



PLANNING COMMISSION
DATE: 2/23/15
AGENDA ITEM: 5A – BUSINESS ITEM
CASE # 2015-08

ITEM: Lennar Homes Sketch Plan – Diedrich/Rieder Property

SUBMITTED BY: Kyle Klatt, Community Development Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer
Stephen Mastey, Landscape Architect

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to review a Sketch Plan for a proposed residential subdivision within the I-94 Corridor planning area along Lake Elmo Avenue and immediately north of the Hunters Crossing development. The sketch plan includes 50 single-family residential detached homes (townhouses) on a total site area of 14.35 acres. Because this is a Sketch Plan review, there is no formal action required by the Planning Commission.

GENERAL INFORMATION

Applicant: Lennar Corporation (Paul Tabone); 16305 36th Avenue North, Suite 600, Plymouth MN 55446

Property Owners: Tammy Diedrich and Gerhard Rieder, 7401 Wyndham Way, Woodbury, MN 55125

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. Immediately north of 404 Lake Elmo Avenue North. PID: 36.029.21.32.0002

Request: Sketch Plan Review

Existing Land Use: Vacant

Existing Zoning: RT – Rural Transitional Zoning

Surrounding Land Use: North – Cimarron Manufactured Home Park and golf course; East – Trans-City industrial building; West – Rural Residential property and The Forest residential subdivision; South – Hunters Crossing single family residential development; also one existing home site adjacent to Lake Elmo Avenue.

Surrounding Zoning: MDR – Medium Density Residential, RT – Rural Development Transitional; LDR – Low Density Residential

Comprehensive Plan: Urban Medium Density Residential (2.5 - 4 units per acre)

Proposed Zoning: MDR – Urban Medium Density Residential

History: No history on file with the City. Site has been vacant or used for agricultural purposes for a long amount of time.

Deadline for Action: N/A – No action required by City

Applicable Regulations: Article 10 – Urban Residential Districts (MDR)

REQUEST DETAILS

The City of Lake Elmo is in receipt of a Sketch Plan from Lennar Corporation related to a proposed single-family detached residential subdivision that would be located on property currently owned by Tammy Diedrich and Gerhard Rieder and located immediately north of the Hunters Crossing subdivision along Lake Elmo Avenue. The applicant is proposing to construct 50 townhouse units as part of the project, all of which would be accessed via a new connection to the planned 5th Street minor collector roadway. The site is situated between the Hunters Crossing development and the Cimarron golf course, and is also bordered the by Trinity Select (Tans-City Investments) industrial building to the east.

The Lake Elmo Subdivision Ordinance specifies that as part of the pre-application process for a new subdivision, the applicant must first submit a Sketch Plan for review by the Planning Commission. The Ordinance notes that the purpose of the Sketch Plan review is as follows:

***Sketch plan.** In order to ensure that all applicants are informed of the procedural requirements and minimum standards of this chapter and the requirements or limitations imposed by other city ordinances or plans, prior to the development of a preliminary plat, the subdivider shall meet with the Planning Commission and prepare a sketch plan which explains or illustrates the proposed subdivision and its purpose. The Planning Commission shall accept the information received, but take no formal or informal action which could be construed as approval or denial of the proposed plat.*

Based on this wording, the Planning Commission is not being asked to take any formal action as part of its review other than to accept the information received. Staff has completed an internal review of the Sketch Plan, and general comments from Staff are included in this memorandum and applicable attachment.

BACKGROUND

The proposed Sketch Plan is located within the I-94 Corridor Planning Area and is therefore located within the one of the City's sewer service areas. The City's future land use map guides this site for Urban Medium Density Residential (MDR) at a density of 4.0 to 7.5 units per acre. This land use designation was changed from the original designation of High Density Residential (HDR) at the request of the property owner a little over a year and a half ago. The City's amendment to the Comprehensive Plan also included the Hunters Crossing property to the south, which previously was designated as MDR. The site is also located adjacent to the planned 5th Street minor collector roadway, and as such, the developer will need to plat the appropriate right-of-way for 5th Street with the proposed townhouse subdivision. The 5th Street alignment through this area has previously been decided as part of the development to the south and the proposed concept matches this approved alignment.

