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, September 16, 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 September 2, 2014 City Council Meeting Minutes

G. Council Reports
- **Mayor**
- **Council**

H. Presentations/Public Comments/Inquiries
- 36th & 37th Street Improvements

I. Proclamation
2. Constitution Week
3. Volksmarch

J. Finance Consent Agenda
4. Approve Payment of Disbursements and Payroll
5. Accept Financial Report dated August 31, 2014
6. Accept Building Report dated August 31, 2014
7. Accept City Assessor Report dated August 31, 2014
8. Pumphouse No. 4 Improvements – Pay Request No. 4
9. Lake Elmo Avenue Watermain Improvements – Pay Request No. 2
10. 2014 Street Improvements – Pay Request No. 2
11. Well No. 4 Connecting Watermain Improvements – Call for Final Assessment Hearing; ***Resolution No. 2014-68***
12. Lake Elmo Avenue Trunk Watermain Improvements – Call for Final Assessment Hearing; ***Resolution No. 2014-69***
13. Special Assessment Abatement Request – MN DNR Land; ***Resolution No. 2014-70***

K. Other Consent Agenda
14. Authorize John Schiltz to dispense Beer and Wine Coolers at the Volksmarch Event on October 11, 2014

L. Regular Agenda
15. Gateway Corridor LPA Resolution; ***Resolution No. 2014-71***
16. Inwood PUD Concept Plan; ***Resolution No. 2014-72***
17. Boulder Ponds Preliminary Plat and Preliminary PUD Plan; ***Resolution No. 2014-73***
18. Village Park Preserve Preliminary Plat; ***Resolution No. 2014-74***
19. Hunters Crossing Final Plat; ***Resolution No. 2014-75***
20. Savona 2nd Addition Final Plat; ***Resolution No. 2014-76***
21. Savona 2nd Addition Developers Agreement; ***Resolution No. 2014-77***
22. Wildflower at Lake Elmo Comprehensive Plan Amendment; ***Resolution No. 2014-46***
23. 39th Street North: Street and Sanitary Sewer Improvements – Change Order No. 1
24. Discover Crossing Repairs – TA Schifsky quote – 21.9K

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
SEPTEMBER 2, 2014

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

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

Absent: Council Member Anne Smith

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

PLEDGE OF ALLIGENCE

APPROVAL OF AGENDA

Item 10 was postponed.

MOTION: Council Member Reeves moved TO APPROVE THE AUGUST 19, 2014 CITY COUNCIL AGENDA AS AMENDED. Council Member Nelson seconded the motion. MOTION PASSED 4-0.

ITEM 1: ACCEPT MINUTES

THE AUGUST 19, 2014 CITY COUNCIL MINUTES WERE APPROVED AS AMENDED BY CONSENSUS OF THE CITY COUNCIL.

COUNCIL REPORTS:

Mayor Pearson: attended Human Resources Committee Meeting, EDA Meeting
Council Member Bloyer: attended library board meeting
Council Member Reeves: attended Human Resources Committee Meeting. The group worked on performance reviews and salary pool.
Council Member Nelson: no report.

PUBLIC COMMENTS/INQUIRIES

Paul Ryberg introduced Nate Deprey the new library director. Mr. Deprey expressed he is looking forward to working with the Council and the City.

STATUS OF 100% DEVELOPER INFRASTRUCTURE INVESTMENT POLICY

City Administrator Zuleger provided status presentation of the developer paid infrastructure. The policy of "growth pays for growth" was implemented in 2013. This has resulted in two positive bond ratings, including an increase from S&P. Council Member Reeves asked what the reaction has been from the developers. National and regional builders have understood the policy. Many have appreciated the discipline. There have been some who are not willing to come to Lake Elmo. Mayor Pearson recognized that the policy and staff's efforts are doing as much as possible to minimize the risk to the City.

ITEM 2: PROCLAMATION COMMUNITY MEDIA WEEK

Mayor Pearson read the proclamation recognizing the week of September 15th 2014 as Community Media Week.

FINANCE CONSENT AGENDA

3. Approve Payment of Disbursements and Payroll

4. Approving the TNT Public Hearing Date for the 2015 Budget and Tax Levy; *Resolution No. 2014-65*

MOTION: Council Member Nelson moved TO APPROVE THE FINANCE CONSENT AGENDA AS AMENDED. Mayor Pearson seconded the motion. MOTION PASSED 4-0.

OTHER CONSENT AGENDA

Council Member Bloyer pulled Item 8 for discussion.

5. Encroachment Agreement – 1668 Ivy Ave N
6. Encroachment Agreement – 1650 Ivy Ave N
7. Encroachment Agreement – 10938 57th Street N
8. ~~Library Board Appointment – Margo Sieleni~~

MOTION: *Council Member Reeves moved* ***TO APPROVE THE OTHER CONSENT AGENDA AS AMENDED.*** *Mayor Pearson seconded the motion.* ***MOTION PASSED 4-0.***

ITEM 8: LIBRARY BOARD APPOINTMENT – MARGO SIELENI

It was explained that Mayor Pearson appointed Ms. Sieleni during his report last meeting, but Clerk Bell prefers to have a formal vote with background documentation included for record purposes. Council Member Bloyer thanked Ms. Sieleni for volunteering to serve.

MOTION: *Council Member Bloyer moved* ***TO APPOINT MARGO SIELENI TO THE LAKE ELMO LIBRARY BOARD.*** *Council Member Nelson seconded the motion.* ***MOTION PASSED 4-0.***

REGULAR AGENDA

ITEM 9: SAVONA SUBDIVISION CONDITIONAL USE PERMIT; *RES. NO. 2014-66*

Community Development Director Klatt provided summary explaining the reason for the CUP application. Townhome units on a private street require a CUP, which the part of the next phase of Savona will include. The requirement is to make sure that the City's needs are met in regards to the private street. The area that is involved was explained.

MOTION: *Council Member Reeves moved* ***TO ADOPT RESOLUTION NO. 2014-66, APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF SINGLE FAMILY ATTACHED DWELLINGS WITHIN THE SAVONA SUBDIVISION THAT DO NOT HAVE FRONTAGE ON A PUBLIC STREET.*** *Council Member Nelson seconded the motion.* ***MOTION PASSED 4-0.***

ITEM 11: APPROVE PROPOSED GENERAL LEVY AND PROPOSED 2015 BUDGET; *RES. NO. 2014-67*

Finance Director Bendel presented the proposed 2015 budget.

Council Member Bloyer left at 7:30 pm.

The general fund budget was explained. It was noted that the street maintenance expenses were now a permanent line item in budget. Ms. Bendel explained that the tax levy is staying level and the rate is actually decreasing.

Ms. Bendel summarized the library fund. The end year cash reserves were explained.

Council Member Bloyer returned at 7:34 pm.

Council Member Reeves asked about part-time staffing at library for 2014. There was none in 2014, but it is budgeted in 2015.

Mayor Pearson asked about Sanctuary neighborhood road. City Administrator Zuleger explained the steps that the City has taken. The road needs to be approved by MnDOT. It is believed that the developer funds are available to pay for some of it.

Ms. Bendel read letter from Roger Johnson requesting city contribution of minimum of $20k for invasive species management on Olson/Demontreville Lakes. Council Member Bloyer noted that the previous June

request was only $25K. He would be in favor of city contributing 1/3 if all the lakes were evenly supported. He would like to have place holder in budget. Mr. Bloyer noted that recent letter from DNR found no natural erosion occur this past spring.

Mr. Reeves believes the City should be engaged in treating the lakes, but he supports addressing all the lakes. He also wants to know more info about the VBWD study. The outflow of the water was discussed.

It was noted that O/D levels are anticipated to increase. VBWD does not believe that increasing the outflow can be achieved.

Mr. Zuleger explained the VBWD study. The consensus is to have a placeholder, but wait to hear study findings. Mr. Zuleger suggested that the Council commit funds from the storm water fund as the lake is a repository for storm water. Mr. Nelson wants to know if the watershed cities causing impact can be approached for contribution. Mr. Zuleger said the City can ask the DNR.

Mr. Reeves asked if signage was sufficient. Mr. Zuleger said it was. It was noted that too much signage can cause confusion. It was explained that the City has not participated in the past.

The Council discussed what the appropriate funding level and appropriate parties to pay. Council direction is that the lake property owners need to propose a plan where the City can collaborate. The consequences of using storm water funds were discussed. Future storm water expenses and needs are ahead for the Village drainage. The Council wants to make sure that the expenses are effective and the results are measurable.

Ms. Bendel summarized the proposed debt service fund levy.

MOTION: *Mayor Pearson moved* ***TO APPROVE GENERAL FUND LEVY OF $2,421,588.00.*** *Council Member Reeves seconded the motion.*

The council acknowledged the tight budget that staff developed and the introduction of zero-based budgeting.

MOTION PASSED 4-0.

MOTION: *Mayor Pearson moved* ***TO APPROVE DEBT SERVICE LEVY OF $484,814.00.*** *Council Member Reeves seconded the motion.* ***MOTION PASSED 4-0.***

The Council discussed how the library has done a good job of being frugal. Even with the 10% statutory reduction, the library levy is still more than the requested budget. A 10% percent reduction results in a $231,261.00. This is actually a 20% increase over the 2014 budget.

MOTION: *Mayor Pearson moved* ***TO APPROVE LIBRARY FUND BUDGET AND LEVY AT AMOUNT OF $231,261.00.*** *Council Member Nelson seconded the motion.* ***MOTION PASSED 4-0.***

Mr. Zuleger clarified the resulting levy components – General Fund Levy: $2,421,588.00; G.O. Debt Levy: $484,814.00; Library Levy: $231,261.00; total levy: $3,137,663.00.

MOTION: *Mayor Pearson moved* ***TO APPROVE RESOLUTION NO. 2014-67 ADOPTING THE PRELIMINARY 2015 GENERAL FUND AND LIBRARY FUND ANNUAL BUDGET'S AND LEVIES.*** *Council Member Reeves seconded the motion.* ***MOTION PASSED 4-0.***

ITEM 12: DISCUSSION ITEM: COUNCIL/STAFF INTERACTIONS

Mayor Pearson explained the reason for this item. Concerns about interactions with Council Member Smith have been brought to the Council's attention. Mayor Pearson noted that conversations were had and commitments to improve were made, but the incidents complained about allegedly have continued. The immediate concerns are exposing the City to potential legal liability and the non-recognition of staff chain of command. The Mayor asked Council for their suggestions.

It was noted that the discussion needs to be in an open meeting despite the desire to have it in private. The council wants there to be improvement. There have been demands for correction in the past, but there needs to be more improvement. There is concern about potential liability to the City. The Council also wants staff to have a healthy, productive, and safe work environment. The recent adoption of the civility initiative needs to be carried out, especially by council members. The Council wants things to be better.

MOTION: *Mayor Pearson moved* ***"WHEN COUNCIL MEMBER SMITH WISHES TO CONTACT A CITY STAFF MEMBER, SHE IS TO ARRANGE FOR ANOTHER COUNCIL MEMBER TO BE IN ATTENDANCE. STAFF IS DIRECTED TO CONFORM TO THIS PARAMETER AS WELL."*** *Council Member Reeves seconded the motion.*

The Mayor hopes that this action improves the situation as everyone desires and they would not have to address this any further. The Council discussed the logistics and the effectiveness of proposed motion. The consensus was the City has an obligation to do something. Whether to include phone calls and adding a timeframe on the restriction were considered, but the original motion was not modified.

MOTION PASSED 4-0.

STAFF REPORTS AND ANNOUNCEMENTS

City Administrator Zuleger: Staff is working on completing several final plats; Planning Commission will be touring a Hans Hagen development in Blaine; working on 2015 CIP budget. Goal is to have workshop in late September; meeting with Washington County Sheriff Hutton next week; Working with Gateway Corridor group involving a Bus Rapid Transit route through Lake Elmo; EDA will be submitting the Planning Commission a resolution for an EDA zoning area.

City Attorney Snyder: handling routine matters with staff; reviewed lease for new city administrative space at 3880 Laverne.

Community Development Director Klatt: Planning Commission is busy reviewing development applications.

City Clerk Bell: reported that Lake Elmo Precinct 1 was randomly selected by the County Canvass Board for review. The precinct passed with no issues. Clerk Bell also announced that additional election judges are being sought for the general election.

Finance Director Bendel: working on August financials, certification of levy, and storm water assessments.

Mayor Pearson adjourned meeting at 8:34 pm.

LAKE ELMO CITY COUNCIL

ATTEST:

_____
Mike Pearson, Mayor

_____
Adam R. Bell, City Clerk

DRAFT

September 9, 2014

Mayor Mike Pearson & City Council Members
City of Lake Elmo
3600 Laverne Avenue
Lake Elmo, MN 55042

Dear Mayor Pearson and City Council Members,

As the date nears for the completion and vote by the city council on the Feasibility Report for the 36th/37th Street Project, we would like to reiterate our position and ask that this letter be filed with our Petition dated July 1, 2014.

We respectfully request that the city council vote **against any type of road for our neighborhood**. We do not feel at this time that we need new roads. We live in the rural section of town. It is not necessary structurally or financially to upgrade our roads to the level proposed to the residents on May 15, 2014.

There have been discussions at the financial committee meetings about possibly putting the project off until 2017, due in part to the large amount of development coming to Lake Elmo. If a date of 2017 is chosen, at that time we would like to again be notified before any decisions are made, so that we may be a part of the discussion. In 2017, if all parties agree the streets need improvement, at that time we would request:

There be **NO**:
* 4" water mains upgraded to 8"
* curbs and gutters
* a pavement subdrain system
* roads widened to 12'

We oppose paying additional funds for unnecessary items at the cost of the residents and city, regardless of what year the roads are done. The two roads we have been using have provided us sufficient service for 45 years. A similar road would provide the same service, whenever the city makes the decision to redo the roads.

In the meantime, we do request that the city patch and/or repair the west end of 36th Street and as needed in the future to both streets, just as any other road in the city would be repaired.

Thank you very much for your consideration.

Sincerely,

Residents
36th & 37th Street
Lake Elmo, MN 55042

CITY OF LAKE ELMO

CONSTITUTION WEEK PROCLAMATION

WHEREAS: our Founding Fathers, in order to secure the blessings of liberty for themselves and their posterity, did ordain and establish a Constitution for the United States; and,

WHEREAS: it is important that all citizens fully understand the provisions and principles contained in the Constitution in order to effectively support, preserve, and defend against all enemies; and,

WHEREAS: September 17, 2014, marks the two hundred twenty-seventh anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and,

WHEREAS: it is fitting and proper to accord official recognition of this magnificent document and its memorable anniversary; and,

WHEREAS: the independence guaranteed to American citizens, whether by birth or naturalization, should be celebrated during Constitution Week, September 17 through 23, 2014, as designated by proclamation of the President of the United States of America in accordance with Public Law 915;

NOW, THEREFORE, **BE IT RESOLVED** that I, Mike Pearson, Mayor of Lake Elmo, do hereby proclaim Wednesday, September 17th through Tuesday, September 23rd, 2014 as Constitution Week.

SIGNED THIS SIXTEENTH DAY OF SEPTEMBER, TWO THOUSAND AND FOURTEEN.

_____

BY: Mike Pearson
Mayor

CITY OF LAKE ELMO

VOLKSMARCH PROCLAMATION

WHEREAS: The City recognizes the value and benefits to a healthy park system and recreational opportunities in our community

WHEREAS: The City wishes to express appreciation for the commitment and dedication to the local service organizations, volunteers, and businesses who have contributed time and resources to make the City of Lake Elmo a better place to live and work,

WHEREAS: The City also celebrates "Community" by bringing families, friends, and neighbors together to enjoy many festivities,

NOW, THEREFORE, BE IT RESOLVED that I, Mike Pearson, Mayor of Lake Elmo, do hereby proclaim Saturday, October 11, 2014 the first annual Lake Elmo Volksmarch to distinguish Lake Elmo from surrounding cities, and to uphold the City's commitment to community and observance of open space.

SIGNED THIS SIXTEENTH DAY OF SEPTEMBER TWO THOUSAND AND FOURTEEN

BY: Mike Pearson
Mayor

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM# **4**

AGENDA ITEM: Approve Disbursements in the amount of $1,314,950.07

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: $1,314,950.07

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to approve disbursements in the amount of $1,314,950.07. 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	$ 10,824.99	Payroll Taxes to IRS & MN Dept of Revenue 9/4/14
ACH	$ 5,636.87	Payroll Retirement to PERA 9/4/14
DD5758-DD5787	$ 28,199.00	Payroll Dated (Direct Deposits) 9/4/14
41796	$ 623.36	Payroll (Check) 9/4/14
41797-41873	$ 1,269,161.44	Accounts Payable 9/16/14
2478-2485	$ 480.00	Library Card Reimbursement 9/16/14
TOTAL	**$ 1,314,950.07**	

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 $1,314,950.07.

ATTACHMENTS:

1. Accounts Payable – check registers

Accounts Payable
To Be Paid Proof List

User: Pattyb
Printed: 09/11/2014 - 9:38 AM
Batch: 019-09-2014

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
ACEHARD Ace Hardware , Inc											
153245	08/07/2014	36.74	0.00	09/16/2014	Mosquito spray and accessories - Lions		-			No	0000
101-450-5200-42160	Chemicals										
	153245 Total:	36.74									
	ACEHARD Total:	36.74									
AllgenPo Allgen Power Services											
6391, 6557	08/26/2014	659.06	0.00	09/16/2014	Repair light, drop cord & flag light		-			No	0000
101-420-2220-44010	Repairs/Maint Bldg										
6391, 6557	08/26/2014	454.10	0.00	09/16/2014	flag light, add rear motion light		-			No	0000
101-420-2220-44010	Repairs/Maint Bldg										
	6391, 6557 Total:	1,113.16									
	AllgenPo Total:	1,113.16									
ALLWEATH All Weather Services											
	08/27/2014	1,650.00	0.00	09/16/2014	8879 Jane Road - water garden repair		-			No	0000
603-496-9500-44030	Repairs/Maint Not Bldg										
	Total:	1,650.00									
	ALLWEATH Total:	1,650.00									
ALPHAVID Alpha Video & Audio Inc.											
082614DB	08/01/2014	9,792.00	0.00	09/16/2014	Journalist Kit		-			No	0000
101-000-0000-11500	Accounts Receivable										
	082614DB Total:	9,792.00									
	ALPHAVID Total:	9,792.00									
AMAZONIN Amazon Inc											
604578781	08/10/2014	232.95	0.00	09/16/2014	Books		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
604578781	08/10/2014	22.19	0.00	09/16/2014	Teen books		-			No	0000
206-450-5300-42500	Library Collection Maintenance										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
604578781	08/10/2014	18.66	0.00	09/16/2014	Childrens' books		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
604578781	08/10/2014	5.86	0.00	09/16/2014	DVD		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
604578781	08/10/2014	-0.02	0.00	09/16/2014	Credit		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	604578781 Total:	279.64									
	AMAZONIN Total:	279.64									
AMERICAN	American Eng and Testing, Inc.										
62705	07/30/0214	6,523.85	0.00	09/16/2014	Project 2014.131 39th Street		-			No	0000
409-480-8000-43030	Engineering Services										
	62705 Total:	6,523.85									
62791	07/30/2014	4,398.34	0.00	09/16/2014	Project 2013.132 Pumphouse 4		-			No	0000
601-494-9400-43030	Engineering Services										
	62791 Total:	4,398.34									
63105	08/28/2014	589.20	0.00	09/16/2014	2014 Street Improvements - testing		-			No	0000
409-480-8000-43030	Engineering Services										
	63105 Total:	589.20									
	AMERICAN Total:	11,511.39									
BAKERPAT	Baker Patricia										
2014-08	09/04/2014	704.38	0.00	09/16/2014	Contract Services - August 2014		-			No	0000
101-410-1520-43150	Contract Services										
2014-08	09/04/2014	603.75	0.00	09/16/2014	Contract Services - August 2014		-			No	0000
601-494-9400-43150	Contract Services										
2014-08	09/04/2014	100.62	0.00	09/16/2014	Contract Services - August 2014		-			No	0000
602-495-9450-43150	Contract Services										
2014-08	09/04/2014	603.75	0.00	09/16/2014	Contract Services - August 2014		-			No	0000
603-495-9500-43150	Contract Services										
	2014-08 Total:	2,012.50									
	BAKERPAT Total:	2,012.50									
BIFFS	Biff's Inc.										
W536476-536485	08/20/2014	866.00	0.00	09/16/2014	Portable restrooms		-			No	0000
101-450-5200-44120	Rentals - Buildings										
	W536476-536485 Total:	866.00									
	BIFFS Total:	866.00									
BOLTONME	Bolton & Menk, Inc										
0169202	08/19/2014	592.50	0.00	09/16/2014	2013.126 Section 34 Water & Sewer		-			No	0000
601-494-9400-43030	Engineering Services										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
0169202	08/19/2014	395.00	0.00	09/16/2014	2013.126 Section 34 Water & Sewer		-			No	0000
602-495-9450-43030	Engineering Services										
	0169202 Total:	987.50									
0169205	08/19/2014	828.50	0.00	09/16/2014	2013.131 Well No 4		-			No	0000
601-494-9400-43030	Engineering Services										
	0169205 Total:	828.50									
0169208	08/19/2014	18,767.00	0.00	09/16/2014	2014 Street Improvements		-			No	0000
409-480-8000-43030	Engineering Services										
0169208	08/19/2014	400.00	0.00	09/16/2014	Reimburse for NPDES permit fee		-			No	0000
409-480-8000-43030	Engineering Services										
	0169208 Total:	19,167.00									
0169210	08/19/2014	2,799.60	0.00	09/16/2014	2014.131 39th North		-			No	0000
409-480-8000-43030	Engineering Services										
0169210	08/19/2014	6,532.40	0.00	09/16/2014	2014.131 39th North		-			No	0000
602-495-9450-43030	Engineering Services										
	0169210 Total:	9,332.00									
0169705	08/29/2014	5,480.00	0.00	09/16/2014	2013.132 Pumphouse No 4		-			No	0000
601-494-9400-43030	Engineering Services										
	0169705 Total:	5,480.00									
	BOLTONME Total:	35,795.00									
BURBBLAC	Buberl Black Dirt, Inc.										
16316	09/03/2014	36.00	0.00	09/16/2014	Black dirt		-			No	0000
101-450-5200-42250	Landscaping Materials										
	16316 Total:	36.00									
	BURBBLAC Total:	36.00									
C A C	Companion Animal Control, LLC										
	09/01/2014	500.00	0.00	09/16/2014	Animal Control - August		-			No	0000
101-420-2700-43150	Contract Services										
	09/01/2014	120.00	0.00	09/16/2014	Dog pick up/Impoundment 7am-7pm		-			No	0000
101-420-2700-43160	Impounding										
	09/01/2014	90.00	0.00	09/16/2014	Dog pick up/Impoundment 7pm-7am		-			No	0000
101-420-2700-43160	Impounding										
	Total:	710.00									
	C A C Total:	710.00									
CARDMEMB	Cardmember Service										
	08/22/2014	53.55	0.00	09/16/2014	Battery tender for boat		-			No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	08/22/2014	16.00	0.00	09/16/2014	Boot polish		-			No	0000
101-420-2220-44170	Uniforms										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	08/22/2014	760.00	0.00	09/16/2014	VCOS registration		-			No	0000
101-420-2220-44370	Conferences & Training										
	08/22/2014	585.00	0.00	09/16/2014	AMEM Lodging		-			No	0000
101-420-2220-44370	Conferences & Training										
	08/22/2014	12.84	0.00	09/16/2014	Boat motor flush		-			No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	08/22/2014	10.70	0.00	09/16/2014	Battery tender adapter		-			No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	08/22/2014	100.00	0.00	09/16/2014	AMEM membership		-			No	0000
101-420-2220-44330	Dues & Subscriptions										
	08/22/2014	53.51	0.00	09/16/2014	Holiday		-			No	0000
101-420-2220-44300	Miscellaneous										
	08/22/2014	100.00	0.00	09/16/2014	Sound & light		-			No	0000
204-450-5200-43150	Contract Services										
	08/22/2014	26.99	0.00	09/16/2014	WSJ		-			No	0000
101-410-1320-44330	Dues & Subscriptions										
	08/22/2014	23.55	0.00	09/16/2014	Tape measure		-			No	0000
101-420-2400-44300	Miscellaneous										
	08/22/2014	125.30	0.00	09/16/2014	Library		-			No	0000
206-450-5300-42000	Office Supplies										
	08/22/2014	14.95	0.00	09/16/2014	Audible		-			No	0000
101-410-1320-43210	Telephone										
	08/22/2014	89.35	0.00	09/16/2014	VISA		-			No	0000
101-410-1320-44300	Miscellaneous										
	08/22/2014	38.99	0.00	09/16/2014	VISA		-			No	0000
101-410-1320-44350	Books										
	08/22/2014	651.07	0.00	09/16/2014	Elections		-			No	0000
101-410-1410-44300	Miscellaneous										
	08/22/2014	145.00	0.00	09/16/2014	Dues		-			No	0000
101-410-1320-44330	Dues & Subscriptions										
	08/22/2014	16.56	0.00	09/16/2014	Supplies		-			No	0000
101-410-1320-44300	Miscellaneous										
	08/22/2014	-20.15	0.00	09/16/2014	VISA credit		-			No	0000
101-410-1910-44300	Miscellaneous										
	Total:	2,803.21									
	CARDMEMB Total:	2,803.21									
CARQUEST	Car Quest Auto Parts										
2055-321590	06/23/2014	187.58	0.00	09/16/2014	Batteries		-			No	0000
101-430-3120-42210	Equipment Parts										
2055-321590	06/23/2014	2.76	0.00	09/16/2014	Finance charge		-			No	0000
101-430-3120-42210	Equipment Parts										
	2055-321590 Total:	190.34									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	CARQUEST Total:	190.34									
CENTURYL CenturyLink											
08192014	08/19/2014	126.75	0.00	09/16/2014	Phone Service - Library	-				No	0000
206-450-5300-43210	Telephone										
08192014	08/19/2014	38.44	0.00	09/16/2014	Internet Service - Library	-				No	0000
206-450-5300-43250	Internet										
	08192014 Total:	165.19									
	CENTURYL Total:	165.19									
COMCAST Comcast											
	08/27/2014	7.90	0.00	09/16/2014	Monthly service	-				No	0000
101-420-2220-44300	Miscellaneous										
	08/24/2014	4.19	0.00	09/16/2014	monthly service	-				No	0000
101-410-1940-43210	Telephone										
	Total:	12.09									
	COMCAST Total:	12.09									
CTYBLOOM City of Bloomington											
August 2014	08/31/2014	31.50	0.00	09/16/2014	Lab bacteria tests	-				No	0000
601-494-9400-42270	Utility System Maintenance										
	August 2014 Total:	31.50									
	CTYBLOOM Total:	31.50									
CTYOAKDA City of Oakdale											
10000460-01	08/31/2014	17,235.64	0.00	09/16/2014	Water Service 8/1-8/30/14 South Pit	-				No	0000
601-494-9400-43820	Water Utility										
	10000460-01 Total:	17,235.64									
	CTYOAKDA Total:	17,235.64									
CTYROSEV City of Roseville											
219171&219202	09/01/2014	2,635.58	0.00	09/16/2014	Monthly IT Services - Sept 2014	-				No	0000
101-410-1450-43180	Information Technology/Web										
219171&219202	09/01/2014	87.10	0.00	09/16/2014	Monthly telephone - Admin - Sept	-				No	0000
101-410-1320-43210	Telephone										
219171&219202	09/01/2014	13.75	0.00	09/16/2014	Monthly telephone - Building - Sept	-				No	0000
101-420-2400-43210	Telephone										
219171&219202	09/01/2014	13.75	0.00	09/16/2014	Monthly telephone - Communications - Sep	-				No	0000
101-410-1450-43210	Telephone										
219171&219202	09/01/2014	13.75	0.00	09/16/2014	Monthly telephone - Engineering Sept	-				No	0000
101-410-1930-43210	Telephone										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
219171&219202	09/01/2014	27.50	0.00	09/16/2014	Monthly telephone - Finance Sept	-				No	0000
101-410-1520-43210	Telephone										
219171&219202	09/01/2014	38.15	0.00	09/16/2014	Monthly telephone - Planning Sept	-				No	0000
101-410-1910-43210	Telephone										
219171&219202	09/01/2014	181.75	0.00	09/16/2014	Monthly telephone - PW Sept	-				No	0000
101-430-3100-43210	Telephone										
	219171&219202 Total:	3,011.33									
	CTYROSEV Total:	3,011.33									
DAMON	Damon Farbar Associates										
24566	09/03/2014	2,145.00	0.00	09/16/2014	Lake Elmo Avenue - CSAH 17	-				No	0000
409-480-8000-43150	Contract Services										
	24566 Total:	2,145.00									
	DAMON Total:	2,145.00									
DPCINDUS	DPC Industries, Inc.										
827001646-45	08/26/2014	336.90	0.00	09/16/2014	Flouride	-				No	0000
601-494-9400-42160	Chemicals										
827001646-45	08/26/2014	99.00	0.00	09/16/2014	Chlorine	-				No	0000
601-494-9400-42160	Chemicals										
	827001646-45 Total:	435.90									
	DPCINDUS Total:	435.90									
EMERGAUT	Emergency Automotive Tech, Inc										
23026	08/27/2014	163.48	0.00	09/16/2014	Repair lights/siren on B1	-				No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	23026 Total:	163.48									
	EMERGAUT Total:	163.48									
Enright	Enright Robert										
	08/25/2014	75.63	0.00	09/16/2014	Cable operations 8/19/14 PC	-				No	0000
101-410-1450-43620	Cable Operations										
	08/25/2014	25.00	0.00	09/16/2014	Bonus	-				No	0000
101-410-1450-43620	Cable Operations										
	Total:	100.63									
	Enright Total:	100.63									
EXPRESS	Express Services, Inc										
14552578-8	08/20/2014	948.00	0.00	09/16/2014	Temp Services	-				No	0000
101-410-1320-43150	Contract Services										
	14552578-8 Total:	948.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
14586334-6	08/27/2014	948.00	0.00	09/16/2014	Temp Services	-				No	0000
101-410-1320-43150	Contract Services										
	14586334-6 Total:	948.00									
	EXPRESS Total:	1,896.00									
FERGUSON Ferguson Waterworks, Inc #2516											
104009 104581	08/29/2014	955.78	0.00	09/16/2014	Hydrant & service repair materials	-				No	0000
601-494-9400-44030	Repairs\Maint Imp Not Bldgs										
104009 104581	08/29/2014	99.96	0.00	09/16/2014	Hydrant & service repair materials	-				No	0000
601-494-9400-44030	Repairs\Maint Imp Not Bldgs										
104009 104581	08/29/2014	-296.43	0.00	09/16/2014	Credit	-				No	0000
601-494-9400-44030	Repairs\Maint Imp Not Bldgs										
	104009 104581 Total:	759.31									
105316	09/03/2014	161.99	0.00	09/16/2014	Hydrant repair parts	-				No	0000
601-494-9400-44030	Repairs\Maint Imp Not Bldgs										
	105316 Total:	161.99									
	FERGUSON Total:	921.30									
FOCUS Focus Engineering, Inc.											
1374-1375	08/31/2014	2,832.96	0.00	09/16/2014	General	-				No	0000
101-410-1930-43030	Engineering Services										
1374-1375	08/31/2014	112.50	0.00	09/16/2014	Planning	-				No	0000
101-410-1910-43030	Engineering Services										
1374-1375	08/31/2014	292.50	0.00	09/16/2014	ROW	-				No	0000
101-430-3100-43030	Engineering Services										
	1374-1375 Total:	3,237.96									
1376-1379	08/31/2014	1,220.50	0.00	09/16/2014	Building	-				No	0000
101-420-2400-43030	Engineering										
1376-1379	08/31/2014	1,003.00	0.00	09/16/2014	Planning	-				No	0000
101-410-1910-43030	Engineering Services										
1376-1379	08/31/2014	787.00	0.00	09/16/2014	PW	-				No	0000
101-430-3100-43030	Engineering Services										
1376-1379	08/31/2014	479.00	0.00	09/16/2014	Water	-				No	0000
601-494-9400-43030	Engineering Services										
1376-1379	08/31/2014	97.00	0.00	09/16/2014	Sewer	-				No	0000
602-495-9450-43030	Engineering Services										
1376-1379	08/31/2014	2,208.98	0.00	09/16/2014	Surface Water	-				No	0000
603-496-9500-43030	Engineering Services										
	1376-1379 Total:	5,795.48									
1380	08/31/2014	697.54	0.00	09/16/2014	2014.114 Transportation & Traffic	-				No	0000
409-480-8000-43030	Engineering Services										
1380	08/31/2014	1,208.80	0.00	09/16/2014	2014.115 Street System	-				No	0000
409-480-8000-43030	Engineering Services										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
1380	08/31/2014	206.50	0.00	09/16/2014	2014.117 Capital Improvement	-				No	0000
409-480-8000-43030	Engineering Services										
1380	08/31/2014	254.50	0.00	09/16/2014	2014.118 2014 Seal Coat	-				No	0000
409-480-8000-43030	Engineering Services										
1380	08/31/2014	90.00	0.00	09/16/2014	2014.119 2014 Crack Seal	-				No	0000
409-480-8000-43030	Engineering Services										
	1380 Total:	2,457.34									
1381	08/31/2014	430.00	0.00	09/16/2014	2014.121 State Hiw 5 Traffic	-				No	0000
409-480-8000-43030	Engineering Services										
	1381 Total:	430.00									
1382	08/31/2014	97.50	0.00	09/16/2014	2012.125 OV Sanitary Sewer	-				No	0000
409-480-8000-43030	Engineering Services										
	1382 Total:	97.50									
1383	08/31/2014	1,240.00	0.00	09/16/2014	2012.128 Water System Design	-				No	0000
601-494-9400-43030	Engineering Services										
	1383 Total:	1,240.00									
1384	08/31/2014	218.85	0.00	09/16/2014	2012.129 Keats Avenue Watermain	-				No	0000
601-494-9400-43030	Engineering Services										
1384	08/31/2014	290.11	0.00	09/16/2014	2012.129 Keats Avenue Street	-				No	0000
409-480-8000-43030	Engineering Services										
	1384 Total:	508.96									
1385	08/31/2014	239.00	0.00	09/16/2014	2013.123 LE Ave Infra	-				No	0000
409-480-8000-43030	Engineering Services										
	1385 Total:	239.00									
1386	08/31/2014	377.00	0.00	09/16/2014	2013.125 Production Well 4	-				No	0000
601-494-9400-43030	Engineering Services										
	1386 Total:	377.00									
1387	08/31/2014	393.80	0.00	09/16/2014	2013.126 Section 34 water	-				No	0000
601-494-9400-43030	Engineering Services										
1387	08/31/2014	590.70	0.00	09/16/2014	2013.126 Section 34 Sewer	-				No	0000
602-495-9450-43030	Engineering Services										
	1387 Total:	984.50									
1388	08/31/2014	29.50	0.00	09/16/2014	2013.127 CSAH 15	-				No	0000
602-495-9450-43030	Engineering Services										
	1388 Total:	29.50									
1389	08/31/2014	440.00	0.00	09/16/2014	2013.131 Well no 4	-				No	0000
601-494-9400-43030	Engineering Services										
	1389 Total:	440.00									
1390	08/31/2014	612.50	0.00	09/16/2014	2013.132 Pumphouse No 4	-				No	0000
601-494-9400-43030	Engineering Services										
	1390 Total:	612.50									
1391	08/31/2014	24,346.33	0.00	09/16/2014	2013.133 LE Ave Trunk Watermain	-				No	0000
601-494-9400-43030	Engineering Services										
	1391 Total:	24,346.33									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
1392	08/31/2014	1,306.20	0.00	09/16/2014	2013.134 LE Ave Corridor	-				No	0000
409-480-8000-43030	Engineering Services										
	1392 Total:	1,306.20									
1393	08/31/2014	19,964.83	0.00	09/16/2014	2013.135 2014 Street Impr	-				No	0000
409-480-8000-43030	Engineering Services										
	1393 Total:	19,964.83									
1394	08/31/2014	1,283.00	0.00	09/16/2014	2014.127 Village East Trunk	-				No	0000
602-495-9450-43030	Engineering Services										
	1394 Total:	1,283.00									
1397	08/31/2014	2,774.50	0.00	09/16/2014	2014.131 39th Street	-				No	0000
409-480-8000-43030	Engineering Services										
	1397 Total:	2,774.50									
1398	08/31/2014	776.00	0.00	09/16/2014	2014.135 Beehive Asset	-				No	0000
409-480-8000-43030	Engineering Services										
	1398 Total:	776.00									
1399	08/31/2014	861.45	0.00	09/16/2014	2014.136 2015 Street & Utility	-				No	0000
409-480-8000-43030	Engineering Services										
	1399 Total:	861.45									
1400	08/31/2014	2,370.50	0.00	09/16/2014	2014.137 OV Phase 1	-				No	0000
409-480-8000-43030	Engineering Services										
	1400 Total:	2,370.50									
1401	08/31/2014	14,792.74	0.00	09/16/2014	2012.130A Lennar I-94 Corridor	-				No	0000
803-000-0000-22910	Developer Payments										
	1401 Total:	14,792.74									
1402	08/31/2014	970.88	0.00	09/16/2014	2013.128 Amaris Homes	-				No	0000
803-000-0000-22910	Developer Payments										
	1402 Total:	970.88									
1403	08/31/2014	177.00	0.00	09/16/2014	2013.129 Hammes Estates	-				No	0000
803-000-0000-22910	Developer Payments										
	1403 Total:	177.00									
1404	08/31/2014	1,773.94	0.00	09/16/2014	2013.130 Landucci	-				No	0000
803-000-0000-22910	Developer Payments										
	1404 Total:	1,773.94									
1405	08/31/2014	29.50	0.00	09/16/2014	2014.125 Gonyea Village	-				No	0000
803-000-0000-22910	Developer Payments										
	1405 Total:	29.50									
1406	08/31/2014	885.00	0.00	09/16/2014	2014.126 Easton Village	-				No	0000
803-000-0000-22910	Developer Payments										
	1406 Total:	885.00									
1407	08/31/2014	2,246.66	0.00	09/16/2014	2014.127B Lakewood Crossing Kwik Trip	-				No	0000
803-000-0000-22910	Developer Payments										
	1407 Total:	2,246.66									
1408	08/31/2014	29.50	0.00	09/16/2014	2014.132 Sprint 2.5	-				No	0000
803-000-0000-22900	Deposits Payable										
	1408 Total:	29.50									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
1409	08/31/2014	1,386.50	0.00	09/16/2014	2014.133 Gonyea - Parcel E		-			No	0000
803-000-0000-22910	Developer Payments										
	1409 Total:	1,386.50									
1410	08/31/2014	501.50	0.00	09/16/2014	2014.134 Eagle Point		-			No	0000
803-000-0000-22910	Developer Payments										
	1410 Total:	501.50									
1411	08/31/2014	2,241.00	0.00	09/16/2014	2014.138 Savonna 2nd addition		-			No	0000
803-000-0000-22910	Developer Payments										
	1411 Total:	2,241.00									
1412	08/31/2014	1,416.00	0.00	09/16/2014	2014.139 Inwood (Hans Hagen)		-			No	0000
803-000-0000-22910	Developer Payments										
	1412 Total:	1,416.00									
	FOCUS Total:	96,582.77									
FRONT Frontier AG & Turf											
P75714	09/02/2014	791.70	0.00	09/16/2014	Batteries and fuel pump and parts JD 4-1		-			No	0000
101-430-3125-42210	Equipment Parts										
	P75714 Total:	791.70									
	FRONT Total:	791.70									
GMCONTR G.M. Contracting, Inc.											
Pay Req 2	09/01/2014	395,509.31	0.00	09/16/2014	2013.133 LE Ave Trunk		-			No	0000
601-494-9400-43030	Engineering Services										
	Pay Req 2 Total:	395,509.31									
	GMCONTR Total:	395,509.31									
GONYEA Gonyea Homes											
	09/02/2014	4,900.00	0.00	09/16/2014	Escrow Release 2013-663 10938 57th St		-			No	0000
803-000-0000-22900	Deposits Payable										
	Total:	4,900.00									
	GONYEA Total:	4,900.00									
HARDDRIV Hardrives, Inc.											
Pay No 2	08/31/2014	427,922.74	0.00	09/16/2014	2013.135 2014 Street Improvement		-			No	0000
409-480-8000-43030	Engineering Services										
	Pay No 2 Total:	427,922.74									
	HARDDRIV Total:	427,922.74									
HYDRO Hydromethods											
201408503	09/02/2014	1,806.00	0.00	09/16/2014	2015 Storm Sewer Improvements		-			No	0000
602-495-9450-43030	Engineering Services										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	201408503 Total:	1,806.00									
	HYDRO Total:	1,806.00									
INFINITP Infinity Printing Supplies											
468280-468283	08/29/2014	620.52	0.00	09/16/2014	Office supplies		-			No	0000
101-410-1320-42000 Office Supplies											
468280-468283	08/29/2014	141.34	0.00	09/16/2014	Paper		-			No	0000
101-430-3200-42100 Recycling Supplies											
	468280-468283 Total:	761.86									
	INFINITP Total:	761.86									
JAMESFAL James Falvey Homes, Inc											
	09/03/2014	5,000.00	0.00	09/16/2014	Escrow Release #8671 11881 58th St N		-			No	0000
803-000-0000-22900 Deposits Payable											
	Total:	5,000.00									
	JAMESFAL Total:	5,000.00									
JANIKING Jani-King of Minnesota, Inc											
MIN09140453	09/01/2014	235.00	0.00	09/16/2014	Cleaning Services - city hall		-			No	0000
101-410-1940-44010 Repairs/Maint Contractual Bldg											
	MIN09140453 Total:	235.00									
	JANIKING Total:	235.00									
JOHNSON& Johnson & Turner Attorneys											
37939-37811	09/08/2014	1,839.50	0.00	09/16/2014	Legal Services - Civil		-			No	0000
101-410-1320-43040 Legal Services											
37939-37811	09/08/2014	4,772.50	0.00	09/16/2014	Legal Services - Prosecution		-			No	0000
101-420-2150-43045 Attorney Criminal											
37939-37811	09/08/2014	342.50	0.00	09/16/2014	5th Street Construction		-			No	0000
803-000-0000-22910 Developer Payments											
37939-37811	09/08/2014	1,087.50	0.00	09/16/2014	39th Street Project		-			No	0000
803-000-0000-22910 Developer Payments											
37939-37811	09/08/2014	440.00	0.00	09/16/2014	Lennar Matter		-			No	0000
803-000-0000-22910 Developer Payments											
37939-37811	09/08/2014	500.00	0.00	09/16/2014	Wildflower		-			No	0000
803-000-0000-22910 Developer Payments											
37939-37811	09/08/2014	465.00	0.00	09/16/2014	Easton Village		-			No	0000
803-000-0000-22910 Developer Payments											
	37939-37811 Total:	9,447.00									
	JOHNSON& Total:	9,447.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
kathfuel Kath Fuel Oil Service Co											
476177-476178	08/26/2014	1,224.31	0.00	09/16/2014	Fuel		-			No	0000
101-430-3120-42120	Fuel, Oil and Fluids										
476177-476178	08/26/2014	2,051.94	0.00	09/16/2014	Fuel		-			No	0000
101-430-3120-42120	Fuel, Oil and Fluids										
	476177-476178 Total:	3,276.25									
	kathfuel Total:	3,276.25									
KORTHER KORTH ERIC											
	09/09/2014	34.38	0.00	09/16/2014	Cable operations -9/9 WS		-			No	0000
101-410-1450-43620	Cable Operations										
	Total:	34.38									
	KORTHER Total:	34.38									
LANDARCH Landmark Architechural Signs											
3187	08/25/2014	12,450.00	0.00	09/16/2014	Signs		-			No	0000
404-480-8000-44030	Repairs/Maint Imp Not Bldgs										
	3187 Total:	12,450.00									
	LANDARCH Total:	12,450.00									
Landscap Landscape Architecture, Inc											
Task Order 1	09/04/2014	1,040.00	0.00	09/16/2014	Savona Final Plat - 2nd payment		-			No	0000
803-000-0000-22910	Developer Payments										
	Task Order 1 Total:	1,040.00									
Task Order 3	09/04/2014	780.00	0.00	09/16/2014	Village Preserve Review		-			No	0000
803-000-0000-22910	Developer Payments										
	Task Order 3 Total:	780.00									
Task Order 4	09/04/2014	780.00	0.00	09/16/2014	Easton Village Review		-			No	0000
803-000-0000-22910	Developer Payments										
	Task Order 4 Total:	780.00									
Task Order 5	09/04/2014	520.00	0.00	09/16/2014	Boulder Ponds Review		-			No	0000
803-000-0000-22910	Developer Payments										
	Task Order 5 Total:	520.00									
Task Order 7	09/04/2014	650.00	0.00	09/16/2014	Hunter's Crossing review		-			No	0000
803-000-0000-22910	Developer Payments										
	Task Order 7 Total:	650.00									
Task Order 9	09/04/2014	780.00	0.00	09/16/2014	Village Park Preserve Review		-			No	0000
803-000-0000-22910	Developer Payments										
	Task Order 9 Total:	780.00									
	Landscap Total:	4,550.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
LANG RON Ron's Inspection Services, LLC											
4	09/02/2014	1,203.50	0.00	09/16/2014	Building Inspector Services		-			No	0000
101-420-2400-43150	Inspector Contract Services										
4	09/02/2014	152.32	0.00	09/16/2014	Building Inspector Mileage		-			No	0000
101-420-2400-43150	Inspector Contract Services										
	4 Total:	1,355.82									
	LANG RON Total:	1,355.82									
LEAGMN League of MN Cities											
202096	09/01/2014	2,647.68	0.00	09/16/2014	Annual Member. 9/1/14-12/31/14		-			No	0000
101-410-1110-44330	Dues & Subscriptions										
202096	09/01/2014	5,295.32	0.00	09/16/2014	Annual Member. 1/1/15-8/31/15		-			No	0000
101-000-0000-15500	Prepaid Items										
	202096 Total:	7,943.00									
	LEAGMN Total:	7,943.00									
LEOIL Lake Elmo Oil, Inc.											
	08/31/2014	289.51	0.00	09/16/2014	Fuel		-			No	0000
101-420-2220-42120	Fuel, Oil and Fluids										
	Total:	289.51									
	LEOIL Total:	289.51									
Lillie Newspapers Inc. Lillie Suburban											
Acct 007148	08/29/2014	22.00	0.00	09/16/2014	Planning Comm - 8/25		-			No	0000
101-410-1450-43510	Public Notices										
Acct 007148	08/29/2014	19.80	0.00	09/16/2014	PHearing 9/08		-			No	0000
101-410-1450-43510	Public Notices										
Acct 007148	08/29/2014	13.20	0.00	09/16/2014	Notice Ord 08-114		-			No	0000
101-410-1320-43510	Legal Publishing										
	Acct 007148 Total:	55.00									
	Lillie Total:	55.00									
MACLEOD MacLeod Alyssa											
	09/08/2014	50.00	0.00	09/16/2014	Parking - 3CMA conference		-			No	0000
101-410-1450-44370	Conferences & Training										
	Total:	50.00									
	MACLEOD Total:	50.00									
MANUFACT Manufactured Housing Special.											
	08/29/2014	500.00	0.00	09/16/2014	Escrow Release #2014-341 511 Ciimarron		-			No	0000
803-000-0000-22900	Deposits Payable										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	08/28/2014	500.00	0.00	09/16/2014	Escrow Release 2014-342 349 Cimarron		-			No	0000
803-000-0000-22900	Deposits Payable										
	Total:	1,000.00									
	MANUFACT Total:	1,000.00									
MARONEYS Maroney's Sanitation, Inc											
538806	09/03/2014	109.78	0.00	09/16/2014	Waste Removal - City Hall		-			No	0000
101-410-1940-43840	Refuse										
538806	09/03/2014	48.30	0.00	09/16/2014	Waste Removal - Fire		-			No	0000
101-420-2220-43840	Refuse										
538806	09/03/2014	210.63	0.00	09/16/2014	Waste Removal - Public Works		-			No	0000
101-430-3100-43840	Refuse										
538806	09/03/2014	210.63	0.00	09/16/2014	Waste Removal - Fire		-			No	0000
101-420-2220-43840	Refuse										
538806	09/03/2014	48.67	0.00	09/16/2014	Waste Removal - Library		-			No	0000
206-450-5300-43840	Refuse										
	538806 Total:	628.01									
	MARONEYS Total:	628.01									
MARTDAV Martin David											
	09/09/2014	20.00	0.00	09/16/2014	Volksmarch Overpayment		-			No	0000
204-450-5200-43150	Contract Services										
	Total:	20.00									
	MARTDAV Total:	20.00									
MENARDSO Menards - Oakdale											
48857	08/28/2014	14.00	0.00	09/16/2014	Bee Spray		-			No	0000
101-450-5200-42160	Chemicals										
	48857 Total:	14.00									
53763	08/18/2014	55.90	0.00	09/16/2014	Tie Downs		-			No	0000
101-450-5200-42400	Small Tools & Minor Equipment										
	53763 Total:	55.90									
54340	08/25/2014	21.98	0.00	09/16/2014	City Hall Lot Light		-			No	0000
101-410-1940-42230	Building Repair Supplies										
	54340 Total:	21.98									
54525	08/27/2014	62.65	0.00	09/16/2014	City Hall Lights		-			No	0000
101-410-1940-42230	Building Repair Supplies										
54525	08/27/2014	5.97	0.00	09/16/2014	Shop supplies		-			No	0000
101-430-3100-42150	Shop Materials										
	54525 Total:	68.62									
54847	09/01/2014	81.82	0.00	09/16/2014	Sealer & applicators		-			No	0000
101-450-5200-44030	Repairs/Maint Imp Not Bldgs										
	54847 Total:	81.82									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
55052	09/03/2014	187.78	0.00	09/16/2014	New Park signage materials		-			No	0000
404-480-8000-45300	Improvements Other Than Bldgs										
	55052 Total:	187.78									
	MENARDSO Total:	430.10									
METCOU Metropolitan Council											
1037581	09/04/2014	1,550.84	0.00	09/16/2014	Monthly Wastewater - October		-			No	0000
602-495-9450-43820	Sewer Utility - Met Council										
	1037581 Total:	1,550.84									
	METCOU Total:	1,550.84									
MIDWAYFO Midway Ford											
10029653723	09/04/2014	8,614.19	0.00	09/16/2014	2015 F-250 pickup		-			No	0000
410-480-8000-45500	Vehicles										
10029653723	09/04/2014	14,356.98	0.00	09/16/2014	2015 F-250 pickup		-			No	0000
404-480-8000-45500	Vehicles										
10029653723	09/04/2014	5,742.79	0.00	09/16/2014	2015 F-250 pickup		-			No	0000
603-496-9500-45500	Vehicles										
	10029653723 Total:	28,713.96									
	MIDWAYFO Total:	28,713.96									
MIRACLE Equipment Co. Miracle Recreation											
753555	08/25/2014	8,546.50	0.00	09/16/2014	Playground borders		-			No	0000
404-480-8000-45300	Improvements Other Than Bldgs										
	753555 Total:	8,546.50									
	MIRACLE Total:	8,546.50									
MMA Minnesota Mayors Association											
	08/29/2014	30.00	0.00	09/16/2014	Membership Dues - Pearson		-			No	0000
101-410-1110-44330	Dues & Subscriptions										
	Total:	30.00									
	MMA Total:	30.00									
MNDOH MN Department of Health											
	08/22/2014	1,578.00	0.00	09/16/2014	Community Water Supply 7/01-9/30/2014		-			No	0000
601-494-9400-43820	Water Utility										
	Total:	1,578.00									
	MNDOH Total:	1,578.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
ONECALL Gopher State One Call											
123569	08/31/2014	237.90	0.00	09/16/2014	FTP Tickets - August	-				No	0000
101-430-3100-43150	Contract Services										
	123569 Total:	237.90									
	ONECALL Total:	237.90									
PARTYON PARTY ON STILLWATER											
1624	07/28/2014	1,632.60	0.00	09/16/2014	Tent set up	-				No	0000
204-450-5200-43150	Contract Services										
	1624 Total:	1,632.60									
	PARTYON Total:	1,632.60									
PINKY Pinky's Sewer Service, Inc.											
69760	09/02/2014	100.00	0.00	09/16/2014	Pumped 2 septic tanks	-				No	0000
206-450-5300-44010	Repairs/Maint Bldg										
	69760 Total:	100.00									
	PINKY Total:	100.00									
PIONEERP Pioneer Press											
814520397	08/31/2014	1,209.20	0.00	09/16/2014	Public hearing notices	-				No	0000
101-410-1450-43510	Public Notices										
	814520397 Total:	1,209.20									
	PIONEERP Total:	1,209.20									
PONYPART Pony Party Express											
1563	08/26/2014	405.00	0.00	09/16/2014	Ponies for Volksmarch	-				No	0000
101-000-0000-11500	Accounts Receivable										
	1563 Total:	405.00									
	PONYPART Total:	405.00									
POSITIVE Positive Promotions, Inc.											
5055393	08/20/2014	585.65	0.00	09/16/2014	Fire Prevention Supplies	-				No	0000
101-420-2220-43050	Physicals										
	5055393 Total:	585.65									
	POSITIVE Total:	585.65									
RIVRCOOP River Country Cooperative											
	08/31/2014	429.79	0.00	09/16/2014	Fuel	-				No	0000
101-420-2220-42120	Fuel, Oil and Fluids										
	Total:	429.79									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	RIVRCOOP Total:	429.79									
S&T S&T Office Products, Inc.											
01QN4727	08/12/2014	20.95	0.00	09/16/2014	Office Supplies - Admin		-			No	0000
101-410-1320-42000	Office Supplies										
01QN4727	08/12/2014	51.40	0.00	09/16/2014	Office Supplies - Planning		-			No	0000
101-410-1910-42000	Office Supplies										
01QN4727	08/12/2014	5.35	0.00	09/16/2014	Office Supplies - Building		-			No	0000
101-420-2400-42000	Office Supplies										
	01QN4727 Total:	77.70									
	S&T Total:	77.70									
SAMSCLUB Sam's Club											
	08/29/2014	83.98	0.00	09/16/2014	Restock station/rehab supplies		-			No	0000
101-420-2220-44300	Miscellaneous										
	Total:	83.98									
	SAMSCLUB Total:	83.98									
SERVICE Service Ideas											
114-2386349	08/06/2014	40.38	0.00	09/16/2014	Program - popcorn		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	114-2386349 Total:	40.38									
	SERVICE Total:	40.38									
SHERWINW Sherwin-Williams											
7853 &5597	08/29/2014	742.55	0.00	09/16/2014	Paint for signs		-			No	0000
404-480-8000-44030	Repairs/Maint Imp Not Bldgs										
	7853 &5597 Total:	742.55									
	SHERWINW Total:	742.55									
STCROIXR St. Croix Recreation Co.											
18219	09/08/2014	33,003.00	0.00	09/16/2014	Burke Structure Nucleus		-			No	0000
404-480-8000-45300	Improvements Other Than Bldgs										
	18219 Total:	33,003.00									
	STCROIXR Total:	33,003.00									
SW/WC SW/WC Service Cooperatives											
C1210-20 7	08/27/2014	21,222.00	0.00	09/16/2014	October premium		-			No	0000
101-000-0000-21706	Medical Insurance										
	C1210-20 7 Total:	21,222.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	SW/WC Total:	21,222.00									
TASCH T.A. Schifsky & Sons Inc											
14-587	09/09/2014	11,505.00	0.00	09/16/2014	5890 Highlands Trail					No	0000
409-480-8000-43150	Contract Services										
14-587	09/09/2014	6,995.00	0.00	09/16/2014	5890 Highlands Trail					No	0000
101-000-0000-11500	Accounts Receivable										
	14-587 Total:	18,500.00									
56748	08/26/2014	1,006.83	0.00	09/16/2014	Asphalt		-			No	0000
101-430-3120-42240	Street Maintenance Materials										
	56748 Total:	1,006.83									
	TASCH Total:	19,506.83									
TOTALMEC Total Mechanical Services, Inc											
Pay No 4	09/01/2014	57,028.50	0.00	09/16/2014	2013.132 Pumphouse No 4		-			No	0000
601-494-9400-43030	Engineering Services										
	Pay No 4 Total:	57,028.50									
	TOTALMEC Total:	57,028.50									
TOWNCTRY Town & Country Cleaning Co											
914340	09/01/2014	215.00	0.00	09/16/2014	September Cleaning - Library		-			No	0000
206-450-5300-44010	Repairs/Maint Bldg										
	914340 Total:	215.00									
	TOWNCTRY Total:	215.00									
TRKUTI Truck Utilities Inc.											
273572	09/04/2014	17.57	0.00	09/16/2014	Brackets and light lenses 09-1		-			No	0000
101-430-3100-42210	Equipment Parts										
	273572 Total:	17.57									
	TRKUTI Total:	17.57									
USPOST United States Postal Service											
	09/08/2014	563.00	0.00	09/16/2014	Postage for Newsletter		-			No	0000
101-410-1320-43090	Newsletter/Website										
	Total:	563.00									
	USPOST Total:	563.00									
VALLBRAN Valley Branch Watershed Dist.											
	09/10/2014	9,000.00	0.00	09/16/2014	2014.131 39th Str Improvements - Escrow		-			No	0000
409-000-0000-13200	Due From Other Governments										

(*) HOLD PER FC

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	Total:	9,000.00									
	VALLBRAN Total:	9,000.00									
WAS-TRAN Washington County											
79441	09/09/2014	3,076.83	0.00	09/16/2014	Street Striping	-				No	0000
101-430-3120-43150	Contract Services										
	79441 Total:	3,076.83									
	WAS-TRAN Total:	3,076.83									
WASHPRTA Washington County											
	09/10/2014	435.00	0.00	09/16/2014	Special Assess Due Cty - 5920 Highlands	-				No	0000
321-000-0000-20200	Accounts Payable										
	Total:	435.00									
	WASHPRTA Total:	435.00									
WHEATON Wheaton Joseph											
20140901	09/01/2014	812.92	0.00	09/16/2014	Electrical Inspection Services	-				No	0000
101-000-0000-20802	Building Permit Surcharge										
	20140901 Total:	812.92									
	WHEATON Total:	812.92									
Whiteani White Anita											
	09/08/2014	79.06	0.00	09/16/2014	Cable Operations 9/08 PC	-				No	0000
101-410-1450-43620	Cable Operations										
	09/02/2014	55.00	0.00	09/16/2014	Cable Operations 9/2/14 CC	-				No	0000
101-410-1450-43620	Cable Operations										
	09/08/2014	25.00	0.00	09/16/2014	Bonus 9/08 PC	-				No	0000
101-410-1450-43620	Cable Operations										
	Total:	159.06									
	Whiteani Total:	159.06									
XCEL Xcel Energy											
	08/27/2014	108.09	0.00	09/16/2014	Electrical Services	-				No	0000
101-450-5200-43810	Electric Utility										
	08/27/2014	79.17	0.00	09/16/2014	Electrical Services	-				No	0000
602-495-9450-43810	Electric Utility										
	08/27/2014	35.74	0.00	09/16/2014	Electrical Services	-				No	0000
101-430-3160-43810	Street Lighting										
	08/27/2014	27.68	0.00	09/16/2014	Electrical Services	-				No	0000
101-430-3160-43810	Street Lighting										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	08/27/2014	471.81	0.00	09/16/2014	Electrical Services		-			No	0000
101-420-2220-43810	Electric Utility										
	08/27/2014	382.99	0.00	09/16/2014	Electrical Services		-			No	0000
101-410-1940-43810	Electric Utility										
	08/27/2014	33.93	0.00	09/16/2014	Electrical Services		-			No	0000
101-430-3160-43810	Street Lighting										
	08/27/2014	330.83	0.00	09/16/2014	Electrical Services		-			No	0000
101-410-1940-43810	Electric Utility										
	08/27/2014	27.66	0.00	09/16/2014	Electrical Services		-			No	0000
101-450-5200-43810	Electric Utility										
	08/27/2014	44.19	0.00	09/16/2014	Electrical Services		-			No	0000
101-450-5200-43810	Electric Utility										
	08/27/2014	35.26	0.00	09/16/2014	Electrical Services		-			No	0000
101-450-5200-43810	Electric Utility										
	08/27/2014	3,334.09	0.00	09/16/2014	Electrical Services		-			No	0000
601-494-9400-43810	Electric Utility										
	08/27/2014	406.10	0.00	09/16/2014	Electrical Services		-			No	0000
101-420-2220-43810	Electric Utility										
	08/27/2014	43.46	0.00	09/16/2014	Electrical Services		-			No	0000
101-430-3160-43810	Street Lighting										
	08/27/2014	83.85	0.00	09/16/2014	Electrical Services		-			No	0000
101-450-5200-43810	Electric Utility										
	08/27/2014	19.92	0.00	09/16/2014	Electrical Services		-			No	0000
602-495-9450-43810	Electric Utility										
	08/27/2014	17.52	0.00	09/16/2014	Electrical Services		-			No	0000
602-495-9450-43810	Electric Utility										
	08/27/2014	100.28	0.00	09/16/2014	Electrical Services		-			No	0000
101-450-5200-43810	Electric Utility										
	08/27/2014	1,836.25	0.00	09/16/2014	Electrical Services		-			No	0000
101-430-3160-43810	Street Lighting										
	08/27/2014	31.19	0.00	09/16/2014	Electrical Services		-			No	0000
101-430-3160-43810	Street Lighting										
	08/27/2014	14.51	0.00	09/16/2014	Electrical Services		-			No	0000
101-450-5200-43810	Electric Utility										
	08/27/2014	32.10	0.00	09/16/2014	Electrical Services		-			No	0000
101-450-5200-43810	Electric Utility										
	08/27/2014	594.16	0.00	09/16/2014	Electrical Services		-			No	0000
101-430-3100-43810	Electric Utility										
	08/27/2014	26.09	0.00	09/16/2014	Electrical Services		-			No	0000
601-494-9400-43810	Electric Utility										
	08/27/2014	12.93	0.00	09/16/2014	Electrical Services		-			No	0000
101-430-3160-43810	Street Lighting										
	08/27/2014	627.28	0.00	09/16/2014	Electrical Services		-			No	0000
206-450-5300-43810	Electric Utility										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	08/27/2014	156.88	0.00	09/16/2014	Electrical Services		-			No	0000
602-495-9450-43810	Electric Utility										
	08/27/2014	98.13	0.00	09/16/2014	Electrical Services		-			No	0000
601-494-9400-43810	Electric Utility										
	Total:	9,012.09									
	XCEL Total:	9,012.09									
YALEMECH	Yale Mechanical										
Various	08/27/2014	376.69	0.00	09/16/2014	Quarterly Maintenance - PW		-			No	0000
101-430-3100-44010	Repairs/Maint Bldg										
Various	08/27/2014	201.38	0.00	09/16/2014	Quarterly Maintenance - Fire Station		-			No	0000
101-420-2220-44010	Repairs/Maint Bldg										
Various	08/27/2014	387.39	0.00	09/16/2014	Quarterly Maintenance - City Hall		-			No	0000
101-410-1940-44010	Repairs/Maint Contractual Bldg										
Various	08/27/2014	227.64	0.00	09/16/2014	Quarterly Maintenance - Annex		-			No	0000
101-410-1910-44300	Miscellaneous										
	Various Total:	1,193.10									
	YALEMECH Total:	1,193.10									
	Report Total:	1,269,161.44									

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM# **5**

AGENDA ITEM: August 2014 Financial Reporting

SUBMITTED BY: Cathy Bendel, Finance Director

THROUGH: Cathy Bendel, Finance Director

REVIEWED BY: Finance Committee

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: NA

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to accept the August 2014 Financial Reporting Packet. No specific motion is needed as this is recommended to be part of the overall approval of the *Consent Agenda*.

BACKGROUND INFORMATION: The City of Lake Elmo has fiduciary authority and responsibility to conduct normal business operations and report the financial (unaudited) statement to the City Council. City guidelines suggest the Council be updated on a regular basis.

STAFF REPORT: Attached please find the comparative financial statements for the month of August 2014 reflecting the monthly and year to date detail, comparing the actual results to the 2014 Budget.

The most significant budget to actual variances are highlighted below:

Revenues:

- Building Permit revenue for the month was 3% below budget and the year to date results are 9% better than budget. There was one new home started in August bringing the year to date new home starts to 17 compared to 23 in 2013 and 20 in 2012. Although fewer homes, the valuation amount to date is very close to 2013 due to the average home values being greater than the values used to estimate revenues in the 2014 budget. In addition, a new commercial building permit was issued in August which was valued at $1.4M.
- Zoning and subdivision fees are well above budget for the month due to the budget assuming there would be very few zoning exceptions requested. This has not been the case, resulting in $6.7k in revenue for the month and $14.4k on a year to date basis.
- Plan check fees for the month are 24% better than budget and the year to date results are 30% better than budget. As mentioned previously, the valuations are higher than projected resulting in the revenue also being higher than budgeted.
- Miscellaneous permits for August includes a special fuel tank permit for $7.5k. Due to the unusual nature of this permit, it has been broken out.

Expenses:

Most departments were at or below budget for the month due to diligently managing expenditures to the bottom line. A few items to note:

- Administration – In August a temporary employee was utilized to cover the front desk in the absence of the full-time employee. This expense shows up in contract services expense.
- Elections – In August the election judge expenses were paid out and are reflected under part-time salaries. The expense was split between August and September in the budget resulting in the variance being a timing issue. It is anticipated that the full year expense will come in below budget.
- Police – As mentioned in July, the cost for policing services is billed each year in two installments. The amounts were budgeted in June and December. The bill for the first half of the year was billed and paid 8/19/14 resulting in the timing related variance.
- Public Works – The part time salaries are $3k higher than budget for the month due to all salaries being budgeted in the full time salary line item. On a year to date basis, the sum of the two salary expense lines are above budget due to the extra costs for snow removal as well as the summer focus on street repairs.
- Streets – Due to the summer focus on street repairs, the street maintenance expenses are higher than budgeted for the month but within the full year budgeted amount. New signs were purchased and installed throughout the City resulting in the majority of the expense. Contract services for August included the cost of $4.5k to rent the spray-patcher for street repairs for a second month due to the good results in July.

- Tree Program – In August the City Right of Way's were trimmed. This was budgeted to be done earlier in the summer. On a year to date basis the expense is 7% more than budgeted.
- Parks & Recreation – As mentioned with Public Works, all salary costs were budgeted under full-time salaries. In total, the salaries are $1.8k more than budget for the month and $4k below budget on a year to date basis. Landscaping materials for the month were $1.4k higher than budget due to having the resources available to focus on the parks initiative.

RECOMMENDATION: Based on the aforementioned, the staff recommends the City Council accept the attached August Financial Report.

ATTACHMENT:

1. August Financial Reports

City of Lake Elmo
2014 By Month
Budget to Actual Comparative
For the month ending August 31, 2014
101-General Fund Summary
By Department

9/16/2014

DEPT 410 - GEN'L GOV'T	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD
REVENUE								
Total Revenue	**32,950.00**	**66,768.09**	**33,818.09**	**102.63%**	**1,763,920.58**	**1,744,192.93**	**(19,727.65)**	**-1.12%**
EXPENSE								
Total Mayor & Council	**75.00**	**0.00**	**75.00**	**100.00%**	**30,566.66**	**17,952.56**	**12,614.10**	**41.27%**
Total Administration	**27,442.70**	**28,425.84**	**(983.14)**	**-3.58%**	**270,605.19**	**287,086.82**	**(16,481.63)**	**-6.09%**
Total Elections	**2,625.00**	**3,928.91**	**(1,303.91)**	**-49.67%**	**7,325.00**	**4,900.94**	**2,424.06**	**33.09%**
Total Communications	**5,753.48**	**5,478.98**	**274.50**	**4.77%**	**51,353.91**	**61,998.46**	**(10,644.55)**	**-20.73%**
Total Finance	**9,510.24**	**12,070.33**	**(2,560.09)**	**-26.92%**	**112,522.54**	**114,056.44**	**(1,533.90)**	**-1.36%**
Total Planning & Zoning	**20,108.41**	**18,912.11**	**1,196.30**	**5.95%**	**175,521.42**	**159,275.58**	**16,245.84**	**9.26%**
Total Engineering Services	**4,000.00**	**3,990.47**	**9.53**	**0.24%**	**32,000.00**	**26,956.18**	**5,043.82**	**15.76%**
Total City Hall	**2,283.32**	**2,022.29**	**261.03**	**11.43%**	**18,099.88**	**16,286.93**	**1,812.95**	**10.02%**
Total General Government	**71,798.15**	**74,828.93**	**(3,030.78)**	**-4.22%**	**697,994.60**	**688,513.91**	**9,480.69**	**1.36%**
DEPT 420 - PUBLIC SAFETY								
Total Police	**0.00**	**254,161.06**	**(254,161.06)**	**-100.00%**	**250,000.00**	**255,472.78**	**(5,472.78)**	**-2.19%**
Total Prosecution	**4,250.00**	**4,242.50**	**7.50**	**0.18%**	**34,000.00**	**31,503.75**	**2,496.25**	**7.34%**
Total Fire	**29,540.97**	**25,613.24**	**3,927.73**	**13.30%**	**271,555.96**	**250,494.29**	**21,061.67**	**7.76%**
Total Fire Relief	**0.00**	**0.00**	**0.00**	**0.00%**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Building Inspections	**11,927.24**	**10,467.19**	**1,460.05**	**12.24%**	**104,861.29**	**103,635.66**	**1,225.63**	**1.17%**
Total Emergency Communications	**0.00**	**0.00**	**0.00**	**0.00%**	**5,800.00**	**3,373.08**	**2,426.92**	**41.84%**
Total Animal Control	**550.00**	**635.00**	**(85.00)**	**-15.45%**	**4,182.08**	**4,394.00**	**(211.92)**	**-5.07%**
Total Public Safety	**46,268.21**	**295,118.99**	**(248,850.78)**	**-537.84%**	**670,399.33**	**648,873.56**	**21,525.77**	**3.21%**

	MONTH				YTD			
DEPT 430 - PUBLIC WORKS	BUDGET Month	ACTUAL Month	Variance ($) Month	Variance (%) Month	BUDGET YTD	ACTUAL YTD	Variance ($) YTD	Variance (%) YTD
Total Public Works	**27,708.91**	**23,314.35**	**4,394.56**	**15.86%**	**266,002.64**	**263,662.59**	**2,340.05**	**0.88%**
Total Streets	**1,600.00**	**15,633.14**	**(14,033.14)**	**-877.07%**	**11,300.00**	**35,578.08**	**(24,278.08)**	**-214.85%**
Total Ice & Snow Removal	**500.00**	**0.00**	**500.00**	**100.00%**	**63,500.00**	**58,353.25**	**5,146.75**	**8.11%**
Total Street Lighting	**2,400.00**	**2,061.28**	**338.72**	**14.11%**	**19,200.00**	**14,462.00**	**4,738.00**	**24.68%**
Total Recycling	**0.00**	**0.00**	**0.00**	**0.00%**	**7,400.00**	**5,083.09**	**2,316.91**	**31.31%**
Total Tree Program	**0.00**	**4,400.00**	**(4,400.00)**	**-100.00%**	**5,000.00**	**5,350.00**	**(350.00)**	**-7.00%**
Total Public Works	**32,208.91**	**45,408.77**	**(13,199.86)**	**-40.98%**	**372,402.64**	**382,489.01**	**(10,086.37)**	**-2.71%**
DEPT 450 - CULTURE, RECREATION								
Total Parks & Recreation	**17,443.37**	**18,934.66**	**(1,491.29)**	**-8.55%**	**146,271.64**	**139,096.09**	**7,175.55**	**4.91%**
DEPT 460 - COMP ADJ	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
DEPT 490 - CONTINGENCY FUND	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
DEPT 493 - OTH FINANCING	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
GRAND TOTAL ALL DEPTS	**167,718.64**	**434,291.35**	**(266,572.71)**	**-158.94%**	**1,887,068.21**	**1,858,972.57**	**28,095.64**	**1.49%**
Net Income over Expenses	**(134,768.64)**	**(367,523.26)**	**(232,754.62)**	**-172.71%**	**(123,147.63)**	**(114,779.64)**	**8,367.99**	**6.80%**

City of Lake Elmo
2014 By Month
Budget to Actual Comparative
For the month ending August 31, 2014
101-General Fund Detail
By Department

9/16/2014

DEPT 410 - GEN'L GOV'T	Full Year BUDGET 2014	% to date	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD	YTD variance notes
REVENUE											
Current Ad Valorem Taxes	**2,565,000.00**	**45.46%**	0.00	0.00	0.00	0.00%	1,282,500.00	1,165,956.51	(116,543.49)	-9.09%	Based on actual amounts collected by WA Cty
Delinquent Ad Valorem Taxes	**20,000.00**	**37.76%**	0.00	0.00	0.00	0.00%	10,000.00	7,551.53	(2,448.47)	-24.48%	
Mobile Home Tax	**8,000.00**	**71.92%**	0.00	0.00	0.00	0.00%	4,000.00	5,753.84	1,753.84	43.85%	
Fiscal Disparities	**120,000.00**	**75.37%**	0.00	0.00	0.00	0.00%	60,000.00	90,444.17	30,444.17	50.74%	
Penalty & Interest on Taxes	**5,180.00**	**7.23%**	0.00	0.00	0.00	0.00%	2,590.00	374.52	(2,215.48)	-85.54%	
Liquor License	**3,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	3,000.00	0.00	(3,000.00)	-100.00%	Prepaid in 2013 rather than early 2014
Wastehauler License	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	1,080.00	1,080.00	100.00%	
General Contractor License	**165.00**	**30.30%**	0.00	0.00	0.00	0.00%	165.00	50.00	(115.00)	-69.70%	
Heating Contractor License	**6,650.00**	**55.04%**	500.00	250.00	(250.00)	-50.00%	4,650.00	3,660.00	(990.00)	-21.29%	
Blacktopping Contractor License	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Building Permits	**170,500.00**	**69.20%**	17,500.00	17,001.60	(498.40)	-2.85%	108,000.00	117,989.85	9,989.85	9.25%	1 new home start and 1 new commercial start
Building Re-inspect Fees	**0.00**	**100.00%**	0.00	100.00	100.00	100.00%	0.00	450.00	450.00	100.00%	
Heating Permits	**15,600.00**	**80.34%**	1,300.00	2,977.50	1,677.50	129.04%	10,400.00	12,532.50	2,132.50	20.50%	
Plumbing Permits	**9,000.00**	**111.28%**	500.00	1,490.00	990.00	198.00%	7,000.00	10,015.00	3,015.00	43.07%	
Sewer Permits	**485.00**	**0.00%**	0.00	0.00	0.00	0.00%	485.00	0.00	(485.00)	-100.00%	
Animal License	**1,991.00**	**116.70%**	100.00	0.00	(100.00)	-100.00%	1,741.00	2,323.50	582.50	33.46%	
Utility Permits (ROW)	**11,000.00**	**118.35%**	1,000.00	(4,107.80)	(5,107.80)	-510.78%	6,000.00	13,018.00	7,018.00	116.97%	Due to I-94 expansion; ROW correction for July in Aug
Burning Permit	**3,350.00**	**31.64%**	150.00	(40.00)	(190.00)	-126.67%	2,750.00	1,060.00	(1,690.00)	-61.45%	
Massage Therapy Licenses	**150.00**	**0.00%**	0.00	0.00	0.00	0.00%	150.00	0.00	(150.00)	-100.00%	
Electrical Permit	**0.00**	**100.00%**	0.00	1,047.47	1,047.47	100.00%	0.00	3,890.68	3,890.68	100.00%	City share only (25%)
Homestead Credit Aid	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
MSA-Maintenance	**98,022.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
State Fire Aid	**41,500.00**	**0.00%**	0.00	0.00	0.00	0.00%	3,000.00	0.00	(3,000.00)	-100.00%	Budgeted in error; funds rec'd in 2013; sent on to fire relief assn
PERA Aid	**2,749.00**	**50.00%**	0.00	0.00	0.00	0.00%	1,374.50	1,374.50	0.00	0.00%	
Gravel Tax	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Recycling Grant	**15,500.00**	**100.00%**	0.00	15,500.00	15,500.00	100.00%	15,500.00	15,500.00	0.00	0.00%	Grant funds received 8/15/14
Misc State Grant/Surcharge Rev	**1,150.00**	**9055.04%**	0.00	4,064.00	4,064.00	100.00%	99,172.00	104,132.94	4,960.94	5.00%	DNR trail grooming funds of $4k
Cable Franchise Revenue	**42,852.00**	**97.08%**	0.00	0.00	0.00	0.00%	42,851.98	41,601.71	(1,250.27)	-2.92%	Cable franchise revenue received May 1st
Zoning & Subdivision Fees	**1,250.00**	**1150.88%**	0.00	6,710.95	6,710.95	100.00%	500.00	14,385.95	13,885.95	2777.19%	Developer zoning exceptions; Conditional Use Permits
Plan Check Fees	**82,000.00**	**88.99%**	7,000.00	8,698.91	1,698.91	24.27%	56,000.00	72,974.60	16,974.60	30.31%	
Sale of Copies, Books, Maps	**206.00**	**120.87%**	0.00	20.00	20.00	100.00%	206.10	249.00	42.90	20.82%	
Assessment Searches	**1,285.00**	**51.36%**	100.00	90.00	(10.00)	-10.00%	885.00	660.00	(225.00)	-25.42%	
Clean Up Days	**3,000.00**	**75.93%**	0.00	0.00	0.00	0.00%	3,000.00	2,278.00	(722.00)	-100.00%	
Cable Operation Reimbursement	**1,950.00**	**39.68%**	0.00	0.00	0.00	0.00%	1,200.00	773.75	(426.25)	100.00%	
Fines	**48,000.00**	**63.29%**	4,500.00	4,629.74	129.74	2.88%	34,000.00	30,378.03	(3,621.97)	-10.65%	
Miscellaneous Permits	**0.00**	**0.00%**	0.00	7,500.00	7,500.00	100.00%	0.00	7,500.00	7,500.00	100.00%	August includes $7,500 for fuel tank permit (Kwik Trip)
Miscellaneous Revenue	**2,400.00**	**186.01%**	200.00	771.72	571.72	285.86%	1,600.00	4,464.35	2,864.35	179.02%	
Internal Charges	**1,600.00**	**41.88%**	100.00	64.00	(36.00)	-36.00%	1,200.00	670.00	(530.00)	-44.17%	Fewer library card reimb than budgeted
Interest Earnings	**20,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Donations	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	11,100.00	11,100.00	100.00%	Donation from LE Jaycees (Belong in event fund??)
Total Revenue	**3,303,535.00**	**52.80%**	**32,950.00**	**66,768.09**	**33,818.09**	**102.63%**	**1,763,920.58**	**1,744,192.93**	**(19,727.65)**	**-1.12%**	

EXPENSE	Full Year BUDGET		MONTH				YTD				
1110 - Mayor & Council	2014	% to date	BUDGET Month	ACTUAL Month	Variance ($) Month	Variance (%) Month	BUDGET YTD	ACTUAL YTD	Variance ($) YTD	Variance (%) YTD	
PT Salaries	**25,690.00**	**50.00%**	0.00	0.00	0.00	0.00%	12,845.00	12,845.00	0.00	0.00%	
FICA Contributions	**1,592.78**	**50.00%**	0.00	0.00	0.00	0.00%	796.39	796.39	0.00	0.00%	
Medicare Contributions	**372.54**	**50.00%**	0.00	0.00	0.00	0.00%	186.27	186.27	0.00	0.00%	
Workers Compensation	**300.00**	**0.00%**	0.00	0.00	0.00	0.00%	300.00	0.00	300.00	100.00%	
Mileage	**800.00**	**0.00%**	75.00	0.00	75.00	100.00%	425.00	0.00	425.00	100.00%	
Miscellaneous	**5,000.00**	**14.56%**	0.00	0.00	0.00	0.00%	5,000.00	727.90	4,272.10	85.44%	
Dues & Subscriptions	**10,514.00**	**32.31%**	0.00	0.00	0.00	0.00%	10,514.00	3,397.00	7,117.00	67.69%	Includes Memberships; annual LMC to be paid in September
Conferences & Training	**1,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	500.00	0.00	500.00	100.00%	
Total Mayor & Council	**45,269.32**	**39.66%**	**75.00**	**0.00**	**75.00**	**100.00%**	**30,566.66**	**17,952.56**	**12,614.10**	**41.27%**	
1320 - Administration											
FT Salaries	**176,384.00**	**62.45%**	13,568.00	11,035.49	2,532.51	18.67%	115,328.00	110,152.61	5,175.39	4.49%	
PERA Contributions	**12,505.02**	**63.85%**	983.68	800.08	183.60	18.66%	8,219.87	7,984.35	235.52	2.87%	
ICMA Contributions	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
FICA Contributions	**10,603.92**	**61.10%**	841.22	659.85	181.37	21.56%	6,984.39	6,479.39	505.00	7.23%	
Medicare Contributions	**2,479.96**	**61.10%**	196.74	154.32	42.42	21.56%	1,633.45	1,515.30	118.15	7.23%	
Health/Dental Insurance	**47,636.00**	**60.79%**	3,716.00	3,620.00	96.00	2.58%	31,058.00	28,960.00	2,098.00	6.76%	
Unemployment Benefits	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	**1,000.00**	**13.94%**	0.00	0.00	0.00	0.00%	1,000.00	139.37	860.63	86.06%	
Office Supplies	**6,000.00**	**67.31%**	500.00	67.92	432.08	86.42%	4,000.00	4,038.64	(38.64)	-0.97%	
Printed Forms	**0.00**	**100.00%**	0.00	138.00	(138.00)	-100.00%	0.00	138.00	(138.00)	0.00%	
Legal Services	**60,000.00**	**44.54%**	5,000.00	3,214.50	1,785.50	35.71%	40,000.00	26,722.25	13,277.75	33.19%	
Newsletter/Website	**0.00**	**100.00%**	0.00	1,101.73	(1,101.73)	-100.00%	0.00	1,661.60	(1,661.60)	-100.00%	
Assessing Services	**30,500.00**	**81.76%**	2,000.00	2,500.00	(500.00)	-25.00%	17,500.00	24,935.39	(7,435.39)	-42.49%	
Information Technology	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	1,322.02	(1,322.02)	-100.00%	Comp upgrades appr by CC
Contract Services	**0.00**	**100.00%**	0.00	3,507.60	(3,507.60)	-100.00%	0.00	28,507.60	(28,507.60)	-100.00%	Leg Lobbyist appr by CC & Temp svcs effective August
Software Programs	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	2,058.00	(2,058.00)	-100.00%	Upgrades required; appr by CC
Telephone	**4,044.72**	**19.08%**	337.06	87.10	249.96	74.16%	2,696.48	771.55	1,924.93	71.39%	
Postage	**4,000.00**	**47.15%**	0.00	500.00	(500.00)	-100.00%	2,500.00	1,886.17	613.83	24.55%	
Mileage	**600.00**	**16.75%**	0.00	0.00	0.00	0.00%	600.00	100.51	499.49	83.25%	
Legal Publishing	**2,400.00**	**180.76%**	200.00	714.58	(514.58)	-257.29%	1,600.00	4,338.25	(2,738.25)	-171.14%	Due to notice increases due to development activities
Insurance	**35,000.00**	**71.49%**	0.00	214.67	(214.67)	-100.00%	35,000.00	25,022.67	9,977.33	28.51%	Annual ins prem; budgeted in May
Cable Operation Expense	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Miscellaneous	**600.00**	**195.41%**	50.00	110.00	(60.00)	-120.00%	400.00	1,172.47	(772.47)	-193.12%	
Dues & Subscriptions	**600.00**	**88.86%**	50.00	0.00	50.00	100.00%	400.00	533.18	(133.18)	-33.30%	
Books	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	42.28	(42.28)	-100.00%	
Conferences & Training	**2,185.00**	**393.83%**	0.00	0.00	0.00	0.00%	1,685.00	8,605.22	(6,920.22)	-410.70%	Predictive Index; CC approved
Staff Development	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Total Administration	**396,538.62**	**72.40%**	**27,442.70**	**28,425.84**	**(983.14)**	**-3.58%**	**270,605.19**	**287,086.82**	**(16,481.63)**	**-6.09%**	
1410 - Elections											
PT Salaries	**10,000.00**	**38.05%**	2,500.00	3,804.50	(1,304.50)	-52.18%	5,000.00	3,804.50	1,195.50	23.91%	Budget split out payments; full year cost anticipated to be less
Office Supplies	**500.00**	**0.00%**	125.00	0.00	125.00	100.00%	250.00	0.00	250.00	100.00%	than budgeted
Legal Publications/Notification	**500.00**	**0.00%**	0.00	0.00	0.00	0.00%	250.00	0.00	250.00	100.00%	
Election Equipment	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Equipment Repair	**450.00**	**0.00%**	0.00	0.00	0.00	0.00%	225.00	0.00	225.00	100.00%	
County Election Fees	**950.00**	**0.00%**	0.00	0.00	0.00	0.00%	950.00	0.00	950.00	100.00%	
Printed Forms	**350.00**	**0.00%**	0.00	0.00	0.00	0.00%	350.00	0.00	350.00	100.00%	
Miscellaneous	**600.00**	**182.74%**	0.00	124.41	(124.41)	-100.00%	300.00	1,096.44	(796.44)	-265.48%	WA Cty Ann Elect Mach Calibr
Total Elections	**13,350.00**	**36.71%**	**2,625.00**	**3,928.91**	**(1,303.91)**	**-49.67%**	**7,325.00**	**4,900.94**	**2,424.06**	**33.09%**	Not budgeted since no election scheduled; had to recalibrate machines for special school election.

	Full Year BUDGET		MONTH				YTD				
1450 - Communications	BUDGET 2014	% to date	BUDGET Month	ACTUAL Month	Variance ($) Month	Variance (%) Month	BUDGET YTD	ACTUAL YTD	Variance ($) YTD	Variance (%) YTD	
FT Salaries	**13,390.00**	**96.71%**	1,030.00	1,545.20	(515.20)	-50.02%	8,755.00	12,949.80	(4,194.80)	-47.91%	
PERA Contributions	**970.78**	**96.71%**	74.68	112.01	(37.33)	-49.99%	634.74	938.85	(304.11)	-47.91%	
FICA Contributions	**830.18**	**93.80%**	63.86	92.97	(29.11)	-45.58%	542.81	778.73	(235.92)	-43.46%	
Medicare Contributions	**194.16**	**93.80%**	14.94	21.75	(6.81)	-45.58%	126.95	182.12	(55.17)	-43.46%	
Health/Dental Insurance	**3,120.00**	**69.74%**	240.00	272.00	(32.00)	-13.33%	2,040.00	2,176.00	(136.00)	-6.67%	
Workers Compensation	**110.00**	**14.90%**	0.00	0.00	0.00	0.00%	110.00	16.39	93.61	85.10%	
Newsletter	**8,000.00**	**63.60%**	0.00	0.00	0.00	0.00%	4,000.00	5,088.06	(1,088.06)	-27.20%	Due to timing of newsletters
Office Supplies	**304.41**	**201.63%**	50.00	0.00	50.00	100.00%	204.41	613.77	(409.36)	-200.26%	
Info Technology/Web	**42,000.00**	**75.63%**	3,500.00	2,635.58	864.42	24.70%	28,000.00	31,764.71	(3,764.71)	-13.45%	Primarily due to Laserfiche upgrade approved by CC
Telephone	**1,560.00**	**35.38%**	130.00	62.07	67.93	52.25%	1,040.00	551.85	488.15	46.94%	
Mileage	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	50.00	36.96	13.04	26.08%	
Public Notices	**4,200.00**	**76.44%**	300.00	547.40	(247.40)	-82.47%	3,000.00	3,210.60	(210.60)	-7.02%	
Cable Operations	**3,600.00**	**80.02%**	300.00	190.00	110.00	36.67%	2,400.00	2,880.62	(480.62)	-20.03%	Will be reimb by cable comm; filed quarterly for reimb
Conferences	**800.00**	**101.25%**	0.00	0.00	0.00	0.00%	250.00	810.00	(560.00)	-224.00%	
Repair/Maint Equipment	**50.00**	**0.00%**	50.00	0.00	50.00	100.00%	200.00	0.00	200.00	100.00%	
Total Communications	**79,129.53**	**78.35%**	**5,753.48**	**5,478.98**	**274.50**	**4.77%**	**51,353.91**	**61,998.46**	**(10,644.55)**	**-20.73%**	
1520 - Finance											
FT Salaries	**87,880.00**	**63.89%**	6,760.00	6,258.10	501.90	7.42%	57,460.00	56,147.45	1,312.55	2.28%	Due to PTO payout to accounting clerk
PERA Contributions	**6,371.30**	**62.00%**	490.10	453.72	36.38	7.42%	4,165.85	3,950.50	215.35	5.17%	
FICA Contributions	**5,448.56**	**58.98%**	419.12	366.34	52.78	12.59%	3,562.52	3,213.43	349.09	9.80%	
Medicare Contributions	**1,274.26**	**58.97%**	98.02	85.68	12.34	12.59%	833.17	751.48	81.69	9.80%	
Health/Dental Insurance	**19,936.00**	**39.84%**	1,568.00	870.40	697.60	44.49%	12,976.00	7,942.40	5,033.60	38.79%	Due to contractor cost savings
Unemployment Benefits	**0.00**	**100.00%**	0.00	2,943.59	(2,943.59)	-100.00%	0.00	3,400.45	(3,400.45)	-100.00%	100% allocation to GF vs primarily to Enterprise Funds
Workers Compensation	**600.00**	**12.93%**	0.00	0.00	0.00	0.00%	600.00	77.56	522.44	87.07%	
Office Supplies	**300.00**	**51.86%**	25.00	0.00	25.00	100.00%	200.00	155.57	44.43	22.22%	
Printed Forms	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	433.47	(433.47)	-100.00%	
Audit Services	**27,000.00**	**100.00%**	0.00	0.00	0.00	0.00%	27,000.00	27,000.00	0.00	0.00%	Installment pmt
Contract Services	**4,500.00**	**174.74%**	0.00	1,065.00	(1,065.00)	-100.00%	3,500.00	7,863.46	(4,363.46)	-124.67%	Offset salary and benefit savings above
Software Programs	**150.00**	**1249.69%**	0.00	0.00	0.00	0.00%	150.00	1,874.54	(1,724.54)	-1149.69%	Upgrades required; appr by CC
Telephone	**1,200.00**	**18.33%**	100.00	27.50	72.50	72.50%	800.00	220.00	580.00	72.50%	
Mileage	**50.00**	**0.00%**	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	100.00%	
Miscellaneous	**1,000.00**	**2.53%**	50.00	0.00	50.00	100.00%	900.00	25.28	874.72	97.19%	
Dues & Subscriptions	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	540.00	(540.00)	-100.00%	
Conferences & Training	**575.00**	**80.15%**	0.00	0.00	0.00	0.00%	325.00	460.85	(135.85)	-41.80%	Ehlers conf recommended by City Admin Zuleger
Total Finance	**156,285.12**	**72.98%**	**9,510.24**	**12,070.33**	**(2,560.09)**	**-26.92%**	**112,522.54**	**114,056.44**	**(1,533.90)**	**-1.36%**	

	Full Year BUDGET		MONTH				YTD				
1910 - Planning & Zoning	2014	% to date	BUDGET Month	ACTUAL Month	Variance ($) Month	Variance (%) Month	BUDGET YTD	ACTUAL YTD	Variance ($) YTD	Variance (%) YTD	YTD variance notes
FT Salaries	**159,874.00**	**65.11%**	12,298.00	12,731.09	(433.09)	-3.52%	104,533.00	104,094.17	438.83	0.42%	
PERA Contributions	**11,590.87**	**68.00%**	891.61	867.48	24.13	2.71%	7,578.64	7,882.30	(303.66)	-4.01%	
FICA Contributions	**9,912.19**	**66.63%**	762.48	775.03	(12.55)	-1.65%	6,481.05	6,604.79	(123.74)	-1.91%	
Medicare Contributions	**2,318.17**	**66.63%**	178.32	181.25	(2.93)	-1.64%	1,515.73	1,544.69	(28.96)	-1.91%	
Health/Dental Insurance	**34,814.00**	**61.54%**	2,678.00	2,678.00	0.00	0.00%	22,763.00	21,424.00	1,339.00	5.88%	
Workers Compensation	**800.00**	**17.97%**	0.00	0.00	0.00	0.00%	800.00	143.78	656.22	82.03%	
Office Supplies	**2,000.00**	**55.89%**	150.00	41.15	108.85	72.57%	1,200.00	1,117.88	82.12	6.84%	
Printed Forms	**750.00**	**111.73%**	0.00	382.00	(382.00)	-100.00%	250.00	838.00	(588.00)	-235.20%	
Engineering Services	**36,000.00**	**41.14%**	3,000.00	1,191.38	1,808.62	60.29%	24,000.00	14,810.72	9,189.28	38.29%	
Contract Services	**10,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	5,000.00	0.00	5,000.00	100.00%	
Information Technology	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Telephone	**1,200.00**	**31.89%**	100.00	64.73	35.27	35.27%	800.00	382.63	417.37	52.17%	
Postage	**200.00**	**61.34%**	0.00	0.00	0.00	0.00%	100.00	122.68	(22.68)	-22.68%	
Mileage	**200.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Miscellaneous	**500.00**	**14.19%**	50.00	0.00	50.00	100.00%	300.00	70.94	229.06	76.35%	
Dues & Subscriptions	**600.00**	**39.83%**	0.00	0.00	0.00	0.00%	0.00	239.00	(239.00)	-100.00%	
Books	**300.00**	**0.00%**	0.00	0.00	0.00	0.00%	200.00	0.00	200.00	100.00%	
Conferences & Training	**2,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Total Planning & Zoning	**273,059.23**	**58.33%**	**20,108.41**	**18,912.11**	**1,196.30**	**5.95%**	**175,521.42**	**159,275.58**	**16,245.84**	**9.26%**	
1930 - Engineering Services											
Engineering Services	**48,000.00**	**56.16%**	4,000.00	3,990.47	9.53	0.24%	32,000.00	26,956.18	5,043.82	15.76%	
Total Engineering Services	**48,000.00**	**56.16%**	**4,000.00**	**3,990.47**	**9.53**	**0.24%**	**32,000.00**	**26,956.18**	**5,043.82**	**15.76%**	
1940 - City Hall											
Cleaning Supplies	**25.00**	**0.00%**	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	100.00%	
Building Repair Supplies	**200.00**	**81.99%**	25.00	0.00	25.00	100.00%	100.00	163.97	(63.97)	-63.97%	
Telephone	**2,400.00**	**31.41%**	200.00	58.35	141.65	70.83%	1,600.00	753.86	846.14	52.88%	
Utilities	**13,200.00**	**55.81%**	1,100.00	780.53	319.47	29.04%	8,800.00	7,367.26	1,432.74	16.28%	
Refuse	**1,408.16**	**54.64%**	108.32	109.78	(1.46)	-1.35%	974.88	769.36	205.52	21.08%	
Repairs/Maint Contractual Bldg	**7,200.00**	**40.57%**	600.00	188.00	412.00	68.67%	4,800.00	2,921.29	1,878.71	39.14%	
Repairs/Maint Contractual Equip	**2,400.00**	**165.19%**	200.00	774.96	(574.96)	-287.48%	1,600.00	3,964.58	(2,364.58)	-147.79%	Annex repairs -Yale Mech
Miscellaneous	**300.00**	**115.54%**	50.00	110.67	(60.67)	-121.34%	200.00	346.61	(146.61)	-73.31%	
Total City Hall	**27,133.16**	**60.03%**	**2,283.32**	**2,022.29**	**261.03**	**11.43%**	**18,099.88**	**16,286.93**	**1,812.95**	**10.02%**	
Total General Government	**1,038,764.98**	**66.28%**	**71,798.15**	**74,828.93**	**(3,030.78)**	**-4.22%**	**697,994.60**	**688,513.91**	**9,480.69**	**1.36%**	

DEPT 420 - PUBLIC SAFETY	Full Year BUDGET		MONTH				YTD				
			BUDGET	ACTUAL	Variance ($)	Variance (%)	BUDGET	ACTUAL	Variance ($)	Variance (%)	
2100 - Police	2014	% to date	Month	Month	Month	Month	YTD	YTD	YTD	YTD	
Law Enforcement Contract	**500,000.00**	**51.09%**	0.00	254,161.06	(254,161.06)	-100.00%	250,000.00	255,472.78	(5,472.78)	-2.19%	
Total Police	**500,000.00**	**51.09%**	**0.00**	**254,161.06**	**(254,161.06)**	**-100.00%**	**250,000.00**	**255,472.78**	**(5,472.78)**	**-2.19%**	
2150 - Prosecution											
Attorney Criminal	**51,000.00**	**61.77%**	4,250.00	4,242.50	7.50	0.18%	34,000.00	31,503.75	2,496.25	7.34%	
Total Prosecution	**51,000.00**	**61.77%**	**4,250.00**	**4,242.50**	**7.50**	**0.18%**	**34,000.00**	**31,503.75**	**2,496.25**	**7.34%**	
2220 - Fire											
FT Salaries	**74,119.04**	**65.49%**	5,701.46	5,712.85	(11.39)	-0.20%	48,462.44	48,537.15	(74.71)	-0.15%	
PT Salaries	**109,455.98**	**63.41%**	7,618.46	7,261.87	356.59	4.68%	75,172.91	69,403.99	5,768.92	7.67%	
PERA Contributions	**11,785.11**	**73.91%**	949.39	976.19	(26.80)	-2.82%	7,987.55	8,710.33	(722.78)	-9.05%	Due to FF rate change effective 1/1/2014
FICA Contributions	**11,381.65**	**33.94%**	825.84	396.85	428.99	51.95%	7,665.39	3,863.14	3,802.25	49.60%	FF budgeted at normal 6.2%; Full time fire FF rate is zero
Medicare Contributions	**2,661.84**	**61.91%**	193.14	180.61	12.53	6.49%	1,792.71	1,648.07	144.64	8.07%	
Health/Dental Insurance	**15,990.00**	**57.14%**	1,230.00	1,142.00	88.00	7.15%	10,455.00	9,136.00	1,319.00	12.62%	
Unemployment Benefits	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	**9,000.00**	**17.11%**	0.00	0.00	0.00	0.00%	9,000.00	1,539.45	7,460.55	82.90%	
Office Supplies	**500.00**	**142.80%**	50.00	0.00	50.00	100.00%	300.00	714.02	(414.02)	-138.01%	
EMS Supplies	**4,900.00**	**4.66%**	1,500.00	0.00	1,500.00	100.00%	3,400.00	228.37	3,171.63	93.28%	
Fire Prevention	**3,000.00**	**0.00%**	250.00	0.00	250.00	100.00%	2,000.00	0.00	2,000.00	100.00%	
Fuel, Oil & Fluids	**14,000.00**	**64.59%**	1,200.00	806.25	393.75	32.81%	9,600.00	9,042.98	557.02	5.80%	
Small Tools & Equip	**22,500.00**	**35.49%**	1,900.00	0.00	1,900.00	100.00%	15,200.00	7,984.58	7,215.42	47.47%	YTD includes Themal Imaging camera from Jan
Physicals	**6,900.00**	**33.76%**	575.00	1,255.22	(680.22)	-118.30%	4,600.00	2,329.22	2,270.78	49.36%	
Information Technology	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	661.01	(661.01)	-100.00%	
Telephone	**4,200.00**	**73.04%**	350.00	283.24	66.76	19.07%	2,800.00	3,067.64	(267.64)	-9.56%	
Radio	**16,203.04**	**53.75%**	0.00	0.00	0.00	0.00%	8,601.52	8,708.87	(107.35)	-1.25%	
Mileage	**350.00**	**0.00%**	50.00	0.00	50.00	100.00%	150.00	0.00	150.00	0.00%	
Insurance	**5,237.00**	**97.69%**	0.00	0.00	0.00	0.00%	5,237.00	5,116.00	121.00	2.31%	Firehall #2 charged to PW in error; reclassed in June
Electric Utility	**21,600.00**	**42.29%**	1,800.00	649.83	1,150.17	63.90%	14,400.00	9,133.91	5,266.09	36.57%	
Refuse	**572.16**	**177.69%**	47.68	304.53	(256.85)	-538.70%	381.44	1,016.69	(635.25)	-166.54%	
Repair/Maint Bldg	**12,000.00**	**35.01%**	1,000.00	280.50	719.50	71.95%	8,000.00	4,200.71	3,799.29	47.49%	
Repair/Maint Equip	**41,000.00**	**116.41%**	3,400.00	5,567.38	(2,167.38)	-63.75%	27,200.00	47,726.21	(20,526.21)	-75.46%	Month - Equipment annual inspections; spread out in budget
Uniforms	**3,000.00**	**60.31%**	250.00	119.20	130.80	52.32%	2,000.00	1,809.40	190.60	9.53%	(YTD-Emergency ladder repair bill - $11,500)
Miscellaneous	**900.00**	**155.93%**	100.00	23.82	76.18	76.18%	800.00	1,403.35	(603.35)	-75.42%	
Dues & Subscriptions	**2,200.00**	**114.91%**	0.00	0.00	0.00	0.00%	2,200.00	2,528.00	(328.00)	-14.91%	
Books	**200.00**	**51.00%**	50.00	0.00	50.00	100.00%	150.00	102.00	48.00	32.00%	
Conferences & Training	**6,000.00**	**73.49%**	500.00	652.90	(152.90)	-30.58%	4,000.00	4,409.58	(409.58)	-10.24%	
Conferences & Training (Reimb)	**0.00**	**-100.00%**	0.00	0.00	0.00	0.00%	0.00	(2,526.38)	2,526.38	100.00%	Reimb segregated out for better tracking
Total Fire	**399,655.82**	**62.68%**	**29,540.97**	**25,613.24**	**3,927.73**	**13.30%**	**271,555.96**	**250,494.29**	**21,061.67**	**7.76%**	
2250 - Fire Relief											
Fire State Aid	**37,323.50**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Total Fire Relief	**37,323.50**	**0.00%**	**0.00**	**0.00**	**0.00**	**0.00%**	**0.00**	**0.00**	**0.00**	**0.00%**	

2400 - Building Inspection	Full Year BUDGET 2014	% to date	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD	
FT Salaries	**95,992.00**	**60.61%**	7,384.00	6,892.92	491.08	6.65%	62,764.00	58,182.08	4,581.92	7.30%	
PERA Contributions	**6,959.42**	**60.61%**	535.34	499.72	35.62	6.65%	4,550.39	4,218.12	332.27	7.30%	
FICA Contributions	**5,951.50**	**56.95%**	457.81	401.64	56.17	12.27%	3,891.37	3,389.29	502.08	12.90%	
Medicare Contributions	**1,391.88**	**56.94%**	107.07	93.92	13.15	12.28%	910.08	792.59	117.49	12.91%	
Health/Dental Insurance	**24,102.00**	**46.93%**	1,896.00	1,414.00	482.00	25.42%	15,687.00	11,312.00	4,375.00	27.89%	
Unemployment Benefits	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	**397.88**	**19.12%**	0.00	0.00	0.00	0.00%	397.88	76.07	321.81	80.88%	
Office Supplies	**1,447.44**	**11.43%**	100.00	11.68	88.32	88.32%	1,047.44	165.41	882.03	84.21%	
Printed Forms	**146.61**	**0.00%**	0.00	0.00	0.00	0.00%	146.61	0.00	146.61	100.00%	
Fuel, Oil & Fluids	**465.56**	**23.50%**	51.36	0.00	51.36	100.00%	260.12	109.42	150.70	57.93%	
Engineering	**10,000.00**	**60.21%**	1,000.00	978.75	21.25	2.13%	6,750.00	6,021.10	728.90	10.80%	
Surcharge Pmts	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Inspector Contract Services	**3,281.50**	**65.23%**	200.00	0.00	200.00	100.00%	1,781.50	2,140.50	(359.00)	-20.15%	
Information Technology	**4,180.00**	**348.98%**	0.00	0.00	0.00	0.00%	4,180.00	14,587.16	(10,407.16)	-248.98%	Permit Works
Software Programs	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Telephone	**547.92**	**84.19%**	45.66	53.04	(7.38)	-16.16%	365.28	461.27	(95.99)	-26.28%	
Mileage	**600.00**	**42.30%**	50.00	121.52	(71.52)	-143.04%	400.00	253.78	146.22	36.56%	
Insurance	**340.00**	**72.94%**	0.00	0.00	0.00	0.00%	340.00	248.00	92.00	27.06%	
Repairs/Maint Equip	**300.00**	**71.09%**	0.00	0.00	0.00	0.00%	100.00	213.28	(113.28)	-113.28%	
Uniforms	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	86.38	121.98	(35.60)	-41.21%	
Miscellaneous	**500.00**	**23.47%**	100.00	0.00	100.00	100.00%	400.00	117.37	282.63	70.66%	
Dues & Subscriptions	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	220.00	(220.00)	-100.00%	
Books	**308.24**	**112.48%**	0.00	0.00	0.00	0.00%	208.24	346.71	(138.47)	-66.50%	
Conferences & Training	**690.00**	**95.58%**	0.00	0.00	0.00	0.00%	595.00	659.53	(64.53)	-10.85%	Erosion control conf
Total Building Inspections	**157,601.95**	**65.76%**	**11,927.24**	**10,467.19**	**1,460.05**	**12.24%**	**104,861.29**	**103,635.66**	**1,225.63**	**1.17%**	
2500 - Emergency Communications											
Contract Services	**5,800.00**	**58.16%**	0.00	0.00	0.00	0.00%	5,800.00	3,373.08	2,426.92	41.84%	Budget vs actual timing issue
Total Emergency Communications	**5,800.00**	**58.16%**	**0.00**	**0.00**	**0.00**	**0.00%**	**5,800.00**	**3,373.08**	**2,426.92**	**41.84%**	
2700 - Animal Control											
Printed Forms	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Contract Services	**5,842.08**	**59.91%**	500.00	500.00	0.00	0.00%	3,842.08	3,500.00	342.08	8.90%	
Miscellaneous (Impounding)	**440.00**	**203.18%**	50.00	135.00	(85.00)	-170.00%	340.00	894.00	(554.00)	-162.94%	Animal impound fees; recovering funds where possible
Total Animal Control	**6,282.08**	**69.94%**	**550.00**	**635.00**	**(85.00)**	**-15.45%**	**4,182.08**	**4,394.00**	**(211.92)**	**-5.07%**	
Total Public Safety	**1,157,663.35**	**56.05%**	**46,268.21**	**295,118.99**	**(248,850.78)**	**-537.84%**	**670,399.33**	**648,873.56**	**21,525.77**	**3.21%**	

DEPT 430 - PUBLIC WORKS	Full Year BUDGET		MONTH				YTD				
	BUDGET		BUDGET	ACTUAL	Variance ($)	Variance (%)	BUDGET	ACTUAL	Variance ($)	Variance (%)	
3100 - Public Works	2014	% to date	Month	Month	Month	Month	YTD	YTD	YTD	YTD	
FT Salaries	**178,568.00**	**61.78%**	13,736.00	11,972.34	1,763.66	12.84%	116,756.00	110,326.99	6,429.01	5.51%	
PT Salaries	**0.00**	**100.00%**	0.00	3,024.25	(3,024.25)	-100.00%	0.00	15,793.67	(15,793.67)	-100.00%	Extra staff for snow removal
PERA Contributions	**12,946.18**	**68.64%**	995.86	999.41	(3.55)	-0.36%	8,464.81	8,886.64	(421.83)	-4.98%	
FICA Contributions	**11,071.00**	**67.32%**	851.63	891.35	(39.72)	-4.66%	7,238.87	7,453.47	(214.60)	-2.96%	
Medicare Contributions	**2,589.24**	**67.32%**	199.17	208.41	(9.24)	-4.64%	1,692.96	1,743.07	(50.11)	-2.96%	
Health/Dental Insurance	**42,640.00**	**54.39%**	3,280.00	2,899.00	381.00	11.62%	27,880.00	23,192.00	4,688.00	16.81%	
Unemployment Benefits	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	**8,000.00**	**17.71%**	0.00	0.00	0.00	0.00%	8,000.00	1,416.59	6,583.41	82.29%	Represents prior year audit balance due; 2014 to hit in Sept
Office Supplies	**300.00**	**445.21%**	25.00	0.00	25.00	100.00%	200.00	1,335.64	(1,135.64)	-567.82%	
Shop Materials	**600.00**	**259.78%**	50.00	42.13	7.87	15.74%	400.00	1,558.65	(1,158.65)	-289.66%	
Building Repair Supplies	**300.00**	**151.08%**	25.00	0.00	25.00	100.00%	200.00	453.24	(253.24)	-126.62%	
Small Tools and Minor Equip	**2,400.00**	**28.89%**	200.00	0.00	200.00	100.00%	1,600.00	693.29	906.71	56.67%	
Engineering Services	**9,000.00**	**91.08%**	750.00	804.36	(54.36)	-7.25%	6,000.00	8,197.50	(2,197.50)	-36.63%	Primarily ROW work; majority recovered by ROW fees
Contract Services	**1,200.00**	**98.71%**	100.00	287.30	(187.30)	-187.30%	800.00	1,184.50	(384.50)	-48.06%	
Information Technology	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	661.01	(661.01)	0.00%	
Telephone	**7,661.16**	**57.91%**	638.43	457.74	180.69	28.30%	5,107.44	4,436.22	671.22	13.14%	
Radio	**1,500.00**	**81.33%**	0.00	0.00	0.00	0.00%	1,500.00	1,219.94	280.06	18.67%	
Mileage	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Insurance	**20,000.00**	**76.18%**	0.00	0.00	0.00	0.00%	20,000.00	15,235.00	4,765.00	23.83%	Firehall #2 Ins charged to PW in error; reclassed in June
Electric Utility	**24,000.00**	**67.05%**	2,000.00	651.36	1,348.64	67.43%	16,000.00	16,092.50	(92.50)	-0.58%	
Refuse	**2,493.84**	**59.20%**	207.82	210.63	(2.81)	-1.35%	1,662.56	1,476.27	186.29	11.21%	
Fuel, Oil, Fluids (ALL depts)	**48,000.00**	**66.33%**	4,000.00	699.69	3,300.31	82.51%	32,000.00	31,839.07	160.93	0.50%	
Repair/Maint Bldg	**1,200.00**	**286.36%**	100.00	10.00	90.00	90.00%	800.00	3,436.36	(2,636.36)	-329.55%	
Repair/Maint NOT Bldg	**600.00**	**107.98%**	50.00	0.00	50.00	100.00%	400.00	647.90	(247.90)	-61.98%	
Repair/Maint Equip (out)	**3,600.00**	**0.97%**	300.00	0.00	300.00	100.00%	2,400.00	34.96	2,365.04	98.54%	
Equipment Parts	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	155.24	(155.24)	-100.00%	
Uniforms	**1,200.00**	**92.24%**	100.00	156.38	(56.38)	-56.38%	800.00	1,106.84	(306.84)	-38.36%	
Miscellaneous	**600.00**	**112.79%**	50.00	0.00	50.00	100.00%	400.00	676.73	(276.73)	-69.18%	
Landscaping Material	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Dues & Subscriptions	**300.00**	**61.67%**	50.00	0.00	50.00	100.00%	200.00	185.00	15.00	7.50%	
Conferences & Training	**500.00**	**0.00%**	0.00	0.00	0.00	0.00%	500.00	0.00	500.00	100.00%	
Clean up Days	**5,000.00**	**84.49%**	0.00	0.00	0.00	0.00%	5,000.00	4,224.30	775.70	15.51%	June clean up days; budgeted in July since paid later last year
Total Public Works	**386,269.42**	**68.26%**	**27,708.91**	**23,314.35**	**4,394.56**	**15.86%**	**266,002.64**	**263,662.59**	**2,340.05**	**0.88%**	
3120 - Streets											
Equipment Parts	**1,200.00**	**123.35%**	100.00	615.00	(515.00)	-515.00%	800.00	1,480.17	(680.17)	-85.02%	
Street Maintenance Materials	**12,000.00**	**98.03%**	1,000.00	3,557.29	(2,557.29)	-255.73%	8,000.00	11,763.33	(3,763.33)	-47.04%	
Sign Repair Materials	**0.00**	**100.00%**	0.00	6,960.85	(6,960.85)	-100.00%	0.00	8,440.40	(8,440.40)	-100.00%	General road sign upgrades needed but not budgeted
Contract Services	**1,200.00**	**1151.33%**	300.00	4,500.00	(4,200.00)	-100.00%	900.00	13,815.93	(12,915.93)	-1435.10%	YTD-Curbs for tapestry; water drainage issues
Repairs/Maint Equipment	**2,400.00**	**3.26%**	200.00	0.00	200.00	100.00%	1,600.00	78.25	1,521.75	95.11%	
Total Streets	**16,800.00**	**211.77%**	**1,600.00**	**15,633.14**	**(14,033.14)**	**-877.07%**	**11,300.00**	**35,578.08**	**(24,278.08)**	**-214.85%**	

	Full Year		MONTH				YTD			
3125 - Ice & Snow Removal	BUDGET 2014	% to date	BUDGET Month	ACTUAL Month	Variance ($) Month	Variance (%) Month	BUDGET YTD	ACTUAL YTD	Variance ($) YTD	Variance (%) YTD	
Landscaping Material	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	11.09	(11.09)	-100.00%	
Sand/Salt	**70,000.00**	**64.88%**	0.00	0.00	0.00	0.00%	55,000.00	45,416.16	9,583.84	17.43%	
Contract Services	**20,000.00**	**50.46%**	0.00	0.00	0.00	0.00%	4,500.00	10,092.50	(5,592.50)	-124.28%	
Repairs/Maint Equipment	**6,000.00**	**47.23%**	500.00	0.00	500.00	100.00%	4,000.00	2,833.50	1,166.50	29.16%	
Total Ice & Snow Removal	**96,000.00**	**60.78%**	**500.00**	**0.00**	**500.00**	**100.00%**	**63,500.00**	**58,353.25**	**5,146.75**	**8.11%**	
3160 - Street Lighting											
Street Lighting	**28,800.00**	**50.22%**	2,400.00	2,061.28	338.72	14.11%	19,200.00	14,462.00	4,738.00	24.68%	
Total Street Lighting	**28,800.00**	**50.22%**	**2,400.00**	**2,061.28**	**338.72**	**14.11%**	**19,200.00**	**14,462.00**	**4,738.00**	**24.68%**	
3200 - Recycling											
Recycling Supplies	**3,400.00**	**149.50%**	0.00	0.00	0.00	0.00%	3,400.00	5,083.09	(1,683.09)	-49.50%	CFL bulbs for residents (coding correction from "misc")
Newsletter	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Miscellaneous	**4,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	4,000.00	0.00	4,000.00	100.00%	
Total Recycling	**7,400.00**	**68.69%**	**0.00**	**0.00**	**0.00**	**0.00%**	**7,400.00**	**5,083.09**	**2,316.91**	**31.31%**	
3250 - Tree Program											
Contract Services	**5,000.00**	**107.00%**	0.00	4,400.00	(4,400.00)	-100.00%	5,000.00	5,350.00	(350.00)	-7.00%	
Total Tree Program	**5,000.00**	**107.00%**	**0.00**	**4,400.00**	**(4,400.00)**	**-100.00%**	**5,000.00**	**5,350.00**	**(350.00)**	**-7.00%**	
Total Public Works	**540,269.42**	**70.80%**	**32,208.91**	**45,408.77**	**(13,199.86)**	**-40.98%**	**372,402.64**	**382,489.01**	**(10,086.37)**	**-2.71%**	

DEPT 450 - CULTURE, RECREATI(	Full Year BUDGET		MONTH				YTD				
	BUDGET		BUDGET	ACTUAL	Variance ($)	Variance (%)	BUDGET	ACTUAL	Variance ($)	Variance (%)	
5200 - Parks & Recreation	2014	% to date	Month	Month	Month	Month	YTD	YTD	YTD	YTD	
FT Salaries	**135,250.00**	**53.45%**	11,500.00	8,128.79	3,371.21	29.31%	92,975.00	72,291.66	20,683.34	22.25%	
PT Salaries	**0.00**	**100.00%**	0.00	5,140.25	(5,140.25)	-100.00%	0.00	16,713.55	(16,713.55)	-100.00%	Extra part time help
PERA Contributions	**9,906.38**	**53.81%**	833.75	589.39	244.36	29.31%	6,740.69	5,330.37	1,410.32	20.92%	
FICA Contributions	**8,472.90**	**62.92%**	713.00	800.52	(87.52)	-12.27%	5,764.45	5,331.08	433.37	7.52%	
Medicare Contributions	**1,981.28**	**62.92%**	166.75	187.21	(20.46)	-12.27%	1,348.14	1,246.67	101.47	7.53%	
Health/Dental Insurance	**14,376.00**	**16.15%**	2,216.00	290.16	1,925.84	86.91%	12,404.00	2,321.28	10,082.72	81.29%	
Unemployment Benefits	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	**4,500.00**	**17.47%**	0.00	0.00	0.00	0.00%	4,500.00	786.07	3,713.93	82.53%	
Shop Materials	**1,000.00**	**26.24%**	0.00	155.44	(155.44)	-100.00%	1,000.00	262.40	737.60	73.76%	
Chemicals	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	211.37	(211.37)	0.00%	
Equipment Parts	**2,023.50**	**222.30%**	0.00	1,164.83	(1,164.83)	-100.00%	1,023.50	4,498.24	(3,474.74)	-339.50%	480D radiator repair/service
Building Repair Supplies	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	814.89	(814.89)	-100.00%	
Landscaping Materials	**3,000.00**	**195.03%**	0.00	1,438.83	(1,438.83)	-100.00%	2,000.00	5,851.02	(3,851.02)	-192.55%	
Small Tools and Minor Equip	**1,888.10**	**56.90%**	39.87	80.90	(41.03)	-102.91%	1,728.62	1,074.35	654.27	37.85%	
Telephone	**1,597.51**	**42.80%**	180.86	74.37	106.49	58.88%	874.07	683.67	190.40	21.78%	
Mileage	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Insurance	**3,683.00**	**86.10%**	0.00	0.00	0.00	0.00%	3,683.00	3,171.00	512.00	13.90%	Annual ins prem; budgeted in May
Electric Utility	**9,839.82**	**53.49%**	919.64	734.37	185.27	20.15%	6,463.07	5,263.45	1,199.62	18.56%	
Refuse	**2,500.00**	**33.75%**	250.00	0.00	250.00	100.00%	1,581.28	843.76	737.52	46.64%	
Repair/Maint Bldg	**1,723.75**	**23.65%**	246.25	10.00	236.25	95.94%	985.00	407.64	577.36	58.62%	
Repair/Maint NOT Bldg	**274.39**	**2041.21%**	27.25	139.60	(112.35)	-412.29%	150.82	5,600.87	(5,450.05)	-3613.61%	Light repairs at Lions field, trail grooming at Sunfish Lake Park
Repair/Maint Equip	**0.00**	**100.00%**	0.00	0.00	0.00	0.00%	0.00	2,298.66	(2,298.66)	-100.00%	Unforeseen repairs on 98 GMC
Rental Buildings	**3,600.00**	**95.68%**	300.00	0.00	300.00	100.00%	2,400.00	3,444.34	(1,044.34)	-43.51%	
Miscellaneous	**1,220.00**	**53.26%**	50.00	0.00	50.00	100.00%	650.00	649.75	0.25	0.04%	
Total Parks & Recreation	**206,836.63**	**67.25%**	**17,443.37**	**18,934.66**	**(1,491.29)**	**-8.55%**	**146,271.64**	**139,096.09**	**7,175.55**	**4.91%**	
DEPT 460 - COMP ADJ	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
DEPT 490 - CONTINGENCY FUND	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Transfer to City Projects (Streets)	**160,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
To cover levy debt svc increase	**21,632.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
DEPT 493 - OTH FINANCING	**200,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
GRAND TOTAL ALL DEPTS	**3,325,166.38**	**55.91%**	**167,718.64**	**434,291.35**	**(266,572.71)**	**-158.94%**	**1,887,068.21**	**1,858,972.57**	**28,095.64**	**1.49%**	
Net Income over Expenses	**(21,631.38)**		**(134,768.64)**	**(367,523.26)**	**(232,754.62)**	**-172.71%**	**(123,147.63)**	**(114,779.64)**	**8,367.99**	**6.80%**	

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM **6**

AGENDA ITEM: New Single Family Home Permit Report

SUBMITTED BY: Rick Chase, Building Official

THROUGH: Rick Chase, Building Official

REVIEWED BY: Kyle Klatt, Planning Director

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

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to accept the monthly new single family home permit report for through August, 2014. No specific motion is needed as this is recommended as part of the *Consent Agenda*.

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

	2014	2013	2012
New Homes	17	23	20
Total valuation	$10,018,471	$10,553,454	$9,351,112
Average home value	589,321	458,845	467,000

RECOMMENDATION: Based on the aforementioned, the staff recommends the City Council accept the August, 2014 monthly building permit report.

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM# **7**

AGENDA ITEM: Monthly Assessor Report

SUBMITTED BY: Dan Raboin, City Assessor

THROUGH: Cathy Bendel, Finance Director

REVIEWED BY: Finance Committee

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

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to accept the monthly assessor report for through August 2014 outlining work performed on behalf of the City of Lake Elmo. No specific motion is needed as this is recommended as part of the *Consent Agenda*.

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Property splits/plats – 0
Sales collected and viewed – 16
Taxpayer inquiries – 3
Miscellaneous inquiries - 7
Inspections – Residential – 0; Commercial – 16 (No residential inspections in August as they were completed early for 2015 quintile reviews)
Building permit reviews – 62
Pictures taken – 21

Other work performed included:

- Completed 2015 residential quintile

- Monthly meeting with County residential and commercial supervisors
- Input of all inspection and permit work
- Perform sales verifications and land value analysis using MLS and other resources
- Field telephone inquiries

RECOMMENDATION: Based on the aforementioned, the staff recommends the City Council accept the August 2014 monthly assessor report.

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM # **8**

AGENDA ITEM: Pumphouse No. 4 – Pay Request No. 4

SUBMITTED BY: Chad Isakson, Project Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Jack Griffin, City Engineer
Cathy Bendel, Finance Director

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:

None. Partial payment is proposed in accordance with the Contract for the project. Payment remains within the authorized scope and budget.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving Pay Request No. 4 for the Pumphouse No. 4 project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 4 to Total Mechanical Services, Inc. in the amount of $57,028.50 for Pumphouse No. 4".

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Total Mechanical Services Inc., the Contractor for the project, has submitted Partial Pay Estimate No. 4 in the amount of $57,028.50. The request has been reviewed and payment is recommended in the amount requested. In accordance with the contract documents, the City has retained 5% of the total work completed. The amount retained is $12,573.30.

RECOMMENDATION:

Staff is recommending that the City Council consider approving, *as part of the Consent Agenda*, Pay Request No. 4 for the Pumphouse No. 4 project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 4 to Total Mechanical Services, Inc. in the amount of $57,028.50, for Pumphouse No. 4".

ATTACHMENT(S):

1. Partial Pay Estimate No. 4

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. 4	**FOCUS** ENGINEERING, inc.
PUMPHOUSE NO. 4 **PROJECT NO. 2013.132**	PERIOD OF ESTIMATE FROM **8/1/2014** TO **8/31/2014**

PROJECT OWNER:
CITY OF LAKE ELMO
3800 LAVERNE AVENUE NORTH
LAKE ELMO, MN 55042
ATTN: JACK GRIFFIN, P.E., CITY ENGINEER

CONTRACTOR:
TOTAL MECHANICAL SERVICES, INC.
420 BROADWAY AVE
ST. PAUL, MN 55071
ATTN: MARK DIESSNER

CONTRACT CHANGE ORDER SUMMARY

No.	Approval Date	Amount Additions	Amount Deductions
TOTALS		$0.00	$0.00
NET CHANGE		$0.00	

PAY ESTIMATE SUMMARY

1. Original Contract Amount	$748,640.00
2. Net Change Order Sum	$0.00
3. Revised Contract (1+2)	$748,640.00
4. *Work Completed	$251,466.00
5. *Stored Materials	$0.00
6. Subtotal (4+5)	$251,466.00
7. Retainage* 5.0%	$12,573.30
8. Previous Payments	$181,864.20
9. Amount Due (6-7-8)	**$57,028.50**

**Detailed Breakdown Attached*

CONTRACT TIME

START DATE:	**5/19/2014**	ORIGINAL DAYS	186	ON SCHEDULE	
SUBSTANTIAL COMPLETION:	**10/17/2014**	REVISED DAYS	0	YES	X
FINAL COMPLETION:	**11/21/2014**	REMAINING	82	NO	

ENGINEER'S CERTIFICATION:
The undersigned certifies that the work has been reviewed and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract documents.

FOCUS Engineering, inc.
ENGINEER
9/3/2014
DATE

CONTRACTOR'S CERTIFICATION:
The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimates was issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR
BY
9/5/2014
DATE

APPROVED BY OWNER: **CITY OF LAKE ELMO, MINNESOTA**

BY _____ DATE _____

BY _____ DATE _____

PARTIAL PAY ESTIMATE NO. 4

PUMPHOUSE NO. 4
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 2013.132

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
1	DIV 1 - GENERAL CONDITIONS	LS	1	$60,000.00	$60,000.00	0.17	$10,200.00	0.68	$40,800.00
2	DIV 1 - MOBILIZATION	LS	1	$10,000.00	$10,000.00	-	$0.00	1.00	$10,000.00
3	DIV 2 - SITE WORK	LS	1	$45,000.00	$45,000.00	-	$0.00	0.96	$43,200.00
4	DIV 3 - CONCRETE	LS	1	$30,000.00	$30,000.00	0.25	$7,500.00	0.92	$27,600.00
5	DIV 4 - MASONRY	LS	1	$59,000.00	$59,000.00	0.25	$14,750.00	1.00	$59,000.00
6	DIV 5 - METALS	LS	1	$3,000.00	$3,000.00	-	$0.00	0.17	$510.00
7	DIV 6 - CARPENTRY	LS	1	$19,000.00	$19,000.00	-	$0.00	0.80	$15,200.00
8	DIV 7 - THERMAL PROTECTION	LS	1	$13,000.00	$13,000.00	-	$0.00	0.23	$2,990.00
9	DIV 8 - DOORS AND WINDOWS	LS	1	$12,000.00	$12,000.00	-	$0.00	0.34	$4,080.00
10	DIV 9 - FINISHES	LS	1	$10,000.00	$10,000.00	-	$0.00	-	$0.00
11	DIV 10 - SAFETY AND SIGNS	LS	1	$5,000.00	$5,000.00	-	$0.00	-	$0.00
12	DIV 11 - PROCESS EQUIPMENT	LS	1	$60,000.00	$60,000.00	-	$0.00	-	$0.00
13	DIV 15 - MECHANICAL	LS	1	$137,900.00	$137,900.00	0.20	$27,580.00	0.34	$46,886.00
14	DIV 16 - ELECTRICAL	LS	1	$243,000.00	$243,000.00	-	$0.00	-	$0.00
15	COMMON EXCAVATION (P)	CY	350	$11.00	$3,850.00	-	$0.00	-	$0.00
16	TYPE SP. 12.5 BITUMINOUS WEARING COURSE MIXTURE (2,B)	TN	130	$108.00	$14,040.00	-	$0.00	-	$0.00
17	BITUMINOUS MATERIAL FOR TACK COAT	GAL	35	$6.00	$210.00	-	$0.00	-	$0.00
18	AGGREGATE BASE CLASS 5, 100% CRUSHED	TN	190	$20.00	$3,800.00	-	$0.00	-	$0.00
19	SELECT GRANULAR BORROW (MODIFIED)	TN	380	$13.50	$5,130.00	-	$0.00	-	$0.00
20	5" CONCRETE SIDEWALK	SF	235	$5.00	$1,175.00	-	$0.00	-	$0.00
21	TRUNCATED DOME PANELS	SF	8	$40.00	$320.00	-	$0.00	-	$0.00
22	TOPSOIL BORROW (CV)	CY	15	$65.00	$975.00	-	$0.00	-	$0.00
23	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1	$1,000.00	$1,000.00	-	$0.00	-	$0.00
24	SILT FENCE, MACHINE SLICED	LF	400	$3.00	$1,200.00	-	$0.00	400.0	$1,200.00
25	STREET SWEEPER	HR	4	$110.00	$440.00	-	$0.00	-	$0.00
26	SOD	SY	2,400	$4.00	$9,600.00	-	$0.00	-	$0.00
TOTALS - BASE CONTRACT					**$748,640.00**		**$60,030.00**		**$251,466.00**

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM # **9**

AGENDA ITEM: Lake Elmo Avenue Trunk Watermain Improvements – Pay Request No. 2

SUBMITTED BY: Chad Isakson, Project Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Jack Griffin, City Engineer
Cathy Bendel, Finance Director

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:

None. Partial payment is proposed in accordance with the Contract for the project. Payment remains within the authorized scope and budget.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving Pay Request No. 2 for the Lake Elmo Avenue Trunk Watermain Improvements project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 2 to GM Contracting Inc in the amount of $395,509.31, for the Lake Elmo Avenue Trunk Watermain Improvements Project"

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

GM Contracting Inc., the Contractor for the project, has submitted Partial Pay Estimate No. 2 in the amount of $395,509.31. The request has been reviewed and payment is recommended in the amount requested. In accordance with the contract documents, the City has retained 5% of the total work completed. The amount retained is $61,494.05.

RECOMMENDATION:

Staff is recommending that the City Council consider approving, *as part of the Consent Agenda,* Pay Request No. 2 for the Lake Elmo Avenue Trunk Watermain Improvements project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 2 to GM Contracting Inc. in the amount of $395,509.31, for the Lake Elmo Avenue Trunk Watermain Improvements Project"

ATTACHMENT(S):

1. Partial Pay Estimate No. 2

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. 2	**FOCUS** ENGINEERING, inc.
LAKE ELMO AVENUE TRUNK WATERMAIN IMPROVEMENTS **PROJECT NO. 2013.133**	PERIOD OF ESTIMATE FROM **8/1/2014** TO **8/31/2014**

PROJECT OWNER: **CITY OF LAKE ELMO** **3800 LAVERNE AVENUE NORTH** **LAKE ELMO, MN 55042** **ATTN: JACK GRIFFIN, CITY ENGINEER**	CONTRACTOR: **GM CONTRACTING INC.** **19810 515TH AVE** **LAKE CRYSTAL, MN 56055** **ATTN: MIKE URBAN, PROJECT MANAGER**

CONTRACT CHANGE ORDER SUMMARY

No.	Approval Date	Amount	
		Additions	Deductions
TOTALS		$0.00	$0.00
NET CHANGE		$0.00	

PAY ESTIMATE SUMMARY

1. Original Contract Amount	$2,015,687.39
2. Net Change Order Sum	$0.00
3. Revised Contract (1+2)	$2,015,687.39
4. *Work Completed	$1,165,235.51
5. *Stored Materials	$64,645.50
6. Subtotal (4+5)	$1,229,881.01
7. Retainage* 5.0%	$61,494.05
8. Previous Payments	$772,877.65
9. Amount Due (6-7-8)	**$395,509.31**

**Detailed Breakdown Attached*

CONTRACT TIME

START DATE:	**6/26/2014**	ORIGINAL DAYS	141	ON SCHEDULE	
SUBSTANTIAL COMPLETION:	**10/17/2014**	REVISED DAYS	0	YES	X
FINAL COMPLETION:	**11/14/2014**	REMAINING	75	NO	

ENGINEER'S CERTIFICATION:
The undersigned certifies that the work has been reviewed and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract documents.

FOCUS Engineering, inc.

ENGINEER

9/2/2014

DATE

CONTRACTOR'S CERTIFICATION:
The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimates was issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR

BY

9/2/14

DATE

APPROVED BY OWNER: **CITY OF LAKE ELMO, MINNESOTA**

BY

DATE

BY

DATE

PARTIAL PAY ESTIMATE NO. 2

LAKE ELMO AVENUE TRUNK WATERMAIN IMPROVEMENTS
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 2013.133

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	DIVISION 1 - GENERAL								
1	MOBILIZATION	LS	1	$85,000.00	$85,000.00	0.25	$21,250.00	0.75	$63,750.00
2	TRAFFIC CONTROL	LS	1	$53,951.69	$53,951.69	0.25	$13,487.92	0.75	$40,463.77
3	SILT FENCE	LF	461	$2.50	$1,152.50	0.00	$0.00	0	$0.00
4	TREE REMOVAL	EA	20	$400.00	$8,000.00	6.00	$2,400.00	6	$2,400.00
5	INLET PROTECTION	EA	3	$152.58	$457.74	3.00	$457.74	3	$457.74
6	6" TOPSOIL AND SOD	SY	267	$6.30	$1,682.10	0.00	$0.00	0	$0.00
7	TEMPORARY WATER SERVICE	LS	1	$4,500.00	$4,500.00	0.75	$3,375.00	1	$3,375.00
	SUBTOTAL - DIVISION 1				$154,744.03		$40,970.66		$110,446.51
	DIVISION 2 - WATERMAIN								
1	REMOVE EXISTING WATERMAIN - ALL SIZES AND TYPES	LF	416	$2.85	$1,185.60	0	$0.00	0	$0.00
2	ABANDON EXISTING WATERMAIN IN PLACE - ALL SIZES AND TYPES	LF	970	$2.85	$2,764.50	0	$0.00	0	$0.00
3	SALVAGE EXISTING HYDRANT, LEAD, AND VALVE	EA	2	$350.00	$700.00	0	$0.00	0	$0.00
4	REMOVE/ABANDON EXISTING WATER SERVICE - ALL SIZES AND TYPES	EA	15	$150.00	$2,250.00	0	$0.00	0	$0.00
5	CONNECT TO EXISTING WATERMAIN	EA	1	$1,448.16	$1,448.16	0	$0.00	0	$0.00
6	6" GATE VALVE & BOX	EA	27	$2,036.85	$54,994.95	1	$2,036.85	1	$2,036.85
7	8" GATE VALVE & BOX	EA	4	$2,530.54	$10,122.16	0	$0.00	0	$0.00
8	12" GATE VALVE & BOX	EA	1	$3,508.66	$3,508.66	0	$0.00	0	$0.00
9	16" BUTTERFLY VALVE & BOX	EA	17	$3,489.56	$59,322.52	0	$0.00	0	$0.00
10	HYDRANT - 8'-6" BURY	EA	27	$4,182.48	$112,926.96	1	$4,182.48	1	$4,182.48
11	1" CORPORATION STOP	EA	6	$425.90	$2,555.40	0	$0.00	0	$0.00
12	1.5" CORPORATION STOP	EA	38	$550.20	$20,907.60	0	$0.00	0	$0.00
13	2" CORPORATION STOP	EA	2	$647.35	$1,294.70	0	$0.00	0	$0.00
14	1" CURB STOP AND BOX	EA	6	$463.58	$2,781.48	0	$0.00	0	$0.00
15	1.5" CURB STOP AND BOX	EA	38	$600.53	$22,820.14	0	$0.00	0	$0.00
16	2" CURB STOP AND BOX	EA	2	$746.85	$1,493.70	0	$0.00	0	$0.00
17	1" TYPE K COPPER WATER SERVICE PIPE	LF	204	$28.59	$5,832.36	0	$0.00	0	$0.00
18	1.5" TYPE K COPPER WATER SERVICE PIPE	LF	1,586	$32.06	$50,847.16	0	$0.00	0	$0.00
19	2" TYPE K COPPER WATER SERVICE PIPE	LF	52	$37.35	$1,942.20	0	$0.00	0	$0.00
20	CONNECT TO EXISTING WATER SERVCIE -ALL SIZES AND TYPES	EA	15	$500.00	$7,500.00	0	$0.00	0	$0.00
21	6" DIP CL. 52 WATERMAIN	LF	379	$29.50	$11,180.50	39	$1,150.50	39	$1,150.50
22	16" DIP CL. 52 WATERMAIN	LF	387	$74.63	$28,881.81	0	$0.00	0	$0.00
23	8" HDPE DR 11 WATERMAIN	LF	174	$70.93	$12,341.82	45	$3,191.85	45	$3,191.85
24	12" HDPE DR 11 WATERMAIN	LF	74	$81.80	$6,053.20	74	$6,053.20	74	$6,053.20
25	16" HDPE DR 11 WATERMAIN	LF	11,152	$89.00	$992,528.00	6,124	$545,036.00	10,452	$930,228.00
26	16" HDPE DR11 WATERMAIN, EXTRA DEPTH (P)	LF	2,200	$89.00	$195,800.00	550	$48,950.00	1,125	$100,125.00
27	6"X45° BEND MJ DUCTILE IRON COMPACT FITTING	EA	32	$362.03	$11,584.96	0	$0.00	0	$0.00
28	16"X11-1/4° BEND MJ DUCTILE IRON COMPACT FITTING	EA	1	$1,325.00	$1,325.00	0	$0.00	0	$0.00
29	16"X45° BEND MJ DUCTILE IRON COMPACT FITTING	EA	2	$1,337.00	$2,674.00	0	$0.00	0	$0.00
30	8"X6" TEE MJ DUCTILE IRON COMPACT FITTING	EA	3	$543.52	$1,630.56	1	$543.52	1	$543.52
31	16"X6" TEE MJ DUCTILE IRON COMPACT FITTING	EA	23	$1,498.00	$34,454.00	0	$0.00	0	$0.00
32	16"X8" TEE MJ DUCTILE IRON COMPACT FITTING	EA	4	$1,520.00	$6,080.00	0	$0.00	0	$0.00
33	16"X12" TEE MJ DUCTILE IRON COMPACT FITTING	EA	1	$1,589.00	$1,589.00	0	$0.00	0	$0.00
34	16"X12" CROSS MJ DUCTILE IRON COMPACT FITTING	EA	2	$1,657.77	$3,315.54	0	$0.00	0	$0.00
35	12"X6" REDUCER MJ DUCTILE IRON COMPACT FITTING	EA	1	$588.10	$588.10	0	$0.00	0	$0.00
36	16"X8" REDUCER MJ DUCTILE IRON COMPACT FITTING	EA	1	$762.51	$762.51	0	$0.00	0	$0.00
37	8" PLUG MJ DUCTILE IRON COMPACT FITTING	EA	4	$268.40	$1,073.60	1	$268.40	1	$268.40
38	12" PLUG MJ DUCTILE IRON COMPACT FITTING	EA	4	$322.24	$1,288.96	0	$0.00	0	$0.00
39	16" PLUG MJ DUCTILE IRON COMPACT FITTING	EA	1	$506.18	$506.18	0	$0.00	0	$0.00
40	HORIZONTAL DIRECTIONAL DRILLING BORE PITS	LS	1	$70,092.00	$70,092.00	0	$7,009.20	0	$7,009.20
41	WATER SERVICE CONNECTION PITS	LS	1	$55,577.00	$55,577.00	0	$0.00	0	$0.00
42	OFF ROAD STRUCTURE MARKER	EA	27	$57.70	$1,557.90	0	$0.00	0	$0.00
43	4" POLYSTYRENE INSULATION	SF	96	$7.37	$707.52	0	$0.00	0	$0.00
	SUBTOTAL - DIVISION 2				$1,808,790.41		$618,422.00		$1,054,789.00
	DIVISION 3 - STREETS								
1	SAWCUT BITUMINOUS PAVEMENT	LF	1,020	$3.92	$3,998.40	0	$0.00	0	$0.00
2	REMOVE & DISPOSE OF EXIST. BITUMINOUS PAVEMENT, ALL TYPES	SY	1,125	$5.67	$6,378.75	0	$0.00	0	$0.00
3	CL.5 AGGREGATE BASE	TN	410	$29.93	$12,271.30	0	$0.00	0	$0.00
4	DRIVEWAY RESTORATION	SY	62	$39.21	$2,431.02	0	$0.00	0	$0.00
5	SPNWB230B BITUMINOUS NON-WEAR COURSE, STREETS	TN	134	$128.96	$17,280.64	0	$0.00	0	$0.00
6	SPWEA240B BITUMINOUS WEAR COURSE, STREETS	TN	67	$144.44	$9,677.48	0	$0.00	0	$0.00
7	BITUMINOUS MATERIAL FOR TACK COAT	GA	56	$2.06	$115.36	0	$0.00	0	$0.00
	SUBTOTAL - DIVISION 3				$52,152.95		$0.00		$0.00
TOTALS					$2,015,687.39		$659,392.66		$1,165,235.51

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM # **10**

AGENDA ITEM: 2014 Street Improvements – Pay Request No. 2

SUBMITTED BY: Ryan Stempski, Project Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Jack Griffin, City Engineer
Cathy Bendel, Finance Director

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:

None. Partial payment is proposed in accordance with the Contract for the project. Payment remains within the authorized scope and budget.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving Pay Request No. 2 for the 2014 Street Improvements project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 2 to Hardrives, Inc. in the amount of $427,922.74, for the 2014 Street Improvements".

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Hardrives, Inc., the Contractor for the project, has submitted Partial Pay Estimate No. 2 in the amount of $427,922.74. The request has been reviewed and payment is recommended in the amount requested. In accordance with the contract documents, the City has retained 5% of the total work completed. The amount retained is $28,680.09.

RECOMMENDATION:

Staff is recommending that the City Council consider approving, *as part of the Consent Agenda,* Pay Request No. 2 for the 2014 Street Improvements. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 2 to Hardrives, Inc. in the amount of $427,922.74, for the 2014 Street Improvements".

ATTACHMENT(S):

1. Partial Pay Estimate No. 2

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. **2**

FOCUS ENGINEERING, inc.

2014 STREET IMPROVEMENTS
PROJECT NO. 2013.135

PERIOD OF ESTIMATE
FROM **8/1/2014** TO **8/31/2014**

PROJECT OWNER:
CITY OF LAKE ELMO
3800 LAVERNE AVENUE NORTH
LAKE ELMO, MN 55042
ATTN: JACK GRIFFIN, CITY ENGINEER

CONTRACTOR:
HARDRIVES, INC.
14478 QUIRAM DRIVE
ROGERS, MN 55374
ATTN: DAN LOBELLO, PROJECT MANAGER

CONTRACT CHANGE ORDER SUMMARY

No.	Approval Date	Amount	
		Additions	Deductions
1	7/1/2014	$7,988.30	
TOTALS		$7,988.30	$0.00
NET CHANGE		$7,988.30	

PAY ESTIMATE SUMMARY

1. Original Contract Amount	$1,469,015.70
2. Net Change Order Sum	$7,988.30
3. Revised Contract (1+2)	$1,477,004.00
4. *Work Completed	$573,601.80
5. *Stored Materials	$0.00
6. Subtotal (4+5)	$573,601.80
7. Retainage* 5.0%	$28,680.09
8. Previous Payments	$116,998.97
9. Amount Due (6-7-8)	**$427,922.74**

**Detailed Breakdown Attached*

CONTRACT TIME

START DATE:	**7/2/2014**	ORIGINAL DAYS	142	ON SCHEDULE	
SUBSTANTIAL COMPLETION:	**10/10/2014**	REVISED DAYS	0	YES	X
FINAL COMPLETION:	**11/21/2014**	REMAINING	82	NO	

ENGINEER'S CERTIFICATION:
The undersigned certifies that the work has been reviewed and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract documents.

FOCUS Engineering, inc.

ENGINEER

9-5-2014
DATE

CONTRACTOR'S CERTIFICATION:
The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimates was issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR

BY

9/9/14
DATE

APPROVED BY OWNER: **CITY OF LAKE ELMO, MINNESOTA**

BY

DATE

BY

DATE

PARTIAL PAY ESTIMATE NO. 2

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

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	REVISED CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	DIVISION 1 - PACKARD PARK AREA								
1	MOBILIZATION	LS	1	$34,750.00	$34,750.00	0.50	$17,375.00	1	$34,750.00
2	TRAFFIC CONTROL	LS	1	$2,162.47	$2,162.47	0.40	$864.99	0.50	$1,081.24
3	SILT FENCE, TYPE MACHINE SLICED	LS	3,188	$2.03	$6,471.64	0.00	$0.00	0.00	$0.00
4	INLET PROTECTION	EA	14	$74.93	$1,049.02	14.00	$1,049.02	14.00	$1,049.02
5	BIOROLL DITCH CHECK	EA	14	$80.28	$1,123.92	0.00	$0.00	0.00	$0.00
6	STREET SWEEPING	HR	35	$151.26	$5,294.10	0.00	$0.00	0.00	$0.00
7	TREE TRIMMING	LS	1	$5,352.13	$5,352.13	0.00	$0.00	0.00	$0.00
8	SALVAGE MAILBOX	EA	24	$32.44	$778.56	0.00	$0.00	22.00	$713.68
9	INSTALL SALVAGED MAILBOX	EA	24	$37.84	$908.16	0.00	$0.00	0.00	$0.00
10	SAWCUT BITUMINOUS PAVEMENT	LF	720	$2.12	$1,526.40	261.00	$553.32	261.00	$553.32
11	SAWCUT CONCRETE PAVEMENT	LF	130	$3.13	$406.90	130.00	$406.90	130.00	$406.90
12	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT (DRIVEWAYS)	SY	410	$5.35	$2,193.50	230.00	$1,230.50	230.00	$1,230.50
13	REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT (DRIVEWAYS)	SY	150	$8.56	$1,284.00	85.00	$727.60	85.00	$727.60
14	REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT	SY	10	$32.11	$321.10	0.00	$0.00	0.00	$0.00
15	REMOVE AND DISPOSE OF EXISTING STORM SEWER PIPE	LF	230	$10.81	$2,486.30	73.00	$789.13	230.00	$2,486.30
16	SUBGRADE EXCAVATION - RECLAIM AREAS (CV)	CY	1,000	$9.10	$9,100.00	0.00	$0.00	0.00	$0.00
17	SELECT GRANULAR BORROW (CV)	CY	250	$14.13	$3,532.50	0.00	$0.00	0.00	$0.00
18	RECLAIM EXISTING BITUMINOUS AND BASE MATERIALS, 8" DEPTH	SY	21,500	$0.91	$19,565.00	21,500.00	$19,565.00	21,500.00	$19,565.00
19	HAUL EXCESS RECLAIMED MATERIAL OFF SITE (LV)	CY	300	$8.62	$2,586.00	0.00	$0.00	0.00	$0.00
20	SUBGRADE PREPARATION OF RECLAIMED SURFACE	RS	61	$324.76	$19,690.20	0.00	$0.00	0.00	$0.00
21	TYPE SP 9.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,B) [SPNWA230B]	TN	1,905	$60.76	$115,747.80	1,667.00	$101,286.92	1,667.00	$101,286.92
22	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,B) [SPWEA240B]	TN	1,905	$62.64	$119,329.20	0.00	$0.00	0.00	$0.00
23	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,350	$1.96	$2,646.00	0.00	$0.00	0.00	$0.00
24	PATCH BITUMINOUS DRIVEWAY	SY	410	$20.11	$8,245.10	294.00	$5,912.34	294.00	$5,912.34
25	PATCH CONCRETE DRIVEWAY	SY	150	$46.03	$6,904.50	113.00	$5,201.39	113.00	$5,201.39
26	SAW & SEAL STREET (40' INTERVALS)	LF	2,900	$2.61	$7,569.00	0.00	$0.00	0.00	$0.00
27	B418 CONCRETE CURB & GUTTER	LF	7,660	$9.63	$73,765.80	7,642.00	$73,592.46	7,642.00	$73,592.46
28	CONCRETE RIBBON CURB	LF	530	$14.50	$7,685.00	485.00	$7,032.50	485.00	$7,032.50
29	6" CONCRETE FLUME	SF	500	$6.74	$3,370.00	370.00	$2,493.80	370.00	$2,493.80
30	REMOVE CB CASTING	EA	12	$83.68	$1,004.16	12.00	$1,004.16	13.00	$1,087.84
31	R-3250-1 CASTING	EA	12	$779.82	$9,357.84	11.00	$8,578.02	11.00	$8,578.02
32	2' X 3' CATCH BASIN WITH CASTING PER DETAIL 404	EA	1	$1,838.10	$1,838.10	0.00	$0.00	0.00	$0.00
33	4' DIA CBMH WITH SUMP AND CASTING PER DETAIL 405	EA	1	$2,811.21	$2,811.21	1.00	$2,811.21	2.00	$5,622.42
34	4' DIA MH WITH CASTING PER DETAIL 407	EA	2	$1,946.23	$3,892.46	0.00	$0.00	2.00	$3,892.46
35	15" RCP STORM SEWER, CLASS 5	LF	208	$44.33	$9,220.64	58.00	$2,571.14	209.00	$9,264.97
36	15" RCP FLARED END SECTION INCL TRASH GUARD	EA	4	$1,243.42	$4,973.68	2.00	$2,486.84	3.00	$3,730.26
37	CLASS 3 RIP RAP WITH FABRIC	CY	8	$162.19	$1,297.52	5.00	$810.95	5.00	$810.95
38	DITCH GRADING	LF	180	$10.70	$1,926.00	0.00	$0.00	0.00	$0.00
39	POND EXCAVATION (CV)	CY	70	$21.41	$1,498.70	0.00	$0.00	0.00	$0.00
40	JET AND CLEAN STORM SEWER	LF	135	$15.14	$2,043.90	0.00	$0.00	0.00	$0.00
41	IMPORT AND PLACE TOPSOIL BORROW (LV)	CY	800	$15.00	$12,000.00	182.00	$2,730.00	182.00	$2,730.00
42	SEEDING, FERTILIZER, AND EROSION CONTROL BLANKET	SY	1,500	$2.94	$4,410.00	0.00	$0.00	0.00	$0.00
43	SODDING	SY	8,800	$4.28	$37,664.00	0.00	$0.00	0.00	$0.00
44	SALVAGE SIGN	EA	10	$27.03	$270.30	0.00	$0.00	1.00	$27.03
45	INSTALL SALVAGED SIGN	EA	10	$124.34	$1,243.40	0.00	$0.00	0.00	$0.00
	SUBTOTAL - DIVISION 1				$561,296.21		$259,073.19		$293,826.92
	DIVISION 2 - 20TH STREET NORTH								
46	MOBILIZATION	LS	0	$15,172.98	$0.00	0.00	$0.00	0	$0.00
47	TRAFFIC CONTROL	LS	0	$5,000.00	$0.00	0.00	$0.00	0	$0.00
48	JOINT REPAIR	SY	0	$20.00	$0.00	0.00	$0.00	0	$0.00
49	PATCH BITUMINOUS STREET (PARTIAL DEPTH)	SY	0	$20.00	$0.00	0.00	$0.00	0	$0.00
50	PATCH BITUMINOUS STREET (FULL DEPTH)	SY	0	$38.64	$0.00	0.00	$0.00	0	$0.00
51	REMOVE PAVEMENT MARKINGS - 4" LINES	LF	0	$0.65	$0.00	0.00	$0.00	0	$0.00
52	3/4" OVERLAY	TN	0	$68.06	$0.00	0.00	$0.00	0	$0.00
53	3/8" MICROSURFACE	SY	0	$3.21	$0.00	0.00	$0.00	0	$0.00
54	CLASS 2 AGGREGATE SHOULDERING - 100% CRUSHED LIMEROCK	TN	0	$21.39	$0.00	0.00	$0.00	0	$0.00
55	4" DOUBLE SOLID YELLOW LINE - LATEX	LF	0	$0.22	$0.00	0.00	$0.00	0	$0.00
56	4" SOLID WHITE LINE - LATEX	LF	0	$0.11	$0.00	0.00	$0.00	0	$0.00
	SUBTOTAL - DIVISION 2				$0.00		$0.00		$0.00

ITEM	DESCRIPTION OF PAY ITEM	UNIT	REVISED CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	DIVISION 3 - DEER POND TRAIL & COURT								
57	MOBILIZATION	LS	1	$21,000.00	$21,000.00	0.25	$5,250.00	1	$15,750.00
58	TRAFFIC CONTROL	LS	1	$1,621.85	$1,621.85	0.40	$648.74	1	$1,054.20
59	SILT FENCE, TYPE MACHINE SLICED	LF	2,150	$2.03	$4,364.50	0.00	$0.00	225	$456.75
60	INLET PROTECTION	EA	12	$74.93	$899.16	0.00	$0.00	0	$0.00
61	STREET SWEEPING	HR	10	$151.26	$1,512.60	1.00	$151.26	1	$151.26
62	BIOROLL DITCH CHECK	EA	5	$80.28	$401.40	0.00	$0.00	0	$0.00
63	CLEAR AND GRUB TREE	EA	6	$588.73	$3,532.38	0.00	$0.00	7	$4,121.11
64	GRUB EXISTING STUMP	EA	5	$214.09	$1,070.45	0.00	$0.00	0	$0.00
65	SALVAGE MAILBOX	EA	22	$32.44	$713.68	0.00	$0.00	22	$713.68
66	INSTALL SALVAGED MAILBOX	EA	22	$37.84	$832.48	0.00	$0.00	0	$0.00
67	SAWCUT BITUMINOUS PAVEMENT	LF	375	$2.17	$813.75	269.00	$583.73	269	$583.73
68	SAWCUT CONCRETE PAVEMENT	LF	100	$4.07	$407.00	89.00	$362.23	89	$362.23
69	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT	SY	6,680	$2.91	$19,438.80	4,180.00	$12,163.80	6,680	$19,438.80
70	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT (DRIVEWAYS)	SY	250	$5.35	$1,337.50	166.00	$888.10	266	$1,423.10
71	REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT (DRIVEWAYS)	SY	110	$8.56	$941.60	37.00	$316.72	37	$316.72
72	REMOVE AND DISPOSE OF EXISTING STORM SEWER PIPE	LF	190	$10.81	$2,053.90	0.00	$0.00	190	$2,053.90
73	REMOVE AND DISPOSE OF EXISTING STORM SEWER STRUCTURE	EA	2	$432.50	$865.00	0.00	$0.00	2	$865.00
74	COMMON EXCAVATION (P)	CY	3,575	$8.56	$30,602.00	3,575.00	$30,602.00	3,575	$30,602.00
75	SUBGRADE EXCAVATION - RECONSTRUCT AREAS (CV)	CY	325	$8.56	$2,782.00	76.00	$650.56	76	$650.56
76	SELECT GRANULAR BORROW (CV)	CY	2,390	$12.31	$29,420.90	2,227.00	$27,414.37	2,227	$27,414.37
77	AGGREGATE BASE CLASS 5	TN	2,600	$10.17	$26,442.00	2,600.00	$26,442.00	2,600	$26,442.00
78	TYPE SP 9.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,B) [SPNWA230B]	TN	690	$62.38	$43,042.20	0.00	$0.00	0	$0.00
79	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,B) [SPWEA240B]	TN	520	$63.49	$33,014.80	0.00	$0.00	0	$0.00
80	BITUMINOUS MATERIAL FOR TACK COAT	GAL	405	$1.96	$793.80	0.00	$0.00	0	$0.00
81	PATCH BITUMINOUS DRIVEWAY	SY	250	$20.55	$5,137.50	0.00	$0.00	0	$0.00
82	PATCH CONCRETE DRIVEWAY	SY	110	$46.03	$5,063.30	60.00	$2,761.80	60	$2,761.80
83	PATCH GRAVEL DRIVEWAY	TN	20	$27.54	$550.80	0.00	$0.00	0	$0.00
84	SAW & SEAL STREET (40' INTERVALS)	LF	1,300	$2.61	$3,393.00	0.00	$0.00	0	$0.00
85	ADJUST EXISTING MANHOLE CASTING	EA	2	$584.98	$1,169.96	0.00	$0.00	0	$0.00
86	B612 CONCRETE CURB & GUTTER	LF	4,500	$9.10	$40,950.00	0.00	$0.00	0	$0.00
87	6" CONCRETE FLUME	SF	2	$42.82	$85.64	0.00	$0.00	0	$0.00
88	4" PVC PERF EDGE DRAIN W/BACKFILL & WRAP	LF	1,155	$9.10	$10,510.50	1,155.00	$10,510.50	1,155	$10,510.50
89	CONNECT DRAIN TILE TO STRUCTURE	EA	12	$160.56	$1,926.72	2.00	$321.12	12	$1,926.72
90	CONNECT TO EXISTING STORM SEWER MH	EA	2	$540.62	$1,081.24	0.00	$0.00	2	$1,081.24
91	2' X 3' CATCH BASIN WITH CASTING PER DETAIL 404	EA	2	$1,838.10	$3,676.20	1.00	$1,838.10	2	$3,676.20
92	4' DIA CBMH WITH CASTING PER DETAIL 402	EA	1	$1,838.10	$1,838.10	0.00	$0.00	1	$1,838.10
93	4' DIA CBMH WITH CASTING PER DETAIL 406	EA	6	$2,108.41	$12,650.46	0.00	$0.00	6	$12,650.46
94	4' DIA CBMH WITH SUMP AND CASTING PER DETAIL 405	EA	3	$2,919.34	$8,758.02	0.00	$0.00	3	$8,758.02
95	15" RCP STORM SEWER, CLASS 5	LF	382	$42.17	$16,108.94	0.00	$0.00	382	$16,108.94
96	18" RCP STORM SEWER, CLASS 5	LF	235	$45.41	$10,671.35	0.00	$0.00	240	$10,898.40
97	15" RCP FLARED END SECTION INCL TRASH GUARD	EA	2	$1,243.42	$2,486.84	0.00	$0.00	2	$2,486.84
98	18" RCP FLARED END SECTION INCL TRASH GUARD	EA	1	$1,297.48	$1,297.48	0.00	$0.00	1	$1,297.48
99	CLASS 3 RIP RAP WITH FABRIC	CY	15	$162.19	$2,432.85	0.00	$0.00	11	$1,848.97
100	DITCH GRADING	LF	100	$10.70	$1,070.00	0.00	$0.00	0	$0.00
101	IMPORT AND PLACE TOPSOIL BORROW (LV)	CY	300	$15.00	$4,500.00	0.00	$0.00	0	$0.00
102	SODDING	SY	5,000	$4.28	$21,400.00	0.00	$0.00	0	$0.00
103	SEEDING, FERTILIZER, AND EROSION CONTROL BLANKET	SY	400	$2.94	$1,176.00	0.00	$0.00	0	$0.00
104	4" DOUBLE SOLID YELLOW LINE - EPOXY	LF	1,440	$0.79	$1,137.60	0.00	$0.00	0	$0.00
105	REMOVE SIGN	EA	1	$27.03	$27.03	0.00	$0.00	1	$27.03
106	SIGN PANEL, TYPE C	SF	9	$54.06	$486.54	0.00	$0.00	0	$0.00
107	SALVAGE SIGN	EA	6	$27.03	$162.18	0.00	$0.00	5	$135.15
108	INSTALL SALVAGED SIGN	EA	6	$124.34	$746.04	0.00	$0.00	0	$0.00
	SUBTOTAL - DIVISION 3				$388,398.04		$120,905.03		$208,405.26
	DIVISION 4 - MANNING TRAIL NORTH								
109	MOBILIZATION	LS	1	$3,500.00	$3,500.00	0.50	$1,750.00	0.50	$1,750.00
110	TRAFFIC CONTROL	LS	1	$2,324.66	$2,324.66	0.20	$464.93	0.20	$464.93
111	SILT FENCE, TYPE MACHINE SLICED	LF	6,600	$2.03	$13,398.00	1,620.00	$3,288.60	1,620.00	$3,288.60
112	STREET SWEEPING	HR	25	$151.26	$3,781.50	0.00	$0.00	0.00	$0.00
113	BIOROLL DITCH CHECK	EA	20	$80.28	$1,605.60	0.00	$0.00	0.00	$0.00
114	CLEAR AND GRUB TREE	EA	15	$588.73	$8,830.95	0.00	$0.00	0.00	$0.00
115	SALVAGE MAILBOX	EA	12	$32.44	$389.28	0.00	$0.00	12.00	$389.28
116	INSTALL SALVAGED MAILBOX	EA	12	$37.84	$454.08	0.00	$0.00	0.00	$0.00
117	SAWCUT BITUMINOUS PAVEMENT	LF	375	$2.17	$813.75	0.00	$0.00	0.00	$0.00
118	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT	SY	8,970	$2.71	$24,308.70	4,500.00	$12,195.00	4,500.00	$12,195.00
119	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT (DRIVEWAYS)	SY	130	$5.35	$695.50	0.00	$0.00	0.00	$0.00

ITEM	DESCRIPTION OF PAY ITEM	UNIT	REVISED CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
120	REMOVE AND DISPOSE OF EXISTING STORM SEWER PIPE	LF	53	$10.81	$572.93	53.00	$572.93	53.00	$572.93
121	COMMON EXCAVATION (P)	CY	5,205	$8.56	$44,554.80	1,381.00	$11,821.36	1,381.00	$11,821.36
122	SUBGRADE EXCAVATION - RECONSTRUCT AREAS (CV)	CY	500	$8.56	$4,280.00	0.00	$0.00	0.00	$0.00
123	SELECT GRANULAR BORROW (CV)	CY	3,290	$12.31	$40,499.90	1,231.00	$15,153.61	1,231.00	$15,153.61
124	AGGREGATE BASE CLASS 5	TN	4,820	$10.17	$49,019.40	1,849.00	$18,804.33	1,849.00	$18,804.33
125	TYPE SP 12.5 BITUMINOUS NON-WEARING COURSE MIXTURE (2,B) [SPNWB230B]	TN	1,360	$55.64	$75,670.40	0.00	$0.00	0.00	$0.00
126	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,B) [SPWEA240B]	TN	820	$61.67	$50,569.40	0.00	$0.00	0.00	$0.00
127	BITUMINOUS MATERIAL FOR TACK COAT	GAL	640	$1.96	$1,254.40	0.00	$0.00	0.00	$0.00
128	PATCH BITUMINOUS DRIVEWAY	SY	130	$20.27	$2,635.10	0.00	$0.00	0.00	$0.00
129	PATCH GRAVEL DRIVEWAY	TN	30	$27.02	$810.60	0.00	$0.00	0.00	$0.00
130	CLASS 2 AGGREGATE SHOULDERING - 100% CRUSHED LIMEROCK	TN	345	$20.84	$7,189.80	0.00	$0.00	0.00	$0.00
131	4" PVC PERF EDGE DRAIN W/BACKFILL & WRAP	LF	3,000	$11.77	$35,310.00	0.00	$0.00	0.00	$0.00
132	PRECAST CONCRETE HEADWALL (DRAIN TILE)	EA	8	$535.21	$4,281.68	0.00	$0.00	0.00	$0.00
133	18" RCP STORM SEWER, CLASS 5	LF	48	$62.71	$3,010.08	48.00	$3,010.08	48.00	$3,010.08
134	18" RCP FLARED END SECTION INCL TRASH GUARD	EA	2	$1,297.49	$2,594.98	2.00	$2,594.98	2.00	$2,594.98
135	CLASS 3 RIP RAP WITH FABRIC	CY	5	$162.19	$810.95	5.00	$810.95	5.00	$810.95
136	IMPORT AND PLACE TOPSOIL BORROW (LV)	CY	500	$15.00	$7,500.00	0.00	$0.00	0.00	$0.00
137	SEEDING, FERTILIZER, AND EROSION CONTROL BLANKET	SY	7,850	$2.94	$23,079.00	0.00	$0.00	0.00	$0.00
138	4" DOUBLE SOLID YELLOW LINE - EPOXY	LF	3,300	$0.79	$2,607.00	0.00	$0.00	0.00	$0.00
139	4" SOLID WHITE LINE - EPOXY	LF	6,600	$0.48	$3,168.00	0.00	$0.00	0.00	$0.00
140	REMOVE SIGN	EA	5	$27.03	$135.15	0.00	$0.00	5.00	$135.15
141	SIGN PANEL, TYPE C	SF	21	$54.06	$1,108.23	0.00	$0.00	0.00	$0.00
142	SALVAGE SIGN	EA	14	$27.03	$378.42	0.00	$0.00	14.00	$378.42
143	INSTALL SALVAGED SIGN	EA	14	$124.34	$1,740.76	0.00	$0.00	0.00	$0.00
	SUBTOTAL - DIVISION 4				$422,883.00		$70,466.77		$71,369.62

TOTALS - BASE CONTRACT **$1,372,577.25** **$450,444.99** **$573,601.80**

CHANGE ORDER NO. 1

CO1-1	MOBILIZATION	LS	1.0	$5,000.00	$5,000.00			0.0	$0.00
CO1-2	TRAFFIC CONTROL	LS	1.0	$5,000.00	$5,000.00			0.0	$0.00
CO1-3	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,B) [SPWEA240B] -LEVELING COURSE	TN	300.0	$68.06	$20,418.00			0.0	$0.00
CO1-4	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,B) [SPWEA240B]	TN	1,065.0	$60.67	$64,613.55			0.0	$0.00
CO1-5	BITUMINOUS MATERIAL FOR TACK COAT	GAL	865.0	$1.96	$1,695.40			0.0	$0.00
CO1-6	CLASS 2 AGGREGATE SHOULDERING - 100% CRUSHED LIMEROCK	TN	260.0	$21.39	$5,561.40			0.0	$0.00
CO1-7	4" DOUBLE SOLID YELLOW LINE - LATEX	LF	4,860.0	$0.22	$1,069.20			0.0	$0.00
CO1-8	4" SOLID WHITE LINE - LATEX	LF	9,720.0	$0.11	$1,069.20			0.0	$0.00

TOTALS - CHANGE ORDER NO. 1 **$104,426.75** **$0.00** **$0.00**

TOTALS - REVISED CONTRACT **$1,477,004.00** **$450,444.99** **$573,601.80**

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM # **11**

AGENDA ITEM: Well No. 4 Connecting Watermain Improvements – Resolution Declaring Costs to be Assessed, Ordering Preparation of Proposed Assessments, and Calling for Hearing on Proposed Assessment

SUBMITTED BY: Chad Isakson, Project Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Jack Griffin, City Engineer
Cathy Bendel, Finance Director
Dave Snyder, City Attorney

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: None.

Calling a final assessment hearing follows state statute for assessing benefitting properties for the improvements constructed in 2014 following the City's Special Assessment Policy.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider declaring costs to be assessed and calling for the final assessment hearing for the Well No. 4 Connecting Watermain Improvements. If removed from the consent agenda, the recommended motion for this action is as follows:

"Move to approve Resolution No. 2014-68; A Resolution Declaring Costs to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for the Hearing on the Proposed Assessment for the Well No. 4 Connecting Watermain Improvements."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

The Well No. 4 Connecting Watermain Improvement Project is near completion and the final project costs remain within the authorized project budget. Pursuant to Minnesota Statutes, Section 429 the council must declare the amount to be assessed against the benefiting properties and Call the Hearing on the Proposed Assessment for these improvements. The Assessment Hearing is proposed for October 21, 2014. The Final Assessment Roll must be certified to the County Auditor by November 30, 2014. Special assessments for this project were established as fixed amounts for a Trunk Watermain. Therefore the unit assessments remain unchanged with the final project costs.

RECOMMENDATION:

Staff is recommending that the city council approve, as part of the *Consent Agenda*, Resolution No. 2014-68, thereby declaring the costs to be assessed to be $29,000; ordering the preparation of the proposed assessments with the unit assessments to be $2,900 for each benefitting property; and Calling for the Hearing on the proposed Assessments for October 21, 2014 at or around 7:00 PM. The recommended motion is as follows:

"Move to approve Resolution No. 2014-68; A Resolution Declaring Costs to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for the Hearing on the Proposed Assessment for the Well No. 4 Connecting Watermain Improvements."

ATTACHMENT(S):

1. Resolution No. 2014-68; Resolution Declaring Cost to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for Hearing on Proposed Assessment
2. Notice of Hearing on Proposed Assessment
3. Final Assessment Roll

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2014-68

A RESOLUTION DECLARING COST TO BE ASSESSED, ORDERING PREPARATION OF PROPOSED ASSESSMENT, AND CALLING FOR HEARING ON PROPOSED ASSESSMENT FOR THE WELL NO 4 CONNECTING WATERMAIN IMPROVEMENTS

WHEREAS, a contract has been let for the Well No. 4 Connecting Watermain Improvements including trunk watermain improvements along 50th Street between the Well 4 site and Lake Elmo Avenue and along Lake Elmo Avenue from 50th Street to 43rd Street; and

WHEREAS, the total cost of the water improvements will be $550,000; and

WHEREAS, the City Clerk and City Engineer have prepared the proposed assessment roll and will maintain said assessment roll on file in the City offices for public inspection.

NOW, THEREFORE, IT IS HEREBY RESOLVED,

1. The portion of the cost of such water improvement to be paid by the City is hereby declared to be $521,000, and the portion of the cost to be assessed against benefited property owners is declared to be $29,000.

2. The City Clerk, with the assistance of the City Engineer, has calculated the proper amount to be specially assessed for such improvements against every assessable lot, piece or parcel of land to be benefited by the improvements, and the Clerk has filed a copy of such proposed assessment in the City offices for public inspection.

3. Assessments shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January, 2015, and shall bear interest at the rate of 4.61 percent per annum from the date of the adoption of the assessment resolution.

4. A public hearing shall be held on the 21st day of October, 2014, in the Council Chambers of the City Hall at or approximately after 7:00 P.M. to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

5. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and he shall state in the notice the total cost of the improvement. He shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings.

6. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City Clerk. No interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. A property owner may at any time thereafter, pay to

the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 21 or interest will be charged through December 31 of the succeeding year

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE SIXTEENTH DAY OF SEPTEMBER 2014.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)

ATTEST:

_____
Adam Bell
City Clerk

CITY OF LAKE ELMO
NOTICE OF HEARING ON PROPOSED ASSESSMENT
WELL NO. 4 CONNECTING WATERMAIN IMPROVEMENTS

Notice is hereby given that the City Council of Lake Elmo will meet in the Council Chambers of the City Hall at or approximately after 7:00 P.M. on Tuesday, October 21, 2014, to consider, and possibly adopt, the proposed assessment against abutting property for the Well No. 4 Connecting Watermain Improvements. Adoption by the Council of the proposed assessment may occur at the hearing. The following describes the area proposed to be assessed:

- The amount to be specially assessed against each particular lot, piece, or parcel of land receiving an individual service stub located along 50th Street, from the Well 4 site to Lake Elmo Avenue, and along Lake Elmo Avenue, from 50th Street to 43rd Street, is $2,900.

You may at any time prior to certification of the assessment to the county auditor on November 21, 2014, pay the entire assessment on such property to the City Clerk with interest accrued to the date of payment. No interest shall be charged if the entire assessment is paid to the City Clerk 30 days from the adoption of this assessment. You may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 (date assessment certified to County Auditor) or interest will be charged through December 31 of the succeeding year. If you decide not to prepay the assessment before the date given above the rate of interest that will apply is 4.61 percent per year.

Once assessments are certified to the County, the assessments are payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2015, and will bear interest at the rate of 4.61 percent per annum from the date of adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2014. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed watermain improvement assessment is $29,000. *The City contribution for the watermain improvement project is $521,000.* Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or Clerk within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk.

The City Council is authorized in its discretion to defer the payment of an assessment for any homestead property owned by a person for whom it would be a hardship to make payment if the owner is 65 years of age or older and/or the owner is a person retired by virtue of a permanent and total disability or by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in section 190.05 subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make the payments. The owner must request a deferment of the assessment at or before the public hearing at which the assessment is adopted and make application on forms prescribed by the City Clerk within 30 days after the adoption.

Notwithstanding the standards and guidelines established by the City for determining a hardship, a deferment of an assessment may be obtained pursuant to Minnesota Statutes Section 435.193.

DATED: September 16, 2014

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

(Published in the Oakdale-Lake Elmo Review on September 24, 2014)

WELL NO. 4 CONNECTING WATERMAIN IMPROVEMENTS
FINAL ASSESSMENT ROLL

NO.	NAME	ADDRESS			MAILING ADDRESS					PID	UNITS	AMOUNT
1	ROBERTS SAXE G & B CHRISTINA	11165	50TH	ST N	11165	50TH	ST N	LAKE ELMO	55042	1202921220002	1	$2,900
2	GLCJ PROPERTIES LLC	11050	50TH	ST N	1870	RICE	ST	ROSEVILLE	55113	0102921330003	1	$2,900
3	BREADY MARY B & KATHRYN M FLICEK	4890	LAKE ELMO	AVE N	4890	LAKE ELMO	AVE N	LAKE ELMO	55042	1102921110005	1	$2,900
4	DAY JACQUELYN L & KEVIN K	4779	LAKE ELMO	AVE N	4779	LAKE ELMO	AVE N	LAKE ELMO	55042	1202921220005	1	$2,900
5	REINHARDT MICHAEL C & AMY L	4690	LAKE ELMO	AVE N	4690	LAKE ELMO	AVE N	LAKE ELMO	55042	1102921140005	1	$2,900
6	SLINGER DONALD L & JERELYN J	4620	LAKE ELMO	AVE N	4620	LAKE ELMO	AVE N	LAKE ELMO	55042	1102921140004	1	$2,900
7	WILLIAMS DOUGLAS C & MARY F COUNTRYMAN-WILLIAMS	4596	LAKE ELMO	AVE N	4596	LAKE ELMO	AVE N	LAKE ELMO	55042	1102921140001	1	$2,900
8	HOFFMAN RICHARD J & NANCY L	4550	LAKE ELMO	AVE N	4550	LAKE ELMO	AVE N	LAKE ELMO	55042	1102921140006	1	$2,900
9	SCHMIDT MARGARET ANN TRS	4525	LAKE ELMO	AVE N	4525	LAKE ELMO	AVE N	LAKE ELMO	55042	1202921230005	1	$2,900
10	ABBOTT ROY E & LAURA A	4455	LAKE ELMO	AVE N	4455	LAKE ELMO	AVE N	LAKE ELMO	55042	1202921320002	1	$2,900
										TOTAL	10	$29,000

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM # **12**

AGENDA ITEM: Lake Elmo Avenue Trunk Watermain Improvements – Resolution Declaring Costs to be Assessed, Ordering Preparation of Proposed Assessments, and Calling for Hearing on Proposed Assessment

SUBMITTED BY: Chad Isakson, Project Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Jack Griffin, City Engineer
Cathy Bendel, Finance Director
Dave Snyder, City Attorney

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: None.

Calling a final assessment hearing follows state statute for assessing benefitting properties for the improvements constructed in 2014 following the City's Special Assessment Policy.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider declaring costs to be assessed and calling for the final assessment hearing for the Lake Elmo Avenue Trunk Watermain Improvements. If removed from the consent agenda, the recommended motion for this action is as follows:

"Move to approve Resolution No. 2014-69; A Resolution Declaring Costs to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for the Hearing on the Proposed Assessment for the Lake Elmo Avenue Trunk Watermain Improvements."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

The Lake Elmo Avenue Trunk Improvement Project is currently under construction and the final project costs remain within the authorized project budget. Pursuant to Minnesota Statutes, Section 429 the council must declare the amount to be assessed against the benefiting properties and Call the Hearing on the Proposed Assessment for these improvements. The Assessment Hearing is proposed for October 21, 2014. The Final Assessment Roll must be certified to the County Auditor by November 30, 2014. Special assessments for this project were established as fixed amounts for a Trunk Watermain. Therefore the unit assessments remain unchanged with the final project costs.

There are additional properties along the project corridor that have requested to connect to City water and have therefore been provided a service stub as part of the project. These properties are not included on the final assessment roll because they will be assessed separately from the public improvement process. These properties are being required to sign an agreement to waive the right to appeal the assessment.

RECOMMENDATION:

Staff is recommending that the city council approve, as part of the *Consent Agenda*, Resolution No. 2014-69, thereby declaring the costs to be assessed to be $92,800; ordering the preparation of the proposed assessments with the unit assessments to be $2,900 for each benefitting property; and Calling for the Hearing on the proposed Assessments for October 21, 2014 at or around 7:00 PM. The recommended motion is as follows:

"Move to approve Resolution No. 2014-69; A Resolution Declaring Costs to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for the Hearing on the Proposed Assessment for the Lake Elmo Avenue Trunk Watermain Improvements."

ATTACHMENT(S):

1. Resolution No. 2014-69; Resolution Declaring Cost to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for Hearing on Proposed Assessment.
2. Notice of Hearing on Proposed Assessment.
3. Final Assessment Roll.

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2014-69

A RESOLUTION DECLARING COST TO BE ASSESSED, ORDERING PREPARATION OF PROPOSED ASSESSMENT, AND CALLING FOR HEARING ON PROPOSED ASSESSMENT FOR THE LAKE ELMO AVENUE TRUNK WATERMAIN IMPROVEMENTS

WHEREAS, a contract has been let for the Lake Elmo Avenue Trunk Watermain Improvements including trunk watermain improvements along Lake Elmo Avenue from 30th Street south to future 5th Street; and

WHEREAS, the total cost of the water improvements will be $2,498,800 and

WHEREAS, the City Clerk and City Engineer have prepared the proposed assessment roll and will maintain said assessment roll on file in the City offices for public inspection.

NOW, THEREFORE, IT IS HEREBY RESOLVED,

1. The portion of the cost of such water improvement to be paid by the City is hereby declared to be $2,406,000, and the portion of the cost to be assessed against benefited property owners is declared to be $92,800.

2. The City Clerk, with the assistance of the City Engineer, has calculated the proper amount to be specially assessed for such improvements against every assessable lot, piece or parcel of land to be benefited by the improvements, and the Clerk has filed a copy of such proposed assessment in the City offices for public inspection.

3. Assessments shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January, 2015, and shall bear interest at the rate of 4.61 percent per annum from the date of the adoption of the assessment resolution.

4. A public hearing shall be held on the 21st day of October, 2014, in the Council Chambers of the City Hall at or approximately after 7:00 P.M. to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

5. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and he shall state in the notice the total cost of the improvement. He shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings.

6. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City Clerk. No interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. A property owner may at any time thereafter, pay to

the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 21 or interest will be charged through December 31 of the succeeding year

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE SIXTEENTH DAY OF SEPTEMBER 2014.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)

ATTEST:

_____
Adam Bell
City Clerk

CITY OF LAKE ELMO
NOTICE OF HEARING ON PROPOSED ASSESSMENT
LAKE ELMO AVENUE TRUNK WATERMAIN IMPROVEMENTS

Notice is hereby given that the City Council of Lake Elmo will meet in the Council Chambers of the City Hall at or approximately after 7:00 P.M. on Tuesday, October 21, 2014, to consider, and possibly adopt, the proposed assessment against abutting property for the Lake Elmo Avenue Trunk Watermain Improvements. Adoption by the Council of the proposed assessment may occur at the hearing. The following describes the area proposed to be assessed:

- The amount to be specially assessed against each particular lot, piece, or parcel of land receiving a new individual service stub located along Lake Elmo Avenue North from 30th Street to future 5th Street is $2,900.

You may at any time prior to certification of the assessment to the county auditor on November 21, 2014, pay the entire assessment on such property to the City Clerk with interest accrued to the date of payment. No interest shall be charged if the entire assessment is paid to the City Clerk 30 days from the adoption of this assessment. You may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 (date assessment certified to County Auditor) or interest will be charged through December 31 of the succeeding year. If you decide not to prepay the assessment before the date given above the rate of interest that will apply is 4.61 percent per year.

Once assessments are certified to the County, the assessments are payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2015, and will bear interest at the rate of 4.61 percent per annum from the date of adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2014. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed watermain improvement assessment is $92,800. *The City contribution for the watermain improvement project is $2,406,000.* Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or Clerk within 30 days

after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk.

The City Council is authorized in its discretion to defer the payment of an assessment for any homestead property owned by a person for whom it would be a hardship to make payment if the owner is 65 years of age or older and/or the owner is a person retired by virtue of a permanent and total disability or by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in section 190.05 subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make the payments. The owner must request a deferment of the assessment at or before the public hearing at which the assessment is adopted and make application on forms prescribed by the City Clerk within 30 days after the adoption.

Notwithstanding the standards and guidelines established by the City for determining a hardship, a deferment of an assessment may be obtained pursuant to Minnesota Statutes Section 435.193.

DATED: September 16, 2014

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

(Published in the Oakdale-Lake Elmo Review on September 24, 2014)

LAKE ELMO AVENUE TRUNK WATERMAIN IMPROVEMENTS
FINAL ASSESSMENT ROLL

NO.	NAME	ADDRESS		MAILING ADDRESS					PID	UNITS	UNITS
1	GRIFFIN WENDY L	2835	LAKE ELMO AVE N	2835	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921220004	1	$2,900.00
2	RALEIGH DANIEL D & DEBORAH C	2737	LAKE ELMO AVE N	2737	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921230009	1	$2,900.00
3	TREML DENNIS F & BARBARA J	2715	LAKE ELMO AVE N	2715	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921230010	1	$2,900.00
4	KEMPF GUST JR TRS	2685	LAKE ELMO AVE N		PO BOX 311		LAKE ELMO	55042	2402921240004	1	$2,900.00
5	NOVAK CAROL JEANNE TRS	2641	LAKE ELMO AVE N	2925	KLONDIKE	AVE N	LAKE ELMO	55042	2402921240002	1	$2,900.00
6	LEITE JAN A	2575	LAKE ELMO AVE N	2575	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921230004	1	$2,900.00
7	HYNDMAN MARTIN V	2543	LAKE ELMO AVE N	2543	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921230003	1	$2,900.00
8	HOPKINS STEPHEN L & OLSON GAIL	2525	LAKE ELMO AVE N	2525	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921230006	1	$2,900.00
9	WASKO MICHAEL & KATHRYN A	2491	LAKE ELMO AVE N	2491	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921320001	1	$2,900.00
10	TAIT GEORGE R & JULIE A	2443	LAKE ELMO AVE N		PO BOX 116		LAKE ELMO	55042	2402921320013	1	$2,900.00
11	FULLER SUSAN A TRS	2337	LAKE ELMO AVE N	4058	DEERWOOD	TRL	EAGAN	55122	2402921320005	1	$2,900.00
12	GARDNER ROBERT L	2315	LAKE ELMO AVE N	2315	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921320003	1	$2,900.00
13	JOHNSON JAY A & CHRISTIAN	2269	LAKE ELMO AVE N	2269	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921320006	1	$2,900.00
14	CLIFFORD N ADKINS FAMILY TRS 10/30/07	2227	LAKE ELMO AVE N	1017	PARK	AVE	ST PAUL	55115	2402921330004	1	$2,900.00
15	NACHTWEY LAWRENCE J	2211	LAKE ELMO AVE N	2211	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921330003	1	$2,900.00
16	BANISTER JAMES R & MARY G BANISTER	2197	LAKE ELMO AVE N	2197	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921330002	1	$2,900.00
17	TRAVERS NORRINE	2151	LAKE ELMO AVE N	2151	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921330005	1	$2,900.00
18	THOMPSON JOHN R & ROSALINDA C	2119	LAKE ELMO AVE N	2119	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921330006	1	$2,900.00
19	WRIGHT DONALD A & ARDIS R	2069	LAKE ELMO AVE N	2069	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921330014	1	$2,900.00
20	LARSON PAUL J & JOANN	2041	LAKE ELMO AVE N	2041	LAKE ELMO	AVE N	LAKE ELMO	55042	2402921330013	1	$2,900.00
21	KRONGARD ELIZABETH	1796	LAKE ELMO AVE N		PO BOX 882		LAKE ELMO	55042	2602921110001	1	$2,900.00
22	REARDON VICKY A	1756	LAKE ELMO AVE N	1756	LAKE ELMO	AVE N	LAKE ELMO	55042	2602921110002	1	$2,900.00
23	WEEKS BRUCE W	1446	LAKE ELMO AVE N	1446	LAKE ELMO	AVE N	LAKE ELMO	55042	2602921410002	1	$2,900.00
24	PETERSON FRANCES	1326	LAKE ELMO AVE N	1326	LAKE ELMO	AVE N	LAKE ELMO	55042	2602921410005	1	$2,900.00
25	HOLMGREN TERI & STEVEN MOST	978	LAKE ELMO AVE N	978	LAKE ELMO	AVE N	LAKE ELMO	55042	3502921110003	1	$2,900.00
26	HER KOU & NENG V	928	LAKE ELMO AVE N	928	LAKE ELMO	AVE N	LAKE ELMO	55042	3502921110004	1	$2,900.00
27	VUE DOUA	872	LAKE ELMO AVE N	872	LAKE ELMO	AVE N	LAKE ELMO	55042	3502921110005	1	$2,900.00
28	ADKINS TRACY J	814	LAKE ELMO AVE N	814	LAKE ELMO	AVE N	LAKE ELMO	55042	3502921110006	1	$2,900.00
29	MILLER RANDY L & JANE C	760	LAKE ELMO AVE N	760	LAKE ELMO	AVE N	LAKE ELMO	55042	3502921140003	1	$2,900.00
30	OLIVEIRA MARCIO R S & JULAINE	704	LAKE ELMO AVE N	704	LAKE ELMO	AVE N	LAKE ELMO	55042	3502921140004	1	$2,900.00
31	ANNETTE L KASPERSON REV TRS	616	LAKE ELMO AVE N	616	LAKE ELMO	AVE N	LAKE ELMO	55042	3502921130001	1	$2,900.00
32	BRADLEY FLORENCE L TRS & GILLIS M LINDBERG TRS	520	LAKE ELMO AVE N	520	LAKE ELMO	AVE N	LAKE ELMO	55042	3502921140001	1	$2,900.00
									TOTAL	32	$92,800.00

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM# **13**

AGENDA ITEM: Request for approval to abate interest on two street assessments levied in 2014 (Interest only)

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: Washington County/Finance

FISCAL IMPACT: **$270**

SUMMARY AND ACTION REQUESTED: As part of the Consent Agenda, the City Council is respectfully requested to consider approval to remove the interest assessed to parcels 05.029.21.41.0005 and 05.029.21.41.0006 from the 2014 assessment roll with Washington County.

BACKGROUND INFORMATION/STAFF REPORT: Washington County recently notified the Finance Director that the State of Minnesota does not pay penalties, interest or costs unless specifically provided for by law. The mentioned parcels are owned by the Minnesota DNR.

Since the Finance Director was unaware of this exception for state of Minnesota parcels, the assessments were filed with interest to be calculated by the County, as for all other assessments. As a result, an abatement form needs to be filed with the County in order to remove the interest from their account. This will also update their file going forward so that no interest is calculated on the remaining installments due on this assessment.

RECOMMENDATION: Based on the fact that the State of Minnesota does not pay interest on assessments, it is recommended that the City Council approve Resolution 2014-70 so that an abatement of the assessments can be filed with Washington County.

ATTACHMENTS:

1. DNR Letter to Washington County requesting an abatement
2. Email from Washington County requesting an abatement form
3. Resolution 2014-70
4. WA Cty abatement form for 05.029.21.41.0005
5. WA Cty abatement form for 05.029.21.41.0006

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2014-70

A RESOLUTION RELATED TO 2014 ASSESSMENTS TO WASHINGTON COUNTY

BE IT RESOLVED, by the City Council of the City of Lake Elmo, Minnesota, that the 2014 interest certified to PID #05.029.21.41.0005 and PID #05.029.21.41.0006 may be removed from the 2014 assessment roll due per the attached Washington County abatement forms.

APPROVED by the Lake Elmo City Council on this 16th day of September, 2014.

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By: _____
Mike Pearson
Mayor

ATTEST:

_____
Adam Bell
City Clerk

Minnesota Department of Natural Resources

500 Lafayette Road • St. Paul, MN • 55155-4045

June 23, 2014

Washington County
Dept. of Property Records and Taxpayer Services
14949 62nd Street North
P.O. Box 200
Stillwater, MN 55082-0200

Re: Parcel ID#: 05-029-21-41-0005, 05-029-21-41-0006

Dear Taxpayer Services:

The 2014 property tax statement for the above-described parcels indicates that the following amount is due:

Principal	$ 300.00	pd.	Principal	$ 300.00 pd.
+ Interest	$ 135.00	please abate	+ Interest	$ 135.00 please abate
Current Total	$ 435.00		Current Total	$ 435.00

By a payment processed through the state's financial system, Washington County will receive $600.00 as payment in full of the 2014 taxes assessed for street improvement.

The statement indicates there was interest due on this parcel. It continues to be the position of the State of Minnesota, with review by the Attorney General's office, that the State does not pay penalties, interests or costs unless specifically provided for by law. (See Minnesota Statutes, sec. 645.27).

Generally, the counties either submit tax statements that only reflect the base tax, or the counties abate any penalties, interests or costs that appeared on the original statement. For your county, we would appreciate it if you would abate the interest that appeared on the 2014 property tax statements.

If you have any questions, please feel free to contact me at (651) 259-5393 or belem.escobedo-ibarra@state.mn.us.

Sincerely,

Belem Escobedo-Ibarra

Belem Escobedo-Ibarra, Real Estate Technician
DNR- Division of Lands & Mineral

Enclosure

Cathy Bendel

From: Kristi Haan [Kristi.Haan@co.washington.mn.us]
Sent: Tuesday, August 26, 2014 9:57 AM
To: Cathy Bendel
Subject: Abatement of SA Interest for MN parcels
Attachments: Letter from State of MN to abate int.pdf

Hi Cathy-
See attached letter from the State of MN. They have paid the principal portion of the SA but will not pay the interest portion. Can you please fill submit an abatement form to write-off this interest? This is typical and other cities have had to do the same thing.
Please contact me with any questions.
Thanks,

Kristi M. Haan
Principal Specialist - Taxation Division
Washington County Property Records & Taxpayer Services
651-430-6191
651-430-6178 (fax)

WASHINGTON COUNTY ASSESSMENT DIVISION
APPLICATION FOR ABATEMENT - GENERAL FORM
CLASSIFICATION / DISASTER CREDIT / SPECIAL ASSESSMENTS

Received: _____ Assessment Year: **2013**

Worksheet# _____ Payable Year: **2014**

APPLICANT

Owner's Name (please print or type)	Soc. Sec. / Fed ID	Phone	Cell
State of MN - DNR			
Owner's Name	Soc. Sec. / Fed ID	Phone	Cell
Owner's Name	Soc. Sec. / Fed ID	Phone	Cell

Owner's Mailing Address			Property Address (if different from mailing address)		
500 Lafayette Road					
City	State	Zip	City	State	Zip
St. Paul	**MN**	**55155**			

DESCRIPTION OF PROPERTY

Property ID Number	Linked Group Number		
05.029.21.41.0005			
Legal Description of Property	City or Township	School District #	TAG
	Lake Elmo	**834**	

ASSESSOR'S ESTIMATED MARKET VALUE

Original:

Land EMV	Improvement EMV	Total	Class
		0	

Revised:

Land EMV	Improvement EMV	Total	Class
		0	

Applicant's Statement of Facts:

The City of Lake Elmo assessed this parcel for the 2012 street project assessment.

This account was to be charged interest. The State of MN does not pay interest so the interest component needs to be abated.

Applicant's Request:

Abate the special assessment interest for Pay 2014 in the amount of $135.00.

Applicant's Signature: _____ **Date:** _____

NOTE: M.S. §609.41, "Whoever, in making any statement, oral or written, which is required or authorized by law to be made as a basis of imposing, reducing, or abating any tax or assessment, intentionally makes any statement (as to any material matter whi

Note: Must include city/Township Resolution for reductions on assessments

Note: Must include Fire report for Local Option Disaster Credit

WASHINGTON COUNTY ASSESSMENT DIVISION
APPLICATION FOR ABATEMENT - GENERAL FORM
CLASSIFICATION / DISASTER CREDIT / SPECIAL ASSESSMENTS

Received: _____ Assessment Year: **2013**

Worksheet# _____ Payable Year: **2014**

APPLICANT

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State of MN - DNR			
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Owner's Mailing Address			Property Address (if different from mailing address)		
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City	State	Zip	City	State	Zip
St. Paul	**MN**	**55155**			

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		0	

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The City of Lake Elmo assessed this parcel for the 2012 street project assessment.

This account was to be charged interest. The State of MN does not pay interest so the interest component needs to be abated.

Applicant's Request:

Abate the special assessment interest for Pay 2014 in the amount of $135.00.

Applicant's Signature: _____ **Date:** _____

NOTE: M.S. §609.41, "Whoever, in making any statement, oral or written, which is required or authorized by law to be made as a basis of imposing, reducing, or abating any tax or assessment, intentionally makes any statement (as to any material matter whi

Note: Must include city/Township Resolution for reductions on assessments

Note: Must include Fire report for Local Option Disaster Credit

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
CONSENT ITEM # **14**

AGENDA ITEM: Authorization for John Schiltz to dispense beer and wine coolers at the Lake Elmo Volksmarch event on October 11, 2014

SUBMITTED BY: Beckie Gumatz, Deputy Clerk

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Adam Bell, City Clerk

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: City Staff

FISCAL IMPACT: NA

SUMMARY AND ACTION REQUESTED:

As part of its Consent Agenda, the 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 Volksmarch event on October 11, 2014. As part of the Consent Agenda, no formal motion is required. If 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 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 Volksmarch event being held October 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 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, in conjunction with local businesses and the community, will hold the Lake Elmo Volksmarch event on October 11, 2014. Authorization is necessary for the safe sale of alcohol at the event and to confirm that requirement of liability insurance for the municipal on-sale license holder.

RECOMMENDATION:

Staff recommends the City Council authorize, as part of its Consent Agenda, 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 Volksmarch event being held October 11, 2014. As part of the consent agenda, no formal motion is required. If Council wishes to further discuss the 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 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 Volksmarch event being held October 11, 2014."

AUTHORITY:

2013 Minnesota Statutes:

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

Subd. 4. **Special provisions; sports, conventions, or cultural facilities; community festivals.**
(b) The governing body of a municipality may authorize a holder of a retail on-sale intoxicating liquor license issued by the municipality to dispense intoxicating liquor off premises at a community festival held within the municipality. The authorization shall specify the area in which the intoxicating liquor must be dispensed and consumed, and shall not be issued unless the licensee demonstrates that it has liability insurance as prescribed by section 340A.409 to cover the event.

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
REGULAR
ITEM #: 15
MOTION $$

AGENDA ITEM: Adoption of Resolution to Affirm the Local Preferred Alternative (LPA) For the Bus Rapid Transit Route of the Gateway Corridor

SUBMITTED BY: Dean Zuleger / Nick Johnson

THROUGH: Mayor Mike Pearson, Council Member Mike Reeves,

REVIEWED BY: Washington County Public Works, Lake Elmo EDA, Met Council

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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 RECCOMENDER: Mayor Mike Pearson & Council Member Mike Reeves, Members of the Policy Advisory Committee of the Gateway Commission

FISCAL IMPACT: Up to $40,000 in planning support for Transportation Oriented Development from Washington County and $30,000-$50,000 in economic development analysis for the Bus Rapid Transit route along Hudson Boulevard.

SUMMARY AND ACTION REQUESTED: The City of Lake Elmo Council is asked to adopt Resolution No. 2014-71 recommending the evaluation of a bus rapid transit corridor that may be located in the right of way of Hudson Boulevard from Inwood Avenue to possibly as far as Manning Avenue. This alignment is known as the (A-B-C-D2 (Lake Elmo) – E2) cordior that runs from St. Paul to Lake Elmo / Woodbury.

LEGISLATIVE HISTORY: For 5+ plus years the Gateway Commission has explored mass transit strategies meant to create better efficiencies in moving commuter back and forth from St. Paul to the east end of Washington County. For the most part, the study has concentrated on a

east-west transit line through the City of Woodbury (D1) with Lake Elmo resident access to the system being the Guardian Angels Church Park N Ride. Earlier this year, due to traffic management difficulties and ingress-egress conflicts, the Woodbury corridor was deferred to the Lake Elmo side of I-94 due to the green field nature of the community, less congestion, and a better opportunity to work with landowners on ingress-egress issues. So Lake Elmo went from an interested bystander in the Gateway process to a catalyst in the ability to extend the transit route past Oakdale. Earlier this year, the Gateway Commission chose bus rapid transit over light rail as the mode of transportation for costs savings, construction efficiency, and practicality.

In the process of reviewing the impact of bus rapid transit in Lake Elmo, the City conducted meetings with landowners, its economic development authority, County/Met Council/ state officials, and other communities as part of its due diligence. On September 9, 2104 the City conducted a workshop with members of the Washington County Board to determine items of concern or need to approve the local Preferred Alternative needed to advance the project to the next level. **Each City must adopt an LPA resolution prior to October 7, 2014 for the gateway project to be included in the Met Council's Transportation Project Plan. Adoption in to this plan will allow for the access of federal planning dollars to continue the analysis.**

In this due diligence, the City has come to the conclusion that (5) major items need to be addressed between the approval of the LPA resolution and the City's final approval – called municipal consent – that would be the final binding approval before transit route construction can take place. These items are:

1. That the County assumed jurisdictional control of Hudson Boulevard from Inwood Avenue to Manning Avenue which would could save Lake Elmo $10 million to $15 million over a 20 year period.
2. That Lake Elmo and the County agree to an access plan for Hudson Boulevard that would maintain current ingress-egress access for landowners to avoid business disruption.
3. The Gateway Commission consider an easterly station in the proximity of the NW corner of Manning Avenue and I-94 to support economic development.
4. That due to infrastructure constraints, an interchange is never built at the crossroads of I-94 and Lake Elmo Avenue.
5. That a safety and security plan be developed for the Gateway Corridor that insures Lake Elmo residents will not be adversely affect by the BRT.

These concerns were incorporated into the attached resolution and have been communicated to both the Gateway Commission and Washington County technical staff.

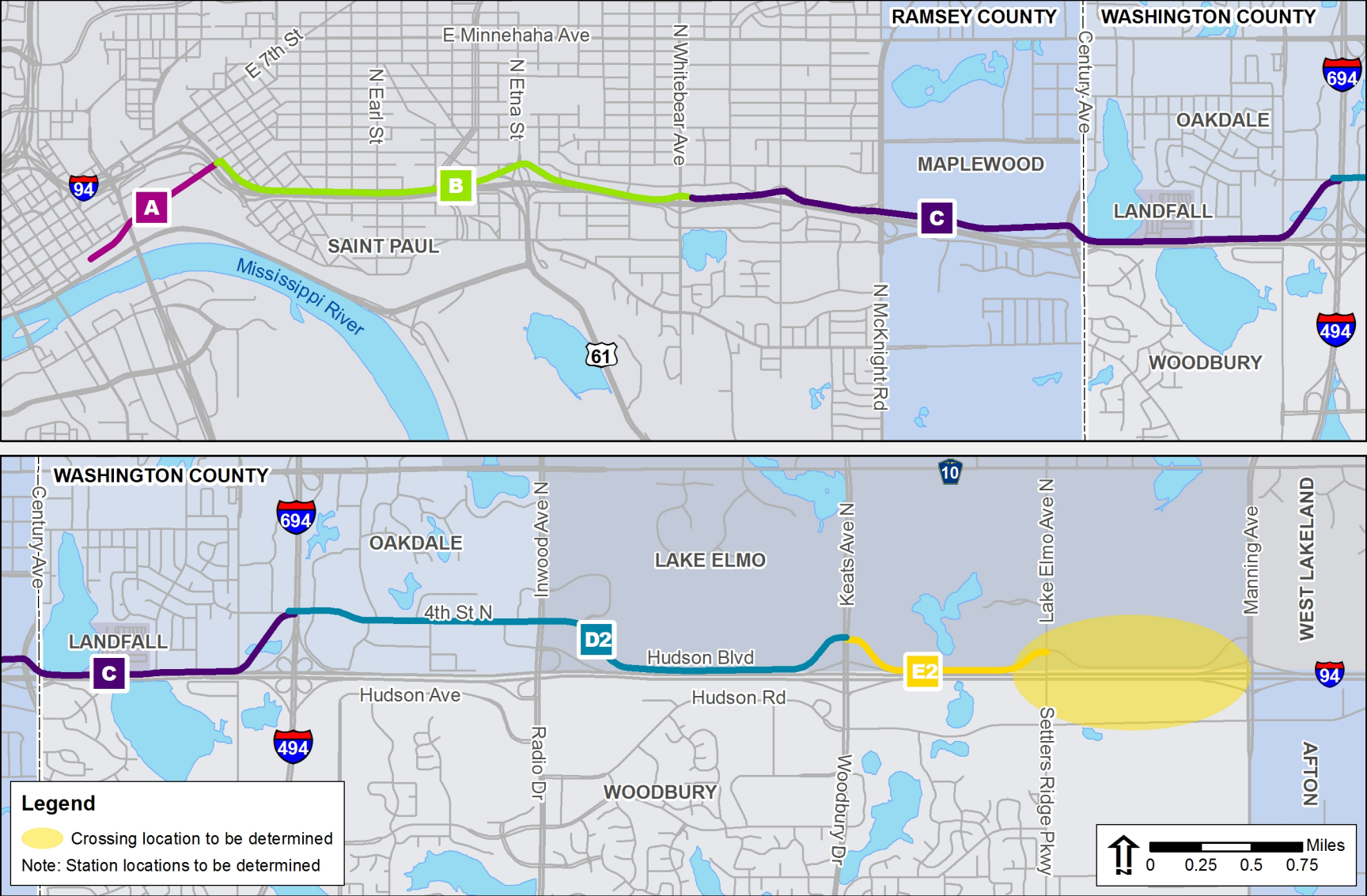
Failure to pass this LPA would force the Gateway Commission into a 180 day proving process for the need of the BRT with the Met Council and eliminate federal funding for future analysis.

BACKGROUND INFORMATION (SWOT):

Strengths	Passage of the LPA will allow the City to access planning dollars and support PLUS an independent economic development study (funded by East Metro Strong) to help in the commercial development of Lake Elmo. The value of this service is $70,000-$90,000 of program revenue**. Lake Elmo can still veto the process at municipal consent.**
Weaknesses	Lake Elmo has not had the sufficient time to fully analyze the ramifications of Gateway and the E2 terminus without regard to a station on Manning Ave. could hamstring development efforts.
Opportunities	A complete economic development analysis would help in the recruitment of business and proper planning of the I94 corridor.
Threats	BRT could cause traffic congestion, increased density and other safety issues that could affect the community's character.

RECOMMENDATION: Based on the aforementioned, the staff recommends and appropriate guiding motion.

"**Adoption of Resolution 2014-71 Transmitting the City of Lake Elmo's support of the locally preferred alternative (LPA) to the Ramsey County Regional Railroad Authority, Washington County Regional Railroad Authority, and the Metropolitan Council."**


RAMSEY COUNTY
WASHINGTON COUNTY
E 7th St
E Minnehaha Ave
N Earl St
N Etna St
N Whitebear Ave
Century Ave
694
OAKDALE
94
A
B
MAPLEWOOD
C
LANDFALL
SAINT PAUL
Mississippi River
61
N McKnight Rd
494
WOODBURY
WASHINGTON COUNTY
Century Ave
694
OAKDALE
Inwood Ave N
LAKE ELMO
Keats Ave N
10
Lake Elmo Ave N
Manning Ave
WEST LAKELAND
LANDFALL
4th St N
D2
Hudson Blvd
E2
94
C
Hudson Ave
Hudson Rd
494
Radio Dr
Woodbury Dr
Settlers Ridge Pkwy
AFTON
WOODBURY
Legend
Crossing location to be determined
Note: Station locations to be determined
N
Miles
0
0.25
0.5
0.75

MAYOR & COUNCIL COMMUNICATION

DATE: **9/16/14**
REGULAR
ITEM #16
RESOLUTION 2014-072

AGENDA ITEM: Inwood Planned Unit Development – General Concept Plan

SUBMITTED BY: Kyle Klatt, Community Development Director
Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Jack Griffin, City Engineer
Mike Bouthilet, Public Works Superintendent
Greg Malmquist, Fire Chief

POLICY RECCOMENDER: The Planning Commission unanimously recommends approval of a Planned Unit Development (PUD) General Concept Plan for a mixed-used planned development to be named Inwood, located in Stage 1 of the I-94 Corridor Planning Area. In recommending approval of the PUD Concept Plan, the Planning Commission made several findings of fact and recommended 25 conditions of approval.

FISCAL IMPACT: TBD – All costs incurred to the City through the review of the application are reimbursed by land use application fees and a development escrow. The project covers 157 acres of land, and will include the extension of public services (water and sewer) into the site. The developer will be required to prepare a developer's agreement for all phases of the project, at which point all public and private improvements will be identified. The developer is proposing to construct 5th Street as privately as part of the overall improvements.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Hans Hagen Homes and Inwood 10, LLC for a Planned Unit Development (PUD) Concept Plan for a new mixed-use development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo. The concept plan as submitted includes 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses. The Planning Commission held a public hearing and considered the PUD at its August 25th meeting, and postponed taking action on the concept plan until its September 8th meeting. After further discussion at is September 8th meeting, the Commission is recommending approval of the PUD General Concept Plan with 25 conditions of approval, some of which will require modifications to the plans as presented.

The suggested motion to adopt the Planning Commission recommendation is as follows:

"Move to adopt Resolution 2014-072, approving the Inwood PUD General Concept Plan."

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The Planning Commission considered the PUD plans at its August 25th meeting and conducted a public hearing on the request at this time. There were several comments received from the public at this meeting, and in addition to these statements, Staff also received written communication from the Department of Natural Resources and from a neighboring property owner. Rather than summarizing the public comments in this memorandum, Staff has attached an excerpt of the minutes from the Commission's meeting concerning the PUD for review by the Council. The letter from the DNR and neighboring property owner is likewise attached. After discussing various aspects of the project suggesting several modifications to the conditions of approval, the Commission ultimately postponed taking action on the PUD.

As part of its ongoing review of the proposed project, the Commission conducted a site visit to a similar development that the applicant is building in Blaine, Minnesota on September 3, 2014. In addition, as a follow-up to the public hearing, the developer submitted a revised site plan in order to address the initial comments and recommendations of the Planning Commission. Staff has included the revised site plan with this report.

The Commission continued its discussion on the PUD Concept Plan (and reviewed the updated concept plan) at its September 8, 2014 meeting, and received additional testimony from members of the public at this time. The City Council has been provided with the draft minutes from this meeting as part of its meeting agenda packet, which includes a summary of the comments that were received. As part of its discussion, the Commission recommending the inclusion of eight additional conditions of approval beyond those drafted by Staff, which included the requirements/conditions as follows:

1) All multi-family housing is to be located south of 5th Street.
2) Sidewalks will be provided on one side of every street with cul-de-sacs except 9th Street.
3) The trail along the Stonegate boundary will be located as far west as possible.

4) The lots at the end of cul-de-sacs in neighborhoods E, F, and H will be designed as designer (larger) lots.
5) The developer will consider adding a small park to the northwest portion of the site subject to review by the Park Commission.
6) The high density housing area will be limited to a maximum of 15 units per acre.
7) The design for the commercial and multi-family areas will be consistent with the single-family housing and throughout the development.
8) All cul-de-sac will meet the City's maximum length requirements.

Since the Planning Commission meeting, Staff has received comments from the Chair expressing concern that the issues associated with the lot sizes within the development did not receive much discussion at the meeting. As noted in the development plans, the developer is proposing a mix of different lot sizes within the "lifestyle housing" portion of the development, and these lots would be allocated as follows:

- 20% 38 foot wide lots
- 60% 50 foot wide lots
- 20% 58 foot wide lots

It is Staff's expectation, that should the project be approved, that the final development plans will need to follow this general allocation of lots throughout the project. While there was no specific motion at the Planning Commission meeting to regulate the number of each type of lot permitted, at least two Commissioners have indicated that they would prefer a higher percentage of larger lots within the development. At this time, Staff is asking that the Council review this aspect of the project plans as it considers the Planning Commission's recommendation, and would need to request changes to the development plans if it finds the allocation of lot sizes to be unacceptable to the City. Staff is on record as supporting the proposed lot size mix as proposed by the developer.

In order to provide the City Council with a complete description of the information considered by the Planning Commission, Staff has attached the detailed reports submitted for both the meetings at which the Planning Commission considered the PUD. These reports include detailed information concerning the concept plan in addition to the staff review and analysis of the request. As noted earlier, any updated plans that were submitted by the applicant in between Commission meetings have been integrated into the plans attached to this report.

After a lengthy discussion concerning the PUD Concept Plan and the recommended conditions of approval, the Planning Commission adopted a motion to recommend approval of the Inwood PUD General Concept Plan with conditions of approval. The complete list of recommended conditions may be found in Resolution 2014-072 (Attachment #1). The motion passed with a vote of 5 ayes and 2 nays. The dissenting Commissioners did not agree that that the PUD plans were consistent with the City's Comprehensive Plan, and noted that these plans did not meet the minimum standards of the LDR zoning district.

BACKGROUND INFORMATION (SWOT):

Strengths

- Approval of the Inwood PUD Concept Plan allows the applicants to move forward with the preparation of a PUD Preliminary Plan and Preliminary Plat application.
- The Planning Commission and Staff both determined that the proposed Concept Plan is consistent with the City's Comprehensive Plan.
- The proposed planned development offers unique design that is consistent with the City's desire to promote walkable single family neighborhoods with common open space.

Weaknesses

- The project includes several conditions of approval that will need to be met by the applicant.

Opportunities

- The PUD will add users to the City's public water and sanitary sewer system (with connection fees).
- The project includes a major piece of the planned 5th Street minor collector road.

Threats

- The City of Oakdale has raised concerns about transportation access issues along Inwood Avenue. Washington County has agreed to assist in the development of an access spacing plan for Inwood Avenue in the near future.

RECOMMENDATION: Based on the above report, background information, and related attachments, the Planning Commission and Staff are recommending that the City Council approve the Inwood PUD Concept Plan with 25 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

"Move to adopt Resolution 2014-072, approving the Inwood PUD General Concept Plan."

ATTACHMENTS:

1. Resolution No. 2014-072
2. Planning Commission Staff Report – 9/8/14
3. Planning Commission Staff Report – 8/25/14
4. Location Map
5. Application Form
6. Project Narrative (Revised/Supplement)
7. Project Narrative (Original)
8. Inwood PUD Concept Plan w/Details (Revised)
9. Inwood PUD Concept Planning & Design Booklet (Color Copies)
10. City Engineer's Review Memorandum, dated 8/13/14
11. Fire Chief's Review Memorandum, dated 8/19/14
12. Washington County Review Memorandum, dated 8/20/14
13. Minnesota DNR Review Comments 8/25/14
14. City of Oakdale Review Comments 8/29/14

15. City of Oakdale Email Comments 9/8/14
16. Tom FitzGerald, Email Comments 8/25/14
17. Stonegate Neighborhood Petition 9/8/14
18. Planning Commission Meeting Minutes (Excerpt) 8/25/14

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2014-072

A RESOLUTION APPROVING THE INWOOD PUD GENERAL CONCEPT PLAN

WHEREAS, Hans Hagen Homes, 941 NE Hillwind Road, Suite 300, Fridley, MN and Inwood 10, LCC, 95 South Owasso Boulevard West, St. Paul, MN ("Applicants") have submitted an application to the City of Lake Elmo ("City") for a Planned Unit Development (PUD) Concept Plan for a proposed planned development to be called Inwood, copies of which are on file in the City Planning Department; and

WHEREAS, the proposed Concept Plan is for a mixed-use Planned Unit Development development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo and that the Concept Plan includes 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses; and

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on August 25, 2014 to consider the request and continued its discussion concerning the request at its September 8, 2014 meeting; and

WHEREAS, on September 8, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Inwood PUD Concept Plan; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Inwood PUD Concept Plan to the City Council as part of a memorandum from the Planning Department dated September 16, 2014; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed Inwood PUD Concept Plan at a meeting on September 16, 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 PUD Concept Plan 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 PUD Concept Plan have been met by the Applicant.

3) That the proposed PUD Concept Plan is for a mixed-use Planned Unit Development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo and that the Concept Plan includes 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses.

4) That the PUD Concept Plan will be located on property legally described on the attached Exhibit "A".

5) That the proposed PUD Concept Plan includes exceptions to the City's underlying Zoning District requirements that will be more fully described as part of the Applicant's Preliminary PUD Development Plans.

6) That the proposed General Concept Plan for a PUD is consistent with the goals, objectives, and policies of the Comprehensive Plan and that the uses proposed are consistent with the LDR – Urban Low Density Residential, C – Commercial, and HDR – High Density Residential land use designations shown for the area on the official Comprehensive Land Use Plan.

7) That the Inwood PUD Concept Plan complies with the general intent of the City's Urban Low Density Residential, Urban High Density Residential and Commercial zoning districts with the exception of the issues identified in the Staff Reports.

8) That the Inwood PUD Concept Plan complies with the City's Subdivision Ordinance.

9) That the Inwood PUD complies with the City's PUD Ordinance, and specifically the identified objectives for the consideration of a Planned Development.

10) That the Inwood PUD Concept Plan is consistent with the City's engineering standards with exceptions as noted by the City Engineer in his review comments to the City dated August 13, 2014.

11) That the master-planning technique utilized in the Inwood PUD Concept Plan provides thoughtful integration of multiple land uses, a variety of housing types and an effective and connected transportation system, allowing for different modes of travel throughout the site.

CONCLUSIONS AND DECISION

Based on the foregoing, the Applicants' application for a PUD Concept Plan is granted, provided the following conditions are met:

1) The applicant must obtain permission and consent from the adjoining property owner, Bremer Bank, related to the right-of-way and alignment of the 5th Street minor collector road in the southeast corner of the site. The final alignment must be determined prior to the

submittal of PUD Preliminary Plan and Preliminary Plat applications.

2) Request for flexibility related to lot size, width, setbacks and all other requirements per the City's Zoning Ordinance or Design Standards must be clarified and documented as part of the PUD Preliminary Plan and Preliminary Plat submission.

3) The application for Preliminary Plat and Preliminary PUD Plan approval will include an overall PUD planning document that addresses the flexibility requests noted in the preceding condition and that also specifies the specific design considerations to be used throughout the project area.

4) The Preliminary PUD plans will include a phasing plan for all portions of the development.

5) The Preliminary Development Plans shall include a water tower within the project development area in a location that is deemed acceptable by the City Engineer. As an alternative, the developer may identify an alternate location off-site for the water tower in a location deemed acceptable by the City Engineer provided the ownership of the site is transferred to the City and all required utility connections are constructed in conjunction with the platting of the Inwood PUD.

6) The Preliminary PUD plans shall be updated to include additional park land in the southeastern portion of the site. A larger park area of 5 to 10 acres adjacent to the existing Stonegate Park and with access to 5th Street is the preferred location. The location and size of this park will be subject to review by the Lake Elmo Park Commission.

7) All street and median geometrics must accommodate emergency vehicle access and maintenance. Applicants must demonstrate acceptable turning radii for all uniquely shaped landscape medians and cul-de-sacs.

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 the appropriate watershed district prior to the commencement of any grading or development activity on the site.

9) 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, and the land is located outside of any restrictive easements.

10) The applicant shall observe all comments and recommendations from the City Engineer documented on the Engineer's report dated August 13, 2014.

11) The Preliminary Plat and Preliminary PUD Plans will address review comments and issues that are identified within the Environmental Assessment Worksheet for the Inwood planned development site.

12) The applicant shall enter into a maintenance agreement with the City clarifying responsibility for all median landscaping and stormwater facilities internal to the single family residential streets.

13) The applicants must work with the City to determine fair and equitable cost share for City costs related to the future signalization of the intersection at 5th Street and Inwood Avenue (CSAH 13).

14) The applicant must work with Washington County to address all review comments documented in the attached report dated 8/20/14 pertaining to access and intersection design

for Inwood Avenue (CSAH 13) and 10th Street (CSAH 10).

15) The applicant must provide sidewalks on both sides of Street B to better serve the single family residential area.

16) Additional trail segments along the east side of Inwood Avenue from 5th Street to 10th Street and along 10th Street from Inwood Avenue to the Greenbelt Buffer Trail must be incorporated into the plans.

17) The applicant must work with the City to ensure compliance with the City's shoreland provisions and the standards of the SWWD and MN DNR related to shoreland areas of designated public waters.

18) The development plans must be updated so that all multi-family housing is located south of 5th Street. No multi-family residential development will be allowed north of 5th Street.

19) Sidewalks shall be provided on one side of every street, including all cul-de-sacs and loop roads within the development with the exception of 9th Street.

20) The trail within the eastern buffer area near the property boundary with the Stonegate subdivision shall be located as far west as possible on the site.

21) The lots at the far eastern cul-de-sacs in neighborhoods E, F, and H shall be platted as designer (larger) lots in accordance with the lot so designated on the PUD Concept Plan.

22) The developer shall consider adding a small park to the northwest portion of the site subject to review and comment by the Park Commission.

23) The high density housing area shall be limited to a maximum of 15 units per acre.

24) The design for structures within the commercial and multi-family areas shall be consistent with the overall design throughout the development, including the single-family neighborhoods.

25) All cul-de-sac streets shall meet the City's maximum length requirements as specified in the City's Subdivision Ordinance.

Passed and duly adopted this 16th day of September 2014 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Adam Bell, City Clerk

PLANNING COMMISSION
DATE: 9/8/14
AGENDA ITEM: 5B – BUSINESS ITEM
CASE # 2014-42

ITEM: Inwood Planned Unit Development (PUD) – General Concept Plan

SUBMITTED BY: Nick Johnson, City Planner
Kyle Klatt, Community Development Director

REVIEWED BY: Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Ann Pung-Terwedo, Washington County
Matt Moore, South Washington Watershed District
Molly Shodeen, MN DNR
Emily Shively, City of Oakdale

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a request from Hans Hagen Homes and Inwood 10, LLC for a Planned Unit Development (PUD) Concept Plan for a new mixed-use development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo. The concept plan includes 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses. Staff is recommending approval of the PUD Concept Plan with 17 conditions of approval as listed in the Staff report. The Planning Commission held a public hearing on at their meeting on 8/25/14 and postponed consideration of the planned development.

