



PLANNING COMMISSION

DATE: 1/26/15

AGENDA ITEM: 5B – BUSINESS ITEM

CASE # 2015-02

ITEM: Easton Village Final Plat (Phase 1)

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner  
Jack Griffin, City Engineer

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**SUMMARY AND ACTION REQUESTED:**

The Planning Commission is being asked to consider a Final Plat request from Easton Village, LLC for the first phase of a planned 217 unit residential development to be called Easton Village. The final plat includes 71 single family lots that are located within the southern portion of the preliminary plat and extended along the southern boundary of the subdivision. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

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**GENERAL INFORMATION**

*Applicant:* Easton Village, LLC, (Tom Wolter) 2140 West County Road 42, Burnsville, MN

*Property Owners:* Same

*Location:* Section 13, Township 29 North, Range 21 West in Lake Elmo, north of 30th Street, west of Manning Avenue, and south of the Union Pacific railroad right-of-way. PID Numbers 13.029.21.14.0002, 13.029.21.41.0001, 13.029.21.42.0001 and 13.029.21.13.0001

*Request:* Application for final plat approval of a 71 unit residential subdivision to be named Easton Village.

*Existing Land Use and Zoning:* Agriculture, Woods/Natural Vegetation Current Zoning: RT – Rural Transitional

*Surrounding Land Use and Zoning:* North – vacant/agricultural land; west – single family home, City park, natural vegetation; south – vacant/agricultural land; east – Lake Elmo Airport (Baytown Township). Surrounding Zoning: RT – Rural Transitional and PF – Public and Quasi Public Open Space

*Comprehensive Plan:* Village Urban Low Density Residential (1.5 - 2.5 units per acre)

*History:* Property was 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 farming activities, including the growing of agricultural crops. Sketch Plan review by Planning Commission on 1/27/14 with Preliminary Plat approval on July

15, 2014. An AUAR for the Village Planning area was approved by the City in May of 2009.

*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 Easton Village, LLC for final plat approval of the initial phase of the Easton Village residential subdivision. The area to be platted represents approximately one-third of the lots that were approved with the preliminary plat, and will include 71 single-family lots, outlots for storm water management facilities, outlot areas for park land dedication, required easements, and a larger outlot area that will be set aside for future plat phases. The City of Lake Elmo approved the Easton Village Preliminary Plat on July 15, 2014, and the final plat includes lots along the southern portion of the overall area that will be subdivided.

In advance of submitting an application for a final plat, the developer undertook a fairly lengthy review process with the City and other external agencies to address the conditions attached to the City's approval of the preliminary plat. The end result of this process was a revised preliminary plat and associated plans that were deemed compliant with the previous conditions of approval by the City on December 18, 2014. The City did not deem the final plat application complete until all previous review comments were addressed in the preliminary plat documents, which is part of the reason why the application has not been scheduled for Planning Commission review until now. The most significant of the issues that the applicant has had to address concerns the storm water management plan, which has undergone revisions in order to address previous review comments. The updated storm water plans must still be reviewed by the Valley Branch Watershed District for conformance to its rules and regulations, but the updated plans address previous City review comments by: 1) lowering the depth of the larger pond in along the eastern portion of the site, 2) providing for proper overflow of all storm water ponding areas, 3) providing for property access and safety benching around ponds, 4) providing adequate cover for all storm water pipes that cross City roads, and 5) responding to other general review comments.

Another part of the preliminary plat submission that has undergone a more extensive review since the City's approval back in July of last year are the landscape plans, which now include a specific tree protection and replacement plan. The City's landscape architect completed a review of the general landscape plans and found that the plans conform to the City's requirements; however, he noted that the applicant did not submit a tree protection and replacement plan that followed the City's ordinance. The applicant has since submitted this plan for review, and the updated plan has been deemed compliant with City regulations. All plans have been updated to address comments from the landscape architect, and these plans are included in the materials being presented to the Planning Commission.

The revised preliminary plat and plans address other review comments as noted in the following section of this report. As the applicant has worked to address the previous review comments and conditions of approval, there have been some minor modifications to the configuration of some lots

within the subdivision. These changes directly address preliminary plat review comments, and more specifically respond to the following:

- The need to reconfigure the temporary access into the subdivision, and to remove this road from the final plat as a permanent public right-of-way.
- Revisions to the grading plan within the southwestern portion of the site that are necessary to comply with storm water management and infiltration requirements and as further explained in the attached letter from the project engineer.
- Adjustments to the property boundaries adjacent to the gas line that bisects the site in order to provide larger setbacks from the edge of this pipe.
- The provision of a slightly larger buffer from the railroad tracks and increased setbacks between lots and the railroad. Please note that these changes do not appear in the final plat documents since the final plat does not include any lots adjacent to the railroad.
- Revisions to the storm water management plan that resulted in modifications to the high water level of the various storm water ponds throughout the subdivision. The City is requiring that the high water level of all ponds be contained within City outlots, and when these levels are adjusted to address review comments, the resulting property boundaries may have changed to accommodate these changes.

The updated preliminary plat documents are available for review upon request. In the interest of keeping the meeting materials for the Planning Commission's review of the final plat to a manageable level, these materials have not been included with the meeting agenda and packet. Staff has included the updated landscape plan (and tree protection and replacement plan) for the entire project area since it provides a good overview of the entire subdivision area and future project phases.

In addition to the final plat, the application has submitted an updated landscape plan for area covered under the final plat, grading and erosion control plans, and street and utility plans for Phase 1. Please note that applicant is proposing to extend public sewer to the site from the lift station along 30<sup>th</sup> Street, and doing so will require the applicant to cross the private property to the south with this sewer line. This trunk sewer line is proposed to be constructed as part of a separate project that will involve coordination with the property owner to the south (Gonyea Homes). Staff is recommending that the City enter into a developer's agreement concerning the trunk sewer project prior to or at the same time that City accepts a developer's agreement for the Easton Village Final Plat. This action would essentially tie these projects together, and would not allow one to progress without the other. The eastern village trunk line project will be an important component of the City's overall plans to provide sanitary sewer service to the Village since the sewer line north of the railroad tracks has already been installed as part of a public improvement project and will not be usable without the applicant's private project to connect to the lift station.

The proposed subdivision will plat lots along the southern boundary of the overall subdivision area along with lots surrounding the planned park area identified as "Outlot D" on the plat. The platted lots will extended to the western limits of the subdivision area, and will also provide for the needed easements to bring the sewer line up through the project from the south. The sewer line will then follow a proposed drainage and utility easement area along the western edge of the plat and under the location of a planned roadway in future additions. As part of the final plat, the developer will also be constructing the first segment of the planned Village Parkway minor collector road, with future extensions of this roadway to be constructed with latter additions. The developer is proposing a temporary access into the development from Manning Avenue, which is shown on the construction plans but does not show up on the final plat due to its temporary nature. The developer has asked

that this intersection remain for at least five years, even if the Village Parkway connection to 30<sup>th</sup> Street is made in a shorter period of time.

Please note that the grading and utility plans generally follow the area covered under the final plat, but that there is a fair amount of mass grading shown for the entire site as part of these plans in order to ensure that the larger storm water ponding areas function properly from the start of development activity. The street and utility plans are specific to the final plat with the exception of the trunk sewer project which has been submitted as a separate plan set. 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 Easton Village 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 Easton Village has not yet been updated to reflect the future land use plan for this area. Staff is recommending that the City delay taking action to update the Zoning Map for this area until a final development agreement has been executed for this project. This delay is necessary to ensure that the zoning for this area is completed in conjunction with the availability of public services. The zoning for the site will be 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; however, Staff is recommending changes to the street names to ensure consistency with the surrounding subdivisions. The City Engineer and Landscape Architect 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 remaining revisions are relatively minor and can be made before the City releases the final plat for recording.

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## **REVIEW AND ANALYSIS**

The preliminary plat for Easton Village was approved with several conditions, which are indicated below along with Staff's comments on the status of each. 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) With the additional work performed by the applicant to address previous comments concerning the storm water management plan, the overall plan was changed in a manner that will likely require further review and approval by the Valley Branch Watershed District. The review (and all final approvals from the watershed district, including any conditions of approval) must be completed before the City will grant final approval of the construction plans and the related commencement of any grading activity on the site.

- 2) The extension of sewer service to the site is proposed to be completed as part of a separate project that will require the participation and/or cooperation of the property owner to the south of Easton Village. The applicant has submitted plans to the City for the construction of this sewer line, and has indicated that he does have the agreement of the property owner to the south (Gonyea Homes) to construct this line. In order to ensure that the platting and construction of Easton Village does not take place before the sewer line is also being built, Staff is recommending that the final approvals for Easton Village be tied to the approval of a developer's agreement for the trunk sewer line.
- 3) The final plat does not separate out the portion certain outlots (Outlots B and E) that must be deeded to the City for park and storm water purposes. The developer will need to make minor modifications to the final plat to separate these areas from the larger outlots. Because this action will only affect these respective outlots, this can be addressed by the applicant on the final plat that is submitted for recording.
- 4) The Metropolitan Airports Commission (MAC) has provided recommendations concerning the design of the storm water retention and infiltration areas that should be reflected in the final plans. The applicant has updated the landscape plan in response to these comments, and the plans should be further revised to address the recommendation for a barrier between private yards and the storm water ponds. In addition to the landscape and storm water pond comments, MAC has also requested that noise impacts associated with the airport also be acknowledged by the applicant and future homeowners within Easton Village. Because this concern was also a component of the Village Area AUAR (environmental review document), Staff is recommending a condition that encourages home builders to incorporate noise abatement techniques into their homes. Staff is not recommending a specific noise threshold for this mitigation measures at this time because: a) the residential lots within Easton Village fall outside of the airport noise buffer zones where residential construction is deemed an unacceptable use, and b) the City is continuing to work towards an overall airport zoning ordinance with MAC and other affiliated agencies that will more specifically address structural requirements within the noise buffer zones (and to address other issues concerning residential development in and around these zones).
- 5) 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.

In order to provide the Planning Commission with an update concerning the conditions associated with the preliminary plat for Easton Village, Staff has prepared the following:

**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 grading plan shall be updated to include the protective tree fencing necessary to preserve all vegetative areas identified for protection around the 5.15 acre residential parcel to the west of the subdivision. ***Comments: The grading plan has been updated accordingly; the applicant has proposed additional tree disturbance and grading activity in this area in accordance with the attached memorandum describing the need for additional storm water infiltration on the site to comply with watershed district requirements. All disturbed areas are shown on the plan, and the applicant will need to replace disturbed trees in accordance with the City's tree replacement schedule.***
- 3) 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 Manning Avenue. ***Comments: The proposed Manning Avenue right-of-way is consistent with County requirements the planned roadway segment, which includes room for trails on one or both sides of the right-of-way. The County's future plans for Manning Avenue include a trail along the western side of this road.***
- 4) The applicant shall submit a landscape plan prepared by landscape architect for review and approval by the City. The landscape plan submittal will include a tree protection and replacement plan consistent with City ordinances. ***Comments: The applicant has submitted an updated plan that has been reviewed by the City's landscape architect for consistency with City Ordinances. Review comments from the landscape architect are attached to this report.***
- 5) The final plat will incorporate all review comments from the City's landscape architect, including the selection and mix of plantings within storm water basins and infiltration areas. ***Comments: Please see above condition.***
- 6) The landscape plan shall include additional plantings around the Northern Natural Gas utility site. ***Comments: The applicant has added additional plantings to the plan in this part of the site. These plantings are documented on the overall landscape plan (attached).***
- 7) The proposed access to Manning Avenue will be permitted as a temporary access until such time that the Village Parkway is connected to 30th Street. The construction plans will be updated to reflect the temporary nature of this street. ***Comments: The applicant is asking that this provision be updated to state that the temporary access will be allowed for a minimum of five years. Staff does not object to this revision, and has updated the proposed conditions of final plat approval to address this request.***
- 8) The applicant shall be responsible for the construction of all improvements within the Manning Avenue (CSAH 15) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014. ***Comments: The final construction plans have been updated to incorporate the required improvements to Manning Avenue. The applicant will need a County construction permit to work within the right-of-way, and the County will not approve this work unless the plans conform to their requirements.***
- 9) 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 for the storm water management system prior to the commencement of any grading or development activity on the site. ***Comments: Because the Valley Branch Watershed District has not yet completed its review of the revised storm water plans, this condition will need to be***