The proposed subdivision will facilitate the construction 50 single-family attached units, with all of the planned buildings depicted as side-by-side townhouses. The overall project site includes 14.35 acres, and the resulting gross density calculation of 3.48 units per acre falls slightly below the range specified in the Comprehensive Plan for the MDR land use designation. The net project density will be calculated once the detailed preliminary plat is submitted, but should bring the site close to the minimum level of 4 units per acre as per the Comprehensive Plan. Using the developer's site area calculations after removing the county and 5th Street right-of-way, the net density is estimated at 4.17 units per acre. The project falls under the threshold for a mandatory EAW, and Staff is not aware of any specific environmental concerns associated with the subject property.

Given the location of the proposed townhouse development, Lennar will need to coordinate with the developer to the south in order to ensure that 5th Street is designed and built per City specifications. Ryland Homes (the developer of Hunters Crossing) was allowed to proceed with its final plat under the condition that it builds at least half of 5th Street with its second addition plans. With Lennar now looking to develop the property on the other side of 5th Street, the road must be completed in its entirety in order to provide proper access to both developments. Staff is of the understanding that both parties have discussed 5th Street, and that final plans for the roadway would be completed with the Lennar project.

Staff has provided comments where appropriate in the following section to identify elements of the plan that will need to be further addressed before a submission of a preliminary plat.

The applicant's submission to the City includes the following components:

- *Sketch Plan.* The Sketch Plan includes a proposed configuration of roads, lots, and storm water facilities on the applicant's site. All parcels and roads have been designed to confirm to the City's standards and ordinances for single-family attached dwellings.
- *Townhouse Plans.* The developer has provided floor plans and sample photographs of the homes that would be built within this subdivision.

The Staff review comments that follow are all based on conducting a very high level review of the Sketch Plan since there is not a lot of detailed information that is required at this stage in the subdivision process. Staff has instead focused on the bigger picture items and those things that would otherwise not allow the development to move forward if they contrasted with elements from the Comprehensive Plan or the City Code.

STAFF REVIEW COMMENTS:

Staff has reviewed the proposed Sketch Plan and provided comments in the following areas:

- ***Land Use:*** The proposed Sketch Plan conforms to the City's density range specified for the MDR – Medium Density Residential land use category. Townhouses are an expected use within this category, and the proposed site offers a transition from the MDR zoning to the north and industrial uses to the west. Given the limited size of the parcel, and its location between other higher intensity land uses, the townhouses are a good use of the property that will allow the developer to provide an appropriate level of development given the infrastructure necessary to serve this area.
- ***Lake Elmo Theming Study.*** As the applicant prepares Preliminary Plans for the proposed subdivision, staff would recommend that various elements from the Lake Elmo Theming

Study be included in the proposed plans. As an example, the Hunters Crossing development to the south is incorporating white fencing along the 5th Street boulevard