GENERAL INFORMATION

Applicant: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN 55432 and Inwood 10 (Tom Scheutte), LLC, 95 S Owasso Blvd. W., St. Paul, MN 55117-7830

Property Owners: Inwood 10, LLC (Tom Scheutte), 95 S Owasso Blvd. W., St. Paul, MN 55117-7830

Location: Part of Section 33 in Lake Elmo, immediately south of 10th Street (CSAH 10), immediately north of Eagle Point Business Park, immediately east of Inwood Avenue (CSAH 13) and immediately west of Stonegate residential subdivision. PIDs: 33.029.21.12.0001, 33.029.21.12.0003, 33.029.21.11.0002 and 33.029.21.11.0001.

Request: Application for Concept Plan approval of a Planned Unit Development (PUD) containing 281 single family lots, 144 townhome units, 150 multi-family units, 120 senior living townhome units and multiple sites intended for commercial uses to be named Inwood of Lake Elmo.

Existing Land Use and Zoning: Vacant land used for agricultural purposes. Current Zoning: RT – Rural Transitional Zoning District; Proposed Zoning: LDR – Low Density Residential, HDR – High Density Residential and C – Commercial (all with PUD overlay)

Surrounding Land Use and Zoning: North: Vacant agricultural land and two residential homes – RR and PF zoning; West: Oak Marsh Golf Course, urban single family subdivision, commercial – City of Oakdale jurisdiction;
South: Offices in Eagle Point Business Park (including Bremer Bank facility) – BP zoning; East: Stonegate residential estates subdivision – RE zoning.

Comprehensive Plan: Urban Low Density Residential (2.5 – 4 units per acre), Urban High Density Residential/Mixed Use (7.5 – 15 units per acre) and Commercial.

History: The site has historically been used for agricultural purposes. The applicants have submitted a mandatory Environmental Assessment Worksheet (EAW) for publication to the Environmental Quality Board (EQB) on September 15th, commencing the 30-day comment period.

Deadline for Action: Application Complete – 8/12/14
60 Day Deadline – 10/10/14
Extension Letter Mailed – No
120 Day Deadline – 12/9/14

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (§154.450)
Article 12 – Commercial Districts (§154.550)
Article 16 – Planned Unit Development (§154.800)
Article 17 – Shoreland Management Overlay District

REQUEST DETAILS

The City of Lake Elmo has received an application from Hans Hagen Homes and Inwood 10, LLC for a Planned Unit Development (PUD) Concept Plan for a mixed-use project that will be located on 157 acres of land located south of 10th Street (CSAH 10) and east of Inwood Avenue (CSAH 13) in Lake Elmo. The proposed project will include 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses, in addition to storm water facilities, trails, and park areas as depicted on the attached site development plan. While the planned uses for the site generally match those shown on the City's future land use map for the property, the applicant is proposing a slightly different configuration of the various land uses. Most notably, the developer is asking

that the commercial area be moved further south along Inwood Avenue to the intersection of 5th Street and that a small area of multi-family development be allowed at the intersection of Inwood Avenue and 10th Street.

The Planning Commission reviewed the request and held a public hearing on 8/25/14. At the public hearing, testimony was received from Nancy Andert (697 Julep Ave. N.), Mike Lancette (832 Jasmine Ave. N.) and Curt Montieth (331 Julep Ave. N.). In addition, the City received letters from MN DNR and Tom Fitzgerald (877 Jasmine Ave. N.), both of which were entered into the public record. For further detail on the content of the testimony during the public hearing, please refer to the draft minutes for the 8/25/14 Planning Commission meeting, which is attached to the 9/8/14 Planning Commission Agenda Packet. In addition to holding the public hearing, the Planning Commission discussed many different elements of the proposed planned development. Over the course of discussion, the Planning Commission made several motions related to review of the Concept Plan. The summary of the Planning Commission review on 8/25/14 can be found in the Planning Commission Review, Analysis and Recommendations Section. After significant discussion of the proposed planned development, the Planning Commission postponed consideration of the Inwood PUD Concept Plan until the next meeting to allow the Planning Commissioners to visit a similar Hans Hagen development containing Lifestyle Homes, The Lakes in Blaine, MN. The site visit was useful in becoming familiar with the requested residential product (Lifestyle Homes) and the requested setbacks.

In response to many of the questions and discussion items at the Planning Commission meeting on 8/25/14, the applicant has submitted an updated Concept Plan and cover letter (Attachment #2) to address many of the questions/discussion. The updated Concept Plan is generally consistent with the original version submitted to the Planning Commission with a couple modifications. The modifications are noted in the Planning and Zoning Issues Section.

PLANNING AND ZONING ISSUES

Staff provided a complete analysis of the proposed planned development from a planning and zoning perspective in a Staff Report dated 8/25/14. The previous Staff Report is attached electronically to this report for reference. In the original Staff Report, staff recommended 18 conditions of approval related to the Inwood PUD Concept Plan. For the purposes of the Planning Commission's second review of the proposed development, it should be noted that staff still supports the originally recommended conditions of approval with one exception. Original Condition # 12 required the applicant to remove two residential lots that encroached on the required 100-foot greenbelt buffer. With the submittal of an updated Concept Plan, no residential lots encroach on the required buffer area. Therefore, Original Condition #12 has been removed as a recommended condition of approval, leaving 17 recommended conditions, all of which are referenced in this Staff Report.

To address some of the questions and discussion topics from the 1st review of the Inwood PUD Concept Plan, the applicants have submitted an updated Concept Plan, an Open Space Plan and a response letter detailing some of the changes and responding to some of the discussion topics. These materials can be found in Attachment #2. Many of the changes or discussion items are identified in the response or cover letter provided with the updated plans. The changes in the updated Concept Plan include the following:

- The updated Concept Plan includes increased park area in the area adjacent to Stonegate Park. The applicants acknowledge that the plan must be reviewed by the Park Commission in advance of solidifying an acceptable design and location of the park areas.
- The single family lot count has been reduced from 281 to 273 to account for additional park space and protection of existing man-made wetlands on the site.
- The updated net density calculation is 3.14 units/acre, as opposed to 3.22 units/acre in the previous plan. As noted in the cover letter, this density calculation does not include any of the larger ponding areas associated with the development. These areas would typically be included according to the City's net density definition, as has been the case in other single family subdivisions. Staff is extremely confident that the single family area proposed in the Inwood PUD Concept Plan is well within the acceptable range required under the City's Comprehensive Plan.
- The applicant provided three notes with regards to lot area, lot width and setbacks that relate to the allowed variations or flexibilities from the Zoning Code that can be achieved through the PUD Ordinance. After reviewing the comments pertaining to the lot area, lot width and setbacks, staff finds that the applicant's analysis of the City's PUD Ordinance is accurate. Therefore, applicants are permitted to request such variations from the Zoning Code as long as they are meeting one or more of the identified objectives for planned developments per the ordinance.
- The applicants have provided an Open Space Plan to demonstrate that they are meeting the 20% open space requirement for PUDs. The Open Space Plan is included in Attachment #2.
- The length of Cul-De-Sac L has been reduced to provide more park area adjacent to Stonegate Park. Staff still has some concern that it may exceed 600 feet in length, the maximum allowed length of cul-de-sac for an urban subdivision. Staff will continue to work with the applicant to ensure conformance to the rules of the City's Subdivision Ordinance.
- The original Concept Plan included two residential lots that encroached on the required 100-foot greenbelt buffer. The updated Concept Plan has corrected this issue, maintaining, and in many cases far exceeding, the 100-foot buffer requirement. As a result, staff would recommend removing the condition related to removing Lots 27 and 28, Block 7 from the greenbelt buffer area (Condition #12 on the 8/25/14 Staff Report).

It should be noted that although the applicant is providing an updated Concept Plan, the recommended conditions of approval in the original Staff Report still apply (with the exception of Original Condition #12). The applicant is providing the updated Concept Plan to be responsive to questions and discussion items posed by the Planning Commission. In addition, the updated plan includes a concept of increased park area adjacent to Stonegate Park. Staff is still recommending that the applicant present these plans to the Park Commission on September 15th. Overall, the updated plan is consistent with the previous plan with the exceptions noted. Given the limited scope of the changes in the updated plan, the previous Staff Report, dated 8/25/14, and conditions (with exception of Condition #12) still apply.

In addition to the planning and zoning issues that were outlined in the previous Staff Report, it should be noted that the City of Oakdale submitted a comment letter noting opposition to potential future restrictions of access at Oak Marsh Drive and 9th Street North. As indicate in the letter, staff is meeting with both the City of Oakdale and Washington County on September 12th to continue to work through access related concerns on Inwood Avenue (CSAH 13). As Inwood Avenue is a Washington County facility, the County will continue to take the lead on working with the applicant and both communities on proper access spacing and design. As a condition of approval (Condition #14), staff is recommending that the applicants work with Washington County to address all issues pertaining to street and intersection design for the County roads (CSAH 13 and CSAH 10). In addition, City staff will continue to work with the applicant, Washington County and the City of Oakdale related to access considerations on Inwood Avenue.

PLANNING COMMISSION REVIEW, ANALYSIS AND RECOMMENDATIONS

In addition to holding a public hearing on the proposed Inwood PUD Concept Plan, the Planning Commission discussed the planned development at great length, making multiple motions to add or amend conditions of approval for the development. As these additional or amended conditions were never included in a broader recommendation to the City Council, staff is asking the Planning Commission to reaffirm the following motions:

1. M/S/P: Williams/Kreimer, move to include Condition #19 to require a 5-foot sideyard setback for all of the single family detached housing, **Vote: 4-2, motion carried,** with Larson and Dodson voting no.

   The applicants have noted that the requested 4-foot sideyard setbacks are important to making the Lifestyle Home single family product work. Staff is confident that the reduced setback will work from a land use perspective, as long as the site is carefully engineered to properly account for storm water management.

2. M/S/P: Williams/Dodson, move to add to Condition #6 "the location, size and design of the park will be subject to review by the Park Commission. It is recommended that the Park Commission consider the inclusion of a small park area or gathering space in the northwest portion of the development", **Vote: 6-0, motion carried unanimously.**

   If affirmed, planning staff will present the Planning Commission's recommendation to the Park Commission at the 9/15/14 meeting.

3. M/S/P: Dodson/Lundgren, move to include Condition #20 that the applicant must work with the City to submit their residential design standards to the City as part of the Preliminary PUD Plan application for the City's use in reviewing building permits, **Vote: 6-0, motion carried unanimously.**

   Staff would note that Hans Hagen has identified themselves and the sole builder of the Lifestyle Homes, which is the product that raised greater concern over garage-dominated front elevations.

4. M/S/P: Kreimer/Lundgren (with friendly amendment from Haggard), move to include Condition #20 to change the proposed land use of the area in the northwest corner to Commercial or multi-family with a maximum net density of 15 units per acre, **Vote: 5-1, motion carried,** with Dodson voting no.

In addition to the above approved motions, there was discussion and/or failed motions pertaining to requiring typical single family lots on the east side of the development and incorporating theming elements into the development. There was also discussion about requiring the greenbelt buffer trail to be located within the western portion of the buffer. However, no formal motion was made related to the trail location. Finally, there was general discussion about the proposed findings listed in the 8/25/14 Staff Report. As no formal motions were made, staff has included the same draft findings that were listed in the previous report. However, staff did include recommended language proposed by Chairman Williams to note that the Concept Plan complies with the general intent of the applicable zoning districts "with the exception of the issues identified in the Staff Report."

Based on the above Staff Report and analysis, as well as the analysis completed on 8/25/14, Staff is recommending approval of the Inwood PUD Concept Plan with 17 conditions intended to address future considerations related to the submission of a PUD Preliminary Plan and Preliminary Plat application. The recommended conditions are as follows:

Recommended Conditions of Approval:

1) The applicant must obtain permission and consent from the adjoining property owner, Bremer Bank, related to the right-of-way and alignment of the 5th Street minor collector road in the southeast corner of the site. The final alignment must be determined prior to the submittal of PUD Preliminary Plan and Preliminary Plat applications.

2) Request for flexibility related to lot size, width, setbacks and all other requirements per the City's Zoning Ordinance or Design Standards must be clarified and documented as part of the PUD Preliminary Plan and Preliminary Plat submission.

3) The application for Preliminary Plat and Preliminary PUD Plan approval will include an overall PUD planning document that addresses the flexibility requests noted in the preceding condition and that also specifies the specific design considerations to be used throughout the project area.

4) The Preliminary PUD plans will include a phasing plan for all portions of the development.

5) The Preliminary Development Plans shall include a water tower within the project development area in a location that is deemed acceptable by the City Engineer. As an alternative, the developer may identify an alternate location off-site for the water tower in a location deemed acceptable by the City Engineer provided the ownership of the site is transferred to the City and all required utility connections are constructed in conjunction with the platting of the Inwood PUD.

6) The Preliminary PUD plans shall be updated to include additional park land in the southeastern portion of the site. A larger park area of 5 to 10 acres adjacent to the existing Stonegate Park and with access to 5th Street is the preferred location. The location and size of this park will be subject to review by the Lake Elmo Park Commission.

7) All street and median geometrics must accommodate emergency vehicle access and maintenance. Applicants must demonstrate acceptable turning radii for all uniquely shaped landscape medians and cul-de-sacs.

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 the appropriate watershed district prior to the commencement of any grading or development activity on the site.

9) 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, and the land is located outside of any restrictive easements.

10) The applicant shall observe all comments and recommendations from the City Engineer documented on the Engineer's report dated August 13, 2014.

11) The Preliminary Plat and Preliminary PUD Plans will address review comments and issues that are identified within the Environmental Assessment Worksheet for the Inwood planned development site.

12) The applicant shall enter into a maintenance agreement with the City clarifying responsibility for all median landscaping and stormwater facilities internal to the single family residential streets.

13) The applicants must work with the City to determine fair and equitable cost share for City costs related to the future signalization of the intersection at 5th Street and Inwood Avenue (CSAH 13).

14) The applicant must work with Washington County to address all review comments documented in the attached report dated 8/20/14 pertaining to access and intersection design for Inwood Avenue (CSAH 13) and 10th Street (CSAH 10).

15) The applicant must provide sidewalks on both sides of Street B to better serve the single family residential area.

16) Additional trail segments along the east side of Inwood Avenue from 5th Street to 10th Street and along 10th Street from Inwood Avenue to the Greenbelt Buffer Trail must be incorporated into the plans.

17) The applicant must work with the City to ensure compliance with the City's shoreland provisions and the standards of the SWWD and MN DNR related to shoreland areas of designated public waters.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Inwood PUD Concept Plan:

1) That the Inwood PUD Concept Plan is consistent with the intent of the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

2) That the Inwood PUD Concept Plan complies with the general intent of the City's Urban Low Density Residential, Urban High Density Residential and Commercial zoning districts with the exception of the issues identified in the Staff Reports.

3) That the Inwood PUD Concept Plan complies with the City's Subdivision Ordinance.

4) That the Inwood PUD complies with the City's PUD Ordinance, and specifically the identified objectives for the consideration of a Planned Development.
5) That the Inwood PUD Concept Plan is consistent with the City's engineering standards with exceptions as noted by the City Engineer in his review comments to the City dated August 13, 2014.
6) That the master-planning technique utilized in the Inwood PUD Concept Plan provides thoughtful integration of multiple land uses, a variety of housing types and an effective and connected transportation system, allowing for different modes of travel throughout the site.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Inwood PUD Concept Plan with the 17 conditions of approval as listed in the Staff Report. Suggested motion:

"Move to recommend approval of the Inwood PUD Concept Plan with the findings of fact and 17 conditions of approval as drafted in the Staff Report."

ATTACHMENTS:

1. Staff Report, dated 8/25/14 (hard copy not included)
2. Updated Inwood PUD Concept Plan, Open Space Plan and Cover Letter
3. City of Oakdale Review memorandum

ATTACHMENTS FOUND IN 8/25/14 PLANNING COMMISSION AGENDA PACKET:

1. Location Map
2. Application Form and Project Narrative
3. Inwood Concept Planning & Design Booklet
4. City Engineer's Review Memorandum, dated 8/13/14
5. Washington County Review Memorandum

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: 8/25/14
AGENDA ITEM: 4B – PUBLIC HEARING
CASE # 2014-42

ITEM: Inwood Planned Unit Development (PUD) – General Concept Plan

SUBMITTED BY: Kyle Klatt, Community Development Director
Nick Johnson, City Planner

REVIEWED BY: Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Ann Pung-Terwedo, Washington County
Matt Moore, South Washington Watershed District
Molly Shodeen, MN DNR

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to hold a public hearing for a request from Hans Hagen Homes and Inwood 10, LLC for a Planned Unit Development (PUD) Concept Plan for a new mixed-use development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo. The concept plan includes 281 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses. Staff is recommending approval of the PUD Concept Plan with 18 conditions of approval as listed in the Staff report.

GENERAL INFORMATION

Applicant: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN 55432 and Inwood 10 (Tom Scheutte), LLC, 95 S Owasso Blvd. W., St. Paul, MN 55117-7830

Property Owners: Inwood 10, LLC (Tom Scheutte), 95 S Owasso Blvd. W., St. Paul, MN 55117-7830

Location: Part of Section 33 in Lake Elmo, immediately south of 10th Street (CSAH 10), immediately north of Eagle Point Business Park, immediately east of Inwood Avenue (CSAH 13) and immediately west of Stonegate residential subdivision. PIDs: 33.029.21.12.0001, 33.029.21.12.0003, 33.029.21.11.0002 and 33.029.21.11.0001.

Request: Application for Concept Plan approval of a Planned Unit Development (PUD) containing 281 single family lots, 144 townhome units, 150 multi-family units, 120 senior living townhome units and multiple sites intended for commercial uses to be named Inwood of Lake Elmo.

Existing Land Use and Zoning: Vacant land used for agricultural purposes. Current Zoning: RT – Rural Transitional Zoning District; Proposed Zoning: LDR –

	Low Density Residential, HDR – High Density Residential and C – Commercial (all with PUD overlay)
Surrounding Land Use and Zoning:	North: Vacant agricultural land and two residential homes – RR and PF zoning; West: Oak Marsh Golf Course, urban single family subdivision, commercial – City of Oakdale jurisdiction; South: Offices in Eagle Point Business Park (including Bremer Bank facility) – BP zoning; East: Stonegate residential estates subdivision – RE zoning.
Comprehensive Plan:	Urban Low Density Residential (2.5 – 4 units per acre), Urban High Density Residential/Mixed Use (7.5 – 15 units per acre) and Commercial.

History: The site has historically been used for agricultural purposes. The applicants have submitted a mandatory Environmental Assessment Worksheet (EAW) for publication to the Environmental Quality Board (EQB) on September 2nd, commencing the 30-day comment period.

Deadline for Action: Application Complete – 8/12/14
60 Day Deadline – 10/10/14
Extension Letter Mailed – No
120 Day Deadline – 12/9/14

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (§154.450)
Article 12 – Commercial Districts (§154.550)
Article 16 – Planned Unit Development (§154.800)
Article 17 – Shoreland Management Overlay District

REQUEST DETAILS

The City of Lake Elmo has received an application from Hans Hagen Homes and Inwood 10, LLC for a Planned Unit Development (PUD) Concept Plan for a mixed-use project that will be located on 157 acres of land located on south of 10th Street and east of Inwood Avenue in Lake Elmo. The proposed project will include 281 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses, in addition to storm water facilities, trails, and park areas as depicted on the attached site development plan. While the planned uses for the site generally match those shown on the City's future land use map for the property, the applicant is proposing a slightly different configuration of the various land uses. Most notably, the developer is asking that the commercial area be moved further south along Inwood Avenue to the intersection of 5th Street and that a small area of multi-family development be allowed at the intersection of Inwood Avenue and 10th Street.

The overall project can be divided up into three distinct areas on the plans, which includes a multi-family area south of 5th Street, a single-family "lifestyle housing" neighborhood north of 5th Street, and commercial areas with frontage along Inwood Avenue. Within the residential areas, the developer plans a mix of different housing options, including single-family detached housing, townhouses, senior townhomes, senior multi-family, and standard multi-family housing. The planned single-family areas differ from typical residential neighborhoods in that the lots are smaller than otherwise allowed in the LDR zoning district, with reduced setbacks from the LDR standards as

well. The homes to be built in these areas are intended to appeal to a different market then a typical neighborhood by incorporating common open areas, association-maintained lawns and driveways, and other services, and with amenities that are more typical in a townhouse type of development.

As indicated in the application narrative, the developer does not have detailed plans for any of the multi-family portions of the site, and the plans as submitted depict a general development concept for these areas. These structures planned for much of these areas are intended to serve seniors, including a proposed 120-unit senior building that would be located in the southern portion of the site. All of the planned commercial areas are located along Inwood Avenue, and would be separated from the residential development by the internal road system or storm water ponds. At this time, the plans do not call for any vertical mixing of uses; however, the proposed multi-family buildings would be located adjacent to commercial activities, allowing for easy access to goods and services.

As opposed to following the City's normal subdivision procedures, the applicants have determined that a planned development approach offers the best method to achieve their development vision for their property. The purpose of the City's PUD ordinance is to provide flexibility in development and zoning standards for large parcels under unified control with the goal of achieving higher quality development. More specifically, the General Concept Plan phase of the PUD procedure allows the applicant to submit a general plan to the City demonstrating his or her basic intent of the development, including general density ranges, location of residential and nonresidential land uses, and location of streets, paths and open space. The purpose of approving the Concept Plan is to provide the applicant with conceptual approval related to the requested flexibilities or variations from the City Zoning and Subdivision Ordinances, or other City standards, before incurring substantial costs related to submitting a full Preliminary Plat application. In terms of procedure, the planned development path is similar to the normal subdivision process in that Preliminary and Final PUD Plan approvals must follow parallel track to Preliminary and Final Plat. However, one critical difference between the planned development process and standard subdivision process is that the PUD Concept Plan phase requires a public hearing and the approval of the City Council.

The applicant is proposing to develop the site as a large Planned Unit Development, and is requesting flexibility from the underlying zoning in a number of areas including the following:

- The lot sizes and setbacks for the "lifestyle housing" that is planned for most of the single-family detached houses.
- The construction of multi-family buildings on a portion of the site that is presently guided for commercial development. It should be noted that the zoning ordinance does allow multi-family buildings in commercial zoning districts as a conditional use.
- Moving certain land uses and densities across the entire site. The overall densities that are planned, and the overall size of the commercial, multi-family, and single family areas follow closely to the amount indicated in the Comprehensive Plan; however, the applicant is proposing to move the specific locations of these uses in accordance with the submitted plans. For instance, the City's future land use plan depicts approximately 13 acres of commercial land uses at the intersection of Inwood and 10th Street. The developer is proposing to keep the overall size of the commercial area the same but extending it further south along Inwood Avenue as opposed to locating single family residential directly adjacent to the County arterial roadway.
- Allocating the allowed densities across the entire site instead of reviewing densities on a project-by-project basis. This allows the developer to plan for storm water management, parks, and roadways in the appropriate locations, even though a smaller project within the

planning area may exceed underlying zoning. The density projections for the site are reviewed in greater detail in the latter sections of this report.

The flexibility that being requested by the developer is allowed under the City's PUD Ordinance, and the developer has provided a response to the PUD objectives as listed in the Zoning Ordinance as part of the project narrative. The appendix of the submitted Concept Planning & Design Booklet (Attachment #5) also addresses how the proposed planned development is meeting the objectives of the City's PUD Ordinance.

Because the project is located at the intersection of two major roadways in Lake Elmo and includes the proposed construction of another, access issues will play a major role in how the site is able to develop. Internal to the site, the developer intends to connect to the planned extension of the 5th Street minor collector road that will extend through the Boulder Ponds development in the southeastern portion of the site. This road will then turn quickly to the west and eventually intersect Inwood Avenue about 500 feet north of the Eagle Point Business Park. While most of the internal traffic will be accessed via 5th Street, there are multiple planned connections along both Inwood Avenue and 10th Street, which includes a new north/south connection road that will provide a connection between Eagle Point Boulevard and 10th Street. While all of the roads have been designed to comply with City and County requirements, they will be subject to further review and analysis as more detailed plans are prepared for the site.

One of the other major features of the project includes the preservation of the wooded area along the eastern project boundary. This area is guided for a green belt/buffer area between the Stonegate neighborhood and denser urban development on the applicant's site. The developer is also proposing a series of trails within the project, including a trail in the eastern green belt/buffer running north and south along a linear park, an east-west trail running across the entire segment of the development connecting the residential area to the commercial areas, as well as the City's planned regional trail section along 5th Street. In addition to the multiple trail systems, smaller park areas are shown in the southeastern part of the site near the existing Stonegate Park, which are proposed as a logical extension of the existing park area. The other open space areas within the development are predominately being used for storm water management purposes, with larger ponds being located south and east of the commercial area near the intersection of 5th Street and Inwood Avenue.

Regarding next steps, the applicant is proposing to bring forward a Preliminary Plan and Preliminary Plat application upon approval of the Concept Plan. Per the PUD Ordinance, the final approval of the proposed planned unit development will result in a zoning change to a specific PUD zoning district, with specific requirements and standards that are specific to the development. If the application moves forward, the change in the base zoning (LDR, HDR, C) of the property would occur at the time of Preliminary Plan approval, and the final PUD zoning with approved flexibility that is specific to the development would be established at Final Plan approval.

PLANNING AND ZONING ISSUES

The Inwood site is guided for Urban Low Density Residential, Urban High Density Residential and Commercial land uses in the City's Comprehensive Plan. As noted above, the developer is planning to keep the same general mix of uses on the property, but will be moving the specific location of certain elements to better suit the unique circumstances of this property. The most important consideration in this regard is the location of the commercial area, which is shown in the extreme northwest portion of the site in the City's Comprehensive Plan. While the location of this commercial area at the intersection of two major roadways makes sense from a planning perspective,

in reality access to this area is limited due to spacing requirements along and adjacent to a County road. The developer's plans create a new commercial intersection at Inwood and 5th Street, which allows these areas to be accessed via a back road system while avoiding any driveways with direct access to either Inwood or 10th Street. The subsequent arrangement of uses makes logical sense given the access restrictions in place. In addition, it may be problematic to locate single family residential land uses directly adjacent to Inwood Ave. (CSAH 13) as guided by the Comprehensive Plan. Inwood Ave is a County arterial roadway that is anticipated to serve a substantial volume of traffic in the future. From a land use compatibility and noise mitigation standpoint, it makes sense to narrow and extend the commercial uses along Inwood Avenue.

The other major break from the underlying Comprehensive Plan is the siting of two multi-family structures at the intersection of 10th Street and Inwood Avenue. Essentially, the developer is proposing to swap a portion of the high density/mixed use area north of Eagle Point Business Park with commercial development at this intersection. The overall balance of uses is therefore not being changed from the Comprehensive Plan, and the proposed reconfiguration appears to work well given the other site constraints, including storm water retention and infiltration requirements, that need to be addressed on the site. In addition, it should be noted that multi-family housing is allowed in the Commercial zoning district as a conditional use. The applicant is proposing to site the multi-family use in this location through the planned development process as opposed to the Conditional Use Permit process. Staff has reviewed the requested variations from the Comprehensive Plan and found that the master-planning of the 157-acre parcel as proposed in the Inwood PUD represents thoughtful planning and siting of the various uses proposed. After evaluating the master-planned development, Staff finds that the development is meeting the overall intent of the land use guidance of the Comprehensive Plan when considering the overall land use goals for the parcel.

Regarding the density calculations of the Inwood planned development, the developer has provided density calculations at the request of Staff for the entire site using the City's recently adopted net density definition. These calculations are summarized as follows:

Use	**Area (in acres)**	**Units**	**Net Density (units per acre)**
Single Family Detached	87.17	281	3.22
Multi-family (south of 5th Street)	23.2	264	11.38
Multi-family (corner of 10th and Inwood)	5.16	150	29.1

The overall net density for all of the residential areas is 6 units per acre, while on a gross basis this number is 4.9 units per acre. However, all of these numbers are misleading because most of the ponding for the development is located on the outlots adjacent to the commercial parcels, which would add additional open space to the residential calculations. The developer has noted that by utilizing the density ranges permitted under the Comprehensive Plan, the maximum number of residential units that could be built on the site would be 812 units, compared to the planned number of 695 included in the Inwood development. On an overall site development basis, the proposed Inwood PUD would be consistent with the overall range of planned growth according to the Comprehensive Plan.

In addition to the requested variation related to the Comprehensive Plan, the other flexibilities requested by the applicant include reduced setback requirements for the single family "lifestyle" housing product offered in the residential neighborhood of the development. The standards for the

LDR zoning district and the requested flexibilities for the Inwood PUD single family lots are as follows:

Setback	**LDR Zoning District**	**Inwood PUD**
Front Yard	25 Feet	18 Feet to Principal Structure / 20 Feet to Garage
Interior Side Yard	10 Feet Principal Structure Side / 5 Feet Garage Side	4 Feet
Rear Yard	20 Feet	20 Feet

In addition to setback requirements, the applicants will be requesting flexibility from minimum lot size requirements and lot width requirements, particularly for the Village/Carriage residential product. The Inwood Concept Plan noted that 20% of these homes are slightly under 40 feet in width, while 60% are 50 feet in width and the final 20% are 58 feet in width. The LDR zoning district requires a minimum lot width of 60 feet. By pursuing the PUD process, the applicants are requesting reduced lot sizes, which is allowed under the ordinance. They have noted that the unique housing type, which is completely maintenance free (HOA maintained), requires different design considerations and setbacks. The lot width of the designer product (46 lots in the southeastern potion of the development) are 65 to 85 feet in width, meeting the minimum standards of the LDR district. As an area tabulation of individual lots is not required at Concept Plan level review for a planned development, the applicant has not submitted an area calculation. However, given the size of some of the proposed lots, it is anticipated that many of the lots will be under the LDR zoning district standard of 8,000 square feet. As part of any preliminary PUD plan submittal, staff would require the applicant to submit a complete area tabulation of all the lots proposed in the planned development. Once again, the applicants have noted that in order to achieve a completely HOA maintained neighborhood with a single level product type, flexibility from standard lot width, size and setback requirements are necessary. Based on the residential product presented in the planned development, Staff would offer that the residential product proposed offers a residential product or type that is not currently represented in the Lake Elmo housing market.

With regards to the proposed uses in the Inwood PUD, it should be noted that the master-planned development proposes to integrate low density residential, high density residential and commercial uses all within one development effort. Master-planning the entire development as part of a broad, single effort allows for much greater integration of street and pedestrian networks, providing greater connectivity within the development. In addition, planning the entire site allows for improved planning and utilization of storm water facilities for the area. In reviewing the proposed commercial uses included in the Concept Plan, it should be noted that all are allowed in the Commercial zoning district. However, it is anticipated that these uses may change according to market conditions and demand. It would be Staff's expectation that the uses proposed in the Commercial areas of the development would be allowed under the Commercial zoning district.

Finally, as the Inwood development is utilizing the PUD process, it is the burden of the applicant to explain how the proposed development meets one or more of the City's identified objectives (§154.801) related to planned developments. In order to address this question, the applicant has provided a thorough explanation of which objectives are met within the back section of the Project Narrative (Attachment #3 – Also found in PUD Design Planning & Concepts Booklet). In the judgment of Staff, the proposed development meets the criteria for the following identified

objectives: A) Innovation in land techniques, B) Promotion of integrated land uses, D) Accommodation of housing of all types with convenient access to employment and/or commercial facilities and H) Creation of more efficient provision of public utilities and services, lessened demand on transportation, etc. Arguments could be made for additional objectives being achieved. Staff was most confident in the aforementioned objectives being met.

Per the City's Subdivision Ordinance, the applicant is required to provide parkland dedication in an amount equal to 10% of land developed residentially, fees equal to the market value of 10% of the land, or some combination thereof. The acceptable parkland solution is at the discretion of the City. Based on the submitted area calculations on the Inwood PUD Concept Plan, there is 78.1 acres of single family residential area and 29.5 acres of multi-family residential area, totaling 107.6 acres. Therefore, the required land dedication for the residential areas would be 10.7 acres. The applicants have noted that 12.2 acres of public parkland is provided, going above the required dedication amount. However, the outlots containing area labeled park also contain storm water facilities and one smaller wetland. In advance of preliminary plat and preliminary PUD plan, it is recommended that the applicant work with Staff to clarify the correct amount of parkland provided given the City's criteria for eligible parkland. In addition to the land dedication requirements for the residential areas of the Inwood planned development, the applicant would be required to submit a fee of $4,500 per acre of land developed for commercial purposes. Based on the area calculations, there is currently 27.7 acres of land being developed commercially, which would result in a parkland fee of $124,650. In developing more detailed plans for the Inwood development in the future, staff will work with the applicant to determine the correct parkland dedication amounts.

In terms of the parkland provided in the Inwood planned development, the majority of the park areas are found in the southeast corner of the site adjacent to existing Stonegate Park and on the east side of the development with the linear greenbelt park. It should be noted that there is park proposed on both sides of the 5th Street minor collector road. The smaller park area on the southern side of the collector is intended to serve the townhome area immediately to the west. The park area north of the collector, along with the linear greenbelt park, could easily serve the single family residential portion of the development. While at this time it appears that the total required parkland dedication amount has been met by the applicant, Staff would recommend enlarging the park area north of 5th Street adjacent to existing Stonegate Park to an overall size of 5-10 acres. Increased park area in this location would give the City the ability to design more usable recreation space where organized recreation activities, such as baseball or soccer, could be held. Given the number of residential units proposed in the development, Staff believes that a larger park area is appropriate in this case. In addition, it is likely that the park should be served by an access off of 5th Street with a small parking area to serve the overall park. If the applicants have indeed met their land dedication requirements, Staff would recommend that the applicants be given credit or compensated for any parkland provided above the dedication amount. Credit and compensation could be achieved by reducing the parkland dedication fees due related to commercial development on the site by the equal market value of the land the City receives above the dedication amount. In order to get further direction regarding the appropriate park area for the development, Staff is recommending that the applicant present their plans to the Park Commission at their next regularly scheduled meeting, which is on September 15th, 2014.

It should also be noted that two portions of the site are subject to shoreland rules. The northwest corner of the site is located within the shoreland district of Armstrong Lake, which is located in the jurisdictions of both Oakdale and Lake Elmo. In addition, an unnamed stream or tributary exists in the southwest corner of the site running towards Eagle Point Business Park. To review the proposed

development in and around these areas, Staff completed a review of the Concept Plan against the City's Shoreland Management Overlay District (Article 17 of Zoning Code). Regarding the northwest potion of the site, the proposed structures are not in close proximity to the Ordinary High Water Level (OHWL) of Armstrong Lake. In terms of impervious surface, sewered lots without riparian dedication are subject to a maximum amount of impervious surface of 30% of lot area. This standard would apply to the commercial and multi-family residential uses proposed in the northwest and western portion of the site, as the shoreland district boundary is depicted on the Concept Plan with a bold dashed black line. In addition, Staff does have some concern about the amount of impervious coverage in Lots 7-14, Block 11. These lots may need to be revised to comply with the City's shoreland standards. In addition to Armstrong Lake, the unnamed tributary flowing through the southeastern portion of the site, which travels to Wilmes Lake in Woodbury, is considered a protected water under DNR classification. The applicants have provided a significant buffer around the unnamed tributary. The City's shoreland provisions require a structure setback of 75 feet from tributaries for sewered lots with no riparian buffering requirement. However, the MN DNR and South Washington Watershed District may provide additional review on this area. There may be a concern about the proximity of the commercial use labeled "pharmacy". Regarding all the shoreland issues, Staff would recommend that the applicant work with the City to ensure compliance with the City's shoreland provisions and the standards of the SWWD and MN DNR as a condition of approval (Condition #18).

REVIEW AND ANALYSIS

City Staff has reviewed the proposed Inwood PUD Concept Plan, which has gone through multiple iterations in advance of the formal application being made to the City. In general, the proposed plan will meet all applicable City requirements for PUD Concept Plan approval, and any deficiencies or additional work that is needed is noted for the purpose of inclusion in the review record. In addition there are several things happening in and around the Inwood planned development that will have an impact on the project, including the construction of 5th Street with appropriate access spacing and alignment, as well as the potential siting of a future water tower on the site. Given that some of these efforts are still underway, Staff recognizes that some modifications will be necessary from PUD Concept Plan phase to PUD Preliminary Plan phase.

The City has received a detailed list of comments from the City Engineer and Fire Chief, in addition to comments by the Washington County Public Works, 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***. In the judgment of Staff, the proposed planned development is consistent with the land use categories guided for this site as planned in the Lake Elmo Comprehensive Plan. The proposed amount of residential growth is consistent with the range of residential development as guided by the Comprehensive Plan. In addition, the land uses as proposed are generally consistent with the Urban Low Density Residential - LDR and Urban High Density Residential - HDR zoning districts. Finally, the total area intended for commercial uses on the site matches the amount planned under the Comprehensive Plan, with the locational changes noted as an acceptable variation through the PUD process. Other aspects of the Comprehensive Plan relate to the Inwood PUD Concept Plan as follows:

- ***Transportation***. The City's transportation plan calls for the construction of a minor collector road (5th Street) 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. The applicant has incorporated the right-of-way at the width necessary to construct the minor collector as part of its PUD Concept Plan. As proposed, the provided segment of 5th Street will connect from Inwood Avenue (CSAH 13) to the Boulder Ponds development southeast of the site, eventually leading through the Savona subdivision to Keats Avenue (CSAH 19). Completion of this segment of the minor collector road will provide the infrastructure needed to properly distribute automobile traffic throughout Stage 1 of the I-94 Corridor Planning Area.
- ***Parks***. The City's Park Plan identifies the subject property as a needed location for a neighborhood park. Given the amount of residential growth proposed for the site, it makes sense to provide enough parkland to adequately serve this portion of the I-94 Corridor Planning Area. In addition to a neighborhood park as guided by the Comprehensive Plan, it should also be noted that the eastern portion of the site is guided for a 100-foot linear park known as the greenbelt buffer. The greenbelt trail provided on the eastern portion of the development is consistent with the guidance of the Comprehensive Plan.
- ***Water***. Water will eventually be provided to this area via a future extension of the municipal system along Inwood Avenue. The Inwood planned development will be able to be served under the City's current agreement with the City of Oakdale until the Inwood watermain extension is completed in 2015. It also must be noted that the subject property is identified as a future location for one of the two water towers needed to serve the I-94 Corridor Planning Area. As a condition of approval (Condition #5), Staff recommends that the applicant provide a location that meets the approval of the City Engineer within the development to site the necessary water tower. As an alternative, the applicant can provide the City with an alternative site, as long as the location works from a hydrological standpoint and meets the approval of the City Engineer.
- ***Sanitary Sewer***. The Inwood planned development will be able to connect into the existing sanitary sewer system within the Eagle Point Business Park. While this area is presently served via an interconnected system with the City of Oakdale, all of Section 34 will eventually be connected to the regional interceptor located immediately south of the business park. As noted in the City Engineer's memo, the proposed sanitary sewer connection will need to be evaluated for capacity and overall system design.
- ***Phasing***. The Inwood planned development is located within the Stage 1 phasing area of the I-94 Corridor Planning Area. Therefore, the proposed development is consistent with the City's anticipated phasing of growth.

- ***Zoning***. The proposed base zoning for the Inwood site will be split between the Urban Low Density Residential – LDR, the Urban High Density Residential – HDR, and Commercial – C zoning districts. However, approval of PUD Final Plan will result in a zoning change to a specific PUD Zoning District, recording all of the permitted variations, such as minimum lot size and setbacks, from the Zoning requirements of the base 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 City will work with the applicant to ensure that all standards specified in the Subdivision Ordinance are met, or that the appropriate variation is requested through the PUD Preliminary Plan.

- ***Concept Phasing***. The developer has indicated that the first phases of the project will be the single-family areas, with the multi-family and commercial areas proceeding based on market conditions. The narrative notes that Hans Hagen Homes will be the exclusive builder of the single family area, while Inwood 10, LLC will develop the commercial and multi-family areas as the market permits. In addition, Staff is requesting that the developer will be asked to provide a more specific phasing plan with the preliminary plat and preliminary PUD submissions (Condition #4).

- ***Infrastructure***. The developer will be required to construct all streets, sewer, water, storm water ponds, and other infrastructure necessary to serve the development. Storm water facilities should be platted as outlots and deeded to the city for maintenance purposes. Adequate access to public storm water facilities must be provided.

- ***Tree Preservation and Protection***. Based upon the limited tree cover of the site, it is possible that the applicant may not be required to complete a Tree Preservation Plan. If the applicant can demonstrate that significant trees on the site will not be negatively impacted by development activity, they would be allowed to submit a Woodland Evaluation Report in lieu of a Tree Preservation Plan. In addition to the trees along the eastern boundary, there are only two relatively small stands of trees on the site, located in the southwest and southeast corners of the site respectively. The Inwood PUD Concept Plan does not show development activity over these areas. However, potential impacts to existing trees will be better understood at the preliminary plat level with the submission of a grading plan for the development. Overall, the details at the preliminary plat stage will require a greater level of detail concerning trees on the site.

- ***Green Belt/Buffer***. The Comprehensive Plan identifies the area on the east side of the Inwood planned development adjacent to the Stonegate residential subdivision as a green belt/buffer space with a minimum width of 100 feet. As proposed in the Inwood PUD Concept Plan, the applicant is utilizing this space for the continuation of trail corridor from the Boulder Ponds planned development in the south. As proposed, the design of the greenbelt trail is consistent with City planning efforts to date. In addition, it should be noted that the applicants are proposing to maintain a significant amount of existing trees along the eastern boundary of the site, adding to the value and aesthetic of the proposed linear park area. The existing trees include a significant amount of evergreen species, which should provide ample year round screening to many portions of the development. It should be noted that the distance maintained between private lots and the Stonegate neighborhood exceeds 100 feet in many areas, where separation distances of 140 to over 200 feet are common. However, it should be noted that Lots 27 and 28, Block 7 do encroach on the minimum 100-foot buffer area. As a condition of approval (Condition #12), Staff would recommend that the two lots noted be revised to maintain the 100-foot buffer requirement. With the exception of the two lots noted, Staff believes that that green belt/buffer requirements of the Comprehensive Plan have been met, and often exceeded, by the applicant.

- ***Streets and Transportation***. The Inwood PUD Concept Plan includes a substantial portion of the 5th Street minor collector road, as well as an extensive internal street network proposed to serve the mixed-use development. From a conceptual level review of the street system, it appears that the proposed internal public streets meet the City's baseline subdivision requirements and City engineering standards. The right-of-way of local streets are 60 feet in width and local roads are 28 feet in width from curb to curb. In addition to the local road provided, the Inwood planned development includes a series of private streets and driveways to serve multi-family and commercial properties. The private streets and driveways as proposed are primarily accessed off 5th Street and Street D. Significant information regarding the proposed transportation network can be found in the City Engineer's memo (Attachment #6). In addition to the Engineer's review comments, staff offers the following additional comments related to streets:
    - ***5th Street.*** The City Engineer presents a significant amount of design requirements related to the 5th Street minor collector road in his review memorandum. In addition to his comments, Staff would highlight the following:
        - ***Alignment.*** The proposed alignment should meet Washington County's specifications for the touchdown on Inwood Ave. (CSAH 13). However, the alignment at the Boulder Ponds development includes slight additional impact to the Bremer Bank property, necessitating an additional 2,967 square feet of right-of-way from the Bremer site. In order to proceed with the alignment as shown, the applicant will need written permission from Bremer Bank (Condition #1).
        - ***5th Street and Inwood Avenue Signalization.*** Washington County will require signalization for the 5th Street and Inwood Ave. intersection at some point in the future. Given the anticipated traffic volumes generated by the Inwood planned development, Staff would recommend that the City require the applicant to participate financially in the City's share of the traffic signal costs. As a condition of approval (Condition #14), Staff is recommending that the applicant work with the City to determine a fair and reasonable cost share for the City's portion of the costs to signalize the 5th Street and Inwood intersection.
    - ***Residential Streets***. For the single family neighborhood, the applicant is proposing unique street designs. The streets of the single family areas include Low Impact Development (LID) techniques of utilizing center islands and medians to incorporate infiltration and storm water management facilities allowing for enhanced and innovative storm water management within close proximity to streets and residential lots. The center medians will also allow for additional landscaping and pedestrian spaces, as demonstrated in the Concept Planning and Design Booklet (Attachment #5). It should also be noted that the islands would include a one way street design, requiring vehicle traffic to move in circular direction around the island. Due to the unique design of these streets, the City will require additional geometric details and exhibits demonstrating successful turning movements throughout the neighborhood streets. As a condition of approval (Condition #7), Staff is recommending that these details be submitted as part of the Preliminary PUD Plan. Additional details needed for review must address the review comments from the City Engineer documented in the review memorandum dated 8/13/14 (Attachment #6). Finally, it should be noted that Street C and Cul-De-Sac L exceed the maximum length of cul-de-sac for

sewered developments (600 feet) per the City's Subdivision Ordinance. The Engineer has recommended that this road section be revised to connect interior to the development. This could most likely be accomplished by connecting Street C to Neighborhood Street E.

- ***Sidewalks and Trails.*** The proposed Inwood planned development offers a substantial amount and variety of pedestrian and bicycle facilities in the form of sidewalks and trails, offering alternative modes of transport throughout the development. Staff has the following comments pertaining to sidewalks and trails:
    - ***Sidewalks.*** All of the major streets serving the single family residential area have sidewalks on at least one side of the streets, and in some case both sides. In addition, the applicant is planning unique street design with center medians. The Concept Planning and Design Booklet note that these median areas include additional pedestrian facilities to access residential homes. However, this level of detail is not currently provided for all the individual islands and medians at the Concept Plan stage. Staff would recommend that this detail be provided to better understand how these residential areas are being served. In addition, one recommendation (Condition #16) that Staff would make is to include sidewalks on both sides of Street B, as this street is serving as a neighborhood collector for the single family residential neighborhood. Finally, the mutli-family and commercial areas often have direct sidewalk access to the streets. Staff would recommend that the applicant provide pedestrian access to the best extent possible to both mutli-family and commercial uses, as one of the benefits of a master-planned development is to ensure broad connectivity in between the various land uses included in the plan.
    - ***Trails.*** The applicants are proposing an effective system of trails to serve the planned development. In addition to the greenbelt linear park trail on the east side of the development, the applicant is planning a central east-west trail contained mostly in open space areas across the entire development. This should allow the development to achieve residential neighborhoods with easy access to employment and commercial services, resulting in an integrated development with a mix of uses. In order to augment the proposed trails provided in the Concept Plat, staff recommends that additional trail segments be provided within the Inwood Avenue and 10th Street right-of-ways (Condition #17). Staff recommends that the Inwood Avenue trail segment on the east side of the road extend from 5th Street to 10th Street (CSAH 10). In addition, the 10th Street (CSAH 10) trail segment should connect from Inwood Avenue (CSAH 13) to the Greenbelt Buffer Trail at the northeast corner of the development. These trail segments would ensure proper connection of the proposed trails and offer increased connectivity and access.
- ***City Engineer Review***. The City Engineer has provided the Planning Department with a detailed comment letter (Attachment #6) dated August 13, 2014 as a summary of his review of the Inwood PUD Concept Plan. 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 (Condition #10) that all issues identified by the City Engineer must be addressed by the applicant prior to approval of a the PUD Preliminary Plan and Preliminary Plat.
- ***Washington County Public Works Review.*** Ann Pung-Terwedo of Washington County Public Works has submitted a review memorandum that focuses on the proposed street

connections of the Inwood PUD to the surrounding arterial street network. Given that both Inwood avenue (CSAH 13) and 10th Street (CSAH 10) are County arterial roadways that will directly serve the development, there are many considerations related to access management and intersection design that the applicants must consider in planning out the internal street system. The review memorandum from Washington County is found in Attachment #8. Staff is recommending that the applicants work with Washington County to address all review comments in the memo as a condition of approval (Condition #15). Finally, it should be noted that the Inwood planned development site is within proximity to one of the planned stations for the planned Gateway Corridor transit facility. In the judgment of Staff, the development as proposed would be compatible with elements or characteristics of transit-oriented development (TOD), offering further support for the Inwood Concept Plan.

- ***Fire Chief Review.*** The Lake Elmo Fire Chief, Greg Malmquist, submitted a review letter for the proposed planned development. In the letter, he highlights the importance of an effective street naming system that follows the County system and has been utilized by the City. In addition, there are comments submitted on the proper location of fire hydrants and proper street design to allow for effective turning movements for fire apparatus and other emergency vehicles. Finally, he notes that many of the structures included in the plan may be subject to fire sprinkling requirements per State Building and Fire Codes.

- ***Watershed Districts***. The project area lies within the South Washington Watershed District. The applicants have started working with Matt Moore, the SWWD engineer, on preparing a stormwater management plan that will meet the treatment, rate and volume requirements for the proposed development. As a condition of approval (Condition #8), all specific development projects will need to comply with applicable watershed district requirements. As proposed, the project will impact man-made constructed wetlands on the site that were created related to agricultural activity. The applicant is currently working through the mitigation requirements for these impacts with the watershed district (which is the responsible government unit for wetland issues).

- ***Environmental Review***. Based upon the proposed scope of the Concept Plan, the project will meet the threshold for a mandatory Environmental Assessment Worksheet (EAW), as the proposed development will exceed the threshold of 300 residential units. The developer has prepared a draft EAW that will be distributed for public comment starting on September 2, 2014. No subdivision of land can occur until this review is complete; however, the developer may proceed with simultaneous reviews at its own risk.

- ***Design Review.*** Based on the proposed uses within the PUD Concept Plan, multiple structures within the Inwood Development will be subject to design and architectural review, including all multi-family residential (apartments, condos, senior living) and commercial buildings. Design and architectural review will be performed at Preliminary and Final PUD Plan stage for all applicable structures.

- ***Theming.*** Staff has distributed the Branding and Theming Study completed by Damon Farber and Associates to the applicants previously. In completing a preliminary landscape plan for the site, staff would recommend that the applicants consider the inclusion of various theming elements and amenities identified in the plan for various locations within the development. For example, the 5th Street and Inwood Avenue Intersection presents a gateway opportunity for the City. Utilizing some of the elements described in the theming study would help the development and City achieve unique design that is consistent with the theme that the City is attempting to augment and achieve as private development moves forward.

Based on the above Staff Report and analysis, Staff is recommending approval of the Inwood PUD Concept Plan with multiple conditions intended to address future considerations related to the submission of a PUD Preliminary Plan and Preliminary Plat application. The recommended conditions are as follows:

Recommended Conditions of Approval:

1) The applicant must obtain permission and consent from the adjoining property owner, Bremer Bank, related to the right-of-way and alignment of the 5th Street minor collector road in the southeast corner of the site. The final alignment must be determined prior to the submittal of PUD Preliminary Plan and Preliminary Plat applications.
2) Request for flexibility related to lot size, width, setbacks and all other requirements per the City's Zoning Ordinance or Design Standards must be clarified and documented as part of the PUD Preliminary Plan and Preliminary Plat submission.
3) The application for Preliminary Plat and Preliminary PUD Plan approval will include an overall PUD planning document that addresses the flexibility requests noted in the preceding condition and that also specifies the specific design considerations to be used throughout the project area.
4) The Preliminary PUD plans will include a phasing plan for all portions of the development.
5) The Preliminary Development Plans shall include a water tower within the project development area in a location that is deemed acceptable by the City Engineer. As an alternative, the developer may identify an alternate location off-site for the water tower in a location deemed acceptable by the City Engineer provided the ownership of the site is transferred to the City and all required utility connections are constructed in conjunction with the platting of the Inwood PUD.
6) The Preliminary PUD plans shall be updated to include additional park land in the southeastern portion of the site. A larger park area of 5 to 10 acres adjacent to the existing Stonegate Park and with access to 5th Street is the preferred location. The location and size of this park will be subject to review by the Lake Elmo Park Commission.
7) All street and median geometrics must accommodate emergency vehicle access and maintenance. Applicants must demonstrate acceptable turning radii for all uniquely shaped landscape medians and cul-de-sacs.
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 the appropriate watershed district prior to the commencement of any grading or development activity on the site.
9) 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, and the land is located outside of any restrictive easements.
10) The applicant shall observe all comments and recommendations from the City Engineer documented on the Engineer's report dated August 13, 2014.
11) The Preliminary Plat and Preliminary PUD Plans will address review comments and issues that are identified within the Environmental Assessment Worksheet for the Inwood planned development site.
12) Lots 27 and 28, Block 7 must be revised to maintain the minimum 100-foot greenbelt buffer requirement along the eastern portion of the planned development.

13) The applicant shall enter into a maintenance agreement with the City clarifying responsibility for all median landscaping and stormwater facilities internal to the single family residential streets.

14) The applicants must work with the City to determine fair and equitable cost share for City costs related to the future signalization of the intersection at 5th Street and Inwood Avenue (CSAH 13).

15) The applicant must work with Washington County to address all review comments documented in the attached report dated 8/20/14 pertaining to access and intersection design for Inwood Avenue (CSAH 13) and 10th Street (CSAH 10).

16) The applicant must provide sidewalks on both sides of Street B to better serve the single family residential area.

17) Additional trail segments along the east side of Inwood Avenue from 5th Street to 10th Street and along 10th Street from Inwood Avenue to the Greenbelt Buffer Trail must be incorporated into the plans.

18) The applicant must work with the City to ensure compliance with the City's shoreland provisions and the standards of the SWWD and MN DNR related to shoreland areas of designated public waters.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Inwood PUD Concept Plan:

1) That the Inwood PUD Concept Plan is consistent with the intent of the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

2) That the Inwood PUD Concept Plan complies with the general intent of the City's Urban Low Density Residential, Urban High Density Residential and Commercial zoning districts.

3) That the Inwood PUD Concept Plan complies with the City's Subdivision Ordinance.

4) That the Inwood PUD complies with the City's PUD Ordinance, and specifically the identified objectives for the consideration of a Planned Development.

5) That the Inwood PUD Concept Plan is consistent with the City's engineering standards with exceptions as noted by the City Engineer in his review comments to the City dated August 13, 2014.

6) That the master-planning technique utilized in the Inwood PUD Concept Plan provides thoughtful integration of multiple land uses, a variety of housing types and an effective and connected transportation system, allowing for different modes of travel throughout the site.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Inwood PUD Concept Plan with the 18 conditions of approval as listed in the Staff Report. Suggested motion:

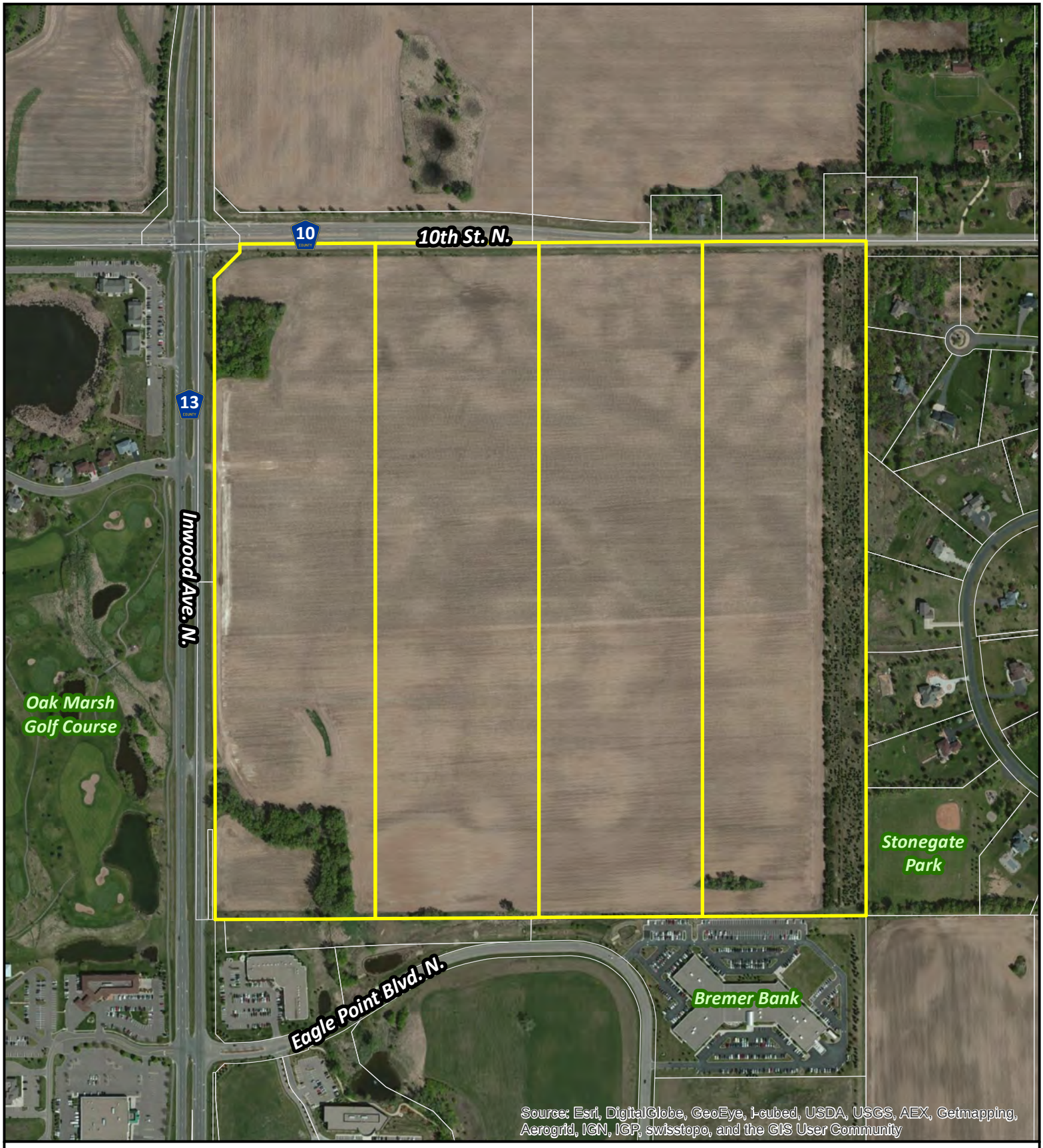
"Move to recommend approval of the Inwood PUD Concept Plan with the findings of fact and conditions of approval as drafted in the Staff Report."

ATTACHMENTS:

1. Location Map
2. Application Form
3. Project Narrative
4. Inwood PUD Concept Plan w/Details
5. Inwood PUD Concept Planning & Design Booklet
6. City Engineer's Review Memorandum, dated 8/13/14
7. Fire Chief's Review Memorandum, dated 8/19/14
8. Washington County Review Memorandum, dated 8/20/14

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: Inwood 10 PUD

THE CITY OF LAKE ELMO

Data Source: Washington County, MN
8-15-2014

Inwood 10 PUD

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

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: Hans Hagen Homes & Inwood 10 LLC
Address: 941 NE Hillwind Rd, Suite 300 Fridley, MN 55432
Phone # 763-586-7202
Email Address: jrask@hanshagenhomes.com

Fee Owner: Inwood 10 LLC
Address: 95 S. Owasso Blvd. W St. Paul, MN 55117
Phone # 651-486-3452
Email Address: schuette@azureproperties.com

Property Location (Address and Complete (long) Legal Description: NE¼, Section 33 T29 R21.

Detailed Reason for Request: See attached

*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:

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: 7/18/14

Signature of fee owner: _____ Date: _____

Hans Hagen Homes

September 4, 2014

Kyle Klatt
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

RE: InWood – Response to Planning Commission Comments

Dear Mr. Klatt,

In follow up to the Planning Commission meeting on August 25, 2014, we would like to respond to comments regarding density, lot size, and setbacks. The following table summarizes our response:

Issue	Response
Single Family Lots	The lot count has been reduced from 281 to 273 to preserve wetlands and provide more parkland.
Single Family Density	Gross Density is 2.58 units per acre. Net density is 3.14 units per acre excluding ponds and City parkland. Including parkland, the density is 2.7 units per acre.
Comprehensive Plan Density	The City's Plan allows a density of 2.5 to 3.99 units per acre. The midpoint of the density range is 3.25 u/a. InWood is on the lower end of the density range.
PUD Lot Size Standards	Section 154.802 F. of the PUD Ordinance states that the Council may reduce the lot area and width of individual lots from the base zoning district, provided an equal amount of open space or amenities is provided elsewhere.
Lot Size	Average lot size in InWood is 11,677 square feet when you include all the open space areas (excluding public parks and right-of-way). Standard zoning minimum lot size is 7,500 square feet.
Setbacks	Section 154.802 E. of the PUD Ordinance states that the PUD may provide for a **reduction or elimination** of required setbacks.
Open Space	PUD Ordinance Requires 20 percent open space. InWood provides 31% open space.

As outlined in our application and the information provided above, the InWood neighborhood meets the criteria necessary for the City to approve a PUD. The project is consistent with the City's Land Use Guide Plan and the PUD zoning ordinance.

If you have any questions on our project, please feel free to contact me at (763) 586-7202, or at jrask@hanhagenhomes.com.

Sincerely,

John Rask
Vice President of Land Development

info@hanshagenhomes.com
941 Hillwind Road NE, Suite 300 • Fridley, Minnesota 55432 • Phone 763/586-7200 Fax 763/572-9417

Hans Hagen Homes

August 11, 2014

Honorable Mayor and City Council
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

RE: Inwood Creek Mixed Use Neighborhood

Dear Honorable Mayor and City Council,

Inwood 10 LLC and Hans Hagen Homes are proposing a mixed use development on approximately 157 acres located at the southeast corner of Inwood Avenue and 10th Street. The project will be known as Inwood Creek and will consist of a mix of single family homes, townhomes, multi-family, and commercial.

Inwood Creek blends different housing styles and commercial uses in a coordinated approach. The neighborhood design provides the convenience of retail goods, services, and jobs in a walkable community. The sustainable community design includes efficient utilization of public infrastructure, Low Impact Development (LID) techniques, including the reuse of storm water, and open spaces consisting of linear parks and trail system.

Land Use Guide Plan

The City's Land Use Guide Plan identifies a mix of Commercial, Urban Low Density, and Urban High Density land uses on the subject property. The City of Lake Elmo's 1-94 Corridor Development Staging Plan map (July 2012) places the subject property in the first phase of development.

Inwood Creek will include approximately: 1) 281 single family lots (Lifestyle Homes), 2) 144 townhomes, 3) 150 multi-family units, and 4) 120 senior townhome units. The commercial uses will consist of approximately 63,814 square feet of commercial/office uses.

Commercial Neighborhood

The commercial portion of the neighborhood is a key component in creating the neighborhood identity, as well as providing residents with convenient access to goods and services. Residents of the Inwood Creek neighborhood will be able to walk to shopping, restaurants, and other retail establishments.

Conceptual buildings and site designs are included on the concept plan to provide an illustration of how the commercial district could be developed. Final building plans for the commercial property will be customized to meet the needs of each occupant. A final PUD plan will be submitted to the City prior to construction of any of the commercial uses.

info@hanshagenhomes.com
941 Hillwind Road NE, Suite 300 • Fridley, Minnesota 55432 • Phone 763/586-7200 Fax 763/572-9417

Multi-Family Neighborhood

The multi-family areas of the neighborhood will consist of a mix of townhomes, apartments, and senior housing. These housing options are located in areas designated for higher density in the City's Land Use Plan. The Inwood Creek neighborhood is ideally located for multi-family housing because of its proximity to nearby jobs, transportation, and convenient neighborhood shopping.

There are no specific plans for the multi-family portion of the neighborhood at this time. Conceptual buildings and site designs are illustrated on the concept plan to give an idea of how the multi-family neighborhoods could be developed. A final PUD plan would be submitted to the City prior to construction of any of the multi-family land.

Single Family Neighborhood

The single family neighborhood includes "Lifestyle Homes" that meet the increasing demand for one-level living with association maintenance. The Lifestyle Homes provide the benefits of a single family home, with all the conveniences of a townhome. The association maintenance of lawn areas and snow removal provides the homeowner with the freedom to travel, own a winter or summer home, or more time for recreation. Inwood Creek homeowners may select "ale-carte" services through the homeowner association, such as gutter cleaning, spring and fall clean-up, and other services to assist in the upkeep and maintenance of the outdoor spaces.

Hans Hagen Homes will be the exclusive builder of the single family neighborhood, and will assist each buyer in selecting and designing a home that fits their particular need. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, including extensive use of brick and stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood.

The Lifestyle Homes feature private outdoor patio spaces, a private yard for gardening, plentiful landscaping, and a homeowners association to take care of the exterior spaces. While the yard areas are maintained by the association, these homes sit on individual lots. This type of home with association maintenance requires flexibility from standard single family zoning requirements. The setbacks for these homes are: 1) 20-foot front yard, 2) 4-foot side yard, and 3) 20-foot rear yard. A minimum separation of 22 feet will be provided between the garage door and any sidewalk to accommodate the parking of vehicles without interfering with the use of the sidewalk. The association is responsible to maintain the yards, and has easements over the adjacent lots for access and maintenance of homes.

PUD Zoning

The Inwood Creek neighborhood will be processed as a PUD. The PUD provides flexibility necessary for the construction of the Lifestyle Homes. The PUD will also permit the mixing of the commercial and multi-family uses. Currently, the northwest corner of the property is guided for Commercial. Because of access limitations onto Inwood Avenue (CSAH 13) and 10th Street, the commercial is being moved to the south adjacent to 5th Street.

PUD Zoning Objectives

Section 154.801 of the Zoning Ordinance states that the City should consider whether one or more of the objectives listed below is being achieved when approving a Planned Unit Development (*the applicant's response is provided after each objective in italics.).*

A. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.

The City's Land Use Guide Plan calls for a mix of uses on the Inwood Creek property. Inwood Creek arranges commercial, multi-family and single family uses in a manner that provides for appropriate vehicle access, pedestrian connections, and transitions between uses. Berms, water features, public parks, opens spaces, and landscaping will establish transitions between different land uses. The PUD also incorporates Low Impact Development (LID) street designs that provide for enhanced storm water management.

B. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.

Lifestyle Homes on single family lots are located north of proposed 5th Street on the eastern side of the neighborhood. A public park lies between the Lifestyle Homes and existing single family homes in Stonegate. The west side of the property adjacent to Inwood Avenue is designed for multifamily and commercial uses. Significant water features, berms, and landscaping lie between the Lifestyle Homes and the multifamily and commercial uses. Townhomes and a senior residential facility are planned between 5th Street and the Eagle Point Office Park with the property adjacent to Inwood planed for commercial uses. The requested PUD provides for the integration of these compatible land uses.

C. Provision of more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques.

The Inwood Creek neighborhood incorporates a variety of open space and recreational amenities. The linear park on the east side of Inwood Creek provides open space between the Stonegate single family neighborhood and Inwood Creek, as well as a trail connection to existing Stonegate public park. The linear park and trail system extends through the neighborhood to the commercial district of Inwood Creek. Trails and sidewalks are also provided along 5th Street with connections to the linear park.

D. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.

The Inwood Creek neighborhood provides convenient access to existing employment opportunities located in the adjacent Eagle Point Office Park, as well as nearby locations in Oakdale, Woodbury, and Lake Elmo. As discussed earlier, the neighborhood will provide townhouses, multifamily, senior, and single family homes.

E. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

The property consists almost entirely of tilled agricultural fields and contains no significant environmental features. The trees along the east property line will be saved and incorporated into a buffer/park area.

F. Preservation of historic buildings, structures or landscape features.

There are no historic buildings or significant landscape features found on the property.

G. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.

As discussed above, the purpose of the PUD is to provide for the appropriate mixing and intergration of land uses. The architecture of the Lifestyle Homes will be controlled through standards imposed by Hans Hagen Homes. The opportunity for the buyer to choose from a verity of architectural styles, features, colors, and materials will create visual interest and establish the unique neighborhood character of Inwood Creek.

Final building plans for the commercial or multi-family properties will be completed as occupants of Inwood Creek are designated. Future buildings on these parcels would conform to applicable City standards.

H. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

Master planning this neighborhood provides for the efficient layout and design of public utilities and services. The neighborhood will provide important connections to Eagle Point Boulevard, Inwood Avenue, and 10th Street. It will also provide the connection of 5th Street through the project site.

I. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved.

The project does not include any redevelopment.

J. Higher standards of site and building design than would otherwise be provided under conventional land development technique.

As discussed above, the neighborhood provides for the efficient layout and extension of public infrastructure and the integration of land uses. Low Impact Development (LID) street designs also provide an attractive streetscape while minimizing storm water runoff. PUD flexibility is needed to establish housing choices that are not currently available in Lake Elmo.

Conclusions

The Inwood Creek neighborhood meets the criteria necessary for the City to approve a PUD for the project. The project is consistent with the City's Land Use Guide Plan and the objectives of the PUD zoning ordinance.

If you have any questions on our project, please feel free to contact me at (763) 586-7202, or at jrask@hanhagenhomes.com.

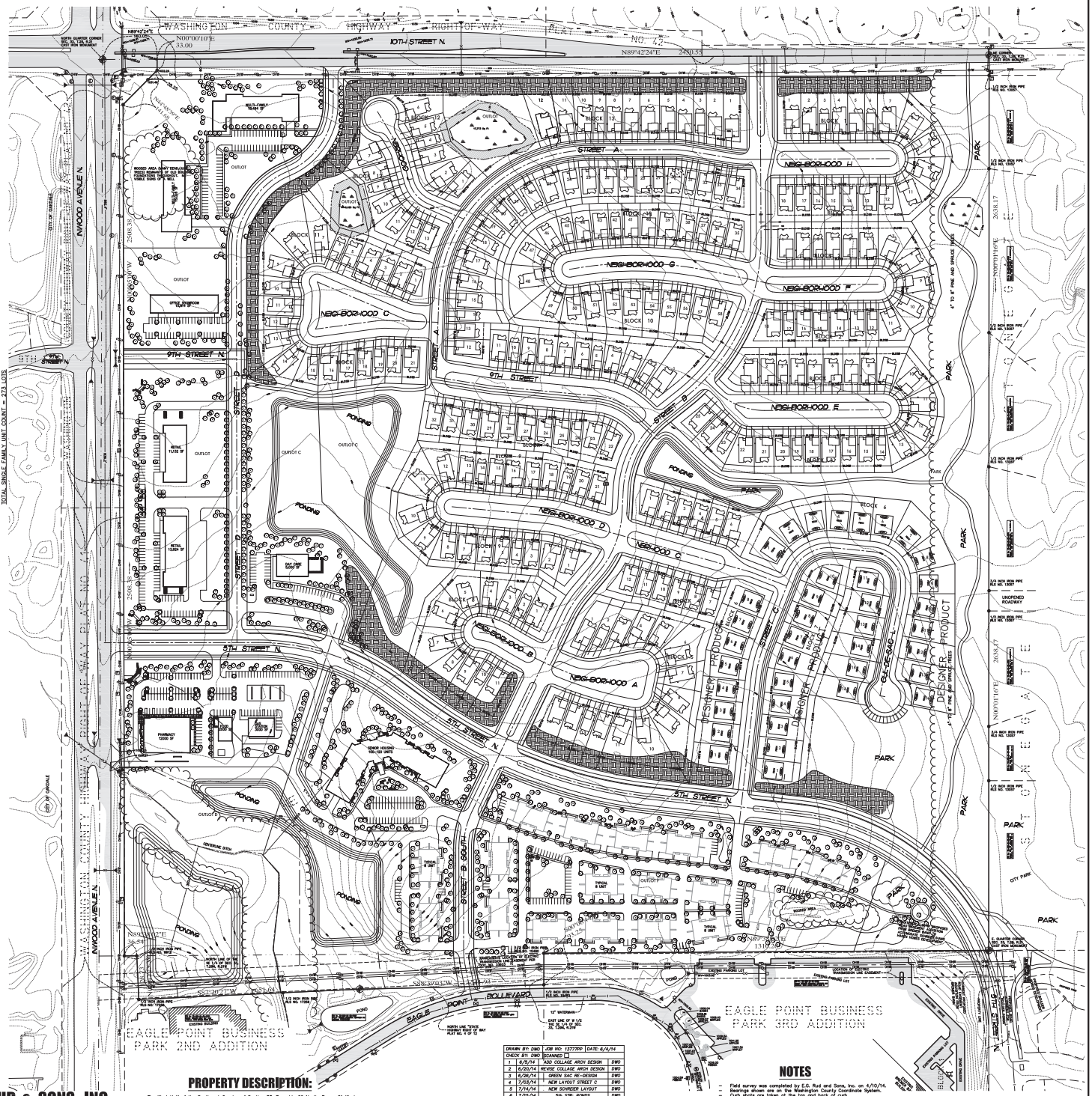
Sincerely,

John Rask
Vice President of Land Development

PUD CONCEPT PLAN

INWOOD

~for~ HANS HAGEN HOMES, INC.



INWOOD 10 LLC PROPERTY

CONCEPTUAL LAYOUT FOR ALL PROPERTIES TO THE NORTH AND SOUTH OF INWOOD HAS BEEN DESIGNED BY COLLAGE ARCHITECTURAL TO SHOW HOW THIS PLAN HAS BEEN ADDED TO THIS OVERALL PLAN.

HANS HAGEN HOMES DESIGN NOTES

CARRIAGE/VILLAGE 34-48 PRODUCT:
- 3 STORY WALK-UP BUILDING
- 60 LOTS ARE 50' WIDE
- 48 LOTS ARE 60' WIDE
- PROPOSED SETBACKS: 20' FRONT, 4' SIDES, 20' REAR.
- PROPOSED UNITS = 235

DESIGNER 34'-48' SFHAT PRODUCT:
- 40 LOTS ARE 40' WIDE
- CORNER LOTS 50' WIDE
- PROPOSED SETBACKS: 20' FRONT, 4' SIDES, 20' REAR.
- PROPOSED UNITS = 36

TOTAL SINGLE FAMILY UNIT COUNT = 223 LOTS

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

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

Daniel W. Obermiller

DANIEL W. OBERMILLER

Date: 8/28/14 License No. 25341

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

PROPERTY DESCRIPTION:

The West Half of the Southeast Quarter of Section 33, Township 29 North, Range 21 West, lying north of the north right of way line as shown on State Highway Right-of-way Plat No. 4 of 12, State Project 8282 (94=392) 902, Washington County, Minnesota.
(Abstract)
AND
The Northeast Quarter of Section 33, Township 29, Range 21, less and except:
Parcel No. 4 of Washington County Highway Right-of-way Plat No. 41, and
Parcel No. 3 of Washington County Highway Right-of-way Plat No. 42, Washington County, Minnesota.
(Torrens)

DRAWN BY: DWO	JOB NO: 13777PP	DATE: 6/6/14
CHECK BY: DWO	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1	6/5/14	ADD COLLAGE ARCH DESIGN	DWO
2	6/20/14	REVISE COLLAGE ARCH DESIGN	DWO
3	6/26/14	GREEN SAC RE-DESIGN	DWO
4	7/03/14	NEW LAYOUT STREET C	DWO
5	7/14/14	NEW SCHREIER LAYOUT	DWO
6	7/15/14	5th STR. PONDS	DWO
7	7/18/14	DENSL NOTES	DWO
8	8/11/14	LAYOUT	DWO
9	8/28/14	LAYOUT	DWO

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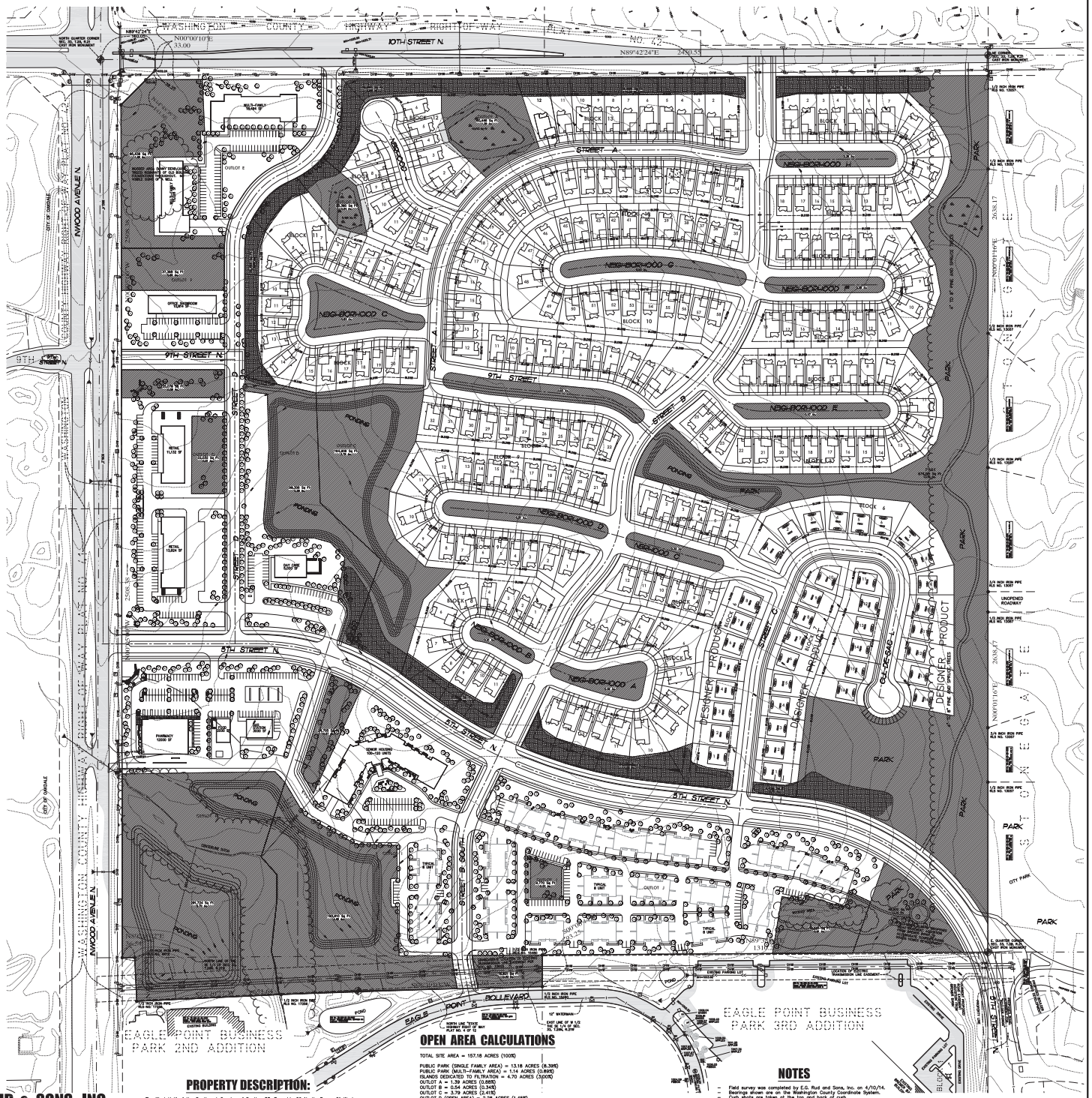
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 4/10/14.
- Bearings shown are on the Washington County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID Nos. 33-029-21-11-0001, 33-029-21-11-0002, 33-029-21-12-0001, 33-029-21-12-0002, 33-029-21-13-0001, 33-029-21-42-0002.
- Total parcel acreage = 157.16 acres.
- BENCHMARK: MNDOT Station: NYGAARD MNDT. Elevation = 1010.83 (NGVD 29)

13777 PP

OPEN SPACE PLAN:
INWOOD

~for~ HANS HAGEN HOMES, INC.



NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

OPEN AREA PER CALCULATIONS

OPEN AREA CALCULATIONS

TOTAL SITE AREA = 157.18 ACRES (100%)

PUBLIC PARK (SINGLE FAMILY AREA) = 13.18 ACRES (8.39%)
PUBLIC PARK (MULTI-FAMILY AREA) = 1.14 ACRES (0.89%)
ISLANDS DEDICATED TO FILTRATION = 4.70 ACRES (3.00%)
OUTLOT A = 1.39 ACRES (0.88%)
OUTLOT B = 0.54 ACRES (0.34%)
OUTLOT C = 3.79 ACRES (2.41%)
OUTLOT D (OPEN AREA) = 2.28 ACRES (1.45%)
OUTLOT E (OPEN AREA) = 1.90 ACRES (1.20%)
OUTLOT F (OPEN AREA) = 0.86 ACRES (0.55%)
OUTLOT G (OPEN AREA) = 1.09 ACRES (0.69%)
OUTLOT H (OPEN AREA) = 6.70 ACRES (4.26%)
OUTLOT I (OPEN AREA) = 5.02 ACRES (3.19%)
OUTLOT J (OPEN AREA) = 1.56 ACRES (0.99%)
BERMS ON RESIDENTIAL SITE NOT IN OUTLOTS = 4.33 ACRES (2.75%)

TOTAL OPEN AREA FOR ENTIRE SITE = 48.54 ACRES (30.9% OF SITE)

PROPERTY DESCRIPTION:

The West Half of the Southeast Quarter of Section 33, Township 29 North, Range 21 West, lying north of the north right of way line as shown on State Highway Right-of-way Plat No. 4 of 12, State Project 8282 (94=392) 902, Washington County, Minnesota.
(Abstract)
AND
The Northeast Quarter of Section 33, Township 29, Range 21, less and except:
Parcel No. 4 of Washington County Highway Right-of-way Plat No. 41, and
Parcel No. 3 of Washington County Highway Right-of-way Plat No. 42, Washington County, Minnesota.
(Torrens)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 4/10/14.
- Bearings shown are on the Washington County Coordinate System.
- Distances are in feet and decimals of a foot.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID Nos. 33-029-21-11-0001, 33-029-21-11-0002, 33-029-21-12-0001, 33-029-21-12-0003, 33-029-21-42-0002.
- Total parcel area = 157.18 acres.
- BENCHMARK: MNDOT Station: NYGAARD MNDT. Elevation = 1010.83 (NGVD 29)

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

DANIEL W. OBERMILLER

Date: 9/02/14 License No. 25341

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

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13777 PP

CROSS SECTION A-A
NO SCALE

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

CROSS SECTION

LAKE ELMO PROPERTY
Lake Elmo, Minnesota

HANS HAGEN HOMES
941 NE Hillwind Rd., Suite 300
Fridley, MN 55432

REVISIONS
1.
2.
3.
4.
5.
6.

DRAWN BY:	ITR
DESIGNED BY:	ITR
ISSUE DATE:	06/23/14

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

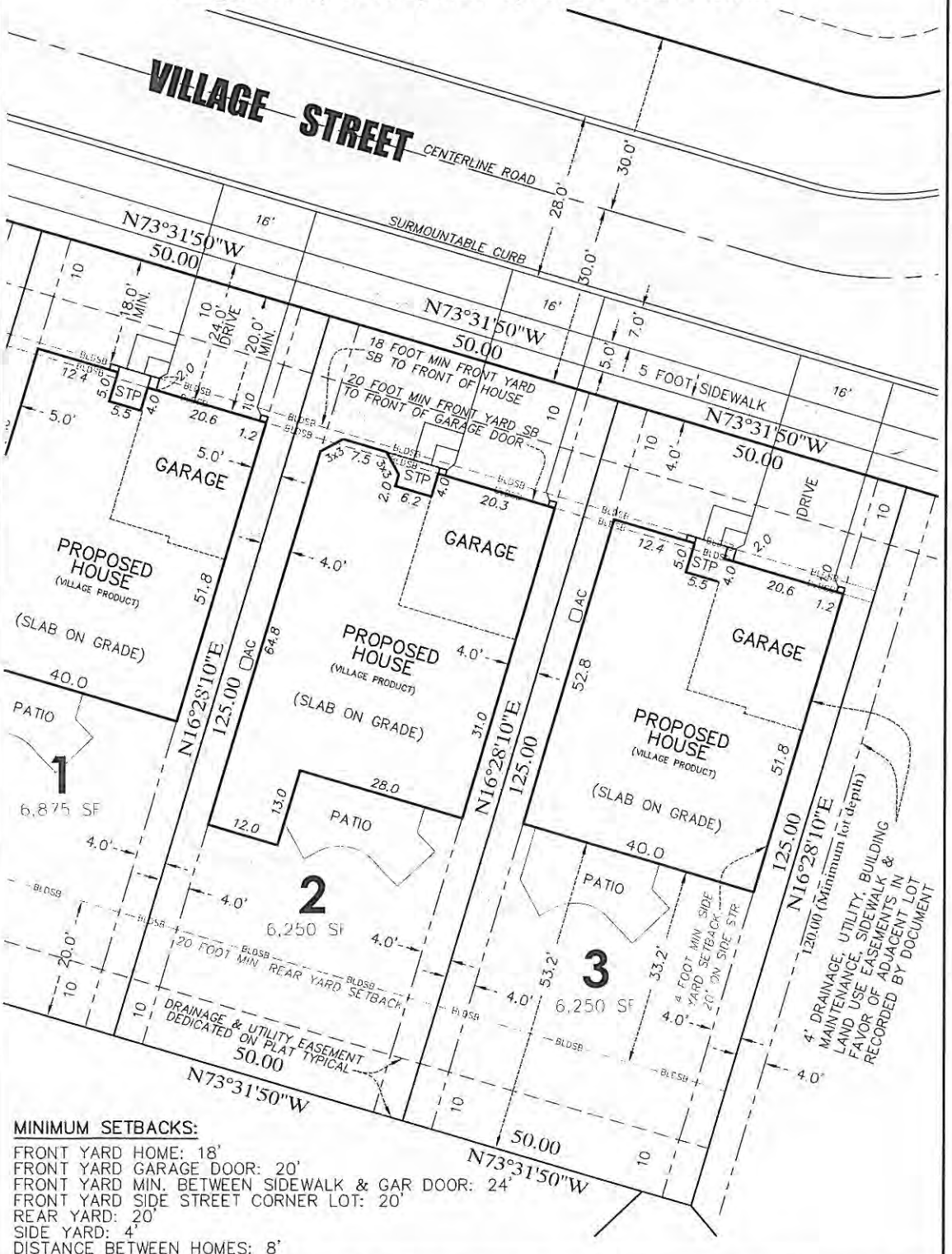
Name: Brian J. Krystofiak, P.E.
Signature:
Date: License #:

1 of 1

DETAIL SHEET
VILLAGE PRODUCT TYPICAL

LOT STANDARDS:
MINIMUM LOT DEPTH = 120'
STANDARD LOT WIDTH = 50'
STANDARD LOT WIDTH CORNER LOT=65'
MINIMUM LOT SIZE 6,000 SF.

A Single Family development by HANS HAGEN HOMES



MINIMUM SETBACKS:

FRONT YARD HOME: 18'
FRONT YARD GARAGE DOOR: 20'
FRONT YARD MIN. BETWEEN SIDEWALK & GAR DOOR: 24'
FRONT YARD SIDE STREET CORNER LOT: 20'
REAR YARD: 20'
SIDE YARD: 4'
DISTANCE BETWEEN HOMES: 8'

Scale 1"= 20'	● Denotes Iron Monument	Bearing Datum: Assumed	Job No. 13400	Drwg By DWO

I hereby certify that this plan, survey 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.

By: _____

Dated this 29th day of July 2013. Minnesota License No. 25341

E. G. RUD & SONS, INC
PROFESSIONAL LAND SURVEYORS
6776 LAKE DRIVE NE, SUITE 110
LINO LAKES, MINNESOTA 55014
TEL. (651) 361-8200
FAX (651) 361-8701
www.egrud.com

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INWOOD PLACE: MULTIFAMILY
INWOOD SHOPS: RETAIL & SERVICES
INWOOD MARKET: RETAIL & SERVICES
INWOOD COVE: SENIOR HOUSING
INWOOD SOUTH: TOWNHOMES

InWood



INWOOD VILLAGE:
SINGLE FAMILY DETACHED HOMES
WOOD BUFFER, TRAIL SYSTEM & GREEN SPACES

CONCEPT PLANNING & DESIGN

InWood 10 LLC

August 21st, 2014

• CONTACT: JOHN RASK •
• Hans Hagen Homes •
• ph. 763.586.7202 •

Hans Hagen Homes

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Hans Hagen Homes

August 20, 2014

Honorable Mayor and City Council
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

RE: InWood Neighborhood

Dear Honorable Mayor and City Council,

Hans Hagen Homes and Inwood 10 LLC are partnering to build a mixed use neighborhood consisting of single family homes, townhomes, multi-family, and commercial. The neighborhood design provides a variety of homes with the convenience of retail goods and services in a walkable community.

The City's Land Use Guide Plan identifies a mix of Commercial, Urban Low Density, and Urban High Density for the property. These land uses will complement the adjacent Eagle Point Office Park, Oak Marsh Golf Course, and nearby commercial. Access to Inwood Avenue and 10th Street provides direct connections to both I-94 and I-694.

InWood Village - Single Family

InWood Village includes "Lifestyle Homes" that meet the increasing demand for one-level living with association maintenance. Lifestyle Homes provide the benefits of a single family home, with all the conveniences of a townhome. The association maintenance of lawn areas and snow removal provides the homeowner with the freedom to travel, own a winter or summer home, or more time for recreation. InWood homeowners may select "ale-carte" services through the homeowner association, such as gutter cleaning, spring and fall clean-up, and other services to assist in the upkeep and maintenance of the outdoor spaces.

Hans Hagen Homes will assist each buyer in selecting and designing a home that fits their particular need. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, including extensive use of brick and stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood.

InWood Village will feature private outdoor patio spaces, a private yard for gardening, plentiful landscaping, and a homeowners association to take care of the exterior spaces. Lush landscaping in the front yards and center medians provide a park like atmosphere on every street.

info@hanshagenhomes.com
941 Hillwind Road NE, Suite 300 • Fridley, Minnesota 55432 • Phone 763/586-7200 Fax 763/572-9417

InWood Place, InWood Cove, and InWood South – Multi-Family

The multi-family areas of the neighborhood will consist of a mix of townhomes, apartments, and senior housing. InWood Place is a multi-family neighborhood located in the northwest corner of the property near the intersection of Inwood Avenue and 10th Street. InWood Cove is planned for a senior housing campus south of 5th Street and adjacent in InWood Market. InWood South will be a rental townhome community located south of 5th Street and north of the Eagle Point Office Park. The multi-family portions of the InWood neighborhood are ideally located adjacent to nearby jobs, transportation, and convenient neighborhood shopping.

InWood Market and Shops

InWood Market and Shops are a key component in creating the neighborhood identity, as well as providing residents with convenient access to goods and services. Residents of InWood will be able to walk to shopping, restaurants, and other retail establishments. These retail goods and services will also serve surrounding neighborhoods in Lake Elmo.

InWood Trails and Open Space

The InWood neighborhood incorporates a variety of open space and recreational amenities. The linear park on the east side of the neighborhood provides open space, as well as a buffer between InWood and the Stonegate neighborhood. This linear park will include a trail corridor that connects InWood to the existing Stonegate public park. A linear park and trail system also extends through the neighborhood connecting to the commercial district.

Summary

For over 50 years Hans Hagen Homes has been building award winning communities and homes. Our experience, integrity, and quality are the reason thousands of customers have selected Hans Hagen Homes.

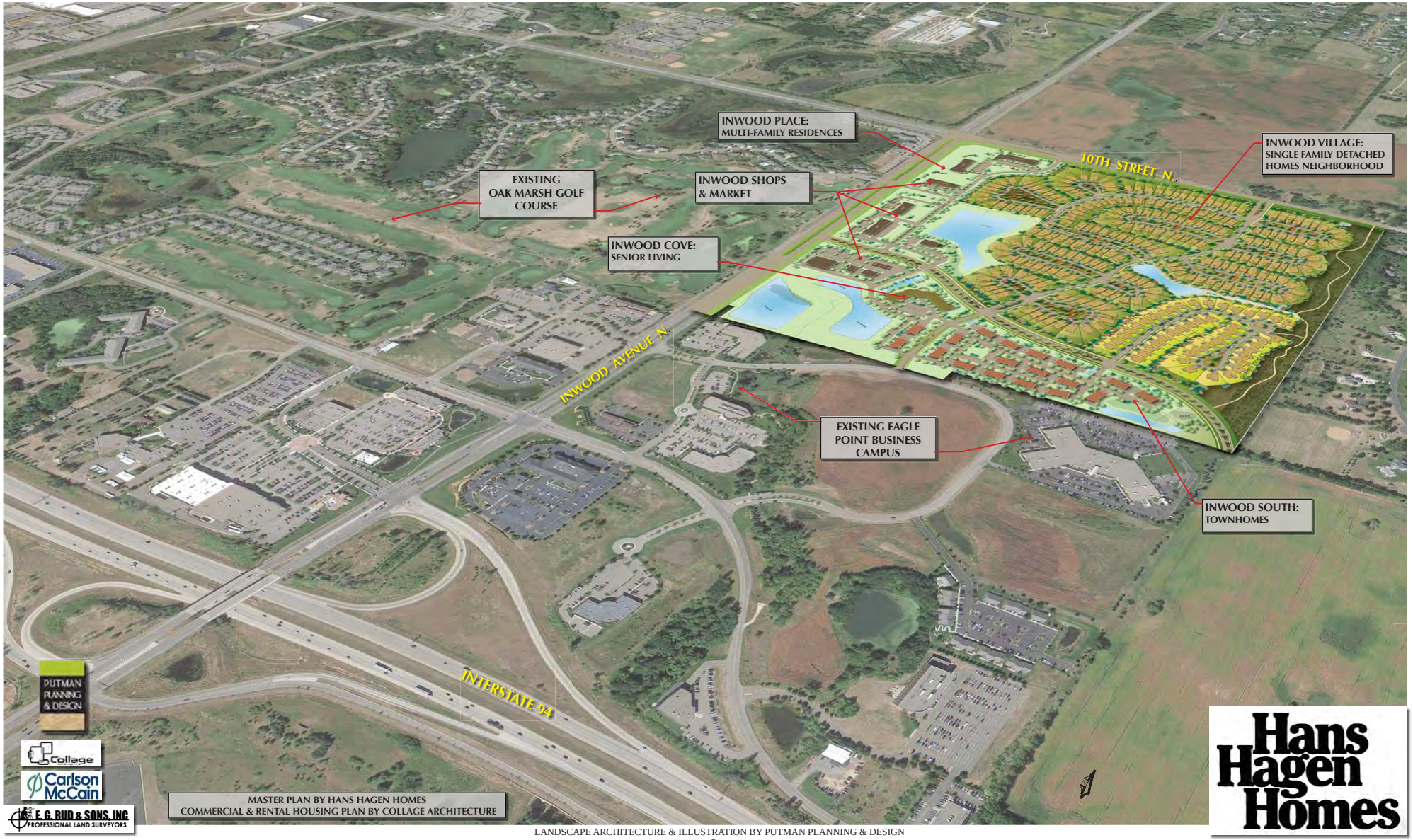
We look forward to working with the City of Lake Elmo in the creation of this exciting new neighborhood.

Sincerely,

Hans T. Hagen, Jr.


InWood

INWOOD AERIAL PERSPECTIVE LOOKING NORTH WEST



LANDSCAPE ARCHITECTURE & ILLUSTRATION BY PUTMAN PLANNING & DESIGN

INWOOD AERIAL PERSPECTIVE LOOKING SOUTH



LANDSCAPE ARCHITECTURE & ILLUSTRATION BY PUTMAN PLANNING & DESIGN

INWOOD LAKE ELMO, MINNESOTA



MASTER PLAN BY HANS HAGEN HOMES
COMMERCIAL & RENTAL HOUSING PLAN BY COLLAGE ARCHITECTURE

LANDSCAPE ARCHITECTURE & ILLUSTRATION BY PUTMAN PLANNING & DESIGN

INWOOD STREETSCAPE EXAMPLE

• Home - dominant streetscapes • traffic calmed... • with homes of high quality design, detail and materials



ILLUSTRATION & PHOTOGRAPHY BY PUTMAN PLANNING & DESIGN







PUTMAN PLANNING & DESIGN

Carlson McCain

E. G. RUD & SONS, INC. PROFESSIONAL LAND SURVEYORS

Hans Hagen Homes

INWOOD STREETSCAPE EXAMPLE

• with extensive greenspace & boulevard planting • augmented by home-owner landscaping

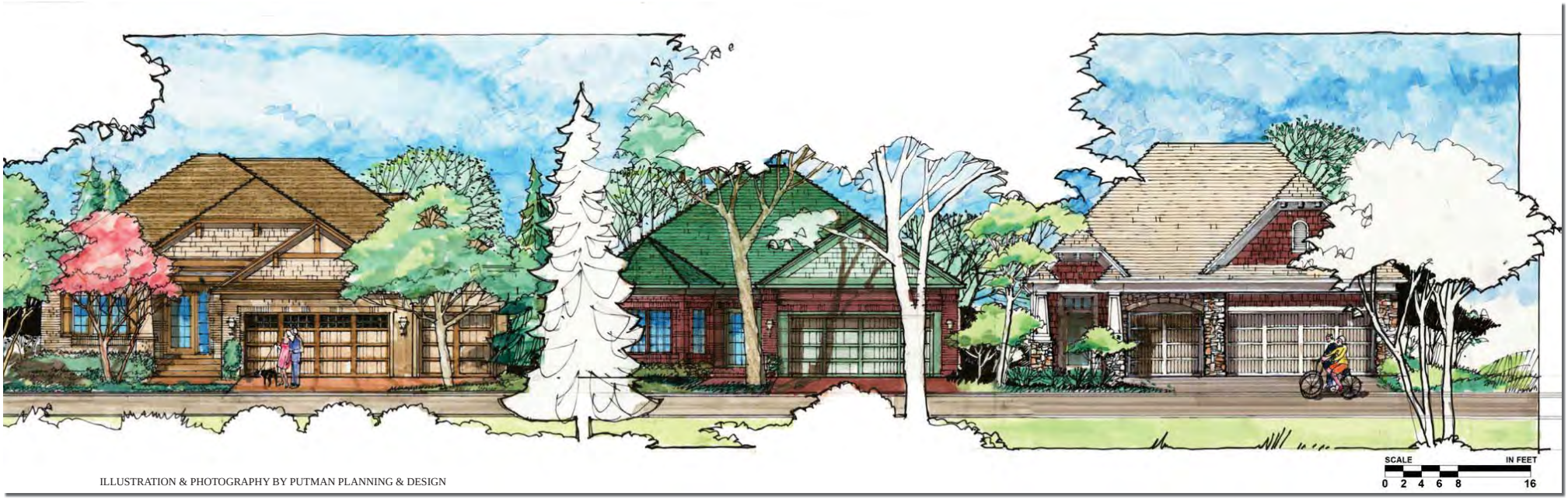


ILLUSTRATION & PHOTOGRAPHY BY PUTMAN PLANNING & DESIGN







PUTMAN PLANNING & DESIGN

Carlson McCain

E. G. RUD & SONS, INC
PROFESSIONAL LAND SURVEYORS

Hans Hagen Homes

ISLAND GREEN SPACE: EXAMPLE I (NHD.E) CONCEPT DESIGN

Car traffic speeds are "calmed" by use of one way travel, signage, parallel parking, paving texture changes, and classic boulevard tree planting

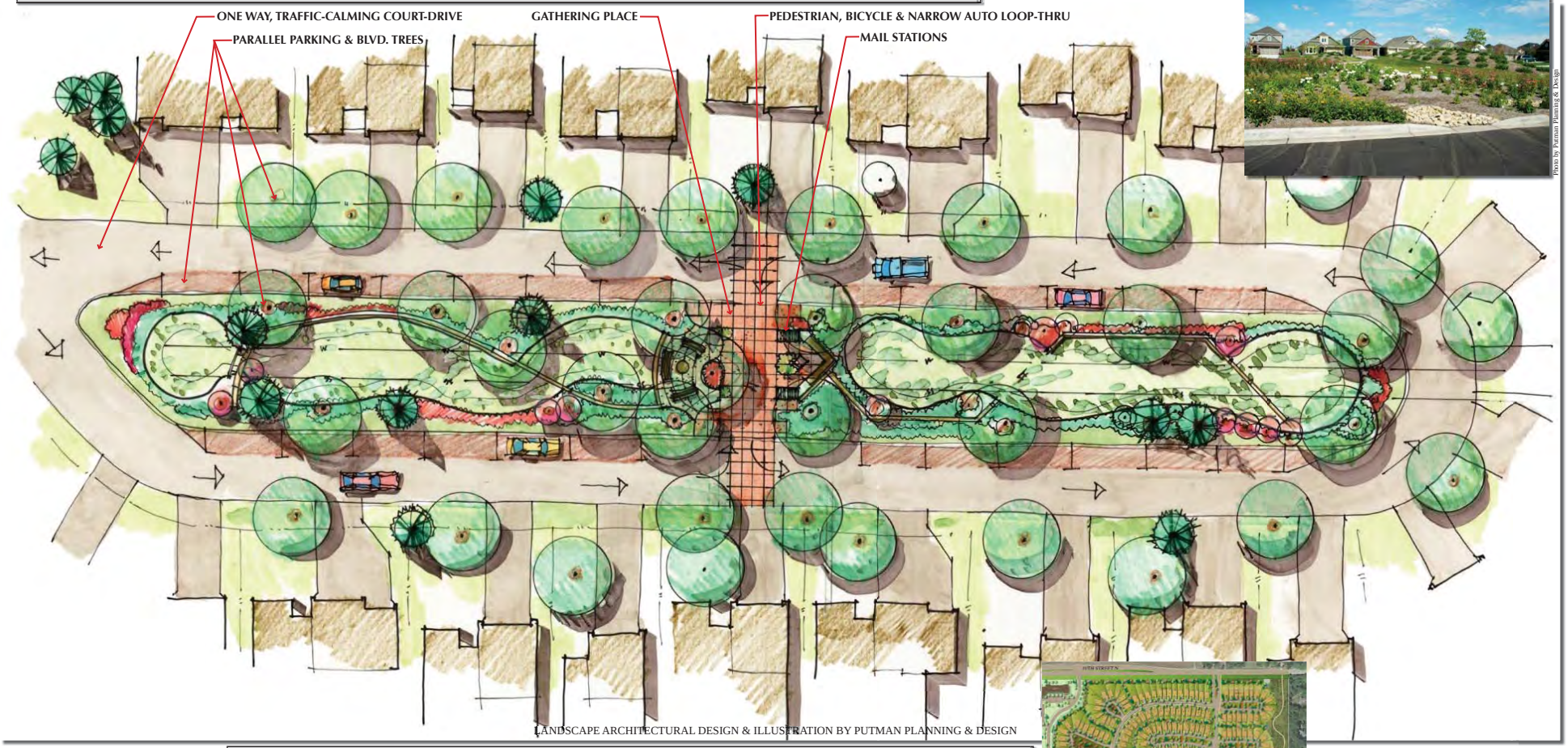




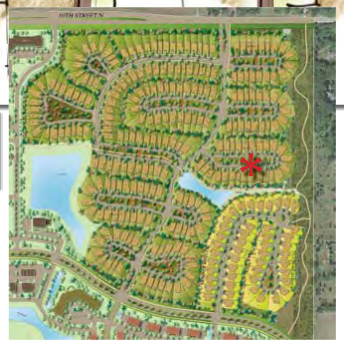
Photo by Putman Planning & Design

LANDSCAPE ARCHITECTURAL DESIGN & ILLUSTRATION BY PUTMAN PLANNING & DESIGN

CENTRAL ISLAND GREEN SPACE: Concept above shows traffic calming one way traffic + parallel parking & central greenspace that integrates rain gardens, mail stations, neighborhood sitting area & gathering place, overstory canopy trees, ornamental trees, flowers and ground covers.

The landscape concepts illustrate the general planting and screening plans for the neighborhood. Hans Hagen Homes will provide a base landscape package with each home, install boulevard trees, infiltration islands, and establish berming and screening. Homeowners will be responsible for the final design and planting plans of individual lots.

Homeowners will have the option of working with a professional landscape designer to install the landscape options identified in this booklet. A homeowners association will be responsible for the maintenance of the landscape plantings. The Association will have easements over each lot and common areas for the purpose of maintaining the yards and landscape planting.



AMENITY LOCATION WITHIN NEIGHBORHOOD

PUTMAN PLANNING & DESIGN

Carlson McCain

E. G. RUD & SONS, INC. PROFESSIONAL LAND SURVEYORS

SCALE IN FEET 0 10 20 40

Hans Hagen Homes

ISLAND GREEN SPACE: EXAMPLE II (NHD.F) CONCEPT DESIGN

Car traffic speeds are "calmed" by use of one way travel, signage, parallel parking, paving texture changes, and classic boulevard tree planting

ONE WAY, TRAFFIC-CALMING COURT-DRIVE

PARALLEL PARKING & BLVD. TREES

GATHERING PLACE

PEDESTRIAN, BICYCLE & NARROW AUTO LOOP-THRU

MAIL STATIONS

TURF TRAIL



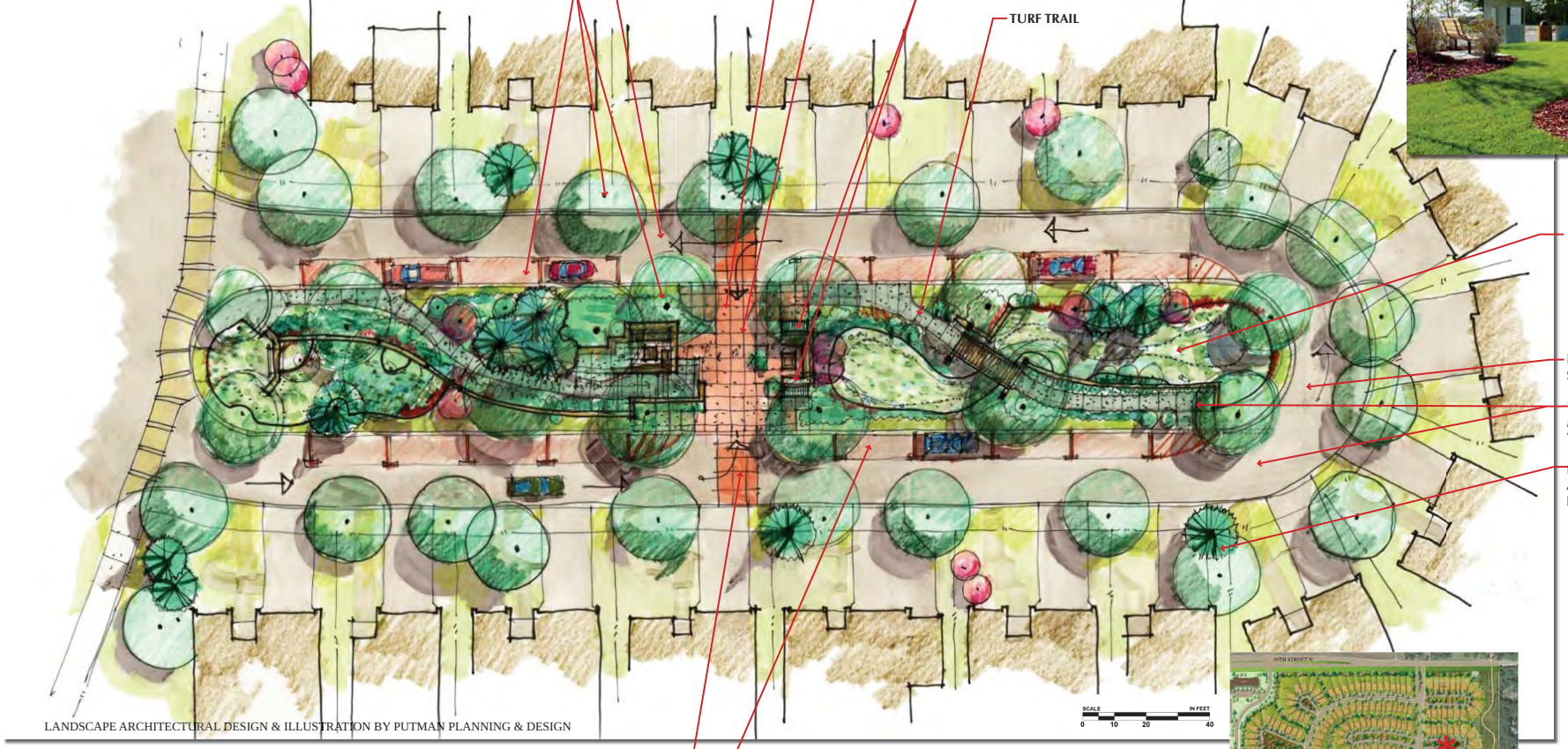
Photo by Putman Planning & Design

RAIN GARDEN

PEDESTRIAN - FRIENDLY STREETSCAPES

TRAFFIC CALMING BY DESIGN MAKES STREETSCAPES MORE INVITING FOR WALKING

FRONT YARD STREET TREES AUGMENTED BY OWNER-SELECTED ADDITIONAL PLANTING



LANDSCAPE ARCHITECTURAL DESIGN & ILLUSTRATION BY PUTMAN PLANNING & DESIGN

PAVING TEXTURE CHANGE

PARALLEL PARKING



AMENITY LOCATION WITHIN NEIGHBORHOOD

PUTMAN PLANNING & DESIGN

Carlson McCain

E. G. RUD & SONS, INC. PROFESSIONAL LAND SURVEYORS

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CENTRAL ISLAND GREEN SPACE: Concept above shows traffic calming one way traffic + parallel parking & central greenspace that integrates rain gardens, turf trails, mail stations, neighborhood sitting area & gathering place, overstory canopy trees, ornamental trees, flowers and ground covers.

Hans Hagen Homes

ISLAND GREEN SPACE: EXAMPLE III (NHD.A) CONCEPT DESIGN

Car traffic speeds are "calmed" by use of one way travel, signage, parallel parking to the island side of the street, paving texture changes, and classic boulevard tree planting

MAIL STATIONS

GATHERING PLACE

ONE WAY, TRAFFIC-CALMING COURT-DRIVE

TURF WALK

STREET / NEIGHBORHOOD NAME





Photo by Putman Planning & Design

PEDESTRIAN - FRIENDLY STREETSCAPES

TRAFFIC CALMING BY DESIGN MAKES STREETSCAPES MORE INVITING FOR WALKING

FRONT YARD STREET TREES AUGMENTED BY OWNER-SELECTED ADDITIONAL PLANTING

PRIVACY IS ENHANCED BY A MULTI-PURPOSE AMENITY FEATURE THAT ENCOURAGES NEIGHBORING AND HELPS CALM TRAFFIC

TURF WALK

RAIN GARDEN

PRIVACY IS ENHANCED BY A MULTI-PURPOSE AMENITY FEATURE THAT ENCOURAGES NEIGHBORING AND HELPS CALM TRAFFIC



AMENITY LOCATION WITHIN NEIGHBORHOOD

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PUTMAN PLANNING & DESIGN

Carlson McCain

E. G. RUD & SONS, INC. PROFESSIONAL LAND SURVEYORS

LANDSCAPE ARCHITECTURAL DESIGN & ILLUSTRATION BY PUTMAN PLANNING & DESIGN

CENTRAL ISLAND GREEN SPACE: Concept above shows traffic calming one way traffic + parallel parking & central greenspace that integrates rain gardens, turf trails, mail stations, neighborhood sitting area & gathering place, overstory canopy trees, ornamental trees, flowers and ground covers.

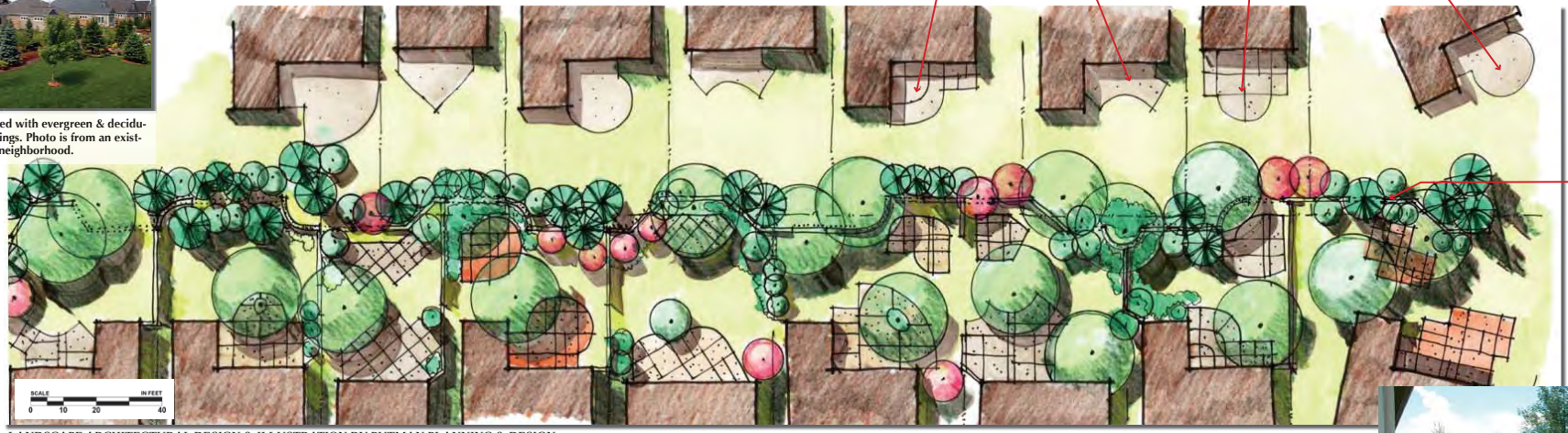
Hans Hagen Homes

COORDINATED REAR YARD PRIVACY SCREENING & "MENU" OF PATIO + PLANTING CONCEPT DESIGNS



Photo by Hans Hagen Homes or by John Rask

Rear privacy accomplished with evergreen & deciduous tree and shrub plantings. Photo is from an existing Hans Hagen Homes neighborhood.



LANDSCAPE ARCHITECTURAL DESIGN & ILLUSTRATION BY PUTMAN PLANNING & DESIGN



Photo by Putman Planning & Design

Rear yard patio with extensive deciduous & coniferous planting used for screening. Photo from an existing Hans Hagen Homes neighborhood

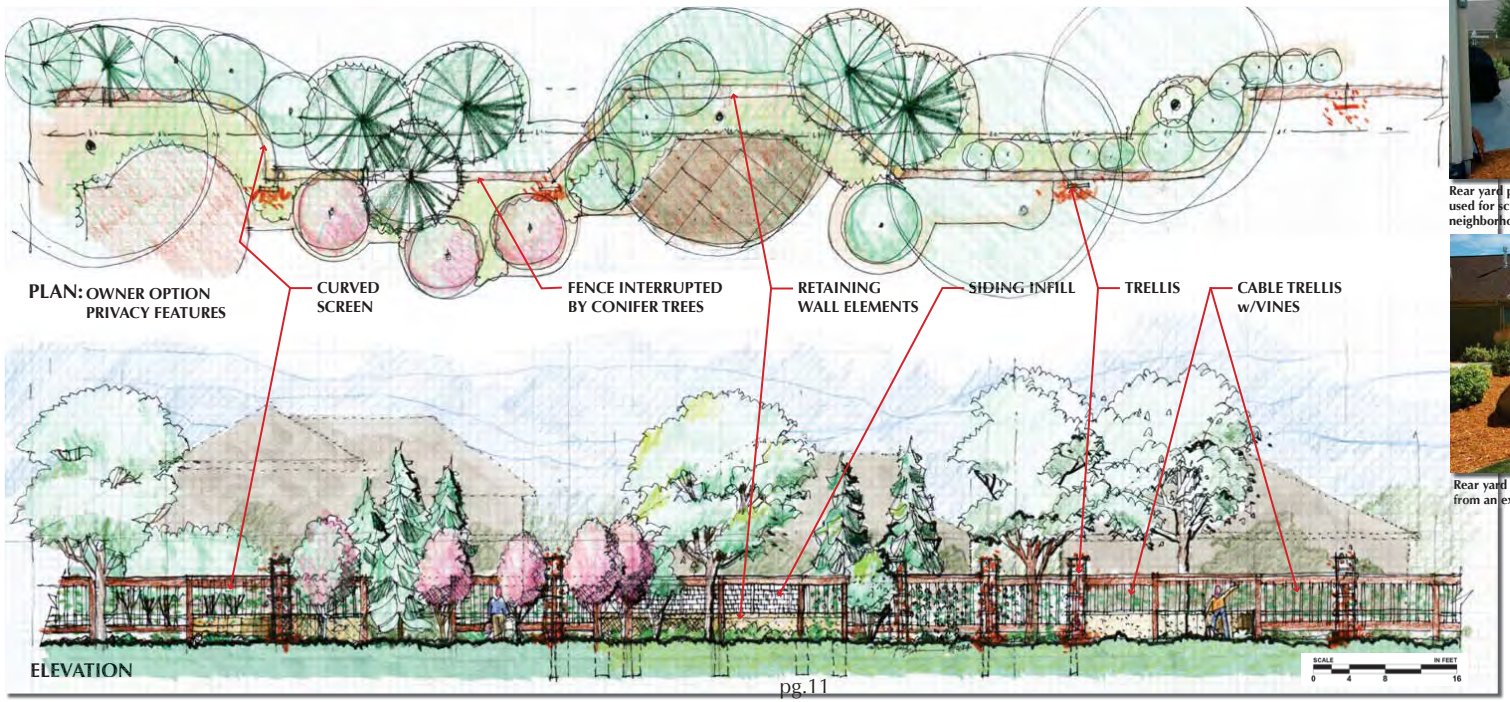




Photo by Putman Planning & Design

Rear yard privacy accomplished by fencing and planting. Photo from an existing Hans Hagen Homes neighborhood

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PUTMAN PLANNING & DESIGN

Carlson McCain

E.G. RUD & SONS, INC. PROFESSIONAL LAND SURVEYORS

Hans Hagen Homes

EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask



Photo by Putman Planning & Design



Photo by Hans Hagen Homes or by John Rask

Hans Hagen Homes

EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design

Hans Hagen Homes

EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask



Photo by Putman Planning & Design



Photo by Hans Hagen Homes or by John Rask



Photo by Hans Hagen Homes or by John Rask

Hans Hagen Homes

EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design

Hans Hagen Homes

EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design

Hans Hagen Homes

EXAMPLE HOMES & MASTER PLAN AMENITIES



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Putman Planning & Design



Photo by Hans Hagen Homes or John Rask



Photo by Hans Hagen Homes or John Rask

Hans Hagen Homes

APPENDIX

Hans Hagen Homes

August 11, 2014

Honorable Mayor and City Council
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

RE: InWood Neighborhood

Dear Honorable Mayor and City Council,

Inwood 10 LLC and Hans Hagen Homes are proposing a mixed use development on approximately 157 acres located at the southeast corner of Inwood Avenue and 10th Street. The project will be known as InWood and will consist of a mix of single family homes, townhomes, multi-family, and commercial.

InWood blends different housing styles and commercial uses in a coordinated approach. The neighborhood design provides the convenience of retail goods, services, and jobs in a walkable community. The sustainable community design includes efficient utilization of public infrastructure, low impact development techniques, including the reuse of storm water, and open spaces consisting of linear parks and trail system.

Land Use Guide Plan

The City's Land Use Guide Plan identifies a mix of Commercial, Urban Low Density, and Urban High Density land uses on the subject property. The City of Lake Elmo's I-94 Corridor Development Staging Plan map (July 2012) places the subject property in the first phase of development.

InWood will include approximately: 1) 281 single family lots (Lifestyle Homes), 2) 144 townhomes, 3) 150 multi-family units, and 4) 120 senior townhome units. The commercial uses will consist of approximately 63,814 square feet of commercial/office uses.

InWood Market and InWood Shops

The commercial portion of the neighborhood is a key component in creating the neighborhood identity, as well as providing residents with convenient access to goods and services. Residents of the InWood neighborhood will be able to walk to shopping, restaurants, and other retail establishments.

Conceptual buildings and site designs are included on the concept plan to provide an illustration of how the commercial district could be developed. Final building plans for the commercial property will be customized to meet the needs of each occupant. A final PUD plan will be submitted to the City prior to construction of any of the commercial uses.

info@hanshagenhomes.com
941 Hillwind Road NE, Suite 300 • Fridley, Minnesota 55432 • Phone 763/586-7200 Fax 763/572-9417

InWood - Multi-Family

The multi-family areas of the neighborhood will consist of a mix of townhomes, apartments, and senior housing. These housing options are located in areas designated for higher density in the City's Land Use Plan. The InWood neighborhood is ideally located for multi-family housing because of its proximity to nearby jobs, transportation, and convenient neighborhood shopping.

There are no specific plans for the multi-family portion of the neighborhood at this time. Conceptual buildings and site designs are illustrated on the concept plan to give an idea of how the multi-family neighborhoods could be developed. A final PUD plan would be submitted to the City prior to construction of any of the multi-family land.

InWood Village - Single Family

The single family neighborhood includes "Lifestyle Homes" that meet the increasing demand for one-level living with association maintenance. The Lifestyle Homes provide the benefits of a single family home, with all the conveniences of a townhome. The association maintenance of lawn areas and snow removal provides the homeowner with the freedom to travel, own a winter or summer home, or more time for recreation. InWood homeowners may select "ale-carte" services through the homeowner association, such as gutter cleaning, spring and fall clean-up, and other services to assist in the upkeep and maintenance of the outdoor spaces.

Hans Hagen Homes will be the exclusive builder of the single family neighborhood, and will assist each buyer in selecting and designing a home that fits their particular need. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, including extensive use of brick and stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood.

The Lifestyle Homes feature private outdoor patio spaces, a private yard for gardening, plentiful landscaping, and a homeowners association to take care of the exterior spaces. While the yard areas are maintained by the association, these homes sit on individual lots. This type of home with association maintenance requires flexibility from standard single family zoning requirements. The setbacks for these homes are: 1) 20-foot front yard, 2) 4-foot side yard, and 3) 20-foot rear yard. A minimum separation of 22 feet will be provided between the garage door and any sidewalk to accommodate the parking of vehicles without interfering with the use of the sidewalk. The association is responsible to maintain the yards, and has easements over the adjacent lots for access and maintenance of homes.

PUD Zoning

The InWood neighborhood will be processed as a PUD. The PUD provides flexibility necessary for the construction of the Lifestyle Homes. The PUD will also permit the mixing of the commercial and multi-family uses. Currently, the northwest corner of the property is guided for Commercial. Because of access limitations onto Inwood Avenue (CSAH 13) and 10th Street, the commercial is being moved to the south adjacent to 5th Street.

PUD Zoning Objectives

Section 154.801 of the Zoning Ordinance states that the City should consider whether one or more of the objectives listed below is being achieved when approving a Planned Unit Development (*the applicant's response is provided after each objective in italics.).*

A. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.

The City's Land Use Guide Plan calls for a mix of uses on the InWood property. InWood arranges commercial, multi-family and single family uses in a manner that provides for appropriate vehicle access, pedestrian connections, and transitions between uses. Berms, water features, public parks, opens spaces, and landscaping will establish transitions between different land uses. The PUD also incorporates low impact development street designs that provide for enhanced storm water management.

B. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.

Lifestyle Homes on single family lots are located north of proposed 5th Street on the eastern side of the neighborhood. A public park lies between the Lifestyle Homes and existing single family homes in Stonegate. The west side of the property adjacent to Inwood Avenue is designed for multifamily and commercial uses. Significant water features, berms, and landscaping lie between the Lifestyle Homes and the multifamily and commercial uses. Townhomes and a senior residential facility are planned between 5th Street and the Eagle Point Office Park with the property adjacent to InWood planed for commercial uses. The requested PUD provides for the integration of these compatible land uses.

C. Provision of more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques.

The InWood neighborhood incorporates a variety of open space and recreational amenities. The linear park on the east side of InWood provides open space between the Stonegate single family neighborhood and InWood, as well as a trail connection to existing Stonegate public park. The linear park and trail system extends through the neighborhood to the commercial district of InWood. Trails and sidewalks are also provided along 5th Street with connections to the linear park.

D. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.

The InWood neighborhood provides convenient access to existing employment opportunities located in the adjacent Eagle Point Office Park, as well as nearby locations in Oakdale, Woodbury, and Lake Elmo. As discussed earlier, the neighborhood will provide townhouses, multifamily, senior, and single family homes.

E. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

The property consists almost entirely of tilled agricultural fields and contains no significant environmental features. The trees along the east property line will be saved and incorporated into a buffer/park area.

F. Preservation of historic buildings, structures or landscape features.

There are no historic buildings or significant landscape features found on the property.

G. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.

As discussed above, the purpose of the PUD is to provide for the appropriate mixing and intergration of land uses. The architecture of the Lifestyle Homes will be controlled through standards imposed by Hans Hagen Homes. The opportunity for the buyer to choose from a verity of architectural styles, features, colors, and materials will create visual interest and establish the unique neighborhood character of InWood.

Final building plans for the commercial or multi-family properties will be completed as occupants of InWood are designated. Future buildings on these parcels would conform to applicable City standards.

H. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

Master planning this neighborhood provides for the efficient layout and design of public utilities and services. The neighborhood will provide important connections to Eagle Point Boulevard, Inwood Avenue, and 10th Street. It will also provide the connection of 5th Street through the project site.

I. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved.

The project does not include any redevelopment.

J. Higher standards of site and building design than would otherwise be provided under conventional land development technique.

As discussed above, the neighborhood provides for the efficient layout and extension of public infrastructure and the integration of land uses. Low impact development street designs also provide an attractive streetscape while minimizing storm water runoff. PUD flexibility is needed to establish housing choices that are not currently available in Lake Elmo.

Conclusions

The InWood neighborhood meets the criteria necessary for the City to approve a PUD for the project. The project is consistent with the City's Land Use Guide Plan and the objectives of the PUD zoning ordinance.

If you have any questions on our project, please feel free to contact me at (763) 586-7202, or at jrask@hanhagenhomes.com.

Sincerely,

John Rask
Vice President of Land Development

InWood

InWood 10 LLC

Hans Hagen Homes

•DEVELOPMENT • DETACHED HOMES MASTER PLANNING
•CONTACT: JOHN RASK •ph. 763.586.7202

Collage architects

• COMMERCIAL, SENIOR & TOWNHOME SITE PLANNING

E. G. RUD & SONS, INC
PROFESSIONAL LAND SURVEYORS

• SURVEYING, GRADING DESIGN

Carlson McCain
ENVIRONMENTAL • ENGINEERING • LAND SURVEYING

• CIVIL ENGINEERING

PUTMAN PLANNING & DESIGN

• LANDSCAPE ARCHITECTURE
• AMENITY DESIGN & PLANTING
• IDENTITY & GRAPHIC DESIGN
• PHOTO GRAPHICS
• REPRESENTATION ILLUSTRATION
• ph. 877.381.8291

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E.	**651.300.4261**
Jack Griffin, P.E.	**651.300.4264**
Ryan Stempski, P.E.	**651.300.4267**
Chad Isakson, P.E.	**651.300.4283**

Date: August 13, 2014

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

Re: Inwood – PUD Concept Plan Review

An engineering review has been completed for the Hans Hagen Homes Inwood PUD Concept Plan. A PUD Concept Plan was received on August 12, 2014. The submittal consisted of the following documentation prepared by E.G. Rud & Sons, Inc.:

- Inwood PUD Concept Plan dated August 11, 2014.
- Graphic Illustration, not dated.

We have the following review comments:

MUNICIPAL WATER SUPPLY

- Municipal water service is readily available for the Inwood development proposal. The applicant is responsible to extend the municipal water to the development site at developer's cost and to extend future connection stubs to all adjacent properties as directed by the City.
- The Comprehensive Water System Plan, dated April 2009 requires the placement of Water Tower No. 4 within the area planned as Inwood PUD. The specific site for Water Tower No. 4 must be addressed as part of this development proposal, either reserving the appropriate property dedicated for the Water Tower or the City must verify that an alternative site has been acquired prior to excluding the Water Tower from this development plan.
- Multiple watermain connection points and stubs must be incorporated as part of the development. At least two connections will be required along the south edge of the development; either two connections to the Eagle Point Business Park water system or one connection to Eagle Point Business Park and one connection to Boulder Ponds at 5th Street.
- A trunk watermain stub shall be installed to the northeast corner of the development for potential future extension along 10th Street.
- The City will be constructing trunk watermain along Inwood Avenue in 2015, from 10th Street to Eagle Point Blvd. This main could be incorporated interior to this development if the development application has progressed sufficiently to accommodate the Inwood Trunk Watermain project schedule. The design of the Inwood Trunk Watermain Improvements is already complete. Project bidding for the final alignment will occur no later than January 2015.
- Watermain stubs to adjacent property and pipe oversizing will continue to be reviewed by City staff as the development progresses forward and oversizing routes may need to be changed as part of the final construction plans, in particular to oversize pipe to and from the Water Tower site. Watermain oversizing is paid by the City as a reimbursement addressed within the development agreement.

MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer service is readily available for the Inwood development proposal. The applicant is responsible to extend the municipal sanitary sewer to the development site at developers cost.
- The applicant must provide a total estimated number of residential equivalent units to be located within the plat so that staff may review the downstream sewer capacity limits. The Inwood development may need to connect at multiple sewer service locations to divide the flow to separate downstream sewer mains. The City is in the process of evaluating the downstream sewer capacity limitations.
- Sanitary sewer pipe stubs to adjacent property and pipe oversizing will continue to be reviewed by City staff as the development progresses forward. Revisions may need to be incorporated as part of the final construction plans. Sewer main oversizing is paid by the City as a reimbursement addressed within the development agreement.
- No lift station has been planned for this area. It appears that the area can be served without a lift station.

STORMWATER MANAGEMENT

- The site plan is dependent upon and subject to a storm water management plan meeting State, SWWD and City rules and regulations. Storm water facilities proposed as part of the site plan to meet SWWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual available on the City website.
- The general drainage system should mimic the natural topography of the site in order to ensure a drainage system that provides positive storm water drainage across the development. Overland emergency overflows or outlets will need to be incorporated as part of the site plan.
- The ultimate discharge rate and location will be an important consideration to avoid negative impacts to downstream properties. The storm water management plan will need to address changes to the downstream drainage system to the extent alterations are proposed. To the extent adjacent properties are impacted, written permission from those properties must be submitted as part of the development applications.
- Per City requirements, all storm water facilities, including infiltration basins, must be placed in Outlots deeded to the City for maintenance purposes. The Stormwater Facility Outlots must fully incorporate the 100-year HWL and maintenance access roads. It is unclear from the concept plan submitted if all the proposed ponding and infiltration is on Outlots that will be dedicated to the City.
- The storm sewer system shall be designed to maintain the City standard **minimum** pipe cover of 3.5 feet. 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 at low points.
- Per City requirements all storm sewer pipe easements must be a minimum 30-feet in width.

TRANSPORTATION IMPROVEMENTS

- Access along Inwood Avenue and 10th Street must be reviewed and approved by Washington County. This approval should be pursued prior to preliminary plat submittal to avoid significant rework. It appears that the proposed access is consistent with Washington County guidelines with the exception of the additional access proposed south of 5th Street. This access should ne eliminated.
- Improvements required by Washington County at the intersections along Inwood Avenue and 10th Street should be the responsibility of the applicant and should be incorporated as part of the preliminary plat submittal documents.

5TH STREET NORTH: 5th Street North seeks to become the backbone of future development along the I94 corridor, essentially becoming the primary access in and out of the future neighborhoods. The street is required for the sole purpose to support the growth and development within the corridor. The quality of the street and its connections are critically important. The purpose of the proposed street standards are to 1)

improve the function and appearance of the street, 2) encourage pedestrian and bicycle use, and 3) reduce the potential for speeding.

- The plan indicates a minimum 100 foot R/W as required.
- The proposed 2-lane collector parkway street (5th Street) design and geometrics must meet all Municipal State Aid design standards for urban streets (8820.9936) for ADT > 10,000; 40 mph design speed; and must be consistent with the detailed parkway cross section installed throughout the remaining corridor segments and as outlined in the 5th Street Collector Design Guidelines as prepared by City staff.
- The proposed alignment appears to be consistent with this design intent. However, the proposed plan indicates additional impacts to the adjacent Bremer Financial Services property as noted on the Concept Plan. The proposed alignment requires permission and R/W acquisition from Bremer Financial Services.
- Access spacing to 5th Street is allowed at 1/8 mile intervals for non-continuous local streets, at ¼ mile intervals for continuous local streets and collector streets, and at ½ mile intervals for streets with higher classification.
    - The intersection with Street B/D (a minor collector) is currently shown at 575 feet from the westerly commercial driveway access. This intersection should be moved approximately 85 feet to the east.
    - Street D accesses 5th Street as a RI/RO only with a commercial property access located just 300 feet to the east. Street D should be realigned to meet the full access guidelines of 660 feet to avoid cut through traffic through the commercial property.
    - The private RI/RO driveway along the south of 5th Street should be moved further east to maintain a minimum 330 feet from Inwood Avenue.
- Right and left turn lanes must be incorporated along 5th Street North per the City design standards to maintain mobility along the Parkway since there is only one travel lane in each direction.
- Additional streetscape amenities are required along 5th Street consistent with the remaining corridor segments and the preliminary design that was provided to the City by Damon Farber. 5th Street Amenities include a north side off-road bituminous trail, minimum 10 foot width with 5 foot clear zone; a south side concrete sidewalk, minimum 6 foot width with 2 foot clear zone; landscaping elements including a center landscape median; and theming elements including street and ornamental lighting, banner poles at primary gateway intersections, and white post & rail fencing.

RESIDENTIAL STREETS

- Turn lanes must be added on all interior development streets at the intersections with 10th Street, Inwood Avenue, and 5th Street.
- Street C is a proposed cul-de-sac extending over 1100 feet in length with an additional street cul-de-sac extension of another 560 feet. This exceeds the maximum allowable cul-de-sac length. This street must be revised to connect interior to the development.
- 9th Street and Neighborhood Street E should align to create a full intersection rather than offset intersections along a minor collector road. As proposed, the intersections do not meet the minimum 330 foot access spacing for a minor neighborhood collector road.
- Staff has preliminarily reviewed the unique street layout for the “Neighborhood” street segments proposed in this concept plan and believes the general concept is a workable design. However, there are several design details that must be addressed as the development progresses through the process. Some revisions should be expected.
- All R/W widths, pavement widths and turning radii need to be further detailed to allow staff to review the proposed street geometrics. The turning radii shown in Neighborhood C and A do not appear to meet acceptable standards.
- The R/W Boulevard along the “Neighborhood” street segments appears insufficient including a proposed reduced house setback. It is unclear where the private utilities will be installed.
- Ten (10) foot utility easements are required on either side of all right-of-ways.

- Six (6) foot sidewalks must be provided along all continuous residential streets and along other streets as may be required for connectivity. Sidewalk and Trail locations should be jointly addressed with the applicant since the proposed sidewalk layouts vary from the City standard requirements.
- All streets must be designed to meet the City's Engineering Design Standards including R/W width, street width and cul-de-sac radii. Surmountable concrete curb and gutter shall be installed in single family residential areas and B618 curb in commercial and multi-family areas. All street intersections must be at 90 degrees and maintain 100 feet of tangent with maximum slopes of 2% for first 100 feet. Residential maximum longitudinal grade is 8% with no sidewalks, 6% where there are sidewalks.
- For any street and R/W design variance from the City Standard residential street section, additional detail must be submitted for staff review and consideration. This review should be completed prior to preliminary plat submission to avoid significant rework.

COMMERCIAL AND MULTI-FAMILY AREA STREETS/DRIVEWAYS

- Turn lanes must be added on all interior development streets at the intersections with 10th Street, Inwood Avenue, and 5th Street.
- The commercial and multi-family area access roads and driveways require more detail to facilitate staff review including all R/W widths, pavement widths and turning radii. Additional clarification is requested to delineate public street R/W from proposed commercial or multi-family private driveway access. If private streets are proposed, staff should review to determine where private streets will and will not be allowed.

Station #1
3510 Laverne Ave. No.
Lake Elmo, MN 55042
651-770-5006

LAKE ELMO FIRE DEPARTMENT

Station #2
4259 Jamaca Ave. No.
Lake Elmo, MN. 55042
651-779-8882

August 19, 2014

INWOOD PUD CONCEPT PLAN

I have no immediate concerns with this proposed project. However moving forward, we will need to address the following:

- Proper naming of streets and address numbering to follow City standards.
- Proper road width to allow access of fire apparatus. This shall include addressing the multiple "islands" shown on concept drawings.
- Proper placement and adequate number of fire hydrants in both the residential and commercial areas.
- Fire Sprinklers as required per code.
- Any additional Fire Safety items as we move through the process.

Greg Malmquist, Fire Chief

Washington County

Public Works Department

Donald J. Theisen, P.E.
Director

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

August 20, 2014

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

RE: Washington County comments on the concept plan for Inwood Creek PUD concept plan, City of Lake Elmo

Dear Kyle:

Thank you for submitting the Inwood Creek PUD concept plan located southeast of the CSAH 10/CSAH 13 intersection in Section 33, Township 29, Range 21 in the City of Lake Elmo. From the project narrative, the proposed site is planned to have a mix of residential and commercial/office land uses. The residential uses proposed are 272 single family homes, 12 townhome units, 176 rental townhome units, 120 senior housing units in one building and two, 75 unit apartment buildings. The commercial uses include 6,000 square feet of office, a 12,000 square foot pharmacy, a 2,000 square foot coffee/food shop, a 3,000 square foot gas station, a 5,000 square foot daycare, two 12,500 square foot retail buildings and a 20,000 square foot office showroom. In total, the proposal includes 730 residential units and 73,000 square feet of commercial/office uses.

Based on initial review of the site plan and the proposed uses, the following access points and general intersection layouts should be provided:

- The proposed CSAH 13/5th Street intersection should be designed as a full access intersection with an exclusive southbound left turn lane, a northbound right turn lane, a westbound left turn lane and a westbound right turn lane. Traffic Signals may be necessary at this location in the future, so the intersection should be designed to accommodate a future signal.

- The proposed site access at CSAH 13/9th Street be designed with a ¾ intersection with vehicles exiting only able to make right turns.

- The proposed first access on CSAH 10/10th Street past CSAH 13 should be designed for right in - right out only.

- The Eastern Site Access on CSAH 10/10th Street should be designed as a full access intersection with a westbound left turn lane, an eastbound right turn lane, a northbound left turn lane and a northbound right turn lane. The intersection should be designed to accommodate a possible future traffic signal.

Other comments and recommendations include the following:

- The right-of-way requirements for both CSAH 10/10th Street and CSAH 13/Inwood Avenue is 184 feet (92 feet from the centerline of the roadway. The formal PUD application for this development should include the necessary right-of-way dedication.

- The Washington County Comprehensive Plan 2030, Planned Trail System, does not identify a trail corridor along CSAH 13/Inwood Avenue but does identify a Planned County Trail along CSAH 10/10th Street. Even though CSAH 13 is not identified as a trail, there is currently a trail along the west side of CSAH 13 extending from Woodbury to Oakdale. It is important to consider the development of trails on both sides of this CSAH 13/Inwood Avenue since it is an" A" Minor Arterial Roadway in an urban area. We recommend that the city require trails along CSAH 13/Inwood Avenue and CSAH 10/10th Street as part of this development. The city is also encouraged to develop their local trails in the area to connect with the county and regional trail system. .

- The access spacing on the 5th Street from CSAH 13/Inwood Avenue to the new local Street D may be too close. 5th Street will be an important local, collector roadway that will provide local connections for all the future residents and employees along this corridor. Other factors include Washington County's access spacing guidelines, future traffic volumes on 5th Street and CSAH 13/Inwood Avenue, future land uses on this property and properties to the east, and the intersection of CSAH 13/Inwood Avenue may be a candidate for future signalization. This close access spacing may cause traffic to back into the intersection and constrain the ability to construct necessary turn lanes. Also queues from any future traffic signal may sometimes extend into the intersection of 5th Street and Street D.

  It is recommended that the Street D at 5th Street be realigned to the east. Right and left turn lanes on 5th Street should also be incorporated into the plan.

- The proposed access drive from 5th Street to the Pharmacy/Gas station does not meet County access spacing guidelines. This should be eliminated and access provided at the new intersection of 5th Street with Street D.

- No direct access to CSAH 13/Inwood Avenue is allowed from the Pharmacy/Gas Station site and the median break on CSAH 13 should be removed.

- Similar to the 5th Street/Street D roadway spacing from CSAH 13/Inwood Avenue, the access spacing of the Street B extension from CSAH 10/10 Street to Street A is too close. This is based on factors including Washington County's access spacing guidelines, future traffic volumes on CSAH 10/10 Street, future residential land uses on this property and properties to the south, the intersection of CSAH 110/10th Street and Street B may be a candidate for future signalization. This close access spacing may cause traffic to back into the intersection and constrain the ability to construct necessary turn lanes. Also, queues from any future traffic signal may sometimes extend into the intersection of Street B with Street A. The access spacing of Street A to CSAH 10/10th Street should be a minimum of 300 feet.

- 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.

- 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.

- All roadway improvements and any grading within County right-of-way will require a Washington County Right of Way Permit.
- A Washington County Access permit will be required for all new access points on CSAH 13/Inwood Avenue and CSAH 10/10th Street.
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.
- Washington County, as a part of the Gateway Corridor Commission, is preparing a Draft Environmental Statement (DEIS) for a proposed transitway through the I-94 "Gateway Corridor" from St Paul to the Lake Elmo / Woodbury area. One of the potential stops would be in the general vicinity of this project area near CSAH 13/Inwood Avenue. The transit alternative may have impacts to adjacent roadways which will be dependent on a number of factors that have yet to be determined. The distance of this site from the station location chosen, the location of bicycle and pedestrian connections and the presence of transit supportive uses within the area may compliment this development.

Thank you for the opportunity to comment on this PUD concept plan. 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

R/Plat Reviews/City of lake Elmo/Inwood PUD

Minnesota Department of Natural Resources
Ecological and Water Resources Division
Central Region Headquarters
1200 Warner Road, Saint Paul MN 55106
Telephone: (651) 259-5845
Fax: (651) 772-7977

MNDNR

August 25, 2014

Nick Johnson
City Planner
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Re: Comments on Inwood PUD Concept Plan

Dear Nick,

The MNDNR has three comments regarding the Inwood PUD Concept Plan:

1. The City of Elmo's shoreland ordinance does not comply with the State's shoreland rules that limit the level of impervious surface to 25 percent (MR 6120.3300 Subp. 11). The MNDNR has not approved the City's recent shoreland ordinance (adopted June 11, 2014). We have several concerns with the current ordinance, including that the impervious surface limit of 30 percent, and how the language regarding water-oriented accessory structures and the 150-foot riparian dedication requirement in the ordinance are being applied by the City.

2. Integrate greater natural vegetative cover in the open space area to achieve the intent of the open space design criteria of the PUD provisions (MR 6120.3800 Subp 6. B.).

3. Retain and enhance the existing vegetative buffer along the stream to maintain natural drainage hydrology.

DNR has the authority to approve PUDs until a local government has adopted shoreland ordinance provisons consistent with the state shoreland rules (MR6120.3800 Subp 1). We would prefer to not have this approval authority and would instead encourage the city to adopt shoreland rules that comply with the statewide shoreland rules. We would like to meet at your earliest convenience to discuss the concerns we have with the shoreland ordinance and to continue the process of ordinance approval by MNDNR.

Sincerely,

Molly Shodeen

Molly Shodeen
Area Hydrologist

Oakdale

Community Development Department
1584 Hadley Avenue North
Oakdale, MN 55128

August 29, 2014

Nick M. Johnson
City Planner
City of Lake Elmo, MN
3800 Laverne Avenue North
Lake Elmo, Minnesota 55042

Ann Pung-Terwedo
Senior Planner
Washington County
11660 Myeron Road North
Stillwater, MN 55082-9573

RE: Inwood PUD General Concept Plan

Dear Mr. Johnson and Ms. Pung-Terwedo:

Thank you for providing the Inwood PUD general concept plan for the City of Oakdale's review. We have not had sufficient time to review the plan, however we would like to share our initial reaction to the concept plan.

We do not support the restricted accesses proposed along Inwood Avenue at both Oak Marsh Drive and 9th Street North. However, we look forward to discussing this proposal on September 12 at our access management meeting.

Sincerely,

Emily Shively
City Planner
City of Oakdale
(651)730-2720
emily@ci.oakdale.mn.us

Kyle Klatt

From: Dean Zuleger
Sent: Monday, September 08, 2014 12:19 PM
To: Kyle Klatt
Subject: FW: Lake Elmo-Hans Hagen Homes

Please read into the record of the Planning Commission tonight per the Mayor of Oakdale's request.

From: Bob Streetar
Sent: Monday, September 08, 2014 12:19 PM
To: Dean Zuleger
Cc: Carmen Sarrack; Stan Karwoski; Paul Reinke; Lori Pulkrabek; Kent Dotas; ted.bearth@co.washington.mn.us
Subject: Lake Elmo-Hans Hagen Homes

To Honorable Lake Elmo Mayor and City Council, and Planning Commission Members:

I am writing on behalf of the Mayor and City Council of Oakdale to convey our very serious concern with the potential reduced access to 9th Street north, and Oak Marsh Drive that is being considered as a result of the Han Hagen Home development. At this time we do not agree with reducing access at either location. However, we are very willing to work with your staff and the County staff towards a mutually agreeable solution. Please include this email in the official Planning Commission meeting record on September 8 and the City Council meeting record on September 16. Thank you for your consideration.

Bob Streetar

Community Development Director
City of Oakdale
651-730-2806 (o)
612-834-3056 (c)
Bob.streetar@ci.oakdale.mn.us

Nick Johnson

From: Tom FitzGerald <tfitzgerald@carbonair.com>
Sent: Monday, August 25, 2014 6:24 PM
To: Nick Johnson
Subject: Fwd: Hans Hagen Homes proposed PUD on 157 acres of land on the SE Corner of Inwood and 10th Street
Attachments: image001.jpg

Please see below

Thanks

Tom Fitzgerald

Sent from my iPad

Begin forwarded message:

From: Tom FitzGerald <tfitzgerald@carbonair.com <mailto:tfitzgerald@carbonair.com> >
Date: August 25, 2014 at 5:07:59 PM CDT
To: "'kklatt@lakeelmo.org <mailto:kklatt@lakeelmo.org> '" <kklatt@lakeelmo.org <mailto:kklatt@lakeelmo.org> >
Subject: Hans Hagen Homes proposed PUD on 157 acres of land on the SE Corner of Inwood and 10th Street

Mr Klatt,

I am going to try to make the planning commission meeting this evening but may not be able to attend. I am a resident of Stone Gate. I live at 877 Jasmine Ave Place North, Lake Elmo, MN 55042.

I am opposed to this planned development based on the density being requested, the types of dwellings proposed (town homes and apartments) and the requested reduced set backs. I think we all realize that this land will be developed and we have accepted that. However, I don't feel that we should accept any developments that are more dense than the density specified in the memorandum of understanding with the Met Council. The homes in Stone Gate are mid to upper level homes with large lots and a development of any kind adjacent to it with lower valued properties will negatively effect the property values in Stone Gate. A development with apartments, which I assume will be rentals, will have a particularly negative effect on our homes' values. I also don't feel a development of this type is consistent with Lake Elmo's traditional rural feel.

Those of us that live in Stone Gate have accepted that the bulk of the new development required by the Met Council was going to happen on land directly adjacent to our development. We are in effect bearing the burden of all this new development for all the residents of the city. I do not think that it is unreasonable to ensure that these developments are no more dense than they have to be and that the planning commission only approve those developments that will not negatively effect the values of already existing homes in Stone Gate.

I hope to see you at the meeting this evening. If I can't make it, I wanted you to know my thoughts.

Thanks

Thomas M. FitzGerald

President and CEO

Carbonair Environmental Systems, Inc.

1480 County Road C West

Roseville, MN 55113

(651) 202-2953 Direct

(612) 599-3752 Mobile

tfitzgerald@carbonair.com <mailto:tfitzgerald@carbonair.com>

95 total

September 8, 2014

To the Lake Elmo Planning Commission and City Council:

As the most personally impacted residents of Lake Elmo, we strongly oppose the Hans Hagen development proposed for 157 acres West of our homes for the following reasons:

1) The Metropolitan Council dropped the number of expected residents of Lake Elmo from 24,000 by 2030 to 20,500 by 2040; a 14.5% decline, which should result in a 14.5% decline in the amount of housing units.
2) The residents of Stonegate do not want any more housing allowed in our city than is mandated by the Metropolitan Council.
3) The Future Land Use Map submitted with our last Comprehensive Plan update showed 464 REC Units for the residential portion of the 157 acres. The Hans Hagen proposal reflects 695 REC Units for the residential portion, an increase of 50%. With the elimination of the Memorandum of Understanding, there is no reason to increase the density of housing South of 10th Street from the Future Land Use Map.
4) The Future Land Use Map was put in place less than 2 years ago. This is a recent document that had many hours of resident, staff, elected official and developer input. There is no reason to increase numbers from the Plan, rather the numbers should decrease by at least 14.5% due to the decreased residential forecast.
5) The Future Land Use Plan called for medium and high density development to be located South of 5th Street in order to keep excess traffic off of 10th Street. This road is already extremely busy, and creates safety hazards today for Stonegate residents exiting the neighborhood.

We respectfully ask that the Planning Commission recommend denial, and the City Council confirm denial of the Inwood PUD Concept Plan as it is inconsistent with the intent of the Lake Elmo Comprehensive Plan and Future Land Use Map for this area.

Signed, The following residents of Stonegate:

(1) **Name:** PAM MORREALE **Signature:** Pam Morreale
Address: 785 Jasmine Ave N, Lake Elmo

(2) **Name:** Tony Bonfe **Signature:**
Address: 854 Jasmine Ave N.

(3) **Name:** Michael Lancette **Signature:**
Address: 832 Jasmine Ave N, Lake Elmo MN 55042

Signature Page for Stonegate Petition dated 9/8/2014

4 Name: Mark Hokenwald Signature: [signature]
Address: 755 Jasmine Ave N Lake Elmo

5 Name: Kay Yang Signature: [signature]
Address: 770 Jasmine Ave N. Lake Elmo

6 Name: Randall Henderson Signature: [signature]
Address: 820 Jasmine Ave N. Lk Elmo

7 Name: Gloria A Henderson Signature: [signature]
Address: 820 Jasmine Ave N, Lake Elmo

8 Name: Kevin Intihar Signature: [signature]
Address: 829 Jasmine Ave. N. Lake Elmo, MN 55042

9 Name: Windy Intihar Signature: [signature]
Address: 829 Jasmine Ave N Lake Elmo, MN 55042

10 Name: Debra Monteith Signature: Debra Monteith
Address: 331 Julep Ave. N., Lake Elmo, MN 55042

11 Name: Don [illegible] Signature: [signature]
Address: 371 Julep Ave. Lake Elmo mn. 55042

12 Name: Rick Schaalhorn Signature: [signature]
Address: 418 Julep Ave N. Lake Elmo MN 55042

13 Name: Cathy Schaalhorn Signature: [signature]
Address: 418 Julep Ave N. Lk. Elmo 55042

14 Name: Jim Stuecken Signature: [signature]
Address: 561 Julep Ave N, Lk Elmo 55042

Name: _____ Signature: _____
Address: _____

September 8, 2014

To the Lake Elmo Planning Commission and City Council:

As the most personally impacted residents of Lake Elmo, we strongly oppose the Hans Hagen development proposed for 157 acres West of our homes for the following reasons:

1) The Metropolitan Council dropped the number of expected residents of Lake Elmo from 24,000 by 2030 to 20,500 by 2040; a 14.5% decline, which should result in a 14.5% decline in the amount of housing units.
2) The residents of Stonegate do not want any more housing allowed in our city than is mandated by the Metropolitan Council.
3) The Future Land Use Map submitted with our last Comprehensive Plan update showed 464 REC Units for the residential portion of the 157 acres. The Hans Hagen proposal reflects 695 REC Units for the residential portion, an increase of 50%. With the elimination of the Memorandum of Understanding, there is no reason to increase the density of housing South of 10th Street from the Future Land Use Map.
4) The Future Land Use Map was put in place less than 2 years ago. This is a recent document that had many hours of resident, staff, elected official and developer input. There is no reason to increase numbers from the Plan, rather the numbers should decrease by at least 14.5% due to the decreased residential forecast.
5) The Future Land Use Plan called for medium and high density development to be located South of 5th Street in order to keep excess traffic off of 10th Street. This road is already extremely busy, and creates safety hazards today for Stonegate residents exiting the neighborhood.

We respectfully ask that the Planning Commission recommend denial, and the City Council confirm denial of the Inwood PUD Concept Plan as it is inconsistent with the intent of the Lake Elmo Comprehensive Plan and Future Land Use Map for this area.

Signed, The following residents of Stonegate:

15 **Name:** Tim Wallrich **Signature:** Tim M. Wallrich

Address: 790 Jasmine Ave N. Lake Elmo MN 55042

16 **Name:** Marilee Wallrich **Signature:** Marilee Wallrich

Address: 790 Jasmine Ave. N, Lake Elmo, MN 55042

17 **Name:** Katelyn West **Signature:** Katelyn West

Address: 790 Jasmine Ave. N, Lake Elmo, MN 55042

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18 Name: James West Signature: James West
Address: 790 Jasmine Ave. N., Lake Elmo, MN 55042

19 Name: Sheri Celski Signature: Sheri Celski
Address: 5408 Marquess Tr. N. Lake Elmo, MN 55042

20 Name: John Celski Signature: John Celski
Address: 5408 Marquess Tr. N Lake Elmo, MN 55042

21 Name: Phyllis A. Wallrich Signature: Phyllis A. Wallrich
Address: 5067 Linden Trl N, Lake Elmo MN 55042

22 Name: WILLIAM T. WALLRICH Signature: William T. Wallrich
Address: 5067 LINDEN TRL N LAKE ELMO MN 55042

23 Name: Pam Pardo Signature: Pam Pardo
Address: 6526 Stillwater Blvd., Oakdale MN 55128

24 Name: Vicki & Richard Vineski Signature: Vicki Richard Vineski
Address: 5063 Linden Trl No Lake Elmo, Mn 55042

25 Name: Tim Henriks Signature: Tim Henriks
Address: 820 Jasmine Ave N

26 Name: Andrea Stuecken Signature:
Address: 561 Julep Ave N Lake Elmo Mn 55042

27 Name: ~~588 Julep Ave N~~ Signature: William Roetter
Address: 588 Julep Ave N Debra J Roetter

28 Name: CHRIS SCHULZ Signature: Chris Schulz
Address: 521 JULEP AVE LAKE ELMO, MN.

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29 **Name:** Gino Monico **Signature:** Gino Monico

Address: 9251 9th St No Lake Elmo MN 55042

30 **Name:** Peggi Monico **Signature:** Peggi Monico

Address: 9251 9th St North, Lake Elmo MN 55042

31 **Name:** Dale Meyer **Signature:** Dale Meyer

Address: 9391 9th St. N. Lake Elmo, MN. 55042

32 **Name:** Berniece Meyer **Signature:** Berniece J Meyer

Address: 9391 9th St N. Lake Elmo, MN. 55042

33 **Name:** Autumn Hommerding **Signature:** Autumn Hommerding

Address: 9386 9th St. N. Lake Elmo MN 55042

34 **Name:** Greg Milnar **Signature:** Greg Milnar

Address: 9073 9th ST N Lake Elmo, MN 55042

35 **Name:** Ben Milnar **Signature:** Ben Milnar

Address: 9073 9th St. N. Lake Elmo MN 55042

36 **Name:** Michelle Sherritt **Signature:** Michelle M. Sherritt

Address: 9023 9th St N. Lake Elmo MN 55042

37 **Name:** Dao G Yang **Signature:** Dao G Yang

Address: 974 Jasmine Avenue North, Lake Elmo MN

38 **Name:** ~~David Nelson~~ David M Nelson **Signature:** David M Nelson

Address: 9123 9th St. N Lake Elmo, MN 55042

39 **Name:** Colleen Isaacson **Signature:** Colleen Isaacson

Address: 9314 9th St. N Lake Elmo MN 55042

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40 **Name:** Ron Israelson **Signature:** Ron Israelson

Address: 9314 9th St N, Lake Elmo, MN 55042

41 **Name:** TCHUNENG VU **Signature:** [signature]

Address: 9106 9TH ST N LAKE ELMO, MN 55042

Name: _____ **Signature:** _____

Address: _____

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Name: _____ **Signature:** _____

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Name: _____ **Signature:** _____

Address: _____

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42 **Name:** WAYNE PROUSE **Signature:** Wayne Prouse
Address: 697 JULEP AVE N. LAKE ELMO. STONEGATE

43 **Name:** NANCY ANDERT **Signature:** Nancy Andert
Address: 697 JULEP AV N, LAKE ELMO STONEGATE

44 **Name:** LES FEYMA **Signature:** Les Feyma
Address: 921 JEWEL AVE No. LK. ELMO

45 **Name:** CINDY FEYMA **Signature:** Cindy Feyma
Address: 921 JEWEL AVE No. LK ELMO

46 **Name:** Christopher Dreis **Signature:** Christopher G Dreis
Address: 975 Jewel Ave N. Lake Elmo MN 55042

47 **Name:** Bernt Olfert **Signature:** Bernt Olfert
Address: 914 Jewel Ave. N Lake Elmo, MN 55042

48 **Name:** Tami Fahey **Signature:** Tami Fahey
Address: 876 Jewel Ave Lake Elmo MN 55042

49 **Name:** Kevin Fahey **Signature:** Kevin Fahey
Address: 876 Jewel Ave Lake Elmo MN 55042

50 **Name:** Scott Ellingson **Signature:**
Address: 665 Julep Ave Lake Elmo, MN. 55042

51 **Name:** Jan Krueger **Signature:** Jan Krueger
Address: 694 Jewel Ave N Lake Elmo Mn 55042

52 **Name:** Walt KRUEGER **Signature:** Walt Krueger
Address: 694 Jewel Ave N, Lake Elmo

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53 **Name:** Wendy Kreimer **Signature:** Wendy Kreimer
Address: 772 Jewel Ave. N. Lake Elmo, MN

54 **Name:** Tracy Plunkett **Signature:** TRACY PLUNKETT
Address: 820 Jewel Ave N, Lake Elmo, MN

55 **Name:** Paul Varhol **Signature:** Paul Varhol
Address: 747 Julep Ave N. Lake Elmo, MN

56 **Name:** Cindy Varho **Signature:** Cindy Varhol
Address: 747 Julep Ave N. Lake Elmo, MN

57 **Name:** Fred Pomeroy **Signature:** Fred Pomeroy
Address: 687 Jewel Ave N. Lake Elmo, MN

58 **Name:** Carol Pomeroy **Signature:** Carol Pomeroy
Address: 687 Jewel Ave N. Lake Elmo MN

59 **Name:** Michael O. Anderson **Signature:** Michael O Anderson
Address: 655 Jewel Ave N Lake Elmo, MN

60 **Name:** Kathy Anderson **Signature:** Kathy Anderson
Address: 655 JEWEL AVE N. LAKE ELMO, MN

61 **Name:** Jennifer Gove **Signature:** Jennifer Gove
Address: 585 Julep Ct. N Lake Elmo, MN 55042

62 **Name:** Scott Gove **Signature:** Scott Gove
Address: 585 Julep Court N Lake Elmo

63 **Name:** Edward C. Klein **Signature:** Edward C. Klein
Address: 50 Irvine Park St P MN 55102

Signature Page for Stonegate Petition dated 9/8/2014

64 **Name:** Annmarie Ellingson **Signature:**
Address: 6665 Julep Ave N Lake Elmo, MN Stonegate

65 **Name:** JOHN JAROS **Signature:**
Address: 429 JULEP AVE N, LAKE ELMO, MN STONEGATE

66 **Name:** MARY JAROS **Signature:**
Address: 429 JULEP AVE N, LAKE ELMO, MN

67 **Name:** Todd Placek **Signature:**
Address: 812 Julep Ave N Lake Elmo MN

68 **Name:** Michael F. Doyle **Signature:**
Address: 723 Jewel Ave No

69 **Name:** Mary C. Doyle **Signature:**
Address: 723 Jewel Ave No.

70 **Name:** JOHN OLFELT **Signature:**
Address: 914 JEWEL AVE N

71 **Name:** 555 Jewel Ave N **Signature:**
Address: Kaubiz Fairbanks

72 **Name:** Lori Heinrichs **Signature:**
Address: 781 Jewel Ave N

73 **Name:** David Heinrichs **Signature:**
Address: 781 Jewel Ave N.

74 **Name:** Tom Kreimer **Signature:**
Address: 772 Jewel Ave N

Signature Page for Stonegate Petition dated 9/8/2014

75 **Name:** Lynne Enright **Signature:** Lynne M. Enright

Address: 724 Julep Ave. N. Lake Elmo, MN

76 **Name:** R. MARK ENRIGHT **Signature:** R. Mark Enright

Address: 724 JULEP AVE N LAKE ELMO MN

77 **Name:** Terry Smorch **Signature:** [signature]

Address: 9323 9th St N Lake Elmo, MN

Name: _____ **Signature:** _____

Address: _____

Name: _____ **Signature:** _____

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Name: _____ **Signature:** _____

Address: _____

September 8, 2014

To the Lake Elmo Planning Commission and City Council:

As the most personally impacted residents of Lake Elmo, we strongly oppose the Hans Hagen development proposed for 157 acres West of our homes for the following reasons:

1) The Metropolitan Council dropped the number of expected residents of Lake Elmo from 24,000 by 2030 to 20,500 by 2040; a 14.5% decline, which should result in a 14.5% decline in the amount of housing units.
2) The residents of Stonegate do not want any more housing allowed in our city than is mandated by the Metropolitan Council.
3) The Future Land Use Map submitted with our last Comprehensive Plan update showed 464 REC Units for the residential portion of the 157 acres. The Hans Hagen proposal reflects 695 REC Units for the residential portion, an increase of 50%. With the elimination of the Memorandum of Understanding, there is no reason to increase the density of housing South of 10th Street from the Future Land Use Map.
4) The Future Land Use Map was put in place less than 2 years ago. This is a recent document that had many hours of resident, staff, elected official and developer input. There is no reason to increase numbers from the Plan, rather the numbers should decrease by at least 14.5% due to the decreased residential forecast.
5) The Future Land Use Plan called for medium and high density development to be located South of 5th Street in order to keep excess traffic off of 10th Street. This road is already extremely busy, and creates safety hazards today for Stonegate residents exiting the neighborhood.

We respectfully ask that the Planning Commission recommend denial, and the City Council confirm denial of the Inwood PUD Concept Plan as it is inconsistent with the intent of the Lake Elmo Comprehensive Plan and Future Land Use Map for this area.

Signed, The following residents of Stonegate:

78 **Name:** Kris Taylor **Signature:** Kris Taylor
Address: 9179 9th St N, Lake Elmo, MN

79 **Name:** Brian Roloff **Signature:** Brian Roloff
Address: 9179 9th St N, Lake Elmo MN

80 **Name:** DAN STADICK **Signature:** Dan Stadick
Address: 9034 9th ST N. LAKE ELMO, MN 55042

Signature Page for Stonegate Petition dated 9/8/2014

78 Name: Jill Olson Signature: [signature]
Address: 881 Jasmine Ave Pl N Lake Elmo MN 55042

79 Name: Jim Leary Signature: [signature]
Address: 887 Jasmine Ave N Lake Elmo MN 55042

80 Name: Joan Leary Signature: [signature]
Address: 887 Jasmine ave Lake Elmo Mn 55042

81 Name: Gloria Johnson Signature: GEORGE JOHNSON
Address: 867 Jasmine Ave Pl N. Lake Elmo

82 Name: Linda Larson Signature: [signature]
Address: 871 Jasmine Ave Pl N Lake Elmo, MN 55042

83 Name: Sean Larson Signature: [signature]
Address: 871 Jasmine Ave Pl N. Lake Elmo, MN 55042

84 Name: Barbara Koller Signature: [signature]
Address: 873 Jasmine Ave Pl N Lake Elmo, MN 55042

85 Name: Dan Koller Signature: [signature]
Address: 873 Jasmine Ave Pl N Lake Elmo, MN 55042

86 Name: Tom FitzGerald Signature: [signature]
Address: 877 JASMINE AVE PL N, LAKE ELMO, MN 55042

87 Name: Amy Mansur Signature: [signature]
Address: 883 Jasmine Ave Pl N Lake Elmo MN

88 Name: Dan Hovland Signature: [signature]
Address: 883 Jasmine ave Pl N Lake Elmo MN

Signature Page for Stonegate Petition dated 9/8/2014

89 **Name:** Rob Olson **Signature:** [signature]

Address: 881 Jasmine Ave, Place No

90 **Name:** Mary FitzGerald **Signature:** Mary P FitzGerald

Address: 877 Jasmine Ave Place No. Lake Elmo MN 55042

91 **Name:** John Heili **Signature:** J. M. Heili

Address: 875 Jasmine Ave Pl No. Lake Elmo, MN 55042

92 **Name:** Patty Skarda **Signature:** Patti Skarda

Address: 868 Jasmine Ave N, Lake Elmo

Name: _____ **Signature:** _____

Address: _____

Name: _____ **Signature:** _____

Address: _____

Name: _____ **Signature:** _____

Address: _____

Name: _____ **Signature:** _____

Address: _____

Name: _____ **Signature:** _____

Address: _____

Name: _____ **Signature:** _____

Address: _____

Name: _____ **Signature:** _____

Address: _____

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
REGULAR
ITEM# **17**

AGENDA ITEM: Boulder Ponds Preliminary Plat and Preliminary PUD Plan

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
South Washington Watershed District
Stephen Mastey, Landscape Consultant

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 and Staff are recommending that the City Council approve a request by Boulder Ponds OP3, LLC for a Preliminary Plat and Preliminary Planned Unit Development (PUD) Plan for a planned residential development with 98 single family lots. The proposed residential development is part of a broader PUD on approximately 58 acres of land that includes outlots planned for a 64-unit senior living multi-family building and commercial uses.

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: Boulder Ponds OP3, LLC has submitted an application for a Preliminary Plat and Preliminary PUD Plan for a proposed 98-unit single family residential subdivision in Stage 1 of the I-94 Corridor Planning Area. The proposed planned

development includes outlots planned for a future 64-unit multi-family residential building and commercial uses. The proposed Boulder Ponds development is located on 58.3 acres of land immediately east of Eagle Point Business Park, immediately north of Hudson Boulevard North and immediately south of the Stonegate residential estates residential subdivision. Approval of the request would allow the applicant to proceed with preparation of a final plat and final PUD plan.

The Planning Commission and Staff and are recommending that the City Council approve the Boulder Ponds Preliminary Plat and Preliminary PUD Plan with 12 conditions of approval through the following motion:

"Move to adopt Resolution No. 2014-73, approving the Boulder Ponds Preliminary Plat and Preliminary PUD Plan subject to 12 conditions of approval."

BACKGROUND INFORMATION:

Attached is the original detailed Staff Report that was provided to the Planning Commission on 7/28/14 regarding the applicant's request for Preliminary Plat and Preliminary PUD Plan for 98 single family lots in the I-94 Corridor Planning Area. The Staff Report includes general information about the application, a summary of the relevant planning and zoning issues, a thorough review of the proposed plat and public improvements, draft findings, and the staff recommendation to the Planning Commission. It should be noted that the City approved the Boulder Ponds General Concept Plan in December of 2013 (Resolution 2013-109). Approval of the concept plan allows the applicant to prepare a preliminary PUD plan and preliminary plat. Finally, it should be noted that the Boulder Pounds Preliminary Plat would have been presented to the City Council at an earlier date (early August), but the applicant requested additional time to address some of the discussion items that arose at the Planning Commission meeting. To address these discussion items, which are identified in the Planning Commission Report section, the applicant has submitted updated materials (Attachment #4) to respond to the Planning Commission's questions/requests. More specifically, the updated materials address the following discussion items:

- **Flag Lots.** Flag lots were eliminated by making some adjustments to the Preliminary Plat. The PUD will still include lots that do not meet the width requirement of the LDR district, but this type of dimensional flexibility is permitted under the City's PUD Ordinance. The modifications to the Preliminary Plat give staff more confidence that the narrower lots will work from a utility and access standpoint.
- **Lot Areas.** The modifications to the plat also allowed for all of the lots to meet the area requirement (8,000 sq. ft.) with the exception of 2 lots. With the previous plat, 8 lots did not meet the minimum threshold.
- **Community Gathering Space.** In response to the Planning Commission's desire for increased community gathering space in the development, the applicants have submitted exhibits showing plans for community gathering locations, Outlot H most notable among them.

- **Trail Connection.** The applicants have added a sidewalk connection to the 5th Street Trail from the western cul-de-sac in the single family area. This will provide greater connectivity to the neighborhood.
- **Theming.** The applicants have noted that they intend to incorporate elements of the City's Branding and Theming Study into the signage/monuments for the Boulder Ponds development.

From Staff's perspective, the updated plans and Preliminary Plat (Attachment #4) provided by the applicants demonstrates responsiveness to the Planning Commission discussion items. The modifications and additions address many of the concerns that were discussed, and should make the site function better with regards to access and utilities.

In reviewing the broader application for the Boulder Ponds residential planned development, staff focused their review on the proposed design elements that are unique to the proposed subdivision and relate to the applicant's request to follow the planned unit development (PUD) process as opposed to the standards subdivision process. In requesting a PUD, the applicants are requesting flexibility in some areas with regard to minimum lot and building standards as determined by the City's urban residential zoning districts. For example, the applicants are proposing that 2 of the 98 total lots be allowed under the City's minimum size threshold (8,000 square feet) for urban low density residential (LDR). In addition, they are requesting a reduced side-yard structure setback of 5 feet to allow for Rick Harrison's coving design principal. Coving is a design technique utilizing curvilinear patterns in streets, setbacks and building pad orientation in order to provide greater visual interest and variation between residential homes. In reviewing the PUD, staff has identified all of the areas that require minor flexibility for the Boulder Ponds planned development to proceed as proposed. In addition, the Planning Commission also identified the inclusion of reduced lot widths during their, sometimes resulting in what is known as flag lots, particularly located in the cul-de-sac in the eastern portion. However, the widths of the proposed "flag lots" have been increased to address the concern over public and private utilities. It is important to note that by applying for a planned unit development, the applicant is presenting a plan that includes requested flexibility in the identified areas. By approving the Preliminary PUD Plan, the City would be granting approval of the requested flexibilities.

As part of the Boulder Ponds residential development, the applicants are proposing two product types: traditional single family homes and "Villas". Villas are detached residential product, typically one-story ramblers with walkout, lookout or full basements that are marketed towards the empty-nester demographic. As opposed to the traditional single family homes, the Villa properties would be maintained by the Home Owners Association (HOA).

PLANNING COMMISSION REPORT:

The Planning Commission reviewed the Boulder Ponds Preliminary Plat and Preliminary PUD Plan request at its July 28, 2014 meeting and conducted a public hearing at this time. Before the public hearing was opened, several members of the Boulder Ponds OP3 development team made presentations and answered questions. The members of the Boulder Ponds team included Deb Ridgeway of the Excelsior Group, Steve Sletner of SEH and Rick Harrison of Rick Harrison Site

Design. The team provided additional background information regarding the intent and function of the coving design. After the applicants spoke and answered questions, the public hearing was opened. During the public hearing, the City received the following testimony:

- Curt Montieth, 331 Julep Ave. N., noted that he lives adjacent to the proposed Boulder Ponds development. He asked what park facilities could be incorporated into Stonegate Park as part of the adjacent land proposed for parkland dedication. In addition, he noted that he will likely contact the Park Commission to get involved in any future changes or additions to Stonegate Park. Mr. Montieth also suggested adding additional plantings north of the proposed buffer greenbelt trail, noting that the Stonegate residents would appreciate it. He stated that he supported the design of the proposed subdivision.

In addition to the public testimony received, the City did receive two letters regarding the Boulder Ponds development:

- Lampert Lumber submitted a letter (Attachment #14a) to inquire about the proposed grades of the 5th Street minor collector road adjacent to their property. The Planning Commission asked the City Engineer how the City could address their concern regarding access to 5th Street. The City Engineer noted that due to access spacing guidelines, it would be difficult to access the Lampert Lumber site from 5th Street. In addition, the site slopes downward in that area, and it would be difficult to set 5th Street in a way that was perfectly at grade at the Lampert site.
- John Jaros, 429 Julep Ave. N., submitted a letter (Attachment #14b) requesting that the eastern segment of the northern greenbelt buffer trail be moved to the south. The applicants noted that it is difficult to move the entirety of the trail south due to a retaining wall and infiltration basin. However, they noted that it would be possible to move the trail segment further to the south in the northeast corner. The Planning Commission added a condition of approval that they move the trail south to the best extent possible.

The Planning Commission then closed the public hearing.

In discussing the proposed Boulder Ponds Preliminary Plat and Preliminary PUD Plan, the Planning Commission identified some concerns or issues needing clarification. These issues included the following:

- Theming: The Planning Commission noted that the proposed subdivision did not include any design elements from the Theming Study completed by Damon Farber and Associates. It should be noted that developers are not required to incorporate theming elements into their projects. Nevertheless, some members of the Planning Commission noted that the theming elements would be a nice addition.
- Reduced Side-Yard Setbacks: The Planning Commission noted some reservation regarding the request to allow reduced side-yard setbacks. The applicants responded to note that the not all homes would be reduced to the minimum 5 feet. In addition, due to the coving design that turns building pads, there are many instances where one corner of the home is setback 5 feet to the property line, and the other corner is setback 15 to 20 feet. In other words, utilizing the reduced setback allows for the increased dimension of openness in other areas of the subdivision.

- Flag Lots: The Planning Commission noted that the instances of flag lots are concerning. Staff noted that flag lots are typically discouraged due to the difficulty of providing sewer and water service in between tight spaces for driveway access. Staff requested that the applicant submit additional detail regarding the flag lots to ensure they function properly. In response to this request, the applicant amended the Preliminary Plat to eliminate the occurrence of flag lots, providing greater confidence that narrower lots will work from a sewer, water and private utility standpoint in addition to the required driveways.
- Ensuring that the Development is Constructed as Proposed: Many members of the Planning Commission expressed support for many design elements of the proposed subdivision. However, there was some concern that if the builder of the project was not informed as to the proper location for each home, many of the benefits of the Rick Harrison design would could be lost by building homes in not ideal locations. The applicants responded to this point by explaining that they complete a development lot book that shows the proper location for each home on all the lots in the subdivision. In addition, the grading plan is completed in such a way that there are fewer options of where to locate the home. To ensure that the development is constructed as proposed, the Planning Commission recommended that the City be party to the development lot book, and can therefore use it as a reference in approving building permits (Condition #12).
- Identified Objectives for PUDs: There was a discussion about the required objectives for planned development per the City's PUD Ordinance. Per §154.801, there are objectives that must be met for the City to consider a planned development. In reviewing the application, staff determined the multiple objectives had been met, warranting consideration. However, there was a discussion whether or not the proposed development met one or more of the identified objectives according to the Planning Commission. After discussion, the majority of the Planning Commission determined that the proposed development includes the promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities (Objective B).

After discussing the Boulder Ponds Preliminary Plat and Preliminary PUD Plan, the Planning Commission recommended approval subject to 12 conditions (Vote 5-2). Commissioners Lundgren and Haggard voted against the motion to recommend approval of the Boulder Ponds Preliminary Plat and Preliminary PUD Plan.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Approval of the Boulder Ponds Preliminary Plat and Preliminary PUD Plan will allow for the applicants to proceed to Final Plat and Final PUD Plan. Approval of the Boulder Ponds subdivision will provide for a residential subdivision that incorporates unique design elements, including varied setbacks, meandering sidewalks, no double frontage lots, and other features. In addition, construction of the proposed neighborhood would allow for the construction of the 5th Street minor collector road, a critical piece of infrastructure needed to serve the I-94 Corridor Planning Area. Also, inclusion of the recommended conditions of approval will better ensure that the subdivision is constructed per the vision of the Boulder Ponds development. Finally, it should be noted that the

applicants have obtained their watershed district permit (Attachment #13). Having received conditional approval from the watershed greatly supports staff confidence of the constructability of the plan.

Weaknesses: The Boulder Ponds development does include alternative designs that are different than the City's typical sections and right-of-way. This may present challenges from a maintenance standpoint. At the same time, the proposed design does provide a subdivision with different design features than some of the other recent subdivisions, offering variety in subdivision design and product type (Villa homes).

Opportunities: Approval of the Boulder Ponds Preliminary Plat and Preliminary PUD Plan allows for the extension of infrastructure needed to serve Stage 1 of the I-94 Corridor Planning Area. In addition to the 5th Street minor collector road, the applicants are proposing to construct a north-south local road that could distribute traffic to the proposed future commercial areas, as well as any future redevelopment on the Cranky Ape and Lampert Lumber sites. In addition, the northern greenbelt trail will be completed from the proposed Savona single family subdivision to Stonegate Park, adding to the overall network of trails.

Threats: Should the lots be sold to builders that are unfamiliar with the Rick Harrison design or vision for Boulder Ponds, it is possible that the homes will not be constructed in the intended locations per the PUD Plan. However, the Planning Commission recommended a condition to alleviate this concern, requiring a development lot book at time of Final PUD Plan. The City would be able to utilize this document to give builders direction on the ideal locations for proposed homes. The applicants noted that the Architectural Control Committee of the HOA will enforce the same standards, but giving the City the opportunity provides greater assurance that the vision for the planned development will be followed.

RECOMMENDATION:

Based on the aforementioned, the Planning Commission and Staff and are recommending that the City Council approve the Boulder Ponds Preliminary Plat and Preliminary PUD Plan with 12 conditions of approval through the following motion:

"Move to adopt Resolution No. 2014-73, approving the Boulder Ponds Preliminary Plat and Preliminary PUD Plan subject to 12 conditions of approval."

ATTACHMENTS:

1. Resolution 2014-73
2. Staff Report to the Planning Commission, 7/28/14
3. Location Map

4. Updated Boulder Ponds Materials w/Cover Letter (Includes Updated Preliminary Plat)
5. Updated Lot Summary
6. Application Forms and Project Narrative
7. Site Survey
8. Preliminary Plans (49 sheets)
9. Turning Radius Exhibits
10. City Engineer Review Memorandum, dated 7/24/14
11. Fire Chief Review Memorandum, dated 7/23/14
12. Landscape Consultant Review Memorandum, dated 7/23/14
13. South Washington Watershed District Permit, dated 7/8/14
14. Letters Submitted to the City
    a. Lampert Lumber, 7/22/14
    b. John Jaros, 429 Julep Ave. N., 7/28/14
15. *Not Included in Packet – Available Upon Request*
    a. *Street Cross Section Details*
    b. *Plan Details*

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2014-73

A RESOLUTION APPROVING THE BOULDER PONDS PRELIMINARY PLAT AND PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN

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

WHEREAS, Boulder Ponds OP3, LLC, 11455 Viking Drive, Suite 350, Eden Prairie, MN has submitted an application to the City of Lake Elmo ("City") for a Preliminary Plat and Preliminary PUD Plan for Boulder Ponds, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the City approved the Boulder Ponds PUD General Concept Plan on December 17, 2013; and

WHEREAS, the proposed Boulder Ponds Preliminary Plat and Preliminary PUD Plan include 98 single family residential lots within a planned development on three parcels of land (PIDs: 34.029.21.33.0001, 34.029.21.32.0001 and 34.029.21.33.0002) totaling approximately 58 acres in Stage 1 of the I-94 Corridor Planning Area; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on July 28, 2014 to consider the Preliminary Plat and Preliminary PUD Plan request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat subject to 12 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat and Preliminary PUD Plan as part of a memorandum to the City Council from City Planner Nick Johnson for the September 16, 2014 Council Meeting; and

WHEREAS, the City Council reviewed the Boulder Ponds Preliminary Plat and Preliminary PUD Plan at its meeting held on September 16, 2014 and made the following findings of fact:

1) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
2) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan generally comply with the City's LDR- Urban Low Density Residential and MDR – Urban Medium Density Residential zoning districts.

3) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan comply with the City's Subdivision Ordinance.

4) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan comply with the City's Planned Unit Development Regulations.

5) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan comply with the City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated 7/24/14.

6) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan comply with other City zoning ordinances, such as landscaping, tree preservation, and erosion and sediment control.

7) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan includes the promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Boulder Ponds Preliminary Plat and Preliminary PUD Plan subject to the following conditions:

Pending Review and Approvals

1) 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.

2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of 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 in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording.

3) The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit.

4) The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat.

Modifications to the Preliminary Plat and Preliminary PUD Plans

5) The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan.

6) In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way.

7) The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities.

8) All islands and medians internal to the Boulder Ponds development 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.

9) The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet.

10) The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side.

Plat Restrictions

11) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.

12) The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development.

Passed and duly adopted this 16th day of September, 2014 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Adam Bell, City Clerk

PLANNING COMMISSION
DATE: 7/28/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-30

ITEM: Boulder Ponds – Preliminary Plat and Preliminary PUD Plan

SUBMITTED BY: Nick Johnson, City Planner
Kyle Klatt, Community Development Director

REVIEWED BY: Jack Griffin, City Engineer
South Washington 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 and Preliminary PUD Plan application from OP3 Boulder Ponds, LLC for a 162-unit planned residential development to be located on 58.3 acres of land within Stage 1 of the City's I-94 Corridor Planning Area. The proposed residential project is located immediately north of Hudson Blvd. N., immediately east of the Eagle Point Business Park and immediately south of the Stonegate residential estates (RE) subdivision. Staff is recommending approval of the request subject to compliance with 11 conditions as noted in this report.

GENERAL INFORMATION

Applicant: OP3 Boulder Ponds, LLC (Deb Ridgeway), 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344.

Property Owners: Timothy Montgomery, 6211 Upper 51st St. N., Oakdale, MN; Louis J. Damiani Revocable Trust (William Kuhlmann – Security Bank and Trust Co), 2202 11th St. E., Glencoe, MN; DPS – Lake Elmo, LLC (Alan Dale), 6007 Culligan Way, Minnetonka, MN; Lennar Corporation (Steve Ach), 16305 36th Ave. N., Suite 600, Plymouth, MN; and Bremer Bank (Kathleen Tucci) 8555 Eagle Point Blvd., PO Box 1000, Lake Elmo.

Location: Part of Section 34 in Lake Elmo, immediately north of Hudson Boulevard North, immediately east of the Eagle Point Business Park, and immediately south of the Stonegate subdivision. PID Numbers 34.029.21.32.0001, 34.029.21.33.0001, and 34.029.21.33.0002.

Request: Application for preliminary plat and preliminary planned unit development (PUD) plan approval of a 162-unit residential planned development to be named Boulder Ponds.

Existing Land Use and Zoning: Agricultural land. Current Zoning: RT – Rural Development Transitional Zoning District; Proposed Zoning: LDR (PUD) -

	Urban Low Density Residential, MDR (PUD) – Medium Density Residential and C – Commercial.
Surrounding Land Use and Zoning:	North –Stonegate Residential Estates (RE) subdivision; west – Eagle Point Business Park (Bremer Bank, Eagle Point Town Office Condos, High Pointe Medical Campus, vacant land) BP; east – Lennar Savona Urban Low Density Residential (LDR) subdivision; south – vacant land guided for Commercial and Interstate Highway 94.
Comprehensive Plan:	Urban Low Density Residential (2.5 – 3.99 units per acre), Urban Medium Density Residential (4.0 – 7.49 units per acre) and Commercial
History:	Boulder Ponds General Concept Plan review by Planning Commission on 12/9/13 and approved by the City Council on 12/17/13.
Deadline for Action:	Application Complete – 6/19/2014 60 Day Deadline – 8/17/14 Extension Letter Mailed – No 120 Day Deadline – 10/16/14
Applicable Regulations:	Chapter 153 – Subdivision Regulations Article 10 – Urban Residential Districts (LDR and MDR) Article 16 – Planned Unit Development Regulations §150.270 Storm Water, Erosion, and Sediment

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REQUEST DETAILS

The City of Lake Elmo has received a request from OP3 Boulder Ponds, LLC for a Preliminary Plat and Preliminary PUD Plan to subdivide approximately 58 acres of land located within Stage 1 of the I-94 Corridor Planning Area into 98 detached residential lots. The proposed plat would be located on property primarily owned by the Louis Damiani Revocable Trust (represented by William Kuhlmann) and Timothy Montgomery, and would be located immediately north of Hudson Boulevard, immediately east of Eagle Point Business Park, and immediately south of the Stonegate subdivision. The 78 acre parcel has historically been used for agricultural purposes.

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, urban medium density residential and commercial. The proposed planned development includes 98 detached residential lots, located both north and south of the City's planned 5th Street minor collector road. In addition to the proposed detached residential lots, the plat includes an outlot (Outlot K) planned for a 64-unit senior housing facility or apartment. While approval is not being sought at this time, it is worth noting that the proposed senior housing is consistent with the approved General PUD Concept Plan approved by the City in December of 2013.

In terms of access, the preliminary plat and PUD plan shows a north-south connection to Hudson Boulevard in the southern portion of the plat. In addition to the Hudson Blvd. connection, the proposed plat includes a significant portion of the 5th Street minor collector road. As part of the total public improvements of the Boulder Ponds planned development, the 5th Street minor collector road will be constructed from the Savona (Lennar) urban low density subdivision in the east to the

approximately 160-acre parcel owned by Azure Properties to the northwest. Along with the connection to Hudson Blvd., the 5th Street minor collector road will ultimately serve as the primary access to the Boulder Ponds development.

The Boulder Ponds planned development is the City's third proposed subdivision in Stage 1 of the I-94 Corridor Planning Area that will receive public sanitary sewer service, which has been made available to the site via the completed Section 34 Public Utility Project. At present, the water for this area is provided by the City of Oakdale. However, the City plans to execute a trunk watermain extension down Inwood Avenue (CSAH 13) in the next year or two to connect existing facilities in the western I-94 Corridor to the City water system. At present, there is enough capacity in the Oakdale system to provide water to a significant portion of Stage 1 of the I-94 Corridor Planning Area until Lake Elmo makes the needed connections to its system. Sewer and water for the Boulder Ponds site is accessible along Hudson Blvd. as a result of the Section 34 Utility Project. The applicants are proposing to extend sewer and water throughout their site from the facilities located in Hudson Boulevard.

One of the other major features of the proposed subdivision is a continuation of the northern buffer greenbelt along the northern boundary of the site adjacent to the Stonegate subdivision. The greenbelt is required under the guidance of the City's Comprehensive Plan. As proposed, the greenbelt includes a trail segment from the proposed Savona single family development in the east across the northern boundary of the site to Stonegate Park in the west. In addition to connection to Stonegate Park, the northern buffer trail as proposed also provides connection to the City's planned minor collector road, 5th Street. It should also be noted that a significant portion of the greenbelt buffer area includes a Northern States Power (Xcel Energy) easement for overhead utilities.

As currently proposed, the single family or detached residential portion of the Boulder Ponds development will be constructed in two phases. The initial phase of the project includes construction of the access road to Hudson Blvd., as well as the eastern portion of the 5th Street minor collector road. In addition, Phase I as proposed includes 47 residential lots, both of the traditional single family and "Villa" type. The second phase of the residential development includes the construction of the remaining residential lots and local roads, as well as the western portion of the 5th Street minor collector road.

Finally, it should be noted that the Boulder Ponds development is proceeding through the Planned Unit Development (PUD) process. By proceeding through the PUD process, the City may allow for flexibility in the use of land or the base standards of the zoning code with the intent of achieving higher quality development. The City's PUD process has three phases: 1) General Concept Plan, 2) Preliminary Plan, and 3) Final Plan. It should be noted that the City reviewed the Boulder Ponds General Concept Plan (12/9/13 - Planning Commission, 12/17/13 – City Council), which was approved by the City Council (Resolution #2013-109). Approval of the General Concept Plan allows the applicant to proceed with preparation of preliminary plans, which the applicant has now submitted. Staff has reviewed the approved General Concept Plan and all the conditions associated with the approval. The most critical conditions, relating to the alignment of the 5th Street minor collector road, have been resolved by the applicant. In addition to the issues related to the alignment of 5th Street, the submitted preliminary plat and preliminary PUD plans have generally addressed the other conditions of approval related to the review of the General Concept Plan. It should also be noted that the Boulder Ponds preliminary plat and preliminary PUD plan does contain 5 additional residential lots than the General Concept Plan. The additional lots created in the subdivision directly relate to a change in product type, as the applicants are proposing "Villa" homes, a detached townhome on HOA maintained land. Staff reviewed the proposed increase and units and found it to be consistent with the general intent of the approved General Concept Plan. The minimal number of

increased lots are being accommodated within the same street and utility network, not leading to significant changes to the proposed public improvements.

PLANNING AND ZONING ISSUES

The Boulder Ponds site is guided for urban low density, urban medium density and commercial development in the City's Comprehensive Plan, and the applicant will be required to zone the site to the appropriate zoning designation as part of Final PUD Plan approval. The overall subdivision plan has therefore been prepared in order to generally comply with the district standards for the LDR and MDR zoning districts. However, as part of the request for a planned development, the applicant is permitted to request reductions in lot size, building setbacks, and other requirements of the base zoning district. Therefore, it should be noted that four of the proposed lots (Lots 4, 7, 8 and 10, Block 3, 2nd Addition) are slightly under the minimum requirements for lot size. In addition, the applicants are requesting reduced side-yard and front-yard setbacks. These requests were established at the General Concept Plan phase of the PUD process and were supported through the approval of the General Concept Plan.

In terms of the general design of the subdivision, the northern and southern portions are split between the City's planned minor collector road, 5th Street. The southern portion is accessed off the north-south access road, called Cobblestone Plaza, connecting to Hudson Blvd. and contains 20 proposed "Villa" units, which is a detached single family product with HOA maintained grounds. In addition, according to the General Concept Plan, the southern portion of the planned development will also include a 64-unit senior living multi-family building to be located on Outlot K at some point in the future. The proposed senior living building is not currently included in the present application. The design of the northern portion of the subdivision primarily follows one through street, Boulder Ponds Parkway, which connects to the planned 5th Street in both the central and northwestern areas of the plat. In addition to the main through street, three cul-de-sacs are proposed off of Boulder Ponds Pkwy. The northern portion of the proposed subdivision is comprised of all single family residential land uses, with 60 traditional single family homes and 18 Villa units. The proposed design of the subdivision does allow for a significant amount of open space, allowing all the residential lots to back up to some form of open space as opposed to additional lots. In addition, the overall design (streets, sidewalks, building pads, etc.) is intended to provide a curvilinear aesthetic and pattern. Along with varied setbacks and meandering sidewalks, the applicant has noted that creating visual interest within the development is a critical component to the overall vision.

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 ten feet in width and constructed of bituminous asphalt, which is consistent with the City standard for a regional trail. In addition to the buffer/greenway trail, the proposed subdivision includes a linking trail segment to the northeastern cul-de-sac, Pebblestone Ridge Cove. Finally, the proposed minor collector road 5th Street includes a regional trail on the north side of the road, which is consistent with the City's typical section.

The Boulder Ponds subdivision includes two general types of residential lots: traditional single family and Villa. As proposed, there are 60 traditional single family lots. The average size of the traditional single family lots is 9,735 square feet. In addition, the largest traditional lot (Lot 1, Block 2, 1st Addition) is 15,832 sq. ft., while the smallest proposed traditional lot (Lot 8, Block 3, 1st

Addition) is 7,206 sq. ft. in size. Regarding the Villa lots, this lot type is intended to serve a different residential product than the traditional single family lots, allowing for a detached townhome type product. According to the applicant narrative, the Villa lots are intended to serve an empty-nester demographic, and the grounds of the Villa lots would be HOA maintained. As proposed, the Boulder Ponds subdivision includes 38 Villa lots, which are located within Block 1, 1st Addition and Block 1, 2nd Addition. The average size of the Villa lots is 10,116 square feet. The largest Villa lot is 18,906 sq. ft., while the smallest Villa lot is 7,347 sq. ft. in size. It should be noted that the lot sizes of the traditional single family and Villa homes are comparable in size. The main differences between the lot types are the product type (single family home vs. detached townhome) and maintenance (owner maintained vs. HOA maintained). In order facilitate the review of the proposed lots and lot types, the applicants have submitted an updated lot summary that identifies the lot type (single family vs. Villa). The updated lot summary is found in Attachment #3.

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

Zoning and Site Information:

- Existing Zoning: RT – Rural Development Transitional District
- Proposed Zoning: LDR, MDR and C
- Total Site Area: 58.3 acres
- Total Residential Units: 98
- Proposed Density (Net): Northern - 2.69 units/acre, Southern – 8.05 units/acre* (*Note: includes future planned 64-unit senior living multi family building)

Proposed Lot Dimensional Standards through Planned Unit Development Process:

- Lot Area: 9,882 sq. ft. average (7,206 sq. ft. min.)
- Front Yard Setback: 20 ft. (25 feet for garage)
- Side Yard Setback: 5 ft.
- Rear Yard Setback: 25 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 either in compliance with the applicable requirements from the City's zoning and subdivision regulations, or are consistent with requested modifications through the proposed planned unit development (PUD). Based on Staff's review of the Preliminary Plat and Preliminary PUD Plan, the applicant has generally demonstrated compliance with the majority of the applicable codes, and the requested modifications or flexibilities as allowed under the City's PUD Ordinance represent a reasonable request given the various design goals the applicant it trying to achieve.

The applicant is requesting some additional flexibility through the PUD process to receive advance approval for an alternate design for certain portions of the development. The proposed alternative designs are detailed in the attached document titled "Boulder Ponds – Alternative Site Plan" (Attachment #8) and detailed on the site plans labeled Exhibit "A, B and C" – Alternative Single Family Detached Townhouses. As specified in these plans, the applicant has asked for flexibility to build houses consistent with the proposed preliminary plat, or to change the housing type for certain

portions of the development to a single-family detached townhouse-type building, or Villa, on smaller lots. There are three specific portions of the development that are identified for this alternative layout, and in total, the proposed flexibility would add nine additional lots to the plat beyond the base conditions. The addition of these lots would not increase the net density for any portion of the project so that it exceeds the underlying density in the Comprehensive Plan.

Because the requested alternative plans would not alter the layout of any proposed streets or significantly alter the grading and utility plans for the site, Staff is recommending that the preliminary PUD plans be structured in a way that allows the applicant to move forward with either option. Please note that should the developer move forward with one of these alternatives, the preliminary plans will need to be updated in their entirety to reflect the updated plans. Under such a scenario, the developer would be able to submit revised preliminary plan simultaneously with a final PUD and final plat. The comments from Staff included in the latter portions of this report address the plat as submitted; any future plans that incorporate the alternative plans would be subject to a complete plan review.

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 the northern outlot area, labeled Park, will be dedicated to the City for this purpose. The City's Subdivision Ordinance requires 10% of the land in urban residential districts to be set aside as parkland, which according to the applicant's calculation would represent 4.09 acres of land. On the submitted narrative for the Boulder Ponds project (Item D), the applicant has noted that 3.85 acres of land within or adjacent to the greenbelt/buffer have been dedicated as park. However, City staff is unclear if this calculation includes the area within the Xcel Energy easement, which would not be eligible to be counted towards the required parkland amount. Related to this requirement, the Subdivision Ordinance states the following:

> *(C) Land acceptability. The city must approve the location and configuration of any park land which is proposed for dedication and shall take into consideration the suitability of the land and for its intended purpose; the future needs of the city for parks, playgrounds, trails, or open space; and the recommendations of the city's Parks Commission. The following properties shall not be accepted for park land dedications:*
>
> > *(1) Land dedicated or obtained as easements for streets, sewer, electrical, gas, storm water drainage and retention areas, or other similar utilities and improvements;*

Given that a significant portion (approximately 75 feet x 1300 feet) of the land proposed to be dedicated is subject to a Xcel Energy overhead utility easement, the portion of the parkland within the easement would not be eligible for parkland dedication credit.

In addition to the eligibility the land provided, it should also be noted that the applicant has removed the area of the 5th Street right-of-way and the area of the required northern greenbelt buffer from the land calculation for parkland. While staff agrees that the right-of-way for the 5th St. minor collector road should not be included in this calculation, the northern greenbelt is considered part of the gross area being subdivided for development. For this reason, the greenbelt area, 2.83 acres according to the applicant's narrative, should be included in the gross land calculation in determining the amount of required parkland dedication. Inclusion of the greenbelt area in the total land calculation for parkland dedication would be consistent with other subdivisions (Savona and Hammes Estates) that have incorporated portions of the greenbelt buffer around the Stonegate subdivision.

In order to address the issues related to the correct level of parkland dedication, Staff would recommend that as a condition of approval (Condition #2) the applicant submit an 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 should also be noted that in the submitted narrative, the applicant has requested that the City consider some parkland credit for the construction of park related improvements that do not receive credit for land dedication. Staff would support that some credit be considered, as a significant stretch of trail is proposed over land that is not eligible for parkland dedication credit due to the overhead utility easement. Staff will continue to work with the applicant on how to properly achieve the required parkland dedication amount, whether it be through land, improvements, or fees in lieu of land dedication.

REVIEW AND ANALYSIS

City Staff has reviewed the Boulder Ponds preliminary plat and preliminary PUD plan. In general, the proposed plat will meet all applicable City requirements for conditional approval, and any deficiencies or additional modifications that are needed are noted as part of the review record. In addition, the City has received a detailed list of comments from the City Engineer, the 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 following review comments as well:

- ***Comprehensive Plan***. The proposed subdivision is consistent with the Lake Elmo Comprehensive Plan and Future Land Use Map for this area. The net densities for the development generally comply with the range allowed for the Urban Low Density and Urban Medium Density land use categories. In addition, other aspects of the Comprehensive Plan that relate to the Boulder Ponds subdivision are as follows:
    - ***Density Calculation.*** The subject property is guided Urban Low Density Residential, Urban Medium Density Residential and Commercial in the Comprehensive Plan. In order to demonstrate compliance with the City's Comprehensive Plan with regards to proposed density, the applicant has submitted two density exhibits in the project narrative. The exhibits demonstrate that the overall number of proposed residential units fall well within the amount of planned growth under the Comprehensive Plan. While the net density calculation of the medium density area, 8.05 units/acre, is technically higher that the allowed range for MDR (4.0-7.49 units/acre), the overall planned growth for the area was greatly reduced by the realignment of the 5th Street minor collector road to the south, increasing the amount of land planned for Urban Low Density Residential. In addition, the density of the proposed project was reviewed along with the General Concept Plan. In reviewing the General Concept Plan, the City found that the proposed subdivision was consistent with the City's Comprehensive Plan. With the addition of 5 residential lots since the approval of the General Concept Plan, the proposed subdivision remains in conformance with the planned growth as guided by 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 Park Plan does not call for additional parks in the vicinity of the Boulder Ponds subdivision, as it is located immediately adjacent to Stonegate Park. However, as part of the required greenbelt buffer, the land dedicated to the City as parkland will

include areas adjacent to Stonegate Park. This should allow opportunities to integrate trail and other facilities into Stonegate Park. However, any improvements will need to conform to the conditions of the Xcel Energy power line easement.

- ***Water***. Water will be provided to this area via existing watermain along Hudson Boulevard. The Boulder Ponds subdivision will be able to be served under the City's current agreement with the City of Oakdale until the Inwood Ave. watermain extension project is completed. Staff anticipate that this project will be completed next year (2015).
- ***Sanitary Sewer***. The Boulder Ponds subdivision will be served by sanitary sewer that will connect to trunk gravity sewer in the Hudson Boulevard right-of-way. All of the wastewater will flow to the W.O.N.E. MCES regional wastewater interceptor.
- ***Phasing***. The Boulder Ponds subdivision is located within Stage 1 of the I-94 Corridor Planning Area. The proposed subdivision is consistent with the City's Staging Plan, as the proposed development has access to both public sanitary sewer and water.

- ***Zoning***. The applicant has submitted an application for a Planned Unit Development, and has previously received approval of the General Concept Plan for Boulder Ponds. Consistent with the City's PUD Ordinance, preliminary PUD plans have been submitted along with the preliminary plat. The final step in this process is submission of final PUD plans with a final plat. The underlying zoning for the PUD still needs to be established, and staff is recommending that the zoning be addressed at the final plan stage. In this case, the Comprehensive Plan guides the applicant's site for several different land use categories, including low density residential, medium density residential, and commercial. Staff will be recommending that the zoning for the subdivision be established to match the Comprehensive Plan in the following manner:
  - **LDR -** All portions of the subdivision north (and east) of 5th Street.
  - **MDR** – All lots on Cobblestone Path and Outlots N and K.
  - **C** – Outlots J, M, and L

  At the time a final development plan is submitted, the official zoning map will be updated to reflect both the underlying zoning as noted above and will include a special designation marking the project area as a Planned Unit Development.
- **Planned Unit Development**. The applicant has applied for a PUD, and therefore is seeking to take advantage of the flexibility allowed with this type of application. The specific aspects of the project that will be permitted through the PUD ordinance include the following:
  - Exceptions to the City's minimum lot size requirements for LDR zoning to allow certain lots to be platted with less than the minimum of 8,000 square feet of area required in this zoning district.
  - Exceptions to the City's setback requirements in LDR and MDR zoning districts to establish a minimum front yard setback of 20 feet (25 feet for garage) and side yard setback of 5 feet for all residential lots in the subdivision.
  - Exceptions to the City's development standards for garages in urban residential zoning districts. The applicant has stated that a small number of the standard residential lots and a larger number of the proposed "Villa" homes will not be able to

meet the City's 60% requirement concerning the width of garages on these site. Given the unique aspects of the "coving" subdivision design concept, Staff is recommending that the PUD plans be structured to eliminate this requirement in its entirety.

- The ability to mix different types of uses as part of a larger development proposal that is connected as one development. The project will include single family detached homes, multi-family units, and commercial buildings, and has been designed to function as one unified development.
- The applicant is proposing to meander sidewalks throughout the development both inside and outside of the street right-of-way. The City's right-of-way standards depict sidewalks within a specific portion of the right-of-way.
- Certain connecting trails are depicted within 20-foot easements; Staff has been asking that trails be dedicated to the City on Outlots of no less than 30 feet in width.
- The proposed roads include several medians and landscape islands that are not otherwise included in the City's street specifications.

- ***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. Many of these requirements have been addressed as part of the City Engineer's review memo (which is summarized below). After reviewing the proposed plat and PUD plan, Staff has not found any aspect of the plat that conflict with these requirements.
- ***Infrastructure***. The developer will be required to construct all streets, sewer, water, storm water ponds, and other infrastructure necessary to serve the development, including all portions of 5th Street that cut through the development. Also, Staff has reviewed the proposed phasing of construction for the public improvements and finds it to be acceptable.
- ***Wetlands.*** The applicants have prepared a wetland delineation for the site, which identifies an existing wetland on Outlot O. The applicant is proposing to incorporate this wetland as part of the storm water management plan for the site, and will therefore need to comply with all applicable requirements of the Wetland Conservation Act for this work. The South Washington Watershed District is the responsible government unit for determining such compliance issues.
- ***Trails.*** The developer is proposing to build a series of trails as part of the development, including a 10-foot bituminous trail along the northern portion of the subdivision through the required 100-foot open space buffer and a similar trail within the 5th Street right-of-way. The applicant is seeking park land dedication credit for all of the land within the open space buffer area and other adjacent portions of the site that are used for general open space or storm water facilities. Given the circumstances associated with the northern portion of the site, Staff is not recommending that the City accept all of the land shown as park along the northern boundary of the plat for the following reasons: 1) this portion of the site lies under a 75-foot power line easement and nearly all portions of the trail are located within this easement, 2) the area shown as park includes storm water ponding area, and 3) the Subdivision ordinance specifically prohibits using areas under a power line easement and within a storm water pond for park dedication requirements.

Because the trail does serve a public purpose, and because the City has previously allowed the buffer area to be used for park dedication purposes with the construction of a trail, Staff is recommending that the developer received credit for park land dedication as follows:

- The equivalent land dedication equal to a 30-foot trail segment under all portions of the power line easement.
- Land that is deeded to the City surrounding trails and located outside of the power line easement and storm water facilities.
- Land within the 100-foot buffer in the northern portion of the site that is located outside of the power line easement and outside of storm water facilities.

As noted earlier in this report, the exact calculations for park land dedications should be completed as part of the final plat submissions (Condition #2).

Finally, although the northern greenbelt buffer trail is depicted as a 10-foot trail, Staff is recommending that the design of this trail segment be reduced to eight-feet in width to be consistent with the trail design approved in the adjacent subdivisions to the east (Condition #9).

- ***Meandering Sidewalks.*** The proposed development plans include a series of sidewalks that meander into and out of the street right-of-way for the subdivision. Because this was a design element that was approved as part of the General Concept Plan review, Staff is recommending that the preliminary plans be approved with this design feature. Please note, however, that the City Engineer is not recommending the construction of any sidewalks outside of the right-of-way, and that additional requirements should be included as part of the City's review in order to address the City Engineer's concerns. Specifically, Staff is recommending that the developer provide a 10-foot drainage and utility easement over all private lots adjacent to sidewalks outside of the public right-of-way, and that any land located between the sidewalk and the street right-of-way be covered under a similar easement as well (Condition #6).

- ***Landscaping and Tree Preservation***. The landscape and tree preservation plans have been reviewed by the City's consulting landscape architect, Stephen Mastey. The review memorandum submitted by the Landscape Consultant is found in Attachment #11. In the review memo, Mastey notes that the submitted Landscape Plan (L1-L6) and Tree Inventory and Preservation Plan comply with the City's ordinances related to landscaping and tree preservation/replacement. It should be noted that the Landscape Plan as proposed includes street tree plantings on the outside of the sidewalk, as opposed to in between the street and sidewalk. As this location is typically reserved for private utilities, staff would recommend that the Landscape Plan be revised to locate all boulevard trees in between the street and the sidewalk (Condition #7). The requested modifications pertaining to plant location, as well as the identification of plant species, can be incorporated into the Final Landscape Plan.

- ***Green Belt/Buffer***. The Comprehensive Plan identifies an area north of the Boulder Ponds plat as a greenway/buffer space with a minimum width of 100 feet. Throughout the Boulder Ponds subdivision, the provided greenbelt complies with, and in many locations exceeds, the 100-foot greenbelt requirement. Consistent with City planning efforts, the applicant has included a trail improvement within the greenbelt to act as a linear park amenity. In addition, trail connections through this area will provide access to the Savona subdivision and beyond to the east and Stonegate Park in the west. It should also be noted that a large portion of the provided greenbelt is subject to a Northern States Power (Xcel Energy) easement.

- ***Streets***. The proposed street system has been designed to comply with all applicable subdivision requirements and City engineering standards. The general street system of the Boulder Ponds development is designed to have a curvilinear aesthetic. As part of the subdivision, three cul-de-sacs are proposed. All of the proposed cul-de-sacs comply with the maximum length (600 feet) for cul-de-sacs in sewered residential subdivisions per the City's Subdivision Ordinance. In addition, it should be noted that the applicants are proposing tear-drop or enlarged cul-de-sac with inner islands to provide additional visual interest and improved sightlines. In reviewing the design of the proposed cul-de-sacs, the Fire Chief and public works staff have voiced concern over the function and maintenance of the proposed design. However, the applicants have submitted turning radius exhibits (Attachment #7) demonstrating that emergency service vehicles are able to navigate the proposed islands. It should also be noted that the designs of the cul-de-sacs were discussed as part of the approval of the General Concept Plan. At that time, the Planning Commission and City Council supported the design of the proposed cul-de-sacs. Other comments from Staff concerning streets are as follows:

    - ***Secondary Access.*** The proposed development includes a new access to Hudson Boulevard that will be constructed as part of the first project phase, and will include the construction of a portion of 5th Street as well. Because there have been no approvals to date for any additional extensions of 5th Street, there is no set timeline for the creation of a secondary access point to the site. Because 5th Street will be built with adjacent subdivisions, Staff is not recommending any restrictions concerning the timing of project phases within Boulder Ponds.

    - ***5th Street.*** The development plans have been prepared to comply with the City's approved design for 5th Street with the exceptions listed in the City Engineer's memorandum. The developer will be responsible to construct this minor collector road as part of the initial development plans, and in accordance with the phasing depicted in the attached plans. The final construction plans will need to include all lighting, landscaping, and other details as required by the City.

      The Comprehensive Plan calls for the future extension of 5th Street further to the west of the applicant's property; however, in order to make this connection the owner of the property immediately to the west of the site (Bremer Financial Services) will need to give its consent to the proposed layout for 5th Street since it crosses through the extreme northeastern portion of its property in the Eagle Point Business Park. The attached application materials have been signed by Bremer Bank, which satisfactorily addresses this concern.

- ***Street Names***. Along with the preliminary plat and preliminary PUD plan, the applicants have submitted proposed street names that relate to the proposed name of the subdivision, Boulder Ponds. In developing the street names for the newly platted or developing areas of Lake Elmo, Staff has been utilizing the Washington County street naming system. The purpose of utilizing the County system is to provide emergency services and public works personnel knowledge of the general location of a property in cases of emergency or general public projects. While staff is sensitive to the applicant's wish or desire to provide street names that reflect the theme of the proposed development, staff is recommending that the proposed subdivision adhere to the County street naming system to the best extent possible. As a condition of approval (Condition #4), 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 submitted a detailed list of comments concerning the preliminary plat and plans as part of a memorandum to the City dated July 24, 2014, which includes a separate review of the 5th Street plans conducted by a transportation engineer from TKDA. While the report itself is quite lengthy, many of the comments pertain to relatively minor plan revisions or construction details that should not result in any significant changes to the preliminary plat document. For example, some of the comments concerning grading may impact the ability to build a home with a walkout basement (as opposed to a lookout basement), but would not otherwise alter the lots as proposed. Rather than restating all issues and concerns as identified by the City Engineer, Staff is recommending a condition of approval (Condition #5) that will require the applicant to address all comment from the City Engineer in subsequent plan reviews.
- ***Fire Department Review***. The Fire Chief has reviewed the plat and has submitted a review memorandum (Attachment #10) dated 7/23/14. Included in the Fire Chief's comments is concern over the design of the enlarged "teardrop" cul-de-sacs. It should be noted that the applicants have submitted a turning radius exhibit to demonstrate that a ladder truck can effectively navigate the proposed cul-de-sacs. In addition to the concern over the cul-de-sacs, the Fire Chief has noted that the proposed street names for the subdivision do not comply with the Washington County street naming system, which the City has been utilizing for recently approved plats. Staff would recommend that the applicants work with City to determine appropriate street names for the subdivision in advance of Final Plat approval (Condition #4).
- ***Watershed Districts***. The project area lies within the South Washington Watershed District (SWWD). The Boulder Ponds project has already submitted a watershed district permit, and the permit has been conditionally approved. The conditions related to the watershed district approval include compliance with NPDES permitting requirement and verification of soil conditions rough on-site testing. Staff is recommending that adherence to the SWWD permit requirement be included as a condition of approval (Condition #3).

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat and preliminary PUD plan with 11 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 and final PUD plan. The recommended conditions are divided into two categories to better communicate the purpose and intent of the conditions. The recommended conditions are as follows:

Recommended Conditions of Approval:

Pending Review and Approvals

1) 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.

2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. 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.

3) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the South Washington Watershed District Permit.

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

Modifications to the Preliminary Plat and Preliminary PUD Plans

5) The Final Plat and Plans must include the requested modifications outlined in the City Engineer's review memorandum dated 7/24/14.

6) In addition to standard easements require by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way.

7) The landscape plan shall be updated to locate all boulevards trees in between the public street and sidewalk to not interfere with private utilities.

8) All islands and medians 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.

9) The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet.

10) The plan and profile for the eastern limits of 5th Street shall match the preliminary development plans for the Savona Subdivision or will otherwise be revised in a manner to meet the requirements of the City Engineer.

Plat Restrictions

11) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Boulder Ponds preliminary plat and preliminary PUD plan:

- That the Boulder Ponds PUD General Concept Plan was approved by the City on December 17, 2013, and the submitted Preliminary Plat and Preliminary PUD Plan is consistent with the approved General Concept Plan.

- That the Boulder Ponds preliminary plat and preliminary PUD plan are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Boulder Ponds preliminary plat and preliminary PUD plan generally comply with the City's LDR- Urban Low Density Residential and MDR – Urban Medium Density Residential zoning districts.
- That the Boulder Ponds preliminary plat and preliminary PUD plan comply with the City's subdivision ordinance.
- That the Boulder Ponds preliminary plat and preliminary PUD plan comply with the City's Planned Unit Development Regulations.
- That the Boulder Ponds preliminary plat and preliminary PUD plan comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated 7/24/14.
- That the Boulder Ponds preliminary plat and preliminary PUD plan comply with other City zoning ordinances, such as landscaping, tree preservation, and erosion and sediment control.
- That the Boulder Ponds preliminary plat and preliminary PUD plan achieve multiple identified objectives for planned developments within Lake Elmo.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Boulder Ponds Preliminary Plat and Preliminary PUD Plan with the 11 conditions of approval as listed in the Staff report. Suggested motion:

"Move to recommend approval of the Boulder Ponds Preliminary Plat and Preliminary PUD Plan with the 11 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report."

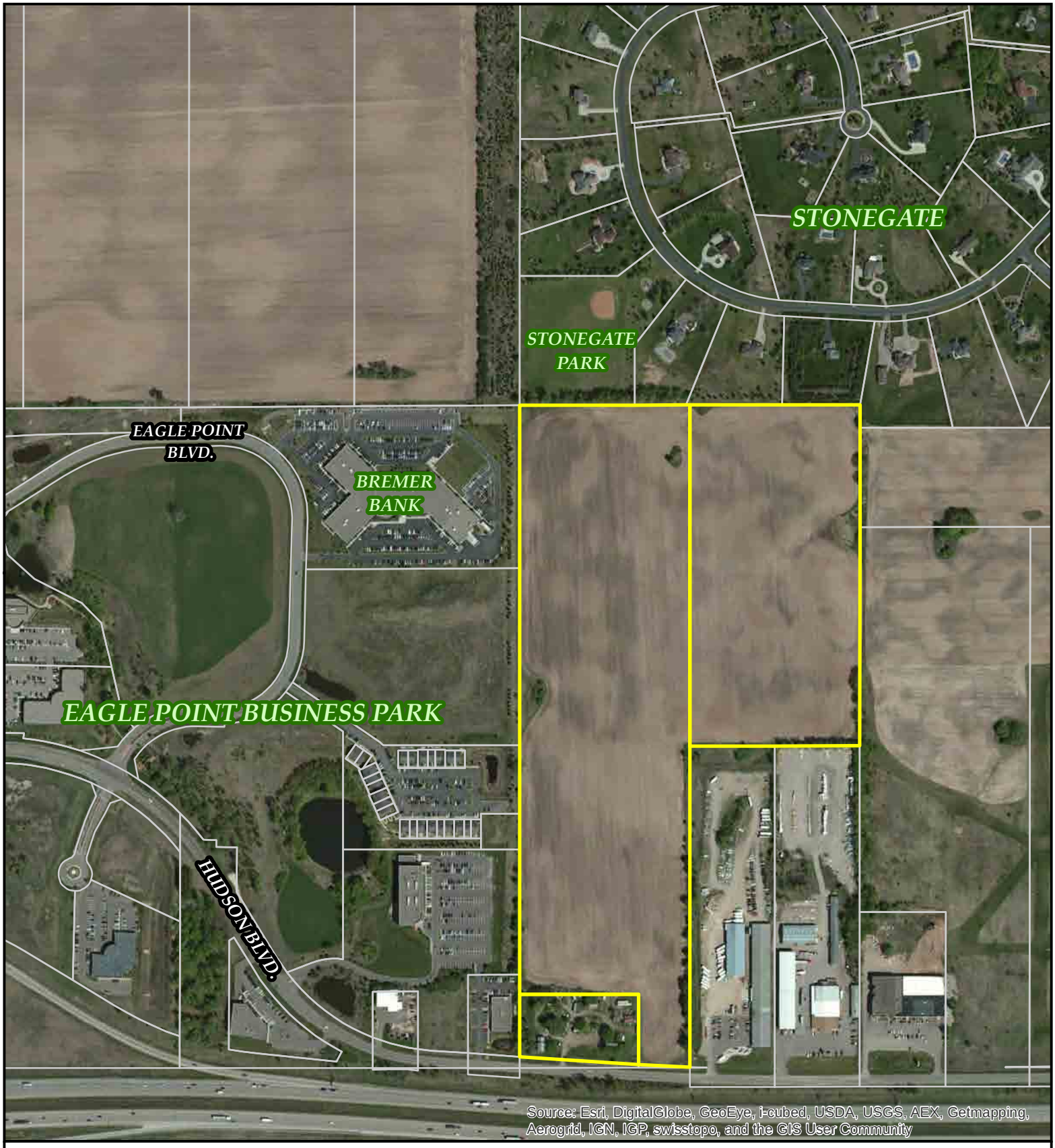
ATTACHMENTS:

1. Location Map
2. Application Forms and Project Narrative
3. Updated Lot Summary
4. Site Survey
5. Preliminary Plat (4 sheets)
6. Preliminary Plans (49 sheets)
7. Turning Radius Exhibits
8. Alternative Site Plans w/Narrative
9. City Engineer Review Memorandum, dated 7/24/14
10. Fire Chief Review Memorandum, dated 7/24/14
11. Landscape Consultant Review Memorandum, dated 7/23/14

12. South Washington Watershed District Permit, dated 7/8/14
13. *Not Included in Packet – Available Upon Request*:
    a. *Street Cross Section Details*
    b. *Plan Details*

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: Boulder Ponds PUD

THE CITY OF LAKE ELMO

Data Scource: Washington County, MN
12-4-2013

Boulder Ponds Site

0 250 500 1,000 Feet

1"=500'

N

EXCELSIOR

The Excelsior Group

September 9, 2014

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

Re: Boulder Ponds Preliminary Plat

Dear Nick:

OP3 Boulder Ponds, LLC is pleased to submit the accompanying revised plans (preliminary plat, rendered site plan and community space plans) to be considered at the September 16th City Council meeting.