*addressed before the City will grant final approval of the construction plans. Since this condition was included as part of the preliminary plat approval, it will not be repeated as part of the Staff recommendation concerning the final plat.*

- 10) 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. *Comment: This condition will be incorporated into the development contract for the project and will continue to apply to future phases of Easton Village.*
- 11) The developer shall provide an updated accounting of the land to be dedicated for park purposes prior to submission of a final plat. If required, 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 has provided an updated accounting of the land to be dedicated for park purposes, and is stating that the entire development will provide 7.29 acres of public park land. Staff has reviewed these numbers with the applicant and found them to be accurate. The entire site is 98.47 acres in size, and therefore the park dedication requirement (which is 10% of the subdivision area in LDR zoning district) is 9.84 acres of land, meaning that the developer will need to pay a fee in lieu of land dedication for 2.55 acres of land. As an alternative, the City may give consideration to future park land dedication on the northern portion of the site since this property is also owned by the applicant. The final agreement with the City concerning either a cash payment for the park land shortfall or future land dedication should be addressed in the developer's agreement for Easton Village.*
- 12) 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 developer's park land calculations include land under which trails will be located. The final construction plans will need to include these trails, which the developer will be required to construct as part of the improvements for Easton Village.*
- 13) All required modifications to the plans as requested by the City Engineer in a review letter dated June 26, 2014 shall be incorporated into the plans prior to consideration of a final plat. *Comments. The preliminary plat and plans have been updated to address the City Engineer's review comments. The Engineer has submitted an updated report specific to the final plat, and this review is attached for consideration by the Planning Commission. Most of the comments pertain to final information or revisions necessary to approve the construction plans for the proposed improvements.*
- 14) The City and developer will determine the appropriate distribution of future costs associated with the Village Parkway railroad crossing improvements as part of a developer's agreement for any portion of Easton Village. *Comments: Staff will be drafting a developer's agreement for consideration by the Council that will incorporate a section dealing with this provision.*
- 15) The developer shall address any comments from Metropolitan Airport Commission as part of a final plat submission for any portion of Easton Village. MAC will be asked to comment on the landscape plan, and the plan shall be revised to address any specific comments concerning the

appropriate vegetation to be planted within storm water facilities. *Comments: MAC has provided a review of the updated plans and provided comments to the developer in a letter dated December 8, 2015. This letter contains recommended mitigation strategies to reduce the attractiveness of the storm water retention and infiltration areas for waterfowl. Other recommendations from MAC have been incorporated into the applicant's landscape plans. Staff is recommending that the final plat include a condition concerning the MAC review comments.*

- 16) The landscape plan shall be revised to eliminate all trees planted within the Lake Elmo Airport Regulatory Protection Zone. *Comments. The landscape plan has been updated accordingly.*
- 17) The final plat shall include a paved trail connection between Lots 13 and 14 of Block 3. *Comments: This trail connection is now depicted on the plans.*
- 18) The applicant shall submit written acknowledgement from the property owner of the parcel immediately to the south of Easton Village concerning the storm water being outlet running into their property. *Comments: Since the approval of the preliminary plat, the applicant has met with the watershed district, county, and Gonyea Homes to discuss the proposed storm water management system along Manning Avenue. The proposed plans cannot move forward without the cooperation of the property owner to the south.*
- 19) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision. *Comments: Staff is encouraging the applicant to utilize a white "horse fence" with landscaping in order to address the comments from MAC to provide a barrier around the storm water ponds. The applicant's landscape plan incorporates elements from the theming study, including the proposed entrance monument sign. The Planning Commission has specifically requested that the community mailboxes incorporated elements from the theming study with previous subdivision approvals, and this requirement is being recommended by Staff as a condition of final plat approval.*
- 20) 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. *Comments. Northern Natural Gas provided review comments to the developer in August of 2014, and these comments have been incorporated into the updated plans. The developer will need to submit the final construction plans to the gas company for review, and will need to abide by any conditions imposed by Northern Natural Gas.*
- 21) The developer shall be required to extend sewer to the northernmost boundary of the site. *Comments. The Eastern Village Trunk Sewer Line project will extend sanitary sewer service to the northern boundary of the plat, and will connect to the sewer line recently installed by the City of Lake Elmo under the railroad tracks that continues further north (and connects to the 39<sup>th</sup> Street line also recently installed by the City). As noted earlier in this report, Staff is requiring that the developer enter into a contract to build this improvement at the same time the City accepts a developer's agreement for the Easton Village Final Plat.*

Staff is recommending certain conditions that been specifically identified as part of the final plat review, and that have not otherwise been addressed by the applicant, be addressed as part of the Planning Commission's recommendation to the City Council. 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; additionally, the Engineer has also requested some minor changes to the final plat to allow for the proper public dedication of the storm water ponding areas that will be constructed with the first phase of the project. In this case, these changes can be addressed by splitting the affected outlots in two, which would have no impact on other portions of the 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, sanitary and storm water management plans, landscape 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 a memorandum dated January 22, 2015 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 for: a) the Easton Village Final Plat with financial guarantees therefore, and b) for the Eastern Village Trunk Utility Project 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 Easton Village 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) The developer is encouraged to incorporate elements from the Lake Elmo Theming Study into the final design of the community mailboxes within Easton Village.
- 6) The applicant shall separate those portions of Outlots B and E that are intended to be used for storm water management facilities and trails respectfully to facilitate the transfer of these public facilities to the City of Lake Elmo. The applicant shall deed Outlots A, D, F and those portions of D and E as described above to the City upon recording of the final plat.
- 7) The applicant shall comply with recommendations of the Metropolitan Airports Commission as documented in a letter dated December 8, 2014 from the Commission's Airport Planner.

- 8) The applicant shall provide shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights.
- 9) All builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 10) The proposed street names shall be revised as follows to match existing and planned subdivisions in the area: a) 34<sup>th</sup> Street North to 32<sup>nd</sup> Street North and b) Lockwood Avenue North North to Linden Avenue North, and c) Lockwood Lane North to Linden Lane North.
- 11) The proposed access to Manning Avenue will be permitted as a temporary access until such time that the Village Parkway is connected to 30th Street or 5 years has passed from the date of final plat approval, whichever is longer. The developer's agreement for Easton Village shall include appropriate financial securities concerning the future cost for removal of the temporary access.

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## **DRAFT FINDINGS**

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Easton Village Final Plat:

- That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- That the proposed Final Plat for Easton Village consists of the creation of 71 single-family detached residential structures.
- That the Easton Village Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 15, 2014 and as amended to comply with all conditions of preliminary plat approval.
- That the Easton Village Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Easton Village Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- That the Easton Village 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 January 26, 2015 Staff report to the Planning Commission.
- That the Easton Village Final Plat complies with the City's subdivision ordinance.
- That the Easton Village 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 January 22, 2015.

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**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of the Final Plat for Easton Village with the 11 conditions of approval as listed in the Staff report. Suggested motion:

***“Move to recommend approval of the Easton Village Final Plat with the 11 conditions of approval as drafted by Staff”***

**ATTACHMENTS:**

1. Application Form
2. Applicant Memorandum – Southwest Grading
3. City Engineer Review Letter
4. Landscape Architecture Review Letter
5. Metropolitan Airports Commission Review Letter
6. Sample Airport Disclosure Notification
7. Baytown Township Comments
8. Easton Village Final Plat
9. Landscape and Tree Preservation Plan – Phase I
10. Tree Survey
11. Grading and Erosion Control Plan – Phase I
12. Street and Utility Plan – Phase I
13. Landscape and Tree Preservation Plan (All Phases)

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**SUGGESTED 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: 11/17/14  
Received By: [Signature]  
LU File #: 2014-51



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

## FINAL PLAT APPLICATION

Applicant: Easton Village  
Address: 2140 W County Rd 42  
Phone #: 952 292 0046  
Email Address: Timbercrest@xmail.com

Fee Owner: Same as Above  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Property Location (Address and Complete (long) Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General information of proposed subdivision: Southern 71 Lots of  
the Easton Village 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: [Signature] Date: 11-17-2014

Fee Owner Signature: [Signature] Date: 11-17-2014



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 Easton Village LLC  
(Please Print)

Street address/legal description of subject property \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tom White  
Signature

11-17-2014  
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.



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 Tom Weger Date 11-17-2014  
Name of applicant Easton Village LLC Phone 952-292-0046  
(Please Print)

Name and address of Contact (if other than applicant) \_\_\_\_\_

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**MEMORANDUM**

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Project: Easton Village – Phase I

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To: Kyle Klatt

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From: Todd A. Erickson

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Date: 12-24-2014

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Re: Preliminary Plat – Grading Revisions Southwest Corner of Property

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Kyle,

Following is the response to your request to explain the reason for the change in the grading of the southwest corner of the Easton Village Project:

Currently a small drainage area flows from the southwest corner of the Easton Village Parcel onto the Reid Park. The requirements of the watershed is to limit the flow of the proposed conditions to less than or equal to the current conditions. The water is also expected to be treated prior to exiting the site.

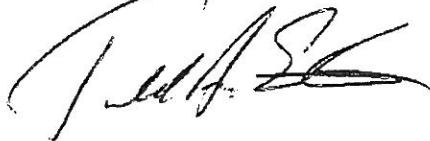
Overall the Easton Village drainage system greatly reduces the rate of flow from the property and in the initial submission of the preliminary plat, this uncontrolled flow from the site was not considered due to the substantial overall reduction from the project as a whole.

The requirement from the Watershed is to maintain or reduce the flow from all discharge points and this area was no exception. To accomplish this change a pond was needed to regulate the flow from the property.

The grading plan has now been designed to direct the flow to a small pond which provides both water quality and water rate control from this corner of the site. This pond is the smallest footprint that can be designed and still meet the City requirements. The proposed location has also been chosen to minimize the disturbance of trees.

Please feel free to contact me with any questions concerning this required revision.

Sincerely,  
Erickson Civil

A handwritten signature in black ink, appearing to read 'Todd A. Erickson', with a stylized flourish at the end.

Todd A. Erickson, PE



# 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: January 22, 2015

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

Re: Easton Village  
Final Plat/Construction Plan Review

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

An engineering review has been completed for the Easton Village development. Final Plat/Construction Plans were received on January 9, 2015. The submittal consisted of the following documentation prepared by Erickson Civil:

- Final Plat –Phase 1, not dated.
- Phase 1 -Grading & Erosion Control Plans dated 12.24.2014.
- Phase 1 -Street and Utility Plans dated 12.24.2014.
- Phase 1 -Trunk Utility Plans dated January 7, 2015.
- Phase 1 -Landscape & Tree Preservation Plans dated December 24, 2014.
- Easton Village Drainage Report dated January 8, 2015.
- Easton Village Drainage Report –Phase 1 dated January 8, 2015.

**STATUS/FINDINGS:** The Engineering review has been separated for Final Plat approval and Final Construction Plan approval. Please see the following review comments.

### FINAL PLAT:

- A separate Outlot must be created to fully encompass the storm water pond and infiltration basin along the west side of Manning Avenue and south of the UPRR; splitting Outlot B into two separate Outlots. The new Outlot must be dedicated to the city for ongoing operation and maintenance of the storm water facilities.
- The remaining portions of Outlot B (future plat areas) must contain a drainage and utility easement to encompass the proposed drainage and grading areas and storm sewer piping for the Phase 1 plans (north of Blocks 1, 2, 6 and 7, and along the future extension of Village Parkway (west side of Blocks 1 and 3).
- Temporary roadway easements must be provided on Outlot B to facilitate the construction of temporary cul-de-sacs at the north end of Lockwood Avenue and north of Block 6.
- Outlot A must be city owned (trail / storm water facilities / temporary street access).
- Outlot C should be owned by the HOA. However a drainage and utility easement must be provided to the city over the entire Outlot.
- Outlot D should be owned by the HOA. A drainage and utility easement has been provided to the city over the entire Outlot as required.
- Outlot E should be split. A 30-foot wide Outlot must be provided and dedicated to the city for the proposed trail and storm sewer pipe. The remaining portion of the Outlot E should be HOA owned with a drainage and utility easement provided to the city over the entire Outlot.
- Outlot F must be city owned (trail / storm water facilities).