- **Density:** The submitted Sketch Plan includes an estimate of the project area minus County and 5th Street right-of-way, and the estimated net density calculation of 4.17 units per acre falls within the allowed range of the Urban Medium Density land use category (4.0 – 7.5 units per acre).
- **Zoning.** The City has adopted urban development districts, including the Urban Medium Density Residential (LDR) zoning district. The Sketch Plan has been designed to comply with the MDR district standards in regards to lot area, setbacks, and other dimensional standards. The sketch plan does not depict the proposed lot boundaries between individual homes, but in general, the MDR zoning district allows the common areas between units to county towards the minimum lot size and frontage requirements. Staff would recommend that the City rezone the applicant's site to MDR at the time of Preliminary Plat approval.
- **Buffer Areas.** The project is not located in an area that will be subject to required buffering. Staff is recommending that the applicant provide additional screening and/or buffering from the property to the east, which is planned and used for industrial and business park development.
- **Parks and Trails.** The City has previously decided to accept a cash payment in lieu of land dedication for the Hunters Crossing development to the south of sketch plan area. Because this site is even smaller and more constrained from an access perspective, Staff is recommending that a payment in lieu of land dedication also be considered on this site. The developer will be required to provide interior sidewalks along the streets, and is also encouraged to include connections to the planned trail system along 5th Street. Given that the proposed subdivision is proposed for Urban Medium Density, the parkland dedication requirement per the City's Subdivision Ordinance will be 10% of land, fee in lieu of land in the amount of equal market value of 10%, or some combination thereof.
- **Streets/Access.** As part of the City's review of Hunters Crossing, the alignment of 5th street through this area, and its connection point to Lake Elmo Avenue has been reviewed and approved as part of this development's construction plans. The proposed access into the subdivision lines up with the access into Hunters Crossing and meets access spacing requirements from the County road. All portions of the 5th Street right-of-way that are located on the applicant's property will need to be dedicated with the final plat, and the right-of-way as depicted on the sketch plan is consistent with the regional plans for the road. Although the developer of Hunter's Crossing was allowed to build only the southern half of 5th Street with their project, the entire road will need to be constructed in order to provide proper access into the subject property. Other general review comments from the City Engineer concerning streets are as follows:
 - All residential streets shall be constructed to a 28-foot width from back of curb to back of curb per the city standard details. Right-of-ways must be a minimum 60 feet.
 - Ten (10) foot utility easements are required on both sides of the right-of-way.
 - Six (6) foot sidewalks must be provided along all continuous residential streets and along other streets as may be required for connectivity.
 - 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.
- Minimum diameter cul-de-sac is 90 feet with 120-foot right-of-way.
- **Utilities.** Public water service has been extended to the Site as part of the City's 2014 Lake Elmo Avenue water main project. Sanitary sewer service is also available within the 5th Street right-of-way as part of an earlier project. The preliminary plans will need to include detailed utility construction plans that meet City engineering standards.
- **Storm Water Management.** The proposed development area resides within the Valley Branch Watershed District (VBWD). City staff recommends early planning/coordination meetings with VBWD. The design of the storm water management systems must be compliant with the requirements of the VBWD, the City of Lake Elmo Storm Water Management Ordinance, and the City of Lake Elmo design standards manual. The applicant is advised to fully read and comprehend the City's storm water and erosion control ordinance since these standards are different, and in some cases more stringent, than the watershed district. The storm water facilities must be platted as Outlots and deeded to the City for maintenance purposes. The storm water ponds will not be allowed to encroach on to adjacent private lots.
- **Grading.** Based upon the existing conditions of the site, the residential subdivision will require substantial grading activity. All grading activities shall meet the approval of the City Engineer.
- **Landscaping.** The applicant has not provided any details concerning landscaping for the site, which must be submitted at the time of Preliminary Plat submission. The City's landscape architecture consultant has conducted an initial review of the sketch plan and has noted that there are a substantial number of existing trees on the property, and that the project will be subject to the City's tree protection and replacement ordinance. He also indicated that that the spacing and layout of the townhouses will not leave a lot of room within the boulevard for street trees. In place of the City's standard 50 foot tree spacing, the developer may need to consider grouping tree planting between townhouse units in order to provide a comparable number of trees within the boulevard or make modifications to the development plans in order to account for these trees.
- **Environmental Review.** The proposed development under the Sketch Plan does not trigger a mandatory environmental review.
- **City Engineer Review.** The City Engineer's review comments are found as part of the attachments to this report. The Engineer did note that the storm water management plan would need to be consistent with City and Valley Branch Watershed District standards.
- **Subdivision Review Process.** In order to proceed with the subdivision of the land included in the Sketch Plan, the applicant will need to next prepare a Preliminary Plat application. At the Preliminary Plat stage, there is much more information required as part of the submission process, which also requires a public hearing. Lennar Corporation has indicated that it would like to proceed with the submission of a Preliminary Plat application in the spring of 2015.

RECCOMENDATION:

Staff is recommending that the Planning Commission accept the Sketch Plan provided by Lennar Corporation for a 50 unit single family attached residential development that would be located within the I-94 Corridor Planning Area.

ATTACHMENTS:

- 1. Application Forms
- 2. Location Map
- 3. Townhouse Plans and Photo Examples
- 4. City Engineer Review Memorandum 2/17/15
- 5. Landscape Architect Review Memorandum 2/18/15
- 6. Lennar Townhouse Sketch Plan

ORDER OF BUSINESS:

- IntroductionCommunity Development Director
- Report by Staff City Planner
- Questions from the Commission Chair & Commission Members
- Discussion by the Commission Chair & Commission Members

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



651-747-3900
3800 Lavea 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: LENNAR CORPORATION - PAUL TABONE
Address: 15315 34th AVE NORTH SE 600 PLUMMER MINN 55446
Phone #: 952-241-3000
Email Address: PAUL.TABONE@LENNAR.COM

Fee Owner: Tammy Dieckhoff / Gerhard Rieder
Address: 7901 Wyndham Way, Winnetka, MN 55125
Phone #: 612-290-3731
Email Address: criderger@comcast.net

Property Location (Address and Complete (long) Legal Description): PLATT PROPERTY NORTH
OF HUNTERS CROSSING (SEE ATTACHED)

Detailed Reason for Request: TO PLAT + DEVELOP + CONSTRUCT 50
TOWN HOME UNITS

*Variance Requests: As outlined in Section 301.080 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: Paul J. Tabone Date: 2/12/2015