In response to the comments and concerns of the Planning Commission, we offer the following revisions:

1. Flag Lots - We eliminated the "flag lots" throughout the development by adjusting the lot width at the street to meet the City's required minimum of 30 feet. This adjustment allows utilities to be brought into the lot outside of the driveway.
2. Lot areas – We have been able to bring all, but 2 lots in compliance related to minimum lot areas. We are requesting flexibility for Lot 17, Block 1 and Lot 8, Block 3, which are less than the 8,000 square foot minimum.
3. Community Gathering Space - The Planning Commission voiced concern over the lack of community gathering space for this neighborhood. We designed a few areas that make sense for community gathering spaces, most importantly in Outlot H. This centrally located area along the parkway will include a gazebo/shelter, grills and seating. Given the north-south separation that is created with 5th Street, the southwest cul-de-sac will also contain a smaller scale shelter and seating. The northeast cul-de-sac will also contain seating, which creates an ideal transition from the neighborhood to the regional trail system.
4. Trail Connections - The addition of the community spaces allows for a more fluid sidewalk and trail system, eliminating the dead end paths and providing connectivity to the regional trail.
5. Theming - While we feel the Theming and Branding Study conducted by the City mostly relates to the downtown area, Boulder Ponds has the ability to create its own neighborhood theming. Neighborhood monuments located at both the south and north entrances (Hudson Blvd and 5th Street) will create identity. Additionally, the landscaping and site furnishings will be consistent throughout. A homeowners association will ensure that the neighborhood aesthetics are maintained.

The Excelsior Group, LLC ◆ 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
612.353.3300 ◆ ExcelsiorLC.com ◆ info@ExcelsiorLC.com

We appreciate the opportunity to respond to the comments as presented by the Planning Commission and look forward to a favorable response by the City Council. If you have questions, please call me at 612.353.3307 or email at deb.ridgeway@excelsiorllc.com. Thank you.

Sincerely,

Deb Ridgeway

Asset Manager

PRELIMINARY PLAT OF:

BOULDER PONDS

OWNER/DEVELOPER

OP3 BOULDER PONDS, LLC
11455 VIKING DRIVE
SUITE 350
EDEN PRAIRIE, MN 55344

PROPERTY DESCRIPTION:

That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota, lying north of the north line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT 82–43.

AND

That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the Pipeline Easement described in Document No. 3172091, a distance of 448.37 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 125.07 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East, along said west line a distance of 430.85 feet to the point of beginning.

AND

That part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD ADDITION, Washington County, Minnesota described as follows:

Beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.

NOTES:

- Bearings shown are on the Washington County Coordinate System.
- This survey was prepared using Old Republic National Title Insurance Company Commitment No. 38306, dated April 2, 2014.
- Existing site address: 9120 Hudson Blvd. N., Lake Elmo, MN.
- Parcel ID No's.: 34–029–21–33–0001, 34–029–21–33–0002 and 34–029–21–32–0001.
- BENCHMARK: MNDOT Station: NYGAARD MNDT. Elevation = 1010.83 (NGVD 29)
- Total parcel area = 59.04 acres to be platted into 98 single family lots.
- Proposed site layout provided by Rick Harrison Site Design Studio, proposed utilities and ponds provided by Evolution Engineering.

DEVELOPMENT NOTES:

EXISTING ZONING = RT(RURAL DEVELOPMENT TRANSITIONAL DISTRICT)
PROPOSED ZONING = PUD (PLANNED URBAN DEVELOPMENT)

PROPOSED BUILDING SETACKS:
FRONT = 20 FT. (MIN. 25 FT. FROM BACK OF SIDEWALK)
SIDE (HOUSE) = 5 FT.
SIDE (GARAGE) = 5 FT.
REAR = 25 FT.

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

JASON E. RUD

Date: 9/09/14 License No. 41578

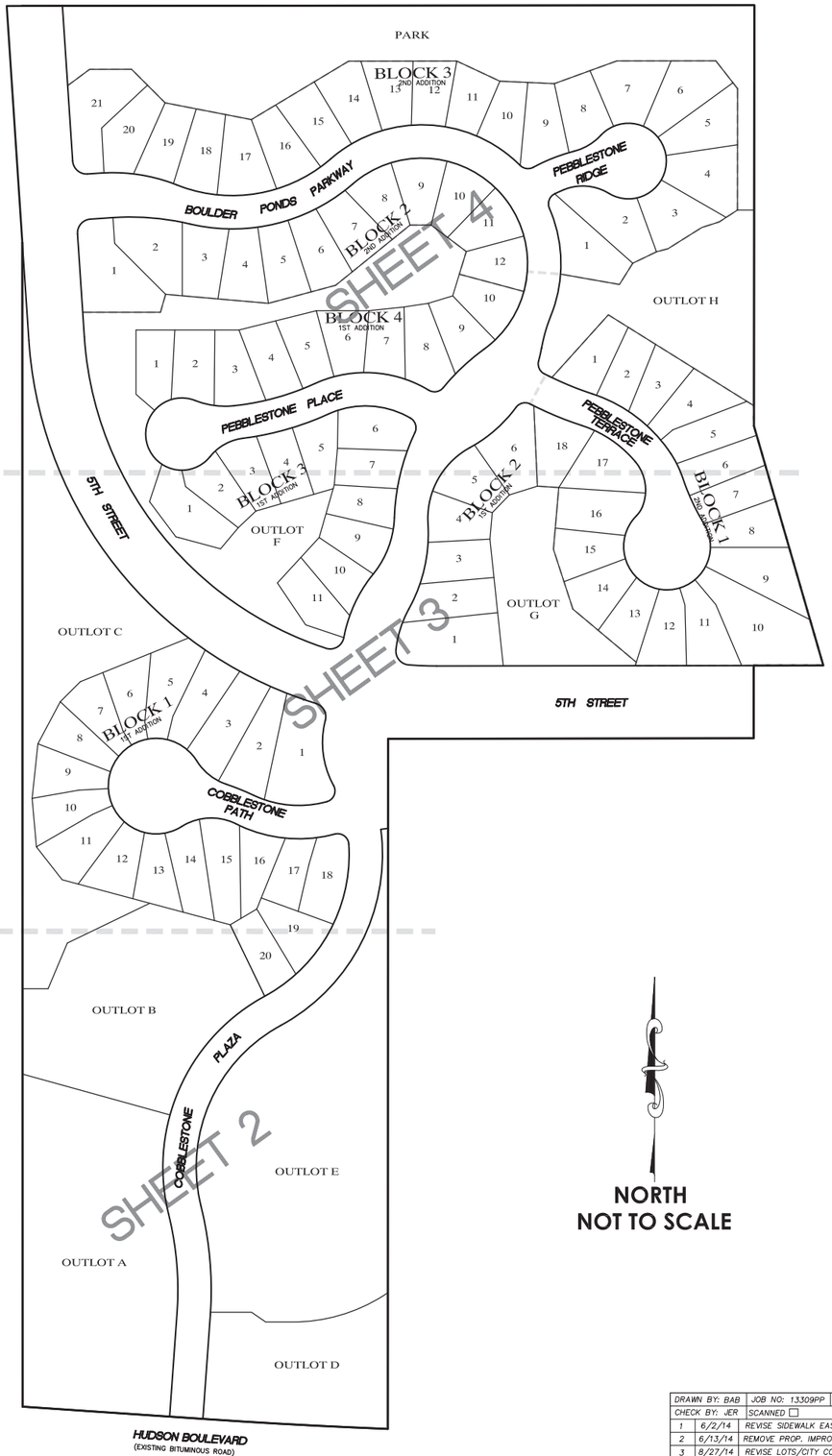
E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

VICINITY MAP

PART OF SEC. 34, TWP. 29, RNG. 21



WASHINGTON COUNTY, MINNESOTA
(NO SCALE)



HUDSON BOULEVARD
(EXISTING BITUMINOUS ROAD)

NORTH
NOT TO SCALE

DRAWN BY: BAB		JOB NO: 13309PP	DATE: 5/27/14
CHECK BY: JER		SCANNED ☐	
1	6/2/14	REVISE SIDEWALK EASEMENTS	BAB
2	6/13/14	REMOVE PROP. IMPROVEMENTS	BAB
3	8/27/14	REVISE LOTS/CITY COMMENTS	BAB
4	9/09/14	REVISE BLOCK 1, 1ST ADDITION	BAB
NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAT OF:

BOULDER PONDS

PROPERTY DESCRIPTION:

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VICINITY MAP

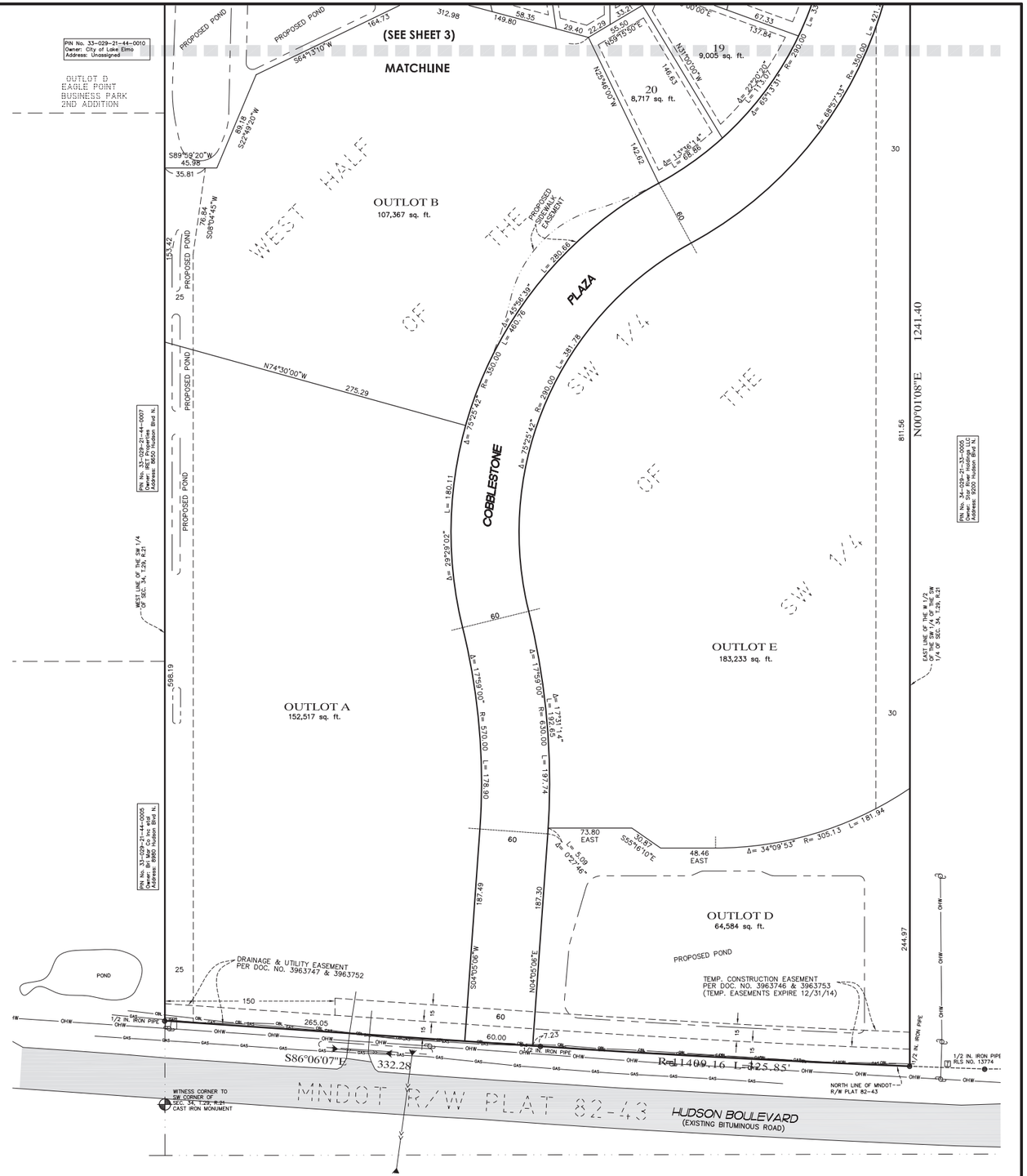
PART OF SEC. 34, TWP. 29, RNG. 21



WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES WASHINGTON COUNTY MONUMENT
- DENOTES PROPOSED SIDEWALK/TRAIL EASEMENT (TO BE CREATED BY SEPARATE DOCUMENT)
- DENOTES PROPOSED DRAINAGE AND UTILITY EASEMENT
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES WATER MAIN
- DENOTES POWER POLE AND OVERHEAD WIRE
- DENOTES EDGE OF DELINEATED WETLAND
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES EXISTING PETROLEUM PIPELINE
- DENOTES PHASE LINE



GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NORTH

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

JASON E. RUD

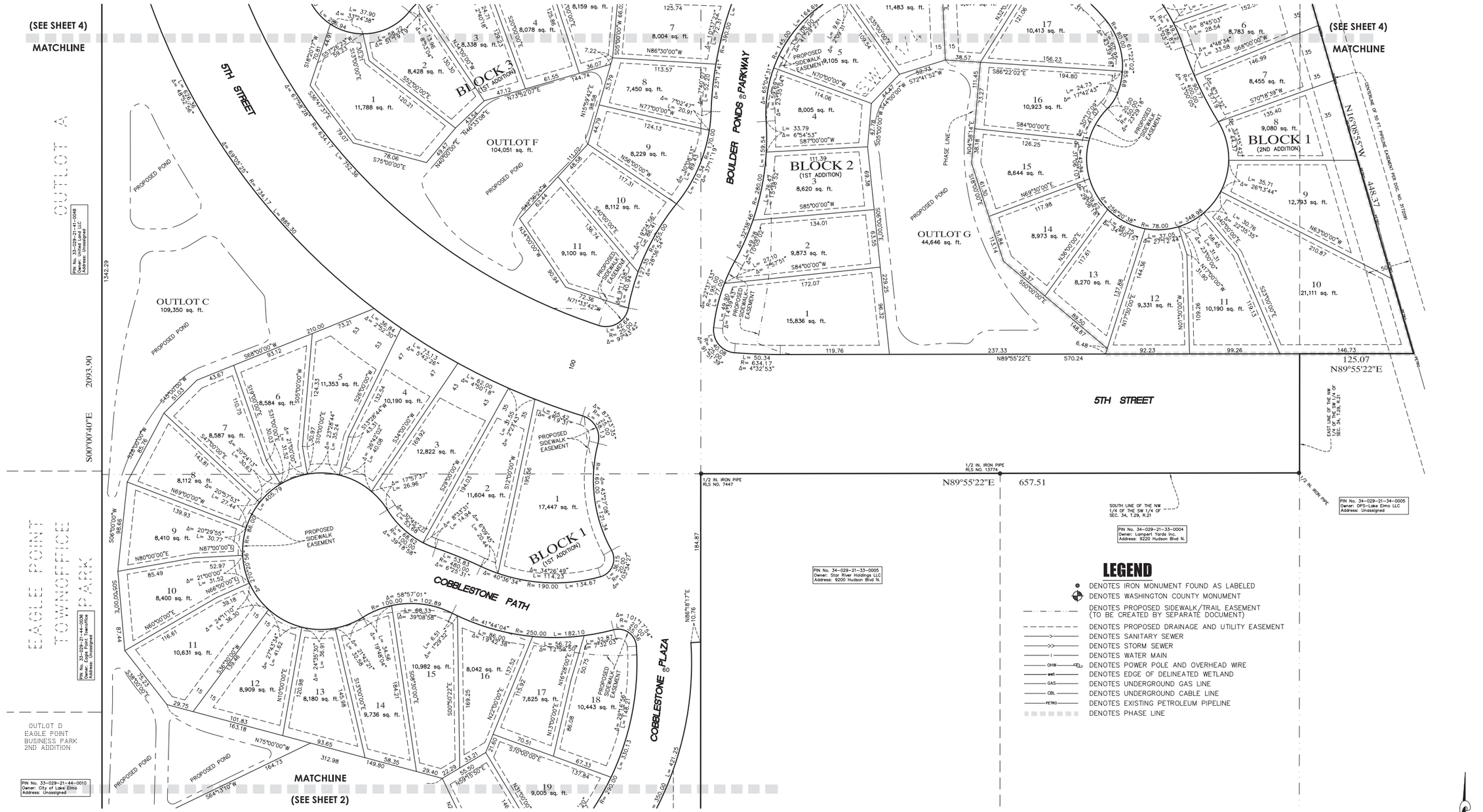
Date: 9/09/14 License No. 41578

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

DRAWN BY: BAB	JOB NO: 13309PP	DATE: 5/27/14
CHECK BY: JER	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1	6/2/14	REVISE SIDEWALK EASEMENTS	BAB
2	6/13/14	REMOVE PROP. IMPROVEMENTS	BAB
3	8/27/14	REVISE LOTS/CITY COMMENTS	BAB
4	9/09/14	REVISE BLOCK 1, 1ST ADDITION	BAB

PRELIMINARY PLAT OF: BOULDER PONDS

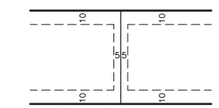


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- DENOTES UNDERGROUND CABLE LINE
- DENOTES EXISTING PETROLEUM PIPELINE
- DENOTES PHASE LINE

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

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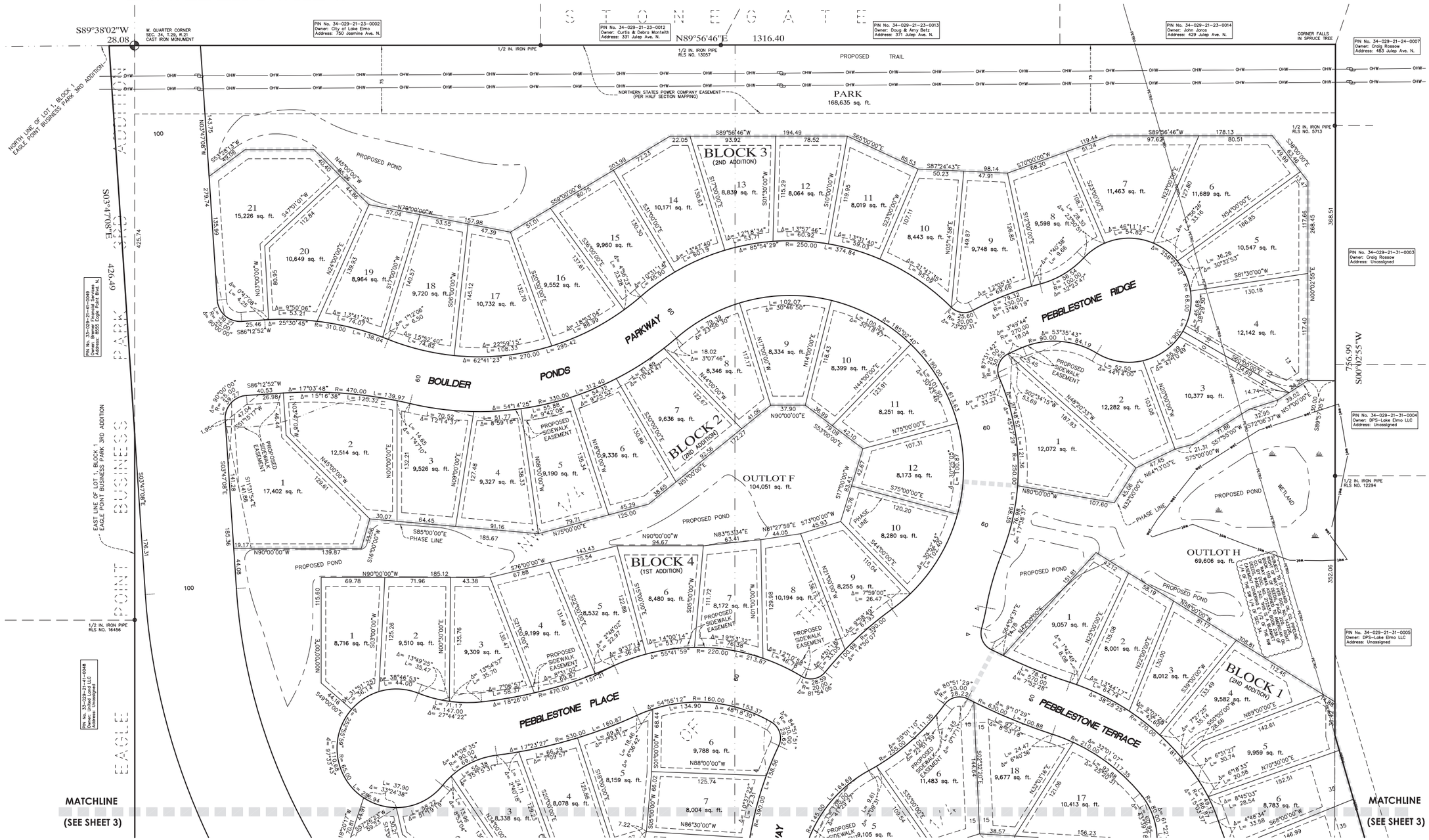
50 0 25 50 100 200

(IN FEET)
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NORTH

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PRELIMINARY PLAT OF: BOUNDER PONDS

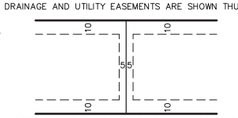


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GRAPHIC SCALE

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(IN FEET)
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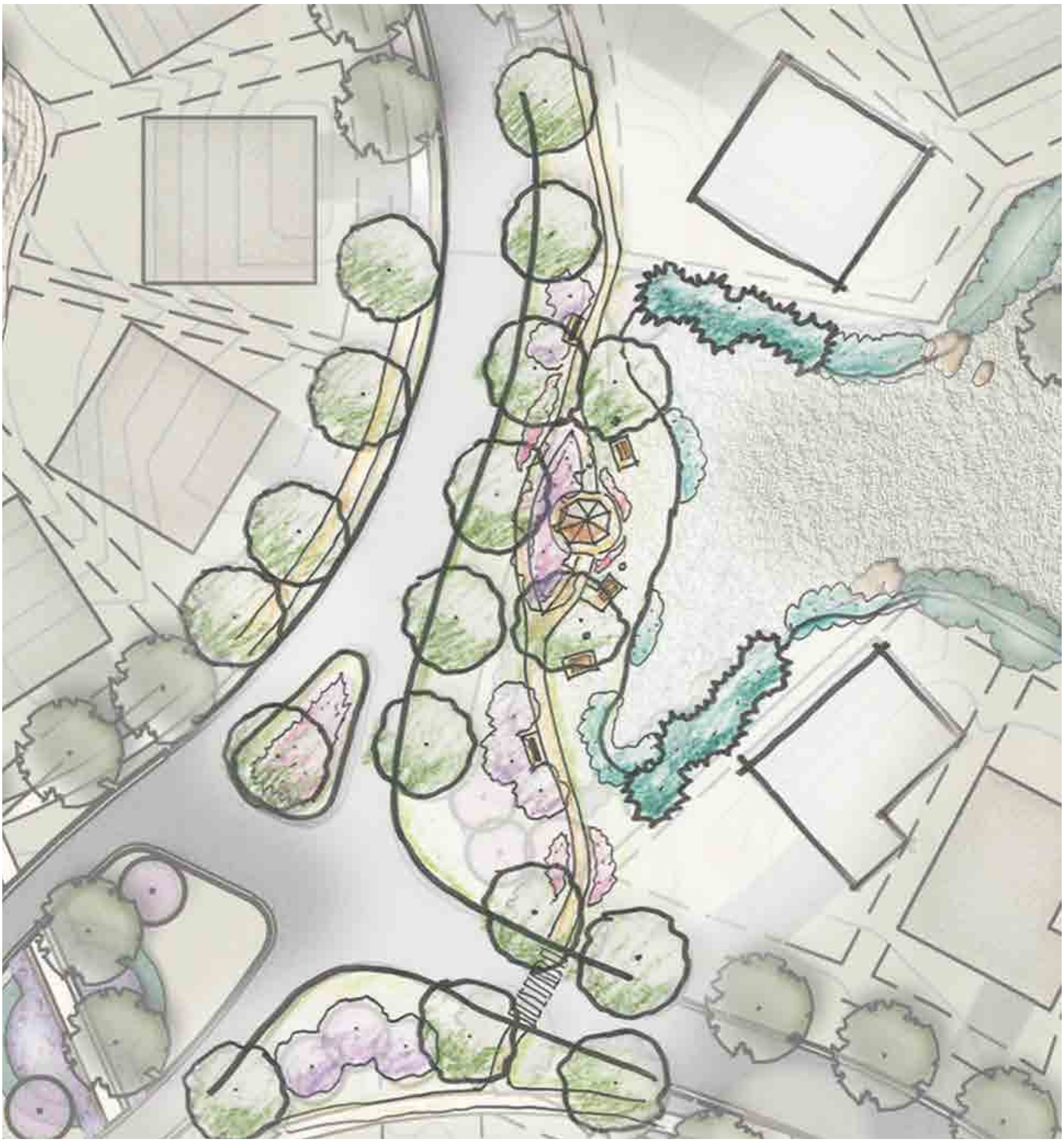
* Illustrative Plan subject to changes

SEPTEMBER 2014

BOULDER PONDS
OF LAKE ELMO, MN

EXCELSIOR
The Excelsior Group
SEH
evolution Engineering & Design

DESIGN CONCEPT: CENTRAL COMMUNITY GATHERING SPACE



OVERALL SITE PLAN



CENTRAL COMMUNITY GATHERING SPACE LOCATION

N

15’ 30’ 45’

0

POTENTIAL PROGRAM ELEMENTS

- GAZEBO OR PICNIC SHELTER
- PICNIC TABLES
- GRILLS
- BENCH SEATING
- WALKWAYS/ TRAIL CONNECTIONS
- TREES & PLANTINGS

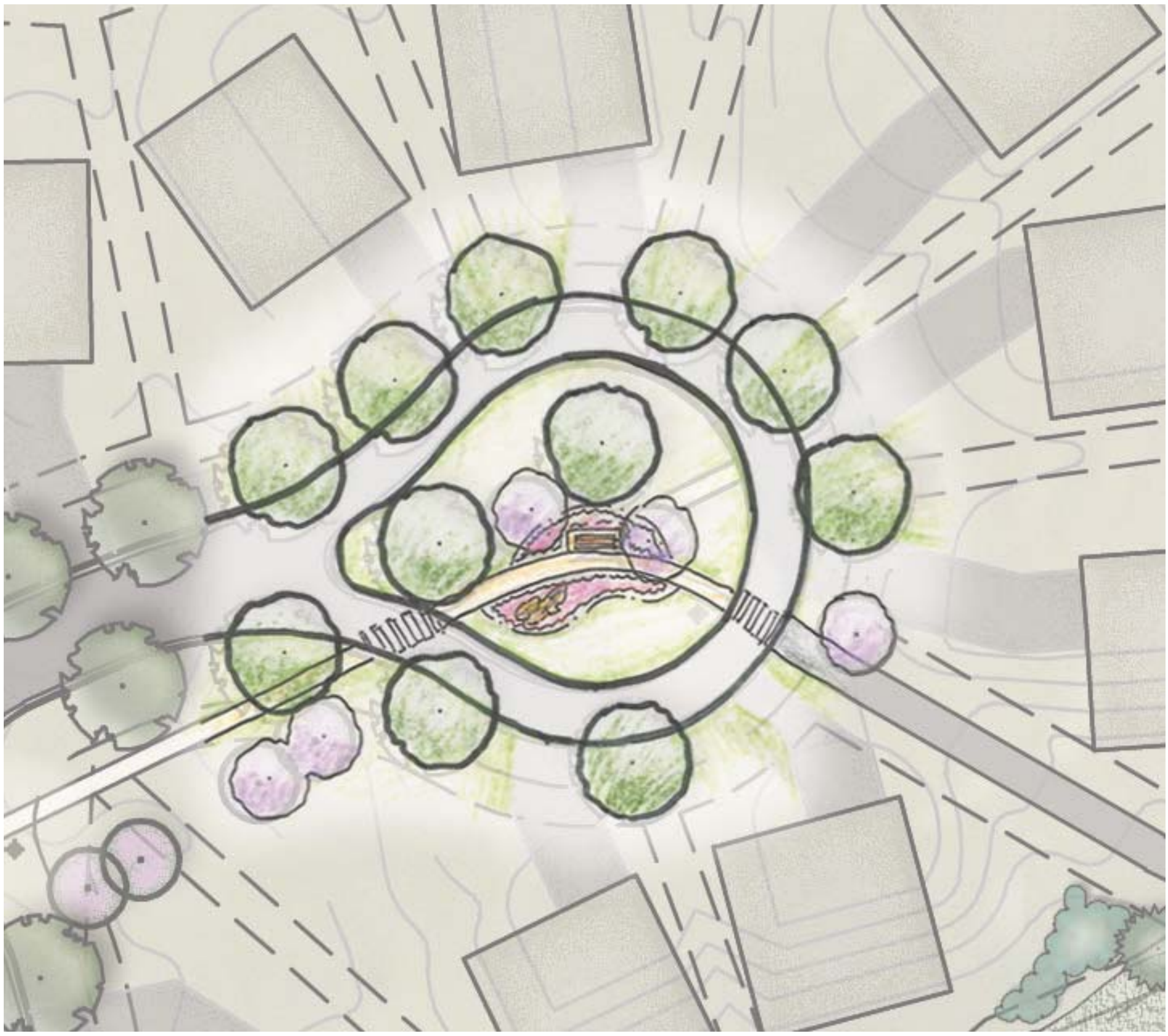
EXCELSIOR
The Excelsior Group

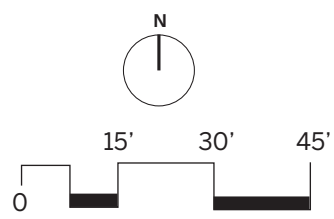
SEH

evolution
Engineering & Design

BOULDER PONDS
OF LAKE ELMO, MN

DESIGN CONCEPT: NORTHEAST ISLAND COMMUNITY SPACE





OVERALL SITE PLAN



NORTHEAST ISLAND
COMMUNITY SPACE
LOCATION

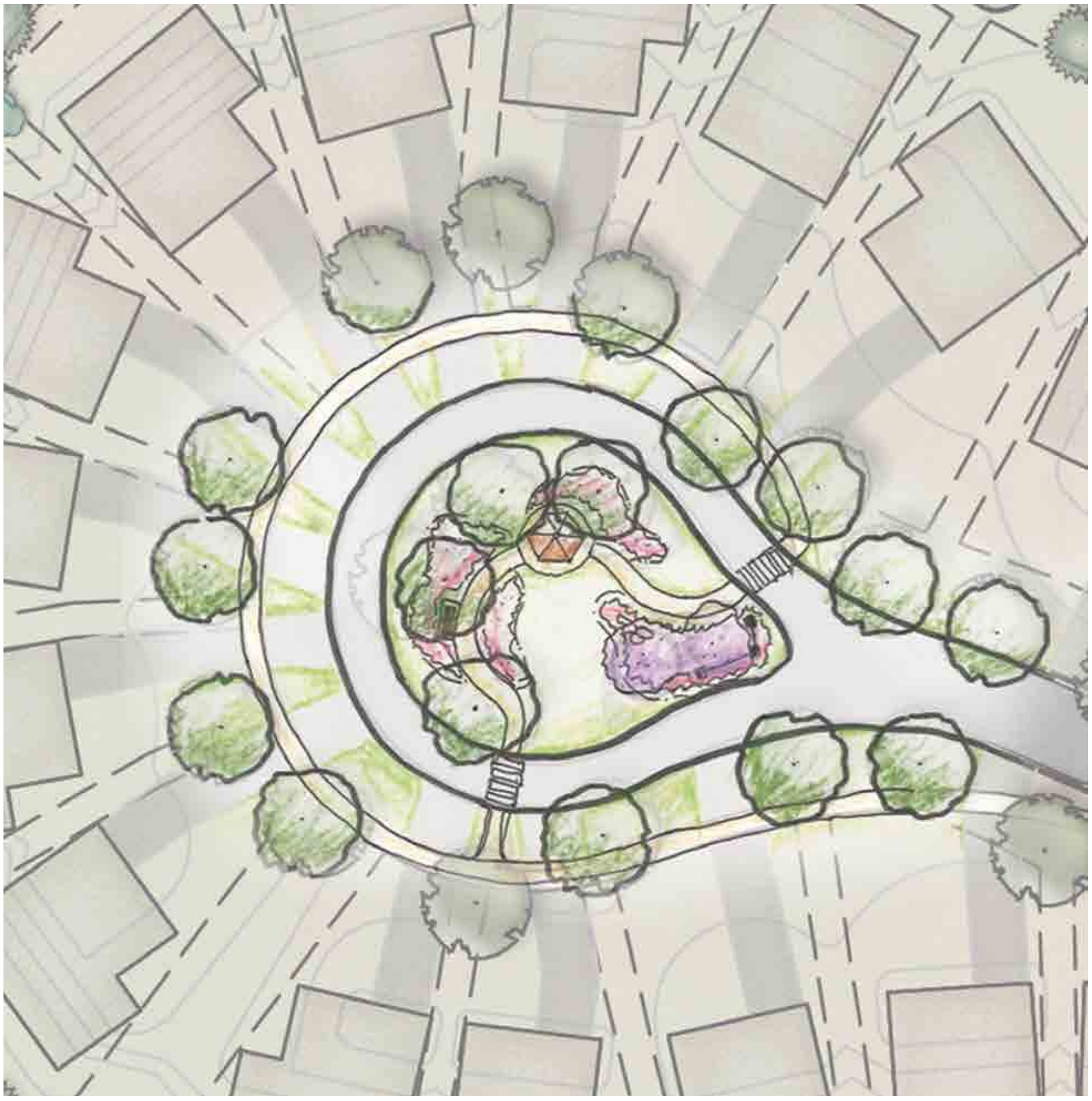
POTENTIAL PROGRAM ELEMENTS

- BENCH SEATING
- WALKWAY/ TRAIL CONNECTIONS
- TREES & PLANTINGS

EXCELSIOR
The Excelsior Group
SEH
evolution
Engineering & Design

BOULDER PONDS
OF LAKE ELMO, MN

DESIGN CONCEPT: SOUTHWEST ISLAND COMMUNITY SPACE



N

0 15’ 30’ 45’

OVERALL SITE PLAN



SOUTHWEST ISLAND COMMUNITY SPACE LOCATION

POTENTIAL PROGRAM ELEMENTS

- PERGOLA OR SMALL GAZEBO
- BENCH SEATING
- WALKWAY/ TRAIL CONNECTIONS
- TREES & PLANTINGS

EXCELSIOR
The Excelsior Group

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Engineering & Design

BOULDER PONDS
OF LAKE ELMO, MN

BOULDER PONDS, Lake Elmo
Preliminary Plat Lot Summary

9/8/2014

Lot	Block	Sq. Ft.	Acres	Use	Zoning	Min Required Lot Size (SF) per Zoning	Meets Underlying Zoning Requirements?
1ST PHASE AREA							
1	1	17,447	0.40	Villa	LDR	8,000	Yes
2	1	11,604	0.27	Villa	LDR	8,000	Yes
3	1	12,822	0.29	Villa	LDR	8,000	Yes
4	1	10,190	0.23	Villa	LDR	8,000	Yes
5	1	11,353	0.26	Villa	LDR	8,000	Yes
6	1	8,584	0.20	Villa	LDR	8,000	Yes
7	1	8,587	0.20	Villa	LDR	8,000	Yes
8	1	8,112	0.19	Villa	LDR	8,000	Yes
9	1	8,410	0.19	Villa	LDR	8,000	Yes
10	1	8,400	0.19	Villa	LDR	8,000	Yes
11	1	10,631	0.24	Villa	LDR	8,000	Yes
12	1	8,909	0.20	Villa	LDR	8,000	Yes
13	1	8,180	0.19	Villa	LDR	8,000	Yes
14	1	9,736	0.22	Villa	LDR	8,000	Yes
15	1	10,982	0.25	Villa	LDR	8,000	Yes
16	1	8,042	0.18	Villa	LDR	8,000	Yes
17	1	7,625	0.18	Villa	LDR	8,000	No
18	1	10,443	0.24	Villa	LDR	8,000	Yes
19	1	9,005	0.21	Villa	LDR	8,000	Yes
20	1	8,717	0.20	Villa	LDR	8,000	Yes
1	2	15,836	0.36	Single Family	LDR	8,000	Yes
2	2	9,873	0.23	Single Family	LDR	8,000	Yes
3	2	8,620	0.20	Single Family	LDR	8,000	Yes
4	2	8,005	0.18	Single Family	LDR	8,000	Yes
5	2	9,105	0.21	Single Family	LDR	8,000	Yes
6	2	11,483	0.26	Single Family	LDR	8,000	Yes
1	3	11,788	0.27	Single Family	LDR	8,000	Yes
2	3	8,428	0.19	Single Family	LDR	8,000	Yes
3	3	8,338	0.19	Single Family	LDR	8,000	Yes
4	3	8,078	0.19	Single Family	LDR	8,000	Yes
5	3	8,159	0.19	Single Family	LDR	8,000	Yes
6	3	9,788	0.22	Single Family	LDR	8,000	Yes
7	3	8,004	0.18	Single Family	LDR	8,000	Yes
8	3	7,450	0.17	Single Family	LDR	8,000	No
9	3	8,229	0.19	Single Family	LDR	8,000	Yes
10	3	8,112	0.19	Single Family	LDR	8,000	Yes
11	3	9,100	0.21	Single Family	LDR	8,000	Yes
1	4	8,716	0.20	Single Family	LDR	8,000	Yes
2	4	9,510	0.22	Single Family	LDR	8,000	Yes
3	4	9,309	0.21	Single Family	LDR	8,000	Yes
4	4	9,199	0.21	Single Family	LDR	8,000	Yes
5	4	8,532	0.20	Single Family	LDR	8,000	Yes
6	4	8,480	0.19	Single Family	LDR	8,000	Yes
7	4	8,172	0.19	Single Family	LDR	8,000	Yes
8	4	10,194	0.23	Single Family	LDR	8,000	Yes
9	4	8,255	0.19	Single Family	LDR	8,000	Yes
10	4	8,280	0.19	Single Family	LDR	8,000	Yes

BOULDER PONDS, Lake Elmo
Preliminary Plat Lot Summary

9/8/2014

Lot	Block	Sq. Ft.	Acres	Use	Zoning	Min Required Lot Size (SF) per Zoning	Meets Underlying Zoning Requirements?
2ND PHASE AREA							
1	1	9,057	0.21	Villa	MDR	7,000	Yes
2	1	8,001	0.18	Villa	MDR	7,000	Yes
3	1	8,012	0.18	Villa	MDR	7,000	Yes
4	1	9,582	0.22	Villa	MDR	7,000	Yes
5	1	9,959	0.23	Villa	MDR	7,000	Yes
6	1	8,783	0.20	Villa	MDR	7,000	Yes
7	1	8,455	0.19	Villa	MDR	7,000	Yes
8	1	9,080	0.21	Villa	MDR	7,000	Yes
9	1	12,793	0.29	Villa	MDR	7,000	Yes
10	1	21,111	0.48	Villa	MDR	7,000	Yes
11	1	10,190	0.23	Villa	MDR	7,000	Yes
12	1	9,331	0.21	Villa	MDR	7,000	Yes
13	1	8,270	0.19	Villa	MDR	7,000	Yes
14	1	8,973	0.21	Villa	MDR	7,000	Yes
15	1	8,644	0.20	Villa	MDR	7,000	Yes
16	1	10,923	0.25	Villa	MDR	7,000	Yes
17	1	10,413	0.24	Villa	MDR	7,000	Yes
18	1	9,677	0.22	Villa	MDR	7,000	Yes
1	2	17,402	0.40	Single Family	LDR	8,000	Yes
2	2	12,514	0.29	Single Family	LDR	8,000	Yes
3	2	9,526	0.22	Single Family	LDR	8,000	Yes
4	2	9,327	0.21	Single Family	LDR	8,000	Yes
5	2	9,190	0.21	Single Family	LDR	8,000	Yes
6	2	9,336	0.21	Single Family	LDR	8,000	Yes
7	2	9,636	0.22	Single Family	LDR	8,000	Yes
8	2	8,346	0.19	Single Family	LDR	8,000	Yes
9	2	8,334	0.19	Single Family	LDR	8,000	Yes
10	2	8,399	0.19	Single Family	LDR	8,000	Yes
11	2	8,251	0.19	Single Family	LDR	8,000	Yes
12	2	8,173	0.19	Single Family	LDR	8,000	Yes
1	3	12,072	0.28	Single Family	LDR	8,000	Yes
2	3	12,282	0.28	Single Family	LDR	8,000	Yes
3	3	10,377	0.24	Single Family	LDR	8,000	Yes
4	3	12,142	0.28	Single Family	LDR	8,000	Yes
5	3	10,547	0.24	Single Family	LDR	8,000	Yes
6	3	11,689	0.27	Single Family	LDR	8,000	Yes
7	3	11,463	0.26	Single Family	LDR	8,000	Yes
8	3	9,598	0.22	Single Family	LDR	8,000	Yes
9	3	9,748	0.22	Single Family	LDR	8,000	Yes
10	3	8,443	0.19	Single Family	LDR	8,000	Yes
11	3	8,019	0.18	Single Family	LDR	8,000	Yes
12	3	8,064	0.19	Single Family	LDR	8,000	Yes
13	3	8,839	0.20	Single Family	LDR	8,000	Yes
14	3	10,171	0.23	Single Family	LDR	8,000	Yes
15	3	9,960	0.23	Single Family	LDR	8,000	Yes
16	3	9,552	0.22	Single Family	LDR	8,000	Yes
17	3	10,732	0.25	Single Family	LDR	8,000	Yes
18	3	9,720	0.22	Single Family	LDR	8,000	Yes
19	3	8,964	0.21	Single Family	LDR	8,000	Yes
20	3	10,649	0.24	Single Family	LDR	8,000	Yes
21	3	15,226	0.35	Single Family	LDR	8,000	Yes

BOULDER PONDS, Lake Elmo
Preliminary Plat Lot Summary

9/8/2014

Lot	Block	Sq. Ft.	Acres	Use	Zoning	Min Required Lot Size (SF) per Zoning	Meets Underlying Zoning Requirements?
Outlot	A	152,517	3.50	Comercial			
Outlot	B	107,367	2.46	Senior Housing - 64 Units			
Outlot	C	109,350	2.51	Ponding			
Outlot	D	64,584	1.48	Ponding			
Outlot	E	183,233	4.21	Commercial			
Outlot	F	104,051	2.39	Ponding			
Outlot	G	44,646	1.02	Ponding			
Outlot	H	69,606	1.60	Pond & Wetland			
	PARK	168,635	3.87	Park			
			45.15	**TOTAL SITE ACREAGE (net of ROW)**			

	Total Single Family Lots	Total Villa Lots
#	60	38
Acreage	13.40	8.70
DUA	4.5	4.4
	Total Units	162
	Total Site Acreage	45.15
	Units/Acre	3.6

EXCELSIOR

❖ *The Excelsior Group*

RECEIVED
JUN 3 2014
CITY OF LAKE ELMO

June 2, 2014

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

Re: Boulder Ponds Preliminary PUD and Plat Applications

Dear Mr. Johnson:

OP3 Boulder Ponds, LLC is pleased to submit the enclosed applications for Preliminary Plat and Preliminary PUD. The following items accompany this submittal:

1. Preliminary Plat Application
2. Preliminary PUD Plan Application
3. Check in the amount of $9,350
4. Draft of Master HOA documents

Evolution Engineering will submit the plan sets to supplement the applications as well as provide a link to an FTP site for electronic version of the plans.

Please note that the Affirmation of Sufficient Interest from DPS-Lake Elmo, LLC (Alan Dale) is not included with the applications and is expected this week. Lennar, as contract purchaser, approves to DPS's signing of the document per included email from Steve Ach.

If you have questions related to this application, please contact me at 612.353.3307 or Deb.Ridgeway@ExcelsiorLLC.com. Thank you.

Sincerely,

Deb Ridgeway
Asset Manager

Enclosures

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: OP3 Boulder Ponds, LLC (contact: Deb Ridgeway)
Address: 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
Phone #: 612.353.3307
Email Address: Deb.Ridgeway@ExcelsiorLLC.com

Fee Owner: Multiple - see attached Section A of Prelim Plat application Written Statements
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description: Multiple - see attached Section B of Preliminary Plat application Written Statements

General information of proposed subdivision: OP3 Boulder Ponds, LLC requests Preliminary Plat approval to subdivide the subject property into 60 single family lots, 38 Villa lots, 64 senior units and 2 commercial outlots. Please refer to the plan sets and attachments to this application for detailed information on the proposed neighborhood.

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: 6/2/14

Signature of Fee Owner: see attached Affirmation of Sufficient Interest Date: _____

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 OP3 Boulder Ponds for The Louis J. Damiani Revocable Trust of October 6, 2011 and Timothy E. Montgomery
(Please Print)

Street address/legal description of subject property 9120 Huron Blvd

Beginning at a point 75 feet North of the Southwest corner of Section 34, Township 29, Range 21; thence running North along the West line of said section 284.1 feet; thence running Easterly on a line parallel to the South line of said section, a distance of 460 feet; thence running Southerly on a line parallel to the West line of said section, a distance of 284 feet more or less to the Northerly right of way line of Highway No. 12; thence running Westerly along said Northerly right of way line, a distance of 460 feet more or less to the point of beginning, except Highway Parcel 29B MNDOT Right of Way Plat 82-43.

The Louis J. Damiani Revocable Trust of October 6, 2011

Signature _____ Date _____

Timothy E. Montgomery

Signature _____ Date 6/1/14

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.

Post-it® Fax Note 7671	Date	# of pages ▶
To TIM BROWN	From	
Co./Dept.	Co.	
Phone #	Phone #	
Fax # 612-353-3329	Fax #	

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 9120 Huron Blvd

Beginning at a point 75 feet North of the Southwest corner of Section 34, Township 29, Range 21; thence running North along the West line of said section 284.1 feet; thence running Easterly on a line parallel to the South line of said section, a distance of 460 feet; thence running Southerly on a line parallel to the West line of said section, a distance of 284 feet more or less to the Northerly right of way line of Highway No. 12; thence running Westerly along said Northerly right of way line, a distance of 460 feet more or less to the point of beginning, except Highway Parcel 29B MNDOT Right of Way Plat 82-43.

The Louis J. Damiani Revocable Trust of October 6, 2011
Security Bank & Trust Company
By: _____ Signature Senior Vice Pres

6-2-2014 Date

Timothy E. Montgomery

_____ Signature

_____ 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

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 OP3 Boulder Ponds for Bremer Financial Services, Inc.
(Please Print)

Street address/legal description of subject property see attached description sketch

Kathy Tucci, VP Facilities — May 30, 2014
Signature — 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.

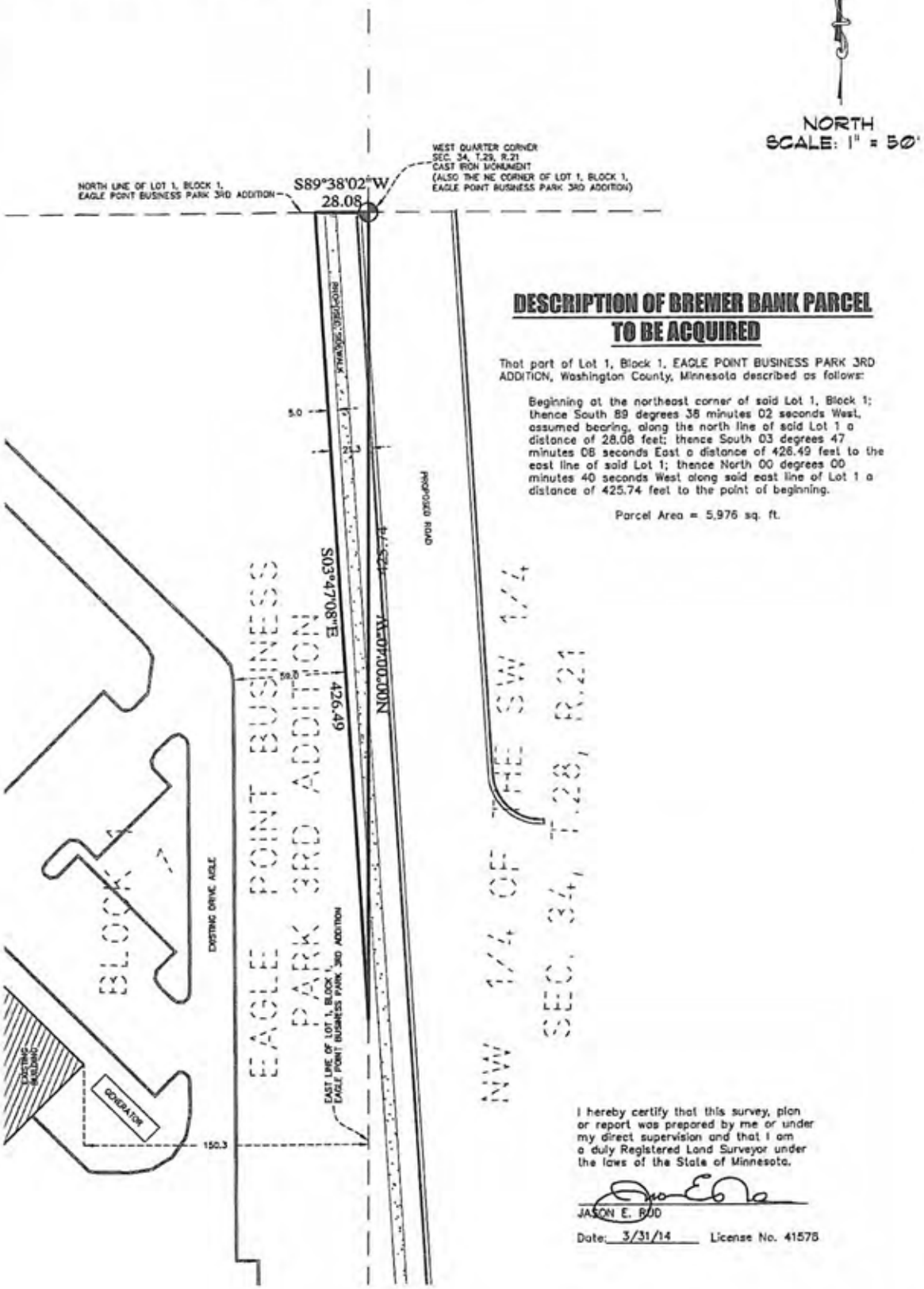
If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

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.

SKETCH AND DESCRIPTION

~of~ PROPOSED PARCEL TO BE ACQUIRED - BREMER BANK

~for~ LAKEVIEW INVESTMENTS, LLC



DESCRIPTION OF BREMER BANK PARCEL TO BE ACQUIRED

That part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD ADDITION, Washington County, Minnesota described as follows:

Beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.

Parcel Area = 5,976 sq. ft.

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

JASON E. RUD

Date: 3/31/14 License No. 41578

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

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 OP3 Boulder Ponds for DPS- Lake Elmo, LLC
(Please Print)

Street address/legal description of subject property see attached description sketch

The above noted property is subject to a Purch Agree between DPS -Lake Elmo & Lennar/US Homes

See attached email consent from Lennar/US Homes.

Alan J. Dale
Signature

6-3-14
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.

Deb Ridgeway

From: Tim Brown
Sent: Friday, May 30, 2014 3:53 PM
To: Deb Ridgeway; Jessica Lytle
Subject: FW: Lake Elmo - Boulder Cove

Tim Brown
Senior Vice President

THE EXCELSIOR GROUP
11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
P. 612-353-3305 | C. 612-802-6948 | E: Tim.Brown@ExcelsiorLLC.com

From: Steven Ach [mailto:Steve.Ach@Lennar.com]
Sent: Friday, May 30, 2014 3:49 PM
To: Tim Brown; Alan Dale
Subject: Lake Elmo - Boulder Cove

Tim and Alan - As contract purchaser of a portion of the property included on the preliminary plat submittad by OP3 Boulder Ponds, LLC for DPS-Lake Elmo, LLC (as the fee owner), Lennar consents to the application submittal and DPS-Lake Elmo LLC signature on the application.

Steve Ach
Land Acquisition Manager
Lennar

steve.ach@lennar.com
www.lennar.com

Office: 952-249-3033
Cell: 612-600-1278

16305 36th Avenue North, Suite 600
Plymouth, MN 55446-4270

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.

Signature of applicant OP3 Boulder Ponds, LLC By _____ Date 6/2/14

Name of applicant Timothy J. Brown Its Senior Vice President Phone 612.353.3305
(Please Print)

Name and address of Contact (if other than applicant)

Deb Ridgeway
OP3 Boulder Ponds, LLC
c/o The Excelsior Group, LLC
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344

BOULDER PONDS

Preliminary Plat Application
Written Statements

PUD Planned Unit Development Stage

A. *A listing of contact information including name(s), address(s) and phone number(s) of the owner of record, authorized agents or representatives, engineer, surveyor and any other relevant associates.*

1/3rd Owner
Timothy E. Montgomery
6211 Upper 51st Street N
Oakdale, MN 55128
C (612) 701-5616
ccnmont@yahoo.com

2/3rd Owner
The Louis J. Damiani Revocable Trust of October 6, 2011
c/o Security Bank & Trust Co
Willam C. Kuhlmann
2202 11th Street East Glencoe, MN 55336
C (952) 239-2297
bill@securitybanks-trust.com

Triangle (East)
DPS – Lake Elmo, LLC
Alan Dale
6007 Culligan Way
Minnetonka, MN 55345
O (952) 288-2201
C (612) 718-3793
adale@daletileco.com

Lennar Corporation
Steve Ach
16305 36th Avenue N, Suite 600
Plymouth, MN 55446
O (952) 249-3033
C (612) 600-1278
steve.ach@lennar.com

Triangle (West)
Bremer Bank
Kathleen Tucci
8555 Eagle Point Blvd
PO Box 1000
Lake Elmo, MN 55042
O (651) 434-4744
kmtucci@bremer.com

Purchaser	OP3 Boulder Ponds, LLC Timothy J. Brown - Senior VP c/o The Excelsior Group, LLC 11455 Viking Drive, Suite 350 Eden Prairie, MN 55344 O (612) 353-3305 C (612) 802-6948 Tim.Brown@ExcelsiorLLC.com
Asset Manager	Deb Ridgeway OP3 Boulder Ponds, LLC c/o The Excelsior Group, LLC 11455 Viking Drive, Suite 350 Eden Prairie, MN 55344 O (612) 353-3307 C (612) 590-9978 Deb.Ridgeway@ExcelsiorLLC.com
Associate	Jessica Lytle OP3 Boulder Ponds, LLC c/o The Excelsior Group, LLC 11455 Viking Drive, Suite 350 Eden Prairie, MN 55344 O (612) 353-3316 Jessica.Lytle@ExcelsiorLLC.com
Project Mgr	Raymond Pruban Amaris Homes, LLC PO Box 251276 Woodbury, MN 55125 O (651) 426-0584 C (651) 248-3631 rpruban@amariscustomhomes.com
Site Planning	Rick Harrison Rick Harrison Site Design O (763) 595-0055 rharrison@performanceplanningsystem.com
Site Engineering	Dean Robbins, PE Evolution Engineering C (651) 303-7208 evolutionengineeringmn@gmail.com

Engineering Oversight (incl Wetlands, Turn Radius, 5th Street Sections)

Dave Blommel, PE
Short, Elliott, Hendrickson (SEH)
1200 25th Avenue South
PO Box 1717
St. Cloud, MN 56302-1717
O (320) 229-4349
C (320) 293-5464
dblommel@sehinc.com

Landscape Plans

Karyn Luger
Short, Elliott, Hendrickson (SEH)
10901 Red Circle Drive, Suite 300
Minnetonka, MN 55343
O (952)912-2608
kluger@sehinc.com

Surveyor

Jason Rud land Surveyor
E.G. Rud and Sons
O (651) 361-8200
jrud@egrud.com

Marketing

Charlie Devine
Real Estate Professional Advisor Edina
C (612) 220-0140
devinec@icloud.com

B. A listing of the following site data: address, current zoning, parcel size in acres and square feet, property identification numbers (PID) and current legal description(s).

	MAIN PARCEL	TRIANGLE (EAST)	TRIANGLE (WEST)
ADDRESS	9120 Hudson Blvd	n/a	n/a
CURRENT ZONING	RT	LDR	BP
PARCEL SIZE Acres	58.87	0.62	0.14
Sq. Ft	2,564,377.2	26,943	6,098.4
PIDs	34-029-21-32-0001	n/a	n/a
	34-029-21-33-0001		
	34-029-21-33-0002		
LEGAL DESCR	That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter in Section 34, Township 29, Range 21, Washington County, Minnesota, lying North of the North line of Minnesota Department of Transportation Right of Way Plat No. 82-43 filed March 22, 1982, as Document No. 429592.	That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota as described as commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the pipeline Easement described in Document No. 3172091, a distance of 437.96 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 122.17 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East along said west line a distance of 420.85 feet to the point of beginning.	That part of Lot 1, Block 1, Eagle Point Business Park 3rd Addition, Washington County, Minnesota described as beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.

C. *A listing of general information including the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way.*

			Acreage
Boulder Ponds		Main Parcel	58.87
		Triangle (East)	0.62
		TOTAL Gross Area	**59.49**
Residential		SF Lots (60)	13.41
		Villa Lots (38)	8.82
		64-Unit Senior	2.46
		TOTAL	**24.69**
Commercial		Outlot M	4.21
		Outlot J	3.50
		TOTAL	**7.71**
ROW		5th Street (MSA Rd)	5.46
		Cobblestone Plaza	1.92
		Internal Res'l Streets	5.45
		TOTAL	**12.83**
Park		Linear Park	3.85
Open Space (trails, sidewalks)		Trails	0.88
		Sidewalks	1.10
		TOTAL	**1.98**
Open Space (medians, islands, cul de sac)		Outlots	
	A	Cul de Sac	0.14
	B	Cul de Sac	0.08
	C	Cul de Sac	0.11
	D	Cul de Sac	0.10
	E	Island	0.01
	F	Island	0.09
	G	Island	0.01
	H	Median	0.06
	I	Median	0.07
	R	Median	0.16
		TOTAL	**0.84**
Open Space (ponding, wetlands)		Outlots	
	L	Pond (commercial)	1.48
	N	Pond (5th St)	2.51
	O	Infiltration Pond	2.41
	P	Pond (residential)	1.03
	Q	Pond/Wetland (residential)	1.69
		TOTAL	**9.12**

D. *An explanation of how issues have been addressed since sketch plat phase of the development.*

- **Northwest Alignment of road adjacent to Bremer Bank property**

  OP3 Boulder Ponds, LLC has entered into a Purchase Agreement with Bremer Financial Services, Inc. to purchase a 0.14 acre parcel, which will be additional 5th Street right-of-way (ROW). As agreed by staff, the cost of this purchase will be shown as a fee credit in the Development Agreement.

- **Eastern Alignment connecting to Dale Properties and Lennar Savona Subdivision**

  OP3 Boulder Ponds, LLC has an agreement with Lennar Corporation to purchase 0.62 acres to facilitate the realignment of 5th Street.

- **Access to adjacent parcels (Lamperts & Star River Holdings)**

  Starting immediately across from Cobblestone Path traveling along both Cranky Ape and Lamperts Lumber property boundaries to the eastern edge of the property adjoining the Lennar/Alan Dale parcels, the developer has agreed to extend the ROW to those boundaries, understanding that if a 429 process for 5th Street does occur, it would then be appropriate for those parcels to participate in the cost sharing of these improvements.

- **Ghost Platted Lots 5-9**

  Since the triangle piece is under Purchase Agreement with Lennar it is no longer shown as a ghost plat.

- **Flexibility from Zoning Ordinance must be documented at time of PUD/Preliminary Plat**

  Boulder Ponds creates an opportunity to use the City's PUD ordinance to enhance the uniqueness of this development. The PUD is a tool that provides flexibility from the standard zoning ordinance to create a better overall design with a mix of land uses. Even with the site limitations (i.e. wetland, 5th Street alignment, gas & power line easements), we feel that Boulder ponds achieves and exceeds the City's PUD goals.

Deviation from Underlying Code for Boulder Ponds Planned Unit Development

	LDR	Proposed	MDR	Proposed
Min Lot	8,000	7,206	7,000	7,347
Average	8,000	9,735	7,000	10,114
Max Lot	8,000	17,402	7,000	18,906
Min Front	25	20/25	25	20/25
Min Int Side	10	5/10	10	5/10

Notes:

- There are only four lots under 8,000 SF (e.g. 7,206, 7,341, 7,935, and 7,951). See attached tabulation of lot sizes for further detail.
- Staff required 60' ROW versus proposed 50' ROW. To accommodate this requirement, front yard setbacks were reduced to 20' minimum to house and 25' minimum to garage; however, the overall distances remains the same.
- Due to irregular shape of lots, the majority of house pads do not run parallel to the side yard lot lines. Therefore, a minimum 5' setback is the proposed, but average 10'.

Related to engineering comments, please see attached response to Focus Engineering comments dated March 31, 2014.

Recent discussions were initiated by staff related to house front elevations in that no more than 60 percent of front elevation be garage. While this requirement could not be found in the City's zoning ordinance, Boulder Ponds requests flexibility from the 60 percent standard. It is important to allow for 3-car garages within a suburban development like Boulder Ponds. With the proposed side yard setbacks, the larger 60 foot lots allow for a 50 foot pad. Assuming a 34 foot wide 3-car garage, the front elevation is 68 percent garage. For the smaller Villa lots, a 2-car garage means the front elevation will be 60 percent garage and 72 percent with a 3-car garage. The Villas lots will contain a mix of 2- and 3-car garages, likely a 2 to 1 ratio.

- **Phasing Plan**

In order to best balance the site, Boulder Ponds will be graded at one time in its entirety, including 5th Street and oversized ponding to accommodate 5th Street. The Preliminary Plat illustrates construction phasing. The 1st Phase includes all improvements to serve 27 Single Family lots, 20 Villa lots and stubbed services for the commercial and senior lots. If 5th Street does not become a 429 project, it will be constructed from the eastern property boundary to approximately 300 feet west of the Cobblestone Plaza intersection as part of the 1st phase. The 2nd Phase develops 33 Single Family lots and 18 Villa lots.

- **Street Geometrics**

  SEH prepared a turning radius plan as submitted with preliminary plat documents. We feel that the large ladder fire truck is the most reasonable test vehicle for the development, which allows for adequate turning movements within the development. There will be rare occasions that a 65 foot semi-truck will access the neighborhood and might drive over the curbs of the internal curvy streets. However, the homeowners association will be responsible for landscape repair that occurs as a result of these instances.

- **Meandering Walks & Trails**

  The developer has worked with staff to ensure the sidewalks and trails through the 5th Street corridor are within the ROW. Any sidewalks outside of the ROW internal to the development will have easements 2 feet behind the sidewalks.

- **Wetland Conservation Act**

  SEH prepared a wetland delineation report that has been submitted to South Washington Watershed District. A TEP meeting is being scheduled for early June and approval is anticipated prior to the Planning Commission and City Council meetings. In addition, the MPCA permit application was submitted on May 23, 2014. The goal is to begin grading concurrent with Preliminary Plat approval.

- **Park Land Dedication**

  Staff has concluded the park dedication is net of 100' buffer and external ROW. Based on these assumptions, we calculate park dedication as follows:

Total Site Acreage	59.56
Commercial	(9.12)
External ROW	(7.52)
Buffer	(2.83)
Total subject to Park Dedication*	40.09

  *Note: It is not clear if wetlands are subject to park dedication. Excluding wetlands, land area would be 39.66 acres.

  Boulder Ponds proposes a 3.85-acre linear park on northern border of site adjacent to Stone Gate Park. This is proposed for two reasons:

  - This is the area where the "Y" trail connection at 5th Street is proposed. This will provide an aesthetically pleasing connection to the park.
  - The wider trail area increases the buffer to Stone Gate Estates, which softens the impact between the neighborhoods.

  For the commercial parcels, the developer is proposes to make all trail improvements as an offset to any remaining park dedication fees.

E. *A narrative explaining the intent of the project and/or your original or revised vision for the finished project.*

The intent for the Boulder Ponds Project has remained consistent with the Concept PUD approval. Minor changes include eliminating some of the standard single family lots in favor of smaller Villa style lots that offer an association maintained lifestyle to meet market demand. The overall neighborhood design goals include:

- A curvilinear development designed around the existing topography of the site, as opposed to a more common grid layout. (Note: The attached aerials illustrate this concept)
- A single family development where quality, local home builders can build custom homes providing an alternative to production built homes.
- To limit double fronted lots, specifically related to 5th Street.
- To design premium lots with maximum open space.
- To create oversized cul-de-sacs to enhance site lines.
- Varying house setbacks with meandering sidewalks to create a quality neighborhood offering visual interest.

F. *Statement showing the proposed density of the project with the method of calculating said density shown.*

According to the Comprehensive Plan, the site has a combined zoning of LDR, MDR and Commercial as illustrated in attached Apparent Density Map. Based on anticipated 5th Street location, the Comprehensive Plan contemplated 146-262 units for this site. Due to site constraints (grading, 5th Street MSA requirements, pipe line easement and wetland), 5th Street was moved south.

Boulder Ponds proposes a mix of housing styles: 60 Single Family lots, 38 Villa lots and 64 Senior Units with potential for expansion. The site area net of the ROW, ponds, wetlands and commercial is calculated at 24.7 acres. This creates an overall average density of 6.56 units per acre. As noted by staff in the approved Concept PUD, the density of Boulder Ponds meets the intent of the Comprehensive Plan.

G. *Discuss the proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc)necessary to serve the subdivisions*

See attached phasing plan enclosed for more information.

<u>1st PHASE (beginning August 2014)</u>

- Due to site balance issues, the entire site will be mass graded.
- Cobblestone Plaza to be fully constructed
- Cobblestone Path to be fully constructed
- Pebblestone Place to be fully constructed
- Boulder Ponds Parkway to be fully constructed north of 5th Street to the phasing line on the north boundary of Lot 10, Block 4.
- 5th Street will be fully constructed from the eastern property boundary to approximately 300' west of Cobblestone Plaza.

2nd PHASE (beginning May 2015)

- Pebblestone Terrace to be fully constructed
- Pebblestone Ridge Cove to be fully
- Completion of Boulder Ponds Parkway north & west of phasing line
- Completion of 5th Street

*Note: "Fully constructed" refers to completion of sewer & water systems, roadways, trails, sidewalks & landscaping)

H. *A narrative addressing concerns/issues raised by neighboring properties.*

The only concern was raised at the public hearing by a Stone Gate Estates neighbor. It was requested that the trail be located as far south as possible. This has been achieved as much as the grades will allow.

I. *A description of how conflicts with nearby land uses (livability, value, potential future development, etc) and/or disturbances to wetlands or natural areas are being avoided or mitigated.*

- The increased buffer between Stone Gate Estates to the north softens the impact of the lot sizes between the two neighborhoods.
- The senior housing provides a transition between the commercial and residential uses.
- 5th Street provides a separation of the residential neighborhood from the surrounding commercial uses.
- The southern portion of the Boulder Ponds along Hudson Blvd is proposed to be commercial which supplements the existing commercial uses.
- The existing wetland is being preserved.

J. *Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public services (including traffic flows) in the area.*

Roads / Traffic

- The developer is participating in the construction of 5th Street, a regional MSA road that runs east/west. The City of Lake Elmo has studied the area and determined the new MSA road will be sufficient to serve the new developments in the area.
- In addition to participation with the construction of 5th Street, the developer is proposing the construction of a north/south road connecting Hudson Blvd to 5th Street.
- Future turn lanes are shown on Hudson Blvd, which are planned for installation when Hudson Blvd is expanded.

Sewer

- The site has gravity sewer access along Hudson Blvd that is served by the regional sewer system. This additional capacity has been accounted for in the City of Lake Elmo's Comprehensive Plan.

Water Supply

- Water will be served by Oakdale's water supply until such time the City of Lake Elmo can run its own trunk lines to the wider regional development area. Staff has indicated there is sufficient water to serve the development.

Parks

- The developer is proposing a 3.85 acre linear park that will connect to the regional system. Staff has indicated that the trail construction or other related improvement costs may be used as an offset to park dedication fees. It is understood that the City is not requiring additional parkland.

Fire / Police

- The streets were designed to accommodate a ladder fire truck. Boulder Ponds is primarily residential, which tends to have less calls per capita than other property types.

Other

- N/A

K. *If applicable, provide a description of proposed lakeshore access.*

N/A

L. *A description of parks and/or open space. Please include a brief statement on the proposed ownership of said areas.*

Parks

- See Section D, 'Parkland Dedication' for Park details.
- The park area will be dedicated to the City of Lake Elmo upon final plat.

Open Space

- Outlots A through I and Outlot R are cul-de-sacs, islands and median open spaces. These areas will be dedicated and maintained by the homeowners association. The Villa sub-association will be responsible for grounds maintenance (landscaping and snow removal) for the Villa lots.
- Ponding and wetland Outlots L, N, O, P, and Q will be dedicated and maintained by City of Lake Elmo.
- 5th Street ROW will be dedicated and maintained by the City of Lake Elmo.

M. *A proposed development schedule indicating approximate date when construction of the project or stages of the same can be expecting to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).*

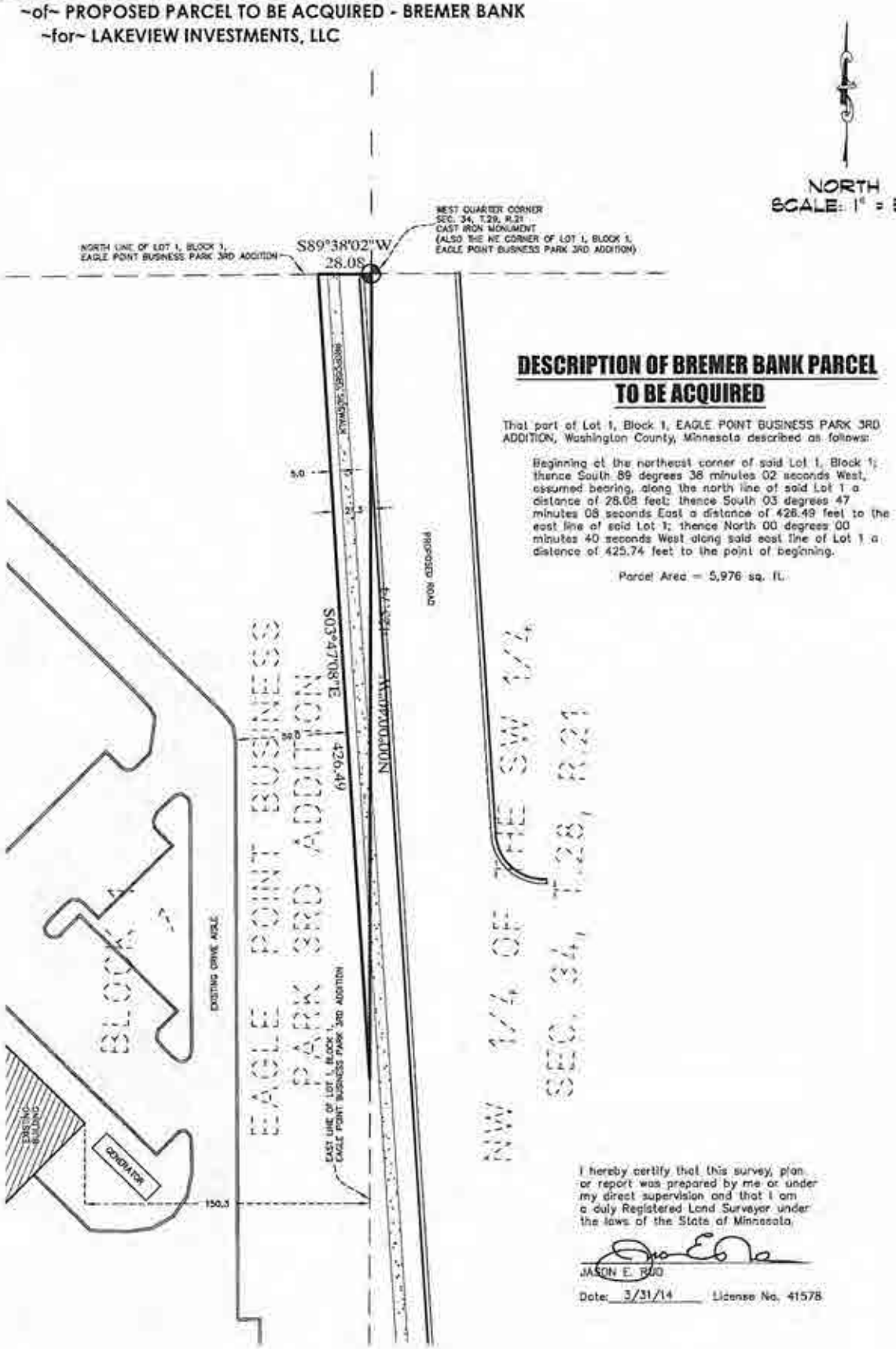
- Aug 2014 – Commence grading immediately following preliminary plat approval and issuance of grading and watershed permits
- Sept/Oct 2014 - Installation of utilities upon final plat approval and execution of development agreement.

- Nov 2014 - 1st lift of asphalt
- May 2015 – 1st phase sidewalks and landscaping
- July-Oct 2015 – 2nd phase construction
- May 2016 – 2nd phase sidewalks and landscaping
- Regional trails to be built concurrent with adjacent phasing

SKETCH AND DESCRIPTION

~of~ PROPOSED PARCEL TO BE ACQUIRED - BREMER BANK

~for~ LAKEVIEW INVESTMENTS, LLC



DESCRIPTION OF BREMER BANK PARCEL TO BE ACQUIRED

That part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD ADDITION, Washington County, Minnesota described as follows:

Beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.

Parcel Area = 5,976 sq. ft.

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

JASON E. RUD

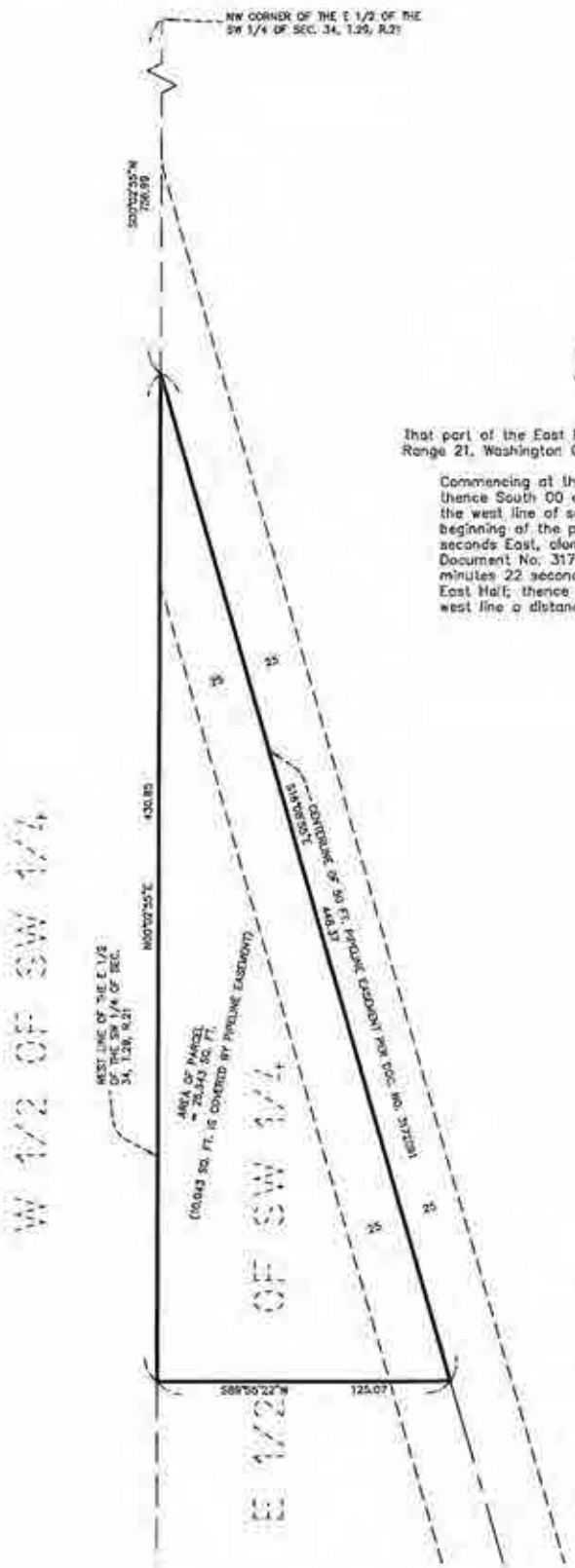
Date: 3/31/14 License No. 41578

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

SKETCH AND DESCRIPTION

~of~ PROPOSED PARCEL TO BE ACQUIRED

~for~ OP3 BOULDER PONDS, LLC



NORTH

SCALE: 1" = 50'

DESCRIPTION OF PARCEL TO BE ACQUIRED

That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

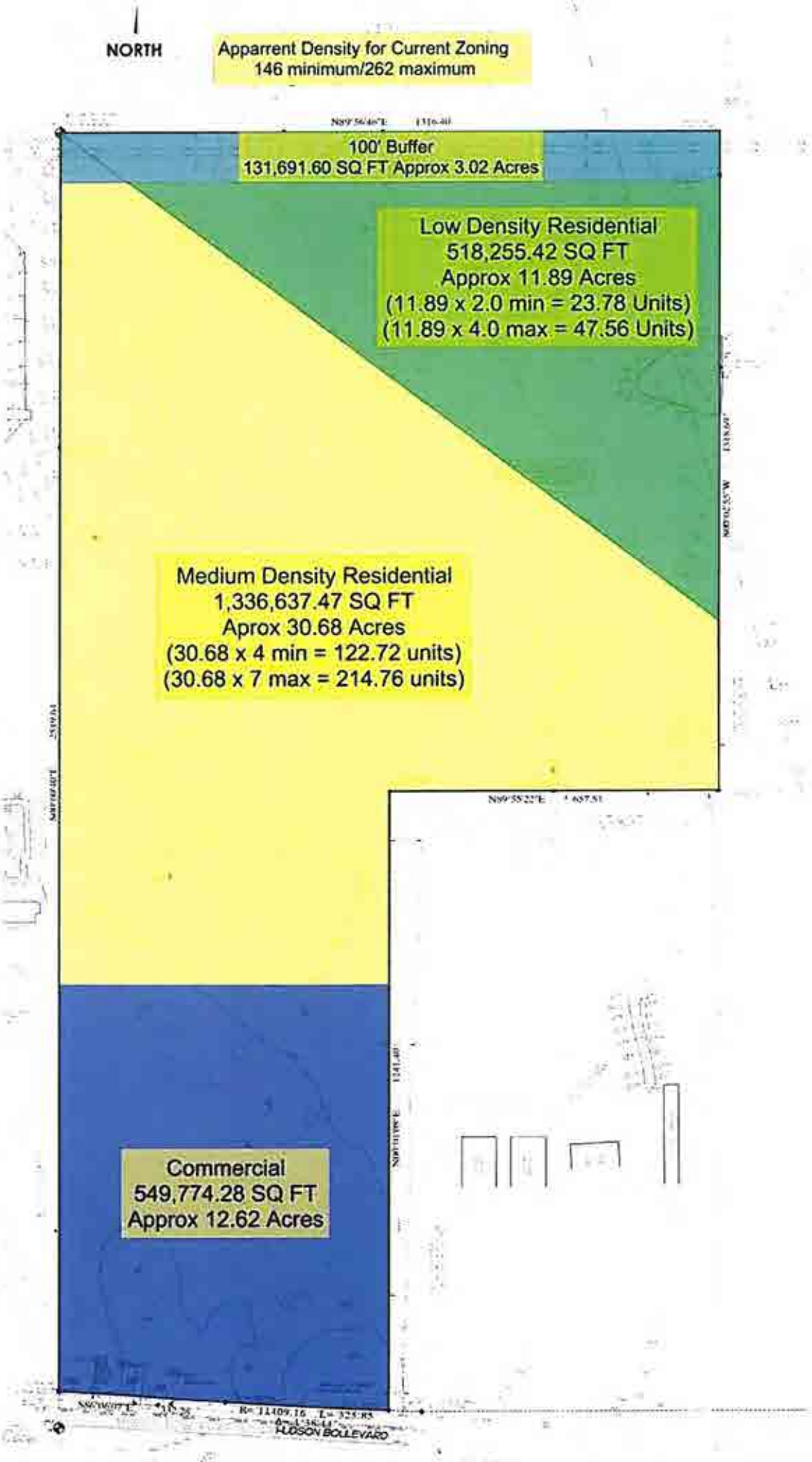
Commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the Pipeline Easement described in Document No. 3172091, a distance of 448.37 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 125.07 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East, along said west line a distance of 430.85 feet to the point of beginning.

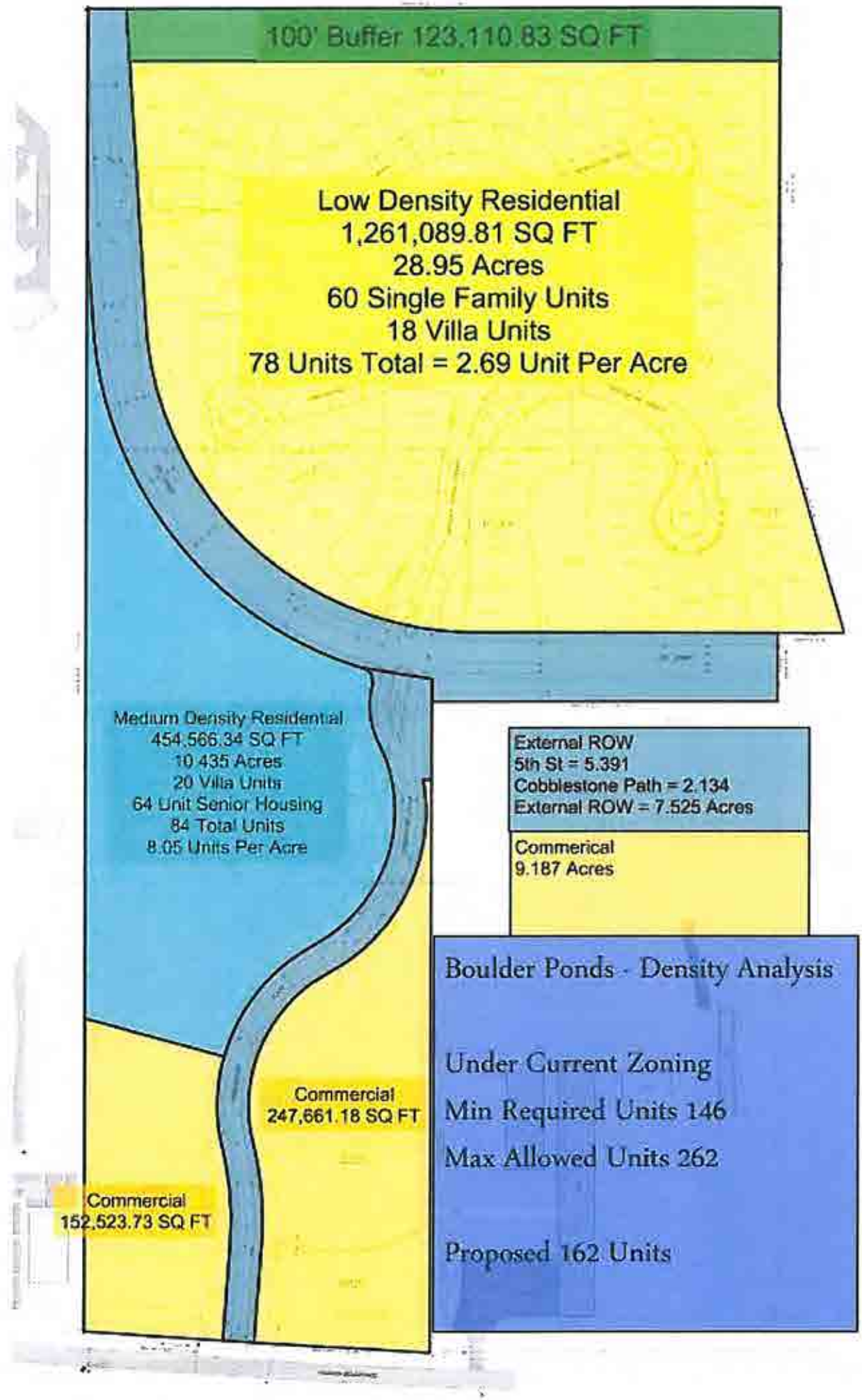
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 5/27/2014 License No. 41578

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NORTH
Apparrent Density for Current Zoning
146 minimum/262 maximum
100' Buffer
131,691.60 SQ FT Approx 3.02 Acres
Low Density Residential
518,255.42 SQ FT
Approx 11.89 Acres
(11.89 x 2.0 min = 23.78 Units)
(11.89 x 4.0 max = 47.56 Units)
Medium Density Residential
1,336,637.47 SQ FT
Aprox 30.68 Acres
(30.68 x 4 min = 122.72 units)
(30.68 x 7 max = 214.76 units)
Commercial
549,774.28 SQ FT
Approx 12.62 Acres
HUDSON BOULEVARD

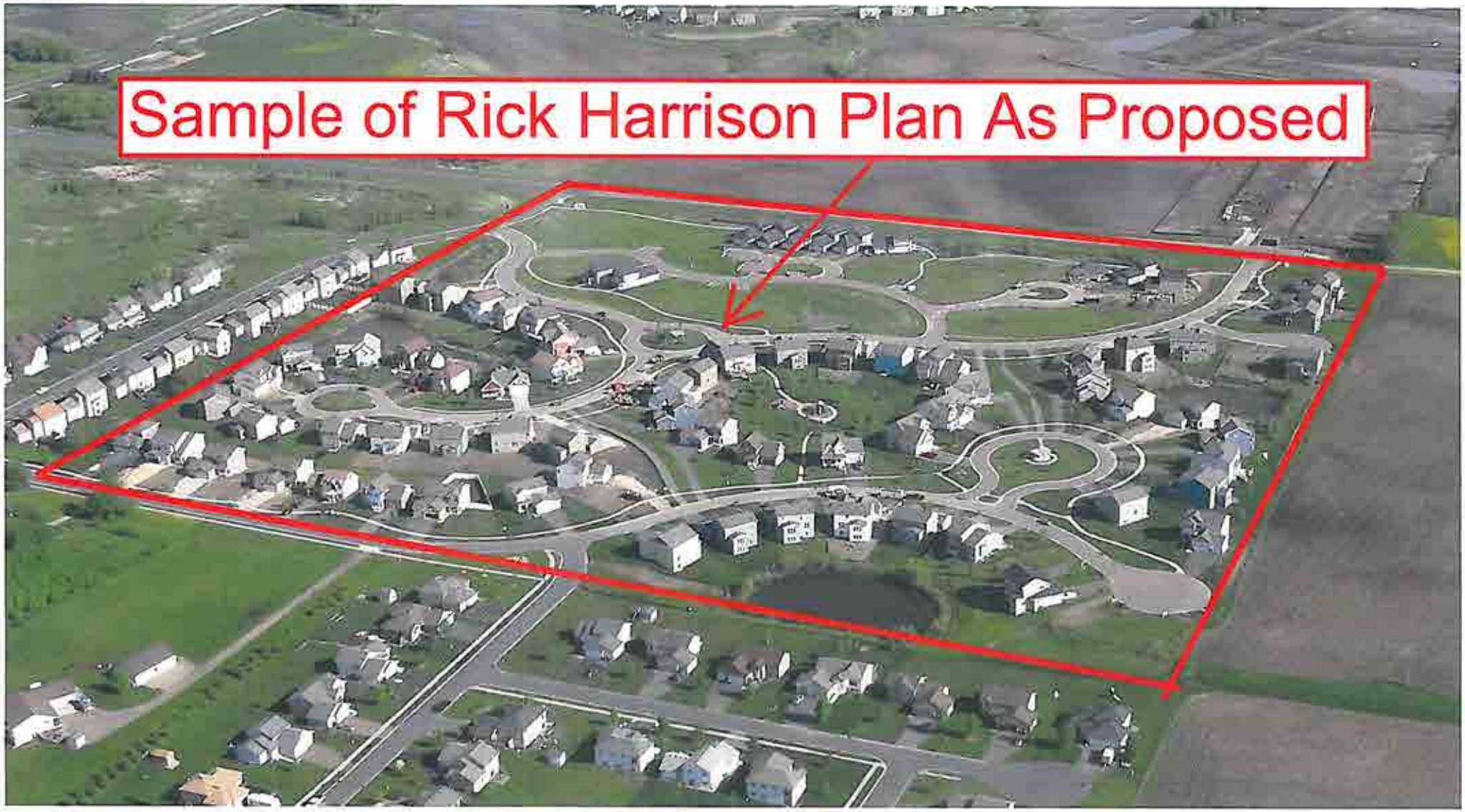

100' Buffer 123,110.83 SQ FT
Low Density Residential
1,261,089.81 SQ FT
28.95 Acres
60 Single Family Units
18 Villa Units
78 Units Total = 2.69 Unit Per Acre
Medium Density Residential
454,566.34 SQ FT
10.435 Acres
20 Villa Units
64 Unit Senior Housing
84 Total Units
8.05 Units Per Acre
External ROW
5th St = 5.391
Cobblestone Path = 2.134
External ROW = 7.525 Acres
Commerical
9.187 Acres
Commercial
247,661.18 SQ FT
Commercial
152,523.73 SQ FT
Boulder Ponds - Density Analysis
Under Current Zoning
Min Required Units 146
Max Allowed Units 262
Proposed 162 Units

Boulder Ponds Lot Sizes

Lot	Block	Addtn	Sq Ft.	Required	Zoning	
1	2	1st	15,836	8,000	LDR	
2	2	1st	9,873	8,000	LDR	
3	2	1st	8620	8,000	LDR	
4	2	1st	8005	8,000	LDR	
5	2	1st	9105	8,000	LDR	
6	2	1st	11483	8,000	LDR	
1	1	2nd	8192	7000	MDR	
2	1	2nd	7347	7000	MDR	
3	1	2nd	8040	7000	MDR	
4	1	2nd	8909	7000	MDR	
5	1	2nd	9934	7000	MDR	
6	1	2nd	9814	7000	MDR	
7	1	2nd	10214	7000	MDR	
8	1	2nd	13582	7000	MDR	
9	1	2nd	18906	7000	MDR	
10	1	2nd	11049	7000	MDR	
11	1	2nd	8680	7000	MDR	
12	1	2nd	9975	7000	MDR	
13	1	2nd	8194	7000	MDR	
14	1	2nd	8994	7000	MDR	
15	1	2nd	8614	7000	MDR	
16	1	2nd	10965	7000	MDR	
17	1	2nd	10413	7000	MDR	
18	1	2nd	9677	7000	MDR	
1	3	1st	11788	8000	LDR	
2	3	1st	8428	8000	LDR	
3	3	1st	8305	8000	LDR	
4	3	1st	7935	8,000	LDR	Below Underlying Zoning
5	3	1st	8174	8,000	LDR	
6	3	1st	10298	8,000	LDR	
7	3	1st	7341	8,000	LDR	Below Underlying Zoning
8	3	1st	7206	8,000	LDR	Below Underlying Zoning
9	3	1st	8128	8,000	LDR	
10	3	1st	7951	8,000	LDR	Below Underlying Zoning
11	3	1st	9261	8,000	LDR	
1	4	1st	8716	8,000	LDR	
2	4	1st	9510	8,000	LDR	
3	4	1st	9309	8,000	LDR	
4	4	1st	9199	8,000	LDR	
5	4	1st	8532	8,000	LDR	
6	4	1st	8480	8,000	LDR	
7	4	1st	7959	8,000	LDR	
8	4	1st	10046	8,000	LDR	
9	4	1st	8255	8,000	LDR	
10	4	1st	8280	8,000	LDR	
1	2	2nd	17402	8,000	LDR	
2	2	2nd	12514	8,000	LDR	
3	2	2nd	9526	8,000	LDR	
4	2	2nd	9327	8,000	LDR	
5	2	2nd	9190	8,000	LDR	
6	2	2nd	9336	8,000	LDR	
7	2	2nd	9636	8,000	LDR	

Lot	Block	Addtn	Sq Ft.	Required	Zoning
8	2	2nd	8346	8,000	LDR
9	2	2nd	8334	8,000	LDR
10	2	2nd	8399	8,000	LDR
11	2	2nd	8251	8,000	LDR
12	2	2nd	8173	8,000	LDR
1	3	2nd	12072	8,000	LDR
2	3	2nd	12282	8,000	LDR
3	3	2nd	10757	8,000	LDR
4	3	2nd	12142	8,000	LDR
5	3	2nd	10616	8,000	LDR
6	3	2nd	14503	8,000	LDR
7	3	2nd	9558	8,000	LDR
8	3	2nd	9598	8,000	LDR
9	3	2nd	9748	8,000	LDR
10	3	2nd	8443	8,000	LDR
11	3	2nd	8019	8,000	LDR
12	3	2nd	8064	8,000	LDR
13	3	2nd	8839	8,000	LDR
14	3	2nd	10171	8,000	LDR
15	3	2nd	9960	8,000	LDR
16	3	2nd	9552	8,000	LDR
17	3	2nd	10732	8,000	LDR
18	3	2nd	9720	8,000	LDR
19	3	2nd	8964	8,000	LDR
20	3	2nd	10649	8,000	LDR
21	3	2nd	15226	8000	LDR
19	1	1st	8993	7000	LDR
20	1	1st	9091	7000	LDR
1	1	1st	17447	7000	LDR
2	1	1st	11579	7000	LDR
3	1	1st	13465	7000	LDR
4	1	1st	10790	7000	LDR
5	1	1st	11535	7000	LDR
6	1	1st	8908	7000	LDR
7	1	1st	8907	7000	LDR
8	1	1st	8438	7000	LDR
9	1	1st	8724	7000	LDR
10	1	1st	8725	7000	LDR
11	1	1st	10999	7000	LDR
12	1	1st	9338	7000	LDR
13	1	1st	8562	7000	LDR
14	1	1st	10419	7000	LDR
15	1	1st	11194	7000	LDR
16	1	1st	7729	7000	LDR
17	1	1st	7549	7000	LDR
18	1	1st	10519	7000	LDR

	MDR	MDR	LDR
Min Lot Size Req	7000	7000	8000
Proposed Av	10,083	10,146	9,735
Proposed Min	7,347	7549	7,206
Proposed Max	18,906	17,447	17,402


Sample of Rick Harrison Plan As Proposed

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: OP3 Boulder Ponds, LLC (Contact: Deb Ridgeway)
Address: 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
Phone # 612.353.3307
Email Address: Deb.Ridgeway@ExcelsiorLLC.com

Fee Owner: Multiple - see attached Section A of Preliminary Plat application Written Statements
Address:_____
Phone #_____
Email Address:_____

Property Location (Address and Complete (long) Legal Description:
Multiple - see attached Section A of Preliminary Plat application Written Statements

Detailed Reason for Request: Preliminary PUD and Plat approval to subdivide the subject property and create a mixed use nieghborhood including 60 single family lots, 38 Villa lots, 64 senior units and 2 commercial outlots. Please refer to the plan sets and Written Statements for detailed information on this proposal.

*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:

Please refer to project Written Statements for details of request

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: 6/2/14

Signature of fee owner: Please see Affirmation of Sufficient Interest Date:_____

BOULDER PONDS

Preliminary Plat Application
Written Statements

Preliminary Plat and information by §153.07.

Please see Preliminary Plat Application submitted concurrently with this PUD application.

General Information

1. *The landowner's name and address and his/her interest in the subject property.*

   OP3 Boulder Ponds, LLC is under purchase agreement to purchase the development site from Tim Montgomery and Louis J. Camani Trust, Bremer Bank and US Home Corporation conditional upon plat approval. Please see Preliminary Plat Application for addresses of all interested parties.

2. *The applicant's name and address if different from the landowner.*

   Please see previous point.

3. *The names and addresses of all professional consultants who have contributed to the development of the PUD plan being submitted, including but not limited to attorney, land planner, engineer and surveyor.*

   Please see section 2A of the Preliminary Plat Application.

4. *Evidence that the applicant has sufficient control over the subject property to effectuate the proposed PUD, including a statement of all legal, beneficial, tenancy and contractual interests held in or affecting the subject property and including an up to date certified abstract of title or registered property report, and such other evidence as the City Attorney may require to show the status of title or control of the subject property.*

   There is an executed PA on the property which will close upon Plat Approval. Multiple owners have signed the accompanying Affirmation of Sufficient Interest documents. We will work with the City to provide any additional required documentation.

Present Status

1. *The address and legal description of the property.*

   Please see section 2B of the Preliminary Plat Application.

2. *The existing zoning classification and present use of the subject property and all lands within 350 feet of the subject property.*

   a. Subject Site is currently zoned RT – Rural Development Transitional District. The site is mostly vacant farmland with a dilapidated single-family home and numerous shed buildings on the far south side near Hudson Road. All existing buildings are planned to be demolished prior to development.
   b. 9200-9220 Hudson Boulevard zoned C – Commercial. Owners are CrankyApe.com who specializes in RV and Boat auctions and Lamperts Lumber.
   c. Everything bordering the west side of the property is zoned as BP – Business Park/Light Manufacturing. Uses include the High Pointe Health Campus (Class A medical building), an Orthodontics office, Bremer Bank and other similar uses.
   d. Everything bordering the north side of the property is RE - single-family residential estate. We are proposing all single family bordering that northern border.
   e. Property on the northeastern side of the property is bordering DPS-Lake Elmo, LLC property currently zoned LDR – low density residential.

3. *A map depicting the existing development of the subject property and all land within 350 feet of the subject property and showing the location of existing streets, property lines, easements, water mains, and storm and sanitary sewers, with invert elevations on and within 100 feet of the subject property.*

   Please see attached.

4. *A written statement generally describing the proposed PUD and the market which it is intended to serve and its demand showing its relationship to the City's Comprehensive Plan and how the proposed PUD is designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of the City.*

   Please refer to section 2E and 2F of the Preliminary Plat Application.

5. *A statement of the proposed financing of the PUD.*

   The project will be funded by the OP3 Boulder Ponds, LLC via cash or bank financing if applicable.

6. *Site conditions. Graphic reproductions of the existing site conditions at a scale of 1 inch equals 100 feet. All the graphics should be at the same scale as the final plan to allow easy cross-reference. The use of overlays is recommended for ease of analysis.*

   i. *Contours; minimum 2 foot intervals;*

   Please see Preliminary Plat Engineering Documents.

   ii. *Location, type and extent of tree cover;*

   Please see Preliminary Plat Engineering Documents.

   iii. *Slope analysis;*

   Please see Preliminary Plat Engineering Documents.

   iv. *Location and extent of water bodies, wetlands, streams, and flood plains within 300 feet of the subject property;*

   Please see Preliminary Plat Engineering Documents.

   v. *Significant rock outcroppings;*

   NOT APPLICABLE

   vi. *Existing drainage patterns;*

   Please see Preliminary Plat Engineering Documents.

   vii. *Vistas and significant views;*

   NOT APPLICABLE

   viii. *Soil conditions as they affect development.*

   Please see Preliminary Plat Engineering Documents.

7. *Schematic drawing of the proposed development concept, including but not limited to the general location of major circulation elements, public and common open space, residential and other land uses.*

   Please see Preliminary Plat Application.

8. *Statement of the estimated total number of dwelling units proposed for the PUD and a tabulation of the proposed approximate allocations of land use expressed in acres and as a percent of the total project area, which shall include at least the following:*

   i. *Area devoted to residential use by building type;*

   60 single family lots at 13.41 acres and 38 villa lots at 8.82 acres. 64 Senior housing units are proposed on 2.46 acre Outlot K. but will potentially be expanded to include an additional 2 acres from Outlot J for a total of 4.46 acres.

   ii. *Area devoted to common open space; Cul-de-sacs and medians*

   Outlots A-I

iii. *Area devoted to public open space and public amenities;*

NOT APPLICABLE

iv. *Approximate area devoted to, and number of, off-street parking and loading spaces and related access;*

Not required for single family development and commercial outlots have not yet been platted.

v. *Approximate area, and floor area, devoted to commercial uses;*

Outlots J and M

vi. *Approximate area, and floor area, devoted to industrial or office use.*

Outlots J and M

9. *When the proposed PUD includes increases in density of residential development above the base zoning district, a statement describing the site amenities to be included within the PUD, and demonstrating that the proposed site amenities sufficiently achieve the desired density bonus. Applicant is required to demonstrate that all site amenity standards have been met in order to be awarded increased density for residential development.*

   This is not applicable as we are not proposing to increase density on the site.

10. *When the PUD is to be constructed in stages during a period of time extending beyond a single construction season, a schedule for the development of such stages or units shall be submitted stating the approximate beginning and completion date for each such stage or unit and the proportion of the total PUD public or common open space and dwelling units to be provided or constructed during each such state and overall chronology of development to be followed from stage to stage.*

    Please refer to section 2G of the Preliminary Plat Application.

11. *When the proposed PUD includes provisions for public or common open space or service facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or service facilities.*

    There will be multiple items which will be under the care of a Homeowners Association. The structure will be: Boulder Ponds Master Association with 2 sub associations: one for the villas (Boulder Ponds Villa Association) and one for the single family (Boulder Ponds Single Family Association). Counsel has drafted the master document which is included here. Additional documents will be made available at more substantial completion.

12. *Any restrictive covenants that are to be recorded with respect to property included in the proposed PUD.*

    Master Declaration and Sub Association Declarations will be recorded which will include rules & regulations and architectural guidelines.

13. *Schematic utilities plans indicating placement of water, sanitary and storm sewers.*

    Please refer to the Preliminary Plat Application.

14. *The City may excuse an applicant from submitting any specific item of information or document required in this stage which it finds to be unnecessary to the consideration of the specific proposal.*

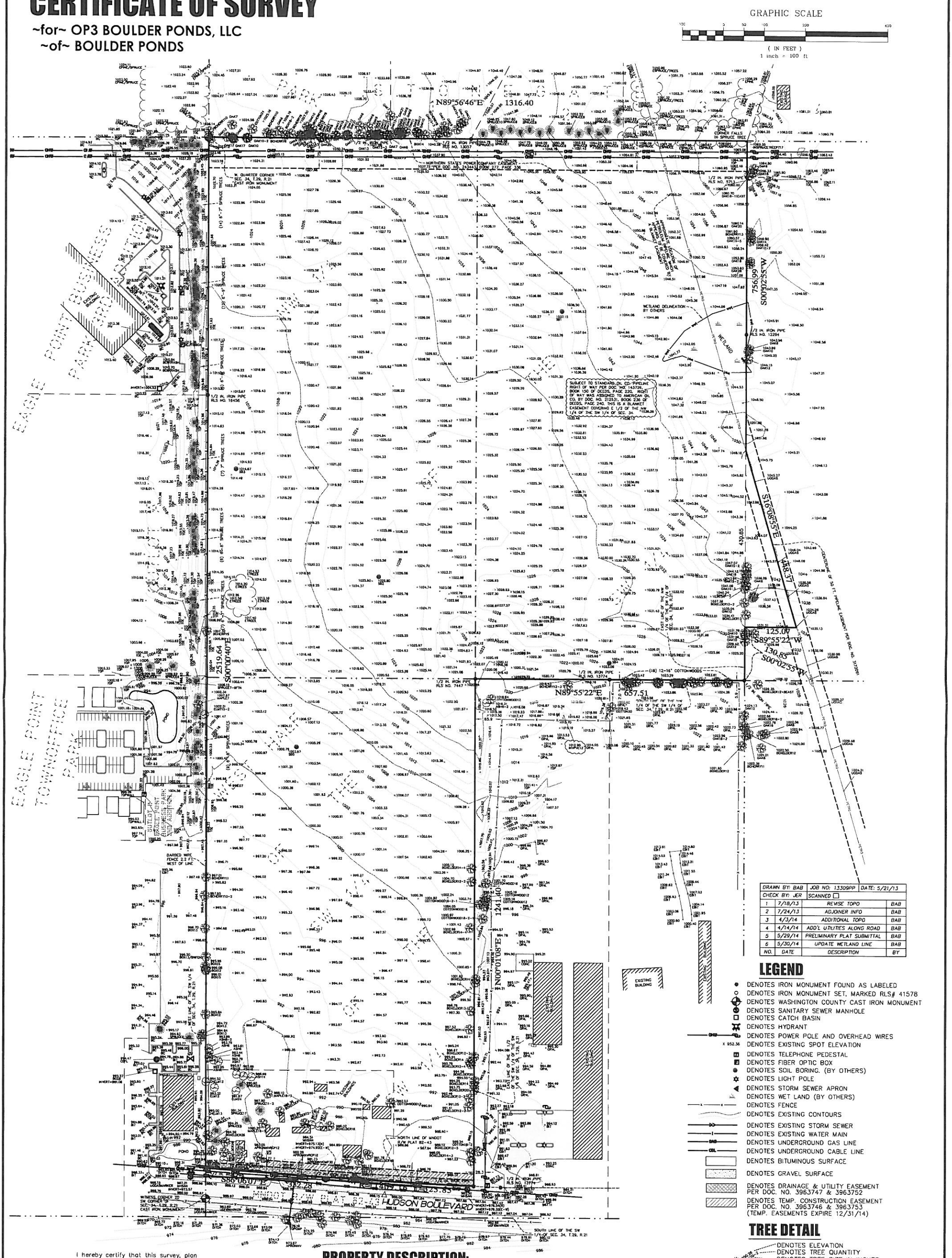
    Noted.

15. *The City may require the submission of any additional information or documentation which it may find necessary or appropriate to full consideration of the proposed PUD.*

    Applicant is willing to cooperate with the City to provide any additional required items.

CERTIFICATE OF SURVEY

~for~ OP3 BOULDER PONDS, LLC
~of~ BOULDER PONDS



DRAWN BY: BAB		JOB NO: 13309PP	DATE: 5/21/13
CHECK BY: JER		SCANNED ☐	
1	7/18/13	REVISE TOPO	BAB
2	7/24/13	ADJOINER INFO	BAB
3	4/3/14	ADDITIONAL TOPO	BAB
4	4/14/14	ADD'L UTILITIES ALONG ROAD	BAB
5	5/29/14	PRELIMINARY PLAT SUBMITTAL	BAB
6	5/30/14	UPDATE WETLAND LINE	BAB
NO.	DATE	DESCRIPTION	BY

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES HYDRANT
- DENOTES POWER POLE AND OVERHEAD WIRES
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES TELEPHONE PEDESTAL
- DENOTES FIBER OPTIC BOX
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES LIGHT POLE
- DENOTES STORM SEWER APRON
- DENOTES WET LAND (BY OTHERS)
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES DRAINAGE & UTILITY EASEMENT PER DOC. NO. 3963747 & 3963752
- DENOTES TEMP. CONSTRUCTION EASEMENT PER DOC. NO. 3963746 & 3963753 (TEMP. EASEMENTS EXPIRE 12/31/14)

TREE DETAIL

PROPERTY DESCRIPTION:

That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota, lying north of the north line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT 82-43.

AND

That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the Pipeline Easement described in Document No. 3172091, a distance of 448.37 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 125.07 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East, along said west line a distance of 430.85 feet to the point of beginning.

NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 5/20/13, 7/2/13, 7/16/13, 3/13/14, 3/14/14 and 4/1/14.
- Bearings shown are on the Washington County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared using Old Republic National Title Insurance Company Commitment No. 38306, dated April 2, 2014.
- BENCHMARK: MNDOT Station: NYGAARD MNDT. Elevation = 1010.83 (NGVD 29)
- Total parcel area = 58.87 acres.
- Parcel ID No's. 34-029-21-32-0001, 34-029-21-33-0001, 34-029-21-33-0002

NORTH

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

JASON E. RUD

Date: 5/30/2014 License No. 41578

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

13309PP

Developer
OP3 Boulder Ponds, LLC
Excelsior Group - Deb Ridgeway
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344
(612) 353-3307
E-mail: Deb.Ridgeway@ExcelsiorLLC.com

100 0 200
SHEET: 22"x34" SCALE: 1" =100'
SHEET: 11"x17" SCALE: 1" = 200'

Project Bench Mark
MNDOT Station: NYGAARD MNDT
Elevation = 1010.83 (NGVD 29)

Boulder Ponds - P.U.D.
for OP3 Boulder Ponds, LLC

Section 34, Township 29, Range 21

SHEET INDEX

1. Title Sheet & Phasing
2. Legend
3-10. Sanitary & Watermain
11-18. Storm Sewer
19-28. Streets
GR1-GR5. Grading
EC1-EC4. Erosion Control
T1. Tree Inventory & Preservation
LS1-LS6. Landscaping
IR1-IR2. Irrigation
XS1-XS25. Cross Sections
SS1. Signs & Striping
TL1. Hudson Blvd. Turn Lanes
RW1-RW2. Retaining Walls
D1-D6 . Details



LOCATION MAP

Boulder Ponds

evolution
Engineering & Design
16780 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

Certification:
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 Law of the State of Minnesota.
Name
41968
Reg. Number

DESIGNED: DMR
DRAWN: DMR
CHECKED: DMR
DATE: 6-2-2014

REVISION DATE
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
TITLE SHEET & PHASING

SHEET NO.
1 OF 28

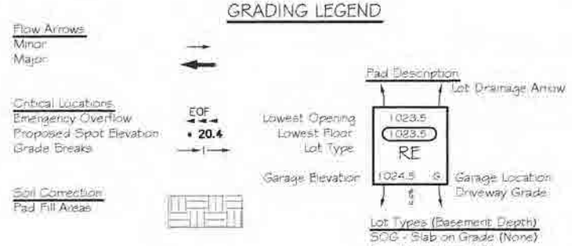
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BL-EL	TEXT – L120 – 6.0
BL-FLN	
EASEMENT-LN	
FG-DRIVES	TEXT – L60 – 3.0
FG-EC-BLANKET	
FG-EC-HYDROSEED	
FG-EC-INLET PROTECTION	
FG-EC-SEED AND MULCH	
FG-EC-STANDARD SILT FENCE	
FG-EC-HEAVY DUTY SILT FENCE	HD HD HD HD
FG-EC-SUPER DUTY SILT FENCE	
FG-EC-SOD	
FG-EL	TEXT – SIMPLEX L100 – 5.0
FG-FILL CLEANOUT	
FG-HGH	
FG-HWL	
FG-INFILTRATION-TESTS	
FG-NML	
FG-NWL	
FG-ROCK SPILLWAY	
FG-SBLN	
FG-WALL	
GRID-MAJOR	
GRID-MINOR	
HYDRO-BASIN	4A
HYDRO-CATCHMENT	100
HYDRO-FLOW	EOF
HYDRO-IMPERVIOUS-PAVEMENTS	
HYDRO-PRO-LN	
HYDRO-X-LN	
HYDRO-REACH	100A
HYDRO-SHED	I

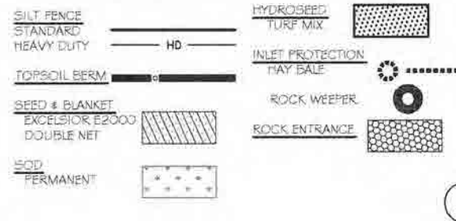
LAYER NAME	LINE TYPE, WEIGHT & COLOR
HYDRO-STORAGE	
PHASE-LN	
PR-LN	
PR-LOT-TXT	TEXT - SIMPLEX L120 - 6.33
PR-OUTLOT	
PR-OUTLOT-TXT	TEXT - SIMPLEX L175 - 6.33
RD-BORINGS	
RD-CL	
RD-CR-B612	
RD-CR-B618	
RD-CR-B624	
RD-CR-FACE	
RD-CR-MOUNT	
RD-CR-TOE	
RD-DRIVE	
RD-HCH-PATH	
RD-HCH-VGUT	
RD-HCH-WALK	
RD-MEDIAN-CONCRETE	
RD-PAINT STRIPE	
RD-PATH	
RD-PVC CONDUIT	
RD-RWLN	
RD-VGUT	
RD-WALK	
STALBL	TEXT – SIMPLEX L60 – 3.0
STAPTS	
TXT-1	TEXT – SIMPLEX L120 – 6.0
TXT-2	TEXT – SIMPLEX L175 – 8.75
TXT-STREETS	TEXT - STYLUS BT - 8.75
U-SAN	
U-SAN-MH	

LAYER NAME	LINE TYPE, WEIGHT & COLOR
U-SAN-SERV-TXT	TEXT – L100 – 5.0
U-SERV-SAN	
U-SERV-WM	
U-STM	
U-STM-DRAINTILE	
U-STM-INLET-TEMP	
U-STM-MH	
U-STM-CATCH BASIN	
U-WM	
U-WM-GV	
U-WM-HYD	

GRADING LEGEND



SEDIMENT & EROSION CONTROL LEGEND



HYDROLOGY LEGEND

- I - WATERSHED
- 100 - SUBCATCHMENT
- 100A - REACH
- 4A - STORM BASIN
- SUBCATCHMENT BOUNDARY
- WATERSHED BOUNDARY
- FLOW DIRECTION

Boulder Ponds

evolution Engineering & Design
16790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

Certification:
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 Law of the State of Minnesota.

Name

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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Layer Descriptions & Legends

SHEET NO.
2 OF 28

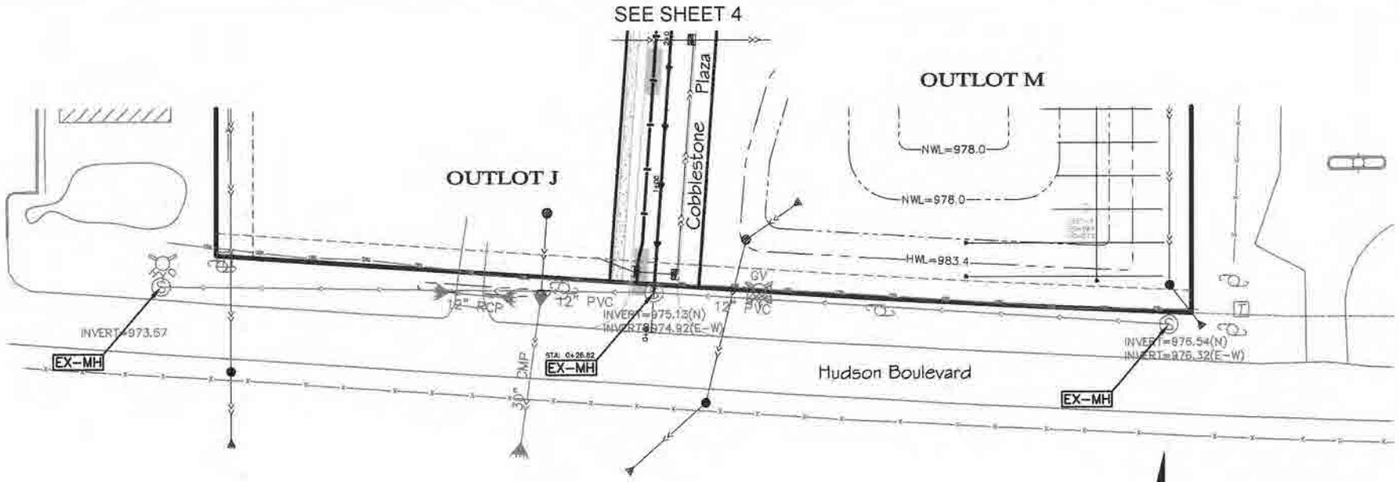
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CITY OF LAKE ELMO – SANITARY SEWER NOTES

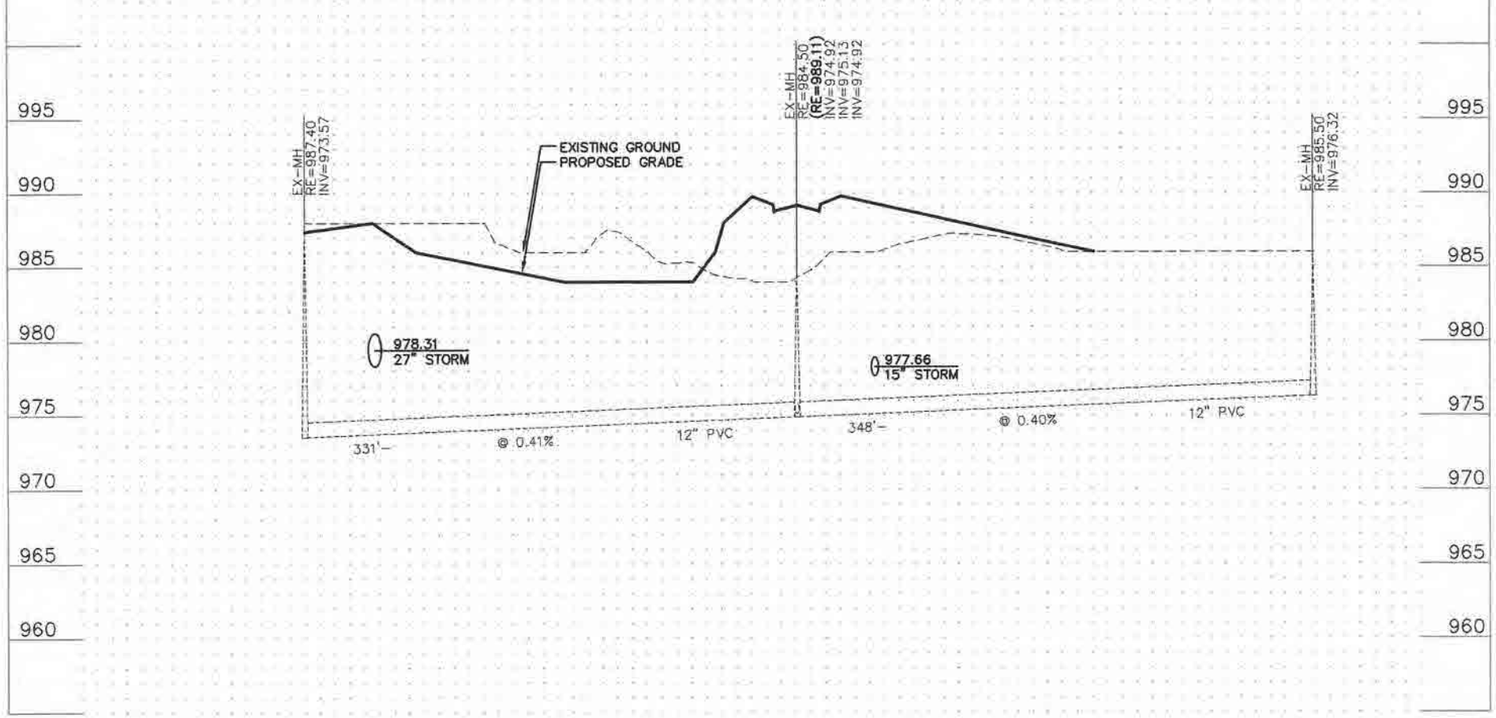
1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD" (FOR PVC SANITARY SEWER PIPE).
3. UNLESS 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 PIPE 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"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END FO 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 INSTALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

CITY OF LAKE ELMO – WATERMAIN 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 & 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 HVE 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.



Hudson Boulevard



evolution Engineering & Design
15790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

Certification:
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 Law of the State of Minnesota.

Name

41968
Reg. Number

DESIGNED: DMR	
DRAWN: DMR	
CHECKED: DMR	
DATE: 8-2-2014	

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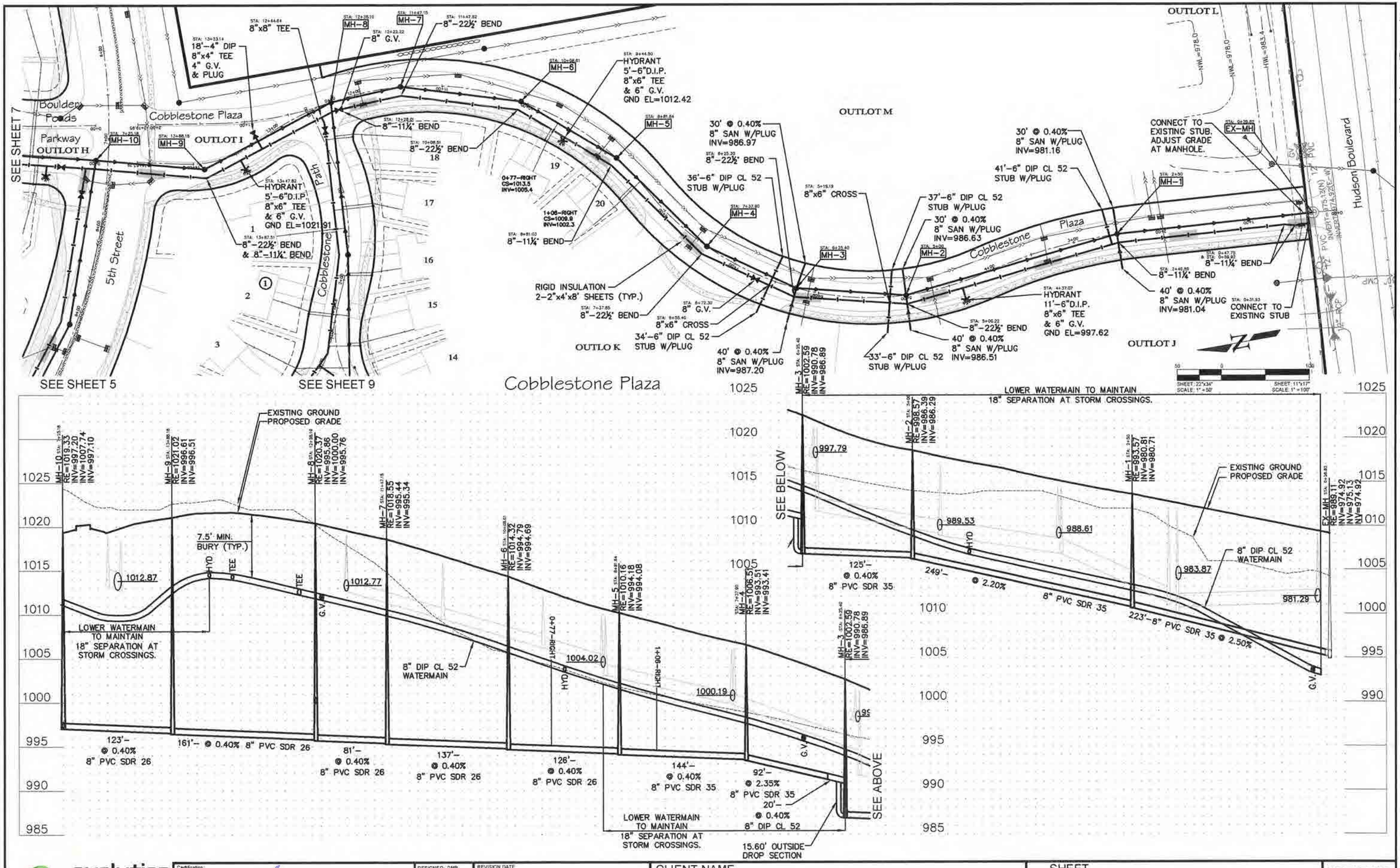
CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sanitary Sewer & Watermain

SHEET NO.
3 OF 28

2013001-PRE-100.DWG

Boulder Ponds



evolution
Engineering & Design
10790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

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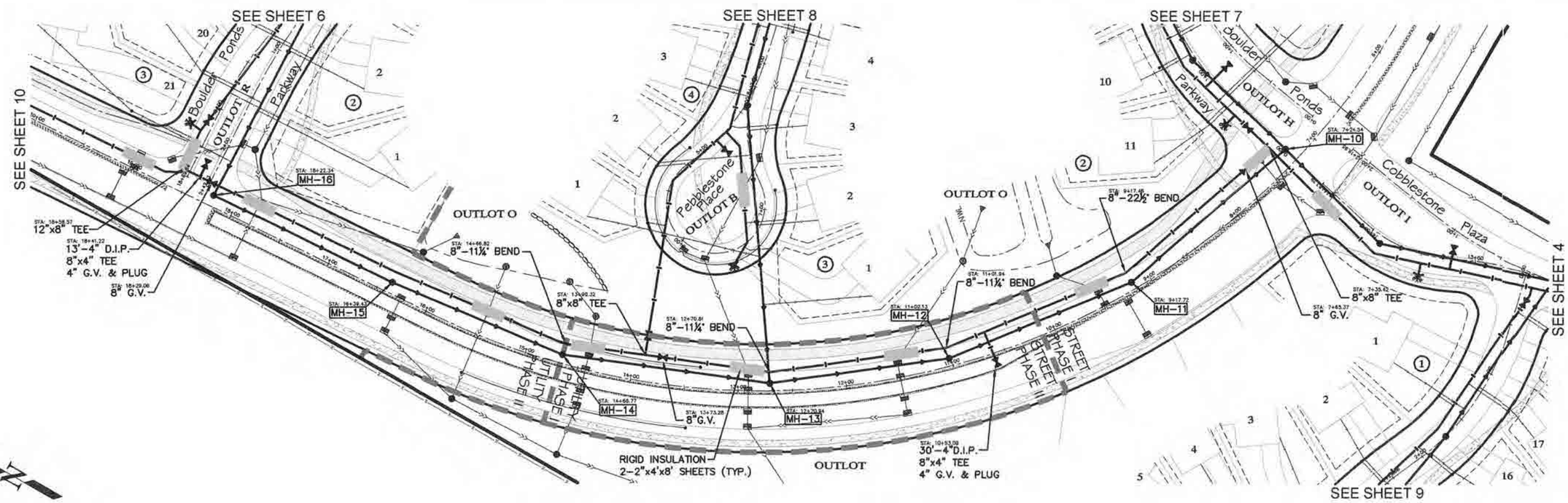
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CLIENT NAME
OP3 Boulder Ponds, LLC

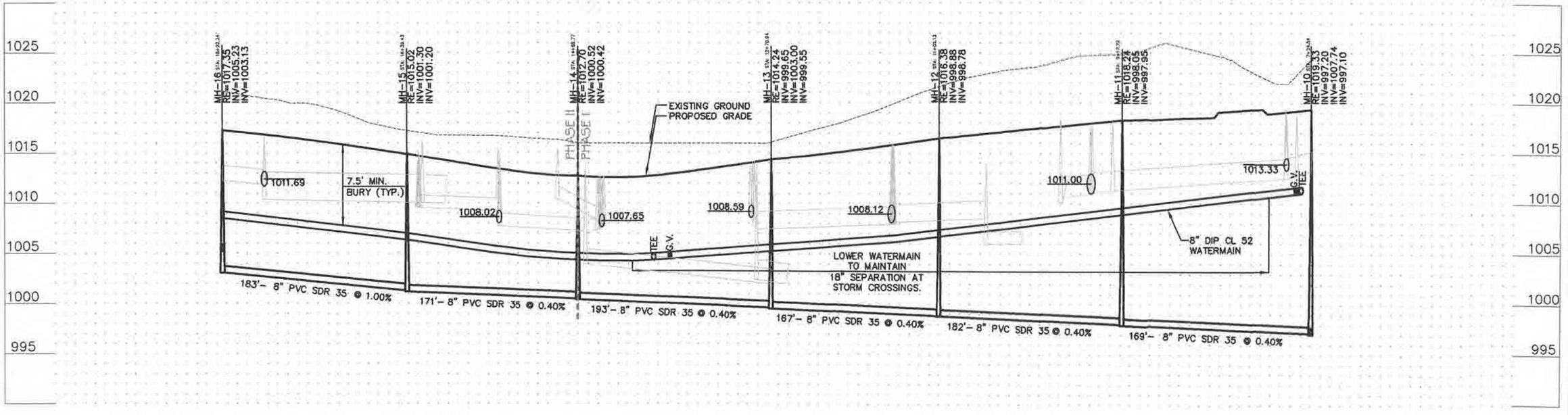
SHEET
Sanitary Sewer & Watermain

SHEET NO.
4 OF 28

2013001-PRE-100.DWG



5th Street



evolution Engineering & Design
16790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

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Reg. Number

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DRAWN: DMR
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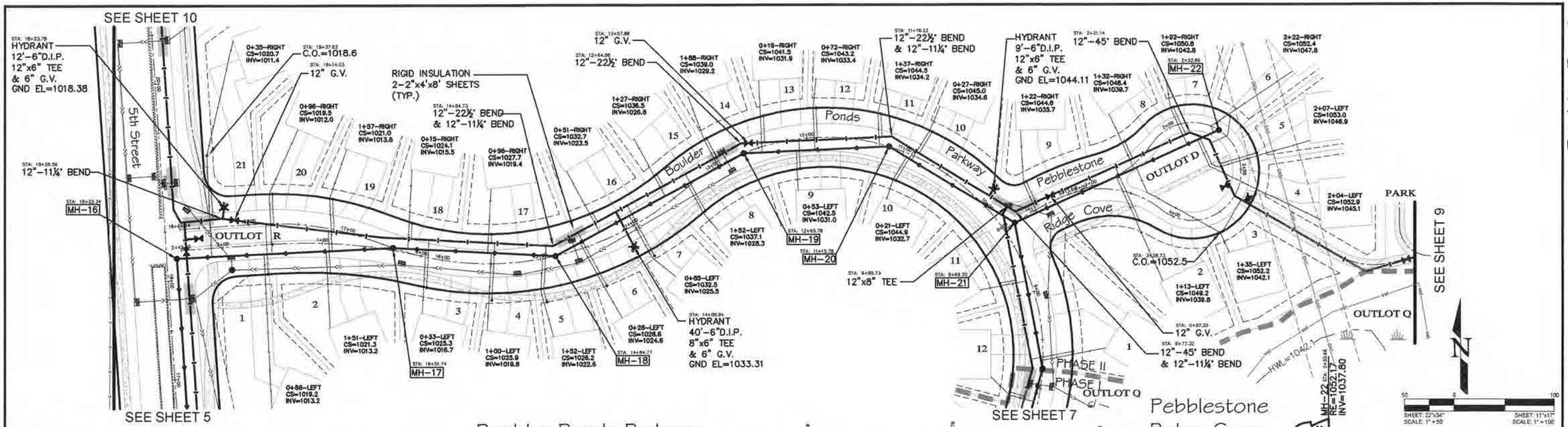
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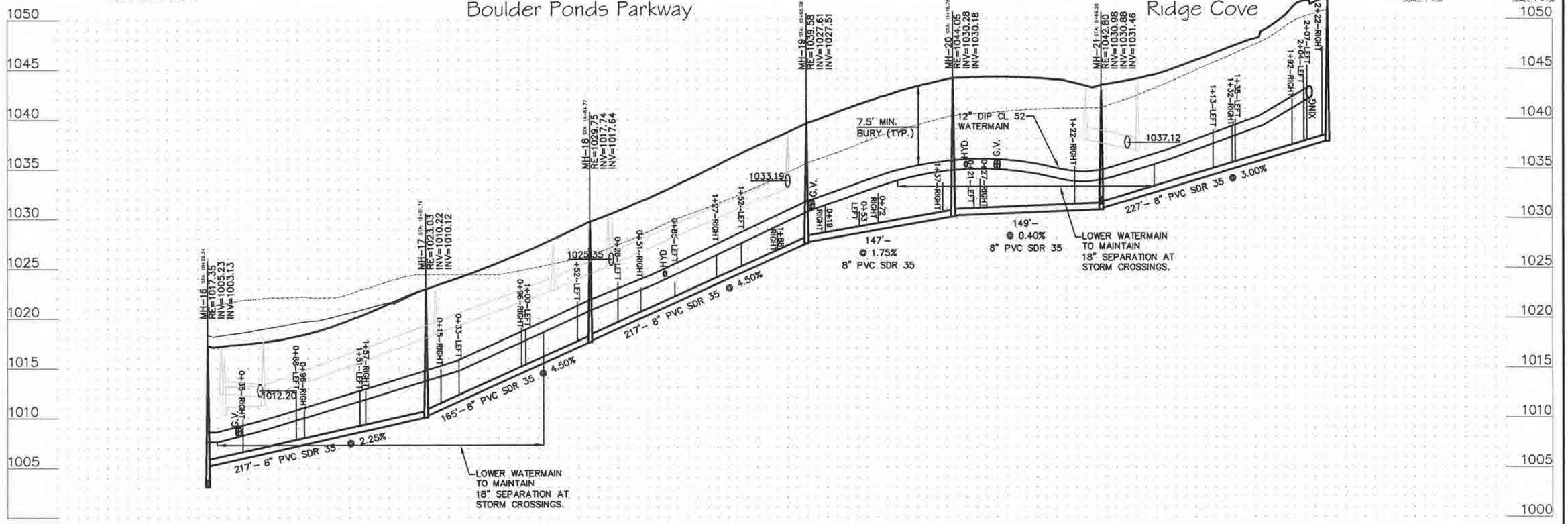
CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sanitary Sewer & Watermain

SHEET NO.
5 of 28

2013001-PRE-101.DWG





evolution Engineering & Design
16780 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7206
E-mail: evolutionengineeringmn@gmail.com

Certification:
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41968
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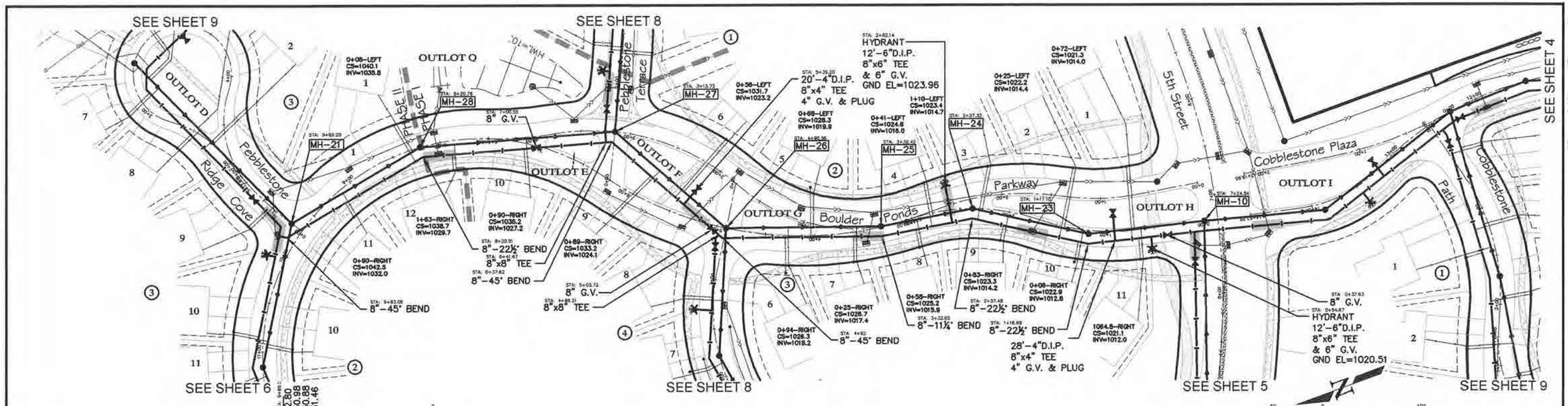
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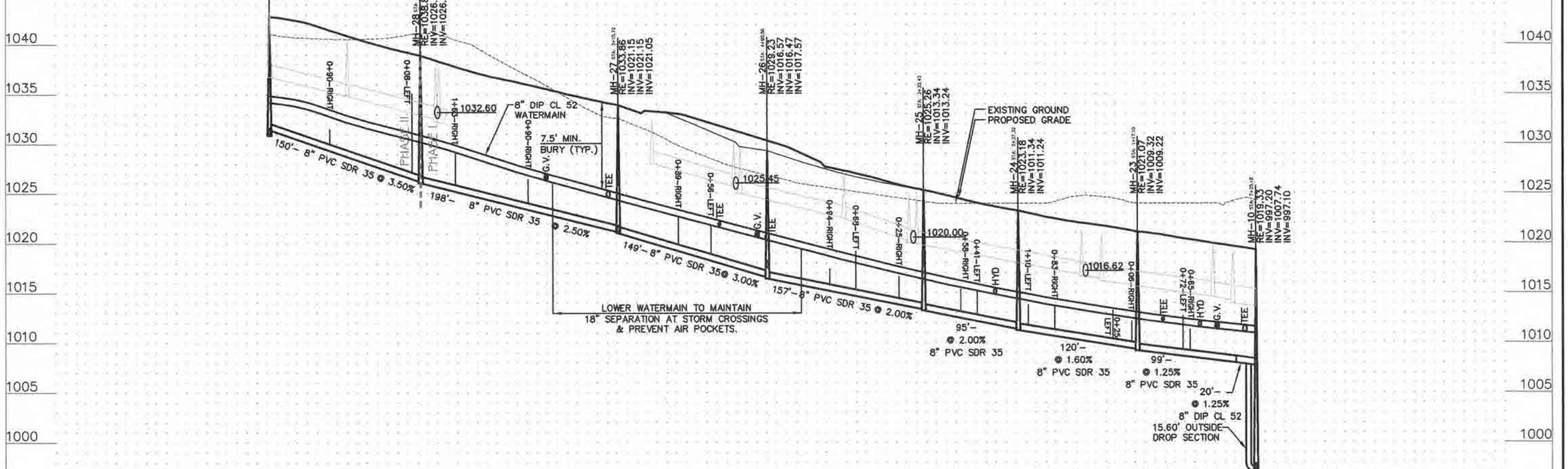
CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sanitary Sewer & Watermain

SHEET NO.
6 OF 28

2013001-PRE-102.DWG





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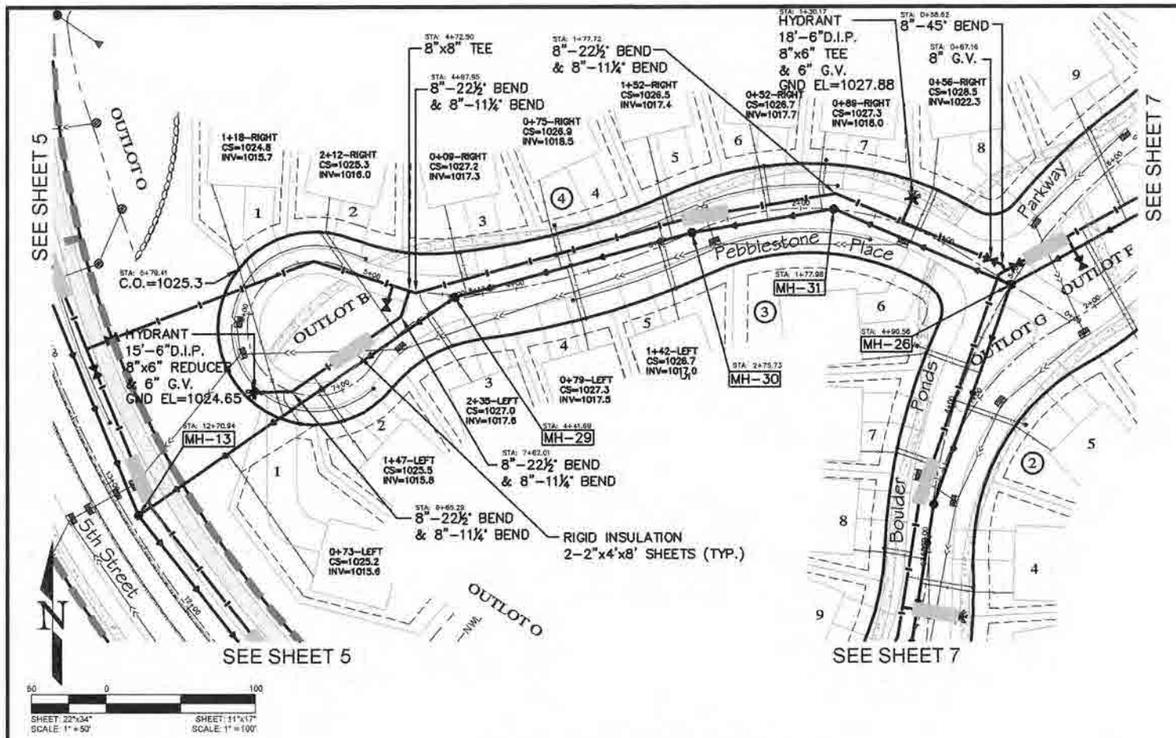
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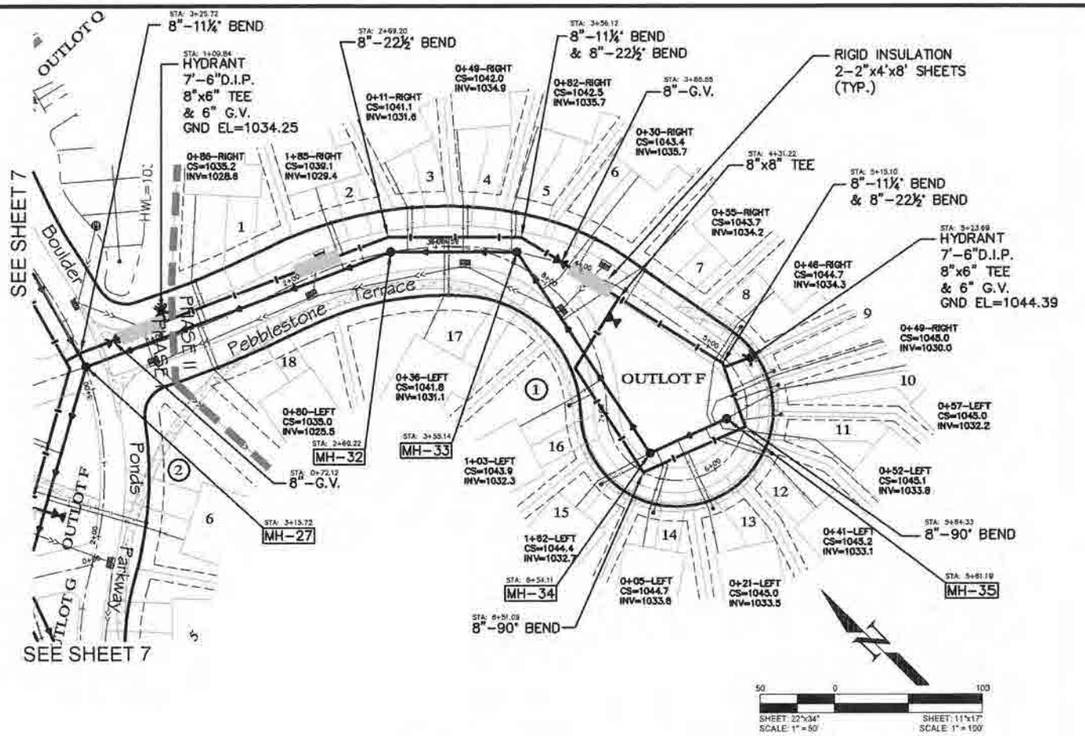
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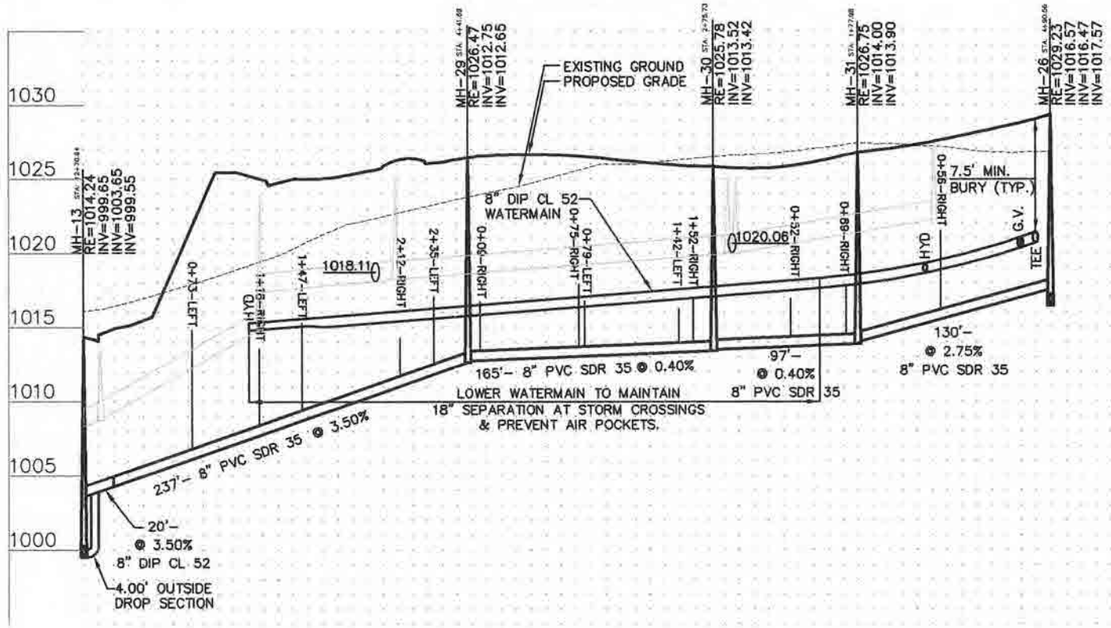
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2013001-PRE-103.DWG

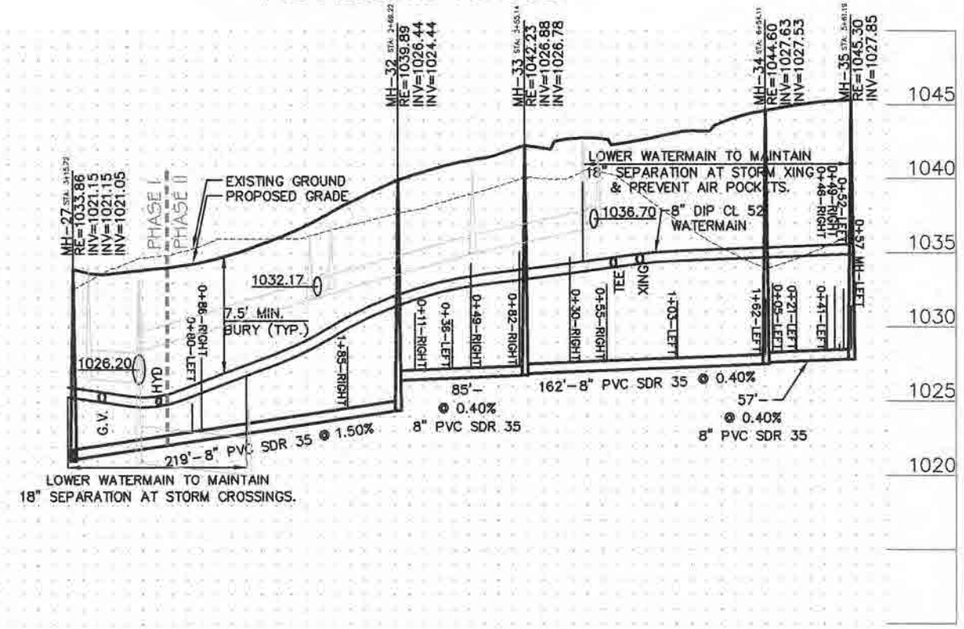




Pebblestone Place



Pebblestone Terrace



evolution
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CHECKED: DMR	
DATE: 6-3-2014	

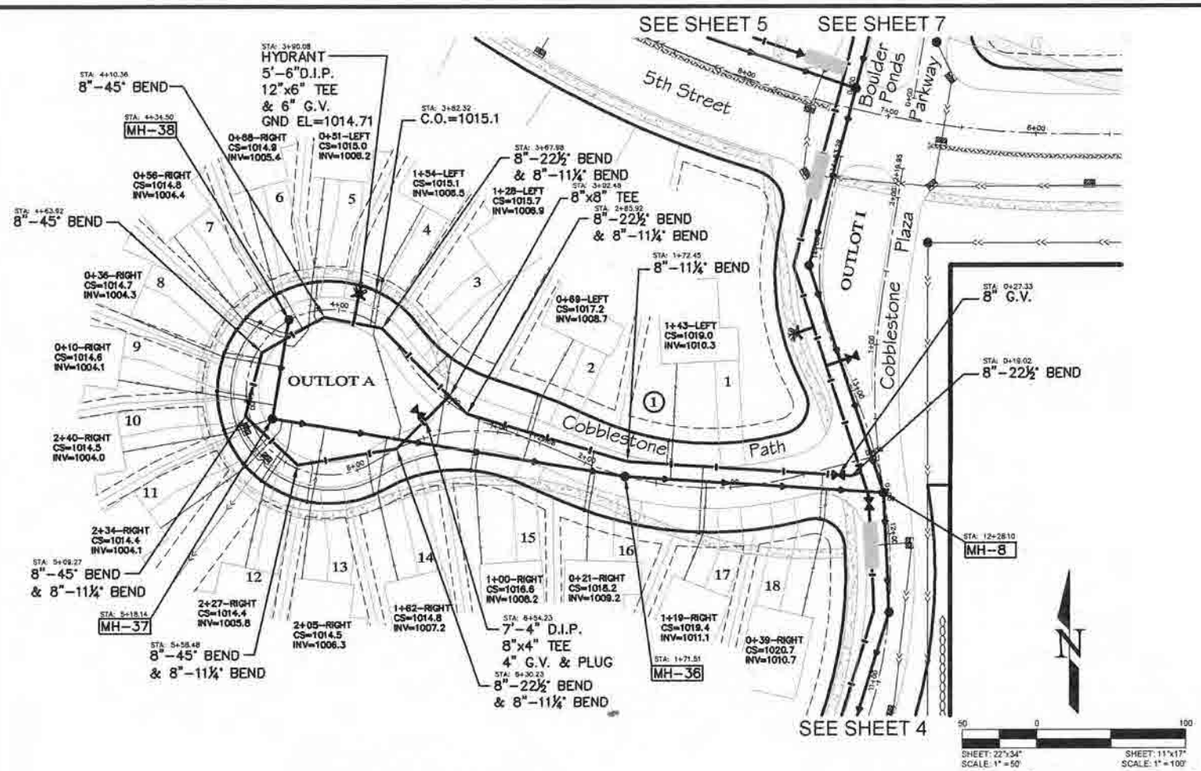
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CLIENT NAME
OP3 Boulder Ponds, LLC

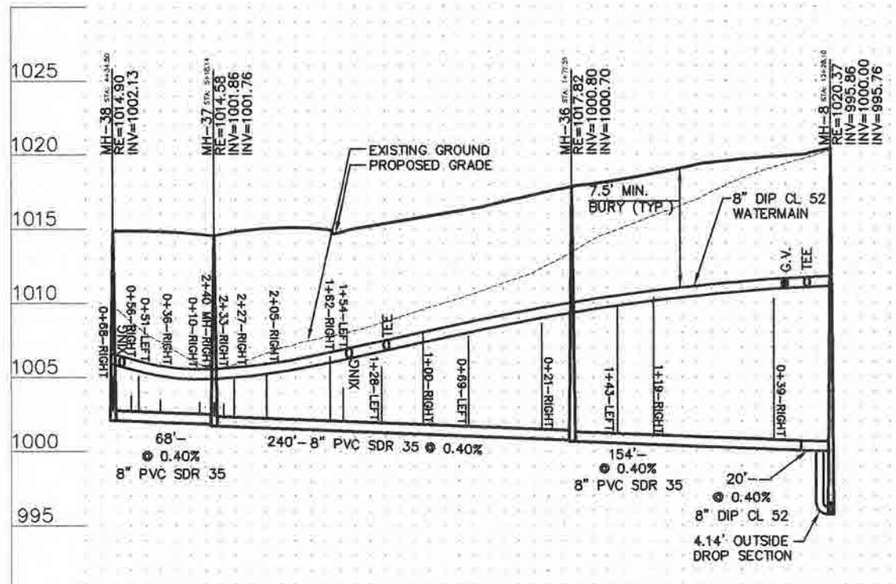
SHEET
Sanitary Sewer & Watermain

SHEET NO.
8 OF 28

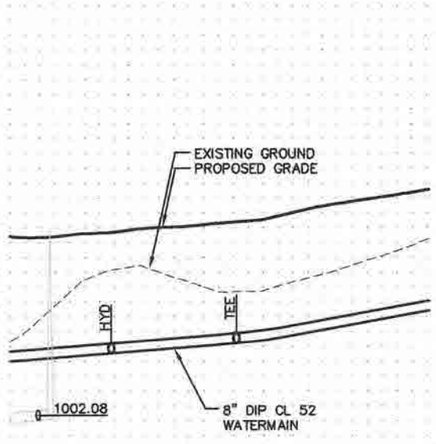
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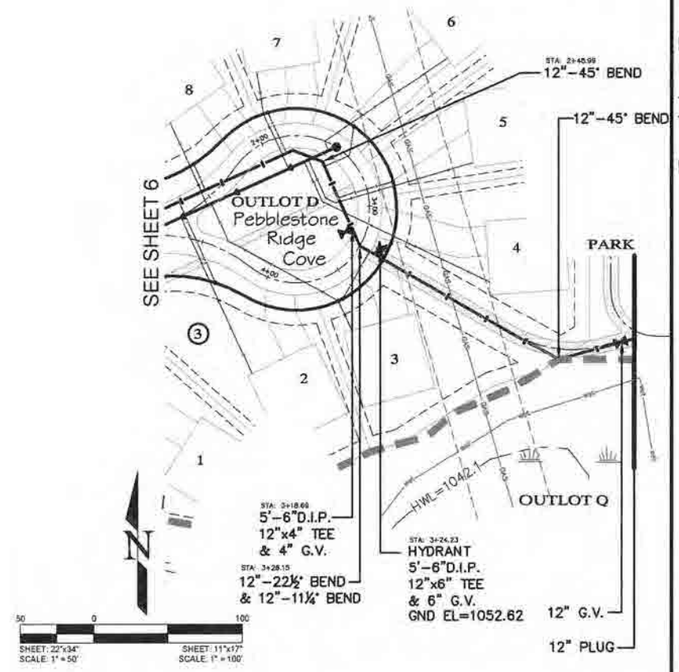


Cobblestone Path

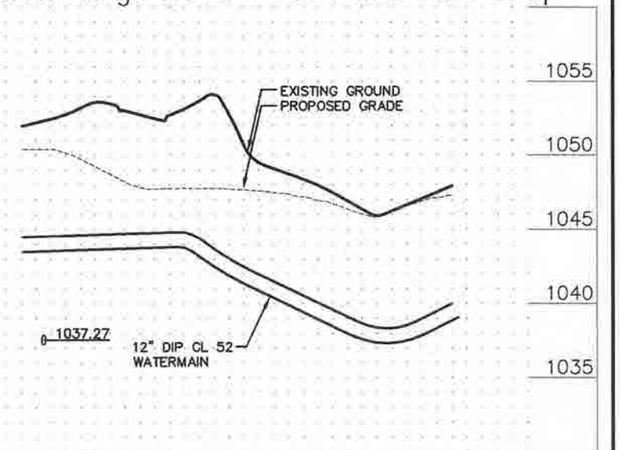


Cobblestone Path - Watermain Loop





Pebblestone Ridge Cove - 12" Watermain Loop



evolution
Engineering & Design
16790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

Certification:
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Name

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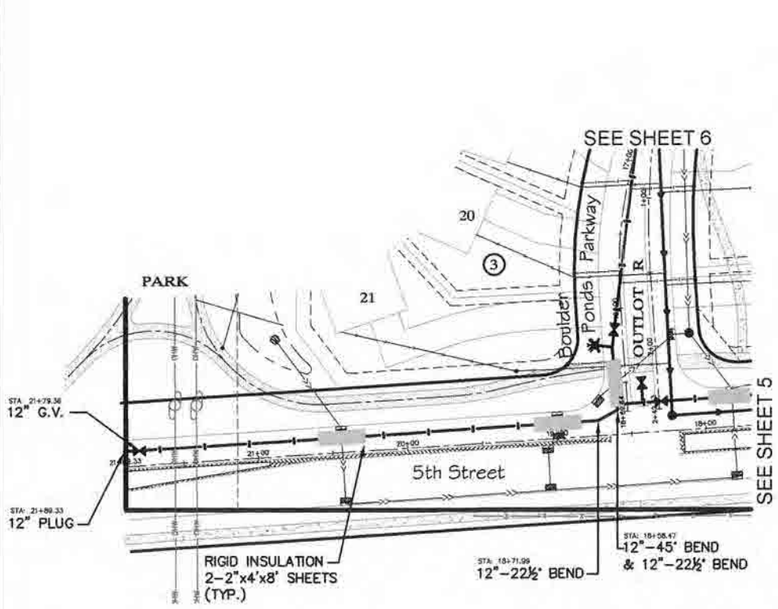
DESIGNED: DMR	REVISION DATE
DRAWN: DMR	1. - 8. -
CHECKED: DMR	2. - 9. -
DATE: 6-2-2014	3. - 10. -
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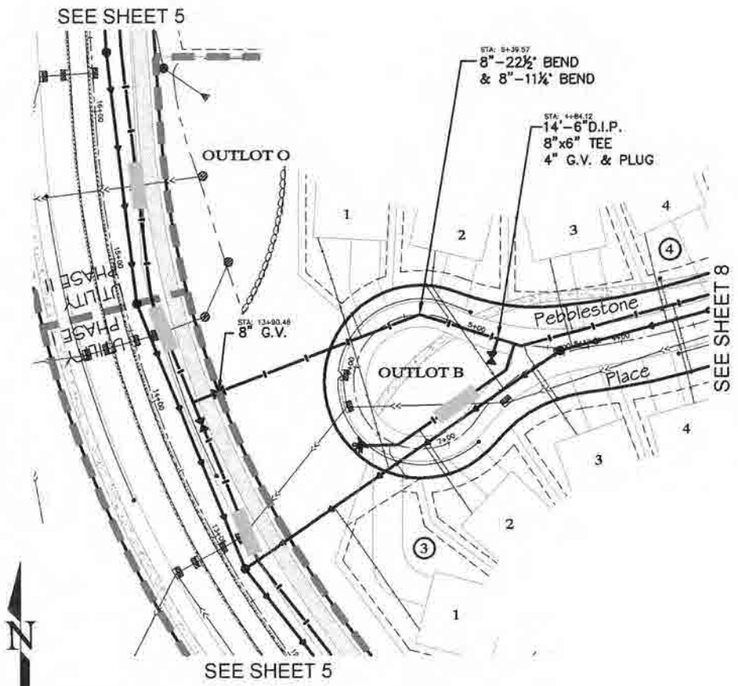
CLIENT NAME
OP3 Boulder Ponds, LLC

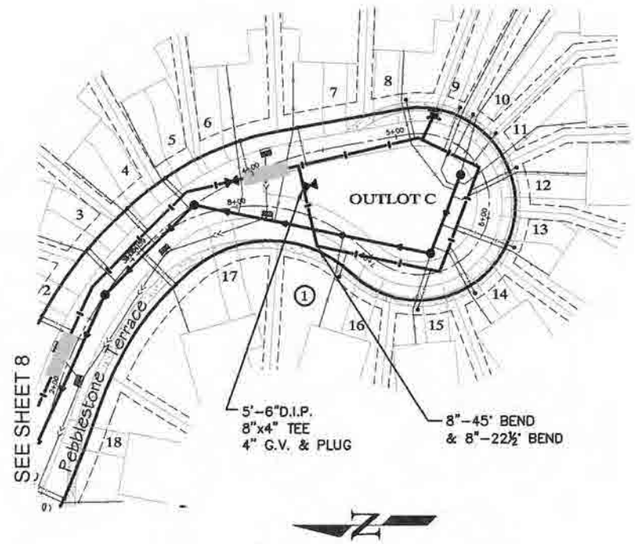
SHEET
Sanitary Sewer & Watermain

SHEET NO.
9 OF 28

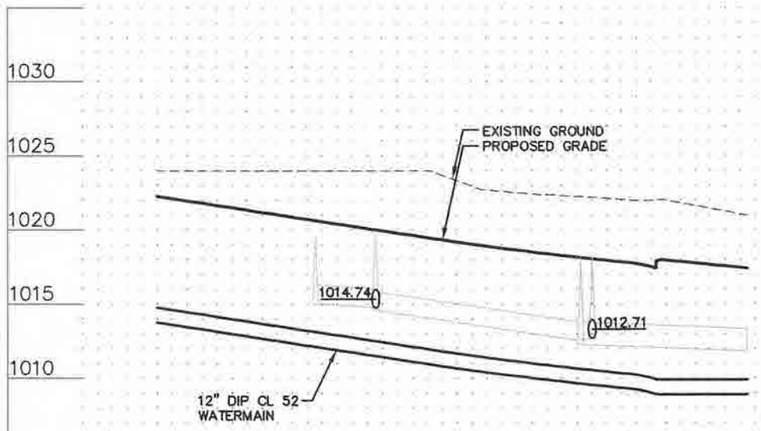
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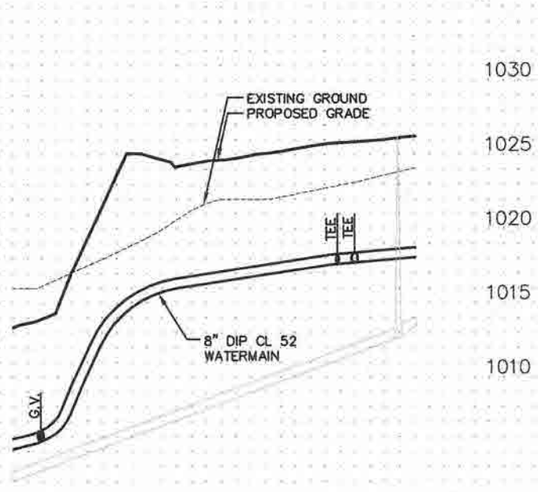




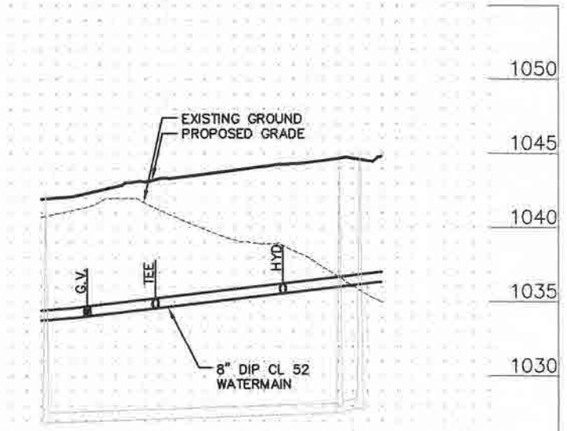
5th Street - 12" Watermain Northwest



Pebblestone Place - Watermain Loop



Pebblestone Terrace - Watermain Loop



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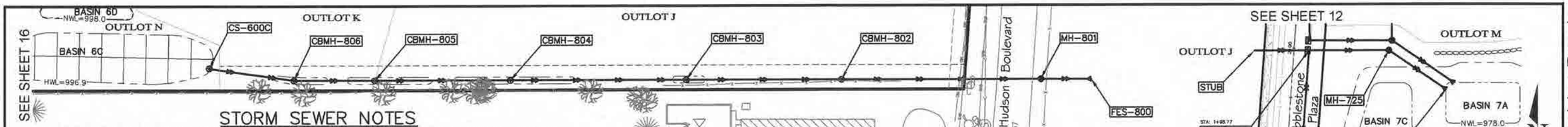
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sanitary Sewer & Watermain

SHEET NO.
10 OF 28

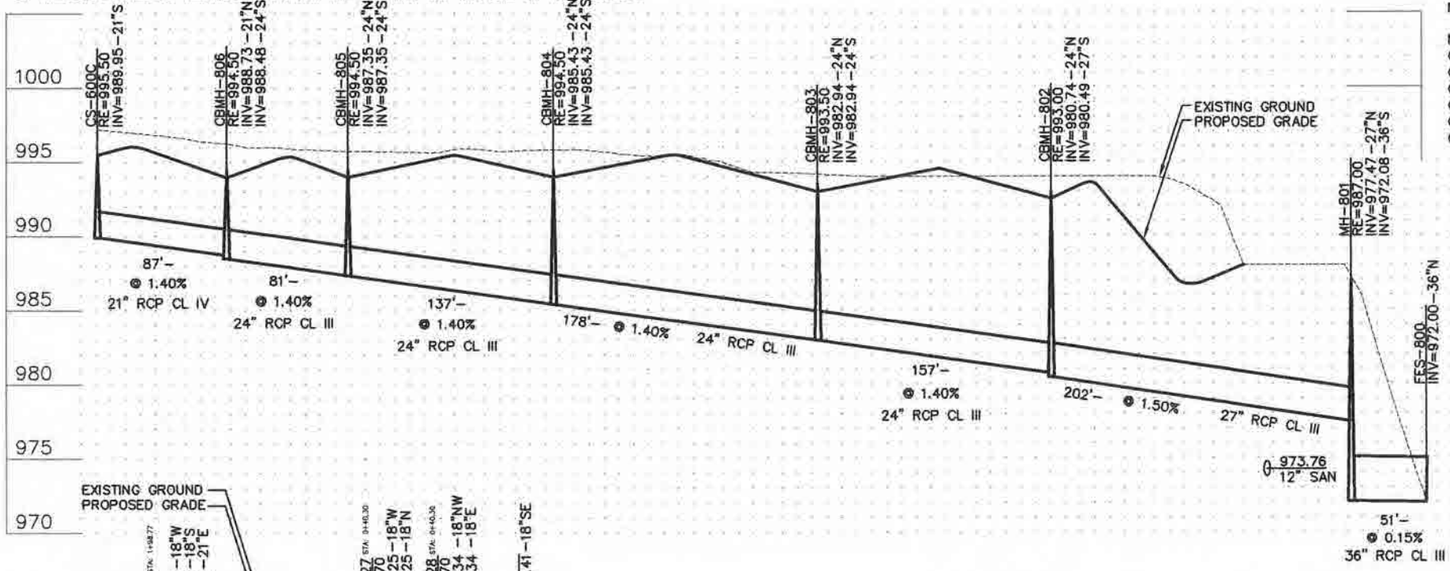
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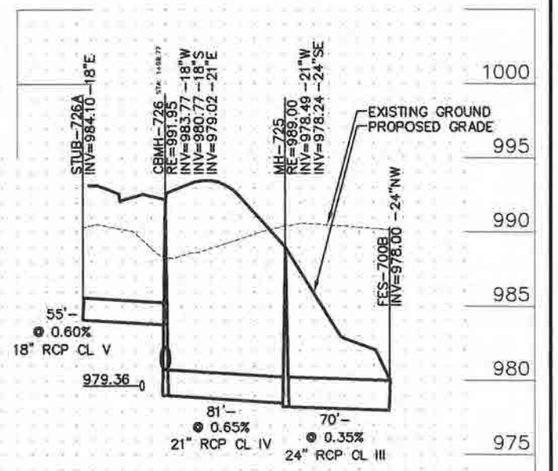


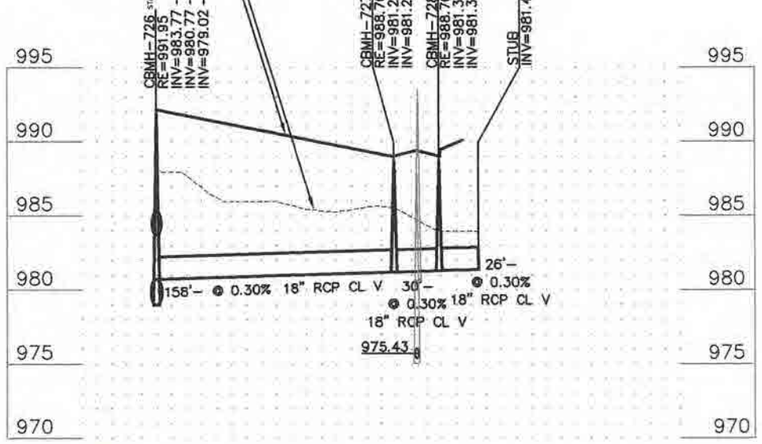
STORM SEWER NOTES

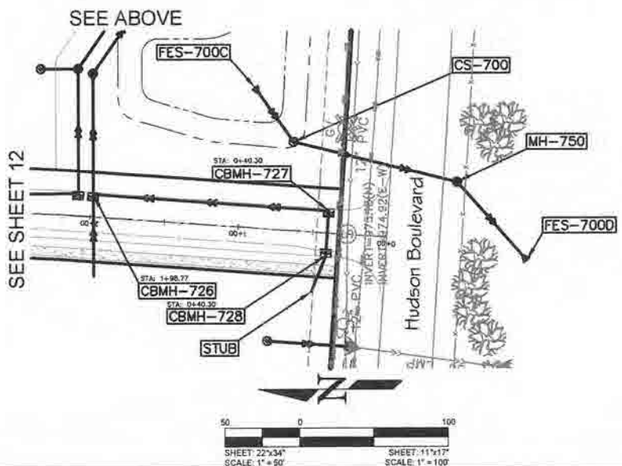
1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MNDOR SPEC. 3601, CLASS iii, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FEET UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

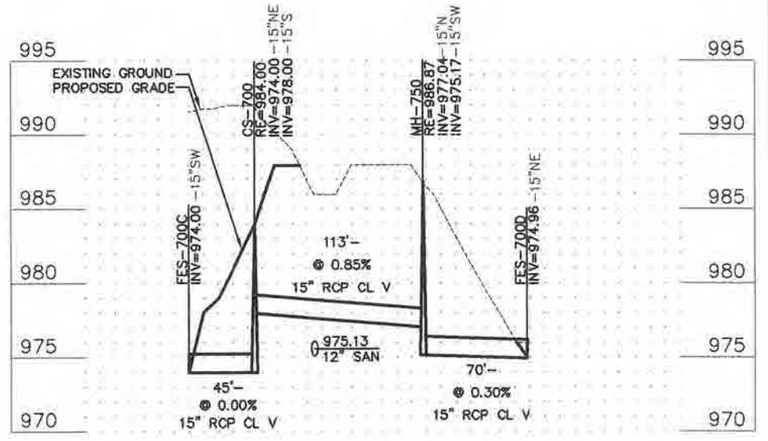
STRUCTURE	SIZE	NEENAH CASTING
MH-725	48" DIAMETER	R-1733
CBMH-726	48" DIAMETER	R-3067-V
CBMH-727	48" DIAMETER	R-3067-V
CBMH-728	48" DIAMETER	R-3067-V
CS-700	60" DIAMETER	SPECIAL
MH-750	48" DIAMETER	R-1733
MH-801	60" DIAMETER	R-1733
CBMH-802	60" DIAMETER	R-3067-V
CBMH-803	48" DIAMETER	R-3067-V
CBMH-804	48" DIAMETER	R-3067-V
CBMH-805	48" DIAMETER	R-3067-V
CBMH-806	48" DIAMETER	R-3067-V
CS-600C	48" DIAMETER	SPECIAL











evolution Engineering & Design
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Lakeland Shores, MN 55043
Phone: 651-303-7206
E-mail: evolutionengineeringmn@gmail.com

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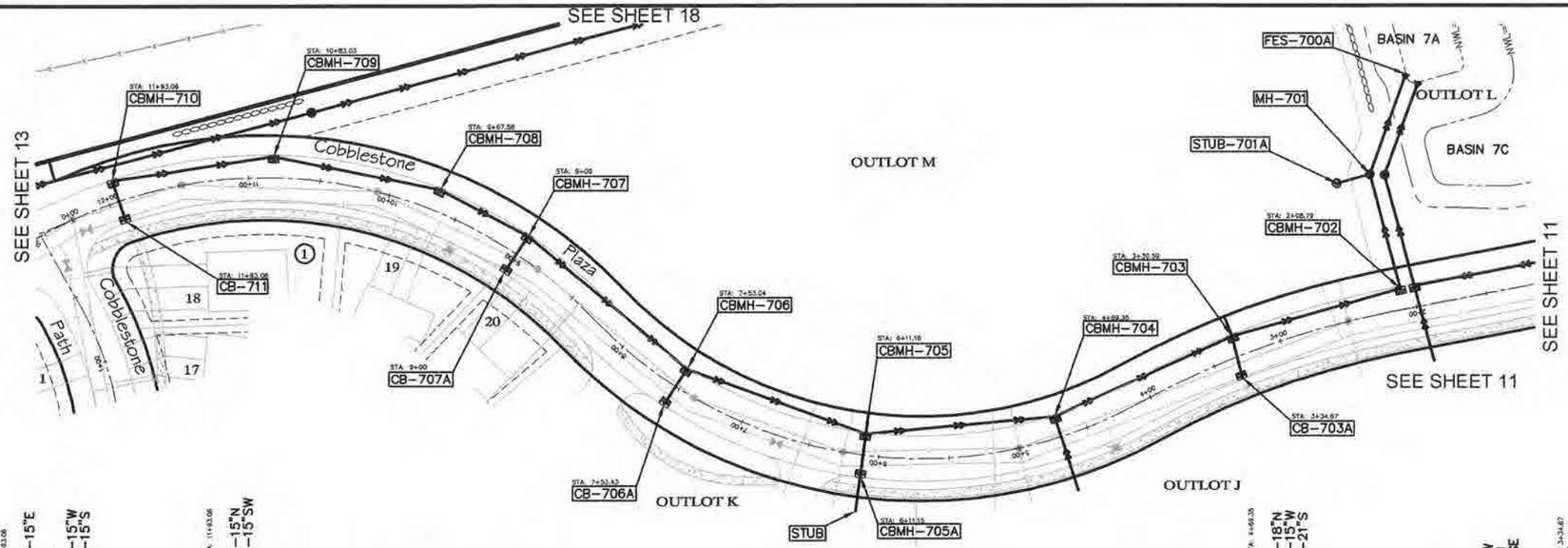
REVISION DATE
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CLIENT NAME
OC3 Boulder Ponds, LLC

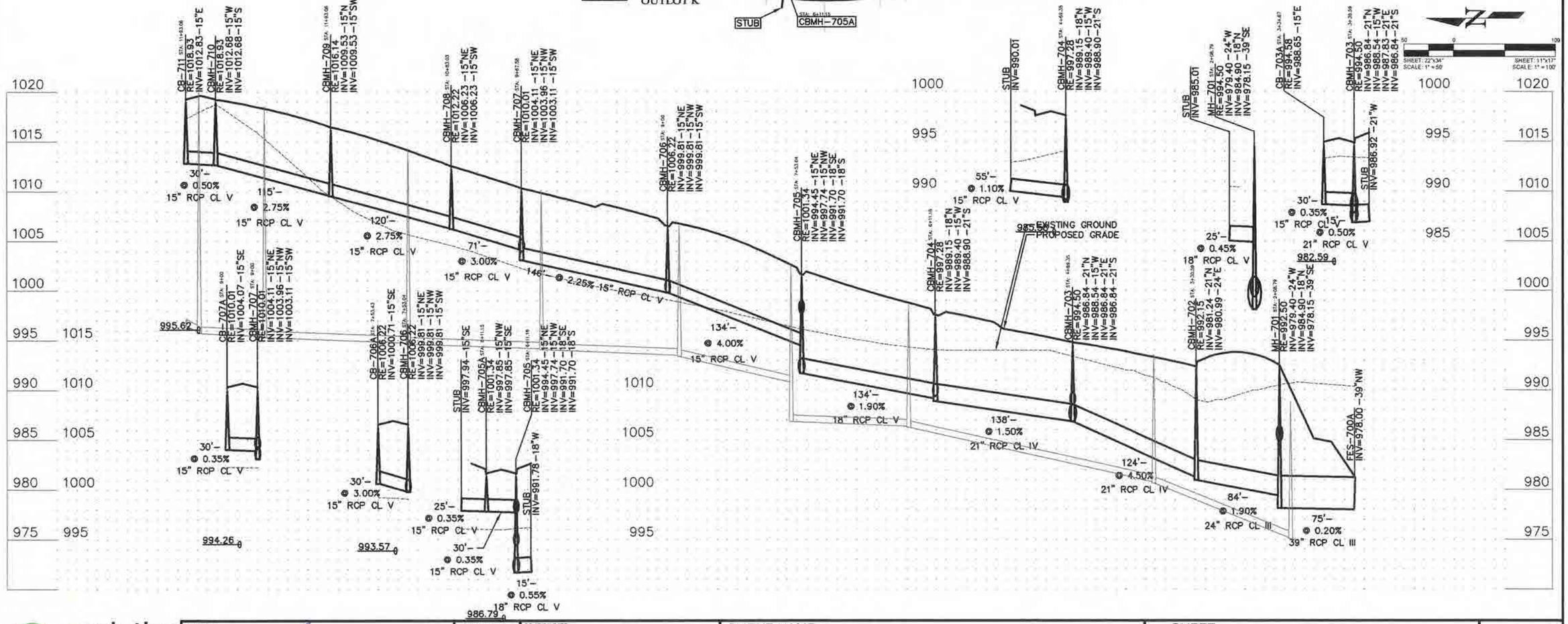
SHEET
Storm Sewer

SHEET NO.
11 OF 28

1013001-PRE-200.dwg



STRUCTURE	SIZE	NEENAH CASTING
MH-701	48" DIAMETER	R-1733
CB-701A	27" DIAMETER	R-3067-V
CBMH-702	48" DIAMETER	R-3067-V
CBMH-703	48" DIAMETER	R-3067-V
CB-703A	24"X36"	R-3067-V
CBMH-704	48" DIAMETER	R-3067-V
CBMH-705	48" DIAMETER	R-3067-V
CBMH-705A	24"X36"	R-3067-V
CBMH-706	48" DIAMETER	R-3067-V
CB-706A	24"X36"	R-3067-V
CBMH-707	48" DIAMETER	R-3067-V
CB-707A	24"X36"	R-3067-V
CBMH-708	48" DIAMETER	R-3067-V
CBMH-709	48" DIAMETER	R-3067-V
CBMH-710	48" DIAMETER	R-3067-V
CB-711	24"X36"	R-3067-V



SHEET: 22"x34" SCALE: 1" = 50
SHEET: 11"x17" SCALE: 1" = 100

evolution Engineering & Design
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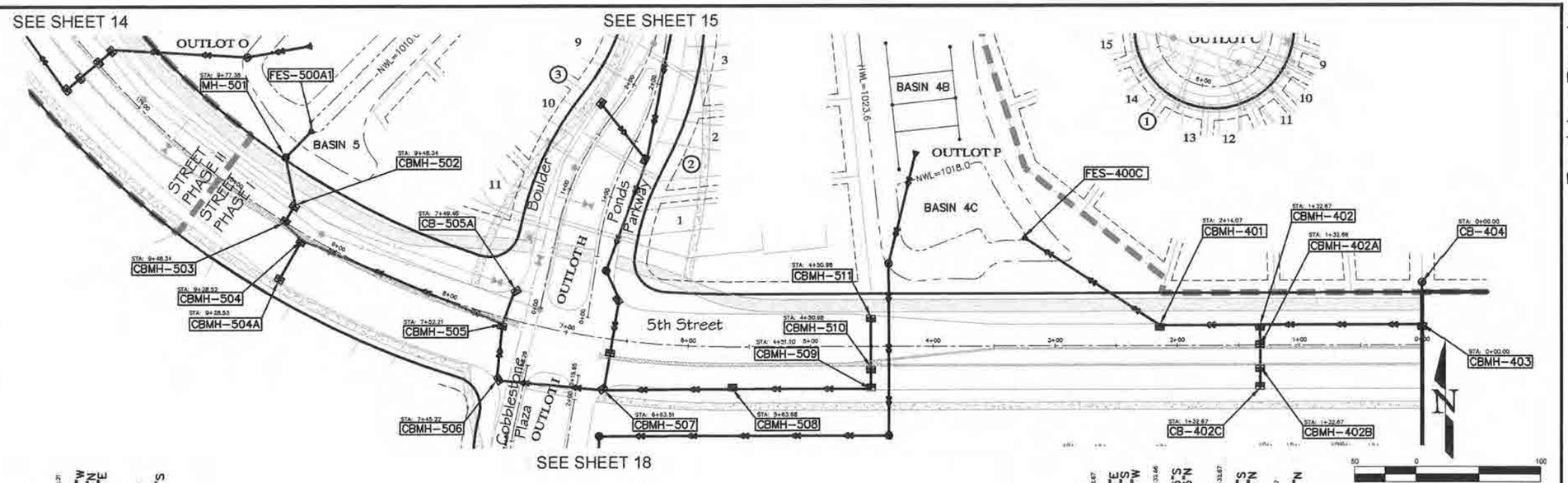
CLIENT NAME
OC3 Boulder Ponds, LLC

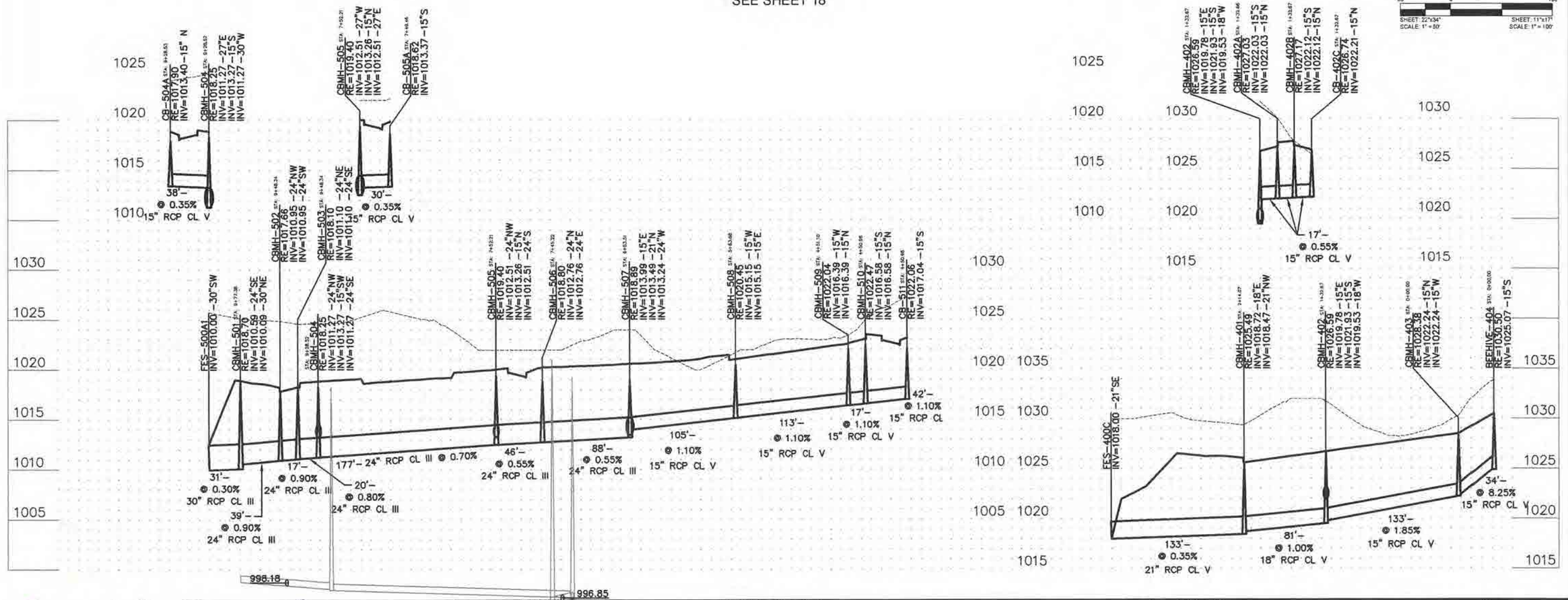
SHEET
Storm Sewer

SHEET NO.
12 OF 28

1013001-PRE-201.dwg

STRUCTURE	SIZE	NEENAH CASTING
MH-401	48" DIAMETER	R-1733
CBMH-402	48" DIAMETER	R-3067-V
CBMH-402A	24"x36"	R-3067-V
CBMH-402B	24"x36"	R-3067-V
CB-402C	24"x36"	R-3067-V
CBMH-403	48" DIAMETER	R-3067-V
CB-404	27" DIAMETER	R-4342
MH-501	60" DIAMETER	R-1733
CBMH-502	60" DIAMETER	R-3067-V
CBMH-503	60" DIAMETER	R-3067-V
CBMH-504	60" DIAMETER	R-3067-V
CB-504A	24"x36"	R-3067-V
CBMH-505	60" DIAMETER	R-3067-V
CB-505A	24"x36"	R-3067-V
CBMH-506	60" DIAMETER	R-3067-V
CBMH-507	60" DIAMETER	R-3067-V
CB-507A	24"x36"	R-3067-V
CBMH-508	60" DIAMETER	R-3067-V
CBMH-509	60" DIAMETER	R-3067-V
MH-510	48" DIAMETER	R-1733
CBMH-511	24"x36"	R-3067-V
CBMH-512	24"x36"	R-3067-V
CB-513	24"x36"	R-3067-V





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CLIENT NAME
OC3 Boulder Ponds, LLC

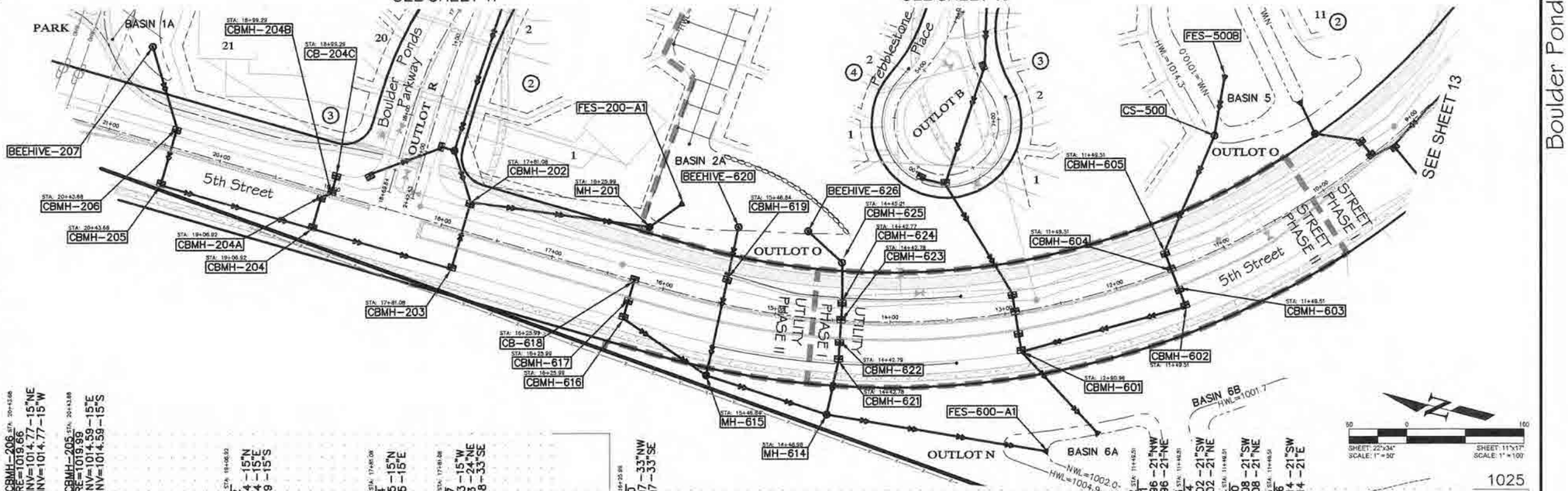
SHEET
Storm Sewer

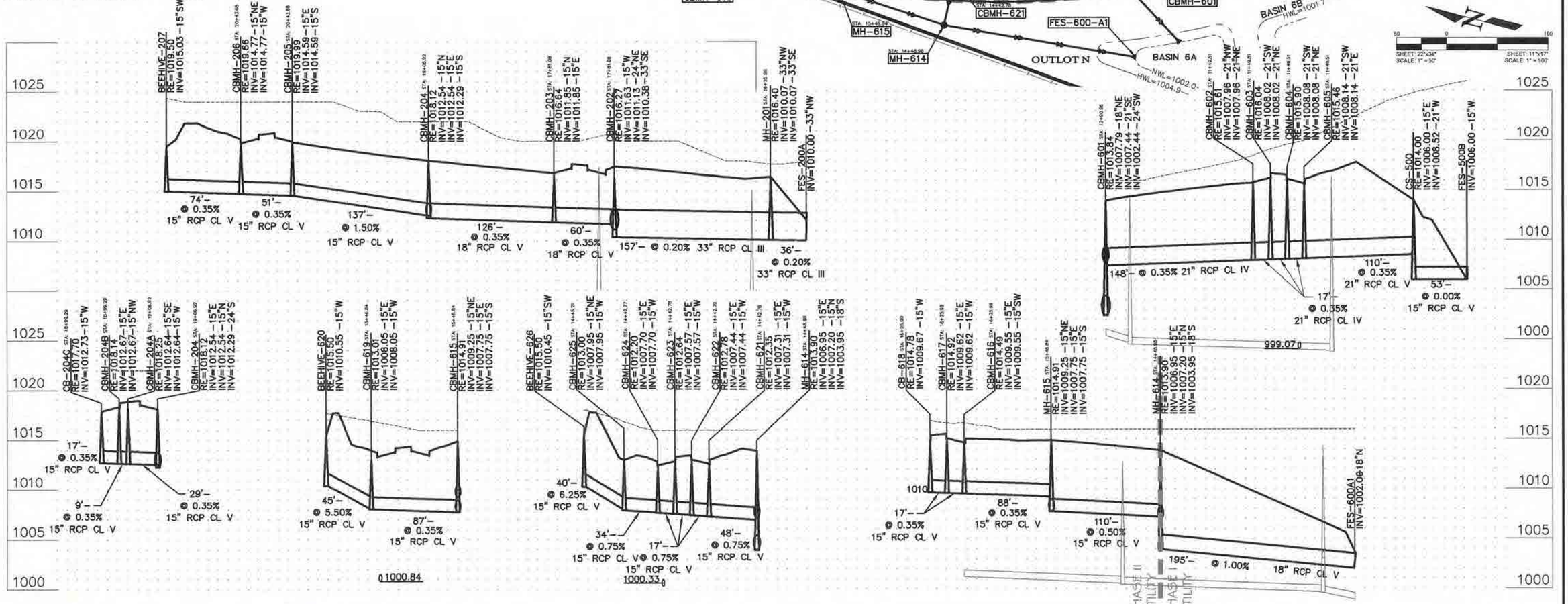
SHEET NO.
13 OF 28

1013001-PRE-202.dwg

Boulder Ponds

STRUCTURE	SIZE	NEENAH CASTING
MH-201	48" DIAMETER	R-1733
CBMH-202	48" DIAMETER	R-3067-V
CBMH-203	48" DIAMETER	R-3067-V
CBMH-204	48" DIAMETER	R-3067-V
CB-204A	24"x36"	R-3067-V
CB-204B	24"x36"	R-3067-V
CB-204C	24"x36"	R-3067-V
CBMH-205	48" DIAMETER	R-3067-V
CBMH-206	48" DIAMETER	R-3067-V
BEEHIVE-207	27" DIAMETER	R-4342
CS-500	48" DIAMETER	SPECIAL
MH-601	60" DIAMETER	R-1733
CBMH-602	60" DIAMETER	R-3067-V
CBMH-603	48" DIAMETER	R-3067-V
CBMH-604	48" DIAMETER	R-3067-V
CBMH-605	48" DIAMETER	R-3067-V
MH-614	60" DIAMETER	R-1733
MH-615	60" DIAMETER	R-1733
CBMH-616	24"x36"	R-3067-V
CBMH-617	24"x36"	R-3067-V
CBMH-618	24"x36"	R-3067-V
CBMH-619	24"x36"	R-3067-V
BEEHIVE-620	48" DIAMETER	SPECIAL
CBMH-621	48" DIAMETER	R-3067-V
CBMH-622	48" DIAMETER	R-3067-V
CBMH-623	48" DIAMETER	R-3067-V
CBMH-624	48" DIAMETER	R-3067-V
CBMH-625	48" DIAMETER	R-3067-V
BEEHIVE-626	48" DIAMETER	SPECIAL





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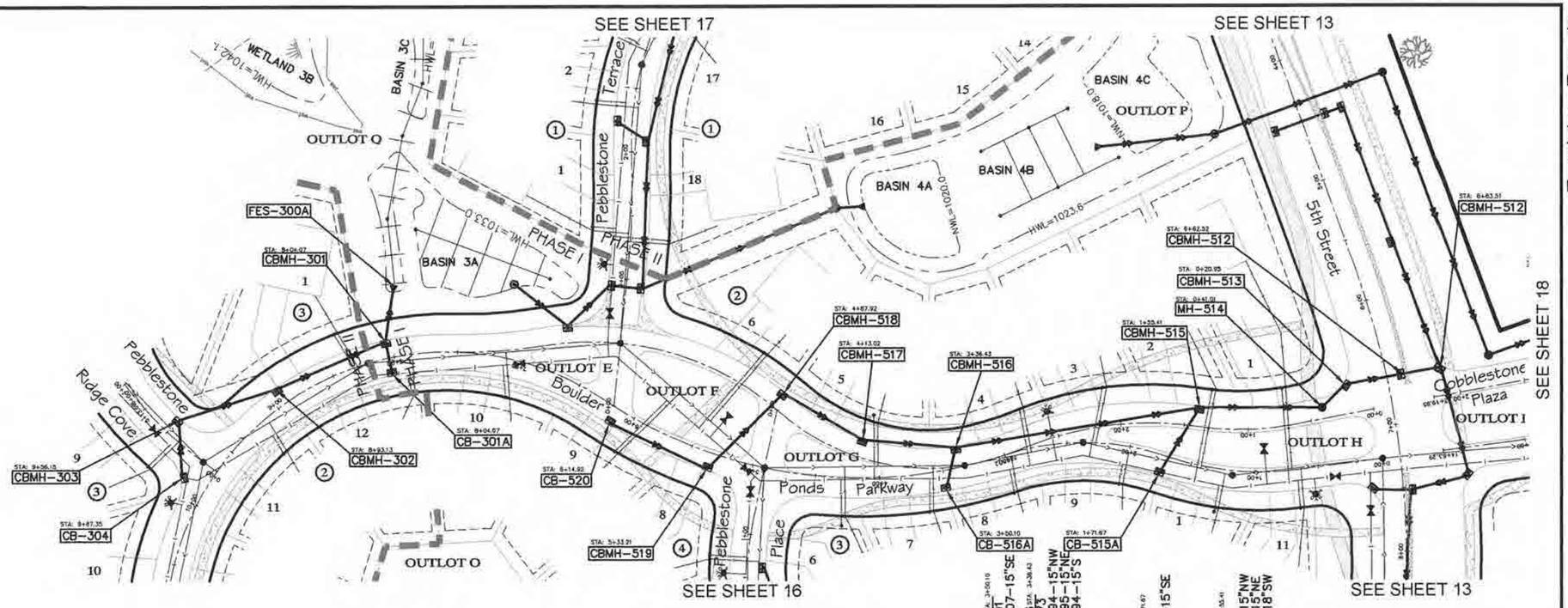
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Storm Sewer

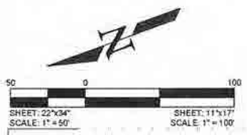
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14 OF 28

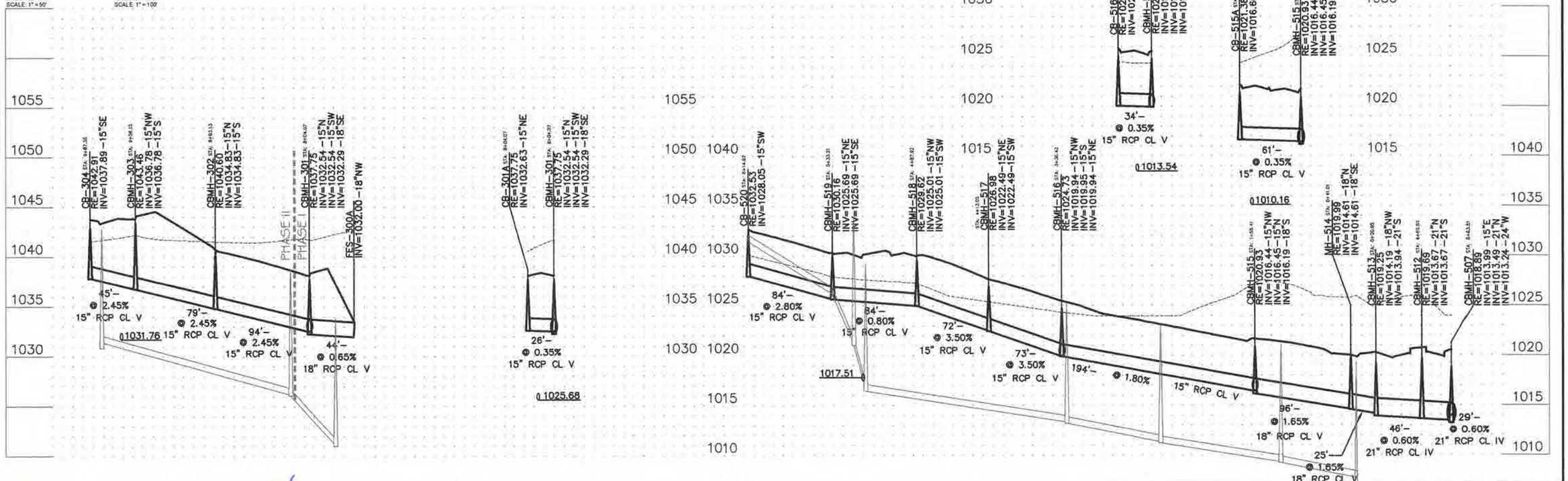
1013001-PRE-203.dwg

Boulder Ponds

STRUCTURE	SIZE	NEENAH CASTING
CBMH-301	48" DIAMETER	R-3067-V
CB-301A	24"x36"	R-3067-V
CBMH-302	48" DIAMETER	R-3067-V
CBMH-303	48" DIAMETER	R-3067-V
CB-304	24"x36"	R-3067-V
CBMH-509	60" DIAMETER	R-3067-V
MH-514	48" DIAMETER	R-1733
CBMH-515	72" DIAMETER	R-3067-V
CB-515A	24"x36"	R-3067-V
CBMH-516	48" DIAMETER	R-3067-V
CB-516A	24"x36"	R-3067-V
CBMH-517	48" DIAMETER	R-3067-V
CBMH-518	48" DIAMETER	R-3067-V
CBMH-519	48" DIAMETER	R-3067-V
CB-520	24"x36"	R-3067-V







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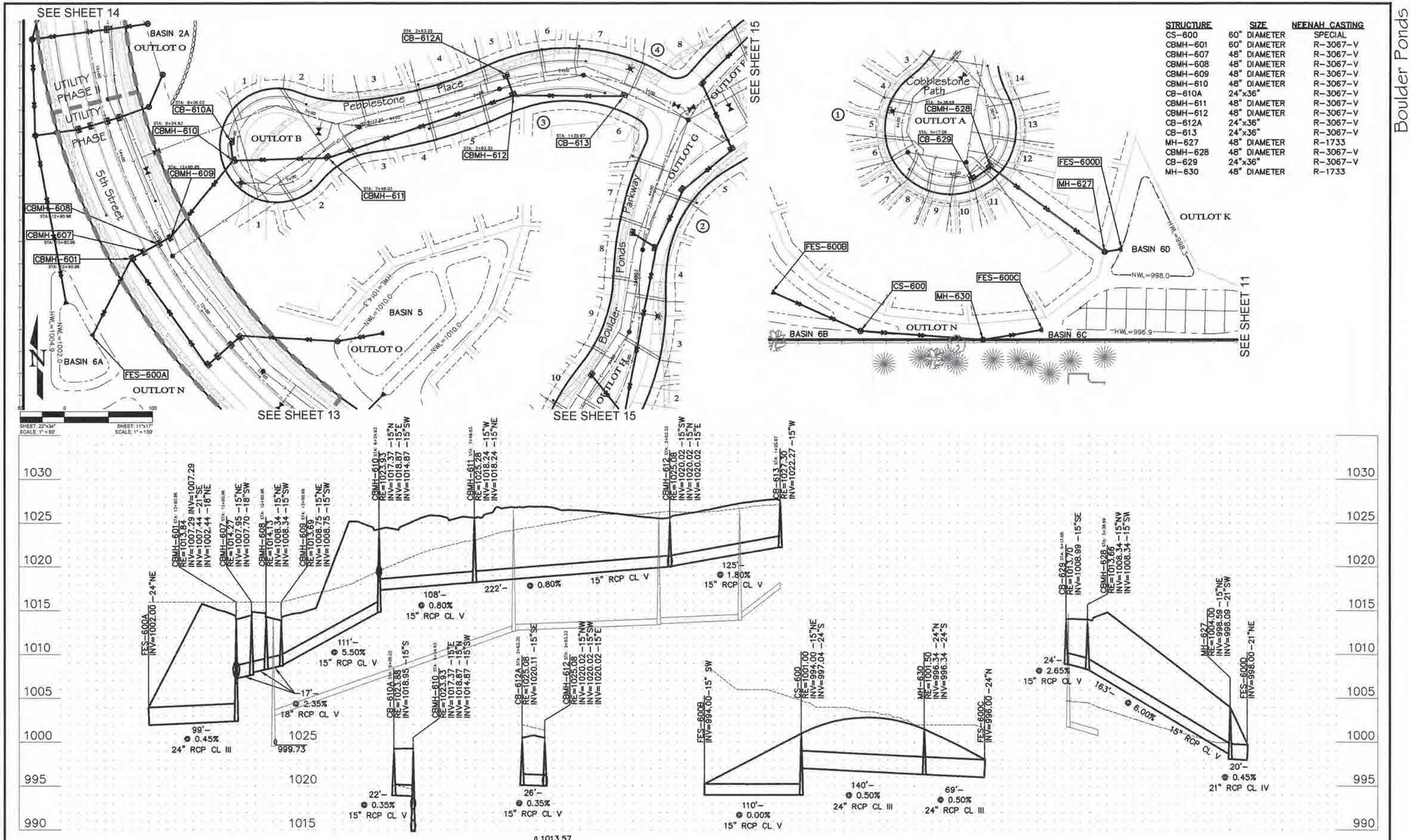
CLIENT NAME: OC3 Boulder Ponds, LLC

SHEET: Storm Sewer

SHEET NO. 15 OF 28

1013001-PRE-204.dwg

Boulder Ponds



STRUCTURE	SIZE	NEENAH CASTING
CS-600	60" DIAMETER	SPECIAL
CBMH-601	60" DIAMETER	R-3067-V
CBMH-607	48" DIAMETER	R-3067-V
CBMH-608	48" DIAMETER	R-3067-V
CBMH-609	48" DIAMETER	R-3067-V
CBMH-610	48" DIAMETER	R-3067-V
CB-610A	24"x36"	R-3067-V
CBMH-611	48" DIAMETER	R-3067-V
CBMH-612	48" DIAMETER	R-3067-V
CB-612A	24"x36"	R-3067-V
CB-613	24"x36"	R-3067-V
MH-627	48" DIAMETER	R-1733
CBMH-628	48" DIAMETER	R-3067-V
CB-629	24"x36"	R-3067-V
MH-630	48" DIAMETER	R-1733

evolution Engineering & Design
16790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

Certification: 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 Law of the State of Minnesota.

Name

41968 Reg. Number

DESIGNED: DMR	
DRAWN: DMR	
CHECKED: DMR	
DATE: 6-2-2014	

REVISION DATE
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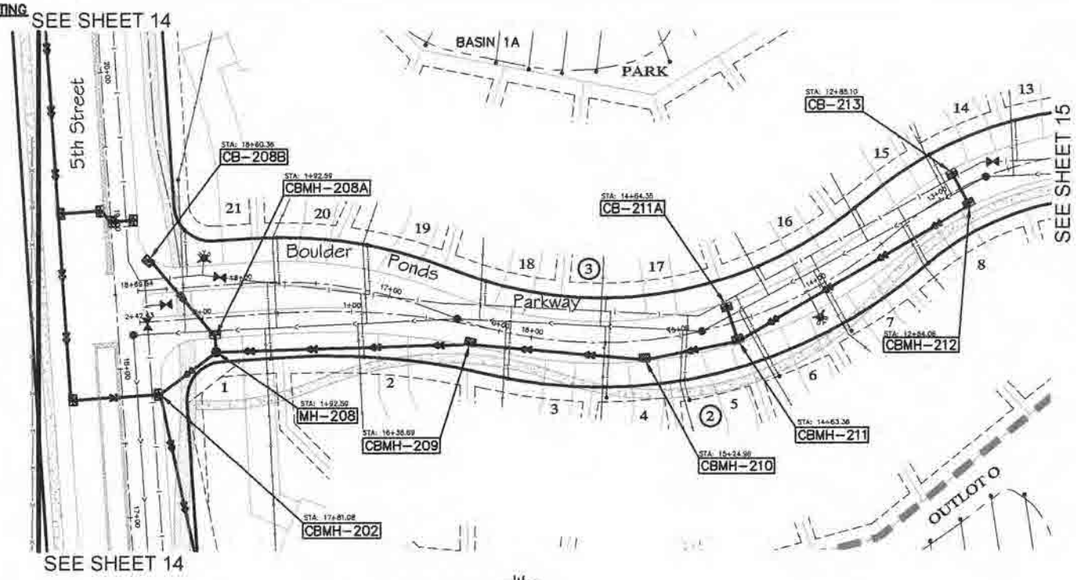
CLIENT NAME: OC3 Boulder Ponds, LLC

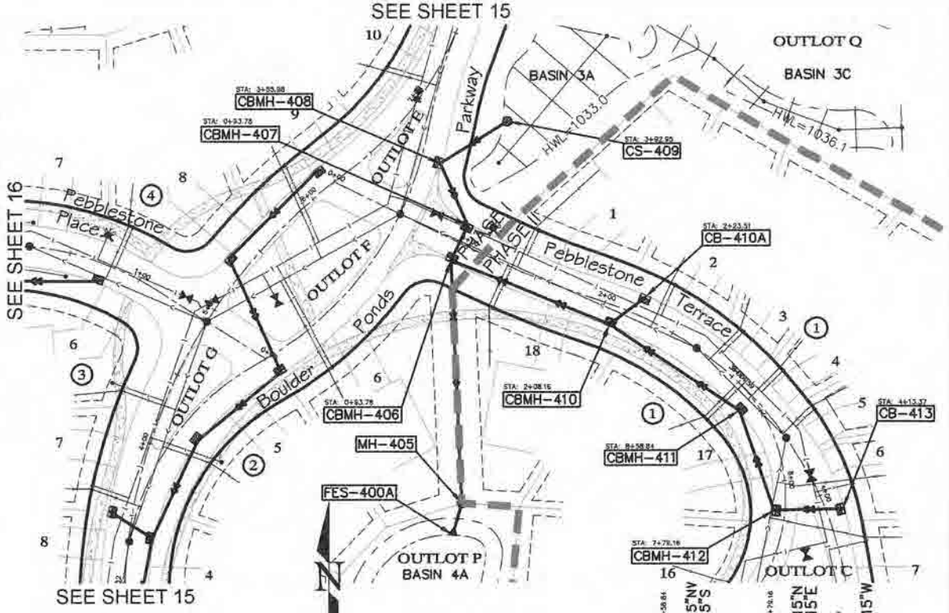
SHEET: Storm Sewer

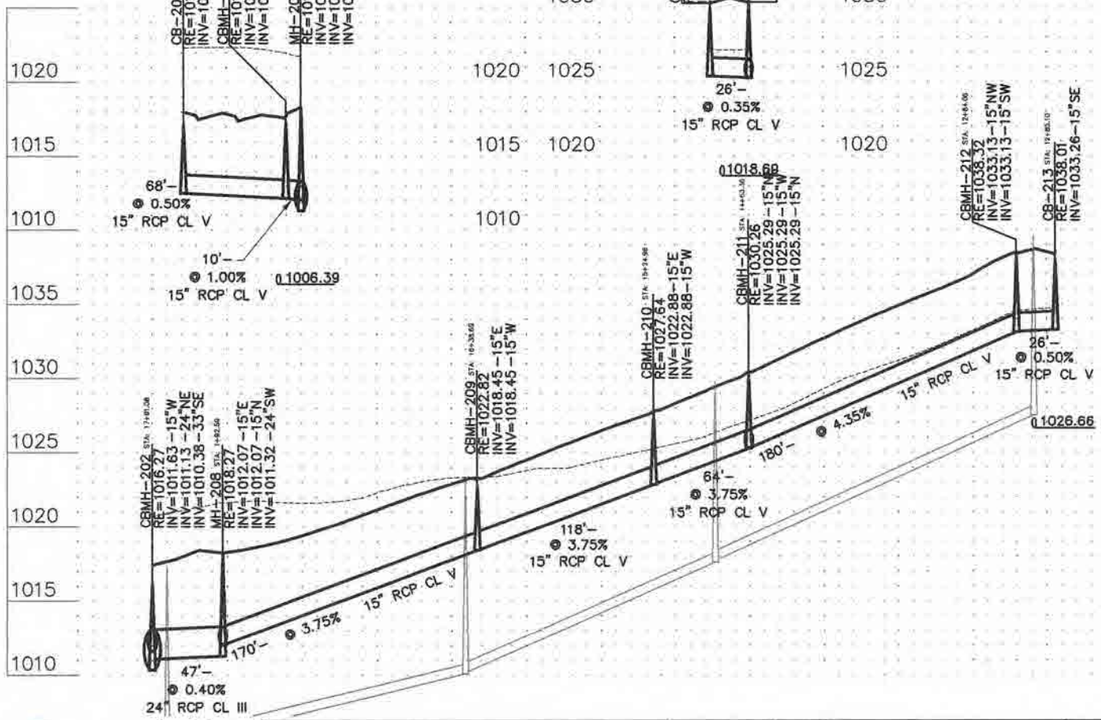
SHEET NO. 16 OF 28

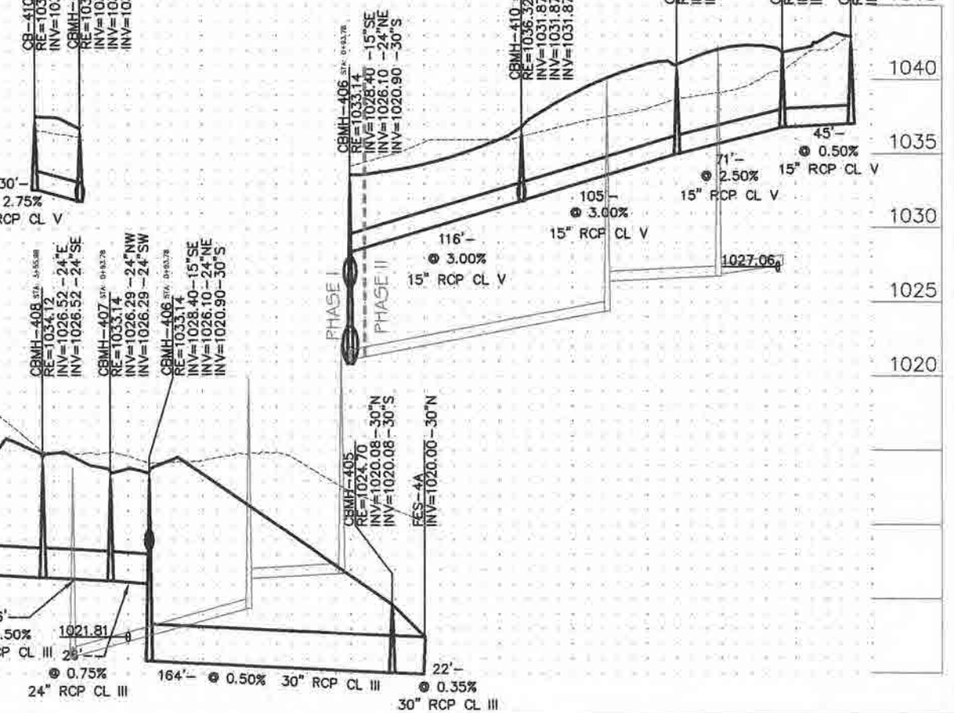
1013001-PRE-205.dwg

STRUCTURE	SIZE	NEENAH CASTING
CBMH-202	48" DIAMETER	R-3067-V
MH-208	48" DIAMETER	R-1733
CB-208A	24"x36"	R-3067-V
CB-208B	24"x36"	R-3067-V
CBMH-209	48" DIAMETER	R-3067-V
CBMH-210	48" DIAMETER	R-3067-V
CBMH-211	48" DIAMETER	R-3067-V
CB-211A	24"x36"	R-3067-V
CBMH-212	48" DIAMETER	R-3067-V
CB-213	24"x36"	R-3067-V
MH-405	48" DIAMETER	R-1733
CBMH-406	60" DIAMETER	R-3067-V
CB-406A	24"x36"	R-3067-V
CBMH-407	48" DIAMETER	R-3067-V
CBMH-408	48" DIAMETER	R-3067-V
CS-409	48" DIAMETER	SPECIAL
CB-410	27" DIAMETER	R-4342
CBMH-411	48" DIAMETER	R-3067-V
CBMH-412	48" DIAMETER	R-3067-V
CB-413	24"x36"	R-3067-V









evolution Engineering & Design
18790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7209
E-mail: evolutionengineeringmn@gmail.com

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CLIENT NAME
OC3 Boulder Ponds, LLC

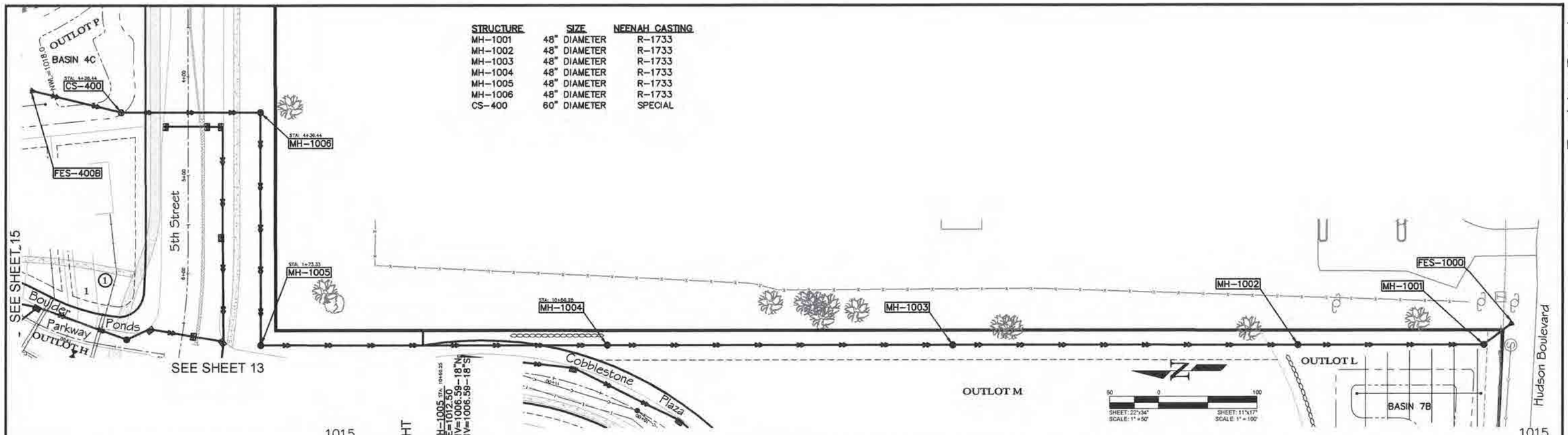
SHEET
Storm Sewer

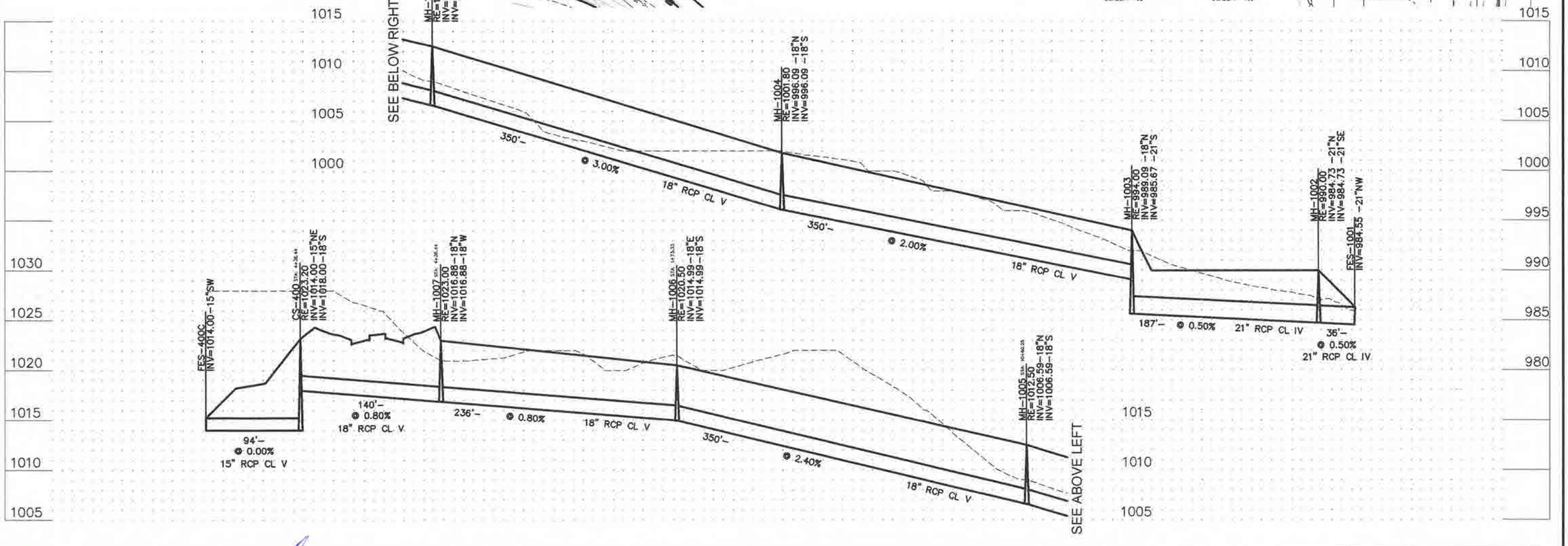
SHEET NO.
17 OF 28

1013001-PRE-208.dwg

Boulder Ponds

STRUCTURE	SIZE	NEENAH CASTING
MH-1001	48" DIAMETER	R-1733
MH-1002	48" DIAMETER	R-1733
MH-1003	48" DIAMETER	R-1733
MH-1004	48" DIAMETER	R-1733
MH-1005	48" DIAMETER	R-1733
MH-1006	48" DIAMETER	R-1733
CS-400	60" DIAMETER	SPECIAL





evolution Engineering & Design
16790 2nd Street North
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Certification:
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Name

41968
Reg. Number

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CLIENT NAME
OC3 Boulder Ponds, LLC

SHEET
Storm Sewer

SHEET NO.
18 OF 28

1013001-PRE-201.dwg

COBBLESTONE PLAZA–MEDIAN (NORTH)			
TAG	ELEV	LOCATION	NOTE
A	1019.37	END RAD	TIP OUT GUTTER
B	1019.44	END RAD	TIP OUT GUTTER
C	1019.68	BEG RAD	TIP OUT/RAMP
D	1020.98	PT	–
E	1031.09	END RAD	–
F	1021.68	BEG RAD	–
G	1021.86	PRC	–
H	1021.04	PT	–
I	1020.59	BEG RAD	TIP OUT/RAMP

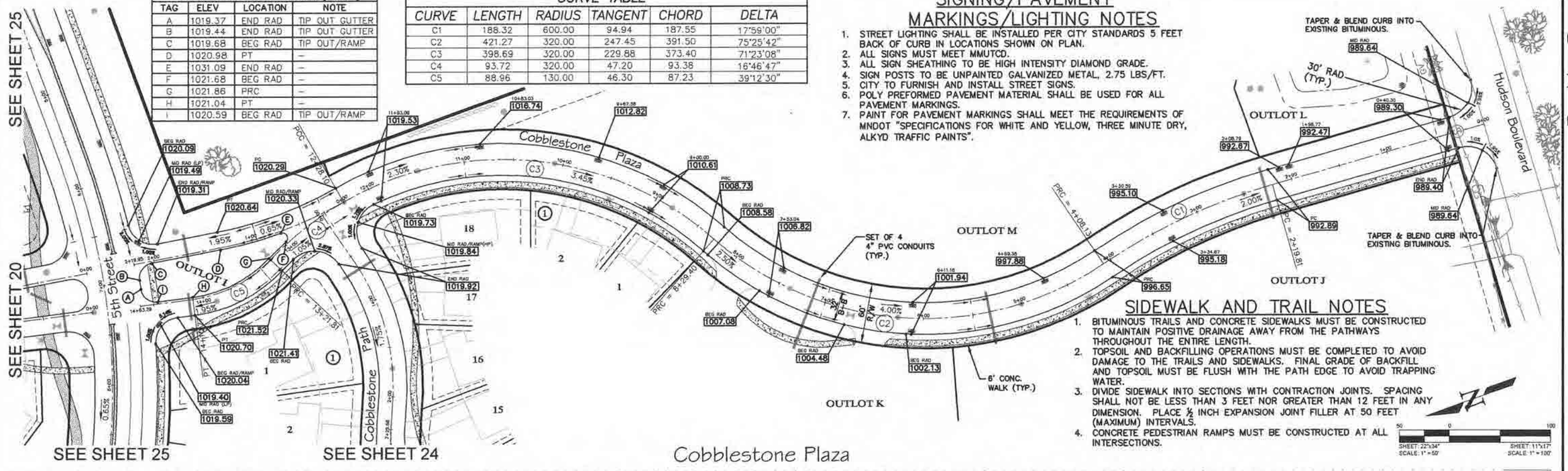
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	188.32	600.00	94.94	187.55	17°59'00"
C2	421.27	320.00	247.45	391.50	75°25'42"
C3	398.69	320.00	229.88	373.40	71°23'08"
C4	93.72	320.00	47.20	93.38	16°46'47"
C5	88.96	130.00	46.30	87.23	39°12'30"

SIGNING/PAVEMENT MARKINGS/LIGHTING NOTES

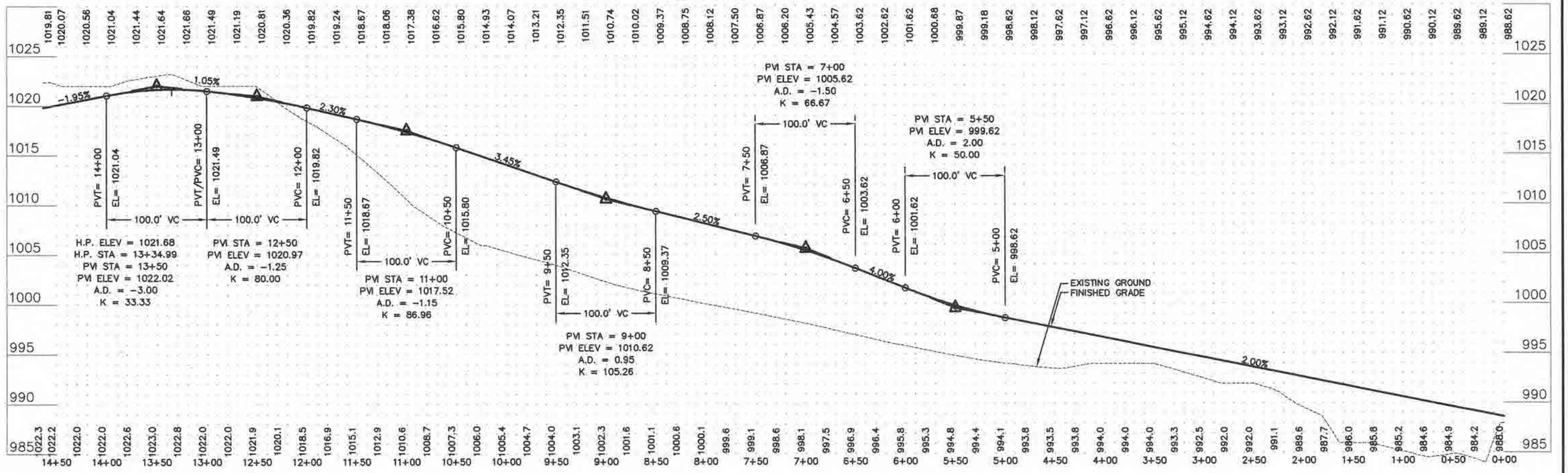
1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
2. ALL SIGNS MUST MEET MMUTCD.
3. ALL SIGN SHEATHING TO BE HIGH INTENSITY DIAMOND GRADE.
4. SIGN POSTS TO BE UNPAINTED GALVANIZED METAL, 2.75 LBS/FT.
5. CITY TO FURNISH AND INSTALL STREET SIGNS.
6. POLY PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT MARKINGS.
7. PAINT FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MNDOT "SPECIFICATIONS FOR WHITE AND YELLOW, THREE MINUTE DRY, ALKYD TRAFFIC PAINTS".

