTS AND COMMENTS

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

STREETS AND TRANSPORTATION

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

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

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

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

GRADING, BUILDING PAD AND EROSION CONTROL

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

SITE UTILITIES

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



Public Works Department

Donald J. Theisen, P.E.
Director

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

June 17, 2014

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

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

Dear Kyle:

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

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

June 16, 2014
Hunter's Crossing

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

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

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

Regards,



Ann Pung-Terwedo
Senior Planner

C: Carol Hanson, Office Specialist

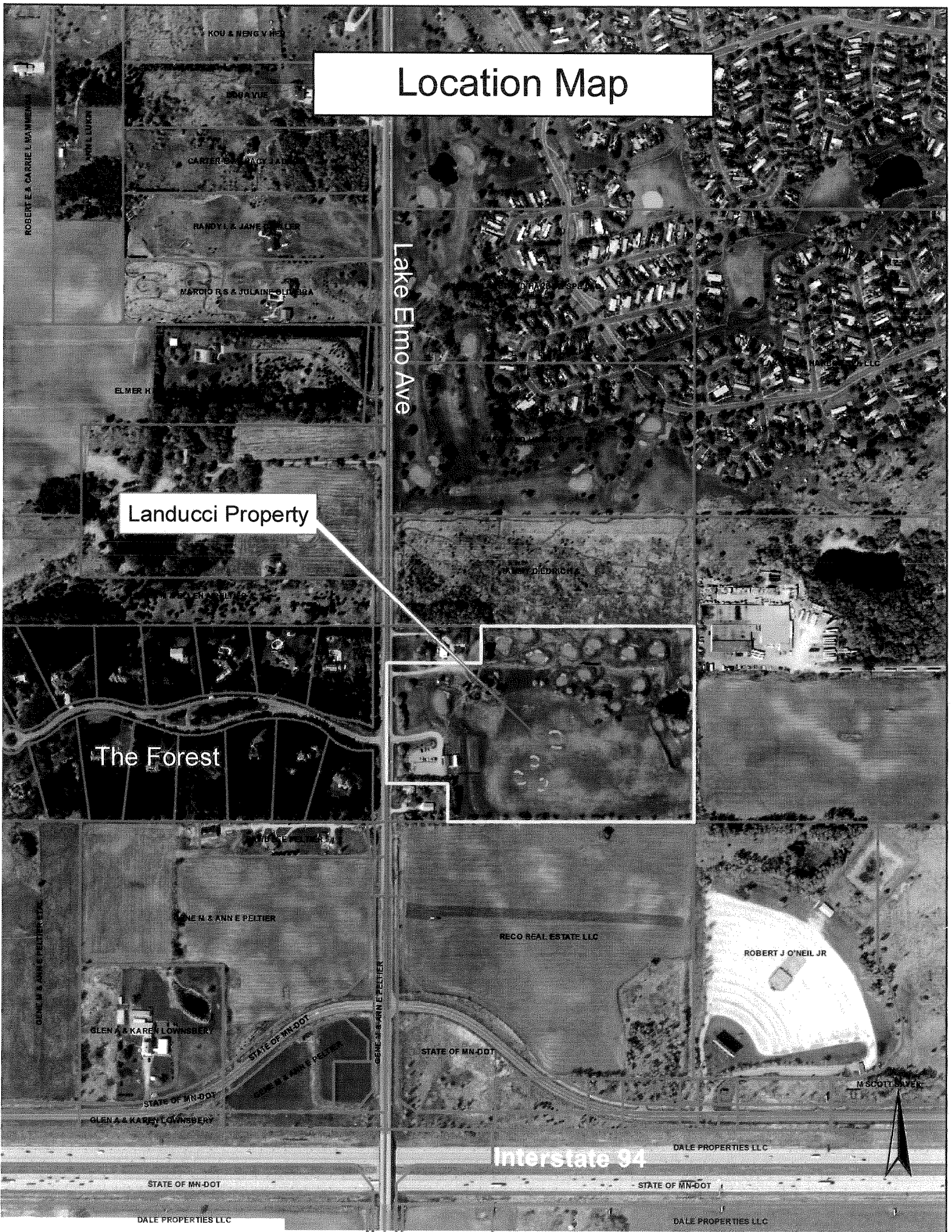
Location Map

Lake Elmo Ave

Landucci Property

The Forest

Interstate 94



RYLAND HOMES®

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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