Signature of fee owner: Tammy Dieckhoff Date: 2-12-15

Sh Ki



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 Paul J. Tabone Date 2/12/2015

Name of applicant PAUL TABONE Phone 752-249-3000
(Please Print)

Name and address of Contact (if other than applicant) LELLAR CORPORATION -
PLYMOUTH, MN



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 Tammy Diedrich : Gerhard Rieder
(Please Print:)

Street address/legal description of subject property PID 36.0292132000

THE ALMOST 474.00 FEET OF THE NORTHWEST CORNER OF
THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 29 NORTH,
RANGE 21 WEST, ACCORDING TO THE CHANDLER SUBDIVISION
CONVEYANCE SIGNED THEREIN AND SITUATED IN WASHINGTON
COUNTY, MINNESOTA.

Tammy Diedrich
Signature

2-12-15
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.

OCT. 2. 2001 3:03PM

OLD REPUBLIC TITLE 612 371 1160

NO. 083 P. 4

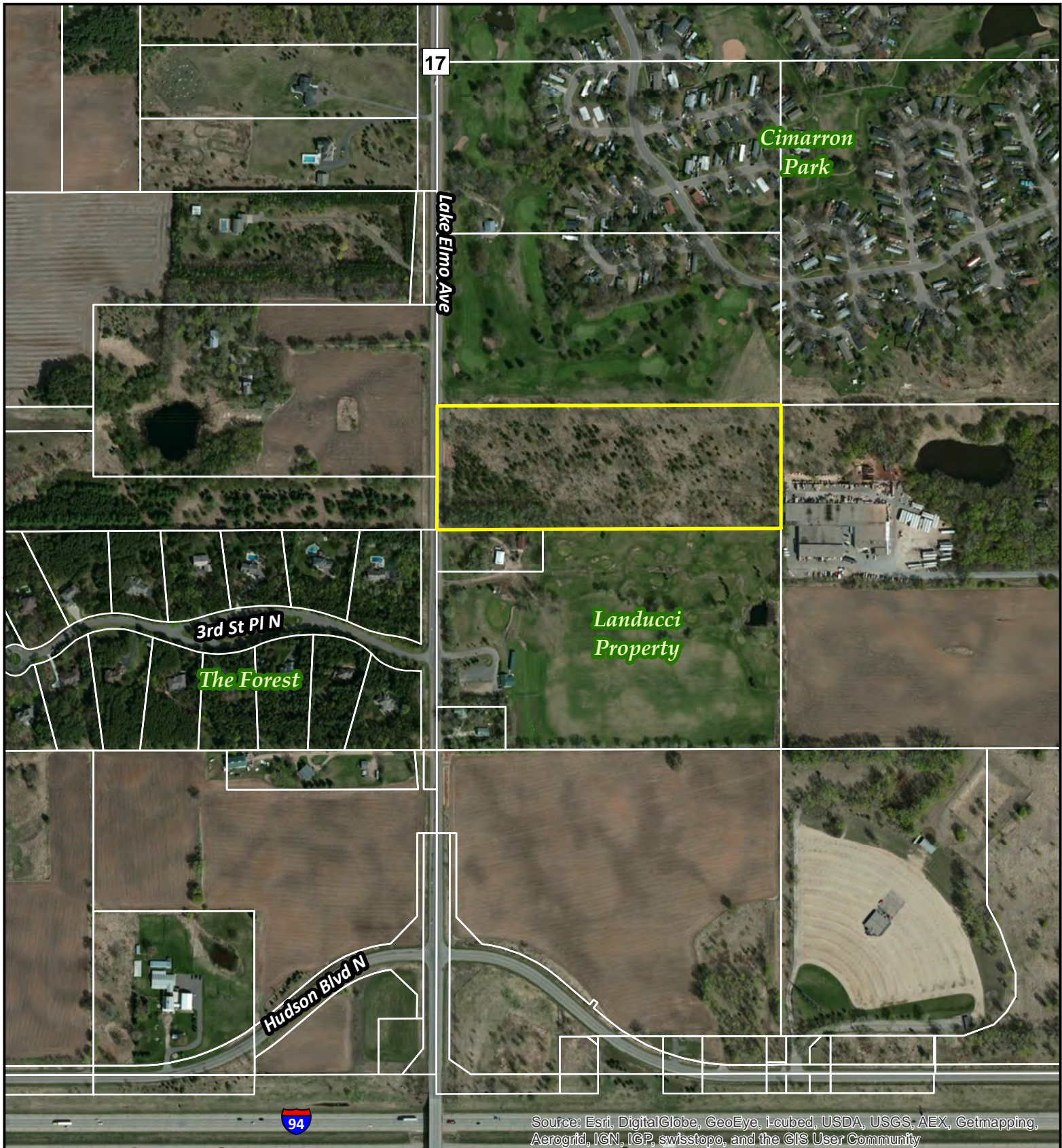
APPLICATION NO.: WAS-OR985039-Z

4. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

The north 474.06 feet of the Northwest Quarter of the Southwest Quarter of Section 36, Township 29 North, Range 21 West, according to the United States Government Survey thereof and situate in Washington County, Minnesota.

Abstract Property.

Known as Cty Road 17, Lake Elmo, Minnesota .



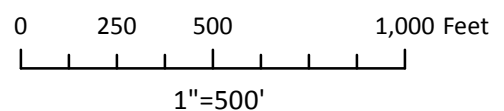
Location Map: Diedrich Property (PIN: 36.029.21.32.0002)



Data Source: Washington County, MN
10-22-2013



Diedrich Property



Parkway Collection

1,622 Sq. Ft.

- 1 Story
- 2 Bedrooms
- 2 Bathrooms
- 2 Car Garage

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homebuilder for the
last 8 years!*

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Garage sizes may vary from home to home and may not accommodate all vehicles. U.S. Home Corporation, d/b/a Lennar - License No. 20464871, Lennar Sales Corp. - Broker, MN Bldr. Lic # BC001413. Copyright © 2014 Lennar Corporation. All rights reserved. Lennar, the Lennar logo and the Everything's Included logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. (10201) 12.23.14