SIDEWALK AND TRAIL NOTES

1. BITUMINOUS TRAILS AND CONCRETE SIDEWALKS MUST BE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PATHWAYS THROUGHOUT THE ENTIRE LENGTH.
2. TOPSOIL AND BACKFILLING OPERATIONS MUST BE COMPLETED TO AVOID DAMAGE TO THE TRAILS AND SIDEWALKS. FINAL GRADE OF BACKFILL AND TOPSOIL MUST BE FLUSH WITH THE PATH EDGE TO AVOID TRAPPING WATER.
3. DIVIDE SIDEWALK INTO SECTIONS WITH CONTRACTION JOINTS. SPACING SHALL NOT BE LESS THAN 3 FEET NOR GREATER THAN 12 FEET IN ANY DIMENSION. PLACE ½ INCH EXPANSION JOINT FILLER AT 50 FEET (MAXIMUM) INTERVALS.
4. CONCRETE PEDESTRIAN RAMPS MUST BE CONSTRUCTED AT ALL INTERSECTIONS.



Cobblestone Plaza



evolution Engineering & Design
16790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
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DESIGNED:	DMR
DRAWN:	DMR
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DATE:	6-2-2014

REVISION DATE

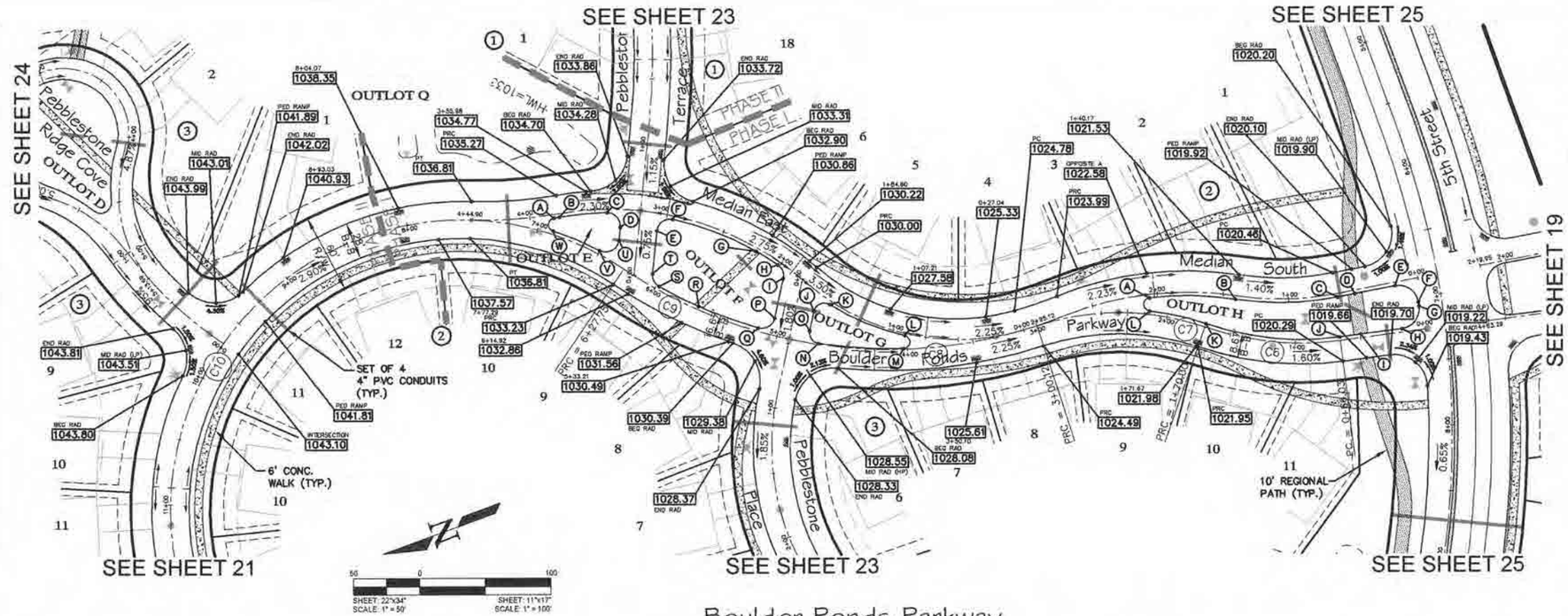
CLIENT NAME: OP3 Boulder Ponds, LLC

SHEET: Cobblestone Plaza

SHEET NO.: 19 OF 28

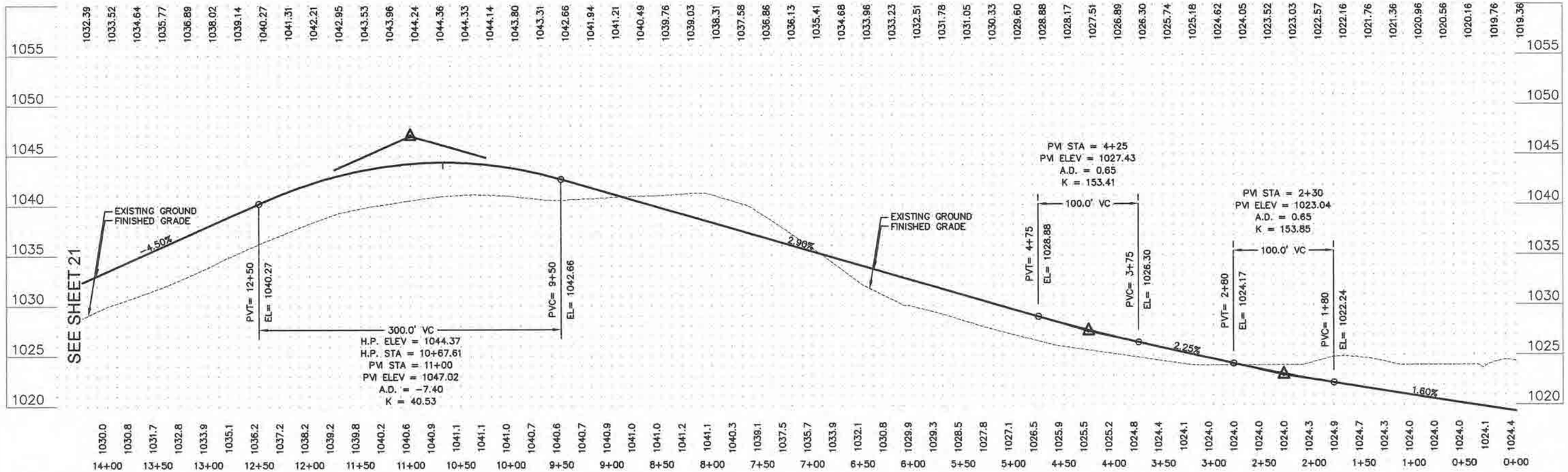
2013001-PRE-300.dwg

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C6	104.28	225.00	53.09	103.35	26°33'13"
C7	129.81	200.00	67.29	127.55	37°11'19"
C8	190.44	360.00	97.51	188.23	30°18'36"
C9	137.19	360.00	69.44	136.36	21°50'02"
C10	710.52	220.00	4994.36	439.57	185°02'40"



BOULDER PONDS PARKWAY–MEDIAN (SOUTH)			
TAG	ELEV	LOCATION	NOTE
A	1022.94	END RAD	–
B	1021.89	PRC	–
C	1020.82	PC	–
D	1020.29	PED RAMP	–
E	1020.39	END RAD	TIP OUT GUTTER
F	1019.86	BEG RAD	–
G	1019.84	BEG RAD	–
H	1020.08	END RAD	TIP OUT GUTTER
I	1020.05	PED RAMP	–
J	1020.65	PC	–
K	1022.31	PRC	–
L	1023.04	BEG RAD	–

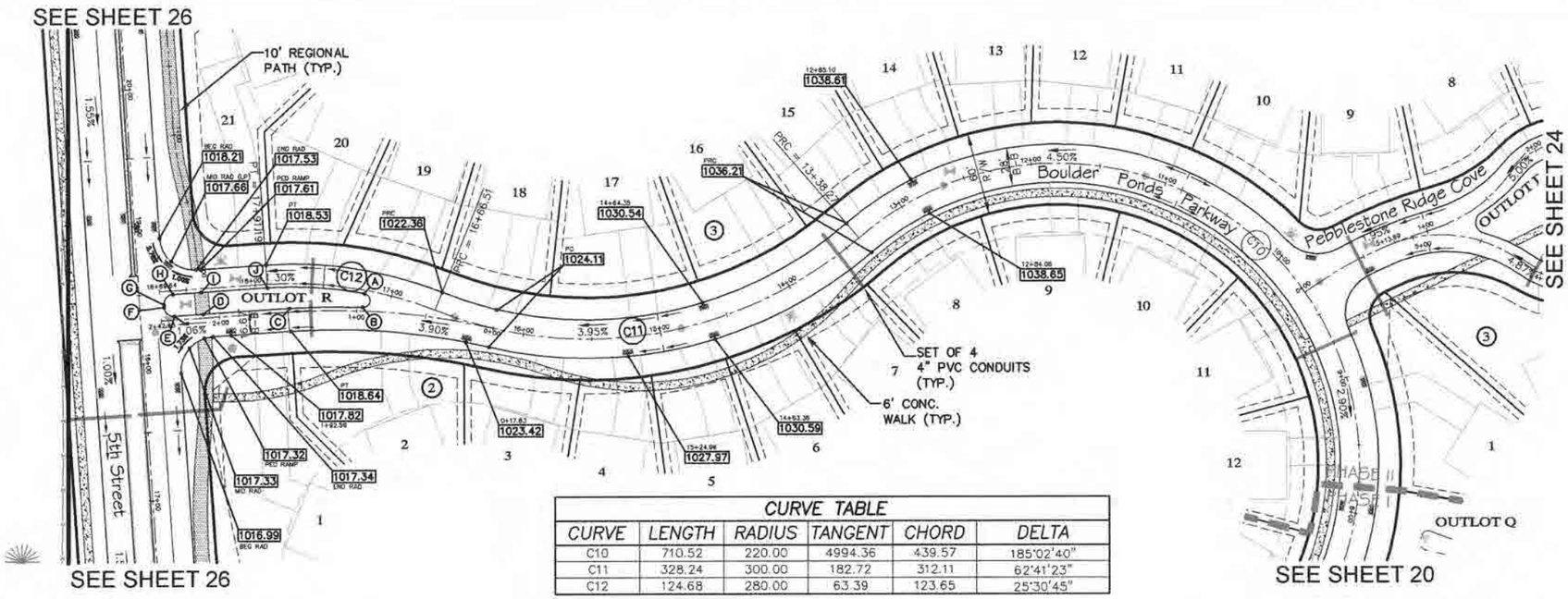
BOULDER PONDS PARKWAY–MEDIAN (EAST)			
TAG	ELEV	LOCATION	NOTE
A	1035.68	END RAD	–
B	1035.16	PRC	–
C	1034.74	BEG RAD	–
D	1034.39	END RAD	TIP OUT GUTTER
E	1033.59	END RAD	–
F	1033.50	BEG RAD	–
G	1031.31	PED RAMP	–
H	1031.06	BEG RAD	–
I	1030.84	END RAD	TIP OUT GUTTER
J	1029.69	END RAD	–
K	1029.46	BEG RAD	–
L	1027.57	END RAD	TIP OUT GUTTER
M	1027.35	BEG RAD	TIP OUT GUTTER
N	1028.86	BEG RAD	–
O	1029.42	END RAD	–
P	1030.29	END RAD	TIP OUT GUTTER
Q	1030.28	BEG RAD	–
R	1031.35	PED RAMP	–
S	1032.72	BEG RAD	–
T	1033.02	END RAD	–
U	1034.22	END RAD	TIP OUT GUTTER
V	1034.21	BEG RAD	–
W	1035.30	BEG RAD	–



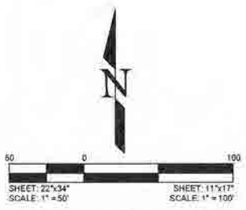
evolution Engineering & Design 18790 2nd Street North Lakeland Shores, MN 55043 Phone: 651-303-7208 E-mail: evolutionengineeringmn@gmail.com	Certification: I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Name 41968 Reg. Number	DESIGNED: DMR DRAWN: DMR CHECKED: DMR DATE: 6-2-2014	REVISION DATE 1. - 8. - 2. - 9. - 3. - 10. - 4. - 11. - 5. - 12. - 6. - 13. - 7. - 14. -
CLIENT NAME OP3 Boulder Ponds, LLC	SHEET Boulder Ponds Parkway - South	SHEET NO. 20 of 28	

2013001-PRE-301.dwg

BOULDER PONDS PARKWAY–MEDIAN (WEST)			
TAG	ELEV	LOCATION	NOTE
A	1020.62	END RAD	–
B	1020.74	BEG RAD	–
C	1018.95	PT	–
D	1017.59	PED RAMP	–
E	1017.90	BEG RAD	TIP OUT GUTTER
F	1016.89	END RAD	–
G	1016.91	END RAD	–
H	1018.15	BEG RAD	TIP OUT GUTTER
I	1017.87	PED RAMP	–
J	1018.84	PT	–



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C10	710.52	220.00	4994.36	439.57	185°02'40"
C11	328.24	300.00	182.72	312.11	62°41'23"
C12	124.68	280.00	63.39	123.65	25°30'45"



Boulder Ponds Parkway

evolution
Engineering & Design
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Lakeland Shores, MN 55043
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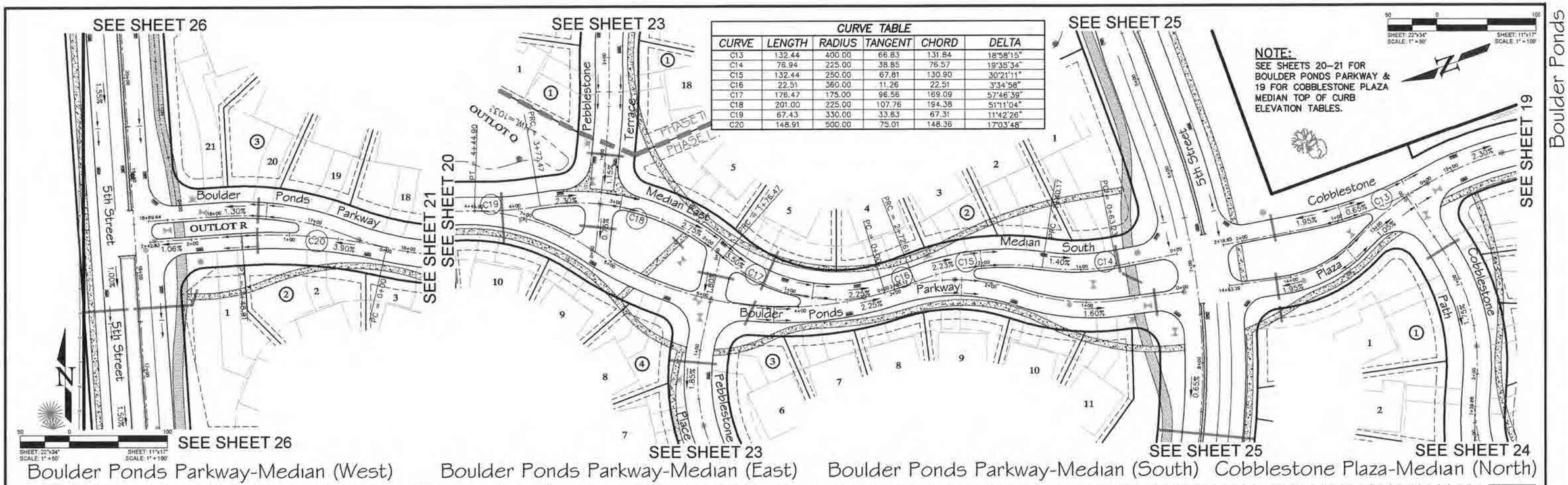
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Boulder Ponds Parkway - North

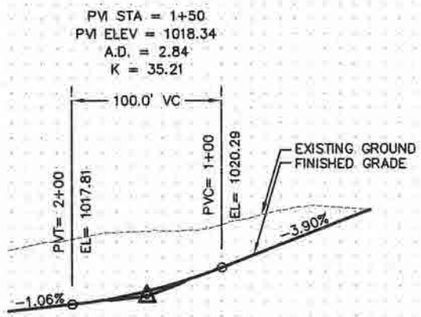
SHEET NO.
21 of 28

2013001-PRE-302.dwg

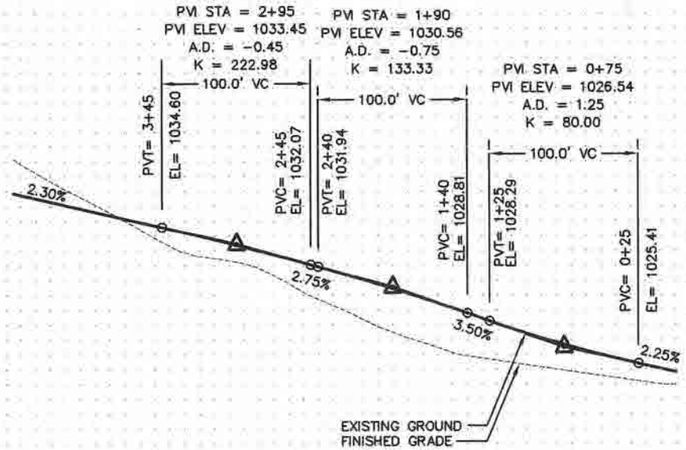


CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C13	132.44	400.00	66.83	131.84	18°58'15"
C14	76.94	225.00	38.85	76.57	19°35'34"
C15	132.44	250.00	67.81	130.90	30°21'11"
C16	22.51	360.00	11.26	22.51	3°34'58"
C17	176.47	175.00	96.56	169.09	57°46'39"
C18	201.00	225.00	107.76	194.38	51°11'04"
C19	67.43	330.00	33.83	67.31	11°42'26"
C20	148.91	500.00	75.01	148.36	17°03'48"

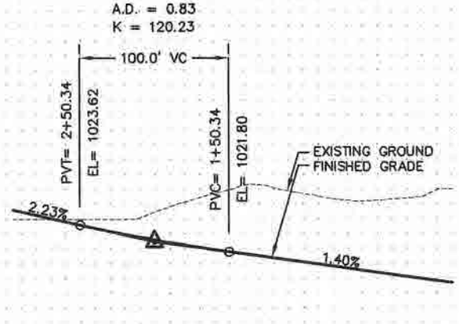
Boulder Ponds Parkway-Median (West)



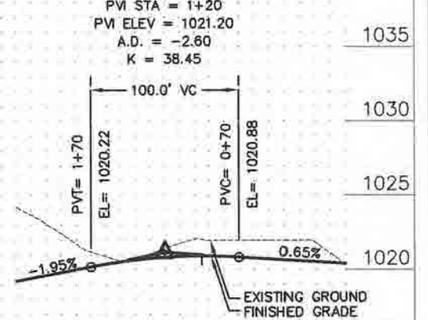
Boulder Ponds Parkway-Median (East)



Boulder Ponds Parkway-Median (South)



Cobblestone Plaza-Median (North)



evolution Engineering & Design
16760 2nd Street North
Lakeland Shores, MN 55043
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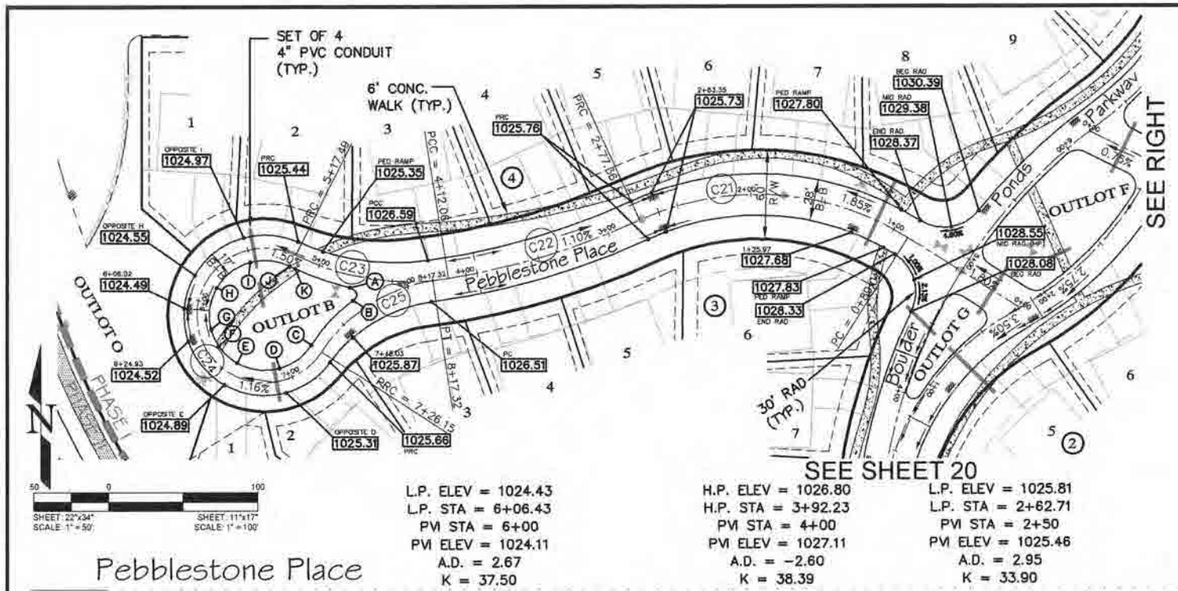
REVISION DATE
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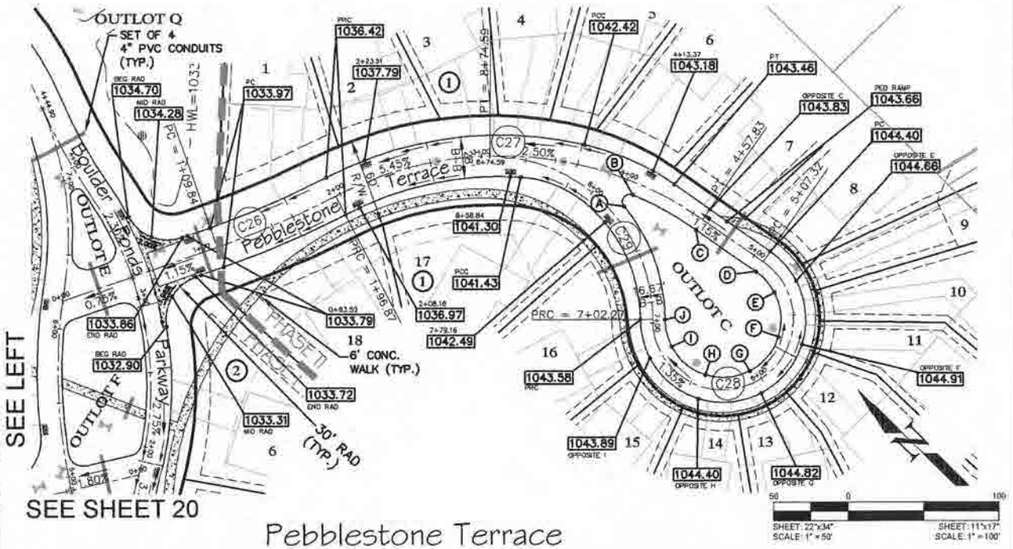
CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Boulder Ponds Parkway & Cobblestone Plaza Medians

SHEET NO.
22 OF 28

2013001-PRE-303.dwg





Pebblestone Place

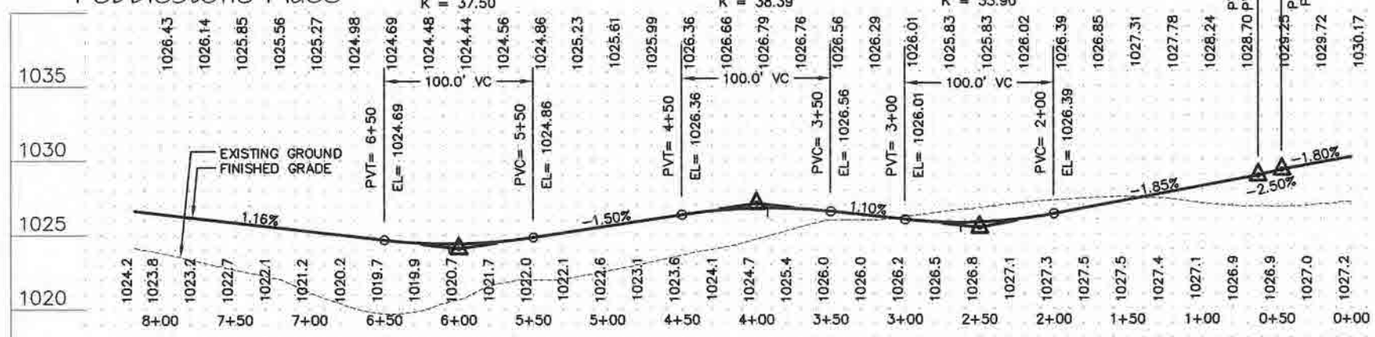
L.P. ELEV = 1024.43
L.P. STA = 6+06.43
PVI STA = 6+00
PVI ELEV = 1024.11
A.D. = 2.67
K = 37.50

H.P. ELEV = 1026.80
H.P. STA = 3+92.23
PVI STA = 4+00
PVI ELEV = 1027.11
A.D. = −2.60
K = 38.39

L.P. ELEV = 1025.81
L.P. STA = 2+62.71
PVI STA = 2+50
PVI ELEV = 1025.46
A.D. = 2.95
K = 33.90

PVI STA = 0+62.67
PVI ELEV = 1028.93

PVI STA = 0+46.67
PVI ELEV = 1029.33



PEBBLESTONE PLACE – MEDIAN			
TAG	ELEV	LOCATION	NOTE
A	1026.33	END RAD	–
B	1026.38	BEG RAD	–
C	1025.94	PRC	–
D	1025.56	RADIAL	–
E	1025.14	RADIAL	–
F	1024.60	PED RAMP	–
G	1025.04	RADIAL/LP	TIP OUT GUTTER
H	1024.86	RADIAL	–
I	1025.22	RADIAL	–
J	1025.69	RADIAL	–
K	1025.44	PED RAMP	–

Pebblestone Terrace

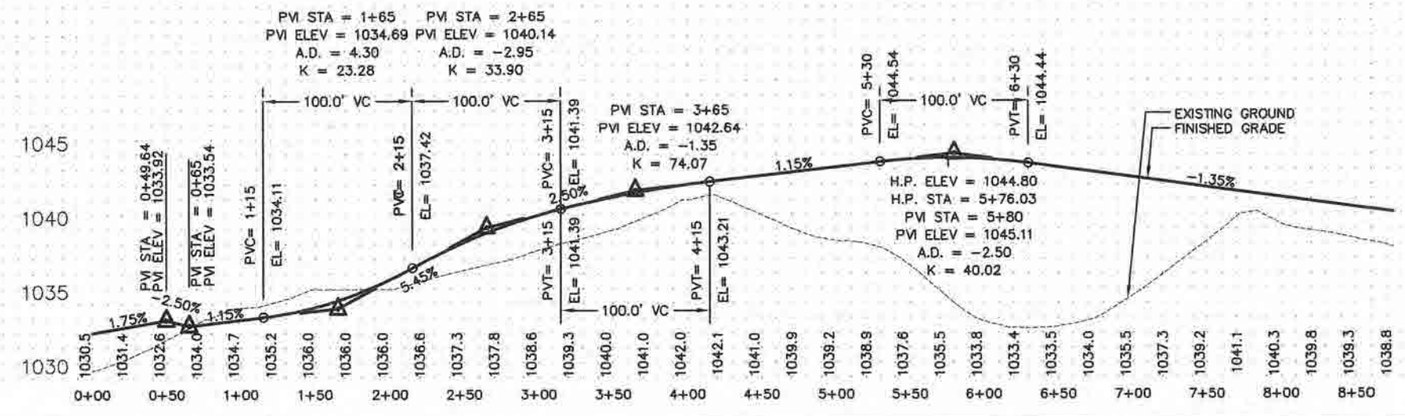
PEBBLESTONE TERRACE – MEDIAN			
TAG	ELEV	LOCATION	NOTE
A	1043.01	END RAD	TIP OUT GUTTER
B	1043.70	BEG RAD	TIP OUT GUTTER
C	1044.08	PT	–
D	1044.65	PC	–
E	1044.91	RADIAL	–
F	1045.16	RADIAL	–
G	1045.07	RADIAL	–
H	1044.65	RADIAL	–
I	1044.14	RADIAL	–
J	1043.83	PRC	–

PVI STA = 1+65
PVI ELEV = 1034.69
A.D. = 4.30
K = 23.28

PVI STA = 2+65
PVI ELEV = 1040.14
A.D. = −2.95
K = 33.90

PVI STA = 3+65
PVI ELEV = 1042.64
A.D. = −1.35
K = 74.07

H.P. ELEV = 1044.80
H.P. STA = 5+76.03
PVI STA = 5+80
PVI ELEV = 1045.11
A.D. = −2.50
K = 40.02



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C21	188.35	190.00	102.73	180.74	56°47'58"
C22	134.69	500.00	67.76	134.29	15°26'05"
C23	105.44	168.34	54.51	103.72	35°53'12"
C24	208.65	45.35	50.68	67.58	263°38'38"
C25	91.17	108.34	48.48	88.50	48°12'56"
C26	87.03	600.00	43.59	86.96	8°18'40"
C27	260.95	240.00	145.06	248.29	62°17'54"
C28	194.95	47.49	90.86	84.18	235°11'32"
C29	172.32	110.00	109.53	155.23	89°45'17"

evolution Engineering & Design
18790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-363-7208
E-mail: evolutionengineeringmn@gmail.com

Certification:
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Name
41968
Reg. Number

DESIGNED: DMR
DRAWN: DMR
CHECKED: DMR
DATE: 8-2-2018

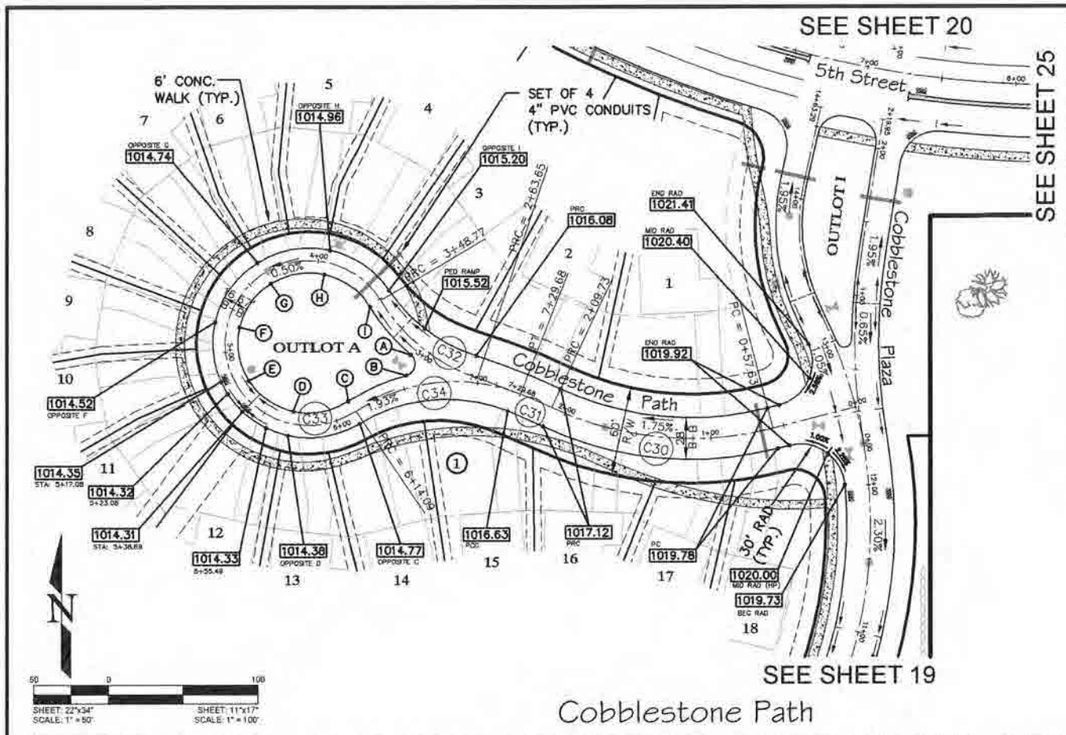
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Pebblestone Place & Pebblestone Terrace

SHEET NO.
23 of 28

2013001-PRE-304.dwg

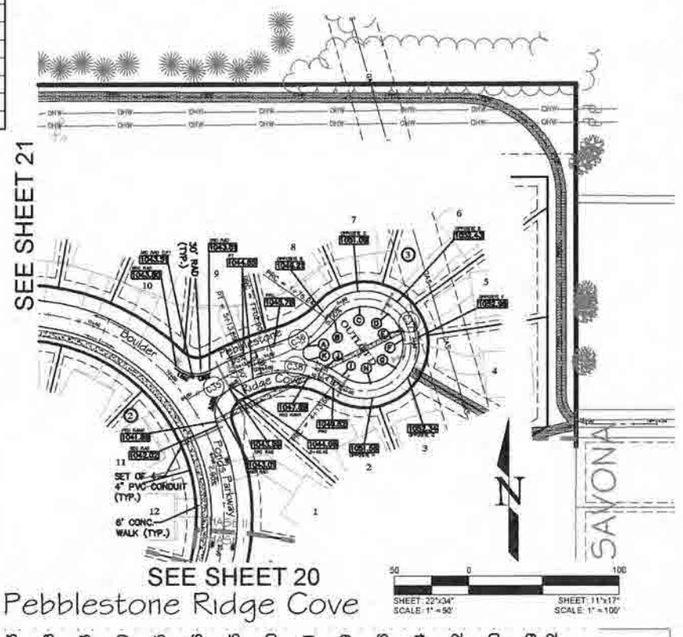


Cobblestone Path

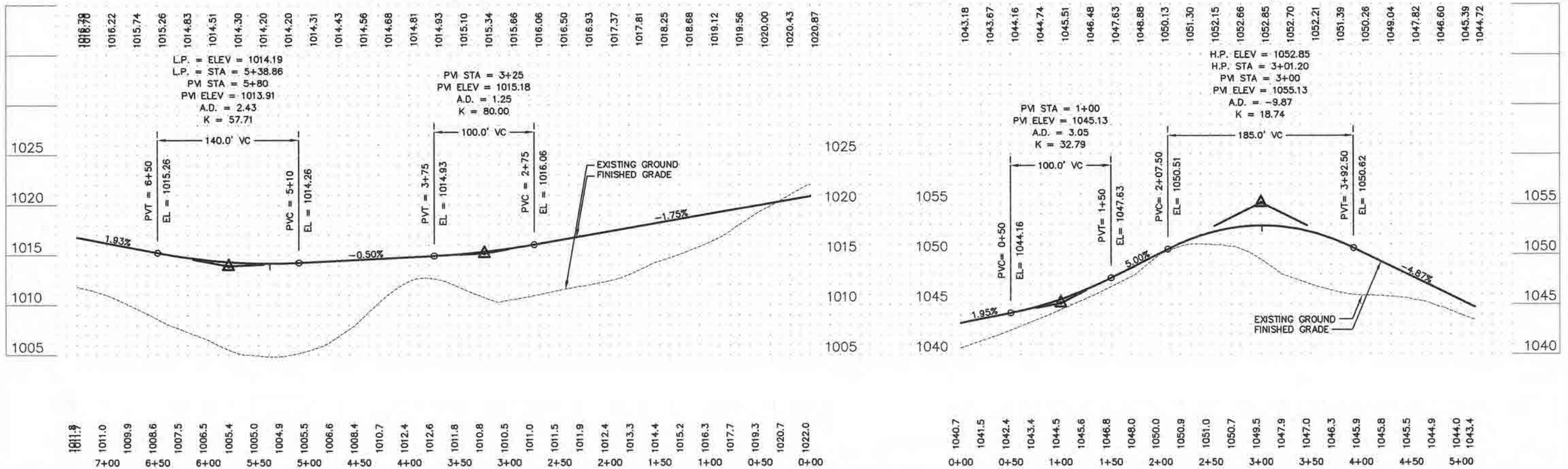
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C30	152.10	220.00	79.23	149.09	39°36'44"
C31	53.92	450.00	26.99	53.88	6°51'54"
C32	85.12	119.34	44.46	83.32	40°51'51"
C33	265.32	55.67	52.74	76.57	273°05'37"
C34	115.60	119.34	62.79	111.13	55°29'53"
C35	96.58	300.00	48.71	96.16	18°26'41"
C36	73.34	108.32	38.14	71.95	38°47'42"
C37	237.44	49.67	46.44	67.84	273°51'41"
C38	100.01	98.33	54.82	95.76	58°16'35"

COBBLESTONE PATH – MEDIAN			
TAG	ELEV	LOCATION	NOTE
A	1015.90	END RAD	–
B	1015.70	BEG RAD	–
C	1015.05	PRC	–
D	1014.63	RADIAL	–
E	1014.78	RADIAL LP	TIP OUT GUTTER
F	1014.77	RADIAL	–
G	1014.99	RADIAL	–
H	1015.21	RADIAL	–
I	1015.45	PRC	–

PEBBLESTONE RIDGE COVE – MEDIAN			
TAG	ELEV	LOCATION	NOTE
A	1047.64	BEG RAD	TIP OUT GUTTER
B	1049.46	PRC	–
C	1051.34	RADIAL	–
D	1052.68	RADIAL	–
E	1052.81	PED RAMP	–
F	1053.21	RADIAL	–
G	1052.92	RADIAL	–
H	1051.83	RADIAL	–
I	1050.07	RADIAL	–
J	1048.85	PED RAMP	–
K	1048.36	END RAD	TIP OUT GUTTER



Pebblestone Ridge Cove



evolution Engineering & Design
16790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Cobblestone Path & Pebblestone Ridge Cove

SHEET NO.
24 of 28

2013001-PRE-305.dwg

SEE SHEET 26

SEE SHEET 20

SEE SHEET 23

OUTLOT O

OUTLOT N

OUTLOT H Boulder Ponds

OUTLOT C Pebblestone Terrace

OUTLOT P

OUTLOT I

Pebblestone Parkway

Plaza

5th Street

STREET PHASE I

STREET PHASE II

10' REGIONAL PATH (TYP.)

6' CONC. WALK (TYP.)

SET OF 4 4" PVC CONDUIT (TYP.)

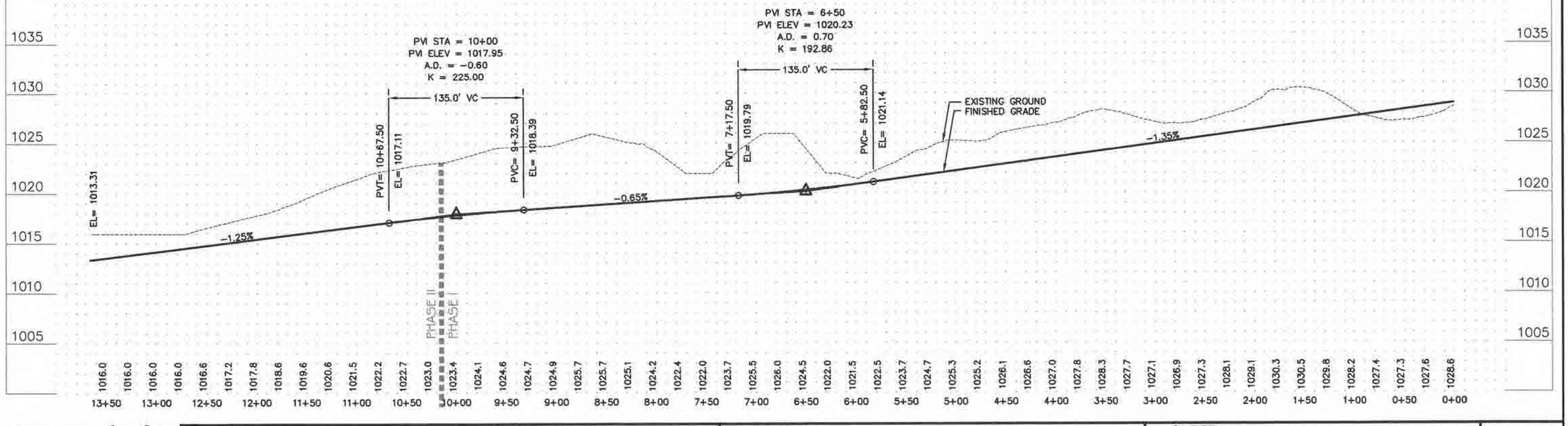
PHASE I

PHASE II

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C39	1019.87	677.17	634.70	926.18	86°17'30"

SEE SHEET 24

SEE SHEET 19



evolution Engineering & Design
18790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
5th Street -East

SHEET NO.
25 OF 28

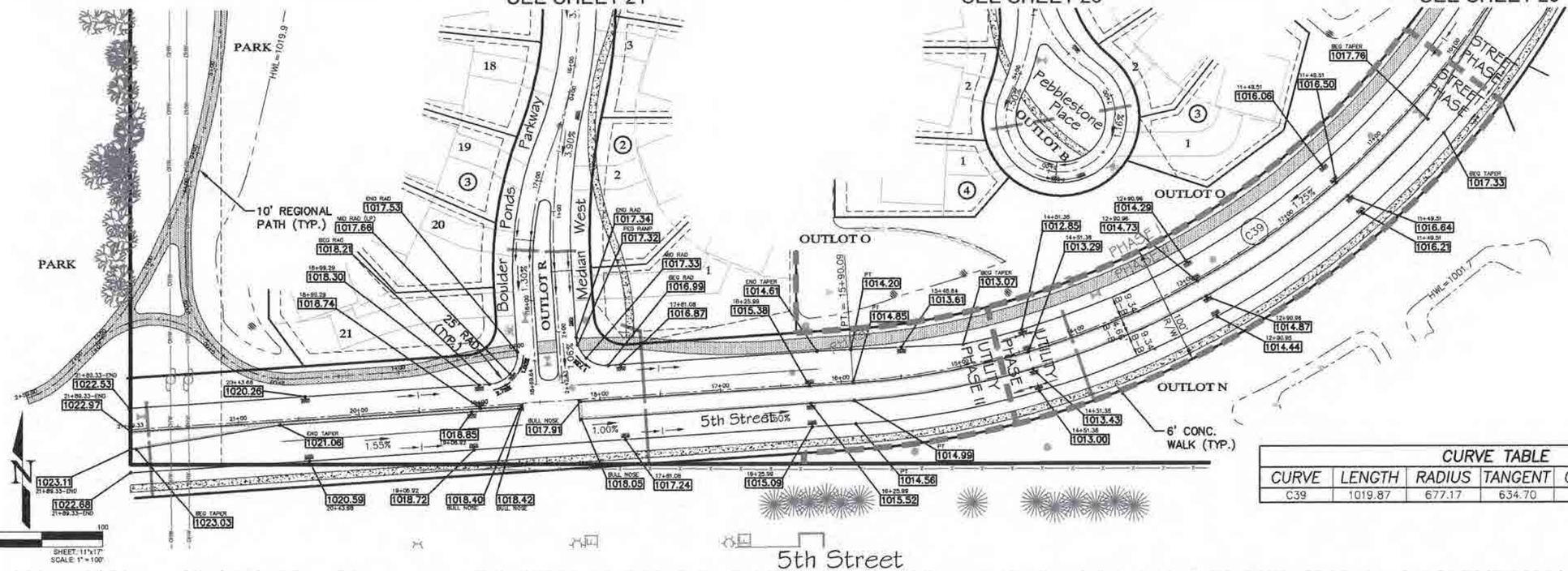
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SEE SHEET 21

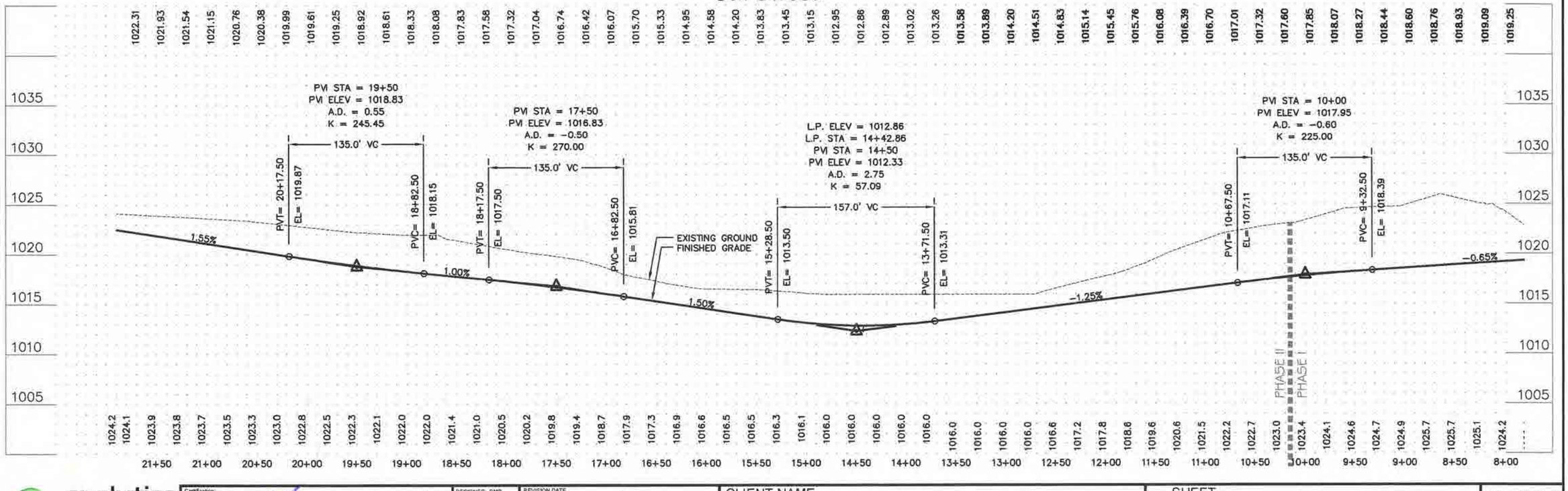
SEE SHEET 23

SEE SHEET 25

SEE SHEET 24



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C39	1019.87	677.17	634.70	926.18	86°17'30"



evolution Engineering & Design
16780 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

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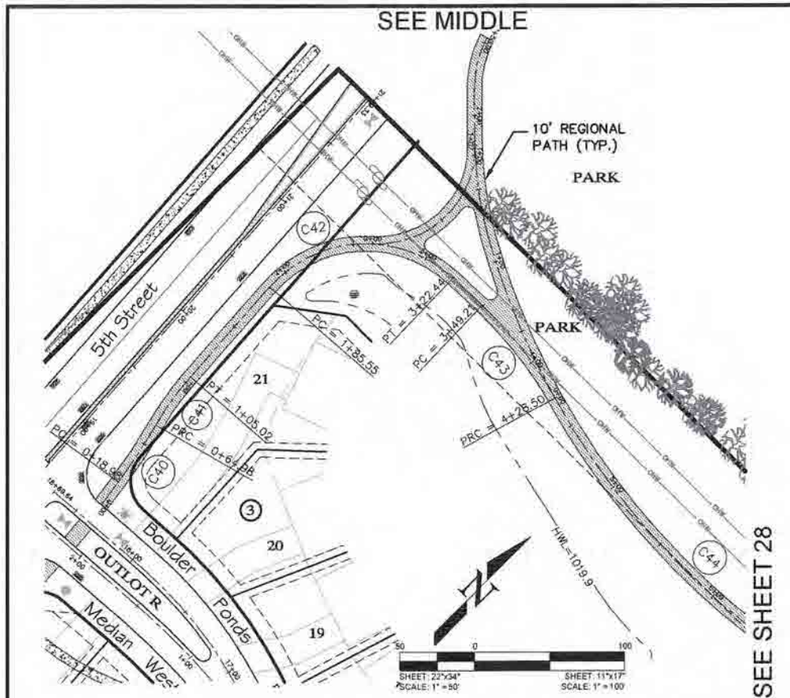
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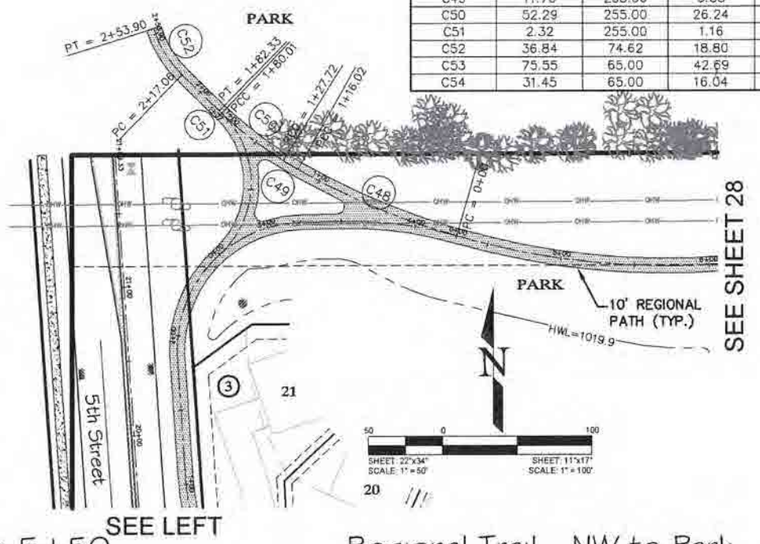
CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
5th Street - West

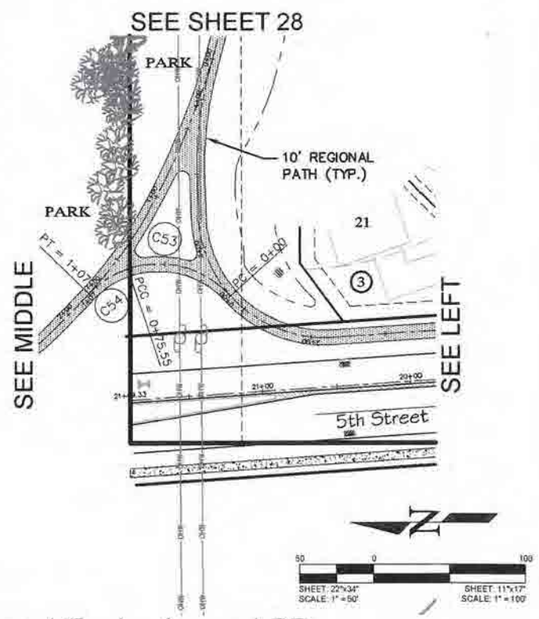
SHEET NO.
26 OF 28

2013001-PRE-307.dwg

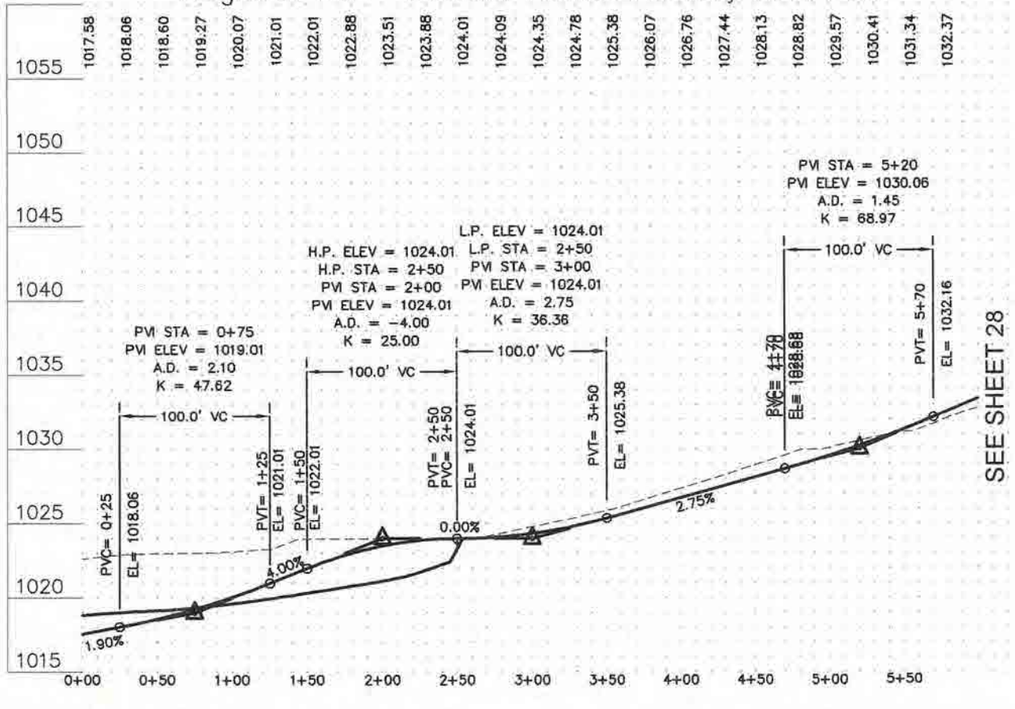




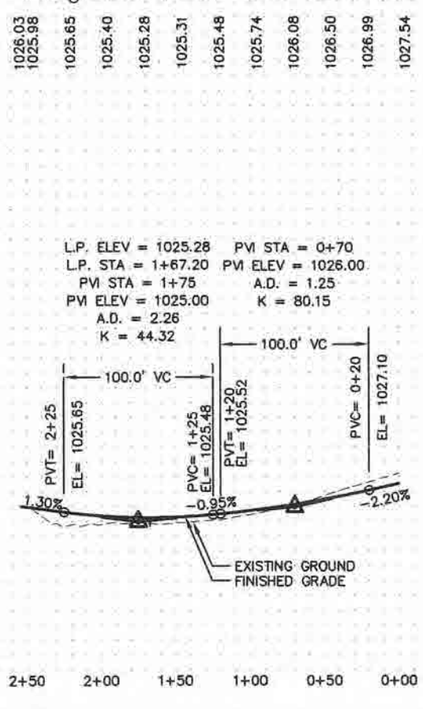
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C40	46.00	380.00	23.03	45.97	6°56'07"
C41	40.05	205.00	20.09	39.98	11°11'33"
C42	136.88	85.00	88.43	122.56	92°16'03"
C43	79.28	255.00	39.96	78.97	17°48'52"
C44	347.23	505.00	180.79	340.43	39°23'44"
C48	116.02	505.00	58.27	115.76	13°09'47"
C49	11.70	255.00	5.85	11.70	2°37'47"
C50	52.29	255.00	26.24	52.20	11°44'59"
C51	2.32	255.00	1.16	2.32	0°31'14"
C52	36.84	74.62	18.80	36.47	28°17'08"
C53	75.55	65.00	42.69	71.37	66°35'41"
C54	31.45	65.00	16.04	31.14	27°43'22"



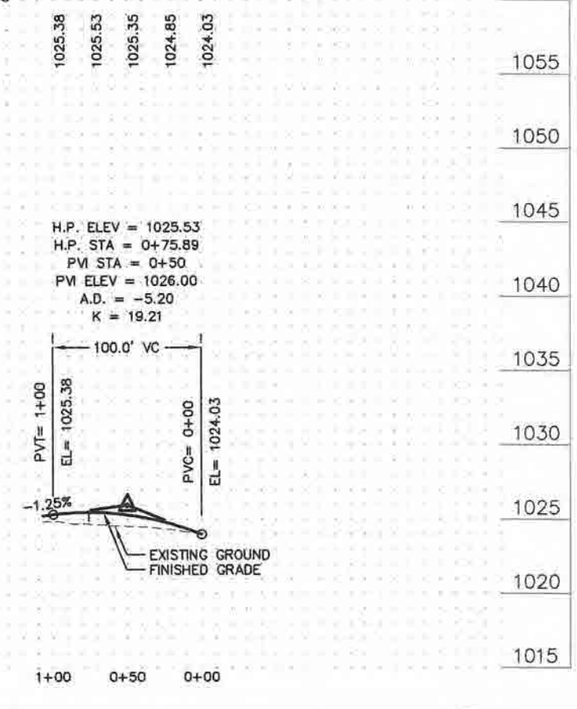
Regional Trail - Boulder Ponds Parkway to 5+50



Regional Trail - NW to Park



Regional Trail - Around PP



evolution Engineering & Design
18760 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7206
E-mail: evolutionengineeringmn@gmail.com

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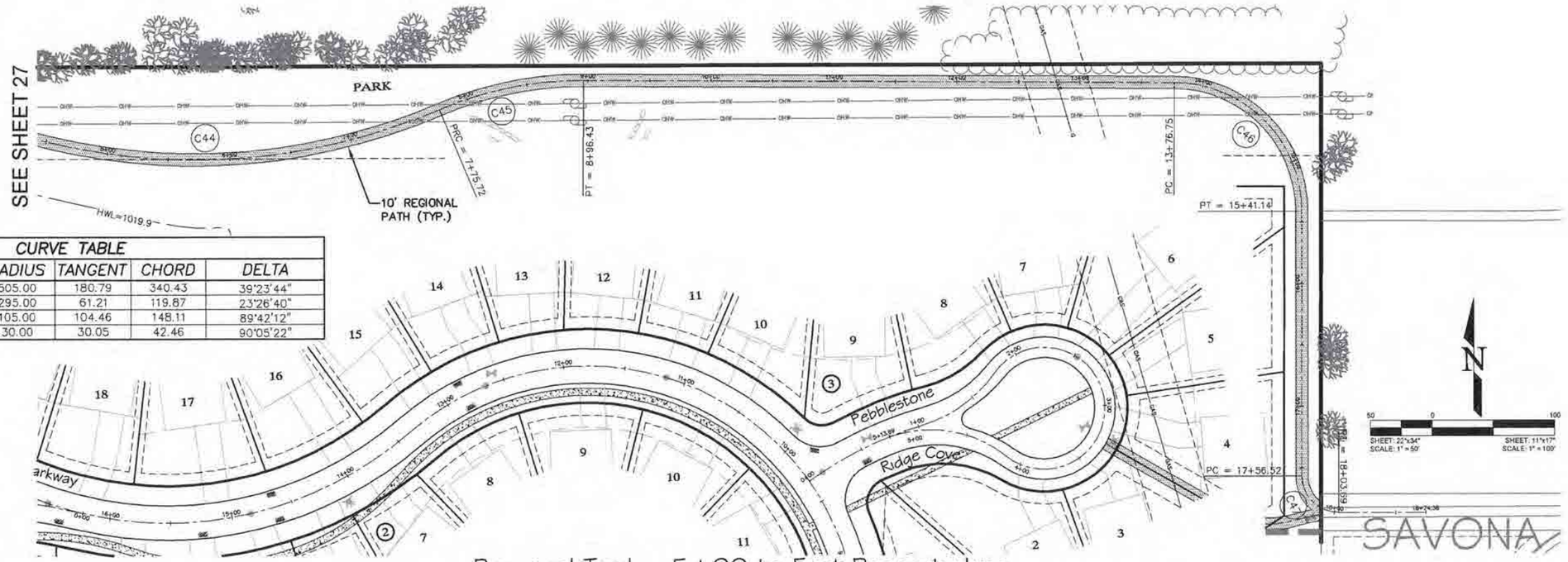
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Regional Trail @ 5th Street

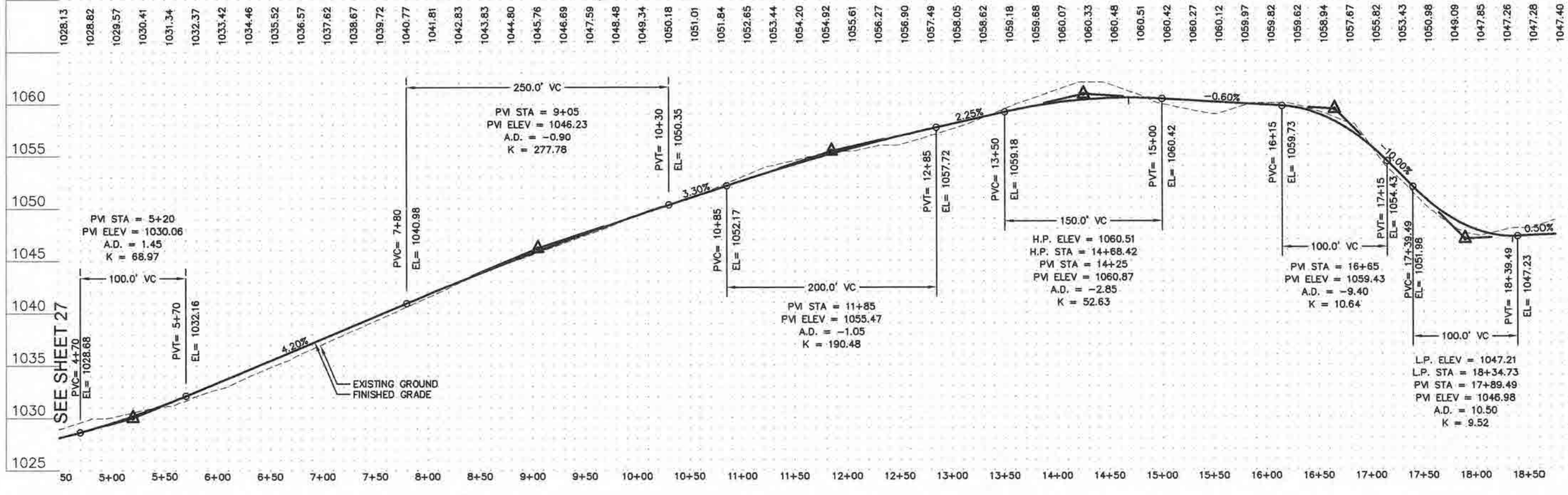
SHEET NO.
27 OF 28

2013001-PRE-307.dwg



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C44	347.23	505.00	180.79	340.43	39°23'44"
C45	120.71	295.00	61.21	119.87	23°26'40"
C46	164.39	105.00	104.46	148.11	89°42'12"
C47	47.17	30.00	30.05	42.46	90°05'22"

Regional Trail - 5+00 to East Property Line



evolution Engineering & Design
16790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Regional Trail to East Boundary

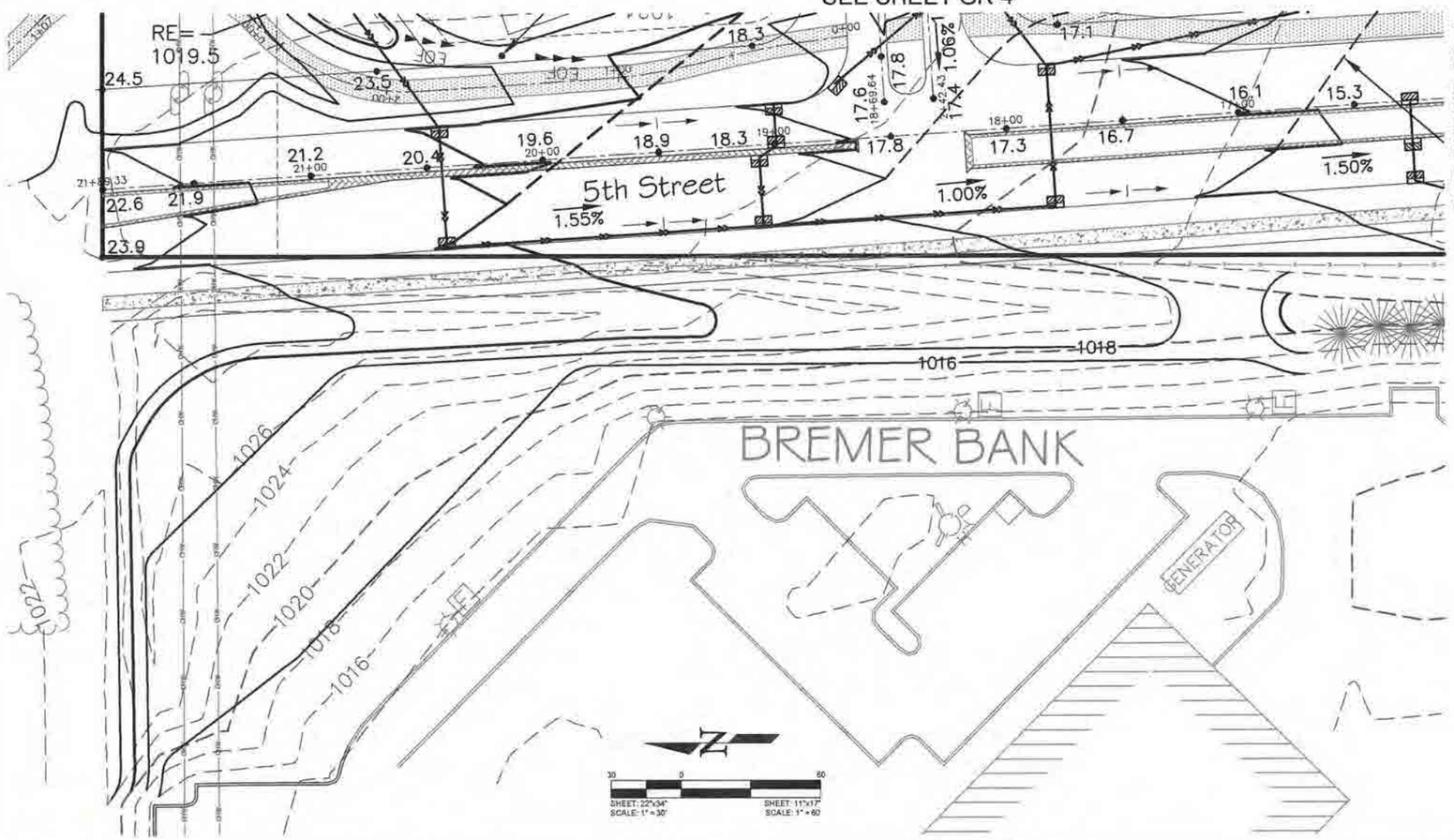
SHEET NO.
28 OF 28

2013001-PRE-307.dwg

GRADING, SEDIMENT & 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 POMPLETION 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 NON-COMPLIANCE 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 PROTECTED 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, 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 COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.
11. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
12. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING ½" 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 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.
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. RIP-RAP 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 SYSTEMS). BIOROLL AND BLANKET SYSTEMS SHALL BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.
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 IN 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 WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

SEE SHEET GR-4

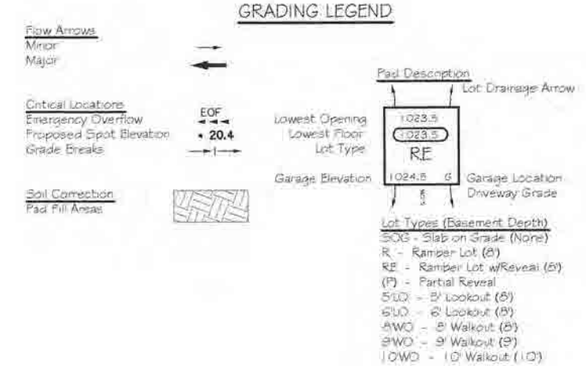


SEE SHEET GR-4

SITE RESTORATION NOTES

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.

GRADING LEGEND



Boulder Ponds

evolution Engineering & Design
16780 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

Certification:
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 Law of the State of Minnesota.

Name

41968
Reg. Number

DESIGNED: DMR
DRAWN: DMR
CHECKED: DMR
DATE: 5-2-2014

REVISION DATE:
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Grading & Soil Correction (West Property Line)

SHEET NO.
GR-1 OF GR-4

1013001-PRE-GRADING.dwg

Boulder Ponds

SEE SHEET GR-3

CRANKY APE

Cobblestone Plaza

5th Street

Cobblestone Path

Hudson Boulevard

OUTLOT I

OUTLOT A
L.P. 1014.19
EOF 1013.9

OUTLOT

OUTLOT

OUTLOT

INFILTRATION BASIN 6D
EOF 998.0
HW=998.9

INFILTRATION BASIN 7B
EOF 978.0

WET BASIN 7C
EOF 981.0
NWL=978.0

FOREBAY 7A
TOP=988
BOT=984

FOREBAY 6C
NWL=995.0

TOP=992
BOT=990

TOP=1012
BOT=1010

TOP=1014
BOT=1011

TOP=1016
BOT=1013

TOP=1018
BOT=1016

H.P. 1020.96

H.P. 1021.68

H.P. 1013.6

RE 1022.24

RE 1020.6

RE 1018.3

RE=1001.0

RE=1001.5

RE=994.5

RE=995.5

RE=994.5

RE=994.5

RE=993.0

RE=983.5

RE=984.0

RE=992.0

EOF 997.1

EOF 995.5

EOF 994.5

EOF 993.5

EOF 988.2

EOF 988.2

EOF 1002.2

EOF 1003.2

EOF 1004.2

EOF 1013.9

6'LO

8'WO

9'WO

5'LO

STEPS

evolution
Engineering & Design
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Grading & Soil Correction

SHEET NO.
GR-2 OF GR-4

SHEET: 22"x34"
SCALE: 1" = 50'

SHEET: 11"x17"
SCALE: 1" = 100'

1013001-PRE-GRADING.dwg

SEE SHEET GR-4

NOTE:
TEMPORARY GRADING FROM INFILTRATION BASIN 1A TO FOREBAY 6A TO ALLOW FOR CONTROLLED DRAINAGE

INFILTRATION BASIN 2A
INFILTRATION BASIN 2B
INFILTRATION BASIN 3A
INFILTRATION BASIN 3C
INFILTRATION BASIN 4B
WETLAND BASIN 3B
WET BASIN 5
WET BASIN 6B
FOREBAY 6A
FOREBAY 4A
FOREBAY 4C
OUTLOT B
OUTLOT C
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT H
OUTLOT N
OUTLOT O
OUTLOT P
Pebblestone Place
Pebblestone Creek
Parkway
5th Street
SAMONA
LAMPERT'S LUMBER

SEE SHEET GR-2

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41968
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Grading & Soil Correction

SHEET NO.
GR-3 of GR-4

SHEET: 22"x34" SCALE: 1" = 50'
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1013001-PRE-GRADING.dwg

Boulder Ponds

SEE SHEET GR-1

SEE SHEET GR-3

NOTE:
TEMPORARY GRADING FROM INFILTRATION BASIN 1A TO FOREBAY 6A TO ALLOW FOR CONTROLLED DRAINAGE

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SHEET
Grading & Soil Correction

SHEET NO.
GR-4 of GR-4

1013001-PRE-GRADING.dwg

Boulder Ponds

ESTIMATED QUANTITIES:

STANDARD SILT FENCE	7,696 LF
HEAVY DUTY SILT FENCE	6,468 LF
E2000 BLANKET	61,415 SY
ROCK CONSTRUCTION ENTRANCE (Includes Maintenance)	1 EA
TEMP. INLET PROTECTION	110 EA
ROCK INLET WEEPERS	2 EA
HYDRO SEEDING	7,015 SY
DEWATERING (Surface water and sediment per NPDES Permit)	1 LS
SEED AND MULCH (DISC ANCHOR)	30 AC
SLASH MULCH	GENERATED FROM ONSITE TREE REMOVAL MATERIALS

LEGEND

SILT FENCE
STANDARD
HEAVY DUTY — HD —
TOPSOIL BERM
SEED & BLANKET
EXCELSIOR E2000 DOUBLE NET
SOD
PERMANENT
HYDROSEED TURF MIX
INLET PROTECTION HAY BALE
ROCK WEEPER
ROCK ENTRANCE

NOTE:
ALL AREAS THAT ARE NOT HATCHED PER THE LEGEND AND ARE NOT ROAD BEDS ARE TO HAVE SEED AND MULCH DISC ANCHORED IN PLACE.

GENERAL NOTES:

1. INSTALL EROSION BARRIERS IN STREET SECTION EVERY 100'.
2. ROCK WEEPER OR SLASH MULCH DITCH CHECKS MAY BE USED.
3. HUDSON BOULEVARD (AND ANY OTHER ROAD WHERE ONSITE SOIL IS TRACKED) SHALL BE SWEPT AT THE END OF EACH CONSTRUCTION DAY.
4. DUST CONTROL MEASURES MUST BE EMPLOYED THROUGHOUT THE GRADING PROCESS. WATERING HAUL ROUTES IS MANDATORY AS CONDITIONS REQUIRE.

SWPPP NOTE:

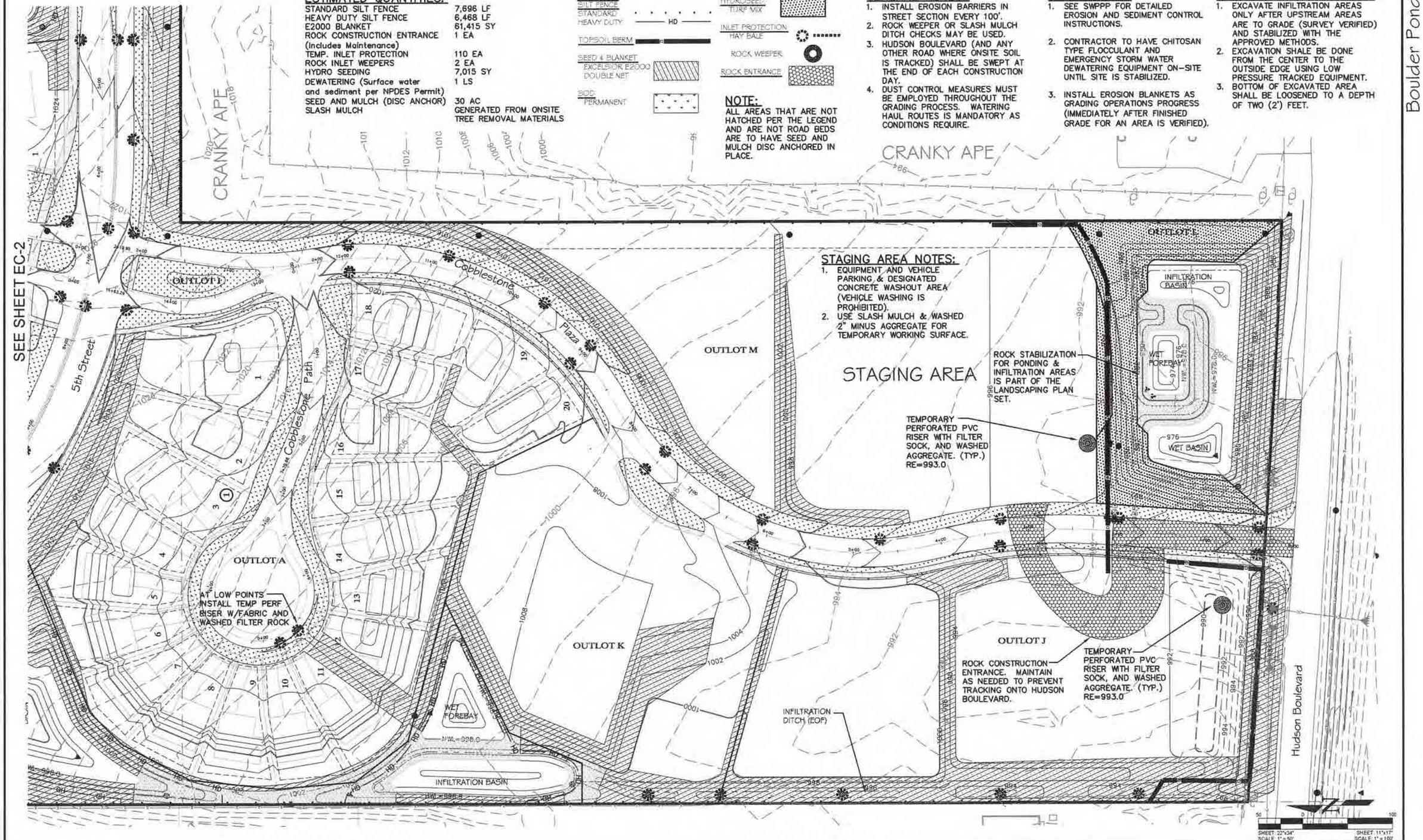
1. SEE SWPPP FOR DETAILED EROSION AND SEDIMENT CONTROL INSTRUCTIONS.
2. CONTRACTOR TO HAVE CHITOSAN TYPE FLOCCULANT AND EMERGENCY STORM WATER DEWATERING EQUIPMENT ON-SITE UNTIL SITE IS STABILIZED.
3. INSTALL EROSION BLANKETS AS GRADING OPERATIONS PROGRESS (IMMEDIATELY AFTER FINISHED GRADE FOR AN AREA IS VERIFIED).

INFILTRATION AREA NOTE:

1. EXCAVATE INFILTRATION AREAS ONLY AFTER UPSTREAM AREAS ARE TO GRADE (SURVEY VERIFIED) AND STABILIZED WITH THE APPROVED METHODS.
2. EXCAVATION SHALE BE DONE FROM THE CENTER TO THE OUTSIDE EDGE USING LOW PRESSURE TRACKED EQUIPMENT.
3. BOTTOM OF EXCAVATED AREA SHALL BE LOOSENED TO A DEPTH OF TWO (2') FEET.

STAGING AREA NOTES:

1. EQUIPMENT AND VEHICLE PARKING & DESIGNATED CONCRETE WASHOUT AREA (VEHICLE WASHING IS PROHIBITED).
2. USE SLASH MULCH & WASHED 2" MINUS AGGREGATE FOR TEMPORARY WORKING SURFACE.



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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sediment & Erosion Control

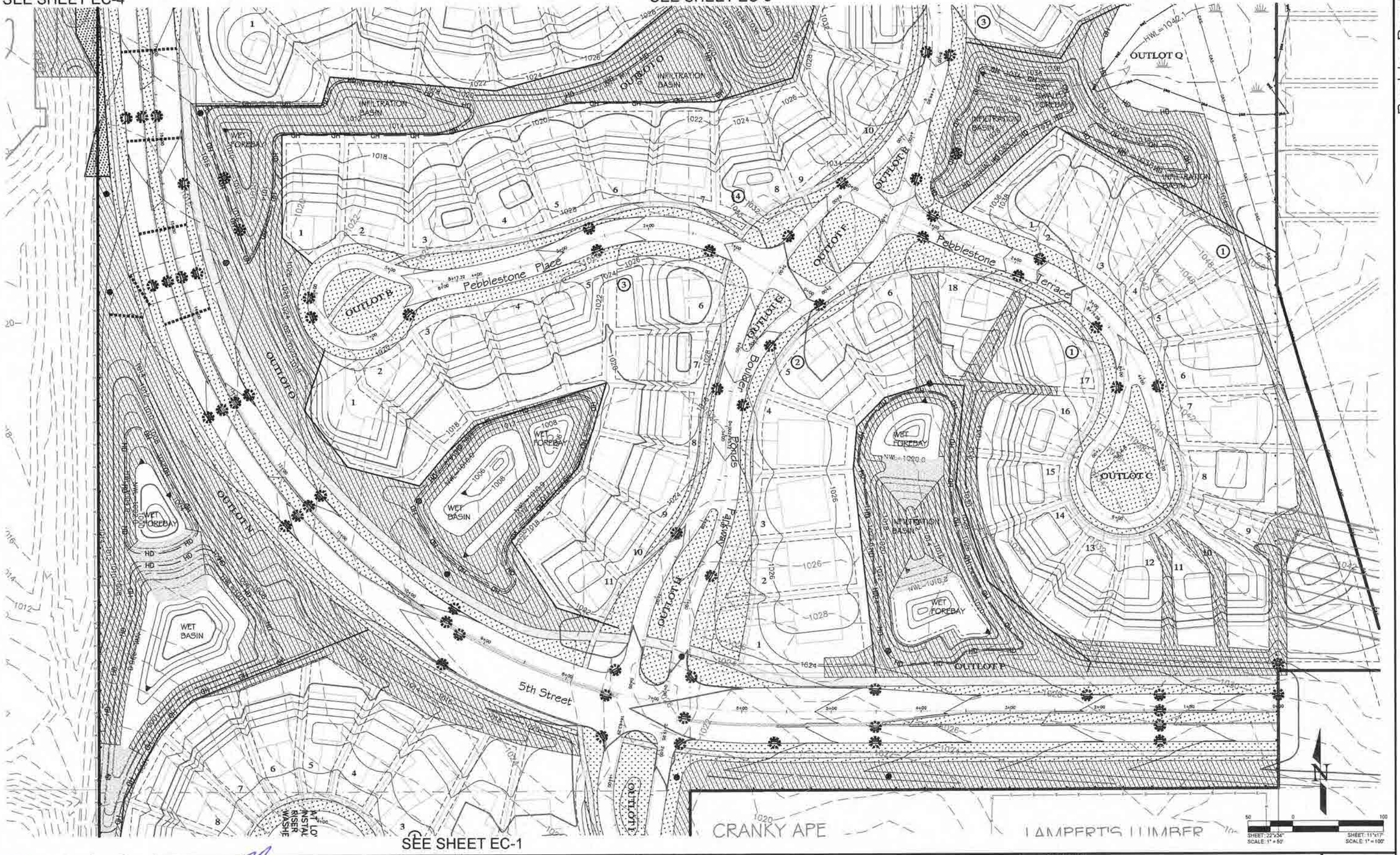
SHEET NO.
EC-1 OF EC-4

1013001-PRE-400.dwg

SEE SHEET EC-4

SEE SHEET EC-3

Boulder Ponds



SEE SHEET EC-1

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Engineering & Design
16780 2nd Street North
Lakeland Shores, MN 55043
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sediment & Erosion Control

SHEET NO.
EC-2 of EC-4

1013001-PRE-401.dwg



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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sediment & Erosion Control

SHEET NO.
EC-3 of EC-4

1013001-PRE-402.dwg

SEE SHEET EC-3

SEE SHEET EC-3

Boulder Ponds

Boulder Pond

OUTLOT B

OUTLOT C

5th Street

BREMER BANK

GENERATOR

TOILET

1 2 3 4

19 20 21

17+00 18+00 18+69.64 19+00 20+00 21+00 21+89.33

1+42.43 13+00 14+00 15+00 16+00 17+00

1028 1026 1024 1022 1020 1018 1016 1014 1012 1010



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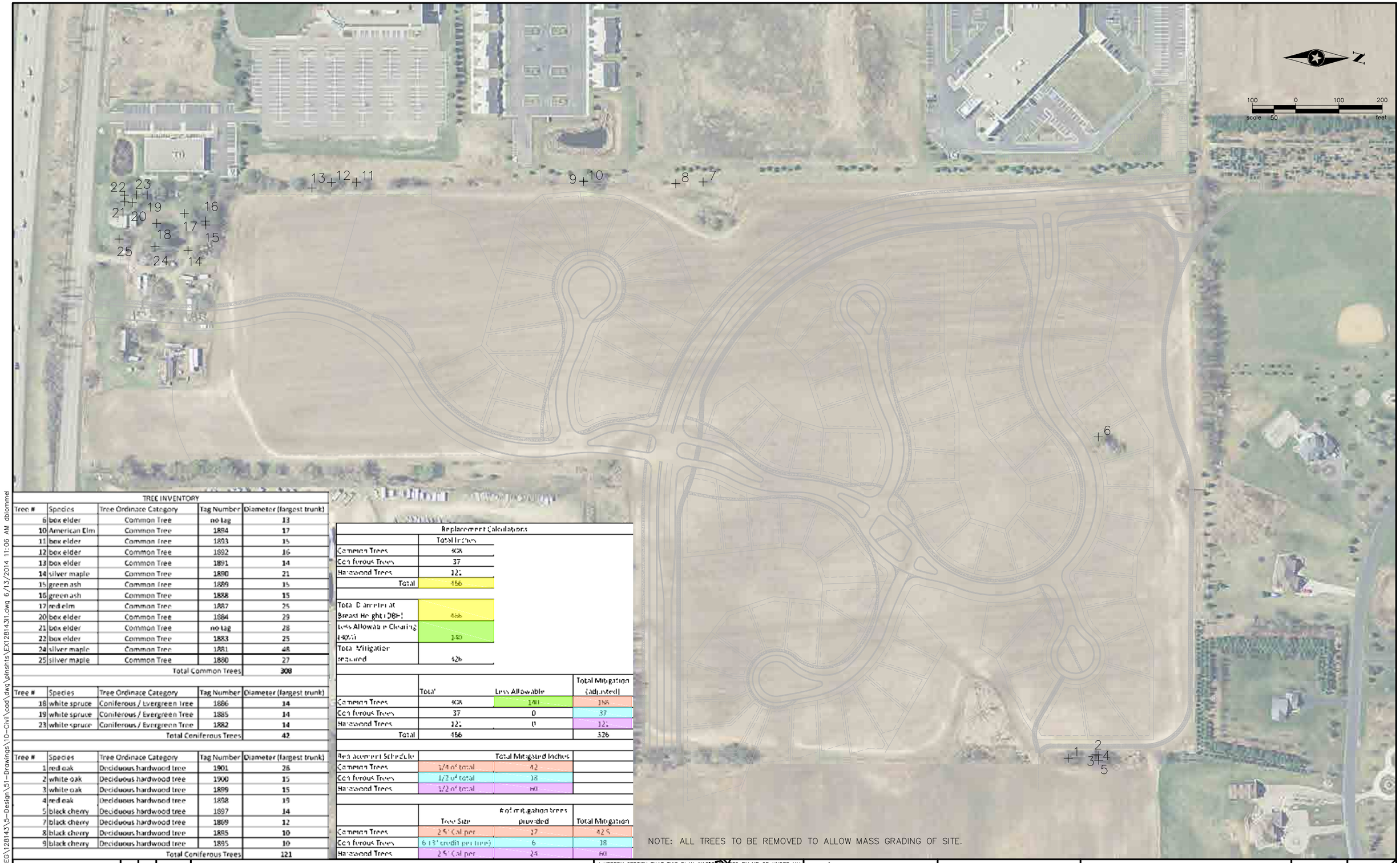
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sediment & Erosion Control
(West Property Line)

SHEET NO.
EC-4 of EC-4

1013001-PRE-403.dwg



TREE INVENTORY

Tree #	Species	Tree Ordinace Category	Tag Number	Diameter (largest trunk)
6	box elder	Common Tree	no tag	13
10	American Elm	Common Tree	1894	17
11	box elder	Common Tree	1893	15
12	box elder	Common Tree	1892	16
13	box elder	Common Tree	1891	14
14	silver maple	Common Tree	1890	21
15	green ash	Common Tree	1889	15
16	green ash	Common Tree	1888	15
17	red elm	Common Tree	1887	25
20	box elder	Common Tree	1884	29
21	box elder	Common Tree	no tag	28
22	box elder	Common Tree	1883	25
24	silver maple	Common Tree	1881	48
25	silver maple	Common Tree	1880	27
		Total Common Trees		308

Tree #	Species	Tree Ordinace Category	Tag Number	Diameter (largest trunk)
18	white spruce	Coniferous / Evergreen Tree	1886	14
19	white spruce	Coniferous / Evergreen Tree	1885	14
23	white spruce	Coniferous / Evergreen Tree	1882	14
		Total Coniferous Trees		42

Tree #	Species	Tree Ordinace Category	Tag Number	Diameter (largest trunk)
1	red oak	Deciduous hardwood tree	1901	26
2	white oak	Deciduous hardwood tree	1900	15
3	white oak	Deciduous hardwood tree	1899	15
4	red oak	Deciduous hardwood tree	1898	19
5	black cherry	Deciduous hardwood tree	1897	14
7	black cherry	Deciduous hardwood tree	1869	12
8	black cherry	Deciduous hardwood tree	1895	10
9	black cherry	Deciduous hardwood tree	1895	10
		Total Coniferous Trees		121

Replacement Calculations

	Total Inches
Common Trees	308
Coniferous Trees	42
Hardwood Trees	121
Total	456
Total Diameter at Breast Height (DBH)	466
Less Allowable Clearing (30%)	140
Total Mitigation required	326

	Total	Less Allowable	Total Mitigation (adjusted)
Common Trees	308	140	168
Coniferous Trees	37	0	37
Hardwood Trees	121	0	121
Total	456		326

Replacement Schedule		Total Mitigated Inches
Common Trees	1/4 of total	42
Coniferous Trees	1/2 of total	18
Hardwood Trees	1/2 of total	60

	Tree Size	# of mitigation trees provided	Total Mitigation
Common Trees	2.5" Cal per	17	42.5
Coniferous Trees	6 (3" credit per tree)	6	18
Hardwood Trees	2.5" Cal per	24	60

NOTE: ALL TREES TO BE REMOVED TO ALLOW MASS GRADING OF SITE.

P:\AE\E\EXCEG\128143\5-Design\51-Drawings\10-Civil\cad\dwg\plnsht\EX128143lt.dwg 6/13/2014 11:06 AM dblommel

DRAWN BY: JLS
DESIGNER: DWB
CHECKED BY: DWB
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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.

PRELIMINARY NOT FOR CONSTRUCTION

DAVID W. BLOMMEL
Date 05/30/2014 Lic. No. 46725

SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
www.sehinc.com

LAKE ELMO, MINNESOTA

TREE STUDY PLAN

FILE NO. EXCEG128143

TS1 / TS1

0 50' 100' 200' 300'

SEE LS2 FOR PLANTING PLAN

SEE LS3 FOR PLANTING PLAN

SEE LS4 FOR PLANTING PLAN

KEY

- CANOPY TREE
- ORNAMENTAL TREE
- CONIFER TREE
- SHRUBS
- PERENNIALS
- DRY PRAIRIE MIX 35-621
- DRY SWALE PRAIRIE MIX 33-262
- EMERGENT WETLAND 4" PLUGS
- 15' ORNAMENTAL LIGHT POLE
- 25' LIGHT POLE, XCEL 'EVANS' LAMP
- ROCK ENTRY SIGN
- BOULDER GROUPINGS (GLACIAL ERRATICS FROM SITE)
- DECORATIVE FENCE AT ENTRY POINTS

NOT FOR CONSTRUCTION

DRAWN BY: KML
DESIGNER: KML
CHECKED BY: –
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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

Date: 06/02/2014 Lic. No. 26423

SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
www.sehinc.com

LAKE ELMO, MINNESOTA

OVERALL PLANTING PLAN

FILE NO. EXCEG128143

L1 / –

NOT FOR CONSTRUCTION

RESTORE EXISTING LANDSCAPING AS NECESSARY

INFILTRATION BASIN SEEDING, TYP.

BOULDER GROUPINGS, TYP. FINAL LOCATIONS TO BE DETERMINED IN FIELD.

SCREENING AT TRAIL, TYP.

SHRUB PLANTINGS AT RETAINING WALLS

NATIVE PRAIRIE SEEDING, TYP.

N

0 25' 50' 100' 150'

ENTRY SIGN WITH PERENNIAL & SHRUB PLANTING BEDS, SEE PLANTING SCHEDULE ON LS6

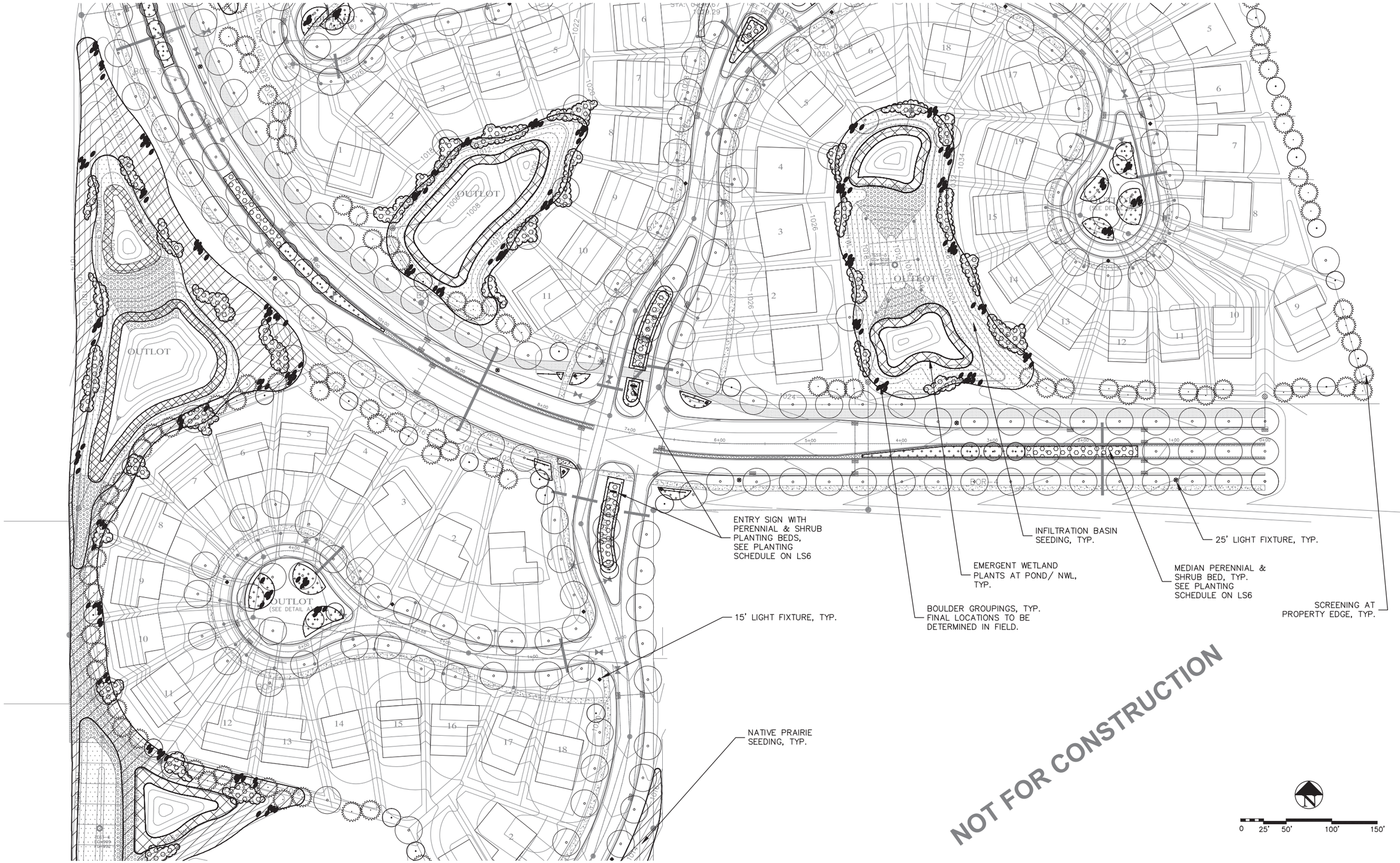
15' LIGHT FIXTURE, TYP.

MEDIAN PERENNIAL & SHRUB BED, TYP. SEE PLANTING SCHEDULE ON LS6

25' LIGHT FIXTURE, TYP.

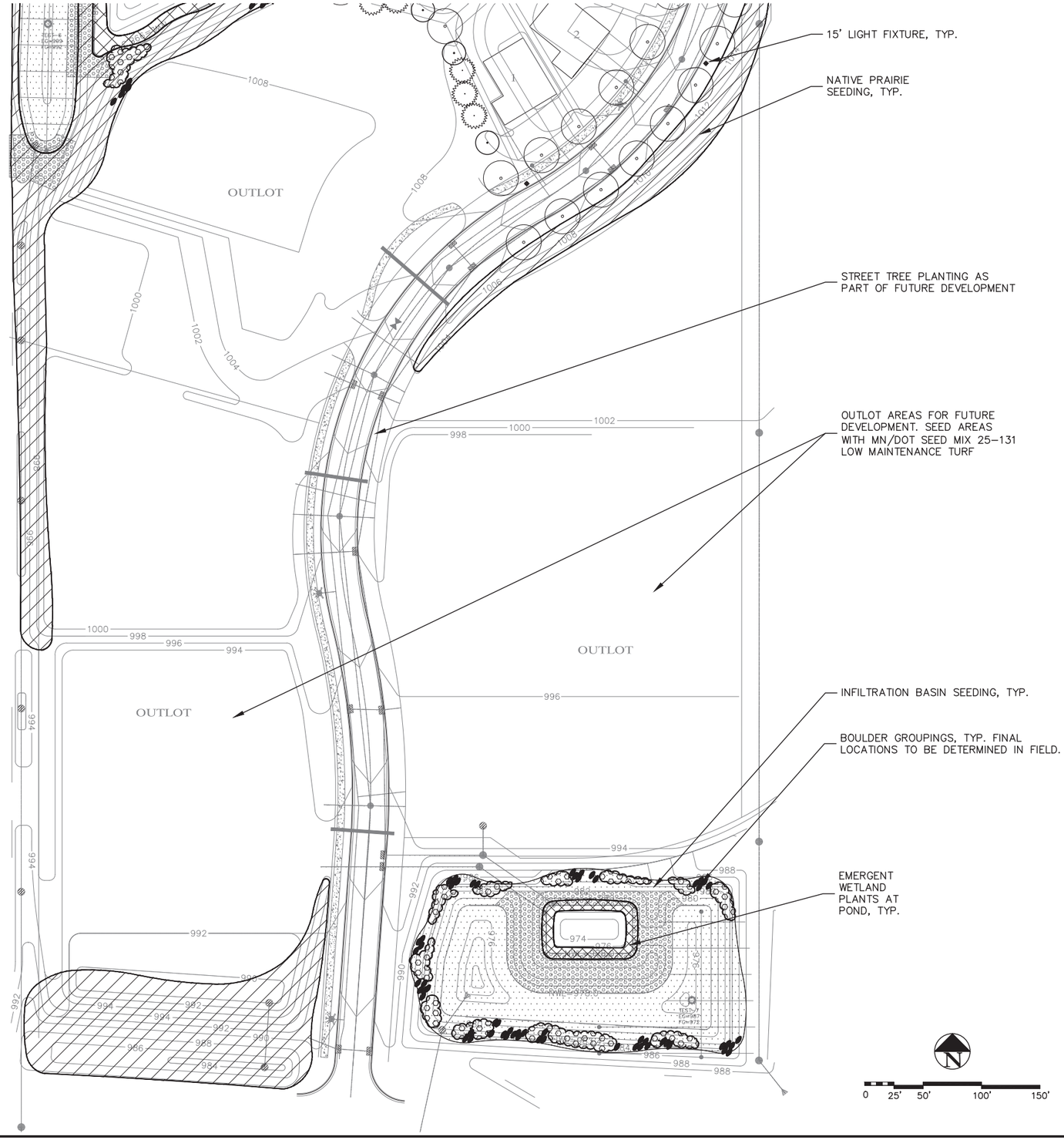
EMERGENT WETLAND PLANTS AT POND, TYP.

DRAWN BY: KML DESIGNER: KML CHECKED BY: – DESIGN TEAM	NO.	BY	DATE	REVISIONS	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 Date: 06/02/2014 Lic. No. 26423	SEH PHONE: 320.229.4300 1200 25TH AVENUE SOUTH P.O. BOX 1717 ST. CLOUD, MN 56302–1717 www.sehinc.com	LAKE ELMO, MINNESOTA	ENLARGED PLANTING PLAN	FILE NO. EXCEG128143 L2 –



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0 50' 100' 200' 300'

IRRIGATION AREA FOR MAIN ASSOCIATION:
SEPARATE IRRIGATION METER

IRRIGATION AREA FOR SUBASSOCIATION:
SEPARATE IRRIGATION METER

SLEEVE LOCATION FOR EXTENDING
IRRIGATION PIPING UNDER PAVED
SURFACES, TYP.

IRRIGATION AREA FOR SUBASSOCIATION:
SEPARATE IRRIGATION METER

IRRIGATION AREA FOR SUBASSOCIATION:
SEPARATE IRRIGATION METER

IRRIGATION NOTES:

1. IRRIGATION AREAS NOTED ARE PRELIMINARY AND FOR PLANNING PURPOSES ONLY. FINAL IRRIGATION DESIGN TO BE COMPLETED BY A QUALIFIED IRRIGATION DESIGNER.
2. IN GENERAL, AREAS TO BE IRRIGATED INCLUDE SODDED LAWN, PERENNIAL AND SHRUB PLANTING BEDS, PLANTED MEDIANS AND BOULEVARDS.
3. NATIVE SEEDING AREAS WITH SHRUB MASSINGS ARE NOT INTENDED TO BE IRRIGATED.
4. GENERAL LOCATION OF SLEEVES FOR EXTENDING IRRIGATION PIPING UNDER PAVED SURFACES IS NOTED ON THE PLAN.

NOT FOR CONSTRUCTION

DRAWN BY: KML
DESIGNER: KML
CHECKED BY: –
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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LAKE ELMO,
MINNESOTA

PRELIMINARY IRRIGATION AREAS

FILE NO.
EXCEG128143

L5
–

TOTAL	Qty. (EA)	Common Name	Scientific Name	Size	Cont.	Comments
158		**CONIFER TREE**				
		NORWAY SPRUCE	Picea abies	6'	B&B	FULL FORM, SINGLE LEADER
		COLORADO SPRUCE	Picea pungens	6'	B&B	FULL FORM, SINGLE LEADER
		WHITE PINE	Pinus strobus	6'	B&B	FULL FORM, SINGLE LEADER
		SCOTCH PINE	Pinus sylvestris	6'	B&B	FULL FORM, SINGLE LEADER
379		**CANOPY TREE**				
		MAPLE 'AUTUMN BLAZE'	Acer x freemanii 'Jeffersred'	2.5"	B&B	FULL FORM, SINGLE LEADER
		MAPLE 'FALL FIESTA'	Acer saccharum 'Ballsta'	2.5"	B&B	FULL FORM, SINGLE LEADER
		RIVER BIRCH	Betula nigra	6'	B&B	CLUMP FORM, MULTISTEM
		BLUE BEECH	Carpinus caroliniana	2.5"	B&B	FULL FORM, SINGLE LEADER
		NORTHERN CATALPA	Catalpa speciosa	2.5"	B&B	FULL FORM, SINGLE LEADER
		HACKBERRY	Celtis occidentalis	2.5"	B&B	FULL FORM, SINGLE LEADER
		HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skyline'	2.5"	B&B	FULL FORM, SINGLE LEADER
		QUAKING ASPEN	Populus tremuloides	2.5"	B&B	FULL FORM, SINGLE LEADER
		LINDEN	Tilia americana 'Redmond'	2.5"	B&B	FULL FORM, SINGLE LEADER
		WHITE OAK	Quercus alba	2.5"	B&B	FULL FORM, SINGLE LEADER
		SWAMP WHITE OAK	Quercus bicolor	2.5"	B&B	FULL FORM, SINGLE LEADER
		NORTHERN PIN OAK	Quercus ellipsoidalis	2.5"	B&B	FULL FORM, SINGLE LEADER
		RED OAK	Quercus rubra	2.5"	B&B	FULL FORM, SINGLE LEADER
95		**ORNAMENTAL TREE**				
		SERVICEBERRY 'AUTUMN BRILLIANCE'	Amelanchier x grandiflora 'Autumn Brilliance'	6'	B&B	CLUMP FORM, MULTISTEM
		NORTHERN CLUMP REDBUD	Cercis canadensis	6'	B&B	CLUMP FORM, MULTISTEM
		PAGODA DOGWOOD	Cornus alternifolia	6'	B&B	CLUMP FORM, MULTISTEM
		GRAY DOGWOOD	Cornus racemosa	2"	B&B	FULL FORM, SINGLE LEADER
		HAWTHORN	Crataegus crus-galli var. inermis	2"	B&B	FULL FORM, SINGLE LEADER
		CRABAPPLE 'PRAIRIE ROSE'	Malus 'Prairie Rose'	2"	B&B	FULL FORM, SINGLE LEADER
		CRABAPPLE 'PRAIRIEFIRE'	Malus 'Prairiefire'	2"	B&B	FULL FORM, SINGLE LEADER
		CRABAPPLE 'SPRING SNOW'	Malus 'Spring Snow'	2"	B&B	FULL FORM, SINGLE LEADER
		AMUR CHERRY	Prunus maackii	6'	B&B	CLUMP FORM, MULTISTEM
1723		**SHRUBS**				
		REGENT SERVICEBERRY	Amelanchier alnifolia 'Regent'	#5	CONT.	
		CHOKEBERRY 'AUTUMN MAGIC'	Aronia melanocarpa 'Autumn Magic'	#5	CONT.	
		ALLEMAN'S COMPACT DOGWOOD	Cornus alba 'Alleman's Compact'	#5	CONT.	
		RED GNOME DOGWOOD	Cornus alba sibirica 'Red Gnome'	#5	CONT.	
		GRAY DOGWOOD	Cornus racemosa	#5	CONT.	
		RED TWIGGED DOGWOOD	Cornus sericea	#5	CONT.	
		HAZELNUT	Corylus americana	#5	CONT.	
		BUSH HONEYSUCKLE, DWARF	Diervilla lonicera	#5	CONT.	
		BUSH HONEYSUCKLE, BUTTERFLY	Diervilla sessilifolia 'Butterfly'	#5	CONT.	
		WITCHHAZEL	Hamamelis virginiana	#5	CONT.	
		HYDRANGEA ANNABELLE	Hydrangea arborescens 'Annabelle'	#5	CONT.	
		SHRUB ROSE LITTLE MISCHIEF	Rosa 'Balief'	#5	CONT.	
		GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5	CONT.	
		SMOOTH SUMAC	Rhus glabra	#5	CONT.	
		FLAME WILLOW	Salix 'Flame'	#5	CONT.	
		SPIREA NEON FLASH	Spirea japonica 'Neon Flash'	#5	CONT.	
		LILAC 'MISS KIM'	Syringa patula 'Miss Kim'	#5	CONT.	
		COMPACT AMERICAN VIBURNUM	Viburnum trilobum 'Bailey Compact'	#5	CONT.	
		NANNYBERRY	Viburnum lentago	#5	CONT.	
10136		**PERENNIALS & GRASSES**				
		BUTTERFLY WEED	Asclepias tuberosa	#1	CONT.	
		PURPLE CONEFLOWER	Echinacea purpurea	#1	CONT.	
		FEATHER REED GRASS 'KARL FOERSTER'	Calamagrostis x acutiflora 'Karl Foerster'	#1	CONT.	
		BLUE FESCUE	Festuca glauca 'Elijah Blue'	#1	CONT.	
		HEMEROCALLIS 'BODACIOUS RETURNS'	Hemerocallis 'Bodacious Returns'	#1	CONT.	
		HEMEROCALLIS 'RUBY STELLA'	Hemerocallis 'Ruby Stella'	#1	CONT.	
		BLAZING STAR	Liatris spicata	#1	CONT.	
		CATMINT 'WALKER'S LOW'	Nepeta faasenii 'Walker's Low'	#1	CONT.	
		RUSSIAN SAGE	Perovskia 'Little Spire'	#1	CONT.	
		CONEFLOWER	Rudbeckia 'Goldstrum'	#1	CONT.	
		LITTLE BLUESTEM	Schizachyrium scoparium	#1	CONT.	
		SEDUM 'AUTUMN FIRE'	Sedum x 'Autumn Fire'	#1	CONT.	
		GOLDENROD	Solidago nigosa	#1	CONT.	
		PRAIRIE DROPSEED	Sporobolus heteropiepis	#1	CONT.	
		LAMB'S EAR	Stachy's 'Helene Von Steine'	#1	CONT.	
11640		**PLUGS**				
		AMERICAN SLOUGH GRASS	Beckmannia syzigachne	4"	CONT.	
		RICE CUT GRASS	Leersia oryzoides	4"	CONT.	
		TALL MANNA GRASS	Glyceria grandis	4"	CONT.	
		RIVER BULRUSH	Bolboschoenus fluviatilis	4"	CONT.	
		SOFT STEM BULRUSH	Schoenoplectus tabernaemontani	4"	CONT.	
		THREE-SQUARE BULRUSH	Schoenoplectus pungens	4"	CONT.	
		BRISTLY SEDGE	Carex comosa	4"	CONT.	
		LEAST SPIKERUSH	Eleocharis acicularis	4"	CONT.	
		MARSH SPIKERUSH	Eleocharis palustrus	4"	CONT.	
		LAKE SEDGE	Carex lacustris	4"	CONT.	
		WOOLGRASS	Scirpus cyperinus	4"	CONT.	
		TUSSOCK SEDGE	Carex stricta	4"	CONT.	
		TORREY'S RUSH	Juncus torreyi	4"	CONT.	
		GIANT BUR REED	Sparganium eurycarpum	4"	CONT.	
		COMMON WATER PLANTAIN	Alisma trivale	4"	CONT.	
		BROAD-LEAFED ARROWHEAD	Sgittaria latifolia	4"	CONT.	
		SWEET FLAG	Acorus americhnus	4"	CONT.	
		MARSH MILKWEED	Asclepias incarnata	4"	CONT.	

SEEDING SCHEDULE				
	QTY. (AC)	TYPE	MNDOT SEEDING SPECIFICATION	COMMENTS
	6	DRY UPLAND PRAIRIE	35-621	DRY PRAIRIE PLANTING AREAS
	5	MESIC PRAIRIE	33-262	DRY SWALE AND INFILTRATION POND AREAS

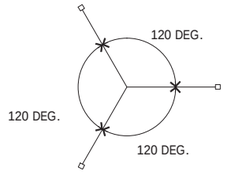
SIGNIFICANT TREE REPLACEMENT SUMMARY (INCLUDED IN PLANT SCHEDULE)	
QTY. (EA.)	TREE TYPE
17	COMMON
6	CONIFER
24	HARDWOOD

1 L6 PLANTING SCHEDULE
NO SCALE

NOT FOR CONSTRUCTION

GENERAL NOTES:

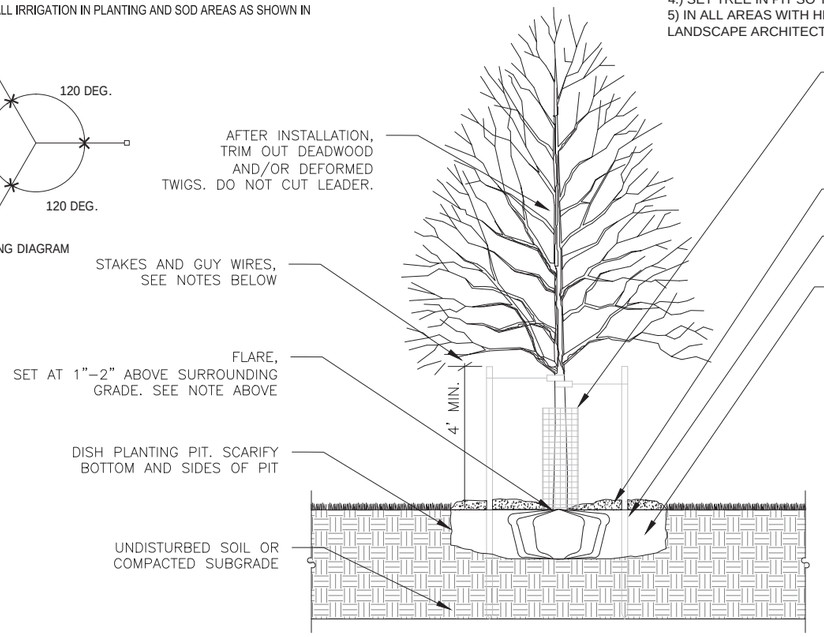
1. REFER TO SHEET LS2-LS4 FOR PLANTING PLAN LAYOUT
2. STAKE TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR RESPONSIBLE FOR PLANT REPLACEMENTS, WEEDING AND WATER NEEDS FOR ENTIRE WARRANTY PERIOD, SEE SPECIFICATIONS.
4. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT OR QUANTITY DISCREPANCIES AS SOON AS POSSIBLE.
5. INSTALL STEEL LANDSCAPE EDGER IN ALL AREAS WHERE TURF/SOD MEET PLANTING BEDS.
6. CONTRACTOR TO INSTALL IRRIGATION IN PLANTING AND SOD AREAS AS SHOWN IN PLANS.



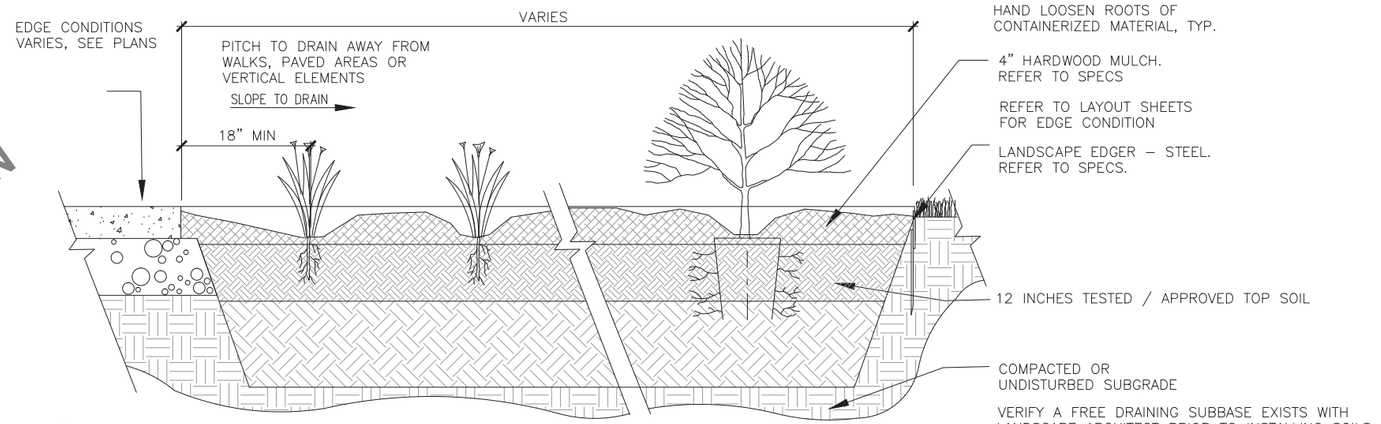
STAKING DIAGRAM

TREES WILL BE REJECTED FOR THE FOLLOWING REASONS:
–POOR FORM
–DAMAGED TRUNK
–BURIED ROOT FLARES
–ENCIRCLING TRANSPORT ROOTS
–UNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)

NOTES:
1) CONTRACTOR SHALL LOCATE WITH PIN THE ROOT FLARE OF EACH TREE PRIOR TO DIGGING THE PLANTING PIT. (THE FLARE IS THE TRANSITION ZONE BETWEEN THE MAIN STEM AND THE ROOT SYSTEM.)
2) REMOVE SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP OF FLARE. TREES WITH MORE THAN 2" OF EXCESS SOIL ABOVE THE FLARE WILL BE REJECTED. MEASURE DISTANCE BETWEEN FLARE AND BOTTOM OF ROOTBALL. SUBTRACT 10% TO DETERMINE DEPTH OF PLANTING PIT.
3) DIG PIT TO DEPTH DETERMINED ABOVE. PIT SHALL BE DISHED WITH SIDEWALLS AS SHOWN BELOW. SCARIFY WALLS AND BOTTOM OF PIT.
4.) SET TREE IN PIT SO THAT FLARE IS ONE TO TWO INCHES ABOVE SURROUNDING GRADE.
5) IN ALL AREAS WITH HEAVY CLAY OR POORLY DRAINED SOILS (MOTTLING), CONTACT THE LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR ROOTBALL FURTHER ELEVATED.



2 L6 TREE PLANTING DETAIL
NO SCALE



3 L6 PLANTING BED WITH EDGER SECTION - TYPCIAL

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DESIGNER: KML
CHECKED BY: –
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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Name
Date: 06/02/2014 Lic. No. 26423

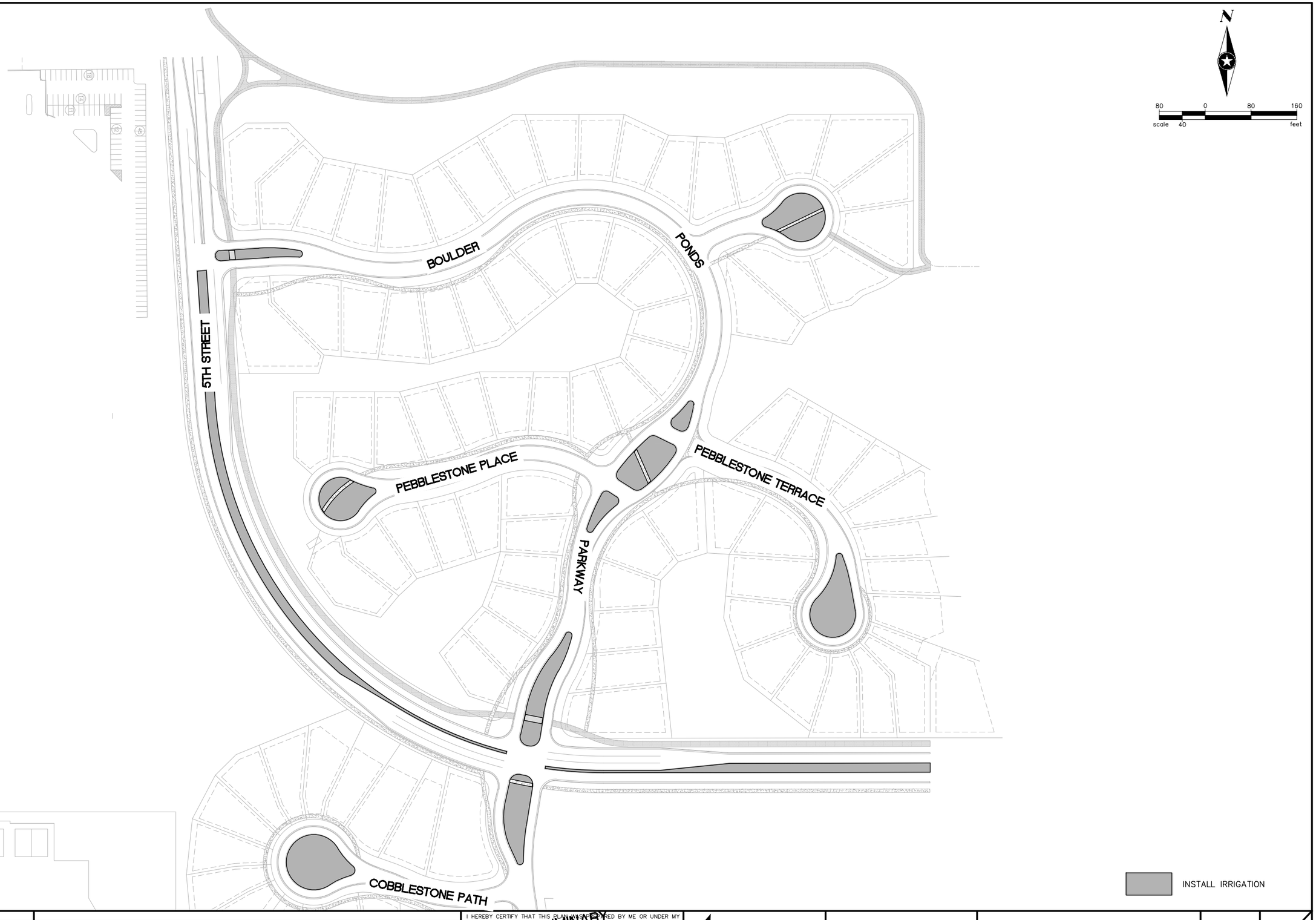
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PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
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LAKE ELMO, MINNESOTA

PLANTING SCHEDULE AND DETAILS

FILE NO. EXCEG128143

L6 –



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DESIGNER: DWB
CHECKED BY: DWB
DESIGN TEAM

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DAVID W. BLOMMEL
Date 05/30/2014 Lic. No. 46725

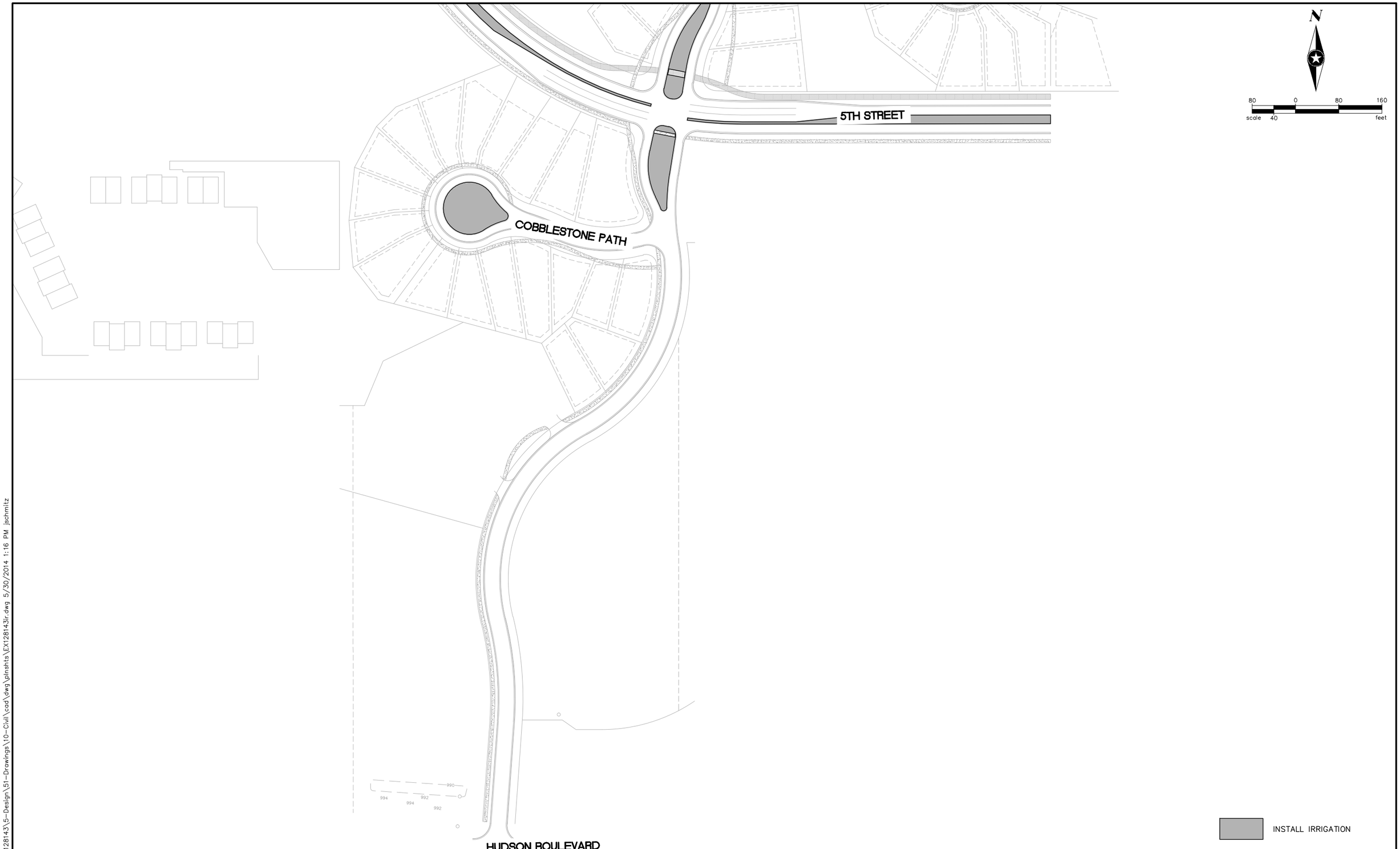
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LAKE ELMO, MINNESOTA

IRRIGATION AREAS NORTH

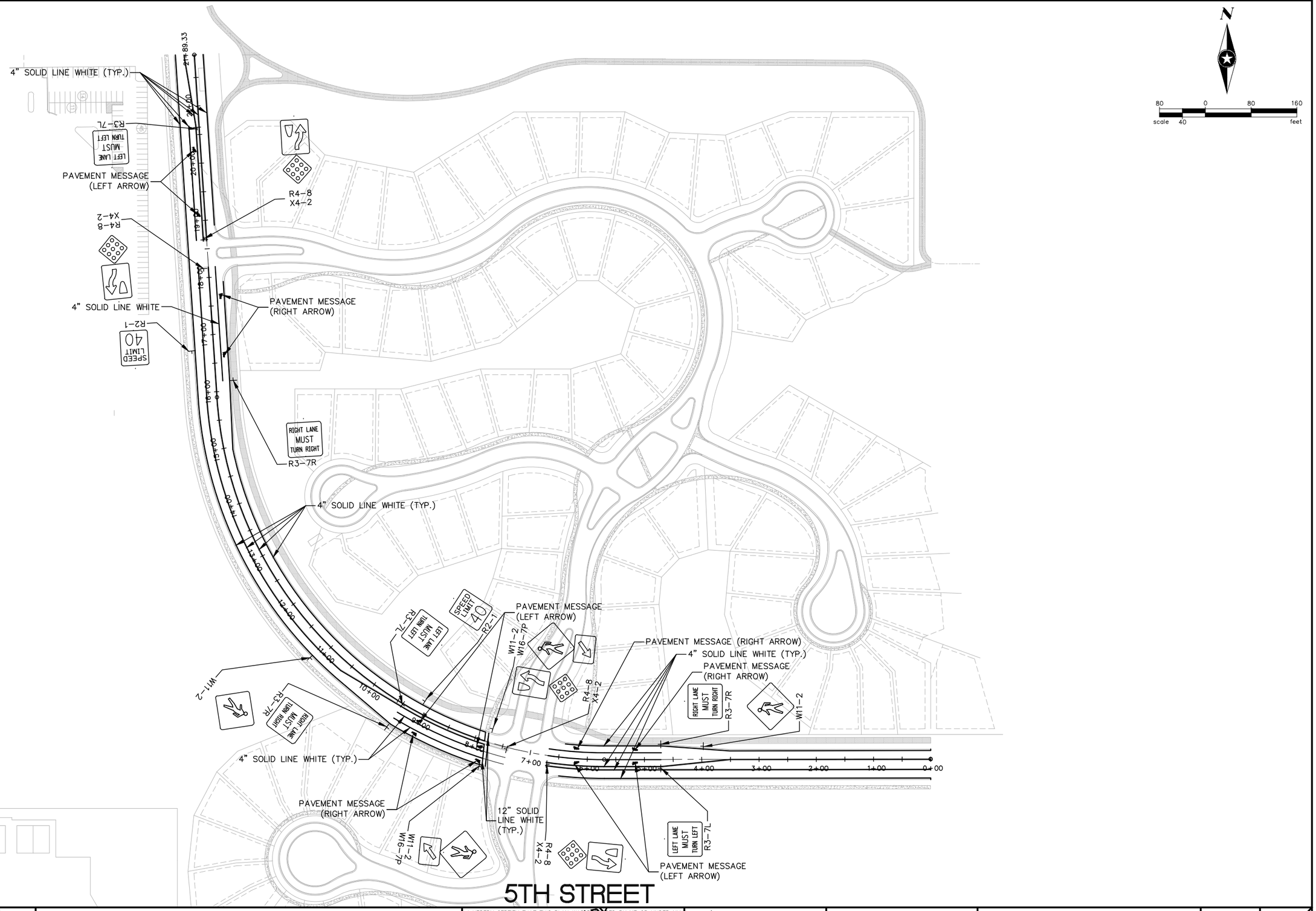
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IR1/IR2



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DESIGNER: DWB							
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DESIGN TEAM	NO.	BY	DATE	REVISIONS	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. PRELIMINARY NOT FOR CONSTRUCTION DAVID W. BLOMMEL Date 05/30/2014 Lic. No. 46725	SEH PHONE: 320.229.4300 1200 25TH AVENUE SOUTH P.O. BOX 1717 ST. CLOUD, MN 56302-1717 www.sehinc.com	LAKE ELMO, MINNESOTA	IRRIGATION AREAS SOUTH	FILE NO. EXCEG128143	IR2 / IR2



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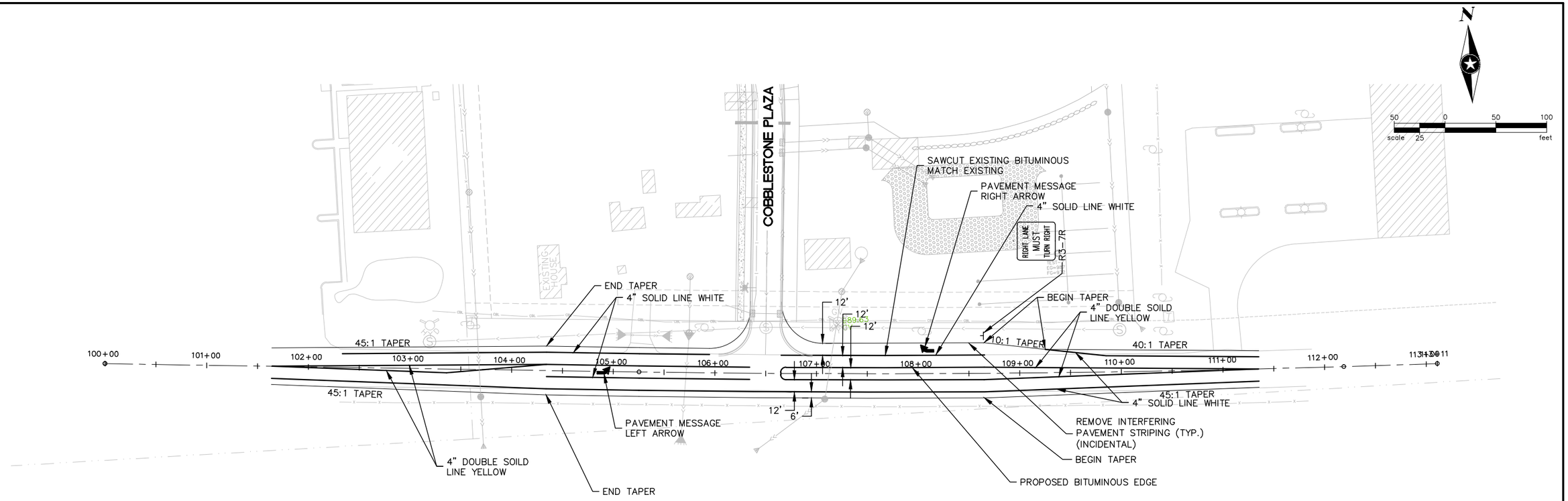
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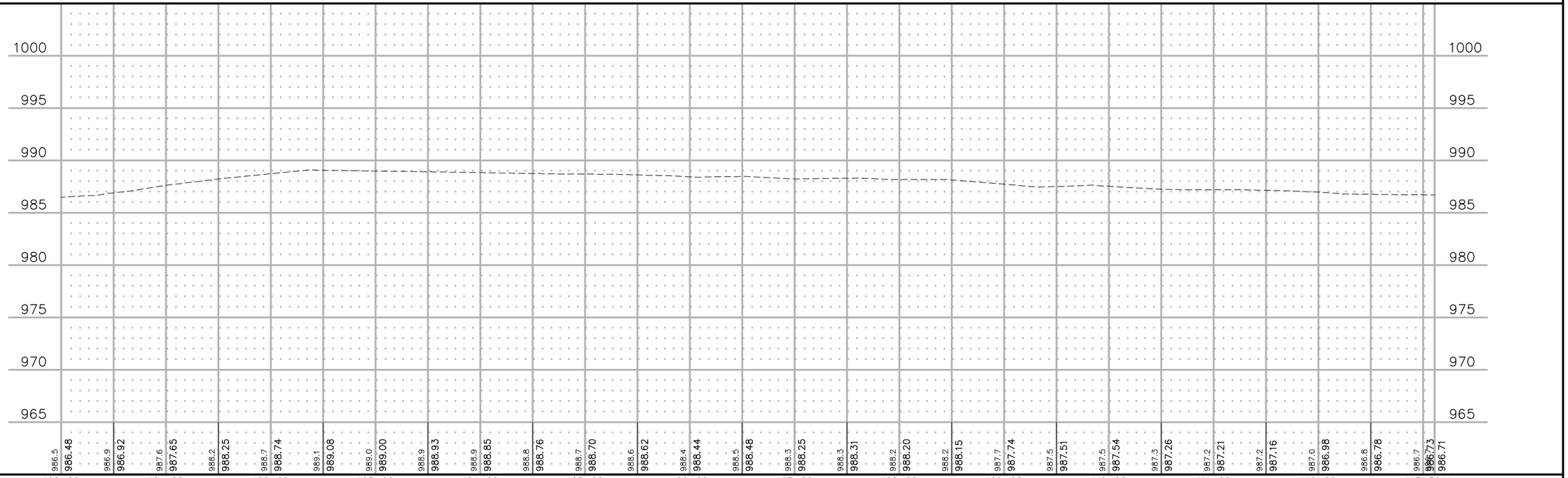
SIGNING AND STRIPING PLAN

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SS1 / SS1



HUDSON BOULEVARD



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DESIGNER: DWB				
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PHONE: 320.229.4300
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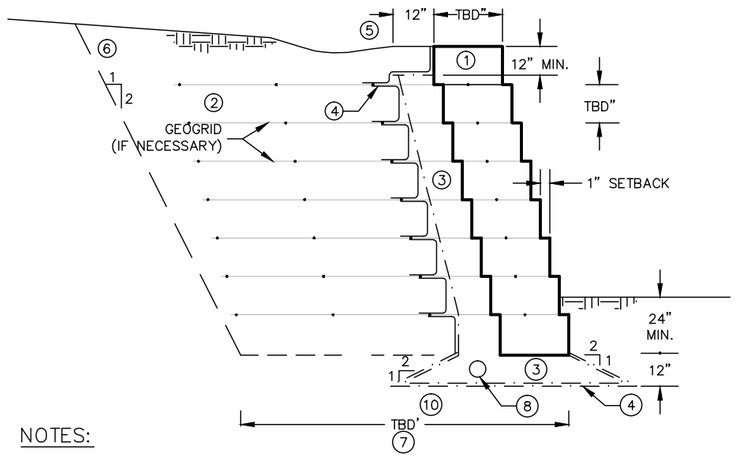
LAKE ELMO, MINNESOTA

TURN LANE PLAN AND PROFILE

FILE NO. EXCEG128143

TL1 / TL1

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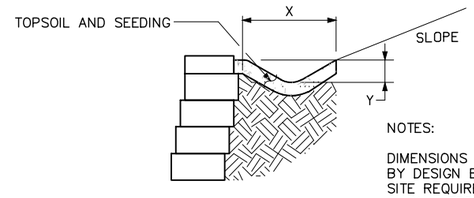


NOTES:

1. WETCAST MODULAR BLOCK UNITS
2. REINFORCED FILL (MNDOT 3149.2B.2). SEE SPECIFICATIONS FOR MATERIALS AND TESTING REQUIREMENTS.
3. DRAINAGE FILL / LEVELING PAD
4. NON–WOVEN GEOTEXTILE (MNDOT 3733 TYPE 1)
5. PROVIDE SWALE AT TOP OF WALL TO SLOPE AWAY FROM WALL FACE PER ENGINEER. SEE TYPICAL SWALE ON THIS SHEET.
6. PAY LIMITS FOR EXCAVATION AND BACKFILL. ACTUAL EXCAVATION BACKSLOPE SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS. ADDITIONAL EXCAVATION AND BACKFILL BEYOND PAY LIMITS IS CONTRACTOR'S RESPONSIBILITY AND IS INCIDENTAL.
7. GEOGRID LENGTH MEASURED FROM FRONT FACE OF BLOCK. REQUIRED GEOGRID PROPERTIES FOR LONG TERM ALLOWABLE TENSILE STRENGTH AND CONNECTION STRENGTH ARE PROVIDED IN THE SPECIFICATIONS.
8. 4–INCH DIAMETER PERFORATED POLYETHYLENE PIPE (MNDOT 3278) WRAPPED IN TYPE 1 GEOTEXTILE (MNDOT 3733). PROVIDE CONNECTIONS TO DRAINAGE STRUCTURES OR OUTLETS EVERY 50'.
9. PLACE GEOGRID WITH EVERY COURSE OF BLOCK.
10. SCARIFY SOILS BELOW AGGREGATE LEVELING PAD TO A DEPTH OF 12" AND RECOMPACT TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.

PROPOSED RETAINING WALL
TYPICAL SECTION

NO SCALE



NOTES:

DIMENSIONS TO BE DETERMINED BY DESIGN ENGINEER BASED ON SITE REQUIREMENTS.
X = TBD
Y = TBD
SEE PLAN VIEW FOR SURFACE DRAINAGE PATTERNS.

TYPICAL DRAIN SWALE DETAIL

NO SCALE

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DESIGNER: DWB
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DESIGN TEAM

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SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
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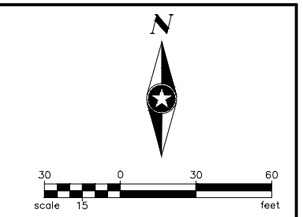
LAKE ELMO,
MINNESOTA

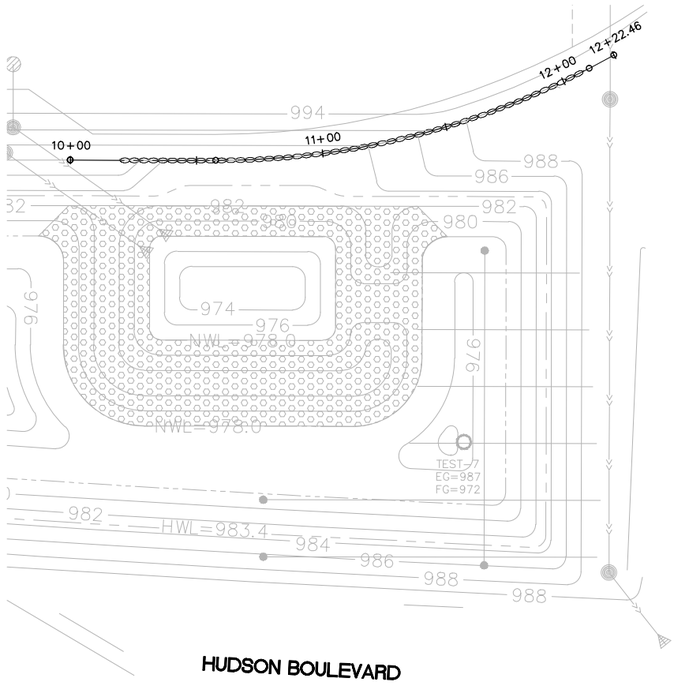
RETAINING WALL TYPICAL SECTION AND NOTES

FILE NO.
EXCEG128143

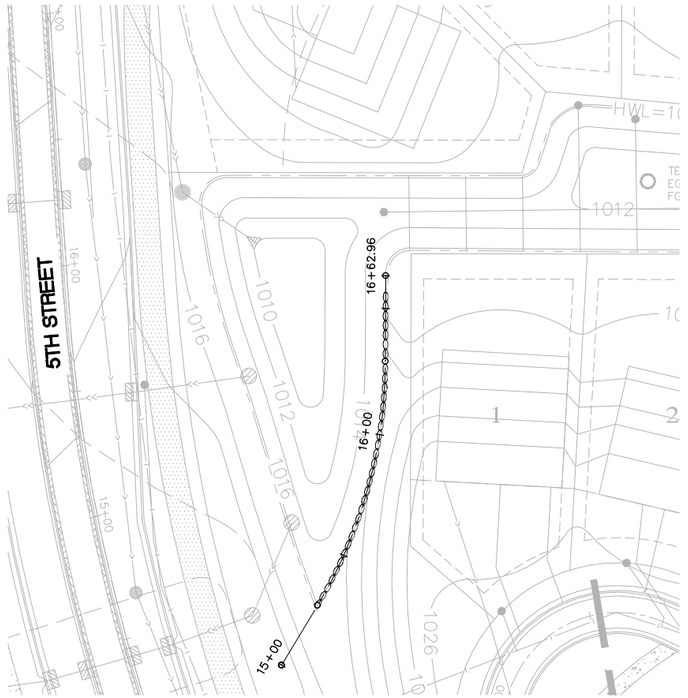
RW1
RW2

NOTES:
1. RETAINING WALL ALIGNMENT LOCATION IS AT BOTTOM OF FINISHED WALL FACE. SEE TYPICAL SECTION DETAIL.
2. BLOCK TYPE SHALL BE PREFABRICATED WET CAST MODULAR BLOCKS. SEE SPECIGICATIONS FOR LIST OF PRE-QUALITIED MANUFACTURERS.
3. RADIUS CALLOUTS ARE TO FRONT FACE OF BLOCK.

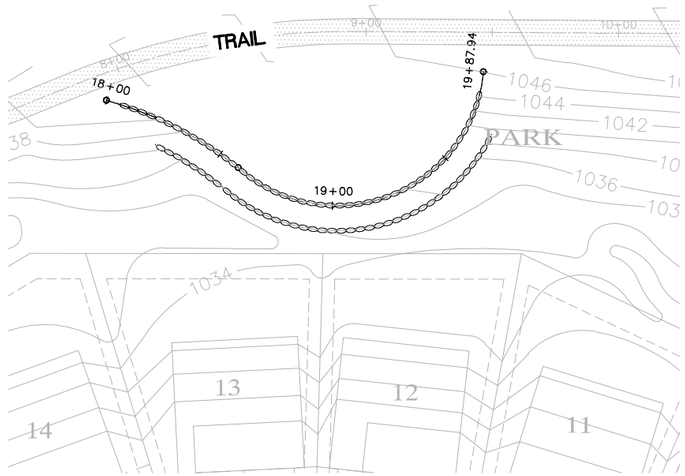




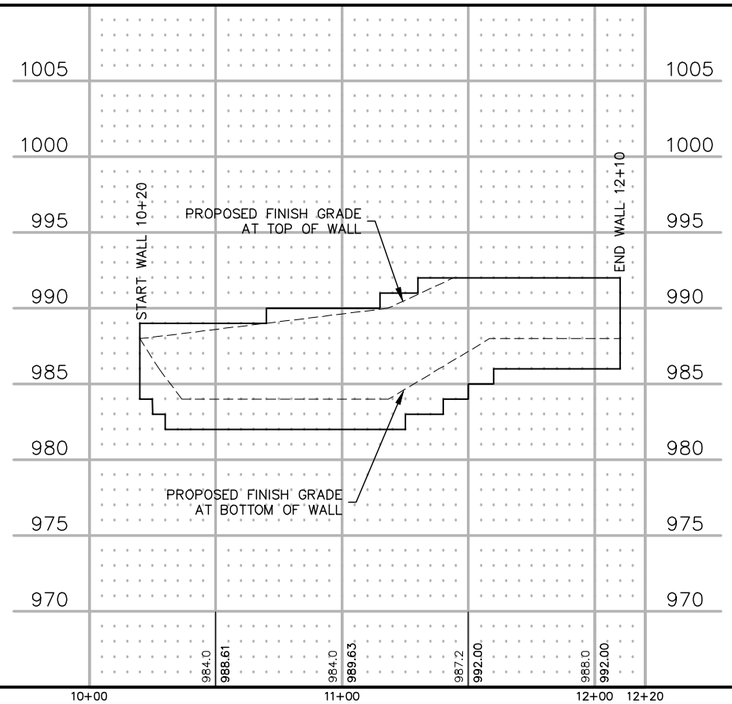
RETAINING WALL 1

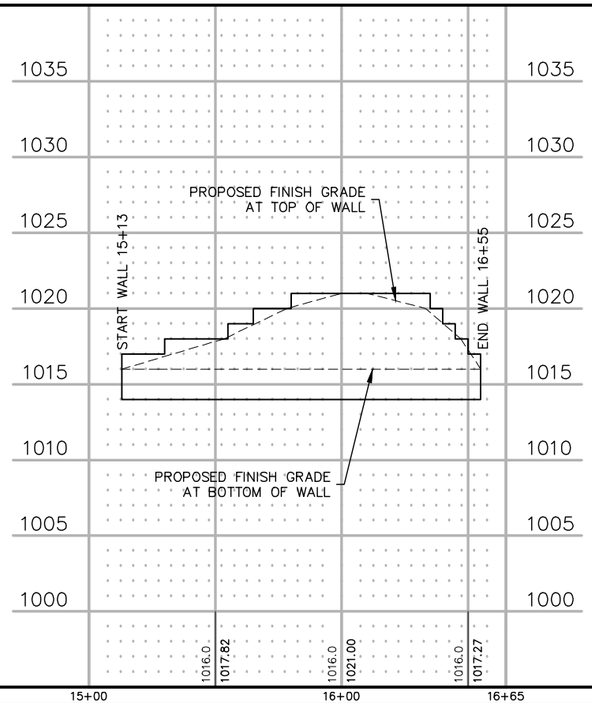


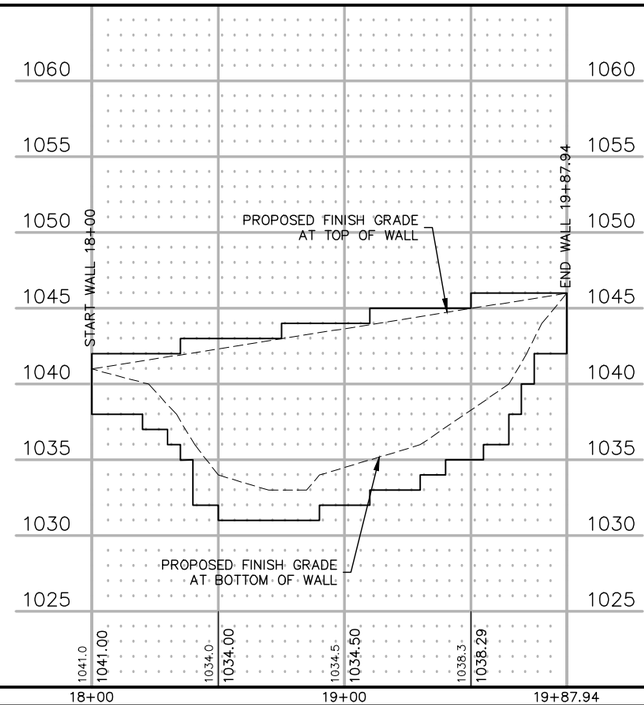
RETAINING WALL 2



RETAINING WALL 3







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DESIGNER:	DWB
CHECKED BY:	DWB
DESIGN TEAM	

NO.	BY	DATE	REVISIONS

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SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
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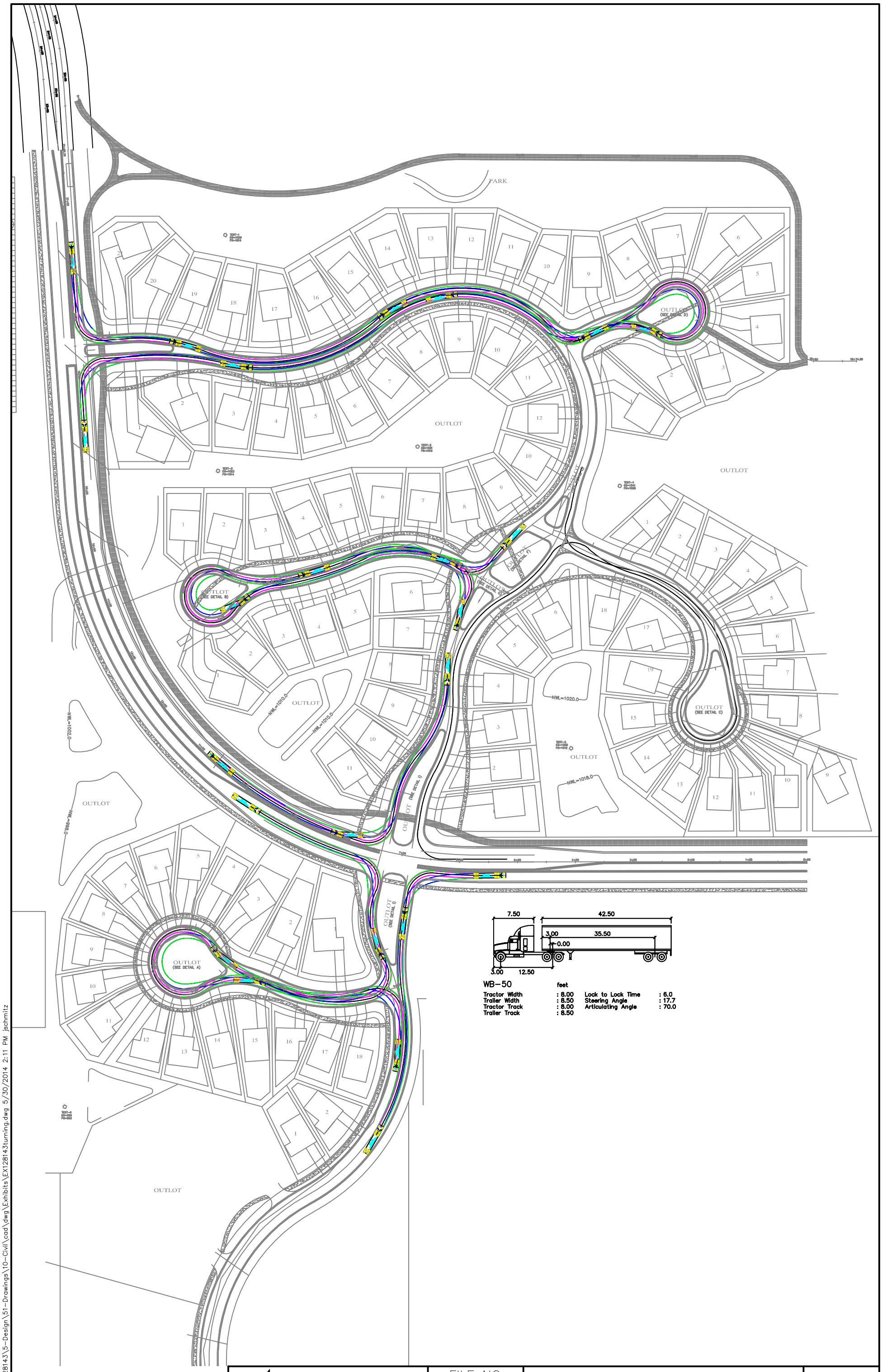
LAKE ELMO, MINNESOTA

RETAINING WALL LAYOUTS

FILE NO. EXCEG128143

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SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
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ST. CLOUD, MN 56302-1717
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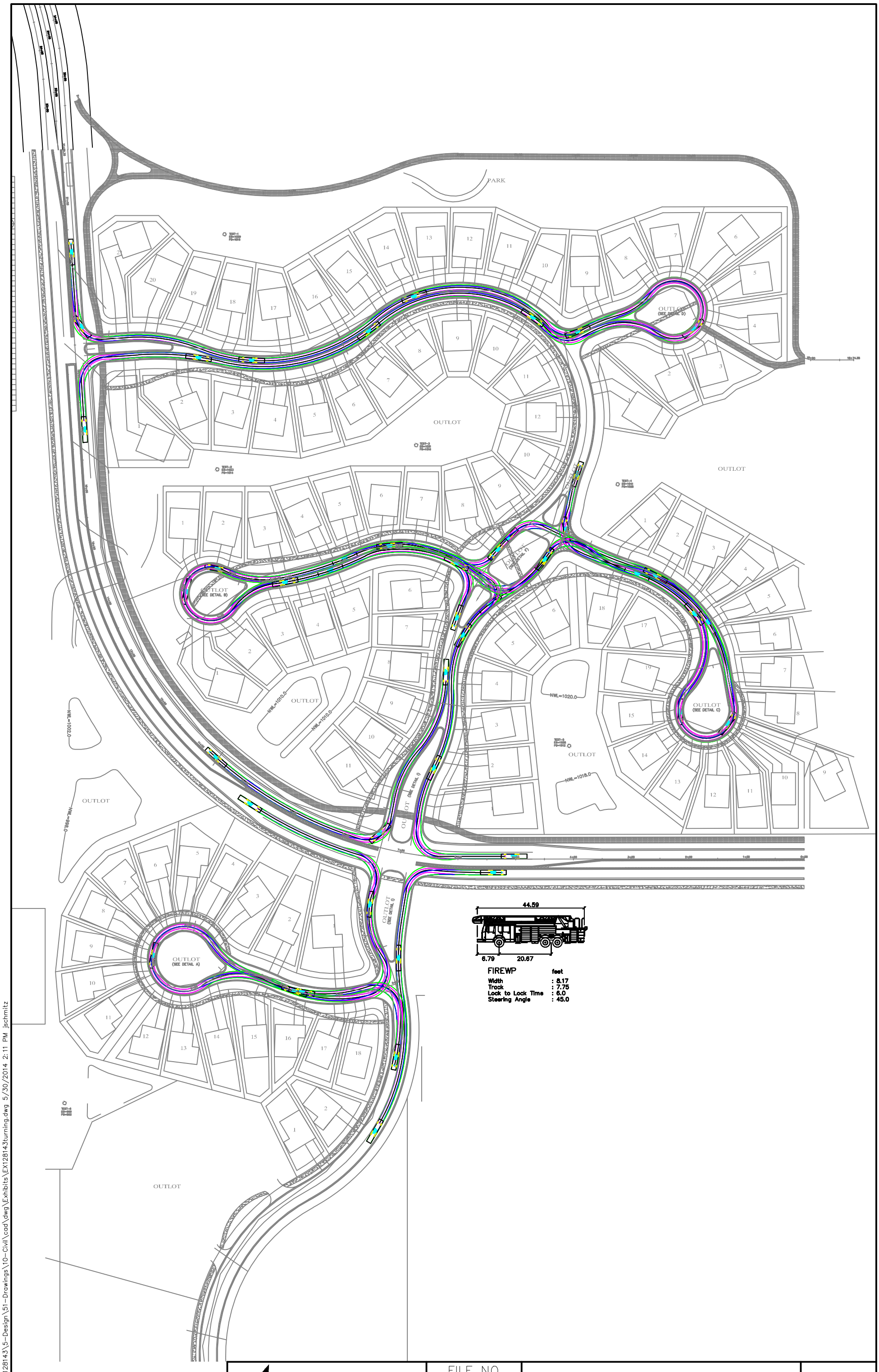
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DATE:
05/30/2014

TURNING MOVEMENTS
BOULDER PONDS
LAKE ELMO, MINNESOTA

EXHIBIT
NO. 1

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SEH
PHONE: 320.229.4300
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FILE NO.
EXCEG128143

DATE:
05/30/2014

TURNING MOVEMENTS
BOULDER PONDS
LAKE ELMO, MINNESOTA

EXHIBIT
NO. 2

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MEMORANDUM

FOCUS ENGINEERING, inc.

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

Date: July 24, 2014

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

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

Re: Bolder Ponds
Preliminary Plat Review

An engineering review has been completed for the Bolder Ponds development. A Preliminary Plan submittal was received consisting of the following documentation prepared by Evolution Engineering and Design or as noted:

- Preliminary Site and Construction Plans dated June 2, 2014.
- Project Manual for Grading, Roadway and Utility Improvements dated June 2, 2014.
- Preliminary Plat dated June 2, 2014 prepared by E.G.Rud and Sons, Inc.
- Hydrology Report, no date.
- Wetland Delineation Report dated May 29, 2014 prepared by SEH, Inc.
- Turning Templates dated May 30, 2014 prepared by SEH, Inc.
- Xcel Energy Transmission Easement Agreement dated July 21, 2014.

STATUS/FINDINGS: Engineering review comments have been limited for the purpose of Preliminary Plat issues. Additional Final Construction Plan review and comments will be provided once Preliminary Plat approval is granted for the development. Engineering review comments are as outlined below.

PRELIMINARY PLAT

- The construction of 5th Street North is required as part of the Bolder Ponds development. The construction plans include 5th Street North as part of the Plan set. The Preliminary Plat must be revised to include the full R/W area to accommodate the construction of 5th Street North, including the added R/W required from the Bremer Financial Services property. This added area needs to be Platted as R/W.
- The street median Outlots should be Platted as public R/W. The City should use maintenance agreements with the HOA to facilitate the landscape maintenance of the median areas. The Preliminary Plat should be revised accordingly.
- Additional R/W must be obtained along the east side of Cobblestone Plaza such that the R/W extends an additional 80 feet, well past the Cobblestone Path intersection.
- Additional easement is required to provide a minimum 30-foot utility easement for the storm sewer pipe run from CS-600 to FES-600C. Part of this easement must be acquired from the adjacent Eagle Point Town Office property.
- Additional easement is required to provide a minimum 30-foot utility easement for the storm sewer pipe run from CBMH 806 to CBMH 801.

WATERMAIN AND SANITARY SEWER PLANS

- Sanitary sewer and watermain stubs to adjacent property and pipe oversizing will continue to be reviewed by City staff as the development progresses forward and oversizing routes may need to be changed as part of the final construction plans. Sewer and watermain oversizing is paid by the City as a reimbursement addressed within the development agreement.
    - Sewer oversizing may be required from Hudson Boulevard to the Azur property or an 8-inch sewer may need to be stubbed north on 5th Street to the Azur property.
    - The 12-inch watermain oversize is appropriate as shown on the proposed plans. Additional oversizing may need to be extended to the site of Well No. 3, pending further staff review.
    - The 12-inch watermain stub location at Outlot Q must be coordinated with Lennar to verify that the stub is placed in the appropriate location.
    - Sewer and water stubs may be needed to the north edge of the Lampert Lumber and or Cranky Ape properties.
    - Sewer and water stubs may be needed from 5th Street to Outlot N for service to the property south of Bremer Financial Services.
- Sanitary sewer and watermain stubs have been proposed along Cobblestone Plaza to serve future commercial developments at Outlots K, J and M. The size and location of these stubs require further review with the applicant.
- Detailed Sanitary Sewer and Watermain construction plans were submitted as part of the Preliminary Plat application. A detailed construction plan review will be completed upon Preliminary Plat approval. However, comments below have been provided for the applicant's use and information:
    - Hydrant and system valve placement will be made per City standards and as laid out by City staff. Applicant shall submit an overall watermain plan for staff redlines.
    - Utility alignments will be necessary to better maintain the sewer and water within the street section, in particular in areas where the street meanders or divides. Sanitary sewer MH's must be moved to centerline or center of drive lanes (i.e. MH 10, MH 23 and MH 36).
    - Utility alignments will be necessary to eliminate or minimize the use of watermain insulation. Watermain insulation will only be allowed when alignment alternatives are not available. Watermain shall be placed to maintain appropriate storm sewer pipe separation.
    - Sanitary sewer along Boulder Ponds Parkway may terminate after the service stub to Lot 11, Block 4, eliminating roughly 60 feet of sewer pipe.
    - Sanitary sewer along Pebblestone Place may terminate after the service stub to Lot 8, Block 4, eliminating roughly 70 feet of sewer pipe.
    - Sewer and water service stubs should be revised to eliminate bends and shall be perpendicular to the street whenever feasible.
    - Stationing must be added to all profiles.
    - Profile elevation labels must be corrected for accuracy.
    - The existing watermain must be shown in plan and profile along Hudson Boulevard.
    - Correct "Existing Ground" and "Proposed Grade" call-outs on Sheet 9, Pebblestone Ridge Cove – 12" Watermain Loop Profile.
    - Add hydrant at 12" plug on 5th Street (at approximate STA 21+90) for flushing purposes.
    - Add vertical bends to accommodate severe grade changes at the Pebblestone Place watermain loop.

GRADING, STORM WATER MANGEMENT AND EROSION CONTROL AND STORM SEWER SYSTEM

- Preliminary Plat approval should be contingent upon additional plan revisions needed to provide a grading plan, storm water management plan and storm sewer system that complies with the requirements of the City of Lake Elmo Engineering Design Standards Manual.

- Grading plans must be resubmitted to include existing and proposed contours for a distance of 150 feet from all edges of the proposed Plat. Staff review can continue upon receipt.
- Relocate Outlot L retaining wall to Outlot M. This should be owned privately, not by the City.
- Outlot M retaining wall requires greater separation from the proposed storm sewer pipe.
- Permission to grade and install storm sewer pipe is required from the adjacent Eagle Point Town Office Park for infrastructure behind Lots 9 and 10, Block 1, First Addition and potentially for the storm sewer run from this location to Hudson Blvd.
- There are three new proposed storm water discharge points to Hudson Boulevard:
    - Two new discharges to the south side of Hudson Blvd requires MnDOT permission. This permission is required before plan approval can be provided and any grading work can begin.
    - One discharge point is along the north side of Hudson Blvd. owned by the City. Additional detail is needed before the City can determine acceptance of this new storm water discharge.
- Lot 1, Block 1, Second Addition does not conform to City requirements for flood protection from Infiltration Basin 3C. The lot building type or grading for this lot and adjacent Outlot must be revised accordingly.
- Storm sewer pipe alignments must be revised to better maintain the storm sewer within the street footprint. Areas include:
    - Bolder Ponds Parkway, between Outlot F and 5th Street.
    - Pebblestone Place, from Bolder Ponds Parkway to cul-de-sac.
    - Pebblestone Terrace, near the cul-de-sac.
    - Storm sewer must be a minimum of 15 feet from proposed retaining walls (near MH 1004).
    - Storm sewer catch basins should be relocated from corners per the City standard details.
    - All proposed pipe crossings must be perpendicular to street alignment (i.e. CB 516A and CB 515A).
- Infiltration basin 2A Retaining Wall should be eliminated or relocated onto the adjacent private property. It appears that the wall can be eliminated if the adjacent lot is not a walk out. It is not recommended that the City take on ownership of this retaining wall.
- The double retaining walls located in the Xcel Transmission easement area should be eliminated or relocated onto the adjacent private property. It appears that the walls can be eliminated if the adjacent lots are not walk out lots. It is not recommended that the City take on ownership of these retaining walls.
- The HWL must be provided for Infiltration Basin 1B.
- The storm sewer system or grading plans must be revised to provide the City standard minimum pipe cover of 3.5 feet. Changes must be made as part of the final construction plans. Several structures or pipe runs do not meet this minimum, but it appears these changes can be made without impact to the Plat.
- 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 at low points.
- Storm sewer castings must comply with City of Lake Elmo Design Standards (i.e. proposed beehive castings).
- The watershed has indicated that additional testing is required to verify the assumed infiltration rates at each basin. The City standard is to require multiple tests at each location and not allowing tests taken in the vicinity. Plan revisions may be required if rates do not support the design assumptions.
- The plan must be updated to indicate wetland buffers for staff review.

STREET, SIDEWALK AND TRAIL PLANS

5TH STREET NORTH:

- 5th Street seeks to become the backbone of future development along the I94 corridor, essentially becoming the primary access in and out of the future neighborhoods. The street is required for the sole purpose to provide mobility to support the growth and development within the corridor. The quality of the street and its connections are critically important. The purpose of the proposed street standards are to 1) improve the function, mobility and appearance of the street, 2) encourage pedestrian and bicycle use, and 3) reduce the potential for speeding.

- The plan indicates a minimum 100 foot R/W as required, except for the additional R/W to be acquired from Bremer Financial Services. This area must be Platted as public R/W.
- The proposed 2-lane collector Parkway street (5th Street) design and geometrics must meet all Municipal State Aid design standards for urban streets (8820.9936) for ADT > 10,000; 40 mph design speed; and must be consistent with the detailed Parkway cross section installed throughout the remaining corridor segments.
- The plans must include the City standard typical cross sections for 5th Street to ensure construction details are followed accordingly, including turn lane configurations.
- The proposed alignment is consistent with the State Aid design intent. However, the proposed plan indicates impacts to adjacent properties. The applicant must coordinate the design of 5th Street with each adjacent property and must show the proposed plan and profile for a distance of 150 feet beyond the Plat for both Azur properties/Bremer and Lennar/Alan Dale. The matching profiles must be agreed to by all impacted properties.
- Access spacing to 5th Street meets the guidelines for the Cities Transportation Plan. A full access is proposed at Boulder Ponds Parkway near the middle of the Plat and a partial access with Boulder Ponds Parkway at the north end. Additional access to 5th Street is not recommended throughout the remaining corridor. It is recommended that potential future access by Lampert Lumber and/or Cranky Ape properties be through Boulder Ponds Parkway or a future street to the east, then to 5th Street as part of a full access.
- The signing and striping plan for 5th Street, Sheet SS1, must be updated to meet state aid standards and the 5th Street typical section detail for turn lanes. Signage and pavement markings for cross walks should meet the City standard for cross walk markings.
- It is recommended that the 5th Street trail and sidewalks maintain the consistent boulevard alignment and layout per the City approved 5th Street typical section.
    - The trail and sidewalk intersection crossings should occur within the R/W at the corners (see attached TKDA Traffic Engineering review memo). 5th Street does not have a stop condition and therefore the safer pedestrian crossing locations will be at the intersection corners.
    - The sidewalk along the south of 5th Street should connect the median walk to the west boulevard walk.
    - The second crosswalk should be provided along the east side of the 5th Street/Boulder Ponds Parkway and the signing and striping plan updated accordingly.
    - Pavement marking crosswalks should also be added for east-west crossings.
    - A second 5th Street pedestrian crossing location should be considered near the north end of the Plat at the Xcel Transmission easement area before 5th Street begins the next horizontal curve into Azur properties.
- Per the TKDA Traffic engineering review memo, the 5th Street and cross street medians must be adjusted so that they do not extend into the intersection. Medians should terminate at the cross street curb line. The proposed medians interfere with left turn movements and plowing operations.
- Revise the 5th Street vertical sag curve to K=64 at STA 14+50. Minimum sag curve for 40 mph road is 64.
- Corner curb radius must be 25 feet at 5th Street and must be shown on the plans.
- Additional streetscape amenities are required along 5th Street consistent with the remaining corridor segments and the City design standard for 5th Street.
    - A detailed review of these plans are completed by the City's Landscape Architect.
    - The plans must be detailed and dimensioned to indicate the specific locations for all trees, light poles, signs and utilities. This R/W corridor is very tight and specific spacing between amenities is critical to a successful design. A 2-foot clear zone must be maintained on each side of the trail and sidewalk at all locations to meet state aid design standards.

HUDSON BOULEVARD TURN LANE:

- Dedicated turn lanes are being provided along Hudson Boulevard to access the development at Cobblestone Plaza. The signing and striping plan for Hudson Blvd, Sheet TL1, must be updated to meet the current posted 50 mph design speed.

RESIDENTIAL STREETS

- The applicant is proposing a roadway configuration that is generally acceptable and in accordance with City standard requirements. Primary and secondary access appears adequate for the site.
- The plan indicates that residential streets are being proposed to a 28 foot width from back of curb to back of curb. Surmountable concrete curb and gutter are proposed in single family residential areas and B618 curb is proposed in commercial and multi-family areas.
- The plan indicates a minimum 60 foot R/W as required.
- The residential streets propose several medians that spilt the traffic into 2-one way drive lanes. It is recommended that plans be revised such that each lane is a minimum of 20 feet from face of curb to face of curb to meet minimum fire lane requirements.
- The intersection of Pebblestone Terrace and Pebblestone Place create a very unique and unfamiliar intersection.
    - Turning templates must be submitted to verify appropriate curb radius at all median curb corners and curb radius lengthened when required (i.e T-S and H-I).
    - The sidewalk crossing(s) at this intersection must be reviewed and relocated to provide safe crossing(s) with snow storage considerations. The proposed crossing at Outlot F is not recommended.
- The intersection of Cobblestone Path should be moved south as far as possible to provide added separation from the median at Outlot I. This becomes more important if a full access is contemplated in the future to serve the Cranky Ape and Lampert Lumber properties.
    - Consideration should be given to shortening the Outlot I median.
    - The R/W along the east side of Boulder Ponds Parkway, across from Cobblestone Path, should be extended further south at least 80 feet to facilitate a potential future road connection.
- Corner curb radius must be indicated on the plans. For local streets a 20-foot radius must be used.
- Minimum K-value for sag curves is 37. Revise sag curves along Pebblestone Place, Pebblestone Terrace, and Pebblestone Ridge Cove. Grades between 1+00 and 3+50 along Pebblestone Terrace should be revised to create a smoother transition and lesson the 5.45% grade, in particular since this road grade is a result of the area being filled.
- Minimum K-value for crest curves is 19. Revise crest curve along Pebblestone Ridge Cove. Grades along this road should be somewhat reduced, in particular since the area is being filled.
- The Pebbelstone Ridge Cove Plan View on sheet 24 must be revised to plan scale to facilitate plan review.
- Cul-de-sac geometry must be revised as follows:
    - The pavement width must be a minimum of 20 feet from face of curb to face of curb around cul-de-sacs to accommodate emergency vehicle access.
    - With a 20 foot minimum pavement width, all cul-de-sacs must be signed as “No Parking Any Time”.
    - The proposed cul-de-sac medians show a tear drop design at the cul-de-sac entrance. The tear drop must be revised to create a more rounded median to better facilitate snow plowing and emergency access.

BOULEVARD LAYOUT ALONG RESIDENTIAL STREETS

- Applicant is proposing a non-standard boulevard layout which is not consistent with several City design standards. It should be the applicant’s responsibility to submit proposed alternative design details as part of the plan set that replaces the City standard design details that are not being met. This is required to detail the proposed design both for City review and for construction purposes. Multiple details will be required for the various boulevard layouts.
- Construction plans must also be completely detailed for each varying condition because it cannot be left to the various contractors to field locate all the different infrastructure components that must be closely coordinated within the R/W corridor. Additional plan details must be submitted for staff review.
- Meandering sidewalks and trails are proposed throughout the development. Sidewalks and trails outside of the R/W create on-going operation and maintenance difficulties. The following is strongly recommended if the sidewalks are allowed to meander outside of the R/W:

- Sidewalk and trail easements shall be in a form created by the City.
- The easements shall extend from the R/W to the sidewalk/trail and extend an additional 10 feet past the sidewalk/trail to accommodate the utility corridor.
- A plan must be submitted showing the sidewalk/trail setback from each garage front demonstrating a minimum of 25 feet clearance to accommodate driveway parking without obstructing the walkway.
- Sidewalks along cul-de-sacs should extend around the outside of the cul-de-sac paved areas as shown along Pebblestone Terrace to keep the sidewalk available for snow removal. Sidewalks should not pass across the cul-de-sac island. This area must be preserved for significant snow storage.
- The plans must provide a detailed small utility corridor plan for City review and consideration which addresses small utility installation when crossing/interfering with sidewalks.

- On Sheet 28 the trail must be revised to maintain a maximum trail grade at 6%. Location to edge of Plat must be coordinated with the Lennar development.

PROJECT MANUAL / SPECIFICATIONS AND STANDARD DETAILS

- A detailed Project Manual / Specifications were submitted as part of the Preliminary Plat application. A detailed review will be completed upon Preliminary Plat approval. However, comments below have been provided for the applicant's use and information:
  - The governing specifications shall be the City Standard Specifications. These specifications, currently placed in the back of the project manual in Section 8, shall be placed near the front of the manual.
  - The general requirements shall state the following: *"The City Standard Specifications shall apply to the work performed under this contract. Any supplemental specifications are intended to supplement the City Standard Specifications; however they do NOT supersede the City Standard Specifications, Details, Design Standards, or ordinances unless specific written approval has been provided by the City."*
  - Any additional specifications for the project shall be clearly identified as "Supplemental Provisions" not "Special Provisions".
- Geotechnical Report. The report must be resubmitted so that exhibits are legible. A plan must be submitted showing the soil boring locations with respect to the proposed improvements. Once received, additional borings may be requested to support the proposed pavement designs (i.e. along 5th Street or other local roadways).
- Retaining Walls must be designed by a Professional Registered Engineer licensed in Minnesota. The design engineer of record will be required to certify that the walls were constructed in accordance with the approved plans and specifications.
- Standard Details:
  - Water Services to be extended to edge of utility easement, at least 10 feet beyond property line. Applicant's standard detail must be corrected.
  - Sign details to be per City standards. Add City standard sign details and plan notes.

444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

TKDA

Memorandum

To:	Ryan Stempski	**Reference:**	Boulder Ponds Development
Copies To:			Traffic Review
			City of Lake Elmo
From:	Bryant Ficek	**Project No.:**	15545.000
Date:	June 27, 2014	**Routing:**	

Geometric plans and cross sections for the proposed 5th Street corridor of the Boulder Ponds development were sent for our review on June 18. In addition to the plans, the City's desired typical sections and design guidelines were provided. Per your request, this information was reviewed in terms of conformance to State Aid standards. The design of the medians at intersections and the locations of crosswalks were additional issues raised for our review. The provided information is attached to this memorandum for reference.

The proposed development is located on the north side of I-94 and the Hudson Boulevard frontage road, between Inwood Avenue and Keats Avenue. As identified in the City's Transportation Plan of the 2030 Comprehensive Plan, a future collector roadway is expected to be located about halfway between 10th Street N and Hudson Boulevard. This new road is expected to provide for east-west travel between Inwood Avenue and Keats Avenue and beyond. The projected daily volume for this new roadway is 5,000 vehicles. The proposed development's 5th Street is anticipated to become part of that new collector roadway.

State Aid Standards

The MnDOT State Aid office provides design guidance in terms of lane widths and other roadway design details. Satisfaction of these guidelines means that a roadway is eligible to become a State Aid route, which then makes the road eligible for future maintenance and improvement funding.

Based upon the information provided, the design of 5th Street meets the City's desired standards, which also satisfy the State Aid standards. The provided right-of-way, lane widths, and median widths meet or exceed the State Aid minimums, assuming a posted speed limit of 40 mph or less. Horizontal and vertical curves also meet the minimum standards for a 40 mph roadway. Pavement sections were not provided to check against the State Aid standard of a 9-ton roadway. However, the City's desired standards call for a 10-ton roadway. Assuming that 5th Street continues to match the City's desired standards, this detail would also satisfy the State Aid standards.

An employee owned company promoting affirmative action and equal opportunity

Pedestrian Movements

The design shows a 10-foot trail on one side of 5th Street and a 6-foot sidewalk on the other. A wide boulevard separates the trail and sidewalk from the road except where right-turn lanes are introduced. Based on our review of the layout of the trail and sidewalk, our comments are:

- The trail moves away from 5th Street at intersections, providing approximately 30 feet between the pedestrian crossing area and the vehicle stopping point. This is similar to pedestrian crossing treatments at roundabouts, allowing vehicles to focus on pedestrian movements first, followed by a focus on other vehicle movements. At stop controlled intersections, this approach is acceptable. Appropriate signing and striping should be used to notify drivers of the pedestrian crossing area.

- Only one crossing of 5th Street is shown, on the west side of the Boulder Ponds Parkway intersection. Assuming that this intersection is under side-street stop control, with 5th Street traffic not stopping, the crossing should be located at the intersection rather than set back approximately 30 feet as shown. When traffic will not stop or slow at the intersection, setting the pedestrian crossing back in this manner does not offer benefits to the driver or the pedestrian.

- Additional crossings of 5th Street should be considered, including mid-block crossings. Connections to and from development outlots not at intersections could also be considered. For instance, a sidewalk/trail connection linking outlot C to the trail on the north side of 5th Street with a mid-block crossing to the sidewalk on the south side of 5th Street may provide additional benefits for those residents. Proper signing and striping should be used for all crossings to improve safety.

- At all crossings, the ramp to and from the roadway should be properly designed using the latest ADA standards. The provided plans do not uniformly identify pedestrian ramps at each crossing point, nor do they provide information regarding the pedestrian ramp design for those that are identified.

- The south crossing of Boulder Ponds Parkway is not continuous across the intersection. Pedestrian routes should be reviewed to ensure that the routes are continuous and do not strand a pedestrian in a potentially dangerous situation, such as the middle of an intersection.

Medians

As mentioned, the raised median on 5th Street meets the City's desired standards in addition to the minimum State Aid standards. At the intersections, the minimum 4-foot width (face-of-curb to face-of-curb) is sufficient for those standards. However, a minimum width of 6 feet is desired if the median is to be used as a pedestrian refuge at crossing locations. A minimum width of 6 feet is also better in terms of space for sign mounting. The minimum 6-foot width could be achieved by reducing the left-turn lane and through lane to 11-foot widths at the intersections. This change in lane width would still satisfy State Aid standards.

Vehicle turning movements should be considered at the intersections in regard to the median design as well. As currently shown in the plans, the median on 5th Street extends too far into the intersection and would interfere with left turn and through movements from the side streets.

If you have any questions or comments regarding the information presented in this memorandum, please contact me at 651.726.7944 or bryant.ficek@tkda.com.

Station #1
3510 Laverne Ave. No.
Lake Elmo, MN 55042
651-770-5006

Station #2
4259 Jamaca Ave. No.
Lake Elmo, MN. 55042
651-779-8882

LAKE ELMO FIRE DEPARTMENT

July 23, 2014

Nick Johnson

The following are my comments as they relate to the preliminary plat approval for Boulder Ponds.

- Hydrants need to be placed as close to roadways as is possible.
- Hydrants "caps" must meet our current requirement of Storz with center hex nut.
- Hydrant locating/marking "flags" must meet the current requirements, specifications of the water dept.
- I have concerns with the current street names shown on the drawing. I don't believe they are consistent with our naming/numbering system.
- I would like to visit the matter of hydrant locations. We try to get them on corners whenever possible to serve both cross streets while still maintaining proper spacing. Hydrants in cul-de-sacs should be located centered at the end.
- I also have concerns with the "islands" in cul-de-sacs. This plan shows "tear drop" islands which make it very difficult to position and maneuver fire apparatus and greatly limits our ability to get all the necessary apparatus where needed when responding to an emergency. This problem is magnified in the winter when there are snow banks and roadways typically become narrower.

Greg Malmquist, Fire Chief

LANDSCAPE ARCHITECTURE INCORPORATED

BOULDER PONDS – DESIGN REVIEW REPORT
LAKE ELMO, MN

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED JULY 23RD, 2014

REVIEWED PLAN SET DATED JUNE 2ND, 2014

Required Action Items by Boulder Ponds Project Team

1. Please locate boulevard trees between the sidewalk and back of curb. See Typical Right of Way Layout – City of Lake Elmo Drawing No. 805 attached to this document for correct boulevard tree layout locations.

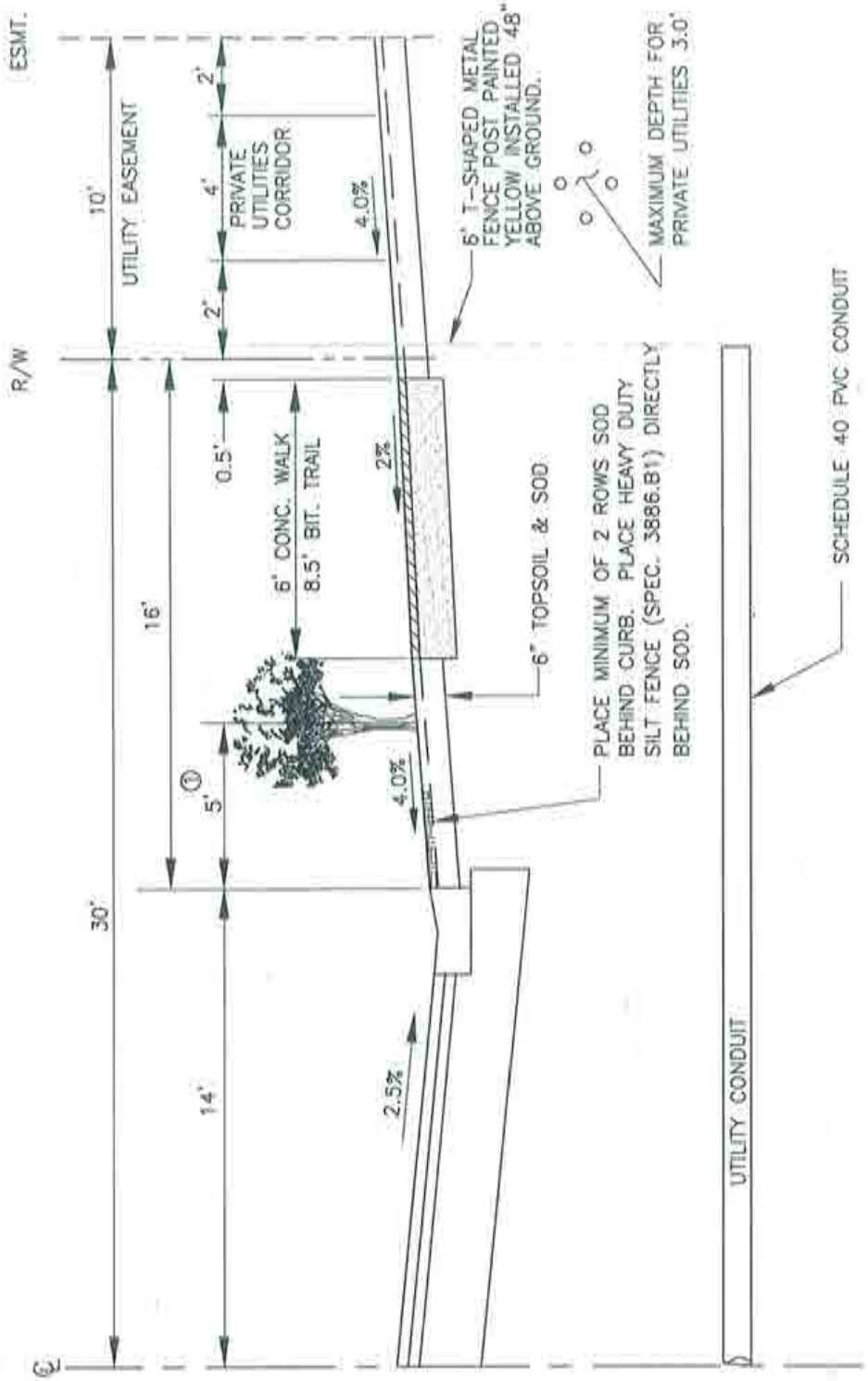
2. Generally the plan is in compliance with the landscape requirements. Since this preliminary plan doesn't call out each plant per location on plan we are excited to look at the next generation of plan development set which will have that level of specification for our review.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

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

2350 BAYLESS PLACE• ST. PAUL, MN • 55114
PHONE: 651.646.1020 • EMAIL: STEPHEN@LANDARCINC.COM



NOTES:
1. PLACE BOULEVARD TREES 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.
2. STREET LIGHTS/HYDRANTS SHALL BE LOCATED 5 FEET BACK OF CURB.

TYPICAL RIGHT OF WAY LAYOUT

FEBRUARY 2013

THE CITY OF LAKE ELMO

CITY OF LAKE ELMO

STANDARD DRAWING NO.

805

LAKE ELMO

South Washington Watershed District

2302 Tower Dr
Woodbury, MN 55125
651-714-3714
www.swwdmn.org

Permit #14-001

Expires on 12/31/2015

Pursuant to the Rules of the South Washington Watershed District and the District's standards and policies, and based upon statements and information contained in the permit application, letters, maps, and plans submitted by the applicant and other supporting data, all of which are made a part hereof by reference, permission is hereby granted to the permittee named below to conduct the activity described below. If an extenstion to the permit is needed, the permittee should submit a written request to the District at least 2 weeks prior to the expiration date.

Name of Project Boulder Ponds			
Project Description PUD mixed use residential/commercial on 58.6+ acre parcel			
Project Location 9120 Hudson Blvd N			*Municipality* Lake Elmo
Permittee Name Deb Ridgeway		Permittee Company OP3 Boulder Ponds, LLC	
Permittee Address 11455 Viking Dr, Suite 350, Eden Prairie, MN 55344			
Permittee Phone #s 612/353-3307	*Permittee Fax*	*Permittee Email* Deb.Ridgeway@ExcelsiorLLC.com	
In accordance with the plan received at the District on (date received): June 16, 2014			

Authorized Signature:

Jack Lavold, SWWD President

Date of Issuance:

JULY 8, 2014

Special Stipulations

1. An as-built survey of all stormwater BMPs (ponds, rain gardens, trenches, swales, etc.) is to be submitted to the District for verification of compliance with the approved plans.
2. Proposed BMP infiltration rates will be verified through on-site testing. Should BMPs require revisions to accommodate reduced infiltration rates, revisions must be submitted to SWWD for approval.

Erosion and Sediment Control Stipulations

1. Permittee must provide documentation that an NPDES permit has been approved by the Minnesota Pollution Control Agency.
2. Erosion control measures shall be in place prior to grading activities and maintained through project completion.
3. All exposed soils shall be stabilized within 14 days if not being actively worked and after the completion of grading. Slopes steeper than 3:1 shall be stabilized within 7 days.
4. The District Inspector may require additional erosion control features, dependent upon site condition.
5. Refer to the MPCA "Protecting Water Quality in Urban Areas" manual at http://www.pca.state.mn.us/water/pubs/sw-bmpmanual.html for BMPs.
6. Contact the District Inspector at 651/714-3714 if you have any questions or to discuss site stabilization practices.

General Provisions

1. The project shall be in accordance with the plans most recently submitted and approved by the District as part of the record of this project.
2. This permit is not assignable by the Permittee, except with the written consent of the SWWD.
3. The Permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the SWWD for inspection of the work authorized hereunder.
4. In all cases where the Permittee, by performing the work authorized by this permit, shall involve the taking, using, or damaging of any property rights or interests of any other person or persons, or of any publicly owned lands or improvements thereon or interests therein, the Permittee, before proceeding shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all property, rights and interests needed for the work.
5. This permit is permissive only. No liability shall be imposed on the SWWD or any of its officers, agents, or employees officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of the Permittee or any of its agents, employees, or contractors. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person against the Permittee, its agents, employees or contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the SWWD against the Permittee, its agents, employees, or contractors for violation of or failure to comply with the permit or applicable provisions of law. If during the work conditions are encountered indicating that soil or groundwater contaminants may be present, work must cease until the SWWD has been informed. The SWWD may require additional information and may require that stormwater management plan be amended in order to properly manage site stormwater in the presence of contaminants.
6. Any stormwater management facilities approved as part of this permit shall be properly maintained in perpetuity to assure that they continue to function as originally designed.
7. Failure to comply with the provisions of this permit is a violation of the law and may result in issuance of a stop work order by the District.

Nick Johnson

From: Bob Egan <began@lampertlumber.com>
Sent: Tuesday, July 22, 2014 4:57 PM
To: Nick Johnson
Cc: Kevin Tauer
Subject: Lampert Lumber & Boulder Ponds

Nick,

In follow-up to our phone conversation earlier today, I would like to reiterate a concern that Lamperts would like to have considered as the Boulder Ponds Development plan is under review.

As indicated on the Preliminary Plat the north end of Lamperts' property abuts the future 5th Street.

It is our belief that sometime in the future part of our property will be best suited for residential development.

We would like the possibility of future residential development of that property taken into consideration as the elevations for 5th street are being established.

It would be beneficial if the elevation of 5th Street was such that minimal elevation change on our property will be necessary to develop a residential area that would be accessed from 5th Street in the future.

Thanks for your consideration. We look forward to a response addressing the concerns expressed in this email.

Bob Egan

President & COO

(651) 695-3671

Nick Johnson

From: Kyle Klatt
Sent: Monday, December 09, 2013 2:24 PM
To: Nick Johnson
Subject: FW: Planning Commission Agenda Packet for 12-9-13

From: jjjaros@mmm.com [mailto:jjjaros@mmm.com]
Sent: Monday, December 09, 2013 2:20 PM
To: Kyle Klatt
Subject: Fw: Planning Commission Agenda Packet for 12-9-13

Hi Kyle,

I had a chance to look at the materials for Boulder Ponds. Thanks for posting this on the web site.

I understand the need to develop the property south of 10th street. From the public hearing on the Lennar site proposals, I understood that the greenway walk way path was going to be put on the southern 1/3 of the greenway buffer.

The Boulder Ponds plans show the greeway buffer path it to be directly adjacent to the stonegate property and right next to my land. If we have a 100' buffer, don't put the path directly adjacent to my property. Is there a reason it can't be put on the south 1/3 of the greenway buffer like the Lennar properties agreement? If not in the south 1/3 of the greenway, why not down the middle of the buffer? Because of the power line easement, I can't put a fence on the property line so I would like to see the path away from my property.

I was not vocal at the Lennar hearing on the pathway because I was OK with the placement in the southern 1/3rd of the greenway. I will be much more vocal with the placement of the Boulder Ponds path placement.

On the Lennar proposal, I didn't like the lack of park area, but I am not an expert in the management of parks. Stonegate park will need to be larger with other amenities to support the population in these new developments if they don't have a park in their area.

Thanks,

John Jaros

----- Forwarded by John J Jaros/EG-Engrg/3M/US on 12/09/2013 01:55 PM -----

From: Tom Kreimer <tkreimer@comcast.net <mailto:tkreimer@comcast.net> >
To: John Jaros <jjjaros@mmm.com <mailto:jjjaros@mmm.com> >
Date: 12/07/2013 07:45 PM
Subject: Fwd: Planning Commission Agenda Packet for 12-9-13

_____

Hi John-

Your email address wouldn't allow the attachment, so I am just sending the email. You can obtain the information from the Lake Elmo website under planning commission agendas.

Tom Kreimer

_____

From: "Tom Kreimer" <tkreimer@comcast.net <mailto:tkreimer@comcast.net> >
To: "Curt Monteith" <cmonteith@comcast.net <mailto:cmonteith@comcast.net> >, "Amy Betz" <ambetz@mmm.com <mailto:ambetz@mmm.com> >, "Family Betz" <betzfamily5@comcast.net <mailto:betzfamily5@comcast.net> >, "John Jaros" <jjjaros@mmm.com <mailto:jjjaros@mmm.com> >, "Craig Rossow" <craig@comfortbus.net <mailto:craig@comfortbus.net> >
Cc: "Jay Morreale" <jay.morreale@sprint.com <mailto:jay.morreale@sprint.com> >
Sent: Saturday, December 7, 2013 1:33:32 PM
Subject: Planning Commission Agenda Packet for 12-9-13

Hi Neighbors-

I just wanted to make sure you were aware of a Public Hearing at the Planning Commission meeting Monday night regarding the land behind your home (Boulder Ponds). You may want to review the attached materials. If you have any issues with anything, I suggest you attend the meeting - Monday night at 7pm. If you can't attend, you can always send written comments to Kyle Klatt (kklatt@lakeelmo.org <mailto:kklatt@lakeelmo.org>). Also, you can let me know your thoughts as well - but that isn't as good as attending or sending your comments in.

Based on what we're forced to have, the plan looks pretty good. Personally, I would like to see a bit larger lots against our neighborhood, but I don't think we'll get that. My biggest problem with the plan is that they are showing the new trail directly adjacent to Stonegate. In prior meetings, it was agreed that the trail would be adjacent to the new neighborhoods. The council did not follow this on the Lennar development, so we need to be a bit more vocal about this aspect if it is something you care about. Craig, it looks like they are completely ignoring a buffer around your new land.

Please consider attending the meeting if you have concerns. The further these things go, the harder they are to change. Now is the time to act if you care.

Thank you!

Tom Kreimer

_____

From: "Kyle Klatt" <KKlatt@lakeelmo.org <mailto:KKlatt@lakeelmo.org> >
To: "Sara Yocum (yocumrealestategroup@edinarealty.com <mailto:yocumrealestategroup@edinarealty.com>)" <yocumrealestategroup@edinarealty.com <mailto:yocumrealestategroup@edinarealty.com> >, daledorschner@comcast.net <mailto:daledorschner@comcast.net> , "Dean dodson" <Dean.dodson@gmail.com <mailto:Dean.dodson@gmail.com> >, "Jay Morreale (jay.morreale@sprint.com <mailto:jay.morreale@sprint.com>)" <jay.morreale@sprint.com <mailto:jay.morreale@sprint.com> >, "Jill Lundgren (pottingshedpottery@gmail.com

<mailto:pottingshedpottery@gmail.com>)" <pottingshedpottery@gmail.com <mailto:pottingshedpottery@gmail.com> >, "Kathy Haggard (haggardfive@hotmail.com <mailto:haggardfive@hotmail.com>)" <haggardfive@hotmail.com <mailto:haggardfive@hotmail.com> >, "Rolf Larson (halver@mac.com <mailto:halver@mac.com>)" <halver@mac.com <mailto:halver@mac.com> >, toddwilli@comcast.net <mailto:toddwilli@comcast.net> , "Tom Kreimer (tkreimer@comcast.net <mailto:tkreimer@comcast.net>)" <tkreimer@comcast.net <mailto:tkreimer@comcast.net> >
Cc: "Dean Zuleger" <DZuleger@lakeelmo.org <mailto:DZuleger@lakeelmo.org> >, "Nick Johnson" <NJohnson@lakeelmo.org <mailto:NJohnson@lakeelmo.org> >, "Alyssa MacLeod" <AMacLeod@lakeelmo.org <mailto:AMacLeod@lakeelmo.org> >, "Adam Bell" <ABell@lakeelmo.org <mailto:ABell@lakeelmo.org> >, "Beckie Gumatz" <BGumatz@lakeelmo.org <mailto:BGumatz@lakeelmo.org> >
Sent: Friday, December 6, 2013 4:48:05 PM
Subject: Planning Commission Agenda Packet for 12-9-13

Members of the Planning Commission:

Please find attached a copy of the Agenda and Packet for the Planning Commission's December 9, 2013 meeting. Staff will be bringing materials to the meeting concerning agenda item 5b (the 2014 work plan). If you need to reference the Comprehensive Plan and Zoning Ordinance in regards to item 4a, these materials can be accessed on the City's website.

Stay warm and have a great weekend!

Kyle Klatt
Planning Director
City of Lake Elmo
(651) 747-3911

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
REGULAR
ITEM # **18**

AGENDA ITEM: Village Preserve Residential Subdivision - Preliminary Plat

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Brett Emmons, Emmons & Olivier Resources, Inc.
Greg Malmquist, Fire Chief
Ann Pung-Terwedo, Washington County Public Works
Neil Ralston, Metropolitan Airports Commission
Stephen Mastey, Landscape Architecture, Inc.

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 and staff are recommending that the City Council approve a request by GWSA Land Development, LLC for a preliminary plat for a 104-unit single family residential subdivision in the southern portion of the Village 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.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a preliminary plat request from GWSA Land Development, LLC for a 104-unit single family residential subdivision to be located on approximately 64 acres of land within the southern

portion of the Village Planning Area. The proposed plat would be located on property owned by Schiltgen Farms, Inc. and Mark Holliday. The parcels are located immediately west of Manning Avenue (CSAH 15) and immediately north of 30th Street North. The preliminary plat has been prepared in response to the City's adopted Comprehensive Plan, which guides the subject properties as Village Urban Low Density Residential – V-LDR (Schiltgen Farms parcel) and Rural Area Development – RAD (Holliday parcel). It should be noted that the City approved a Comprehensive Plan Amendment to change the land use guidance of the Holliday parcel from RAD to V-LDR on July 15, 2014 (Resolution 2014-60). Prior to City consideration of a Final Plat for the development, the Metropolitan Council must formally approve the Comprehensive Plan Amendment before any residential development can occur on the Holliday property.

The Planning Commission and staff are recommending that the City Council approve the Village Park Preserve Preliminary Plat with 13 conditions of approval through the following motion:

"Move to adopt Resolution No. 2014-74, approving the Village Park Preserve Preliminary Plat subject to 13 conditions of approval."

BACKGROUND INFORMATION:

Attached is the original detailed Staff Report and all the applicable attachments that were provided to the Planning Commission regarding the applicant's request for a Preliminary Plat. The Staff Report includes general information about the application, a summary of the relevant planning and zoning issues, a thorough review and analysis of the Preliminary Plat, a draft list of recommended conditions of approval, draft findings and the Staff recommendation to the Planning Commission.

PLANNING COMMISSION REPORT:

The Planning Commission reviewed the Preliminary Plat application at its September 8, 2014 meeting and conducted a public hearing on the request at this time. During the public hearing, the Planning Commission received the following public testimony:

- James Mcleod, 11580 30th Street North, noted concern about the intersection of 30th Street and Manning Avenue. He stated that a street light should be installed in addition to signalization. He also noted concern over the drainage in the area. Finally, Mr. Mcleod requested that a sewer be stubbed to his property.
- Vonnie Mcleod, 11580 30th Street North, shared her feeling that there are too many lots in the proposed subdivision. In addition, the proposed lots are too small in size.
- Sue Dunn, 11018 Upper 33rd Street North, noted her concern over the proposed storm water management plan. In addition, she requested that a moratorium on development be put in place until the design of the regional stormwater system is completed.

At that time, the Planning Commission closed the public hearing. Additional details of the Planning Commission discussion can be found in the minutes dated 9/8/14 (DRAFT).

The Planning Commission recommended approval of the preliminary plat as submitted with 13 conditions of approval. To better clarify expectations regarding the review of the proposed stormwater management facilities by the Lake Elmo Airport, the Planning Commission recommended to amend Condition #13 to require the developer to submit a letter from the Metropolitan Airports Commission (MAC) agreeing to the design of the proposed stormwater facilities. The vote to recommend approval of the Village Preserve Preliminary Plat was 6-1, with Commissioner Haggard dissenting. Commissioner Haggard stated that the plat is not consistent with the vision of the Village Land Use Plan due to the lack of a median in the Village Parkway minor collector road. In addition, the greenbelt area is not landscaped to the standards she anticipated.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Approval of the Preliminary Plat with the 13 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 the southern portion of the Village Planning Area. The improvements of the proposed subdivision will include a critical segment of the Village Parkway minor collector road from 30th Street to the Easton Village residential subdivision. In addition, the proposed plat will include the dedication of approximately 15 acres of parkland adjacent to Reid Park, allowing for a significant expansion.

Weaknesses: None

Opportunities: Approval of the plat will allow for the construction of the Village Parkway minor collector road, a critical transportation improvement needed for the growing portions of the Village Planning Area. In addition, the proposed addition to Reid Park will allow for a significant expansion of the largest recreational amenity in the Village Planning Area.

Threats: The current stormwater management plan directs stormwater to the south of 30th Street immediately west of Manning Avenue (CSAH 15) via a new culvert. The location of the stormwater facilities are intended to be contained within the future expanded right-of-way for Manning Avenue. As a condition of approval (Condition #6), the Planning Commission and staff are recommending that the applicant get written consent from all affected property owners for the location, rate and volume of water being directed south. If the applicant and affected property owners are unable to reach an agreement, the stormwater management system will likely need to be redesigned. This change would likely require an amendment to the preliminary plat. In addition, the design of the stormwater system also requires the approval of the Valley Branch Watershed District (Condition #5). Finally, the applicant must get approval of the proposed stormwater design from the Metropolitan Airports Commission as well (Condition #13).

RECOMMENDATION:

Based on the aforementioned, the Planning Commission and Staff are recommending that the City Council approve the Village Park Preserve Preliminary Plat subject to 13 conditions of approval through the following motion:

"Move to adopt Resolution No. 2014-74, approving the Village Park Preserve Preliminary Plat subject to 13 conditions of approval."

ATTACHMENTS:

1. Resolution No. 2014-74
2. Staff Report to the Planning Commission, 9/8/14
3. Location Map
4. Application Forms and Project Narrative
5. Village Preserve Preliminary Plat and Plans (34 sheets)
6. Resolution 2014-60
7. City Engineer Review Memorandum, dated 9/4/14
8. Fire Chief Review Memorandum, dated 8/27/14
9. Washington County Review Memorandum, dated 9/3/14
10. Metropolitan Airports Commission Review Letter, dated 9/3/14
11. City Landscape Consultant Review Memorandum, dated 9/4/14

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2014-74

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR VILLAGE PARK PRESERVE

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

WHEREAS, GWSA Land Development, LLC, 10850 Old County Road 15, Suite 200, Plymouth, MN, has submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for a 104-unit single family subdivision on an approximately 64 acre parcel in the Village Planning Area (PIDs: 13.029.21.43.0004 and 13.029.21.44.0002) to be called Village Park Preserve, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on September 8, 2014 to consider the Preliminary Plat request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat subject to 13 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 September 16, 2014 Council Meeting; and

WHEREAS, the City Council reviewed the Preliminary Plat at its meeting held on September 16, 2014 and made the following findings of fact:

1) That the Village Park Preserve Preliminary Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area conditioned upon receiving final approval for the Metropolitan Council for the Comprehensive Plan Amendment for the Holliday parcel.
2) That the Village Park Preserve Preliminary Plat complies with the City's LDR- Urban Low Density Residential zoning district.
3) That the Village Park Preserve Preliminary Plat complies with the City's Subdivision Ordinance.
4) That the Village Park Preserve Preliminary Plat meets other City zoning ordinances, such as landscaping, tree preservation, erosion and sediment control, and other ordinances, except where noted in the conditions of approval or the attachments to this report.

5) That the Village Park Preserve 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 September 4, 2014.

6) That the Village Park Preserve Preliminary Plat provides effective and safe pedestrian facilities, providing access to Reid Park and a future connection to downtown Lake Elmo, contributing to a walkable community as guided by the Village Land Use Plan.

7) That the Village Park Preserve Preliminary Plat provides a significant expansion of Reid Park, as recommended by the Village Land Use Plan.

8) That the Village Park Preserve residential subdivision will allow for the completion of the Village Parkway minor collector road from 30th Street to Easton Village, providing a critical transportation improvement needed for the Village Planning Area.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Village Park Preserve Preliminary Plat subject to the following conditions:

1) The Metropolitan Council must approve the Comprehensive Plan Amendment for the Holliday parcel in advance of the City's consideration of an application for Final Plat for the Village Park Preserve Subdivision.

2) In advance of Final Plat application, the applicant shall provide adequate title evidence satisfactory to the City Attorney.

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

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

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

6) Related to the proposed storm water discharge to the south, the applicant must provide written permission from all property owners of the affected parcels located south of the proposed 30th Street culvert consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat.

7) The applicant shall be responsible for the submission of final plans and the construction of all improvements within the 30th Street right-of-way as required by the City and further described in the review memorandum from the City Engineer dated September 4, 2014.

8) The applicant shall observe all right-of-way and other requirements included in a review memorandum from Washington County dated September 3, 2014.

9) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, describe in a memo dated September 4, 2014. Tree protection measures for trees intended to be saved according to the submitted Tree Survey must be included in the Final Landscape Plan.

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) The applicant shall install an additional row of trees in the rear of Lots 1-3, Block 1 to provide additional screening for the eastern boundary of the Mcleod property to satisfy the condition of approval related to the requested Comprehensive Plan Amendment.

12) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.

13) The developer shall submit a letter from the Metropolitan Airports Commission agreeing to design of stormwater facilities acceptable to the City prior to submitting Final Plat application.

Passed and duly adopted this 16th day of September 2014 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Adam Bell, City Clerk

PLANNING COMMISSION
DATE: 9/8/14
AGENDA ITEM: 4A – PUBLIC HEARING ITEM
CASE # 2014-43

ITEM: Village Park Preserve Residential Subdivision – Preliminary Plat

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Brett Emmons, Emmons & Olivier Resources, Inc.
Greg Malmquist, Fire Chief
Stephen Mastey, Landscape Architecture, Inc.
Ann Pung-Terwedo, Washington County
John Hanson, Valley Branch Watershed District
Neil Ralston, Metropolitan Airports Commission

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to hold a public hearing to consider a Preliminary Plat request from GWSA Land Development, LLC for a 104-unit single family residential subdivision to be located on approximately 64 acres immediately west of Manning Avenue (CSAH 15) and immediately north of 30th Street within the southern portion of the Village Planning Area. Staff is recommending approval of the request subject to compliance with 13 conditions as noted in this report.

GENERAL INFORMATION

Applicant: GWSA Land Development, LLC (Craig Allen); 10850 Old County Road 15, Suite 200, Plymouth, MN 55441

Property Owners: Schiltgen Farms, Inc.; 10880 Stillwater Blvd. N., Lake Elmo, MN 55042 and Mark Holliday; PO Box 243, Lake Elmo, MN 55042

Location: Part of Sections 13, Township 29 North, Range 21 West in Lake Elmo, north of 30th Street and immediately west of Manning Avenue (CSAH 15). PID Numbers: 13.029.21.43.0004 and 13.029.21.44.0002.

Request: Application for preliminary plat approval of a 104-unit single family residential subdivision to be named Village Park Preserve.

Existing Land Use: Agriculture

Existing Zoning: RT – Rural Transitional Zoning

Surrounding Land Use: North – vacant/agricultural land, planned for Easton Village single family residential subdivision; west – Reid Park and Rural Single Family

	parcels; south – Heritage Farm open space preservation (OP) subdivision; east – Lake Elmo Airport.
Surrounding Zoning:	RT – Rural Development Transitional; OP – Open Space Preservation; PF – Public Facilities
Comprehensive Plan:	Village Urban Low Density Residential (1.5 – 2.49 units per acre) and Rural Area Development – City has submitted a Comprehensive Plan Amendment to the Metropolitan Council to change the land use guidance of the Holliday parcel from Rural Area Development to Village Urban Low Density Residential.
Proposed Zoning:	LDR – Urban Low Density Residential
History:	The subject properties are included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. Site has historically been used for faming activities, including the growing of agricultural crops. The Sketch Plan was reviewed by the Planning Commission on 6/30/14. The Comprehensive Plan Amendment for the Holliday parcel was reviewed by the Planning Commission on 6/30/14. Both Land Use Applications were reviewed by the City Council on 7/15/14, where the CPA was approved (Resolution 2014-60)
Deadline for Action:	Application Complete – 8/14/2014 60 Day Deadline – 10/12/2014 Extension Letter Mailed – No 120 Day Deadline – 12/11/14
Applicable Regulations:	Chapter 153 – Subdivision Regulations Article 10 – Urban Residential Districts (LDR) §150.270 Storm Water, Erosion, and Sediment

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REQUEST DETAILS

The City of Lake Elmo has received a request from GWSA Land Development, LLC for a preliminary plat to subdivide approximately 64 acres of land located within the Village Planning Area into 104 single family lots. The proposed plat would be located on property currently owned by Schiltgen Farms, Inc. and Mark Holliday, and would be located immediately west of Manning Avenue North (CSAH 15) and immediately north of 30th Street North. The two subject parcels have historically been used for agricultural purposes.

The preliminary plat has been developed in response to the City's Comprehensive Plan, which guides the property owned by Schiltgen Farms, Inc. for Village Urban Low Density Residential (V-LDR) development. It should be noted that the Holliday parcel is currently guided Rural Area Development (RAD). However, the City approved a Comprehensive Plan Amendment request to change the Holliday parcel from RAD to V-LDR on July 15, 2014 (Resolution 2014-60). The Comprehensive Plan Amendment request has progressed through adjacent jurisdiction review period, and the CPA application has been submitted to the Metropolitan Council. If approved, the proposed plat would be consistent with the Comprehensive Plan. The plat is designed to incorporate 104 single family lots, all of which are designed with minimum widths of 65 feet.

In terms of access, the preliminary plat shows a connection to 30th Street via the Village Parkway minor collector road in the southern portion of the plat. As shown on the proposed plat, the Village

Parkway minor collector road will serve as the primary access and circulation route for the development, extending from 30th Street in the south to the Easton Village residential subdivision in the north. In addition to the 30th Street connection, the proposed neighborhood would also benefit from temporary access to Manning Avenue (CSAH 15) through the southeast portion of Easton Village. However, this access will be closed off at some point the future. Therefore, Village Parkway, with connection to 30th Street and eventually Trunk Highway 5 (TH 5) to the north will serve as the primary access.

The proposed Village Park Preserve subdivision is the third subdivision in the Village Planning Area to submit Preliminary Plans. In terms of utilities, the subject parcels have access to City watermain within the 30th Street right-of-way north of Heritage Farms, as well as at the sanitary sewer lift station site immediately east of Reid Park. Existing sanitary sewer facilities are also located at the lift station site and will need to be extended to the subdivision to serve the residential development. As proposed, both the sewer and water services enter the subdivision in the southwestern portion of the development. Watermain is also extended to the existing watermain in 30th Street, providing a hydrological loop.

The proposed subdivision also includes a series of outlots that will provide for storm water management, open space, trails and a significant expansion of Reid Park. It should be noted that all of the outlots that are planned for parkland or storm water use will be deeded to the City.

According to the project narrative, the applicant is proposing to construct homes within the subdivision in two phases, with each phase consisting of 50+ residential lots. In addition, the narrative notes that the site will be mass graded during the first phase of construction. The mass grading would include preparation of the streets and storm water facilities. As the site is relatively flat, it is the goal of the applicant to balance the site with as much on-site material as possible.

PLANNING AND ZONING ISSUES

According to the City's Comprehensive Plan, the Village Park Preserve site is guided for Village Urban Low Density (Schiltgen Farms parcel) and Rural Area Development (Holliday parcel). While presenting a Sketch Plan for the proposed development, the applicant applied for a Comprehensive Plan Amendment for the Holliday parcel to change the land use guidance from Rural Area Development (RAD) to Village Urban Low Density (V-LDR). The Comprehensive Plan Amendment was unanimously recommended for approval by the Planning Commission on 6/30/14 and unanimously approved by the City Council on 7/15/14. The Comprehensive Plan Amendment has since been submitted to the Metropolitan Council for consideration after undergoing adjacent jurisdictional review. In order for the applicant to apply for a Final Plat, the Comprehensive Plan Amendment must be approved by the Metropolitan Council in advance of any Final approvals by the City. In addition, the site will be required to be zoned LDR – Low Density Residential prior to Final Plat approval. The overall subdivision plan has therefore been prepared in order to comply with the standards for the LDR zoning district in terms of lot size, lot widths, building setbacks, and other design criteria. The applicant notes in the project narrative that no variances are being sought for the proposed subdivision.

The arrangement of lots and blocks generally follow a grid-like pattern with the Village Parkway minor collector road running north-south through the center of the subdivision. The eastern half of the subdivision has three east-west streets, while the western half has two east-west streets. The proposed spacing of the local roads that intersect with the minor collector road generally meet the recommended spacing of 330 feet for neighborhood collector roads. It should also be noted that the

proposed subdivision includes three “eyebrow” or mini cul-de-sacs, two of which are located in the northeast and northwest corners of the subdivision, while the third is located in the southern portion of the development with direct access to the minor collector road. All local streets have been designed to comply with the City’s current street standard with a 60-foot right-of-way and 28-foot wide street.

Sidewalks are planned on one side of all residential streets within the subdivision per the City standard. In addition, the Village Parkway minor collector road includes a 6-foot walk on the west side and an 8-foot bituminous trail on east side, which is consistent with the City’s typical section for the collector. Finally, a trail connection to the proposed expansion of Reid Park is planned in the southwest corner of the subdivision, providing direct access to recreational facilities.

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. All of the lots proposed meet the City’s minimum area requirement of 8,000 for single family lots in a LDR district, with the smallest lot (Lot 4, Block 3) proposed at 8,342 square feet. The largest lot in the development (Lot 7, Block 2) is proposed at 27,055 sq. ft. in size. The Project Narrative notes that the lots will average 11,421 square feet in size, which exceeds the minimum requirements by a fairly wide margin. As an overview of the proposed lots, 60 lots are designed at 65 feet in width with the rest designed at widths of 75 or 81 feet. Generally speaking, the smaller lots of the subdivision are located on the eastern side of the development, and the larger lots are located west of the collector within closer proximity to the proposed park area adjacent to Reid Park.

The following is a general summary of the subdivision design elements that have been proposed as part of the Village Park Preserve 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: 63.6 acres
- Total Residential Units: 104
- Proposed Density (Net): 2.20 units/acre

Proposed Lot Dimensional Standards:

- Min. Lot Width: 65 ft.
- Lot Depth: 130 ft. typical
- Lot Area: 8,000 sq. ft. (8,342 min. proposed)
- Front Yard Setback: 25 ft.
- Side Yard Setback: 5 ft.to garage, 10 ft. to living space
- 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 the western portion of the subdivision adjacent to Reid Park will be dedicated to the City for this purpose. Dedication of the proposed parkland is supported by the Village Land Use Plan, as the land offers a significant expansion of Reid Park and is identified as ecologically sensitive land in the Village Alternative Urban Area-wide Review (AUAR), the adopted environmental review document for the Village Planning Area. As proposed, access to the park area will be provided via a trail connection in the southwestern portion of the development. As the internal trail connections to Reid Park have not yet been determined, additional work with the Park Commission to determine trail routing will be necessary once plans for the expansion area are further developed.