- Note: City utilities will be constructed within HOA owned Outlots B, C, D and E. Drainage and utility easements dedicated to the City of Lake Elmo must be provided over these entire Outlots and must be recorded at Washington County as part of the First Addition Final Plat.
- Additional drainage and utility easements are required along the rear yards for Lots 1 and 2, Block 6 and Lots 3 and 4, Block 5. Easements must be extended 10 feet past the centerline of the rear yard drainage swale.

**STORM WATER MANAGEMENT PLAN:** Stormwater Management Plan revisions were necessary after significant site plan changes in the grading and the storm sewer system were made by the applicant during the Preliminary Plat approval process.

- Preliminary and Final Plat approval must be contingent upon a Stormwater Management Plan approved by the VBWD.
- Final Plat approval must be contingent upon the Phase 1 Stormwater Management Plan being compliant with VBWD.
- Final Plat approval must be contingent upon an approved NPDES Stormwater Construction Permit from the MPCA.

#### **CONSTRUCTION PLANS – SANITARY SEWER, WATER MAIN, STORM SEWER, AND STREETS**

- No construction, including grading operations, may occur on the site until the applicant has received City Engineer approval for the final construction plans and has obtained all applicable permits for the Subdivision.
- Final construction plan review comments will be provided separately to assist the applicant with the completion of Final Construction Plans.
- **ADDITIONAL SUBMITTALS REQUIRED.** Additional submittal materials are required to facilitate staff plan review.
  - Storm sewer system design calculations.
  - Project Specification Manual for Site Grading.
  - Project Specification Manual for Utility and Street Construction.
  - Project Specification Manual for the Trunk Utility Construction.

#### **PROJECT SPECIFICATION MANUALS**

- The governing specifications shall be the City Standard Specifications as found in the City's Engineering Design Standards Manual located on the City website. The City Standard Specifications must be placed and bound in the Project Manual as the primary specifications for the project.
- The general project requirements must be the City Standard Specifications for General Project requirements
- Under the section "Applicable Specifications" a statement must indicate: *"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".



## **EASTON VILLAGE – DESIGN REVIEW REPORT** **LAKE ELMO, MN**

**LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED DECEMBER 3<sup>RD</sup>, 2014**

REVIEWED PLAN SET DATED DECEMBER 2<sup>ND</sup>, 2014

Per our review the Landscape Plan is in compliance with the City's planting requirements.

***Additional Required Action Items by Easton Village Project Team***

1. Provide landscape irrigation plans for all commonly held HOA & City Outlots / R.O.W. areas.
2. We recommend you provide a three year maintenance plan for all landscape materials/areas within all commonly held HOA & City Outlot / R.O.W areas.
3. Additional information is required as it relates to tree preservation to finalize our review of that aspect of the code requirements.

**SINCERELY,**

**LANDSCAPE ARCHITECTURE, INC.**

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

## Kyle Klatt

---

**From:** Stephen Mastey <stephen@landarcinc.com>  
**Sent:** Friday, December 12, 2014 4:02 PM  
**To:** 'Todd Erickson'; Kyle Klatt  
**Subject:** confirmed number on tree replacement

Todd,  
94 caliper inches to be replaced is correct as discussed over the phone when you were in Kyle's office.

Thanks and have a great weekend!

Stephen Mastey, CLARB, ASLA, LEED AP BD+C  
LANDSCAPE ARCHITECTURE, INC.  
2350 Bayless Place  
St. Paul, MN 55114

Office 651.646.1020  
Email Stephen@landarcinc.com  
Web www.landarcinc.com

---

**From:** Todd Erickson [mailto:todd@tericksonllc.com]  
**Sent:** Friday, December 12, 2014 2:49 PM  
**To:** Kklatt@lakeelmo.org; Stephen Mastey  
**Cc:** Thomas Wolter  
**Subject:** Updated Tree Survey and Landscape Plan

Stephen and Kyle,

I have attached the updated landscape and tree survey prints for your review. I will also be dropping off these two printed plans, along with the preliminary plat this afternoon.

Please let me know if you have any questions.

Thanks!

Todd

--

Todd A. Erickson, PE (MN, WI)  
[todd@tericksonllc.com](mailto:todd@tericksonllc.com)  
[www.ericksoncivilsite.com](http://www.ericksoncivilsite.com)

612-309-3804

# METROPOLITAN AIRPORTS COMMISSION

## Minneapolis-Saint Paul International Airport

6040 - 28th Avenue South • Minneapolis, MN 55450-2799  
Phone (612) 726-8100



December 8, 2014

Mr. Nick Johnson  
City Planner  
City of Lake Elmo  
3800 Laverne Avenue North  
Lake Elmo, MN 55042-9629

Re: Easton Village – Updated Storm Water Plan Review  
Lake Elmo Airport

SENT VIA EMAIL

Dear Mr. Johnson:

The Metropolitan Airports Commission (MAC) has reviewed the updated Easton Village Preliminary Plat documentation provided by the Developer's Engineer, Erickson Civil. We appreciate the opportunity to review the updated plans.

According to the plans, the development will create a large permanent open-water retention pond and one infiltration basin to accommodate surface water runoff.

As outlined in previous review comments, the guidance provided in Federal Aviation Administration (FAA) Advisory Circular 150/5200-33B, *Hazardous Wildlife Attractants On or Near Airports* suggests that 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.

As a matter of practice, MAC does not advocate the construction of open-water retention ponds in close proximity to our Airports due to their potential to attract and/or sustain hazardous wildlife populations. Based on this policy, we are not supportive of the proposed open-water retention pond.

However, we acknowledge that engineering challenges on the development site make the sole use of dry ponds or infiltration basins to accommodate the upstream developed flows and the surface water runoff from on-site development impractical. We also acknowledge the efforts being made by the City of Lake Elmo to design and construct a regional storm water retention system to reduce the volume and rate of unmitigated storm water flowing to parcels in the immediate vicinity of the Airport.

Based on these site-specific conditions, the following waterfowl mitigation techniques – per the attached letter from our USDA Wildlife Biologist that is based on a review of the adjacent Village Park Preserve development plans – must be incorporated into the final design of the necessary ponding areas for the proposed development.



Mr. Nick Johnson  
December 8, 2014  
Page 2

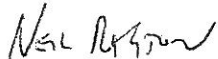
1. Create a physical barrier (i.e., a permanent fence) between the water and manicured lawns.
2. Reduce the overall surface area of the water and encourage emergent vegetation to grow.
3. Eliminate manicured lawn/turf in close proximity to the water source by using a native prairie seed mix.

We request that the Developer's Engineer provide written confirmation that a permanent fence line between the pond and manicured back-yard lawns will be designed, constructed with the initial site development, and maintained in good order to deter waterfowl feeding/loafing and promote growth of both native grasses and emergent vegetation at the edge of the ponds. We also request clarification about the seed mix that will be used along the perimeter of the pond to ensure that it incorporates native prairie grasses that are not a viable food source for waterfowl. Finally, we request that cranberry bush shrubs be removed from use in the proposed infiltration basin as they are fruit-bearing and may be a wildlife attractant.

As noted in the letter from USDA, implementation of these recommendations does not guarantee that geese or other hazardous wildlife will not be attracted to the permanent water features associated with the proposed development. However, incorporation of these design elements should reduce the likelihood of waterfowl becoming a greater hazard to flying operations at the Lake Elmo Airport. If notified by the MAC that birds and/or waterfowl activity poses a safety hazard to the Airport due to design elements that fail to incorporate the mitigation techniques described above or improper maintenance of the storm water pond, we will expect the City or its designee to take immediate remediation efforts to alleviate the hazards caused by the pond.

Thank you for the opportunity to provide these additional comments related to the Easton Village design plans. The Lake Elmo Airport is an important transportation asset to the City of Lake Elmo, Washington County, and the region. If you have any questions, please call me at 612-726-8129 or email me at [neil.ralston@mspmack.org](mailto:neil.ralston@mspmack.org).

Sincerely,



Neil Ralston, A.A.E.  
Airport Planner

Attachment: USDA letter dated November 12, 2014

cc: Bridget Rief, MAC  
Chad Leque, MAC  
Joe Harris, MAC  
Patrick Mosites, MAC  
Al Dye, MAC  
Todd Erickson, Erickson Civil



United States  
Department of  
Agriculture

Animal and  
Plant Health  
Inspection  
Service

Wildlife Services

St. Paul Downtown  
Airport  
644 Bayfield Street,  
Suite 215  
Saint Paul, MN  
55107  
Ph: 651-224-6027  
Fax: 651-224-4271

November 12, 2014

Mr. Neil Ralston  
Airport Planner  
MAC- Airport Development  
6040 28<sup>th</sup> Avenue South  
Minneapolis, MN 55450

Dear Mr. Ralston,

This letter is in response to your request to examine the potential wildlife hazards related to the proposed Village Park Preserve Housing Development near the Lake Elmo Airport (21D) in Lake Elmo, Minnesota.

After reviewing the documents provided in our meeting on November 5, 2012, USDA-Wildlife Services has a few recommendations to reduce the potential for wildlife use at the proposed housing development. If not implemented, the land and water features created may attract species of wildlife that could impact safe flying operations at nearby Lake Elmo Airport. Species of concern in this area would most likely be waterfowl, especially Canada geese. Canada geese have shown great adaptability to the habitats proposed in the development layout plan. Water and landscaped/manicured lawns in close proximity have proven excellent habitats for both loafing and feeding of resident Canada geese. Furthermore, if resident Canada geese are allowed to nest in the development, geese should be expected on and around the ponds and in homeowner's yards from April-August. These geese while becoming unwelcome to the majority of homeowners would also create a hazard for the adjacent airport.

The following recommendations should be implemented at the Village Park Preserve Development to reduce the potential for use by Canada geese.

1. Create a physical barrier between the water and manicured lawns. A chain link fence is the most effective method to preventing geese from transitioning back and forth between feeding/loafing areas of the lawn and pond. This can also be accomplished by a thick vegetation buffer (shrubs), but has been less effective at deterring geese than fencing. While raising goslings, adult Canada geese lose flight feathers and like their young, are unable to fly. During this time (approximately May-July) this physical barrier is most effective at deterring Canada geese.
2. Reduce the overall surface area of water. By eliminating the water source, the area will be less attractive overall. Deep linear ponds help reduce the surface area. Emergent vegetation, such as cattails, should be encouraged to grow further reducing the overall surface area of the water.

3. Eliminate manicured lawn/turf in close proximity to the water source (including boulevards and right-of-ways). Consider using a native prairie seed mix which is not a viable food source for waterfowl and require less annual maintenance.

Implementation of these recommendations does not guarantee geese or other hazardous wildlife will never utilize the features in the proposed development, but they should reduce the chances of them becoming an issue for safe flying operations at Lake Elmo Airport.

Feel free to contact the USDA Wildlife Services office at 651-224-6027 if you have any questions concerning these recommendations.

Sincerely,



Alan K. Schumacher  
Wildlife Biologist

cc:

G. Nohrenberg, USDA-WS, St. Paul, MN  
J. Ostrom, MAC, St. Paul, MN



*Safeguarding American Agriculture*

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(Voice/TTY/ASCII/Spanish)  
1-800-877-8339



## **EXHIBIT D**

### **DEVELOPMENT AGREEMENT – REEDER RIDGE**

#### **DISCLOSURE OF INFORMATION**

Developer shall cause the following notice to be given, either from Developer itself or Developer's successors in interest to any portion of the Property, to all residential home purchasers of lots within the Property who intend to occupy a residence on such lot, prior to the execution of a purchase agreement or agreement to construct a residence on a lot within the Property, whichever occurs first:

The Property is located near Flying Cloud Airport, a public use airport owned and operated by the Metropolitan Airports Commission. The Airport is available 24 hrs a day, year round.

The Airport operates two parallel east/west runways, and a north/south crosswind runway, all of which are lighted. An FAA control tower manages air traffic near the airport from 7:00 am – 10:00 pm.

The Airport accommodates aircraft operations from single and multi-engine propeller aircraft; corporate jet aircraft; helicopters; and pilot training facilities; which may affect the Property. Further information regarding the airport can be obtained from the Office of the Airside Project Manager, Telephone No.: 612-725-8371.