16305 36th Ave. N. Suite
600, Plymouth, MN 55446



Main Level

Parkway Collection

**1 Story | 2 Bedrooms | 2 Bathrooms | 2 Car Garage
1,622 Sq. Ft.**

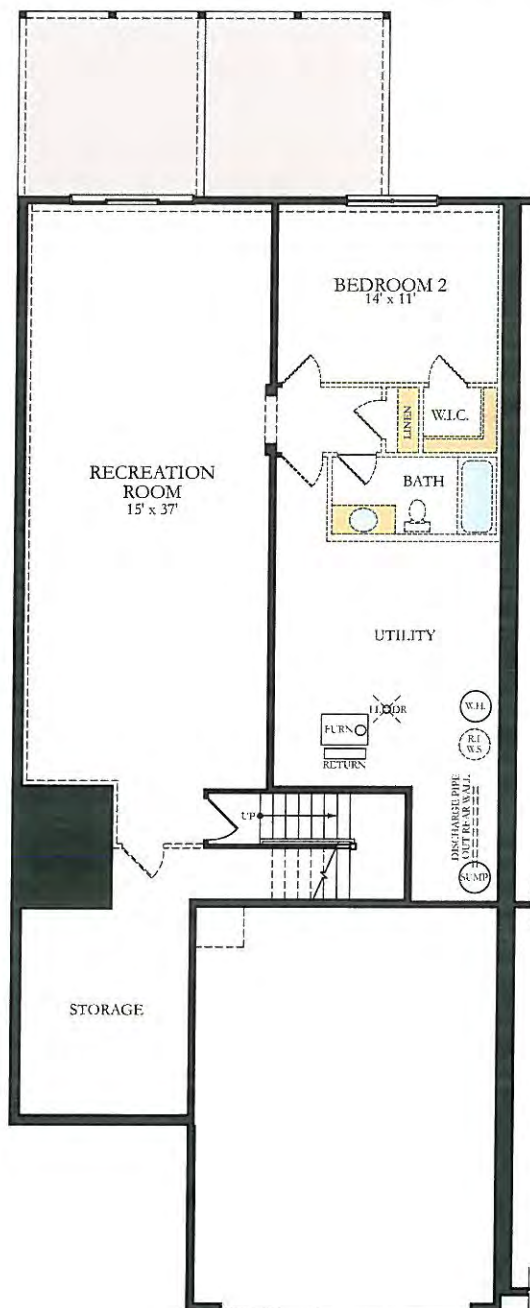


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952-249-3000

Optional Finished Basement



16305 36th Ave. N. Suite 600, Plymouth, MN 55446

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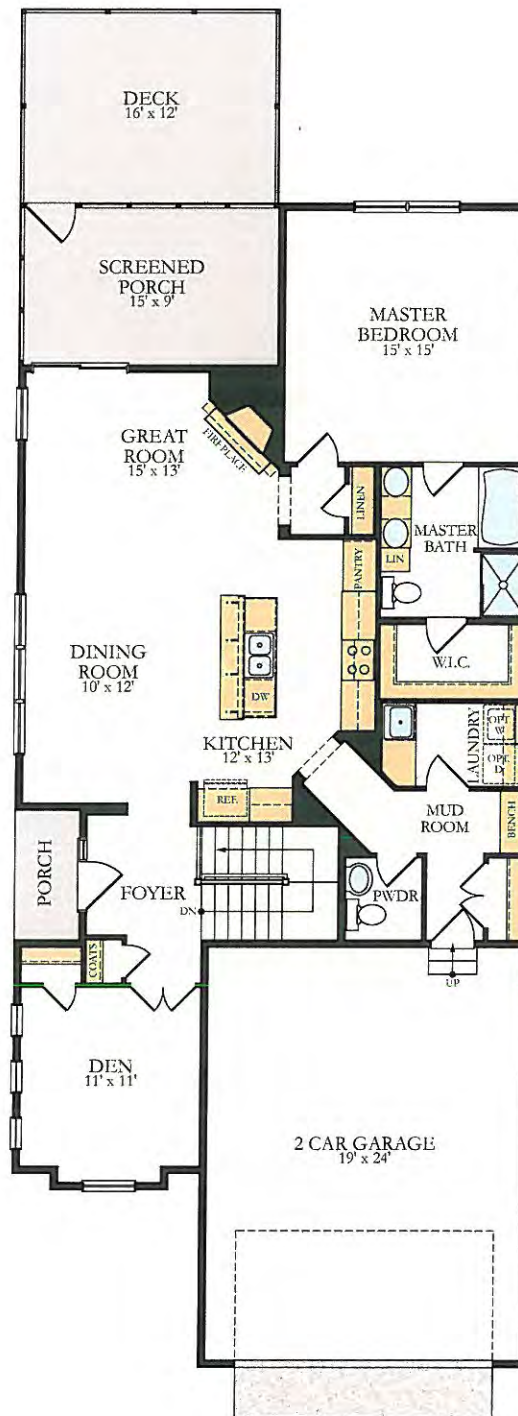
Parkway Collection

1,460 Sq. Ft.

- 1 Story
- 2 Bedrooms
- 2 Bathrooms
- 2 Car Garage