The Subdivision Ordinance requires 10% of the land in urban residential districts to be set aside as parkland, which in this case amount to 6.36 acres (10% of 63.6 acres of total land). The Preliminary Plat (PP-6) indicates that Outlot 2, the proposed park area adjacent to Reid Park, is 686,961 square feet, or 15.77 acres, which is 9.41 acres above the required amount. However, it should be noted that two wetland areas exist in the proposed parkland, the area of which would not be eligible to count toward dedication. Removing the wetland areas from the calculation results in a dedication amount of 15.37 acres. Based on the level of proposed dedication, it is clear that the amount of land provided would far exceed the required amount of dedication required under the Subdivision Ordinance. When the amount of parkland provided exceeds the amount required under the ordinance, it is not uncommon for the applicant to receive a credit for the amount above what is required. It should be noted that the applicant is working on two other residential subdivision in the Village Area. The first, Village Preserve, is a 97-unit single family residential subdivision on approximately 40 acres of land in the northern portion of the Village Planning Area that has received Preliminary Plat approval. The second planned residential subdivision is on land owned by Schiltgen Farms, Inc. across Lake Elmo Ave. (CSAH 17) from the Village Preserve residential subdivision. If provided with a credit for land dedication above and beyond the required amount, it stands to reason that the credit could be utilized for the other two residential projects in which the applicant is engaged. Staff has contacted the City Attorney to confirm that this type of credit can be utilized off-site and can be granted via an approved developers agreement with the City, and the City Attorney confirmed that it is possible and legal under state statutes. In this case, the parkland credit amount would result in 9.01 acres (15.37 acres provided – 6.36 acres required = 9.01 acres of credit).

REVIEW AND ANALYSIS

City Staff has reviewed the Village Park Preserve Preliminary Plat. In general, the proposed plat will meet all applicable City requirements for conditional approval, and any deficiencies or additional modifications that are needed are noted as part of the review record. In addition, the City has received a detailed list of comments from the City Engineer, the Fire Chief, the City's Landscape Consultant, Washington County and the Metropolitan Airports Commission, 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 following review comments as well:

- ***Comprehensive Plan***. Based upon the City's approval of the requested Comprehensive Plan Amendment for the Holliday parcel, the proposed subdivision is consistent with the

Lake Elmo Comprehensive Plan for this area. The net density proposed for the development fall within the range allowed for the Village Urban Low Density (V-LDR) land use category (1.5-2.49 units/acre). However, before proceeding to Final Plat, the applicant must receive formal approval of the Comp Plan Amendment from the Metropolitan Council (Condition #1). Other aspects of the Comprehensive Plan relate to the Village Park Preserve subdivision as follows:

- ***Density Calculation.*** The subject property is guided Village Urban Low Density Residential (V-LDR) in the Comprehensive Plan, which allows for a density range of 1.5-2.49 units/acre (net). The applicants have completed the density calculation using the methodology consistent with the City's adopted practice. The resulting net density calculation resulted in a net density of 2.20 units/acre (104 units/47.38 net developable acres). Therefore, the proposed subdivision is consistent with the density requirements of the Village Urban Low Density Residential land use category.

- ***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 location of existing City parks and areas that are currently underserved. Given the proximity of the subject parcels to Reid Park, the Park Plan does not call for a neighborhood park in this portion of the Village Planning Area. However, it should be noted that the Village Land Use Plan encourages the dedication of the land east of Reid Park as a park expansion. In March of 2014, Gonyea Development presented plans for the Village Preserve subdivision in the northern portion of the Village Planning Area to the Park Commission. As part of the broader review of the area, Gonyea presented their plan to expand Reid Park as part of the Village Park Preserve subdivision. The Park Commission was supportive of this approach, as it would allow for the creation of a destination park in the Village. As part of the Village Park Preserve subdivision, the applicants are proposing to dedicate 15.77 acres of land for the expansion of Reid Park. Therefore, the Reid Park expansion would be consistent with the Village Land Use Plan and has been supported by the City's Park Commission.

- ***Water***. Water will be provided to this area via existing watermain along 30th Street. In addition, the applicant proposes to pull watermain from the lift station, creating a hydrological loop of the system. It should be noted that the City has more than adequate capacity to serve the future subdivision on the subject property as a result of the construction of Well #4. Well #4 was recently connected to the broader water system as a result of a recent watermain extension north of the Village Planning Area.

- ***Sanitary Sewer***. The Village Preserve subdivision will be served by the sanitary sewer extension from the existing facilities located at the Village lift station site to the west of the proposed development. All wastewater for the proposed development would be directed via forcemain to the Cottage Grove Ravine Interceptor located to the east of Lake Elmo Ave near Interstate-94, which is part of the regional wastewater treatment system administered by the Metropolitan

Council. It should be noted that there is adequate capacity of the wastewater system to serve the proposed residential development.

- ***Phasing/Staging Plan.*** According to the City's Wastewater Plan, the Village Planning Area is in Stage 1 of the City's planned service areas. Therefore, the proposed subdivision is consistent with the City's Staging Plan.

- ***Zoning***. The proposed zoning for the Village Preserve 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. Staff, as well as the City Engineer, have not identified any existing conflicts with the City's Subdivision Ordinance.

- ***Infrastructure***. The developer will be required to construct all streets, sewer, water, storm water facilities, and other infrastructure necessary to serve the development.

- ***Phasing – Grading and Construction***. The applicant noted in the submitted Project Narrative (Attachment #2) that the subdivision will be split into two phases of construction with regards to residential. However, the applicant intends to mass grade the site as part of the first phase of construction. As part of Final Plat and final construction documents, more detailed plans with regards to phasing of all improvements will be required. The City Engineer has also requested additional detail related to the phasing of improvement for the next stage of City approval.

- ***Wetlands.*** The submitted narrative indicates that there are three wetland on the site. Two of the identified wetland are located within the proposed park area and will not be impacted by development activity. The third wetland, 782 square feet in size, is located on the Holliday parcel. The applicant has noted that this wetland is eligible for a de minimis exemption. The applicant is proposing to mitigate this smaller wetland through the Valley Branch Watershed District permitting process. Typical for any preliminary plat approval, the applicant will be required to meet all the rules and regulations of the Wetland Conservation Act and Valley Branch Watershed District (Condition #5).

- ***Trails.*** The applicants are proposing two segments of trails within the development. The first trail is contained within the Village Parkway minor collector road and is consistent with the City's approved typical section. The north-south trail segment will eventually provide direct pedestrian connection through Easton Village to the downtown area to the north and west. The second trail segment proposed is in the southwest portion of the development to provide connection to the proposed park expansion area next to Reid Park. Ultimately, staff would recommend that the Park Commission engage in a broader planning effort for the future use and design of Reid Park. Once a broader plan is

established, effective trail connections can be made to the existing park area to the west of the proposed development. In addition to the sidewalks proposed for the residential subdivision, there should be ample facilities and for walking, biking, and other recreational activities, offering effective connections to Reid Park and the broader Village Area.

- ***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 #9. Mastey has requested additional calculations pertaining to street trees. In addition, he makes several recommendations related to native ground cover and other plant selections. Staff is recommending that the Final Landscape Plan be updated per the recommendations of the landscape consultant (Condition #9). In addition, it should be noted that the Tree Preservation information is located on the provided Tree Survey (TS1). As noted in the tree survey, the proposed removal amount of significant trees is 22.6%, which is under the 30% removal threshold permitted under the City's Tree Preservation Ordinance. Finally, with regards to tree preservation, the submitted landscape plans do not include tree protective fencing or other measures around the trees to be saved on the site. As part of the Final Landscape Plan, staff would recommend that tree protection measures be included.

- ***Buffering.*** Buffering for the proposed subdivision is applicable in two areas:

    - ***Village Greenbelt.*** As part of the Village Land Use Plan, the southern and eastern portions of the development are guided for a greenbelt to create separation of residential lots from 30th Street and Manning Avenue. As proposed in the Village Park Preserve Preliminary Plat, this area is currently being utilized for stormwater management purposes, which is allowed under the City's Land Use Plan. In addition, the Village Land Use Plan does not specify a set distance for the greenbelt. As shown in the plans, the separation between residential lots and 30th Street right-of-way ranges from 40 feet up to 130 feet. The separation between residential lots and Manning Avenue is greater. In addition, the Landscape Plan includes a more robust planting schedule along the greenbelt area for both Manning Avenue and 30th Street, including coniferous and evergreen trees for year-round screening. A cross section of the proposed plantings is also provided.

    - ***Mcleod Property.*** In addition to the recommended buffering along 30th Street and Manning Avenue, buffering and screening around the Mcleod property in the southwest portion of the development, particularly the east boundary, is required as a condition of approval for the Comprehensive Plan Amendment (Resolution 2014-60 – Attachment #4). Once again, a more aggressive planting schedule has been provided around the east and north boundary of the Mcleod property, providing year round screening. In addition, the lots on the east side of the Mcleod parcel are of greater size and depth than most of the lots in the development. Nevertheless, staff would recommend that the applicant install an additional row of trees in the rear of 1-3, Block 1 to provide additional screening.

Staff is recommending that this requirement be included as a condition of approval (Condition #11).

- ***Streets***. The proposed street system has been designed to comply with all applicable subdivision requirements and City engineering standards. All of the proposed cul-de-sacs meeting the minimum turning radii specified under the Subdivision Ordinance. It should be noted that the City Engineer has recommended some modest changes related to the southernmost intersection of Street 2 and the minor collector road. This recommendation is included in as a requested modification in his report, to which staff is recommending be included as a condition of approval (Condition #3).

- ***Secondary Access.*** The primary access to the site will be provided from 30th Street via the Village Parkway minor collector road. Temporary secondary access may be achieved through the temporary connection to Manning Avenue (CSAH 15) through Easton Village. However, as this access is planned to be temporary, the permanent secondary access will be the connection of the Village Parkway minor collector road to Trunk Highway 5. The City must consider the timing of the closure of the temporary access on Manning Avenue with the broader interest of secondary access in mind. Coordination with both property owners/developers will continue in this regard.

- ***Street Names***. Staff is recommending that the street names for the proposed subdivision follow the Washington County street naming system. Staff has provided the applicant with proposed street names that are consistent with the Washington County system. In conversation with the applicant, they are amenable to the provided street names. Staff will work with the applicant to incorporate the correct street names in advance of Final Plat.

- ***City Engineer Review***. The City Engineer has provided the Planning Department with a detailed comment letter (Attachment #5) as a summary of his review of the Village Park Preserve Preliminary Plat. In addition, the City Engineer obtained additional review of the proposed storm water system through Brett Emmons of Emmons & Olivier Resources, Inc. In the memorandum, the Engineer highlights several of the critical path issues or modifications that must be resolved for the proposed design to move forward. One of these issues remains the discharge of storm water to a new location within a new culvert to the south of 30th Street. As a condition of approval (Condition #6), staff is recommending that the necessary permissions related to this stormwater discharge be provided in advance of Final Plat application. In addition, the other necessary revisions and modifications identified in the City Engineer's memorandum must also be made in advance of Final Plat (Condition #3).

- ***Washington County Review***. County Staff has reviewed the Village Park Preserve plat and provided specific comments to the City in a letter dated September 3, 2014 (Attachment #7). The most significant of the County's comments relate to the need for additional right-of-way for both Manning Avenue (CSAH 15) and the Manning-30th Street intersection. As a condition of approval (Condition #8), staff is recommending that the applicants observe all requirements in the review memorandum submitted by Washington County.

- ***Watershed Districts***. The project area lies within the Valley Branch Watershed District (VBWD). The Valley Branch Watershed District has not provided any formal comments for the proposed plat at this time. It should be noted that the developer must meet all the rules of the Wetland Conservation Act and VBWD and will need to secure permits from the VBWD in order to proceed with the development as planned (Condition #5).

- ***Fire Department Review***. The Fire Chief has reviewed the plat (Attachment #6) and found the hydrant locations to be sufficient in terms of spacing and operation effectiveness. In addition, the Fire Chief is requesting that the street names follow the Washington County street naming system. Staff will work with the applicant to update the street names per the input of the Fire Chief in advance of Final Plat.

- ***Metropolitan Airports Commission Review***. Neil Ralston of the Metropolitan Airports Commission (MAC) has submitted a review memorandum documenting the concerns and requests for additional work related to the subdivision's location adjacent to the Lake Elmo Airport. The memorandum is found in Attachment #8. The most critical issues relate to the design of the stormwater management facilities on the site. In addition, MAC is recommending that an aeronautical study be filed with the FAA for any structures over 35 feet in height utilized in the construction of the subdivision. Staff is recommending that the applicant address all review comments in the memorandum submitted by MAC as part of any final plat submittal (Condition #13).

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat with 13 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) The Metropolitan Council must approve the Comprehensive Plan Amendment for the Holliday parcel in advance of the City's consideration of an application for Final Plat for the Village Park Preserve Subdivision.

2) In advance of Final Plat application, the applicant shall provide adequate title evidence satisfactory to the City Attorney.

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

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

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

6) Related to the proposed storm water discharge to the south, the applicant must provide written permission from all property owners of the affected parcels located south of the proposed 30th Street culvert consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat.

7) The applicant shall be responsible for the submission of final plans and the construction of all improvements within the 30th Street right-of-way as required by the City and further described in the review memorandum from the City Engineer dated September 4, 2014.

8) The applicant shall observe all right-of-way and other requirements included in a review memorandum from Washington County dated September 3, 2014.

9) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, describe in a memo dated September 4, 2014. Tree protection measures for trees intended to be saved according to the submitted Tree Survey must be included in the Final Landscape Plan.

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) The applicant shall install an additional row of trees in the rear of Lots 1-3, Block 1 to provide additional screening for the eastern boundary of the Mcleod property to satisfy the condition of approval related to the requested Comprehensive Plan Amendment.

12) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.

13) The developer shall address any comments from Metropolitan Airport Commission documented in a review memorandum dated September 3, 2014 as part of a final plat submission for any portion of Village Park Preserve.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Village Park Preserve Preliminary Plat:

- That the Village Park Preserve Preliminary Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area conditioned upon receiving final approval for the Metropolitan Council for the Comprehensive Plan Amendment for the Holliday parcel.
- That the Village Park Preserve Preliminary Plat complies with the City's LDR- Urban Low Density Residential zoning district.
- That the Village Park Preserve Preliminary Plat complies with the City's Subdivision Ordinance.

- That the Village Park Preserve Preliminary Plat meets other City zoning ordinances, such as landscaping, tree preservation, erosion and sediment control, and other ordinances, except where noted in the conditions of approval or the attachments to this report.
- That the Village Park Preserve 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 September 4, 2014.
- That the Village Park Preserve Preliminary Plat provides effective and safe pedestrian facilities, providing access to Reid Park and a future connection to downtown Lake Elmo, contributing to a walkable community as guided by the Village Land Use Plan.
- That the Village Park Preserve Preliminary Plat provides a significant expansion of Reid Park, as recommended by the Village Land Use Plan.
- That the Village Park Preserve residential subdivision will allow for the completion of the Village Parkway minor collector road from 30th Street to Easton Village, providing a critical transportation improvement needed for the Village Planning Area.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Village Park Preserve Preliminary Plat with the 13 conditions of approval as listed in the Staff report. Suggested motion:

"Move to recommend approval of the Village Park Preserve preliminary plat with the 13 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report."

ATTACHMENTS:

1. Location Map
2. Application Form and Project Narrative
3. Village Park Preserve Preliminary Plat and Plans (34 Sheets)
4. Resolution 2014-60
5. City Engineer Review Memorandum, dated 9/4/14
6. Fire Chief Review Memorandum, dated 8/27/14
7. Washington County Review Letter, dated 9/3/14
8. Metropolitan Airports Commission Review Letter, dated 9/3/14
9. City's Landscape Consultant Review Memo, dated 9/4/14.

ORDER OF BUSINESS:

- Introduction.....Community Development Director
- Report by Staff..... City Planner
- 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

[redacted] PARK PRESERVE
Village

Applicant: GWSA Land Development, LLC
Address: 10850 Old County Road 15, Suite 200, Plymouth, MN 55441
Phone #: 952-270-4473
Email Address: Craig@geryenCompany.com

Fee Owner: Mark Holliday
Address: PO Box 243, Lake Elmo, MN 55042
Phone #: 651-270-1318
Email Address: Markh85@aol.com

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

General information of proposed subdivision: Preliminary Plat to incorporate +/- 14 acres with The Schiltgen Property as part of a 104 lot Single family development

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: 8/6/14

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.

Signature of applicant _____ Date 8/6/14

Name of applicant CRAIG ALLEN Phone 952-270 4493
(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 Craig Allen, GWSA Land Development, LLC
(Please Print)

Street address/legal description of subject property See Attached

Signature

8/6/14
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

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 PETER J. SCHILTGEN
(Please Print)

Street address/legal description of subject property _____

_____

_____

_____

_____

Peter J Schiltgen
Signature

8-19-14
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.

Schiltgen Farms Property Description – Manning:

The land referred to in this Commitment is situated in the County of Washington, State of Minnesota, and is described as follows:

The North 50 acres of the South Half of the Southeast Quarter of Section 13, Township 29 North, Range 21 West, Washington County, Minnesota, except that part which lies easterly of the following described line: Commencing at the southeast corner of said Southeast Quarter; thence South 88 degrees 45 minutes 30 seconds West along the South line of said Southeast Quarter, 159.73 feet (bearings are based on the Washington County Coordinate System); thence North 1 degree 14 minutes 30 seconds West, 33 feet, thence North 43 degrees 59 minutes 50 seconds East, 142.10 feet to the point of beginning of the line to be described; thence North 0 degrees 45 minutes 51 seconds West, 1188.14 feet to said North line of said South Half of the Southeast Quarter and said line there terminating.

Abstract Property.

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 MARK HALLIDAY
(Please Print)

Street address/legal description of subject property See Attached

Signature

8-12-14
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.

Mark Holliday Property Description:

The land referred to in the Commitment is situated in Washington County, State of Minnesota and is described as follows:

The South 498.6 feet of the South Half of the Southeast Quarter (S1/2 of SE1/4); Section Thirteen (13), Township Twenty Nine North (29N.), Range Twenty-one West (21W.); except the West 1273.0 feet of the South Half of the Southeast Quarter of said Section Thirteen (13). And excepting therefrom that portion of the above tract conveyed to the County of Washington by that certain Quit Claim Deed dated March 30, 1987, and filed of record in the Office of the Washington County Recorder on April 2, 1987 as Document No. 535377.

Abstract Property.

VILLAGE PARK PRESERVE
Development Narrative
September 2, 2014

Developer Introduction:

GWSA LAND DEVELOPMENT, LLC.
Craig Allen
10850 Old County Road 15
Suite 200
Lake Elmo, Minnesota 55441
Telephone: 952-270-4473
Email: craig@gonyeacompany.com

The developer is proposing a community of 104 single family homes on +/- 63.6 acres of land located on the west side of Manning Avenue North (CASH15), north of 30th Street North. The Schiltgen parcel and the Holliday parcel comprise the 63.6 acres of land. This proposed residential development will consist of higher end single family homes. It is anticipated that these homes will range in price from $400,000 to $650,000. The development is located in an area of Lake Elmo with easy access to the transportation system. This will provide the future home owners a secluded place to live that is located within minutes of all the amenities Lake Elmo has to offer with the regional facilities of the larger metropolitan area.



The project is anticipated to be constructed in two phases, of 50-60 lots per phase. The primary access is the proposed Village Parkway from 30th Street North. Over 15.7 acres of land is proposed to be dedicated as parkland to add to the existing Reid Park. A trail connection to the park area is proposed in the southwest corner. Over seventy five percent of the homes in the community will have a walkout basement. The project is located within the Stillwater School District #834.

Development Team:

Civil Engineering, Surveying & Land Planning
Sathre-Bergquist, Inc.
Robert S. Molstad, P.E.
David B. Pemberton, P.L.S.
150 South Broadway
Wayzata, Minnesota 55391
Telephone: 952-476-6000
Facsimile: 952-476-0104
Email: molstad@sathre.com
Email: pemberton@sathre.com

Wetland & Biological Sciences
Kjolhaug Environmental Services
Melissa Barrett
26105 Wild Rose Lane
Shorewood, MN 55331
Telephone: 952-401-8757
Email: Melissa@kjolhaugenv.com

Soil Sciences
Haugo GeoTechnical Services
Paul Haugo
13570 Grove Drive #278
Maple Grove, MN 55311
Telephone: (612) 554-4829
Email: p.haugo@gmail.com

Property Ownership:

Per Schedule A of Title Commitment No. HB-26627A (northerly property)

The North 50 acres of the South Half of the Southeast Quarter of Section 13, Township 29 North, Range 21 West, Washington County, Minnesota, except that part which lies easterly of the following described line:

Commencing at the southeast corner of said Southeast Quarter; thence South 88 degrees 45 minutes 30 seconds West along the South line of said Southeast Quarter, 159.73 feet (bearings are based on the Washington County Coordinate System); thence North 01 degree 14 minutes 30

seconds West, 33 feet, thence North 43 degrees 59 minutes 50 seconds East, 142.10 feet to the point of beginning of the line to be described; thence North 00 degrees 45 minutes 51 seconds West, 1188.14 feet to said North line of said South Half of the Southeast Quarter and said line there terminating.

Abstract Property.

Per Schedule A of Title Commitment No. HB-26880 (southerly property)

The South 498.6 feet of the South Half of the Southeast Quarter (S1/2 of SE1/4); Section Thirteen (13),Township Twenty Nine North (29N.), Range Twenty-one West (21W.); except the West 1273.0 feet of the South Half of the Southeast Quarter of said Section Thirteen (13). And excepting therefrom that portion of the above tract conveyed to the County of Washington by that certain Quit Claim Deed dated March 30,1987, and filed of record in the Office of the Washington County Recorder on April 2, 1987 as Document No. 535377.
Abstract Property.

Comprehensive Plan, Zoning, Density, & Variances:

The site consists of the Schiltgen parcel +/- 49 acres and the Holliday parcel +/- 14.8 acres. The Existing Land Use is classified as Rural Area Development. On the Village Land Use Plan, the planned Land Use for the Schiltgen parcel is Village Urban Low Density (V-LDR) and Rural Area Development (RAD) for the Holliday parcel.

The attached preliminary plat shows 104 single family lots that are a minimum width of 65 feet. There are 60 lots that are in the 65' lot width, 4 lots in the 75' lot width, and 40 lots that are 81' in width. The smallest lot area is L4B3 (65') – 8,342 sf and the largest lot area is L7B2 (81') at 27,055 sf, with an average lot area of 11,421 for the entire project.

Lake Elmo Zoning:

Both parcels are currently zoned RT. The Schiltgen parcel is currently planned as Village Urban Low Density (V-LDR) and the Holliday parcel is currently planned as Rural Area Development (RAD). A Comprehensive Plan Amendment to change the Holliday parcel from RAD to V-LDR was approved by City Council and is currently being reviewed by the MET Council. The V-LDR district has the following requirements:

V-LDR District

1.5 – 2.5 units per acre

Minimum Lot Area – 8,000 square feet
Minimum Width – 60 feet
Front Yard Setback – 25 feet
Side Yard Setback – 5 feet to garage and 10 feet to living space
Corner Yard Setback – 15 feet
Rear Yard Setback – 20 feet

Density:

Gross Site Area: 63.55 acres
Gross Density = 104/63.55 = 1.64 units per acre

Wetland Area: 0.40 acres
Proposed Park Area: 15.77 acres
Net Area: 63.55-0.40-15.77 = 47.38 acres
Net Density = 104/47.38 = 2.2 units per acre

Variances – No variances are proposed.

A preliminary plat lot area tabulation sheet is in Appendix A of this narrative.

Site Analysis:

The site is currently being used for agricultural purposes. Please refer to the ALTA Survey and the aerial photos. Utility service, sanitary sewer will be provided to the site as part of the proposed Trunk Sanitary Sewer project that will extend sewer service from the new lift station at Reid Park, north to the Site, the current plan is to provide sanitary sewer from the stub in the proposed Village Parkway, from the Easton Village project. A 12" trunk watermain will be installed with the proposed trunk sanitary sewer system, that will provide a watermain connection for the proposed development. Storm water will be managed and outlet from the site in accordance with the City and Watershed requirements. The proposed stormwater plan would outlet with a new storm sewer pipe down the west side of Manning Avenue North to the culvert about 850 feet south of 30th Street North. The site is within the Valley Branch Watershed District. Minor utilities (gas, electric, phone, and TV) will need to be extended to service the site.

The topography of the site is relatively flat on most of the site, 914 to 926 for the proposed development area. The proposed park area drops in elevation from 926 to +/- 892.

There are three existing wetlands on the site, two wetlands are within the proposed park area and no impacts are proposed by the residential development. The third wetland qualifies for a de minimis exemption and an application has been filed with Valley Branch Watershed District. Once approved the de minimis classification would allow us to fill without replacing.

The USDA Soil Survey of the project site indicates Antigo Silt Loams, Campia Silt Loams, and Mahtomedi Loamy Sand. The soils that are present consist of mostly moderately well drained loams and sandy loams with a moderate permeability.

Street Design:

"Village Park Preserve" proposes a north south parkway (Village Parkway), the parkway will be 32' B-B within an 80' ROW. The other public streets within the project would be 28' B-B, with a sidewalk along one side of the street, within a 60' ROW. The cul-de-sacs will have a 44' Radius to the back of curb. All streets will be constructed to the City of Lake Elmo standard street section.

Utility Services:

City sanitary sewer and watermain will need to be extended to the site, please see the notes above.

Site Grading:

The site grading is planned to begin in the fall of 2014. The project will be graded in one phase. The overall graded area is +/- 45.5 acres. We are proposing to grade all streets to the proposed hold downs and prepare corrected building pads for all home sites. We are creating five stormwater ponding areas and one infiltration area to meet the stormwater treatment requirements of the City and the Watershed. The excavation of on-site material is estimated at +/- 180,000 cy. It is our design objective to balance the site with on-site material, some import of suitable structural fill material may be necessary for building pad, street, and retaining wall construction. As the final design analysis is completed we will provide detailed construction plans for the project to the City of Lake Elmo.

Stormwater:

The stormwater facilities proposed in "Village Park Preserve" are illustrated on the enclosed preliminary plans. Runoff from the site will be directed to storm sewer inlet locations, collected and conveyed to the proposed treatment pond(s) and filtration area(s). The ponds and filtration areas will provide temporary storage of stormwater runoff, treatment of stormwater and sediment removal. The stormwater plan will provide adequate treatment and storage to meet the City of Lake Elmo and the Valley Branch Watershed District requirements.

Traffic:

"Village Park Preserve" proposes one primary access point (Village Parkway) off of 30th Street North.

Traffic Generation – (anticipate 10 trips per day per home site)
104 Lots = 1,040 trips per day

Trail System:

Six-foot concrete sidewalks are proposed along residential streets within the site. In addition, there are 8.5 foot trails proposed to promote neighborhood connectivity.

Woodland Areas & Protection:

I. Introduction

A current tree survey in accordance with City of Lake Elmo requirements has been completed for this site and is included in the submittal. The tree inventory plan is shown on the Erosion Control Plan. 25 trees were identified, per the City requirements.

II. Tree Species, Distribution and Size:

The site has 467.5 caliper inches of significant trees, with 100.0 caliper inches of exempt trees for a net total of 367.5 caliper inches. The trees located throughout the site. The species include Cherry, Box Elder, Hackberry, Ash, and a few others. A table containing data on the trees, as well as a map which shows tree location, species, size and condition, are shown in the preliminary plans, please see the Erosion Control Plan.

Tree Removal & Restitution:

The "Village Park Preserve" development will impact approximately 22.6% of the significant trees on the site. The development is under the 30% threshold.

Landscape Plan, Monuments, & Entrance:

This development will have a parkway access from 30th Street North. Many of the lots will have pond views or overlook views, due to the site topography. The stormwater ponds and treatment areas will have landscaping to create unique water treatment facilities for the proposed project. A custom entry monument may be designed and constructed at the proposed entrance. This will create a sense of luxury and livability for the new single family residents, while providing safer access to the site. Landscaping, monuments and other furnishings will be designed to conform to the Lake Elmo Branding and Theming Study.

Homeowner's Association and Restrictive Covenants:

The developer will prepare restrictive covenants and standards that will apply to this 104 lot project. The restrictive covenants will be tailored to the developer's vision of the project. Each home will be required to meet the specifics of building types, landscaping, and overall goals of the development.

A master HOA will be created for the "Village Park Preserve" project. This association will be in charge of the monumentation, entrance, landscaping, and infiltration basins. The HOA will also be responsible for maintenance issues within the subdivision. These may include special landscaping, mailboxes, signage, and other common elements.

APPENDIX A:

Village Park Preserve– Preliminary Plat Lot Area Summary

BLOCK 1	GROSS AREA				WETLAND AREA		NET AREA			
Lot 1	22,997	s.f.	0.53	acres	0	s.f.	22,997	s.f.	0.53	acres
Lot 2	15,466	s.f.	0.36	acres	0	s.f.	15,466	s.f.	0.36	acres
Lot 3	16,238	s.f.	0.37	acres	0	s.f.	16,238	s.f.	0.37	acres
Lot 4	21,309	s.f.	0.49	acres	0	s.f.	21,309	s.f.	0.49	acres

Lot 5	15,634	s.f.	0.36	acres	0	s.f.	15,634	s.f.	0.36	acres
Lot 6	14,347	s.f.	0.33	acres	0	s.f.	14,347	s.f.	0.33	acres
Lot 7	12,999	s.f.	0.30	acres	0	s.f.	12,999	s.f.	0.30	acres
Lot 8	12,034	s.f.	0.28	acres	0	s.f.	12,034	s.f.	0.28	acres
Lot 9	11,518	s.f.	0.26	acres	0	s.f.	11,518	s.f.	0.26	acres
Lot 10	10,677	s.f.	0.25	acres	0	s.f.	10,677	s.f.	0.25	acres
Lot 11	13,329	s.f.	0.31	acres	0	s.f.	13,329	s.f.	0.31	acres
Lot 12	14,784	s.f.	0.34	acres	0	s.f.	14,784	s.f.	0.34	acres
Total	362,664	s.f.	8.33	acres	0	s.f.	362,664	s.f.	8.33	acres

BLOCK 2	**GROSS AREA**				**WETLAND AREA**		**NET AREA**			
Lot 1	18,200	s.f.	0.42	acres	0	s.f.	18,200	s.f.	0.42	acres
Lot 2	21,102	s.f.	0.48	acres	0	s.f.	21,102	s.f.	0.48	acres
Lot 3	16,406	s.f.	0.38	acres	0	s.f.	16,406	s.f.	0.38	acres
Lot 4	16,691	s.f.	0.38	acres	0	s.f.	16,691	s.f.	0.38	acres
Lot 5	18,012	s.f.	0.41	acres	0	s.f.	18,012	s.f.	0.41	acres
Lot 6	26,509	s.f.	0.61	acres	0	s.f.	26,509	s.f.	0.61	acres
Lot 7	27,055	s.f.	0.62	acres	0	s.f.	27,055	s.f.	0.62	acres
Lot 8	12,112	s.f.	0.28	acres	0	s.f.	12,112	s.f.	0.28	acres
Lot 9	12,164	s.f.	0.28	acres	0	s.f.	12,164	s.f.	0.28	acres
Lot 10	11,894	s.f.	0.27	acres	0	s.f.	11,894	s.f.	0.27	acres
Lot 11	10,988	s.f.	0.25	acres	0	s.f.	10,988	s.f.	0.25	acres
Lot 12	10,988	s.f.	0.25	acres	0	s.f.	10,988	s.f.	0.25	acres
Lot 13	10,988	s.f.	0.25	acres	0	s.f.	10,988	s.f.	0.25	acres
Lot 14	10,988	s.f.	0.25	acres	0	s.f.	10,988	s.f.	0.25	acres
Lot 15	13,012	s.f.	0.30	acres	0	s.f.	13,012	s.f.	0.30	acres
Total	474,218	s.f.	10.89	acres	0	s.f.	474,218	s.f.	10.89	acres

BLOCK 3	**GROSS AREA**				**WETLAND AREA**		**NET AREA**			
Lot 1	10,852	s.f.	0.25	acres	0	s.f.	10,852	s.f.	0.25	acres
Lot 2	8,813	s.f.	0.20	acres	0	s.f.	8,813	s.f.	0.20	acres
Lot 3	8,680	s.f.	0.20	acres	0	s.f.	8,680	s.f.	0.20	acres
Lot 4	8,342	s.f.	0.19	acres	0	s.f.	8,342	s.f.	0.19	acres

Lot 5	10,457	s.f.	0.24	acres	0	s.f.	10,457	s.f.	0.24	acres
Lot 6	10,407	s.f.	0.24	acres	0	s.f.	10,407	s.f.	0.24	acres
Lot 7	11,345	s.f.	0.26	acres	0	s.f.	11,345	s.f.	0.26	acres
Lot 8	13,467	s.f.	0.31	acres	0	s.f.	13,467	s.f.	0.31	acres
Lot 9	11,462	s.f.	0.26	acres	0	s.f.	11,462	s.f.	0.26	acres
Lot 10	10,266	s.f.	0.24	acres	0	s.f.	10,266	s.f.	0.24	acres
Lot 11	10,042	s.f.	0.23	acres	0	s.f.	10,042	s.f.	0.23	acres
Lot 12	8,862	s.f.	0.20	acres	0	s.f.	8,862	s.f.	0.20	acres
Lot 13	8,630	s.f.	0.20	acres	0	s.f.	8,630	s.f.	0.20	acres
Lot 14	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres
Lot 15	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres
Lot 16	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres
Total	313,950	s.f.	7.21	acres	0	s.f.	313,950	s.f.	7.21	acres

BLOCK 4	**GROSS AREA**				**WETLAND AREA**		**NET AREA**			
Lot 1	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres
Lot 2	8,827	s.f.	0.20	acres	0	s.f.	8,827	s.f.	0.20	acres
Lot 3	9,883	s.f.	0.23	acres	0	s.f.	9,883	s.f.	0.23	acres
Lot 4	11,251	s.f.	0.26	acres	0	s.f.	11,251	s.f.	0.26	acres
Lot 5	9,903	s.f.	0.23	acres	0	s.f.	9,903	s.f.	0.23	acres
Lot 6	10,166	s.f.	0.23	acres	0	s.f.	10,166	s.f.	0.23	acres
Lot 7	10,196	s.f.	0.23	acres	0	s.f.	10,196	s.f.	0.23	acres
Lot 8	9,903	s.f.	0.23	acres	0	s.f.	9,903	s.f.	0.23	acres
Lot 9	9,577	s.f.	0.22	acres	0	s.f.	9,577	s.f.	0.22	acres
Lot 10	8,915	s.f.	0.20	acres	0	s.f.	8,915	s.f.	0.20	acres
Lot 11	8,547	s.f.	0.20	acres	0	s.f.	8,547	s.f.	0.20	acres
Lot 12	8,999	s.f.	0.21	acres	0	s.f.	8,999	s.f.	0.21	acres
Lot 13	9,135	s.f.	0.21	acres	0	s.f.	9,135	s.f.	0.21	acres
Lot 14	9,135	s.f.	0.21	acres	0	s.f.	9,135	s.f.	0.21	acres
Lot 15	9,135	s.f.	0.21	acres	0	s.f.	9,135	s.f.	0.21	acres
Lot 16	9,135	s.f.	0.21	acres	0	s.f.	9,135	s.f.	0.21	acres
Total	302,314	s.f.	6.94	acres	0	s.f.	302,314	s.f.	6.94	acres

BLOCK	**GROSS AREA**	**WETLAND**	**NET AREA**

5						AREA				
Lot 1	9,240	s.f.	0.21	acres	0	s.f.	9,240	s.f.	0.21	acres
Lot 2	9,108	s.f.	0.21	acres	0	s.f.	9,108	s.f.	0.21	acres
Lot 3	9,020	s.f.	0.21	acres	0	s.f.	9,020	s.f.	0.21	acres
Lot 4	9,020	s.f.	0.21	acres	0	s.f.	9,020	s.f.	0.21	acres
Lot 5	9,262	s.f.	0.21	acres	0	s.f.	9,262	s.f.	0.21	acres
Lot 6	9,262	s.f.	0.21	acres	0	s.f.	9,262	s.f.	0.21	acres
Lot 7	8,675	s.f.	0.20	acres	0	s.f.	8,675	s.f.	0.20	acres
Lot 8	11,717	s.f.	0.27	acres	0	s.f.	11,717	s.f.	0.27	acres
Total	150,608	s.f.	3.46	acres	0	s.f.	150,608	s.f.	3.46	acres

BLOCK 6	GROSS AREA				WETLAND AREA		NET AREA			
Lot 1	11,333	s.f.	0.26	acres	0	s.f.	11,333	s.f.	0.26	acres
Lot 2	8,509	s.f.	0.20	acres	0	s.f.	8,509	s.f.	0.20	acres
Lot 3	9,388	s.f.	0.22	acres	0	s.f.	9,388	s.f.	0.22	acres
Lot 4	10,729	s.f.	0.25	acres	0	s.f.	10,729	s.f.	0.25	acres
Lot 5	9,749	s.f.	0.22	acres	0	s.f.	9,749	s.f.	0.22	acres
Lot 6	11,229	s.f.	0.26	acres	0	s.f.	11,229	s.f.	0.26	acres
Total	121,874	s.f.	2.80	acres	0	s.f.	121,874	s.f.	2.80	acres

BLOCK 7	GROSS AREA				WETLAND AREA		NET AREA			
Lot 1	11,671	s.f.	0.27	acres	0	s.f.	11,671	s.f.	0.27	acres
Lot 2	9,380	s.f.	0.22	acres	0	s.f.	9,380	s.f.	0.22	acres
Lot 3	9,270	s.f.	0.21	acres	0	s.f.	9,270	s.f.	0.21	acres
Lot 4	9,925	s.f.	0.23	acres	0	s.f.	9,925	s.f.	0.23	acres
Lot 5	9,342	s.f.	0.21	acres	0	s.f.	9,342	s.f.	0.21	acres
Lot 6	10,430	s.f.	0.24	acres	0	s.f.	10,430	s.f.	0.24	acres
Lot 7	9,667	s.f.	0.22	acres	0	s.f.	9,667	s.f.	0.22	acres
Lot 8	10,140	s.f.	0.23	acres	0	s.f.	10,140	s.f.	0.23	acres
Lot 9	11,087	s.f.	0.25	acres	0	s.f.	11,087	s.f.	0.25	acres
Lot 10	11,343	s.f.	0.26	acres	0	s.f.	11,343	s.f.	0.26	acres
Lot 11	9,609	s.f.	0.22	acres	0	s.f.	9,609	s.f.	0.22	acres
Lot 12	8,579	s.f.	0.20	acres	0	s.f.	8,579	s.f.	0.20	acres
Lot 13	8,454	s.f.	0.19	acres	0	s.f.	8,454	s.f.	0.19	acres
Lot 14	10,400	s.f.	0.24	acres	0	s.f.	10,400	s.f.	0.24	acres
Total	278,594	s.f.	6.40	acres	0	s.f.	278,594	s.f.	6.40	acres

BLOCK 8	GROSS AREA				WETLAND AREA		NET AREA			
Lot 1	12,831	s.f.	0.29	acres	0	s.f.	12,831	s.f.	0.29	acres
Lot 2	11,279	s.f.	0.26	acres	0	s.f.	11,279	s.f.	0.26	acres
Lot 3	11,279	s.f.	0.26	acres	0	s.f.	11,279	s.f.	0.26	acres
Lot 4	11,189	s.f.	0.26	acres	0	s.f.	11,189	s.f.	0.26	acres
Lot 5	10,164	s.f.	0.23	acres	0	s.f.	10,164	s.f.	0.23	acres
Lot 6	9,736	s.f.	0.22	acres	0	s.f.	9,736	s.f.	0.22	acres
Lot 7	11,407	s.f.	0.26	acres	0	s.f.	11,407	s.f.	0.26	acres
Lot 8	11,408	s.f.	0.26	acres	0	s.f.	11,408	s.f.	0.26	acres
Lot 9	10,606	s.f.	0.24	acres	0	s.f.	10,606	s.f.	0.24	acres
Lot 10	10,632	s.f.	0.24	acres	0	s.f.	10,632	s.f.	0.24	acres
Lot 11	10,546	s.f.	0.24	acres	0	s.f.	10,546	s.f.	0.24	acres
Lot 12	9,965	s.f.	0.23	acres	0	s.f.	9,965	s.f.	0.23	acres
Lot 13	10,530	s.f.	0.24	acres	0	s.f.	10,530	s.f.	0.24	acres
Lot 14	10,530	s.f.	0.24	acres	0	s.f.	10,530	s.f.	0.24	acres
Lot 15	10,530	s.f.	0.24	acres	0	s.f.	10,530	s.f.	0.24	acres
Lot 16	10,530	s.f.	0.24	acres	0	s.f.	10,530	s.f.	0.24	acres
Lot 17	12,481	s.f.	0.29	acres	0	s.f.	12,481	s.f.	0.29	acres
Total	371,286	s.f.	8.52	acres	0	s.f.	371,286	s.f.	8.52	acres

OUTLOT	GROSS AREA				WETLAND AREA		NET AREA			
1	14,417	s.f.	0.33	acres	0	s.f.	14,417	s.f.	0.33	acres
2	686,961	s.f.	15.77	acres	0	s.f.	686,961	s.f.	15.77	acres
3	50,900	s.f.	1.17	acres	0	s.f.	50,900	s.f.	1.17	acres
4	32,677	s.f.	0.75	acres	0	s.f.	32,677	s.f.	0.75	acres
5	45,019	s.f.	1.03	acres	0	s.f.	45,019	s.f.	1.03	acres
6	262,419	s.f.	6.02	acres	0	s.f.	262,419	s.f.	6.02	acres
Total	2,184,786	s.f.	50.16	acres	0	s.f.	2,184,786	s.f.	50.16	acres

R/W	GROSS AREA				WETLAND AREA		NET AREA			
	473,313	s.f.	10.87	acres	0	s.f.	473,313	s.f.	10.87	acres

TOTAL	GROSS AREA				WETLAND AREA		NET AREA			
	4,730,142	s.f.	108.59	acres	0	s.f.	4,730,142	s.f.		acres



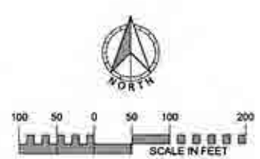
LOCATION MAP



SHEET INDEX TABLE

SHEET	Description
SP	Site Plan
ALTA	ALTA/Existing Conditions
PP	Preliminary Plat
ST	Street Plan
UP	Utility Plan
GP	Grading Plan
EC	Erosion Control Plan
TS	Tree Survey
LP	Landscape Plan

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-6104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER GWSA LAND DEVELOPMENT CONTACT: CRAIG KLAM PHONE: (952) 544-5070 EMAIL: CRAIG@GONYEACOMPANY.COM



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_PARCEL E	01	ERJ	08/11/14	UTILITY VIEWPORT REVISIONS
DRAWN BY	02	ERJ	08/14/14	STORM REVISIONS
ERJ	03	ERJ	08/25/14	SHOW WETLAND B IMPACT
CHECKED BY				
RSM				
DATE				
08/08/14				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ROBERT S. MOLSTAD, P.E.
Date: 08/08/14 Lic. No. 24478

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

LAKE ELMO, MINNESOTA

SITE PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

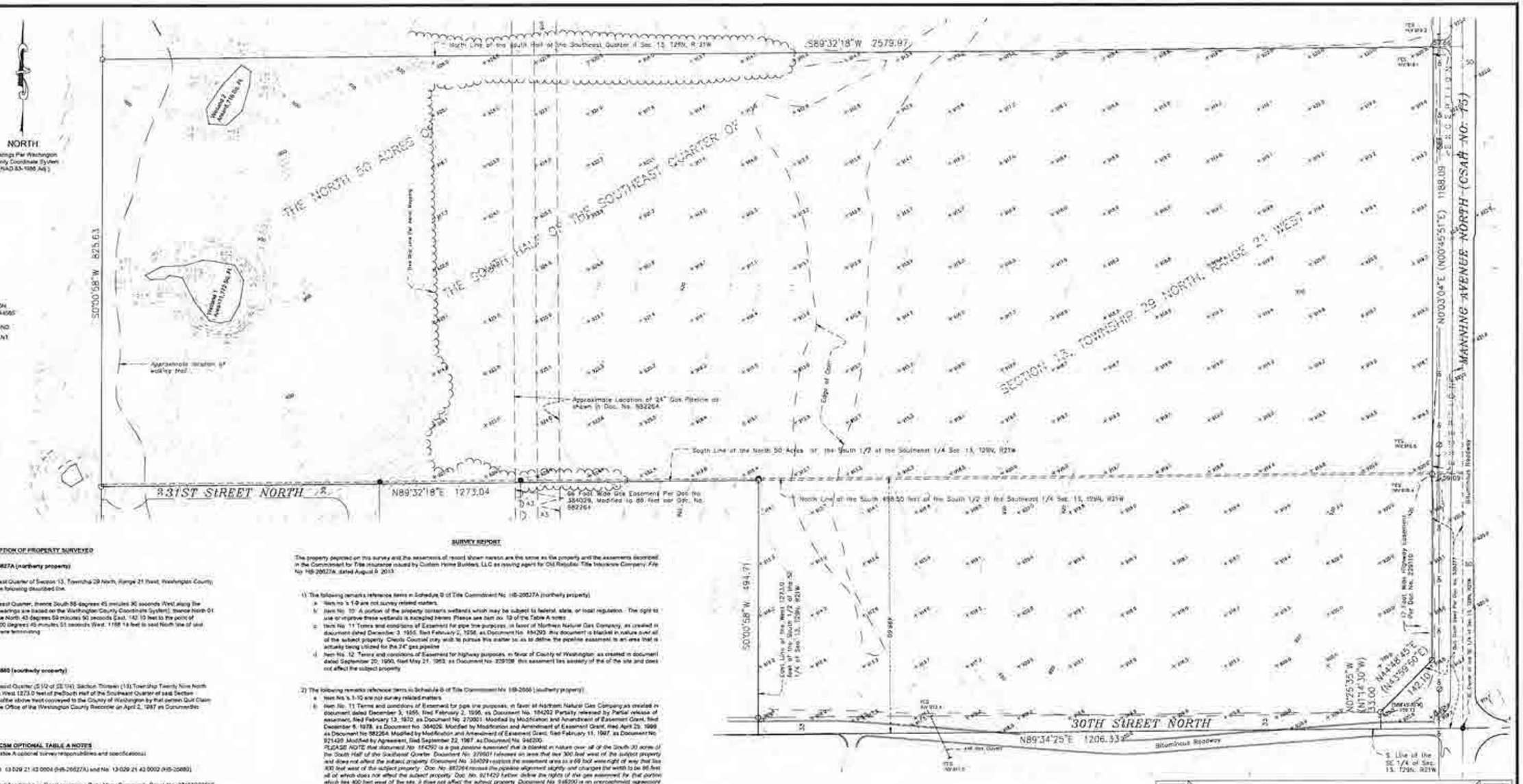
FILE NO. 3120-047

SP / SP

SURVEY LEGEND

- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- GATE VALVE
- POWER POLE
- LIGHT POLE
- GUARDPOST
- GUY WIRE
- SIGN
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- ELECTRIC MANHOLE
- GAS VALVE
- TELEPHONE MANHOLE
- UTILITY MANHOLE
- ELECTRIC METER
- DENOTES 40 INCH X 14 INCH IRON MONUMENT SET MARKED "RLS 44565"
- DENOTES IRON MONUMENT FOUND
- (info) DENOTES RECORD MEASUREMENT
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- CULVERT
- TUE UNDERGROUND ELECTRIC
- TFO UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OHU OVERHEAD UTILITY
- CHAIN LINK FENCE
- CONCRETE CURB
- CONCRETE
- GAS METER

NORTH
Bearings Per Washington County Coordinate System (NAD 83-1986 Adj.)



DESCRIPTION OF PROPERTY SURVEYED

Per Schedule A of Title Commitment No. HB-26827A (northerly property)

The North 50 acres of the South Half of the Southeast Quarter of Section 13, Township 29 North, Range 21 West, Washington County, Minnesota, except that part which lies easterly of the following described line.

Commencing at the southeast corner of said Southeast Quarter, thence South 88 degrees 45 minutes 30 seconds West along the South line of said Southeast Quarter, 159.75 feet (bearings are based on the Washington County Coordinate System); thence North 01 degree 14 minutes 30 seconds West, 33 feet; thence North 43 degrees 59 minutes 50 seconds East, 142.10 feet to the point of beginning of the line to be described; thence North 00 degrees 45 minutes 51 seconds West, 1188.16 feet to said North line of said South Half of the Southeast Quarter and said line there terminating.

Abstract Property

Per Schedule A of Title Commitment No. HB-26860 (southerly property)

The South 494.6 feet of the South Half of the Southeast Quarter (S 1/2 of SE 1/4), Section Thirteen (13) Township Twenty Nine North (29N.), Range Twenty-one West (21W.), except the West 1273.0 feet of theSouth Half of the Southeast Quarter of said Section Thirteen (13). And excepting therefrom that portion of the above tract conveyed to the County of Washington by that certain Quit Claim Deed dated March 30, 1987 and filed of record in the Office of the Washington County Recorder on April 2, 1987 as DocumentNo. 525,577.

Abstract Property

ALTA/ACSM OPTIONAL TABLE A NOTES

(The following items refer to Table A optional survey responsibilities and specifications)

2. Unassigned Address, Lake Elmo, Minnesota, PID NO. 13 029 21 43 0004 (HB-26827A) and No. 13 029 21 43 0002 (HB-26860)
3. This property is contained in Zone X (area of minimal flooding) per Flood Insurance Rate Map, Community Panel No. 27163C0035E effective date of February 3, 2010
4. The Gross land area is 2,768,244 +/- Sq. Ft. or 63.55 +/- Acres. Wetland = 17,488+/- Sq. Ft. or 0.40 +/- Acres. ROW = 39,804+/- Sq. Ft. or 0.91+/- Acres. Net = 2,749,952+/- Sq. Ft. or 62.24+/- Acres.
5. Elevations are based on a MNDOT Geometry Marker (CS497) located on the west side of Manning Ave North, approximately 2000 feet north of the subject property, 17 feet northwest of a metal shed and 4 feet east of a power pole having an elevation of 924.32 feet NAVD 1988. The contours where obtained from LIDAR mapping that was downloaded from the Minnesota Department of Natural Resources on September 20, 2013.
6. The current Zoning for the subject property is RT (Rural Transitional) per the City of Lake Elmo's zoning map dated May 2013. The planning department informed us per a phone call that the property is in the process of changing to Village Low Density. Per this phone call, the setback, height, and density restrictions for this zoning designation are going to be as follows: SETBACKS - Front 25 feet, Side 10 feet living and 5 feet garage, Rear 20 feet; HEIGHT - 20 feet; DENSITY - 1.5 - 2 unit per acre
11. We have shown the location of utilities on the surveyed property by observed evidence only. Please Contact GOPHER STATE ONE CALL at 651-454-0002 for the locations of underground utilities prior to any excavation
16. The Wetland delineation was performed by Kjolhaug Environmental Services and the Attestation Page were Located on October 1, 2013

SURVEY REPORT

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Custom Home Builders, LLC as issuing agent for Old Republic Title Insurance Company: File No. HB-26827A, dated August 9, 2013.

1) The following remarks reference items in Schedule B of Title Commitment No. HB-26827A (northerly property):
   a. Item no.'s 1-9 are not survey related matters.
   b. Item No. 10: A portion of the property contains wetland's which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein. Please see item no. 19 of the Table A notes.
   c. Item No. 11 Terms and conditions of Easement for pipe line purposes, in favor of Northern Natural Gas Company, as created in document dated December 3, 1955, filed February 2, 1956, as Document No. 564293. this document is blanket in nature over all of the subject property. Chents Counsel may wish to pursue this matter so as to define the pipeline easement to an area that is actually being utilized for the 24" gas pipeline
   d. Item No. 12 Terms and conditions of Easement for highway purposes, in favor of County of Washington, as created in document dated September 20, 1960, filed May 21, 1963, as Document No. 229108. this easement lies westerly of the of the site and does not affect the subject property.

2) The following remarks reference items in Schedule B of Title Commitment No. HB-26860 (southerly property):
   a. Item No.'s 1-10 are not survey related matters
   b. Item No. 11 Terms and conditions of Easement for pipe line purposes, in favor of Northern Natural Gas Company,as created in document dated December 3, 1955, filed February 2, 1956, as Document No. 564292 Partially released by Partial release of easement, filed February 13, 1970, as Document No. 270001. Modified by Modification and Amendment of Easement Grant, filed December 6, 1978, as Document No. 384026. Modified by Modification and Amendment of Easement Grant, filed April 29, 1998 as Document No. 982264. Modified by Modification and Amendment of Easement Grant, filed February 11, 1987, as Document No. 921420. Modified by Agreement, filed September 22, 1987 as Document No. 946200.
      PLEASE NOTE that document No. 564292 is a gas pipeline easement that is blanket in nature over all of the South 30 acres of the South Half of the Southeast Quarter. Document No. 270001 releases an area that lies 300 feet west of the subject property and does not affect the subject property. Document No. 384029 restricts the easement area to a 66 foot wide right of way that lies 400 feet west of the subject property. Doc. No. 982264 revises the pipeline alignment slightly, and changes the width to be 66 feet all of which does not affect the subject property. Doc. No. 921420 further define the rights of the gas easement for that portion which lies 400 feet west of the site. It does not affect the subject property. Document No. 946200 is an encroachment agreement to construct roads that lie southerly of 30th Street North, and does not affect the subject property.
   c. Item No. 12 Terms and conditions of Easement for highway purposes, in favor of County of Washington, as created in document dated September 14, 1950, filed May 21, 1963, as Document No. 229110. *This easement lies easterly of the of the westerly line of CSAH No. 15 and does not affect the subject property.*
   d. Item No. 13 Subject to 30th Street N. as laid out and traveled over the Southerly 33 feet more or less
      Please note that we have shown the right-of-way of 30th Street North across the southerly part of the site. We have surveyed it as a right-of-way that extends 33 feet north from the center line of the historically traveled road. This is per the historic practice of providing 66 feet of right-of-way. A roads true location may be presumptive rights. Based upon contemporary case law this right-of-way could be construed to be of more or less width based upon a determination of what area is actually being utilized for highway purposes including drainage and possibly slopes.
   e. Item No. 14 Subject to CSAH No. 15/Manning Avenue N. as laid out and traveled over the Easterly 50 feet more or less.
      This item is a road which within the area needed for Washington County per quit claim deed filed as document no. 535377, and does not affect the subject property.

3) Conflicts such as (but not limited to) encroachments, protrusions, access, occupation, and easements and/or servitudes:
   a. Along the northerly boundary line there is a driving trail located between the subject properties field and the adjoiner to the north. We are not aware of who is using this trail.
   b. Along the westerly side of the site there are walking trails in the wooded area, we are not aware of who is using these trails.
   c. Please note there is a overlap of approximately 4 feet between the south line of the subject property and the north lines of the adjoining southerly properties. Clients Counsel may wish to pursue this matter so as to determine the Junior/Senior rights of this line.

CERTIFICATION

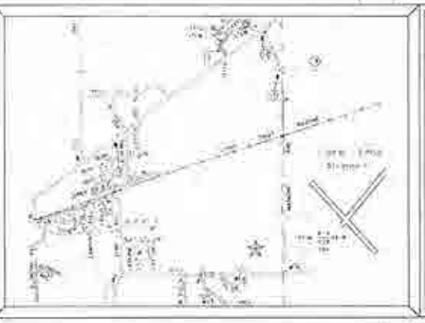
To: Dehlinger Farms Inc., a corporation under the laws of Minnesota, and Custom Home Builders Title, LLC as Issuing Agent for Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes items 1 - 4, 7a, 8, 9 and 11(a) of Table A thereof. The field work was completed on September 31, 2013.

Date of Plat or Map: October 16, 2013

Rory L. Symdelen, PLS — Minnesota License No. 44565
rsymdelen@sathre.com

NO SCALE



VICINITY MAP

FIELD CREW	NO.	BY	DATE	REVISIONS
RLS		RLS	12-11-13	Added Wetland Areas to the Graphics
DRAWN BY				
RLS				
CHECKED BY				
DSP				
DATE				
10-17-13				

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100 50 0 50 100 200
SCALE IN FEET

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP 29 - RGE 21 - SEC. 13
WASHINGTON COUNTY
BOUNDARY SURVEY.DWG

LAKE ELMO, MINNESOTA

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
GW LAND DEVELOPMENT
CUSTOM HOME BUILDERS TITLE, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FILE NO. 3120-047 PARCEL E

1 / 1

VILLAGE PARK PRESERVE

LAKE ELMO, MINNESOTA

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Per Schedule A of Title Commitment No. HB-26627A (northerly property)

The North 50 acres of the South Half of the Southeast Quarter of Section 13, Township 29 North, Range 21 West, Washington County, Minnesota, except that part which lies easterly of the following described line:

Commencing at the southeast corner of said Southeast Quarter; thence South 88 degrees 45 minutes 30 seconds West along the South line of said Southeast Quarter, 159.73 feet (bearings are based on the Washington County Coordinate System); thence North 01 degree 14 minutes 30 seconds West, 33 feet; thence North 43 degree 59 minutes 50 seconds East, 142.10 feet to the point of beginning of the line to be described; thence North 00 degrees 45 minutes 51 seconds West, 1188.14 feet to said North line of said South Half of the Southeast Quarter and said line there terminating.

Abstract Property.

Per Schedule A of Title Commitment No. HB-26880 (southerly property)

The South 498.6 feet of the South Half of the Southeast Quarter (S1/2 of SE1/4); Section Thirteen (13),Township Twenty Nine North (29N.), Range Twenty-one West (21W.); except the West 1273.0 feet of theSouth Half of the Southeast Quarter of said Section Thirteen (13). And excepting therefrom that portion ofthe above tract conveyed to the County of Washington by that certain Quit Claim Deed dated March 30,1987, and filed of record in the Office of the Washington County Recorder on April 2, 1987 as DocumentNo. 535377.
Abstract Property

GENERAL NOTES

1) Site Address: Unassigned, Lake Elmo, MN 55042;PID NO. 13.029.21.43.0004 (HB-26627A) and No. 13.029.21.44.0002 (HB-26880)

2) Flood Zone: Parcels are contained in Zone X (area of minimal flooding) per Flood Insurance Rate Map, Community Panel No. 27163C0355E, effective date of February 3, 2010.

3) Parcel Area: Gross- 2,758,244 Sq. Ft. - 63.55 Acres
Wetland- 17,458 Sq. Ft. - 0.40 Acres
ROW- 39,804 Sq. Ft. - 0.91 Acres
Net- 2,710,992 Sq. Ft. - 62.24 Acres

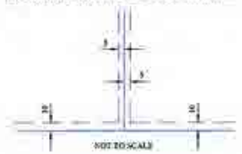
4) Benchmark: Elevations are based on MNDOT Geodedic Marker (C349) located on the west side of Manning Ave North approximately 2360 feet north of the subject property, 17 feet northwest of a metal shed and 4 feet east of a power pole having an elevation of 924.32 feet NAVD 1988. The contours where obtained from LIDAR mapping that was downloaded from the Minnesota Department of Natural Resources on September 20, 2013.

5) Zoning: The current Zoning for the subject property is RT (Rural Transitional) per the City of Lake Elmo's zoning map dated May 2013. The planning department informed us per a phone call that the property is in the process of changing to Village Low Density. Per this phone call, the setback, height, and density restrictions for this zoning designation are going to be as follows: SETBACKS - Front 25 feet, Side 10 feet living and 5 feet garage, Rear 20 feet; HEIGHT - 35 feet; DENSITY - 1.5 - 2 unit per acre.

6) Location of Utilities: We have shown the location of utilities on the surveyed property by observed evidence only.

7) Wetland: Kjolhaug Environmental Services were at the property on October 1, 2013.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS.



NOT TO SCALE

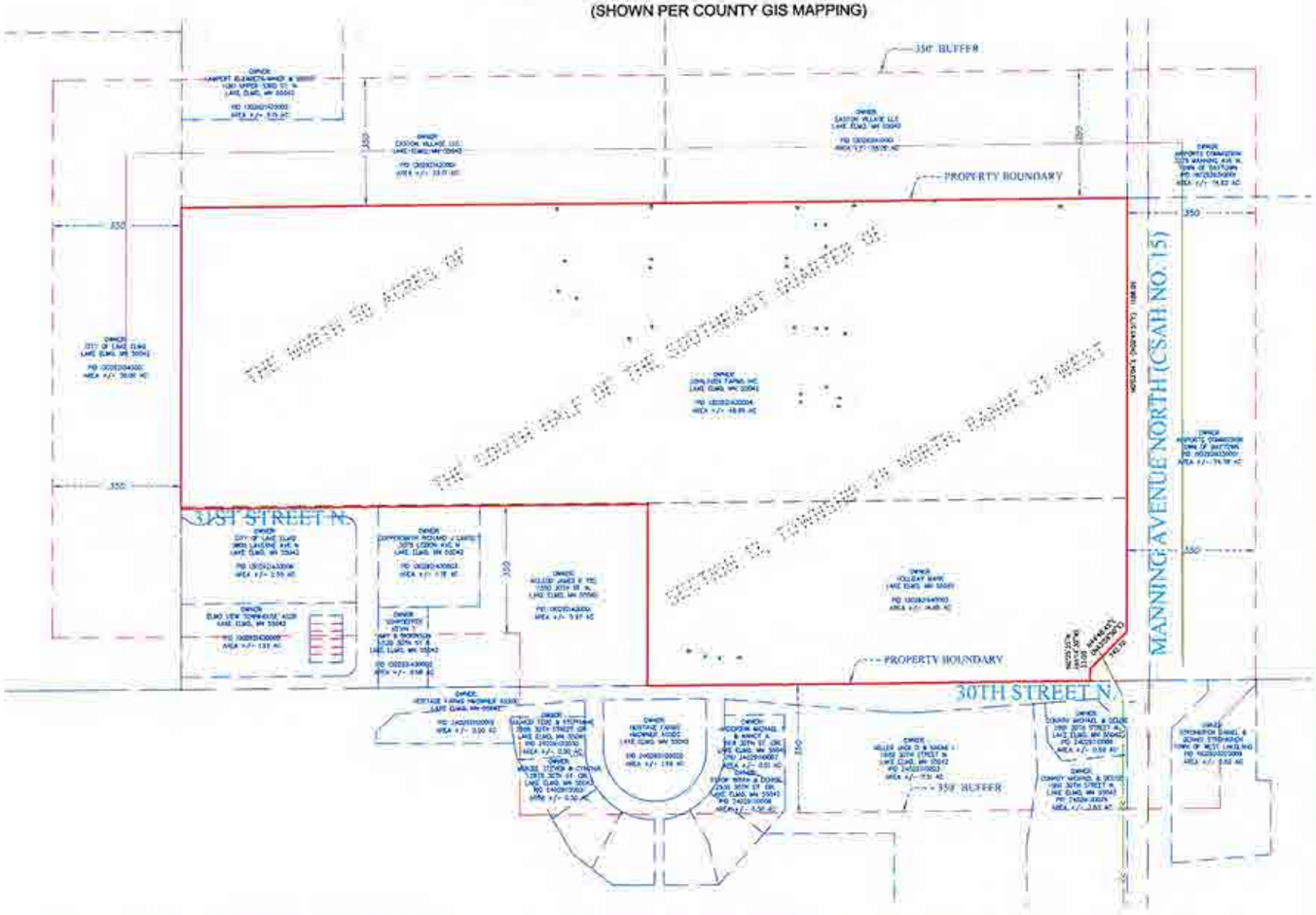
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: Robert S. Hoblet, P.E. EMAIL: hoblets@sathre.com	DEVELOPER SIRP LAND DEVELOPMENT 10850 OLD COUNTY ROAD 15 SUITE 100 PLYMOUTH, MN 55441 CONTACT: Craig Allen PHONE: 952-270-4475 E-MAIL: craig@sirpdevelopment.com
104 SINGLE FAMILY LOTS	

	SIZE	FRONT	SIDE	REAR
TYPICAL LOT	70'/75' WIDE BY 130' DEEP	30'	7' MINIMUM TOTAL OF 17' BETWEEN HOMES	30'

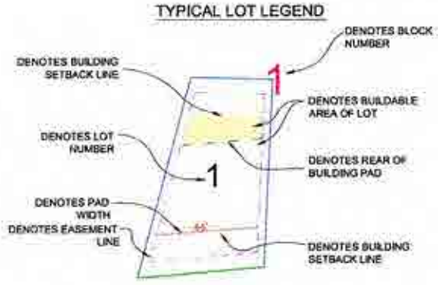


350' BUFFER IDENTIFYING LAND OWNERS AND BOUNDARY LINES FOR ADJOINING PARCELS
(SHOWN PER COUNTY GIS MAPPING)





TYPICAL LOT LEGEND



SURVEY LEGEND

- IRON PIPE SET
- IRON PIPE FOUND
- GUY WIRE-EXISTING
- POWER POLE-EXISTING
- TELEPHONE PEDESTAL-EXISTING
- OVERHEAD UTILITY-EXISTING
- WOODS-EXISTING
- EASEMENT LINE-PROPOSED
- SETBACK LINE-PROPOSED
- LOT WIDTH LINE-PROPOSED
- REAR BUILDING PAD LINE-PROPOSED
- GRAVEL-EXISTING
- BITUMINOUS-EXISTING
- EASEMENT-EXISTING
- BOUNDARY LINE-EXISTING
- ADJACENT PROPERTY LINE-EXISTING
- SECTION LINE-EXISTING
- CENTERLINE-PROPOSED
- RIGHT OF WAY-PROPOSED
- LOT LINE-PROPOSED
- CURVE RADIAL LINE-PROPOSED
- CONCRETE CURB AND GUTTER-PROPOSED
- BITUMINOUS SURFACE-EXISTING
- BITUMINOUS SURFACE-PROPOSED
- WETLAND-EXISTING
- GRAVEL-EXISTING
- CONCRETE SIDEWALK-PROPOSED
- POND-PROPOSED
- INFILTRATION-PROPOSED
- BLOCK LINE-PROPOSED

FIELD CREW	NO.	BY	DATE	REVISIONS
RLS				
DRAWN BY				
JML				
CHECKED BY				
RLS				
DATE				
08-04-14				

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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 7th day of August, 2014

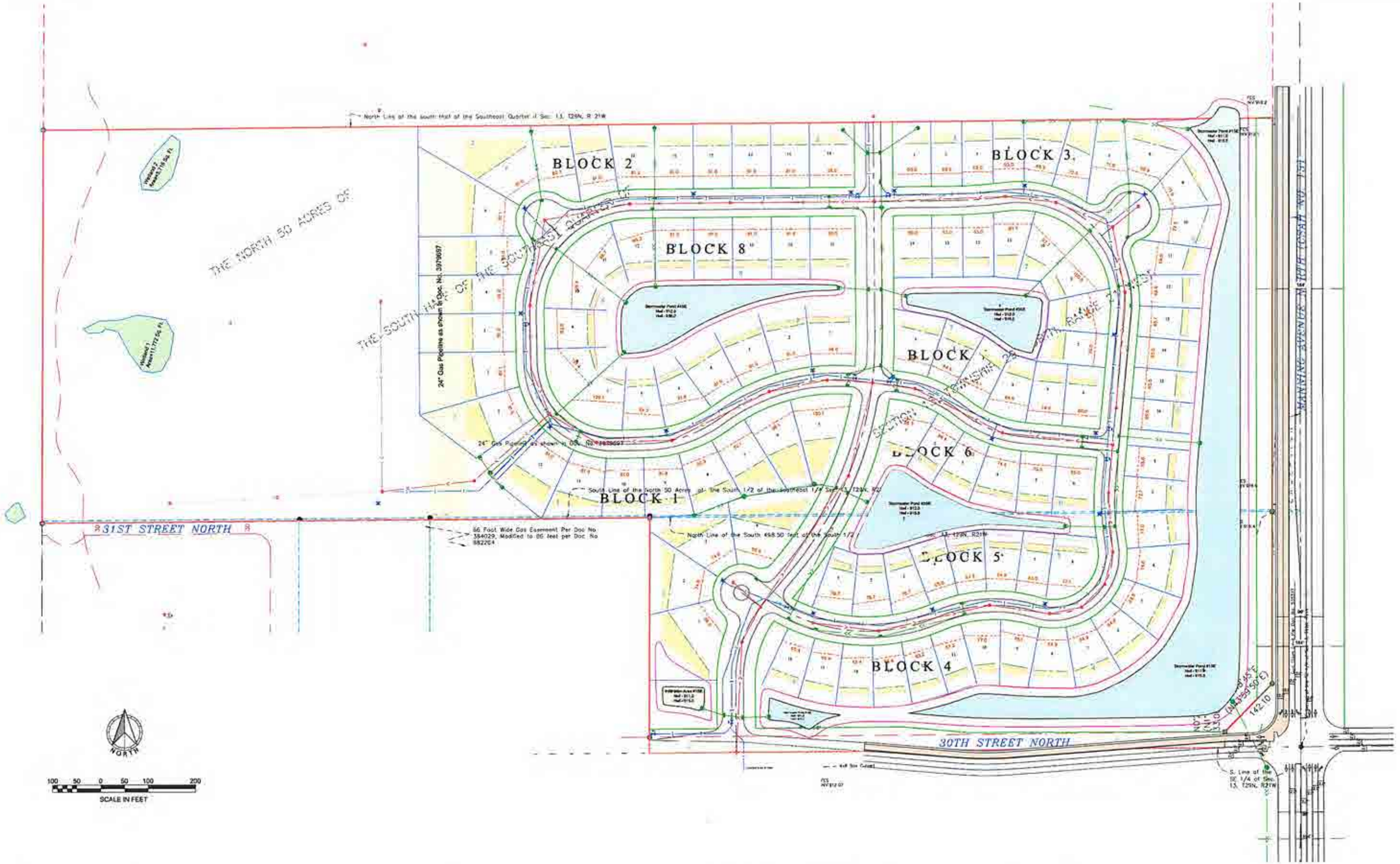
Rory L. Synstelien, PLS — Minnesota License No. 44565
rory@sathre.com

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP 29 - RGE 21 - SEC 13
WASHINGTON COUNTY
PrePlat Parcel E.DWG
LAKE ELMO, MINNESOTA

PRELIMINARY PLAT
OF
VILLAGE PARK PRESERVE

FILE NO. 3120-047
PP-1
PP-6


North Line of the south 1/2 of the Southeast Quarter of Sec. 13, T29N, R 21W
BLOCK 2
BLOCK 3
BLOCK 8
BLOCK
BLOCK 6
BLOCK 1
BLOCK 5
BLOCK 4
THE NORTH 50 ACRES OF
THE SOUTH HALF OF THE SOUTHEAST QUARTER
24" Gas Pipeline as shown in Doc. No. 3979057
24" Gas Pipeline as shown in Doc. No. 3979057
South Line of the North 50 Acres of the South 1/2 of the Southeast 1/4 Sec. 13, T29N, R21W
North Line of the South 468.50 feet of the South 1/2
66 Foot Wide Gas Easement Per Doc No. 584029, Modified to 86 feet per Doc No 882264
31ST STREET NORTH
30TH STREET NORTH
Wetland 1 Area=11,777.54 Sq. Ft.
Wetland 2 Area=8,719.56 Sq. Ft.
Stormwater Pond #10E
Stormwater Pond #10D
Stormwater Pond #10C
Stormwater Pond #10B
Stormwater Pond #10A
Wetland Area #10E
Wetland Area #10D
Wetland Area #10C
Wetland Area #10B
Wetland Area #10A
Wetland 1
Wetland 2
Wetland 3
Wetland 4
Wetland 5
Wetland 6
Wetland 7
Wetland 8
Wetland 9
Wetland 10
Wetland 11
Wetland 12
Wetland 13
Wetland 14
Wetland 15
Wetland 16
Wetland 17
Wetland 18
Wetland 19
Wetland 20
Wetland

SCALE IN FEET

NORTH

S89°32'18"W 2579.97

THE NORTH 50 ACRES OF THE SOUTHEAST QUARTER OF

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF

S00°00'58"W 825.63

24" Gas Pipeline as shown in Doc. No. 3979697

Stormwater Pond #4SE
Nwl - 912.5
Hwl - 916.0
56,896 SQ. FT

N89°32'18"E 1273.04

31ST STREET NORTH

FIELD CREW	NO.	BY	DATE	REVISIONS
RLS				
DRAWN BY				
JML				
CHECKED BY				
RLS				
DATE				
08-04-14				

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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 7th day of August, 2014.

Rory L. Synstelien, PLS — Minnesota License No. 44565

rory@sathre.com

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP.29 - RGE.21 - SEC.13
WASHINGTON COUNTY
PrePlat Parcel E.DWG

LAKE ELMO, MINNESOTA

PRELIMINARY PLAT OF VILLAGE PARK PRESERVE

FILE NO. 3120-047

PP-3 / PP-6

S89°32'18"W 2579.97

NORTH

SCALE IN FEET 50 25 0 25 50 100

Stormwater Pond #1SE
Nwl - 911.0
Hwl - 915.5

Stormwater Pond #4SE
Nwl - 912.5
Hwl - 916.0
56,896 SQ. FT.

Stormwater Pond #3SE
Nwl - 912.0
Hwl - 916.0

Stormwater Pond #2SE
Nwl - 912.0
Hwl - 915.5

184'

JAMES AVENUE NORTH (CSAH NO. 13)

MANNING

FIELD CREW	NO.	BY	DATE	REVISIONS
RLS				
DRAWN BY				
JML				
CHECKED BY				
RLS				
DATE				
08-04-14				

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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 7th day of August, 2014.

Rory L. Synstelien, PLS
rory@sathre.com
Minnesota License No. 44565

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

TWP.29 - RGE.21 - SEC.13
WASHINGTON COUNTY
PrePlat Parcel E.DWG

LAKE ELMO, MINNESOTA

PRELIMINARY PLAT OF VILLAGE PARK PRESERVE

FILE NO. 3120-047

PP-4 / PP-6

Stormwater Pond #2SE
Nwl - 912.0
Hwl - 915.5

Stormwater Pond #1SE
Nwl - 911.0
Hwl - 915.5

Infiltration Area #1SE
Nwl - 911.0
Hwl - 915.5

Stormwater Pond #1SE
Nwl - 911.0
Hwl - 915.5

30TH STREET NORTH

Connect to Ex 6" WM

CLAYMATA

96'

184'

NORTH

50 25 0 25 50 100
SCALE IN FEET

FIELD CREW	NO.	BY	DATE	REVISIONS
RLS				
DRAWN BY				
JML				
CHECKED BY				
RLS				
DATE				
08-04-14				

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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 7th day of August, 2014.

Rory L. Synstelien, PLS — Minnesota License No. 44565
rory@sathre.com

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP.29 - RGE.21 - SEC.13
WASHINGTON COUNTY
PrePlat Parcel E.DWG

LAKE ELMO,
MINNESOTA

PRELIMINARY PLAT
OF
VILLAGE PARK PRESERVE

FILE NO.
3120-047

PP-5
PP-6

LOT TAB SHEET

BLOCK 1	GROSS AREA				WETLAND AREA				NET AREA				WIDTH @ SETBACK		
Lot 1	22,997	s.f.	0.53	acres	0	s.f.	22,997	s.f.	0.53	acres	86.9	+/-	Lf.
Lot 2	15,466	s.f.	0.36	acres	0	s.f.	15,466	s.f.	0.36	acres	74.8	+/-	Lf.
Lot 3	16,238	s.f.	0.37	acres	0	s.f.	16,238	s.f.	0.37	acres	74.8	+/-	Lf.
Lot 4	17,409	s.f.	0.40	acres	0	s.f.	17,409	s.f.	0.40	acres	200.6	+/-	Lf.
Lot 5	15,634	s.f.	0.36	acres	0	s.f.	15,634	s.f.	0.36	acres	120.1	+/-	Lf.
Lot 6	14,347	s.f.	0.33	acres	0	s.f.	14,347	s.f.	0.33	acres	95.1	+/-	Lf.
Lot 7	12,999	s.f.	0.30	acres	0	s.f.	12,999	s.f.	0.30	acres	82.1	+/-	Lf.
Lot 8	12,034	s.f.	0.28	acres	0	s.f.	12,034	s.f.	0.28	acres	80.9	+/-	Lf.
Lot 9	11,518	s.f.	0.26	acres	0	s.f.	11,518	s.f.	0.26	acres	83.8	+/-	Lf.
Lot 10	10,677	s.f.	0.25	acres	0	s.f.	10,677	s.f.	0.25	acres	81	+/-	Lf.
Lot 11	13,329	s.f.	0.31	acres	0	s.f.	13,329	s.f.	0.31	acres	81	+/-	Lf.
Lot 12	14,784	s.f.	0.34	acres	0	s.f.	14,784	s.f.	0.34	acres	81	+/-	Lf.
Total	362,664	s.f.	8.33	acres	0	s.f.	362,664	s.f.	8.33	acres			

BLOCK 2	GROSS AREA				WETLAND AREA				NET AREA				WIDTH @ SETBACK		
Lot 1	18,200	s.f.	0.42	acres	0	s.f.	18,200	s.f.	0.42	acres	81.5	+/-	Lf.
Lot 2	21,102	s.f.	0.48	acres	0	s.f.	21,102	s.f.	0.48	acres	82.1	+/-	Lf.
Lot 3	16,406	s.f.	0.38	acres	0	s.f.	16,406	s.f.	0.38	acres	81	+/-	Lf.
Lot 4	16,691	s.f.	0.38	acres	0	s.f.	16,691	s.f.	0.38	acres	81	+/-	Lf.
Lot 5	18,012	s.f.	0.41	acres	0	s.f.	18,012	s.f.	0.41	acres	81	+/-	Lf.
Lot 6	26,509	s.f.	0.61	acres	0	s.f.	26,509	s.f.	0.61	acres	81	+/-	Lf.
Lot 7	27,055	s.f.	0.62	acres	0	s.f.	27,055	s.f.	0.62	acres	80.7	+/-	Lf.
Lot 8	12,112	s.f.	0.28	acres	0	s.f.	12,112	s.f.	0.28	acres	80.7	+/-	Lf.
Lot 9	12,164	s.f.	0.28	acres	0	s.f.	12,164	s.f.	0.28	acres	81	+/-	Lf.
Lot 10	11,894	s.f.	0.27	acres	0	s.f.	11,894	s.f.	0.27	acres	81.2	+/-	Lf.
Lot 11	10,988	s.f.	0.25	acres	0	s.f.	10,988	s.f.	0.25	acres	81	+/-	Lf.
Lot 12	10,988	s.f.	0.25	acres	0	s.f.	10,988	s.f.	0.25	acres	81	+/-	Lf.
Lot 13	10,988	s.f.	0.25	acres	0	s.f.	10,988	s.f.	0.25	acres	81	+/-	Lf.
Lot 14	10,988	s.f.	0.25	acres	0	s.f.	10,988	s.f.	0.25	acres	81	+/-	Lf.
Lot 15	13,012	s.f.	0.30	acres	0	s.f.	13,012	s.f.	0.30	acres	96	+/-	Lf.
Total	474,218	s.f.	10.89	acres	0	s.f.	474,218	s.f.	10.89	acres			

BLOCK 3	GROSS AREA				WETLAND AREA				NET AREA				WIDTH @ SETBACK		
Lot 1	10,852	s.f.	0.25	acres	0	s.f.	10,852	s.f.	0.25	acres	90	+/-	Lf.
Lot 2	8,813	s.f.	0.20	acres	0	s.f.	8,813	s.f.	0.20	acres	65	+/-	Lf.
Lot 3	8,680	s.f.	0.20	acres	0	s.f.	8,680	s.f.	0.20	acres	65	+/-	Lf.
Lot 4	8,342	s.f.	0.19	acres	0	s.f.	8,342	s.f.	0.19	acres	65	+/-	Lf.
Lot 5	10,457	s.f.	0.24	acres	0	s.f.	10,457	s.f.	0.24	acres	66.9	+/-	Lf.
Lot 6	10,407	s.f.	0.24	acres	0	s.f.	10,407	s.f.	0.24	acres	72.9	+/-	Lf.
Lot 7	11,345	s.f.	0.26	acres	0	s.f.	11,345	s.f.	0.26	acres	77.8	+/-	Lf.
Lot 8	13,467	s.f.	0.31	acres	0	s.f.	13,467	s.f.	0.31	acres	68.9	+/-	Lf.
Lot 9	11,362	s.f.	0.26	acres	0	s.f.	11,362	s.f.	0.26	acres	71	+/-	Lf.
Lot 10	10,266	s.f.	0.24	acres	0	s.f.	10,266	s.f.	0.24	acres	72.9	+/-	Lf.
Lot 11	10,042	s.f.	0.23	acres	0	s.f.	10,042	s.f.	0.23	acres	69.5	+/-	Lf.
Lot 12	8,862	s.f.	0.20	acres	0	s.f.	8,862	s.f.	0.20	acres	66	+/-	Lf.
Lot 13	8,630	s.f.	0.20	acres	0	s.f.	8,630	s.f.	0.20	acres	65.1	+/-	Lf.
Lot 14	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres	65	+/-	Lf.
Lot 15	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres	65	+/-	Lf.
Lot 16	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres	65	+/-	Lf.
Total	313,950	s.f.	7.21	acres	0	s.f.	313,950	s.f.	7.21	acres			

BLOCK 4	GROSS AREA				WETLAND AREA				NET AREA				WIDTH @ SETBACK		
Lot 1	8,450	s.f.	0.19	acres	0	s.f.	8,450	s.f.	0.19	acres	65	+/-	Lf.
Lot 2	8,827	s.f.	0.20	acres	0	s.f.	8,827	s.f.	0.20	acres	72.7	+/-	Lf.
Lot 3	9,883	s.f.	0.23	acres	0	s.f.	9,883	s.f.	0.23	acres	77	+/-	Lf.
Lot 4	11,251	s.f.	0.26	acres	0	s.f.	11,251	s.f.	0.26	acres	74.8	+/-	Lf.
Lot 5	9,903	s.f.	0.23	acres	0	s.f.	9,903	s.f.	0.23	acres	64.9	+/-	Lf.
Lot 6	10,166	s.f.	0.23	acres	0	s.f.	10,166	s.f.	0.23	acres	64.9	+/-	Lf.
Lot 7	10,196	s.f.	0.23	acres	0	s.f.	10,196	s.f.	0.23	acres	64.9	+/-	Lf.
Lot 8	9,903	s.f.	0.23	acres	0	s.f.	9,903	s.f.	0.23	acres	64.9	+/-	Lf.
Lot 9	9,577	s.f.	0.22	acres	0	s.f.	9,577	s.f.	0.22	acres	78.1	+/-	Lf.
Lot 10	8,915	s.f.	0.20	acres	0	s.f.	8,915	s.f.	0.20	acres	77	+/-	Lf.
Lot 11	8,547	s.f.	0.20	acres	0	s.f.	8,547	s.f.	0.20	acres	67.3	+/-	Lf.
Lot 12	8,999	s.f.	0.21	acres	0	s.f.	8,999	s.f.	0.21	acres	68.2	+/-	Lf.
Lot 13	9,135	s.f.	0.21	acres	0	s.f.	9,135	s.f.	0.21	acres	65.4	+/-	Lf.
Lot 14	9,135	s.f.	0.21	acres	0	s.f.	9,135	s.f.	0.21	acres	65.4	+/-	Lf.
Lot 15	9,135	s.f.	0.21	acres	0	s.f.	9,135	s.f.	0.21	acres	65.4	+/-	Lf.
Lot 16	9,135	s.f.	0.21	acres	0	s.f.	9,135	s.f.	0.21	acres	65.4	+/-	Lf.
Total	302,314	s.f.	6.94	acres	0	s.f.	302,314	s.f.	6.94	acres			

BLOCK 5	GROSS AREA				WETLAND AREA				NET AREA				WIDTH @ SETBACK		
Lot 1	9,240	s.f.	0.21	acres	0	s.f.	9,240	s.f.	0.21	acres	78.7	+/-	Lf.
Lot 2	9,108	s.f.	0.21	acres	0	s.f.	9,108	s.f.	0.21	acres	78.7	+/-	Lf.
Lot 3	9,020	s.f.	0.21	acres	0	s.f.	9,020	s.f.	0.21	acres	78.3	+/-	Lf.
Lot 4	9,020	s.f.	0.21	acres	0	s.f.	9,020	s.f.	0.21	acres	65	+/-	Lf.
Lot 5	9,262	s.f.	0.21	acres	0	s.f.	9,262	s.f.	0.21	acres	64.9	+/-	Lf.
Lot 6	9,262	s.f.	0.21	acres	0	s.f.	9,262	s.f.	0.21	acres	64.9	+/-	Lf.
Lot 7	8,675	s.f.	0.20	acres	0	s.f.	8,675	s.f.	0.20	acres	65	+/-	Lf.
Lot 8	11,717	s.f.	0.27	acres	0	s.f.	11,717	s.f.	0.27	acres	77.1	+/-	Lf.
Total	150,606	s.f.	3.46	acres	0	s.f.	150,606	s.f.	3.46	acres			

BLOCK 6	GROSS AREA				WETLAND AREA				NET AREA				WIDTH @ SETBACK		
Lot 1	11,333	s.f.	0.26	acres	0	s.f.	11,333	s.f.	0.26	acres	96.7	+/-	Lf.
Lot 2	8,509	s.f.	0.20	acres	0	s.f.	8,509	s.f.	0.20	acres	66.4	+/-	Lf.
Lot 3	9,388	s.f.	0.22	acres	0	s.f.	9,388	s.f.	0.22	acres	65	+/-	Lf.
Lot 4	10,729	s.f.	0.25	acres	0	s.f.	10,729	s.f.	0.25	acres	74.4	+/-	Lf.
Lot 5	9,749	s.f.	0.22	acres	0	s.f.	9,749	s.f.	0.22	acres	75	+/-	Lf.
Lot 6	11,229	s.f.	0.26	acres	0	s.f.	11,229	s.f.	0.26	acres	85	+/-	Lf.
Total	121,874	s.f.	2.80	acres	0	s.f.	121,874	s.f.	2.80	acres			

BLOCK 7	GROSS AREA				WETLAND AREA				NET AREA				WIDTH @ SETBACK		
Lot 1	11,671	s.f.	0.27	acres	0	s.f.	11,671	s.f.	0.27	acres	80.1	+/-	Lf.
Lot 2	9,580	s.f.	0.22	acres	0	s.f.	9,580	s.f.	0.22	acres	64.9	+/-	Lf.
Lot 3	9,270	s.f.	0.21	acres	0	s.f.	9,270	s.f.	0.21	acres	74.1	+/-	Lf.
Lot 4	9,925	s.f.	0.23	acres	0	s.f.	9,925	s.f.	0.23	acres	64.9	+/-	Lf.
Lot 5	9,342	s.f.	0.21	acres	0	s.f.	9,342	s.f.	0.21	acres	74.9	+/-	Lf.
Lot 6	10,430	s.f.	0.24	acres	0	s.f.	10,430	s.f.	0.24	acres	80	+/-	Lf.
Lot 7	9,667	s.f.	0.22	acres	0	s.f.	9,667	s.f.	0.22	acres	70	+/-	Lf.
Lot 8	10,149	s.f.	0.23	acres	0	s.f.	10,149	s.f.	0.23	acres	66.9	+/-	Lf.
Lot 9	11,087	s.f.	0.25	acres	0	s.f.	11,087	s.f.	0.25	acres	100.6	+/-	Lf.
Lot 10	11,343	s.f.	0.26	acres	0	s.f.	11,343	s.f.	0.26	acres	97.7	+/-	Lf.
Lot 11	9,609	s.f.	0.22	acres	0	s.f.	9,609	s.f.	0.22	acres	80.7	+/-	Lf.
Lot 12	8,579	s.f.	0.20	acres	0	s.f.	8,579	s.f.	0.20	acres	65	+/-	Lf.
Lot 13	8,454	s.f.	0.19	acres	0	s.f.	8,454	s.f.	0.19	acres	65	+/-	Lf.
Lot 14	10,409	s.f.	0.24	acres	0	s.f.	10,409	s.f.	0.24	acres	80	+/-	Lf.
Total	278,594	s.f.	6.40	acres	0	s.f.	278,594	s.f.	6.40	acres			

BLOCK 8	GROSS AREA				WETLAND AREA				NET AREA				WIDTH @ SETBACK		
Lot 1	12,631	s.f.	0.29	acres	0	s.f.	12,631	s.f.	0.29	acres	96	+/-	Lf.
Lot 2	11,279	s.f.	0.26	acres	0	s.f.	11,279	s.f.	0.26	acres	81	+/-	Lf.
Lot 3	11,279	s.f.	0.26	acres	0	s.f.	11,279	s.f.	0.26	acres	81	+/-	Lf.
Lot 4	11,189	s.f.	0.26	acres	0	s.f.	11,189	s.f.	0.26	acres	81	+/-	Lf.
Lot 5	10,164	s.f.	0.23	acres	0	s.f.	10,164	s.f.	0.23	acres	91.8	+/-	Lf.
Lot 6	9,736	s.f.	0.22	acres	0	s.f.	9,736	s.f.	0.22	acres	84.3	+/-	Lf.
Lot 7	11,407	s.f.	0.26	acres	0	s.f.	11,407	s.f.	0.26	acres	109.1	+/-	Lf.
Lot 8	11,404	s.f.	0.26	acres	0	s.f.	11,404	s.f.	0.26	acres	101.4	+/-	Lf.
Lot 9	10,606	s.f.	0.24	acres	0	s.f.	10,606	s.f.	0.24	acres	83.8	+/-	Lf.
Lot 10	10,632	s.f.	0.24	acres	0	s.f.	10,632	s.f.	0.24	acres	99.4	+/-	Lf.
Lot 11	10,546	s.f.	0.24	acres	0	s.f.	10,546	s.f.	0.24	acres	88.7	+/-	Lf.
Lot 12	9,965	s.f.	0.23	acres	0	s.f.	9,965	s.f.	0.23	acres	85.3	+/-	Lf.
Lot 13	10,530	s.f.	0.24	acres	0	s.f.	10,530	s.f.	0.24	acres	81	+/-	Lf.
Lot 14	10,530	s.f.	0.24	acres	0	s.f.	10,530	s.f.	0.24	acres	81	+/-	Lf.
Lot 15	10,530	s.f.	0.24	acres	0	s.f.	10,530	s.f.	0.24	acres	81	+/-	Lf.
Lot 16	10,530	s.f.	0.24	acres	0	s.f.	10,530	s.f.	0.24	acres	81	+/-	Lf.
Lot 17	12,481	s.f.	0.29	acres	0	s.f.	12,481	s.f.	0.29	acres	96	+/-	Lf.
Total	371,286	s.f.	8.52	acres	0	s.f.	371,286	s.f.	8.52	acres			

OUTLOT	GROSS AREA				WETLAND AREA				NET AREA				WIDTH @ SETBACK		
1	14,417	s.f.	0.33	acres	0	s.f.	14,417	s.f.	0.33	acres	0	+/-	Lf.
2	666,961	s.f.	15.77	acres	0	s.f.	666,961	s.f.	15.77	acres	0	+/-	Lf.
3	50,900	s.f.	1.17	acres	0	s.f.	50,900	s.f.	1.17	acres	0	+/-	Lf.
4	32,677	s.f.	0.75	acres	0	s.f.	32,677	s.f.	0.75	acres	0	+/-	Lf.
5	45,019	s.f.	1.03	acres	0	s.f.	45,019	s.f.	1.03	acres	0	+/-	Lf.
6	262,419	s.f.	6.02	acres	0	s.f.	262,419	s.f.	6.02	acres	0	+/-	Lf.
Total	2,184,786	s.f.	50.16	acres	0	s.f.	2,184,786	s.f.	50.16	acres			

R/W	GROSS AREA				WETLAND AREA				NET AREA				WIDTH @ SETBACK		
	473,313	s.f.	10.87	acres	0	s.f.	473,313	s.f.	10.87	acres	0	+/-	Lf.

TOTAL	GROSS AREA				WETLAND AREA				NET AREA			
	4,730,142	s.f.	108.59	acres	0	s.f.	4,730,142	s.f.		acres		

FIELD CREW	NO.	BY	DATE	REVISIONS
RLS				
DRAWN BY				
JML				
CHECKED BY				
RLS				
DATE				
08-04-14				

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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 7th day of August, 2014.

Rory L. Symerlein, PLS Minnesota License No. 44565
rory@sathre.com

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

TWP.29 - RGE.21 - SEC.13
WASHINGTON COUNTY
PrePlat Parcel E.DWG

LAKE ELMO, MINNESOTA

PRELIMINARY PLAT
OF
VILLAGE PARK PRESERVE

FILE NO. 3120-047

PP-6 / PP-6



RD1					
Number	Station	Radius	Length	Line/Chord Direction	Delta Angle
L1	0+00.00		151.61	N0° 25' 34.56"W	
C1	1+51.61	250.00	175.38	N19° 40' 15.37"E	40°11'40"
L2	3+26.99		84.53	N39° 46' 05.30"E	
C2	4+21.52	750.00	527.92	N19° 36' 11.65"E	40°19'47"
L3	9+49.44		449.62	N0° 33' 42.00"W	

RD 2					
Number	Station	Radius	Length	Line/Chord Direction	Delta Angle
C3	0+00.00	375.00	377.92	S84° 12' 41.54"E	57°44'33"
C4	3+77.92	300.00	209.78	N86° 56' 52.45"E	40°03'41"
C5	5+87.68	125.00	255.28	N48° 28' 21.43"E	117°00'43"
C6	8+42.96	500.00	133.66	N2° 22' 30.70"W	15°18'59"
L4	9+76.62		354.84	N5° 18' 58.57"E	
C7	13+31.46	225.00	402.59	N45° 58' 37.10"W	102°31'11"
C8	17+34.06	1000.00	118.24	S88° 09' 01.70"W	6°46'29"
L5	18+52.30		156.22	S89° 32' 16.19"W	

RD 3					
Number	Station	Radius	Length	Line/Chord Direction	Delta Angle
L6	0+00.00		31.51	N83° 13' 33.26"W	
C9	0+31.51	400.00	304.07	S74° 59' 49.24"W	43°33'15"
C10	3+35.58	275.00	170.10	S70° 56' 22.97"W	35°26'22"
L7	5+05.67		62.19	S88° 39' 34.19"W	
C11	5+67.86	175.00	274.89	N46° 20' 25.81"W	90°00'00"
L8	8+42.75		103.90	N1° 20' 25.81"W	
C12	9+46.65	225.00	356.86	N44° 05' 55.94"E	90°52'44"
L9	13+03.53		182.90	N89° 32' 17.70"E	
L10	14+86.43		316.25	N89° 32' 17.70"E	

RD 4					
Number	Station	Radius	Length	Line/Chord Direction	Delta Angle
L11	0+00.00		55.94	S83° 13' 33.26"E	
C13	0+55.94	250.00	140.29	S67° 09' 00.46"E	32°09'06"
C14	1+96.23	250.00	146.79	S67° 53' 44.54"E	33°38'34"
L12	3+43.03		187.10	S84° 43' 01.43"E	

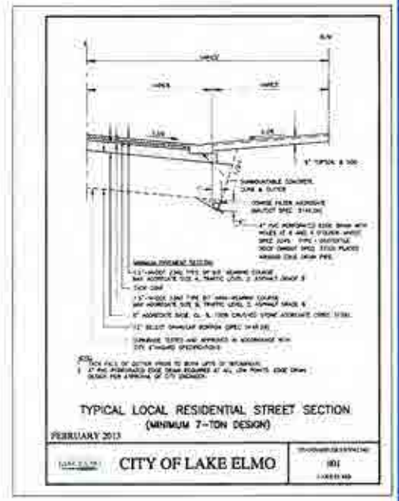
RD 5					
Number	Station	Radius	Length	Line/Chord Direction	Delta Angle
L13	0+00.00		49.45	N52° 37' 54.64"W	

RD 6					
Number	Station	Radius	Length	Line/Chord Direction	Delta Angle
L14	0+00.00		47.63	N45° 24' 11.54"W	

RD 7					
Number	Station	Radius	Length	Line/Chord Direction	Delta Angle
L15	0+00.00		78.26	N51° 14' 49.74"E	

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
DRAINTILE W/CLEANOUTS		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STRUCTURE LABEL		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARRICADE	OR	OR
SPOT ELEVATION		
TRC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



NORTH

100 50 0 50 100 200
SCALE IN FEET

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DRAWN BY	02	ERJ	08/14/14	STORM REVISIONS
ERJ	03	ERJ	09/26/14	SHOW WETLAND B IMPACT
CHECKED BY				
RSM				
DATE				
08/08/14				

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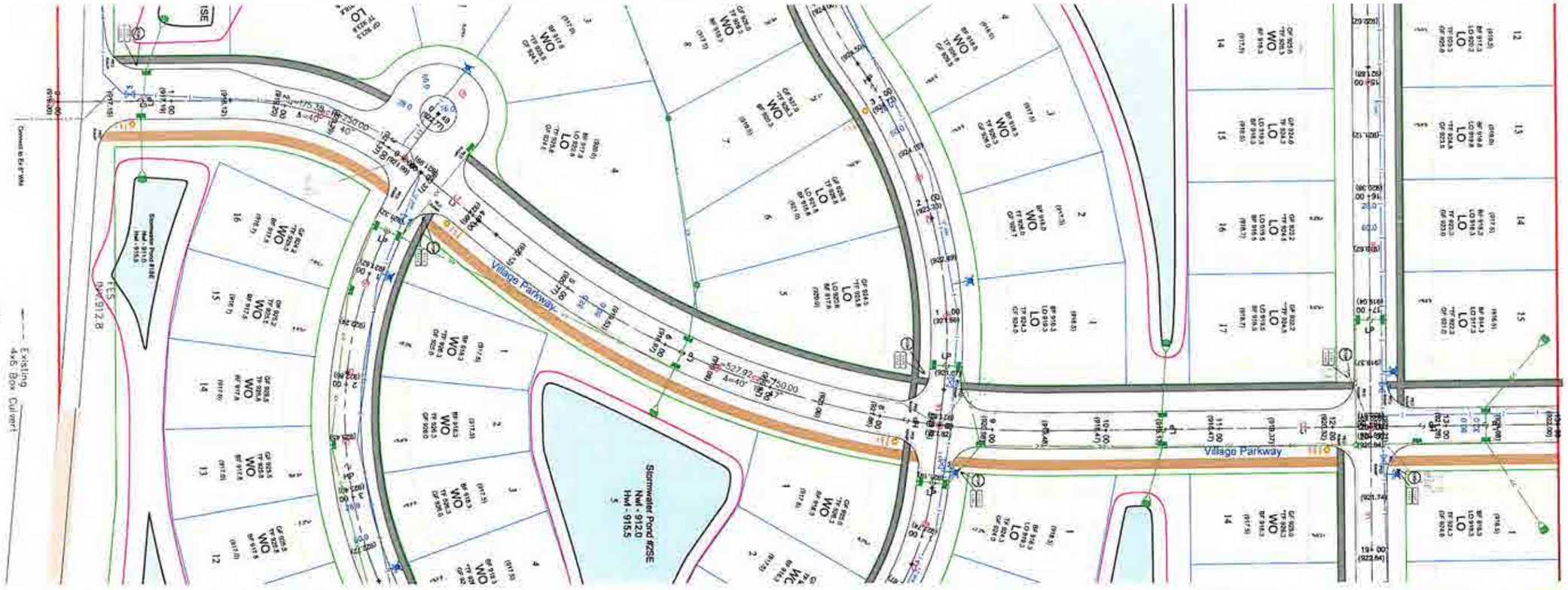
CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

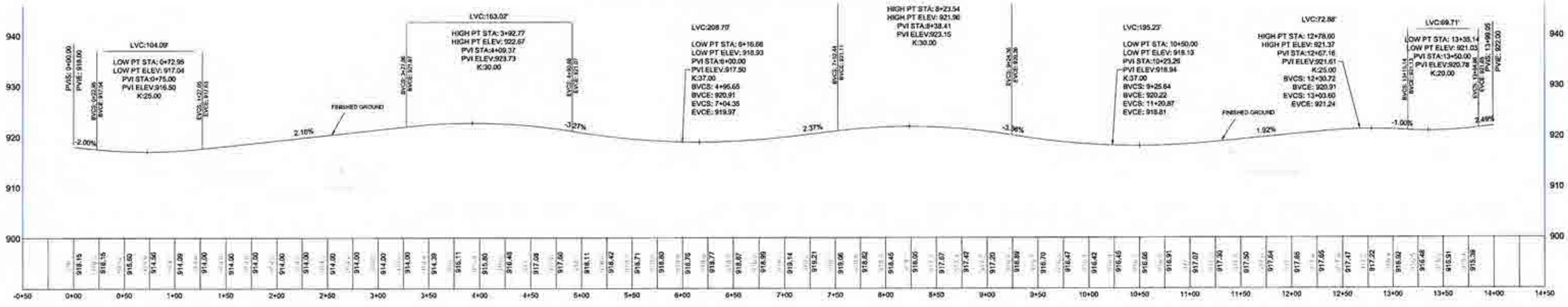
PRELIMINARY STREET PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

ST1
ST5



VILLAGE PARKWAY



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SCALE IN FEET: 50 25 0 25 50 100

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CHECKED BY				
RSM				
DATE				
06/08/14				

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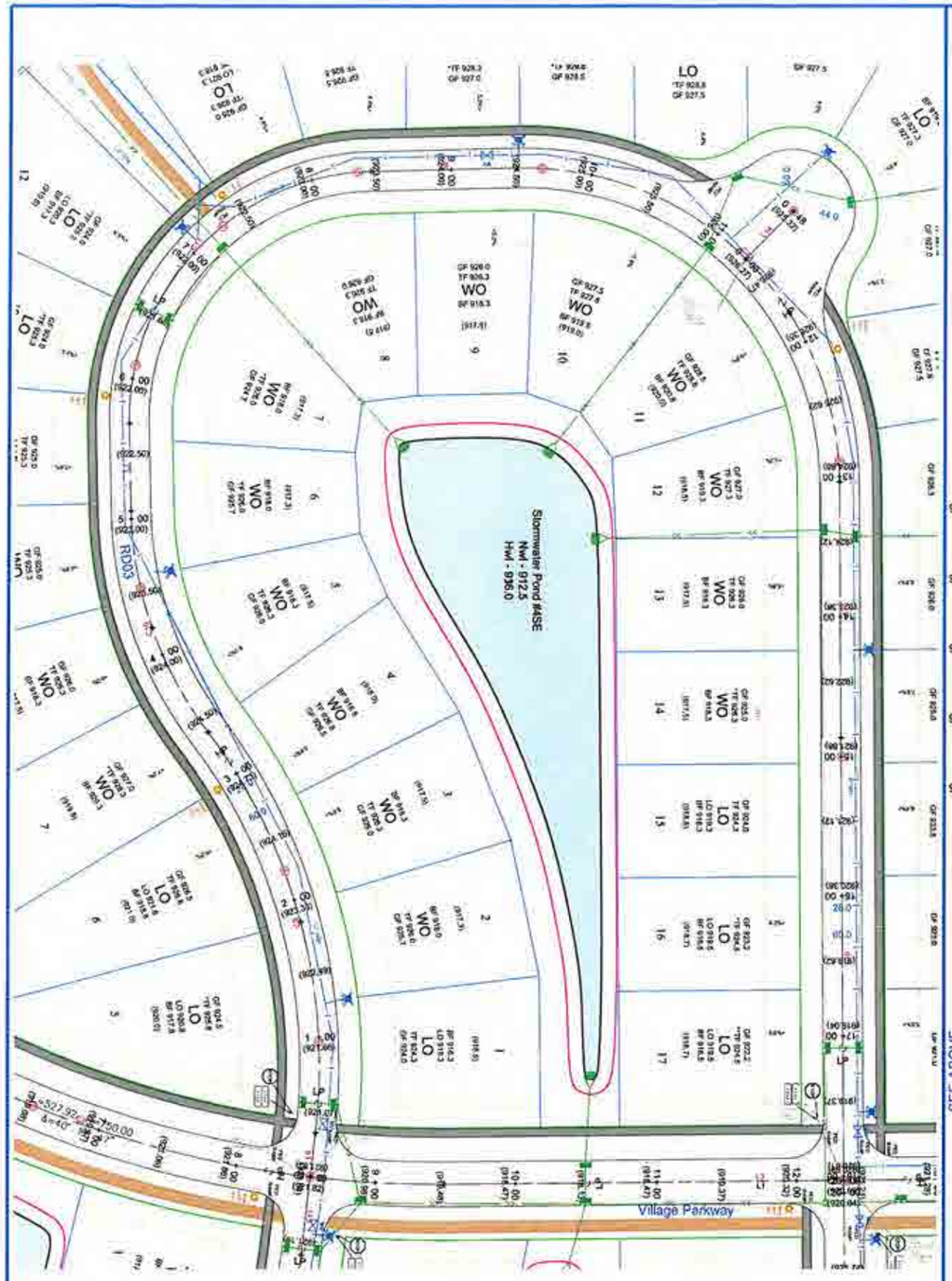
CITY PROJECT NO.
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LAKE ELMO,
MINNESOTA

PRELIMINARY STREET PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

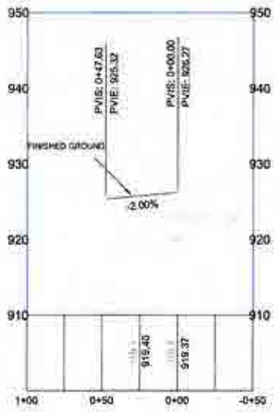
FILE NO.
3120-047

ST2 / ST5

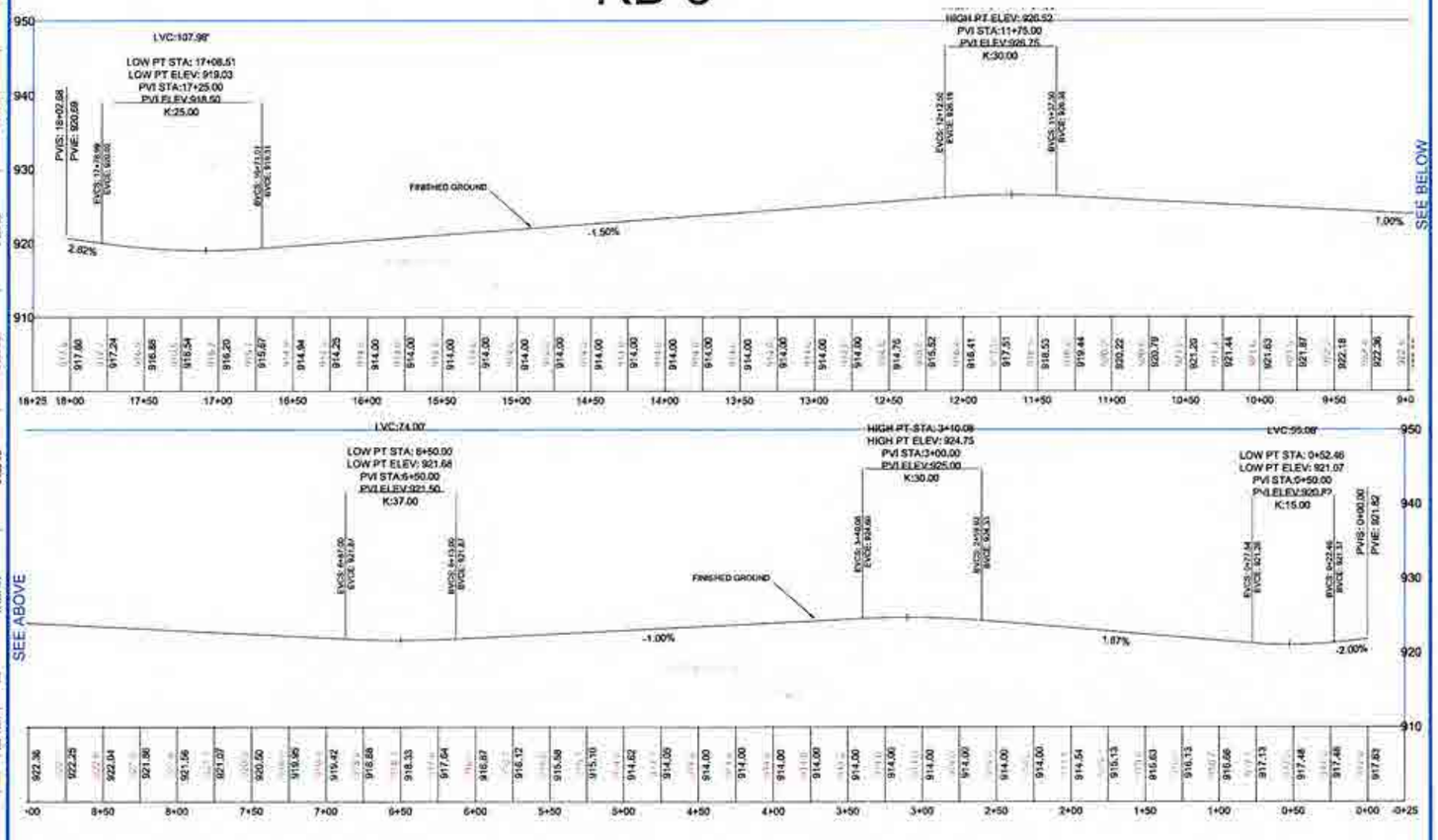


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RD 6



RD 3







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DRAWN BY	02	ERJ	08/18/14	STORM REVISIONS
ERJ	03	ERJ	08/26/14	SHOW WETLAND B IMPACT
CHECKED BY				
RSM				
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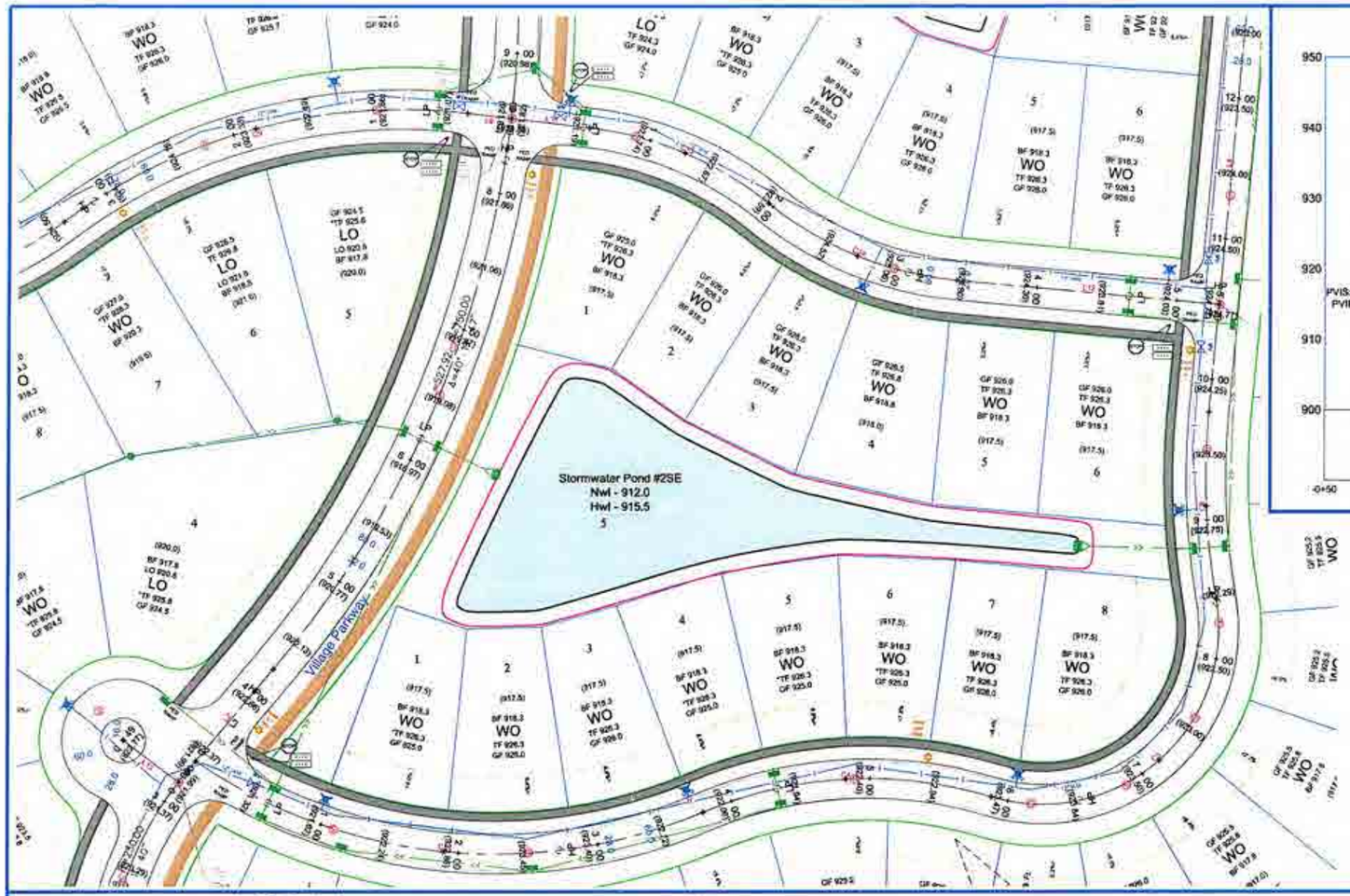
CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

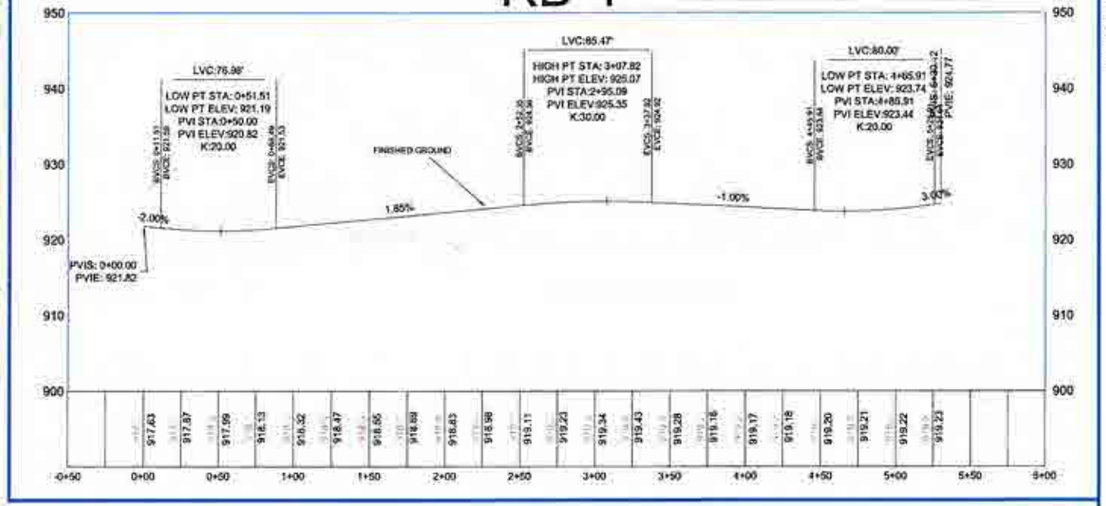
PRELIMINARY STREET PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

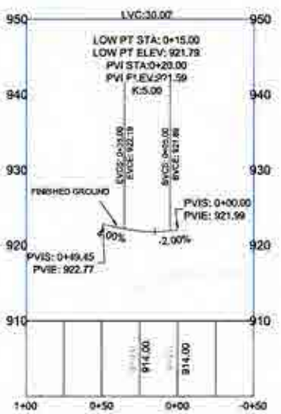
ST3
ST5



RD 4

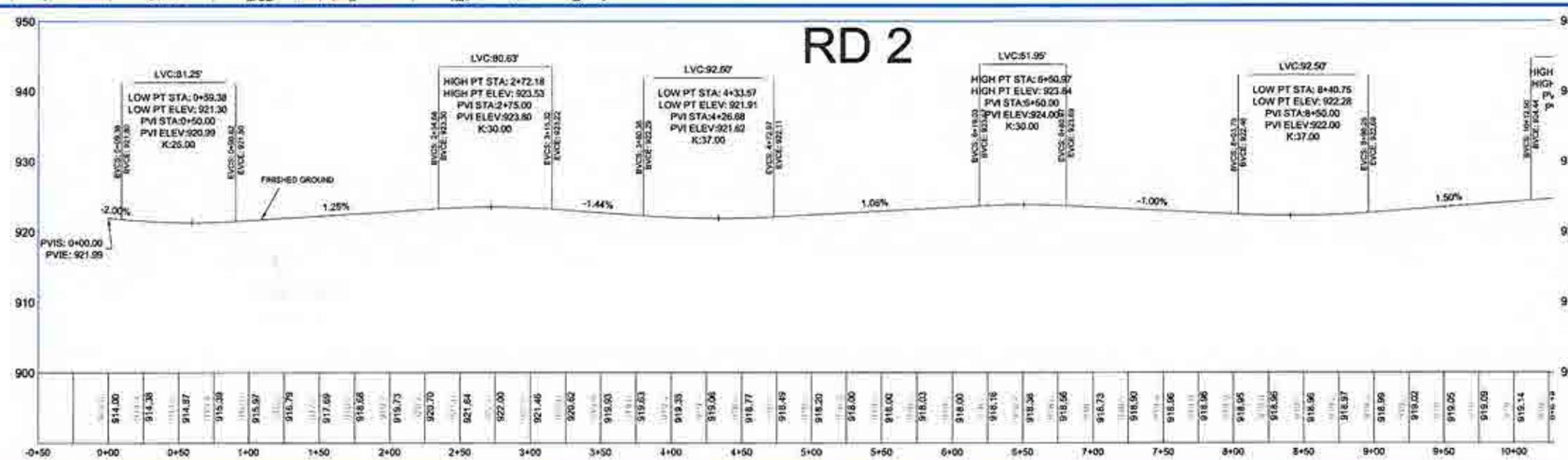


RD 5



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RD 2



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DRAWN BY	02	ERJ	08/14/14	STORM REVISIONS
ERJ	03	ERJ	08/26/14	SHOW WETLAND B IMPACT
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RSM				
DATE				
08/26/14				

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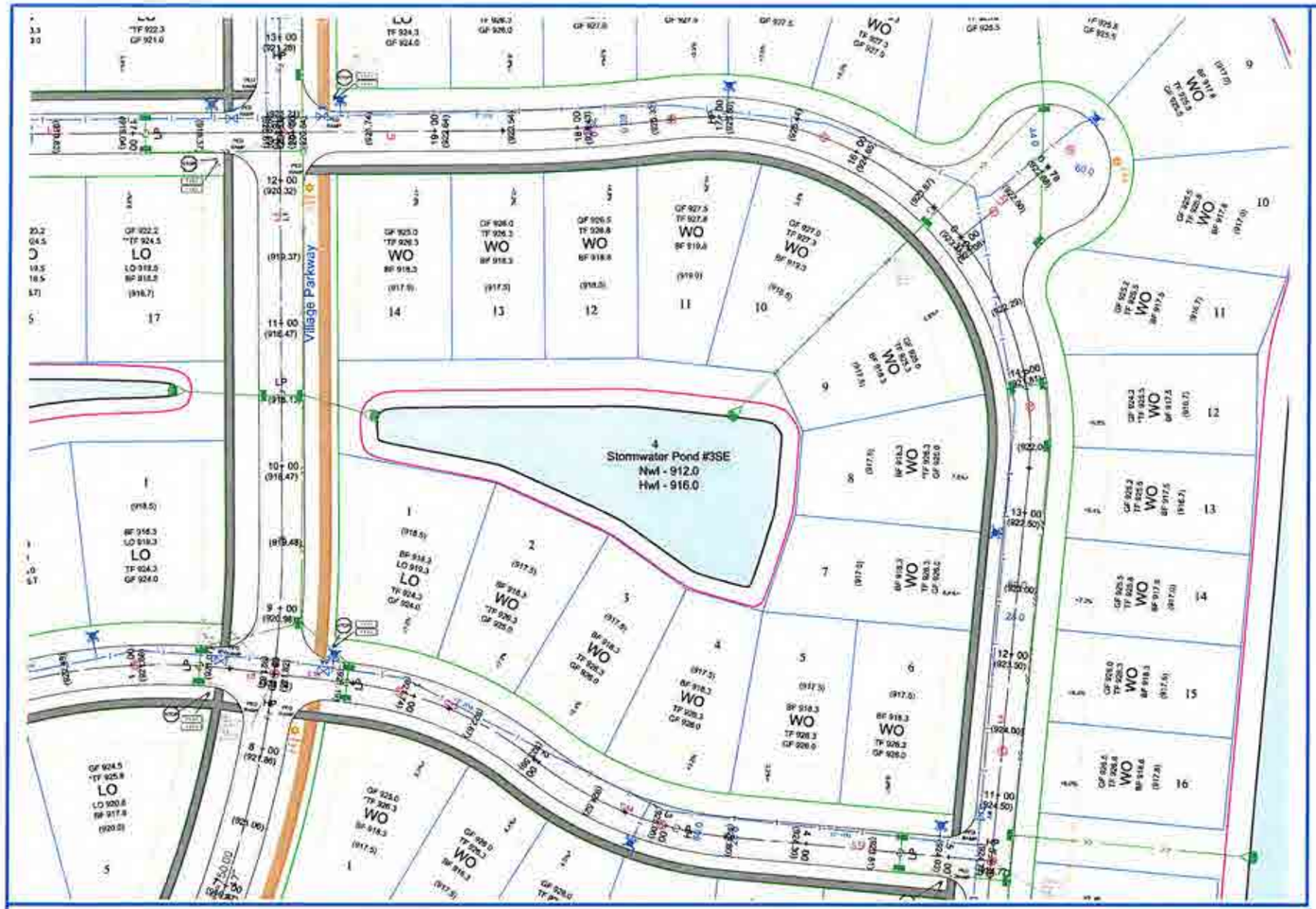
CITY PROJECT NO.
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LAKE ELMO,
MINNESOTA

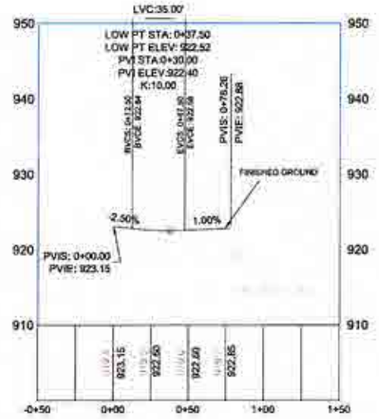
PRELIMINARY STREET PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

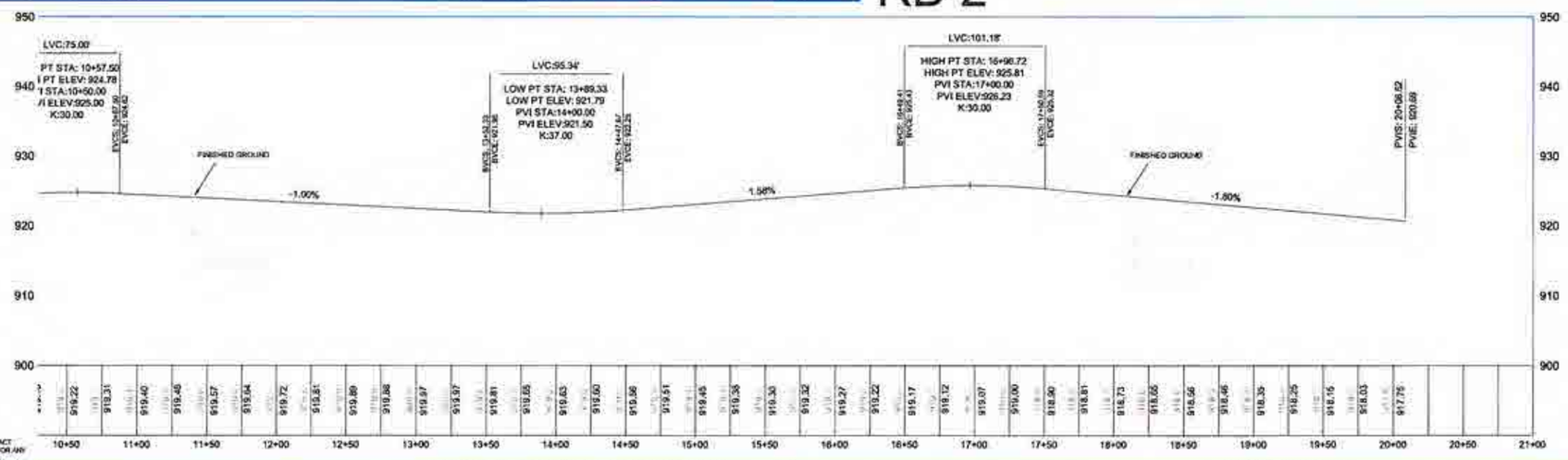
ST4
ST5



RD 7



RD 2



NORTH

50 25 0 25 50 100
SCALE IN FEET

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RSM				
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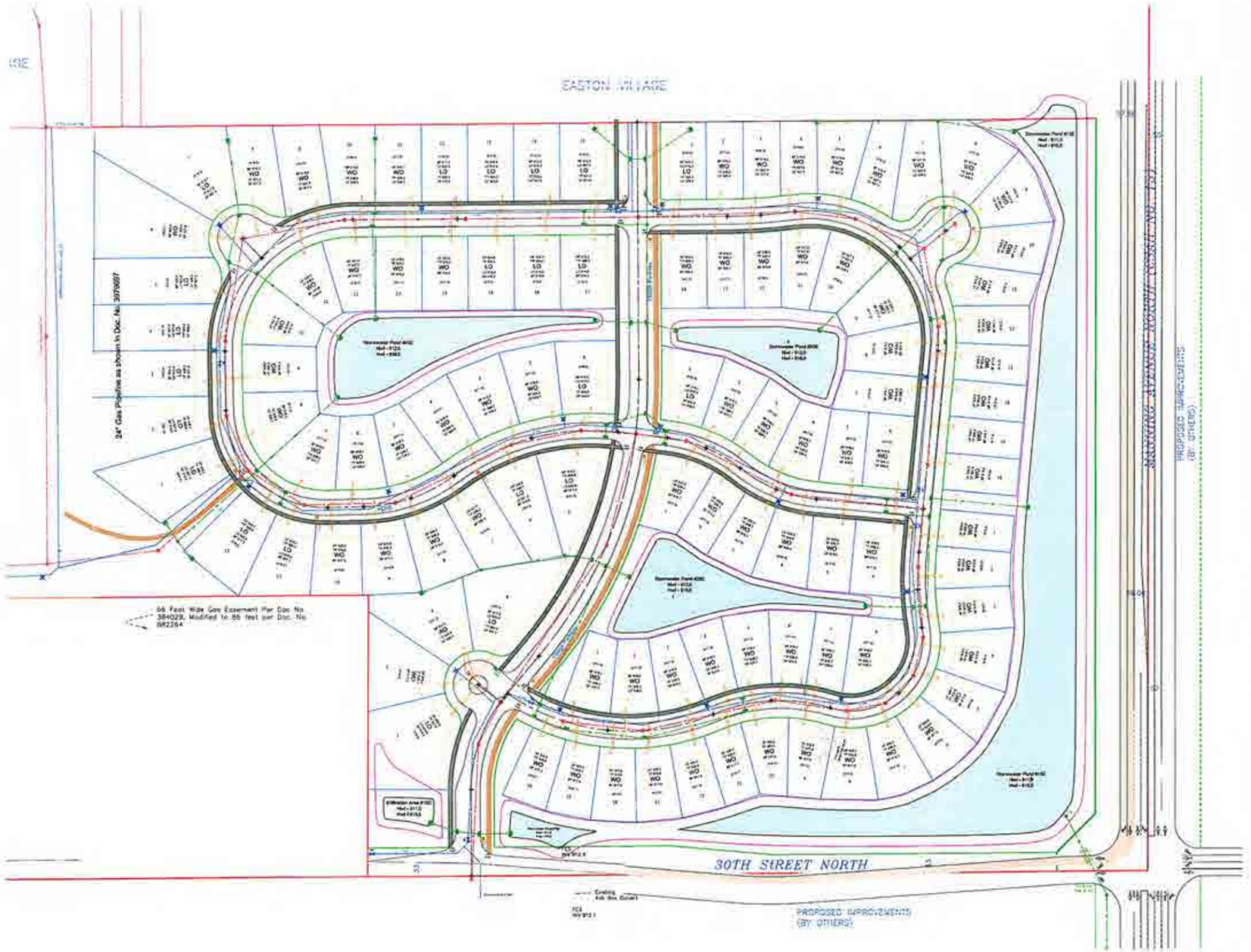
CITY PROJECT NO.
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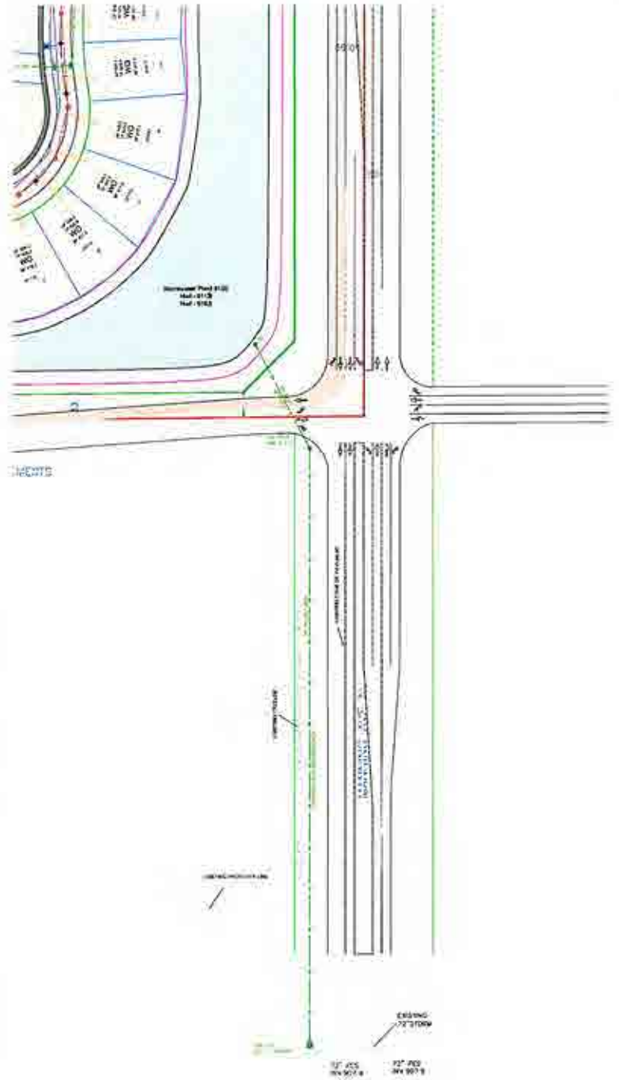
LAKE ELMO,
MINNESOTA

PRELIMINARY STREET PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

ST5
ST5





NORTH

100 50 0 50 100 200
SCALE IN FEET

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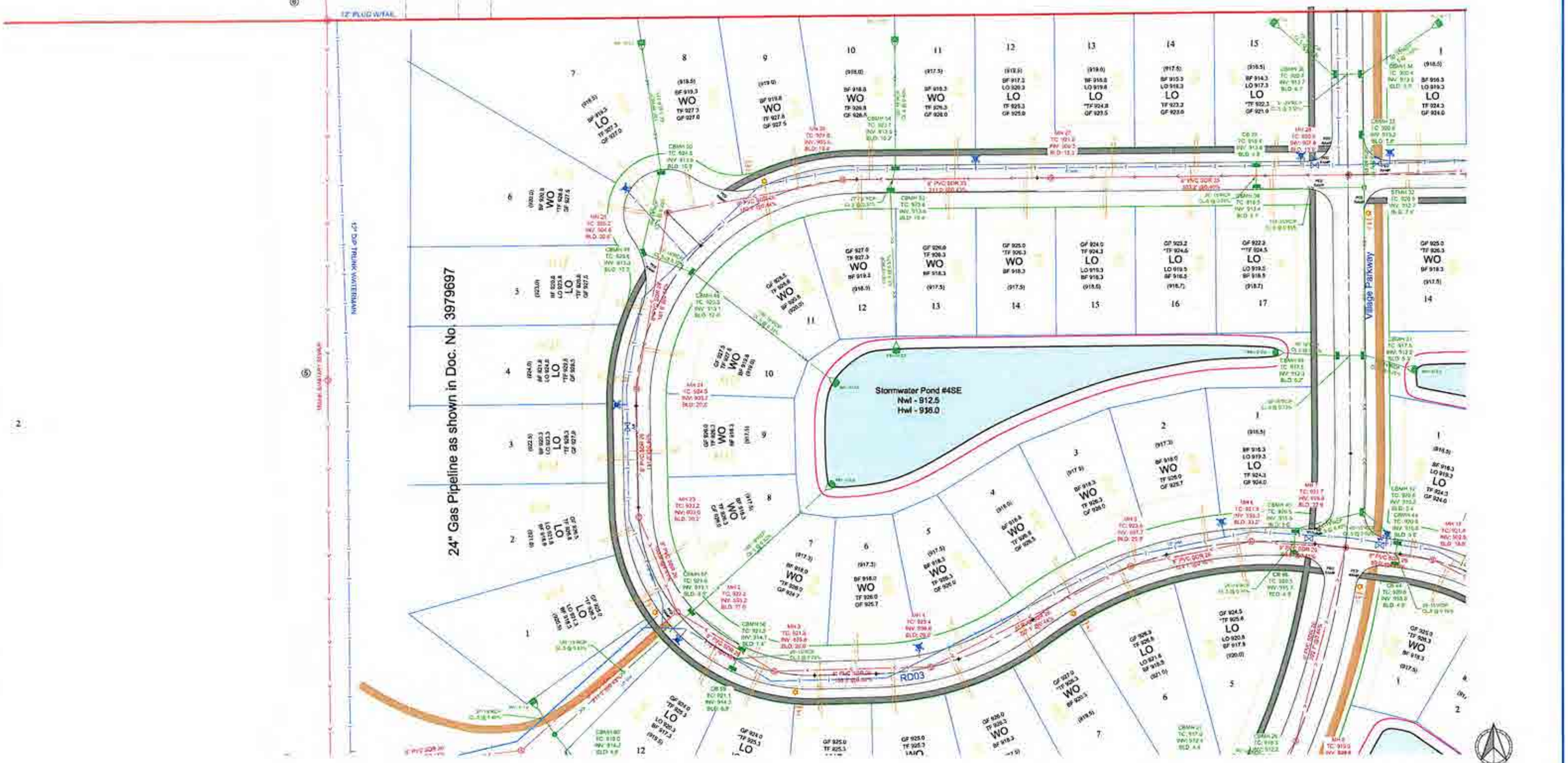
LAKE ELMO,
MINNESOTA

PRELIMINARY UTILITY PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

UP1
UP6

EASTON VILLAGE



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CITY PROJECT NO.
-

LAKE ELMO,
MINNESOTA

PRELIMINARY UTILITY PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

UP2
UP6

'H

66 Foot Wide Gas Easement Per Doc No. 384029, Modified to 86 feet per Doc. No. 882264

12" DIP TRUNK WATERMAIN

RD03

Village Parkway

Stormwater Pond #2S
Nwl - 912.0
Hwl - 915.5

Infiltration Area #1SE
Nwl - 911.0
Hwl - 915.5

Stormwater Pond #1SE
Nwl - 911.0
Hwl - 915.5

FES
INV.912.8

FES
INV.912.1

Existing
4x6 Box Culvert

Connect to Ex 8" WM

TOWN HOMES
GARAGE
GARAGE
CAR
CAR
DECK WALL
8" SURF
8" SURF
8" GAS

196
197
197+58.81

NORTH

50 25 0 25 50 100
SCALE IN FEET

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MINNESOTA

PRELIMINARY UTILITY PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

UP3
UP6

EASTON VILLAGE

Village Parkway

Stormwater Pond #1SE
Nwl - 911.0
Hwl - 915.5

Stormwater Pond #3SE
Nwl - 912.0
Hwl - 916.0

Stormwater Pond #4SE
Nwl - 912.5
Hwl - 916.0

57.56

50

MANNING AVENUE NORTH (CSAH NO. 15)

PROPOSED IMPROVEMENTS
(BY OTHERS)

NORTH

50 25 0 25 50 100
SCALE IN FEET

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DRAWN BY	02	ERJ	08/15/14	STORM REVISIONS
ERJ	03	ERJ	08/26/14	SHOW WETLAND B IMPACT
CHECKED BY				
RSM				
DATE				
08/08/14				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 08/08/14 Lic. No. 21428

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

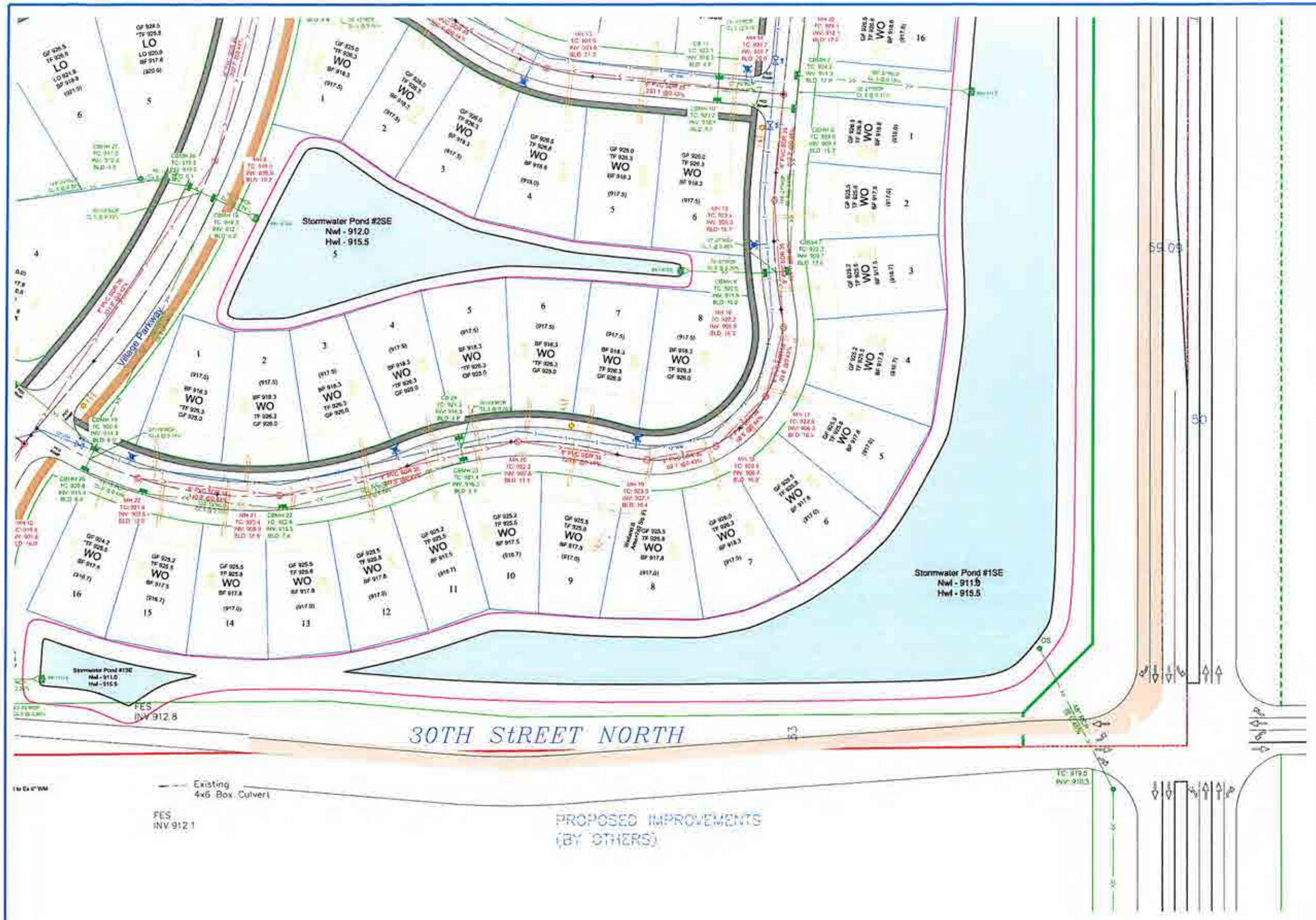
CITY PROJECT NO.
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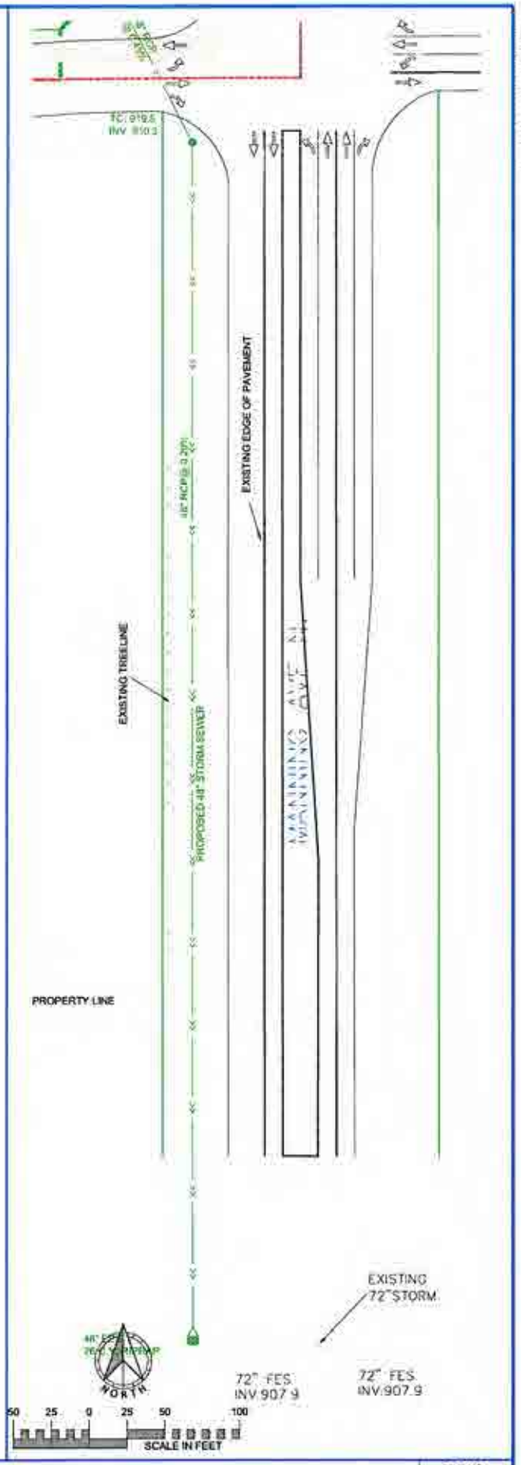
LAKE ELMO,
MINNESOTA

PRELIMINARY UTILITY PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

UP4
UP6





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CITY PROJECT NO.

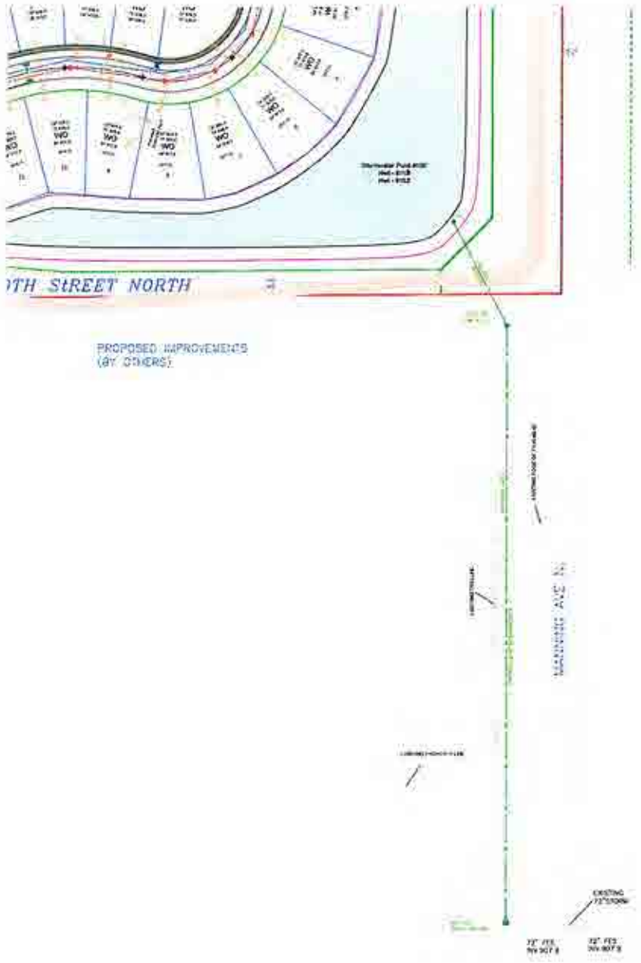
LAKE ELMO,
MINNESOTA

PRELIMINARY UTILITY PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

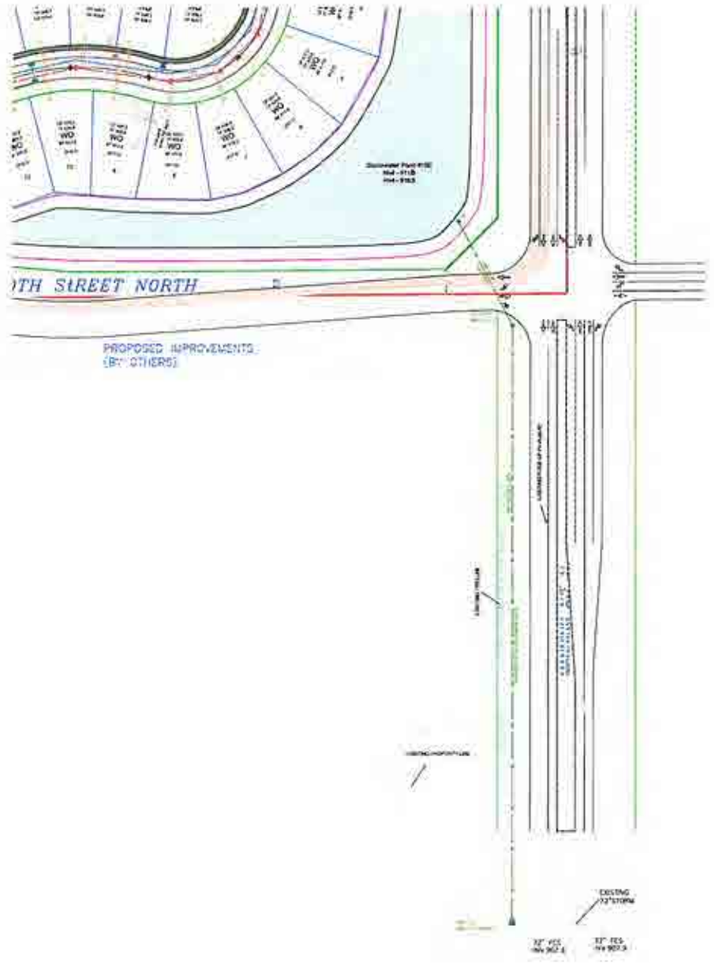
FILE NO. 3120-047

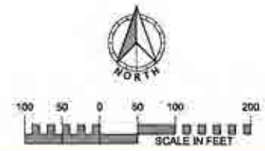
UP5 / UP6

EXISTING MANNING CONDITIONS



PROPOSED MANNING IMPROVEMENTS





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Date: 08/08/14 Lic. No. 24928

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
—

LAKE ELMO,
MINNESOTA

POND #1 SE OUTLET DETAIL
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

UP6
UP6



CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF LAKE ELMO OR DIRECTED BY THE ENGINEER.

2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.

3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.

4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.

5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX, (OR AS NOTED)

6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.

7. POND - 10:1 BENCH (1 FOOT) THEN 4:1 MAX

8. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)

9. RESTORATION - 45 ACRES
A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ONSITE ORGANIC MTRL.
B. SEED POND SLOPES AND DETENTION AREAS WITH MNDOT 310 OR BWSR PM SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MNDOT 350-MESIC PRAIRIE (36.5 PLS LBS/AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
C. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
D. ONLY PHOSPHORUS FREE FERTILIZER IS TO BE USED ON SITE.
E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED
H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

10. GRADE BACK 3' FROM FACE OF ALL RETAINING WALLS

11. MAINTAIN TEMPORARY DRAINAGE ALONG EAST SIDE OF PROPERTY LINE.

12. SILT FENCE - BEFORE GRADING - 5,780 LF

GENERAL NOTES:

1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.

2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF LAKE ELMO DETAIL ST-22& ST-23 FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.

3. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.

4. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)

5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.

6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.

7. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

8. BUILDING PADS ARE 62' DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.

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Date: 08/08/14 Lic. No. 24778

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
—
LAKE ELMO, MINNESOTA

PRELIMINARY GRADING PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO. 3120-047
GP1 / GP5

EASTON VILLAGE

12" DUCTILE WATER MAIN

12" DUCTILE WATER MAIN

Trunk Sanitary Sewer

24" Gas Pipeline as shown in Doc. No. 3979697

Stormwater Pond #4SE
Nwl - 912.5
Hwl - 916.0

RD03

Village Parkway

NORTH

60 25 0 25 50 100
SCALE IN FEET

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REVISIONS
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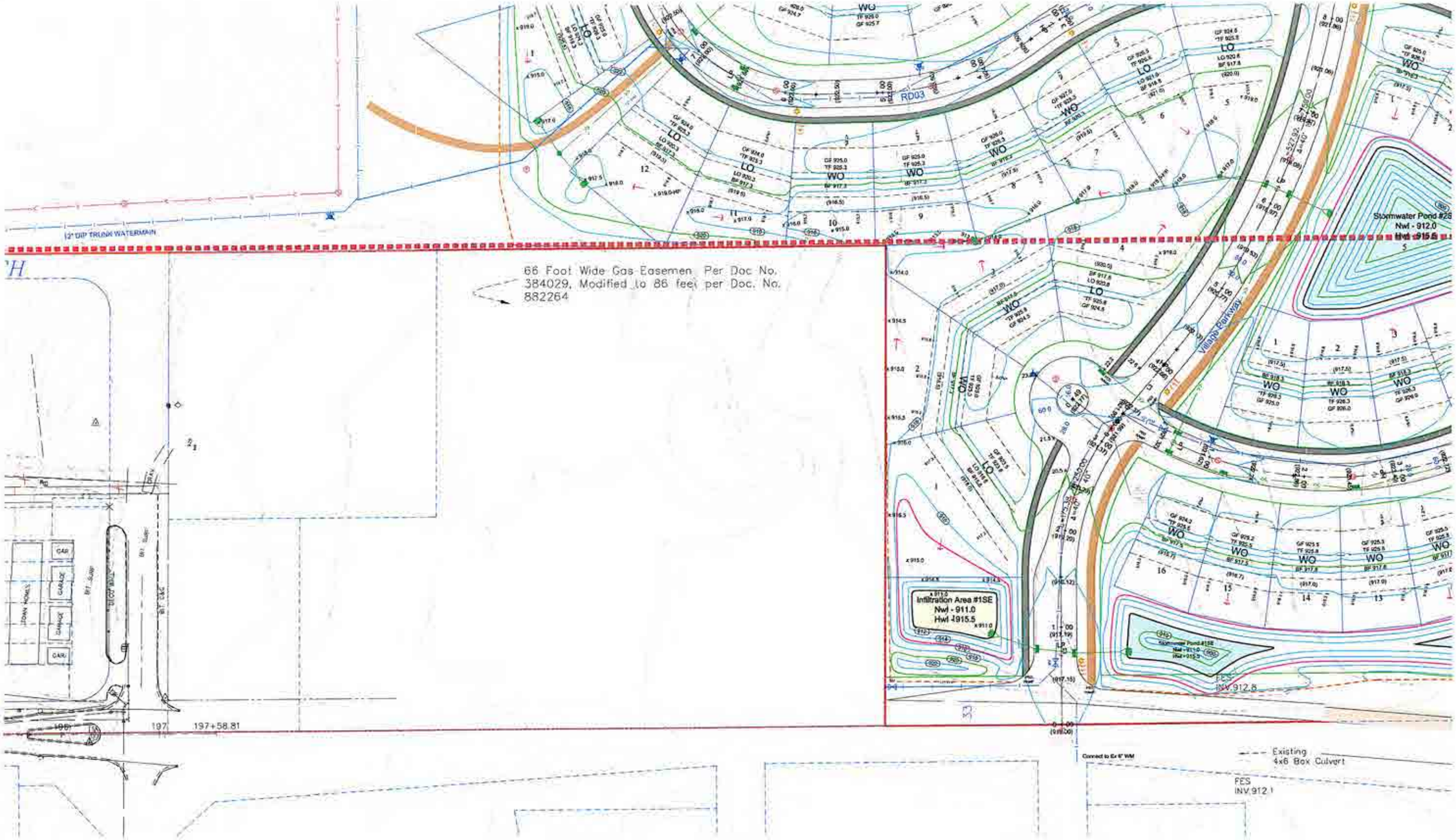
CITY PROJECT NO.
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LAKE ELMO,
MINNESOTA

PRELIMINARY GRADING PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

GP2
GP5



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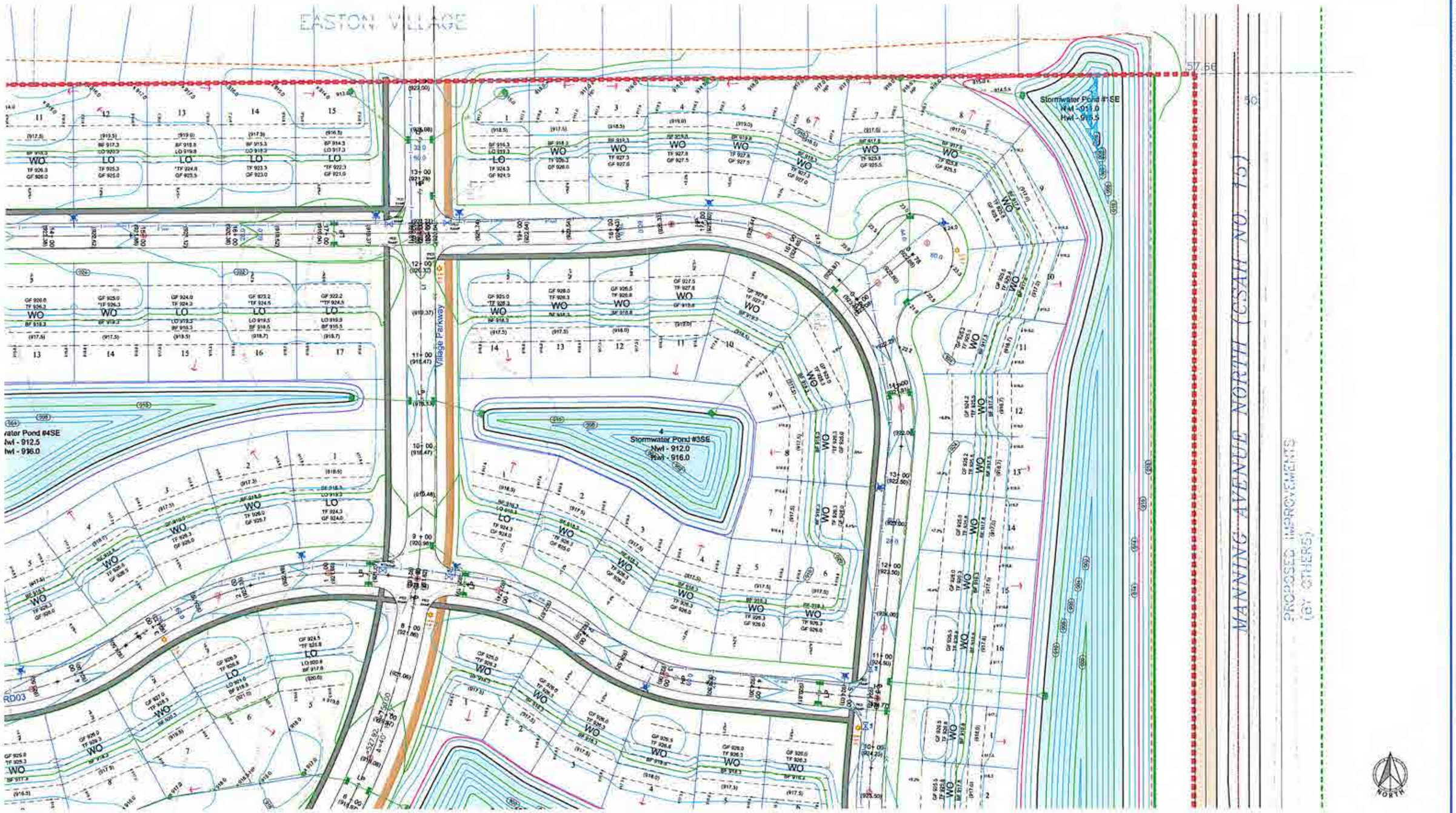
LAKE ELMO, MINNESOTA

PRELIMINARY GRADING PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

GP3
GP5

PROJECT SAVED AND ARCHIVED



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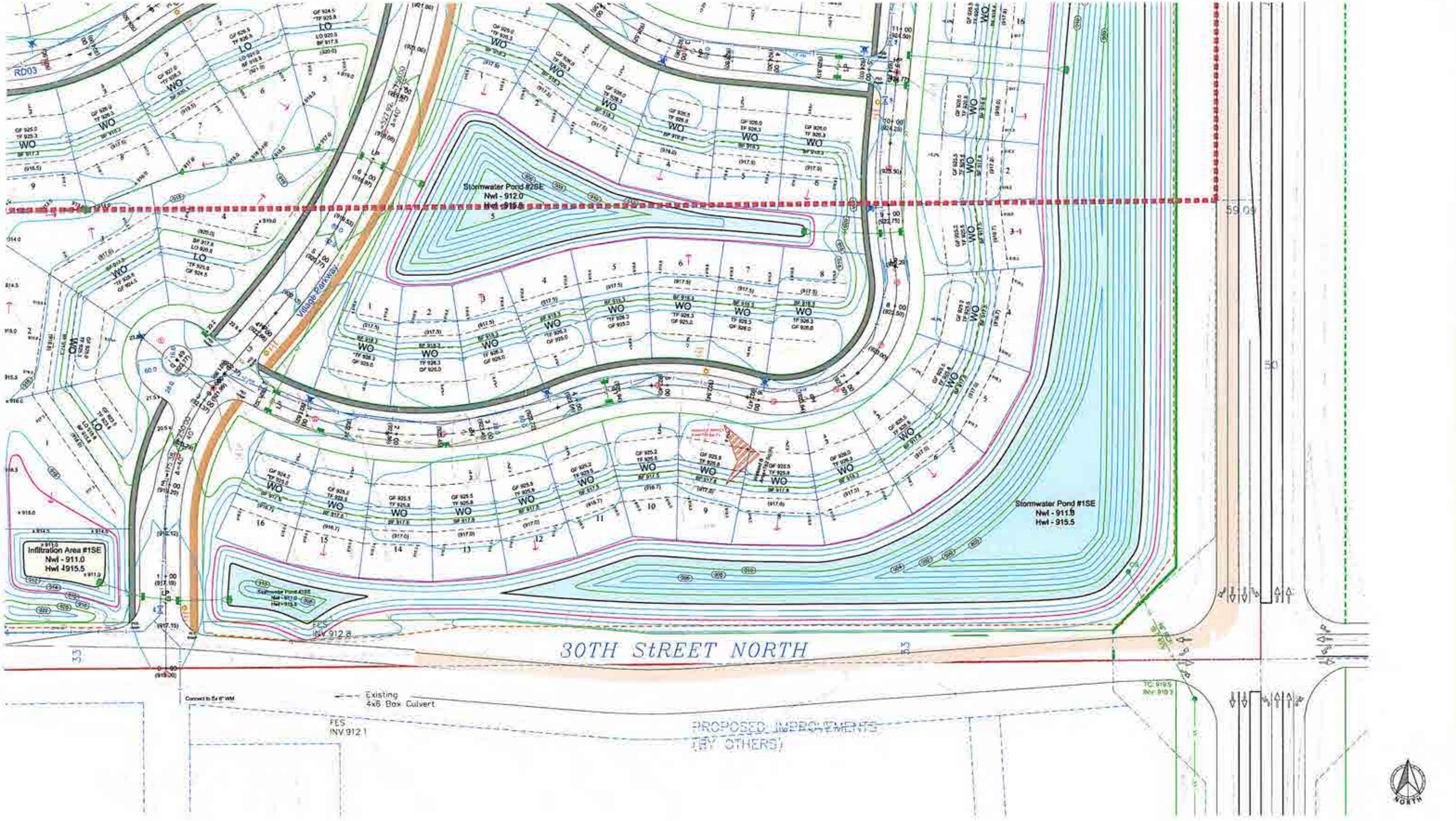
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LAKE ELMO,
MINNESOTA

PRELIMINARY GRADING PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

GP4
GP5



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SCALE IN FEET

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CITY PROJECT NO.
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LAKE ELMO,
MINNESOTA

PRELIMINARY GRADING PLAN
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

GP5
GP5



- ROCK ENTRANCE BERM
- SILT FENCE
- POST GRADING SILT FENCE
- BIO-ROLL
- CONCRETE WASHOUT
- INLET PROTECTION
- WOODFIBER BLANKET

NORTH

100 50 0 50 100 200
SCALE IN FEET

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08/06/14				

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ROBERT S. MOLSTAD, P.E.
Date: 08/08/14 Lic. No. 24428

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
—

LAKE ELMO,
MINNESOTA

PRELIMINARY EROSION CONTROL PLAN & TREE SURVEY
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3129-047

EC1
EC3

ROCK ENTRANCE BERM
SILT FENCE
POST GRADING SILT FENCE
BIO-ROLL
CONCRETE WASHOUT
INLET PROTECTION
WOODFIBER BLANKET

EASTON VILLAGE

24" Gas Pipeline as shown in Doc. No. 3979697

Stormwater Pond #4SE
Nwl - 912.5
Hwl - 916.0

Stormwater Pond #3SE
Nwl - 912.0
Hwl - 916.0

Village Parkway

RD03

PROJECT NAME AND NUMBER

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

NORTH

50 25 0 25 50 100
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_PARCEL E	01	ERJ	05/11/14	UTILITY VIEWPORT REVISIONS
DRAWN BY	02	ERJ	05/14/14	STORM REVISIONS
ERJ	03	ERJ	05/26/14	SHOW WETLAND B IMPACT
CHECKED BY				
RSM				
DATE				
05/08/14				

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ROBERT S. MOLSTAD, P.E.
Date: 05/08/14 Lic. No. 41428

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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

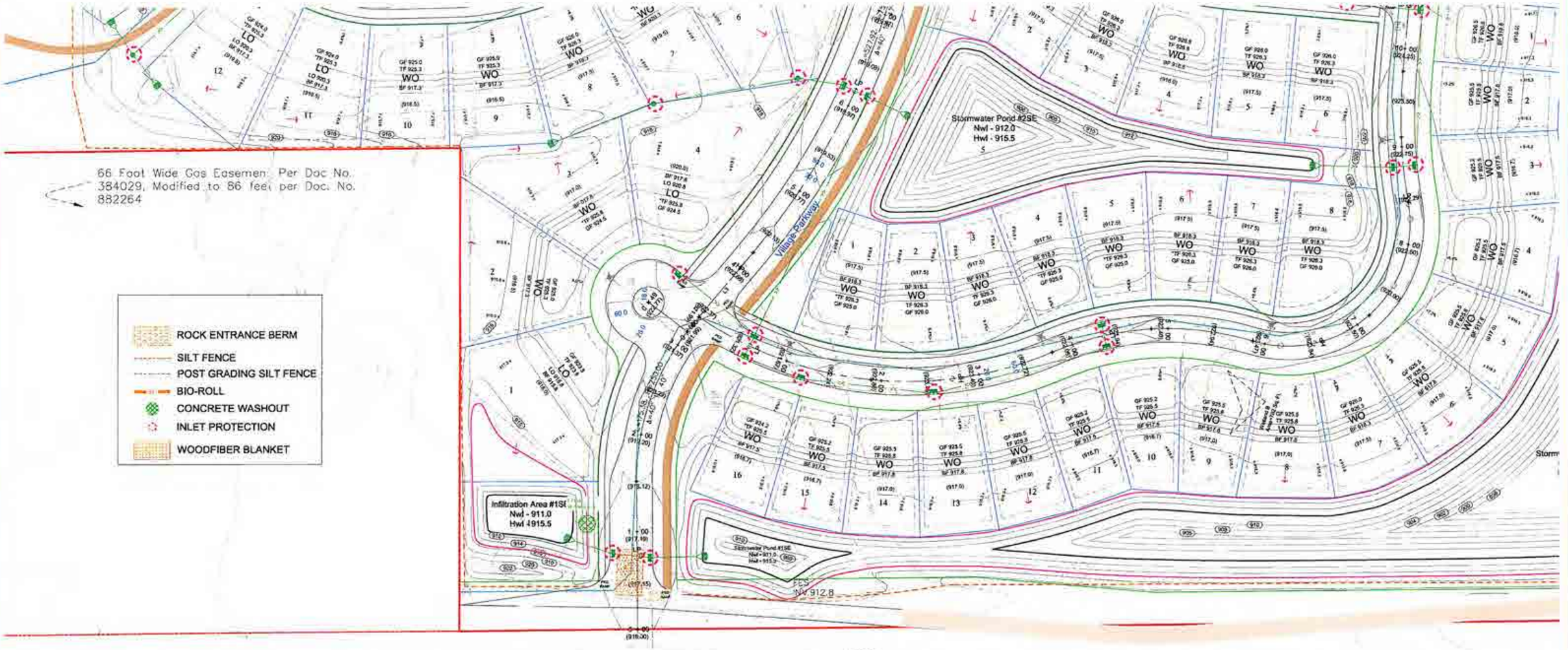
CITY PROJECT NO.
—

LAKE ELMO, MINNESOTA

PRELIMINARY EROSION CONTROL PLAN & TREE SURVEY
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

EC2
EC3



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_PARCEL E	01	ERJ	08/11/14	UTILITY VIEWPORT REVISIONS
DRAWN BY	02	ERJ	08/19/14	STORM REVISIONS
ERJ	03	ERJ	08/26/14	SHOW WETLAND B IMPACT
CHECKED BY				
RSM				
DATE				
08/08/14				

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ROBERT S. MOLSTAD, P.E.
Date: 08/08/14 Lic. No. 24428

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

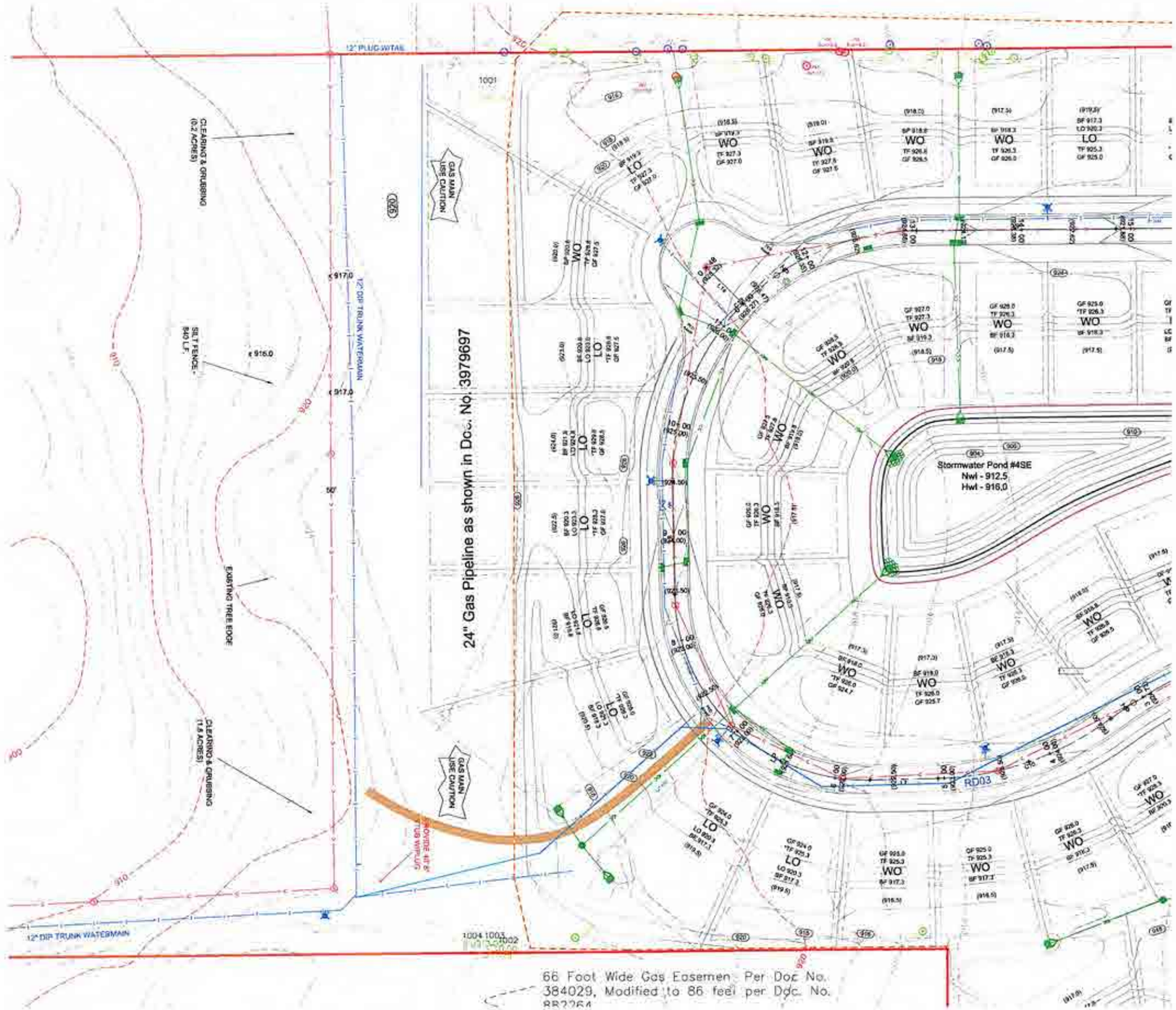
CITY PROJECT NO.
—

LAKE ELMO,
MINNESOTA

PRELIMINARY EROSION CONTROL PLAN & TREE SURVEY
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

EC3
EC3



Tree #	Tree Species	Condition	Total Cal. In	Removed Cal. In
746	Boxelder	Fair	23.0	
747	Boxelder	Fair	27.0	
748	Hackberry	Fair	10.0	
749	Boxelder	Fair	22.0	
750	Boxelder	Fair	34.0	
751	Cherry, black	Fair	8.0	
752	Boxelder	Fair	12.0	
753	Boxelder	Fair	13.0	
754	Oak, bur	Fair	28.0	
755	Boxelder	Fair	16.0	16.0
756	Boxelder	Fair	16.0	16.0
757	Ash, green	Fair	17.0	17.0
758	Ash, green	Fair	12.0	
759	Boxelder	Fair	14.0	
760	Boxelder	Fair	15.5	
761	Ash, green	Fair	12.0	
762	Boxelder	Fair	13.0	13.0
763	Ash, green	Fair	14.0	
764	Ash, green	Fair	21.0	21.0
765	Oak, bur	Good	28.0	
766	Ash, green	Fair	36.0	
767	Oak, bur	Fair	36.0	
768	Ash, green	Fair	15.0	
769	Boxelder	Fair	13.0	
770	Boxelder	Fair	12.0	
			100.0	83 284.5

Total Caliper Inches	467.5
Exempt Caliper Inches	100.0
Net Caliper Inches	367.5
Removed Cal inches	83.0
Percent Removed	22.6%
Percent Saved	77.4%

DENOTES TREE SAVED
DENOTES TREE REMOVED
DENOTES TREE EXEMPT

DRAWING NAME	NO.	BY	DATE	REVISIONS
TREE SURVEY				
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
09/02/14				

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NATHAN HERMAN, P.E.
Date: 09/02/14 Lic. No. 44748

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

LAKE ELMO, MINNESOTA

TREE SURVEY
VILLAGE PARK PRESERVE
GWSA LAND DEVELOPMENT

FILE NO. 3120-047

TS1 / TS1



REQUIRED TREE PLANTING LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	NOTES
	TREES				
AL	Linden 'Redmond'	*Tilia americana 'Redmond'*	9	2.5" BB	straight single leader
HA	Hackberry	*Celtis occidentalis*	12	2.5" BB	straight single leader
HL	Honey Locust 'Skyline'	*Gleditsia tricanthos var inermis 'Skyline'*	12	2.5" BB	straight single leader
PE	Princeton Elm	*Ulmus americana 'Princeton'*	11	2.5" BB	straight single leader
RB	River Birch	*Betula nigra*	16	2.5" BB	multi-stem
RM	Red Maple	*Acer rubum*	16	2.5" BB	straight single leader
RO	Red Oak	*Quercus rubra*	19	2.5" BB	straight single leader
SM	Sugar Maple	*Acer saccharum*	11	2.5" BB	straight single leader
SO	Swamp Oak	*Quercus bicolor*	5	2.5" BB	straight single leader
WO	White Oak	*Quercus alba*	11	2.5" BB	straight single leader
	EVERGREENS				
BH	Black Hills Spruce	*Piecea glauca densata*	39	6' BB	
NP	Norway Pine	*Pinus resinosa*	28	6' BB	
SN	Norway Spruce	*Picea abies*	38	6' BB	
WP	White Pine	*Pinus strobus*	28	6' BB	
		Total	255		

TREE PLANTING REQUIREMENTS = 5 TREES /ACRE DISTURBED
51 ACRES DISTURBED = 255 TREES

STREET FRONTAGE TREE PLANTING LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	NOTES
	TREES				
AL	Greenspire Linden	*Tilia cordata 'Greenspire'*	34	2.5" BB	Straight single leader
AM	Autumn Blaze Maple	*Acer x freemanii 'Jeffersred'*	25	2.5" BB	Straight single leader
HA	Hackberry	*Celtis occidentalis*	39	2.5" BB	Straight single leader
HL	Honey Locust	*Gleditsia tricanthos var. inermis 'Imperial'*	29	2.5" BB	Straight single leader
PE	Princeton Elm	*Ulmus americana 'Princeton'*	14	2.5" BB	Straight single leader
RM	Red Maple	*Acer rubrum*	32	2.5" BB	Straight single leader
RO	Red Oak	*Quercus rubra*	32	2.5" BB	Straight single leader
SM	Sugar Maple	*Acer saccharum*	27	2.5" BB	Straight single leader
WO	White Oak	*Quercus alba*	23	2.5" BB	Straight single leader
		TOTAL	255		

MN DOT 250 MIX

Common Name	Scientific Name	% Mix	Seed/sq ft	Rate / acre
Slender Wheat Grass	*Agropyron trachycaulum*	4.0	7.1	2.8 lb
Redtop	*Agrostis alba*	3.0	233.7	2.1 lb
Smooth Bromegrass	*Bromus inermis*	14.0	32.4	9.8 lb
Perennial Rye	*Lolium perenne*	21.0	81.0	14.7 lb
Alfalfa (Creeping)	*Medicago sativa*	6.0	21.6	4.2 lb
Switchgrass	*Panicum virgatum*	3.0	10.8	2.1 lb
Timothy	*Phleum praetense*	3.0	56.3	2.1 lb
Canada Bluegrass	*Poa compressa*	14.0	539.9	9.8 lb
Kentucky Bluegrass	*Poa pratensis*	29.0	648.7	20.3 lb
White Clover	*Trifolium*	3.0	37.8	2.1 lb

Seeding Rate: 20 lb / Acre

NOTE:
ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH RING AROUND THE BASE OF THE TREE.

MINIMUM OF 2 ROWS OF SOD BEHIND CURB.
AREAS WITH SIDEWALKS SHALL BE SODDED FROM BACK OF CURB TO SIDEWALK.

ALL RESIDENTIAL LOTS SHALL BE TEMPORARILY SEEDED WITH MN DOT 250 SEED MIX.
ALL OUTLOTS SHALL BE PERMENANTLY SEEDED WITH MN DOT 250 SEED MIX WITH EXCEPTION TO OUTLOTS TO BE SODDED AS SHOWN IN PLAN.

KEY

REQUIRED TREE DECIDUOUS

REQUIRED TREE EVERGREEN

STREET FRONTAGE TREE DECIDUOUS

SOD

MN DOT 250 SEED MIX

100 50 0 50 100 200
SCALE IN FEET

NORTH

DRAWING NAME	NO.	BY	DATE	REVISIONS
Landscape Plan				
DRAWN BY				
NM				
CHECKED BY				
TW				
DATE				
08/07/14				

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Norby & Associates
Landscape Architects, Inc.
100 East Second Street Chaska, MN 55318 (952) 361-0644

CITY PROJECT NO.
—

LAKE ELMO,
MINNESOTA

PRELIMINARY LANDSCAPE PLAN
PARCEL E
SCHILTGEN FARMS
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

LP1
LP4

24" Gas Pipeline as shown in Doc. No. 3979697

GAS MAIN USE CAUTION

12" DIP TRUNK WATERMAIN

EXISTING TREE EDGE

CLEARING & GRUBBING

RD03

Village Parkway

Stormwater Pond #4SE
NWL - 912.5
HWL - 914.5

Stormwater Pond #3SE
NWL - 912.0
HWL - 914.5

Stormwater Pond #2SE
NWL - 912.0
HWL - 914.5

MATCH LINE L2
MATCH LINE L3

MATCH LINE L2
MATCH LINE L4

50 25 0 25 50 100
SCALE IN FEET

NORTH

DRAWING NAME	NO.	BY	DATE	REVISIONS
Landscape Plan				
DRAWN BY				
NM				
CHECKED BY				
TW				
DATE				
08/07/14				

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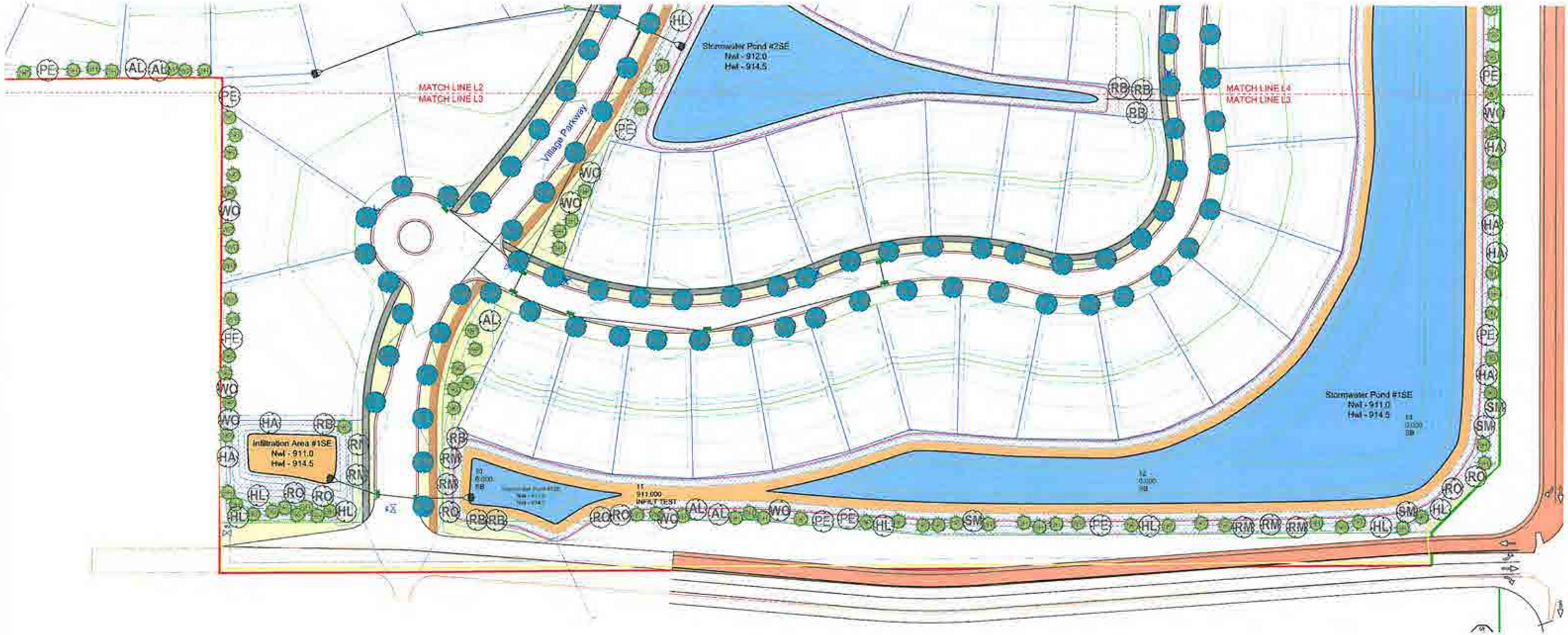
CITY PROJECT NO.
—

LAKE ELMO,
MINNESOTA

PRELIMINARY LANDSCAPE PLAN
PARCEL E
SCHILTGEN FARMS
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

LP2
LP4



DRAWING NAME	NO.	BY	DATE	REVISIONS
Landscape Plan				
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NM				
CHECKED BY				
TW				
DATE				
06/07/14				

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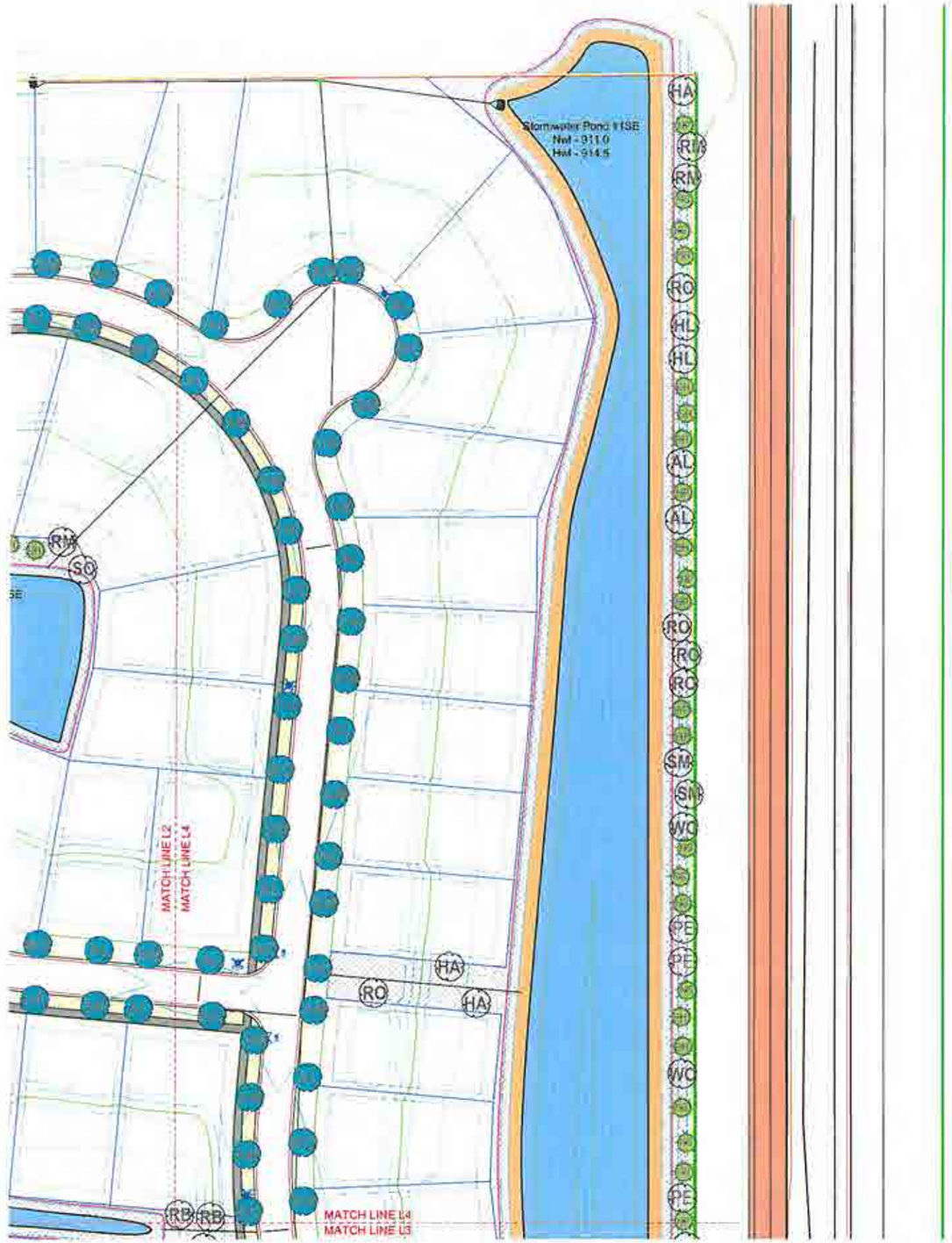
CITY PROJECT NO.

LAKE ELMO,
MINNESOTA

PRELIMINARY LANDSCAPE PLAN
PARCEL E
SCHILTGEN FARMS
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

LP3
LP4



50 25 0 25 50 100
SCALE IN FEET

NORTH

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Landscape Plan				
DRAWN BY				
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CHECKED BY				
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DATE				
08/07/14				

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CITY PROJECT NO.

LAKE ELMO,
MINNESOTA

PRELIMINARY LANDSCAPE PLAN
PARCEL E
SCHILTGEN FARMS
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

LP4
LP4



REQUIRED TREE PLANTING LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	NOTES
	TREES				
AL	Linden 'Redmond'	*Tilia americana 'Redmond'*	9	2.5" BB	straight single leader
HA	Hackberry	*Celtis occidentalis*	12	2.5" BB	straight single leader
HL	Honey Locust 'Skyline'	*Gleditsia tricanthos var.inermis 'Skyline'*	12	2.5" BB	straight single leader
PE	Princeton Elm	*Ulmus americana 'Princeton'*	11	2.5" BB	straight single leader
RB	River Birch	*Betula nigra*	16	2.5" BB	multi-stem
RM	Red Maple	*Acer rubum*	16	2.5" BB	straight single leader
RO	Red Oak	*Quercus rubra*	19	2.5" BB	straight single leader
SM	Sugar Maple	*Acer saccharum*	11	2.5" BB	straight single leader
SO	Swamp Oak	*Quercus bicolor*	5	2.5" BB	straight single leader
WO	White Oak	*Quercus alba*	11	2.5" BB	straight single leader
	EVERGREENS				
BH	Black Hills Spruce	*Piecea glauca densata*	39	6' BB	
NP	Norway Pine	*Pinus resinosa*	28	6' BB	
SN	Norway Spruce	*Picea abies*	36	6' BB	
WP	White Pine	*Pinus strobus*	28	6' BB	
		Total	255		

TREE PLANTING REQUIREMENTS = 5 TREES /ACRE DISTURBED
51 ACRES DISTURBED = 255 TREES

STREET FRONTAGE TREE PLANTING LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	NOTES
	TREES				
AL	Greenspire Linden	*Tilia cordata 'Greenspire'*	34	2.5" BB	Straight single leader
AM	Autumn Blaze Maple	*Acer x freemanii 'Jeffersred'*	25	2.5" BB	Straight single leader
HA	Hackberry	*Celtis occidentalis*	39	2.5" BB	Straight single leader
HL	Honey Locust	*Gleditsia tricanthos var. inermis 'Imperial'*	29	2.5" BB	Straight single leader
PE	Princeton Elm	*Ulmus americana 'Princeton'*	14	2.5" BB	Straight single leader
RM	Red Maple	*Acer rubrum*	32	2.5" BB	Straight single leader
RO	Red Oak	*Quercus rubra*	32	2.5" BB	Straight single leader
SM	Sugar Maple	*Acer saccharum*	27	2.5" BB	Straight single leader
WO	White Oak	*Quercus alba*	23	2.5" BB	Straight single leader
		TOTAL	255		

MN DOT 250 MIX

Common Name	Scientific Name	% Mix	Seed/sq ft	Rate / acre
Slender Wheat Grass	*Agropyron trachycaulum*	4.0	7.1	2.8 lb
Redtop	*Agrostis alba*	3.0	233.7	2.1 lb
Smooth Bromegrass	*Bromus inermis*	14.0	32.4	9.8 lb
Perennial Rye	*Lolium perenne*	21.0	81.0	14.7 lb
Alfalfa (Creeping)	*Medicago sativa*	6.0	21.6	4.2 lb
Switchgrass	*Panicum virgatum*	3.0	10.8	2.1 lb
Timothy	*Phleum praetense*	3.0	56.3	2.1 lb
Canada Bluegrass	*Poa compressa*	14.0	539.9	9.8 lb
Kentucky Bluegrass	*Poa pratensis*	29.0	648.7	20.3 lb
White Clover	*Trifolium*	3.0	37.8	2.1 lb

Seeding Rate: 70 lb / Acre

NOTE:
ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH RING AROUND THE BASE OF THE TREE.

MINIMUM OF 2 ROWS OF SOD BEHIND CURB.
AREAS WITH SIDEWALKS SHALL BE SODDED FROM BACK OF CURB TO SIDEWALK.

ALL RESIDENTIAL LOTS SHALL BE TEMPORARILY SEEDED WITH MN DOT 250 SEED MIX.
ALL OUTLOTS SHALL BE PERMENANTLY SEEDED WITH MN DOT 250 SEED MIX WITH EXCEPTION TO OUTLOTS TO BE SODDED AS SHOWN IN PLAN.

KEY

REQUIRED TREE DECIDUOUS

REQUIRED TREE EVERGREEN

STREET FRONTAGE TREE DECIDUOUS

SOD

MN DOT 250 SEED MIX

100 50 0 50 100 200
SCALE IN FEET

NORTH

DRAWING NAME	NO.	BY	DATE	REVISIONS
Landscape Plan				
DRAWN BY				
NM				
CHECKED BY				
TW				
DATE				
08/07/14				

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100 East Second Street Chaska, MN 55318 (952) 361-0644

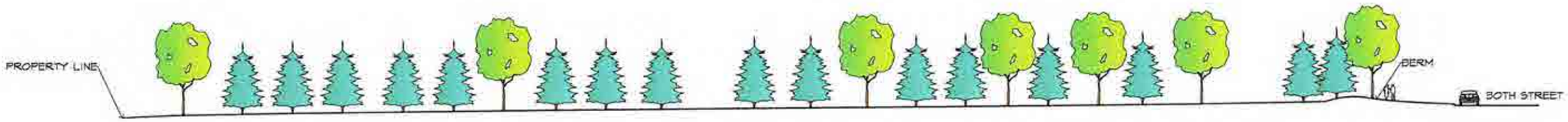
CITY PROJECT NO.
—

LAKE ELMO,
MINNESOTA

PRELIMINARY LANDSCAPE PLAN
PARCEL E
SCHILTGEN FARMS
GWSA LAND DEVELOPMENT

FILE NO.
3120-047

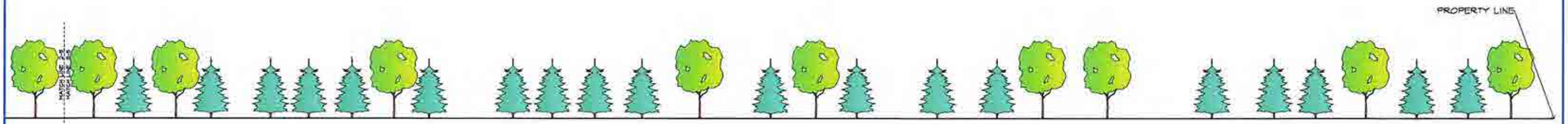
LP1
LP4



1/5 SECTION LOOKING EAST FROM McLEOD PROPERTY
SCALE: 1"=20'



2/5 30TH PERIMETER SCREENING SECTION
SCALE: 1"=20'



2/5 30TH PERIMETER SCREENING SECTION CONTINUED
SCALE: 1"=20'

DRAWING NAME	NO.	BY	DATE	REVISIONS
DRAWN BY				
CHECKED BY				
DATE				

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Norby & Associates
Landscape Architects, Inc.
100 East Second Street Chaska, MN 55318 (952) 361-0644

CITY PROJECT NO.
—
LAKE ELMO,
MINNESOTA

LANDSCAPE PERIMETER SECTIONS
PARCEL E
SCHILTGEN FARMS
GWSA LAND DEVELOPMENT

FILE NO.
3120-047
LP5
LP5

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2014-60

RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF LAKE ELMO COMPREHENSIVE PLAN CHANGING THE FUTURE LAND USE DESIGNATION OF THE HOLLIDAY PARCEL LOCATED IN THE VILLAGE PLANNING AREA

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, GWSA Land Development, LLC, 10850 Old County Road 15, Suite 200, Plymouth, 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 Sketch Plan for a proposed single-family residential subdivision in the southeast portion of the Village Planning Area; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on June 30, 2014 to consider the request to amend the Comprehensive Plan; and

WHEREAS, on June 30, 2014, the Lake Elmo Planning Commission unanimously 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 a meeting on July 15, 2014;

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 a parcel of land located immediately west of Manning Avenue North (CSAH 15) and immediately north of 30th Street North (PID 13.029.21.44.0002) from RAD - Rural Area Development to V-LDR Village Urban Low Density Residential.

3) That the Comprehensive Plan Amendment will apply to property legally described in the attached Exhibit "A".

4) That the subject property associated with the Comprehensive Plan Amendment request is currently located within the City's sanitary sewer service area.

5) That the proposed amendment will allow for the private market to complete the construction of the Village Parkway minor collector road, a critical transportation improvement needed to serve the upcoming growth and development and increased projected traffic volumes within the Village Planning Area.

6) That the area impacted by the proposed amendment is relatively small, and that the potential increase in residential units associated with the amendment is not inconsistent with the projected levels of planned growth and development in the Village Area under 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.

2) As part of the preparation of Preliminary Plans for the Village Preserve South subdivision, the applicant shall prepare a screening plan along the western boundary of the Holliday parcel adjacent to the Meleod parcel that effectively buffers the proposed residential subdivision from the rural single family lot to the west.

Passed and duly adopted this 15th day of July 2014 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk

EXHIBIT A

Legal Description (PID 13.029.21.44.0002)
The South 498.6 feet of the South Half of the Southeast Quarter (S1/2 of S1/4) of Section Thirteen (13), Township Twenty Nine North (29N.), Range Twenty-one West (21W.); except the West 1273.0 feet of the South Half of the Southeast Quarter of said Section Thirteen (13). And excepting therefrom that portion of the above tract conveyed to the County of Washington by that certain Quit Claim Deed dated March 30, 1987, and filed of record in the Office of the Washington County Recorder on April 2, 1987 as Document No. 535377.

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E.	**651.300.4261**
Jack Griffin, P.E.	**651.300.4264**
Ryan Stempski, P.E.	**651.300.4267**
Chad Isakson, P.E.	**651.300.4283**

Date: September 4, 2014

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

Re: Village Park Preserve
Preliminary Plat Review

An engineering review has been completed for the Village Park Preserve. A Preliminary Plan submittal was received on August 27, 2014. The submittal consisted of the following documentation prepared by Sathre-Bergquist, Inc.:

- Village Park Preserve Site Plans, Preliminary Plat, and Preliminary Plans August 14, 2014.
- Stormwater Management Plan, dated August 7, 2014.

STATUS/FINDINGS: Engineering review comments are as outlined below.

AGENCY AND THIRD PARTY APPROVALS

- The proposed drainage plan indicates the direct discharge of storm water runoff from the site to the property to the south, including the installation of a storm sewer outfall pipe. The applicant must submit written permission from the impacted property owner acknowledging and consenting to this discharge location, volume and rate(s).
- A permanent utility easement must be provided in the City standard easement form for the outfall storm sewer pipe. The easement should be a condition of final plat approval.
- The site plan is dependent upon and subject to a storm water management plan meeting State, VBWD and City rules and regulations.
- The City must receive written approvals from Washington County to verify the proposed work along Manning Avenue.
- The City must receive copies of the written approvals from Northern Natural Gas for the proposed utility and trail crossings. Any conditions of approval must be provided.
- Plan revisions are necessary to fully incorporate and comply with the Lake Elmo engineering design standards.
- Easement widths appear to provide the 30 foot minimum utility width. Additional easements and amendments may be required as the plan continues to evolve through the process.

ADDITIONAL INFORMATION REQUIRED

- No phasing plan was submitted. A phasing plan must be submitted for staff review to verify feasibility of working infrastructure at each phase.
- Existing conditions are incomplete. The Plans do not provide existing conditions in sufficient detail to allow staff to review the proposed grading and infrastructure as it relates to existing conditions at the Plat

perimeters, including the storm sewer outfall pipe south of 30th Street and the existing watermain along 30th street.

- Grading contours must be fully completed at all Plat perimeters.
- Overland Emergency Overflows (EOFs) must be provided throughout the grading plan to facilitate a complete review of the grading plan and storm water flood protection for storm water ponds and localized low points.
- Stormwater facility maintenance access roads are not shown on the plans.

GRADING PLAN

- The grading plan is substantially complete however some contours remain incomplete near the plat perimeter. All contours must be completed to demonstrate a drainage design that does not negatively impact adjacent properties.
- Additional plan review is necessary once EOFs are provided to review for adequate flood protection for each adjacent lot. It appears that 8-10 lots have low floor elevations that do not meet the 2 feet of freeboard above the pond HWLs or 1 foot above an adjacent EOF.
- The HWL for Infiltration Area 1SE encroaches into Lot 1, Block 1. The HWL area must be fully contained within an Outlot dedicated to the City.
- The HWL for Stormwater Pond 1SE encroaches into the 30th Street R/W. The HWL area must be fully contained within an Outlot dedicated to the City and may not encroach the existing City R/W.
- Maintenance access roads meeting City Standards must be provided to each Stormwater pond and infiltration basin. Plan revisions are needed to provide adequate maintenance access to all storm water facilities. Access must be accommodated without impacts to the proposed infiltration benches.
- Stormwater Pond designs do not meet the City requirements, exceeding the maximum depth allowed of 10 feet. Additional design configuration concerns include maximum side slopes, maintenance of the infiltration bench, narrow constrictions within the ponds, and long term water levels.
- Additional catch basins are needed along Road 3 to meet maximum curb runs of 350 feet.

STORMWATER MANAGEMENT

- The site plan is dependent upon and subject to a storm water management plan meeting State, VBWD and City 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 available on the City website.
- The Stormwater model should be revised as documented in the attached EOR review memorandum and the Stormwater facilities revised accordingly.
    - Adjust assumed CN runoff coefficients and account for on-site depressional areas.
    - Provide additional supporting documentation for assumed infiltration rates and adjust to lower rates as needed.
    - Provide additional documentation to demonstrate the feasibility of the proposed new outlet and lowering of the outlet invert along Manning Avenue.
    - Update the model to include turn lanes improvements.
    - Update water quality value in table.

MUNICIPAL WATER SUPPLY

- Municipal water supply is available at the Reid Park lift station site and along 30th Street N. Connections to both locations will be required and have been shown on the Preliminary Plans.
- Watermain alignment will need to be revised as part of the final construction plans to better align within the paved street surfaces.
- Watermain stubs to adjacent property and pipe oversizing will continue to be reviewed by City staff as the development progresses forward and oversizing routes may need to be changed as part of the final

construction plans. Watermain oversizing is paid by the City as a reimbursement addressed within the development agreement.

- Hydrant and system valve locations will be reviewed with the Fire Chief and Public Works as part of the final construction plans.

MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer is available at the Reid Park lift station site. The applicant is responsible to extend the municipal sanitary sewer to the development site at developers cost.
- To serve the property to the south, the invert at the 30th Street location must be at 905. This is required to remain responsive to future private ISTS system failures.
- A review of alternative sewer alignments and pipe oversizing was previously completed by City staff and provided to the applicant for input. The preliminary plans show a pipe configuration that is not consistent with the staff plan recommendation.
- Additional manholes will need to be incorporated in the plans to improve the street centerline alignment for the sanitary sewer and allow watermain at a 10 foot offset to remain within the paved street surface.
- Sanitary sewer pipe stubs to adjacent property and pipe oversizing will continue to be reviewed by City staff as the development progresses forward. Revisions may need to be incorporated as part of the final construction plans. Sewer pipe oversizing has been accounted for through the Village East Trunk Sanitary Sewer project. Therefore, the sewer pipe oversizing must be installed at no cost to the City.

RESIDENTIAL STREETS

- All streets must be designed to meet the City's Engineering Design Standards including R/W width, street width and cul-de-sac radii. The plans appear to substantially conform to this requirement.
- The street grades and profiles must be adjusted to meet the minimum K-value of 37 for vertical sag curves.
- The eyebrow designs for Roads 5, 6 and 7 propose a unique design. The roadway geometry requires additional review to ensure adequate pavement width and turning radius for emergency and maintenance vehicles. Turning templates must be submitted.
- The geometry for Road 5 requires particular attention to avoid conflicts along the higher volume roadway of Village Parkway. Road 5 should be shifter further north to align the south curb with Road 2. This would provide additional southbound left turn lane length for Village Parkway.

VILLAGE PARKWAY (NEIGHBORHOOD COLLECTOR STREET)

- Village Parkway will serve as a neighborhood collector for the new development in the southeastern Village area, essentially becoming the primary access in and out of the future neighborhoods. Obtaining increased mobility from a typical residential street will be necessary to accommodate the new growth while providing additional access and circulation into and out of the Village Downtown. Between State Highway 5 and the UP Railroad, Village Parkway will provide parking along one or both sides of the street to accommodate the mixed use development planned for the west side of the collector road. South of the UP Railroad the street will be posted as "No Parking".
- Village Parkway must be constructed according to the Village Parkway design standards and typical section as prepared by City staff. The street design must also meet Municipal State Aid design standards for an urban collector with ADT < 10,000; 35 mph design speed. The projected 2030 ADT is 5,800. The City typical section must be placed on the Preliminary Street Plans.
- The access management guidelines for Village Parkway must be established by the City and carefully planned out along its entire corridor from 30th Street to State Highway 5. Road 5 has been placed roughly 300 feet from 30th Street. A 330 foot access spacing is recommended. The additional 30 feet would help to provide additional turn lane length along Village Parkway.
- Right and left turn lanes are required along 30th Street when the Village Parkway intersection is constructed. The Preliminary Plans should be revised to provide a turn lane Plan Sheet to detail the turn

lane dimensions, including pavement widths, lane widths, turn lane lengths and tapers for staff review. It appears that the proposed turn lanes will need to be lengthened to meet typical turn lane design standards.

- The street grades and profiles must be adjusted along Village Parkway to meet the minimum K-value of 49 for vertical sag curves and minimum K-value of 29 for vertical crest curves. In addition, street grade changes along Village Parkway should be minimized and softened (not using minimum standards with every adjustment). The proposed profile must be revised to reduce the vertical curves to avoid a roller coaster effect along this high volume roadway. Street alignment transitions must be revised to rely on minimums only when necessary.
- The minimum horizontal curve radius for Village Parkway is 375 feet. C1 is currently proposed with a 250 foot radius.

memo

651 Hale Avenue North Oakdale, Minnesota 55128 telephone: 651.770.8448 facsimile: 651.770.2552 www.eorinc.com

Date |	9/3/2014		
To |	Jack Griffin	**Contact info** |	Lake Elmo
cc |		**Contact info** |	
cc |		**Contact info** |	
From |	Brett H. Emmons, Jay Hill	**Contact info** |	EOR
		Contact info |	
Regarding |	Lake Elmo, Village Park Preserve Development – Respond to City's List of Stormwater Review Issues		

The information in these review comments are based on review of the following stormwater issues, per the city's request:

- Stormwater model input assumptions.
- Upstream runoff properly accounted for, including the pond discharge from Easton Village.
- Stormwater routing management is a workable plan for the area. The system must be able to accommodate the Downtown Village drainage.
- Flood protection (HWLs and Emergency overflows), including recommendations.
- Pond configurations and depths from the city's long term ownership and maintenance perspective (i.e. the deep storm water pond along Manning).

Documents submitted for the development review include:

- Preliminary Plan Set for Street, Utility, Grading, Landscape, and Drainage Area Plans, by Sathre-Bergquist, dated 8/8/14
- Stormwater Management Plan including 3 soil borings, by Sathre-Bergquist, dated 8/7/14

Stormwater Management and Stormwater BMPs:

1. CN and Runoff Assumptions – Proposed existing conditions (predevelopment) CNs appear too high and on-site depressional storage is not accounted for, thus providing a less conservative standard/target for their postdevelopment design.

   Discussion: Predevelopment CNs are listed at 69 for agricultural areas (compared to post-development CNs of 74). The CN of 69 for existing conditions is high for the low runoff character of the existing lands. Also, observed runoff during rain events indicates that there is not much runoff until large events are experienced and/or snowmelt. Assuming higher predevelopment CNs leads to less conservative assumptions and reduced standards for peak rate control. For example, note that compacted yard/urban lawns are listed as CN 61 in post-development (much lower than existing CN of 69). Typically we would require a CN of 58 for predevelopment conditions to ensure

conservative assumptions for hydrologic routing and flood control. Areas in the model subcatchments for the open water pond with CNs of 100 do not appear in the model and should be included. On-site depressional storage is not accounted for in existing conditions and should be included.

2. Infiltration Assumptions – The assumed infiltration rate of 0.5 in/hr may be too high and is inconsistently applied and presented in the report and models.

   Discussion: The assumed infiltration rates do not appear to be consistent between the models (HydroCAD and P8) and the narrative (Report Summary) of the Stormwater Management Plan. The narrative mentions using 0.5 in/hr in one pond, #1SE (only pond where infiltration bench is shown), and states this rate is assumed as a "conservative" rate. The P8 model uses 1.0 in/hr instead of 0.5 in/hr. The HydroCAD modeling has infiltration in all the ponds in the development instead of just pond #1SE. The rate of 0.5 in/hr is not very conservative especially for the soils in the upper 24 ft – 29 ft (boring ST-2 and ST-3, within the basin). Water table readings indicate a high water table may exist, although the readings between borings are inconsistent (possibly perched system). There is one (1) point infiltration testing result showing 4.32 in/hr. One reading alone is not sufficient for accurate infiltration estimating nor is it good practice (more samples are needed) and the infiltration method and results need additional review.

3. Stormwater Routing Using New Outlet – The new outlet is lower than the existing outlet under 30th St., but it is not clear what the downstream elevations and capacities are to ensure the new outlet is feasible, nor are details of the connection given.

   Discussion: The most downstream pond and one influencing HWLs on the other development ponds is pond 1SE. Pond 1SE has a listed NWL of 911.0, which is almost two feet below the existing culvert invert of 912.8 under 30th St. Details are needed on the new outlet for pond 1SE shown in the southeast corner (invert, size, type of pipe, permissions off-site, downstream conveyance elevations and capacity, etc.). No tailwater is used in the model for pond 1SE and this assumption should be verified. Provide information on the downstream conveyance to ensure that elevation and capacity exists for the proposed flows (186 or 331 cfs-? for 100-yr rainfall event) and associated calculated HWLs.

4. Stormwater Modeling – The information provided in the summary and modeling are inconsistent and details on where the upstream flow values originate from are lacking, making evaluation of flow routing difficult.

   Discussion: The model should be updated to better represent what is happening hydrologically in the system. Provide information on where the Existing Conditions peak flow rates come from and how they were derived. Comparing proposed peak flow rates to existing conditions is difficult without context on the existing flow rates – and the capacity of the system downstream to convey that flow. Show how and where upstream flows (2-yr 100 cfs, 10-yr 172 cfs, and 100-yr 331 cfs per Report Summary) will come into the site. Which values for incoming flows is correct, the Runoff Comparison table or the HydroCAD modeling, since they are factor of ~2X different (e.g., table 2-yr = 100 cfs, model 2-yr = 54 cfs)? The only inlet to pond 1SE is a 15" storm sewer in the northeast corner. Pipe size and inverts need to be shown for the proposed new outlet for pond 1SE (the regional flow path). Pipe sizes and inverts should also be labeled on the

grading plans. As noted above, no tailwater is shown in the model for pond 1SE and this assumption should be verified with downstream information.

5. Include Associated Improvements – Accounting for localized road improvements are not included.

   Discussion: If there are road improvements planned (development-specific) on city or county roads for access to the development (e.g., turn lanes, by-pass lanes, etc.), that additional runoff should also be accounted for in the analysis and sizing.

6. Flood protection – Surface Emergency Overflows (EOFs) are not shown or provided below critical building/home elevations.

   Discussion: All building lowest floors should be 2 feet above the 100-yr high water level or 1 foot above the overland emergency overflows (EOFs), whichever is greater. Show all EOFs on the plans and show the potential inundated areas if the pipes were blocked, since it appears many of the home elevations do not satisfy 1 foot above the emergency overflow. Emergency overflows should be provided for all low points and ponds. The lowest building opening should be set at a minimum of 1' above the EOF. The preference is to adjust some of the grading to provide an overland overflow, but as an alternative we would consider installing a secondary (separate) EOF pipe from the ponds. The pipe would be set at or slightly higher than the HWL of the pond and should be sized adequately large enough to be considered non-clogging (36" minimum). Street low points should have an EOF that limits ponding/flooding depth to a maximum of 2' in order to allow emergency access to all properties. With EOFs issue addressed, there are still proposed homes with their lowest floor not meeting the 100-yr HWL + 2' freeboard standard, including: Block 1 lot 1; Block 7 lot 1; and Block 8 lots 1, 15, 16, 17.

7. Pond Configurations – Various aspects of pond configurations (maintenance access and relation to infiltration bench, infiltration design, and narrow portion for conveyance) need to be addressed and could impact future city maintenance.

   Discussion: Pond access for maintenance (20' minimum width and maximum grade of 10%) should be shown for all facilities including access to inlet and outlet structures on the grading plans. For pond 1SE with the infiltration bench, how would access and maintenance be accomplished without impacting or destroying the infiltration BMP? Provide infiltration bench and infiltration area construction details for how the BMPs will connect to porous materials at depth. There is a narrow, shallow spot in pond1SE, which conveys regional flows, that could be susceptible to filling with cattails and obstructing flow and should be modified to avoid a restriction. Pond configuration should be reviewed by a city maintenance staff.

8. Pond Water Depths and Long-Term Levels – Pond depths exceed the city standard of 10' maximum and uncertainty about water levels in pond 1SE along Manning Ave. raise some concerns.

   Discussion: Details on the pond configuration and construction are needed before the ponds can be accepted. Ponds 1SE and 2SE are proposed to be 13' and 12' deep respectively, exceeding the maximum depth of 10' and should be reduced. A water budget should be performed for pond 1SE to determine if the proposed water levels will be acceptable for the city (safety, maintenance, aesthetics, etc.).

9. Pond Side Slopes – Review pond side slopes for maintenance.

   Discussion: State the maximum slopes on ponds, specifically 1SE, on the grading plans. Notes on sheet GP1 mention maximum of 4:1 slopes, but grading plans appear steeper than that. Slopes greater than 3:1 typically are not allowed, and depending on where water levels stabilize, this also impacts the appropriate slopes and where 10:1 safety benches are appropriate.

10. Spring Runoff – Review if spring snowmelt would impact the design.

    Discussion: Depending on the final configuration of the regional flow system, determine if a spring snowmelt critical event should be evaluated in the design.

11. Drawdown Time – Demonstrate 48 hour drawdown is accomplished with regional flows.

    Discussion: Provide draw down time analysis in the infiltration basins. The drawdown requirement is 48 hours. These facilities appear to be on-line and would be subject to the regional flows from upstream, potentially impacting the draw down time.

12. Water Quality Report – Correct water quality value in table.

    Discussion: The Stormwater Report table Provided TP Removal Efficiencies (%) lists a value of 97.9% removal of TP which does not appear to match the model output so it should be updated.

13. Landscaping Plan – The provided landscape plan is incomplete for infiltration areas.

    Discussion: Provide landscaping plan and details for the infiltration areas. Seeding only of infiltration areas should be avoided; use at least 50% coverage of plugs for the plantings to enhance establishment. An alternative to seed mix 250, with invasive species such as smooth brome, should be used, except possibly in roadside areas.

Other Considerations:

14. The VBWD should quantify and address the downstream flooding and/or water quality implications of the proposed development and increased runoff.
15. Coordination with VBWD on maximum bounce in the infiltration BMPs should be addressed since pond and infiltration area 1SE show a bounce of 4.5 feet for 100-yr event, exceeding VBWD's maximum bounce of 1.5 feet.
16. Erosion and sediment control, once planning/design approach has been finalized, should be reviewed for protection of ponding and infiltration areas and downstream areas.

Not all aspects of the submittal were reviewed. Additional items may arise as final design is reviewed. Please let us know if you have questions regarding the comments.

Station #1
3510 Laverne Ave. No.
Lake Elmo, MN 55042
651-770-5006

Station #2
4259 Jamaca Ave. No.
Lake Elmo, MN. 55042
651-779-8882

LAKE ELMO FIRE DEPARTMENT

August 27, 2014

After review of the PRELIMINARY PLAT – VILLAGE PARK RESERVE, the following are items that will need to be addressed, moving forward:

- ROADWAYS
  - Street naming and numbering per city ordinance.

- FIRE HYDRANTS
  - Spacing/Location, it appears there are some that may be closer than the 500' spacing required and could be eliminated. Locate on corners of intersections to gain the most benefit from hydrants.

Reviewed by

Greg Malmquist, Fire Chief

Washington County

Public Works Department

Donald J. Theisen, P.E.
Director

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

September 3, 2014

Nick Johnson
City Planner
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, MN 55042

RE: Washington County comments on the preliminary plat for the Village Park Preserve in the City of Lake Elmo

Dear Mr Johnson,

Thank you for providing the County with the concept plan of the Village Preserve South subdivision in Section 19, Township 29, Range 20, City of Lake Elmo The project will consist of 104 single family residential lots on 63 6 acres. Based on review of the plans, we offer the following comments and recommendations to consider as you process this subdivision application through tha City of Lake Elmo:

- The proposed access point on 30th Street is acceptable to the County. A collector roadway is identified in tha center of tha subdivision that will connect 30th Street to Trunk Highway (TH) 5 through the Easton Villaga subdivision.

- The Functional Classification of CSAH 15/ Manning Avenue is "A" Minor Arterial Roadway, expander category. The future right-of-way requirement within this section of roadway is 184 feet. As part of the subdivision plat, there should be an additional 42 feet of right-of-way dedicated to Washington County This will need to be verified prior to final plat. There also needs to be additional right-of-way at the 30th and CSAH 15/Manning Avenue intersection since this is programmad for a traffic signal and additional turn lanas in the future. Traffic staff will review the plan and provide comments directly to the city engineer.

- A Right of Way Permit will be required for any work in the CSAH 15/Manning Avenue right-of way as it relates to the davelopment. 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 15/Manning Avenue, signage, landscaping, and any other improvements within county right-of-way.

- The proposed project will generate pedastrian/bicycle traffic on CSAH 15/ Manning Avenue so pedestrians from the future development will need to access any future off road trail. The future trail along CSAH 15/Manning Avenue will be constructed as part of tha CSAH 15/Manning Avenue project.

- 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. Stormwater drainage and future drainage easements along Manning Avenue are being coordinated with the Manning Avenue Project.

As the developer plans the stormwater facilities on this property, there should be consideration for setbacks from county right-of-way and perimeter landscape elements and berming.

- Access control must be dedicated to Washington County along the CSAH 15/Manning Avenue.

- 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.

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

Sincerely,

Ann P Terwedo /ch

Ann Pung-Terwedo
Senior Planner

C. Carol Hanson, Office Specialist

R/Plat Reviews/City of Lake Elmo/Village Preserve South

METROPOLITAN AIRPORTS COMMISSION
Minneapolis-Saint Paul International Airport
6040 - 28th Avenue South - Minneapolis, MN 55450-2799
Phone (612) 726-8100

September 3, 2014

Mr. Nick Johnson
City Planner
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042-9629

Re: Village Park Preserve Preliminary Plat Review
Lake Elmo Airport

SENT VIA EMAIL

Dear Mr. Johnson:

As requested in your Land Use Review package dated August 26, 2014, the Metropolitan Airports Commission (MAC) has reviewed the Village Park Preserve Preliminary Plat that will be presented to the Lake Elmo Plan Commission on September 8, 2014. We appreciate the opportunity to review the document, and offer the following comments.

Aircraft Over Flights and Noise

The proposed Village Park Preserve development is located adjacent to the Lake Elmo Airport in an area that receives aircraft overflights. Although the Baseline Year 2005 and Forecast Year 2025 65 DNL Noise Contours do not appear to encompass any of the proposed residential parcels, the eastern portion of the property is located in close proximity to the Forecast 65 DNL Noise Contour line. (Residential development should not occur within the 65 DNL Noise Contour.) It is the MAC's experience that placing residential areas in such locations around airports can result in noise complaints and resident concerns about aircraft noise. The MAC requests that prospective property buyers within the proposed Village Park Preserve development be provided information on the properties' locations relative to the Lake Elmo Airport and the related existence of aircraft operations over this area.

Water Quality – Surface Water Runoff

The Village Park Preserve Preliminary Plat provides some information about the location of proposed storm water ponds for the development area. As outlined in previous review comments provided for the adjacent Easton Village Concept Plan and Preliminary Plat, open water ponds, especially those with mowed grass nearby, have been shown to be hazardous to the flight of aircraft due to the use of the ponds by Canada geese and other waterfowl. The FAA's Advisory Circular 150/5200-33B, *Hazardous Wildlife Attractants On or Near Airports*, can be found on the agency's web page via the following link.

http://www.faa.gov/documentLibrary/media/advisory_circular/150-5200-33B/150_5200_33b.pdf

This Advisory Circular outlines the restrictions and prohibitions surrounding drainage areas within the vicinity of airports as well as guidelines for not only ponds, but other potential wildlife attracting sources. According to the circular, the entire development area under consideration lies within the separation distance recommended by the FAA (5,000 feet for airports serving piston-powered aircraft).