# Baytown Township

4220 Osgood Avenue North | Stillwater, MN 55082  
P: (651) 430-4992 | F: (651) 430-4986 | E: baytowncf@comcast.net

December 31, 2014

Mr. Kyle Klatt  
Community Development Director  
City of Lake Elmo  
3800 Laverne Avenue North  
Lake Elmo, MN 55042

Re: Baytown Township comments regarding Easton Village Final Plat  
TKDA Project No. 15476.000

Dear Mr. Klatt,

The Baytown Township Board has requested that I respond to your request for comments regarding the Final Plat for Easton Village. The Board has the following comments about adjacent uses that may impact the residents of proposed development:

- The proposed development is in close proximity to the Union Pacific railroad tracks. There are frequent trains on this route that generate noise that some residents may find objectionable.
- The proposed development is directly across Manning Avenue from the Lake Elmo Airport. The plan sheets note that a portion of the airport's runway protection zone extends over the northern portion of the proposed development. Potential residents should be informed about the safety zone location, as well as the noise generated by the airport, and the night-time revolving strobe light from the airport tower.
- The proposed development is adjacent to Manning Avenue. The roadway generates significant traffic noise, and the future reconstruction of the roadway planned by Washington County is likely to create additional noise during construction and with increased traffic after construction.
- The proposed development is close to the Washington County Fairgrounds. The Fairgrounds holds regular outdoor events and activities each year that generate noise and traffic that may affect nearby residential uses.

Thank you for the opportunity to provide these comments. If you have questions about the Board's comments, please contact me at 651.292.4582.

Sincerely,

Sherri A. Buss, RLA AICP  
Township Planner

cc: Kent Grandlienard, Baytown Township Supervisor  
Connie Fredkove, Township Clerk

# Easton Village

ERICKSON  
CIVIL

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 309-3804

[www.ericksoncivilsite.com](http://www.ericksoncivilsite.com)

KNOW ALL PERSONS BY THESE PRESENTS: That Easton Village, LLC, a Minnesota Limited Liability Company, owner of the following described property:

All that part of the Northeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter all being in Section 13, Township 29 North, Range 21 West, Washington County, Minnesota, lying south of the southerly right-of-way line of the Union Pacific Railroad, and further described as follows: Beginning at the East Quarter Corner of said Section 13; thence South 0 degrees 02 minutes 51 seconds East, bearings based on the Washington County Coordinate System (NAD 83), along the east line of said Southeast Quarter of Section 13, a distance of 1321.17 feet to the southeast corner of said Northeast Quarter of the Southeast Quarter; thence South 88 degrees 32 minutes 18 seconds West along the south line of the North Half of said Southeast Quarter, a distance of 2837.64 feet to the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 0 degrees 00 minutes 58 seconds East along the North and South Quarter Section line of said Section 13, a distance of 1397.70 feet to the southerly right-of-way line of the Union Pacific Railroad; thence North 72 degrees 32 minutes 48 seconds East along said southerly right-of-way line, a distance of 68.19 feet to the point of intersection with a line being 66.00 feet east of, as measured at right angles to, and parallel with said North and South Quarter Section line of said Section 13; thence South 0 degrees 00 minutes 58 seconds West along said parallel line, a distance of 330.00 feet; thence (at right angles) South 88 degrees 58 minutes 02 seconds East, a distance of 300.00 feet; thence (at right angles) North 0 degrees 00 minutes 58 seconds East, 424.41 feet to said southerly right-of-way line of the Union Pacific Railroad; thence North 72 degrees 32 minutes 48 seconds East, along said southerly right-of-way line of the Union Pacific Railroad, a distance of 2378.00 feet to the east line of said Southeast Quarter of the Northeast Quarter; thence South 0 degrees 02 minutes 53 seconds East along said east line, a distance of 883.82 feet to the point of beginning.

Excepting therefrom that part of the Northeast Quarter of the Southeast Quarter of said Section 13, lying within the following described area: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North along the west line of said Southeast Quarter of Section 13, a distance of 240.00 feet to the point of beginning; thence continuing North along said west line of the Southeast Quarter, a distance of 687.80 feet; thence East at right angles a distance of 30.00 feet; thence southeasterly by a deflection angle to the right 48 degrees 28 minutes 00 seconds, a distance of 220.70 feet; thence southeasterly by a deflection angle to the left 20 degrees 38 minutes 00 seconds, a distance of 288.80 feet; thence south by a deflection angle to the right 84 degrees 07 minutes and parallel with said west line of the Southeast Quarter, a distance of 382.70 feet; thence West at right angle, a distance of 440.00 feet to the point of beginning.

And Excepting from the first above described area, all that part lying Easterly of a line 80.00 feet West of, measured at right angle to and parallel with the center line of County State Aid Highway 18 described as follows: Commencing at the East Quarter corner of said Section 13; thence South 00 degrees 51 minutes 49 seconds East, bearing oriented to the Washington County Coordinate System, South Zone, along the East line of said Section 13 to the southwest corner of said Section 13 and the beginning of the center line to be described; thence North 00 degrees 45 minutes 51 seconds West a distance of 3571.19 feet; thence North 00 degrees 54 minutes 55 seconds West a distance of 1000.00 feet, and said center line there terminating, except the Chicago and Northwestern Railroad right-of-way, Washington County, Minnesota.

Has caused the same to be surveyed and plotted as EASTON VILLAGE, and do hereby dedicate the easements created by this plat for drainage and/or utility purposes only:

In witness whereof said Easton Village, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Signed: Easton Village, LLC

By: \_\_\_\_\_ By: \_\_\_\_\_  
\_\_\_\_\_, President \_\_\_\_\_, Vice President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by \_\_\_\_\_, President and \_\_\_\_\_, Vice President, of Easton Village, LLC, a Minnesota Limited Liability Company, on behalf of the company.

\_\_\_\_\_  
(Print Name) \_\_\_\_\_  
Notary Public \_\_\_\_\_  
My commission expires \_\_\_\_\_

I, Allen L. Everson, do hereby certify that this plat was prepared by me or under my direct supervision and 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 correctly set; that all water boundaries and wetlands, as defined by 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.  
Signed and dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Allen L. Everson, Licensed Land Surveyor  
Minnesota License Number 23944

STATE OF MINNESOTA  
COUNTY OF WASHINGTON

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by Allen L. Everson.

\_\_\_\_\_  
Todd A. Erickson  
Notary Public, Minnesota  
My commission expires January 31, 2016

This plat was approved by the City of Lake Elmo, Minnesota this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: \_\_\_\_\_ By: \_\_\_\_\_ By: \_\_\_\_\_ By: \_\_\_\_\_  
Mayor Planning Chairperson Planning Secretary Clerk

County Surveyor

Pursuant to Chapter 620, 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 \_\_\_\_\_, 2015.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and Section 272.12, taxes payable in the year 2015, on real estate heretofore described, have been paid; there are no delinquent taxes and transfer has been entered, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Auditor/Treasurer Deputy

County Registrar of Titles

Document Number \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of the County Registrar of Titles for record on this \_\_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock, \_\_\_\_ M., and was duly recorded in Washington County Records.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Registrar of Titles Deputy

# Easton Village

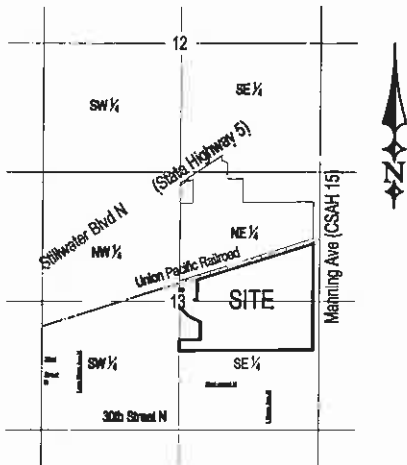
ERICKSON  
CIVIL

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 309-3804

www.ericksoncivilite.com

## Site Location Map

Section 13, T29N, R21W  
Washington County, Minnesota

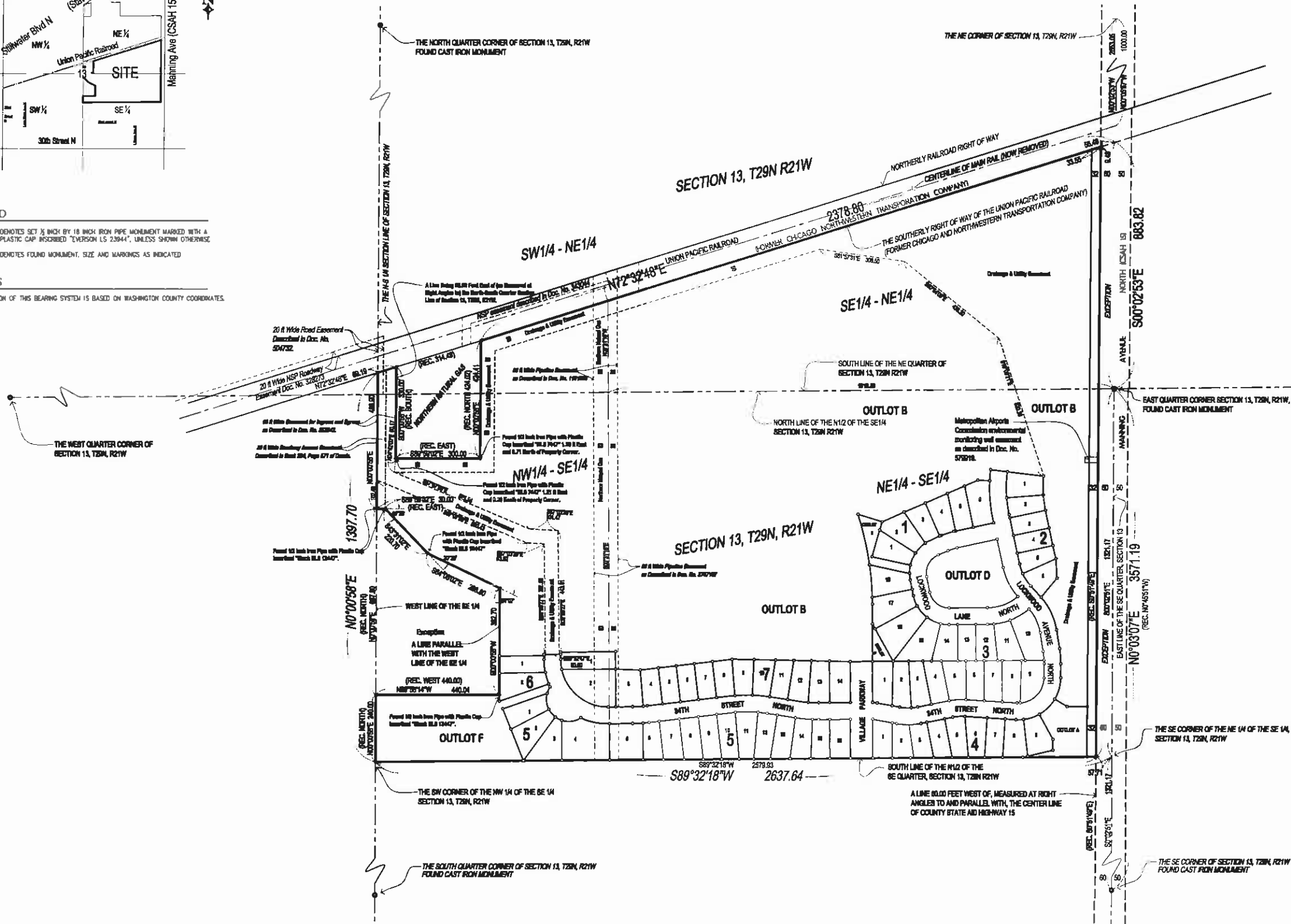


### LEGEND

- DENOTES SET 1/8 INCH BY 18 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "ERICKSON L.S. 23844", UNLESS SHOWN OTHERWISE
- DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED

### NOTES

1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON WASHINGTON COUNTY COORDINATES.



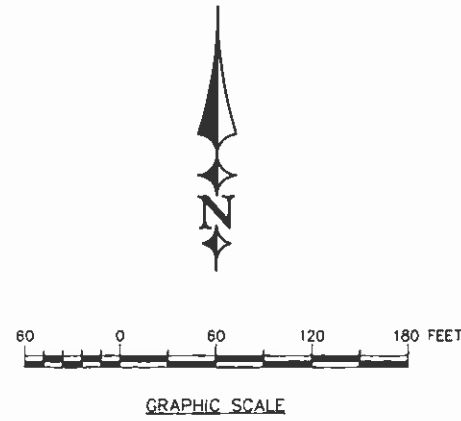
GRAPHIC SCALE

# Easton Village

ERICKSON  
CIVIL

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 309-3804

www.ericsoncivilsite.com



## LEGEND

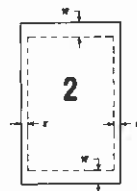
- DENOTES SET 3/8 INCH BY 18 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "EYERSON LS 23944", UNLESS SHOWN OTHERWISE
- DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED

## NOTES

1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON WASHINGTON COUNTY COORDINATES.