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Main Level

16305 36th Ave. N. Suite
600, Plymouth, MN 55446

LENNAR®

The Lakeview

Parkway Collection

**1 Story | 2 Bedrooms | 2 Bathrooms | 2 Car Garage
1,460 Sq. Ft.**

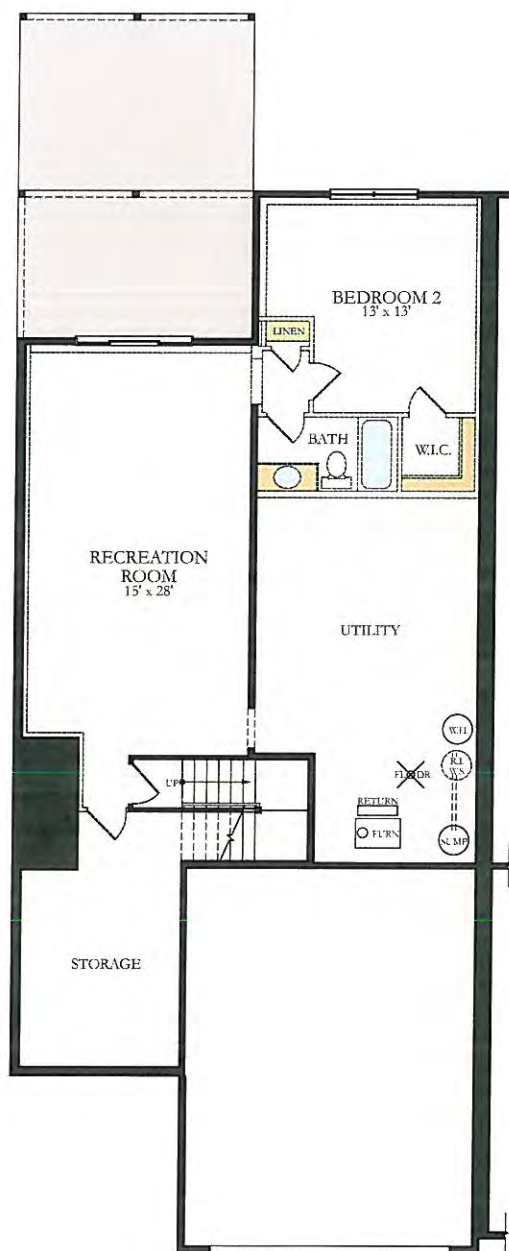


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952-249-3000

Optional Finished Basement



16305 36th Ave. N. Suite 600, Plymouth, MN 55446

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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. 651.300.4283