The MAC fully supports the use of infiltration basins in the vicinity of the Lake Elmo Airport, and encourages all ponding areas to be designed as dry ponds that are non-attractive to waterfowl. If this is not possible, we offer the following suggestions to reduce the attraction to wildlife: design ponds with no slope benches; maintain a water depth of less than two feet so that water-emergent growth can occur; plant tall grasses around ponds; install riprap around ponds; and/or cover ponds with a grid of kevlar wire to keep birds out. Based on the Grading Plan included in the Preliminary Plat, the normal water depth in all of the proposed stormwater ponds appears to exceed the recommended two feet. We are concerned that these ponds are being proposed as open water retention facilities, and request that infiltration basins be designed instead. Please provide additional information about the design of the stormwater ponds, including the outfall elevations, proposed water release rates, and measures that will be taken to reduce the attractiveness of the ponds to waterfowl. At the time of the Final Plat, we will object to the use of open water retention ponds that do not incorporate appropriate waterfowl mitigation features. Finally, please identify who will be the responsible party for long-term maintenance of these ponds.

Airspace

Due to the proximity of this proposed development to the Lake Elmo Airport, we request that the applicant file an aeronautical study with the Federal Aviation Administration (FAA) for any structure or object, including temporary construction equipment, which will exceed a height of 35 feet above the ground within this development area and provide a copy of the study results to the MAC prior to the commencement of construction activities. Additional information about the process to file an aeronautical study with the FAA can be found on the agency's Obstruction Evaluation/Airport Airspace Analysis website via the following link.

https://oeaaa.faa.gov/oeaaa/external/portal.jsp

Street Luminaries

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

Landscaping

The Preliminary Landscaping Plan indicates that a mixture of deciduous and evergreen trees will be planted along the south and east sides of Stormwater Pond #1SE. We are concerned that the trees closest to the approach surface for Runway 4 could one day grow to become an obstruction to the Airport's airspace and impact flight procedures. In addition, fruits borne by these trees (if any) may attract wildlife. We request that vegetation in this area be limited to

shrubs and tall grasses. The City must also be aware that any of the trees planted in the vicinity of an approach surface may require removal at some future date if they become an obstruction to the airspace of the Airport and compromise flight procedures.

Construction Measures

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

Thank you for the opportunity to comment on the Village Park Preserve Preliminary Plat. The Lake Elmo Airport is an important recreational and transportation asset to the City and the region. If you have any questions, please contact me at 612-726-8129 or via e-mail at neil.ralston@mspmac.org.

Sincerely,

Neil Ralston

Neil Ralston, A.A.E.
Airport Planner

cc: Bridget Rief, MAC
Chad Leqve, MAC
Joe Harris, MAC
Patrick Mosites, MAC

LANDSCAPE ARCHITECTURE INCORPORATED
WWW.LANDARCINC.COM

VILLAGE PARK PRESERVE (PARCEL E) DESIGN REVIEW REPORT
LAKE ELMO, MN

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED SEPTEMBER 4TH, 2014

REVIEWED PLAN SET DATED AUGUST 8TH, 2014

Required Action Items by Village Park Preserve Project Landscape Architect

1. Provide your calculations for street frontage trees on sheet LP1.
2. Please represent planting areas within centers of Cul-de-sacs.
3. Provide temporary and permanent groundcover vegetation utilizing 100% native landscape plants for all lots, commonly held HOA & City R.O.W. areas with the exception of the areas noted to be sodded, irrigated and managed as traditional turf bed areas. Suggested native cover for proposed home lots could be Little Bluestem with the addition of some (10+ species) native wildflowers depending on aesthetic look desired (all blue flowers, mix of flowering times, etc…). Suggested permanent native cover should provide the most appropriate ecologically correct mixes. A suggested example would be to reference the seed mixes offered by MN Native Landscapes (http://www.mnnativelandscapes.com/). Please provide the appropriate mix for each specific proposed landscape situation. For example the short dry upland mix for a non-irrigated upland outlot area where shorter grasses are desired adjacent to paths or streets.
4. Provide landscape irrigation plans for all commonly held HOA & City R.O.W. areas.
5. We would encourage the use of some native understory shrubs & flowering trees (clump or single stem) to add aesthetic interest and promote pollinator & wildlife food/habitat. Also, other native trees such as quaking aspen and tamarack would also be encouraged in a variety of sizes to replicate a natural planting pattern.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

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

2350 BAYLESS PLACE• ST. PAUL, MN • 55114
PHONE: 651.646.1020 • EMAIL: STEPHEN@LANDARCINC.COM

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
REGULAR
ITEM# **19**

AGENDA ITEM: Hunter's Crossing – Final Plat (Phase 1)

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner

POLICY RECCOMENDER: The Planning Commission is recommending that the City Council approve a final plat request from The Ryland Group for the first phase of a planned 55 unit residential development to be located on 23.1 acres immediately east of Lake Elmo Avenue approximately ¼ mile north of Interstate 94. The final plat will include 22 single-family lots located within the northern portion of the subdivision.

The Planning Commission considered the final plat at its September 8, 2014 meeting and a summary of the Commission's report and recommendation are included below.

FISCAL IMPACT: TBD – the City will be asked to review a developer's agreement concerning the final plat at an upcoming meeting. The agreement will include a detailed accounting of any development costs that will be the responsibility of the developer and/or the City. Ryland has committed to paying the Water Availability Charge (WAC) for the entire development before the final plat is recorded with the County.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a final plat request from Ryland Homes for approval of a final plat for the first phase of the

Hunter's Crossing residential development. The final plat includes 22 single-family residential lots, and the related construction plans for the improvements necessary to serve these homes. The City Council approved the Hunter's Crossing Preliminary Plat on July 1, 2014, which covered approximately 23 acres of land within the I-94 Corridor planning area. There are 55 single-family residential units planned within the entire subdivision, and the final plat covers approximately half of the overall total of units that will eventually be platted.

The Planning Commission considered this matter at its September 8, 2014 meeting and recommended approval of the final plat as presented and subject to conditions of approval.

The suggested motion to adopt the Planning Commission recommendation is as follows:

"Move to adopt Resolution No. 2014-75 approving the final plat for Savona"

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached Staff report to the Planning Commission includes detailed information concerning the final plat in addition to the staff review and analysis of the request. The preliminary plat was approved by the City Council on July 1, 2014, and this approval included a series of conditions that must be met by the applicant. Included in the Staff analysis is a line-by-line review of the conditions attached to the preliminary plat.

The Planning Commission considered the proposed final plat at its September 8, 2014 meeting and recommended approval with one additional condition of approval to more clearly describe the City's requirement for a temporary access easement into the site. The additional conditions is recommended as follows:

- The final plat shall include an access easement, in a location deemed satisfactory by the City Engineer, across the temporary access road into the subdivision.

The Commission generally discussed the issues associated with future construction of the 5th Street minor collector road and the applicant's plans for a homeowner's association within the subdivision. The Commission also recommended that the findings be updated to reflect that compliance with certain issues identified by Staff in its written report to the Planning Commission were necessary for the plat to comply with all applicable City standards and ordinances.

The Planning Commission adopted a motion to recommend approval of the final plat consistent with the findings as noted in the attached Resolution No. 2014-075 and including all conditions of approval as listed in the resolution. The vote on the motion was unanimous (7 ayes, 0 nays). The Commission did state as part of its discussion that it expected the applicant to update the final landscaping plan to address the comments from the City's landscape architect consultant.

BACKGROUND INFORMATION (SWOT):

Strengths	• The proposed plat is consistent with preliminary plat subject to the conditions being recommended by Staff and the Planning Commission.
Weaknesses	• Several conditions of approval must be met by the applicant, including revisions to the final construction plans to address comments from the City Engineer.
Opportunities	• The plat includes the City's first sanitary sewer connections into the Cottage Grove Sewer Interceptor. • The plat will connect to the water main presently being constructed by the City within Lake Elmo Avenue.
Threats	• In order to complete 5th Street, the adjacent property owner or City will need to bring a project forward. No adjacent property will be able to develop without constructing the northern half of 5th Street in this area.

RECOMMENDATION: The Planning Commission and Staff are recommending that the City Council approve the final plat for Hunter's Crossing with 12 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

"Move to adopt Resolution No. 2014-075 approving the final plat for Hunter's Crossing"

ATTACHMENTS:

1. Resolution No. 2014-75
2. Planning Commission Staff Report – 9/8/14
3. Application Form
4. Application Narrative
5. Lot Information Summary
6. Tree Inventory
7. City Engineer Review Letter
8. Landscape Architecture Review Letter
9. Washington County Review Comments
10. Valley Branch Watershed District Permit
11. Fire Department Review Comments
12. Hunter's Crossing Final Plat
13. Construction Plans: Final Grading Plan
14. Construction Plans: Utility and Street Construction
15. Final Landscape Plans

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2014-75

A RESOLUTION APPROVING A FINAL 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 (Applicant) has submitted an application to the City of Lake Elmo (City) for a Final Plat for Hunter's Crossing, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on June 23, 2014 to consider the Hunter's Crossing Preliminary Plat; and

WHEREAS, the Lake Elmo Planning Commission submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council for the July 1, 2014 City 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 request at its July 1, 2014 meeting and adopted Resolution No. 2014-053 approving the Preliminary Plat; and

WHEREAS, the Lake Elmo Planning Commission met on September 8, 2014 to review the Final Plat for Hunter's Crossing consisting of 22 single-family detached residential lots; and

WHEREAS, on September 8, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Final Plat for Hunter's Crossing with conditions; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the Final Plat for Hunter's Crossing at a meeting held on September 16, 2014; and

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 Final Plat is found in the Lake Elmo City Code, Section 153.08.

2) That all the requirements of said City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.

3) That the proposed Final Plat for Hunter's Crossing consists of the creation of 22 single-family detached residential structures.

4) That the Hunter's Crossing Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 1, 2014.

5) That the Hunter's Crossing Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

6) That the Hunter's Crossing Final Plat complies with the City's Urban Low Density Residential zoning district regulations.

7) That the Hunter's Crossing Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the September 8, 2014 Staff report to the Planning Commission.

8) That the Savona Final Plat complies with the City's subdivision ordinance.

9) That the Savona preliminary plat is consistent with the City's engineering standards with the plan revisions as requested by the City Engineer in his review comments to the City dated September 3, 2014.

CONCLUSIONS AND DECISION

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

1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in review memo dated 9/3/14 shall be incorporated into these documents before they are approved.

2) The developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Hunter's Crossing Final Plat.

3) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.

4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.

5) The final plat shall include an access easement, in a location deemed satisfactory by the City Engineer, across the temporary access road into the subdivision.

6) A Common Interest Agreement concerning management of the common areas of Hunter's Crossing and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also 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 final landscape plan shall be updated to address the comments from the City's consulting landscape architect in a review letter to the City dated 9/5/14.

8) The developer shall provide written authorization from the property owner to the east of Hunter's Crossing to allow the proposed drainage improvements and discharge of storm water on to their property. A utility easement across the affected property is one option for compliance with this condition.

9) The final construction plans for any additional final plat within Hunter's Crossing shall include, at a minimum, the southern portion of 5th Street. At this time these plans are prepared they shall 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 September 2, 2014.

10) The developer is encouraged to incorporate elements from the Lake Elmo Theming Study into the final design of the community mailboxes within Hunter's Crossing.

11) The developer shall 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 (or trails) by the City. Any cash payment in lieu of land dedication shall be pro-rated based on the percentage of the overall lots to be platted within the subdivision and shall be paid by the applicant prior to the release of the final plat for recording.

12) The applicant shall deed Outlots A, B, and E to the City upon recording of the final plat.

Passed and duly adopted this 16th day of September 2014 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Adam Bell, City Clerk

PLANNING COMMISSION
DATE: 9/8/14
AGENDA ITEM: 5C – BUSINESS ITEM
CASE # 2014-46

ITEM: Hunter's Crossing Final Plat

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Final Plat request from The Ryland Group for the first phase of a planned 51 unit residential development to be called Hunter's Crossing. The proposed subdivision will be located on 23.10 acres immediately east of Lake Elmo Avenue and approximately ¼ mile north of Interstate 94. The final plat includes 22 single-family lots located within the northern portion of the overall subdivision area. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

GENERAL INFORMATION

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

Property Owners: Nathan Landucci, 404 Lake Elmo Avenue North, Lake Elmo, 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 final plat approval of a 22 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: LDR – Low Density Residential

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 – 3.99 units per acre)

History: Sketch Plan reviewed 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. The preliminary plat was approved by the City Council on July 1, 2014.

Deadline for Action: Application Complete – 8/8/14
60 Day Deadline – 10/8/14
Extension Letter Mailed – No
120 Day Deadline – 12/8/14

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 final plat approval of the initial phase of the Hunter's Crossing residential subdivision. The area to be platted represents approximately half of the lots that were approved with the preliminary plat, and will include 22 single-family lots, outlots for storm water management facilities, and a larger outlot to be platted as part of the second addition. The City approved the Hunter's Crossing Preliminary Plat on July 1, 2014, and the final plat represents the northern portion of the overall area to be subdivided. The applicant has provided a detailed project narrative (attached) that provides summary of the request with information updated from the preliminary plat review where appropriate.

Hunter's Crossing will be located along the planned 5th Street minor collector route, and the preliminary plat indicated that the sole access into the development would be located off of 5th Street. One of the unique aspects of this project is that the planned location of 5th Street along the northern property line of the subdivision straddles the property line between the applicant's site and the adjacent property to the north. At this time, there has been no agreement reached between these two property owners to build 5th Street as a private improvement, therefore, the applicant is proposing to construct the southern half of this road as part of Hunter's Crossing, while leaving the northern portion to be constructed either when the northern property develops or when and if the City decides to complete this road as a public improvement project.

The final construction documents do include plans for 5th Street, but these plans note that it will be built as a future City project. Based on recent conversations with the City, the applicant has agreed to build the southern half of the road as noted above, but is proposing to complete this work as part of the second addition. This proposed phasing plan would result on the construction of a road of sufficient width to allow two-way traffic, but that would later be expanded to the City's full specifications for the road with one-lane of travel in each direction with turn lanes at full intersections. Because the applicant's portion of 5th Street would not be constructed until the second phase of the project, the applicant is proposing to use the existing access to the site as a temporary access for the first addition. The City's preliminary plat approval authorized the use of this temporary access to serve up to 25 lots, which falls within the number being proposed for the final plat. Washington County will also allow the temporary access provided this access is eliminated once 5th Street is in place.

There are a few issues that the City is working to address concerning the construction of 5th Street in two phases, and most importantly, is asking the applicant and northern property owner to enter into

an agreement to identify an area to handle storm water runoff from the road. The City will otherwise maintain control over the future platting in this area so that no further platting will be allowed either on the applicant's property or on the site to the north without at least half of the road being completed. As part of the planned improvements for 5th Street, the applicant will need to comply with the comments from Washington County, and will need to incorporate improvements to Lake Elmo Avenue as part of this work.

Consistent with the approved preliminary plat, the final plat does not include two exception parcels along Lake Elmo Avenue, both of which will be provided with potential future connections to the streets internal to Hunter's Crossing. As depicted in the attached plans, the northeast exception parcel will have access to 4th Street via Outlot B; access to the other exception parcel will be platted as part of the second addition. In both cases, these parcels will still be allowed to access Lake Elmo Avenue until they are redeveloped at some point in the future (both are guided for Medium Density Residential development).

The applicant has provided an updated landscape plan with all of the other required plans, and this plan has been reviewed by the City's consulting landscape architect. In his review he notes that the applicant will need to either provide more trees with the project or increase the size of the ones that have been proposed. These changes will be fairly straight forward to make as the developer prepares final revisions to the construction plans. In terms of public park land dedication, the preliminary plat was approved without a specific land dedication, and instead, the developer is expected to pay a fee in lieu of land dedication. Consistent with recent City approvals, the applicant may request a reduction in these fees in exchange for the construction of public trails within the project.

Please note that the grading and utility plans do cover the entire preliminary plat area, and that the developer will be mass grading the entire site as part of these plans. The other street and utility plans also depict the entire site, and the City Engineer has asked for further clarification concerning which aspects of these plans will be constructed as part of the phase one improvements. The applicant has submitted detailed construction plans for related to sanitary sewer, water main, storm sewer, grading, drainage, erosion control, landscaping, and other details that have been reviewed by the City Engineer.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Hunter's Crossing Preliminary Plat did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. There are no public hearing requirements for a final plat.

The City's zoning map for all of the area included in the preliminary plat for Hunter's Crossing has previously been updated to be consistent with the City's Comprehensive Plan. All of the site is zone LDR – Urban Low Density Residential, and the proposed lots, setbacks, streets, and other plan elements have been found to be consistent with the LDR district requirements.

Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City. Please note that the final plat now includes proposed street names as recommended by the Planning Department. The City Engineer, Landscape Architect, and County Engineer have reviewed the final plat, and these comments are attached to this report. Although there are some additional revisions to the final construction plans that will need to be addressed by the applicant, the majority of these revisions can be made before the City releases the final plat for recording.

REVIEW AND ANALYSIS

The preliminary plat for Hunter's Crossing was approved with several conditions, which are indicated below along with Staff's comments on the status of each. The applicant has also provided a response to these conditions as part of the attached application narrative. Staff is recommending approval of the final plat with conditions intended to address the outstanding issues that will require additional review and/or documentation. In order to assist the Planning Commission with its review, Staff is also including a summary the critical issues that need to be resolved for the subdivision to move forward.

Critical Issues Summary:

1) The developer is proposing to construct half of 5th Street with their project, leaving the northern half to be constructed by another private party or of the City in the future. Staff has agreed that this is be best option for moving forward with development in this area given the unique site ownership and property boundaries that exist around the applicant's site. There is minimal risk to the City in taking this approach since it will be relatively straight-forward to demonstrate benefit to the northern property owner if the City decides to build the road and asses the costs back to the abutting property owner.

2) 5th Street will be constructed with the second addition, at which time the applicant will need to prepare plans for the southern portion of this road that comply with City standards and also comply with Washington County requirements for the intersection of 5th Street and Lake Elmo Avenue. The City is working with both the applicant and property owner to the north to secure an agreement concerning the storm water facilities needed to build the road. This agreement will be completed prior to a final plat for second addition.

3) The applicant will need to secure an easement from the property owner to the east related to storm water discharge in the southwest portion of the site. This property owner has not objected to the proposed easement, and this is an issue that can be finalized prior to release of the final plat for recording.

4) All other recommended conditions of approval relate to final details that must be addressed by the applicant and can be handled prior to release of the final plat for recording.

Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):

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. ***Comments: a) all title work will need to be submitted and reviewed by the City Attorney before City officials sign the final plat; b) the applicant has submitted an escrow payment related to the preliminary plat application that is being used to cover Staff and consultant expenses related to the City's review.***

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. ***Comment: the plans have been reviewed by the City's landscape architecture consultant***

and his review is included as an attachment to this report. The applicant will need to further revise the landscape plan to comply with the City's landscape ordinance by either adding more trees or increasing the size of the proposed trees. Staff has found that the proposed plan is generally acceptable and complies with the City's expectations and requirements for street trees, and screening and buffering of adjacent properties. This is an issue that can be resolved through further discussions between the City and developer.

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. ***Comments: The final landscape plan includes additional plantings along the southwestern property boundary. The number of plantings along the northwestern property boundary is similar to the preliminary plat; however, the location of the future access in this location (Outlot B) limits the developer's ability to add substantially more plantings along this boundary.***

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 tum lane. ***Comments: Because the plans for 5th Street will be more fully developed as part of the second addition, this condition will be revised to note the most recent County review comments and to further clarify that the Lake Elmo Avenue improvements will be constructed with the 5th Street project in the future.***

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. ***Comments: The applicant has received a permit from the Valley Branch Watershed District (attached) for the grading work proposed in the final plans. This permit includes conditions that must be met prior to the commencement of any grading work 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. ***Comments: The applicant has indicated that there will be a homeowner's association created for this development; the declarations and HOA documents should be recorded with the final plat. A maintenance agreement and evidence that the HOA has been established should be retained as a condition of approval for 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. ***Comments: The applicant will be required to pay the required fee in lieu of land dedication to recording the final plat. Because the project is being split into at least two final plats, the park fees will be pro-rated based on the percentage of lots being platted within the overall development.***

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. ***Comments: Staff is recommending that this condition be merged with the above condition for the final plat.***

9) The temporary access to Lake Elmo A venue 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. ***Comments: this condition will allow the developer to plat the requested 22 homes as part of the first edition before 5th Street is constructed. Only three additional lots may be platted and built upon before 5th Street is constructed.***

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. ***Comments: the applicant is seeking approval to commence grading consistent with this condition; the City will likely be issuing a permit for this work prior to the City Council action on the final plat.***

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. ***Comments: Revised plans have been submitted for review, and the attached comments from the City Engineer provide a response to the updated plans. All final revisions and modifications as requested by the City Engineer must be addressed by the applicant before the plat will be released for recording. The majority of the Engineer's comments will require minor modifications to the plans and specifications and are not unusual at this detailed level of review.***

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. ***Comments: Given the tight confines of the project area and the need to meet City and watershed district storm water requirements, there are relatively few opportunities to incorporate existing trees into the development. The applicant has stated that they will preserve or re-use trees if possible.***

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. ***Comments: The applicant has stated that they will work with this property owner if any grading is necessary to construct the 5th Street improvements. The City is also working to complete a separate agreement with these property owners to address this issue.***

14) Water improvements must be available to serve the subdivision. ***Comments: The City Council has ordered these improvements as part of the Lake Elmo Avenue water project, which satisfies this condition. Ryland has agreed to pay the Water Availability Charge for the entire development prior to recording the final plat.***

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. ***Comments: Please see note above.***

Staff is recommending that the conditions noted above that pertain to the final plat and that have not yet been addressed by the applicant should be adopted with the final plat. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to deem the final plans complete; however, all of these concerns are related to the construction plans and should not have any bearing on the final plat. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat.

Based on the above Staff report and analysis, Staff is recommending approval of the final 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 proceed with the recording of the final plat.

The recommended conditions are as follows:

Recommended Conditions of Approval:

1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in review memo dated 9/3/14 shall be incorporated into these documents before they are approved.

2) The developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Hunter's Crossing Final Plat.

3) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.

4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.

5) A Common Interest Agreement concerning management of the common areas of Hunter's Crossing and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also 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

6) The final landscape plan shall be updated to address the comments from the City's consulting landscape architect in a review letter to the City dated 9/5/14.

7) The developer shall provide written authorization from the property owner to the east of Hunter's Crossing to allow the proposed drainage improvements and discharge of storm water on to their property. A utility easement across the affected property is one option for compliance with this condition.

8) The final construction plans for any additional final plat within Hunter's Crossing shall include, at a minimum, the southern portion of 5th Street. At this time these plans are

prepared they shall 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 September 2, 2014.

9) The developer is encouraged to incorporate elements from the Lake Elmo Theming Study into the final design of the community mailboxes within Hunter's Crossing.

10) The developer shall 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 (or trails) by the City. Any cash payment in lieu of land dedication shall be pro-rated based on the percentage of the overall lots to be platted within the subdivision and shall be paid by the applicant prior to the release of the final plat for recording.

11) The applicant shall deed Outlots A, B, and E to the City upon recording of the final plat.

DRAFT FINDINGS

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

- That the Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 1, 2014.

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

- That the Final Plat complies with the City's Urban Low Density Residential zoning district.

- That the Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.

- That the Final Plat complies with the City's subdivision ordinance.

- That the Final Plat is consistent with the City's engineering standards with the plan revisions as requested by the City Engineer.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Final Plat for Hunter's Crossing with the 11 conditions of approval as listed in the Staff report. Suggested motion:

"Move to recommend approval of the Hunter's Crossing Final Plat with the 11 conditions of approval as drafted by Staff"

ATTACHMENTS:

1. Application Form
2. Application Narrative
3. Lot Information Summary
4. Tree Inventory
5. City Engineer Review Letter
6. Landscape Architecture Review Letter
7. Washington County Review Comments
8. Valley Branch Watershed District Permit
9. Fire Department Review Comments
10. Hunter's Crossing Final Plat
11. Construction Plans: Final Grading Plan
12. Construction Plans: Utility and Street Construction
13. Final Landscape Plans

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

FINAL PLAT APPLICATION

Applicant: Ryland Homes
Address: 7599 Anagram Drive Eden Prairie MN 55344
Phone #: 952 229 6063
Email Address: trust@ryland.com

Fee Owner: Nathan Landucci
Address: 13230 20th St Ct. N.
Phone #: 651 894 2582
Email Address: landucnl@hotmail.com

Property Location (Address and Complete (long) Legal Description:
404 Lake Elmo Drive N

General information of proposed subdivision:
22 lot residential subdivision

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: Stacy Kust Date: 8/7/14

Fee Owner Signature See attached Date: _____

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

THE CITY OF LAKE ELMO

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

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Signature of applicant: _____ Date: 8/7/14

Fee Owner Signature _____ Date: 8/7/14

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 Drive N.

Signature

8/7/14
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

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 L Rust Date 8/7/14

Name of applicant Tracey L. Rust Phone (952) 229-6003
(Please Print)

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

_____

_____

_____

RYLAND HOMES®

TWIN CITIES DIVISION

7599 Anagram Drive
Eden Prairie, MN 55344

952.229.6000 Tel
952.229.6024 Fax

www.ryland.com

August 8, 2014

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

RE: Hunters Crossing – Final Plat Application

Dear Mr. Klatt:

Ryland Homes is pleased to submit to the City of Lake Elmo a Final 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. Final Subdivision and Lot Information:
    i. Proposed Development Name: Hunters Crossing
    ii. See attached table for lot and block number, size and width and depth of lot.
    iii. See attached table with the Public Open Space area of 0.6265 Acres.
    iv. There will be no wetlands remaining for this development.
    v. See attached table with the proposed Right-of-Way area of 4.5671 Acres.
    vi. See Final Plat for Easement locations.

D. Preliminary Plat Conditions:
    1. Title and Fees: Title will be submitted under separate cover. All fees have been paid for Preliminary Plat.
    2. Landscape plan is attached for review.
    3. Additional landscaping has been added along adjacent property lines.
    4. Final construction plans will include the necessary improvements for 5th Street and Lake Elmo Avenue. Further coordination with the City and County is necessary prior to final plans.
    5. Valley Branch Watershed District granted approval for the wetland impacts on July 10, 2014.
    6. Landscaping outside of public areas will be the responsibility of individual homeowners or the Home Owner's Association depending on the planting locations.
    7. Park fee will be paid in lieu of park land dedication prior to final plat recording.
    8. A public trail will be constructed with this development.
    9. The temporary access from Lake Elmo Avenue will be eliminated when access to 5th Street is provided.
    10. A grading permit application has been submitted to the City for approval.
    11. Please see attached plans addressing the City Engineers comments.
    12. Ryland will preserve or re-use trees if possible.
    13. Ryland will work with the property owner to the north should grading be necessary to construct 5th Street improvements.
    14. Ryland will pay the Water Availability Charge for the entire development prior to Final Plat recording.

E. Density: The net density for the overall 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.)

F. 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 currently being installed along Lake Elmo Avenue by the City with an expected completion date of September 2015.

Phase I of Hunters Crossing will consist of 22 lots with necessary streets and utilities.

G. 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. Additional landscaping was added to increase screening along the properties lines.
   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.

H. 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 and has been approved by Valley Branch Watershed District. Ryland will be paying into a wetland bank in lieu of wetland mitigation.

I. 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.

J. Proposed lakeshore access: Not applicable.

K. 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.

L. 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 22 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. Begin Site Grading – August 2014
   b. Phase I Final Plat Approval – September 16, 2014
   c. Phase I Site Construction (Streets & Utilities) – September – November 2014
   d. City Watermain Extension – June – October 2014
   e. 5th Street Construction – Spring 2015
   f. Phase II Final Plat Approval – April 2015
   g. Phase II Site Construction – June – August 2015
   h. 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 successful 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
Hunters Crossing Information Table

HUNTERS CROSSING

LOT INFORMATION				
Lot #	Block #	Acreage	Width (ft)	Depth (ft)
1	1	0.3646	80.9	194.3
2	1	0.2245	72.0	133.4
3	1	0.2496	72.0	150.9
4	1	0.2499	72.0	151.2
1	2	0.3059	77.6	171.4
2	2	0.2633	72.0	158.7
3	2	0.2783	80.4	150.5
1	3	0.2702	72.0	163.5
2	3	0.2702	72.0	163.5
3	3	0.2762	103.0	126.9
4	3	0.2099	72.0	127.0
5	3	0.2099	72.0	127.0
6	3	0.2540	92.8	127.0
1	4	0.3074	83.7	148.3
2	4	0.2622	72.0	140.4
3	4	0.2379	72.0	145.6
4	4	0.3043	65.0	139.5
5	4	0.3099	78.7	125.1
6	4	0.3391	78.7	134.0
7	4	0.2421	65.0	126.4
8	4	0.2742	72.0	183.5
9	4	0.2758	91.0	133.9

Total area dedicated public open space: 0.6265 acres

Total area wetland and buffers: 0 acres

Total area proposed right-of-ways: 4.5671 acres

Hunters Crossing Tree Inventory

April 29, 2014

Final Plat Submittal August 8, 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: September 3, 2014

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

Re: Hunters Crossing – Ryland Homes
Final Plat and Construction Plan Review

An engineering review has been completed for the Hunters Crossing development by Ryland Homes. A Final Plat and Grading Plan submittal was received on August 15, 2014. The submittal consisted of the following documentation prepared by Pioneer Engineering:

- Final Plat Application dated August 8, 2014.
- Final Plat, unsigned and undated.
- Final Grading Plan, dated July 28, 2014.
- Utility and Street Construction Plans, dated August 6, 2014.
- Project Manual for Utility and Street Construction, dated August 6, 2014.
- Stormwater Management Report, revised July 25, 2014.

STATUS/FINDINGS: The grading plans are of sufficient quality to allow grading operations to begin. A preconstruction meeting may be scheduled to initiate grading work. At the preconstruction meeting the applicant must submit all necessary permits including the VBWD permit, Project SWPPP, County R/W approvals, and adjacent property owner permissions and easements as outlined below.

Final Grading Plans and Utility and Street Construction Plans must be revised and resubmitted for final review and approval by the City prior to street and utility construction work.

FINAL PLAT:

- The Final Plat and Construction Plans should both be updated to include the Outlot ownership information. Outlots A, B and E must be dedicated to the City.
- Note: City utilities will be constructed within Outlot C as part of the first addition. All drainage and utility easements shown on the Plat must be dedicated to the City of Lake Elmo and recorded at Washington County as part of the First Addition Final Plat, including the drainage and utility easements over Outlot C.
- The Plat proposes a temporary roadway access to CSAH 17 (Lake Elmo Avenue) through a portion of Outlot C. A 50 foot temporary road easement should be provided to the City of Lake Elmo as part of the Final Plat to include the temporary access road.
- The Plat requires future access to 5th Street North with the temporary access road to be removed. Approval of the Final Plat should be contingent upon a fully executed development agreement securing the property and cost for the future construction of 5th Street.

PROJECT EASEMENTS:

- Provide written documentation from the adjacent property owner to the north agreeing to the grading and erosion control work to be completed on the property.
- 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 in the City standard form must be provided for the proposed storm pond outfall from Basin 1P.
- A 20 foot permanent drainage and utility easement in the City standard form should be provided along the southern plat line to accommodate the grading and storm sewer pipe proposed on the south property line.

GRADING, STORM WATER MANGEMENT AND EROSION CONTROL

- Add Note to see Standard Plan Notes for Grading and Erosion Control, Details 600A, 600B and 600C, on Erosion Control Detail Sheet.
- Add Note to see Standard Plan Notes for Site Restoration, Detail 600D, on Erosion Control Detail Sheet.
- Spot elevations need to be placed along the west side of Basin 601P to fully contain the 932.5 HWL contour on Outlot A. Based on contours only the HWL appears to extend into County R/W.
- The maintenance access to Basin 601P Basin must be changed to 15 feet in width. The City must receive documentation indicating County approval for permanent access to this facility.
- The Temporary Sediment Basins 401P, 101P and within the 3rd Street Cul-de-sac, should be relocated outside of future street areas to avoid temporary soil saturation in these areas.
- Grading revisions should be made along the south side of Outlot B to improve drainage and grade from the localized low area within the 932 contour. Consider a second drainage outlet to CSAH 17 R/W.
- Additional swale grade appears necessary along the rear property lines of Lots 1, 2 and 3, Block 4.
- The Grading Detail plan sheet must be updated to include the City Standard Typical Sections for 5th Street and Residential Streets and the custom typical sections removed to avoid conflicting section details.
- The Temporary Access Road Section should be updated to reflect a minimum 22 foot pavement width with 2 foot gravel shoulders.
- See EOR review memorandum regarding design and construction of the iron enhanced sand filters.

STORM SEWER SYSTEM

- City Standard Plan Notes for Storm Sewer, from Detail 400A, must be included on each Storm Sewer Construction Plan Sheet.
- Storm sewer design calculations must be submitted as part of the construction plans to verify compliance with minimum and maximum pipe velocities and discharges.
- A localized low point is created on Laverne Avenue. Additional catch basin inlets should be considered to enhance drainage in this area above typical 10-year event inlet capacity.
- Increase the pipe size to 15-inch diameter from CBMH-124 to CBMH-123.
- Remove “Inspector” from Note 2.
- The plans must be revised to better clarify between the Phase 1 and Phase 2 storm sewer plans.

SANITARY SEWER AND WATERMAIN

- Watermain oversizing will be required to meet City wide distribution system demands. Watermain must be increased to 12-inch pipe diameter along 5th Street, then south along Laverne Avenue, then east along 3rd Street, then south along the stub to the south property line. A 12” x 12” cross should be installed at the intersection of 5th Street and Laverne Avenue. Watermain oversizing is paid by the City as a reimbursement addressed within the development agreement.
- Rename the “Sanitary Sewer Construction” Plan Sheets to include Watermain.
- City Standard Plan Notes for Watermain, from Detail 200A, and Sanitary Sewer, from Detail 300A, must be included on each Utility Plan Sheet.

- The plans must be revised to better clarify between the Phase 1 and Phase 2 sanitary sewer and watermain. Add a temporary hydrant at each watermain end point for system maintenance.
- Replace the air bleed valve on Sheet 2 with a temporary hydrant on the watermain stub to the southern property line.
- Insert an 12" x 8" Tee fitting with a bend fitting on Sheet 2 along the 3rd Street watermain as the watermain turns south along the trail.

STREET CONSTRUCTION

- Replace the Typical 60-foot ROW Street Section on Sheets 12-14 with the City Standard Typical Section to remove all discrepancies from City Standards.
- Provide Typical ROW Street Section for Laverne Avenue from 4th Street to 5th Street.
- The Temporary Access road must be a minimum 22-feet in width for the bituminous and signed "No Parking" along both sides of the road.
- Replace the Typical 100-foot ROW Street Section on Sheet 16 with the City Standard Typical Section to remove all discrepancies from City Standards. Adjust all other plan documents as necessary to conform with the City typical section for 5th Street.
- City Standard Plan Notes for Sidewalks and Trails, from Detail 500A, must be included on each Street and Trail Plan Sheet.
- A Signing, Pavement Marking and Lighting Plan must be completed and incorporated as part of the Street and Utility Construction Plans. City Standard Plan Notes for Signing, Pavement Marking and Lighting, from Detail 700A, must be included on each Street and Trail Plan Sheet.

PROJECT MANUAL / SPECIFICATIONS AND STANDARD DETAILS

- The City Standard Specifications must be included in the Project Manual as the governing specifications for the Improvements. The general requirements shall state the following: *"The City Standard Specifications shall apply to the work performed under this contract. Any supplemental specifications are intended to supplement the City Standard Specifications; however they do NOT supersede the City Standard Specifications, Details, Design Standards, or ordinances unless specific written approval has been provided by the City."*
- Any additional specifications for the project shall be clearly identified as "Supplemental Provisions" not "Special Provisions".
- The General Project Requirements shall be revised to be consistent with the City Standard Specifications for general project requirements, and the project requirements as specified in the Development Agreement.
- The Project Manual shall include City standard grading and erosion control specifications and be issued and used as part of the grading operations for the Project.
- Standard Plan Note Details 200A, 300A, 400A, 500A, 600A-600D, and 700A are to be placed on each applicable plan sheet and removed from the detail plan sheets.
- Add Standard Details 101, 102, 103, 105, 201, 203, 204, and 402 to the Detail Plan Sheets.

LANDSCAPE ARCHITECTURE INCORPORATED
WWW.LANDARCINC.COM

HUNTER'S CROSSING – DESIGN REVIEW REPORT
LAKE ELMO, MN

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED SEPTEMBER 5TH, 2014

REVIEWED PLAN SET DATED AUGUST 8TH, 2014

Required Action Items by Hunter's Crossing Project Landscape Architect

1. The plan is **NOT** in compliance with the landscape requirements. Current drawing represents 575 caliper inches, required caliper inches is 784 assuming the street frontage, trees to be planted per acre as well as mitigation calculations provided are correct. 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. 6 foot Evergreen Tree conversion to caliper inches = 2.5 inch deciduous shade tree if converted NOT 3 inch caliper inches as assumed on sheet L1.
3. Project Landscape Architect to provide landscape irrigation plans for all commonly held HOA & City R.O.W. areas.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

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

2350 BAYLESS PLACE• 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

September 2, 2014

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

RE: Washington County comments on the Final Plat for Hunters Crossing residential development, City of Lake Elmo

Dear Mr. Klatt:

Thank you for providing the county with the final 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 proposed plat consists of 22 residential lot and 5 outlots on 23.10 acres of land. Based on the plan provided, we have the following comments:

- The final plat submitted identifies 90 feet of right-of-way from the centerline of CR 17B. Although it is not the 92 feet required by the Washington County Comprehensive Plan 2040, this is an adequate amount. The County will be reevaluating the future right-of-way requirements along this section of roadway during the next Comprehensive plan update.

- The temporary access point on CR17 B is acceptable to the county on a short term/temporary basis. There is currently a right turn lane in place that can accommodate the north bound traffic. An access permit will be required for the temporary access.

- The developer or the city must submit the final 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 CR 17B/Lake Elmo Avenue frontage.

- Although it may not be constructed during this phase, improvements to County Road (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.

September 2,2014
Hunter's Crossing

- As noted previously, 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 concept plan. If you have any questions, please contact me at 651-430-4362 or ann.pung-terwedo@co.washington.mn.us

Regards,

Ann Pung-Terwedo
Senior Planner

Cc: Carol Hanson, Office Specialist

R/Plat Reviews/City of Lake Elmo/Hunters Crossing



July 31, 2014

Tracey Rust
Ryland Homes
7599 Anagram Drive
Eden Prairie, MM 55344

Re: Hunters Crossing—Lake Elmo, Minnesota
VBWD Permit #2014-10

Dear Ms. Rust:

Enclosed is the Valley Branch Watershed District (VBWD) permit for your project. Please note the following conditions imposed by the Managers, which are also listed on the back of the permit.

1. This permit is not valid until a maintenance agreement in the general format of Appendix B of the VBWD Rules is submitted to and approved by the VBWD Attorney. The maintenance agreement shall include the inspection and maintenance of the iron-enhanced sand filters.

2. Prior to construction, the required surety shall be submitted. This permit is not valid until the permit fee and surety are submitted.

3. The Hunters Crossing permit applicant must obtain permission to perform any and all proposed work on land not owned by the applicant.

4. This permit is not transferable.

5. This permit is subject to obtaining all other permits required by governmental agencies having jurisdiction (including a NPDES permit).

6. The VBWD Engineer and Inspector shall be notified at least 3 days prior to commencement of work.

7. Erosion controls shall be installed prior to the commencement of grading operations and must be maintained throughout the construction period until turf is established. Additional erosion controls may be required, as directed by the VBWD Inspector or VBWD Engineer.

DAVID BUCHECK • LINCOLN FETCHER • DALE BORASH • JILL LUCAS • EDWARD MARCHAN

VALLEY BRANCH WATERSHED DISTRICT • P.O. BOX 838 • LAKE ELMO, MINNESOTA 55042-0538
www.vbwd.org

8. The following additional erosion controls shall be implemented on the site:

   a. All proposed slopes 3 feet horizontal to 1 foot vertical (3H:1V) should be covered with erosion-control blanket.

   b. Silt fence should follow existing contours as closely as feasible to limit the potential for gully erosion along the edges.

   c. Any sediment that collects in storm sewers, ponds, or other water management features shall be removed.

   d. If erosion occurs at the outlets of the storm sewer pipes, the applicant will be responsible for correcting the problem to the satisfaction of the VBWD.

9. To prevent soil compaction, the proposed infiltration area shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it. If the infiltration facility is 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. The infiltration facility 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.

10. All disturbed areas shall be vegetated within 14 days of final grading.

11. The applicant is responsible for removal of all temporary erosion-control measures, including silt fence, upon establishment of permanent vegetation at the project site as determined by the VBWD Engineer and/or Inspector.

12. Valley Branch Watershed District shall be granted drainage easements which cover: (a) land adjacent to stormwater management facilities and lowlands up to their 100-year flood elevations and (b) all ditches, storm sewers, and maintenance access to the stormwater management facilities.

13. The required drainage easements and access easements shall be recorded with the Washington County Recorder's Office.

14. The minimum floor elevations for all buildable lots in the development shall be recorded in a Declaration of Covenants and Restrictions or on the final plat.

15. Return or allowed expiration of any remaining surety and permit close out is dependent on the permit holder providing proof that all required documents have been recorded (including but not limited to easements) and providing as-built drawings that show that the project was constructed as approved by the Managers and in conformance with the VBWD rules and regulations.

Thank you for your cooperation with the District's permit program.

Sincerely,

Lincoln Fetcher, Vice President
Valley Branch Watershed District

LF/ymh
Enclosure
c: Ray Marshall, VBWD Attorney
Ray Roemmich, VBWD Inspector
Molly Shodeen, MDNR
Kyle Klatt, City Planning Director—City of Lake Elmo
Jack Griffin, City Engineer, FOCUS Engineering—City of Lake Elmo
Building Inspector—City of Lake Elmo
Nathan Landucci, Owner
Nathan Campbell, Corps of Engineers
Brad Johnson, MDNR
Jed Chesnut, Washington Conservation District
Brooke Haworth MDNR
Ben Meyer, Minnesota Board of Water and Soil Resources
Karen Wold, Barr Engineering Company
Yvonne Huffman, Barr Engineering Company

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VALLEY BRANCH WATERSHED DISTRICT
PERMIT APPLICATION

TO BE COMPLETED BY VBWD:
PERMIT NUMBER 2014-10
PERMIT FEE RECEIVED $8,111.54
DATE RECEIVED May 8, 2014

Return application to
John Hanson
Barr Engineering Company
Engineers for the Valley Branch Watershed District
4700 West 77th Street
Edina, MN 55435-4803



A permit fee shall accompany this permit, unless waived by the Board of Managers. (Governmental Bodies are not required to pay a fee.)

Project Information	Applicant Information
Name of Project: Hunters Crossing	Name: Tracey Rust Ryland Homes
Purpose of Project: Residential Development	Address: 7599 Anagram Drive
Project Location (street address, if known; otherwise, major intersection): 404 Lake Elmo Ave N	City, State, Zip: Eden Prairie 55344
City or Township: Lake Elmo	Phone: 952 229 6063
Legal Description (proof of ownership required): PID: 3602921320002 Section: 36 Township: 29 Range: 21	Fax:
Project Timeline: Start Date: July 1, 2014 Completion Date: Nov 30 2016	Email: trust@ryland.com
Authorized Agent Information	**Owner Information** **(If different than Applicant)**
Name:	Name: Nathan Landucci
Business Name:	Address: 13230 20th St. Ct. N.
Address:	City, State, Zip: Stillwater MN 55082
City, State, Zip:	Phone: 651 894 2582
Phone:	Fax: 651-342-1049
Fax:	Email: LANDUCNL@hotmail.com
Email:	

Once a Valley Branch Watershed District permit has been approved, the permit conditions will attached to the back of this form.

By signing this permit application, the permit applicant, his/her agent, and owner (hereinafter "Permittee") shall abide by all the conditions set by the Valley Branch Watershed District (VBWD). All work which violates the terms of the permit by reason of presenting a serious threat of soil erosion, sedimentation, or an adverse effect upon water quality or quantity, or violating any rule of the VBWD may result in the VBWD issuing a Stop Work Order which shall immediately cause the work on the project related to the permit to cease and desist. All work on the project shall cease until the permit conditions are met and approved by the VBWD representatives. In the event Permittee contests the Stop Work Order issued by the VBWD, Permittee shall attend a VBWD Board of Managers meeting and discuss the project. Any attorney fees, costs, or other expenses incurred on behalf of the VBWD in enforcing the terms of the permit shall be the sole expense of the permit applicant. Costs shall be payable from the permit applicant's permit fee. If said fees exceed the permit amount, the Permittee shall have ten (10) days from the date of receipt of the invoice from the VBWD to pay for the cost incurred in enforcing the permit, by which to pay the VBWD for said costs. If costs are not paid within the ten (10) days, the VBWD will draw on the permit applicant's surety. The Permittee agrees to be bound by the terms of the final permit and conditions required by the VBWD for approval of the permit. The permit applicant further acknowledges that he/she has the authority to bind the owner of the property and/or any entity performing the work on the property pursuant to the terms of the VBWD permit, and shall be responsible for complying with the terms of the VBWD permit.

Signatures (Required):

Tracey L Rust 5/7/14 — 5/6/14

Applicant/Date — **Owner (If different than Applicant)/Date** (Nathan Landucci) — **Owner's Authorized Agent/Date**

LINCOLN FETCHER • DAVID BUCHECK • DONALD SCHEEL • DALE BORASH • RAY LUCKSINGER

Station #1
3510 Laverne Ave. No.
Lake Elmo, MN 55042
651-770-5006

Station #2
4259 Jamaca Ave. No.
Lake Elmo, MN. 55042
651-779-8882

LAKE ELMO FIRE DEPARTMENT

August 28, 2014

After review of the FINAL PLAT – HUNTER'S CROSSING, I have one area of concern and that is the "temporary access". I want to ensure that it will handle fire apparatus and is wide enough to allow two way traffic when we use it.

Hydrant spacing seems to be well within our guidelines and I was very pleased to see hydrants on 5th St. as they will be very beneficial.

Reviewed by

Greg Malmquist, Fire Chief

HUNTERS CROSSING

KNOW ALL PERSONS BY THESE PRESENTS: That The Ryland Group, Inc., a Maryland Corporation, owner of the following described property:

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.

Has caused the same to be surveyed and platted as HUNTERS CROSSING and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said The Ryland Group, Inc., a Maryland Corporation, has caused these presents to be signed by its proper officer this _____ day of _____ , 20_____ .

The Ryland Group, Inc., a Maryland Corporation

_____

_____ its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ , by _____ its _____ of The Ryland Group, Inc., a Maryland Corporation, on behalf of the company.

_____

_____

Notary Public, _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been set, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ 20_____ .

_____

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ , by Peter J. Hawkinson, Licensed Land Surveyor.

_____

_____

Notary Public, _____

My Commission Expires _____

CITY COUNCIL, Lake Elmo, Minnesota

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

By: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR, Washington County, Minnesota

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____ , 20_____ .

By: _____ Washington County Surveyor

By: _____

COUNTY AUDITOR/TREASURER, Washington County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9., taxes payable in the year 20_____ on the real estate hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes, and transfer entered on this _____ day of _____ , 20_____ .

By: _____ Washington County Auditor/Treasurer

By: _____ Deputy

COUNTY RECORDER, Washington County, Minnesota

Document Number _____

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

By: _____ Washington County Recorder

By: _____ Deputy

PIONEERengineering, P.A.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

HUNTERS CROSSING

W 1/4 CORNER OF SEC. 36, TWP. 29, RGE. 21 (WASHINGTON CO. CIM)

N LINE OF THE NW 1/4 OF THE SW 1/4

474.06 S00°02'54"W

W LINE OF THE NW 1/4 OF THE SW 1/4

5TH STREET N

S LINE OF THE N 474.06 FEET OF THE NW 1/4 OF THE SW 1/4.

S89°48'29"W 912.76

N89°48'29"E 406.17

LINE "X"

OUTLOT B

S00°02'54"W 161.15

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT B

COMMONWEALTH

AVENUE N.

4TH STREET N.

N89°50'50"E 300.88

426.43

125.55

OUTLOT A

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A

DRAINAGE AND UTILITY EASEMENT

LANGLY AVENUE N.

LAVERNE

A CONDOMINIUM

OUTLOT D

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT D

OUTLOT E

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT E

OUTLOT C

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT C

COUNTRY AIR GOLF

(CSAH 17) LAKE ELMO AVENUE NORTH

S00°02'54"W 518.71

THE FORESTS 3RD PLACE ADDITION (CSAH 17) LAKE ELMO AVENUE NO.

EXCEPTION

LINE PARALLEL WITH THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4

N89°50'50"E 264.00 (16 RODS)

LINE PARALLEL WITH THE EAST LINE OF THE NW 1/4 OF THE SW 1/4

S00°02'54"W 165.00 (10 RODS)

SW CORNER OF THE NW 1/4 OF THE SW 1/4

SW CORNER OF SEC. 36, TWP. 29, RGE. 21 (WASHINGTON CO. CIM)

S00°02'54"W 1318.93

764.89

S LINE OF THE NW 1/4 OF THE SW 1/4

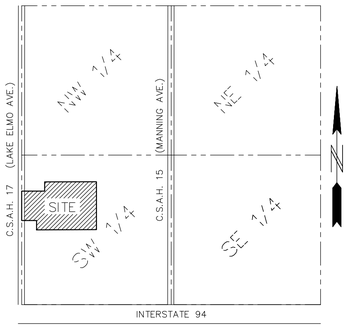
N89°50'50"E 1055.96

291.07

N00°01'17"W 532.05

E LINE OF THE NW 1/4 OF THE SW 1/4

845.77



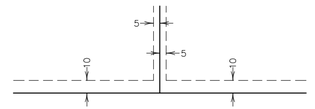
SECTION 36, TWP. 29, RGE. 21

LOCATION MAP
NO SCALE

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 right of way lines and rear lot lines unless otherwise indicated and shown on the plat.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE SW 1/4 LINE OF SEC. 36, TWP. 29, RGE. 21, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 00°02'54" WEST.

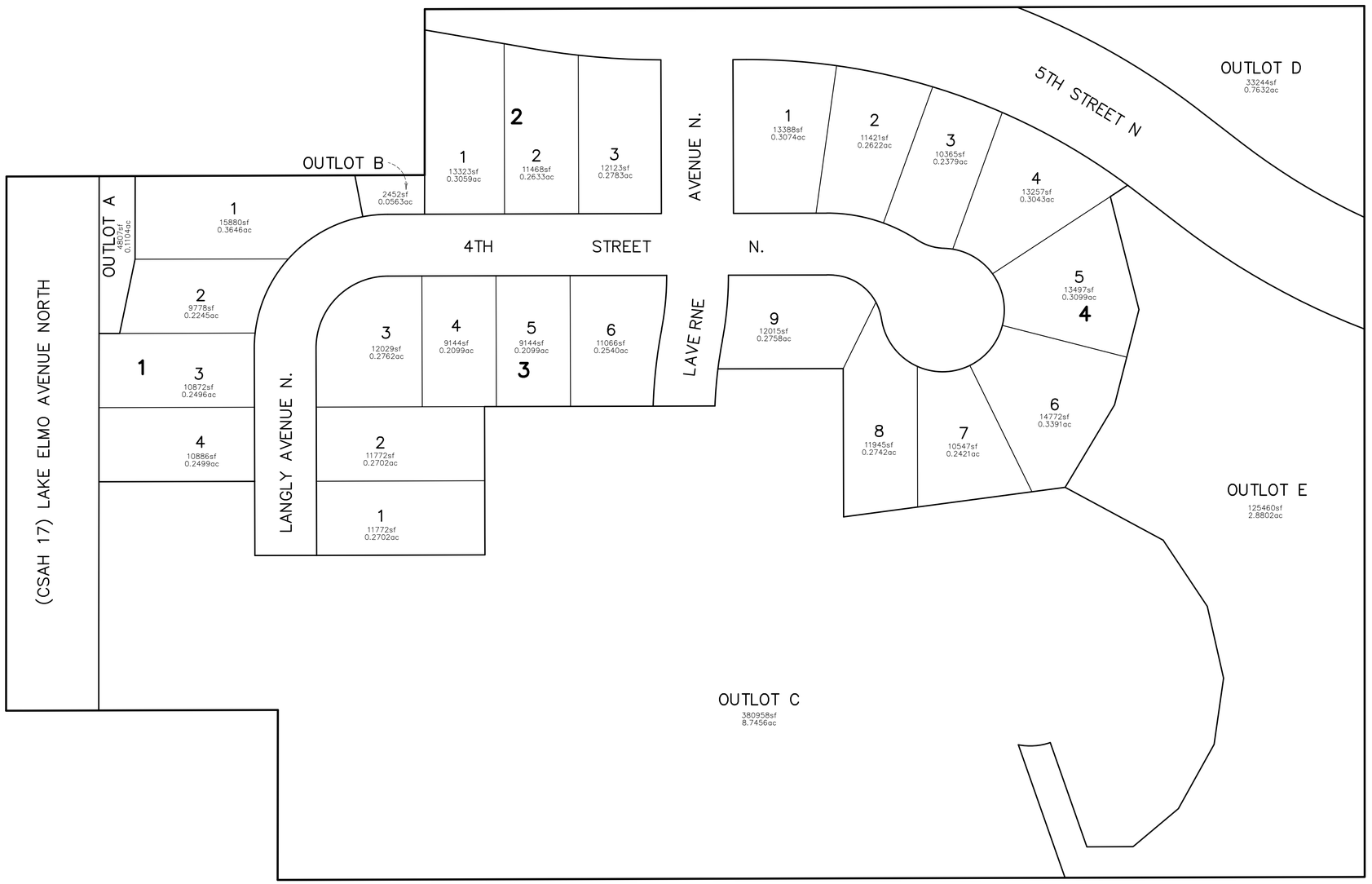
- ◉ DENOTES FOUND CAST IRON MONUMENT
- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 42299, OR WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD. 10.
- ● DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

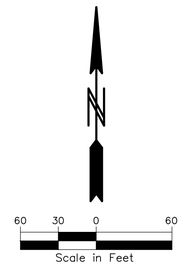
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HUNTERS CROSSING

AREA SKETCH





AREA SUMMARY

BLOCK 1 =	47,416	SF.	1.0886 AC.
BLOCK 2 =	36,914	SF.	0.8475 AC.
BLOCK 3 =	64,927	SF.	1.4904 AC.
BLOCK 4 =	111,207	SF.	2.5529 AC.
TOTAL LOT AREA =	260,464	SF.	5.9794 AC.
TOTAL OUTLOT AREA =	546,921	SF.	12.5557 AC.
TOTAL R/W AREA =	198,942	SF.	4.5671 AC.
TOTAL AREA =	1,006,327	SF.	23.1022 AC.

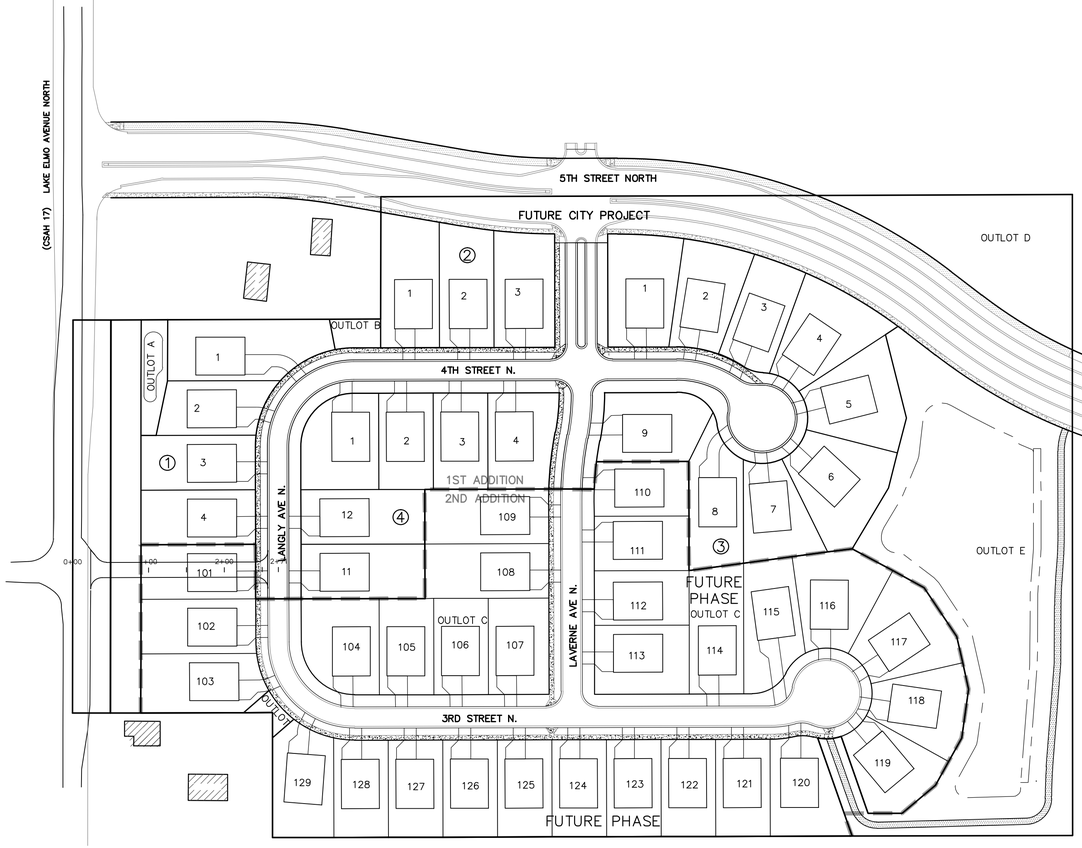
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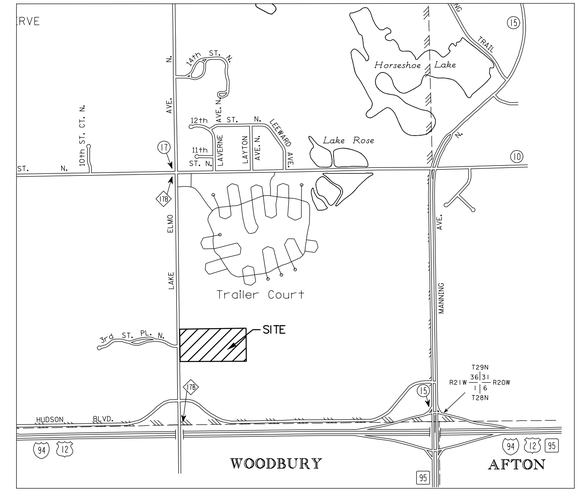
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HUNTERS CROSSING
FINAL GRADING PLAN
LAKE ELMO, MINNESOTA

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 (1988 datum)

SHEET INDEX

1. COVER SHEET
2-5. GRADING AND DRAINAGE PLAN
6. EROSION CONTROL PLAN
7. SEEDING PLAN
8-10. DETAILS

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%

BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)

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Name Paul J. Cherne
Reg. No. 19860 Date 07-28-2014

Revisions

Date	07-28-2014
Designed	PJC/KAW
Drawn	KAW/AJR

COVER SHEET

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

1 OF 10

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0 25 50 100

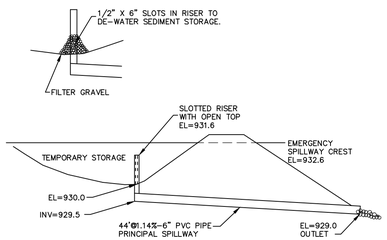
GRAPHIC SCALE IN FEET

* PERIMETER DRAINTILE REQUIRED

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:
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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%

20' REAR SETBACK



TEMPORARY SEDIMENT BASIN OUTLET WEST 5TH STREET
(TYPICAL SECTION NOT TO SCALE)

LAKE ELMO AVENUE NORTH (CSAH 17)

SLOTTED RISER W/6" OUTLET (SEE DETAIL)

TEMP BASIN 401P
OUTLET=930.0, 6" RISER
HWL=930.9
WET VOL.=NA AC*FT
STOR. VOL.=0.271 AC*FT

5TH STREET NORTH

FUTURE CITY UTILITY AND STREET PROJECT

BERM TO DIVERT OVERFLOW NORTH

BASIN 601P
OUTLET=932.1, 10' WEIR
HWL=932.50
WET VOL.=NA AC*FT
STOR. VOL.=.052 AC*FT

OUTLOT B

BASIN ACCESS

SAND FILTER ELEV: 931.5
SAND FILTER AREA: 265 SF
HOLD DOWN 18" FOR FUTURE FILTRATION MEDIA

4TH STREET NORTH

LANGLEY AVE

LAVERNE AVE

1ST ADDITION TO HUNTERS CROSSING

2ND ADDITION TO HUNTERS CROSSING

GRADE IMPROVED DRAINAGE SWALE @ 2.0%

OUTLOT D

OUTLOT E
STORMWATER BASIN 1P

TEMP OUTL

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Drawn	KAW/AJR

GRADING AND DRAINAGE PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

2 OF 10

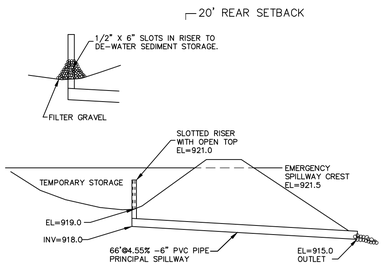
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* PERIMETER DRAINTILE REQUIRED

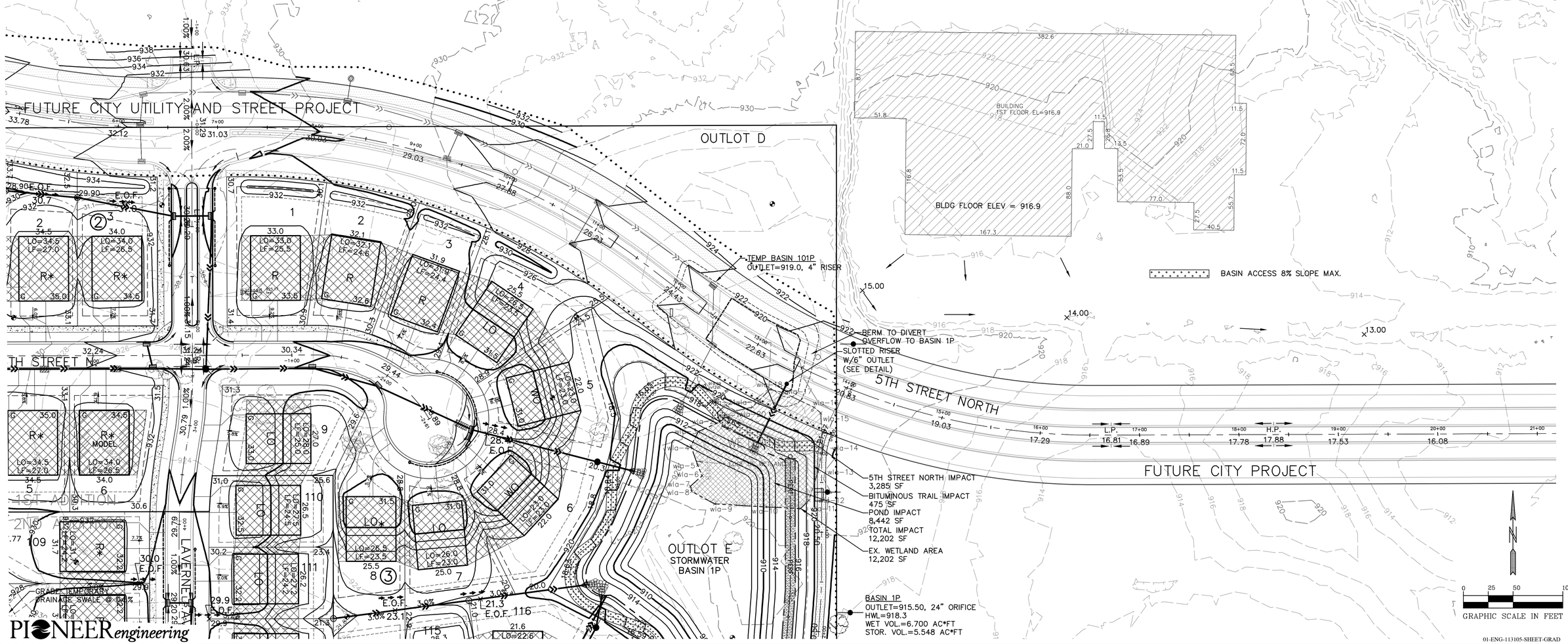
PROPOSED DEVELOPMENT PHASING
MASS GRADING TO BE PERFORMED IN ONE PHASE.
UTILITY AND STREET CONSTRUCTION TO BE PERFORMED IN TWO PHASES.

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%



TEMPORARY SEDIMENT BASIN OUTLET EAST 5TH STREET
(TYPICAL SECTION NOT TO SCALE)



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GRADING AND DRAINAGE PLAN

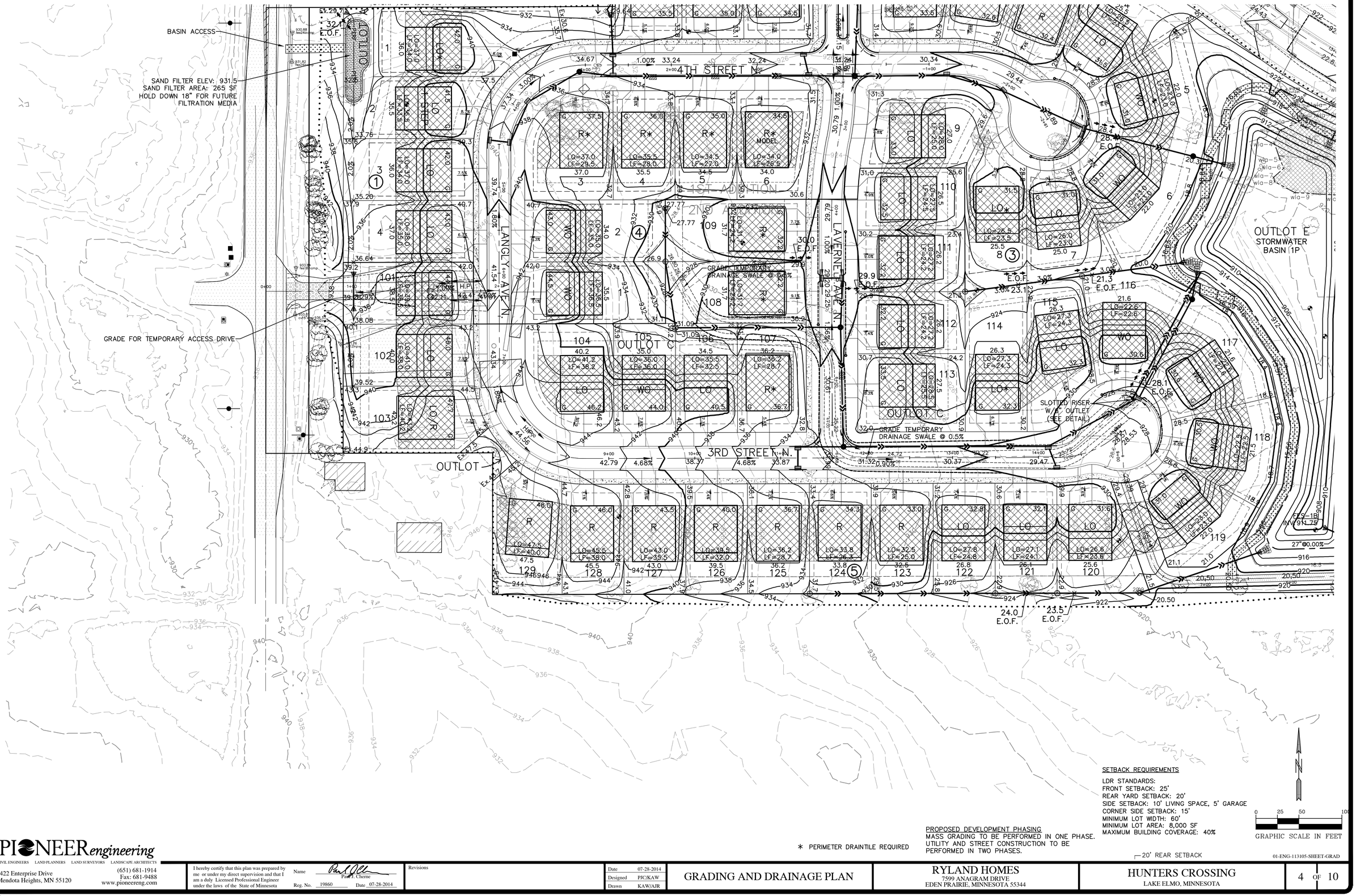
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7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

3 OF 10

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* PERIMETER DRAINTILE REQUIRED

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%

20' REAR SETBACK

N

0 25 50 100
GRAPHIC SCALE IN FEET

01-ENG-113105-SHEET-GRAD

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GRADING AND DRAINAGE PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

4 OF 10

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TEMP BASIN 101P
OUTLET=919.0, 4" RISER

BERM TO DIVERT OVERFLOW TO BASIN 1P

SLOTTED RISER W/6" OUTLET (SEE DETAIL)

OUTLOT E
STORMWATER BASIN 1P

OUTLOT C

SLOTTED RISER W/6" OUTLET (SEE DETAIL)

5TH STREET NORTH

FUTURE CITY PROJECT

4TH STREET N.

3RD STREET N.

LAVERNE LAVE N.

2ND AVENUE N.

1ST AVENUE N.

* PERIMETER DRAINTILE REQUIRED

BASIN ACCESS 8% SLOPE MAX.

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

5TH STREET NORTH IMPACT
3,285 SF
BITUMINOUS TRAIL IMPACT
475 SF
POND IMPACT
8,442 SF
TOTAL IMPACT
12,202 SF

EX. WETLAND AREA
12,202 SF

BASIN 1P
OUTLET=915.50, 24" ORIFICE
HWL=918.3
WET VOL.=6.700 AC*FT
STOR. VOL.=5.548 AC*FT

SAND FILTER ELEV: 915.0
SAND FILTER AREA: 4,405 SF
HOLD DOWN 18" FOR FUTURE FILTRATION MEDIA

CS-1 (SEE DETAIL SHEET 6)
RIM: 918.30
BLD: 6.55
INV IN: 911.75 27" RCP CL3
INV IN: 913.50 4" HDPE DT
INV OUT: 913.24 24" RCP CL3

CS-1B
INV 911.75

27"@0.00%

FES-1A
INV: 913.00

24"@0.50%

1/2" X 6" SLOTS IN RISER TO DE-WATER SEDIMENT STORAGE.

FILTER GRAVEL

SLOTTED RISER WITH OPEN TOP EL=927.0

EMERGENCY SPILLWAY CREST EL=926.1

TEMPORARY STORAGE

EL=923.3

INV=922.3

167'@4.37% -6" PVC PIPE PRINCIPAL SPILLWAY

EL=915.0 OUTLET PROTECTION

TEMPORARY SEDIMENT BASIN OUTLET 3RD STREET SAC
(TYPICAL SECTION NOT TO SCALE)

GRAPHIC SCALE IN FEET
0 25 50 100

SETBACK REQUIREMENTS

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SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE
CORNER SIDE SETBACK: 15'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 8,000 SF
MAXIMUM BUILDING COVERAGE: 40%

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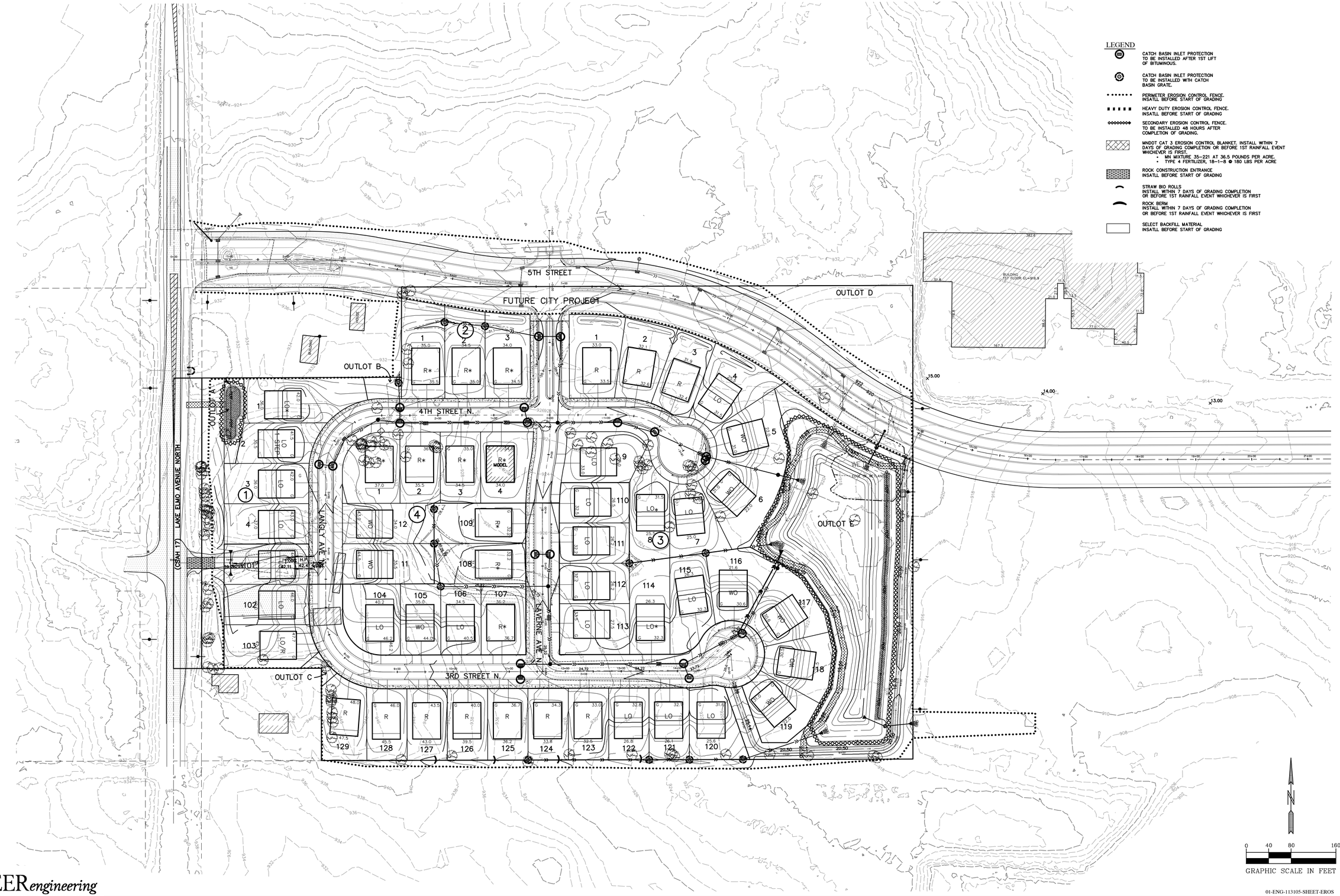
GRADING AND DRAINAGE PLAN

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EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

5 OF 10

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EROSION CONTROL PLAN

RYLAND HOMES
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EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

6 OF 10

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SEEDING NOTES:
TEMPORARY SEED AND PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876.

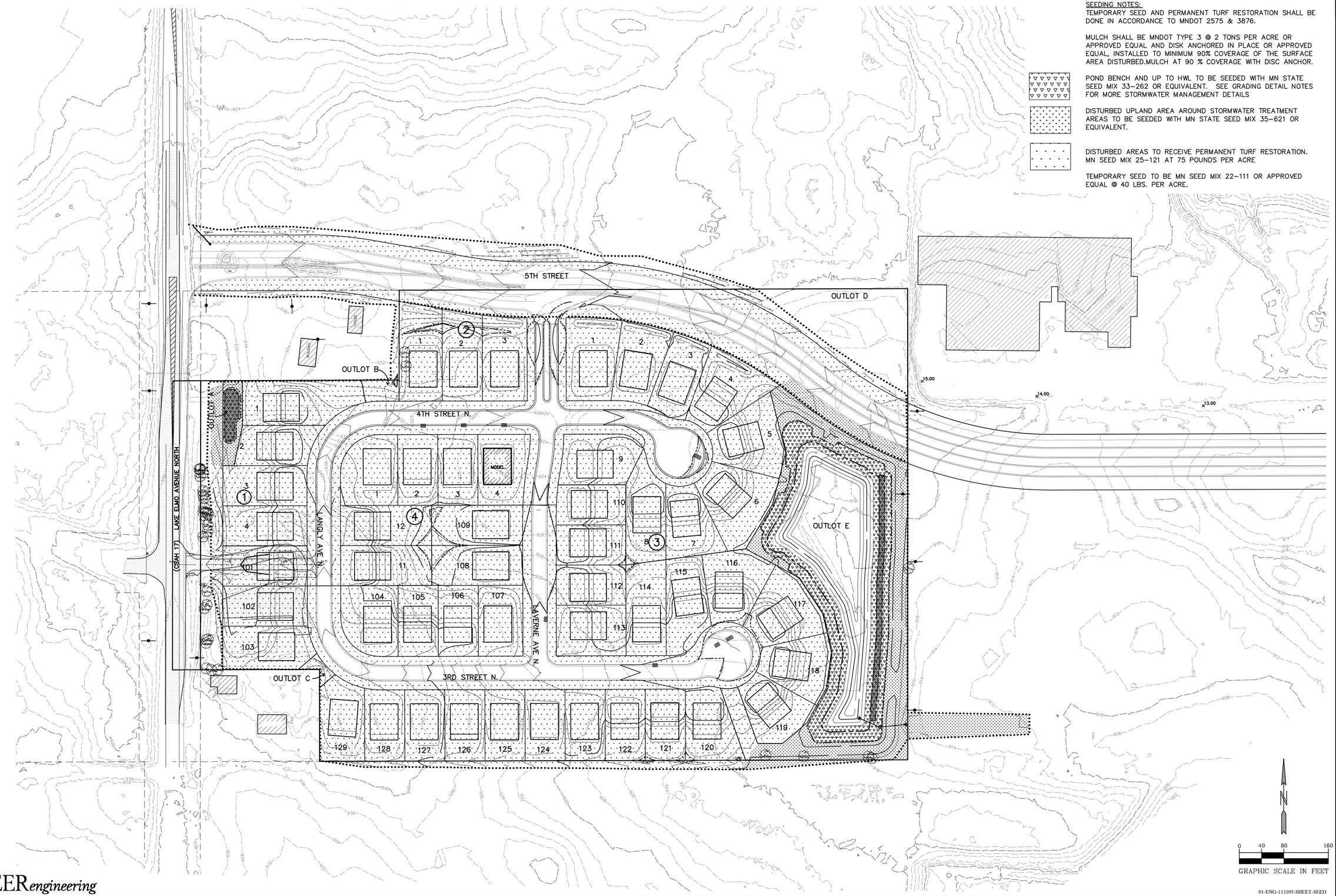
MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.MULCH AT 90 % COVERAGE WITH DISC ANCHOR.

POND BENCH AND UP TO HWL TO BE SEEDED WITH MN STATE SEED MIX 33-262 OR EQUIVALENT. SEE GRADING DETAIL NOTES FOR MORE STORMWATER MANAGEMENT DETAILS

DISTURBED UPLAND AREA AROUND STORMWATER TREATMENT AREAS TO BE SEEDED WITH MN STATE SEED MIX 35-621 OR EQUIVALENT.

DISTURBED AREAS TO RECEIVE PERMANENT TURF RESTORATION. MN SEED MIX 25-121 AT 75 POUNDS PER ACRE

TEMPORARY SEED TO BE MN SEED MIX 22-111 OR APPROVED EQUAL @ 40 LBS. PER ACRE.



N

0 40 80 160
GRAPHIC SCALE IN FEET

01-ENG-113105-SHEET-SEED

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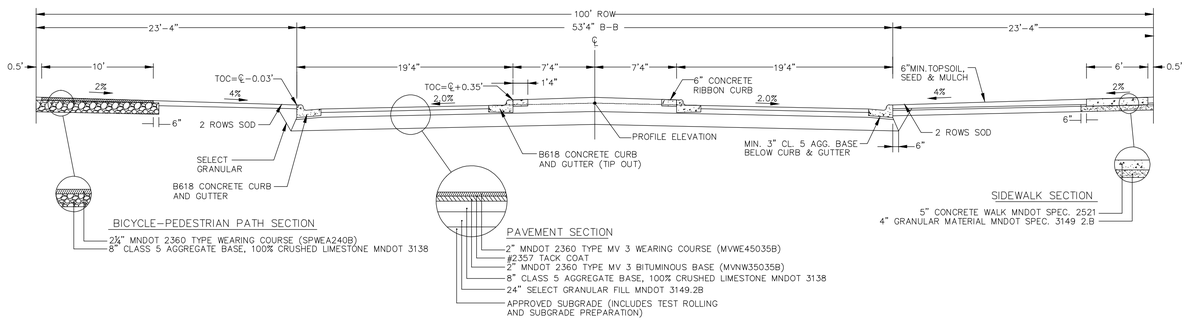
SEEDING PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

7 OF 10

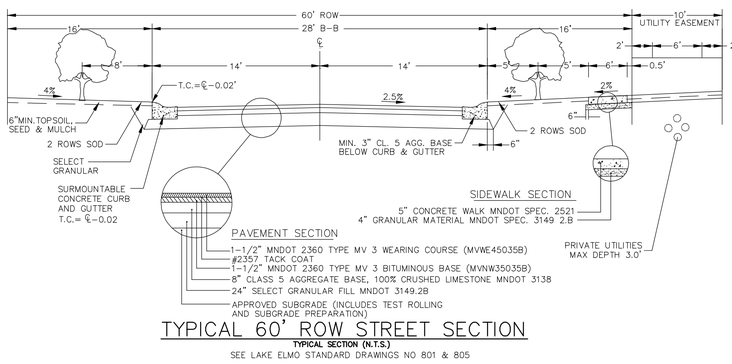
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TYPICAL 100' ROW STREET SECTION

TYPICAL SECTION (N.T.S.)

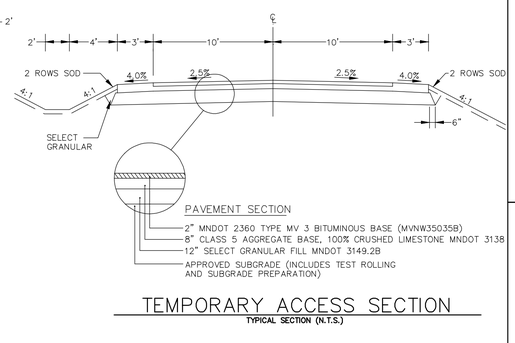
SEE LAKE ELMO STANDARD DRAWING NO 801 & 805



TYPICAL 60' ROW STREET SECTION

TYPICAL SECTION (N.T.S.)

SEE LAKE ELMO STANDARD DRAWINGS NO 801 & 805

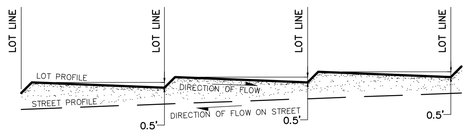


TEMPORARY ACCESS SECTION

TYPICAL SECTION (N.T.S.)

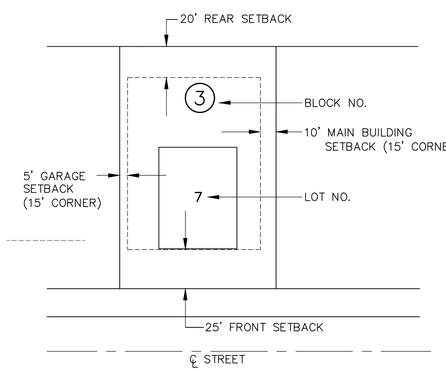
SETBACK REQUIREMENTS

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



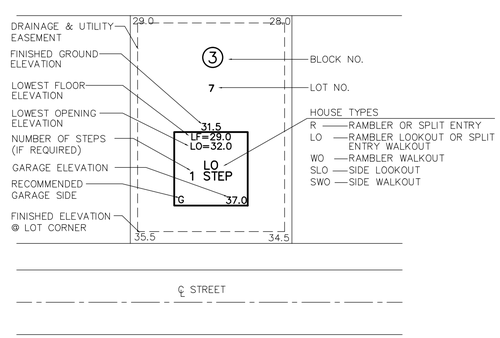
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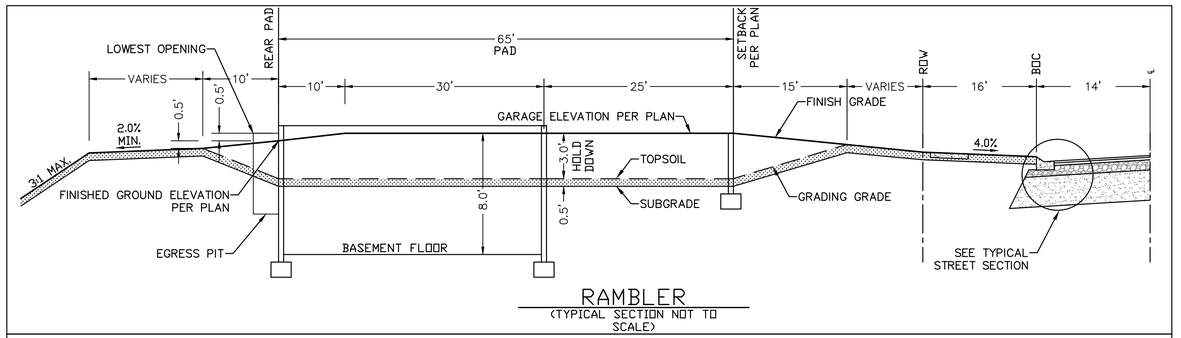
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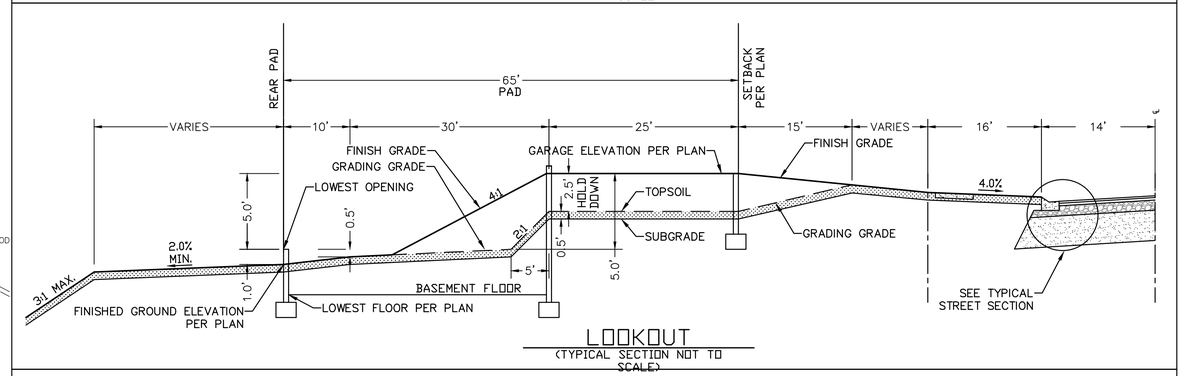
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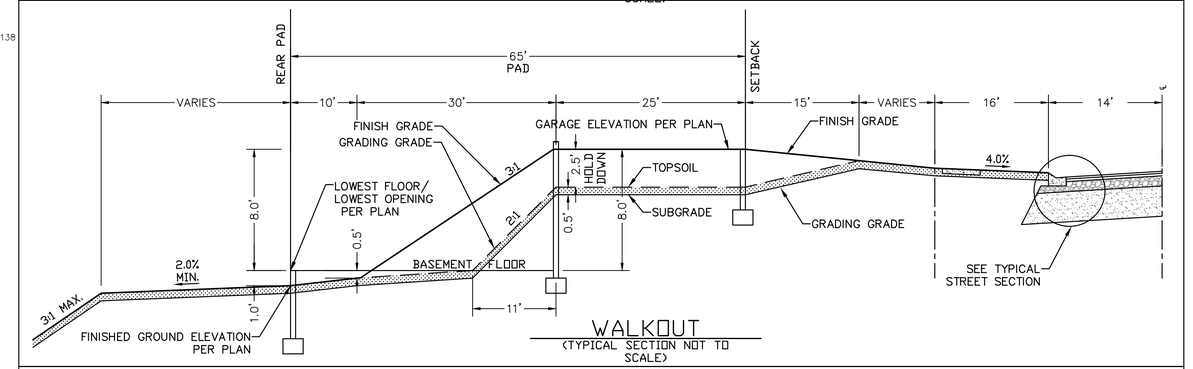
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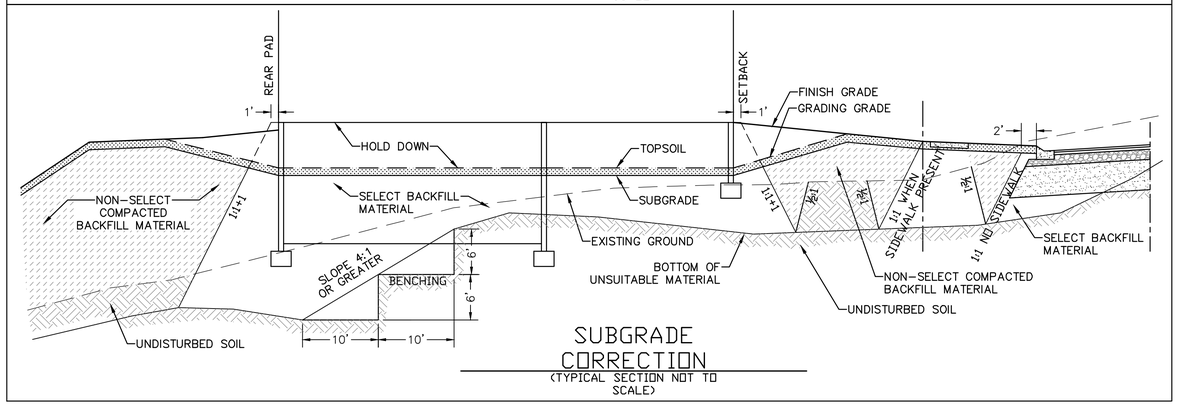
LOOKOUT

(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 07-28-2014

Revisions

Date	07-28-2014
Designed	PJC/KAW
Drawn	KAW/AJR

GRADING DETAILS

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

01-ENG-113105-SHEET-DTLS-GR

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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 STABIILZED 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.

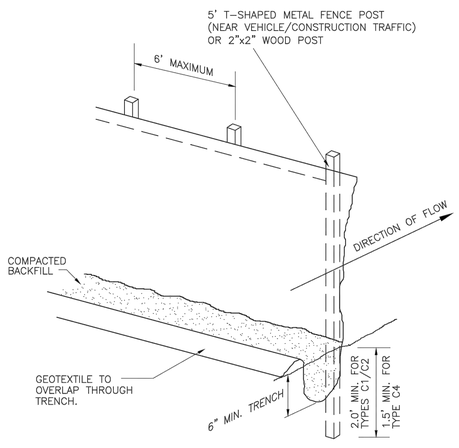
6. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

STANDARD PLAN NOTES

SITE RESTORATION PLANS

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600D LAKE ELMO

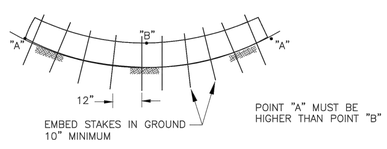


NOTE : -SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT2573.3, TYPE C1/C2 NEAR VEHICLE/CONSTRUCTION TRAFFIC, TYPE C4 AT ALL OTHER LOCATIONS.
-MATERIALS SHALL CONFORM TO MNDOT 3886.

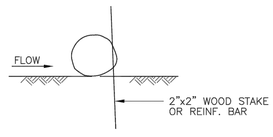
SILT FENCE

FEBRUARY 2013

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



DITCH SECTION



FIBER ROLL SECTION

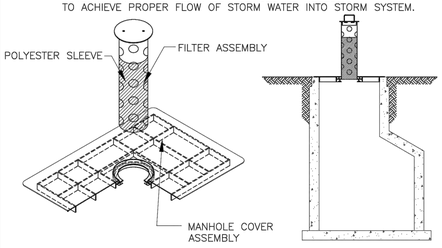
NOTE:
STAKE TO BE INSTALLED AT AN ANGLE OF APPROXIMATELY 45° ON THE DOWNSTREAM SIDE OF THE FIBER ROLL. ENSURE THAT STAKE DOES NOT PUSH DOWN THE FIBER ROLL FROM ITS FULL HEIGHT.

DITCH CHECK (FIBER ROLL)

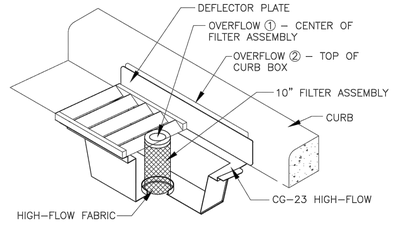
FEBRUARY 2013

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

NOTE: MAINTAIN AND CLEAN OUT DEVICES AS NECESSARY TO ACHIEVE PROPER FLOW OF STORM WATER INTO STORM SYSTEM.



WIMCO RD-23 OR APPROVED EQUAL

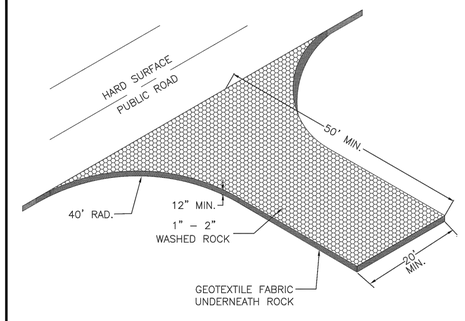


WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

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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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 07-28-2014

Revisions

Date	07-28-2014
Designed	PJC/KAW
Drawn	KAW/AJR

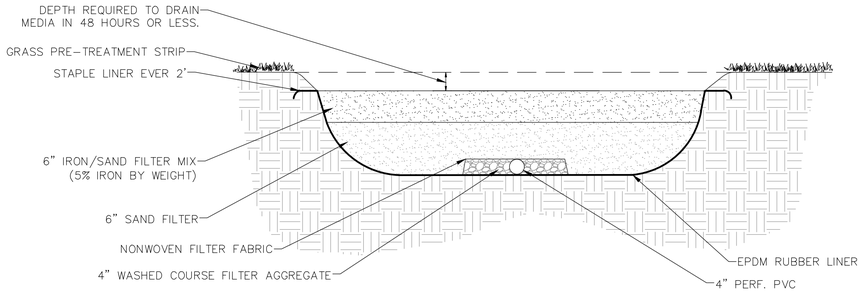
EROSION CONTROL DETAILS

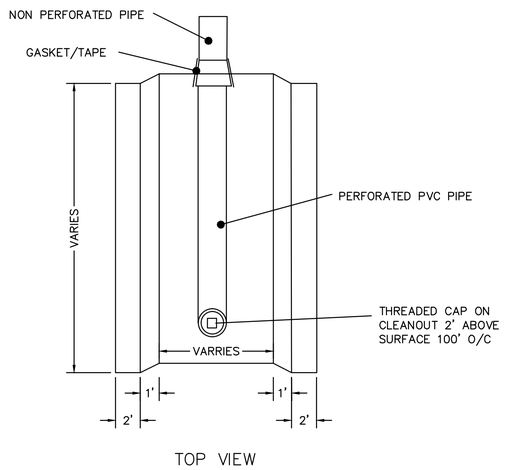
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HUNTERS CROSSING
LAKE ELMO, MINNESOTA

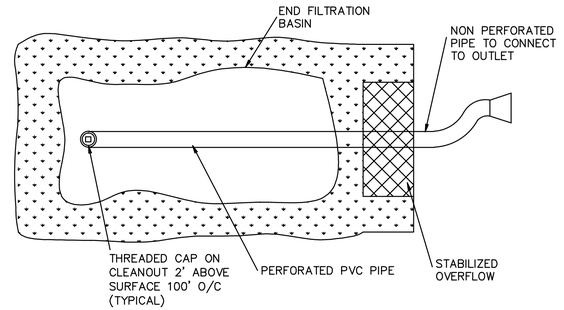
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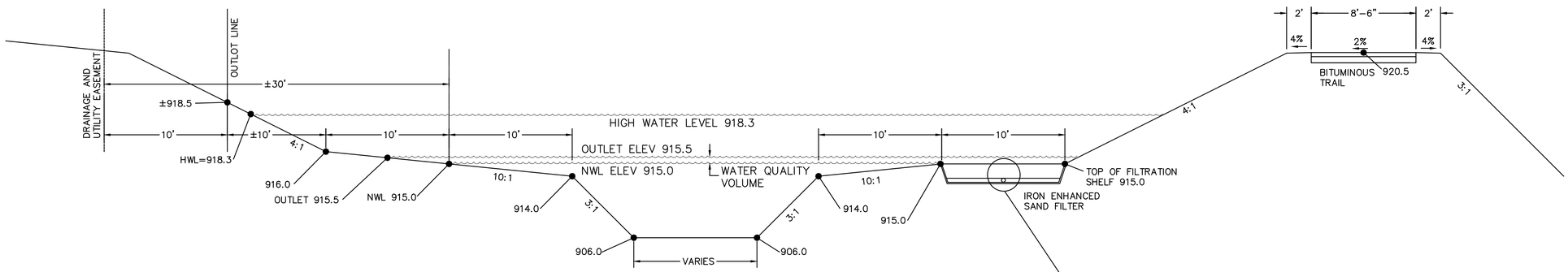
TOP VIEW

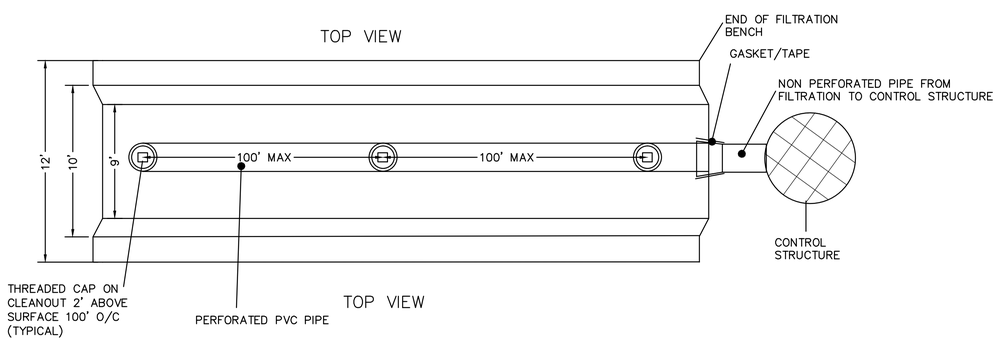


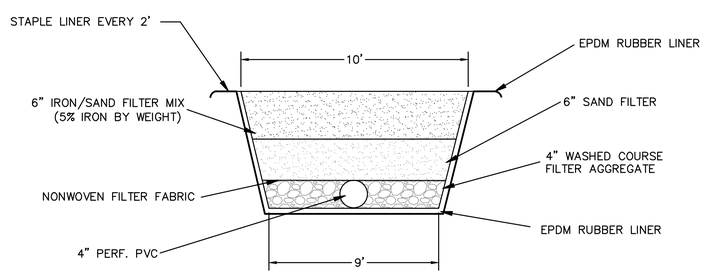
INSTALLATION OF IRON ENHANCED SAND FILTER NOT IN CONTRACT

BASIN WITH IRON ENHANCED SAND FILTER SECTION (OUTLOT A)

N.T.S.







INSTALLATION OF IRON ENHANCED SAND FILTER NOT IN CONTRACT

POND SECTION WITH IRON ENHANCED SAND FILTER (OUTLOT E)

N.T.S.

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EROSION CONTROL DETAILS

RYLAND HOMES
7599 ANAGRAM DRIVE
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HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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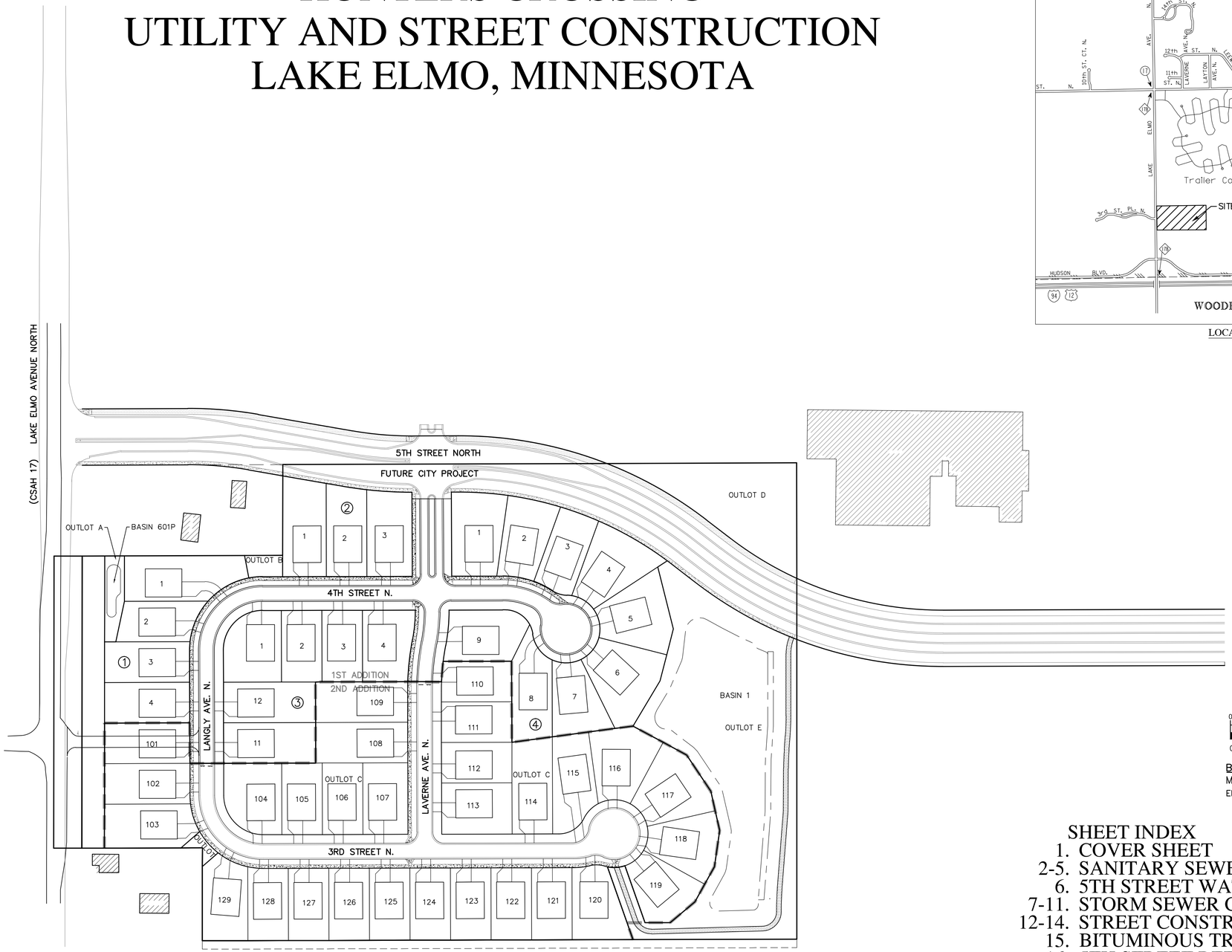
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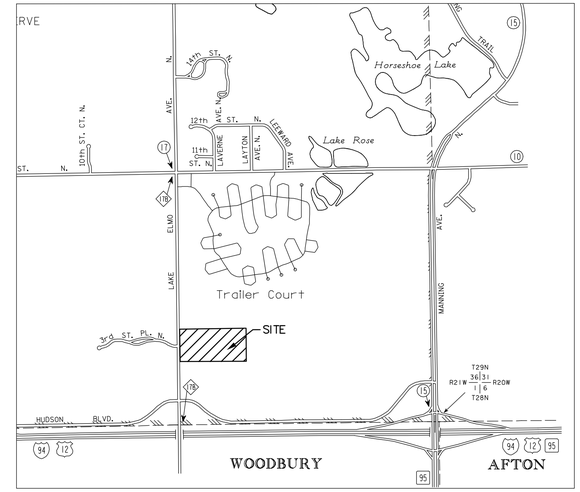
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HUNTERS CROSSING
UTILITY AND STREET CONSTRUCTION
LAKE ELMO, MINNESOTA

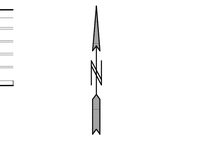
LEGEND

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 (1988 datum)

SHEET INDEX

1. COVER SHEET
2-5. SANITARY SEWER & WATERMAIN
6. 5TH STREET WATERMAIN
7-11. STORM SEWER CONSTRUCTION
12-14. STREET CONSTRUCTION
15. BITUMINOUS TRAIL CONSTRUCTION
16. 5TH STREET REFERENCE SHEET
17-22. CITY DETAILS
23. IRON ENHANCED SAND FILTER PLAN

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Name Paul J. Cherne
Reg. No. 19860 Date 08-06-2014

Revisions

Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

COVER SHEET

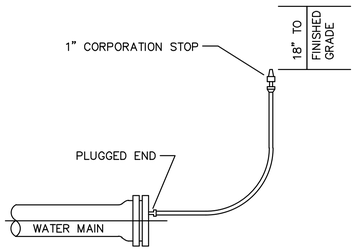
RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

1 OF 23

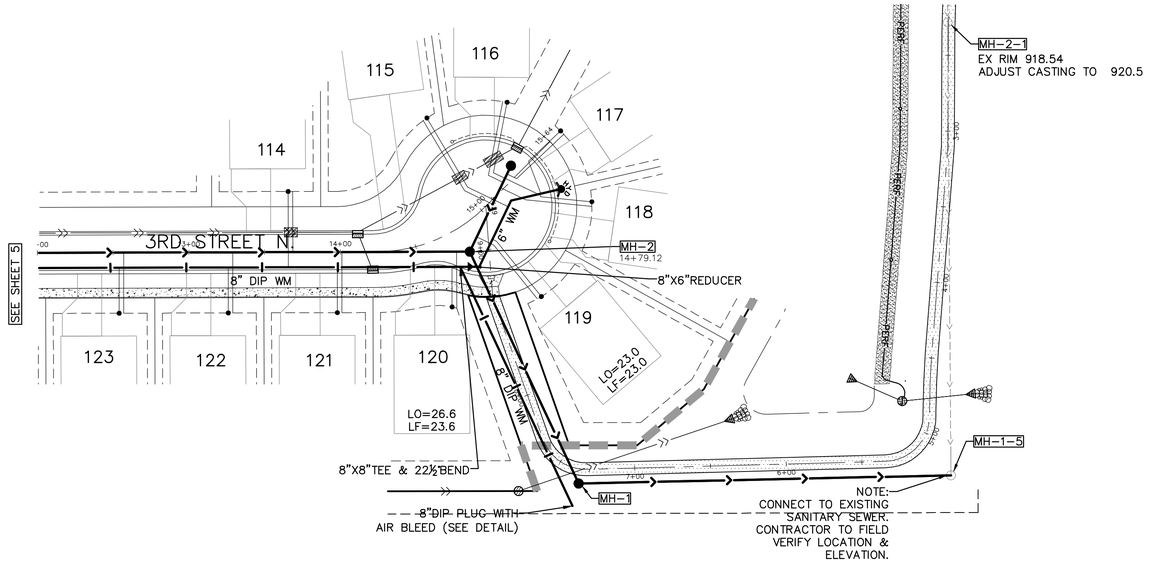
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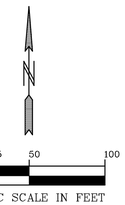
AFTER MEETING TEST REQUIREMENTS THE AIR BLEED LINE SHALL BE DISCONNECTED AT THE PLUG WITH NO ADDITIONAL COMPENSATION.

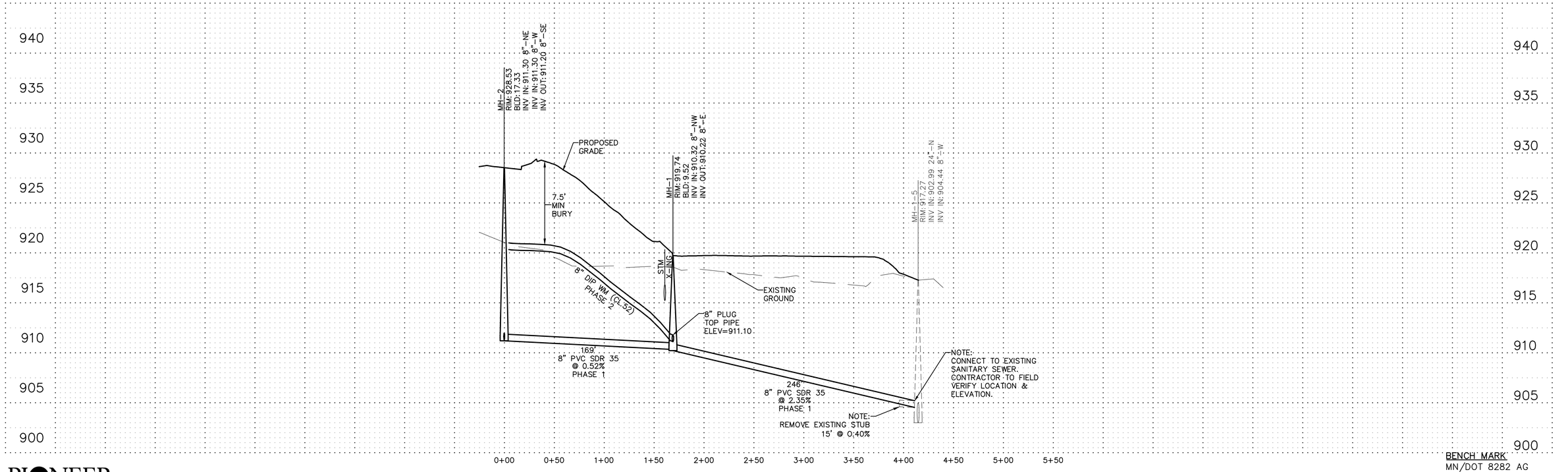
AIR BLEED DETAIL



CONSTRUCTION NOTES:

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5. SERVICES IN PHASE 2 OF CONSTRUCTION WHICH THE SANITARY MAINLINE IS INSTALLED IN PHASE 1 WILL HAVE WYE AND RISERS INSTALLED AND PLUGGED. ENDS TO HAVE 2"X2" HARDWOOD MARKER. LOTS INCLUDE: 102, 103, 108, 109, 110, 111, 112, 113, 114, 120, 121, 122, 123 ,AND 124.





BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)
01-ENG-113105-SHEET-311

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Drawn	KAW/AJR

SANITARY SEWER CONSTRUCTION

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

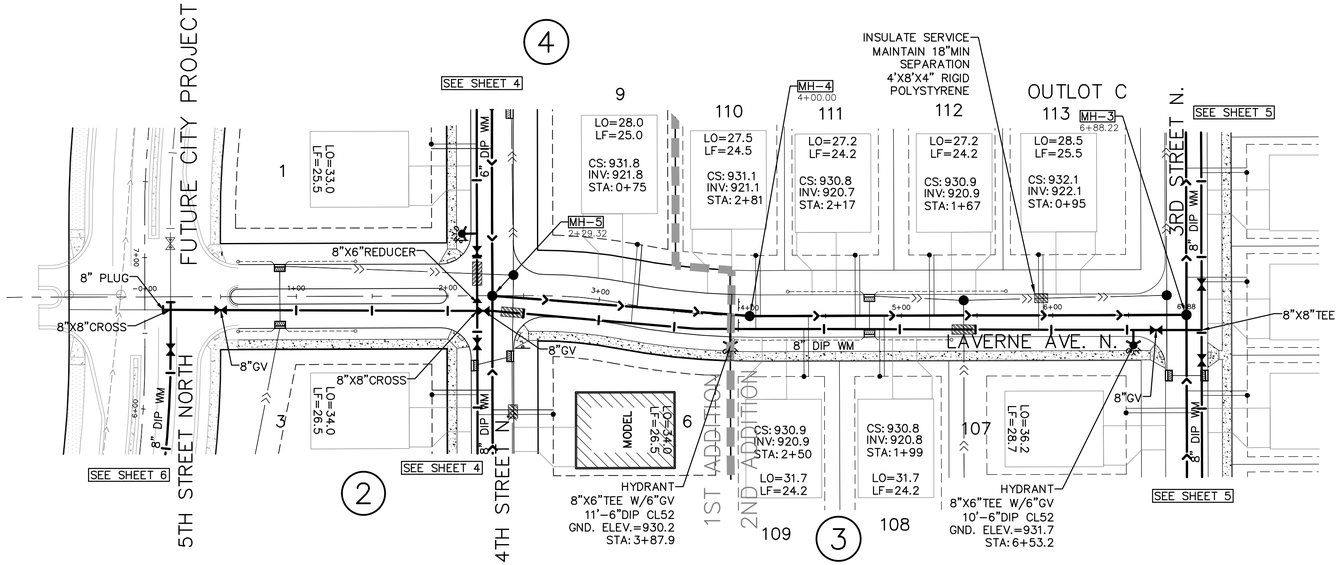
HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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CONSTRUCTION NOTES:

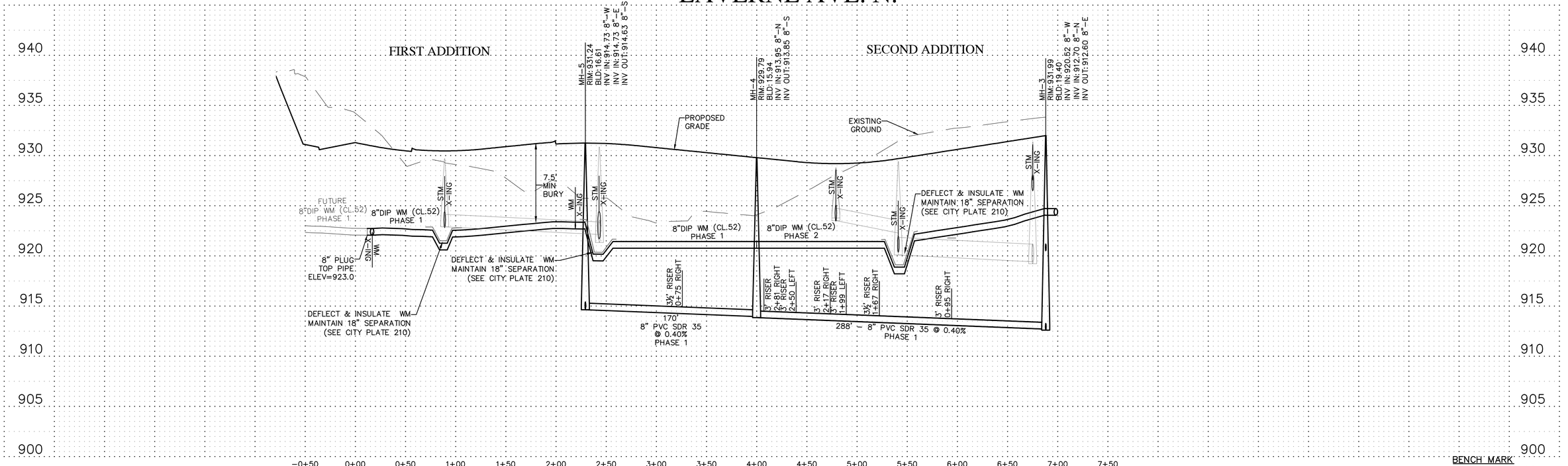
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0 25 50 100

GRAPHIC SCALE IN FEET

LAVERNE AVE. N.



BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)

01-ENG-113105-SHEET-312

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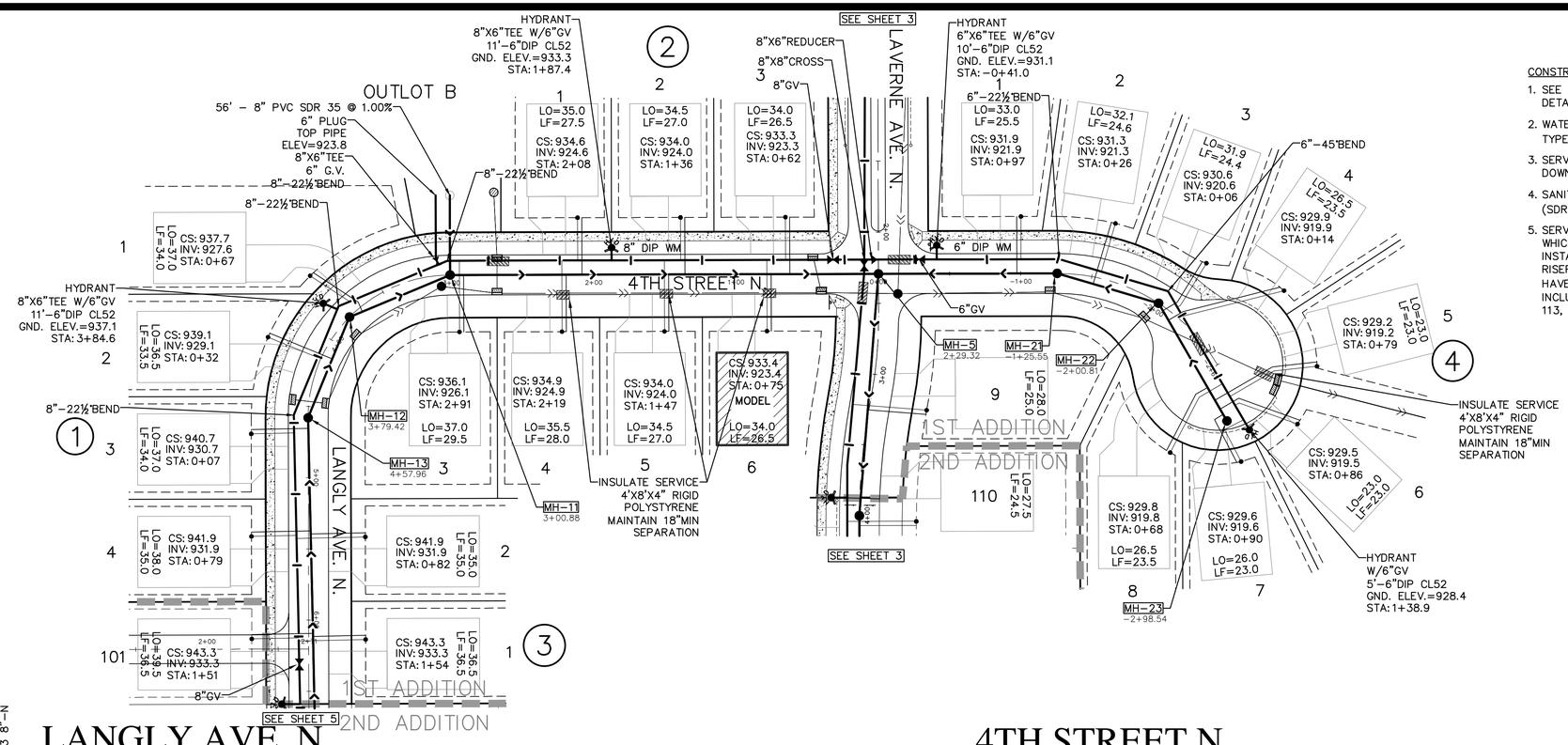
SANITARY SEWER CONSTRUCTION

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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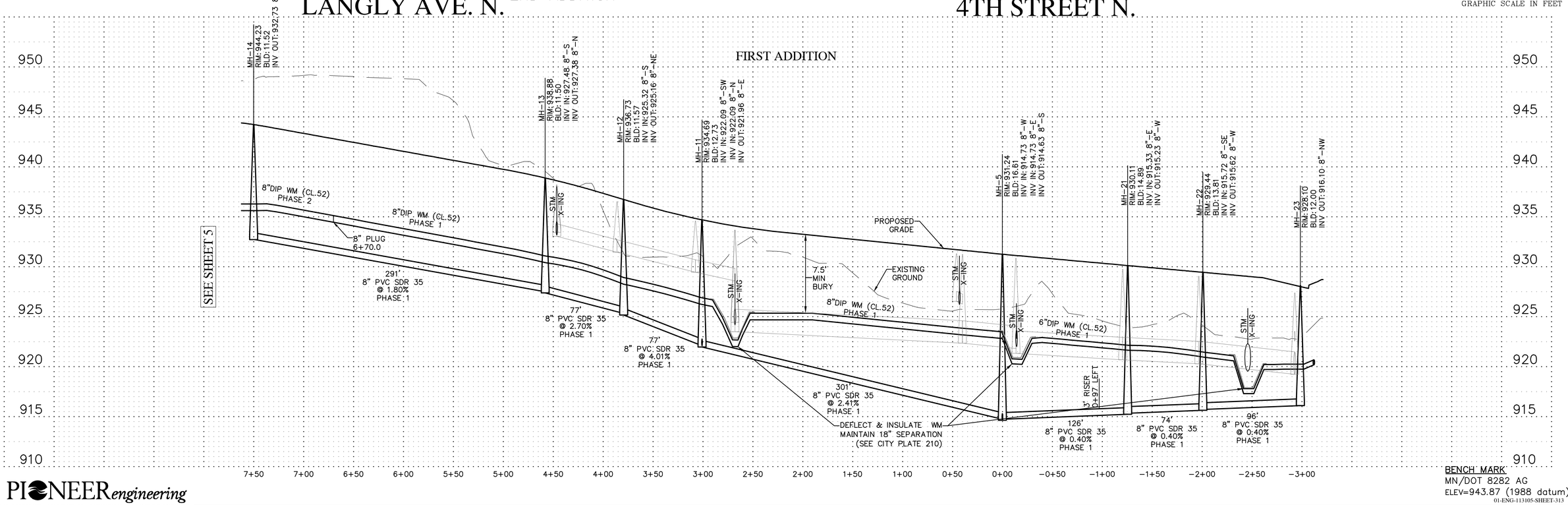
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GRAPHIC SCALE IN FEET
0 25 50 100

LANGLY AVE. N.

4TH STREET N.



BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)
01-ENG-113105-SHEET-313

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Drawn	KAW/AJR

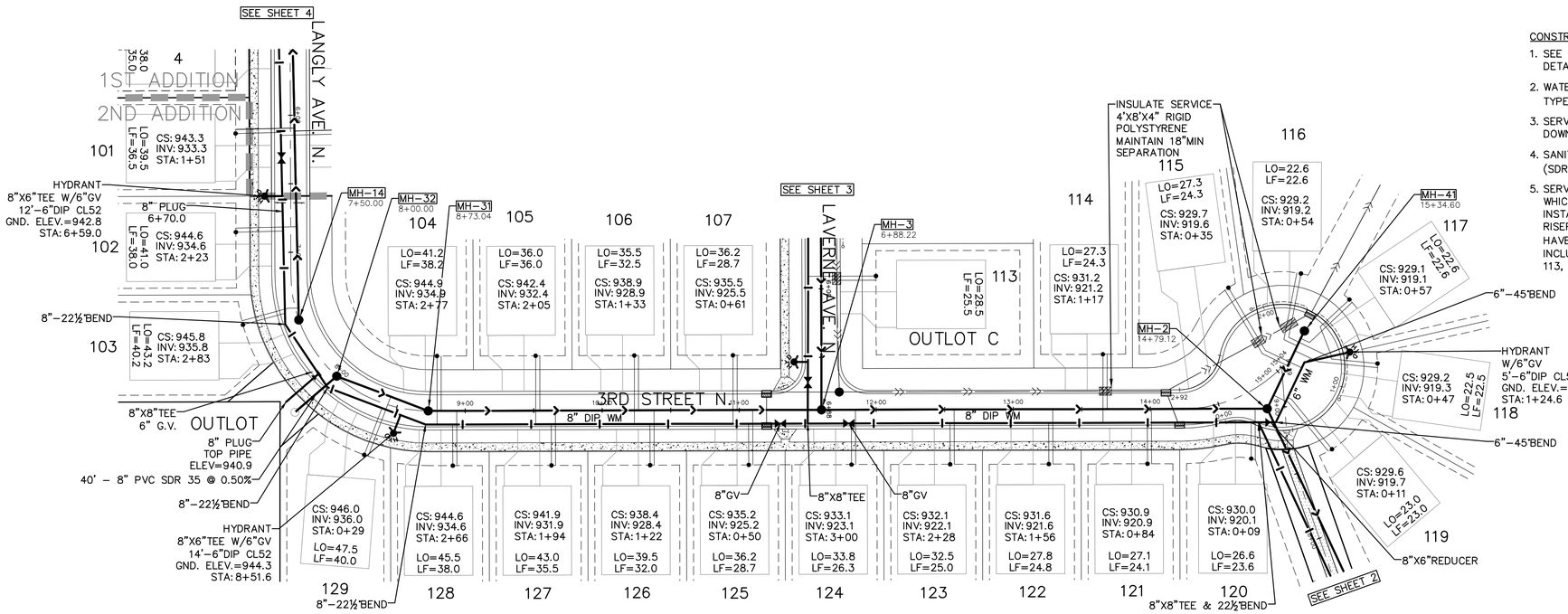
SANITARY SEWER CONSTRUCTION

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EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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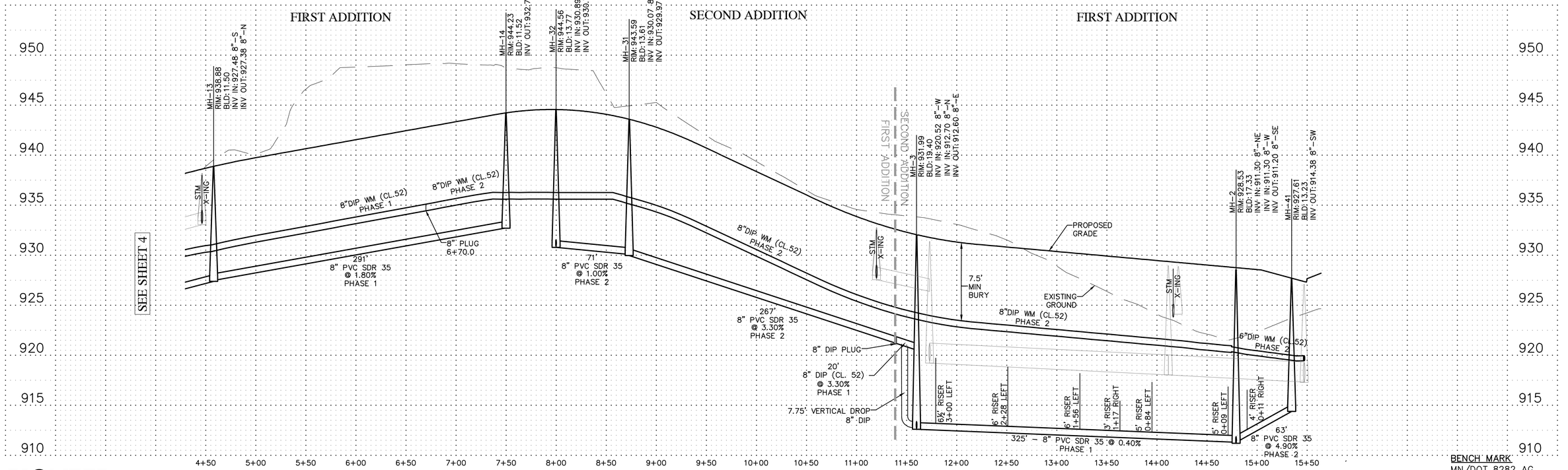
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GRAPHIC SCALE IN FEET
0 25 50 100

LANGLY AVE. N.

3RD STREET N.



BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)
01-ENG-113105-SHEET-314

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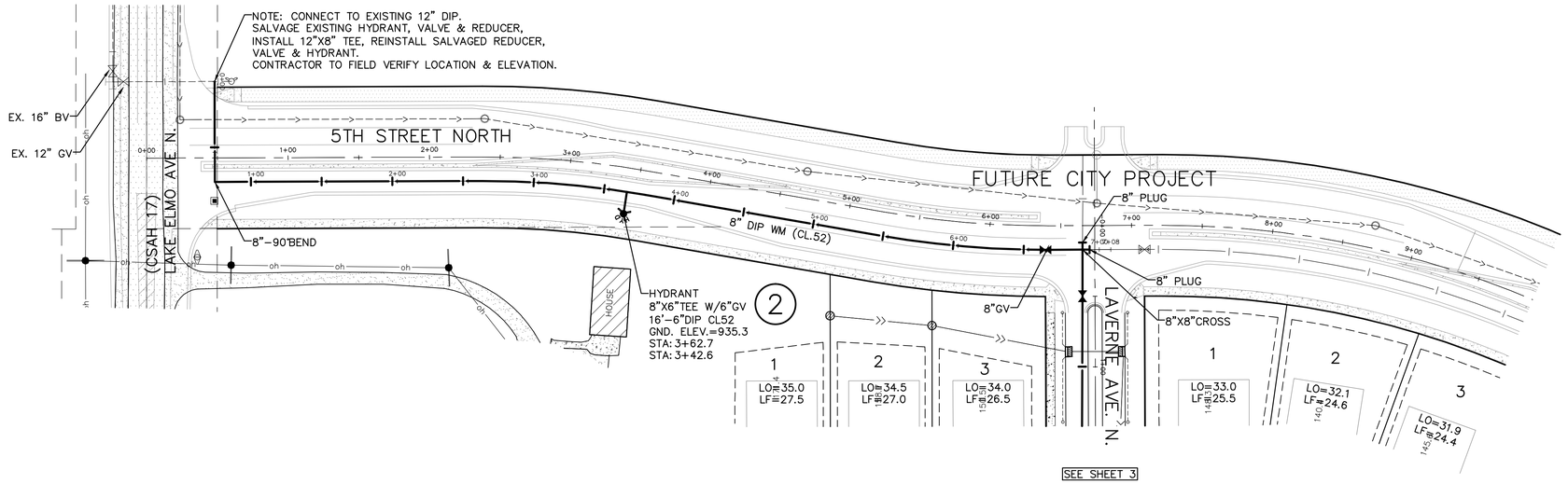
SANITARY SEWER CONSTRUCTION

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

5 OF 23

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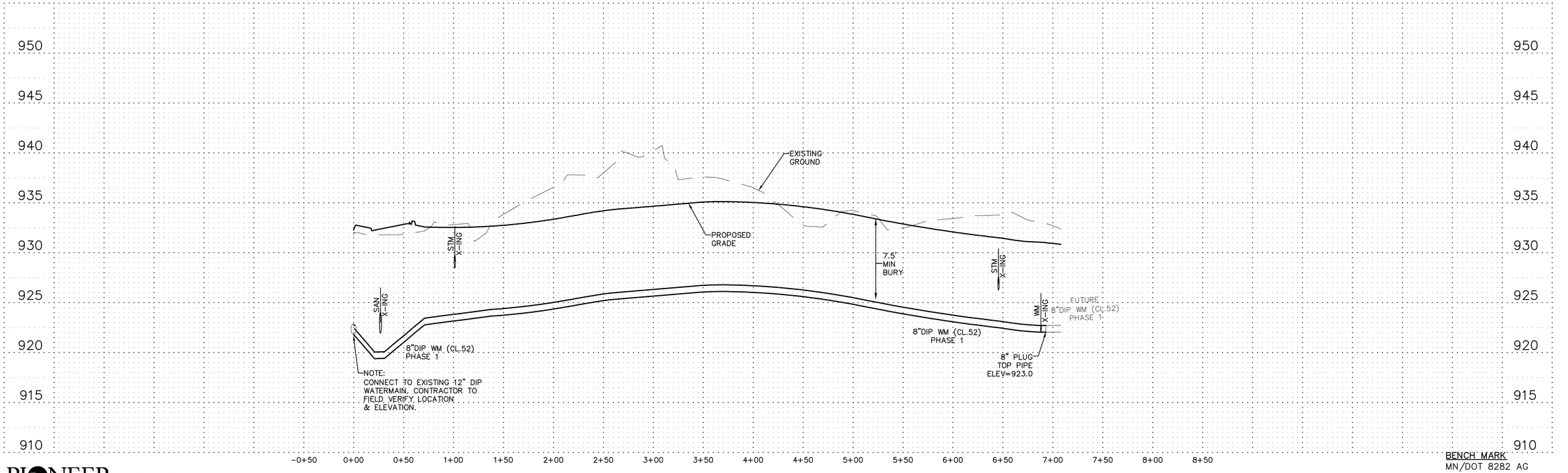
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0 25 50 100

GRAPHIC SCALE IN FEET

5TH STREET NORTH WATERMAIN



BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)

01-ENG-113105-SHEET-315

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5TH STREET WATERMAIN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

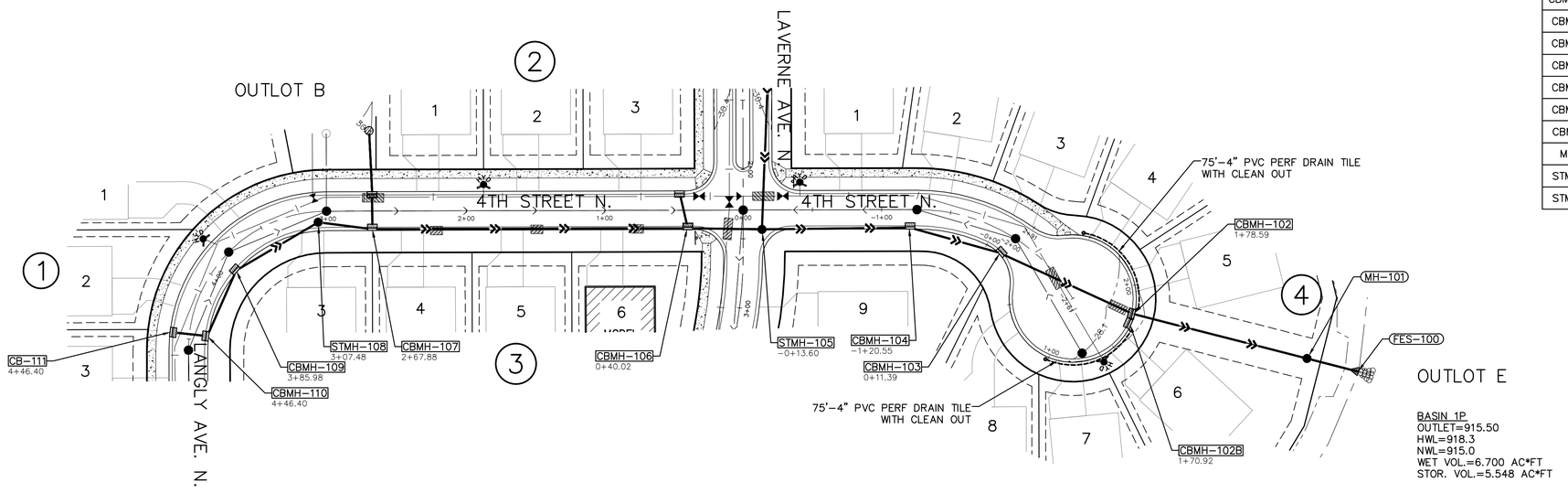
6 OF 23

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STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE SIZE	NEENAH CASTING OR EQUAL
CB–111	48" DIA.	R–3067 V
CBMH–102	60" DIA.	R–3067 V
CBMH–102B	48" DIA.	R–3067 V
CBMH–103	60" DIA.	R–3067 V
CBMH–104	60" DIA.	R–3067 V
CBMH–106	60" DIA.	R–3067 V
CBMH–107	60" DIA.	R–3067 V
CBMH–109	48" DIA.	R–3067 V
CBMH–110	48" DIA.	R–3067 V
MH–101	60" DIA.	R–1642
STMH–105	60" DIA.	R–1642
STMH–108	48" DIA.	R–1642

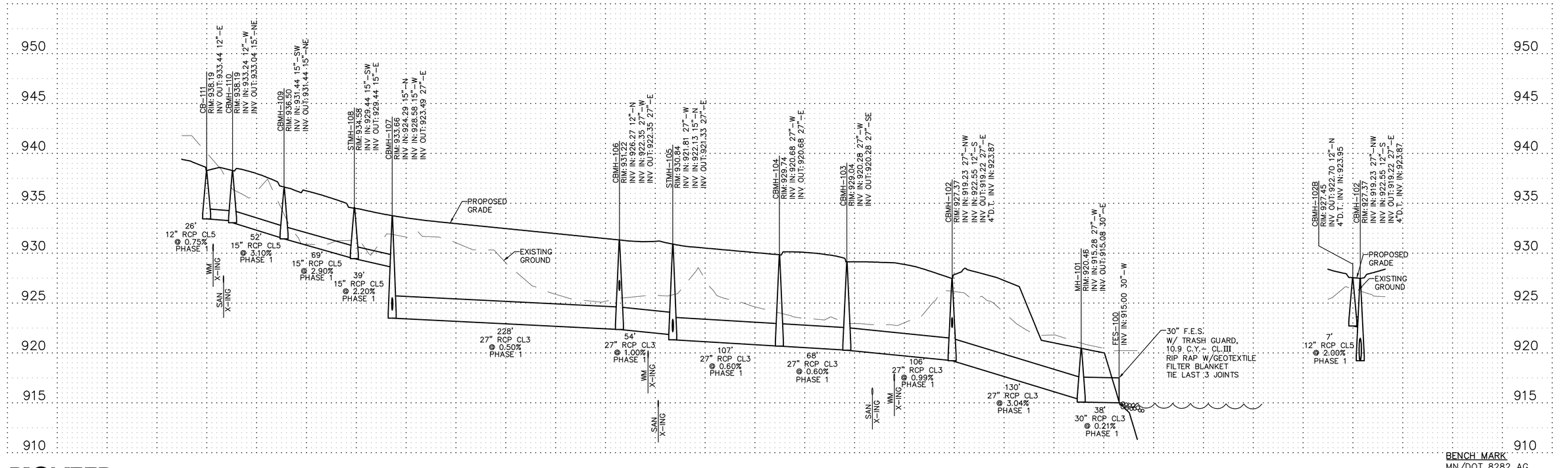
STORM SEWER CONSTRUCTION NOTES:

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BASIN 1P
OUTLET=915.50
HWL=918.3
NWL=915.0
WET VOL.=6.700 AC*FT
STOR. VOL.=5.548 AC*FT

0 25 50 100
GRAPHIC SCALE IN FEET



BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)
01-ENG-113105-SHEET-321

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Drawn	KAW/AJR

STORM SEWER CONSTRUCTION

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

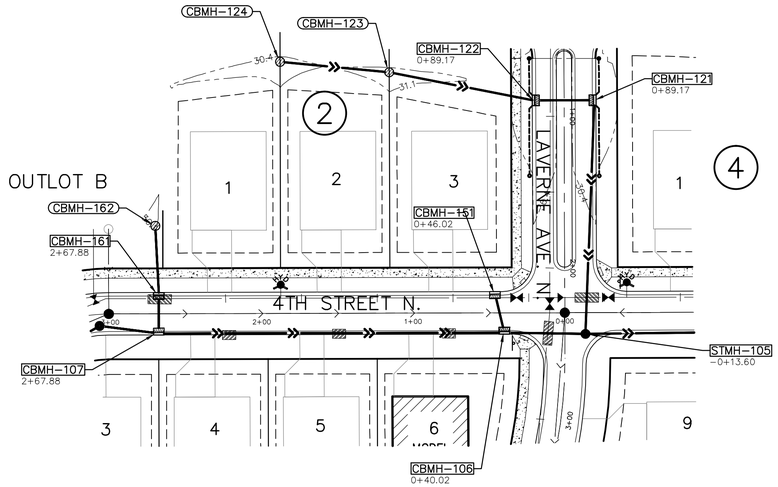
7 OF 23

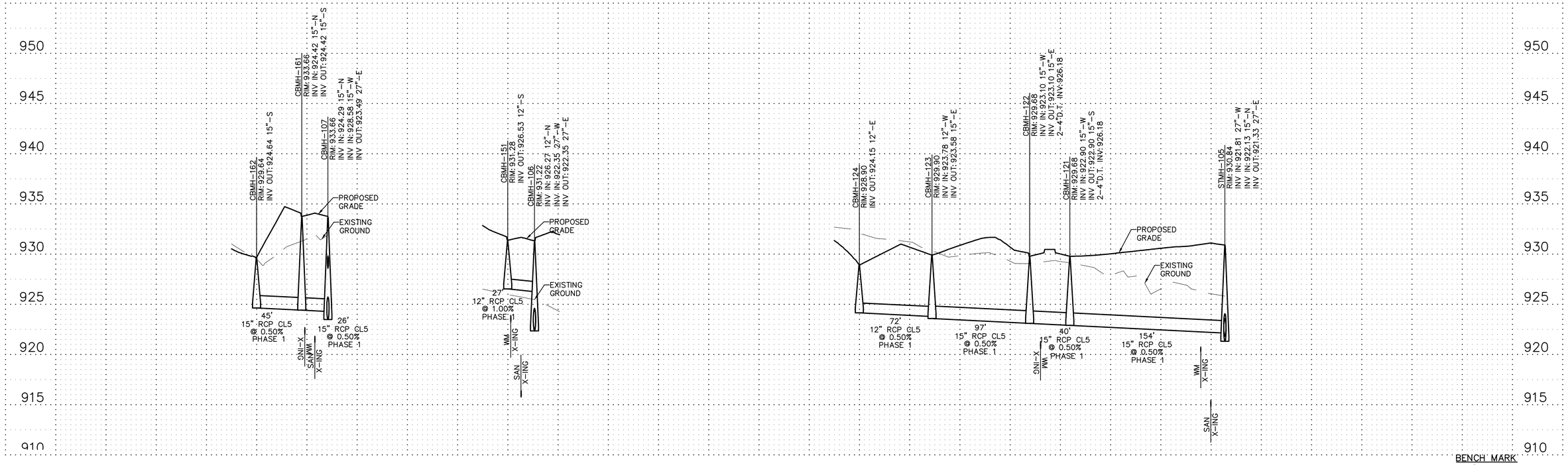
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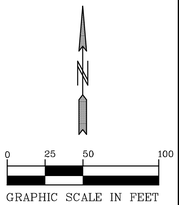
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CBMH-121	48" DIA.	R-3067 V
CBMH-122	48" DIA.	R-3067 V
CBMH-123	48" DIA.	R-4342
CBMH-124	48" DIA.	R-4342
CBMH-151	48" DIA.	R-3067 V
CBMH-161	48" DIA.	R-3067 V
CBMH-162	48" DIA.	R-4342







BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)
01-ENG-113105-SHEET-322

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STORM SEWER CONSTRUCTION

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

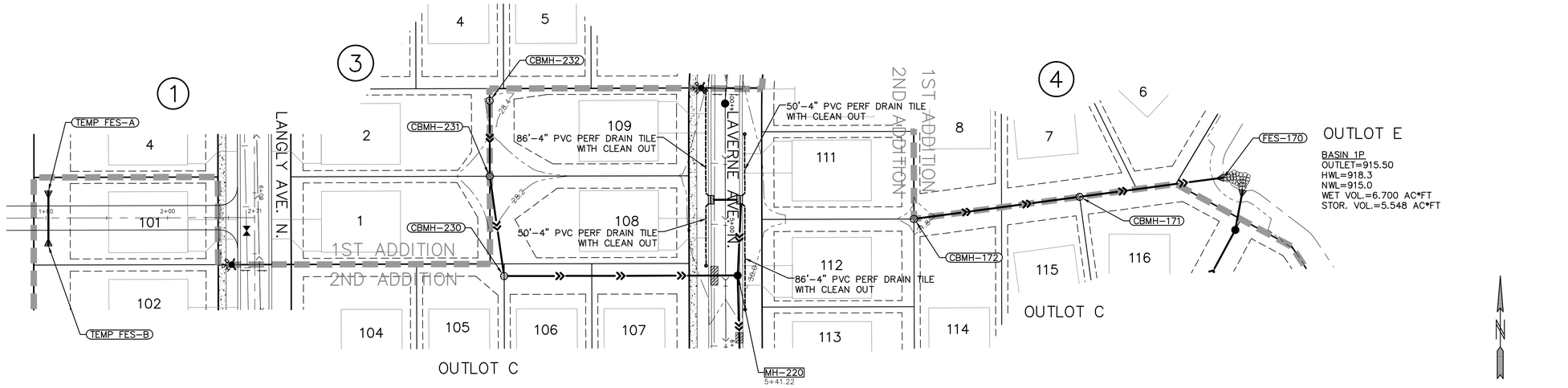
HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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STORM SEWER CONSTRUCTION NOTES:

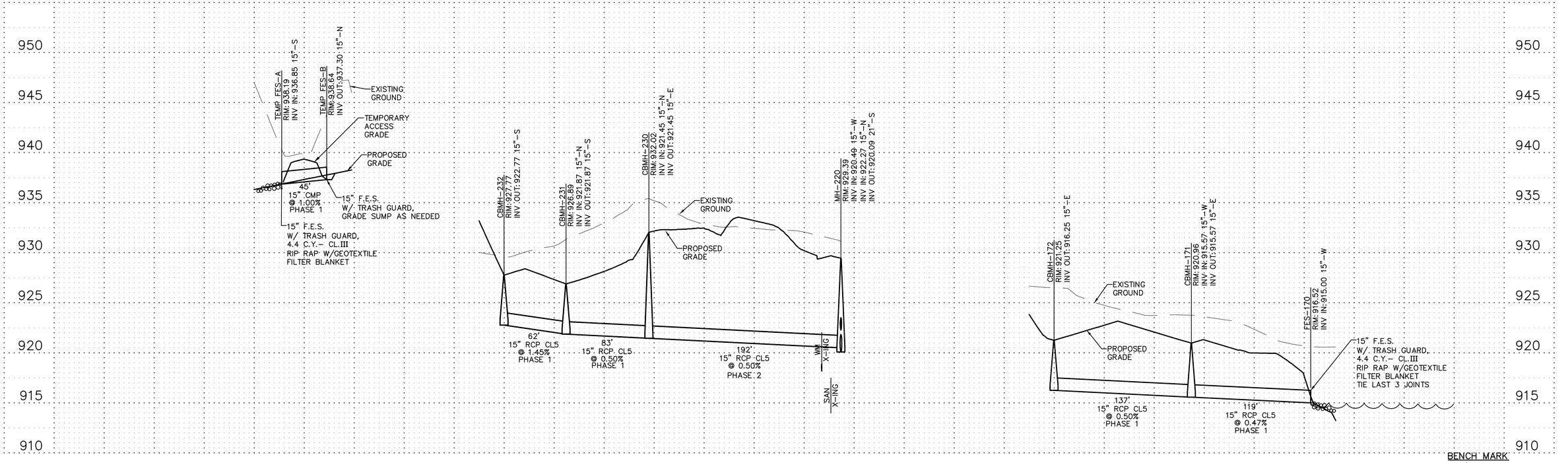
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CBMH-172	48" DIA.	R-4342
CBMH-230	48" DIA.	R-4342
CBMH-231	48" DIA.	R-4342
CBMH-232	48" DIA.	R-4342



0 25 50 100

GRAPHIC SCALE IN FEET



BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)

01-ENG-113105-SHEET-323

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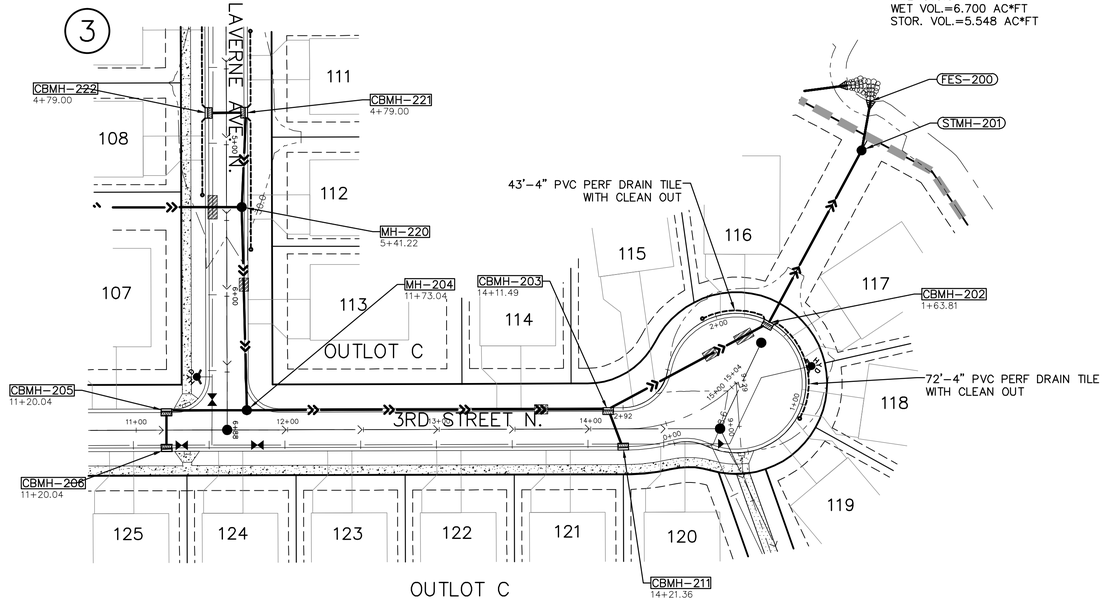
Date	08-06-2014
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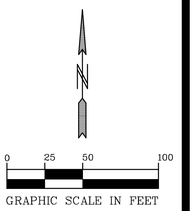
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HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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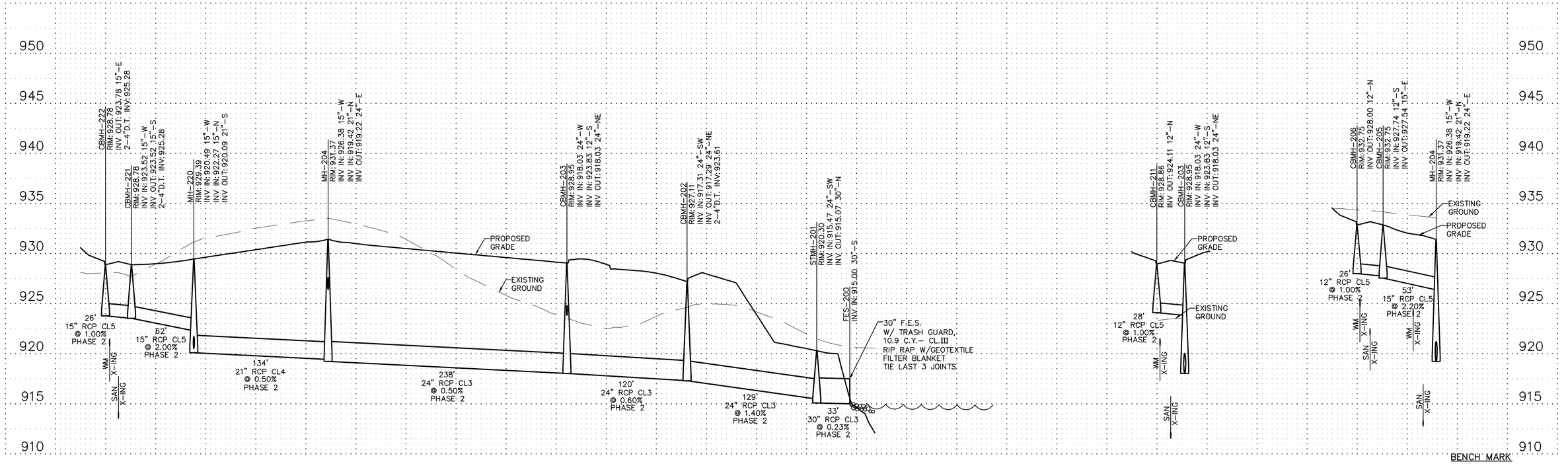




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STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE SIZE	NEENAH CASTING OR EQUAL
CBMH-202	48" DIA.	R-3067 V
CBMH-203	48" DIA.	R-3067 V
CBMH-205	48" DIA.	R-3067 V
CBMH-206	48" DIA.	R-3067 V
CBMH-211	48" DIA.	R-3067 V
CBMH-221	48" DIA.	R-3067 V
CBMH-222	48" DIA.	R-3067 V
MH-204	60" DIA.	R-1642
MH-220	48" DIA.	R-1642
STMH-201	60" DIA.	R-1642



BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)

01-ENG-113105-SHEET-324

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Name Paul J. Cherne
Reg. No. 19860 Date 08-06-2014

Revisions

Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

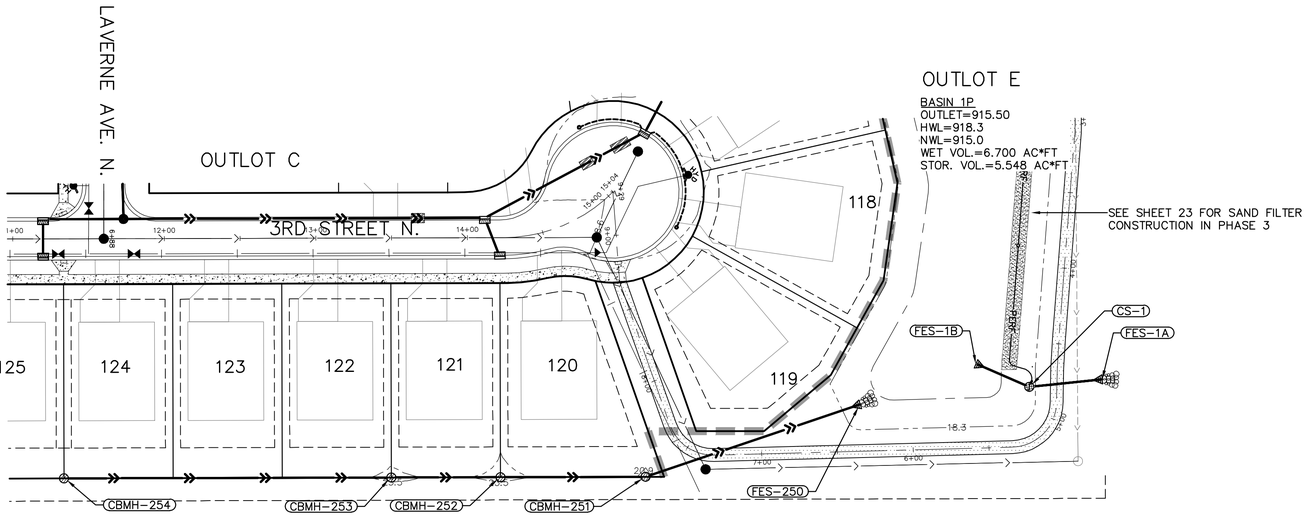
STORM SEWER CONSTRUCTION

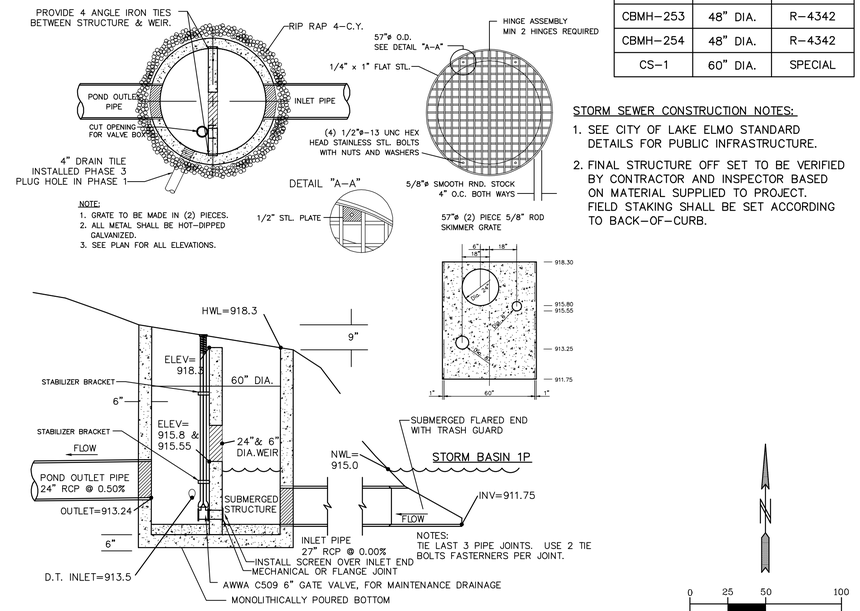
RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE SIZE	NEENAH CASTING OR EQUAL
CBMH-251	48" DIA.	R-4342
CBMH-252	48" DIA.	R-4342
CBMH-253	48" DIA.	R-4342
CBMH-254	48" DIA.	R-4342
CS-1	60" DIA.	SPECIAL

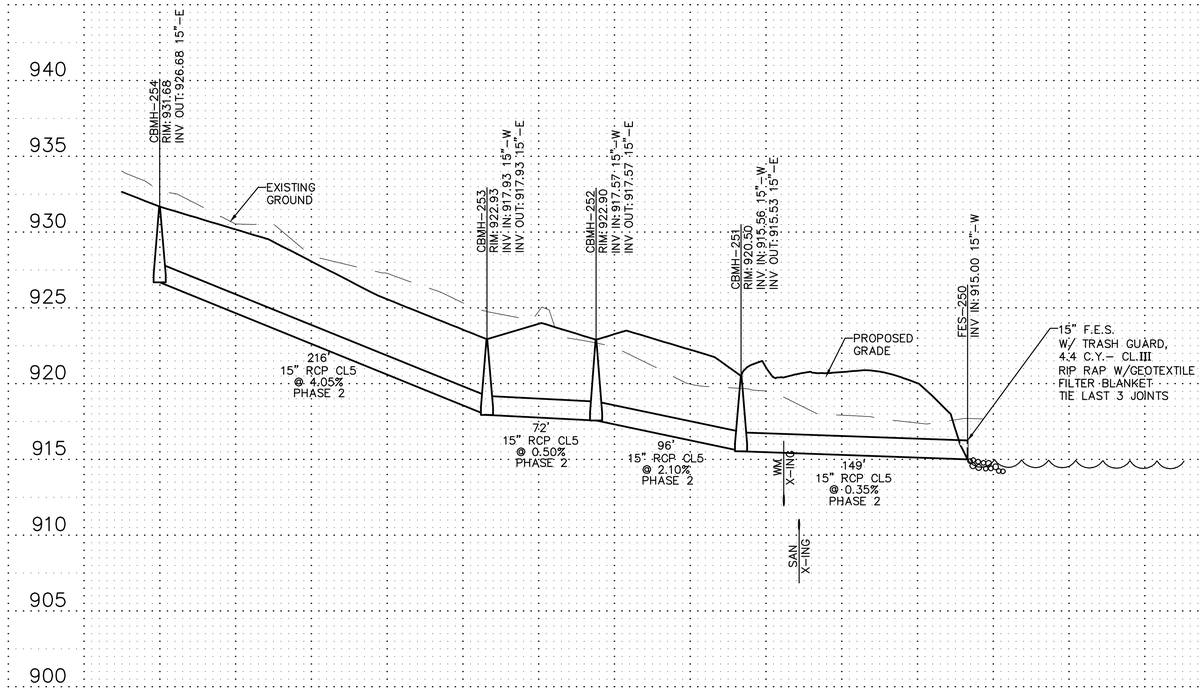


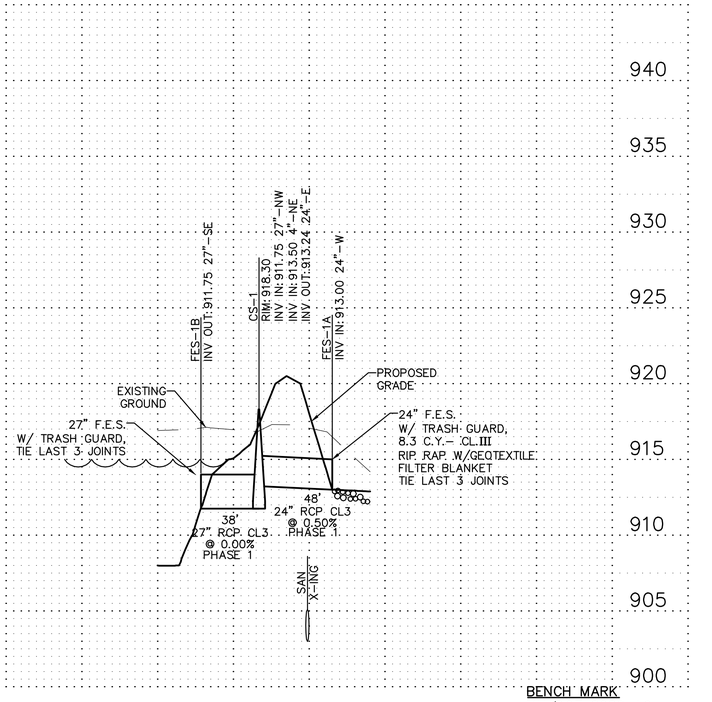


POND OUTLET CONTROL STRUCTURE CS-1
(NOT TO SCALE) (PHASE 1)

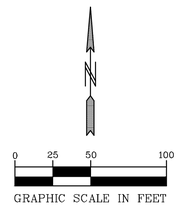
STORM SEWER CONSTRUCTION NOTES:

1. SEE CITY OF LAKE ELMO STANDARD DETAILS FOR PUBLIC INFRASTRUCTURE.
2. FINAL STRUCTURE OFF SET TO BE VERIFIED BY CONTRACTOR AND INSPECTOR BASED ON MATERIAL SUPPLIED TO PROJECT. FIELD STAKING SHALL BE SET ACCORDING TO BACK-OF-CURB.





BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)
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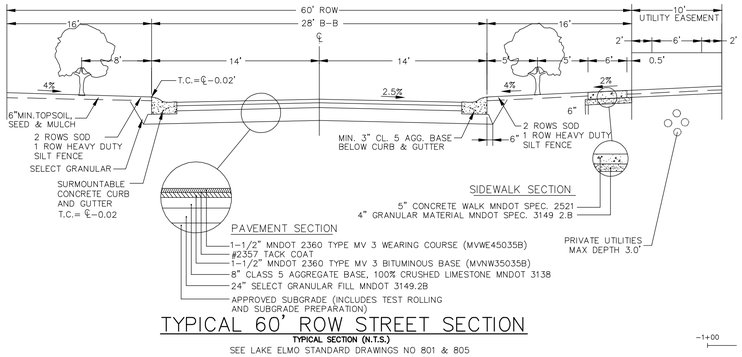
Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

STORM SEWER CONSTRUCTION

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HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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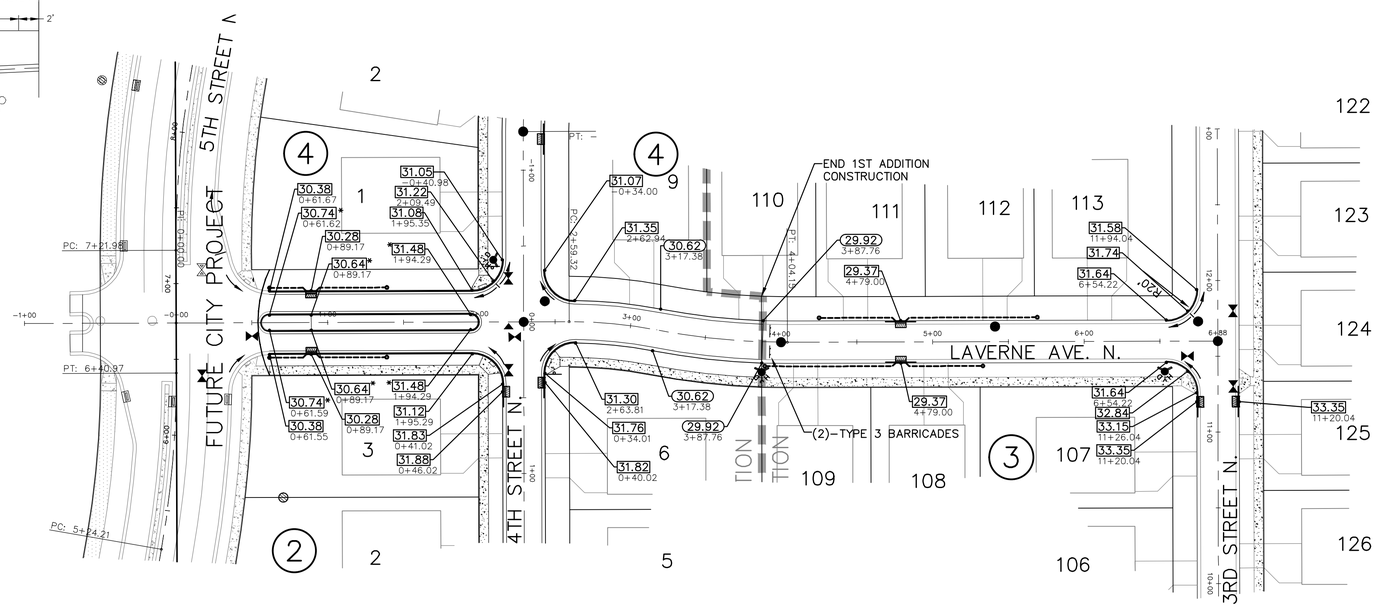


TYPICAL 60' ROW STREET SECTION

TYPICAL SECTION (N.T.S.)

SEE LAKE ELMO STANDARD DRAWINGS NO 801 & 805

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



CURB LEGEND

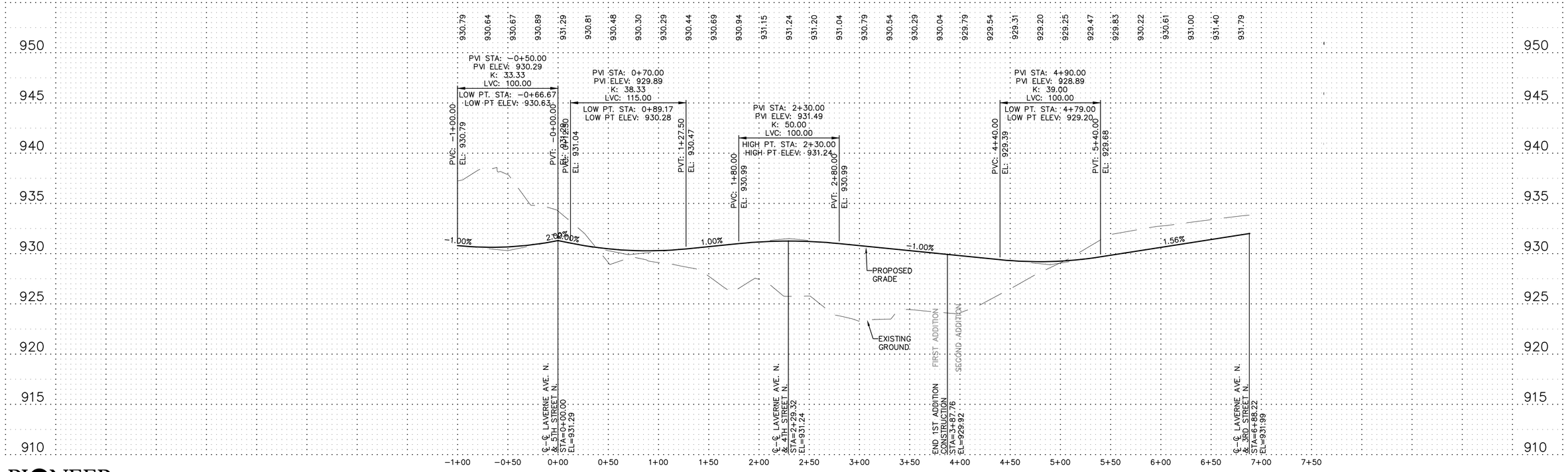
- (08.15) = TOP OF CURB ELEVATION FOR SURMOUNTABLE
- [08.32] = TOP OF CURB ELEVATION FOR B618 CURB (*=TIP OUT GUTTER)
- 07.82 = BITUMINOUS ELEVATION
- = SURMOUNTABLE CURB & GUTTER
- = B618 CURB & GUTTER
- = BITUMINOUS EDGE
- ▶ = PED. RAMP

0 25 50 100

GRAPHIC SCALE IN FEET

BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)

LAVERNE AVE. N.



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Reg. No. 19860 Date 08-06-2014

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STREET CONSTRUCTION

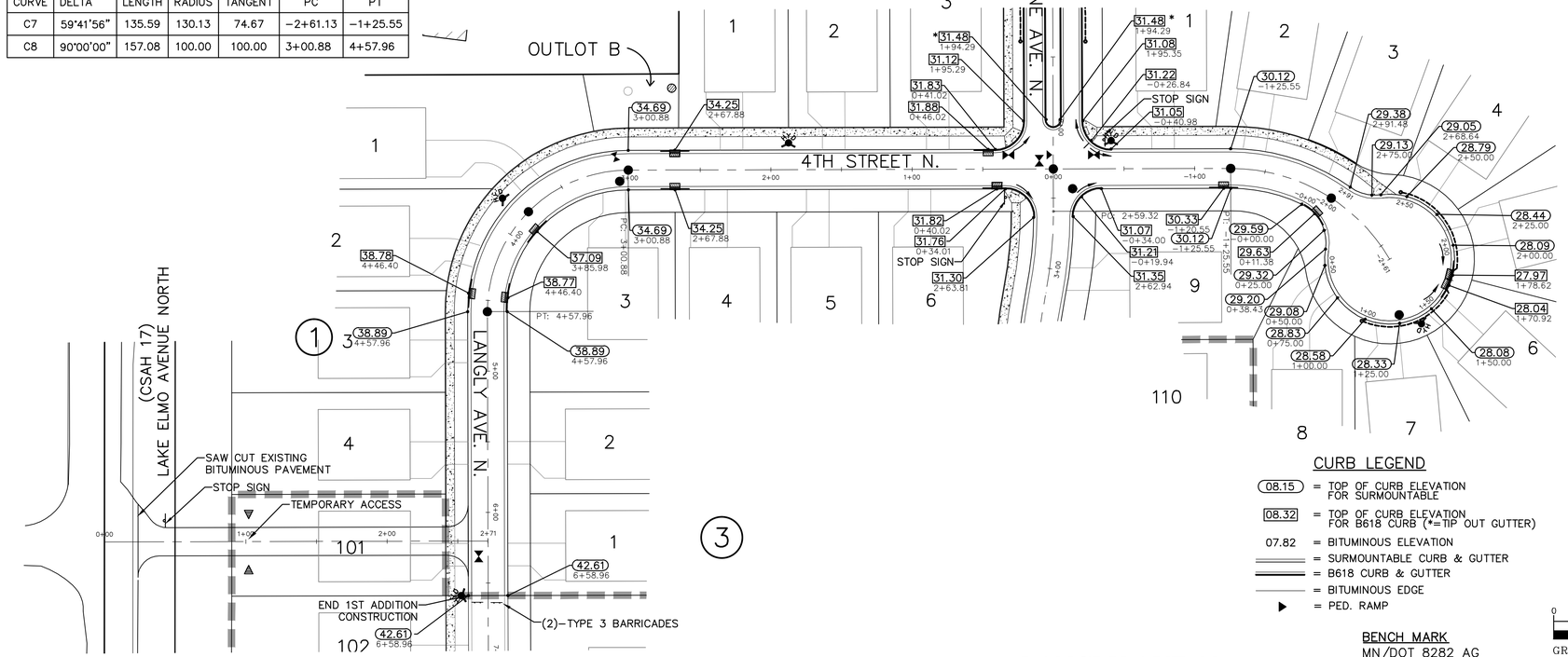
RYLAND HOMES
7599 ANAGRAM DRIVE
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HUNTERS CROSSING
LAKE ELMO, MINNESOTA

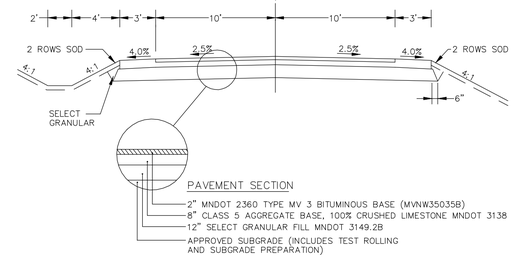
01-ENG-113105-SHEET-331

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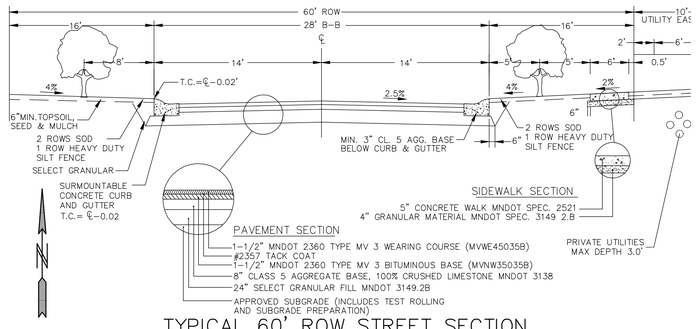
CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C7	59°41'56"	135.59	130.13	74.67	−2+61.13	−1+25.55
C8	90°00'00"	157.08	100.00	100.00	3+00.88	4+57.96



TEMPORARY ACCESS



TEMPORARY ACCESS SECTION
TYPICAL SECTION (N.T.S.)



TYPICAL 60' ROW STREET SECTION
TYPICAL SECTION (N.T.S.)
SEE LAKE ELMO STANDARD DRAWINGS NO 801 & 805

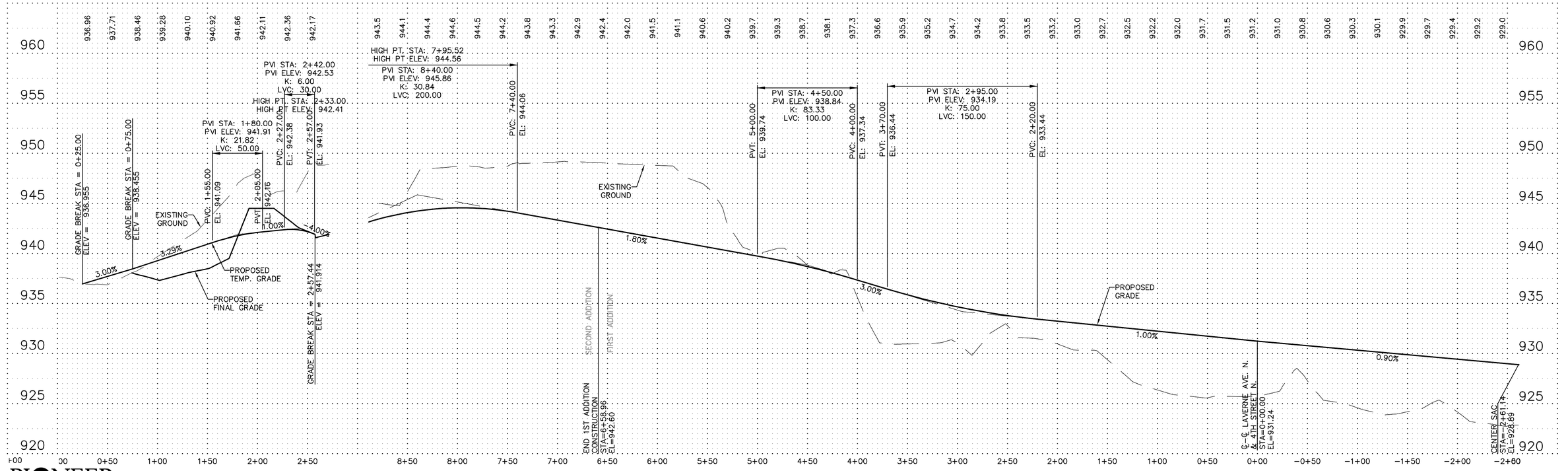
CURB LEGEND

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- ▶ = PED. RAMP

BENCH MARK
MN/DOT 8282 AG
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0 25 50 100
GRAPHIC SCALE IN FEET

LANGLY AVE. N.



4TH STREET N.

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STREET CONSTRUCTION

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HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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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°00'02"	80.45	102.43	42.43	14+23.56	15+04.01

CURB LEGEND

(08.15) = TOP OF CURB ELEVATION FOR SURMOUNTABLE

[08.32] = TOP OF CURB ELEVATION FOR B618 CURB (*=TIP OUT GUTTER)

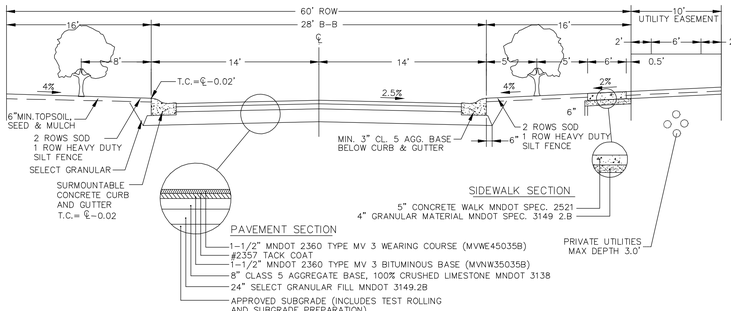
07.82 = BITUMINOUS ELEVATION

= SURMOUNTABLE CURB & GUTTER

= B618 CURB & GUTTER

= BITUMINOUS EDGE

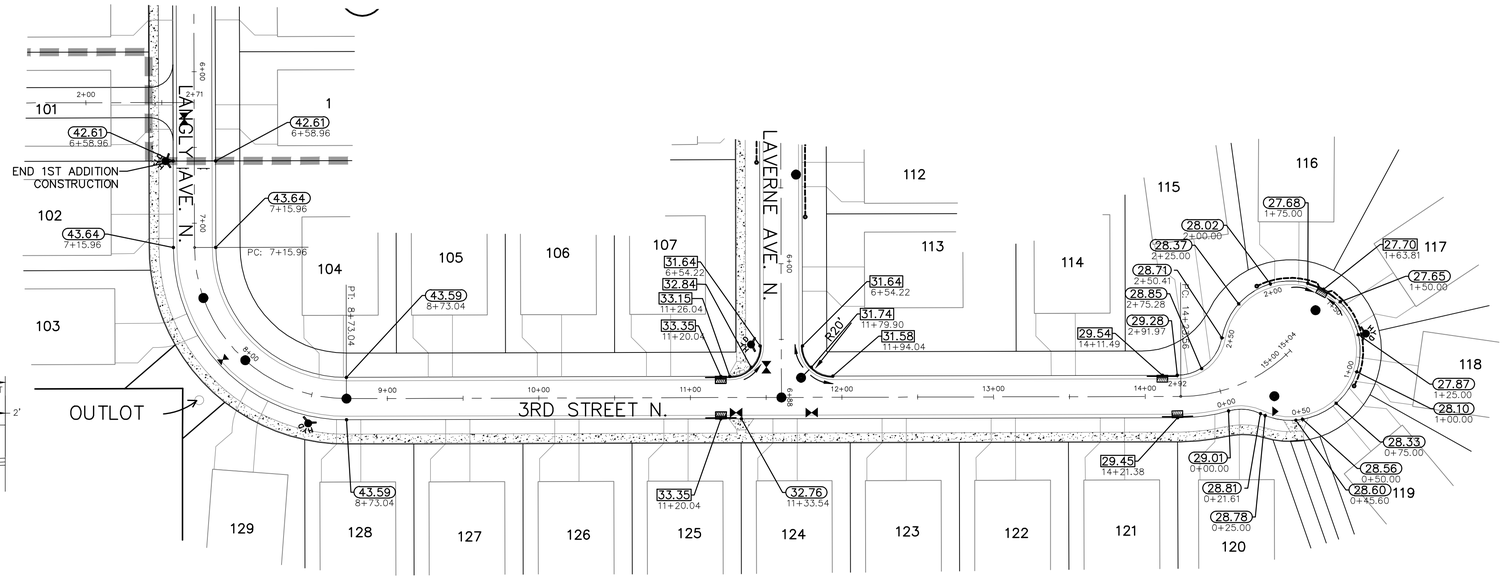
▶ = PED. RAMP

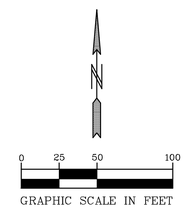


TYPICAL 60' ROW STREET SECTION

TYPICAL SECTION (N.T.S.)

SEE LAKE ELMO STANDARD DRAWINGS NO 801 & 805

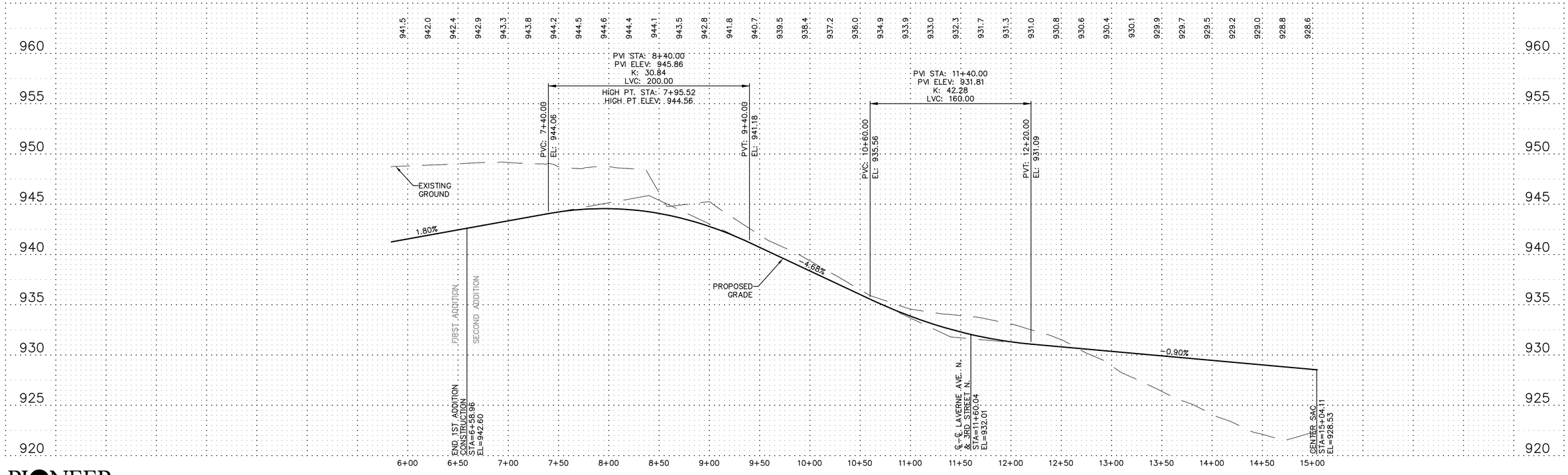




BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)

LANGLY AVE. N.

3RD STREET N.



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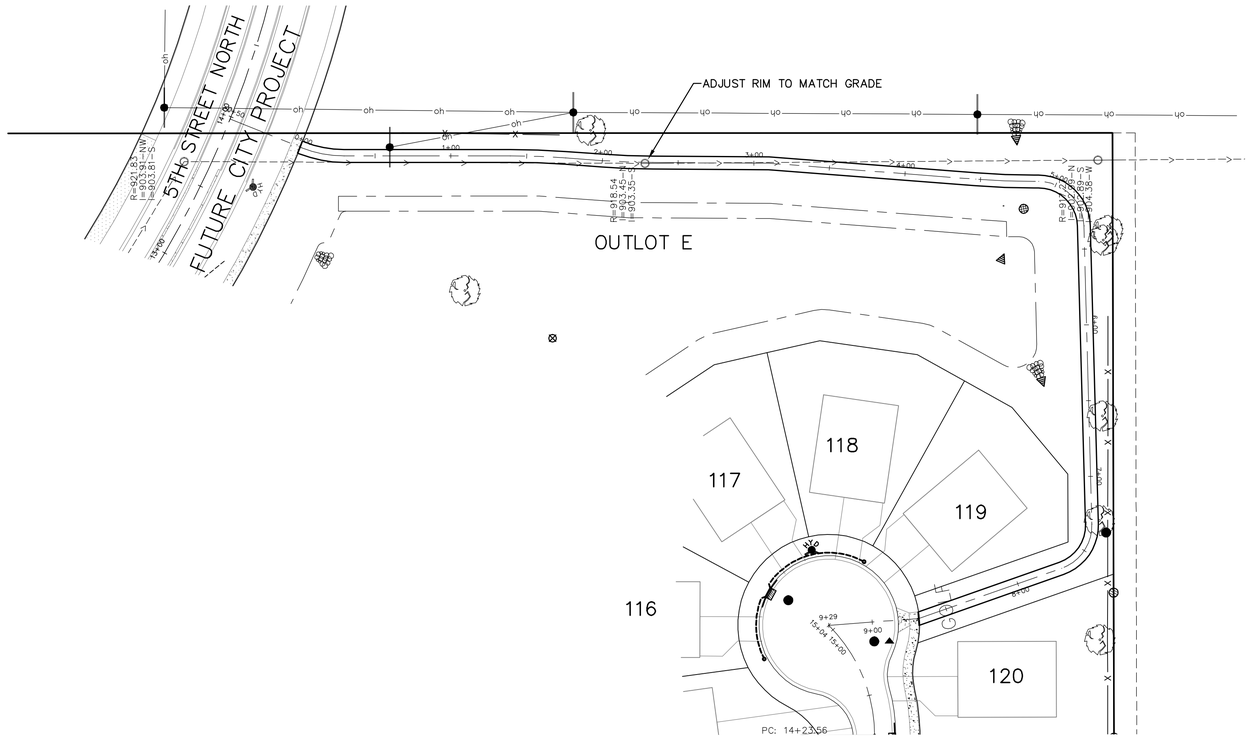
Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

STREET CONSTRUCTION

RYLAND HOMES
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EDEN PRAIRIE, MINNESOTA 55344

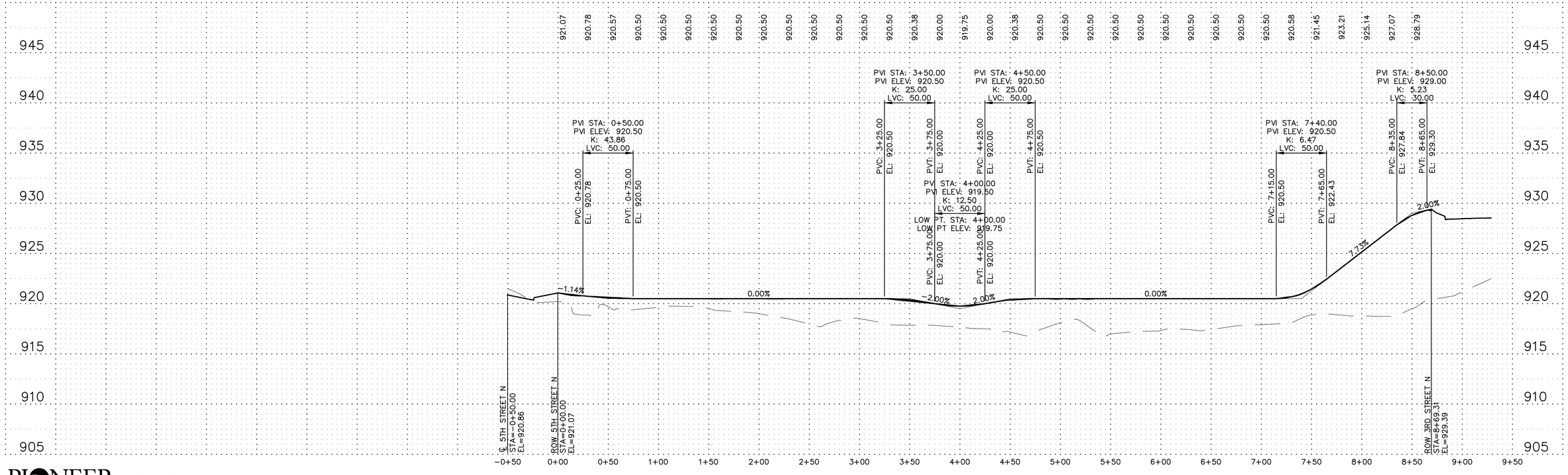
HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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BITUMINOUS TRAIL



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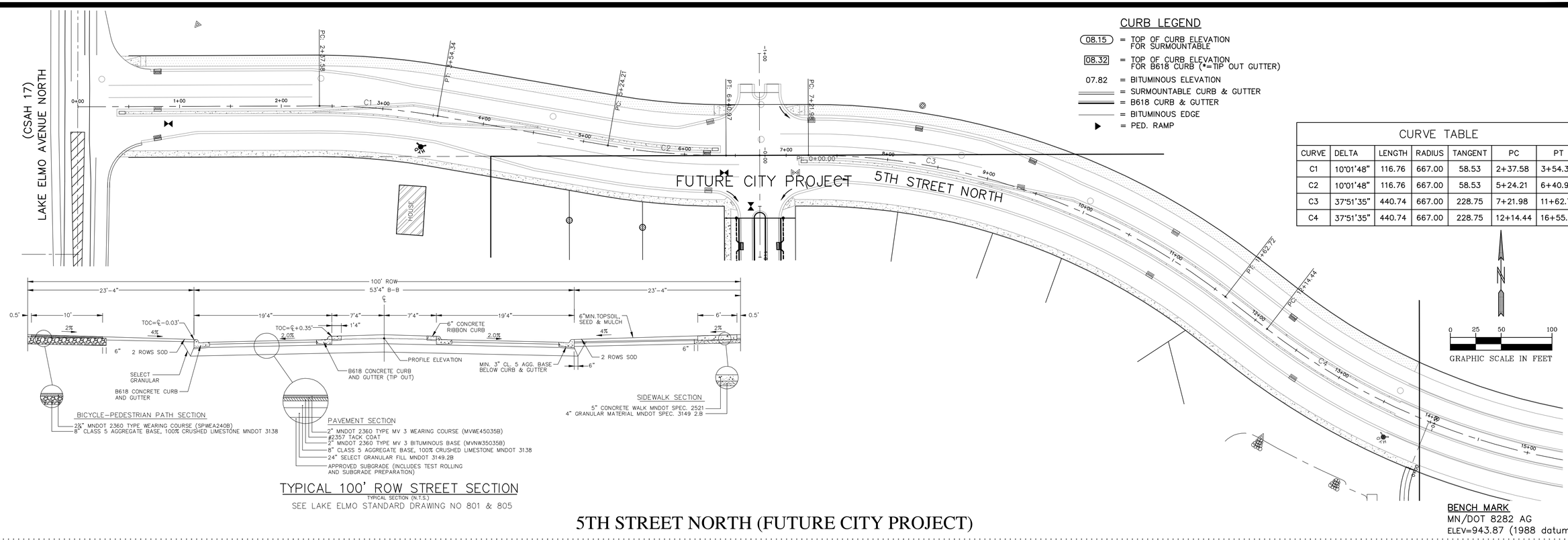
BITUMINOUS TRAIL CONSTRUCTION (PHASE 2)

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HUNTERS CROSSING
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- 07.82 = BITUMINOUS ELEVATION
- = SURMOUNTABLE CURB & GUTTER
- = B618 CURB & GUTTER
- = BITUMINOUS EDGE
- ▶ = PED. RAMP

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

TYPICAL 100' ROW STREET SECTION

TYPICAL SECTION (N.T.S.)

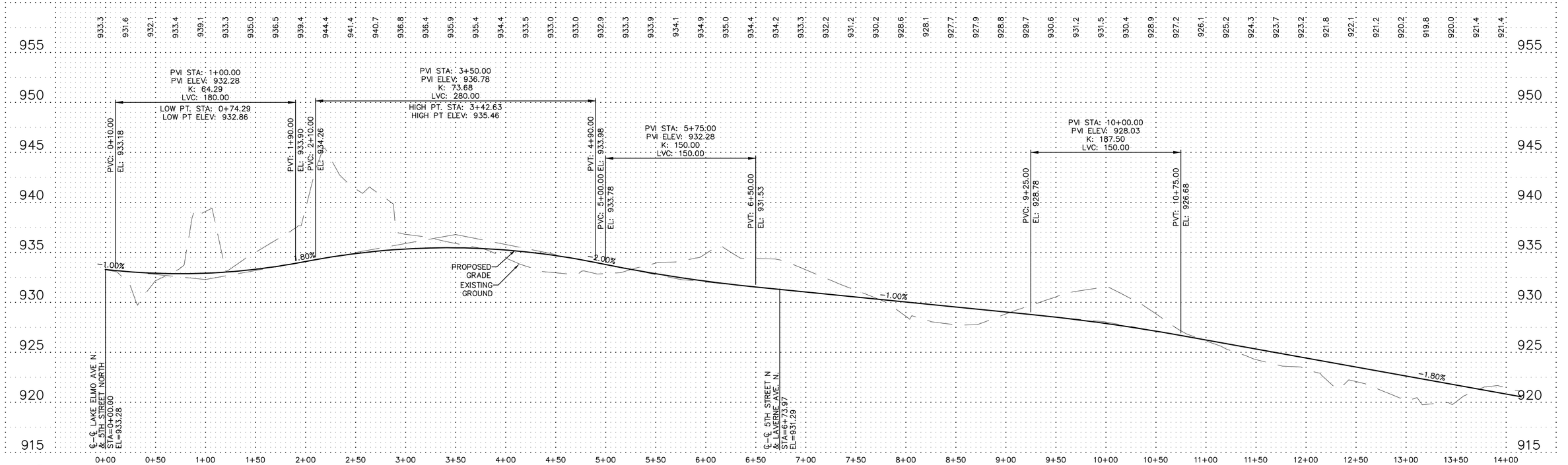
SEE LAKE ELMO STANDARD DRAWING NO 801 & 805

BENCH MARK

MN/DOT 8282 AG

ELEV=943.87 (1988 datum)

5TH STREET NORTH (FUTURE CITY PROJECT)



NOT IN CONTRACT – FOR REFERENCE ONLY 01-ENG-113105-SHEET-335

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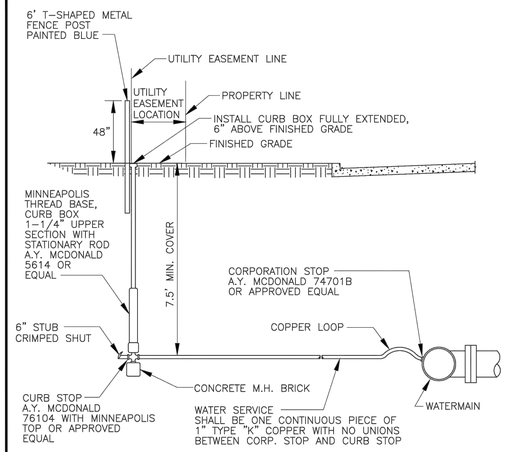
STREET PLAN AND PROFILE

RYLAND HOMES
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HUNTERS CROSSING
LAKE ELMO, MINNESOTA

16 OF 23

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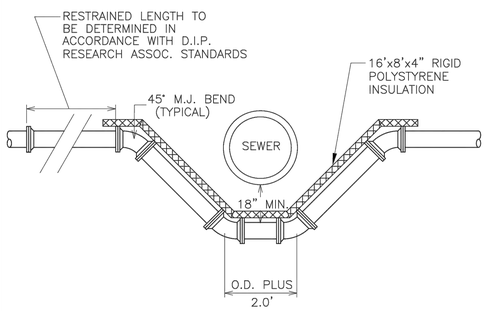
TYPICAL WATER SERVICE 1" TO 2 1/2" COPPER

NOTE:
SERVICE TAP TO BE MADE SLIGHTLY ABOVE SPRING LINE SO THAT COPPER LOOP SHALL NOT EXTEND ABOVE MAIN. MAINTAIN 7.5' MINIMUM COVER FOR ALL SERVICE LINES.

WATER SERVICE ON DIP MAIN

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 207A — LAKE ELMO



NOTE: FITTINGS SHALL BE RESTRAINED WITH THE USE OF APPROVED MECHANICAL JOINT RESTRAINING GLANDS.

WATERMAIN OFFSET

FEBRUARY 2013

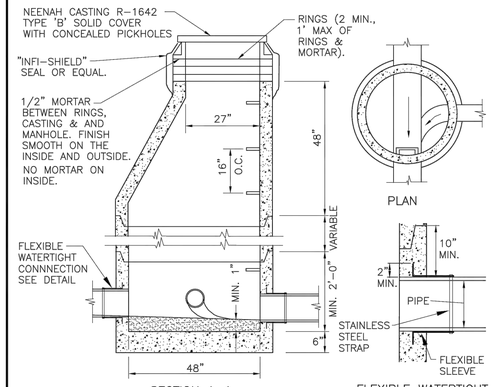
CITY OF LAKE ELMO — STANDARD DRAWING NO. 210 — LAKE ELMO

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 PIPE 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"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF 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 INSTALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

STANDARD PLAN NOTES
SANITARY SEWER PLANS

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 300A — LAKE ELMO



NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC, PER ASTM C478. STEP LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

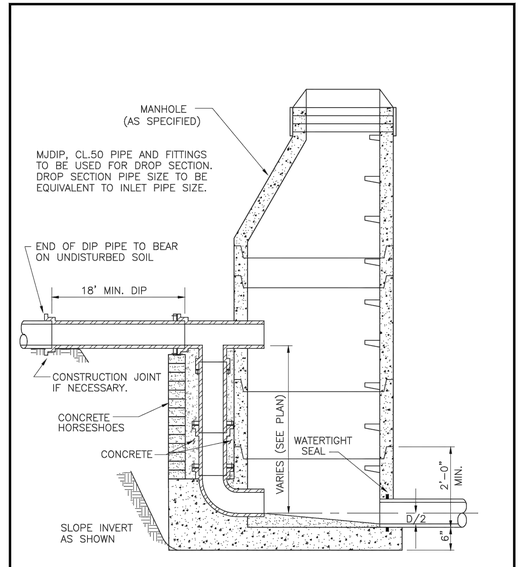
PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS AND LUBRICANT EXCEPT AS OTHERWISE SPECIFIED. A 12" OR 16" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

PIPE CONNECTIONS TO MANHOLE SHALL BE MADE WATER TIGHT BY CAST INPLACE RUBBER BOOT AND CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

SANITARY SEWER MANHOLE, TYPE 301
(PIPES 27" OR LESS)

FEBRUARY 2013

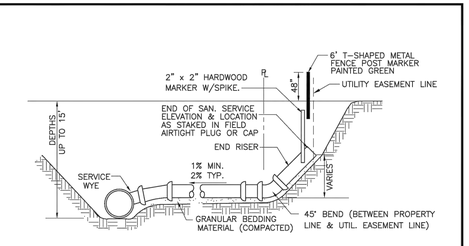
CITY OF LAKE ELMO — STANDARD DRAWING NO. 301 — LAKE ELMO



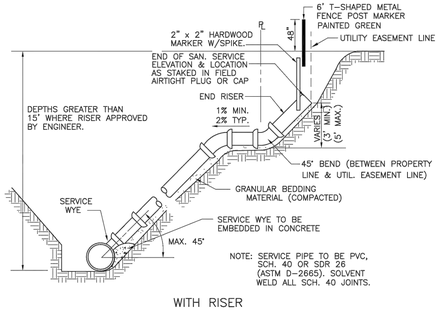
SANITARY SEWER OUTSIDE DROP

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 306 — LAKE ELMO



WITHOUT RISER



WITH RISER

SANITARY SEWER SERVICE

FEBRUARY 2013

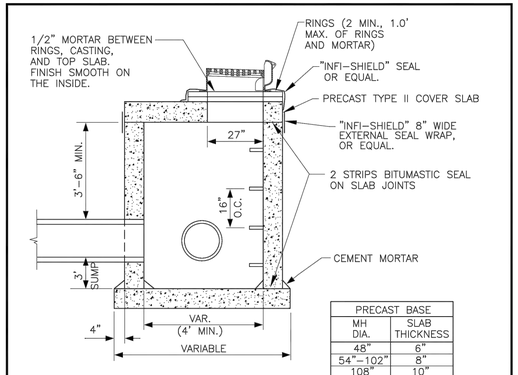
CITY OF LAKE ELMO — STANDARD DRAWING NO. 313 — LAKE ELMO

1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. 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.
3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MnDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

STANDARD PLAN NOTES
STORM SEWER PLANS

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 400A — LAKE ELMO



PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"-102"	8"
108"	10"
120"	12"

NOTES: NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM, OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS & LUBRICANT, OR 8" CONCRETE MANHOLE BLOCK MANHOLE SECTION WITH 1/2" MORTARED EXTERIOR

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN/MANHOLE WITH SUMP, TYPE 405

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 405 — LAKE ELMO

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 08-06-2014

Revisions

Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

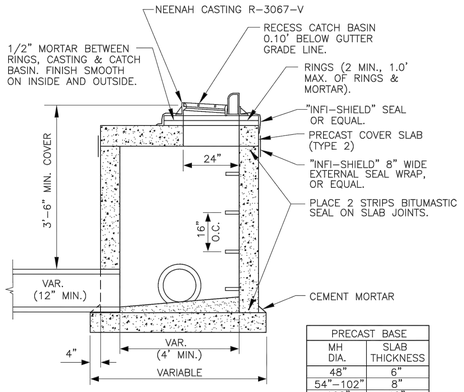
CITY DETAILS

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

01-ENG-113105-SHEET-DTLS

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PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"-102"	8"
108"	10"
120"	12"

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478,

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, OR 8" CONCRETE MANHOLE BLOCK WITH 1/2" MORTARED EXTERIOR.

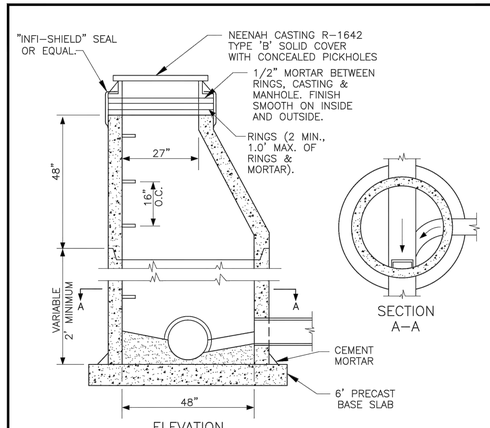
FURNISH PRECAST CONCRETE MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN/MANHOLE, TYPE 406

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 406 LAKE ELMO



ELEVATION

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS & BASE SLAB PER ASTM C478.

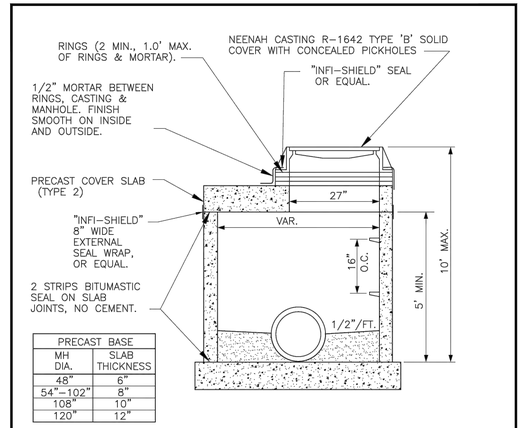
FURNISH PRECAST MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.
A 12" OR 16" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

FILL OPENING BETWEEN PIPE & MH WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

STORM SEWER MANHOLE, TYPE 407
(PIPES 27" OR LESS)

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 407 LAKE ELMO



PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"-102"	8"
108"	10"
120"	12"

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS & BASE SLAB PER ASTM C478.

FURNISH PRECAST MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.

FILL OPENING BETWEEN PIPE & MH WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

STORM SEWER MANHOLE, TYPE 409

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 409 LAKE ELMO

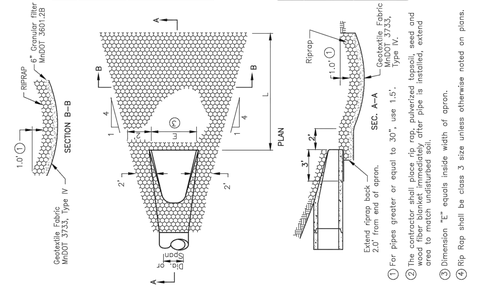
TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

		CLASS II d50=6"	CLASS III d50=9"	CLASS IV d50=12"
Dia. Round Pipe (Ft.)	L	12" Depth Riprap (Cu.Yd.)	18" Depth Riprap (Cu.Yd.)	24" Depth Riprap (Cu.Yd.)	12" Depth Granular Filter (Cu.Yd.)
12	8	2.8	4.4	5.8	2.8
15	10	2.9	4.7	6.1	3.0
18	12	3.0	5.0	6.4	3.2
24	14	3.2	5.4	7.0	3.5
30	16	3.3	5.7	7.5	3.7
36	18	3.5	6.0	7.9	3.9
48	20	3.6	6.2	8.2	4.1

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS or BOXES OF EQUIVALENT SPAN WIDTH

		Class II d50=6"	Class III d50=9"	Class IV d50=12"
Span Pipe Arch (Ft.)	L	9" Depth Riprap (Cu.Yd.)	15" Depth Riprap (Cu.Yd.)	18" Depth Riprap (Cu.Yd.)	9" Depth GRANULAR Filter (Cu.Yd.)	15" Depth GRANULAR Filter (Cu.Yd.)	18" Depth GRANULAR Filter (Cu.Yd.)
18	12	3.9	5.9	8.9	4.0	7.8	3.9
22	14	4.2	6.5	9.7	4.3	8.5	4.2
25	16	4.5	7.0	10.5	4.6	9.2	4.6
29	18	4.8	7.5	11.2	4.9	9.8	4.9
36	20	5.1	8.0	12.0	5.2	10.5	5.2

Note: Requirements for riprap and filter blanket will be designated in the plans.

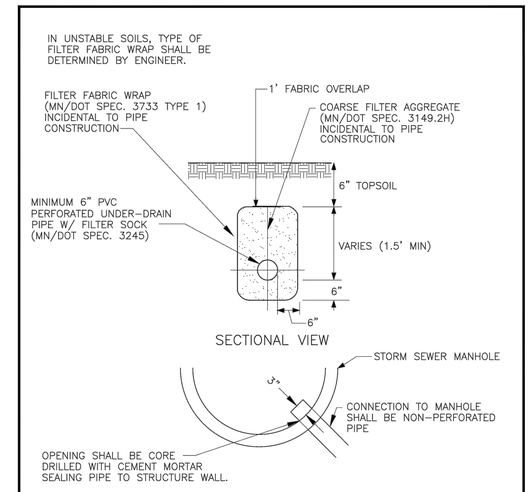


① For pipes greater or equal to 30", use 1.5'.
② The contractor shall place rip rap, pulverized topsoil, seed and wood fiber blanket immediately after pipe is installed, extend riprap to undisturbed soil.
③ Dimension "E" equals inside width of apron.
④ Rip Rap shall be class 3 size unless otherwise noted on plans.

RIPRAP AT RCP OUTLETS

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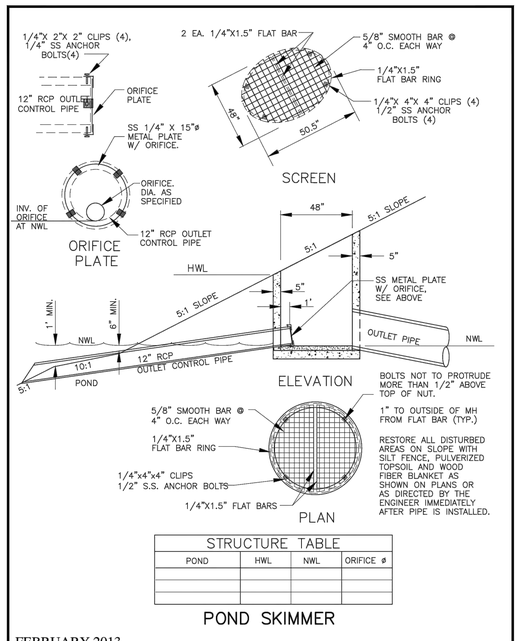


PLAN VIEW
AT CONNECTION TO
STORM SEWER STRUCTURE

DRAIN TILE
USED BY DIRECTION OF CITY ENGINEER ONLY

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 412 LAKE ELMO

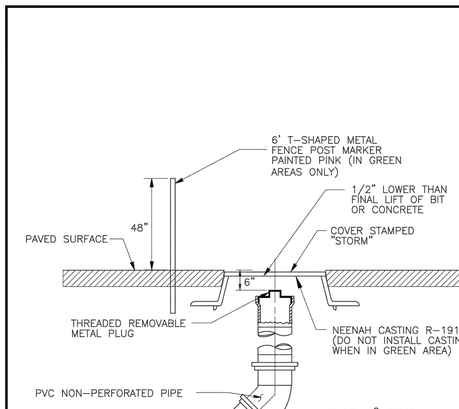


STRUCTURE TABLE			
POND	HWL	NWL	ORIFICE ø

POND SKIMMER

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 417 LAKE ELMO

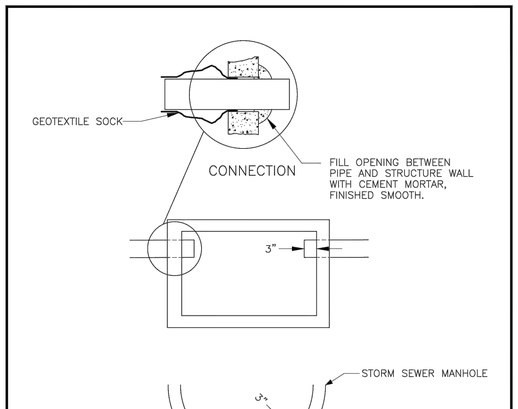


NOTE:
INSTALL CLEANOUTS AT A PROPERTY LINE WHENEVER POSSIBLE.

DRAINTILE CLEANOUT
(CASTING USED FOR CURB STOPS IN HARD SURFACES)

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 419 LAKE ELMO



PLAN VIEW
AT CONNECTION TO
STORM SEWER STRUCTURE

DRAIN TILE CONNECTIONS

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 420 LAKE ELMO

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 08-06-2014

Revisions

Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

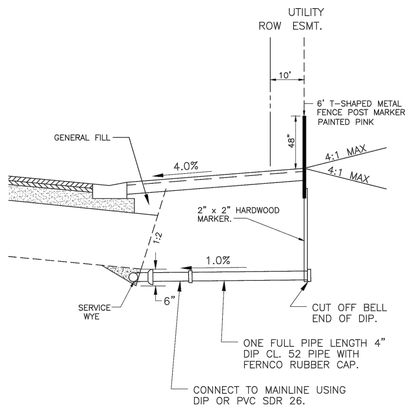
CITY DETAILS

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

01-ENG-113105-SHEET-DTLS

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NOTE:
JOINTS BETWEEN DIP PIPES MUST BE GASKETED.
IF PVC PIPE IS USED TO CONNECT TO THE MAINLINE DRAINTILE, CONNECT TO DIP PIPE WITH A "FERNCO" FLEXIBLE COUPLING.

EDGE DRAIN SERVICE (AS DIRECTED BY ENGINEER)

FEBRUARY 2013

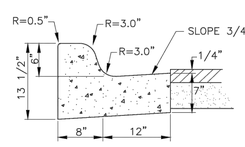
CITY OF LAKE ELMO | STANDARD DRAWING NO. 421 LAKE ELMO

1. BITUMINOUS TRAILS AND SIDEWALKS MUST BE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PATHWAYS THROUGHOUT THE ENTIRE LENGTH.
2. TOPSOIL AND BACKFILLING OPERATIONS MUST BE COMPLETED TO AVOID DAMAGE TO THE BITUMINOUS TRAILS AND SIDEWALKS. FINAL GRADE OF BACKFILL AND TOPSOIL MUST BE FLUSH WITH THE PATH EDGE TO AVOID TRAPPING WATER.
3. DIVIDE SIDEWALK INTO SECTIONS WITH CONTRACTION JOINTS. SPACING SHALL NOT BE LESS THAN 3 FT NOR GREATER THAN 12 FT IN ANY DIMENSION. PLACE ½ INCH EXPANSION JOINT FILLER AT 50 FT (MAXIMUM) INTERVALS.
4. CONCRETE PEDESTRIAN RAMPS MUST BE CONSTRUCTED AT ALL INTERSECTIONS.

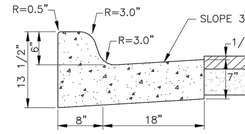
STANDARD PLAN NOTES
SIDEWALKS AND TRAILS

FEBRUARY 2013

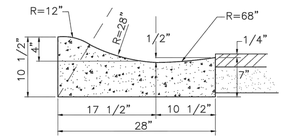
CITY OF LAKE ELMO | STANDARD DRAWING NO. 500A LAKE ELMO



MnDOT B612
CONCRETE CURB AND GUTTER



MnDOT B618
CONCRETE CURB AND GUTTER



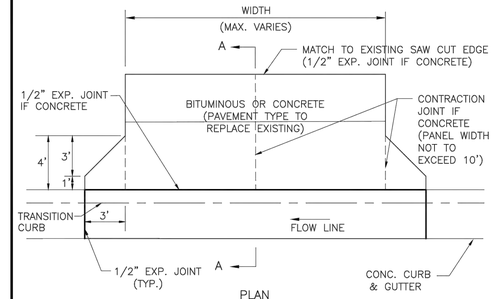
SURMOUNTABLE
CONCRETE CURB AND GUTTER

NOTE:
CONSTRUCT B618 CURB & GUTTER AT INTERSECTION RADII FROM P.C. TO P.T. PROVIDE 10-FOOT TRANSITION FROM SURMOUNTABLE CURB & GUTTER TO B618 CURB & GUTTER AT INTERSECTIONS AND CATCH BASINS.

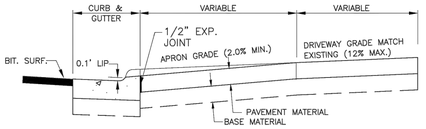
CONCRETE CURB & GUTTER

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 501 LAKE ELMO



PLAN



SECTION A–A

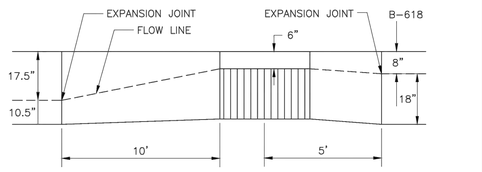
DRIVEWAY TYPE	SURFACE THICKNESS	BASE THICKNESS
BITUMINOUS	3 INCHES	6 INCHES
CONCRETE	6 INCHES	4 INCHES

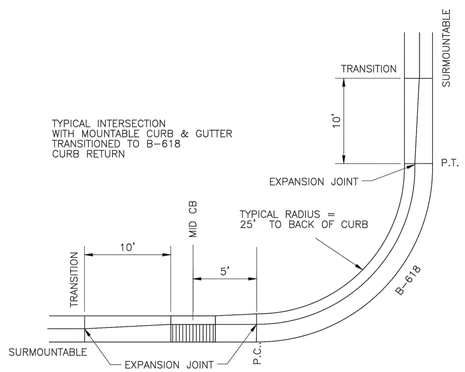
NOTES :
1. BITUMINOUS SHALL BE MnDOT 2360 TYPE SP, GRADATION MIXTURE NO. A WEARING COURSE.
2. AGGREGATE BASE SHALL BE MnDOT 3138 CL. 5, 100% CRUSHED STONE.

RESIDENTIAL DRIVEWAY

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 504 LAKE ELMO

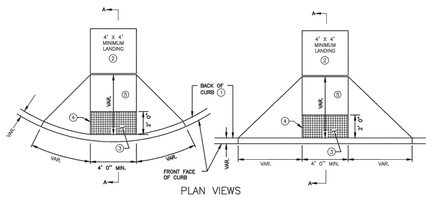




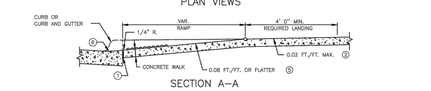
CATCH BASIN PLACEMENT AND CURB & GUTTER TRANSITION AT INTERSECTIONS

FEBRUARY 2013

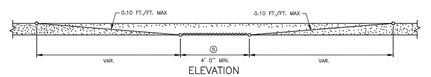
CITY OF LAKE ELMO | STANDARD DRAWING NO. 506 LAKE ELMO



PLAN VIEWS



SECTION A–A



ELEVATION

NOTES:

TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ALL STATE AGENCIES ARE REQUIRED TO UTILIZE THIS STANDARD PLATE. MODIFICATIONS ARE ALLOWED PROVIDED THEY MEET PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). LOCAL AGENCIES ARE REQUIRED TO ADOPT SIMILAR DESIGNS.

SHARED-USE PATHS SHALL HAVE DETECTABLE WARNINGS ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD. DETECTABLE WARNINGS ARE NOT TO BE USED ON SIDEWALKS OR PATHS WHEN CROSSING ALLEYS OR RESIDENTIAL DRIVEWAYS. DETECTABLE WARNINGS SHOULD BE USED WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.

SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN. (AS OPPOSED TO A RELATIVE SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT.)

NO SIGNAL POLES, SIGN POSTS, CABINETS, OR OTHER OBSTRUCTIONS ARE ALLOWED IN THE RAMP OR PATH OF TRAVEL.

1/2-INCH EXPANSION JOINT. 1/2-INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.

PROVIDE A 4' X 4' MINIMUM LANDING. SEE PLANS FOR PROPOSED RUNNING SLOPE AND CROSS SLOPE, NEITHER OF WHICH MAY EXCEED 0.02 FT./FT. AS CONSTRUCTED.

PLACE THE DETECTABLE WARNING AT THE BACK OF CURB. WHEN THE DETECTABLE WARNING SYSTEM IS A PREFORMED RECTANGLE PLACED AT THE BACK OF A RADIAL CURB LINE, HAND FORM THE CURB TO FILL THE GAP. DETECTABLE WARNING AREA SHALL BE 2' 0" MIN. IN THE DIRECTION PERPENDICULAR TO THE GRADE BREAK AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP.