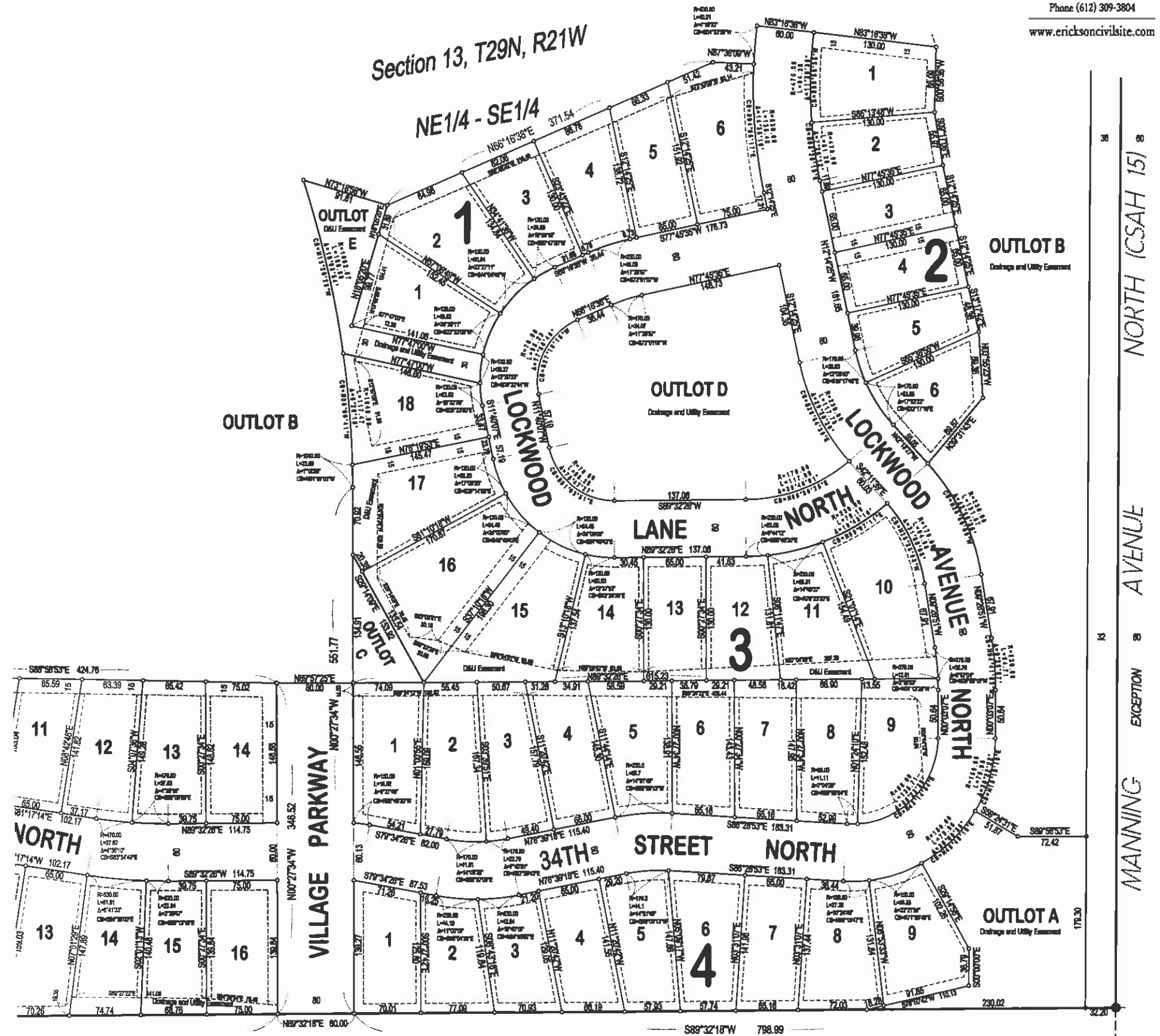
## EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS  
(NOT TO SCALE)



BEING 5 FEET IN WIDTH AND ADJOINING  
LOT LINES AND 10 FEET IN WIDTH AND ADJOINING  
RIGHT OF WAYS AND BLACK LINES, AS SHOWN ON  
THE PLAT, UNLESS OTHERWISE INDICATED

SEE SHEET 4 OF 4

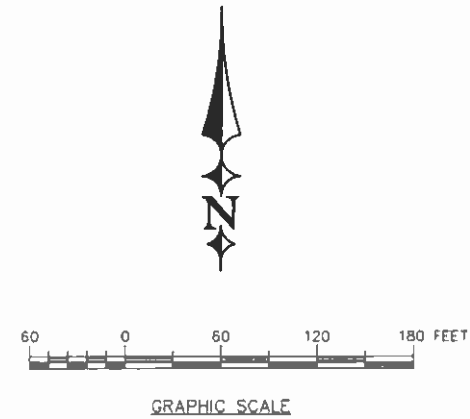


# Easton Village

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333 North Main Street, Suite 201  
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www.ericksoncivilsite.com



## LEGEND

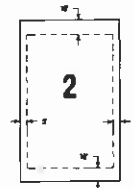
- DENOTES SET 1/8 INCH BY 18 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "EYERSON LS 2044", UNLESS SHOWN OTHERWISE
- DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED

## NOTES

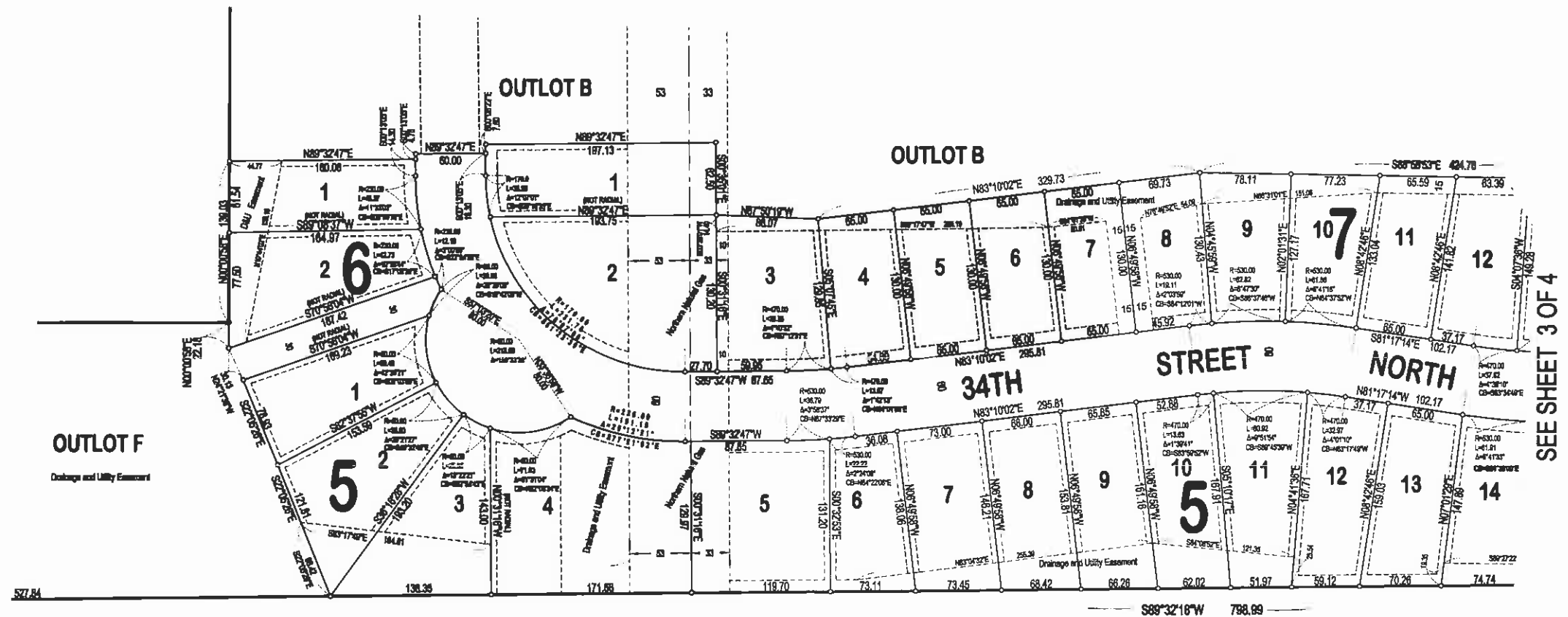
1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON WASHINGTON COUNTY COORDINATES.

## EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
(NOT TO SCALE)



BEING 5 FEET IN WIDTH AND ADJOINING  
LOT LINES AND 10 FEET IN WIDTH AND ADJOINING  
RIGHT OF WAYS AND BLOCK LINES, AS SHOWN ON  
THE PLAN, UNLESS OTHERWISE INDICATED



# EASTON VILLAGE

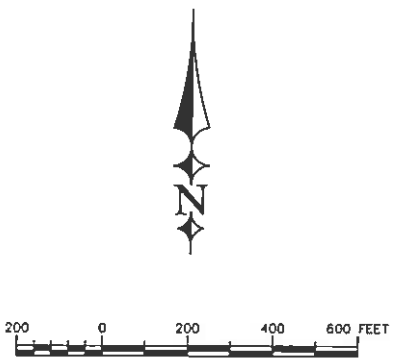
LAKE ELMO, MINNESOTA

## LANDSCAPE & TREE PRESERVATION PLAN PHASE I

DECEMBER 24, 2014

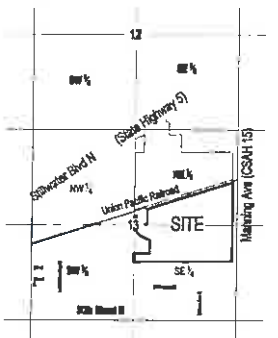


71 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION



GRAPHIC SCALE

Site Location Map



PLAN SHEET INDEX:

SHEET NO.	SHEET ID	DESCRIPTION
1	L1	TITLE SHEET
2	L2	LANDSCAPE PLAN EAST
3	L3	LANDSCAPE PLAN WEST
4	L4	ENTRANCE DETAIL
5	L5	LANDSCAPE DETAILS

ERICKSON CIVIL

233 North Main Street, Suite 201  
St. Paul, Minnesota 55103  
Phone (612) 379-3804  
www.ericsoncivil.com

DRAWING PHASE:

OWNER REVIEW

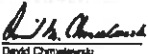
☒ AGENCY REVIEW

☐ BID DOCUMENT

☐ FOR CONSTRUCTION

☐ AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

  
David Chmielewski  
40639  
LICENSE NO.  
12/24/2014  
DATE

OWNER/DEVELOPER

EASTON VILLAGE, LLC  
2140 COUNTY ROAD 42 WEST  
BURNSVILLE, MN 55337

PROJECT TITLE

EASTON VILLAGE  
LANDSCAPE PLAN  
LAKE ELMO, MINNESOTA

DATE

12/24/2014

JOB NO.

13-114

DESIGNED BY

TAE, JSR

CHECKED BY

DC

SHEET TITLE

TITLE SHEET

SHEET NO.