Date: February 17, 2015

To: Kyle Klatt, Planning Director
From: Jack Griffin, P.E., City Engineer

Re: Diedrich Property – PUD Concept Plan Review

An brief engineering review has been completed for the Diedrich Property PUD Concept Plan. The submittal consisted of a one page 11 x 17 concept plan prepared by Pioneer Engineering, dated February 6, 2015.

We have the following review comments:

All public improvements constructed to support the development must be designed and constructed in accordance with the City Engineering Design Standards Manual available on the City website.

MUNICIPAL WATER SUPPLY

- Municipal water service is readily available within the 5th Street R/W located adjacent to the plat.
- The applicant is responsible to extend municipal water into the development to serve the proposed properties. Two connection points to the existing City system will be required and a looped watermain network must be constructed.
- No trunk watermain oversizing is anticipated for this development.

MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer service is readily available within the 5th Street R/W located adjacent to the plat.
- The applicant is responsible to extend the municipal sanitary sewer to the development to serve the proposed properties.
- No trunk sewer oversizing is anticipated. The area can be served without a lift station.

STORMWATER MANAGEMENT

- The site plan is 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 State and VBWD 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 be required 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, 10 foot maintenance bench and all maintenance access roads. It is unclear from the concept plan if 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 to the development must be from 5th Street as shown, directly across from the Hunters Crossing access roadway.
- The applicant will be responsible to construct the north half of 5th Street from CSAH 17 to the east plat edge of the Hunters Crossing development. This improvement must be completed at the developer's cost.
- The plat must dedicate the existing 5th Street roadway easement as City R/W. The plan indicates the 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.
- 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. 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.
- The applicant will also be partially responsible for the improvements required by Washington County at the intersection of 5th Street and CSAH 17.

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. Surmountable concrete curb and gutter shall be installed in single family residential areas with future driveways and B618 curb installed along entrance roadways. 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.
- Six (6) foot sidewalks must be provided along all residential streets and as may be required for connectivity.
- Ten (10) foot utility easements are required on either side of all right-of-ways.



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

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED FEBRUARY 18TH, 2015
REVIEWED CONCEPT PLAN SET DATED FEBRUARY 6TH, 2015