WHERE RADIAL WARNING SURFACES ARE USED OR IN OTHER CIRCUMSTANCES WHERE THE EDGE OF THE WARNING SURFACE IS NOT PARALLEL TO THE EDGE OF THE CURB RAMP PATH OF TRAVEL, THE EDGE OF THE DETECTABLE WARNING SURFACE SHOULD NEVER BE MORE THAN 3 INCHES FROM THE EDGE OF THE RAMP. DETECTABLE WARNING AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, ROADWAY, OR WALKWAY, EITHER LIGHT ON DARK OR DARK ON LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.

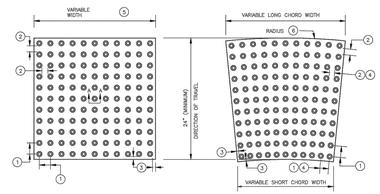
CROSS SLOPE OF THE RAMP MAY NOT EXCEED 0.02 FT./FT. AS CONSTRUCTED.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

PEDESTRIAN CURB RAMP

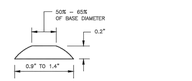
FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 507 LAKE ELMO



RECTANGULAR PLATES

RADIAL PLATES



SECTION A–A
TRUNCATED DOME

TYPICAL RADIAL
TRUNCATED DOME PLATES

RADIUS (TEXT) 7	LONG CHORD WIDTH (INCHES)	SQ. FT. PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23–1/2	3.53	8
15	18–13/16	2.93	15
15	23–1/2	3.67	12
20	18–13/16	3.00	20
20	18–7/8	2.98	20
25	20–1/2	3.28	23
25	23–9/16	3.77	20
30	22–5/8	3.65	25
35	22	3.56	30

NOTES:

DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.

DETECTABLE WARNINGS ARE REQUIRED:
- –WHERE RAMPS, LANDINGS, OR BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
- –WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.
- –AT PEDESTRIAN RAILWAY CROSSINGS.
- –ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.

DETECTABLE WARNINGS SHALL EXTEND:
- –A MIN. OF 2' 0" IN THE DIRECTION OF TRAVEL.
- –THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION, WITHIN 3" OF FULL WIDTH ON EITHER END.
- –THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, ROADWAY, OR WALKWAY, EITHER A LIGHT-ON-DARK OR DARK-ON-LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.

TRUNCATED DOME PANELS SHALL BE FROM MNDOT'S APPROVED/QUALIFIED PRODUCT LISTS. PANELS SHALL BE CAST IRON.

DETECTABLE WARNING SURFACE SHALL BE PAID FOR AS TRUNCATED DOMES BY THE SQUARE FOOT.

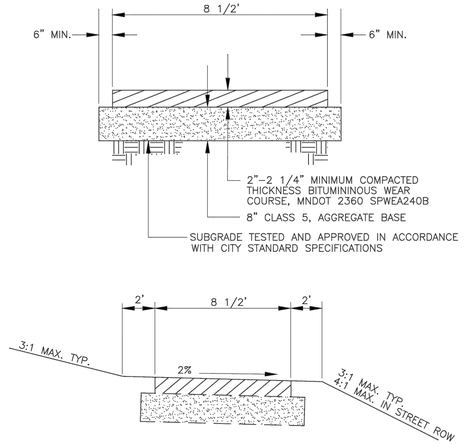
ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

1. CENTER TO CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
2. BASE TO BASE DOME SPACING: 0.65" MINIMUM.
3. DOME BASE TO PLATE EDGE SPACING: 0.35" MINIMUM, 0.75" MAXIMUM.
4. SPACING VARIES ON RADIAL PLATES.
5. TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.
6. ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
7. TYPICAL RADII. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

DETECTABLE WARNING SURFACE– TRUNCATED DOMES

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 508 LAKE ELMO



NOTE
1. BITUMINOUS TRAILS SHALL HAVE CONCRETE PED RAMPS AT ALL STREET INTESECTIONS.
2. PROVIDE 2% CROSS-SLOPE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM TRAIL SURFACE THROUGHOUT LENGTH OF TRAIL.

BICYCLE–PEDESTRIAN PATH

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 509 LAKE ELMO

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 08-06-2014

Revisions

Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

CITY DETAILS

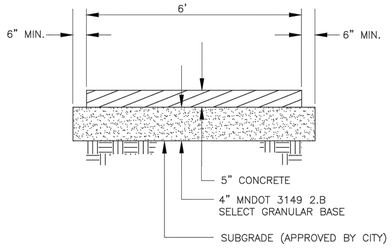
RYLAND HOMES
7599 ANAGRAM DRIVE
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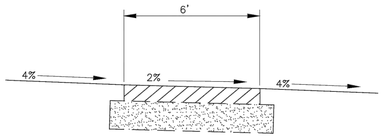
HUNTERS CROSSING
LAKE ELMO, MINNESOTA

01-ENG-113105-SHEET-DTLS

19 OF 23

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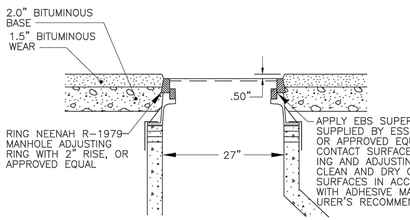
NOTE
1. SIDEWALKS SHALL HAVE CONCRETE PED RAMPS AT ALL STREET INTESECTIONS.
2. PROVIDE 2% CROSS-SLOPE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM SIDEWALK THROUGHOUT LENGTH OF WALK.

CONCRETE SIDEWALK

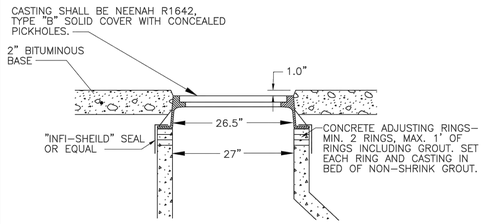
FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO. 510 LAKE ELMO



BITUMINOUS WEAR COURSE ADJACENT DETAIL
NOT TO SCALE



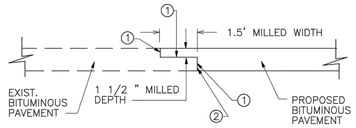
BITUMINOUS BASE COURSE ADJACENT DETAIL
NOT TO SCALE

MANHOLE CASTING ADJUSTMENT

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO. 511 LAKE ELMO



MILLED LAP JOINT SHALL BE CONSTRUCTED WHERE MATCHING INTO EXISTING BITUMINOUS PAVEMENT. MILL IMMEDIATELY PRIOR TO CONSTRUCTING BITUMINOUS WEARING COURSE.

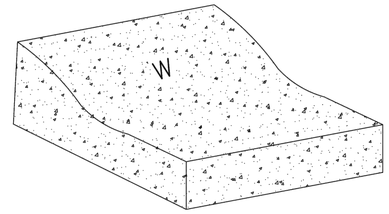
NOTES:
1. APPLY BITUMINOUS TACK COAT, MnDOT SPEC. 2357.
2. SAW BITUMINOUS PAVEMENT FULL DEPTH TO ESTABLISH A NEAT LINE FROM WHICH TO EXTEND THE NEW WORK.

MILLED LAP JOINT

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO. 512 LAKE ELMO



W-RELATIVE CURB STOP LOCATION

NOTES:
1. CURB MARKERS ARE AVAILABLE FROM CITY HALL WITH A DEPOSIT.
2. CURB MARKINGS SHALL BE POSITIONED IN THE FACE OF THE CURB, WHILE THE CONCRETE IS IN A PLASTIC STATE, PERPENDICULAR TO THE LOCATION OF CURB STOPS.
3. WHERE B6XX CURB IS USED, PLACE CURB MARKING ON FACE OF CURB.

CONCRETE CURB MARKING
(FOR CURB STOPS)

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO. 513 LAKE ELMO

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 BLANIKET 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

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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 Engineer under the laws of the State of Minnesota
Name Paul J. Cherne
Reg. No. 19860 Date 08-06-2014

Revisions

Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

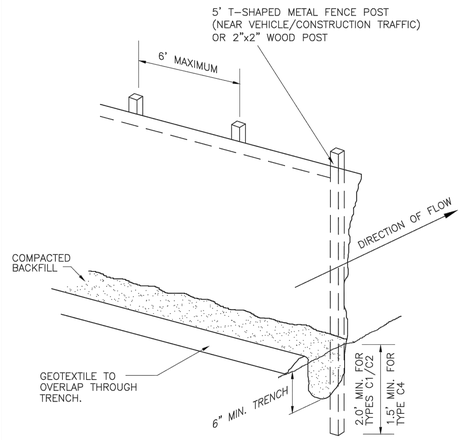
CITY DETAILS

RYLAND HOMES
7599 ANAGRAM DRIVE
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HUNTERS CROSSING
LAKE ELMO, MINNESOTA

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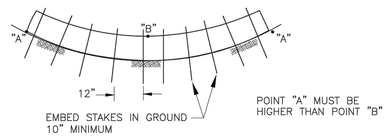
NOTE : –SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT2573.3, TYPE C1/C2 NEAR VEHICLE/CONSTRUCTION TRAFFIC, TYPE C4 AT ALL OTHER LOCATIONS.
–MATERIALS SHALL CONFORM TO MNDOT 3886.

SILT FENCE

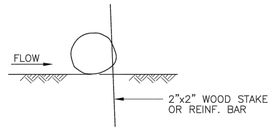
FEBRUARY 2013

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.

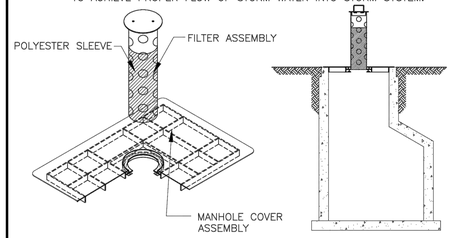
DITCH CHECK (FIBER ROLL)

FEBRUARY 2013

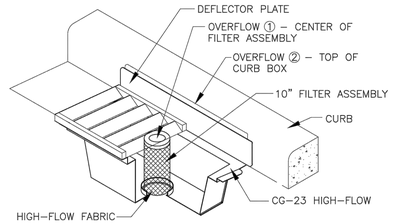
CITY OF LAKE ELMO

STANDARD DRAWING NO. 603 LAKE ELMO

NOTE: MAINTAIN AND CLEAN OUT DEVICES AS NECESSARY TO ACHIEVE PROPER FLOW OF STORM WATER INTO STORM SYSTEM.



WIMCO RD-23 OR APPROVED EQUAL



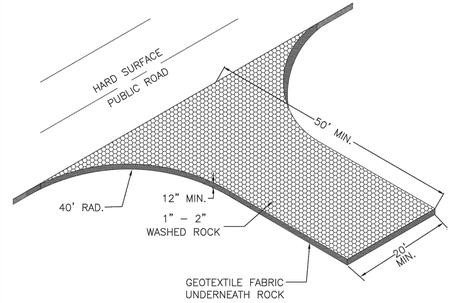
WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

SEDIMENT CONTROL AROUND STORM SEWER INLET

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO. 604 LAKE ELMO



NOTES:

① MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.

② A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

③ CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.

④ CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.

⑤ REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO. 605 LAKE ELMO

1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
2. ALL SIGNS MUST MEET MMUTCD.
3. ALL SIGN SHEATHING TO BE HIGH INTENSITY DIAMOND GRADE.
4. SIGN POSTS TO BE UNPAINTED GALVANIZED METAL, 2.75 LBS/FT.
5. CITY TO FURNISH AND INSTALL STREET SIGNS.
6. POLY PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT SYMBOLS.
7. PAINT FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR WHITE AND YELLOW, THREE MINUTE DRY, ALKYD TRAFFIC PAINTS".

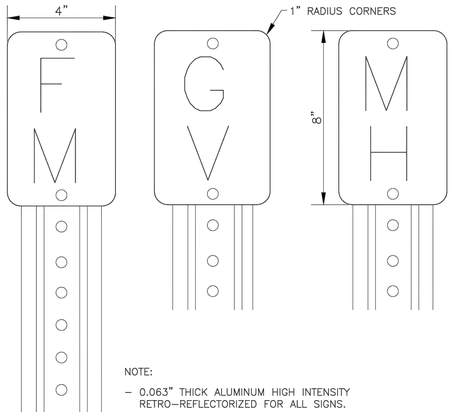
STANDARD PLAN NOTES

SIGNING/PAVEMENT MARKINGS/LIGHTING PLANS

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO. 700A LAKE ELMO



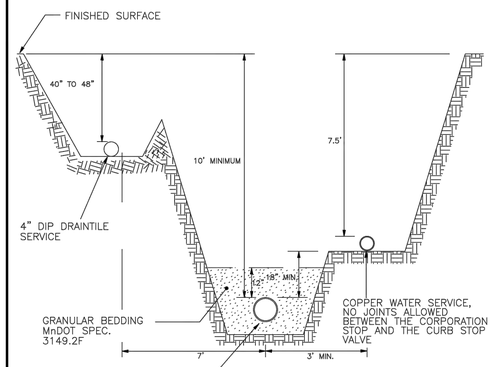
NOTE:
- 0.063" THICK ALUMINUM HIGH INTENSITY RETRO-REFLECTORIZED FOR ALL SIGNS.
- BLACK LETTERS ON WHITE BACKGROUND FOR MANHOLE.
- WHITE LETTERS ON BLUE BACKGROUND FOR GATE VALVE.
- WHITE LETTERS ON GREEN BACKGROUND FOR FORCEMAIN – "FM".
- U-CHANNEL POST, MINIMUM 3.0 LB./FT., 7.5' LONG, GALVANIZED & BURIED 2.5'.
- PLACE MARKERS AT ALL OFF ROAD MANHOLES AND GATE VALVES.

OFF ROAD STRUCTURE MARKERS

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO. 705 LAKE ELMO



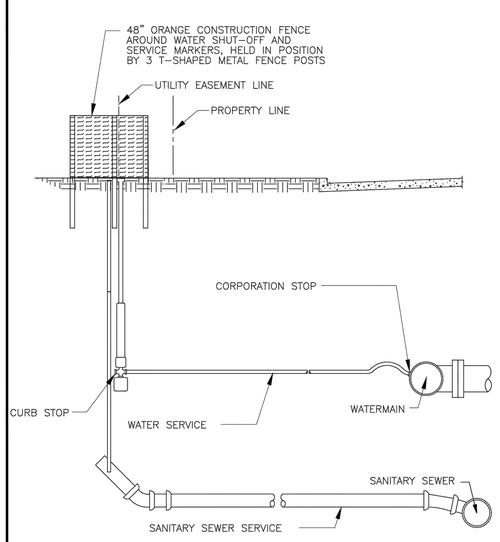
NOTE: IF 18" OF VERTICAL SEPARATION BETWEEN THE SANITARY SERVICE AND WATER SERVICE CAN NOT BE MAINTAINED 10' OF HORIZONTAL SEPARATION IS REQUIRED.

SANITARY, WATER & DRAIN TILE SERVICE INSTALLATION

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO. 712 LAKE ELMO



TYPICAL SERVICE PROTECTION

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO. 713 LAKE ELMO

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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 08-06-2014

Revisions

Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

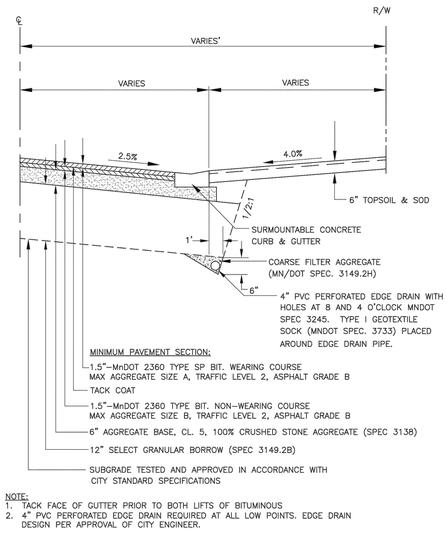
CITY DETAILS

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

01-ENG-113105-SHEET-DTLS

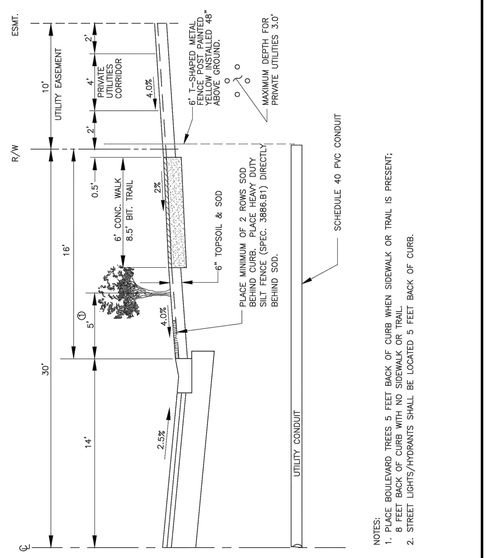
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TYPICAL LOCAL RESIDENTIAL STREET SECTION
(MINIMUM 7–TON DESIGN)

FEBRUARY 2013

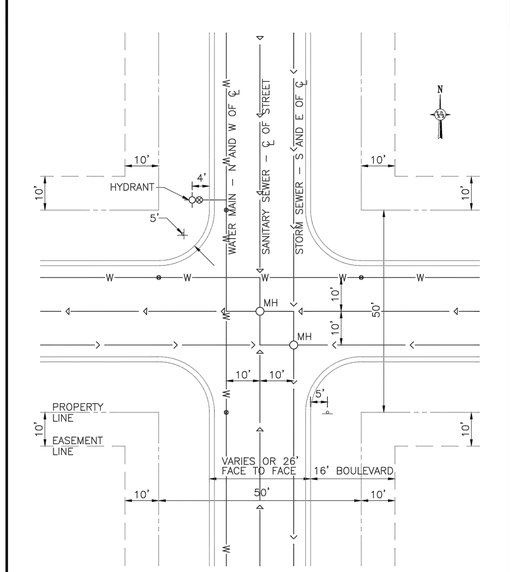
CITY OF LAKE ELMO — STANDARD DRAWING NO. 801 — LAKE ELMO



TYPICAL RIGHT OF WAY LAYOUT

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 805 — LAKE ELMO



URBAN STREET UTILITY LOCATION

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 806 — LAKE ELMO

1. PROVIDE AND INSTALL PLANT MATERIALS THAT MEET SPECIFICATIONS AND ARE OF THE SIZE, TYPE AND SPECIES GIVEN IN THE PLANT SCHEDULE OR SHOWN ON THE PLANS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE, IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SCALE SHALL TAKE PRECEDENCE.
3. NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
4. ALL PLANT MATERIALS TO BE SPECIMEN GRADE, MINNESOTA–GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   - ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS.
   - ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   - ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   - ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   - CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
5. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSIZ 60.1) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED, AND SHALL BE INSTALLED PER ANS NURSERY PLANTING PRACTICES.
6. CONTRACTOR SHALL CONTACT GOPHER STATE "ONE CALL" (651–454–0002) TO VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANTING AND PLANT MATERIAL DELIVERY.
7. PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL AT THE SITE.
8. ALL AREAS NOT SPECIFICALLY SHOWN AS PLANTED IN OTHER LANDSCAPE MATERIALS AND ALL SLOPES AND ON–SITE AREAS DISTURBED BY CONSTRUCTION, SHALL BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED AND ACCEPTED BY THE CITY.
9. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANTINGS, INCLUDING MULCHING, MOWING, WATERING, AND PRUNING UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED.
10. ALL BOULEVARD AREAS AND AREAS DISTURBED ADJACENT TO THE SITE SHALL BE REPAIRED, REPLACED, OR CORRECTED BY THE CONTRACTOR WITH QUALITY LAWN SOD.
11. PLANT MATERIALS SHALL BE SUBJECT TO A FULL ONE–YEAR WARRANTY BEGINNING UPON FINAL WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE MATERIALS SHALL BE REPLACED, AND REPLACEMENT MATERIALS SHALL RECEIVE A FULL ONE–YEAR WARRANTY FROM THE REPLACEMENT PLANTING DATE.
12. TREES SHALL BE FURTHER WARRANTED TO REMAIN UPRIGHT FOR A FULL TWO–YEAR PERIOD.

STANDARD PLAN NOTES
LANDSCAPE PLANS

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 900A — LAKE ELMO

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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 08-06-2014.

Revisions

Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

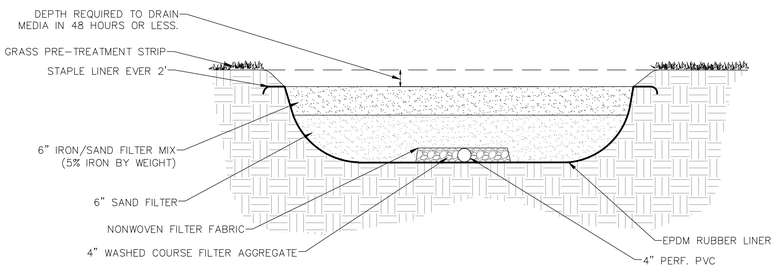
CITY DETAILS

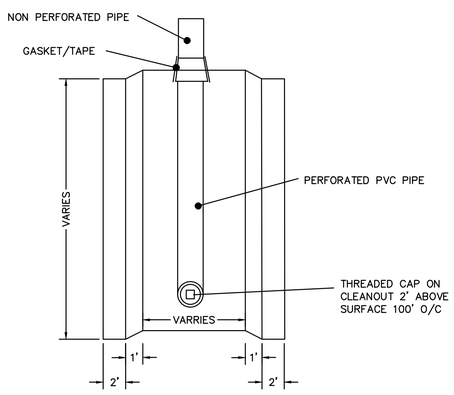
RYLAND HOMES
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LAKE ELMO, MINNESOTA

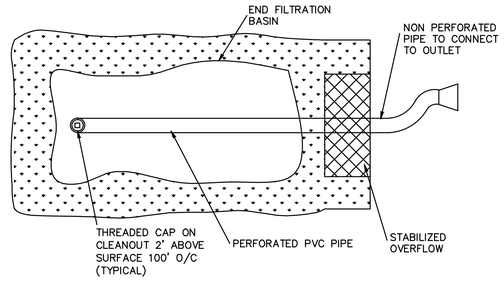
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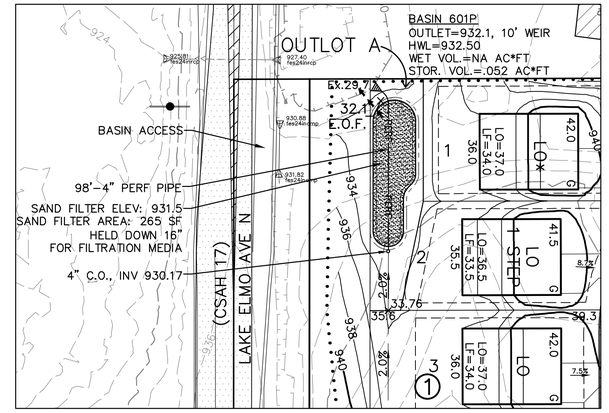
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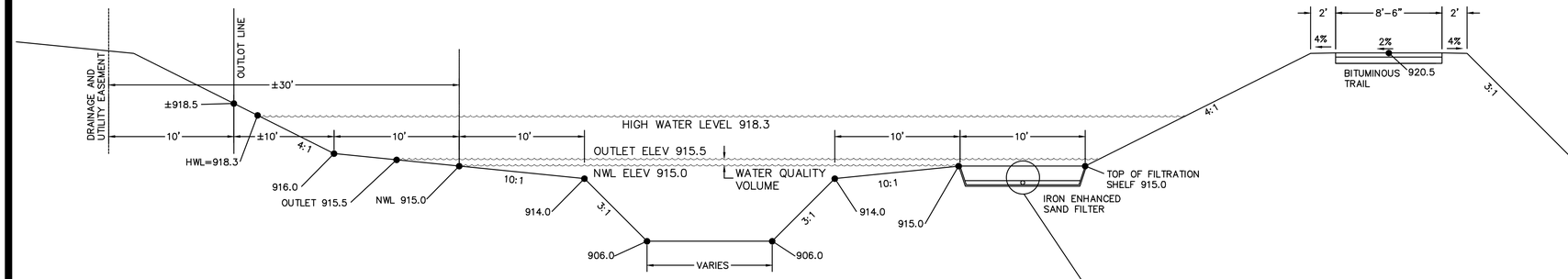
TOP VIEW

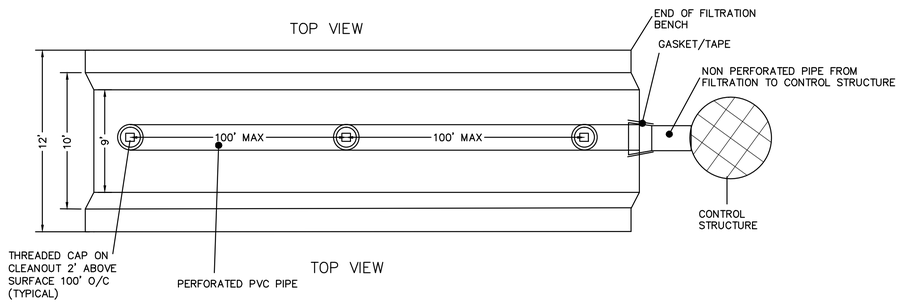


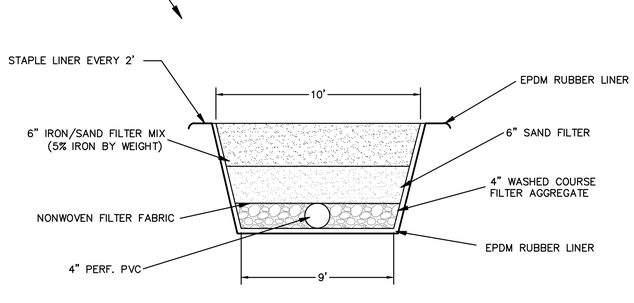


BASIN WITH IRON ENHANCED SAND FILTER SECTION (OUTLOT A)

N.T.S.

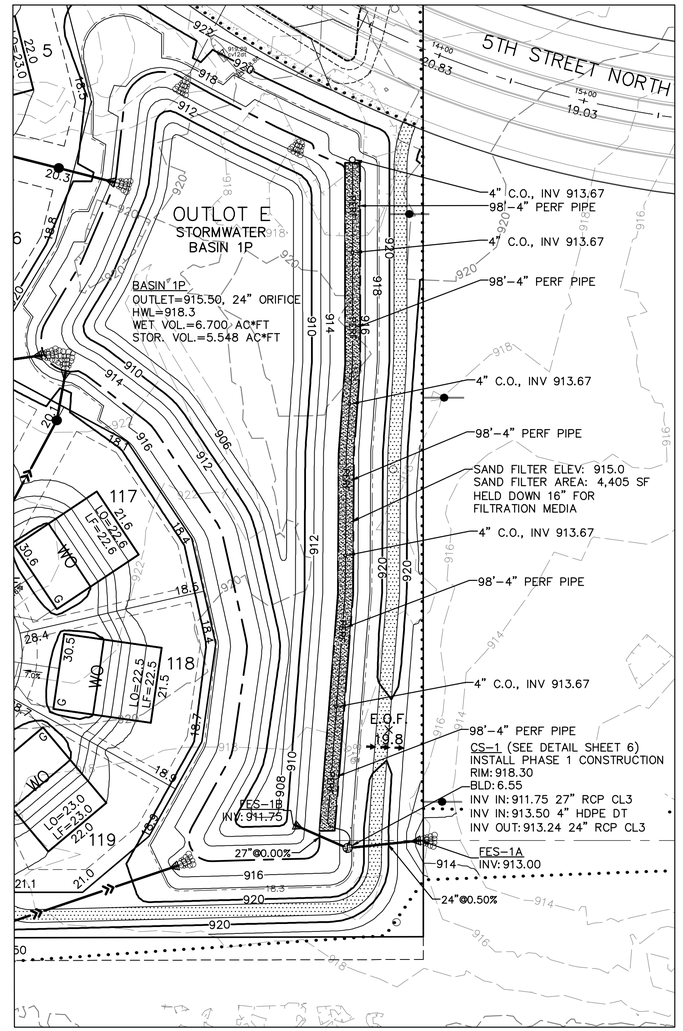


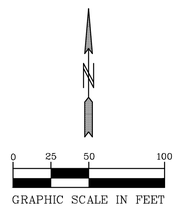




POND SECTION WITH IRON ENHANCED SAND FILTER (OUTLOT E)

N.T.S.





01-ENG-113105-SHEET-DTLS-FILT

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Name Paul J. Cherne
Reg. No. 19860 Date 08-06-2014

Revisions

Date	08-06-2014
Designed	PJC/KAW
Drawn	KAW/AJR

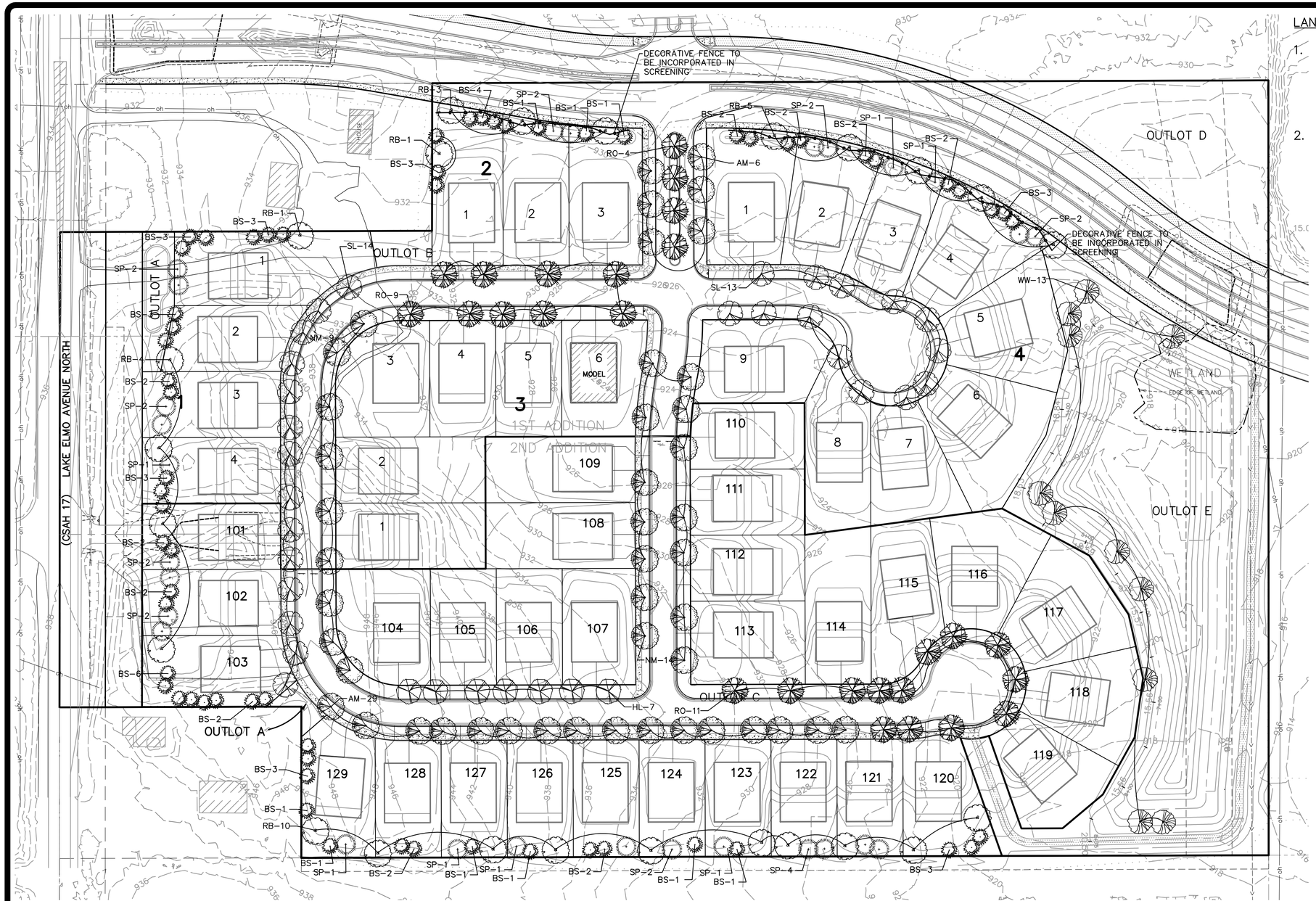
IRON ENHANCED SAND FILTER PLAN
PHASE 3 - SITE CLOSEOUT

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

23 OF 23

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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"

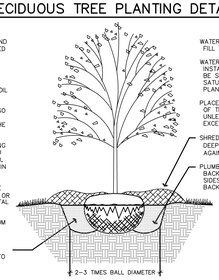
TOTAL INCHES REQUIRED FOR MITIGATION: 269"

LANDSCAPE SUMMARY:

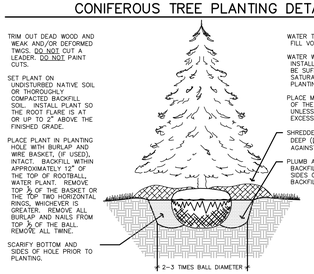
TOTAL TREES REQUIRED:		
STREET FRONTAGE REQUIREMENT:	98	(245")
DEVELOPED ACREAGE REQUIREMENT:	108	(270")
MITIGATION:		(269")
TOTAL INCHES REQUIRED:		(515")
*DEVELOPED ACREAGE REQUIREMENT USED TOWARD MITIGATION REQUIREMENT.		
TOTAL TREES PROPOSED:		
DECIDUOUS (2.5" EACH):	140	(350")
EVERGREEN (6' EQUIV. TO 3" EACH):	90	(270")
TOTAL:	230	(620")

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
	OVERSTORY TREES		
AM	AUTUMN BLAZE MAPLE/ACER X FREEMANI 'AUTUMN BLAZE'	2.5" B&B	22
SL	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	27
HL	THORNLESS HONEYLOCUST/GLEDITSIA TRACANTHOS VAR INERMIS	2.5" B&B	7
RB	RIVER BIRCH/BETULA NIGRA	10' B&B	24
NM	NORTHWOODS RED MAPLE/ACER RUBRUM	2.5" B&B	23
RO	RED OAK/QUERCUS RUBRA	2.5" B&B	26
WW	WHITE WILLOW/ SALIX ALBA 'NIOBE'	2.5" B&B	11
	EVERGREEN TREES		
BS	BLACK HILLS SPRUCE/PICEA GLAUCA DENSATA	6' B&B	63
SP	SCOTCH PINE/PINUS SYLVESTRUS	6' B&B	27

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 DESCREPANCY 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.

01-PLAN-113105-SHEET-LAND

0 30 60 120
GRAPHIC SCALE IN FEET

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Name Jennifer L. Thompson
Reg. No. 44763 Date

Revisions

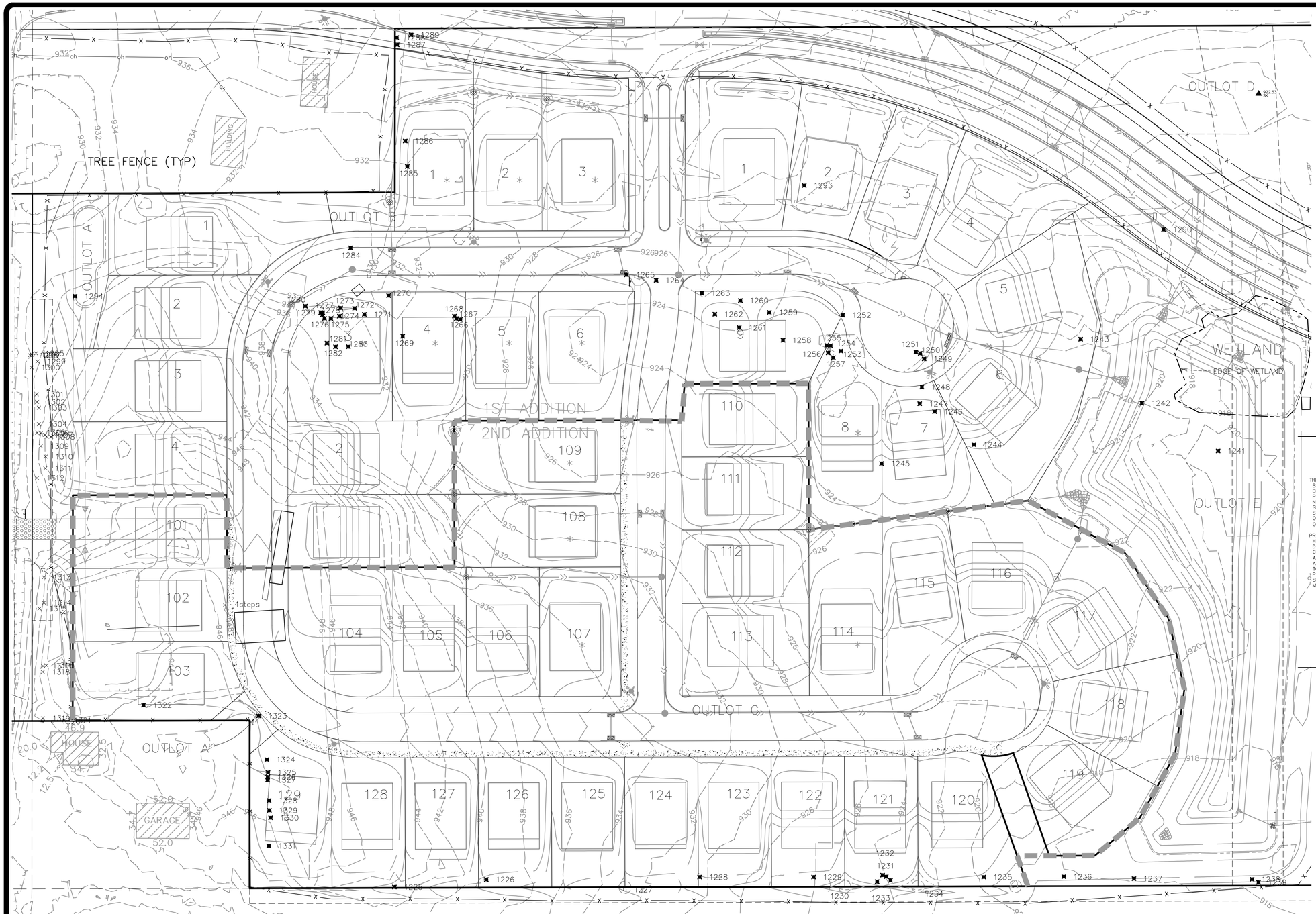
Date	08-08-2014
Designed	TML/jlt
Drawn	TML/jlt

LANDSCAPE PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

L1 OF 1



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

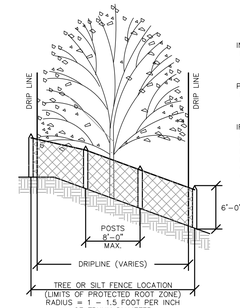
SEE DOCUMENT TITLED "HUNTERS CROSSING TREE INVENTORY" FOR A DETAILED TREE INVENTORY
SEE SHEET L1 FOR LANDSCAPE PLAN

TREE PROTECTION DETAIL

NOT TO SCALE

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

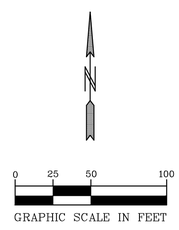
PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.



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

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Reg. No. 44763 Date

Revisions

Date	08-08-2014
Designed	TML
Drawn	TML

TREE PRESERVATION PLAN

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING
LAKE ELMO, MINNESOTA

T1 OF 1

01-PLAN-113105-SHEET-TREE

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
REGULAR
ITEM# **20**

AGENDA ITEM: Savona 2nd Addition Residential Subdivision – Final Plat

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner

POLICY RECCOMENDER: The Planning Commission is recommending that the City Council approve a final plat request from Lennar Corporation for the second phase of a planned 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within the City's I-94 corridor planning area. The final plat will include 47 single-family lots and 22 single-family attached units (townhouses) all of which will be accessed via an initial extension of the 5th Street Parkway off of Keats Avenue.

The Planning Commission considered the final plat at its September 8, 2014 meeting and a summary of the Commission's report and recommendation are included below.

FISCAL IMPACT: TBD – the City will be asked to review a developer's agreement concerning the final plat at its September 8, 2014 meeting. The agreement will include a detailed accounting of any development costs that will be the responsibility of the City. The subdivision is included in the Section 34 utility project area, and therefore the developer is being assessed for the costs of the project to bring sewer and water to the site.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a final plat request from Lennar Corporation for approval of a final plat for the second phase of the Savona residential development. The final plat includes 47 single-family residential lots, 22 single-family attached townhouse units, and the related construction plans for the improvements necessary to serve these homes. The City Council approved the Savona Preliminary Plat on August 6, 2013, which covered approximately 113 acres of land within the I-94 Corridor planning area. There are 310 single family and multi-family residential units planned within the entire subdivision, and the final plat covers only a portion of the overall total of units that will eventually be platted.

The Planning Commission considered this matter at its August 25th and September 8th meetings and recommended approval of the final plat as presented and subject to conditions of approval.

The suggested motion to adopt the Planning Commission recommendation is as follows:

"Move to adopt Resolution No. 2014-76 approving the final plat for Savona 2nd Addition"

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The Planning Commission considered the final plat at its August 25th meeting, and postponed taking action on the final plan at this time in order to give the developer additional time to address some of the more significant outstanding issues associated with the plat. In particular, the Commission requested that the developer address deficiencies with the landscape plan and the required buffer around the adjacent subdivision. The developer updated the plat and subdivision plans and resubmitted this information for Planning Commission review at its September 8th Meeting. The Commission did make a recommendation to the City Council concerning an associated request for a Conditional Use Permit (to allow the use of private roads within the townhouse area), and the CUP was approved by the City Council at its last meeting.

In order to provide the City Council with a complete description of the information considered by the Planning Commission, Staff has attached the detailed reports submitted for both the meetings at which the Planning Commission considered the final plat. These reports include detailed information concerning the final plat in addition to the staff review and analysis of the request. Any updated plans that were submitted by the applicant in between Commission meetings have been integrated into the final plan set as attached to this report.

The preliminary plat was approved by the City Council on August 6, 2013, and this approval included a series of conditions that must be met by the applicant. In response to these conditions, the applicant prepared a revised set of preliminary development plans that addressed the outstanding issues and changes that were requested by the City. Included in the Staff analysis is a line-by-line review of the conditions attached to the preliminary plat.

At its September 8, 2014 meeting the Planning Commission recommended approval of the final plat for Savona 2nd Addition with some modifications to one of the conditions as drafted by Staff. On particular, the Commission wanted to make sure that the future townhouse area was managed by a separate homeowner's association and that any such associations complied with

all applicable state legal requirements. The Commission's revisions are included in the attached resolution of approval.

The Planning Commission adopted a motion to recommend approval of the final plat consistent with the findings as noted in the attached Resolution No. 2014-076 and including all conditions of approval as listed in the resolution. The motion passed unanimously (7 ayes and 0 nays).

BACKGROUND INFORMATION (SWOT):

Strengths	• The proposed plat is consistent with preliminary plat subject to the conditions being recommended by Staff and the Planning Commission.
Weaknesses	• Several conditions of approval must be met by the applicant, including revisions to the final construction plans to address comments from the City Engineer.
Opportunities	• The developer has indicated that sales in the first addition have exceeded their expectations, and that the 2nd Addition final plat will allow them to respond to the current market conditions.
Threats	• The developer is still working with the adjacent property owner to determine the most appropriate mechanism for dedicating and building the necessary extension of 5th Street.

RECOMMENDATION: The Planning Commission and Staff are recommending that the City Council approve the final plat for Savona 2nd Addition with 8 conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

"Move to adopt Resolution No. 2014-76 approving the final plat for Savona 2nd Addition"

ATTACHMENTS:

1. Resolution No. 2014-76
2. Planning Commission Staff Report – 9/8/14
3. Planning Commission Staff Report – 8/25/14
4. Application Forms
5. City Engineer Review Letter
6. Landscape Architecture Review Comments
7. Savona 2nd Addition Final Plat (Revised)
8. Construction Plans: Grading, Drainage, and Erosion Control
9. Construction Plans: Sanitary Sewer, Water Main, Storm Sewer and Streets (Revised)
10. Savona 2nd Addition Landscape Plans (Revised)
11. Final Site Plan – Townhome Area
12. Townhouse Area Grading, Drainage, and Erosion Control Plan
13. Proposed Drainage and Utility Easement
14. Proposed Permanent Public Street Easement Agreement

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2014-76

A RESOLUTION APPROVING A FINAL PLAT FOR SAVONA 2ND ADDITION

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

WHEREAS, U.S. Home Corporation (d/b/a Lennar), 16305 36th Avenue North, Suite 600, Plymouth, MN (Applicant) has submitted an application to the City of Lake Elmo (City) for a Final Plat for Savona 2nd Addition, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on July 22, 2013 to consider the Savona Preliminary Plat and continued discussion on the Preliminary Plat until its July 29, 2013 meeting; 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 for the August 6, 2013 City 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 request at its August 6, 2013 meeting and adopted Resolution No. 2013-064 approving the Preliminary Plat; and

WHEREAS, the Lake Elmo Planning Commission met on August 25, 2014 and September 8, 2014 to review the Final Plat for Savona 2nd Addition consisting of 45 single-family detached residential lots and 22 single family attached residential units; and

WHEREAS, on September 8, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Final Plat for Savona 2nd Addition with conditions; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the Final Plat for Savona 2nd Addition at a meeting held on September 16, 2014; and

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 Final Plat is found in the Lake Elmo City Code, Section 153.08.

2) That all the requirements of said City Code Section 153.07 related to the Final Plat have been met by the Applicant.

3) That the proposed Final Plat for Savona 2nd Addition consists of the creation of 45 single-family detached residential lots and 22 single-family attached residential units.

4) That the Savona 2nd Addition Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on August 8, 2013 and revised on November 25, 2013.

5) That the Savona 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

6) That the Savona 2nd Addition Final Plat complies with the City's Urban Low Density Residential (LDR) and Urban Medium Density Residential (MDR) zoning district regulations.

7) That the Savona 2nd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, with the exception of the items identified in the August 25, 2014 and September 8, 2014 Staff reports to the Planning Commission.

8) That the Savona 2nd Addition Final Plat complies with the City's subdivision ordinance.

9) That the Savona 2nd Addition Final Plat is consistent with the City's engineering standards with the plan revisions requested by the City Engineer in his review comments to the City dated August 21, 2014.

CONCLUSIONS AND DECISION

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Final Plat for Savona 2nd Addition subject to the following conditions:

1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in review memo dated 8/21/14 shall be incorporated into these documents before they are approved.

2) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council

that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.

3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.

4) A Common Interest Agreement concerning management of the common areas of Savona and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant must create a separate agreement for the single-family attached lots. Said agreements shall comply with Minnesota Statues 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The applicant shall also 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

5) Any final plat for future townhouses will take into account land previously credited as parkland, and will not reduce the size of any area that was depicted for park land on the preliminary plat.

6) The developer shall revise the final landscape plan to address comments from the City's landscape architect dated September 4, 2014.

7) The developer shall provide written authorization from the property owner to the south of Savona 2nd Addition to allow the proposed drainage improvements and discharge of storm water on to their property. In conjunction with this permission, the proposed drainage and utility easement across this site shall be recorded with the Washington County Recorder's office. As an alternative, the final plat maybe updated to include a drainage and utility easement across this property.

8) The construction plans must be updated to include all portions of 5th Street adjacent to the subdivision that will, at a minimum, extend the current limits of 5th Street west beyond Junco Road North. The developer shall update the final plat to include the portion of the 5th Street right-of-way necessary to meet the associated construction limits for Savona 2nd Addition west of Junco Road North.

Passed and duly adopted this 16th day of September 2014 by the City Council of the City of Lake Elmo, Minnesota.

_____

Mike Pearson, Mayor

ATTEST:

_____

Adam Bell, City Clerk

PLANNING COMMISSION
DATE: 9/8/14
AGENDA ITEM: 5A – BUSINESS ITEM
CASE # 2014-41

ITEM: Savona 2nd Addition Residential Subdivision – Final Plat

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to continue its discussion concerning a Final Plat request from Lennar Corporation for the second phase of a planned 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within Stage 1 of the City's I-94 Corridor Planning Area. Based on feedback from the Planning Commission at its last meeting, the developer has updated certain aspects of the final plat and final construction plans to address specific comments from the Commission. The plat now includes 45 single-family lots (down from 47) and 22 single-family attached units, all of which will be accessed via an initial extension of the 5th Street Parkway off of Keats Avenue. Upon receipt of the Planning Commission's recommendation, the City Council approved the Conditional Use Permit to allow single-family attached units that are accessed via a private road at its September 2, 2014 meeting.

In the interest of conserving paper, Staff is not reproducing any materials from the last meeting that have not been updated for the September 8th meeting. The following report notes the specific changes that have been provided by the applicant, but does not restate previous Staff review comments included with the previous packet. A complete copy of the previous packet is available upon request.

Staff is recommending approval of the Final Plat subject to compliance with a series of conditions as listed in this report. The list of conditions has been updated and reduced in number to reflect the revised plans and submission of additional information by the applicant.

REVIEW AND ANALYSIS (UPDATE)

Since the last Planning Commission meeting, the applicant has prepared a revised final plat, updated landscape plan, and revised sanitary sewer, water main, storm sewer, and streets plan. In addition, the City's landscape architecture consultant has been able to review the landscape plan for Savona 2nd Addition and had drafted review comments for consideration by the Planning Commission. The changes that have been made include the following:

1) The City Attorney has reviewed the title work for the site and has found that the developer has fee interest in the project and the plat can be recorded as submitted. Condition #2 as previously recommended is no longer needed with this action.

2) The final plat has been revised to eliminate two lots in the extreme northwestern portion of the site that were previously located within the 100-foot buffer from the adjacent residential development. These lots are now platted as "Outlot Q", and could be replatted in the future into two buildable lots provided the applicant secures a trail/open space easement from the adjoining property owner. This action eliminates the need for Condition #7 in the previous Staff report.

3) The partial trail improvements within Outlot A have not been included in the final construction plans based on a mutual agreement between City Staff and the developer that this trail segment should be built as part of future additions. In addition, leaving this trail off of the plans is also appropriate due to the creation of Outlot Q, since any homes within the Outlot will not be constructed (if at all) until a later addition. This update to the plans addresses Condition #8.

4) The street and utility plans have been updated to add a sidewalk along the eastern side of James Avenue, which will connect to a planned sidewalk with the Hammes West subdivision. The addition of this sidewalk to the plans addresses Condition #9 from the previous meeting.

5) The landscape plans have been revised to reflect the additional sidewalk and to add tree protective fencing to the plan. The updated plans will allow Condition #10 from the previous Staff report to be eliminated.

6) The City's landscape architect has reviewed the landscape plans and submitted the attached review comments for consideration by the Planning Commission. With this review completed, Condition #11 can be revised.

In addition to the revisions listed above, the applicant has indicated that the new single-family lots will be annexed into the Homeowner's Association for the first addition, which has been previously reviewed by the City. The townhouses will be subject to a separate association in order to deal with issues unique to this portion of the plat (i.e. private roads). At the request of a member of the Commission, the City Attorney has been asked to address additional questions regarding the structure and provisions of the HOA documents. Staff will provide an update concerning these questions if it is available prior to the meeting. The previous condition related to this matter is a very standard condition for these types of developments, and ensures that the appropriate HOA documents are filed with the County once the plat has been recorded.

Based on the above Staff report and analysis, including all staff review comments and materials concerning the Savona 2nd Addition final plat submitted to the Commission as part of the Commission's August 25, 2014 meeting, Staff is recommending approval of the final plat with a revised list of conditions consistent with the comments noted above. The conditions are intended to address any outstanding issues and to further clarify the City's expectations in order for the developer to proceed with the recording of the final plat. The recommended conditions are as follows:

Recommended Conditions of Approval:

1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications

to the plans requested by the City Engineer in review memo dated 8/21/14 shall be incorporated into these documents before they are approved.

2) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.

3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.

4) A Common Interest Agreement concerning management of the common areas of Savona and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also 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

5) Any final plat for future townhouses will take into account land previously credited as parkland, and will not reduce the size of any area that was depicted for park land on the preliminary plat.

6) The developer shall revise the final landscape plan to address comments from the City's landscape architect dated September 4, 2014.

7) The developer shall provide written authorization from the property owner to the south of Savona 2nd Addition to allow the proposed drainage improvements and discharge of storm water on to their property. In conjunction with this permission, the proposed drainage and utility easement across this site shall be recorded with the Washington County Recorder's office. As an alternative, the final plat maybe updated to include a drainage and utility easement across this property.

8) The construction plans must be updated to include all portions of 5th Street adjacent to the subdivision that will, at a minimum, extend the current limits of 5th Street west beyond Junco Road North. The developer shall update the final plat to include the portion of the 5th Street right-of-way necessary to meet the associated construction limits for Savona 2nd Addition west of Junco Road North.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Savona 2nd Addition Final Plat:

- That the Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on August 8, 2013 and revised on November 25, 2013.

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

- That the Final Plat complies with the City's Urban Low Density Residential and Medium Density Residential zoning districts.

- That the Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, with the exception of the items identified in the Staff report.

- That the Final Plat complies with the City's subdivision ordinance.

- That the Final Plat is consistent with the City's engineering standards with the plan revisions as requested by the City Engineer.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Final Plat for Savona 2nd Addition with the 8 conditions of approval as listed above. Suggested motion:

"Move to recommend approval of the Savona Final Plat with the 8 conditions of approval as drafted by Staff"

ATTACHMENTS:

1. REVISED – Savona 2nd Addition Final Plat
2. REVISED – Construction Plans: Sanitary Sewer, Water Main, Storm Sewer and Streets
3. REVISED – Savona 2nd Addition Landscape Plans
4. Review Comments – Landscape Architecture, Inc. 9-4-14

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

THE CITY OF
LAKE ELMO

PLANNING COMMISSION
DATE: 8/25/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-41

ITEM: Savona 2nd Addition Residential Subdivision – Final Plat

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Final Plat request from Lennar Corporation for the second phase of a planned 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within Stage 1 of the City's I-94 Corridor Planning Area. The final plat will include 47 single-family lots and 22 single-family attached units, all of which will be accessed via an initial extension of the 5th Street Parkway off of Keats Avenue. The application also includes a request for a Conditional Use Permit to allow single-family attached units that are accessed via a private road. Staff is recommending approval of the request subject to compliance with a series of conditions as listed in this report.

GENERAL INFORMATION

Applicant: U.S. Home Corporation, D/B/A Lennar, 16305 36th Avenue North, Suite 600, Plymouth, MN

Property Owners: U.S. Home Corporation, D/B/A Lennar, 16305 36th Avenue North, Suite 600, Plymouth, MN

Location: Part of Section 34 in Lake Elmo, north of I-94, west of Keats Avenue, and south of Goose Lake. PID Numbers 34.029.21.42.0002; 34.029.21.41.0004

Request: Application for final plat approval of a 69 unit residential subdivision to be named Savona 2nd Addition. Application for a Conditional Use Permit to allow single-family attached units that do not have frontage along a public street.

Existing Land Use and Zoning: Agricultural land, land that has been mass graded for residential development. Current Zoning: LDR and MDR

Surrounding Land Use and Zoning: North – active mining and gravel operation; west, south and east – agricultural land

Comprehensive Plan: Urban Low Density Residential (2.5 – 3.99 units per acre) and Urban Medium Density Residential (4 – 7 units per acre)

History: Sketch Plan review by Planning Commission on 12/10/12. EAW approved by the City Council on 7/2/13. Preliminary Plat approved on 8/6/13. Final Plat for first addition approved on 2/18/14.

Deadline for Action: Application Complete – 7/14/14
60 Day Deadline – 9/14/14
Extension Letter Mailed – No
120 Day Deadline – 11/14/14

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 Lennar Corporation for final plat approval of the second phase of the Savona residential development (Savona 2nd Addition). The final plat includes 47 single family residential lots, 22 single family attached units (townhouses), and the infrastructure necessary to support the future homes on these lots. The City Council approved the Savona Preliminary Plat on August 6, 2013, which covered 113 acres of land within the I-94 Corridor planning area. There are 310 single family and multi-family residential units planned within the entire subdivision, and the final plat covers only a portion of the overall total of units that will eventually be platted. Lennar has finalized its purchase of the land included in the final plat area, and is acting as the sole applicant for this request.

The final plat area represents an extension of the Savona development to the west of the first addition, and will also include the first townhouses to be platted and built as part of the overall development area. The grading plans for the first addition included the lots that are being platted within the second addition; therefore, the attached grading plans propose relatively minor changes to the site conditions at present. Because of revisions to the storm water plan that have been required by the watershed district, there have been some changes to the ponding and infiltration system proposed with the preliminary plat. These changes have required an expansion of the storm water pond located in the extreme southeastern portion of the site along Keats Avenue, and will require the applicant to direct storm water across the neighboring property to the south. The implications of these changes are noted in the review comments below. The applicant has submitted detailed construction plans for related to sanitary sewer, water main, storm sewer, grading, drainage, erosion control, landscaping, and other details that have been reviewed by the City Engineer.

The submitted plans do not include further extension of 5th Street adjacent through the Savona 2nd Addition area, as the applicant and landowner to the south have been working through the best methodology to construct the road. Staff is recommending that such plans for the segment of 5th Street adjacent to 2nd Addition be included as part of the 2nd Addition improvements (Condition #14). In addition, the final plat should be revised to plat the portion of the 5th Street right-of-way necessary to complete the recommended improvements. In order to provide the City with the confidence to move forward with the application, the landowner to the south and the City have drafted a Permanent Public Street Easement Agreement (Attachment #10) for the entire section of 5th Street. This would provide the City the legal access to the entire 5th Street segment to the Boulder Ponds planned development. Staff would recommend that this agreement be executed and recorded as part of the recording of the 2nd Addition Final Plat.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Savona Preliminary Plat did include a series of conditions

that must be met by the applicant, which are addressed in the "Review and Analysis" section below. There are no public hearing requirements for a final plat.

The City's zoning map for all of the area included in the preliminary plat for Savona has been updated to be consistent with the City's Comprehensive Plan. The portions of the plat that are planned for single family detached housing are zoned LDR – Low Density Residential, while the proposed townhouses are located within a MDR – Medium Density Residential Zoning District. As noted in the City's preliminary plat review, the single family and townhouse lots fall within the density ranges allowed in the Comprehensive Plan. Please note that as part of the MDR zoning district requirements, townhouses that do not have frontage on a public street may only be allowed with a Conditional Use Permit (CUP). The townhouses shown in the attached plat will have access to a private road which then connects to a proposed public road that will loop through the portion of the site south of 5th Street. The applicant has therefore requested a Conditional Use Permit along with the final plat in order to permit the proposed townhouse layout. Staff has scheduled a public hearing concerning the CUP portion of the applicant's request.

In order to provide further clarity concerning the future phases of the townhouse area, the applicant has prepared updated plans for the overall townhouse area, which includes updated grading plans for the eastern portion of this area (including the storm water pond along Keats Avenue). While the majority of these plans fall outside of the 2nd Addition area, they do help illustrate that the revisions necessary to accommodate additional storm water improvements in this area can be made while not substantially altering the preliminary plat for the townhouses. Staff has a few general comments about the future townhouse phases that are noted in the following section of this report. Staff has also determined that the CUP request can be made for the entire townhouse area, and that the included map labeled "Final Site Plan – Townhome Area" can be used as the basis for this request.

Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City. The CUP related to the townhouses on private roads is also consistent with the preliminary plat as approved by the City. The developer has previously updated the preliminary plan submissions to comply with the conditions of approval, and the final plat application incorporates these updates as well. Please note that the final plat now includes proposed street names as recommended by the Planning Department.

The City Engineer has reviewed the final plat, and his comments are attached to this report (Attachment #2). Although there are some additional revisions to the final construction plans that will need to be addressed by the applicant, the majority of these revisions can be made before the City releases the final plat for recording. The Engineer does identify issues that could impact the final plat; and Staff is recommending a condition of approval (Condition #1) to address required revisions (with the improvements for 5th Street being the most significant).

REVIEW AND ANALYSIS

The preliminary plat for Savona was approved with several conditions, which are indicated below along with Staff's comments on the status of each. There are additional comments concerning the CUP request following the preliminary plat analysis in addition to any general items and issues that have not otherwise been addressed. Staff is recommending approval of the final plat and Conditional Use Permit, but with additional conditions intended to address the outstanding issues that will require additional review and/or documentation.

Please also note that the applicant provided a response to the preliminary plat conditions with the first addition final plat; this response has not been duplicated for this report.

Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):

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 pay all fees associated with the preliminary plat; c) 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. ***Comments: a) all title work will need to be submitted and reviewed by the City Attorney before an City officials sign the final plat; b) the applicant has submitted an escrow payment related to the preliminary plat application that is being used to cover Staff and consultant expenses related to the City's review; c) a revised preliminary plat and plans has been approved by the City and was found to address all previous comments. The applicant has commenced mass grading of the site with work authorized as part of the first addition grading plans.***

2) The applicant shall dedicate a minimum of 30 feet of land around the "Exception" parcel in the northwest portion of the Savona subdivision to allow for the construction of an eight-foot bituminous trail to the western edge of the subdivision and to allow for sufficient room for drainage and utilities adjacent to "Street A". ***Comments: The preliminary plat and plans have been revised to address this condition. Although the applicant is proposing to use a portion of the street right-of-way for the trail, there is a 30-foot area around all portions of the exception parcel for the trail. This proposed configuration is a reasonable compromise to still provide access to the exception parcel. The 2nd Addition does not include any of the area around the exception parcel.***

3) The applicant shall provide for a minimum green belt/buffer of 100 feet around all of the adjacent Stonegate subdivision, and must revise the preliminary plat in the vicinity of Lots 1 and 2 of Block 10 to properly account for this buffer. ***Comments: The plat has been adjusted in this area, but there are still two lots (Lots 1 and 2, Block 1 of the final plat) that are within 65 feet of the boundary with Stonegate. The preliminary plat notes that the developer will be acquiring a trail/greenway easement from the adjacent property owner to account for the reduced open space setback, but no such easement has been provided with the final plat. Staff has previously found this alternative to be an acceptable approach since it cannot be accomplished without the implicit approval of the effected property owner in Stonegate. If no agreement can be reached between the applicant and neighboring property owner, the final plat for this area will need to account for the buffer. Staff is recommending that as a condition of approval, the developer must either secure an easement as planned or revise the final plat to account for a 100 foot buffer.***

4) The eight-foot bituminous trail located within Outlot A shall be moved off of the property line of the adjacent Stonegate subdivision and shall be designed to continue into the property to the north and to provide a connection to "Street A". ***Comments: The preliminary plans have been updated to address this requirement. The construction plans for 2nd Addition do not show that the trail is part of the planned improvements at this time. Staff is recommending that the public improvements for 2nd Addition include the segment of the trail in this portion of the plat that is located adjacent to or behind Lots 1 and 2 of Block 1 at a minimum, and that they include all of the trail adjacent to the lots in Block 1 if feasible (due to ownership, grading, and other issues).***

5) The trail within the green belt/buffer area is encouraged to be located within the southern one-third or eastern one-third of the buffer and as close as possible to the lots within the Savona subdivision. ***Comments: The preliminary plans have been updated to address this requirement. The applicant has noted that the "design and plans have been revised to shift the trail to the southern portion of the buffer outlot, except as otherwise required due to grading, drainage, and topography challenges. The trail meanders to provide for a pleasant user experience, avoids the existing wetland, and minimizes impacts on property owners on either side". A very small portion of the trail in the 2nd Addition is located along the property boundary.***

6) The sidewalk along "Street A" must continue along this street until its termination point at the northern boundary of the subdivision. ***Comments: The preliminary plans have been updated accordingly, but the final construction plans do not show this sidewalk connection. Staff has added a condition of approval to address this deficiency.***

7) The applicant shall work with the City and Washington County to identify and reserve sufficient space for a future trail corridor along the western right-of-way line of Keats Avenue. ***Comments: A trail alignment is planned for construction as part of the first addition. No trail is planned south of 5th Street.***

8) The landscape plan shall be updated to include tree protection fencing in all areas where grading will be near trees intended for preservation. ***Comments: Tree preservation should be added around existing trees in the western portion of the 2nd Addition.***

9) The landscape 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. ***Comments: Staff has previously reviewed the tree preservation and protection plan and found the plan to be in compliance with the City Code. The proposed boulevard plantings conform to the City's planting requirements for streets. Staff is recommending that the City's landscape architecture consultant review the landscape plan.***

10) Sidewalks shall be required on both sides of the public street providing access to the multi-family housing portion of the subdivision. ***Comments: The preliminary plans have been updated and the final construction plans for the townhouses within 2nd Addition include a sidewalk on both sides of the street.***

11) 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 July 3, 2013. The required improvements shall include, but not be limited to: construction of a new median crossing, closure and restoration of the existing median crossing in this area, continuation of the planned ten-foot bituminous trail through the median, tum lanes, and other improvements as required by the County. ***Comments: This required was addressed with the first addition.***

12) The applicant shall observe all other County requirements as specified in the Washington County review letter dated July 3, 2013. ***Comments: The final construction plans have been revised in response to these comments.***

13) 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 appropriate watershed districts prior to the commencement of any grading or development activity on the site. ***Comments: The applicant has received a permit from the Valley Branch Watershed District (attached) for the grading work proposed in the final plans. This permit includes conditions that must be met prior to the commencement of any grading work on the site. Any revisions to the preliminary plans required by the watershed district are included in the attached plans.***

14) The applicant shall submit revised preliminary plans that incorporate the changes made to the western portion of the preliminary plat, and specifically, the rearrangement of lots around the "Exception" parcel. ***Comments: The revised lot configuration has been included in the updated preliminary plans, this condition is not applicable to the 2nd Addition.***

15) 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. ***Comments: The applicant has indicated that there will be a homeowner's association created for this development; the declarations and HOA documents have been created and recorded with the first addition final plat. A maintenance agreement and evidence that the HOA has been established should be retained as a condition of approval for the final plat.***

16) 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. ***Comments: The developer paid a cash payment in lieu of land dedication in the amount of $209,429 as part of the developer's agreement for the first addition. This amount covers all of the area included in the preliminary plat.***

17) 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. ***Comments: The dedication of land associated with was reviewed in accordance with the preceding condition.***

18) The applicant shall provide for an active recreation area (either public or private) within the multi-family portion of the subdivision. This area shall be sufficient for a small play structure or other similar improvement subject to review and approval by the Planning Director. ***Comments: The revised preliminary plans include a small play area within the multi-family area. The details concerning this play area will need to be submitted and reviewed with a future final plat for the townhouse area since the proposed play area is outside of the 2nd Addition final plat. This area is depicted in the overall site plan for the townhouses submitted with the current request.***

19) No more than half of the residential units depicted on the preliminary plat (155) may be approved as part of a final plat until a second access is provided to the subdivision, either via a connection to Hudson Boulevard to the south, Inwood Avenue (CSAH 13) to the west, or back to Keats Avenue (CSAH 19) through the property to the north of Savona. ***Comments: The proposed final plat includes 69 units, which means the applicant may plat an additional 42 units before this condition needs to be met.***

20) A future realignment of 5th Street along the western border of the plat may be considered by the City Council as part of the final plat submission for this are provided the realignment does not result in any significant modifications to the preliminary plat. ***Comments: the City has recently approved a lot line adjustment that will allow for this realignment. The road right-of-way for 5th Street within Savona now aligns with the right-of-way within the adjacent Boulder Ponds development.***

21) 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. ***Comments: The applicant did enter into this agreement and has been grading the site in accordance with the approved plans throughout the summer.***

22) The preliminary grading, drainage and erosion control plan must be revised to address the comments from the City Engineer in his review letter dated July 9, 2013 regarding the size of specific ponds in relation to the drainage areas that are served by these ponds. ***Comments: The revised grading, erosion control, and storm water management plans address these comments. The plan has been subject to further revisions based on comments from the Valley Branch Watershed District.***

23) The preliminary plans must be revised to incorporate all proposed improvements within the 5th Street right-of-way. All improvements as requested by the City shall be included in these plans and the design shall be consistent with City specifications and with the concept plan prepared for the City by Damon Farber and Associates. ***Comments: The first addition plans were updated in accordance with this condition. Staff is recommending that the 2nd Addition be updated to include plans for 5th Street and that the required right-of-way be included in the plat.***

24) All required modifications to the plans as requested by the City Engineer in a review letter dated July 9, 2013 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 applicant must provide the city a letter of approval to perform the proposed work in the BP Pipeline easement. Work includes installation of storm sewer pipe, grading activities, and relocation of the High Pressure Gas line, if necessary.

    b. The applicant must provide the city a letter of approval to perform the proposed work in the Electrical Transmission easement areas. Work includes installation of storm sewer pipe, grading activities, and storm water ponding.

    Comments: Neither of these conditions are pertinent to the 2nd Addition.

25) The City will not accept an application for final plat approval until the 429 public improvement project for Section 34 has been ordered by the City Council. If the City Council does not order this project, the applicant must revise the preliminary plans to provide adequate utilities to serve the subdivision. Any such plan revisions will be subject to review and approval by the City Council. ***Comments: The Section 34 public improvement project has been ordered by the City and the project is complete.***

26) The applicant shall secure any necessary permits for the multi-family area, including but not limited to a conditional use permit to allow for single family detached residences that do not have frontage on a public street, at the time a final plat is submitted for this area. ***Comments: The current request includes a request for a Conditional Use Permit for the townhouses.***

27) The applicant is encouraged to preserve or re-use as many trees as possible that are currently located on the former golf facility property and to incorporate these trees as part of the landscape plan for the Savona subdivision. ***Comments: The applicant has stated their intent to preserve these trees if possible, however, based on observed site conditions, it does not appear that many of these trees will be salvageable due to the sandy soil conditions.***

28) The applicant shall work with the Planning Director to name all streets in the subdivision prior to submission of a final plat. ***Comments: The applicant has agreed to the street names as proposed by Staff. The proposed names have been designed to comply with the County's uniform addressing system.***

Staff is recommending that the conditions noted above that pertain to the final plat and that have not yet been addressed by the applicant should be adopted with the final plat. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to deem the final plans complete; however, nearly all of these concerns are related to the construction plans and should not have any bearing on the final plat. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat.

Other general comments from Staff concerning the proposed final plat include the following:

- **Townhouse Area**. The final plat includes a small portion of the planned townhouses within Savona. The townhouses have been designed to comply with the Cities minimum requirements for lot area and common open space within such developments. The preliminary plat was approved with the private street concept, and the proposed layout will provide adequate access to each home while minimizing the amount of public infrastructure needed to serve each home.

- **5th Street**. The construction plans for the 2nd Addition must be updated to include the portion of 5th Street that runs parallel to the subdivision terminating west of Junco Avenue. The Final plat shall also be revised to include the appropriate portion of the 5th Street right-of-way. These requirements are found in Condition # 14.

- **Storm Water Plan**. The proposed storm water management plan includes a proposed pipe that will extend and discharge on to the adjacent property to the south. The attached site development plans include a proposed drainage and utility easement that would allow the construction of these improvements. Staff is recommending that the developer obtain written permission from this property owner as a condition of approval (Condition #13), or that this easement be depicted on the final plat (which would also require approval from this owner).

Based on the above Staff report and analysis, Staff is recommending approval of the final 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 proceed with the recording of the final plat.

The recommended conditions are as follows:

Recommended Conditions of Approval:

1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in review memo dated 8/21/14 shall be incorporated into these documents before they are approved.

2) The developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Savona Final Plat.

3) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.

4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.

5) A Common Interest Agreement concerning management of the common areas of Savona and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also 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

6) Any final plat for future townhouses will take into account land previously credited as parkland, and will not reduce the size of any area that was depicted for park land on the preliminary plat.

7) The proposed trail/greenway easement adjacent to Lots 1 and 2 of Block 1 shall be secured by developer, or the plat must be adjusted to accommodate the required 100 foot buffer area and green belt adjacent to the boundary of the Stonegate subdivision, prior to the recording of the final plat.

8) The public improvements for Savona 2nd Addition shall include the trail segment that is located adjacent to or behind Lots 1 and 2 of Block 1 at a minimum, and shall include all of the trail west of the lots in Block 1 the construction of this trail segment is deemed feasible by the City Engineer (due to ownership, grading, drainage, and other issues).

9) A sidewalk consistent with City specifications shall extend north along James Avenue to the northern limits of the plat, and will connect to the planned sidewalk within the Hammes Estates subdivision.

10) The landscape plan shall be updated to include tree protective fencing around all trees to be saved along the western boundary of the plat.

11) The landscape plan shall be reviewed and approved by an independent forester or landscape architect prior to the City's final approval of the construction plans.

12) The applicant shall provide evidence that all conditions attached the Valley Branch Watershed District permit for the final plat and associated grading work have been met prior to the commencement of any grading activity.

13) The developer shall provide written authorization from the property owner to the south of Savona 2nd Addition to allow the proposed drainage improvements and discharge of storm water on to their property. In conjunction with this permission, the proposed drainage and utility easement across this site shall be recorded with the Washington County Recorder's office. As an alternative, the final plat maybe updated to include a drainage and utility easement across this property.

14) The construction plans must be updated to include all portions of 5th Street adjacent to the subdivision that will, at a minimum, extend the current limits of 5th Street west beyond Junco Road North. The developer shall update the final plat include the portion of the 5th Street right-of-way necessary to meet the associated construction limits for Savona 2nd Addition west of Junco Road North.

15) The final construction plans shall be revised to include the additional storm sewer elements and street construction as specified in a review letter from the City Engineer dated February 7, 2014. These revisions shall be reviewed in conjunction with the other changes requested by the City Engineer.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Savona 2nd Addition Final Plat:

- That the Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on August 8, 2013 and revised on November 25, 2013.
- That the Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Final Plat complies with the City's Urban Low Density Residential and Medium Density Residential zoning districts.
- That the Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
- That the Final Plat complies with the City's subdivision ordinance.
- That the Final Plat is consistent with the City's engineering standards with the plan revisions as requested by the City Engineer.

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Conditional Use Permit to allow townhouses that do not front along a public street within the Savona development:

- That the proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city.
- That the use conforms to the City of Lake Elmo Comprehensive Plan.
- That the use is compatible with the existing neighborhood.
- That the proposed use meets all specific development standards for such use as listed in the Zoning Ordinance.
- That the proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.
- That the proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring uses.
- That the proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.
- That the proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- That the proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
- That vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
- That the proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Final Plat for Savona 2nd Addition with the 14 conditions of approval as listed in the Staff report. Suggested motion:

"Move to recommend approval of the Savona Final Plat with the 14 conditions of approval as drafted by Staff"

Staff further recommends that the Planning Commission recommend approval of the Conditional Use Permit for the Savona Development to allow townhouses that do not have frontage on a public street. Suggested motion:

"Move to recommend approval of the a Conditional Use Permit for the Savona Subdivision to allow townhouses that do not have frontage on a public street"

ATTACHMENTS:

1. Application Forms
2. City Engineer Review Letter
3. Savona 2nd Addition Final Plat
4. Construction Plans: Grading, Drainage, and Erosion Control
5. Construction Plans: Sanitary Sewer, Water Main, Storm Sewer and Streets
6. Savona 2nd Addition Landscape Plans
7. Final Site Plan – Townhome Area
8. Townhouse Area Grading, Drainage, and Erosion Control Plan
9. Proposed Drainage and Utility Easemnet
10. Proposed Permanent Public Street Easement Agreement

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

FINAL PLAT APPLICATION

Applicant: US Home Corporation, DBA Lennar
Address: 16305 36th Ave N, Suite 600 Plymouth, MN
Phone #: 952-249-3000
Email Address: Joe.Jablonski@Lennar.com

Fee Owner: Same As Applicant
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description: Outlots A & F of Savona

General information of proposed subdivision: Phase 2 of Savona in general conformance to Approved Preliminary Plat.

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: 7/1/2014

Fee Owner Signature _____ Date: _____

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 US Home Corporation, D/B/A Lennar
(Please Print)

Street address/legal description of subject property Outlots A & F of Savona

Signature

7/1/2014
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

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 _____ Date 7/1/2014

Name of applicant Joe Jablonski Phone 952-249-3000
(Please Print)

Name and address of Contact (if other than applicant) Alternate: Paul Tabone
952-249-3066

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: August 21, 2014

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

Re: Savona 2nd Addition
Final Plat – Engineering Review

Engineering has reviewed the application materials for the Savona 2nd Addition by Lennar Corporation. The submittal consisted of the following documentation prepared by Westwood Professional Services, Inc.:

- Final Plat, Savona 2nd Addition, not dated and not signed.
- Drainage and Utility Easement, dated 08.06.2014.
- Permanent Public Street Easement Agreement for future 5th Street, unsigned and undated.
- Final Site Plan – Townehome Area, dated 07.30.2014.
- Grading, Drainage and Erosion Control Plan, dated 08.08.2014.
- Grading, Drainage and Erosion Control Plan for Savona Multi-family area, dated 08.08.2014.
- Construction Plans for Phase 2 Sanitary Sewer, Watermain, Storm Sewer, and Streets, dated 08.08.2014.
- Stormwater Management Report, dated 01.21.2014. REVISED 08.07.2014.
- Storm Sewer System Design Chart and Calculations, dated 06.10.2014.
- Final Landscape Plans 2nd Addition, dated 07.11.2014.

The following engineering review comments are provided as follows:

FINAL PLAT:

- Approval of the Final Plat must be contingent upon receipt of a fully executed Drainage and Utility Easement Agreement, in the City's Standard Form of Easement Agreement, for the Storm Sewer Outfall pipe south of 5th Street near Junco Road (OSC-302 to FES 300). This easement agreement should be recorded at Washington County together with the Savona 2nd Addition Final Plat. An easement sketch and description was submitted as part of the Savona 2nd Addition Final Plat documents.
- Approval of the Final Plat must be contingent upon receipt of a fully executed Permanent Public Street, Drainage and Utility Easement Agreement, in the City's Standard Form of Easement Agreement, for the remaining 5th Street North right-of-way for the Savona Preliminary Plat. This easement agreement should be recorded at Washington County together with the Savona 2nd Addition Final Plat. A draft easement agreement, and attached easement sketch and description was submitted as part of the Savona 2nd Addition Final Plat documents.
- 5th Street North must be extended to Junco Road as part of the Savona 2nd Addition. Approval of the Final Plat must be contingent upon the Final Plat documents being revised to include the 5th Street right-of-way necessary to include the extension of 5th Street to the west side of Junco Road North.
- The Final Plat and Construction Plans should both be updated to include the Outlot ownership information. Based upon the Preliminary Plat documents, Outlots A and D will be dedicated to the City. Outlots B, C, E, and F will be owned by the HOA. Outlot G and J are not defined but should be City owned.

- With Outlots B and E owned by the HOA, the Final Plat must be revised to provide a minimum 30 foot wide drainage and utility easement centered over the pipe for the storm sewer runs within Outlots B and E.
- The Preliminary Plat documents also indicate all Outlots within the Townehome area as HOA owned. Townehome area utility easements must be defined and placed on the Plat and dedicated to the City for ongoing operation and maintenance. NOTE: The private roadway Outlots will not be sufficient easement. Easements must extend a minimum of 15 feet from each "outside utility line".
- Additional permanent utility easement is needed for the STMH-262, CB-261 and CB-263 storm sewer structures.

GRADING, DRAINAGE AND EROSION CONTROL PLANS:

- The Grading, Drainage and Erosion Control Plan for Savona Multi-family area, dated 08.08.2014 must be incorporated into the Final Construction Plan set.
- The existing trunk watermain along Keats Avenue is not shown on this plan. Please update the Grading, Drainage and Erosion Control Plan for Savona Multi-family area to include all existing utility information to ensure the proposed storm sewer pipe maintains 10 feet separation from the existing trunk watermain.
- Sheet 6 of the Grading, Drainage and Erosion Control Plans must be updated with the expanded pond area for Outlot J.
- Temporary drainage and erosion control measures must be provided at the north end of James Avenue, a low point of the road in the temporary dead end condition.

CONSTRUCTION PLANS – SANITARY SEWER, WATER MAIN, STORM SEWER, AND STREETS

- 5th Street North must be extended to Junco Road as part of the Savona 2nd Addition. Plans must be updated to incorporate this as part of the Savona 2nd Addition Plat and Construction Plans prior to the start of construction.
- The Savona 2nd Addition sanitary sewer plan proposes to route an additional 29 homes to the Keats Avenue Lift Station by connecting the Junco Avenue sewer to the existing sewer MH-27. This routing has been allowed by City staff on a temporary basis, until the westerly Savona property is platted. At that time the sewer flow for these 29 homes must be reversed to discharge to the Hudson Boulevard gravity system as originally planned. The Construction Plans must carefully and fully detail this temporary connection and show how the flow will be redirected in the future.
- Water and sewer services must be placed on the plans showing 10 feet of separation as required by Ten States Standards.
- Water and sewer services stubs must be placed perpendicular to the mains/street. Review and revise services as necessary.
- The water and sewer service stubs for Lot 1, Block 4 should be relocated to serve this lot from Junco Road.
- The water and sewer service stubs to the unnamed lot along the future 6th Street (Sheet 5) must be removed. Services for this lot should be installed from the 6th Street mains as part of a future phase.
- Catch basin leads must be revised to cross perpendicular to the roadway (i.e. CB-188).
- The proposed storm sewer catch basins at Junco Avenue and 5th Street appear to catch runoff at a low point and have no storm sewer outlet. This must be revised.
- A cross walk and stop bar must be placed at the intersection of 5th Street North and 5th Street Lane.
- The Townehome area streets are proposed at 24 feet B-B. At this width these streets must be signed "No Parking" along one side of the street. Please add "No Parking" signs accordingly.

Station #1
3510 Laverne Ave. No.
Lake Elmo, MN 55042
651-770-5006

Station #2
4259 Jamaca Ave. No.
Lake Elmo, MN. 55042
651-779-8882

LAKE ELMO FIRE DEPARTMENT

August 19, 2014

SAVONA 2nd ADDITION FINAL PLAT

I would like more detail regarding the following:

- Proper road width to allow access of fire apparatus. Would like more detail on the "PRIVATE DRIVES".
- Proper placement and adequate number of fire hydrants.
- Fire Sprinklers as required per code.

Greg Malmquist, Fire Chief

LANDSCAPE ARCHITECTURE INCORPORATED
WWW.LANDARCINC.COM

SAVONA 2nd ADDITION – DESIGN REVIEW REPORT
LAKE ELMO, MN

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED SEPTEMBER 4TH, 2014

REVIEWED PLAN SET DATED AUGUST 28TH, 2014

Required Action Items by Savona 2nd Addition Project Team

- Where Colorado Green Spruce is specified please replace with Norway Spruce.
- The colonial foundation planting plan templates and colonial row home plan templates need to designed to match this specific site with current landscape and horticultural standards and practices and resubmitted for review.
- Alternate Mailbox Monument, Sub Monument and Column Monuments with Thin **NATURAL STONE** veneer to be specified on all entry elements and included in mailbox design to match geology of specified natural boulder outcroppings adjacent to same elements. Manufactured (fake) stone veneer not allowed. Please remove the "OR" reference on these details on sheet 2 of 3. Additionally, the post mount Mailbox Unit is not approved, only the Alternate Mailbox Monument will be allowed.
  (per signage ordinance 154.212.A.4 purpose & 154.212.E.2 gen. design)

- Savona Project Landscape Architect to provide landscape irrigation plans for all commonly held HOA & City R.O.W. areas.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

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

2350 BAYLESS PLACE • ST. PAUL, MN • 55114
PHONE: 651.646.1020 • EMAIL: STEPHEN@LANDARCINC.COM

SAVONA 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot A and Outlot F, SAVONA, according to the recorded plat thereof, Washington County, Minnesota

Has caused the same to be surveyed and platted as **SAVONA 2ND ADDITION** and does hereby donate and dedicate to the public for public use forever the public ways, as shown on this plat and also dedicate the easements as created by this plat for drainage and utility purposes only.

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20_____.

U.S. HOME CORPORATION

By _____
Jonathan Aune, Division Vice President

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by Jonathan Aune, Division Vice President of U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as **SAVONA 2ND ADDITION**; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this _____, day of _____, 20_____

_____
Craig W. Morse, Licensed Land Surveyor
Minnesota License No. 23021

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20_____, by Craig W. Morse, Licensed Land Surveyor, Minnesota License No. 23021.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY PLANNING COMMISSION
Approved by the Planning Commission of the City of Lake Elmo, Minnesota, on this _____ day of _____, 20__.

By _____ By _____
Chair Secretary

CITY OF LAKE ELMO, MINNESOTA
This plat was approved by the City Council of the City of Lake Elmo, Minnesota this _____ day of _____, 20_____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

By _____ By _____
Mayor Clerk

COUNTY SURVEYOR
Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

By _____ By _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

By _____ By _____
Washington County Auditor/Treasurer Deputy

COUNTY RECORDER
Document Number _____

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

By _____ By _____
Washington County Recorder Deputy

Westwood
Professional Services, Inc.

SAVONA 2ND ADDITION

NE 1/4 1/4 OF SEC. 34, TWP. 29, RANGE 21

N89°56'46"E 1162.69

Found Capped Iron Pipe License No. 5713

S89°56'46"W 1480.66

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

OUTLOT B — north line of Outlot A, SAVONA

OUTLOT A

OUTLOT Q

OUTLOT E

OUTLOT G

OUTLOT C

OUTLOT D

JAMES AVE N

JUNCO RD. N

7TH ST. N

7TH STREET N

INSET A
(See sheet 3 of 5 sheets)

N47°01'45"E 60.91

127.20 N00°08'44"E

156.24 N31°48'39"E

86.31 N48°23'05"E

339.87 R=470.00 Δ=40°34'42"

179.87 N00°09'51"E

CB=S25°09'55"E Δ=22°19'33" R=200.00 182.95

726.41 N00°06'31"E 1531.03

638.31

CB=N13°57'52"E Δ=7°28'27" R=250.00 32.62

CB=N58°54'24"W Δ=9°15'59" R=270.00 43.64

S78°56'05"E 60.02

146.67 S59°46'42"E

S52°18'15"E 60.00

163.64 R=292.00 Δ=31°59'30" CB=N53°41'31"E

N28°27'46"E 140.00

N35°43'25"E 140.00

S43°52'27"E 46.94

S29°04'27"E 46.94

N08°53'12"W 46.96

S06°33'39"E 94.73

S08°36'20"E 152.25

S70°11'19"W 149.12

341.17 R=525.00 Δ=37°13'25" CB=N87°17'59"W

Δ=20°27'29" R=330.00 117.83

82.83

60.01

169.98 R=1060.00 Δ=9°11'17" CB=S55°15'14"W

202.22 S71°28'52"W

215.22 R=1060.00 Δ=11°37'59"

Drainage & Utility Easement over all of Outlot D

CB=N83°27'43"E Δ=2°34'54" R=330.00 14.87

CB=N45°20'25"E Δ=73°39'42" R=470.00 604.25

S07°49'44"E 140.00

166.32

344.08 N50°39'36"E 344.08

519.51 R=760.00 Δ=39°09'56" CB=N70°14'34"E

E 1/2 OF THE SW 1/4 1/4 OF SEC. 34, TWP. 29, RANGE 21

W 1/2 OF THE SE 1/4 OF SEC. 34, TWP. 29, RANGE 21

5TH STREET NORTH

7TH STREET N

N90°00'00"E 185.31

Δ=38°44'18" R=760.00 513.84

261.20 Δ=19°41'29"

OUTLOT K

OUTLOT H

OUTLOT O

OUTLOT P

OUTLOT I

OUTLOT L

OUTLOT N

OUTLOT M

5TH ST. LANE N

S28°15'10"E 298.06

252.65 Δ=19°02'49"

231.11 N51°15'42"E

INSET B
(See sheet 4 of 5 sheets)

INSET C
(See sheet 5 of 5 sheet(s)

S00°04'12"E 344.10

N00°01'13"E 126.57

N71°28'52"E 151.22

OUTLOT F

S00°01'13"W 341.10

OUTLOT J

139.75 N76°58'53"E

42.41 S89°43'23"E

6.55 S68°07'29"E

S37°48'24"E 182.33

Found Iron Pipe with 3 inch Aluminum Cap License No. 12279

Found Solid Iron Pipe

S89°55'48"W 10.00

S00°04'12"E 282.91

Found 1/2 inch Open Iron Pipe

N89°55'31"E 1253.82

Found Iron Pipe LS No. 22440

SE 1/4 OF THE SE 1/4 OF SEC. 34, TWP. 29, RANGE 21

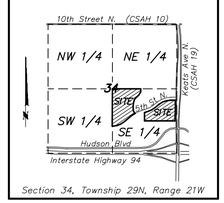
WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 48-198
(COUNTY STATE AID HIGHWAY NO. 19) KEATS AVENUE NORTH

100 0 100 200 300
Scale in feet

The north line of Outlot A, SAVONA, is assumed to bear N 89°56'46" E

- ○ Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 23021
- ● Denotes 1/2 inch by 14 inch iron rebar found and marked by License No. 23021, unless otherwise shown
- ◉ Denotes Cast Iron Monument found marked by Washington County

VICINITY MAP
(Not To Scale)



Section 34, Township 29N, Range 21W

Westwood
Professional Services, Inc.

SAVONA 2ND ADDITION


Found Capped Iron Pipe License No. 5713
N89°56'46"E 1162.82
Easement for Power Lines to NSP per Bk. 316 of Deeds, Pg 69
Drainage & Utility Easement over all of Outlot B
OUTLOT B
Easement for Power Lines to NSP per Bk. 316 of Deeds, Pg 69
N89°51'16"W 822.23
OUTLOT Q
OUTLOT A
7TH STREET NORTH
N89°51'16"W 657.46
N89°51'44"W 124.66
N00°06'31"E 726.41
N00°08'44"E 127.20
N31°48'39"E 156.24
N47°01'45"E 60.91
N48°23'05"E 86.31
JAMES AVENUE N.
JUNCO ROAD N
OUTLOT E
Drainage & Utility Easement over all of Outlot E
N89°51'16"W 440.13
S42°16'53"W 205.18
S89°49'56"E 124.36
N00°09'51"E 179.87
S52°29'05"W 35.56
S89°49'56"E 140.00
S89°49'56"E 146.88
S81°23'10"W 167.48
S81°23'10"W 154.55
S81°23'10"W 144.51
S72°37'44"W 140.00
S81°23'10"W 140.03
N70°11'19"E 149.12
S86°48'20"E 134.91
S73°42'05"E 140.00
S52°18'15"E 140.00
N89°51'44"W 140.08
N89°51'16"W 140.00
S77°19'56"W 140.00
N66°31'40"E 140.00
S59°46'42"E 146.67
N26°27'46"E 140.00
S78°56'05"E 80.02
N35°41'25"E 140.00
Drainage & Utility Easement
Drainage & Utility Easement
Drainage & Utility Easement

SAVONA 2ND ADDITION

INSET B

(From sheet 2 of 5 sheets)

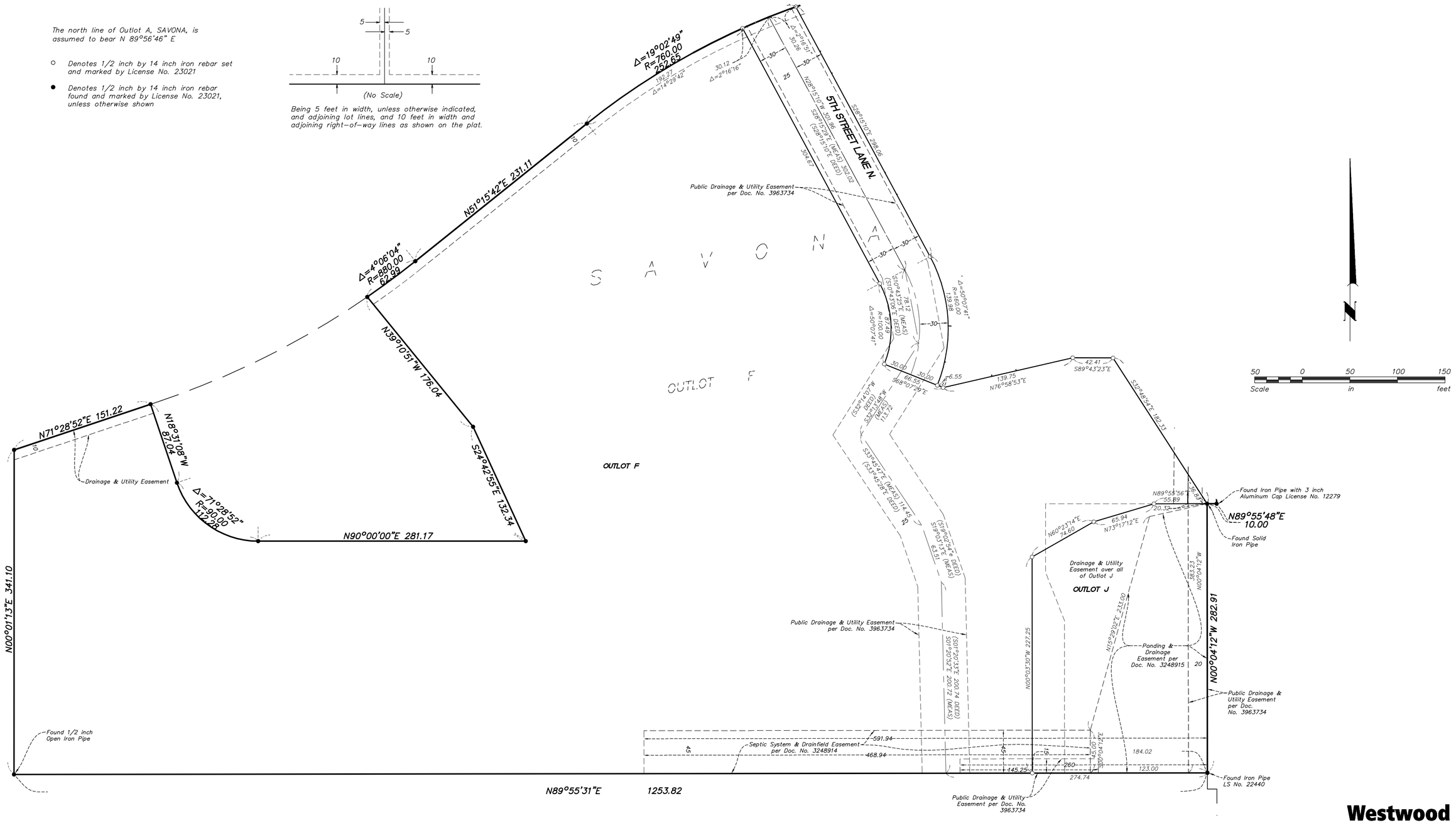
The north line of Outlot A, SAVONA, is assumed to bear N 89°56'46" E

○ Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 23021

● Denotes 1/2 inch by 14 inch iron rebar found and marked by License No. 23021, unless otherwise shown

Drainage and Utility Easements are shown thus:

Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines as shown on the plat.



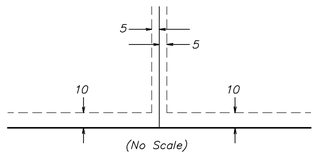
Westwood
Professional Services, Inc.

SAVONA 2ND ADDITION

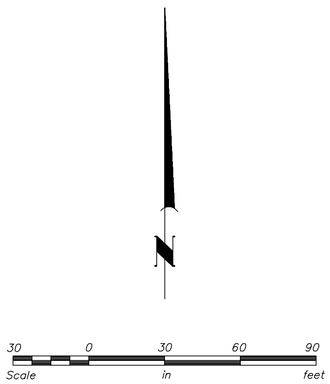
The north line of Outlot A, SAVONA, is assumed to bear N 89°56'46" E

- ○ Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 23021
- ● Denotes 1/2 inch by 14 inch iron rebar found and marked by License No. 23021, unless otherwise shown

Drainage and Utility Easements are shown thus:



Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines as shown on the plat.




Δ=19°41'29"
R=760.00
261.20
Δ=16°08'39"
214.15
N90°00'00"E 185.31
Δ=3°32'50"
47.05
102.05
35.00
OUTLOT K
Drainage & Utility Easement over all of Outlot K
OUTLOT H
Drainage & Utility Easement over all of Outlot H
S66°36'25"W 153.42
S66°36'25"W 151.21
S77°24'35"E 25.10
S66°20'17"W 26.00
N22°23'35"W 26.00
53.26
26.09
40.04
S84°02'34"W
118.43
N68°15'10"W 229.96
62.20
N34°56'09"W 61.96
176.30
OUTLOT O
Drainage & Utility Easement over all of Outlot O
S66°20'17"W 58.00
N66°20'17"E 58.00
S23°39'43"E 112.00
N23°39'43"W 112.00
Drainage & Utility Easement
N11°51'08"W 40.87
N00°04'12"W 48.28
N89°55'48"E 10.00
N13°50'26"W
92.52
S23°39'43"E 72.11
S23°39'43"E 280.33
R=19.00
Δ=90°16'07"
29.95
S45°46'56"W 12.62
Δ=89°43'53"
R=19.00
29.78
S86°53'39"W 12.82
OUTLOT I
S66°36'25"W 147.82
Drainage & Utility Easement over all of Outlot I
S66°36'25"W 145.91
S23°39'43"E 86.87
OUTLOT P
Drainage & Utility Easement over all of Outlot P
Public Drainage & Utility Easement per Doc. No. 3963734
130.11
204.96
N66°37'55"E 118.00
S23°22'05"E 94.00
N23°22'05"W 94.00
S66°37'55"W 118.00
N66°20'17"E 58.00
S23°39'43"E 112.00
N23°39'43"W 112.00
S66°20'17"W 58.00
N64°29'09"E 104.72
88.40
S74°51'19"E 9.77
N25°52'42"W 48.07
N00°39'48"E 11.10
S25°52'42"E 58.00
S64°07'18"W 144.00
N64°07'18"E 139.04
S64°30'31"E 18.42
S43°49'48"W 95.40
42.41
S89°43'23"E
OUTLOT N
Drainage & Utility Easement over all of Outlot N
Drainage & Utility Easement
5.00
N89°55'48"E
S32°48'54"E 182.33
16.82
N00°39'48"E 296.81
344.10
N00°04'12"W 566.73
N00°04'12"W 418.18
S89°55'48"W 10.00
OUTLOT L
Drainage & Utility Easement over all of Outlot L
Δ=27°14'40"
R=160.00
L=39.38
Δ=27°14'40"
76.18
S88°14'14"E 29.47
OUTLOT I
38.19
Δ=13°40'28"
24.30
R=19.00
Δ=73°16'08"
S88°14'14"E 32.17
OUTLOT M
Δ=9°12'33"
25.72
26.02
N76°58'53"E 139.75
52.83
Drainage & Utility Easement over all of Outlot M
N68°07'29"W 6.55
Drainage & Utility Easement over all of Outlot I
R=19.00
Δ=73°16'08"
24.30
60.90
Δ=45°59'31"
L=80.74
R=101.00
Δ=80°02'12"
L=121.53
R=87.00
S25°52'42"E 58.00
S64°07'18"W 144.00
N64°29'09"E 103.74
30.14
N64°29'09"E
Δ=89°08'51"
R=12.00
18.66
S58°10'03"E 30.29
S66°37'55"W 118.00
S23°22'05"E 94.00
N23°22'05"W 94.00
S66°37'55"W 118.00
N66°37'55"E 94

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Construction Plans

for

Grading, Drainage & Erosion Control Plans

for

Savona

Lake Elmo, Minnesota

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnnesota 55446
Contact: Steve Ach
Phone: 952-249-3033

Prepared by:

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

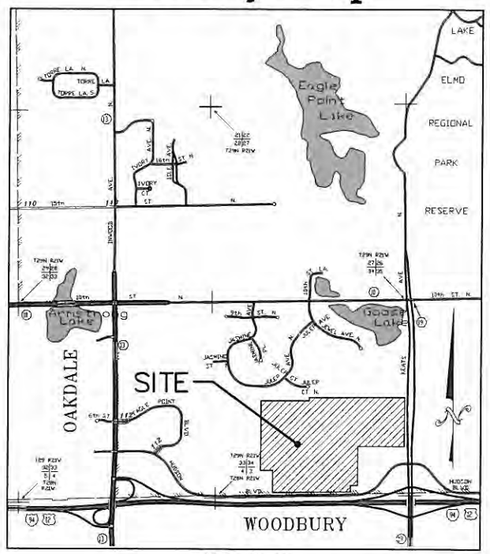
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

Westwood
www.westwoodps.com

Project number: 0000565.00
Contact: Ryan M Bluhm

Sheet List Table	
Sheet Number	**Sheet Title**
1	Cover
2	Overall Grading Plan
3	Grading, Drainage & Erosion Control Plan
4	Grading, Drainage & Erosion Control Plan
5	Grading, Drainage & Erosion Control Plan
6	Grading, Drainage & Erosion Control Plan
7	Details
8	Details
9	Street Profiles
10	Street Profiles
11	Trail Cross Sections
12	Pre-Development Drainage Area Plan
13	Post-Development Drainage Area Plan

Vicinity Map



(Not to Scale)

NO.	DATE	REVISION	SHEETS
1	09/17/13	WATERSHED COMMENTS	ALL
2	10/16/13	WATERSHED COMMENTS	ALL
3	11/14/13	WATERSHED COMMENTS	ALL
4	11/25/13	CITY & WATERSHED COMMENTS	ALL
5	12/13/13	REVISED STORM SEWER	ALL
6	01/16/14	CITY COMMENTS	ALL
7	02/28/14	CITY COMMENTS	ALL
8	03/13/14	CITY COMMENTS	ALL
9	03/31/14	WATERSHED & CITY COMMENTS	ALL
10	04/22/14	XCEL COMMENTS	ALL
11	05/15/14	CITY COMMENTS	ALL
12	05/23/14	WATERSHED COMMENTS	ALL
13	08/08/14	REVISED PLAT/2ND ADDITION STORM SEWER	ALL

WARNING: XCEL TRANSMISSION LINES ARE PRESENT WITHIN THE PROJECT AREA.

EXCAVATION CLOSE TO STRUCTURE LOCATION.

A MINIMUM DISTANCE OF TEN (10) FEET OF SUPPORTED EARTH MUST BE MAINTAINED FROM ANY PART OF THE LINE STRUCTURE. SUPPORT OF THE GROUND BEYOND THE (10) FEET MAY BE PROVIDED BY A SLOPE NO GRATER THAN THREE FEET HORIZONTAL TO ONE FOOT VERTICAL. SUPPORT MAY ALSO BE PROVIDED BY THE USE OF CRIBBING, SHEET PILING, RETAINING WALL OR TUNNELING. THE SPECIFIC PLAN FOR PROVIDING THE REQUIRED SUPPORT AND THE EXCAVATION PLAN FOR THE PROPOSED PROJECT MUST BE SUBMITTED TO XCEL ENERGY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION START.

CLEARANCE TO EQUIPMENT AND WORKERS

A WORKING CLEARANCE OF TWENTY (20) FEET BETWEEN THE ELECTRICAL CONDUCTORS AND ANY CRANES OR DIGGING EQUIPMENT USED AT CONDUCTOR ELEVATION IN OR NEAR THE EASEMENT AND A CLEARANCE OF TEN FOOT EIGHT INCHES (10'-8") TO THE PHYSICAL PROXIMITY OF WORKERS MUST BE MAINTAINED AT ALL TIMES. IN ADDITION, ANY CONSTRUCTION NEAR THE TRANSMISSION LINE(S) SHALL COMPLY WITH ALL OSHA SAFETY CLEARANCES. IF THIS CLEARANCE CANNOT BE MAINTAINED, THE CONTRACTOR OR DEVELOPER MUST ARRANGE FOR A LINE OUTAGE BY CALLING XCEL ENERGY'S SYSTEM CONTROL DEPARTMENT (STEVE ROLLIN 612/330-2875). ADEQUATE ADVANCED NOTICE MUST BE PROVIDED IN ORDER TO SCHEDULE A LINE OUTAGE, IF AN OUTAGE IS AVAILABLE.

Construction Plans

for

Grading, Drainage & Erosion Control Plans

for

Savona
Lake Elmo, Minnesota

Date: 08/23/13 Sheet: 1 of 13

0000565CVF01.dwg

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

SEE SHEET 3

SEE SHEET 5

SEE SHEET 4

SEE SHEET 6

OUTLOT BA
OUTLOT B
OUTLOT D
OUTLOT EA
OUTLOT C
OUTLOT E
OUTLOT DB
OUTLOT CA
OUTLOT D1
OUTLOT J

7TH STREET N
6TH ST N
JUNCO RD N
JAMES AVE N
JUNIPER AVE NORTH
JAY AVENUE N
7TH STREET N
5TH STREET NORTH
KEATS AVENUE
C.S.A.H. 19
PRIVATE DRIVE
5TH ST LANE N
6TH ST LANE N
STREET D
5TH STREET NORTH
5TH ST. LANE N.

TREATMENT BASIN
POND 6 OUTLET EL=957.7
INFILTRATION OUTLET EL=957.2
BOTTOM=956.0
100-YR HWL=957.7

INFILTRATION BASIN 4
OVERFLOW EL=958.0
BOTTOM=956.5
100-YR HWL=958.0

POND 6
NWL=943.5
100 YR HWL=950.8

TREATMENT BASIN
POND 6 OUTLET EL=951.2
INFILTRATION OUTLET EL=950.7
BOTTOM=949.5
100-YR HWL=951.2

INFILTRATION BASIN 6
OVERFLOW EL=951.5
BOTTOM=950.0
100-YR HWL=951.5

ROCK CONSTRUCTION ENTRANCE (TYP.)

POND 3
NWL=996.5
100 YR HWL=1003.8

TREATMENT BASIN
POND 5 OUTLET EL=967.7
INFILTRATION OUTLET EL=967.2
BOTTOM=966.0
100-YR HWL=967.7

POND 5
NWL=962.0
100 YR HWL=967.9

INFILTRATION BASIN 5
OVERFLOW EL=968.0
BOTTOM=966.5
100-YR HWL=968.0

EX POND
OUTLET EL=942.0
EX. HWL=946.0
(PROP. HWL=946.0)

TREATMENT BASIN
POND 3 OUTLET EL=1003.7
INFILTRATION OUTLET EL=1003.2
BOTTOM=1002.0
100-YR HWL=1003.7

INFILTRATION BASIN 3
OVERFLOW EL=1004.0
BOTTOM=1002.5
100-YR HWL=1004.0

OUTLET @ 994.5

PROJECT SEQUENCING:

1. INSTALL PERIMETER SILT FENCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE(S)
3. GRADE PONDS AND INSTALL TEMP. OUTLETS (FOR USE AS TEMPORARY BASINS).
4. INSTALL SILT FENCE AROUND PONDS PER PLAN.
5. MASS GRADE SITE.
6. INSTALL TEMPORARY SEDIMENTATION BASINS PER NPDES OR AS DIRECTED BY THE ENGINEER.
7. INSTALL EROSION CONTROL BLANKET IN DESIGNATED AREAS AS THEY ARE GRADED.
8. SEED AND MULCH SITE PER SPECIFICATION INITIATED IMMEDIATELY UPON GRADING COMPLETION.
9. EXCAVATE INFILTRATION AREAS AFTER FINAL GRADE & STABILZATION HAS OCCURRED.
10. REMOVE SILT FENCE AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.

GENERAL 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.

* SEE SHEET 7 FOR CITY OF LAKE ELMO STANDARD PLAN NOTES FOR GRADING AND EROSION CONTROL.

NOTE:

TO PREVENT SOIL COMPACTION, THE PROPOSED INFILTRATION AREAS/TREATMENT BASIN 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. WHERE FILL IS NEEDED TO COMPLETE THE FINAL GRADE OF THE INFILTRATION AREA, THE CONTRACTOR SHALL USE FREE-DRAINING SOIL WITH 100% OF THE PARTICLES SMALLER THAN 2 INCHES. SOIL SHALL HAVE LESS THAN 5% OF PARTICLES BY WEIGHT PASSING A #200 SIEVE WITH A VERIFIED SOIL CLASSIFICATION OF SAND (SP). THIS SOIL SHALL BE FREE OF EXCESSIVE MOISTURE, DEBRIS, ROOTS, ORGANIC MATERIAL OR FROZEN MATERIAL. FILL MATERIAL SHALL BE PLACED TO A MAXIMUM COMPACTION OF 85% STANDARD PROCTOR DENSITY.

LEGEND:

- DENOTES SOIL BORING
- SF — DENOTES SILT FENCE
- HSF — 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 PROPOSED DRAINTILE
- DENOTES EXISTING TREE LINE
- × 856.3 — DENOTES EXISTING SPOT ELEVATION
- × 66.30 — DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. — DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES TREE PRESERVATION FENCING
- 3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET

0' 100' 200' 300'

Latest Revision Date: 08/08/14

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
Westwood

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: 08/08/14 License No. 41257

Revisions:

09/17/13 WATERSHED COMMENTS:	03/13/14 CITY COMMENTS
10/18/13 WATERSHED COMMENTS	03/31/14 WATERSHED & CITY COMMENTS
11/14/13 WATERSHED COMMENTS	04/22/14 XCEL COMMENTS
11/25/13 CITY & WATERSHED COMMENTS	05/15/14 CITY COMMENTS
12/13/13 REVISED STORM SEWER	05/23/14 WATERSHED COMMENTS
01/16/14 CITY COMMENTS	06/06/14 REVISE PLAT/2ND ADDITION STORM SEWER
02/28/14 CITY COMMENTS:	

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

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

Savona

Lake Elmo, Minnesota

Overall Grading Plan

0000S65GDF01.dwg
Date: 08/23/13 Sheet: 2 OF 13

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

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

EXISTING OVERHEAD POWER POLES, XCEL STRUCTURE #55

SILT FENCE (TYP.)

BIO-ROLL EROSION CHECKS (TYP.)

6' CONCRETE SIDEWALK (TYP.)

* BUILDER WILL BE REQUIRED TO INSTALL DRAINTILE AROUND THE PERIMETER OF FOUNDATION

EXISTING OVERHEAD POWER POLES, XCEL STRUCTURE #56

8' BITUMINOUS TRAIL (FUTURE) (TYP.)

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

TREES TO REMAIN

SB-5

OUTLOT BA

OUTLOT B

OUTLOT EA

OUTLOT GA

OUTLOT C

7TH STREET N

STREET A

STREET E

JUNIPER AVENUE NORTH

JUNIPER COURT NORTH

JAY AVENUE N

SOIL BORING LOCATION (TYP.)

SEE SHEET 4

SEE SHEET 5

Legend:

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

* SEE SHEET 7 FOR CITY OF LAKE ELMO STANDARD PLAN NOTES FOR GRADING AND EROSION CONTROL.

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

0' 50' 100' 150'

Latest Revision Date: 08/08/14

0030565GDF02.dwg

Date: 08/23/13 Sheet: 3 OF 13

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: 08/08/14 License No. 41257

Revisions:

09/17/13 WATERSHED COMMENTS	03/13/14 CITY COMMENTS
10/16/13 WATERSHED COMMENTS	03/31/14 WATERSHED & CITY COMMENTS
11/14/13 WATERSHED COMMENTS	04/22/14 XCEL COMMENTS
11/25/13 CITY & WATERSHED COMMENTS	05/15/14 CITY COMMENTS
12/13/13 REVISED STORM SEWER	05/23/14 WATERSHED COMMENTS
01/16/14 CITY COMMENTS	08/08/14 REVISE PLAT/2ND ADDITION STORM SEWER
02/28/14 CITY COMMENTS	

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

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnnesota 55446

Savona

Lake Elmo, Minnesota

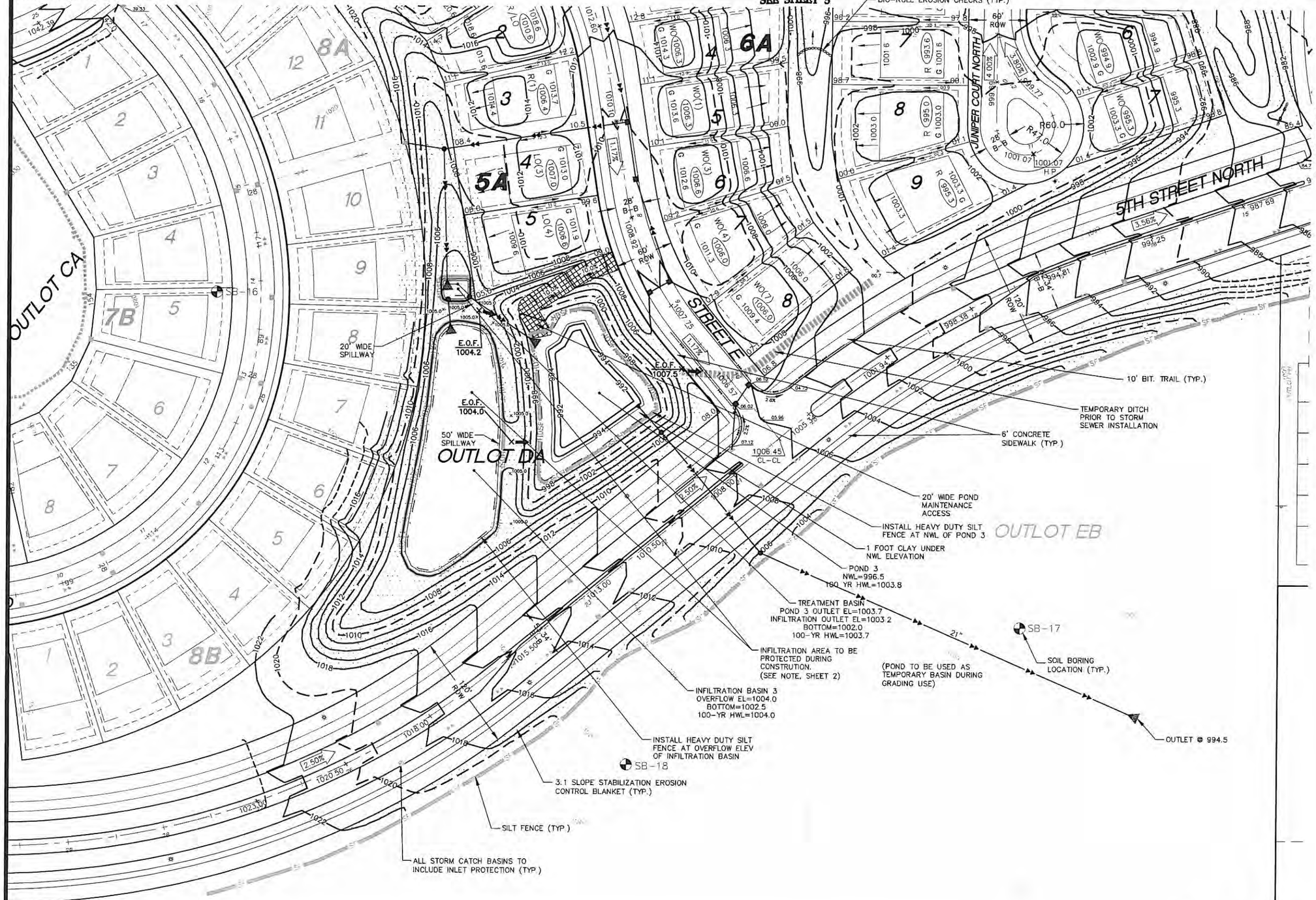
Grading, Drainage & Erosion Control Plan

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SEE SHEET 5

SEE SHEET 5

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LEGEND:

- DENOTES SOIL BORING
- SF — DENOTES SILT FENCE
- HDSF — 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 PROPOSED DRAINTILE
- DENOTES EXISTING TREE LINE
- x 856.3 — DENOTES EXISTING SPOT ELEVATION
- x 66.30 — DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. — DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES TREE PRESERVATION FENCING
- 3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET

* SEE SHEET 7 FOR CITY OF LAKE ELMO STANDARD PLAN NOTES FOR GRADING AND EROSION CONTROL.

N

0' 50' 100' 150'

Latest Revision Date: 08/08/14

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Date: 08/23/13 Sheet: 4 OF 13

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

Prepared for:

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Plymouth, Minnesota 55446

Savona

Lake Elmo, Minnesota

Grading, Drainage & Erosion Control Plan

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20' WIDE POND MAINTENANCE ACCESS

INFILTRATION AREA TO BE PROTECTED DURING CONSTRUTION. (SEE NOTE, SHEET 2)

TREATMENT BASIN
POND 6 OUTLET EL=957.7
INFILTRATION OUTLET EL=957.2
BOTTOM=956.0
100-YR HWL=957.7

EXISTING OVERHEAD POWER POLES, XCEL STRUCTURE #57

1 FOOT CLAY UNDER NWL ELEVATION

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

INSTALL HEAVY DUTY SILT FENCE AT NWL OF POND 6

4' SUMP STRUCTURE (SEE UTILITY PLANS)

OUTLOT B

SILT FENCE (TYP.)

POND 6
NWL=943.5
100 YR HWL=950.8

INSTALL HEAVY DUTY SILT FENCE AT OVERFLOW ELEV OF INFILTRATION BASIN

INFILTRATION AREA TO BE PROTECTED DURING CONSTRUTION. (SEE NOTE, SHEET 2)

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

8' TRAIL

SEE SHEET 11 FOR TRAIL CROSS SECTIONS

10' BIT. TRAIL (TYP.)

ROCK CONSTRUCTION ENTRANCE (TYP.)

20' WIDE SPILLWAY
E.O.F. 958.0

30' WIDE SPILLWAY

INFILTRATION BASIN 4
OVERFLOW EL=958.0
BOTTOM=956.5
100-YR HWL=958.0

E.O.F. 951.7

E.O.F. 951.5

50' WIDE SPILLWAY

50' WIDE SPILLWAY

INFILTRATION BASIN 6
OVERFLOW EL=951.5
BOTTOM=950.0
100-YR HWL=951.5

TREATMENT BASIN
POND 6 OUTLET EL=951.2
INFILTRATION OUTLET EL=950.7
BOTTOM=949.5
100-YR HWL=951.2

E.O.F. 956.6

E.O.F. 956.2

20' WIDE POND MAINTENANCE ACCESS

JUNIPER AVENUE NORTH

7TH STREET N

5TH STREET NORTH

E.O.F. 963.5

10' BITUMINOUS TRAIL

4' SUMP STRUCTURE (SEE UTILITY PLANS)

E.O.F. 956.2

E.O.F. 956.2

OUTLOT K

OUTLOT H

OUTLOT G

JAY AVENUE N

5TH STREET

E.O.F. 969.0

SOIL BORING LOCATION (TYP.)

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

SILT FENCE (TYP.)

INTERIM GRADING

STREET 1

PRIVATE DRIVE

OUTLOT I

OUTLOT R

OUTLOT C

OUTLOT E

E.O.F. 969.2

BIO-ROLL EROSION CHECKS (TYP.)

OUTLOT L

KEATS AVENUE

C. S. A. H. 19

6' CONCRETE SIDEWALK (TYP.)

SEE SHEET 3

SEE SHEET 6

Legend:

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

* SEE SHEET 7 FOR CITY OF LAKE ELMO STANDARD PLAN NOTES FOR GRADING AND EROSION CONTROL.

0' 50' 100' 150'

Latest Revision Date: 08/08/14

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Date: 08/23/13 Sheet: 5 OF 13

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Ryan M. Bluhm
Date: 08/08/14 License No. 41257

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02/28/14 CITY COMMENTS	

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

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

Savona
Lake Elmo, Minnesota

Grading, Drainage & Erosion Control Plan

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LEGEND:

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

* SEE SHEET 7 FOR CITY OF LAKE ELMO STANDARD PLAN NOTES FOR GRADING AND EROSION CONTROL.

JUNIPER AVENUE N
7TH STREET N
JAY AVENUE N
JUNIPER COURT NORTH
5TH STREET NORTH
PRIVATE DRIVE
STREET I (PUBLIC)
OUTLOT C
OUTLOT E
OUTLOT N
OUTLOT J
UTLOT EA
E.O.F. 989.7
E.O.F. 1004.0
E.O.F. 994.5
E.O.F. 963.5
E.O.F. 969.0
E.O.F. 969.2
E.O.F. 968.2
E.O.F. 968.0
SOIL BORING LOCATION (TYP.)
3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET (TYP.)
SILT FENCE (TYP.)
INTERIM GRADING
BIO-ROLL EROSION CHECKS (TYP.)
INSTALL HEAVY DUTY SILT FENCE AT NWL OF POND 5
1 FOOT CLAY UNDER NWL ELEVATION
INFILTRATION AREA TO BE PROTECTED DURING CONSTRUCTION (SEE NOTE, SHEET 2)
INSTALL HEAVY DUTY SILT FENCE AT OVERFLOW ELEV OF INFILTRATION BASIN
TREES TO REMAIN
50' WIDE SPILLWAY
INFILTRATION BASIN 5
OVERFLOW EL=968.0
BOTTOM=966.5
100-YR HWL=968.0
20' WIDE POND MAINTENANCE ACCESS
20' WIDE SPILLWAY
TREATMENT BASIN
POND 5 OUTLET EL=967.7
INFILTRATION OUTLET EL=967.2
BOTTOM=966.0
100-YR HWL=967.7
POND 5
NWL=962.0
100 YR HWL=967.9
EX POND
OUTLET EL=942.0
EX. HWL=946.0
(PROP. HWL=946.0)
SILT FENCE (TYP.)
3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET (TYP.)
10' BIT TRAIL (TYP.)
6' CONCRETE SIDEWALK (TYP.)
ALL STORM CATCH BASINS TO INCLUDE INLET PROTECTION (TYP.)

0' 50' 100' 150'

Latest Revision Date: 08/08/14
0030565GDF05.dwg
Date: 08/23/13 Sheet: 6 OF 13

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02/28/14 CITY COMMENTS	

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

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

Savona
Lake Elmo, Minnesota

Grading, Drainage & Erosion Control Plan

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STANDARD PLAN NOTES

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 500A

CONCRETE CURB & GUTTER

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 501

CONCRETE SIDEWALK

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 510

STANDARD PLAN NOTES

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 600A

STANDARD PLAN NOTES

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 600B

STANDARD PLAN NOTES

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 600C

STANDARD PLAN NOTES

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

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

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 20[illegible]

CITY OF LAKE ELMO — STANDARD DRAWING NO. 805

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Prepared for:

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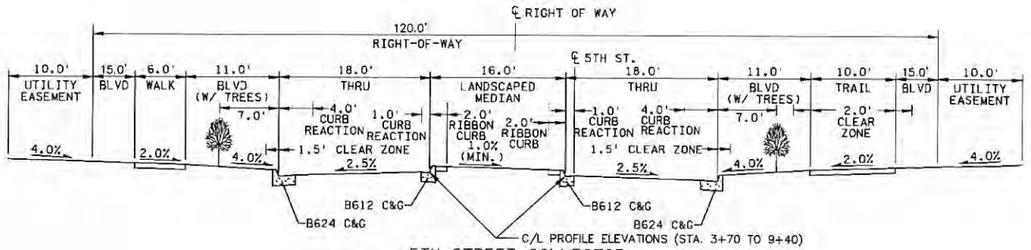
Savona
Lake Elmo, Minnesota

Details

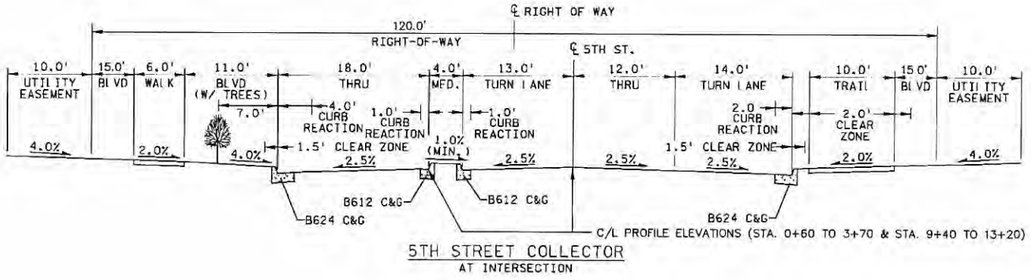
Date: 08/23/13 Sheet: 7 OF 13

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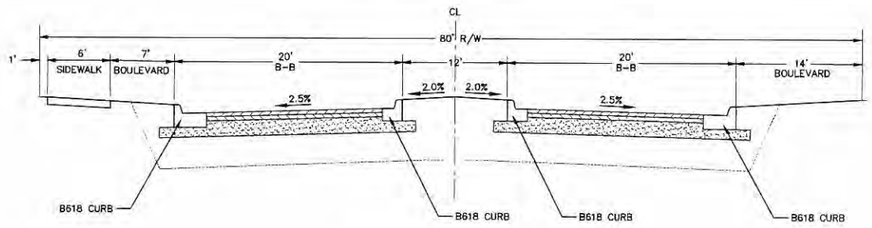
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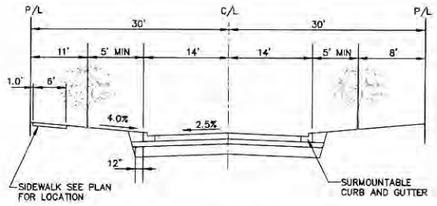
5TH STREET COLLECTOR
TYPICAL



5TH STREET COLLECTOR
AT INTERSECTION



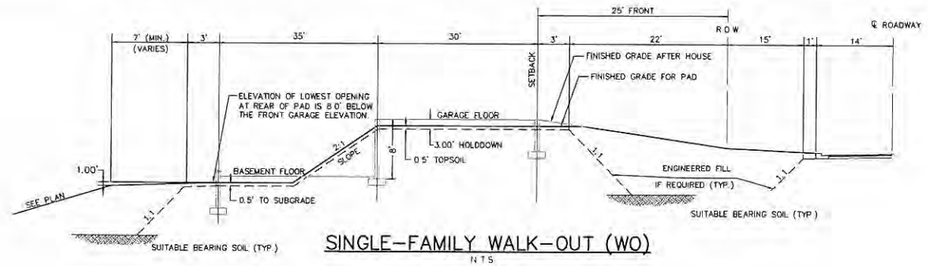
JAY AVENUE NORTH
N.T.S.



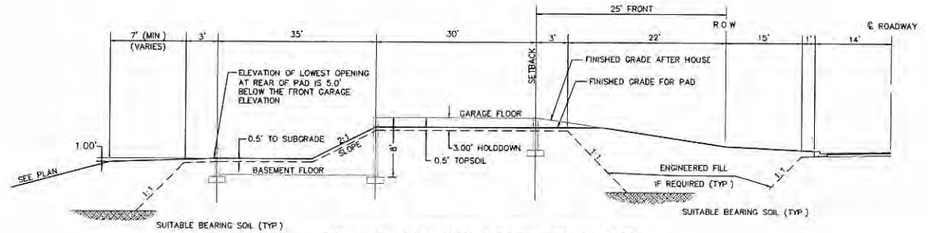
RESIDENTIAL STREET (28' B-B)
NO SCALE
60' ROW
SEE CITY OF LAKE ELMO DETAIL 801 FOR TYPICAL STREET SECTION



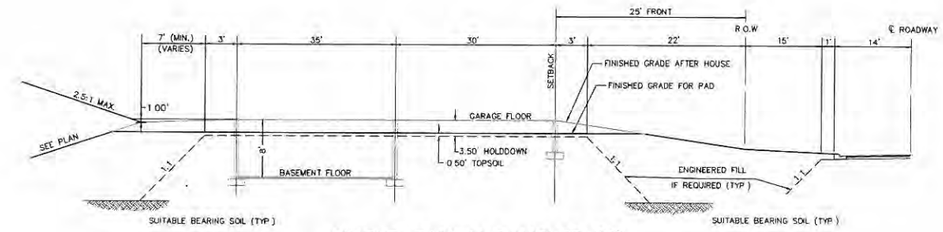
POND DETAIL
N.T.S.



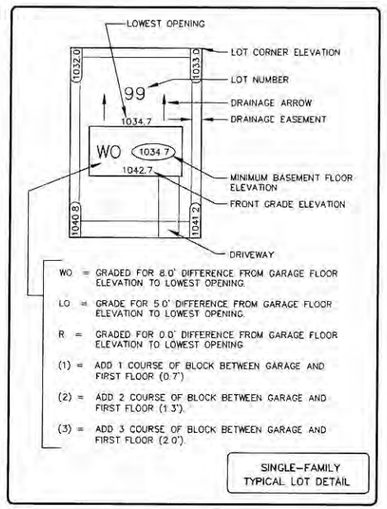
SINGLE-FAMILY WALK-OUT (WO)
N.T.S.



SINGLE-FAMILY LOOK-OUT (LO)
N.T.S.



SINGLE-FAMILY RAMBLER (R)
N.T.S.



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Date: 08/23/13 Sheet: 8 OF 13

Westwood

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Eden Prairie, MN 55344

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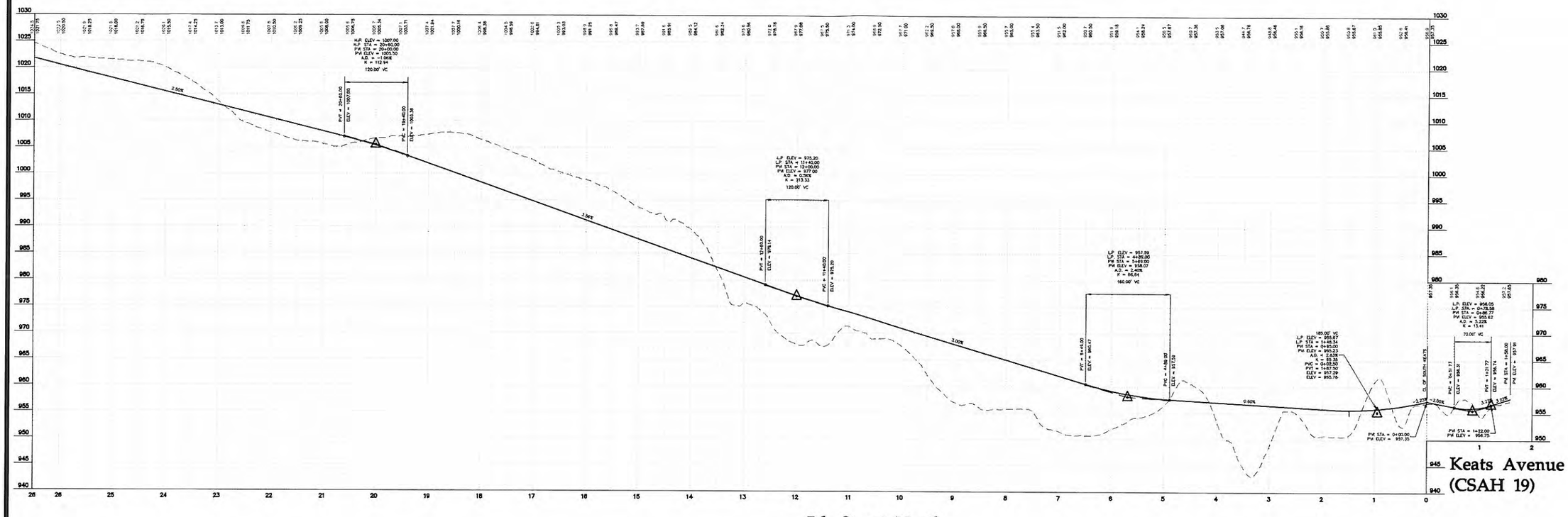
Savona

Lake Elmo, Minnesota

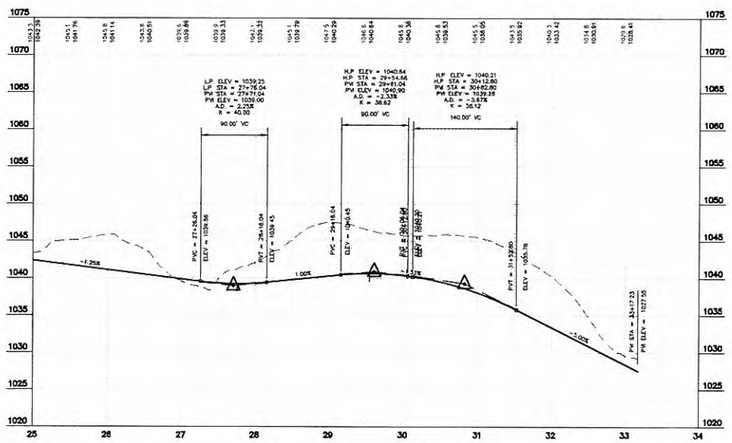
Details

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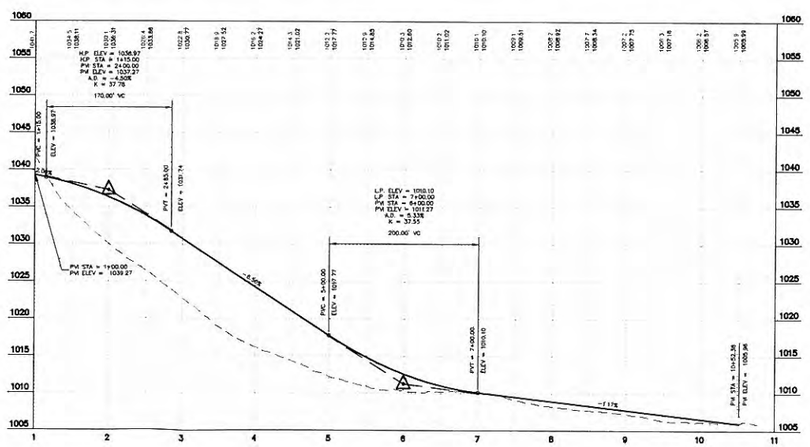
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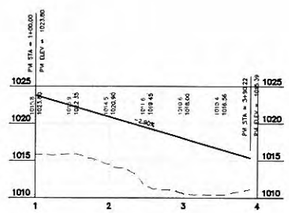
5th Street North



Street A



Street E



Street E

0' 100' 200' 300'

Latest Revision Date: 08/08/14

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7699 Anagram Drive
Eden Prairie, MN 55344

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

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Ryan M. Bluhm
Date: 08/08/14 License No. 41257

Revisions:

09/17/13 WATERSHED COMMENTS	03/13/14 CITY COMMENTS
10/15/13 WATERSHED COMMENTS	03/31/14 WATERSHED & CITY COMMENTS
11/14/13 WATERSHED COMMENTS	04/22/14 XCEL COMMENTS
11/25/13 CITY & WATERSHED COMMENTS	05/15/14 CITY COMMENTS
12/13/13 REVISED STORM SEWER	05/23/14 WATERSHED COMMENTS
01/16/14 CITY COMMENTS	08/08/14 REVISE PLAT/2ND ADDITION STORM SEWER
02/28/14 CITY COMMENTS	

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

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

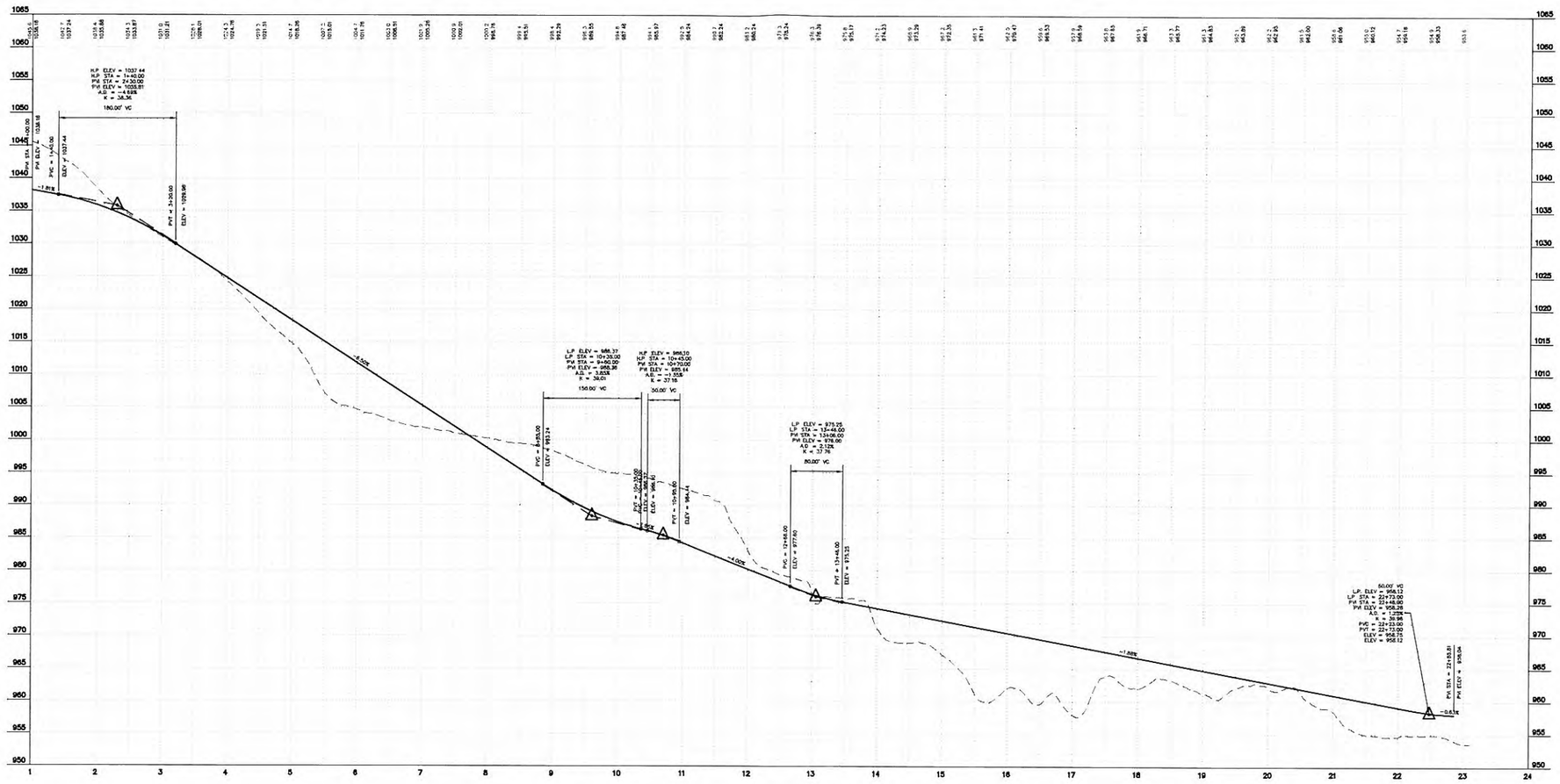
Savona
Lake Elmo, Minnesota

Street Profiles

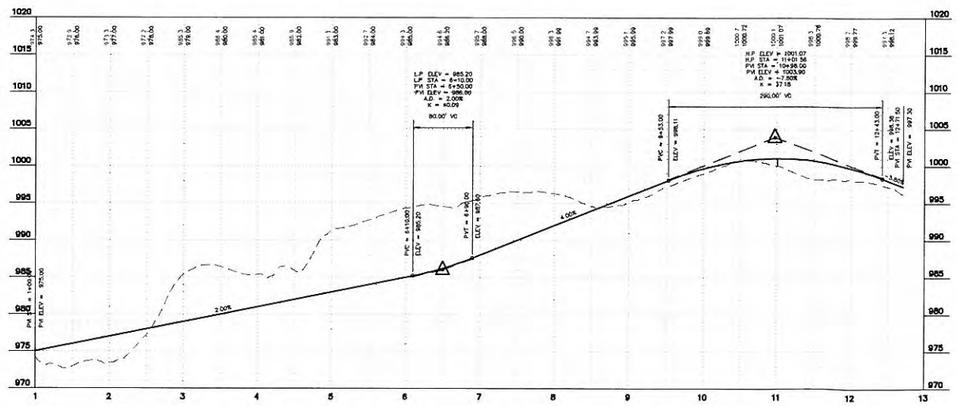
Date: 08/23/13 Sheet: 9 OF 13

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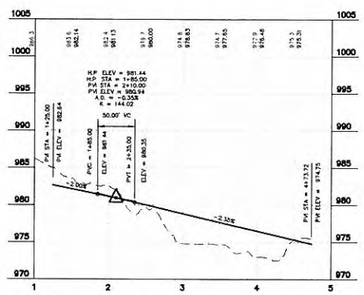
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7th Street North



Juniper Avenue North & Juniper Court North



Jay Avenue North

0' 100' 200' 300'

Latest Revision Date: 08/08/14

DC00565DTF04.dwg

Date: 08/23/13 Sheet: 10 OF 13

Westwood

Westwood Professional Services, Inc.
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Ryan M. Bluhm

Date: 08/08/14 License No. 41257

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Drawn:	HW
Record Drawing by/date:	

Prepared for:

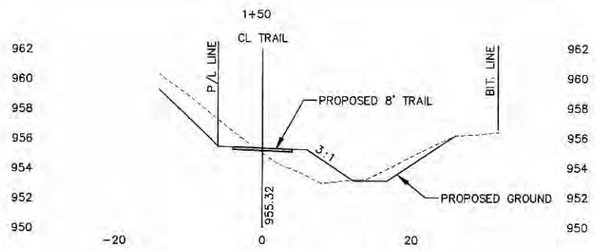
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Plymouth, Minnesota 55446

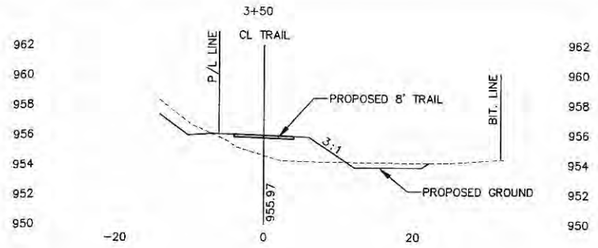
Savona

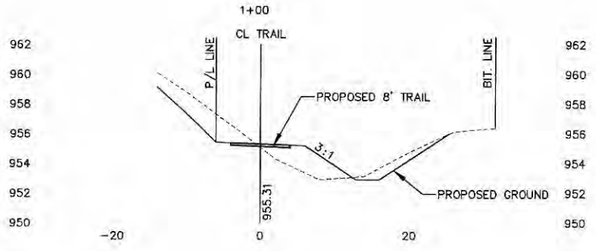
Lake Elmo, Minnesota

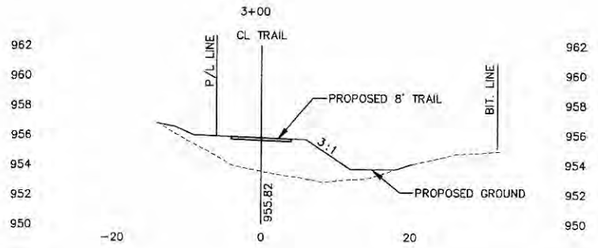
Street Profiles

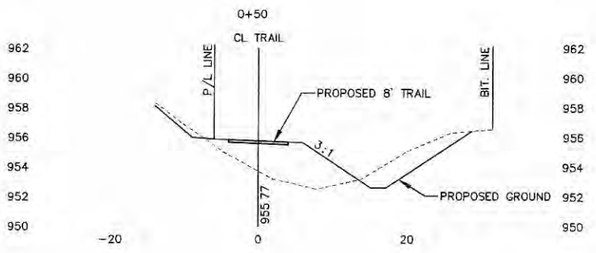
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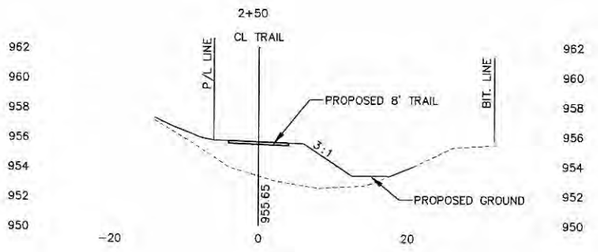


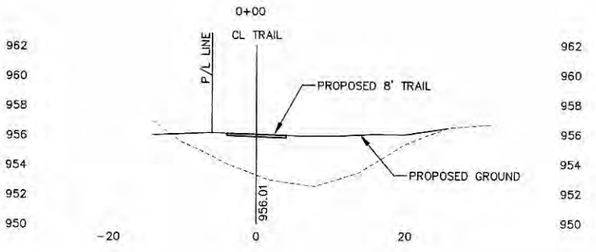


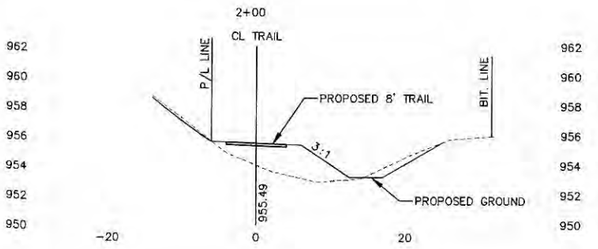














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Date: 08/23/13 Sheet: 11 OF 13

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Ryan M. Bluhm

Date: 08/08/14 License No. 41257

Revisions:

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02/28/14 CITY COMMENTS	

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

Prepared for:

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Plymouth, Minnesota 55446

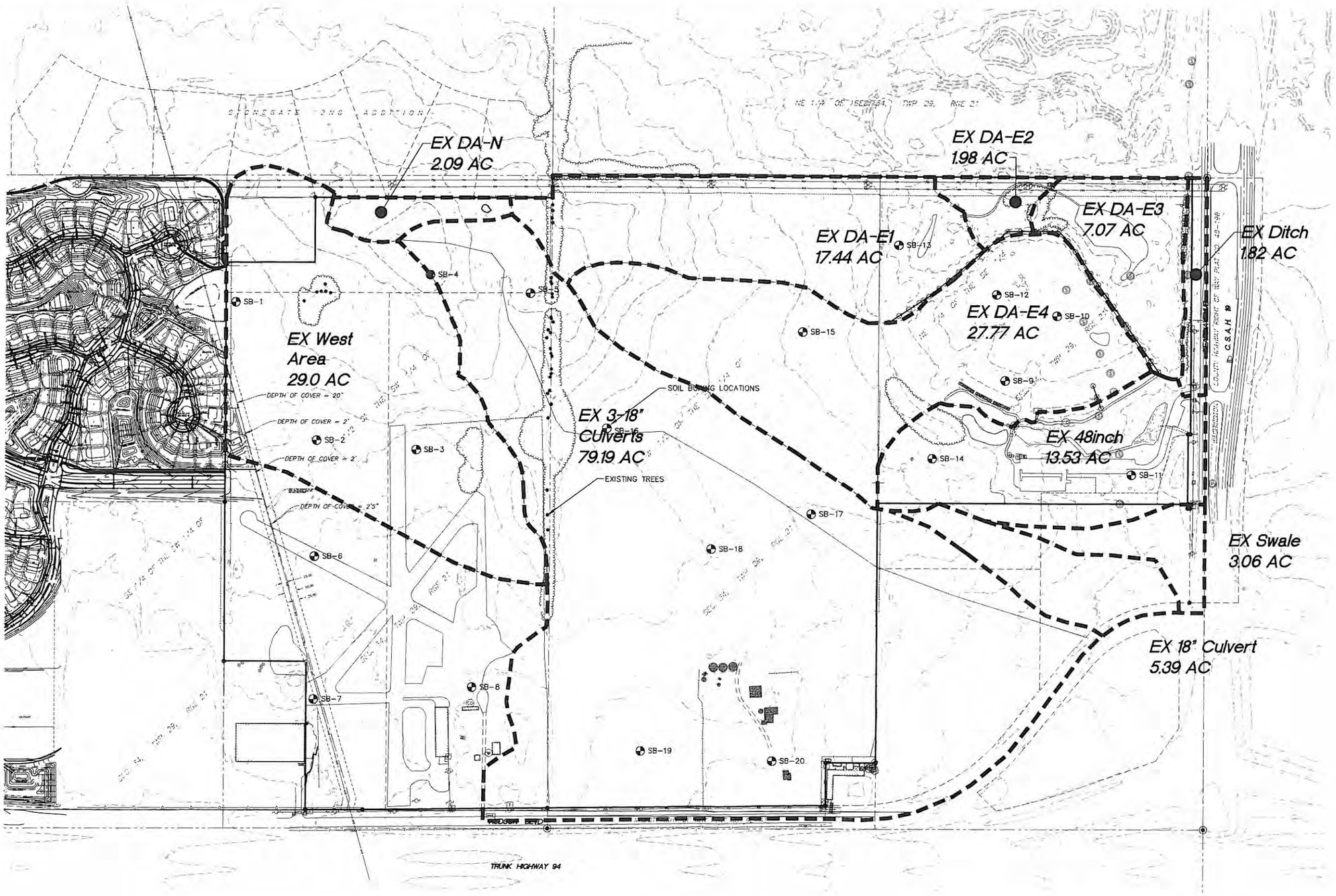
Savona

Lake Elmo, Minnesota

Trail Cross Sections

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0' 200' 400' 600'

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C0005650AF01.dwg

Date: 08/23/13 Sheet: 12 OF 13

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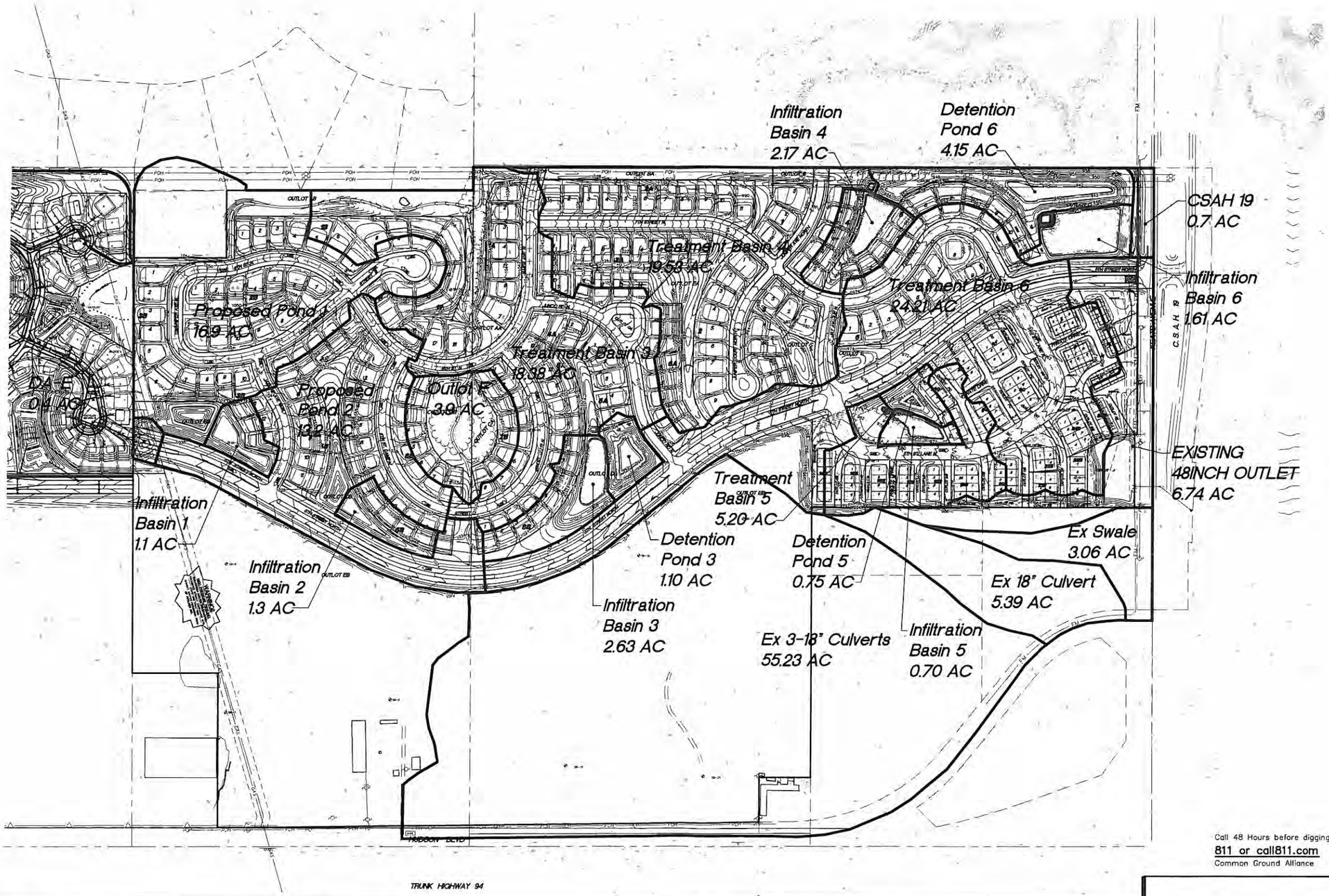
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Lake Elmo, Minnesota

Pre-Development Drainage Area Plan

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0' 100' 200' 300'

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Date: 08/23/13 Sheet: 13 OF 13

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Ryan M. Bluhm
Date: 08/08/14 License No. 41257

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Prepared for:

Lennar Corporation
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Plymouth, Minnesota 55446

Savona

Lake Elmo, Minnesota

Post-Development Drainage Area Plan

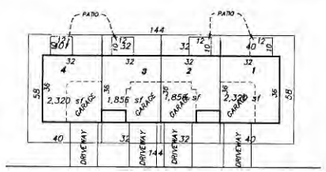
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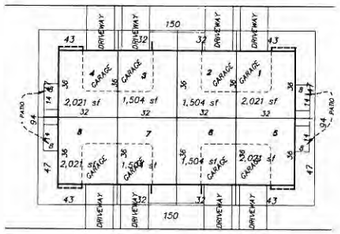
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Proposed Multi-Family Development Standards

Site Area per Unit:	
Required Site Area per unit	4,000 sf
Provided Gross Site Area per unit	7,426 sf
Impervious Coverage:	
Maximum Impervious Coverage	50%
Proposed Impervious Coverage (Overall Block 7A, 14A & 15A)	43%
Open Space Requirements:	
Required Open Space Per unit:	500 sf
Provided Open Space Per unit: (Outlot G & Common Lots 23, 36 & 63 /122 un)	1,845 sf
Proposed Setbacks (minimums):	
Internal ROW:	25'
Keats Ave:	50' to structures
5th Street Collector:	40' to structures
Adjacent Property:	30'
Separation – Building to Building	25' typ
Private Drive Street Width	24' typ (bb)
Private Driveway Length	22' min, 24' typical
Min bldg setback to private street (side)	20' min
(P) Off-street Guest Parking provided	0.25 per unit x 122 un = 30 stalls

Typical Multi-Family Lot Details







0000565 02SPFD1a.dwg

NOT FOR CONSTRUCTION

Date: 7/30/14 Sheet: 1 OF 1

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Ryan M. Bluhm
Date: 7/30/14 License No. 41257

Revisions:
5-5-14 REV PLAT

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Checked: RMB
Drawn: CLM
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Prepared for:

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Plymouth, Minnesota, 55446

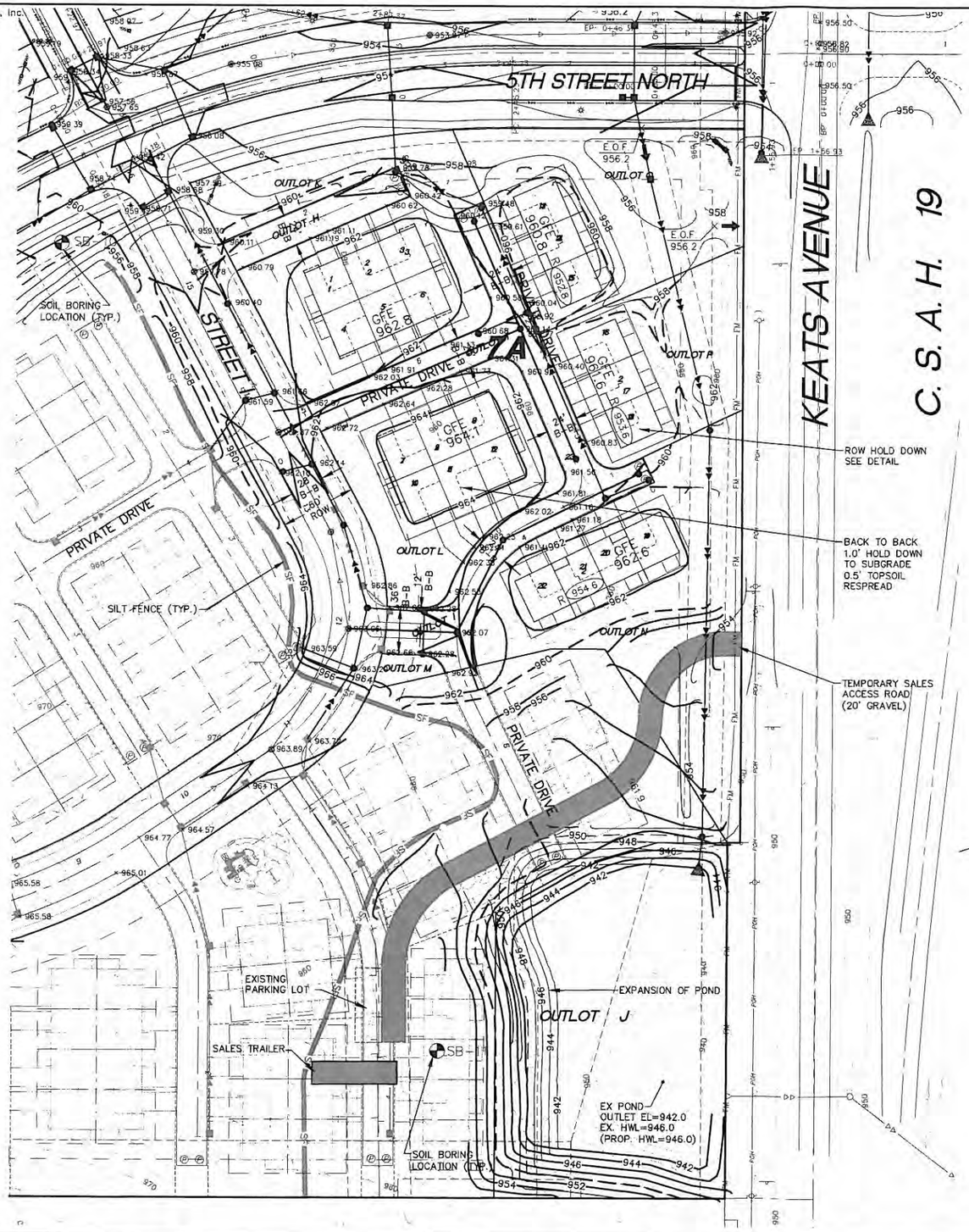
Savona 2nd Addition

Lake Elmo, Minnesota

Final Site Plan - Townhome Area

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GENERAL NOTES:

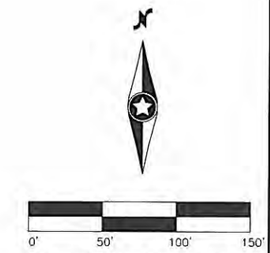
- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN

* SEE SAVONA FINAL GRADING PLAN SHEET 7 FOR CITY OF LAKE ELMO STANDARD PLAN NOTES FOR GRADING AND EROSION CONTROL.

LEGEND:

⊕	DENOTES SOIL BORING
SF	DENOTES SILT FENCE
HDSF	DENOTES HEAVY DUTY SILT FENCE
980	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 PROPOSED DRAINTILE
	DENOTES EXISTING TREE LINE
x 856.3	DENOTES EXISTING SPOT ELEVATION
x 66.30	DENOTES PROPOSED SPOT ELEVATION
	DENOTES BIO-ROLL EROSION CHECKS
E.O.F.	DENOTES EMERGENCY OVERFLOW ELEVATION
	DENOTES TREE PRESERVATION FENCING
	3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET

ROW RAMBLER (R)
N.T.S



Latest Revision Date: 08/08/14

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Date: 05/15/14 Sheet: 1 OF 1

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Ryan M. Bluhm
Date: 08/08/14 License No. 41257

Revisions:
08/08/14 CITY COMMENTS:

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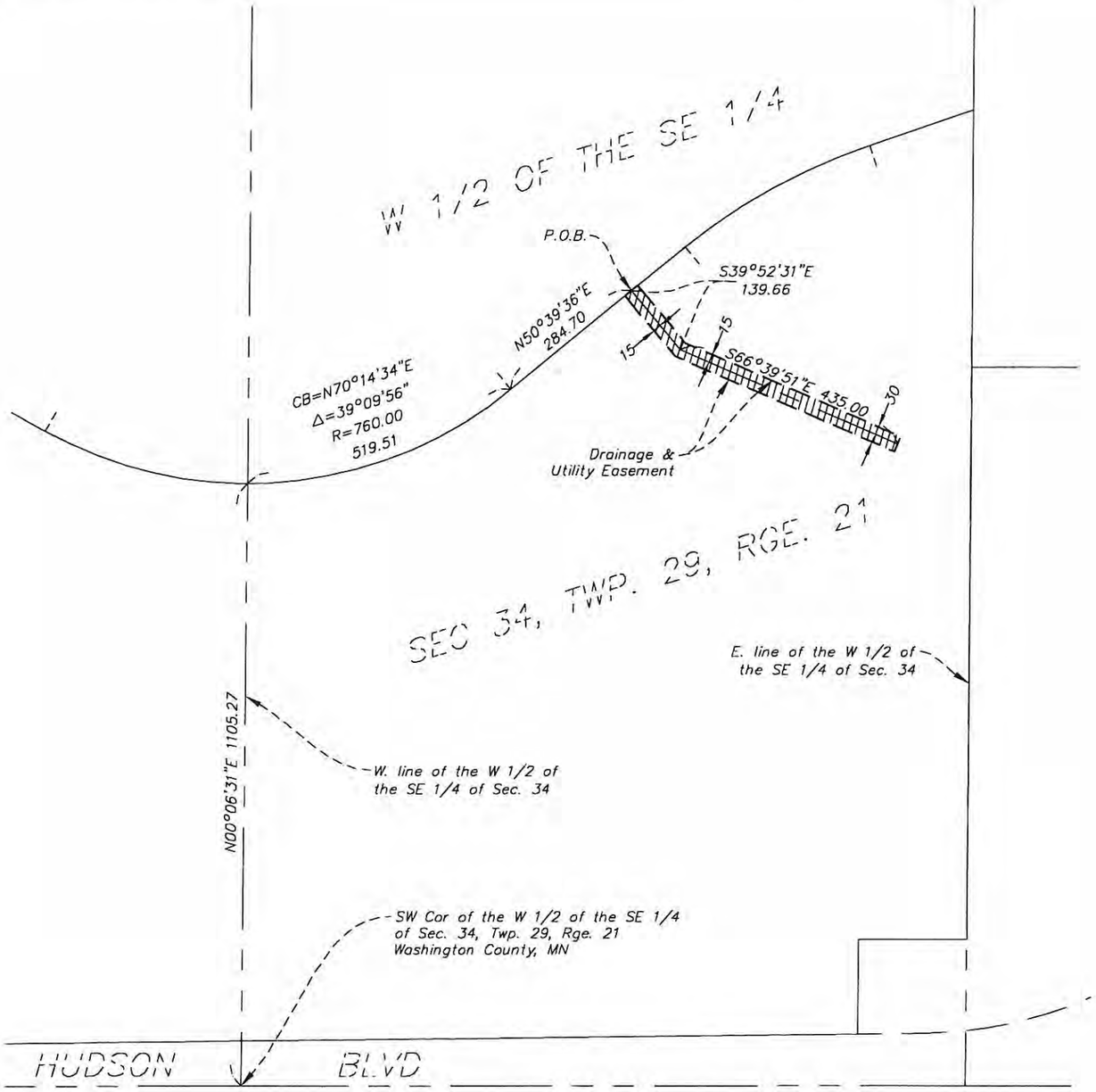
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Savona Multifamily

Lake Elmo, Minnesota

Grading, Drainage & Erosion Control Plan

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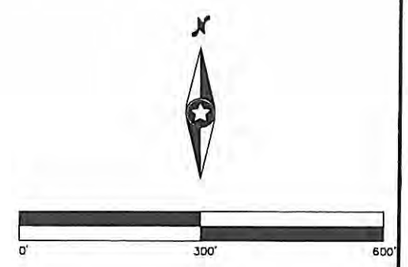
Drainage & Utility Easement:

A 30.00 Drainage & Utility Easement lying over, under and across that part of the West Half of the Southeast Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota, the centerline of which is described as follows:

Commencing at the southwest corner of said West Half of the Southeast Quarter of Section 34; thence North 00 degrees 06 minutes 31 seconds East, assumed bearing along the west line of said West Half of the Southeast Quarter, a distance of 1105.27 feet; thence northeasterly along a non-tangential curve concave to the northwest having a central angle of 39 degrees 09 minutes 56 seconds, a radius of 760.00 feet for an arc distance of 519.51 feet, the chord of said curve bears North 70 degrees 14 minutes 34 seconds East; thence North 50 degrees 39 minutes 36 seconds East, tangent to said curve a distance of 284.70 feet to the point of beginning of the centerline to be described; thence South 39 degrees 52 minutes 31 seconds East, a distance of 139.66 feet; thence South 66 degrees 39 minutes 51 seconds East, a distance of 435.00 feet and said centerline there terminating.

The sidelines of said easement are to be prolonged shortened to terminate at a line bearing North 50 degrees 39 minutes 36 seconds East from said point of beginning.

Area: 17,240 sf or 0.40 acres



Date: 8/06/2014 Sheet: 1 OF 1

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TOLL FREE 1-888-937-5150
www.westwoodps.com

Crew:	.
Checked:	CWM
Drawn:	SRS
Record Drawing by/date:	.

Prepared for:

Lennar
Plymouth, Minnesota

Savona Phase II
Lake Elmo, Minnesota

Drainage & Utility Easement

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Construction Plans

for

Sanitary Sewer, Water Main, Storm Sewer and Streets

for

Savona 2nd Addition
Lake Elmo, Minnesota

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnnesota 55446
Contact: Joe Jablonski
Phone: 952-249-3014

Prepared by:

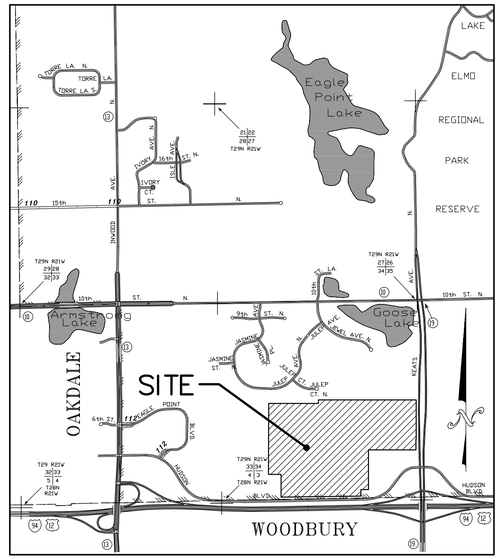
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Westwood
Project number: 0000565.02
Contact: Ryan M. Bluhm

Vicinity Map



(Not to Scale)

Sheet List Table

Sheet Number	Sheet Title
1	Cover
2	Overall Plan
3	Sanitary Sewer and Water Main Construction Plan
4	Sanitary Sewer and Water Main Construction Plan
5	Sanitary Sewer and Water Main Construction Plan
6	Sanitary Sewer and Water Main Construction Plan
7	Sanitary Sewer and Water Main Construction Plan
8	Storm Sewer and Street Construction Plan
9	Storm Sewer and Street Construction Plan
10	Storm Sewer and Street Construction Plan
11	Storm Sewer and Street Construction Plan
12	Storm Sewer and Street Construction Plan
13	Storm Sewer and Street Construction Plan
14	Storm Sewer and Street Construction Plan
15	Details
16	Details
17	Details

NO.	DATE	REVISION	SHEETS
1	06/30/14	CITY COMMENTS	ALL
2	07/30/14	CITY COMMENTS	ALL
3	08/08/14	CITY COMMENTS	ALL
4	09/03/14	CITY COMMENTS	ALL

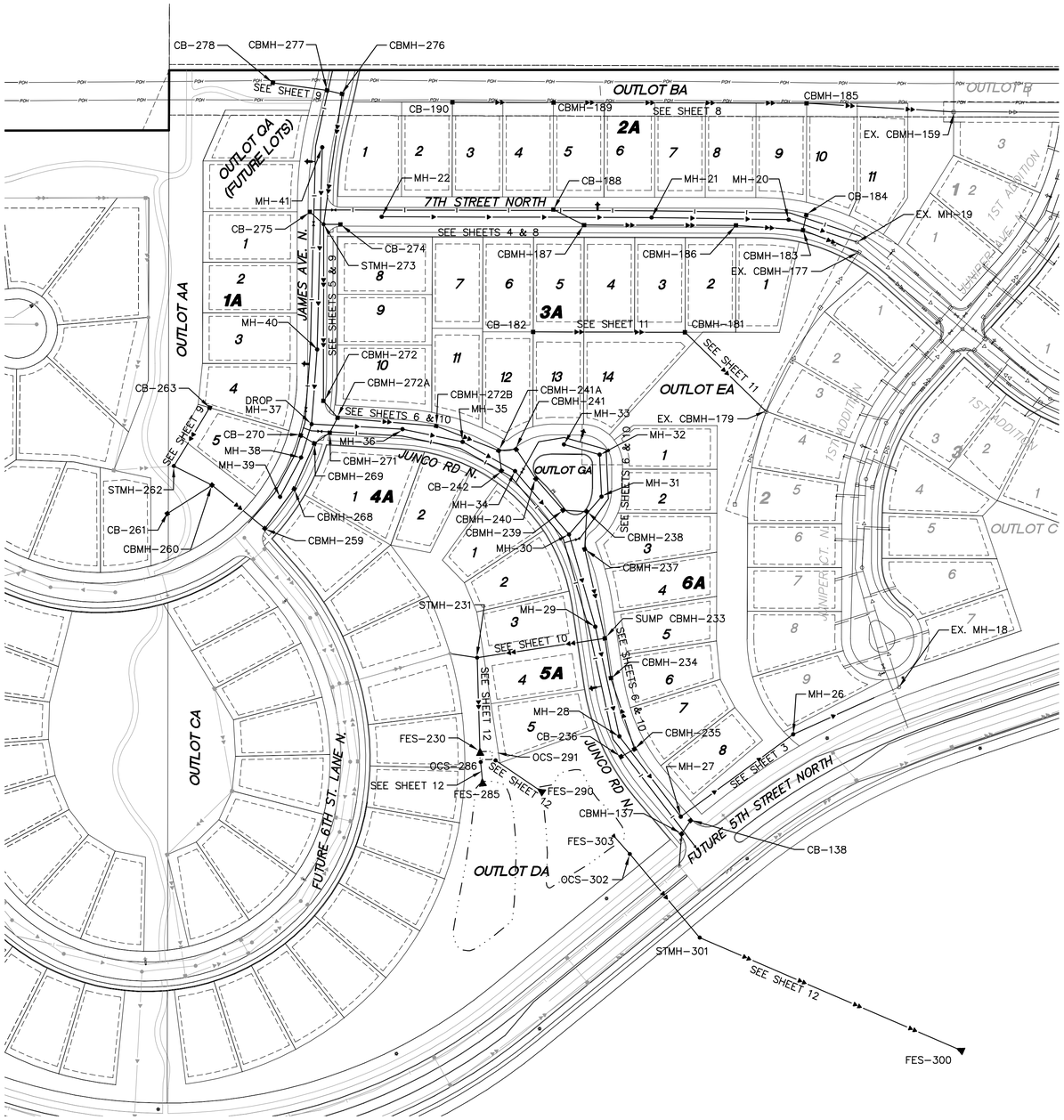
Construction Plans
for
Sanitary Sewer, Water Main, Storm Sewer and Streets
for
Savona 2nd Addition
Lake Elmo, Minnesota

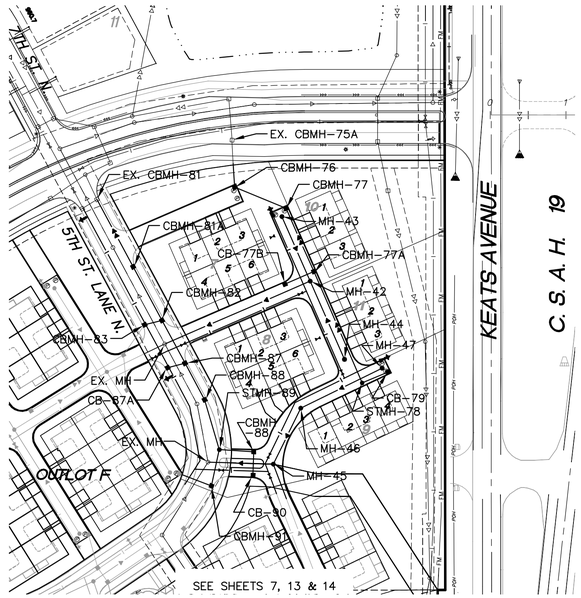
Date: 06/25/14 Sheet: 1 of 17

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SEE DETAIL, SHEET 16

STORM SEWER CASTING SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	STRUCTURE DIA.	CASTING TYPE
76	CBMH	48"	R-3067-V
77	CBMH	48"	R-3067-V
77A	CBMH	48"	R-3067-V
77B	CB	2'x3'	R-3067-V
78	STMH	48"	R-1642 B
79	CB	2'x3'	R-3067-V
81A	CBMH	48"	R-3067-V
82	CBMH	60"	R-3067-V
83	CBMH	48"	R-3067-V
87A	CB	2'x3'	R-3067-V
87	CBMH	60"	R-3067-V
88	CBMH	48"	R-3067-V
89	STMH	48"	R-1642 B
90A	CBMH	48"	R-3067-V
90	CB	2'x3'	R-3067-V
91	CBMH	60"	R-3067-V
137	CBMH	48"	R-3067-V
138	CB	2'x3'	R-3067-V
181	CBMH	48"	R-4342
182	CB	27"	R-4342
183	CBMH	48"	R-3067-V
184	CB	2'x3'	R-3067-V
185	CBMH	48"	R-4342
186	CBMH	48"	R-3067-V
187	CBMH	48"	R-3067-V
188	CB	2'x3'	R-3067-V
189	CBMH	48"	R-4342
190	CB	27"	R-4342
230	FES	33"	
231	STMH	72"	R-1642 B
SUMP 233	CBMH	60"	R-3508-A2
234	CBMH	48"	R-3067-V
235	CBMH	48"	R-3067-V
236	CB	2'x3'	R-3067-V
237	CBMH	48"	R-3067-V
238	CBMH	48"	R-3067-V
239	CBMH	48"	R-3067-V
240	CBMH	48"	R-3067-V
241	CBMH	48"	R-3067-V
241A	CBMH	60"	R-3067-V
242	CB	2'x3'	R-3067-V
259	CBMH	48"	R-3067-V
260	CBMH	48"	R-4342
261	CB	27"	R-4342
262	STMH	48"	R-1642 B
263	CB	27"	R-4342
268	CBMH	48"	R-3067-V
269	CBMH	48"	R-3067-V
270	CB	2'x3'	R-3067-V
271	CBMH	48"	R-3067-V
272	CBMH	48"	R-3067-V
272A	CBMH	48"	R-3067-V
272B	CBMH	48"	R-3067-V
273	STMH	48"	R-1642 B
274	CB	2'x3'	R-3067-V
275	CB	2'x3'	R-3067-V
276	CBMH	48"	R-3067-V
277	CBMH	48"	R-3067-V
278	CB	27"	R-4342
285	FES	12"	
286	OCS	48"	SEE DETAIL
290	FES	36"	
291	OCS	72"	SEE DETAIL
300	FES	21"	
301	STMH	48"	R-4342
302	OCS	48"	SEE DETAIL
303	FES	21"	R-3067-V

WARNING: XCEL TRANSMISSION LINES ARE PRESENT WITHIN THE PROJECT AREA.

EXCAVATION CLOSE TO STRUCTURE LOCATION.

A MINIMUM DISTANCE OF TEN (10) FEET OF SUPPORTED EARTH MUST BE MAINTAINED FROM ANY PART OF THE LINE STRUCTURE. SUPPORT OF THE GROUND BEYOND THE (10) FEET MAY BE PROVIDED BY A SLOPE NO GRATER THAN THREE FEET HORIZONTAL TO ONE FOOT VERTICAL. SUPPORT MAY ALSO BE PROVIDED BY THE USE OF CRIBBING, SHEET PILING, RETAINING WALL OR TUNNELING. THE SPECIFIC PLAN FOR PROVIDING THE REQUIRED SUPPORT AND THE EXCAVATION PLAN FOR THE PROPOSED PROJECT MUST BE SUBMITTED TO XCEL ENERGY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION START.

CLEARANCE TO EQUIPMENT AND WORKERS

A WORKING CLEARANCE OF TWENTY (20) FEET BETWEEN THE ELECTRICAL CONDUCTORS AND ANY CRANES OR DIGGING EQUIPMENT USED AT CONDUCTOR ELEVATION IN OR NEAR THE EASEMENT AND A CLEARANCE OF TEN FOOT EIGHT INCHES (10'-8") TO THE PHYSICAL PROXIMITY OF WORKERS MUST BE MAINTAINED AT ALL TIMES. IN ADDITION, ANY CONSTRUCTION NEAR THE TRANSMISSION LINE(S) SHALL COMPLY WITH ALL OSHA SAFETY CLEARANCES. IF THIS CLEARANCE CANNOT BE MAINTAINED, THE CONTRACTOR OR DEVELOPER MUST ARRANGE FOR A LINE OUTAGE BY CALLING XCEL ENERGY'S SYSTEM CONTROL DEPARTMENT (STEVE ROLLIN 612/330-2875). ADEQUATE ADVANCED NOTICE MUST BE PROVIDED IN ORDER TO SCHEDULE A LINE OUTAGE, IF AN OUTAGE IS AVAILABLE.

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
		Draintile

0' 100' 200' 300'

Latest Revision Date: 09/03/14

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Date: 06/25/14 Sheet: 2 OF 17

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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: 09/03/14 License No. 41257

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

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

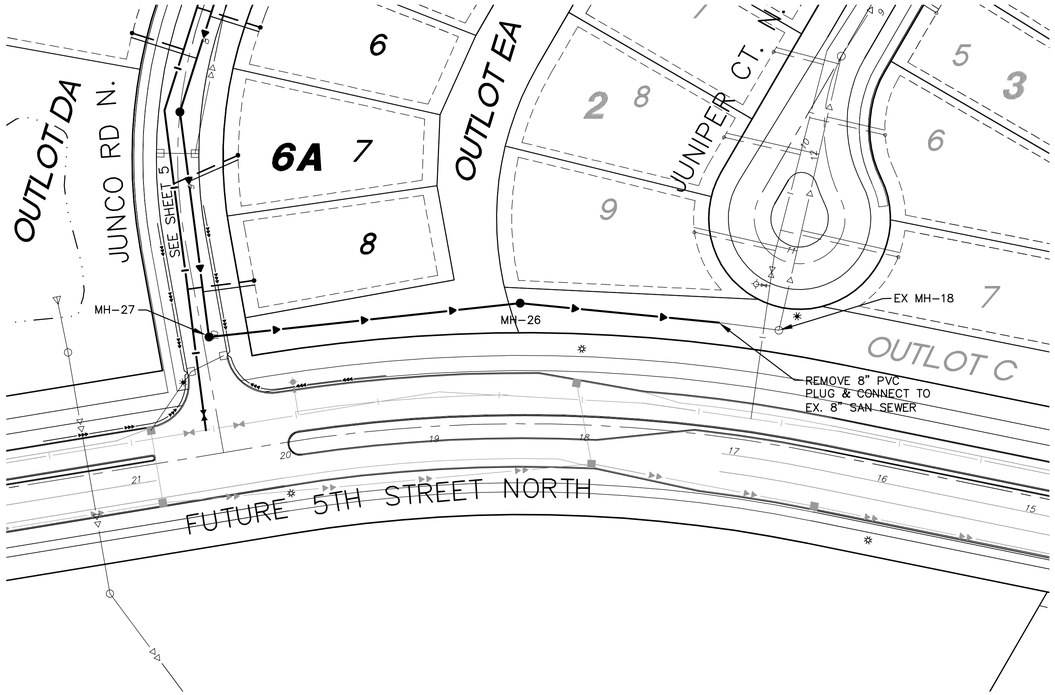
Savona 2nd Addition

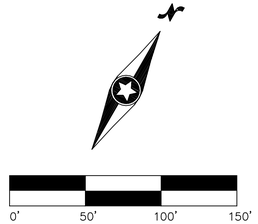
Lake Elmo, Minnesota

Overall Plan

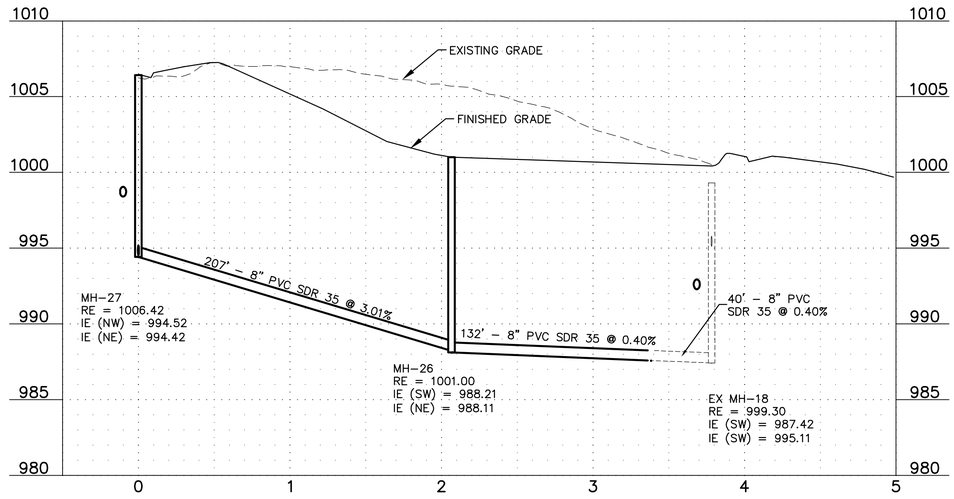
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Backyard



GENERAL NOTES:

(XXX.X) DENOTES SANITARY SEWER SERVICE INVERT @ END OF STUB.

[WYE=X+XX] DENOTES SANITARY SEWER SERVICE WYE LOCATED ON MAINLINE FROM DOWN STREAM M.H.

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.

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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.
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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 1.5" TYPE K COPPER UNLESS OTHERWISE NOTED.

Latest Revision Date: 09/03/14
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Date: 06/25/14 **Sheet:** 3 OF 17

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Drawn: HW
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16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

Savona 2nd Addition

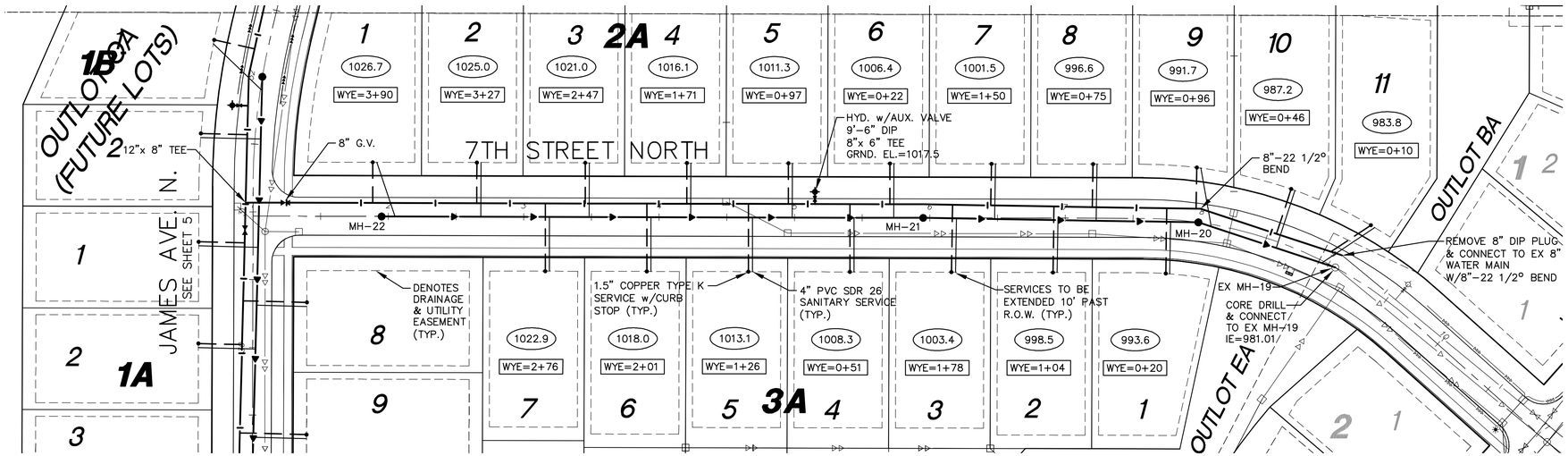
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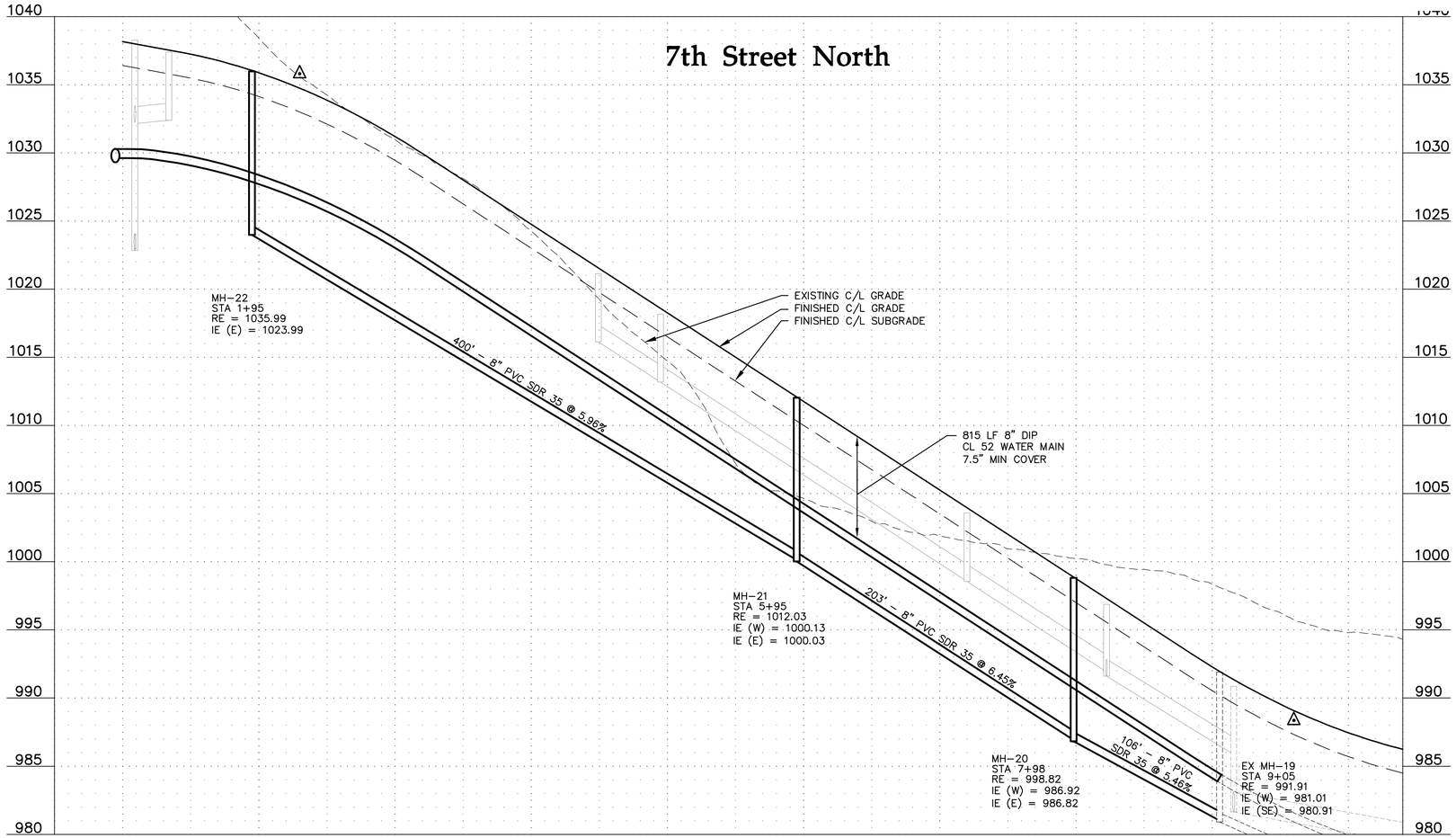
Sanitary Sewer and Water Main Construction Plan

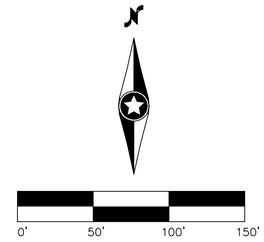
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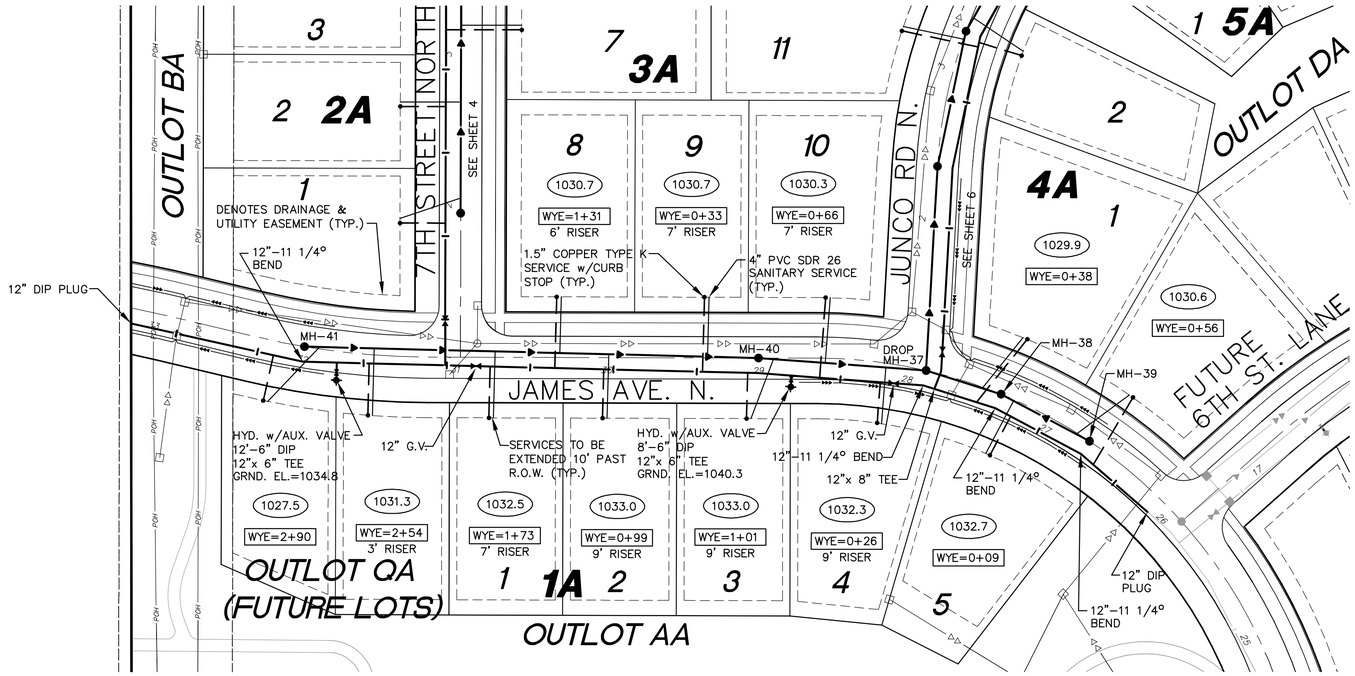
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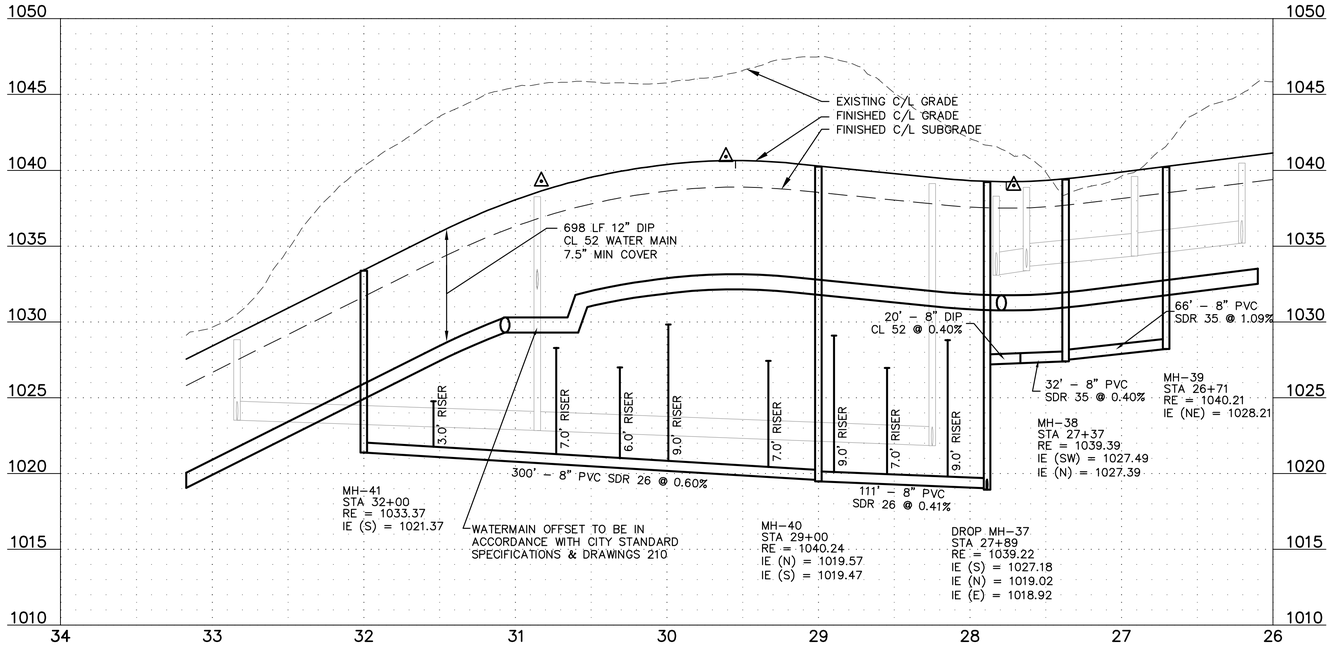
7th Street North

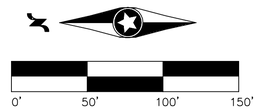
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James Ave. N.





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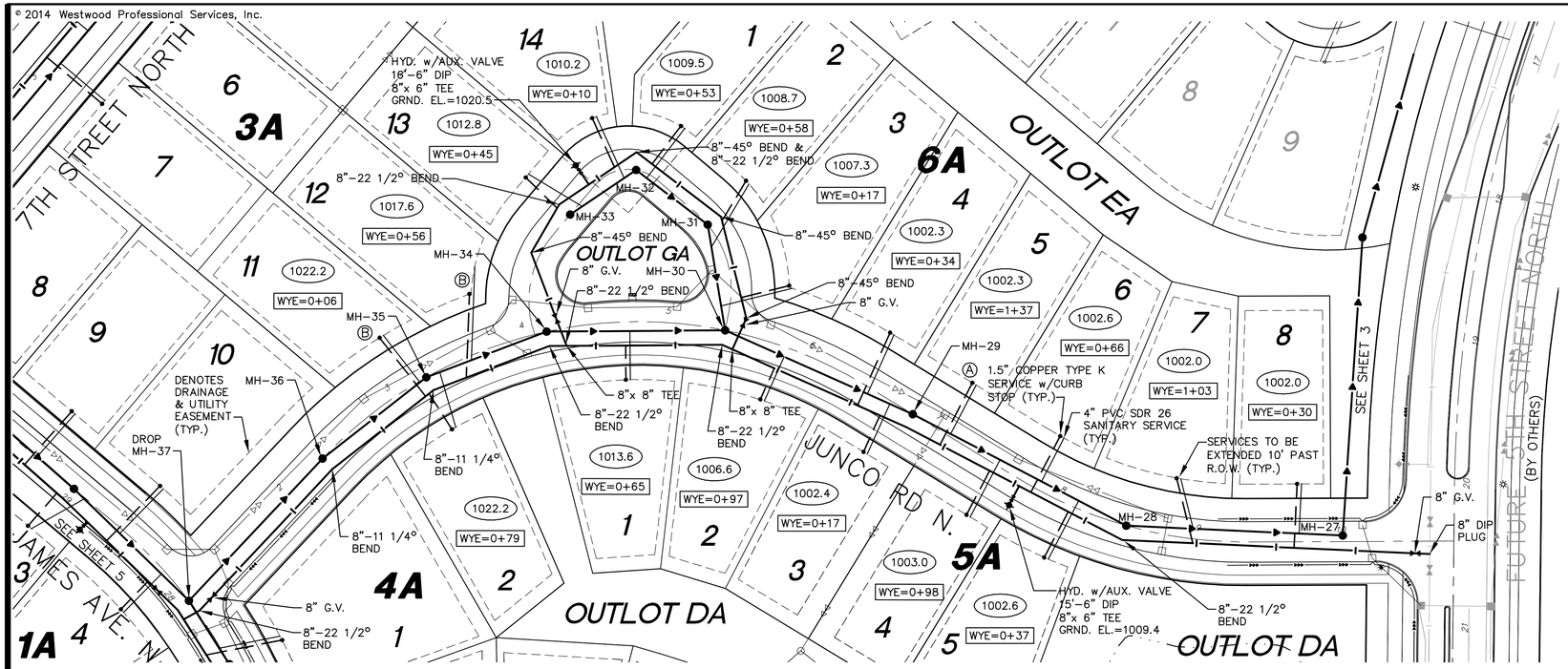
Prepared for:
Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnnesota 55446

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Date: 06/25/14 Sheet: 5 OF 17

Savona 2nd Addition
Lake Elmo, Minnesota

Sanitary Sewer and Water Main Construction Plan
James Ave. N.

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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.
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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 1.5" TYPE K COPPER UNLESS OTHERWISE NOTED.

(A) INSTALL WATER SERVICE OVER SAN SEWER. MAINTAIN 18" SEPARATION (INSULATE).

(B) INSTALL WATER SERVICE OVER STORM SEWER (INSULATE)

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GENERAL NOTES:

(XXX.X) DENOTES SANITARY SEWER SERVICE INVERT @ END OF STUB.

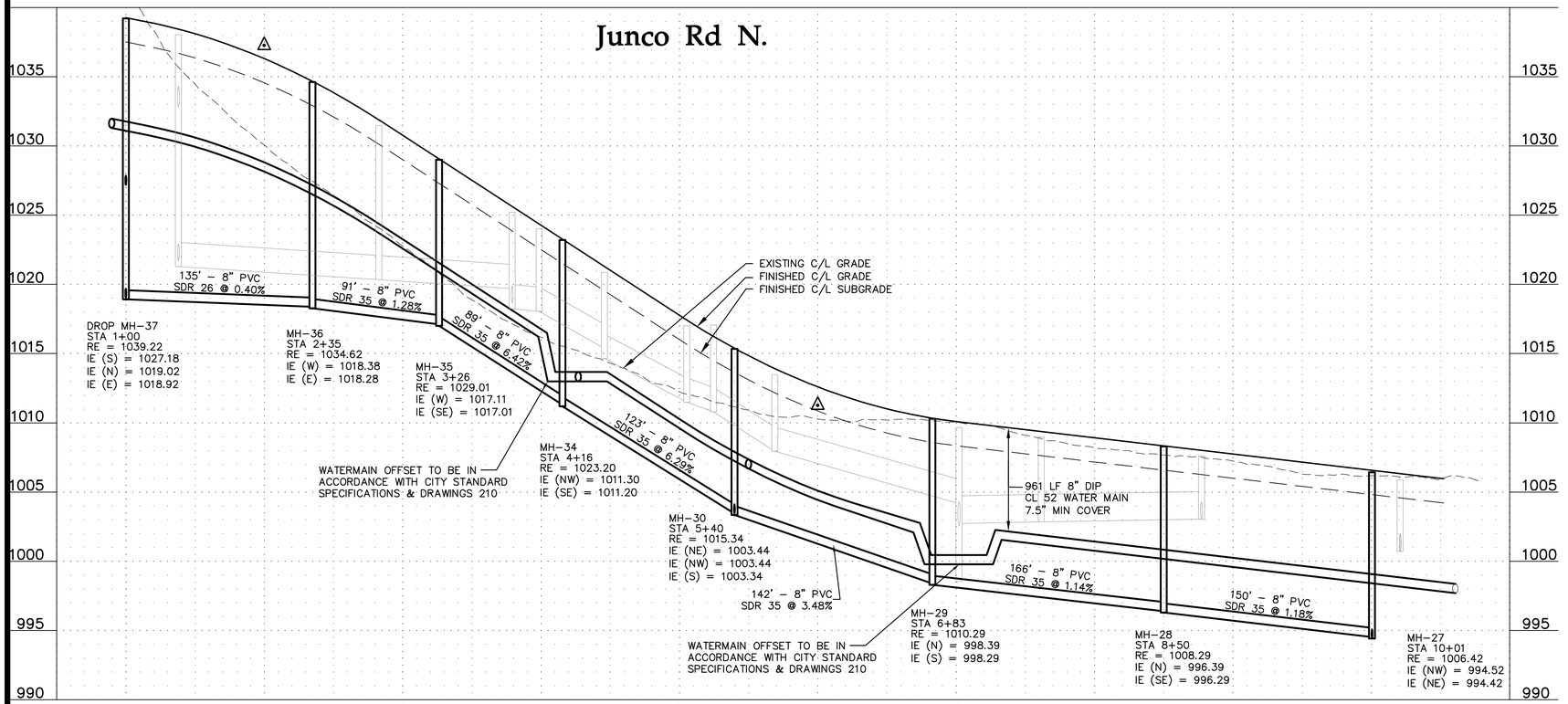
WYE=X+XX DENOTES SANITARY SEWER SERVICE WYE LOCATED ON MAINLINE FROM DOWN STREAM M.H.

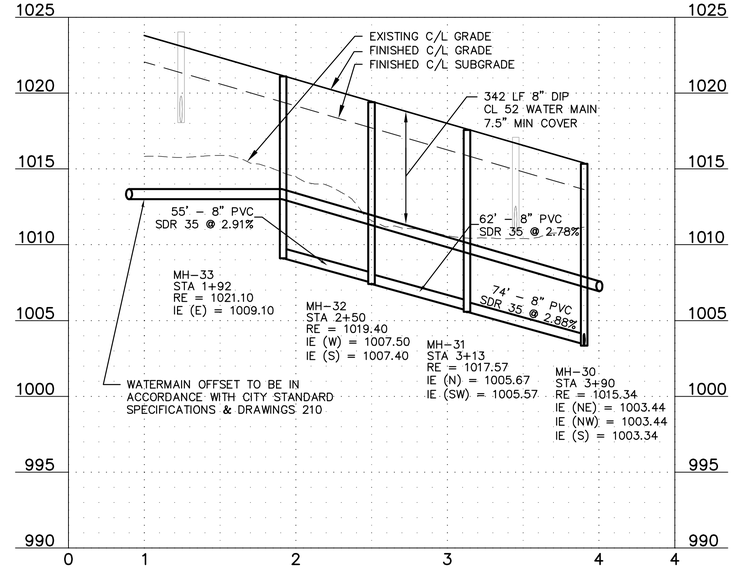
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3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40 OR SDR 26 PIPE.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL 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.
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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.

0' 50' 100' 150'

Junco Rd N.





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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: 09/03/14 License No. 41257

Revisions:
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Designed: CLJ
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Savona 2nd Addition

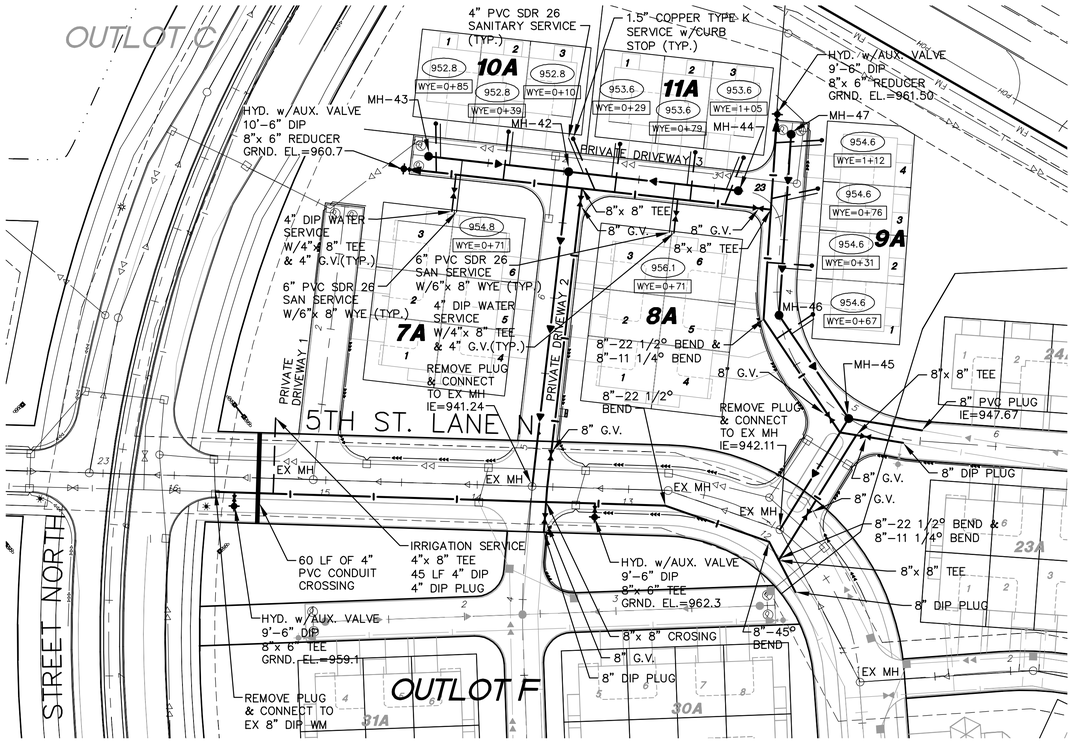
Lake Elmo, Minnesota

Sanitary Sewer and Water Main Construction Plan

Junco Rd N.

Date: 06/25/14 Sheet: 6 OF 17

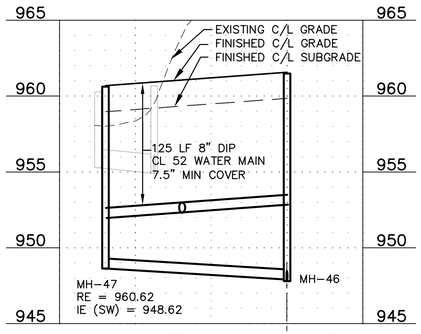
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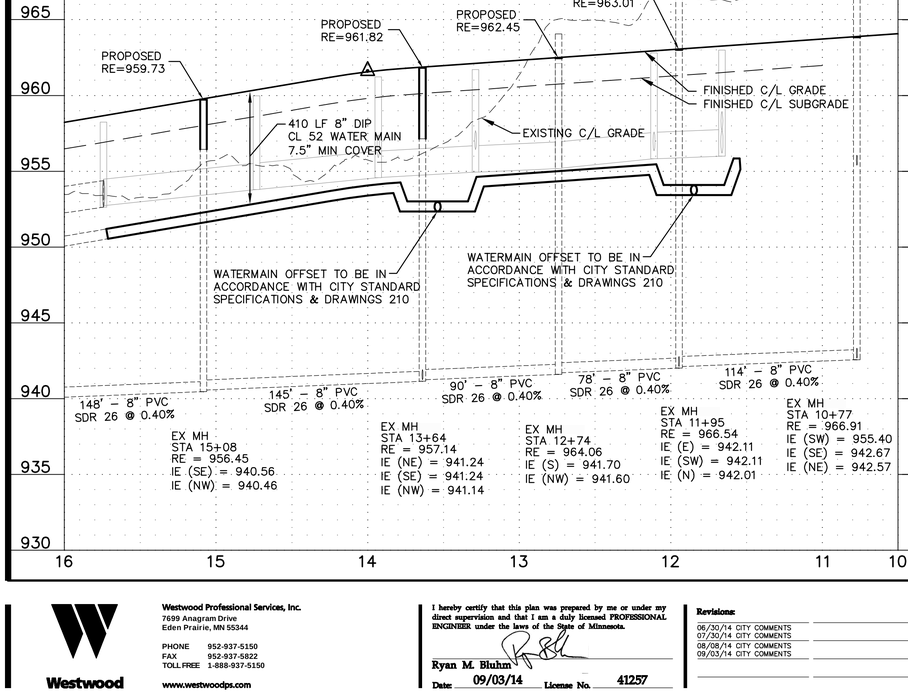
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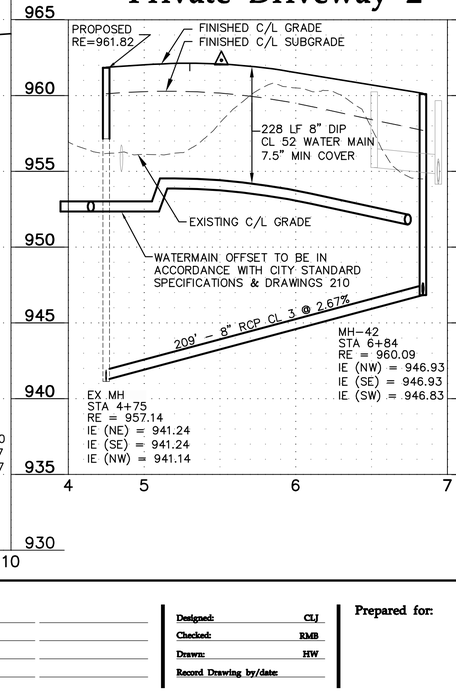
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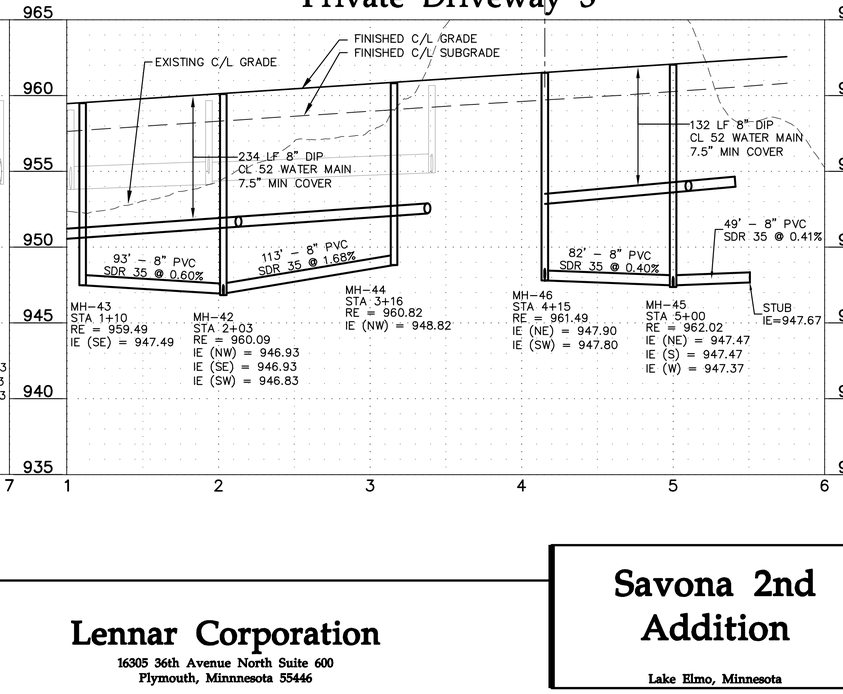
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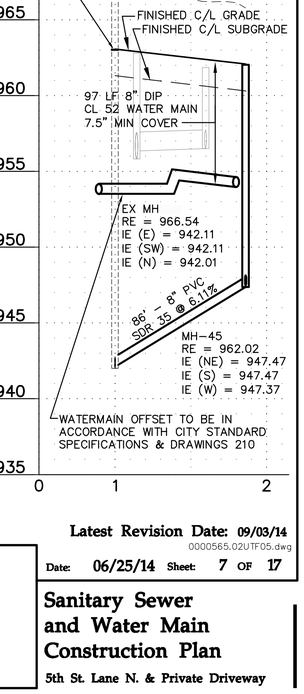


Private Driveway 2



Private Driveway 3





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Date: 06/25/14 Sheet: **7** OF **17**

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Ryan M. Bluhm
Date: 09/03/14 License No. 41257

Revisions:
06/30/14 CITY COMMENTS
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Designed: CLJ
Checked: RMB
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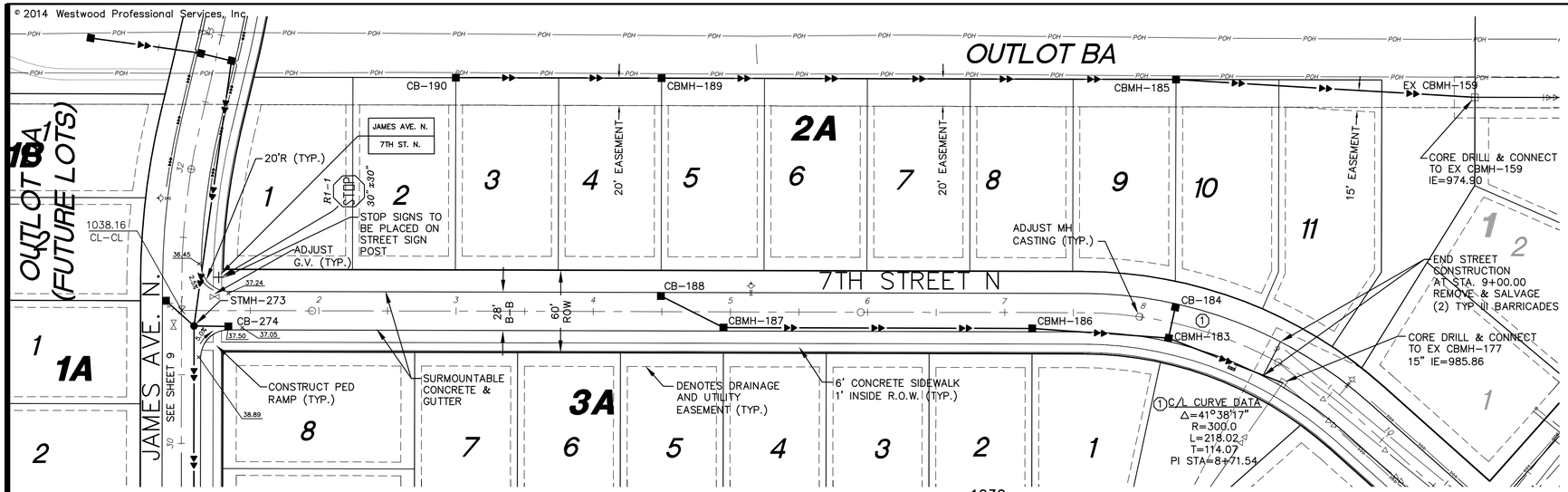
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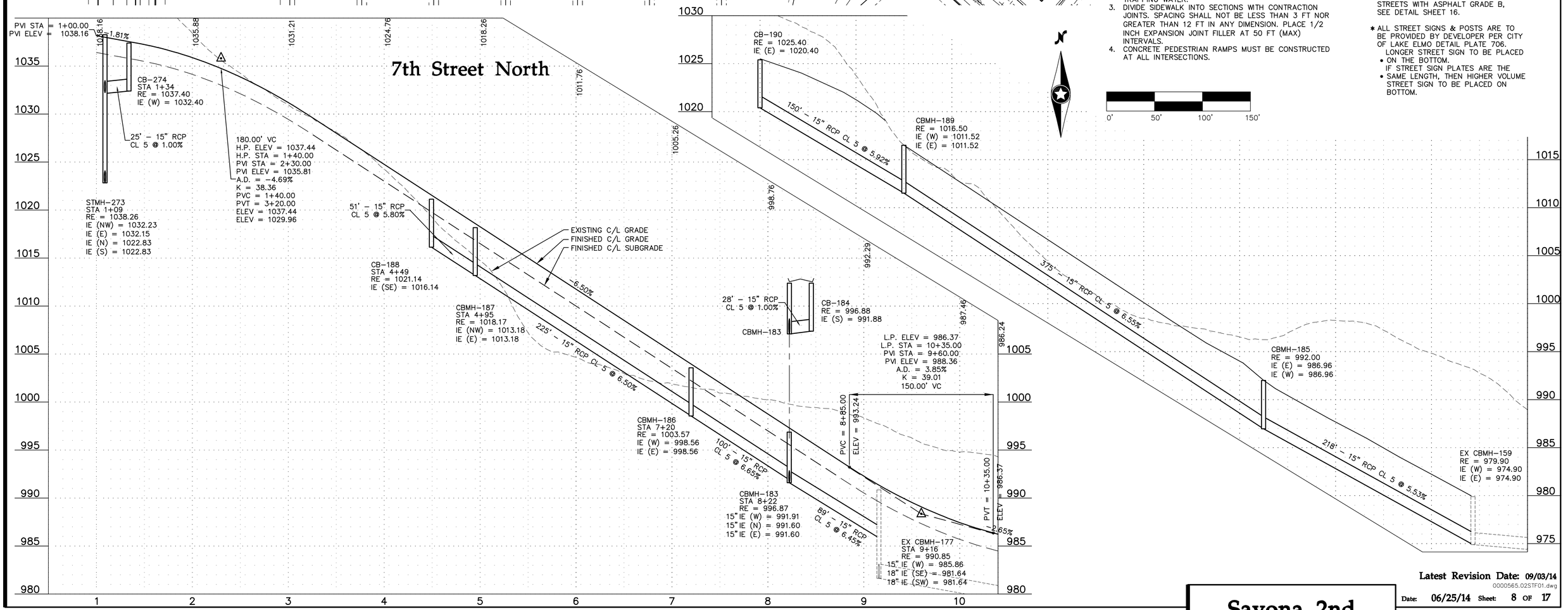
Savona 2nd Addition
Lake Elmo, Minnesota

Sanitary Sewer and Water Main Construction Plan
5th St. Lane N. & Private Driveway

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N

0' 50' 100' 150'

STORM SEWER NOTES:

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4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
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6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MnDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
8. FURNISH AND INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

SIDEWALK AND TRAIL NOTES:

1. BITUMINOUS TRAILS AND SIDEWALKS MUST BE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PATHWAYS THROUGHOUT THE ENTIRE LENGTH.
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3. DIVIDE SIDEWALK INTO SECTIONS WITH CONTRACTION JOINTS. SPACING SHALL NOT BE LESS THAN 3 FT NOR GREATER THAN 12 FT IN ANY DIMENSION. PLACE 1/2 INCH EXPANSION JOINT FILLER AT 50 FT (MAX) INTERVALS.
4. CONCRETE PEDESTRIAN RAMPS MUST BE CONSTRUCTED AT ALL INTERSECTIONS.