L1

SHEET 1 OF 5

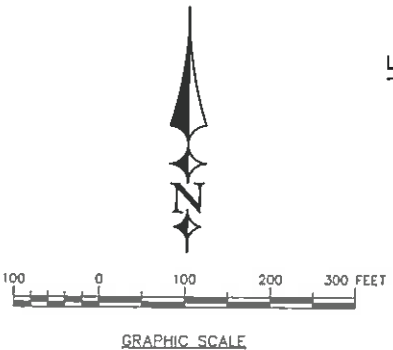


PLANTING SCHEDULE AND QUANTITIES FOR ENTIRE PROJECT

	OVERSTORY TREES	Latin Name	Quantity	Size	Type	Notes
RM	Northwood Red Maple	Acer rubrum 'Northwood'	70	2-1/2" Dia.	B&B	
	Prairie Cascade Willow	Salix 'Prairie Cascade'		2-1/2" Dia.	B&B	
AB	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	54	2-1/2" Dia.	B&B	
	Quaking Aspen	Populus tremuloides		1" Dia.	#10 Cont.	Berm/Open Space Only
	Quaking Aspen	Populus tremuloides		2-1/2" Dia.	#45 Cont.	Berm/Open Space Only
BO	Bur Oak	Quercus macrocarpa	17	2-1/2" Dia.	B&B	
	Canada Red Choke Cherry	Prunus virginiana		2-1/2" Dia.	B&B	Berm/Open Space Only
	Redmond Linden	Tilia americana 'Redmond'		2-1/2" Dia.	B&B	
DB	Deborah Norway Maple	Acer platanoides 'Deborah'	16	2-1/2" Dia.	B&B	
CH	Common Hackberry	Celtis occidentalis	3	2-1/2" Dia.	B&B	

	ORNAMENTAL	Latin Name	Quantity	Size	Type	Notes
	Prairie Fire Crab	Malus 'Prairie Fire'	15	2" Dia.	B&B	
	Spring Snow Crab	Malus 'Spring Snow'	7	2" Dia.	B&B	
	Red Baron Crab	Malus 'Red Baron'	6	2" Dia.	B&B	
	Adams Crab	Malus 'Adams'	15	2" Dia.	B&B	
	Double Flowering Plum	Prunus triloba	18	2" Dia.	B&B	Berm/Open Space Only

	CONIFEROUS	Latin Name	Quantity	Size	Type	Notes
AP	Austrian Pine	Pinus nigra		8-ft	B&B	
NS	Norway Spruce	Picea abies	28	8-ft	B&B	
WBH	White Black Hills Spruce	Picea glauca 'Densata'	42	8-ft	B&B	
WP	White Pine	Pinus strobus		8-ft	B&B	

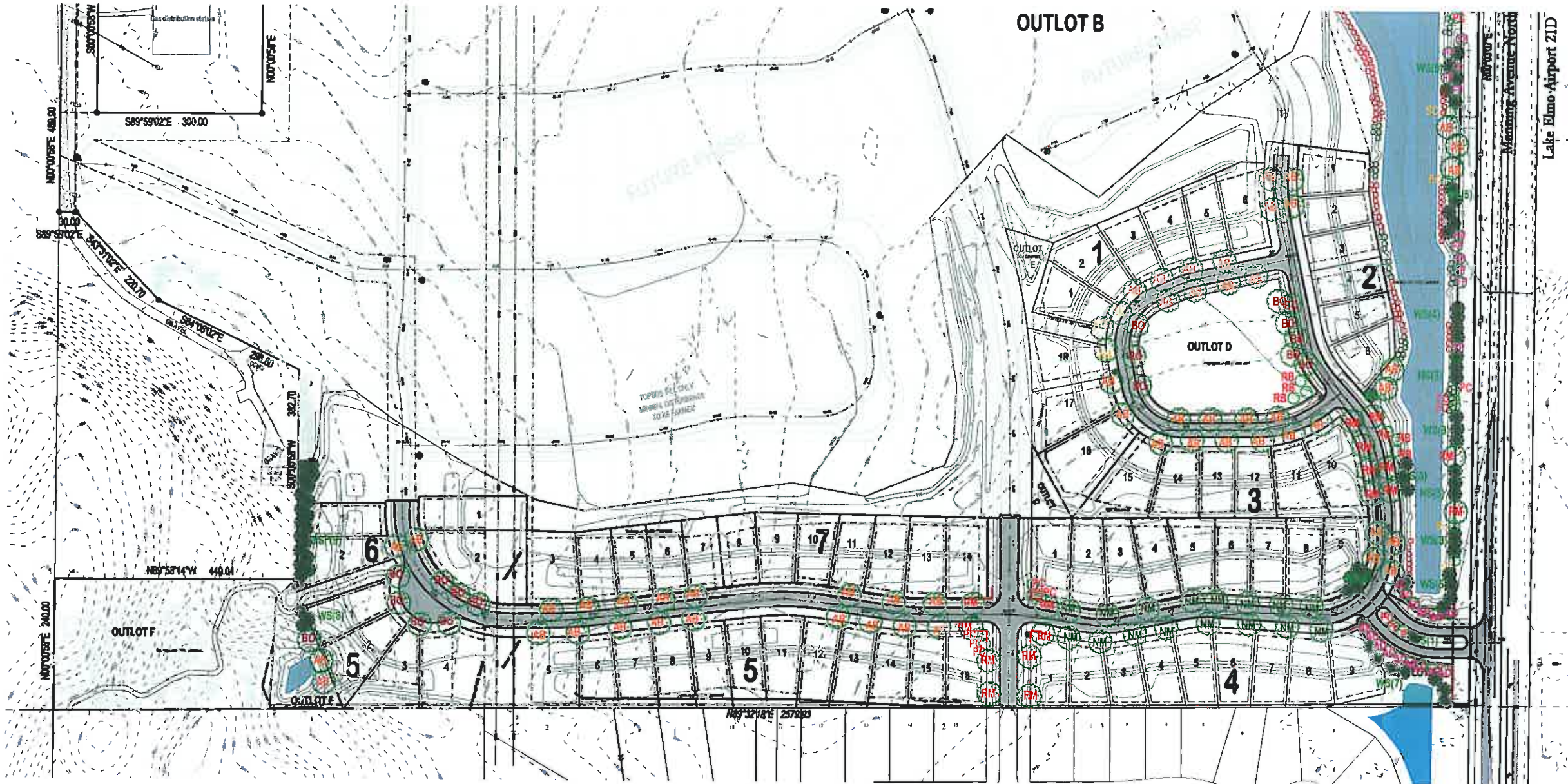


- Notes:**
- 1) Prior to the removal of any trees, that contact the City Landscape Architect for a review and approval of tree protection measures.
  - 2) Tag all trees to be removed to field with bright orange as well as install all tree protection fencing/measures for City Review and Approval prior to any tree removal activities.
  - 3) Tree Planting Contractor to Field Stake all Trees located on City Outlots and All Right of Way Areas for Approval by City Landscape Architect Prior to Planting. Notify City Landscape Architect via writing once tree locations are staked and allow for up to two weeks for Landscape Architect to schedule and complete on-site review with Tree Planting Contractor.

LEGEND

- PROPERTY BOUNDARY
- DENOTES EXISTING TREES TO REMAIN
- DENOTES ORANGE TREE PROTECTION FENCING
- DENOTES PROPOSED DECIDUOUS TREE (OVERSTORY)
- DENOTES PROPOSED ORNAMENTAL TREE
- DENOTES PROPOSED CONIFEROUS TREE
- DENOTES PROPOSED #5 SHRUB (5 TO 6-FT MATURITY SIZE) (AT ENTRANCE)
- DENOTES POND MAINTENANCE ACCESS ROUTE
- DENOTES (4) RAIL WHITE VINYL FENCING WITH POST SPACED 8-FT O.C. AS INDICATED ON PG. 21 OF THEMING STUDY COMMON ALONG COLLECTOR ROAD AND TRAIL ENTRANCES, ALSO LOCATED AT ENTRANCE
- DENOTES PROPOSED ARTIC FIRE DOGWOOD (#1 CONTAINER SIZE)
- DENOTES PROPOSED GARDEN GLOW DOGWOOD (#1 CONTAINER SIZE)
- DENOTES PROPOSED FLAME WILLOW (#1 CONTAINER SIZE)
- DENOTES PROPOSED SAND BAR WILLOW (#1 CONTAINER SIZE)
- DENOTES PROPOSED FIRST EDITIONS JUNIPER (#2 CONTAINER SIZE)
- DENOTES PROPOSED STAR POWER JUNIPER (#2 CONTAINER SIZE)
- DENOTES PROPOSED GRAY DOGWOOD (#1 CONTAINER SIZE)

SEEDING: 1) LOTS AND OPEN SPACE, LOW GROW FESCUE @ 220 LBS./ACRE.  
2) OPEN SPACE TO INCLUDE 1 LB./ACRE LIATRIS, CONE FLOWER, BLACK EYED SUSAN & BUTTERFLY WEED.  
3) INFILTRATION AREA AND POND BENCH, MNDOT TYPE 33-261 @ 35 LBS./ACRE WITH 1 LB. PER ACRE SWAMP MILKWEED  
TOPSOIL: 6" MINIMUM DEPTH, MEETING MNDOT SPEC. FOR TOPSOIL BORROW.



**ERICKSON CIVIL**  
133 North Main Street, Suite 301  
St. Paul, Minnesota 55102  
Phone (612) 379-3804  
www.ericksoncivil.com

**DRAWING PHASE:**  
OWNER REVIEW  
AGENCY REVIEW  
BID DOCUMENT  
FOR CONSTRUCTION  
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

*David Grampinski*  
David Grampinski  
40639  
LICENSE NO  
12/24/2014  
DATE

**EASTON VILLAGE, LLC**  
2140 COUNTY ROAD 42 WEST  
BURNSVILLE, MN 55337

**EASTON VILLAGE LANDSCAPE PLAN LAKE ELMO, MINNESOTA**

PROJECT TITLE	LANDSCAPE PLAN
DATE	
REVISIONS	
NO.	DESCRIPTION
1	
2	

JOB NO. 14-144  
OWNER TAE, JSR  
DESIGNED BY TAE

**SHEET TITLE**  
LANDSCAPE PLAN  
PHASE I - SOUTH

**SHEET NO.**  
L2  
SHEET 2 OF 5



PLANTING SCHEDULE

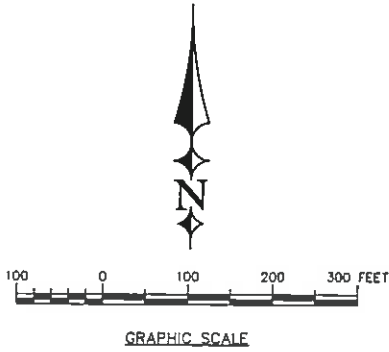
	OVERSTORY TREES	Latin Name	Size	Type	Notes
RM	Northwood Red Maple	Acer rubrum 'Northwood'	2-1/2" Dia.	B&B	
	Prairie Cascade Willow	Salix 'Prairie Cascade'	2-1/2" Dia.	B&B	
	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	2-1/2" Dia.	B&B	
	Quaking Aspen	Populus tremuloides	1" Dia.	#10 Cont.	Berm/Open Space Only
	Quaking Aspen	Populus tremuloides	2-1/2" Dia.	#45 Cont.	Berm/Open Space Only
NO	Bur Oak	Quercus macrocarpa	2-1/2" Dia.	B&B	
	Canada Red Choke Cherry	Prunus virginiana	2-1/2" Dia.	B&B	Berm/Open Space Only
	Redmond Linden	Tilia americana 'Redmond'	2-1/2" Dia.	B&B	
	Deborah Norway Maple	Acer platanoides 'Deborah'	2-1/2" Dia.	B&B	
	Common Hackberry	Celtis occidentalis	2-1/2" Dia.	B&B	

	ORNAMENTAL	Latin Name	Size	Type	Notes
	Prairie Fire Crab	Malus 'Prairie Fire'	2" Dia.	B&B	
	Spring Snow Crab	Malus 'Spring Snow'	2" Dia.	B&B	
	Red Baron Crab	Malus 'Red Baron'	2" Dia.	B&B	
	Adams Crab	Malus 'Adams'	2" Dia.	B&B	
	Double Flowering Plum	Prunus triloba	2" Dia.	B&B	Berm/Open Space Only

	CONIFEROUS	Latin Name	Size	Type	Notes
AP	Austrian Pine	Pinus nigra	8-ft	B&B	
NS	Norway Spruce	Picea abies	8-ft	B&B	
BS	White Black Hills Spruce	Picea glauca 'Densata'	8-ft	B&B	
SP	White Pine	Pinus strobus	8-ft	B&B	

SHRUB PLANTING SCHEDULE (TABLE REFLECTS TOTAL OF ALL SHRUBS)

	ORNAMENTAL	Latin Name	Quantity	Size	Type	Notes
	Garden Glow Dogwood	Cornus hessei 'Garden Glow'	59	#1	Container	Infiltration/Berms
	Artic Fire Dogwood	Cornus stolonifera 'Farrow'	109	#1	Container	Infiltration/Pond
	Gray Dogwood	Cornus racemosa	88	#1	Container	Berms
	Flame Willow	Salix 'Flame Willow'	234	#1	Container	Infiltration/Pond
	First Editions Juniper	Juniperus scopulorum 'Baileigh'	143	#2	Container	Berms
	Star Power Juniper	Juniperus x 'J.N. Select Blue'	232	#2	Container	Berms
	Sandbar Willow	Salix exigua	40	#1	Container	Infiltration Area

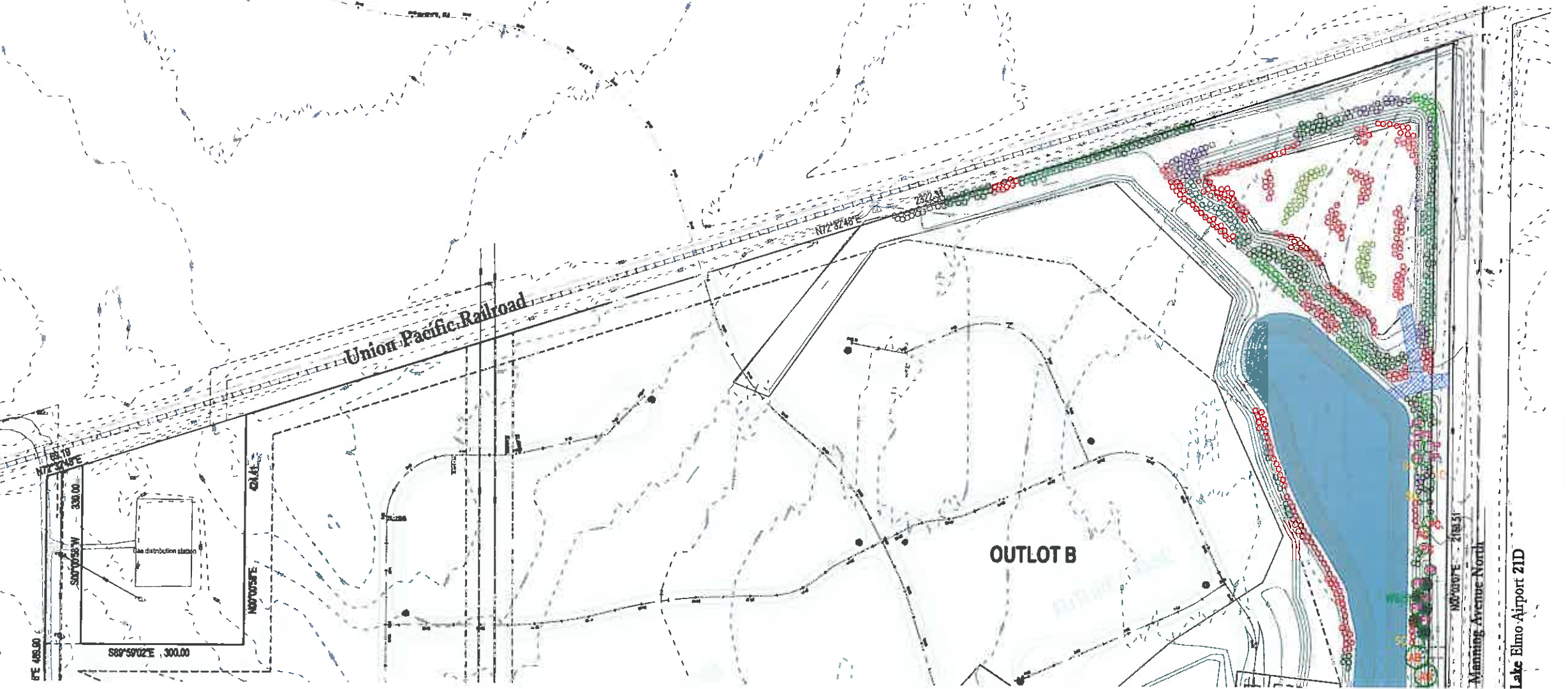


- Note:**
- 1) Prior to the removal of any trees, first contact the City Landscape Architect for a review and approval of tree protection measures.
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- DENOTES PROPOSED FLAME WILLOW (#1 CONTAINER SIZE)
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SEEDING: 1) LOTS AND OPEN SPACE, LOW GROW FESCUE @ 220 LBS./ACRE.  
2) OPEN SPACE TO INCLUDE 1 LB./ACRE LIATRIS, CONE FLOWER, BLACK EYED SUSAN & BUTTERFLY WEED.  
3) INFILTRATION AREA AND POND BENCH, MN/DOT TYPE 33-261 @ 35 LBS./ACRE WITH 1 LB. PER ACRE SWAMP MILKWEED.  
TOPSOIL: 6" MINIMUM DEPTH, MEETING MNDOT SPEC. FOR TOPSOIL BORROW.



**ERICKSON CIVIL**

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 309-3804  
www.ericksoncivil.com

**DRAWING PHASE:**

OWNER REVIEW
✓ AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
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*David Chmielewski*  
David Chmielewski  
40639  
LICENSE NO.  
12/24/2014  
DATE

**EASTON VILLAGE, LLC**  
2140 COUNTY ROAD 42 WEST  
BURNSVILLE, MN 55337

**EASTON VILLAGE LANDSCAPE PLAN**  
LAKE ELMO, MINNESOTA

**EASTON VILLAGE LANDSCAPE PLAN**  
LAKE ELMO, MINNESOTA

**PROJECT TITLE**

DATE	12/24/2014
BY	TAE, JSR
CHECKED BY	DC

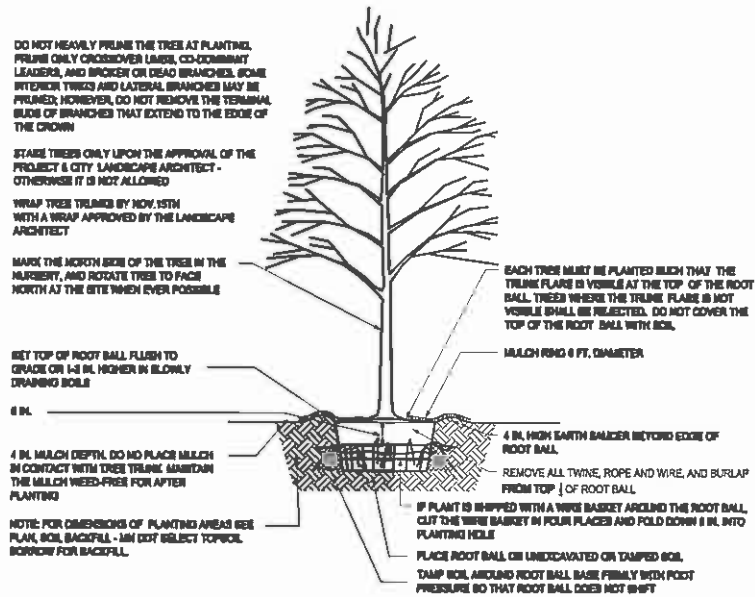
**JOB NO.** 14-144  
**DRAWN BY:** TAE, JSR  
**CHECKED BY:** DC

**SHEET TITLE**  
LANDSCAPE PLAN  
PHASE I - NORTH

**SHEET NO.**  
**L3**  
SHEET 3 OF 5

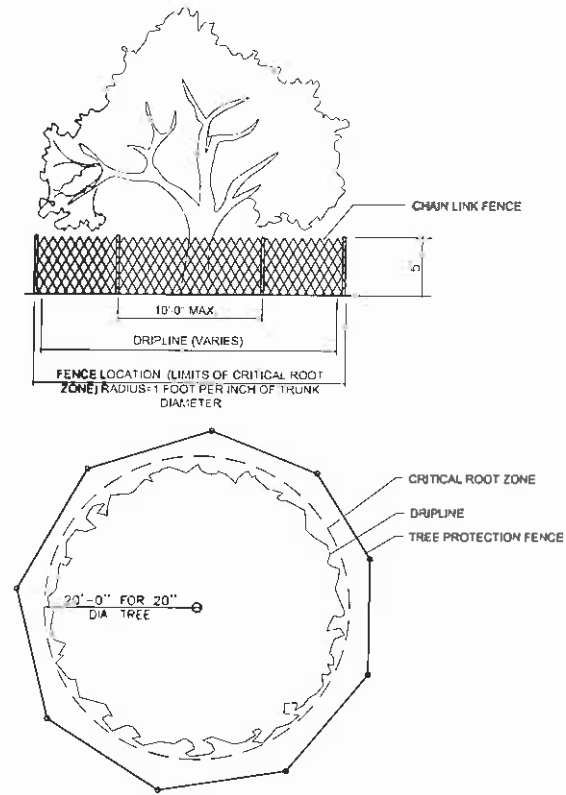






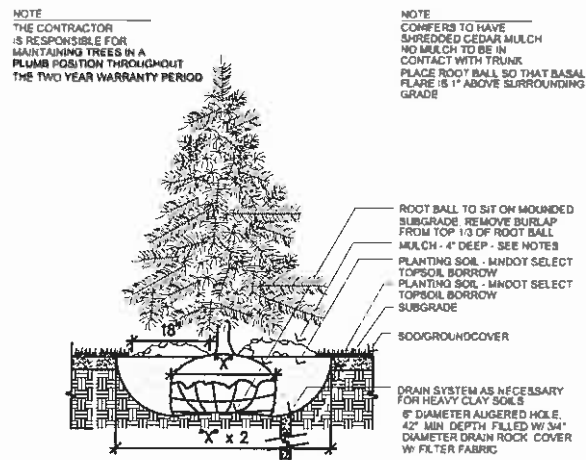
### DECIDUOUS TREE PLANTING DETAIL - SECTION

NOT TO SCALE



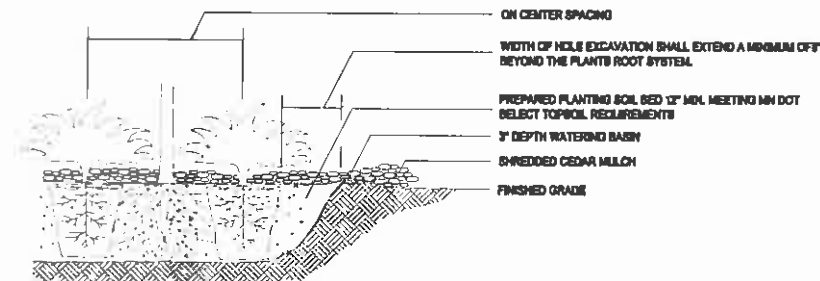
### TREE PROTECTION - SECTION & PLAN

NOT TO SCALE



### CONIFEROUS TREE PLANTING DETAIL - SECTION

NOT TO SCALE



### TYPICAL SHRUB / PERENNIAL PLANTING - SECTION

NOT TO SCALE

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✓	AGENCY REVIEW
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*David Christensen*  
David Christensen  
40639  
LICENSE NO.  
12/24/2014  
DATE

**EASTON VILLAGE, LLC**  
2140 COUNTY ROAD 42 WEST  
BURNSVILLE, MN 55337

**EASTON VILLAGE GRADING PLAN**  
LAKE ELMO, MINNESOTA

PROJECT TITLE	
DATE	
BY	
CHECKED BY	
APPROVED BY	

JOB NO. 13-114  
DRAWN BY: TAE, JSR  
CHECKED BY: DC

SHEET TITLE  
**DETAILS**

SHEET NO.  
**L5**  
SHEET 5 OF 5

# LEGEND

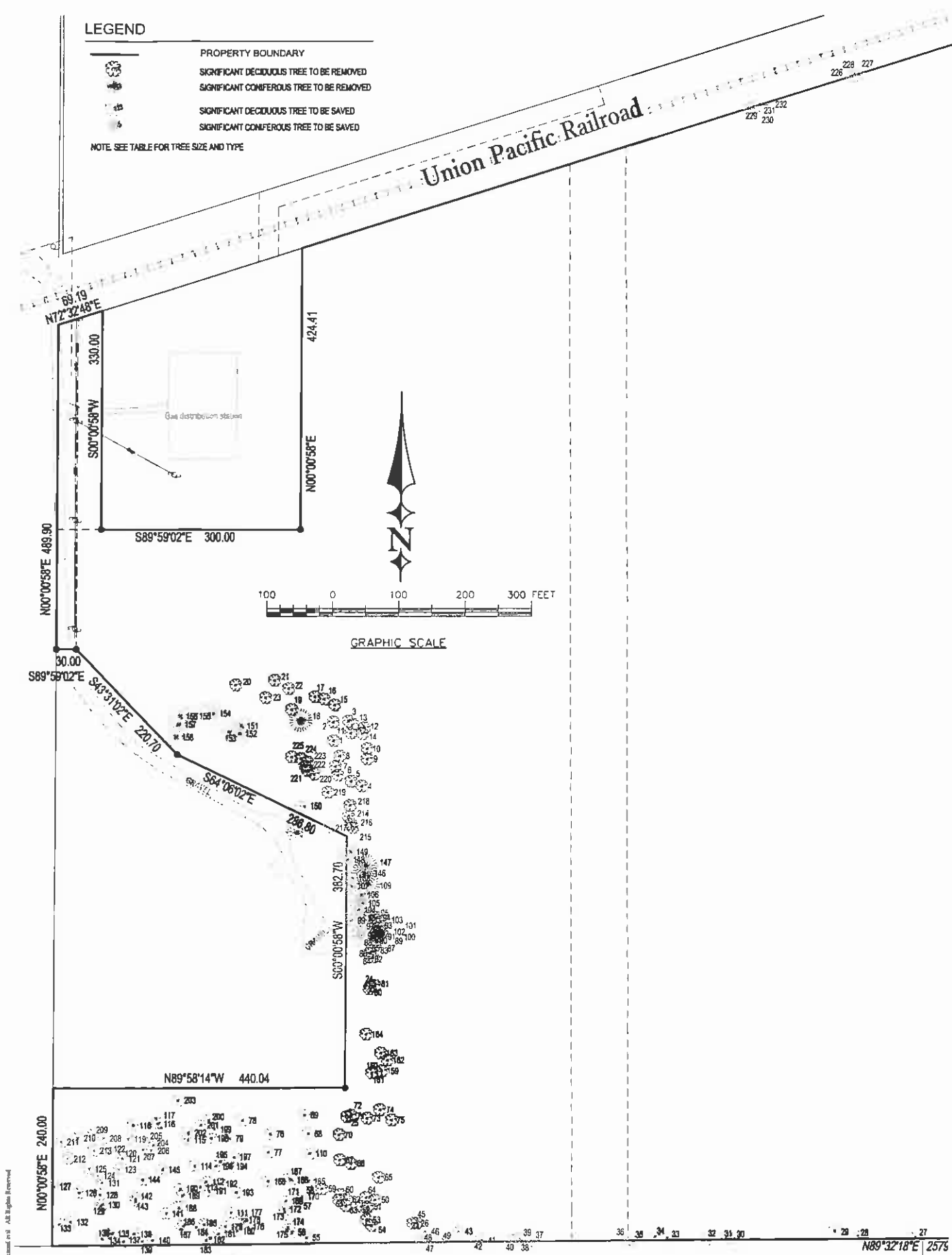
- PROPERTY BOUNDARY
- SIGNIFICANT DECIDUOUS TREE TO BE REMOVED
- SIGNIFICANT CONIFEROUS TREE TO BE REMOVED
- SIGNIFICANT DECIDUOUS TREE TO BE SAVED
- SIGNIFICANT CONIFEROUS TREE TO BE SAVED

NOTE: SEE TABLE FOR TREE SIZE AND TYPE

Union Pacific Railroad

100 0 100 200 300 FEET

GRAPHIC SCALE



## EASTON VILLAGE TREE SURVEY AND REPLACEMENT SCHEDULE

TREE ID	SIZE / TYPE	COMMON INCHES	HARDWOOD INCHES	CONIFEROUS INCHES	COMMON REMOVAL	HARDWOOD REMOVAL	CONIFEROUS REMOVAL
1	12 ELM	12			12		
2	14 ELM	14			14		
3	16 ELM	16			16		
4	20 ELM	20			20		
5	30 ELM	30			30		
6	18 ELM	18			18		
7	20 ELM	20			20		
8	22 ELM	22			22		
9	6 MAPLE		6			6	
10	6 BLACK CHERRY		6			6	
11	24 ELM	24			24		
12	14 ELM	14			14		
13	14 ELM	14			14		
14	12 ELM	12			12		
15	16 ELM	16			16		
16	20 BOX ELDER	20			20		
17	24 BOX ELDER	24			24		
18	14 WHITE SPRUCE			14			14
19	30 BOX ELDER	30			30		
20	14 ELM	14			14		
21	20 ELM	20			20		
22	22 ELM	22			22		
23	20 ELM	20			20		
24	24 ELM	24			24		
25	20 ELM	20			20		
26	12 BOX ELDER	12			12		
27	12 BLACK CHERRY	12			12		
28	16 BOX ELDER	16			16		
29	12 BOX ELDER	12			12		
30	14 BOX ELDER	14			14		
31	12 BOX ELDER	12			12		
32	28 WHITE OAK		28				
33	18 BOX ELDER	18			18		
34	36 WHITE OAK		36				
35	12 BOX ELDER	12			12		
36	18 BOX ELDER	18			18		
37	16 BOX ELDER	16			16		
38	18 BOX ELDER	18			18		
39	18 BOX ELDER	18			18		
40	12 BOX ELDER	12			12		
41	12 ELM	12			12		
42	42 WHITE OAK		42				
43	6 BLACK CHERRY		6				
44	12 BOX ELDER	12			12		
45	12 BOX ELDER	12			12		
46	12 BLACK CHERRY	12			12		
47	36 WHITE OAK		36				
48	30 WHITE OAK		30				
49	6 BLACK CHERRY		6				
50	16 ASPEN	16			16		
51	18 ASPEN	18			18		
52	18 ASPEN	18			18		
53	12 ELM	12			12		
54	26 BOX ELDER	26			26		
55	16 ELM	16			16		
56	16 BLACK CHERRY	16			16		
57	12 ELM	12			12		
58	12 ELM	12			12		
59	42 WHITE OAK		42				
60	12 ELM	12			12		
61	12 ELM	12			12		
62	12 ELM	12			12		
63	16 ELM	16			16		
64	12 ASPEN	12			12		
65	16 ASPEN	16			16		
66	12 BLACK CHERRY	12			12		
67	24 ELM	24			24		
68	28 WHITE OAK		28				
69	48 WHITE OAK		48				
70	28 ELM	18			28		
71	20 ELM	20			20		
72	20 ELM	20			20		
73	18 BOX ELDER	18			18		
74	12 BOX ELDER	12			12		
75	26 BOX ELDER	26			26		
76	30 WHITE OAK		30				
77	40 WHITE OAK		40				
78	46 WHITE OAK		46				
79	54 WHITE OAK		54				
80	24 ELM	24			24		
81	24 ELM	24			24		
82	30 ELM	30			30		
83	30 ELM	30			30		
84	12 ELM	12			12		
85	12 ELM	12			12		
86	18 ELM	18			18		
87	12 BOX ELDER	12			12		
88	12 BOX ELDER	12			12		
89	12 BOX ELDER	12			12		
90	12 BOX ELDER	12			12		
91	12 BOX ELDER	12			12		
92	14 BOX ELDER	14			14		
93	26 ELM	26			26		
94	20 ELM	20			20		
95	14 ELM	14			14		
96	8 SPRUCE			8			8
97	8 SPRUCE			8			8
98	8 SPRUCE			8			8
99	18 BOX ELDER	18			18		
100	12 ELM	12			12		
101	12 ELM	12			12		
102	12 ELM	12			12		
103	22 ELM	22			22		
104	8 SPRUCE			8			8
105	10 SPRUCE			10			10
106	10 SPRUCE			10			10
107	20 WHITE PINE			20			20
108	20 WHITE PINE			20			20
109	8 SPRUCE			8			8
110	34 WHITE OAK		34				
111	14 WHITE OAK		14				
112	28 WHITE OAK		28				
113	18 WHITE OAK		18				
114	32 WHITE OAK		32				
115	36 WHITE OAK		36				
116	34 WHITE OAK		34				
117	38 WHITE OAK		38				
118	32 WHITE OAK		32				
119	34 WHITE OAK		34				
120	6 BLACK CHERRY		6				
121	28 WHITE OAK		28				
122	18 WHITE OAK		18				
123	38 WHITE OAK		38				
124	26 WHITE OAK		26				
125	36 WHITE OAK		36				
126	26 WHITE OAK		26				

TREE ID	SIZE / TYPE	COMMON INCHES	HARDWOOD INCHES	CONIFEROUS INCHES	COMMON REMOVAL	HARDWOOD REMOVAL	CONIFEROUS REMOVAL
127	44 WHITE OAK		44				
128	12 BLACK CHERRY		12				
129	42 WHITE OAK		42				
130	6 BLACK CHERRY		6				
131	10 BLACK CHERRY		10				
132	10 BLACK CHERRY		10				
133	8 WHITE OAK		8				
134	26 WHITE OAK		26				
135	8 BLACK CHERRY		8				
136	36 WHITE OAK		36				
137	50 WHITE OAK		50				
138	16 WHITE OAK		16				
139	26 WHITE OAK		26				
140	44 WHITE OAK		44				
141	42 WHITE OAK		42				
142	26 WHITE OAK		26				
143	28 WHITE OAK		28				
144	18 ELM	18					
145	18 WHITE OAK		18				
146	12 SPRUCE			12			12
147	10 SPRUCE			10			10
148	12 SPRUCE			12			
149	10 SPRUCE			10			
150	14 BLACK BERRY	14					
151	24 RED PINE			24			
152	24 RED PINE			24			
153	38 RED PINE			38			
154	34 RED PINE			34			
155	30 RED PINE			30			
156	32 RED PINE			32			
157	26 RED PINE			26			
158	36 WHITE PINE			36			
159	20 BOX ELDER	20			20		
160	20 BOX ELDER	20			20		
161	30 BOX ELDER	30			30		
162	18 BOX ELDER	18			18		
163	18 BOX ELDER	18			18		
164	18 BOX ELDER	18			18		
165	12 BOX ELDER	12					
166	18 BOX ELDER	18					
167	18 BOX ELDER	18					
168	18 BOX ELDER	18					
169	20 ELM	20					
170	12 ELM	12					
171	12 ELM	12					
172	16 BOX ELDER	16					
173	16 BOX ELDER	16					
174	18 BOX ELDER	18					
175	14 BOX ELDER	14					
176	14 ELM	14					
177	14 ELM	14					
178	26 ELM	26					
179	14 BOX ELDER	14					
180	20 ELM	20					
181	26 ELM	26					
182	12 ELM	12					
183	6 BLACK CHERRY		6				
184	22 BLACK CHERRY		22				
185	16 BOX ELDER	16					
186	14 BLACK CHERRY	14					
187	14 BLACK CHERRY	14					
188	12 BLACK CHERRY	12					
189	22 ELM	22					
190	18 ELM	18					
191	18 ELM	18					
192	18 ELM	18					
193	26 ELM	26					
194	12 ELM	12					
195	12 ELM	12					
196	12 ELM	12					
197	18 ELM	18					
198	12 ELM	12					
199	16 ELM	16					
200	26 ELM	26					
201	26 ELM	26					
202	12 ELM	12					
203	12 ELM	12					
204	12 ELM	12					
205	12 ELM	12					
206	16 ELM	16					
207	12 ELM	12					
208	16 BLACK CHERRY		16				
209	20 ELM	20					
210	14 ELM	14					
211	8 BIRCH		8				
212	8 BIRCH		8				
213	18 OAK		18				
214	18 BOX ELDER	18			18		
215	18 BOX ELDER	18			18		
216	18 BOX ELDER	18			18		
217	18 BOX ELDER	18			18		
218	22 BOX ELDER	22			22		
219	18 ELM	18			18		
220	12 BOX ELDER	12			12		
221	16 BOX ELDER	16			16		
222	18 BOX ELDER	18			18		
223	16 BOX ELDER	16			16		
224	18 BOX ELDER	18			18		
225	18 BOX ELDER	18			18		
226	30 BOX ELDER	30					
227	30 BOX ELDER	30					
228	12 BOX ELDER	12					
229	22 BLACK CHERRY		22				
230	24 BLACK CHERRY		24				
231	12 BLACK CHERRY		12				
232	26 BLACK CHERRY		26				