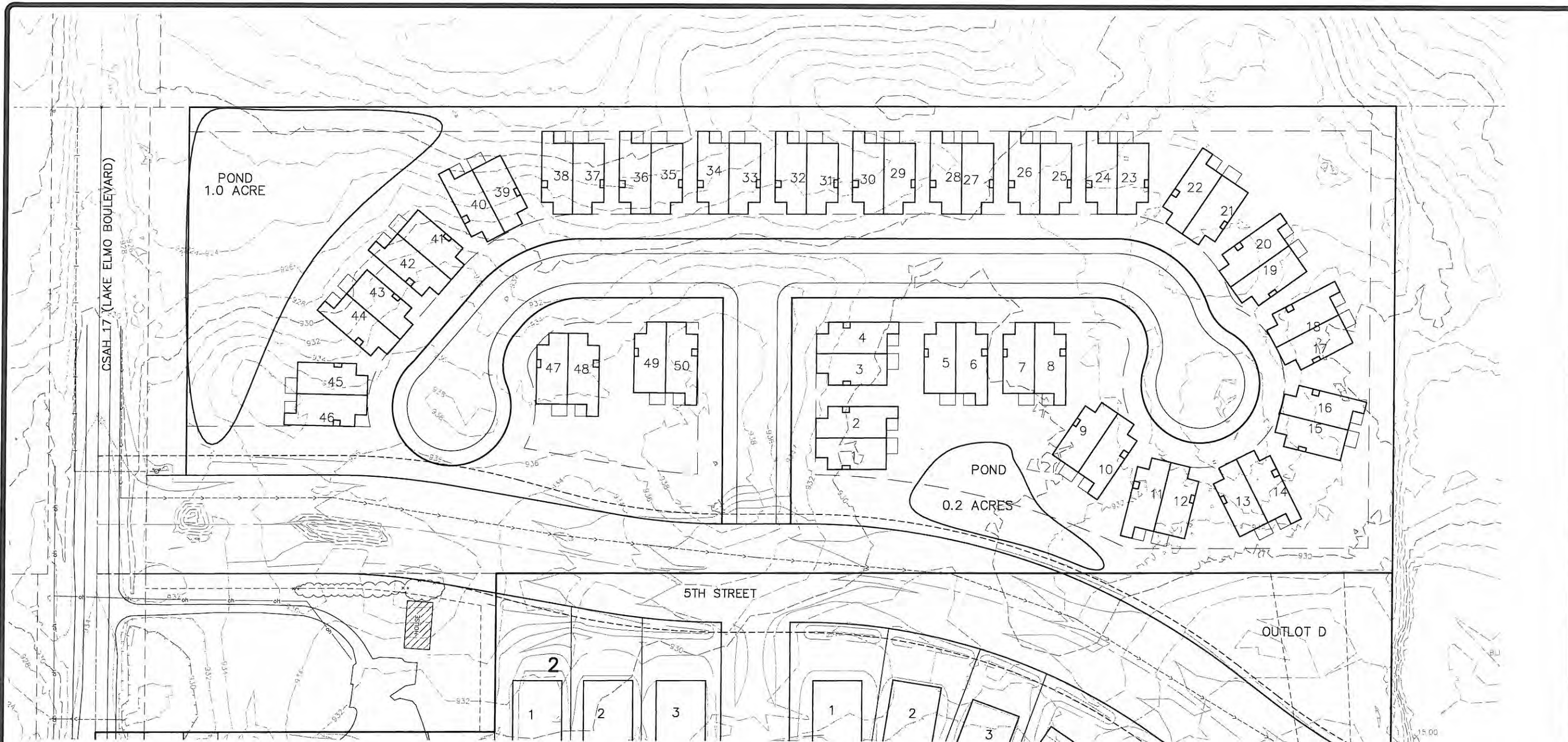
Required Action Items by DEIDRICH PROPERTY Project Team

1. Correctly label Lake Elmo Avenue North on the western edge of the property. Currently it is labeled Lake Elmo Boulevard.
2. Since this preliminary site plan doesn't address plantings within this set of plans we are excited to look at the next generation of plan development set which will have that level of specification for our review.
3. We request more information as it relates to the tree preservation plan.
4. Your site layout design should be working with and incorporating natural features of the site especially the existing vegetation.
5. Please provide an analysis of street tree plantings in relationship to proposed residential utility connections and proposed driveways with appropriate setbacks from both utility service connections and driveways. It appears that once this exercise is completed with the current lot widths and proposed home locations there will be little or no room for proposed street trees as currently represented. Therefore, an adjustment of the lot widths and or reducing the number of proposed housing units may need to take place to facilitate the incorporation of the required trees in the streetscape corridor. A minimum of one (1) tree shall be planted for every fifty (50) feet of street frontage.
6. At all property boundaries please provide design sections for all landscape screening suggested representing all typical planting arrangements with species specified and represented to scale at time of installation. When planting berms please consider planting side slopes verses simply planting the top. Plants are much happier when not placed on the highest, driest and windiest part of the berm.
7. Please provide design drawings for development sign, theme & gateway experiences.

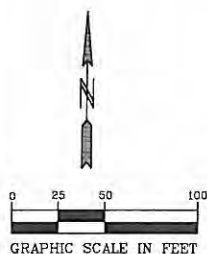
SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

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



SITE DATA
 PROJECT AREA: ±12 ACRES (EXCLUDING 5TH STREET AND 17 ROW)
 GUIDE PLAN: URBAN MEDIUM DENSITY (4.7-7 UNITS/ACRE NET)
 PROPOSED ZONING: PUD
 PROPOSED STANDARDS:
 REAR SETBACK: 25'
 FRONT SETBACK: 25'
 SIDE SETBACK: 15' BETWEEN BUILDINGS, 15' SIDE CORNER
 PROPOSED UNITS: 50



PIONEERengineering

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 Fax: (651) 948-8888
 www.pioneereng.com

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

Name: Jennifer L. Thompson
 Reg. No. 44764 Date:

Revisions:

Date: 2-6-15
 Designed: JLT
 Drawn: JLT

CONCEPT PLAN 01

LENNAR
 XX
 XX

DIEDRICH PROPERTY
 LAKE ELMO, MINNESOTA

1 OF 1