GENERAL NOTES:

- RADIUS TO BE B618 C. & G. WITH 10' TRANSITION FROM SURMOUNTABLE CURB
- 11.90 * DENOTES GUTTERLINE ELEVATION AT INTERSECTIONS

CASTING NOTE:

ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.10 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN PROFILES REFLECT THE SUMPED ELEVATIONS.

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* ALL STREET SIGNS & POSTS ARE TO BE PROVIDED BY DEVELOPER PER CITY OF LAKE ELMO DETAIL PLATE 706.
  LONGER STREET SIGN TO BE PLACED
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    IF STREET SIGN PLATES ARE THE
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Date: 06/25/14 **Sheet:** 8 OF 17

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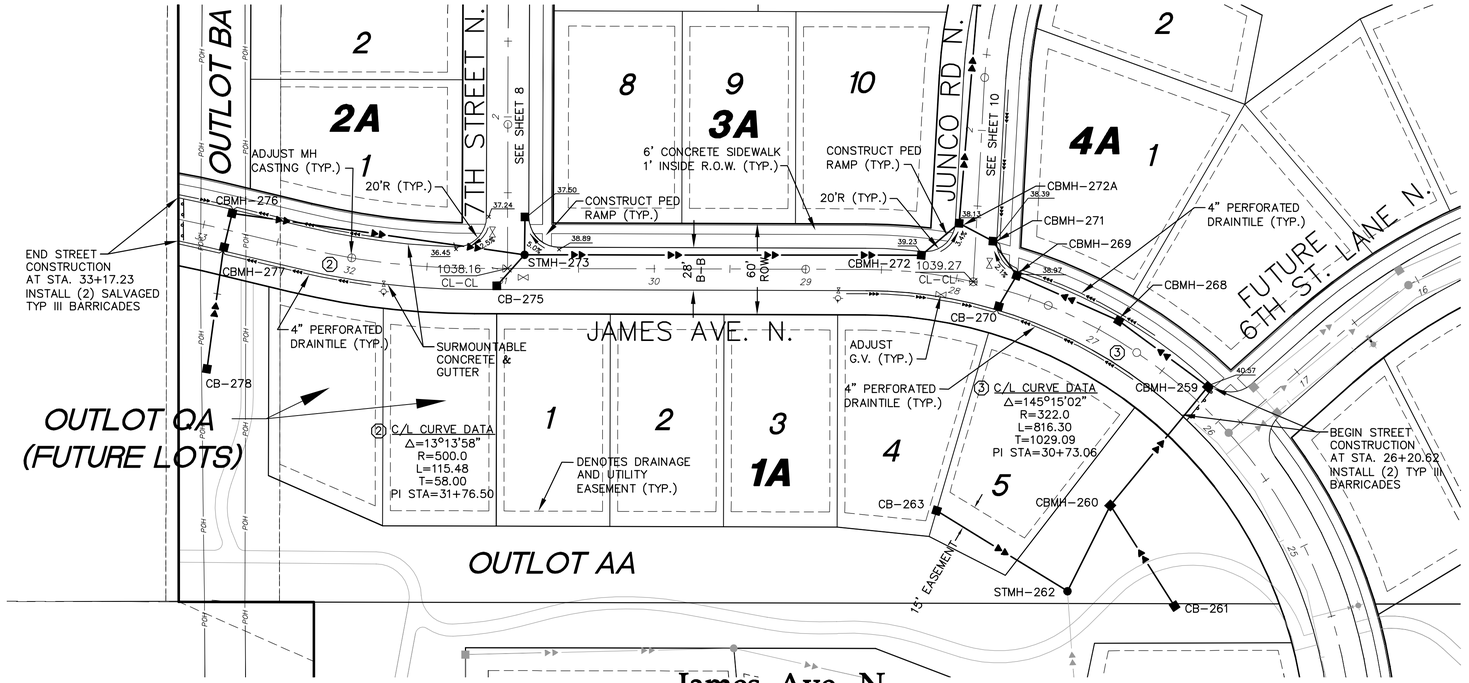
Designed: CLJ
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Plymouth, Minnnesota 55446

Savona 2nd Addition
Lake Elmo, Minnesota

Storm Sewer and Street Construction Plan
7th Street North

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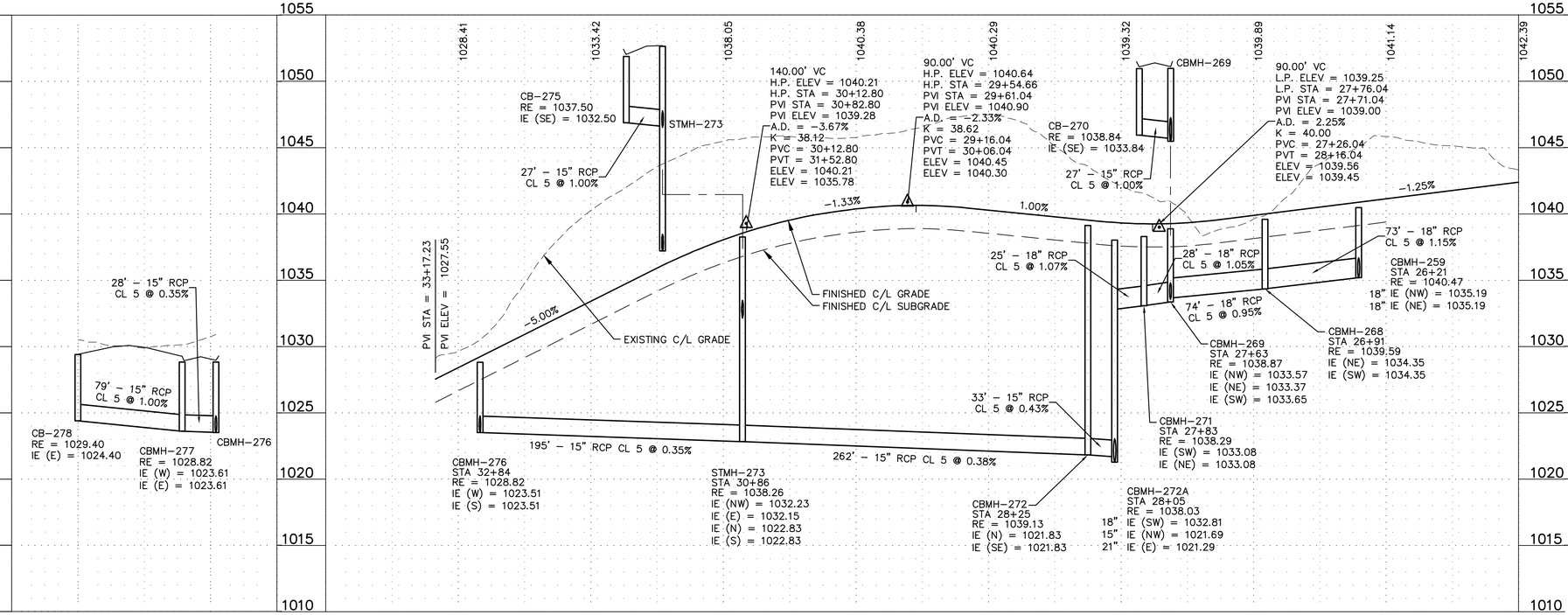
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Date: 06/25/14 Sheet: 9 OF 17

Savona 2nd Addition

Lake Elmo, Minnesota

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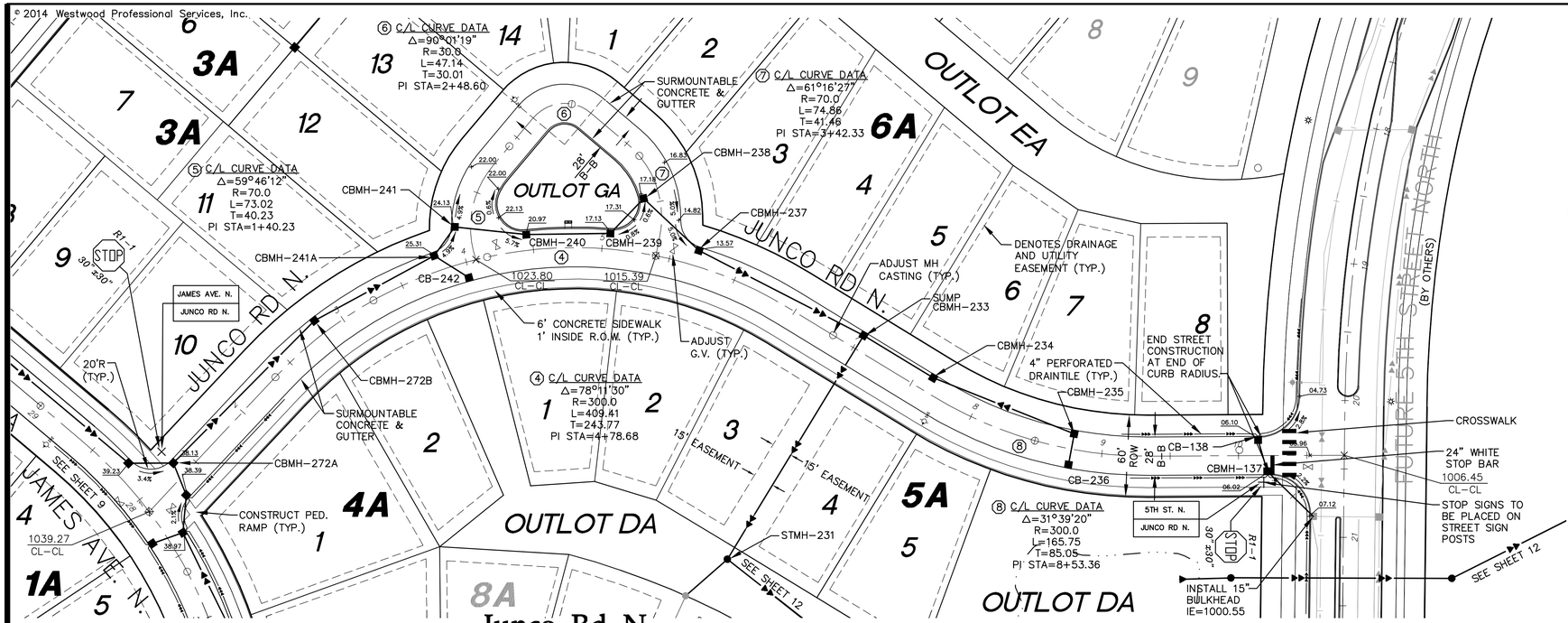
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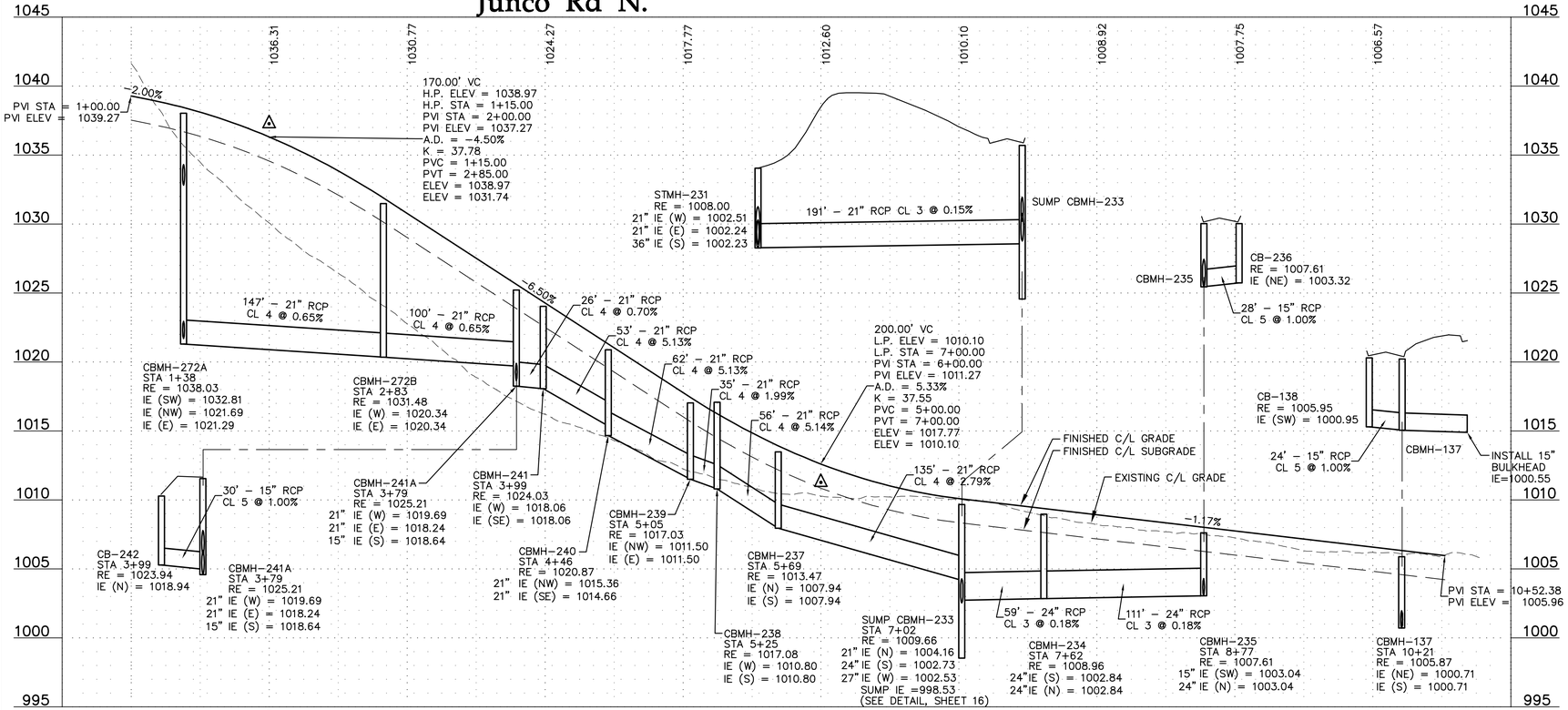
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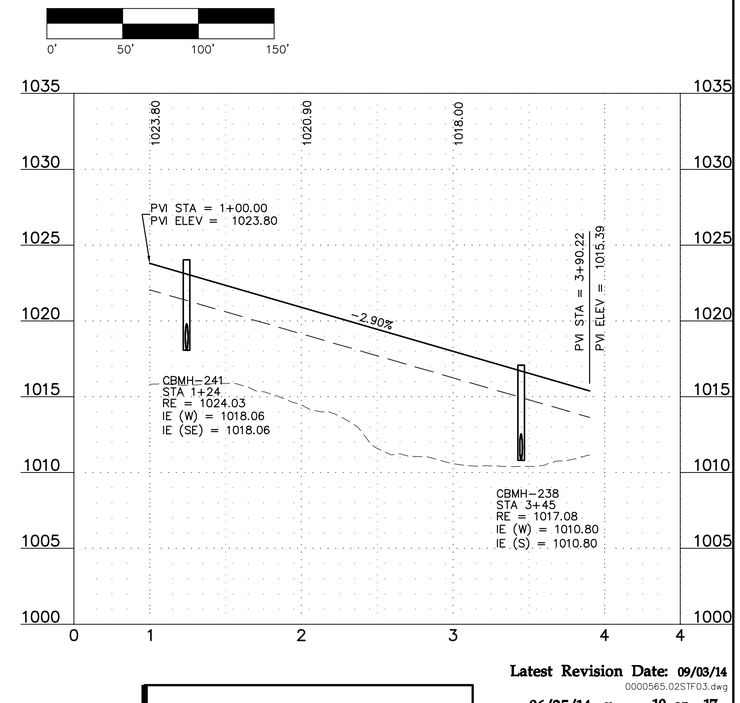
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Junco Rd N.





STORM SEWER NOTES:

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GENERAL NOTES:

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Ryan M. Bluhm
Date: 09/03/14 License No. 41257

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08/08/14 CITY COMMENTS
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Latest Revision Date: 09/03/14
0000565.02STF03.dwg

Savona 2nd Addition

Lake Elmo, Minnesota

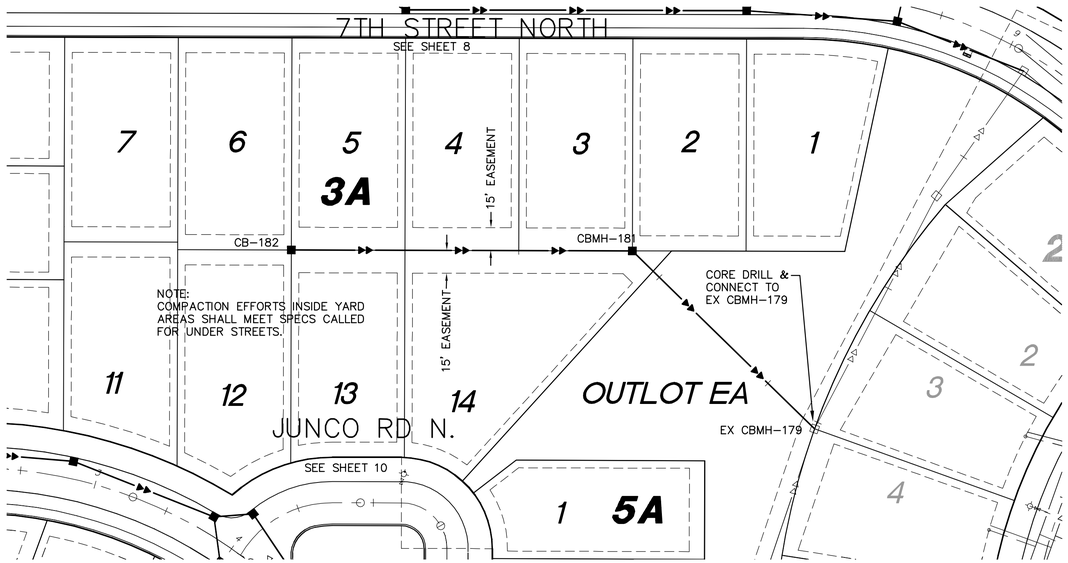
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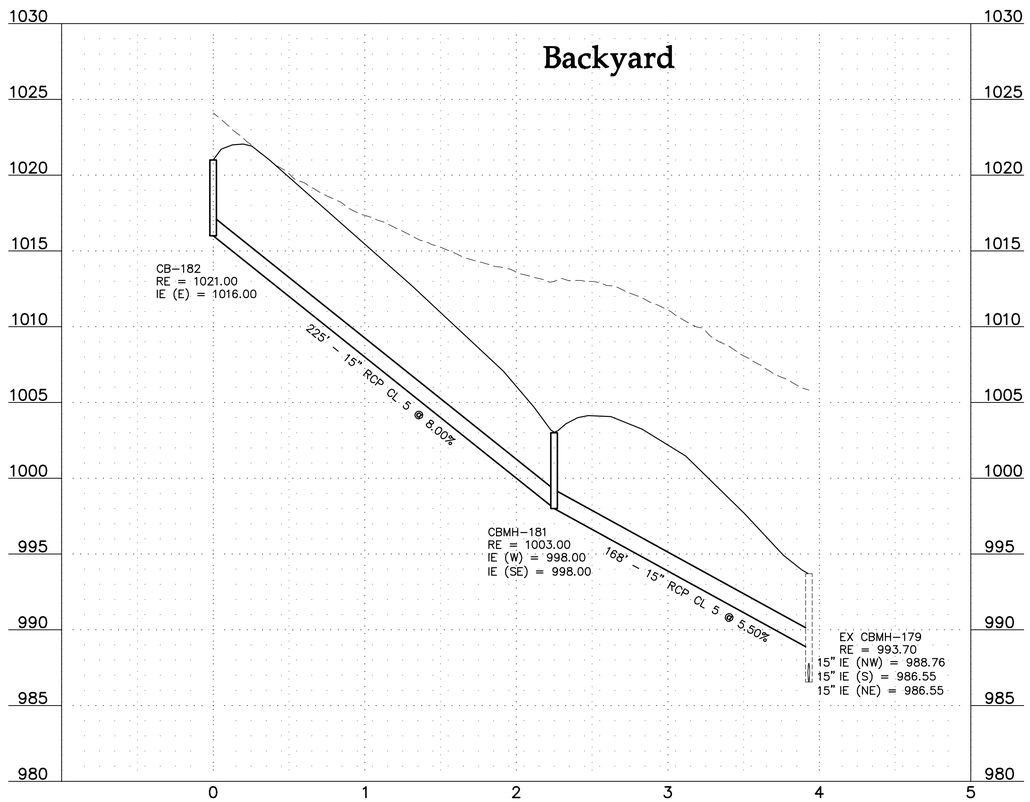
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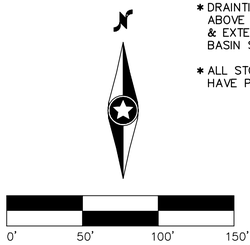
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Plymouth, Minnnesota 55446

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Savona 2nd Addition

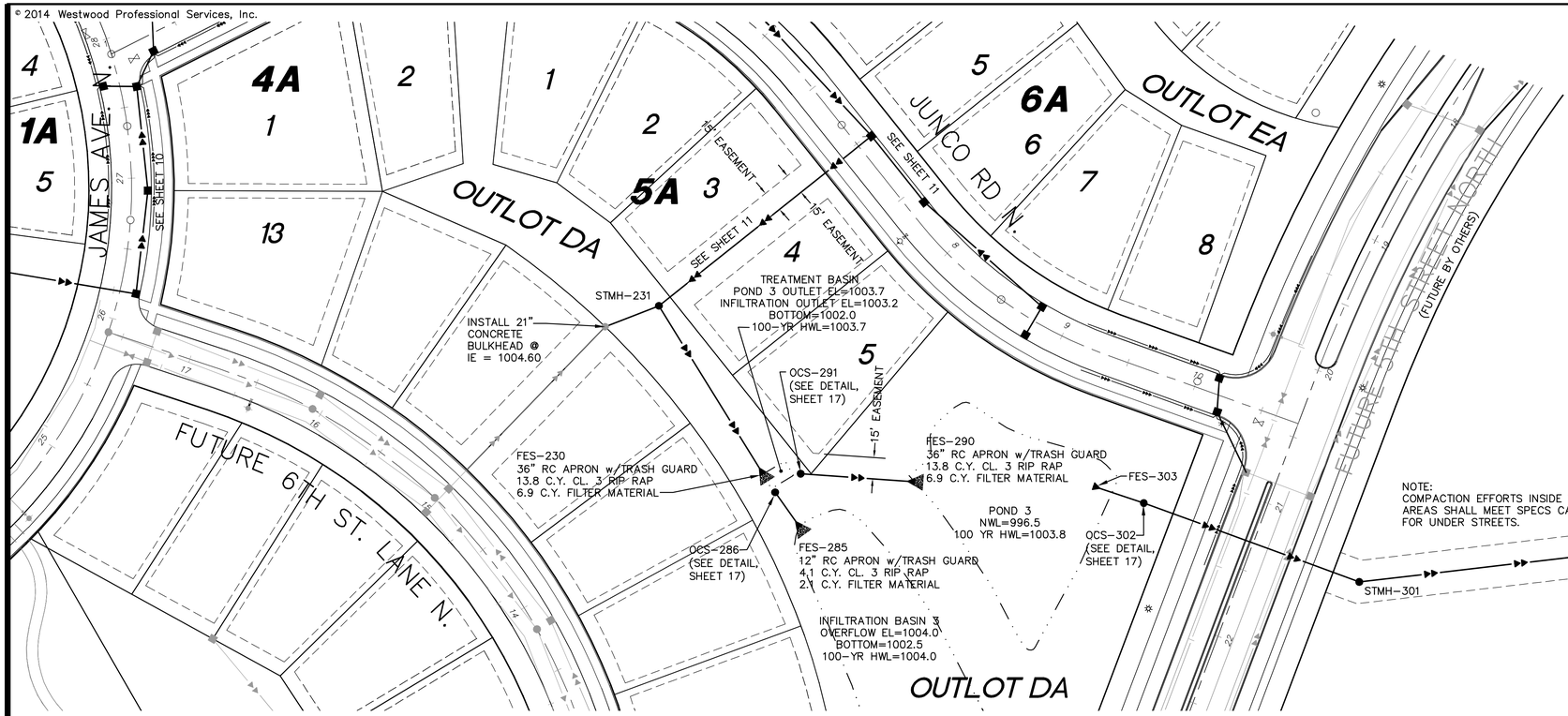
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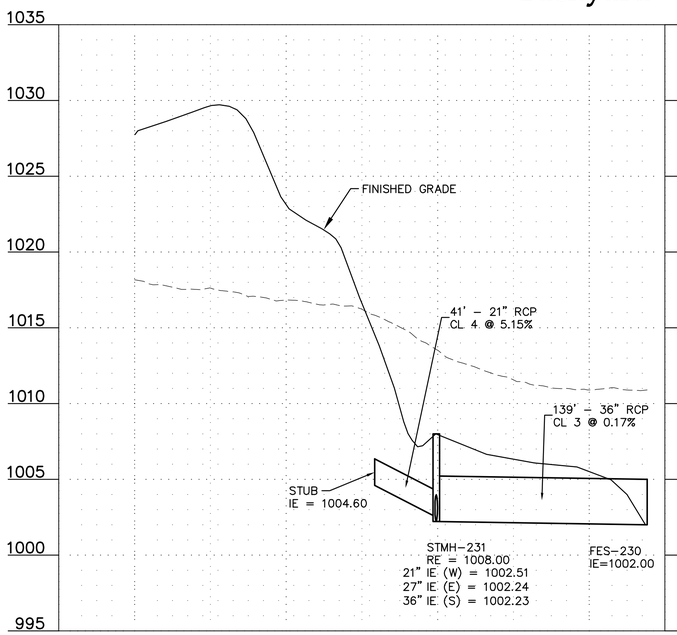
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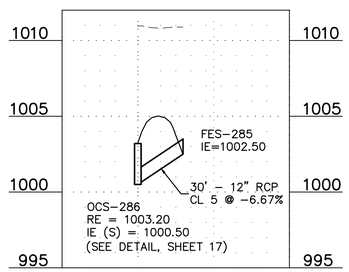
Backyard

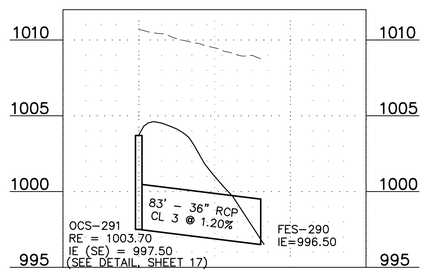
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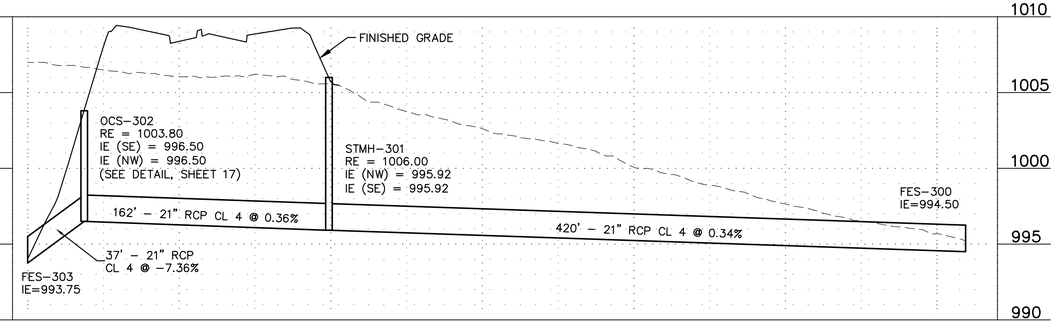


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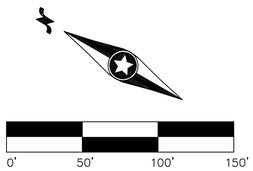
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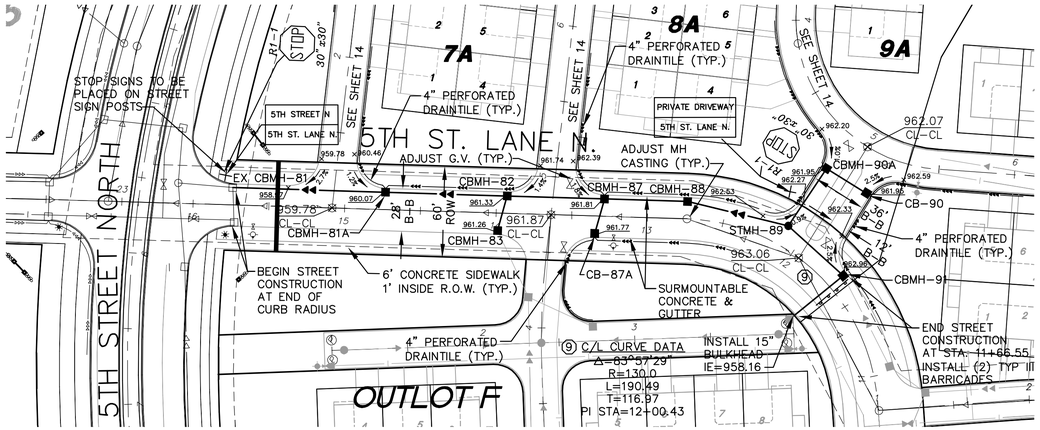
Savona 2nd Addition
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Storm Sewer and Street Construction Plan
Future 6th St. Lane N.
& Backyard

Latest Revision Date: 09/03/14
0000565.02STF05.dwg
Date: 06/25/14 Sheet: 12 OF 17

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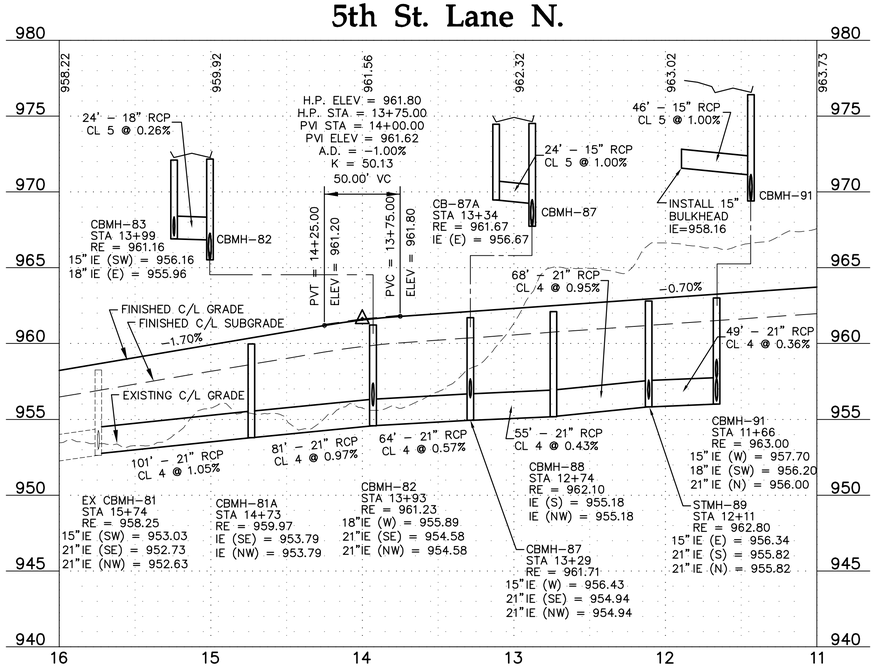
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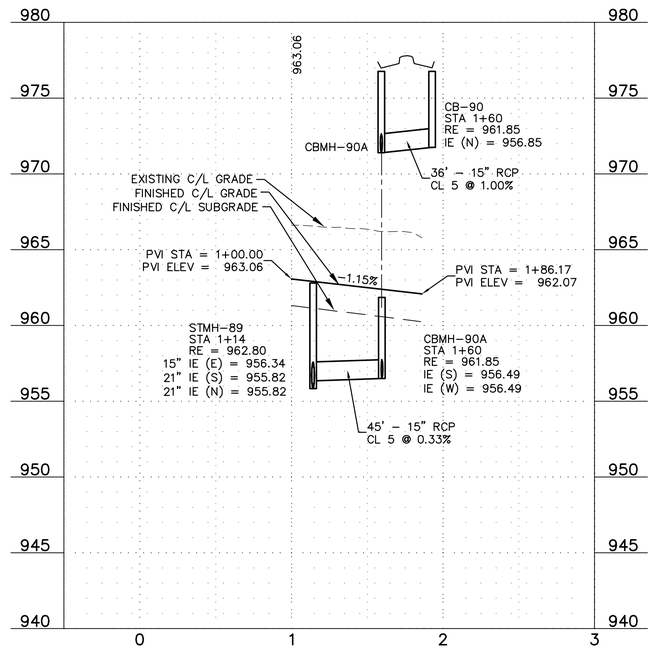
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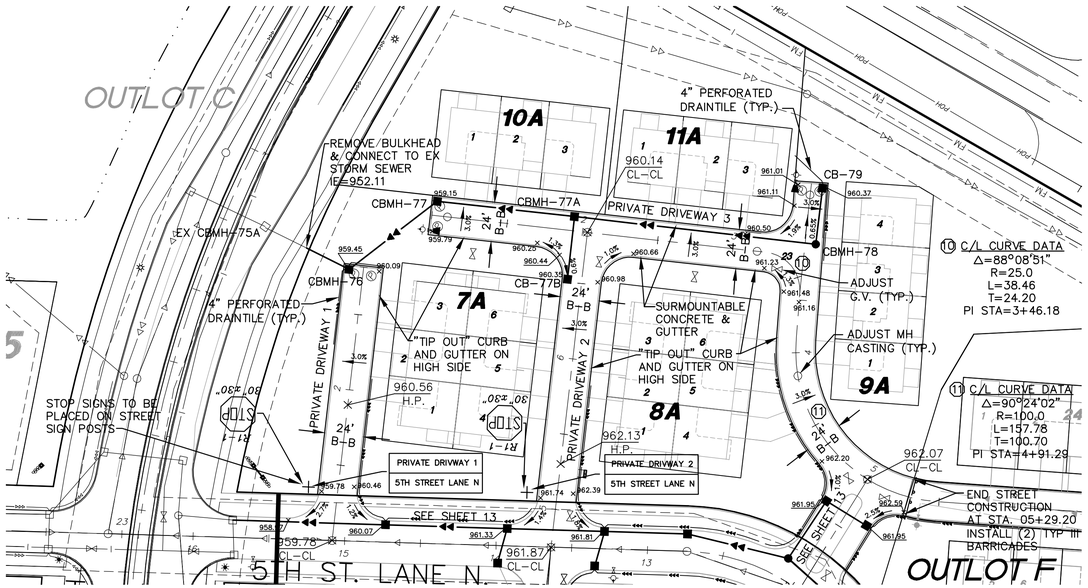
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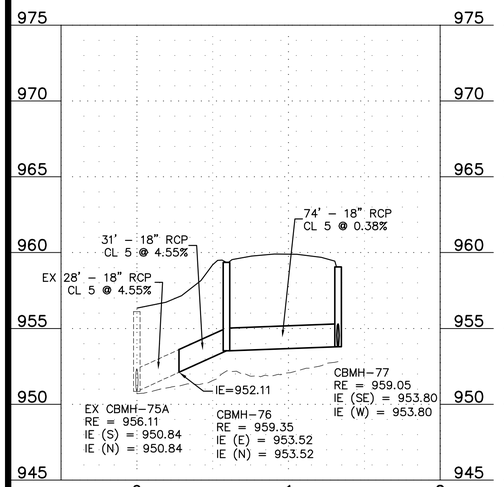
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- 11.90 + DENOTES GUTTERLINE ELEVATION AT INTERSECTIONS

CASTING NOTE:

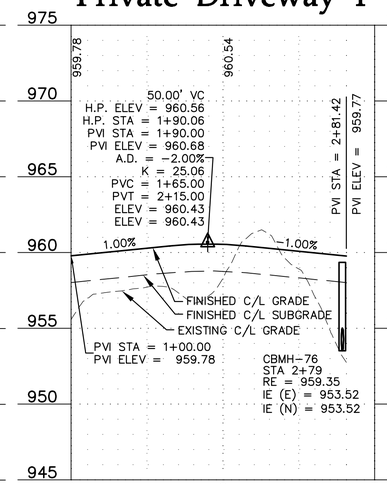
ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.10 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN PROFILES REFLECT THE SUMPED ELEVATIONS.

* CONDUIT CROSSINGS TO BE PERPENDICULAR TO STREET & PLACED BELOW THE STREET SUBGRADE.
* DRAINTILE INVERT TO BE LOCATED ABOVE TOP OF EFFLUENT STORM PIPE & EXTENDING 3 INCHES INTO CATCH BASIN STRUCTURE.
* ALL STORM SEWER INSTALLED SHALL HAVE POSITIVE GRADE.
* SAW AND SEAL OF BITUMINOUS PAVEMENT (40 FOOT INTERVALS) REQUIRED ON ALL RESIDENTIAL STREETS WITH ASPHALT GRADE B, SEE DETAIL SHEET 16.
* ALL STREET SIGNS & POSTS ARE TO BE PROVIDED BY DEVELOPER PER CITY OF LAKE ELMO DETAIL PLATE 706.
  - LONGER STREET SIGN TO BE PLACED ON THE BOTTOM.
  - IF STREET SIGN PLATES ARE THE SAME LENGTH, THEN HIGHER VOLUME STREET SIGN TO BE PLACED ON BOTTOM.

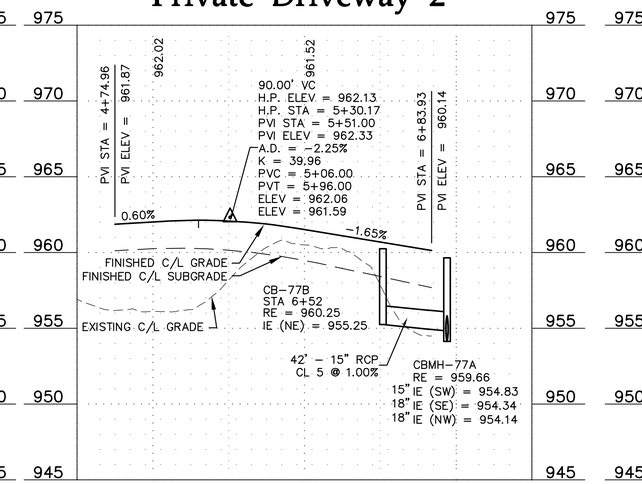
Private Driveway 1



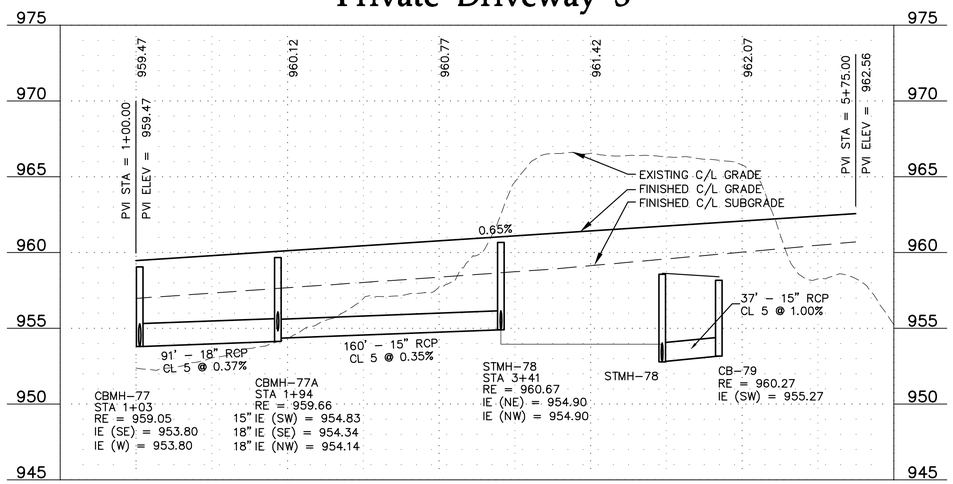
Private Driveway 2



Private Driveway 3



Private Driveway 3



Latest Revision Date: 09/03/14
0000565.02STF07.dwg

Date: 06/25/14 Sheet: 14 OF 17

Savona 2nd Addition

Lake Elmo, Minnesota

Storm Sewer and Street Construction Plan

Private Driveway

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: 09/03/14 License No. 41257

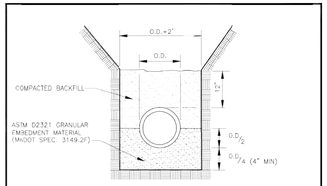
Revisions:
06/30/14 CITY COMMENTS
07/30/14 CITY COMMENTS
08/08/14 CITY COMMENTS
09/03/14 CITY COMMENTS

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

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

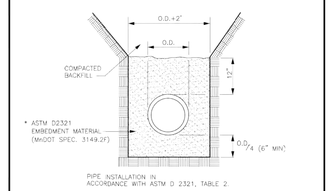
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PIPE FOUNDATION DETAILS

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 101 | LAKE ELMO

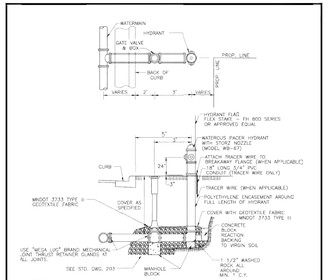


* EMBEDMENT MATERIAL SHALL CONFORM TO ASTM D2321, TABLE 1.

GRANULAR MATERIAL BEDDING METHOD
(FOR PVC SANITARY SEWER PIPE)

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 103 | LAKE ELMO

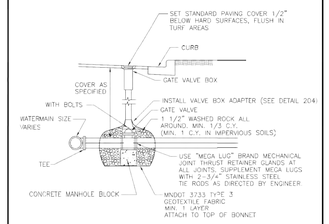


NOTES:
1. USE MEGA LUGS ON ALL JOINTS. PROVIDE CONCRETE BLOCKING BEHIND HYDRANT AND TEE. USE COR-BLUE T BOLTS ON ALL FITTINGS.
2. ALL HYDRANTS SHALL HAVE A 5" STORZ PENTAGONAL CAP MUST BE PAINTED GREEN AND A TAG SHALL BE ATTACHED TO THE HYDRANT STATING "DRAIN HOLES PLUGGED".
3. ALL HYDRANTS SHALL HAVE A 6" GATE VALVE AND BOX INSTALLED. MINIMUM ONE PER PROJECT.
4. SUPPLY 1 HYDRANT STORZ WRENCH OR HYDRANT REPAIR KIT PER PROJECT.
5. SUPPLY 1 6" HYDRANT EXTENSION AS DIRECTED BY THE ENGINEER.
6. ALL HYDRANTS NOT IN SERVICE SHALL BE COVERED WITH BLACK POLY PLASTIC.
**EXTRA STAKES AND REPAIR KITS ARE TO BE DELIVERED TO THE CITY GARAGE.

TYPICAL HYDRANT LAYOUT
(VALVE IN BOULEVARD)

FEBRUARY 2013

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

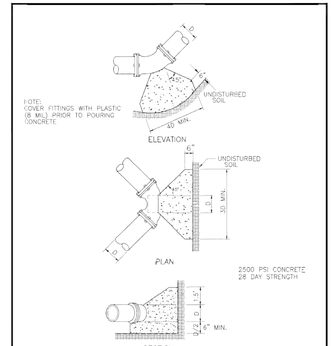


NOTES:
SUPPLY ONE 12" GATE VALVE KEY PER PROJECT, AS DIRECTED BY THE ENGINEER. EXTRA KEYS SHALL BE DELIVERED TO THE CITY GARAGE.

GATE VALVE INSTALLATION

FEBRUARY 2013

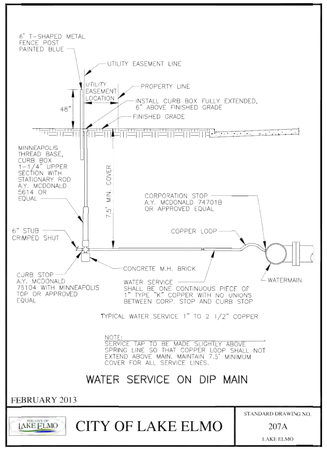
CITY OF LAKE ELMO | STANDARD DRAWING NO. 203 | LAKE ELMO



CONCRETE REACTION BACKING
(FOR BENDS)

FEBRUARY 2013

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

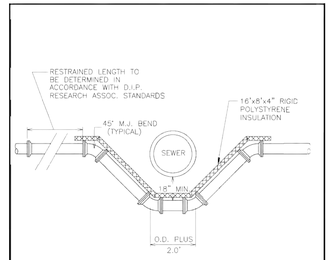


NOTE:
SERVICE TAP TO BE MADE SLIGHTLY ABOVE SPRING LINE SO THAT COPPER LOOP SHALL NOT EXTEND ABOVE MAIN. MAINTAIN 7.5' MINIMUM COVER FOR ALL SERVICE LINES.

WATER SERVICE ON DIP MAIN

FEBRUARY 2013

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

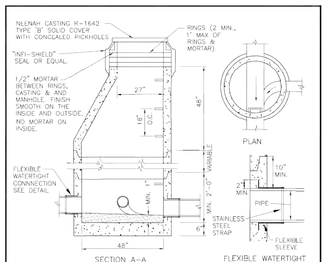


NOTE: FITTINGS SHALL BE RESTRAINED WITH THE USE OF APPROVED MECHANICAL JOINT RESTRAINING GLANDS.

WATERMAIN OFFSET

FEBRUARY 2013

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



NO WOOD SHALL BE USED FOR ADJUSTING CASTING. CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC, PER ASTM C478. STEP LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

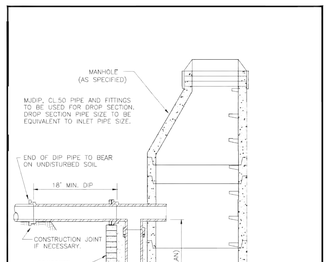
PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS AND LUBRICANT EXCEPT AS OTHERWISE SPECIFIED. A 12" OR 16" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

PIPE CONNECTIONS TO MANHOLE SHALL BE MADE WATER TIGHT BY CAST IN-PLACE RUBBER BOOT AND CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

SANITARY SEWER MANHOLE, TYPE 301
(PIPES 27" OR LESS)

FEBRUARY 2013

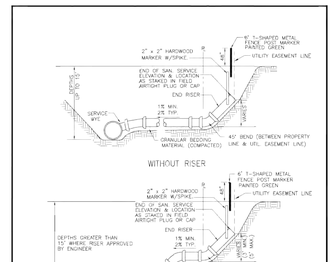
CITY OF LAKE ELMO | STANDARD DRAWING NO. 301 | LAKE ELMO



SANITARY SEWER OUTSIDE DROP

FEBRUARY 2013

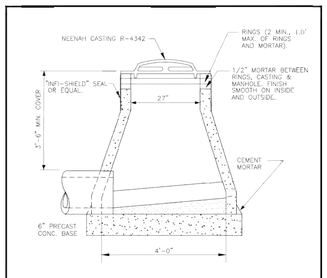
CITY OF LAKE ELMO | STANDARD DRAWING NO. 306 | LAKE ELMO



SANITARY SEWER SERVICE

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 313 | LAKE ELMO



NO WOOD SHALL BE USED FOR ADJUSTING CASTING. CEMENT MORTAR ONLY.

CAST IRON CATCH BASIN FRAME & COVER CASTINGS PER SPECIFICATIONS.

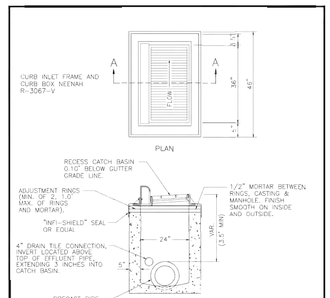
PRECAST REINFORCED CONCRETE CONE SECTION & PRECAST BASE PER ASTM C478.

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN, TYPE 402

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 402 | LAKE ELMO

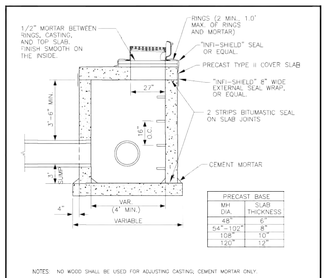


PRECAST REINFORCED CONCRETE CATCH BASIN & BASE SLAB PER ASTM C478

CATCH BASIN, TYPE 404

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 404 | LAKE ELMO



NOTES: NO WOOD SHALL BE USED FOR ADJUSTING CASTING. CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM, OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478.

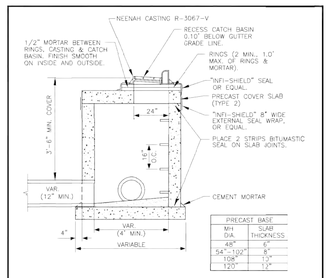
PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS & LUBRICANT, OR 8" CONCRETE MANHOLE BLOCK MANHOLE SECTION WITH 1/2" MORTARED EXTERIOR.

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN/MANHOLE WITH SUMP, TYPE 405

FEBRUARY 2013

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



NO WOOD SHALL BE USED FOR ADJUSTING CASTING. CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, OR 8" CONCRETE MANHOLE BLOCK WITH 1/2" MORTARED EXTERIOR.

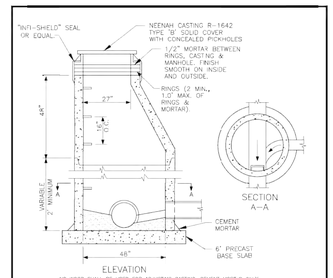
FURNISH PRECAST CONCRETE MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN/MANHOLE, TYPE 406

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 406 | LAKE ELMO



ELEVATION

NO WOOD SHALL BE USED FOR ADJUSTING CASTING. CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS & BASE SLAB PER ASTM C478.

FURNISH PRECAST MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED. A 12" OR 16" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

FILL OPENING BETWEEN PIPE & MH WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

STORM SEWER MANHOLE, TYPE 407
(PIPES 27" OR LESS)

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 407 | LAKE ELMO

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

Latest Revision Date: 09/03/14
0000565.02DTF01.dwg

Date: 06/25/14 **Sheet: 15 OF 17**

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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 09/03/14 License No. 41257

Revisions:

01/16/14 CITY COMMENTS	09/03/14 CITY COMMENTS
01/31/14 BID SET	06/25/14 REVISED OUTLOTS
02/28/14 CITY COMMENTS	07/25/14 WATER SERVICE REVISION
03/13/14 CITY COMMENTS	08/04/14 MH18 & IRRIGATION SERVICE
06/30/14 CITY COMMENTS	08/28/14 WATER SERVICE REVISION
07/30/14 CITY COMMENTS	
08/08/14 CITY COMMENTS	

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

Prepared for:

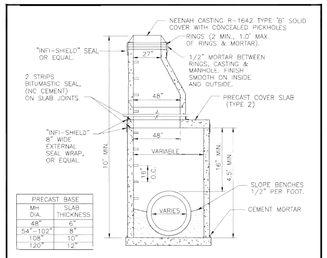
Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnnesota 55446

Savona 2nd Addition

Lake Elmo, Minnesota

Details

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NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS & BASE SLAB PER ASTM C478.

FURNISH PRECAST MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.

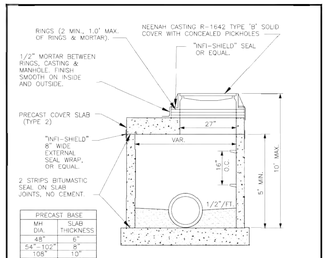
A 12" OR 16" BARREL SECTION SHALL BE INSTALLED UNDER TYC CONE WHENEVER POSSIBLE.

FILL OPENING BETWEEN PIPE & MH WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

STORM SEWER MANHOLE, TYPE 408
(PIPES 30" & LARGER)

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 408 LAKE ELMO



NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS & BASE SLAB PER ASTM C478.

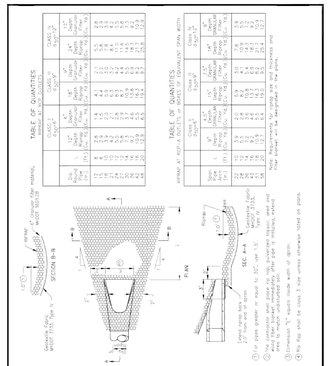
FURNISH PRECAST MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.

FILL OPENING BETWEEN PIPE & MH WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

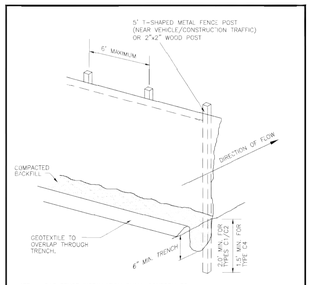
STORM SEWER MANHOLE, TYPE 409

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 409 LAKE ELMO


TABLE OF QUANTITIES
SECTION B-B
SECTION A-A
Concrete Pipe, per ASTM C76, Type III
Riprap
Geotextile Fabric, per MnDOT 3733, Type V
Varies
Min.
Slope
Bottom Width
Depth
Length
Riprap
Geotextile
Concrete
Pipe Dia.
Quantity
Cubic Yards
Square Yards
Cubic Yards
Square Feet
Cubic Yards
Square Yards
Cubic Yards
Square Feet
Cubic Yards
Square Yards
Cubic Yards
Square Feet

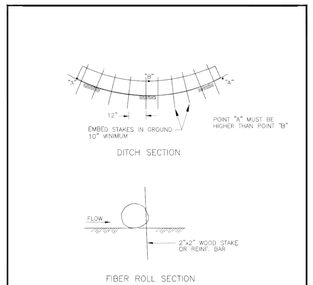
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SILT FENCE

FEBRUARY 2013

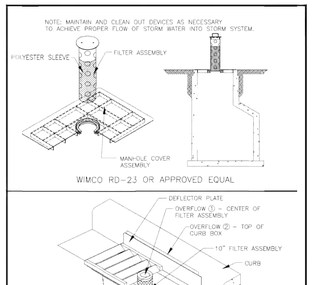
CITY OF LAKE ELMO — STANDARD DRAWING NO. 601



DITCH CHECK (FIBER ROLL)

FEBRUARY 2013

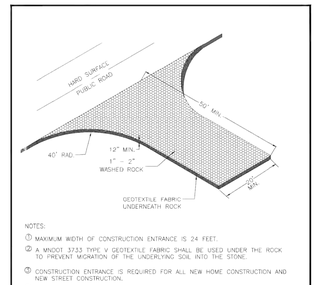
CITY OF LAKE ELMO — STANDARD DRAWING NO. 603



SEDIMENT CONTROL AROUND STORM SEWER INLET

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 604

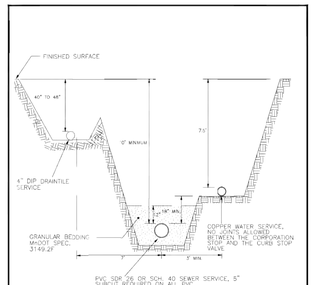


NOTES:
① MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.
② A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.
③ CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.
④ CONSTRUCTION ENTRANCE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

ROCK CONSTRUCTION ENTRANCE

FEBRUARY 2013

CITY OF LAKE ELMO — STANDARD DRAWING NO. 605

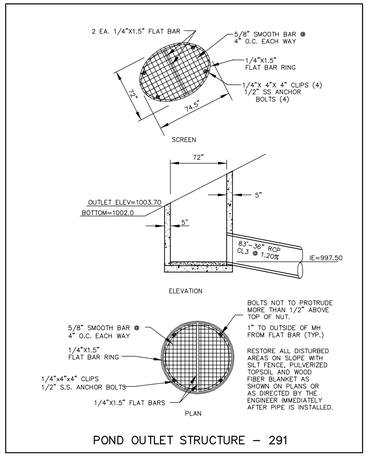


NOTE: IF 18" OF VERTICAL SEPARATION BETWEEN THE SANITARY SERVICE AND WATER SERVICE CAN NOT BE MAINTAINED TO 10' OF HORIZONTAL SEPARATION IS REQUIRED.

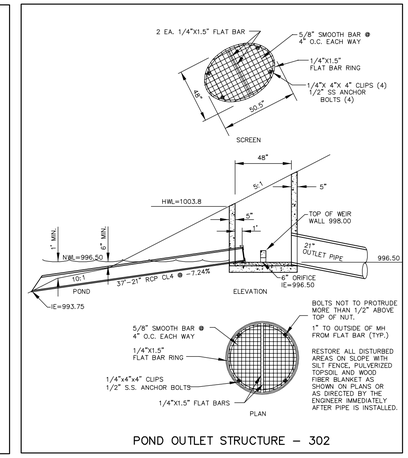
SANITARY, WATER & DRAIN TILE SERVICE INSTALLATION

FEBRUARY 2013

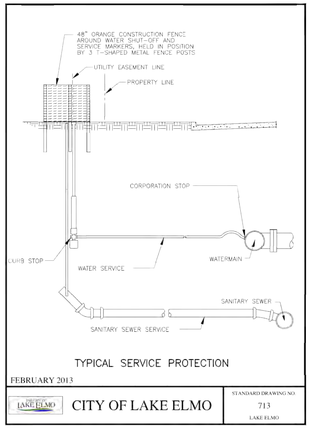
CITY OF LAKE ELMO — STANDARD DRAWING NO. 712



POND OUTLET STRUCTURE – 291



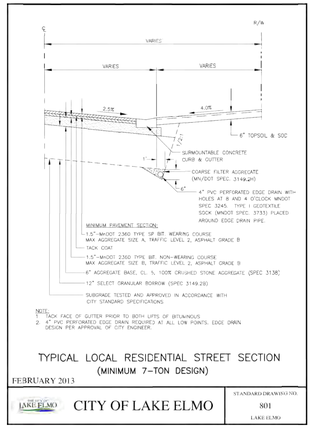
POND OUTLET STRUCTURE – 302



TYPICAL SERVICE PROTECTION

FEBRUARY 2013

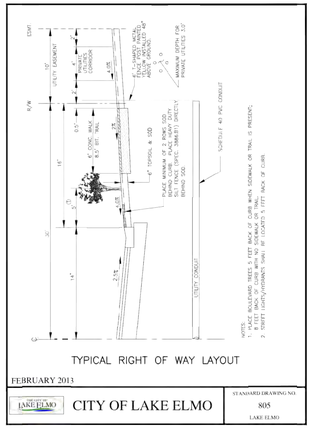
CITY OF LAKE ELMO — STANDARD DRAWING NO. 713



TYPICAL LOCAL RESIDENTIAL STREET SECTION
(MINIMUM 7-TON DESIGN)

FEBRUARY 2013

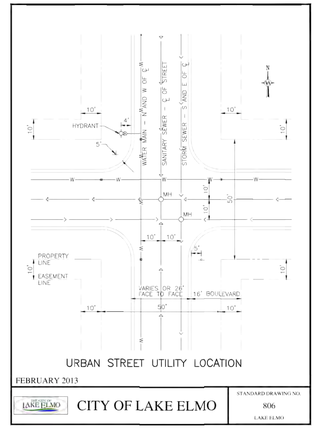
CITY OF LAKE ELMO — STANDARD DRAWING NO. 801



TYPICAL RIGHT OF WAY LAYOUT

FEBRUARY 2013

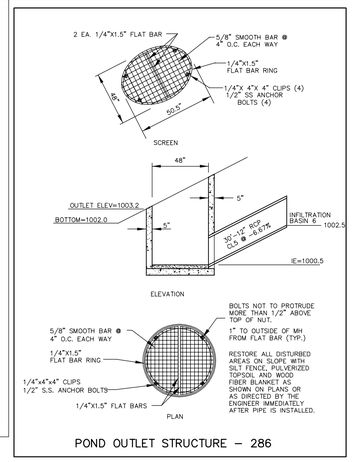
CITY OF LAKE ELMO — STANDARD DRAWING NO. 805



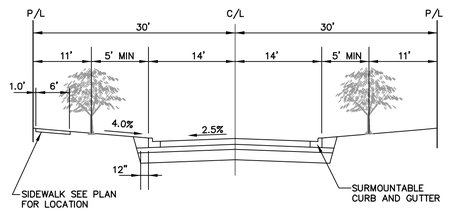
URBAN STREET UTILITY LOCATION

FEBRUARY 2013

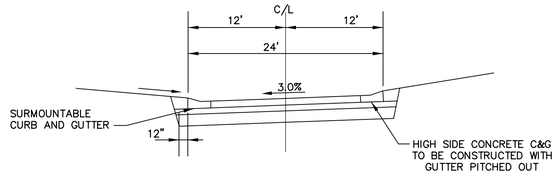
CITY OF LAKE ELMO — STANDARD DRAWING NO. 806



POND OUTLET STRUCTURE – 286



RESIDENTIAL STREET (28' B-B)
NO SCALE
60' ROW
SEE CITY OF LAKE ELMO DETAIL 801 FOR TYPICAL STREET SECTION



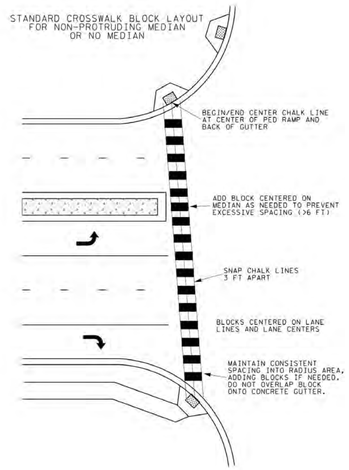
PRIVATE STREET (24' B-B)
NO SCALE
60' ROW
SEE CITY OF LAKE ELMO DETAIL 801 FOR TYPICAL STREET SECTION

MARKINGS FOR PEDESTRIAN CROSSWALKS

(L) WIDTH OF INSIDE LANE	(W) WIDTH OF PAINTED AREA	(S) WIDTH OF SPACE
9'	2.0'	2.5'
10'	2.5'	2.5'
11'	2.5'	3.0'
12'	3.0'	3.0'
13'	3.0'	3.5'

CROSSWALK NOTES;

1. PAINTED AREAS TO BE CENTERED ON CENTERLINE AND LANE LINES.
2. A MINIMUM OF 1.5 FT. CLEAR DISTANCE SHALL BE LEFT ADJACENT TO THE CURB. IF LAST PAINTED AREA FALLS INTO THIS DISTANCE IT MUST BE OMITTED.
3. ON TWO LANE TWO WAY STREETS, USE SPACING SHOWN FOR AN 11 FT. INSIDE LANE.
4. FOR DIVIDED ROADWAYS, ADJUSTMENTS IN SPACING OF THE BLOCKS SHOULD BE MADE IN THE MEDIAN SO THAT THE BLOCKS ARE MAINTAINED IN THEIR PROPER LOCATION ACROSS THE TRAVELED PORTION OF THE ROADWAY.
5. AT SKEWED CROSSWALKS, THE BLOCKS ARE TO REMAIN PARALLEL TO THE LANE LINES AS SHOWN.



PAVEMENT MARKINGS FOR PEDESTRIAN CROSSINGS

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

Latest Revision Date: 09/03/14
0000565.02DTF03.dwg
Date: 06/25/14 Sheet: 17 OF 17

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: 09/03/14 License No. 41257

Revisions:
06/30/14 CITY COMMENTS
07/30/14 CITY COMMENTS
08/08/14 CITY COMMENTS
09/03/14 CITY COMMENTS

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

Prepared for:
Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnnesota 55446

Savona 2nd Addition
Lake Elmo, Minnesota

Details

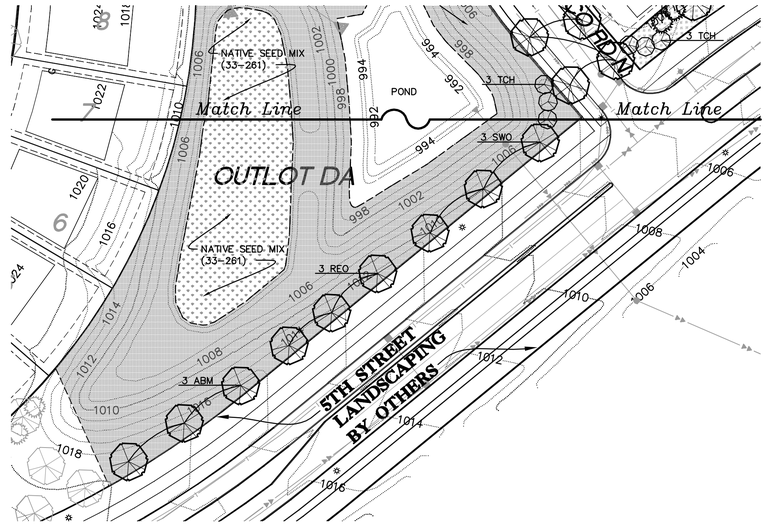
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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Phase 2 Final Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM	32	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	1.5" BB/Cont.	AS SHOWN
NPO	16	Northern Pin Oak / Quercus ellipsoidalis	1.5" BB/Cont.	AS SHOWN
REO	19	Red Oak / Quercus rubra	1.5" BB/Cont.	AS SHOWN
SWO	26	Swamp White Oak / Quercus bicolor	1.5" BB/Cont.	AS SHOWN
PRE	28	Princeton Elm / Ulmus americana 'Princeton'	1.5" BB/Cont.	AS SHOWN
ACE	13	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	1.5" BB/Cont.	AS SHOWN
TCH	6	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	1.5" BB	AS SHOWN
ALS	1	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB CLUMP	AS SHOWN
SSC	2	Spring Snow Crab / Malus 'Spring Snow'	1.5" BB	AS SHOWN
BHS	10	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN
NOS	5	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN
WHP	3	White Pine / Pinus strobus	6' HT., BB	AS SHOWN

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



Landscape Requirement Calculations

OVERALL PROJECT LANDSCAPE REQUIREMENTS:	
SIX TREES PER ACRE X SITE AREA (112.6 AC.) (1" CALIPER / 3' HEIGHT MINIMUM)	= 676 TREES REQUIRED (676 CALIPER INCHES)
OVERALL STREET TREE REQUIREMENTS:	
2 TREES PER 100 LINEAL FEET STREET (24,400 LF) (1-1/2" CALIPER MINIMUM, EXCLUDES 5TH STREET FRONTAGE)	= 488 TREES REQUIRED (732 CALIPER INCHES)
OVERALL TOTAL TREE REQUIREMENTS:	= 1,164 TREES REQUIRED (1,408 CALIPER INCHES)
PHASE 2 LANDSCAPE REQUIREMENTS:	
SIX TREES PER ACRE X SITE AREA (21.9 AC.) (1" CALIPER / 3' HEIGHT MINIMUM)	= 134 TREES REQUIRED (134 CALIPER INCHES)
PHASE 2 STREET TREE REQUIREMENTS:	
2 TREES PER 100 LINEAL FEET STREET (3,061 LF) (1-1/2" CALIPER MINIMUM, EXCLUDES 5TH STREET FRONTAGE)	= 62 TREES REQUIRED (92 CALIPER INCHES)
PHASE 2 TOTAL TREE REQUIREMENTS:	= 196 TREES REQUIRED (226 CALIPER INCHES)
PHASE 2 TOTAL LANDSCAPING PROVIDED: (INCLUDES ALL PLANTINGS WITHIN PHASE 2)	= 253 TREES PROVIDED (439 CALIPER INCHES)
EXCESS LANDSCAPING CARRYOVER (PHASE 2): (TO BE APPLIED TOWARDS FUTURE PHASE LANDSCAPING)	= 57 TREES (213 CALIPER INCHES)
EXCESS LANDSCAPING CARRYOVER (PHASE 1): (TO BE APPLIED TOWARDS FUTURE PHASE LANDSCAPING)	= 163 TREES (426 CALIPER INCHES)
TOTAL LANDSCAPING CARRYOVER (PHASE 1 & 2): (TO BE APPLIED TOWARDS FUTURE PHASE LANDSCAPING)	= 220 TREES (639 CALIPER INCHES)

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

1. PROVIDE AND INSTALL PLANT MATERIALS THAT MEET SPECIFICATIONS AND ARE OF THE SIZE, TYPE AND SPECIES GIVEN IN THE PLANT SCHEDULE OR SHOWN ON THE PLANS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE, IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SCALE SHALL TAKE PRECEDENCE.
3. NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
4. ALL PLANT MATERIALS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
5. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSIZ 60.1) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED, AND SHALL BE INSTALLED PER ANS NURSERY PLANTING PRACTICES.
6. CONTRACTOR SHALL CONTACT GOPHER STATE "ONE CALL" (651-454-0002) TO VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANTING AND PLANT MATERIAL DELIVERY.
7. PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL AT THE SITE.
8. ALL AREAS NOT SPECIFICALLY SHOWN AS PLANTED IN OTHER LANDSCAPE MATERIALS AND ALL SLOPES AND ON-SITE AREAS DISTURBED BY CONSTRUCTION, SHALL BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED AND ACCEPTED BY THE CITY.
9. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANTINGS, INCLUDING MULCHING, MOWING, WATERING, AND PRUNING UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED.
10. ALL BOULEVARD AREAS AND AREAS DISTURBED ADJACENT TO THE SITE SHALL BE REPAIRED, REPLACED, OR CORRECTED BY THE CONTRACTOR WITH QUALITY LAWN SOD.
11. PLANT MATERIALS SHALL BE SUBJECT TO A FULL ONE-YEAR WARRANTY BEGINNING UPON FINAL WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE MATERIALS SHALL BE REPLACED, AND REPLACEMENT MATERIALS SHALL RECEIVE A FULL ONE-YEAR WARRANTY FROM THE REPLACEMENT PLANTING DATE.
12. TREES SHALL BE FURTHER WARRANTED TO REMAIN UPRIGHT FOR A FULL TWO-YEAR PERIOD.

STANDARD PLAN NOTES
LANDSCAPE PLANS
FEBRUARY 2013
CITY OF LAKE ELMO — STANDARD DRAWING NO. 900A — LAKE ELMO

1. PLANTING HOLES FOR TREES SHALL BE DUG IN THE SHAPE OF A SAUCER THAT IS TWICE AS WIDE AS THE ROOT BALL OF THE TREE.
2. TREES SHALL BE PLACED IN THE PLANTING HOLE SO THAT THE FIRST ROOT AND ROOT COLLAR (THE BULGE RIGHT ABOVE THE ROOT SYSTEM) ARE RIGHT AT GROUND LEVEL OR SLIGHTLY HIGHER.
3. TREES SHALL BE LIFTED BY THE CONTAINER OR ROOT BALL. LIFTING BY THE STEM MAY CAUSE DAMAGE TO THE ROOT BALL OR STEM.
4. AFTER EACH TREE IS PLANTED, THE HOLE SHALL BE BACKFILLED WITH THE ORIGINAL SOIL, AS THE SOIL IS ADDED TO THE HOLE, THE CONTRACTOR SHALL ELIMINATE AIR POCKETS BY LIGHTLY PUSHING THE SHOVEL END INTO THE SOIL AROUND THE ROOT BALL. THE HOLE SHALL BE FILLED UP TO THE LEVEL OF THE ROOT COLLAR.
5. THE TOP OF THE PLANTING HOLE SHALL BE COVERED WITH A MINIMUM OF 4" OF WOOD CHIP MULCH. THE MULCH SHALL BE PULLED AWAY FROM THE TRUNK TO THE EDGE OF THE ROOT BALL TO PREVENT FUNGUS FROM ATTACKING THE TRUNK.
6. NEWLY PLANTED TREES SHALL BE WATERED WITH A SLOW TRICKLE TO REMOVE ANY REMAINING AIR POCKETS IN THE SOIL.
7. PRUNING SHALL ONLY BE DONE AT THE TIME OF PLANTING OR DIRECTLY AFTER PLANTING IF THERE ARE BROKEN BRANCHES AT THE TIME OF DELIVERY OR PLANTING. ANSI A300 SHALL BE FOLLOWED FOR ANY PRUNING THAT IS REQUIRED.
8. TREES SHALL BE WATERED WITH ONE TO TWO INCHES AT A SLOW TRICKLE ON A WEEKLY BASIS DURING THE GROWING SEASON FOR THE FIRST YEAR OF ESTABLISHMENT

STANDARD PLAN NOTES
LANDSCAPE PLANS
FEBRUARY 2013
CITY OF LAKE ELMO — STANDARD DRAWING NO. 900B — LAKE ELMO

Latest Revision Date: 09/03/14
0000565.02PLF01.dwg

Date: 07/11/14 Sheet: 1 OF 3

Savona 2nd Addition

Lake Elmo, Minnesota

Final Landscape Plan

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 Mayer
Date: 09/03/14 License No. 26971

Revisions:
08/28/14 – City Comments
09/03/14 – City Comments

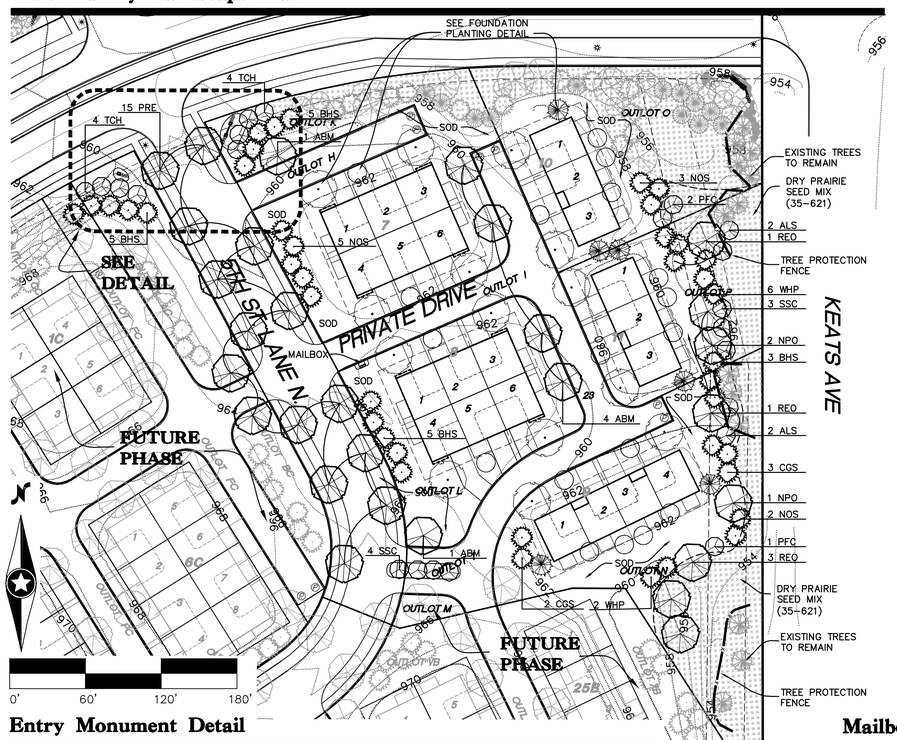
Designed: CLM
Checked: CLM
Drawn: SVE
Record Drawing by/date:

Prepared for:
Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

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Common Ground Alliance

Multi Family Landscape Plan



Multi Family & Entry Monument Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM	6	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	1.5" BB/Cont.	AS SHOWN
NPO	3	Northern Pin Oak / Quercus ellipsoidalis	1.5" BB/Cont.	AS SHOWN
REO	5	Red Oak / Quercus rubra	1.5" BB/Cont.	AS SHOWN
PRE	15	Princeton Elm / Ulmus americana 'Princeton'	1.5" BB/Cont.	AS SHOWN
TCH	8	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	1.5" BB	AS SHOWN
ALS	4	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB CLUMP	AS SHOWN
PFC	3	Prairiefire Crab / Malus 'Prairiefire'	1.5" BB	AS SHOWN
SSC	7	Spring Snow Crab / Malus 'Spring Snow'	1.5" BB	AS SHOWN
BHS	18	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN
NOS	10	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN
WHP	8	White Pine / Pinus strobus	6' HT., BB	AS SHOWN
CGS	5	Colorado Green Spruce / Picea pungens	6' HT., BB	AS SHOWN
BYD	9	Bud's Yellow Dogwood / Cornus sericea 'Bud's Yellow'	#5 Cont.	5'-0" O.C.
IBH	12	Incrediball Hydrangea / Hydrangea aborescens 'Abetwo'	#5 Cont.	4'-0" O.C.
LBS	29	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 Cont.	18" O.C.
ASD	13	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.

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

Island Detail Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
BLC	15	Black Chokeberry / Aronia melanocarpa	#5 Cont.	4'-0" O.C.
IBH	10	Incrediball Hydrangea / Hydrangea aborescens 'Abetwo'	#5 Cont.	4'-0" O.C.
MIS	12	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 Cont.	48" O.C.
FRG	31	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	24" O.C.
LBS	68	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 Cont.	18" O.C.
SPD	54	Sporobolus Prairie Dropseed Grass / Sporobolus heterolepis	#1 Cont.	18" O.C.

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

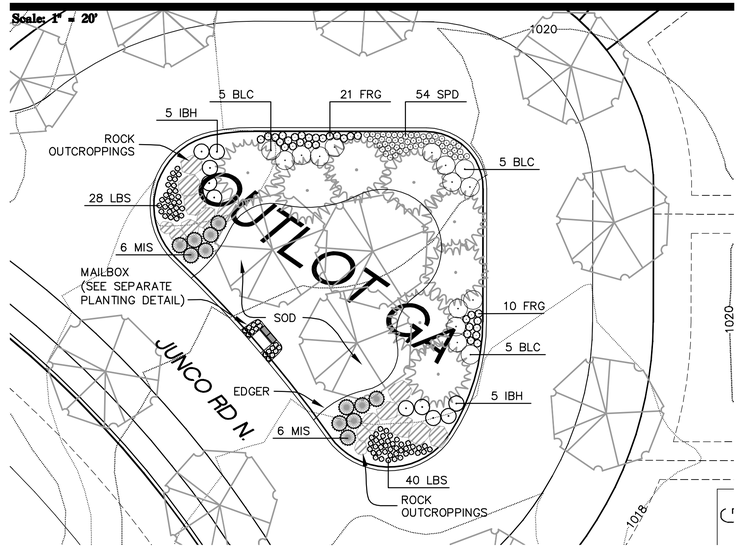
Mailbox Detail Plant Schedule (typ. each location)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
LBS	12	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 Cont.	18" O.C.
ASD	4	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.

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

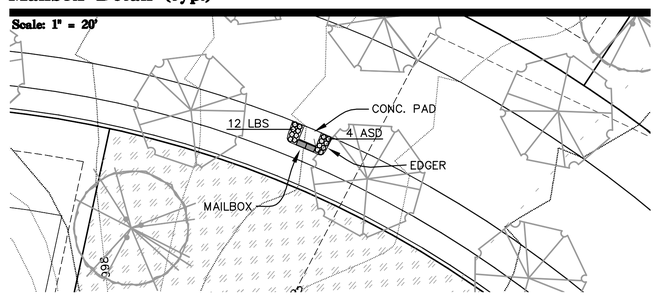
Island Detail

Scale: 1" = 20'



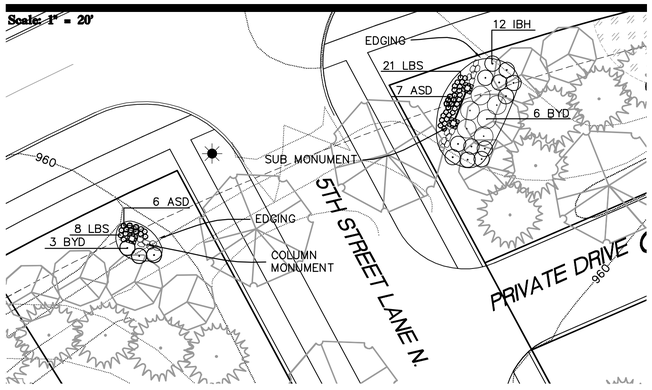
Mailbox Detail (typ.)

Scale: 1" = 20'



Entry Monument Detail

Scale: 1" = 20'



Mailbox Unit (Post Mount)

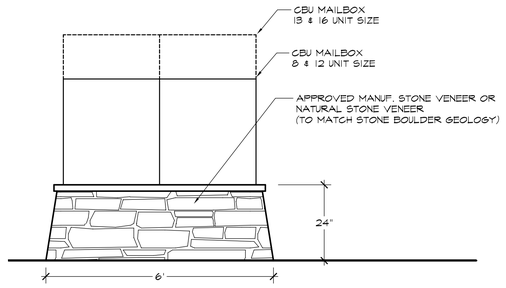


All Aluminum Construction

SALSBURY INDUSTRIES

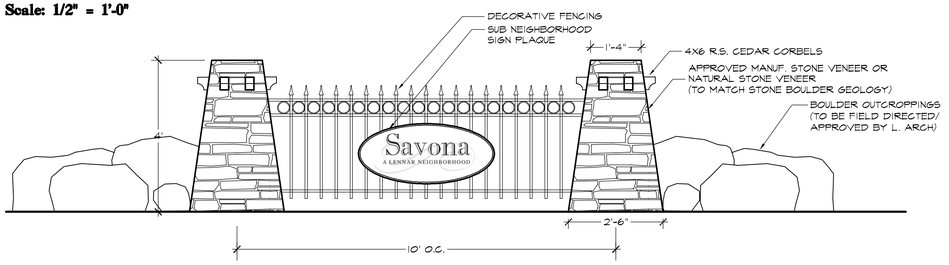
Alternate Mailbox Monument

Scale: 1/2" = 1'-0"



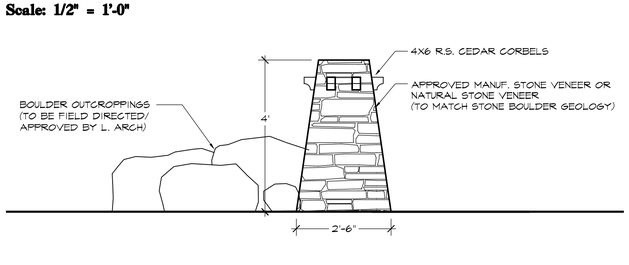
Sub Monument

Scale: 1/2" = 1'-0"



Column Monument

Scale: 1/2" = 1'-0"



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   - ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   - ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   - ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   - CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
5. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSIZ 60.1) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED, AND SHALL BE INSTALLED PER ANS NURSERY PLANTING PRACTICES.
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9. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANTINGS, INCLUDING MULCHING, MOWING, WATERING, AND PRUNING UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED.
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12. TREES SHALL BE FURTHER WARRANTED TO REMAIN UPRIGHT FOR A FULL TWO-YEAR PERIOD.

STANDARD PLAN NOTES
LANDSCAPE PLANS

FEBRUARY 2013

LAKE ELMO CITY OF LAKE ELMO — STANDARD DRAWING NO. 900A

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8. TREES SHALL BE WATERED WITH ONE TO TWO INCHES AT A SLOW TRICKLE ON A WEEKLY BASIS DURING THE GROWING SEASON FOR THE FIRST YEAR OF ESTABLISHMENT.

STANDARD PLAN NOTES
LANDSCAPE PLANS

FEBRUARY 2013

LAKE ELMO CITY OF LAKE ELMO — STANDARD DRAWING NO. 900B

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Latest Revision Date: 09/03/14

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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Cory Meyer

Date 09/03/14 License No. 26971

Revisions:
08/28/14 – City Comments
09/03/14 – City Comments

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

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

Savona 2nd Addition

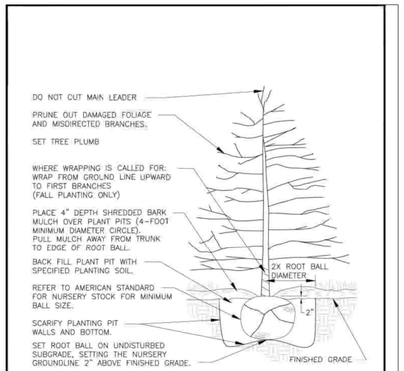
Lake Elmo, Minnesota

Date: 07/11/14 Sheet: 2 OF 3

Final Landscape Details

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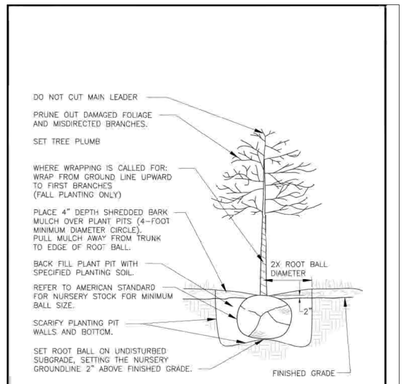
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



CONIFEROUS TREE PLANTING

FEBRUARY 2013

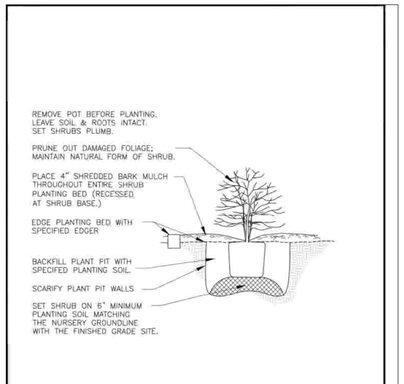
CITY OF LAKE ELMO | STANDARD DRAWING NO. 901 | LAKE ELMO



DECIDUOUS TREE PLANTING

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 902 | LAKE ELMO



SHRUB PLANTING

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 903 | LAKE ELMO

1. PROVIDE AND INSTALL PLANT MATERIALS THAT MEET SPECIFICATIONS AND ARE OF THE SIZE, TYPE AND SPECIES GIVEN IN THE PLANT SCHEDULE OR SHOWN ON THE PLANS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE, IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SCALE SHALL TAKE PRECEDENCE.
3. NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
4. ALL PLANT MATERIALS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   - ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS.
   - ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   - ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   - ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   - CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
5. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSIZ 60.1) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED, AND SHALL BE INSTALLED PER ANS NURSERY PLANTING PRACTICES.
6. CONTRACTOR SHALL CONTACT GOPHER STATE "ONE CALL" (651-454-0002) TO VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANTING AND PLANT MATERIAL DELIVERY.
7. PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL AT THE SITE.
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STANDARD PLAN NOTES
LANDSCAPE PLANS

FEBRUARY 2013

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

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STANDARD PLAN NOTES
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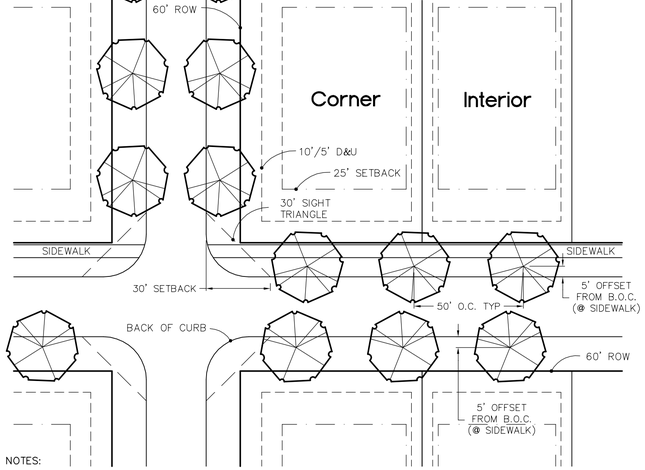
FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 900B | LAKE ELMO

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. 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.
5. BACKFILL SOIL 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 TREES, SHRUBS, AND PERENNIALS.
6. 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.
7. 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 TREES AND SHRUBS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE.
8. 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 DA TO BE SEEDED WITH SEED MIX 33-262 UNLESS NOTED OTHERWISE. PORTIONS OF OUTLOTS B, BA, & EA TO BE SEEDED WITH SEED MIX 35-621 PER MNDOT SPECIFICATIONS.
9. 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.
10. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
11. ALL DISTURBED AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED. 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 AND PER MN STATE SEED MIX SPECIFICATIONS (SEE SEED MIX TABLES).

Typical Street Tree Planting Detail



NOTES:

1. TIMING OF PLANT INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. TREES INSTALLED ON FRONTS OF INDIVIDUAL LOTS SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS, INDIVIDUAL SEWER & WATER CONNECTIONS, OR DRIVEWAY LOCATIONS.

Wet Stormwater Native Grass Mix - Outlot DA

33-261	Stormwater South & West				
Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	*Andropogon gerardii*	2.24	2.00	5.72%	7.35
fringed brome	*Bromus ciliatus*	2.24	2.00	5.73%	8.10
bluejoint	*Calamagrostis canadensis*	0.07	0.06	0.18%	0.40
slender wheatgrass	*Elymus trachycaulus*	1.12	1.00	2.85%	2.53
Virginia wild rye	*Elymus virginicus*	1.68	1.50	4.28%	2.31
switchgrass	*Panicum virgatum*	0.43	0.38	1.07%	1.93
fowl bluegrass	*Poa palustris*	1.19	1.06	3.03%	50.70
Indian grass	*Sorghastrum nutans*	0.13	0.12	0.36%	0.55
prairie cordgrass	*Spartina pectinata*	0.43	0.38	1.07%	0.91
	Total Grasses	**9.53**	**8.50**	**24.29%**	**80.78**
awl-fruited sedge	*Carex stipata*	0.28	0.25	0.71%	3.10
dark green bulrush	*Scirpus atrovirens*	0.21	0.19	0.54%	31.70
woolgrass	*Scirpus cyperinus*	0.07	0.06	0.18%	39.00
	Total Sedges and Rushes	**0.56**	**0.50**	**1.43%**	**73.80**
Canada anemone	*Anemone canadensis*	0.08	0.07	0.19%	0.20
marsh milkweed	*Asclepias incarnata*	0.12	0.11	0.32%	0.20
leafy beggarticks	*Bidens frondosa*	0.12	0.11	0.31%	0.20
flat-topped aster	*Doellingeria umbellata*	0.07	0.06	0.17%	1.50
spotted Joe pye weed	*Eutrochium maculatum*	0.07	0.06	0.18%	2.19
autumn sneezeweed	*Helenium autumnale*	0.15	0.13	0.38%	5.97
obedient plant	*Physostegia virginiana*	0.08	0.07	0.21%	0.30
tall coneflower	*Rudbeckia laciniata*	0.08	0.07	0.21%	0.37
New England aster	*Symphyotrichum novae-angliae*	0.08	0.07	0.19%	1.56
blue vervain	*Verbena hastata*	0.06	0.05	0.15%	1.85
golden alexanders	*Zizia aurea*	0.22	0.20	0.56%	0.79
	Total Forbs	**1.12**	**1.00**	**2.85%**	**15.13**
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	71.43%	11.14
	Total Cover Crop	**28.02**	**25.00**	**71.43%**	**11.14**
	Totals:	**39.23**	**35.00**	**100.00%**	**180.85**
Purpose:	Stormwater pond edges, temporarily flooded dry ponds, and temporarily flooded ditch bottoms.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

Dry Stormwater Native Grass Mix - Outlot DA

33-262	Dry Swale / Pond				
Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	*Andropogon gerardii*	1.68	1.50	3.40%	5.50
American slough grass	*Beckmannia syzigachne*	1.68	1.50	3.42%	27.60
fringed brome	*Bromus ciliatus*	1.68	1.50	3.40%	6.05
nodding wild rye	*Elymus canadensis*	4.48	4.00	9.09%	7.64
slender wheatgrass	*Elymus trachycaulus*	4.48	4.00	9.10%	10.15
Virginia wild rye	*Elymus virginicus*	2.80	2.50	5.67%	3.85
switchgrass	*Panicum virgatum*	0.45	0.40	0.91%	2.05
fowl bluegrass	*Poa palustris*	1.79	1.60	3.64%	76.50
Indian grass	*Sorghastrum nutans*	1.68	1.50	3.40%	6.60
	Total Grasses	**20.74**	**18.50**	**42.03%**	**145.94**
marsh milkweed	*Asclepias incarnata*	0.07	0.06	0.13%	0.10
purple prairie clover	*Dalea purpurea*	0.10	0.09	0.21%	0.50
Canada tick trefoil	*Desmodium canadense*	0.10	0.09	0.21%	0.19
ox-eye	*Heliopsis helianthoides*	0.10	0.09	0.20%	0.20
black-eyed susan	*Rudbeckia hirta*	0.08	0.07	0.17%	2.49
blue vervain	*Verbena hastata*	0.11	0.10	0.23%	3.50
	Total Forbs	**0.56**	**0.50**	**1.15%**	**6.98**
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	56.82%	11.14
	Total Cover Crop	**28.02**	**25.00**	**56.82%**	**11.14**
	Totals:	**49.32**	**44.00**	**100.00%**	**164.06**
Purpose:	Temporarily flooded swales in agricultural settings.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

Dry Prairie Seed Mix - Outlots B, BA, EA

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 helianthicoides*	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	0.14%	1.65
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.				

Latest Revision Date: 09/03/14
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Date: 07/11/14 Sheet: 3 OF 3

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 Mayer
Date: 09/03/14 License No. 26971

Revisions:
08/28/14 – City Comments
09/03/14 – City Comments

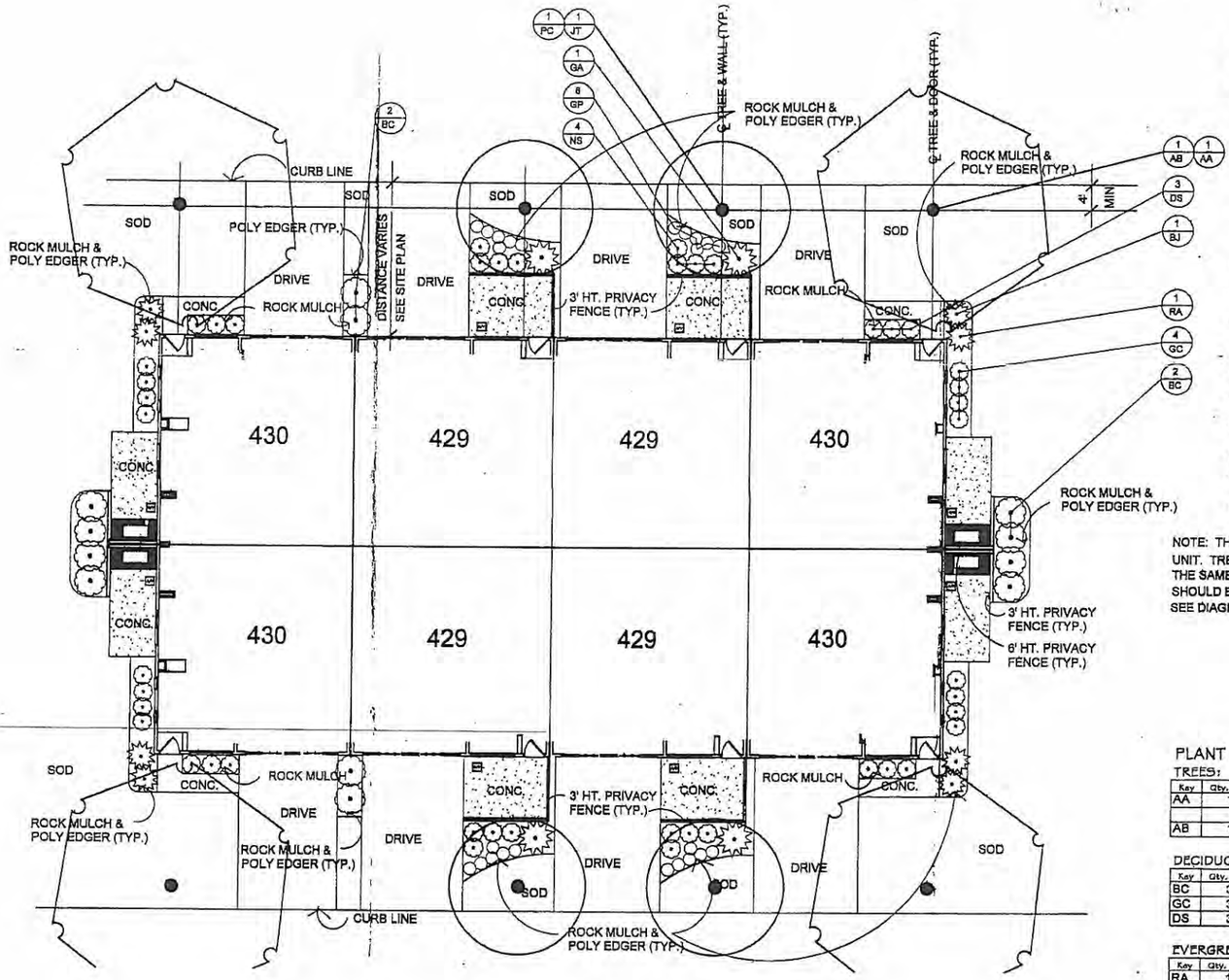
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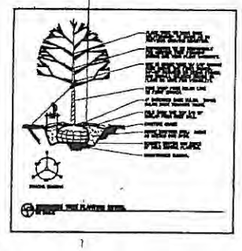
Prepared for:
Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

Savona 2nd Addition

Lake Elmo, Minnesota

Final Landscape Details & Notes





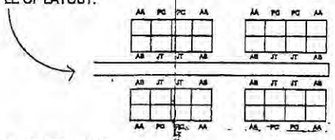




GENERAL NOTES:

1. Landscape Contractor shall visit the site prior to submitting bid to become familiar with site conditions.
2. It is the responsibility of the contractor to identify all underground cables, conduits, wires, etc, on the property.
3. No planting will be installed until all grading and construction has been completed in immediate area.
4. If there is a discrepancy between the number of plants shown on the plan and the number of plants shown in the plant list, the number of plants shown on the plan will take precedence.
5. All plants shall be of specimen quality. Plants shall have normal, well-developed branch systems, a vigorous fibrous root system; they shall be sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestations. All plants shall be nursery grown.
6. Repair all damage to property from planting operations at no cost to owner.
7. The Landscape contractor shall replace at no charge, any tree, evergreen, or groundcover which fails to live through the first calendar year from the time of final acceptance by the owner. All plants shall be alive and in normal satisfactory growing condition at the end of the guarantee period.
8. Three inch deep shredded hardwood bark mulch will be installed under all trees and shrubs that are isolated from ground cover areas and general foundation plantings.
9. A three inch layer of 1.5" dia. river rock mulch over landscape weed barrier shall be installed in all shrub foundation areas.
10. Tree guying in all areas shall be optional. The landscape contractor shall be responsible for maintaining trees in a straight upright condition for a period of twelve months following installation.
11. All perennial/annual plantings shall be mulched with a 2" layer of shredded bark with no landscape weed barrier.
12. All poly edger shall be cobra vinyl edging or equal.
13. All perennial/annual planting areas shall receive a minimum of an 8" depth of planting soil (1-1-1) mixture.
14. Wrapping material shall be first quality, heavy, waterproof crepe paper manufactured for this purpose. Trees shall be wrapped prior to 12/1 and removed after 6/1.
15. All plant locations, species, quantities and sizes subject to site conditions, soils and availability.
16. Landscape Contractor to become familiar with and comply with all policies and procedures of Owner's SWPPP (Storm Water Pollution Prevention Plan).
17. All shrubs to be installed a minimum distance of 24" from the foundation of any building.

NOTE: THE PLANT LISTS BELOW INDICATE 2 OPTIONS FOR TREES FOR EACH STYLE OF UNIT. TREES SHOULD BE PRICED AND INSTALLED SO THAT DECIDUOUS TREES ARE ALL THE SAME VARIETY OF SHADE OR ORNAMENTAL ON THE SAME SIDE OF THE BUILDING AND SHOULD BE THE SAME AS THE TREES OPPOSITE OF THEM ACROSS THE STREET. SEE DIAGRAM FOR EXAMPLE OF LAYOUT.



PLANT LIST - #430 (END) UNIT

TREES:

Key	Qty.	Common Name	Scientific Name	Size	Cont.
AA	1	Ash, Autumn Purple	Fraxinus americana 'Autumn Purple'	2.5" cal.	BB
		OR			
AB	1	Maple, Autumn Blaze	Acer x freemani 'Jeffersred'	2.5" cal.	BB

DECIDUOUS SHRUBS:

Key	Qty.	Common Name	Scientific Name	Size	Cont.
BC	3	Chokeberry, Glossy Black	Aronia melanocarpa elata	#10	Pot
GC	3	Currant, Greenmound	Ribes alpinum 'Green Mound'	#5	Pot
DS	3	Spirea, Neon Flash	Spiraea japonica 'Neon Flash'	#5	Pot

EVERGREEN SHRUBS:

Key	Qty.	Common Name	Scientific Name	Size	Cont.
RA	1	Arborvitae, Rushmore	Thuja occidentalis 'Rushmore'	4' ht.	BB
BJ	1	Juniper, Blue Star	Juniperus squamata 'Blue Star'	#5	Pot

PLANT LIST - #429 (INTERIOR) UNIT

ORNAMENTAL TREES:

Key	Qty.	Common Name	Scientific Name	Size	Cont.
JT	1	Lilac, Japanese Tree	Syringa reticulata	2.5" cal.	BB
		OR			
PC	1	Crabapple, Prairifire	Malus 'Prairifire'	2.5" cal.	BB

DECIDUOUS SHRUBS:

Key	Qty.	Common Name	Scientific Name	Size	Cont.
NS	4	Spirea, Neon Flash	Spiraea japonica 'Neon Flash'	#5	Pot
BC	1	Chokeberry, Glossy Black	Aronia melanocarpa elata	#10	Pot

EVERGREEN SHRUBS:

Key	Qty.	Common Name	Scientific Name	Size	Cont.
GA	1	Arborvitae, Techny Globe	Thuja occidentalis 'Techny Globe'	#7	Pot

PERENNIAL FLOWERS:

Key	Qty.	Common Name	Scientific Name	Size	Cont.
GP	6	Geranium, Philippe Vapelle	Geranium 'Philippe Vapelle'	#1	Pot

ARTEKA Companies
Landscape Development
Landscape Maintenance
Design - Build
8810 13th Avenue East Shakopee, MN 55379
Phone 952-934-2600 Fax 952-934-8227

Registration

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

Date _____ Reg. No. _____

Date 6/8/06
Drawn By VJR

Revisions
1. 6/12/06
2. 6/20/06
3. 9/1/06
4.
5.
6.

Project Name

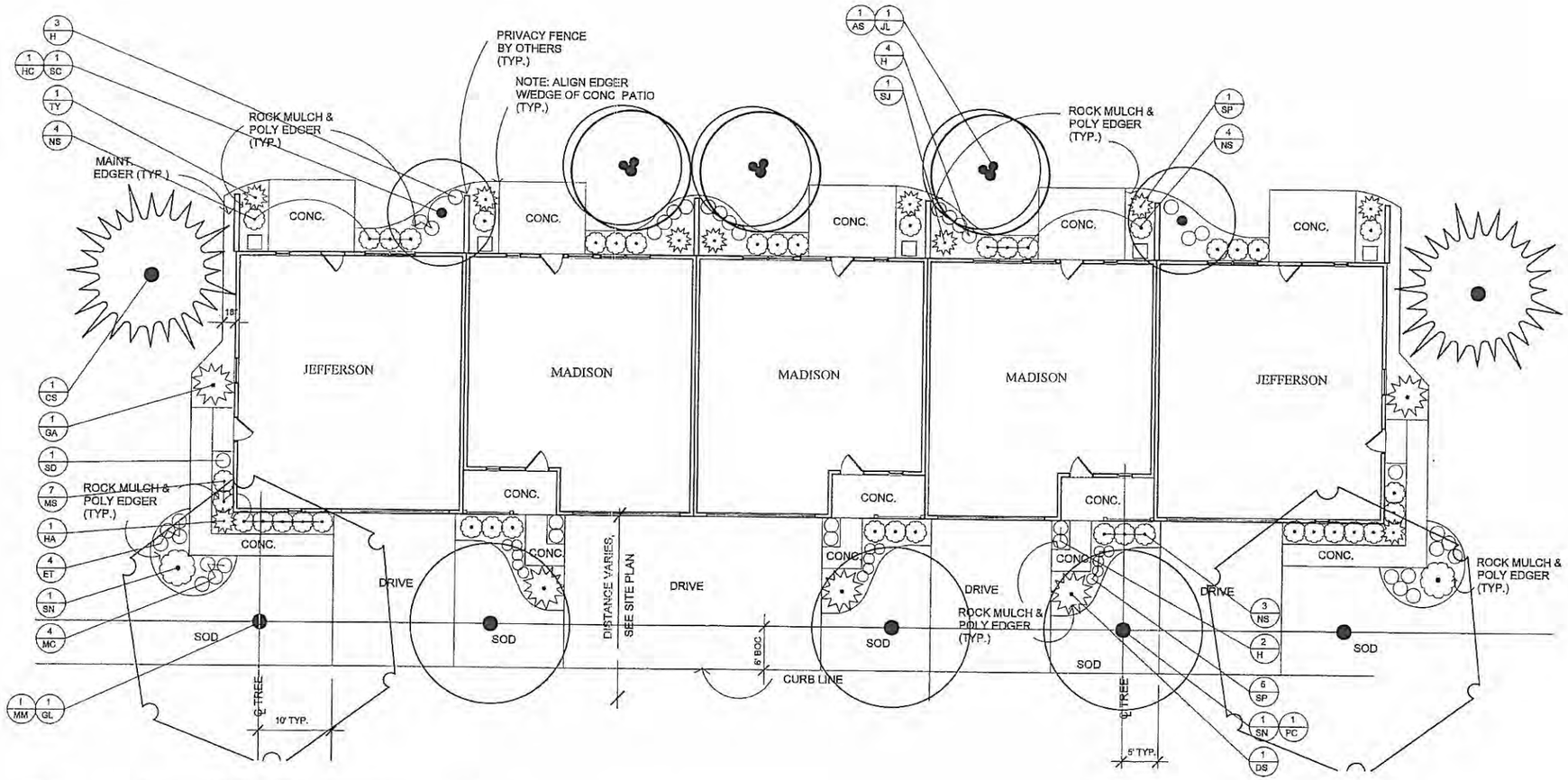
Project Location

Sheet Title
COLONIAL FOUNDATION PLANTING PLAN

North Arrow

Scale 1" = 10'

Sheet No.
L1



PLANT LIST - JEFFERSON END UNIT ONLY

Key	Qty.	Common Name	Scientific Name	Size	Cont.
OVERSTORY TREES:					
GL	1	Linden, Glenleven	Tilia x flavescens 'Glenleven'	2.5" cal.	BB
		OR			
MM	1	Maple, Marmo	Acer x freemanii 'Marmo'	2.5" cal.	BB
ORNAMENTAL TREES:					
HC	1	Crabapple, Harvest Gold	Malus 'Hargozam'	1.5" cal.	BB
		OR			
SC	1	Crabapple, Spring Snow	Malus 'Spring snow'	1.5" cal.	BB
CONIFER TREES:					
CS	1	Spruce, Colorado	Picea pungens	6' ht.	BB
DECIDUOUS SHRUBS:					
SN	1	Ninebark, Summer Wine	Physocarpus opulifolius 'Summer Wine'	#5	pot
NS	4	Spirea, Neon Flash	Spiraea japonica 'Neon Flash'	#5	pot
MS	7	Spirea, Magic Carpet	Spiraea japonica 'Magic Carpet'	#5	pot
EVERGREEN SHRUBS:					
HA	1	Arborvitae, Holmstrup	Thuja occidentalis 'Holmstrup'	4'	BB
GA	1	Arborvitae, Techny Globe	Thuja occidentalis 'Techny Globe'	#7	pot
TY	1	Yew, Taunton Spreading	Taxus media 'Tauntoni'	#5	pot
PERENNIAL FLOWERS:					
SD	1	Daylily, Stella De Oro	Hemerocallis stella d' oro	#1	pot
H	3	Hosta, Frances Williams	Hosta 'Frances Williams'	#1	pot
MC	4	Columbine, McKana hybrids	Aquilegia 'McKana'	#1	pot
ET	4	Coneflower, Big SkyTwilight'	Echinacea x Big Sky 'Twilight'	#1	pot

PLANT LIST - MADISON INTERIOR UNIT ONLY

Key	Qty.	Common Name	Scientific Name	Size	Cont.
ORNAMENTAL TREES:					
JL	1	Lilac, Jap Tree	Syringa reticulata	1.5" cal.	BB
		OR			
AS	1	Serviceberry, Autumn Brilliance	Amelanchier x grandiflora 'Autumn Brilliance'	6' ht.	BB
DECIDUOUS SHRUBS:					
NS	4	Spirea, Neon Flash	Spiraea japonica 'Neon Flash'	#5	pot
EVERGREEN SHRUBS:					
SJ	1	Juniper, Sea Green	Juniperus chinensis 'Sea Green'	#5	pot
DS	1	Spruce, Dwarf Globe Blue Spruce	Picea pungens 'Glauca Globosa'	#5	pot
PERENNIAL FLOWERS:					
H	4	Hosta, Frances Williams	Hosta 'Frances Williams'	#1	pot
SP	5	Sedum, Purple Emperor	Sedum 'Purple Emperor'	#1	pot







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8. Three inch deep shredded hardwood bark mulch will be installed under all trees and shrubs that are isolated from ground cover areas and general foundation plantings.
9. A three inch layer of 1.5" dia. buff rock mulch over landscape weed barrier shall be installed in all shrub foundation areas.
10. Tree guying in all areas shall be optional. The landscape contractor shall be responsible for maintaining trees in a straight upright condition for a period of twelve months following installation.
11. All poly edger shall be cobra vinyl edging or equal.
12. All perennial/annual planting areas shall recieve a minimum of an 8" depth of planting soil (1-1-1) mixture.
13. Wrapping material shall be first quality, heavy, waterproof crepe paper manufactured for this purpose. Trees shall be wrapped prior to 12/1 and removed after 5/1.
14. All plant locations, species, quantities and sizes subject to site conditions, soils and availability.
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16. All shrubs to be installed a minimum distance of 24" from the foundation of any building.

ARTEKA Companies
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Design - Build
8810 13th Avenue East Shakopee, MN 55379
Phone 952-934-2000 Fax 952-934-8227

Registration

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

Date: _____ Reg. No. _____

Date 4/13/07
Drawn By VJR

Revisions
1.
2.
3.
4.
5.
6.

Project Name

Project Location

Sheet Title
COLONIAL ROW HOME
PLANTING PLAN

North Arrow

Scale 1/8" = 1'-0"

Sheet No.
L1

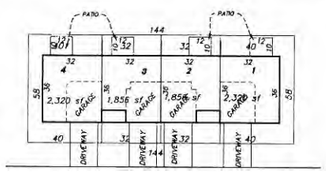
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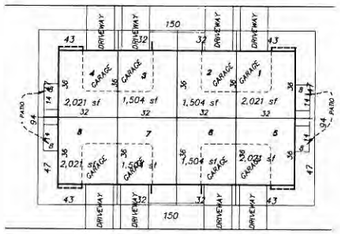
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Proposed Multi-Family Development Standards

Site Area per Unit:	
Required Site Area per unit	4,000 sf
Provided Gross Site Area per unit	7,426 sf
Impervious Coverage:	
Maximum Impervious Coverage	50%
Proposed Impervious Coverage (Overall Block 7A, 14A & 15A)	43%
Open Space Requirements:	
Required Open Space Per unit:	500 sf
Provided Open Space Per unit: (Outlot G & Common Lots 23, 36 & 63 /122 un)	1,845 sf
Proposed Setbacks (minimums):	
Internal ROW:	25'
Keats Ave:	50' to structures
5th Street Collector:	40' to structures
Adjacent Property:	30'
Separation – Building to Building	25' typ
Private Drive Street Width	24' typ (bb)
Private Driveway Length	22' min, 24' typical
Min bldg setback to private street (side)	20' min
(P) Off-street Guest Parking provided	0.25 per unit x 122 un = 30 stalls

Typical Multi-Family Lot Details







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NOT FOR CONSTRUCTION

Date: 7/30/14 Sheet: 1 OF 1

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: 7/30/14 License No. 41257

Revisions:
5-5-14 REV PLAT

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

Prepared for:

Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota, 55446

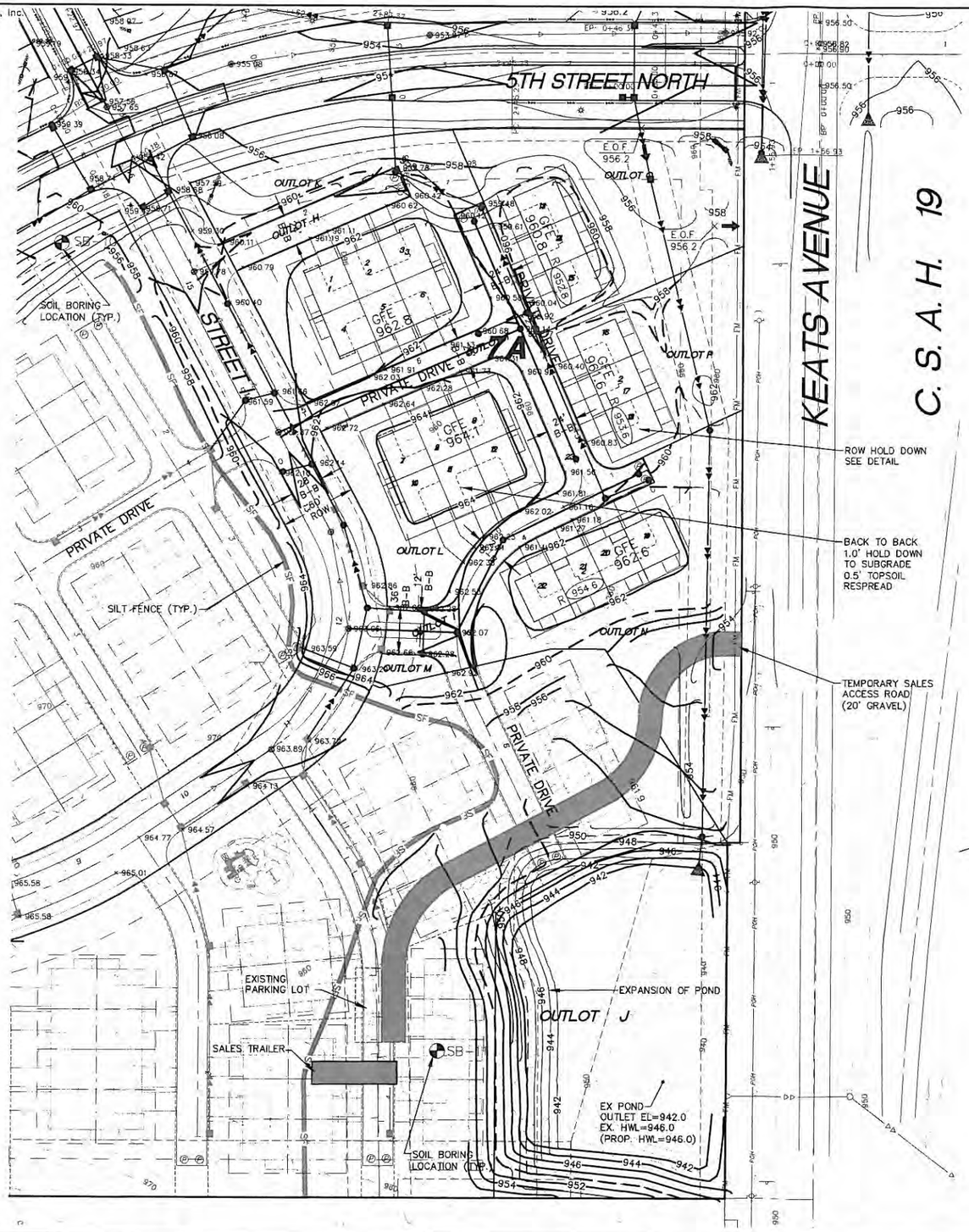
Savona 2nd Addition

Lake Elmo, Minnesota

Final Site Plan - Townhome Area

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Common Ground Alliance



GENERAL NOTES:

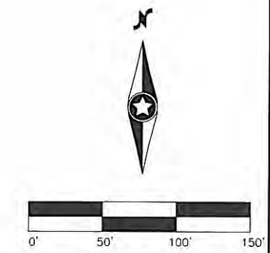
- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN

* SEE SAVONA FINAL GRADING PLAN SHEET 7 FOR CITY OF LAKE ELMO STANDARD PLAN NOTES FOR GRADING AND EROSION CONTROL.

LEGEND:

⊕	DENOTES SOIL BORING
SF	DENOTES SILT FENCE
HDSF	DENOTES HEAVY DUTY SILT FENCE
980	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 PROPOSED DRAINTILE
	DENOTES EXISTING TREE LINE
x 856.3	DENOTES EXISTING SPOT ELEVATION
x 66.30	DENOTES PROPOSED SPOT ELEVATION
	DENOTES BIO-ROLL EROSION CHECKS
E.O.F.	DENOTES EMERGENCY OVERFLOW ELEVATION
	DENOTES TREE PRESERVATION FENCING
	3:1 SLOPE STABILIZATION EROSION CONTROL BLANKET

ROW RAMBLER (R)
N.T.S



Latest Revision Date: 08/08/14

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Date: 05/15/14 Sheet: 1 OF 1

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: 08/08/14 License No. 41257

Revisions:
08/08/14 CITY COMMENTS:

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

Prepared for:

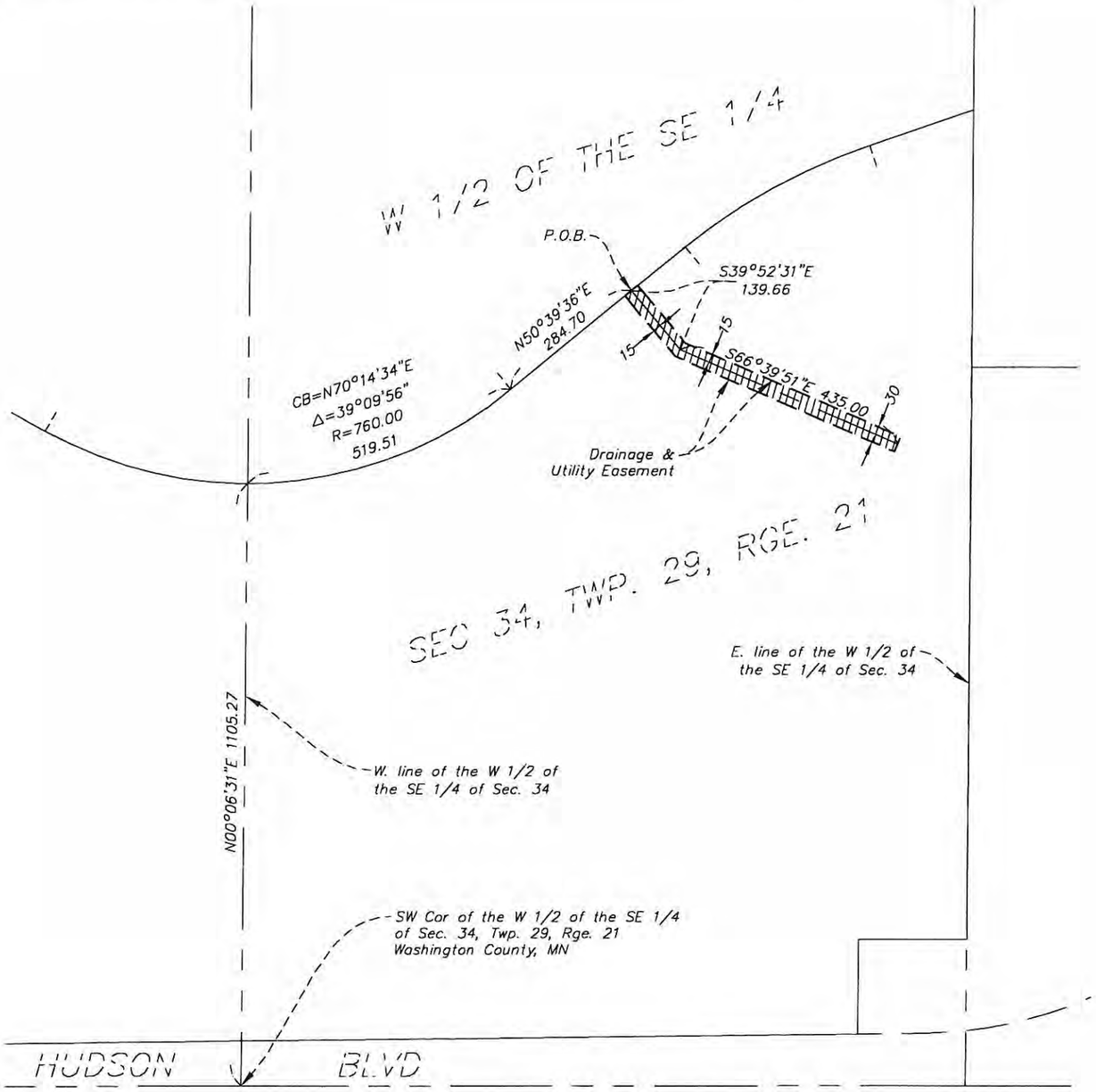
Lennar Corporation
16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

Savona Multifamily

Lake Elmo, Minnesota

Grading, Drainage & Erosion Control Plan

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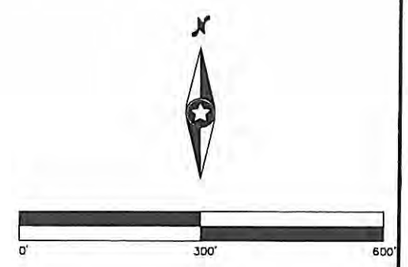
Drainage & Utility Easement:

A 30.00 Drainage & Utility Easement lying over, under and across that part of the West Half of the Southeast Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota, the centerline of which is described as follows:

Commencing at the southwest corner of said West Half of the Southeast Quarter of Section 34; thence North 00 degrees 06 minutes 31 seconds East, assumed bearing along the west line of said West Half of the Southeast Quarter, a distance of 1105.27 feet; thence northeasterly along a non-tangential curve concave to the northwest having a central angle of 39 degrees 09 minutes 56 seconds, a radius of 760.00 feet for an arc distance of 519.51 feet, the chord of said curve bears North 70 degrees 14 minutes 34 seconds East; thence North 50 degrees 39 minutes 36 seconds East, tangent to said curve a distance of 284.70 feet to the point of beginning of the centerline to be described; thence South 39 degrees 52 minutes 31 seconds East, a distance of 139.66 feet; thence South 66 degrees 39 minutes 51 seconds East, a distance of 435.00 feet and said centerline there terminating.

The sidelines of said easement are to be prolonged shortened to terminate at a line bearing North 50 degrees 39 minutes 36 seconds East from said point of beginning.

Area: 17,240 sf or 0.40 acres



Date: 8/06/2014 Sheet: 1 OF 1

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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

Crew:	.
Checked:	CWM
Drawn:	SRS
Record Drawing by/date:	.

Prepared for:

Lennar
Plymouth, Minnesota

Savona Phase II
Lake Elmo, Minnesota

Drainage & Utility Easement

PERMANENT PUBLIC STREET EASEMENT AGREEMENT

THIS PERMANENT PUBLIC STREET EASEMENT AGREEMENT shall be effective as of the date that the last party executes this Agreement, is made by and between **DPS-Lake Elmo, LLC**, a Minnesota limited liability company, hereinafter referred to as the "Owner," and the **City of Lake Elmo**, a Minnesota municipal corporation, hereinafter referred to as the "City."

The Owner owns the real property situated within Washington County, Minnesota as described on the attached **Exhibit A** (hereinafter "Owner's Property").

The Owner in consideration of one dollar ($1.00) and other good and valuable consideration does hereby grant and convey to the City, its successors and assigns, the following:

1. A **permanent easement for public street, road, highway purposes; utility and drainage purposes; including all rights of a "drainage easement" and an "utility easement" as defined by Minn. Stat. § 505.01, Subd. 3(b) and 3(j); and, all such purposes ancillary, incident or related thereto** (hereinafter "Permanent Easement") under, over, across, through and upon that real property identified and legally described on **Exhibit B**, (hereinafter the "Permanent Easement Area") attached hereto and incorporated herein by reference.

The Permanent Easement rights granted herein are forever and shall include, but not be limited to, the construction, maintenance, inspection, repair and replacement of any public street, road, highway, sanitary sewer, storm sewer, storm sewer ponds, rain gardens, water mains, any utilities, underground pipes, conduits, other utilities and mains, and all facilities and improvements ancillary, incident or related thereto, under, over, across, through and upon the Permanent Easement Area.

EXEMPT FROM STATE DEED TAX

The rights of the City also include the right of the City, its contractors, agents and servants:

a.) to enter upon the Permanent Easement Area at all reasonable times for the purposes of construction, reconstruction, inspection, repair, replacement, grading, sloping, and restoration relating to the purposes of this Permanent Easement; and

b.) to maintain the Permanent Easement Area, any City improvements and any underground pipes, conduits, or mains, together with the right to excavate and refill ditches or trenches for the location of such ponds, rain gardens, pipes, conduits or mains; and

c.) to remove from the Permanent Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction and maintenance of the pipes, conduits, or mains and to deposit earthen material in and upon the Permanent Easement Area; and

d.) to remove or otherwise dispose of all earth or other material excavated from the Permanent Easement Area as the City may deem appropriate.

e.) to prohibit obstructions or interference with its use of the Easement Area.

The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to the Permanent Easement Area or the Owner's Property prior to the date hereof.

Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by the Owner, its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statute, Chapter 466.

The Owner, for itself and its successors and assigns, does hereby warrant to and covenant with the City, its successors and assigns, that it is well seized in fee of the Owner's Property described on Exhibit A, and the Permanent Easement Area described on Exhibit B, and has good right to grant and convey the Permanent Easement herein to the City. In addition, the Owner, for itself and its successors and assigns, does hereby warrant to and covenant with the City, its successors and assigns, the right of after acquired title to the Permanent Easement granted and conveyed in this Agreement provided that the Owner receives title to all or part of the Permanent Easement Area after the recording of this Agreement.

This Permanent Public Street Easement Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN TESTIMONY WHEREOF, the Owner and the City have caused this Permanent Public Street Easement Agreement to be executed as follows:

Owner:
DPS-Lake Elmo, LLC, a Minnesota limited liability company

Signature: _____

Print Name: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by Alan J. Dale, the Chief Manager of DPS – Lake Elmo, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

CITY OF LAKE ELMO

By: _____
Mike Pearson, Mayor

ATTEST:

_____
Adam Bell, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this _____ day of _____, 2013, before me a Notary Public within and for said County, personally appeared Mike Pearson and Adam Bell, to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the **City of Lake Elmo**, a Minnesota municipal corporation, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

_____
Notary Public

This instrument was drafted by:
David K. Snyder, Esq.
Johnson & Turner, P.A.
56 East Broadway Avenue, Suite 206
Forest Lake, MN 55025
651-464-7292

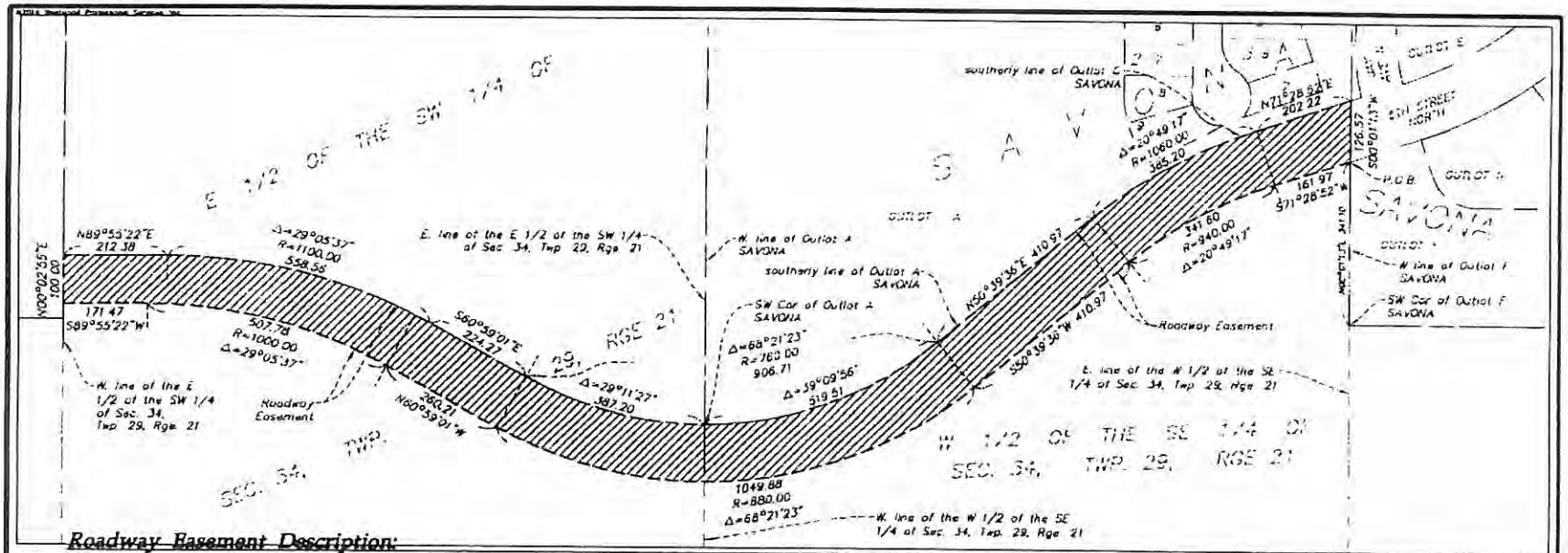
EXHIBIT A
LEGAL DESCRIPTION OF OWNER'S PROPERTY

That part of the East Half of the Southwest Quarter and that part of the West Half of the Southeast Quarter, both in Section 24, Township 29, Range 21, Washington County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 34; thence South 00 degrees 00 minutes 40 seconds East, along the west line of said Section 34, a distance of 472.55 feet; thence North 89 degrees, 57 minutes 32 seconds East, a distance of 1315.91 feet to the west line of said East Half of the Southwest Quarter; thence south 00 degrees 02 minutes 55 seconds West, along said west line a distance of 714.99 feet to the point of beginning; thence south 89 degrees 55 minutes 22 seconds West, a distance of 212.38 feet; thence southeasterly along a tangential curve concave to the southwest having a central angle of 29 degrees 05 minutes 37 seconds, a radius of 1100.00 feet for an arc distance of 558.56 feet; thence thence South 60 degrees 59 minutes 01 seconds East, tangent to said curve, a distance of 224.27 feet; thence southeasterly along a tangential curve concave to the north, having a central angle of 68 degrees 21 minutes 23 seconds, a radius of 760.00 feet for an arc distance of 906.71 feet; thence North 50 degrees 39 minutes 36 seconds East, a distance of 410.97 feet; thence northeasterly along a tangential curve concave to the southeast, having a central angle of 20 degrees 49 minutes 17 seconds, a radius of 1060.00 feet for an arc distance of 385.20 feet; thence North 71 degrees 28 minutes 52 seconds East, tangent to said curve, a distance of 202.22 feet to the east line of said West Half of the Southeast Quarter; thence South 00 degrees 01 minutes 13 seconds West, along said east line a distance of 1517.53 feet to a line parallel with a distant 217.80 feet north of the north right of way line of Highway No. 12; thence South 89 degrees 54 minutes 16 seconds West, along said parallel line, a distance of 200.00 feet to a line parallel with and distant 200.00 feet west of said east line of the West Half of the Southeast Quarter; thence South 00 degrees 01 minutes 13 seconds West, along said parallel line, a distance of 173.18 feet to the north line of Minnesota Department of Transportation Right of Way Plat No. 82-43; thence South 89 degrees 18 minutes 12 seconds West, along said north line a distance of 1875.94 feet; thence continuing along said north line south 89 degrees 53 minutes 55 seconds west, a distance of 230.61 feet to the east line of the West 333.00 feet of said East Half of the Southwest Quarter; thence North 00 degrees 02 minutes 55 seconds east along said east line a distance of 599.99 feet to the north line of the South 675.00 feet of said East Half of the Southwest Quarter; thence south 89 degrees 53 minutes 57 seconds West, along said north line a distance of 333.00 feet to said west line of the East Half of the Southwest Quarter; thence north 00 degrees 02 minute 55 seconds East, along said west line a distance of 958.38 feet to the point of beginning.

EXHIBIT B
LEGAL DESCRIPTION AND DEPICTION OF THE PERMANENT EASEMENT AREA

(See Attached)



Roadway Easement Description:

A Roadway Easement lying over, under and across that part of the West Half of the Southeast Quarter and that part of the East Half of the Southwest Quarter, all in Section 34, Township 29, Range 21, Washington County, Minnesota, described as follows:

Commencing at the southwest corner of Outlot F, SAVONA, according to the recorded plat thereof said Washington County; thence North 00 degrees 01 minutes 13 seconds East, assumed bearing along the west line of said Outlot F a distance of 341.10 feet to the point of beginning; thence South 71 degrees 28 minutes 52 seconds West, a distance of 161.97 feet; thence southwesterly, along a tangential curve, concave to the southeast, having a central angle of 20 degrees 49 minutes 17 seconds, a radius of 940.00 feet for an arc distance of 341.60 feet; thence South 50 degrees 39 minutes 36 seconds West, tangent to said curve, a distance of 410.97 feet; thence westerly, along a tangential curve, concave to the north, having a central angle of 68 degrees 21 minutes 23 seconds, a radius of 880.00 feet for an arc distance of 1,049.88 feet, thence North 60 degrees 59 minutes 01 seconds West, tangent to said curve, a distance of 260.21 feet; thence westerly, along a tangential curve, concave to the southwest, having a central angle of 29 degrees 05 minutes 37 seconds, a radius of 1,000.00 feet for an arc distance of 507.78 feet; thence South 89 degrees 55 minutes 22 seconds West tangent to said curve, a distance of 171.47 feet to the west line of said East Half of the Southwest Quarter of Section 34; thence North 00 degrees 02 minutes 55 seconds East along said west line, a distance of 100.00 feet, thence North 89 degrees 55 minutes 22 seconds East, a distance of 212.38 feet; thence easterly, along a tangential curve, concave to the southwest, having a central angle of 29 degrees 05 minutes 37 seconds, a radius of 1,100.00 feet for an arc distance of 558.56 feet; thence South 60 degrees 59 minutes 01 seconds East tangent to said curve, a distance of 224.27 feet; thence easterly along a tangential curve, concave to the north, having a central angle of 29 degrees 11 minutes 27 seconds, a radius of 760.00 feet for an arc distance of 387.20 feet to the southwest corner of Outlot A, said SAVONA; thence continuing easterly along the southerly line of said Outlot A and along a compound tangential curve, concave to the north, having a central angle of 39 degrees 09 minutes 56 seconds, a radius of 760.00 feet for an arc distance of 519.51 feet;; thence North 50 degrees 39 minutes 36 seconds East tangent to said curve and along said southerly line of Outlot A, a distance of 410.97 feet; thence northeasterly along said southerly line of Outlot A and along a southerly line of Outlot C, said SAVONA and along a tangential curve, concave to the southeast, having a central angle of 20 degrees 49 minutes 17 seconds, a radius of 1,060.00 feet for an arc distance of 385.20 feet, thence North 71 degrees 28 minutes 52 seconds East tangent to said curve and along said southerly line of Outlot C, a distance of 202.22 feet to the northerly extension of said west line of Outlot F, thence South 00 degrees 01 minutes 13 seconds West along said west line, a distance of 126.57 feet to the point of beginning.

Area = 7.79 ac

Date 7/29/14 Sheet 1 OF 1

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952.937.5150
FAX 952.937.5822
TOLLFREE 1.888.937.5150
www.westwoodps.com
Westwood

Designed
Checked CTW
Drawn BW
Record Drawing by/Mon

Prepared for:

Lennar

Plymouth, Minnesota

Savona Phase II

Lake Elmo, Minnesota

Roadway Easement

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
REGULAR
ITEM # **21**

AGENDA ITEM: Savona 2nd Addition Developer's Agreement

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Jack Griffin, City Engineer
Dave Synder, City Attorney
Nick Johnson, City Planner

POLICY RECCOMENDER: Staff is recommending that the City Council approve a developer's agreement associated with the Savona 2nd Addition residential development. The agreement has been drafted based on a model agreement previously reviewed by the Council and the agreement that was executed for the first phase of Savona.

FISCAL IMPACT: Direct Payments to Developer – None: there are no City payments for oversizing of utilities or for other reasons included in the agreement. Future financial impacts include maintenance of streets, trails, sanitary sewer mains, watermains and other public infrastructure, maintenance of storm water ponding areas (after three years), maintenance of the 5th Street boulevard landscaping, monthly lease payments for street lights (estimated at $111 for 16 lights), future park land improvements, and other public financial responsibilities typically associated with a new development.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to authorize execution of a developer's agreement related to the Savona 2nd Addition final plat. The attached agreement has been previously reviewed by the City Attorney and City Engineer, and all recommend changes specific to the Savona project have been incorporated into the document as

drafted. There are a few items in the list of construction cost estimates that need to be provided by the developer, but these can easily be incorporated into the document before it is signed by the City. This agreement must be executed before any construction activity, outside of the previously authorized grading work, may proceed on the site. The recommended motion to take action on the request is as follows:

"Move to adopt Resolution No. 2014-77 approving the developer's agreement for Savona 2nd Addition"

LEGISLATIVE HISTORY/STAFF REPORT: One of the conditions included as part of the Planning Commission recommendation to the Council concerning the Savona 2nd Addition Final Plat specifies that the developer enter into a Developer's Agreement prior to the execution of the plat by City officials. Staff has drafted such an agreement consistent with the City's developer's agreement template, and this document is attached for consideration by the City Council. Please note that the document as drafted contains some modifications to the original template based on some of the unique aspects of the Savona development. The key aspects of the agreement include the following components:

- That all improvements to be completed by October 31, 2015.
- That the developer provide a letter of credit in the amount of 125% of the total cost of the proposed improvements. The developer needs to submit cost estimates for a few additional improvements, the estimates provided to date indicate that the letter of credit will be a at least $2,056,614.25 for the project.
- That the developer provide a cash deposit of $461,032 for SAC and WAC charges, engineering administration, one year of street light operating costs, and other City fees, but not including park land dedication fees, which were paid as part of the first addition).

The proposed project does not include any specific City payments for utility oversizing or other reasons. The City Engineer has not approved the final construction plans for the project, and no work will be allowed to commence on the site until these plans are approved by the City.

BACKGROUND INFORMATION (SWOT):

Strengths: The developer's agreement has been drafted to guarantee that the improvements associated with Savona 2nd Addition plans will installed in accordance with City specifications.

Execution of the developer's agreement and compliance with all conditions in the agreement will allow the developer to record the Savona 2nd Addition Final Plat.

Weaknesses: The City will assume responsibility for future maintenance of the public improvements.

Opportunities: The proposed improvements will extend the road system and public utilities presently being constructed in the first phase of Savona.

Threats: The City will need to provide construction observation throughout the course of the project (these costs will be covered under an Engineering Administration Escrow).

RECOMMENDATION: Based on the above Staff report, Staff is recommending that the City Council approve the Developer's Agreement for Savona 2nd Addition and that the Council direct the Mayor and Staff to execute this document once the final construction cost estimates have been provided. The suggested motion to adopt the Staff recommendation is as follows:

"Move to adopt Resolution No. 2014-77 approving the developer's agreement for Savona 2nd Addition"

ATTACHMENTS:

1. Resolution No. 2014-77
2. Savona Developer's Agreement – Final Draft

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2014-77

A RESOLUTION APPROVING THE DEVELOPER'S AGREEMENT FOR SAVONA 2ND ADDITION

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

WHEREAS, U.S. Home Corporation (d/b/a Lennar), 16305 36th Avenue North, Suite 600, Plymouth, MN ("Applicant") has previously submitted an application to the City of Lake Elmo ("City") for a Final Plat for Savona 2nd Addition; and

WHEREAS, the Lake Elmo City Council considered and approved the Preliminary Plat request for Savona at a meeting held on August 6, 2013; and

WHEREAS, The Lake Elmo City Council adopted Resolution No. 2014-076 on September 16, 2014 approving the Final Plat for Savona; and

WHEREAS, Condition (2) of said Resolution No. 2014-076 establishes that, prior to the execution of the Final Plat by City officials, the Applicant is to enter into a Developer's Agreement with the City; and

WHEREAS, the Applicant and City have agreed to enter into such a contract, and a copy of the Developer's Agreement was submitted to the City Council for consideration at its September 16, 2014 meeting.

NOW, THEREFORE, based on the information received, the City Council of the City of Lake Elmo does hereby approve the Developer's Agreement for Savona 2nd Addition and authorizes the Mayor and City Clerk to execute the document.

Passed and duly adopted this 16th day of September 2014 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Adam Bell, City Clerk

(reserved for recording information)

DEVELOPMENT CONTRACT

(Public sewer and water)

Savona 2nd Addition

AGREEMENT dated_____, 2014, by and between the **CITY OF LAKE ELMO** a Minnesota municipal corporation ("City"), and U.S. Home Corporation, d/b/a Lennar (the "Developer").

1. REQUEST FOR PLAT APPROVAL. The Developer has asked the City to approve the plat for Savona 2nd Addition (referred to in this Contract as the "plat"). The land is situated in the County of Washington, State of Minnesota, and is legally described as:

2. CONDITIONS OF PLAT APPROVAL. The City hereby approves the plat on condition that the Developer enter into this Contract, furnish the security required by it, and record the plat with the County Recorder or Registrar of Titles within (180) days after the City Council approves the final plat.

3. RIGHT TO PROCEED. Unless separate written approval has been given by the City, within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this agreement has been fully executed by both

parties and filed with the City Clerk, 2) the necessary security has been received by the City, 3) the plat and required homeowner's association documents have been recorded with the Washington County Recorder's Office, and 4) the City's Community Development Director has issued a letter that all conditions have been satisfied, a preconstruction conference has been held, and that the Developer may proceed.

4. PHASED DEVELOPMENT. This plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has breached this Contract and the breach has not been remedied. Development of subsequent phases may not proceed until Development Contracts for such phases are approved by the City. Park charges and area charges for sewer and water referred to in this Contract are not being imposed on outlots, if any, in the plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks unless previously paid as part of an earlier development phase.

5. PRELIMINARY PLAT STATUS. The plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless final platted into lots and blocks, not outlots, within five (5) years after preliminary plat approval.

6. CHANGES IN OFFICIAL CONTROLS. For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan or official controls shall apply to or affect the residential use, development density, lot size, lot layout or dedications of the approved final plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract.

Comment [L1]: Given the size of the development and the nature of phasing, we will need more then 2 years to final plat and subdivide the entire community.

7. DEVELOPMENT PLANS. The plat shall be developed in accordance with the following plans and at the Developer's sole expense. The plans shall not be attached to this Contract. If the plans vary from the written terms of this Contract, the written terms shall control. The plans are:

Plan A – Final Plat
Plan B – Final Grading, Drainage, and Erosion Control Plans
Plan C – Final Sanitary Sewer, Water Main, Storm Sewer, and Street Plans
Plan D – Final Landscape Plan

8. IMPROVEMENTS. The Developer shall install and pay for the following:

A. Streets
B. Sanitary Sewer
C. Watermain
D. Surface Water Facilities (pipe, ponds, rain gardens, etc.)
E. Grading and Erosion Control
F. Sidewalks/Trails
G. Street Lighting
H. Underground Utilities
I. Street Signs and Traffic Control Signs
J. Landscaping and Street Trees
K. Tree Preservation and Reforestation
L. Wetland Mitigation and Buffers
M. Monuments Required by Minnesota Statutes

The improvements shall be installed in accordance with the City subdivision ordinance and the City's Engineering Design and Construction Standards Manual and pursuant to the direction of the City Engineer. The Developer shall submit plans and specifications which have been prepared by a competent registered professional engineer to the City for approval by the City Engineer. The Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control to the extent that the Developer's engineer will be able to certify that the construction work meets the approved City standards as a condition of City acceptance. In addition, the City may, at the City's discretion and at the Developer's expense, have one or more City inspectors and a soil engineer inspect the work on a full or part-time basis. The Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer

and the Developer's contractor. The Developer or his engineer shall schedule a pre-construction meeting at a mutually agreeable time at the City Hall with all parties concerned, including the City staff, to review the program for the construction work.

All labor and work shall be done and performed in the best and most workmanlike manner and in strict conformance with the approved plans and specifications. No deviations from the approved plans and specifications will be permitted unless approved in writing by the City Engineer. The Developer agrees to furnish to the City a list of contractors being considered for retention by the Developer for the performance of the work required by the Contract. The Developer shall not do any work or furnish any materials not covered by the plans and specifications and special conditions of this Contract, for which reimbursement is expected from the City, unless such work is first ordered in writing by the City Engineer as provided in the specifications.

9. CITY ENGINEERING ADMINISTRATION AND CONSTRUCTION OBSERVATION. Prior to the commencement of any construction activity authorized under this agreement, the Developer shall submit an escrow for City Engineering Administration and Construction Observation in an amount provided under paragraph 36. Summary of Cash Requirements. Thereafter, the Developer shall reimburse the City each month, within 30 days of receiving an invoice, for all engineering administration and construction observation performed during the construction of the plat. After 30 days of the invoice, the City may draw upon the escrow and stop the work on site until said escrow has been replenished in its full amount. City engineering administration will include monitoring of construction progress and construction observation, consultation with Developer and his engineer on status or problems regarding the project, coordination for testing, final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in security. Construction observation may be performed by the City's in-house staff or consulting engineer. Construction observation shall include, at the discretion of the city, part or full time inspection of proposed public utilities and street construction. Services will be billed on an hourly basis.

The direction and review provided through the inspection of the improvements should not be considered a substitute for the Developer required management of the development. Developer will cause the contractor(s) to furnish the City with a schedule of proposed operations at least five (5) days prior to the commencement of construction of each type of Improvement. City shall inspect all Developer Installed Improvements during and after construction for compliance with approved plans and specifications. Developer will notify the City Engineer at such times during construction as the City Engineer requires for inspection purposes. Such inspection is pursuant to the City's governmental authority, and no agency or joint venture relationship between the City and Developer is thereby created.

10. CONTRACTORS/SUBCONTRACTORS. City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a 25% ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the public improvements identified in Paragraph 8 above.

11. PERMITS. The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, including but not limited to:

A. Right-of-Way Excavations and Obstructions:
- City of Lake Elmo, Right-of-Way Utility Installation(s)
- City of Lake Elmo, Right-of-Way Obstruction(s)
- Washington County, Utility Installations(s)
- Washington County, Street or Driveway Access(s)
- Minnesota Department of Transportation, Utility Installation
- Minnesota Department of Transportation, Right-of-Way Permit

B. Watermain Extensions:
- Minnesota Department of Health

C. Sanitary Sewer Extensions:
- Minnesota Pollution Control Agency
- Metropolitan Council Environmental Services

D. Stormwater Management:
- Valley Branch, Brown's Creek or South Washington Watershed District Permit

E. Erosion, Sedimentation Control:
- Minnesota Pollution Control Agency, General NPDES Stormwater Permit
- SWPPP (Stormwater Pollution Prevention Plan)

F. Wetland Mitigation:
- Board of Water and Soil Resources, WCA

G. Construction Dewatering:
- Minnesota Department of Natural Resources

12. TIME OF PERFORMANCE. The Developer shall install all required public improvements by October 31, 2015, with the exception of the final wear course of asphalt on streets. The Developer shall have the option of installing the wearing course of streets within one (1) year following initial commencement of work on the required basic improvements or installing it after the first course has weathered a winter season, consistent with warranty requirements, however final acceptance of the improvements will not be granted until all work is completed including the final wear course. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and amending this agreement to reflect the extended completion date. Final wear course placement outside of this time frame must have the written approval of the City Engineer.

13. LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development.

14. CONSTRUCTION ACCESS. Construction traffic access and egress for grading, public utility construction, and street construction is restricted to access the subdivision via the planned construction access off of Keats Avenue. No construction traffic is permitted on other adjacent local streets.

15. CONSTRUCTION SEQUENCE AND COMPLIANCE. The City will require the developer to construct the improvements in a sequence which will allow progress and compliance points to be measured and evaluated. The Developer and/or their representatives are required to supervise and coordinate all construction activities for all improvements and must notify the City in writing stating

when the work is ready for the inspection at each of the measurable points defined in the following paragraphs 16., 17. and 18. For the purpose of this paragraph, Electronic message (email) shall be deemed an acceptable method of notification provided it is captioned “Notice pursuant to Development Agreement”.

16. EROSION CONTROL. Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. Erosion control practices must comply with the approved plans and specifications for the plat, with all watershed district permits and with Minnesota Pollution Control Agency’s Best Management Practices. The City may impose additional erosion control requirements as deemed necessary. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the erosion control plan and schedule or supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within ten (10) days, the City may draw down the security to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan.

If building permits are issued prior to the acceptance of public improvements, the developer assumes all responsibility for erosion control compliance throughout the plat and the City may take such action as allowed by this agreement against the Developer for any noncompliant issue as stated above. Erosion control plans for individual lots will be required in accordance with the City’s building permit requirements, or as required by the City or City Engineer.

17. GRADING PLAN. The plat shall be graded in accordance with the approved grading drainage and erosion control plan, Plan "B". The plan shall conform to Engineering Design and Construction Standards Manual. All grading shall be completed within the Subdivision prior to the preparation and submittal of the as-constructed grading plan.

Within thirty (30) days after completion of the grading, the Developer shall provide the City with a "record" grading plan certified by a registered land surveyor or engineer that all trails, ponds, swales, and ditches have been constructed on public easements or land owned by the City. The "record" plan shall contain site grades and field verified elevations of the following: a) cross sections of ponds; b) location and elevations along all swales, emergency overflows, wetlands, wetland mitigation areas if any, ditches, locations and dimensions of borrow areas/stockpiles; c) lot corner elevations and house pads; and d) top and bottom of retaining walls. The City will not issue any building permits until the approved certified record grading plan is on file with the City.

18. STREET AND UTILITY IMPROVEMENTS. All storm sewers, sanitary sewers, watermain, and streets shall be installed in accordance with the approved Plans and Specifications for Public Improvements, Plan "D". The plan shall conform to the City's Engineering Design and Construction Standards Manual. Curb and gutter and the first lift of the bituminous streets, sidewalks, the boulevards graded, street signs installed, and all restoration work on the site shall be completed in accordance with the approved plans. Once the work is completed, the developer or its representative shall submit a written request to the City asking for an inspection of the initial improvements. The City will then schedule a walk-through to create a punch list of outstanding items to be completed. Upon receipt of the written punch list provided by the City, the punch list items must be completed by the Developer and the City notified to re-inspect the improvements. The final bituminous wear course may be installed in accordance with paragraph 12. above.

19. STREET MAINTENANCE DURING CONSTRUCTION. The Developer shall be responsible for all street maintenance until the streets are accepted by the City in writing. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to insure that the streets are passable to traffic and emergency vehicles. The Developer shall be responsible for keeping streets

within and without the subdivision clean of dirt and debris that may spill, track, or wash onto the street from Developer's operation. The Developer may request, in writing, that the City keep the streets open during the winter months by plowing snow from the streets prior to final acceptance of said streets. The City shall not be responsible for repairing the streets because of snow plowing operations. Providing snow plowing service does not constitute final acceptance of the streets by the City. The Developer shall contract for street cleaning within and immediately adjacent to the development. At a minimum, scraping and sweeping shall take place on a weekly basis. A copy of this contract shall be approved by the City before grading is started. The contract shall provide that the City may direct the contractor to clean the streets and the contractor will bill the Developer.

20. OWNERSHIP OF IMPROVEMENTS. Upon completion of the work and construction required by this Contract, the improvements lying within public easements shall become City property. Prior to acceptance of the improvements by the City, the Developer must furnish the City with a complete set of reproducible "record" plans, an electronic file of the "record" plans in accordance with the City's Engineering Design and Construction Standards Manual together with the following affidavits:

- Developer/Developer Engineer's Certificate
- Land Surveyor's Certificate

certifying that all construction has been completed in accordance with the terms of this Contract. All necessary forms will be furnished by the City. Upon receipt of "record plans" and affidavits, and upon review and verification by the City Engineer, the City Engineer will accept the completed public improvements.

21. PARK DEDICATION. The Developer has previously submitted a payment for park dedication requirements for all the areas to be platted within the Savona Preliminary Plat and paid said fee as part of the Savona Development Contract. No additional fees in lieu of land dedication are required for the plat.

22. SANITARY SEWER AND WATER UTILITY AVAILABILITY CHARGES (SAC AND WAC). The Developer shall be responsible for the payment of all sewer availability charges (SAC)

and all water availability charges (WAC) with respect to the Improvements required by the City and any state or metropolitan government agency.

The sewer availability charge (SAC) in the amount of $3,000.00 per REU shall be paid by the Developer prior to the City recording the final plat. The total amount to be paid by the Developer is $204,000.

The water availability charge (WAC) in the amount of $3,000.00 per REU shall be paid by the Developer prior to the City recording the final plat. The total amount to be paid by the Developer is $204,000.

In addition, a sewer connection charge in the current amount of $1,000.00 per REU, a Met Council sewer availability charge in the current amount of $2,435.00 per REU, and a water connection charge in the current amount of $1,000.00 per REU will be collected by the City at the time the building permit is issued for each lot. These amounts are charged at the time of building permit in accordance with the latest City fee schedule.

23. TRAFFIC CONTROL SIGNS. Traffic control signs shall be included as part of the public street improvements, and the installation costs shall be included in the street construction calculations.

24. STREET LIGHTS. The Developer is responsible for the installation of street lights consistent with a street lighting plan approved by the City. The Developer shall coordinate the installation of street lights with Xcel Energy in conjunction with the other improvements, and agrees to pay Xcel Energy for all upfront costs associated with the street lighting system, including underground cables, posts, lamps, ballasts, starters, photocells, and glassware. All street lights will be leased by the City upon final acceptance of the system. The Developer shall also pay $1,332 in payment for the first year operating costs for street lights.

25. WETLAND MITIGATION. The Developer shall complete wetland mitigation/restoration in accordance with the approved Plans and Specifications and in accordance with any applicable Watershed or agency Permits. If the mitigation work is found to be incomplete or restoration is unsuccessful the City may draw down the security at any time during the warranty period if the Developer fails to take corrective measures to be used by the City to perform the work.

26. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY.

A. Public sewer and water, curbing, and one lift of asphalt shall be installed on all public and private streets prior to issuance of any building permits, except two model homes on lots acceptable to the Community Development Director.

B. Prior to issuance of building permits, wetland buffer monuments shall be placed in accordance with the City's zoning ordinance. The monument design shall be approved by the Community Development Department.

C. Written certification of the as-constructed grading must be on file at the City for the block where the building is to be located.

D. Breach of the terms of this Contract by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits and/or withholding of other permits, inspection or actions, including lots sold to third parties, and the halting of all work in the plat.

E. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, their contractors, subcontractors, materialmen, employees, agents, or third parties.

F. No sewer and water connection permits may be issued until the streets needed for access have been paved with a bituminous surface and the utilities are tested and approved by the City Engineer.

G. The City will not issue a certificate of occupancy for any building constructed on any lot or parcel in the Plat, including any model homes authorized under this agreement, until Public

sewer and water, curbing, and one lift of asphalt is installed on all public and private streets; all utilities are tested and approved by the City Engineer; and the as- constructed grading must be on file at the City for the block where the building is to be located.

27. RESPONSIBILITY FOR COSTS.

A. In the event that the City receives claims from labor, materialmen, or others that work required by this Contract has been performed, the sums due them have not been paid, and the laborers, materialmen, or others are seeking payment from the City, the Developer hereby authorizes the City to commence an Interpleader action pursuant to Rule 22, Minnesota Rules of Civil Procedure for the District Courts, to draw upon the letters of credit in an amount up to 125 percent of the claim(s) and deposit the funds in compliance with the Rule, and upon such deposit, the Developer shall release, discharge, and dismiss the City from any further proceedings as it pertains to the letters of credit deposited with the District Court, except that the Court shall retain jurisdiction to determine payment of attorneys' fees pursuant to this Contract.

B. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to legal, planning, engineering and inspection expenses incurred in connection with approval and acceptance of the plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat. All amounts incurred and due at the time, must be fully paid prior to execution and release of the final plat for recording.

C. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

D. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including reasonable engineering and attorneys' fees.

E. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this Contract. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.

F. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. Bills not paid within thirty (30) days shall be assessed a late fee per the City of Lake Elmo adopted Fee Schedule. Upon request, the City will provide copies of detailed invoices of the work performed.

28. SPECIAL PROVISIONS. The following special provisions shall apply to plat development:

A. Implementation of the recommendations listed in the _____, 2014 Engineering memorandum.

B. Before the City signs the final plat, the Developer shall convey Outlot D and Outlot J to the City by warranty deed, free and clear of any and all encumbrances.

C. The Developer shall install a temporary turnaround on any streets that will be extended into adjacent developments in the future as directed by the City Engineer.

D. The Developer must obtain a sign permit from the City Building Official prior to installation of any permanent subdivision identification signs.

F. The Developer shall provide for a minimum green belt/buffer of 100 feet around all of the adjacent Stonegate subdivision. This buffer shall be secured by a covenant running in favor of the City.

G. All trails shall be located within the easements or dedicated to the City of Lake Elmo. Title commitments shall be provided for all land so dedicated.

J. The Developer 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.

K. Any land under which public trails are located will be accepted as park land provided the Developer constructs said trails within the dedicated areas as part of the public improvements for the subdivision and easements are provided where required by the City.

L. No more than half of the residential units depicted on the preliminary plat (155) may be approved as part of a final plat until a second access is provided to the subdivision, either via a connection to Hudson Boulevard to the south, Inwood Avenue (CSAH 13) to the west, or back to Keats Avenue (CSAH 19) through the property to the north of Savona.

N. The Developer shall secure any necessary permits for the multi-family area, including but not limited to a conditional use permit to allow for single family detached residences that do not have frontage on a public street, at the time a final plat is submitted for this area.

O. (Other requirements).

29. MISCELLANEOUS.

A. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.

B. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the City Engineer evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls identified on the development plans or by special conditions referred to in this Contract shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

C. Appropriate legal documents regarding Homeowner Association documents, covenants and restrictions relating to the plat approval and outlots and conveyances, as approved by the City Attorney, shall be filed with the final plat. No third- party beneficiary status is hereby conferred. All outlots and common areas, including Outlots B, C, E, F, K, L, N, O, and P, shall be maintained in

good order and repair by a homeowner's association, and, if it does not do so, then the City may perform the work and assess the costs against the individual lots within the plat of Savona 2nd Addition and without regard to the formalities or requirements of Minn. Stat. § 429.

D. Developer shall take out and maintain or cause to be taken out and maintained until six (6) months after the City has accepted the public improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of its subcontractors or by one directly or indirectly employed by any of them. Limits for bodily injury and death shall be not less than $500,000 for one person and $1,000,000 for each occurrence; limits for property damage shall be not less than $200,000 for each occurrence; or a combination single limit policy of $1,000,000 or more. The City shall be named as an additional insured on the policy, and the Developer shall file with the City a certificate evidencing coverage prior to the City signing the plat. The certificate shall provide that the City must be given thirty (30) days advance written notice of the cancellation of the insurance.

E. Third parties shall have no recourse against the City under this Contract.

F. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.

G. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

H. This Contract shall run with the land and may be recorded against the title to the property. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants.

I. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

J. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

30. EVENTS OF DEFAULT. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events:

A. Subject to unavoidable delays, failure by Developers to commence and complete construction of the Public Improvements pursuant to the terms, conditions and limitations of this Agreement.

B. Failure by Developers to substantially observe or perform any material covenant, condition, obligation or agreement on their part to be observed or performed under this Agreement.

31. REMEDIES ON DEFAULT. Whenever any Event of Default occurs, the City, subject to any rights of third parties agreed to by the City pursuant to this Agreement, or otherwise by written, executed instrument of the City, may take any one or more of the following:

A. The City may suspend its performance under the Agreement until it receives assurances from Developers, deemed adequate by the City, that Developers will cure their default and continue their performance under the Agreement. Suspension of performance includes the right of the City to withhold permits including, but not limited to, building permits.

B. The City may initiate such action, including legal or administrative action, as is

necessary for the City to secure performance of any provision of this agreement or recover any amounts due under this Agreement from Developers, or immediately draw on the Letter of Credit, as set forth in this Agreement. In the event of any uncorrected failure to maintain any common area or landscape areas, the City may undertake to do the work and assess the costs to the individual lots within the plat without regard to the formalities or requirements of Minn. Stat. § 429..

32. ENFORCEMENT BY CITY; DAMAGES. The Developers acknowledge the right of the City to enforce the terms of this Agreement against the Developers, by action for specific performance or damages, or both, or by any other legally authorized means. The Developers also acknowledge that their failure to perform any or all of their obligations under this Agreement may result in substantial damages to the City; that in the event of default by the Developers, the City may commence legal action to recover all damages, losses and expenses sustained by the City; and that such expenses may include, but are not limited to, the reasonable fees of legal counsel employed with respect to the enforcement of this Agreement.

33. WARRANTY. The Developer warrants all improvements required to be constructed by it pursuant to this Contract against poor material and faulty workmanship. The Developer shall submit either a letter of credit for twenty-five percent (25%) of the amount of the original cost of the improvements.

A. The required warranty period for materials and workmanship for the utility contractor installing public sewer and water mains shall be two (2) years from the date of final written City acceptance of the work.

B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one (1) year from the date of final written acceptance, unless the wearing course is placed during the same construction season as the bituminous base course. In those instances, the Developer shall guarantee all work, including street construction, concrete curb and gutter, sidewalks and trails, material and equipment for a period of two (2) years from the date of final written City acceptance of the work.

C. The required warranty period for sod, trees, and landscaping is two growing seasons following installation.

D. The required warranty for landscaping within storm water infiltration areas (Outlot D and Outlot J) shall be three (3) years following installation. The developer shall also enter into a maintenance agreement with the City for a period of three (3) years prior to acceptance of the landscaping for within these storm water infiltration areas. Said maintenance agreement shall include requirements for the proper care of native plantings and the elimination of weeds and invasive species.

34. SUMMARY OF SECURITY REQUIREMENTS. To guarantee compliance with the terms of this agreement, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall furnish the City with an irrevocable letter of credit, in the form attached hereto, from a bank, cash escrow or a combination cash escrow and Letter of Credit ("security") for $_____. The amount of the security was calculated as follows:

CONSTRUCTION COSTS:

Streets	$510,516.15
Sanitary Sewer	$325,134.00
Watermain	$322,151.25
Surface Water Facilities (pipe, ponds, rain gardens, etc.)	$429,404.00
Grading	$_____
Erosion Control	$55,586.00
Sidewalks/Trails	$_____
Street Lighting	Xcel to Install, to be pre-paid directly by developer
Street Signs and Traffic Control Signs	$_____
Landscaping	$_____
Tree Preservation and Restoration	N/A
Wetland Mitigation and Buffers	Separate letter of credit through Watershed District
Monuments	$_____
Miscellaneous Facilities	N/A

Developer's Record Drawings	$2,500
Construction Sub-Total	**$_____**
Total Project Securities (at 125% Construction Costs)	**$_____**

This breakdown is for historical reference; it is not a restriction on the use of the security. The bank shall be subject to the approval of the City Administrator. The City may draw down the security, without notice, for any violation of the terms of this Contract or if the security is allowed to lapse prior to the end of the required term. If the required public improvements are not completed at least thirty (30) days prior to the expiration of the security, the City may also draw it down. If the security is drawn down, the proceeds shall be used to cure the default.

35. REDUCTION OF SECURITY. Upon written request by the Developer and upon receipt of proof satisfactory to the City Engineer that work has been completed and financial obligations to the City have been satisfied, with City Engineer approval the security may be reduced as follows:

A. Up to 50%, or $_____ of the security provided in accordance with paragraph 32. above may be released when: (1) Developer's obligations under this Agreement have been completed and the Public Improvements have been found to be complete to the satisfaction of the City including all corrective work for any identified punch list items, but not including the final wear course; and

(2) completion of the Improvements is done to the satisfaction of the City and evidence of such is provided by the City in writing and satisfactory evidence of payment, such as lien waivers are provided.

B. Up to an additional 25%, or $_____ of the security provided in accordance with paragraph 32. above may be released when: (1) Developer's obligations under this Agreement have been completed and the Improvements have been found to be complete to the satisfaction of the City including all corrective work for any identified punch list items and including the final wear course; and (2) Improvements are accepted by the City in writing and satisfactory evidence of payment, such as lien waivers, are provided.

C. Twenty percent (25%) of the amounts certified by the Developer's engineer shall be

retained as security until: (1) all improvements have been completed, (2) iron monuments for lot corners have been installed, (3) all financial obligations to the City satisfied, (4) the required "record" plans have been received and approved by the City, (5) a warranty security is provided, and (6) the public improvements are accepted by the City.

36. SUMMARY OF CASH REQUIREMENTS. The following is a summary of the cash requirements under this Contract which must be furnished to the City at the time of final plat approval:

Sewer Availability Charge (SAC)	$204,000
Water Availability Charge (WAC)	$204,000
Park Dedication	N/A
Street Light Operating Fee	$1,332
City Base Map Upgrading	$1,700
City Engineering Administration Escrow	$50,000 (Based on two months of administration/observation)
Total Cash Requirements	**$461,032**

37. NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: 16305 36th Ave N, Suite 600. Plymouth, MN 55446. Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by certified mail in care of the City Administrator at the following address: Lake Elmo City Hall, 3800 Laverne Avenue N. Lake Elmo, Minnesota 55042.

38. EVIDENCE OF TITLE. Developer shall furnish the City with evidence of its fee ownership of the property being platted by way of an attorney's title opinion or title insurance policy dated not earlier than thirty (30) days prior to the execution of the plat.

CITY OF LAKE ELMO

BY: _____
, Mayor

(SEAL)

AND _____
, City Clerk

DEVELOPER:

BY: _____
Its

STATE OF MINNESOTA)
(ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this_____day of_____, 2_____, by_____and by_____, the Mayor and City Clerk of the City of Lake Elmo, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

STATE OF MINNESOTA)
(ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this_____day of _____, 2_____, by _____the _____ of_____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

FEE OWNER CONSENT
TO
DEVELOPMENT CONTRACT

_____, fee owners of all or part of the subject property, the development of which is governed by the foregoing Development Contract, affirm and consent to the provisions thereof and agree to be bound by the provisions as the same may apply to that portion of the subject property owned by them.

Dated this_____day of_____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this_____day of_____, 2____, by_____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

MORTGAGE CONSENT
TO
DEVELOPMENT CONTRACT

_____, which holds a mortgage on the subject property, the development of which is governed by the foregoing Development Contract, agrees that the Development Contract shall remain in full force and effect even if it forecloses on its mortgage.

Dated this_____day of_____, 2_____.

_____

_____

STATE OF MINNESOTA)
(ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this _____ day of_____, 2_____, by_____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

_____
_____

_____

EXHIBIT "A" TO
DEVELOPMENT CONTRACT

Legal Description of Property Being Final Platted as Savona 2nd Addition

Outlot A and F, Savona, according to the recorded plat thereof, Washington County, Minnesota

IRREVOCABLE LETTER OF CREDIT

No. _____
Date: _____

TO: City of Lake Elmo

Dear Sir or Madam:

We hereby issue, for the account of (Name of Developer) and in your favor, our Irrevocable Letter of Credit in the amount of $_____, available to you by your draft drawn on sight on the undersigned bank at its offices in Minnesota.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No._____, dated_____, 2_____, of (Name of Bank) ";

b) Be signed by the Mayor or City Administrator of the City of Lake Elmo.

c) Be presented for payment at (Address of Bank), on or before 4:00 p.m. on November 30, 2_____.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Lake Elmo City Administrator that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: City Administrator, City Hall, 3800 Laverne Ave. N. Lake Elmo Minnesota 55042 and is actually received by the City Administrator at least thirty (30) days prior to the renewal date.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation Letter of Credit. More than one draw may be made under this Letter of Credit.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 500.

We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

BY: _____

Its _____

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
REGULAR
ITEM #22
RESOLUTION 2014-046

AGENDA ITEM: Wildflower at Lake Elmo (Robert Engstrom Companies) Comprehensive Plan Amendment

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Kyle Klatt, Community Development Director
David Snyder, City Attorney

POLICY RECCOMENDER: The Planning Commission reviewed a PUD Concept Plan and Comprehensive Plan Amendment (CPA) 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. In addition, the City Council reviewed the CPA request at the July 1, 2014 City Council meeting and postponed consideration of the item pending further progress on the legal effort to amend the existing conservation easement and additional information about the proposed conservancy.

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 on June 17th, 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. Additional review was completed at the July 1st meeting, however the item was postponed for consideration pending additional requested information.

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. 2014-46 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 V-LDR and V-MDR."

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The information attached to the June 17th 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 September 16th Council meeting, Staff has not provided information included in the June 17th 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 on June 17th, 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.

In addition to the aforementioned requested conditions, the City Council requested additional information be provided at its July 1st meeting before taking action of the Comprehensive Plan Amendment request. The additional information includes the necessary amendments to the conservations easements where the Comp Plan Amendment would apply, as well as additional detail concerning the management and maintenance of the proposed conservancy area. To address these outstanding items, the applicant's attorney has been working with the City Attorney on drafting the necessary amendments to the Conservation Easement. This agreement has now been finalized, and the version signed by the Fields of St. Croix Homeowner's Association is attached for consideration by the City Council. Please note that because the agreements reference lots that will be created via a future subdivision, all parties have agreed that the documents will be held in escrow pending the approval of the Wildflower plat. If the plat is not approved by the City, the agreements will never be executed.

In addition, the applicant has provided a preliminary management plan for the conservation area in the northern portion of the Wildflower development. This preliminary plan can be found in an email to the Community Development Director (Attachment #8).

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. 2014-46 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 V-LDR and V-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. Eischen Letter
7. Fields of St. Croix and Engstrom Written Agreement
8. Preliminary Management Plan for Wildflower Conservation Area
9. Draft Easement Agreements (2)

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2014-046

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, July 1, 2014 and September 2, 2014 and September 16, 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 16th day of September 2014 by the City Council of the City of Lake Elmo, Minnesota.

_____

Mike Pearson, Mayor

ATTEST:

_____

Adam Bell, City Clerk

AMENDED CONSERVATION EASEMENT
THE FIELDS OF ST. CROIX

THIS AMENDED CONSERVATION EASEMENT is entered into this _____day of_____, 2014, by, among and between Robert Engstrom Companies, a Minnesota corporation, whose address is 4801 W. 81st Street, Suite 101, Bloomington, MN, 55437 ("Owner 1"); The Fields of St. Croix Community Association ("Owner 2") (Owner 1 and Owner 2 collectively referred to as "Owner" or "Owners"); the Minnesota Land Trust, a Minnesota nonprofit corporation having its principal office in Minneapolis, Minnesota (the "Trust"); and the City of Lake Elmo, a Minnesota statutory city (the "City").

WITNESSETH:

A. This Amended Conservation Easement Agreement is executed for the purpose of amending that certain Conservation Easement (the "Conservation Easement") recorded with the Washington County Recorder's office as Document Number 992829.

B. Owner 1 is currently the sole owner in fee simple of certain real property legally described as Outlots A and E, The Fields of St. Croix ("Property 1").

C. Owner 2 is currently the sole owner in fee simple of certain real property legally described as Outlots D, G and H, The Fields of St. Croix (Property 2").

D. Property 1 and Property 2 consist of approximately 81.59 acres of land, together with buildings and other improvements located in Washington County, Minnesota ("Protected Land").

E. Owners intend to convey to the Trust the right to preserve and protect the natural, scenic and agricultural qualities, and the forested and open space character (the "Conservation Values") of the Protected Land in perpetuity and to prevent or remedy subsequent activities or uses that are inconsistent with the terms of the Conservation Easement.

F. The grant of this Amended Conservation Easement will serve the policies of the State of Minnesota, which encourage the protection of Minnesota's natural resources and encourage the use and improvement of the agricultural land for the long term production of food, as set forth, in part, in Minnesota Statutes Section 40A.04 (State Agricultural Land Preservation), and in Section 84C.01-02 (Conservation Easements), as well as the policies of the City as set forth in its Open Space Preservation District Ordinance (81-37).

G. The Trust is a publicly supported, nonprofit corporation which seeks to protect the natural, scenic, agricultural, forested, and open space conditions of land in Minnesota. In addition, the Trust is qualified as a conservation organization under Sections 501 (c) (3) and 170(h) of the Internal Revenue Code. The Trust has agreed to assume the obligation of protecting the natural and scenic qualities of the Protected Land in perpetuity according to the terms of the Conservation Easement.

NOW, THEREFORE, in consideration of their mutual covenants and pursuant to the provisions relating to conservation easements set forth in Minnesota Statutes Sections 84C.011.05, the parties hereto agree that the Conservation Easement shall be amended in the following manner:

Paragraph 5, Construction, shall be amended to read as follows:

5. Construction.

Owners shall not construct or install additional buildings or improvements of any kind including, without limitation, fences, driveways, parking lots, and roads, on the Protected Land, except as specified herein. Owners may maintain, repair, and replace existing roads but shall not widen them unless doing so lessens the environmental impact of the road on the Protected Land and Owners have obtained the prior written approval of the Trust. Owners may maintain, renovate, expand, or replace existing agricultural and related buildings or improvements in substantially their present location. Any expansion or replacement of an existing building or improvement shall not substantially alter its character or function, and shall not exceed its current square footage by more than twenty-five percent, without the prior written approval of the Trust. Owners may construct temporary agricultural buildings (building or structure constructed of short-lived materials or permitted to be used for a period not exceeding 12 months) on Outlots A, E and/or G as needed to conduct agricultural activities as provided in Paragraph 7, only upon the prior written consent of all of the parties to this Agreement.

Paragraph 7, Agricultural Use, shall be amended to read as follows:

7. Agricultural Use.

Owners may conduct agricultural operations in areas currently being used for agricultural operations on the Protected Land. For purposes of this paragraph, the term "Agricultural Operations" shall mean raising livestock, growing crops to feed such livestock, and growing crops for in the agricultural or retail marketplace. The use of any portion of the Protected Property for livestock purposes shall be allowed only in the event that all parties to this Amended Conservation agreement consent in writing to such use for livestock purposes.

Paragraph 26, Notices shall be amended to read as follows:

26. Notices.

Any notice or other communication that any party wishes to or must give to the others shall be in writing and either served personally or sent by first class marl, postage prepaid, to the following addresses or such other address as either party shall designate by written notice to the other:

OWNER:
Robert Engstrom Companies
4801 W. 81st Street, #101

TRUST:
Minnesota Land Trust
2356 University Ave W., #240

Bloomington, MN 55437

St. Paul, MN
ATTN: Land Projects Committee

ASSOCIATION:
The Fields of St. Croix Community Association
P.O. Box 56
Lake Elmo, MN 55042

CITY
The City of Lake Elmo

_____

_____

Effective Date. The above-referenced amendments shall take place as of [date]. All other terms of the Conservation Easement shall remain in effect.

Binding Effect. The covenants, terms, conditions, and restrictions of this Amended Conservation Easement shall bind and inure to the benefit of the parties, their personal representatives, heirs, successors, assigns, and all others who exercise any right by or through them and shall run in perpetuity with the Protected Land. The parties hereto confirm and ratify the validity and enforceability of the Conservation Eeasement, as modified herein.

[Signature pages follow]

Drafted by:
Netzell Legal Services, PLLC
7900 International Dr., #300
Bloomington, MN 55425

OWNER:

Robert Engstrom Companies

_____
Its President
Bloomington, MN 55437

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Robert E. Engstrom, the President of Robert Engstrom Companies, a Minnesota corporation, on behalf of the corporation.

_____
Notary Public

ASSOCIATION:
The Fields of St. Croix Community Association

John W Hodler
Its President, FSC Board

STATE OF MINNESOTA)
) ss.
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 12th day of September, 2014, by John W Hodler, the President of The Fields of St. Croix Community Association, a Minnesota non-profit corporation, on behalf of the non-profit corporation.

Rebecca Gumatz
Notary Public

REBECCA GUMATZ
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2018

TRUST:
Minnesota Land Trust

_____
Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by _____, the _____ of Minnesota Land Trust, a Minnesota non-profit corporation, on behalf of the non-profit corporation.

_____
Notary Public

CITY
The City of Lake Elmo

_____
Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by _____, the _____ of the City of Lake Elmo, a Minnesota statutory city, on behalf of the statutory city.

_____
Notary Public

AMENDED AND RESTATED OPEN SPACE EASEMENT
FIELDS OF ST. CROIX
2ND ADDITION

THIS AMENDED AND RESTATED OPEN SPACE EASEMENT is entered into this _____ DAY OF _____, 2014 by and between the Robert Engstrom Companies. a Minnesota Corporation, ("Owner"), The Fields of St. Croix Community Association, a Minnesota Non-Profit Corporation, ("Association"), and the City of Lake Elmo, a Minnesota statutory city (the "City") (hereinafter collectively referred to as the "Parties").

WITNESSETH

1. This Amended and Restated Open Space Easement amends and restates those certain Open Space Easements filed with the Washington County Recorder as Document Numbers 3094199 and 3298378.

2. Owner and Association are the fee owners of the following described Real Property located in Washington County, Minnesota (the "Protected Land").

   Outlots A, D, F, I, J, K, M, O, [part of P to be determined at the time of the plat of Wildflower at Lake Elmo], all in the Fields of St. Croix 2nd Addition; and Outlot C, Bluestem at the Fields of St. Croix.

3. The Protected Land is primarily farmland, woodland and open space as defined in the Comprehensive Use Plan and Open Space Preservation District Regulations (both herein "City Development Regulations").

4. The natural, scenic and agricultural qualities, and the forested and open space character ("Conservation Values") of the Protected Land are described in the City's Development File for The Fields of St. Croix 2nd Addition ("Development File"). The City intends to use the description of the Protected Property as contained in the City's Development File for monitoring the subsequent uses of the Protected Land and enforcing the terms of this Open Space Easement. Notwithstanding this intent, the Parties may use other relevant evidence to establish the present condition of the Protected Land in the event of a disagreement as to whether a subsequent activity or use is inconsistent with the terms of this Open Space Easement.

5. Owner and Association intend to convey to the City the right to preserve and protect the Conservation Values of the Protected Land in perpetuity and to prevent or remedy subsequent activities or uses that are inconsistent with the terms of this Open Space Easement.

6. The grant of this Open Space Easement will further the purpose and intent of the City's Development Regulations.

7. The parties acknowledge that as a Local unit of government, the City has a direct interest in the enforcement of the terms of this Open Space Easement and that the City is in a position to monitor compliance with the terms of this Open Space Easement.

NOW, THEREFORE, in consideration of their mutual covenants and pursuant to the provisions of the City's Development Regulations, Owner and Association convey and warrant to the City and the City accepts a perpetual open space easement on the Protected Land of the character and to the extent set forth herein.

1. Intent. The parties intend to permanently retain the Protected Land in its predominantly natural, scenic, agricultural, forested, and open space condition and to prevent or remedy any subsequent activity or use that significantly impairs or interferes with the Conservation Values of the Protected Land. Owner and Association intend to restrict all subsequent use of the Protected Land to activities consistent with the terms of this Open Space Easement.

2. City's Rights. To accomplish the parties' intent, Owner and Association convey the following rights to the City as specified below:

    a. The City shall preserve and protect the Conservation Values of the Protected Land, pursuant to the terms of this Open Space Easement.

    b. The City may enter the Protected Land at reasonable times to monitor subsequent activities and uses and to enforce the terms of this Open Space Easement. The City shall give reasonable notice to Owner and Association of all such entries and shall not unreasonably interfere with Association's and Owner's use and quiet enjoyment of the Protected Land.

    c. The City may act, pursuant to Paragraph 19, to prevent or remedy all, subsequent activities and uses of the Protected Land not consistent with. the terms of this Open Space Easement.

3. Prohibited Uses. Owner and Association shall not perform or knowingly allow others to perform acts on the Protected Land that would significantly impair or interfere with the Conservation Values of the Protected Land. This general restriction is not limited by the more specific restrictions set forth in Paragraphs 4-14. The Parties acknowledge that the present use of the Protected Land is consistent with the terms of this Open Space Easement and the City's Development Regulations.. The Owner and Association may, subject to the restrictions set forth in Paragraphs 4-14, continue making such use of the Protected Land.

4. Residential, Commercial & Industrial Use. Owner and Association shall not subdivide all or part of the Protected Lands for residential, commercial or

industrial development. Owner and Association shall not subdivide, either legally or physically, the Protected Land for any other reason without each other's prior written approval. Owner and Association shall not engage in commercial or industrial activities on the Protected Land, other than the activities relating to agricultural operations as set forth in Paragraph 7. Owner and Association shall not engage in the exploration or extraction of soil, sand, gravel, rock minerals, hydrocarbons or any other natural resource on or from the Protected Land. Owner and Association shall not grant rights of way on the Protected Land in conjunction with commercial or industrial activities, or residential development, or any other purpose inconsistent with the Conservation Values, on Lands other than the Protected Land, except for access to adjacent parcels owned by Owner and Association.

5. Construction. Owner and Association shall not construct or install additional buildings or improvements of any kind including, without limitation, fences, driveways, parking lots, and roads, on the Protected Land, except as specified herein. Owner and Association may maintain, repair, and replace existing roads but shall not widen them unless doing so lessens the environmental impact of the road on the Protected Land and Owner and Association have obtained each other's, and the City's, prior written approval. Owner and Association may maintain, renovate, expand or replace existing agricultural and related buildings or improvements in substantially their present Location. Any expansion or replacement of an existing building or improvement shall not substantially alter its character or function, and shall not exceed its current square footage, without the prior written approval of all of the Parties to this Agreement..

6. Utility Systems. Owner and Association may maintain, repair, and replace utility systems in place as of the date of this Amended and Restated Open Space Easement on the Protected Land including, without limitation, water, sewer, power, fuel, and communications lines and related Facilities. Owner and Association shall not install new utility systems or extensions or expansions of existing utility systems on the Protected Land including, without limitation, water, sewer, power, fuel, and communications lines and related facilities, without each other's prior approval. Owner and Association may install, maintain, and replace irrigation systems used on the Protected Land. Owner and Association may install sewage systems on or under the Protected Land which comply with all existing federal, state and local regulations regarding water quality and other environmental concerns, and which do not disrupt other activities permitted under the terms of this Open Space Easement.

7. Agricultural Use. Owner and Association may conduct agriculture operations, except livestock operations, on the Protected Land provided that such use is in compliance with the City's Development Regulations and with each other's prior written approval.

8. Surface Alteration. Owner and Association shall not alter the surface of the Protected Land including, without limitation, the filling, excavation, or removal of soil, sand, gravel, rocks, or other material. Notwithstanding the forgoing, surface

alteration on Outlots O and P may be conducted as may be reasonably required in the course of activities or uses permitted under the terms of this Open Space Easement or as reasonably required during the initial development of the adjacent property owned by Owner or Association. Such initial development period shall expire no later than the 30th day of September, 2016.

9. Soil and Water Degradation. Owner and Association shall not engage in activities or uses that cause or are likely to cause soil degradation, erosion, or water pollution, either on the surface or underground, except for activities or uses reasonably required in the course of Agricultural Operations permitted by Paragraph 7.

10. Waste Removal. Owner and Association shall not dump or dispose of refuse or other waste material on the Protected Land although, subject to applicable laws and regulations, Owner and Association may dispose of brush and other plant material from the Protected Land by burning or composting if such material results from Agricultural Operations permitted by Paragraph 7 or other activities or uses permitted by this Open Space Easement. Subject to the applicable laws and regulations, Owner and Association may store and make use of agricultural products and by-products including, without limitation, crops, silage, fertilizers, Lime, and manure on the Protected Land if such material results from or is to be used in agricultural operations permitted by Paragraph 7.

11. Water Bodies and Courses. Owner and Association shall not alter existing bodies of water or water courses or construct new bodies of water or water courses on the Protected Land except as reasonably required for the activities or uses permitted by the terms of this Open Space Easement or to enhance wildlife habitat or water quality.

12. Trees, Shrubs, and Vegetation. Owner and Association shall not remove, destroy, cut, mow, or alter trees, shrubs, and other vegetation except (i) for areas immediately adjacent to buildings or improvements permitted by Paragraph 5, (ii) as reasonably required for agricultural operations permitted by Paragraph 7, (iii) to prevent or control insects, noxious weeds, diseases, fire, personal injury, or property damage, (iv) for firewood or construction material intended for residential use on the protected Land or adjacent land (v) as reasonably required to construct and maintain the trails permitted in Paragraph 13, (vi) selective cutting for harvest pursuant to sound forest management practices, and (vii) for other activities or uses permitted by the terms of this Open Space Easement.

13. Recreational Uses. Owner and Association may establish and maintain trails for fire breaks, walking, horseback riding, cross-country skiing, and other non-motorized recreational activities on or across the Protected Land. Owner and Association shall not use or allow others to use motorcycles, all-terrain vehicles, or other motorized vehicles on the Protected Land except as reasonably required for other activities or uses permitted by the terms of this Open Space Easement.

14. Signs. Owner and Association shall not erect or install any signs or billboards on the Protected Land without consent of the City.

15. City's Approval. The Owner and Association may not change the use of the Protected Land as described in the City's Development file without prior written approval of the City so that the City may determine if the proposed change is consistent with this Open Space Easement and maintains or enhances the Conservation Values of the Protected Land. Owner and Association shall submit a request in writing to the City at least ninety (90) days prior to the proposed date of commencement of the use in question. The request shall set out the use for which approval is sought, its design and location, the impact of the proposed use on the Conservation Values of the Protected Land, and other material information in sufficient detail to allow the City to make an informed judgment that the proposed use is or is not consistent with this Open Space Easement or would adversely affect the Conservation Values of the Protected Land. The City shall notify Owner and Association in writing of its decision within sixty (60) days of its receipt of Owner or Association's request. Where the proposed use or modification of use requires a development permit or other approval from the City pursuant to the City's Development Regulations, the Owner and Association shall follow the process described in such regulations and the City shall notify the Owner and Association of its decision within sixty (60) days of receipt of a completed application from the Owner and Association. The City may withhold its approval only on a reasonable determination that the proposed use would be inconsistent with this Open Space Easement, impairs the Conservation Values of the Protected Land, results in violation of any law or regulation or that it lacks information in sufficient detail to reach an informed judgment that the proposed use is or is not consistent with this Open Space Easement. The City may condition its approval on the Owner or Association's acceptance of modifications which, in the City's judgment, would make the proposed use, as modified consistent with this Open. Space Easement or protects the Conservation values of the Protected Land.

16. Public Access. No right of access by the public to any portion of the Protected Land is conveyed by this Open Space Easement.

17. Reserved Rights. Owner and Association reserve all rights accruing from their ownership of the Protected Land including, without Limitation, the right to engage in or allow others to engage in all activities or uses of the Protected Land that are not prohibited or Limited by this Open Space Easement or the City's Development Regulations, the right to exclude all or any of the public from the Protected Land and to sell or transfer all or part of the Protected Land subject to this Open Space Easement. Owner and Association shall inform all others who exercise any right by or through it on the Protected Land of the terms of this Open Space Easement. Owner and Association shall incorporate by reference the terms of this Open Space Easement in all deeds or other legal instruments by which they transfer any interest, including a Leasehold interest, in all or part of the Protected Land. Owner and Association shall give sixty (60) days prior written notification to the City of a transfer of all or any part of fee title to the Protected Land.

18. Costs and Liabilities. Owner and Association retain all obligations and shall bear all costs and liabilities of any kind accruing from their ownership of the Protected Land including the following responsibilities:

    a. Owner and Association shall remain solely responsible for the operations, upkeep, and maintenance of the Protected Land. Owner and Association shall keep the Protected Land free of all liens arising out of work performed for, materials furnished to, or obligations incurred by Owner and Association.
    b. Owner and Association shall pay all taxes, special assessments and other assessments levied against the Protected Land.
    c. Owner and Association shall remain solely responsible for maintaining liability insurance for their uses of the Protected Land. Liability insurance policies maintained by the Owner and Association covering the Protected Land will name the City as an additional named insured. Owner and Association shall hold harmless, indemnify, and defend the City from and against all liabilities, penalties, costs, Losses, damages, expenses, causes of action, claims, demands or judgments, including, without limitation, reasonable attorney's fees, arising out of or relating to (i) personal injury, data or property damage resulting from an act, omission, or condition on or about the Protected Land, unless due solely to the negligence or willful act of the City, (ii) the obligations retained by Owner and Association to maintain the Protected Land and pay taxes in Paragraphs 18(A) and (B) , and (iii) the existence of this Open Space Easement.

19. Enforcement. If the City finds at any time that Owner and/or Association have breached or may breach the terms of this Open Space Easement, the City may give written notice of the breach to Owner and Association and demand action to cure the breach including, without limitation, restoration of the Protected Land. If Owner and Association do not cure the breach within thirty (30) days of notice, the City may commence an action to (i) enforce the terms of this Open Space Easement (ii) enjoin the breach, ex parte if needed, either temporarily or permanently, (iii) recover damages, (iv) require restoration of the Protected Land to its condition prior to Owner and/or Association's breach, and (v) pursue any other remedies available to it is law or equity. If the City determines that immediate action is needed to prevent or mitigate significant damage to the Protected Land, the City may pursue its remedies under this Paragraph without written notice or giving Owner and Association time to cure the breach

20. Costs of Enforcement. If the City prevails in an action brought under Paragraph 19, Owner and/or Association shall reimburse the City for all costs incurred by the City in enforcing the terms of this Open Space Easement including, without limitation, costs of suit, reasonable attorney's fees, and costs of restoration. If Owner and/or Association prevails and the District Court finds that the City brought the action without reasonable cause or in bad faith, the City, as determined by the Court, shall reimburse Owner and/or Association's costs of defense including, without limitation, costs of suit and reasonable attorney's fees.

21. Waiver. The enforcement of the terms of this Open Space Easement is subject to the City's discretion. A decision by the City not to exercise its respective rights of enforcement in the event of a breach of a term of this Open Space Easement shall not constitute a waiver by the City of such term, or of any subsequent breach of the same or any other term, or any of the City's rights under this Open Space Easement. The delay or omission by the City to discover a breach by Owner or Association or to exercise a right of enforcement as to such breach shall not impair or waive its rights of enforcement against Owner or Association.

22. Acts Beyond Owner and Association's Control. The City shall not exercise its respective rights of enforcement against Owner and Association for injury or alteration to the Protected Land resulting from causes beyond the reasonable control of Owner and Association including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Owner or Association under emergency conditions to prevent, abate, or mitigate significant injury or alteration to the Protected Land resulting from such causes.

23. Extinguishment. If, in the judgment of the City, subsequent unexpected changes in the conditions surrounding the Protected Land make it impossible to preserve and protect the Conservation Values of the Protected Land, this Open Space Easement can be extinguished, either in full or in part, by proceedings in a court having jurisdiction. The City agrees that it will not commence proceedings in such court to extinguish this Open Space Easement without providing notice of the City's intent to the Owner and the Association under Section 25 (Notices) at least 120 days in advance thereof.

24. Assignment of Easement. The City may transfer its rights and obligations in this Open Space Easement only to a qualified conservation organization, as provided in Section 170 (h) of the Internal Revenue Code, which may hold Open Space Easements, as provided in Minnesota Statutes Sect. 84C.01(2) (1992). As a condition of such transfer, the City shall require the continued enforcement of this Open Space Easement unless the Open Space Easement has been extinguished.

25. Notices. Any notice or other communication that either party wishes to or must give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, to the following addresses or such other address as any party shall designate by written notice to the others:

OWNER:
Robert Engstrom Companies
4801 West 81st Street Suite 101
Minneapolis, MN-55437

CITY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MW 55042

ATTN: City Administrator

ASSOCIATION:
The Fields of St. Croix Community Association
PO Box 56
Lake Elmo, MN 55042

26. Governing Law and Construction. This Open Space Easement shall be governed by the laws of the Minnesota. Nothing contained in this Open Space Easement shall be construed to allow any use or development of the Protected Land in a manner which is not in compliance with the City's Development Regulations or to allow the use or development of the Protected Land without obtaining all permits required by the City's Development Regulations. Where inconsistencies occur between the provisions of state law, city regulations, or the terms of this Open Space Easement, the most restrictive regulation shall apply.

27. Entire Agreement. This Open Space Easement sets forth the entire agreement of the parties and supersedes all prior discussions.

28. Amendment. The parties may amend this Open Space Easement provided that such amendment shall not impair or threaten the Conservation Values of the Protected Land and shall not affect the perpetual duration of this Open Space Easement. Any purported amendment to this Agreement shall be in writing and shall be executed by all of the Parties hereto.

29. Binding Effect. The covenants, terms, conditions, and restrictions of this Open Space Easement shall bind and inure to the benefit of the parties, their personal representatives, heirs, successors, assigns, and all others who exercise any right by or through them and shall run in perpetuity with the Protected Land. Notwithstanding anything to the contrary contained herein, the rights and obligations of the Owner and Association shall relate solely to the property which is owned by the Owner and Association. The Association shall have no obligations with regard to Owner's property and the Owner shall have no obligation with regard to Association's property.

[Signature pages follow]

OWNER:

Robert Engstrom Companies, Minnesota Corporation

By: _____
Robert E. Engstrom
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

On this _____ day of _____, 2014, before me a, notary public within and for said county, personally appeared Robert E. Engstrom, to me known to be the President of the above described corporation, and he executed the foregoing instrument and acknowledged that he executed the same by authority of and on behalf of Robert Engstrom Companies.

_____
Notary Public

CITY:

City Of Lake Elmo, A Minnesota statutory city

By: _____

_____

Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

On this _____ day of _____, 2014, before me a, notary public within and for said county, personally appeared _____, to me known to be the _____ of the above described Minnesota statutory city, and he executed the foregoing instrument and acknowledged that he executed the same by authority of and on behalf of the City of Lake Elmo.

_____
Notary Public

ASSOCIATION:

The Fields of St. Croix Community Association, Minnesota non Profit Corporation

By: John W Hodlen
John W Hodlen
Its: President, FSC Board

STATE OF MINNESOTA)
)ss.
COUNTY OF Washington)

On this 12th day of September, 2014, before me a, notary public within and for said county, personally appeared John W Hodlen, to me known to be the President of the above described non-profit corporation, and he executed the foregoing instrument and acknowledged that he executed the same by authority of and on behalf of The Fields of St. Croix Community Association.

Rebecca Gumatz
Notary Public

REBECCA GUMATZ
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2018

Drafted by:
Netzell Legal Services, PLLC
7900 International Dr.
Suite 300
Bloomington, MN 55425

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
REGULAR
ITEM # **23**

AGENDA ITEM: 39th Street North: Street and Sanitary Sewer Improvements - Change Order No. 1

SUBMITTED BY: Chad Isakson, Project Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Jack Griffin, City Engineer
Cathy Bendel, Finance Director

SUGGESTED ORDER OF BUSINESS:

- Introduction/Staff 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: Cost impacts to be presented at Council Meeting

This change order will increase the scope of the contractor improvements and therefore the contract amount by a final amount to be presented at the Council meeting. Staff will present a brief water system planning update at the council meeting to update the council in regards to the overall water system infrastructure plan and the need for the improvements.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving Change Order No. 1 for the 39th Street North: Street and Sanitary Sewer Improvements, thereby increasing the contract amount by an amount to be presented at the Council meeting. The recommended motion for the action is as follows:

"Move to approve Change Order No. 1 for the 39th Street North: Street and Sanitary Sewer Improvements in the amount of $_____."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Concurrently with the design of the 39th Street North: Street and Sanitary Sewer Improvements project, engineering has been working with the City's water system consultant, AE2S, to identify and configure the City's comprehensive water system as needed to support the proposed growth and development. Reconfiguration and verification of pipe sizing, storage requirements, and other infrastructure needs is necessary to provide a functional system as the proposed development plans and subsequent phasing of the infrastructure becomes known.

Through this process, staff has identified an opportunity to increase the size of the Village trunk watermain, together with redefining the pressure zone boundaries in and around the Village area, in a manner that will eliminate the future need for an elevated storage tank in the Village. The pipe upsizing may also result in the ability to defer the need to construct the low pressure system water tower south of 10th Street for 1-2 additional years. The overall water system savings could be significant but will result in the increased cost to upsize the Village trunk watermain. The water system modeling work has identified that a 16-inch trunk watermain through the Old Village Area would enable these overall system changes and would increase the municipal water service and fire protection to the low pressure system along the I-94 corridor.

With the 39th Street North: Street and Sanitary Sewer Improvements project currently in construction, there is an opportunity to complete one segment of this trunk watermain by adding the replacement of the watermain to the scope of this project through a change order. Engineering has prepared a change order and received contractor pricing for the work. The change order details would be as follows:

1. Remove existing 8-inch watermain along 39th Street from Lake Elmo Avenue to Laverne Avenue.
2. Install 16-inch watermain along 39th Street from Lake Elmo Avenue to Laverne Avenue including all necessary fittings, valves, and appurtenances required.

The remainder of the 16-inch trunk line would be included with future projects such as the CSAH 17 Lake Elmo Avenue Street and Utility Improvements project scheduled for construction in 2015 and 2016.

RECOMMENDATION:

Staff is recommending that the City Council consider approving Change Order No. 1 for the 39th Street North: Street and Sanitary Sewer Improvements, thereby increasing the Contract Amount by an amount to be presented at the council meeting. The recommended motion for this action is as follows:

"Move to approve Change Order No. 1 for the 39th Street North: Street and Sanitary Sewer Improvements in the amount of $_____."

ATTACHMENT(S):

1. N/A *(Change Order No. 1 to be presented at the Council meeting).*

MAYOR & COUNCIL COMMUNICATION

DATE: **September 16, 2014**
REGULAR
ITEM **#25**
MOTION $$ - $21,900

AGENDA ITEM: Approve corrective action to be taken to resolve the Discover Crossing cul-de-sac storm water drainage issue

SUBMITTED BY: Dean Zuleger / Cathy Bendel

THROUGH: Ryan Stempski, Mike Bouthilet, Greg Malmquist, Fire Chief

REVIEWED BY: Finance Committee

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: Council Member Wally Nelson & City Administrator Dean Zuleger

FISCAL IMPACT: Not to exceed $21,900 / Surface Water Account

SUMMARY AND ACTION REQUESTED: Direct staff to proceed with having repairs done in the Discover Crossing circle related to the poor turn around and storm water drainage designs. This would include obtaining the required second estimate to be sure the work is being performed at the lowest cost available.

BACKGROUND INFORMATION: When the Discover Crossing development was designed, there were design flaws. They included the design of a cul-de-sac with a turn-around radius which is insufficient for larger vehicles (school buses and fire trucks) as well as the placement of the storm water drain in a location which is resulting in erosion and standing water issues that are affecting the infrastructure of the street..

STAFF REPORT: For the last six years the City staff have received numerous complaints/issues from the Discover Crossing residents related to design flaws by the developer related to the turnaround circle and the storm water drain in that turn around. As a result of the Developer no longer being in business, there is no one to bring these issues to for resolution/correction. Staff has had numerous on-site meetings with the HOA to outline the issues and determine the best corrective action to be taken.

Attached is a proposal from TA Schifsky to make the suggested repairs at a cost of $21,900. A second quote will be obtained and the work will be completed by the vendor with the lowest quote, not to exceed $21,900.

100% of the costs would be charged to the Storm Water Fund since all necessary repairs are a result of the issues with the storm water drain.

RECOMMENDATION: It is recommended that the City Council approve the repairs to be made on the Discover Crossing turnaround at an amount not to exceed $21,900:

"Move to approve an amount not to exceed $21,900 to do the repairs needed at the Discover Crossing circle"

City of Lake Elmo
Planning Commission Meeting
Minutes of September 8, 2014

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

COMMISSIONERS PRESENT: Williams, Dodson, Kreimer, Larson, Lundgren, Dorschner and Haggard

COMMISSIONERS ABSENT: None

STAFF PRESENT: Community Development Director Klatt and City Administrator Zuleger

Approve Agenda:

M/S/P: Haggard/Lundgren, move that no new items are brought up after 10:30 pm; ***Vote: 0-7, motion fails.***

The agenda was accepted as presented.

Approve Minutes: August 25, 2014

M/S/P: Williams/Lundgren, move to approve the minutes as amended; ***Vote: 6-0, motion carried,*** *with Dorschner not voting.*

Public Hearing: Village Park Preserve – Preliminary Plat

Klatt started his presentation on the application for Village Park Preserve which is a follow through from the concept plan. There are 104 single family residential units located on 64 acres immediately west of Manning Avenue and north of 30th Street within the Southern portion of the Village Planning Area.

One critical issue that needs to be addressed is storm water management. This plan pulls water away from 30th street to a spot that is much better to be managed. A condition of approval is written approval of affected property owners. There is also watershed district approval required. Another item would be the formal approval of the Comprehensive Plan Amendment by the Metropolitan Council. There should be additional buffering for the McLeod property. The MAC would also like some input into the storm water areas so that there is no problem with attracting waterfowl.

Klatt presented draft findings to the Planning Commission. Staff is recommending approval with 13 conditions of approval.

Klatt stated that there is a 3 year growing period that the developer is responsible for maintaining the storm water ponds.

Dave Gonyea with Gonyea Company stated that they are planning to put additional screening in for the McLeod property. He stated that they will eliminate 2 lots in the South West corner and put in 2 more infiltration basins.

Dodson asked Dave Gonyea if he sees any problems with getting approvals from all the agencies before the final plat. Gonyea said he does not see any problems with that.

Public Hearing opened at 8:42 p.m.

No written comments were received.

James McLeod, 11580 30th Street, concerned about the intersection of 30th street and Manning. There have been numerous accidents there because it is so difficult to see on 30th Street, especially at night. He feels it is imperative that a street light be there as well as potentially a stop light. He also feels that drainage will be a huge problem. He also asked where the sewer line is on the map. Gonyea explained that on the map. Mr. Mcleod would like to have a sewer line stubbed up to his property.

Vonnie McLeod, 11580 30th Street, concerned that there are too many homes on too small of lots.

Sue Dunn, 11018 Upper 33rd Street, is concerned with all of the conditions of approval and is very concerned with the surface water plan. She would like to see a moratorium on development until a comprehensive surface water plan is in place.

Public Hearing closed at 8:57 pm.

There was a general discussion about a traffic light at 30th and Manning and that in the future that would probably take place. There was also a general discussion about the railroad crossing.

Zuleger stated that the work on Manning is going to commence in 2016 with a roundabout at 10th street and Manning. Probably the installation of the 30th street traffic lights would be more in 2017-2018.

Kreimer asked about the 1% watershed district requirement for rate and volume control and was wondering if that was incorporated into this plan. Klatt stated that they will need to meet that and additional work needs to be done on the plans.

Williams stated the plan meets zoning requirements and net density. The only problem he sees is storm water management.

M/S/P: Williams/Dodson, move that condition number 13 be changed to state that the developer submit a letter from the MAC agreeing to the design of storm water facilities acceptable to the City prior to submitting Final Plat application, ***Vote:7 -0, motion carried Unanimously.***

Haggard does not agree with giving a credit for parkland for a piece of land that is not connected. Dodson agrees that it seems that it is wooded and might not be developable. Gonyea stated that it was developable and was what the City asked for.

Dodson was wondering how many of these conditions would be resolved prior to Final Plat. He is concerned about the Storm water getting ironed out before Final Plat. Williams pointed out that a number of the conditions specifically state that they must be done before final plat.

M/S/P: Larson/Dorschner, move to recommend approval of the Village Park Preserve preliminary plat with the 13 conditions of approval as drafted by staff based on the findings of fact listed in the staff report, including the amendment to number 13 ***Vote:6 -1, motion carried,*** *with Haggard voting no.*

Lundgren asked about the feasibility to get a stub sewer line down to the McLeod property. Dave Gonyea expressed his willingness to work with the McLeods to get a stub sewer line down to their property.

Business Item: Savona Second Addition – Final Plat

Klatt began his presentation regarding the continuation of the discussion of the Final Plat for Savona 2nd addition that was reviewed at the 8/25/14 Planning Commission meeting. First addition has 2 model homes currently under construction. The Planning Commission wanted to see more of the items resolved before Final Plat approval was given. The developer has removed 2 lots to comply with some of the requests of the Planning Commission. Six conditions of approval have been met. There are now 8 conditions of approval which are more Final Plat checklist items before the plat is recorded.

M/S/P: Dodson/Williams, motion to reword condition #4 to state that a common interest agreement concerning the management for both the single family and multi-family areas within Savona, and establishing a homeowners association for both these areas shall be submitted in final form to the Community Development Director. The Declaration shall comply with Minnesota Statute 515B for transfer of control to the Homeowners. **Vote: 7-0, motion carried, unanimously.**

M/S/P: Dodson/Larson, move to recommend approval of the Savona 2nd Addition Final Plat with the 8 conditions of approval as drafted by staff and amended by the Commission and findings of fact in the staff report, **Vote: 7-0, motion carried, unanimously.**

Business Item: Inwood Planned Unit Development (PUD) – General Concept Plan

Klatt began his presentation regarding the continuation of the discussion of the PUD Concept plan for the Inwood Plan. Klatt mentioned that although the public hearing was closed, generally the Planning Commission will let the public make comments. He noted that some of the Planning Commission members did go and visit the Lakes Development in Blaine. The developer has made a number of updates. Cul-de-sac L has been reduced, no lots encroach into the greenbelt buffer, there is increased area adjacent to Stonegate Park. Single family lots were reduced from 281 to 273. There is an updated net density calculation and an open space plan. Staff is recommending approval based on 17 conditions of approval. Staff would also like clarification of 5 previous motions made at the previous meeting to see if they are still valid.

John Rask, Hans Hagen, spoke regarding some of the changes. They are working with the watershed to preserve a couple of wetlands. They are working with the Park Commission regarding the Park and one cu-de-sac was made a pass through. The buffer was extended to the edge of the trees, so the buffer is over the 100 feet required. Rask talked about the PUD ordinance and the requirements that relate to the Comprehensive Plan. Rask stated that a third of the site is open space. He spoke to the density of the development which is within the density range required by the Comprehensive Plan. Rask spoke about what they were trying to accomplish with this development.

Haggard asked about outlot G in the commercial area and asked if it would be developed in the future. Rask responded that it is regulated by the Watershed District and there can be no more than 30% impervious. Each island is an Infiltration basis. They don't have specific users for the commercial, so at this point it is just a concept. Haggard also asked about the buffering between different uses.

Todd Ptacek, 812 Julep Ave, feels that things are moving too quickly and there should have been a moratorium until the numbers were refigured. Just because the numbers are met doesn't mean that it is a good development. With a PUD ordinance, it also gives the City flexibility. It seems wrong to count filtration basins as open space. Also was wondering about the 300 foot property notification. Klatt clarified it is 350 feet.

John Olfelt, 914 Jewel Ave, disappointed that this is such a dense development.

Randy Hederson, 820 Jasmine Ave, totally against having such small width of lots. Also asked about the buffer and how many trees are going to be removed. There will be trees removed to put in the trail in the wooded area. Also feels that the park might be too far away for people in the development.

Tom Fitzgerald, 877 Jasmine Ave Place, has been asked by neighbors to present a petition stating their opposition of this development. Fitzgerald read the petition. The petition had 95 signatures and was submitted for the record.

Mark Enright, 724 Julep Ave, objects to what he considers high density going in next to Stonegate. Feels that the City is moving too quickly. Feels that it would have been respectful if all Stonegate residents would have been notified regardless of the 350 foot rule. Has traffic concerns regarding 10th Street as there are already issues without this development. Asked about definition of open space. Klatt talked about what it is and will see if there is a definition.

Nancy Andert, 697 Julep Ave, appalled by all of this development. Feels there should be a smooth transition as stated in the Comprehensive Plan. Feels we should slow down on all the development. Feels that whatever the developer wants, the City has been changing the code or issuing variances. Why should a PUD be different from any other development?

Michael Lancette, 832 Jasmine Ave, seems that the developer is asking for a lot with the PUD and the City is asking for very little. Would like the motion to include single family homes on the east side of the development. This is a PUD and there should be concessions on both sides.

Curt Monteith, 331 Julep Ave, a number of years ago there was a 55 year and older proposal to the West of Stonegate. He supported it at that time because he felt it was much less dense than what they could end up with.

Wayne Prowse, 697 Julep Ave, against the variances, especially the small lot sizes. Feels that there is enough development surrounding Stonegate and feels that the area cannot absorb the additional traffic along 10th Street. Hans Hagen told him that the City requested the money instead of more parkland. He feels that there is not enough parkland to support the area. He feels that the City is representing the wishes of developers vs. the wishes of the residents.

Sue Dunn, 11018 Upper 33rd Street, what has happened to this City when a home is called a product. What about the school district, parkland, roads. It is time to hit the pause button. The word moratorium doesn't have to scare people and we should be able to develop in a thoughtful and sensitive way that is compatible with Lake Elmo. The City hasn't made adjustments to the Comprehensive Plan, even though the rec units have been reduced.

An email was received from Bob Streeter, the Community Development Director of Oakdale, which was read into the record. Oakdale is concerned with the reduced access to 9th Street and Oak Marsh drive. They would like to work with City of Lake Elmo and County staff to find a mutually agreeable solution.

Greg Milner, was wondering how many people signed the petition. 95 people signed.

Dodson would like to have the benefit to the City of the PUD in this case. Klatt stated that there are 3 things that are needed to be done for a PUD and the City feels they have met those things. The other things are a little more subjective. It is a different product than other developers are doing. The PUD is used as a tool when a developer wants to do something that isn't strictly allowed. In this case they are trying to provide a more unified development.

Williams stated that in this case it allows for a better storm water plan when multiple parcels are rolled together and one plan is brought forward.

Haggard asked if the staff or Council have been looking at lowering the densities now that the forecast has been decreased. Zuleger stated that staff and Council have been looking at rebalancing those numbers, especially in higher density areas such as along Manning. They are looking at possibly more office park and other options.

Lundgren asked what the original rec units were that were mandated. Zuleger responded that we were mandated 6600 total rec units. Zuleger stated that we did not specifically deal with rec units, but dealt with population numbers. Lundgren asked how many rec units have been approved already. Savona has approved a little over 100 rec units. Zuleger stated that with the plats in process including this one would put us up around 1700 rec units.

Williams stated that one thing he sees as making a big difference is extensive landscaping. He would like to see more spruce trees along the buffer of Stonegate.

Kreimer agrees that we do not have anything else like this and the HOA maintained yards are very nice. However, the 38 foot lots are not acceptable and he is not in favor of granting variances for such small lots. Feels that even if you can't see the development from Stonegate, there are other impacts to consider such as light, noise, traffic, etc.

M/S/P: Kreimer/Lundgren, move to recommend denial of the Inwood PUD Concept Plan because it does not conform to the Comprehensive Plan and does not meet the City's PUD Ordinance, **Vote: 2-5, motion fails,** with Haggard, Dorschner, Williams, Dodson and Larson voting no.

Larson spoke in favor of the development. He feels it is a quality development and is a unique product where people will be proud to live. Dodson also struggles with what else could go here instead of this development.

Kreimer stated that the land use plan was designed to put the traffic between 5th street and Hudson. Dodson asked about the traffic study by the County. Kreimer stated that he read someone's comment that there may be a need for a signal there, so clearly there is concern about the traffic.

Dodson stated that after the tour of the Lakes, they have a good idea of what it will look like and there are a lot of positives with the mix of products and the HOA maintained area. Dodson stated that sewered lots are by nature going to be higher density. On the negative, he wasn't all that comfortable with the back yards, but that is not what he would be in the market for.

Kreimer stated he is not comfortable with the apartments because it will add a lot more traffic.

Haggard feels that the density numbers that are created by the multi family is way out of line. She also feels that the commercial land should not be counted in. She feels that with a PUD, the City is able to ask for a reduction.

Dorschner is very uncomfortable with the 36 foot wide lot. He feels that Stonegate won't be happy with any development on that property. Feels we need to decide what is the lesser evil.

Lundgren thinks the density is too high. Klatt stated that they do have the authority to make recommendations.

The Planning Commission came up with a list of conditions and voted on each one individually.

1. All Multi-family housing, including senior housing should be south of 5th street to be consistent with the Comprehensive Plan. **Vote: 5-2, motion carried,** with Larson and Dodson voting no.
2. Add Sidewalks on one side to all roads in the residential areas, except for 9th Street. **Vote: 7-0, motion carried unanimously.**
3. Situate the trail in the east buffer area as far west as possible. **Vote: 7-0, motion carried unanimously.**
4. Lots in neighborhoods E (lots 9-14) F (lots 7-11) and H (lots 7-12) be made designer lots. **Vote: 7-0, motion carried unanimously.**
5. Require a 5 foot side yard setback. **Vote: 2-5, motion failed,** with Larson, Dodson, Haggard, Williams and Kreimer voting no.
6. Park Commission should consider a park to be located toward the end of neighborhood G. **Vote: 7-0, motion carried unanimously.**

7. The maximum density of the high density residential remain at 15 units per acre. **Vote: 7-0, motion carried unanimously.**
8. All Cul-de-sacs must meet the City standard for maximum length. **Vote: 6-1, motion carried,** with Dodson voting no.
9. Applicant must work with the City to submit design standards to the City as part of the Preliminary PUD Plan application for the City's use in reviewing building permits. **Vote: 7-0, motion carried unanimously**.

M/S/P: Larson/Dorschner, move to recommend approval of the Inwood PUD Concept Plan with the findings of fact and 17 conditions of approval as drafted in the staff report, along with the 8 additional conditions voted on by the Planning Commission, for a total of 25 conditions **Vote: 5-2, motion carried,** with Kreimer and Lundgren voting no**.**

Business Item: Hunter's Crossing Final Plat

Klatt began his presentation for a Final plat for Hunter's Crossing. The Final plat is consistent with the preliminary plat. The final plat for phase I is for 22 single family homes. The critical issues with this development are 5th street construction and phasing, 5th street final construction plans, storm water easement on eastern property, and final checklist for plat approval.

Dodson was wondering why an HOA was required. Klatt said that there is some common area that needs to be maintained.

Williams is wondering why the temporary access road is not shown on the plat. Klatt stated that the engineer is requesting an easement for the access road.

Larson asked why there is no trail shown on the plat. Klatt stated that there is a trail plan that will circle the development and there is a sidewalk on 5th street once it is built.

Haggard is wondering where the safe pedestrian cross walk will be. Klatt stated that when the plans for 5th street come forward, that will be part of the plan.

Dorschner asked why this is phased for a temporary access. Klatt stated that the northern property owner is not interested in building the road and does not want to be assessed for it. Zuleger stated that they are working on an agreement with the northern property owner that the road will be built within 5 years.

Lundgren asked what happens if second addition never materializes. Klatt stated that there will not be over 25 homes built until the road goes in. The road will need to be addressed before any other activity can take place there.

Williams asked about the grading. Currently there is an existing berm going into the driving range. Will that be kept?

Dodson asked Rust what the HOA will do. Rust responded that it will maintain landscaping, monument, mailboxes, architectural standards, protected lands, etc. Dodson feels that it isn't a lot of benefit for the conflict that it can create.

M/S/P: Williams/Lungren, move to require an easement for the temporary access road shown on the final plat. **Vote: 7-0, motion carried unanimously.**

There was more discussion regarding the HOA and Klatt stated that it might go beyond the authority the Planning Commission has for land use planning.

M/S/P: Williams/Dorschner, move to have at the beginning of the draft findings the blanket statement "with the exception of the items noted in the staff report", **Vote: 7-0, motion carried unanimously.**

Haggard stated that she is disappointed that the landscape requirements have not been met. She would like to make sure that we hold true to the landscape standards. Lundgren stated that the words "generally acceptable" is too vague.

M/S/P: Haggard/Kreimer, move to recommend approval of the Hunter's Crossing Final Plat with the 12 conditions as drafted by staff and the Planning Commission and would like to have the landscape plan be in full compliance before going to City Council, **Vote: 7-0, motion carried unanimously.**

Updates and Concerns

Council Updates

1. Savona Conditional Use permit passed.

Staff Updates

1. Upcoming Meetings
    a. September 22, 2014
    b. October 13, 2014

Commission Concerns –

Haggard brought up the timing of the packet. 1 business day is not enough time to review.

Dorschner mentioned that we are moving too fast and it is too much for the staff. If we need more staff, we need to get more staff. Zuleger stated that we might bring in a Planning Consultant just to work on Hans Hagen. Fees and escrows will be used against Planning and Building staff. Dorschner also asked about the school district. Zuleger responded that he is working with Planner Johnson and the school district on these concerns. They are also meeting with sheriff Hutton to talk about the impact to police services.

Haggard would like to have a joint meeting with Council to talk more about the recs and what we are on pace for.

Dodson asked about the deadline requirements for developments. Klatt stated that the deadlines are already included in the staff report. Zuleger stated that the developers are going to be told that if a complete submittal isn't received 2 weeks before the meeting, it won't hit the meeting. Klatt stated that we are trying to move to electronic, but that may be a ways out yet.

Meeting adjourned at 12:30 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant