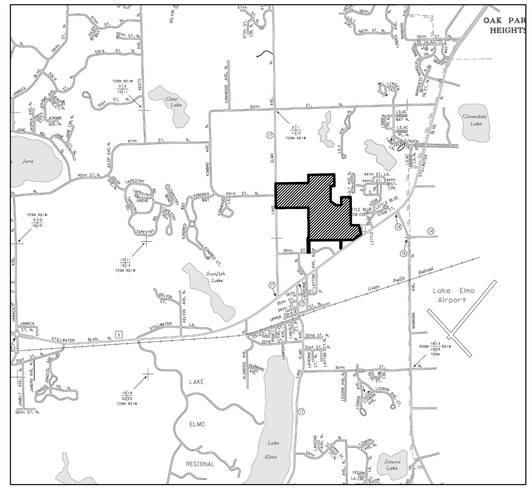
WILDFLOWER AT LAKE ELMO
PLANNED UNIT DEVELOPMENT
AND PRELIMINARY PLAT
LAKE ELMO, MINNESOTA





LOCATION MAP

0 100 200 400

GRAPHIC SCALE IN FEET

SHEET INDEX

1. COVER SHEET
2. LEGENDS
3-4. EXISTING CONDITIONS
5. OWNERSHIP AND LAND USE
6-7. PRELIMINARY PLAT
8-10. PRELIMINARY SITE PLAN
11-19. PRELIMINARY GRADING PLAN
20-21. EROSION CONTROL PLAN
22-25. STREET PROFILES
26-34. PRELIMINARY UTILITY PLAN
35-37. DETAILS

L1-5. LANDSCAPE PLAN
T1. TREE PRESERVATION PLAN

PREPARED BY PIONEER ENGINEERING, P.A.

KEITH A WILLENBRING
REGISTERED PROFESSIONAL CIVIL ENGINEER

25504
REG. NO.

PETER J. HAWKINSON
REGISTERED PROFESSIONAL LAND SURVEYOR

42299
REG. NO.

DEVELOPER

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111
CONTACT: ROBERT ENGSTROM
ROBERTEENGRSTROM@GMAIL.COM
(952) 893-1001

LANDOWNER

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111
ROBERTEENGRSTROM@GMAIL.COM
(952) 893-1001

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

00-ENG-114058-SHEET-CVR

PIONEER engineering
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2422 Enterprise Drive
Mendota Heights, MN 55120
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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
Name Keith A. Willenbring
Reg. No. 25504 Date 11-05-14

Revisions
1. 02-04-15 City Comments

Date	11-05-14
Designed	KAW/BJM
Drawn	KAW/BJM

COVER SHEET

ROBERT ENGSTROM COMPANIES
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MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

1 OF 37

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LEGEND

UTILITY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
FM	FM	FM	FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
PERF	PERF	PERF	PERFORATED DRAINTILE
DT	DT	DT	SOLID DRAINTILE SERVICE
			CASING
e	e	e	UNDERGROUND ELECTRIC LINE
fo	fo	fo	UNDERGROUND FIBER OPTIC LINE
g	g	g	UNDERGROUND GAS LINE
lpg	lpg	lpg	UNDERGROUND PETROLEUM LINES
t	t	t	UNDERGROUND TELEPHONE LINES
tv	tv	tv	UNDERGROUND TELEVISION LINE
oh	oh	oh	OVERHEAD UTILITY LINES

SITE LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
902	902	902	2' CONTOUR LINE
900	900	900	10' CONTOUR LINE
	OUTLET=987.0	OUTLET=987.0	POND OUTLET LINE
	HWL=900.2	HWL=900.2	POND HIGH WATER LINE
	84.3		PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
FEMA	FEMA	FEMA	DELINEATED / PROPOSED WETLAND LINE
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
x	x	x	RETAINING WALL
x	x	x	FENCE (BARBED WIRE)
#	#	#	FENCE (CHAIN LINK)
[]	[]	[]	FENCE (WOOD)
	C		CONSERVATION AREA SIGN
	W		WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP

SURVEY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS

HATCH PATTERNS

	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS

- CATCH BASIN
- CATCH BASIN BEEHIVE
- FLARED END SECTION
- GATE VALVE
- HYDRANT
- WATER SERVICE
- WATER WELL
- MONITORING WELL
- CLEANOUT
- HAND HOLE
- MANHOLE OTHER THAN SANITARY OR STORM
- SANITARY OR STORM MANHOLE
- LAWN SPRINKLER VALVE
- LAWN SPRINKLER HEAD
- UTILITY POLE
- TRANSFORMER BOX
- FIBER OPTIC BOX
- ELECTRIC BOX
- NATURAL GAS METER
- LIGHT POLE
- SEMAPHORE
- TELEPHONE BOX
- CABLE BOX
- CAST IRON MONUMENT
- FOUND IRON PIPE
- JUDICIAL LAND MARK
- PK NAIL
- CONTROL POINT
- SPIKE
- FLAG POLE
- TEST HOLE
- MAILBOX
- SIGN
- BOLLARD
- CONSERVATION POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB / BUSH

EROSION & SEDIMENT CONTROL

- STANDARD EROSION CONTROL
- HEAVY-DUTY EROSION CONTROL
- SECONDARY EROSION CONTROL FENCE.
- EROSION CONTROL AT BACK OF CURB.
- TREE FENCE
- CATCH BASIN INLET PROTECTION
- STRAW BIO ROLLS
- ROCK BERM
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER
- DISCHARGE LOCATION
- GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY OUTLET FLOATING SKIMMER BASIN ACCESS 8% SLOPE MAX.

CURB LEGEND

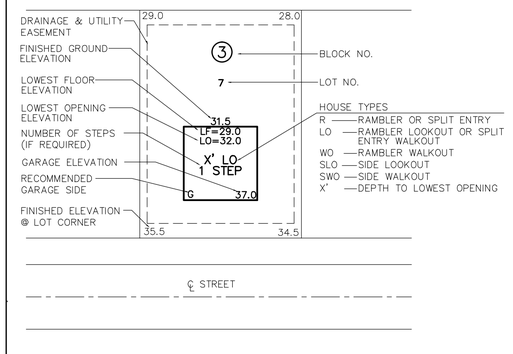
- 08.15 / 4+46.57 = TOP OF CURB ELEVATION FOR SURMOUNTABLE CURB
- 08.32 / 4+46.57 = TOP OF CURB ELEVATION FOR B618 CURB
- 07.82 / 4+46.57 = BITUMINOUS ELEVATION

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BMP	BEST MANAGEMENT PRACTICE
℄	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OFF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT

LOT INFORMATION

(TYPICAL SECTION NOT TO SCALE)



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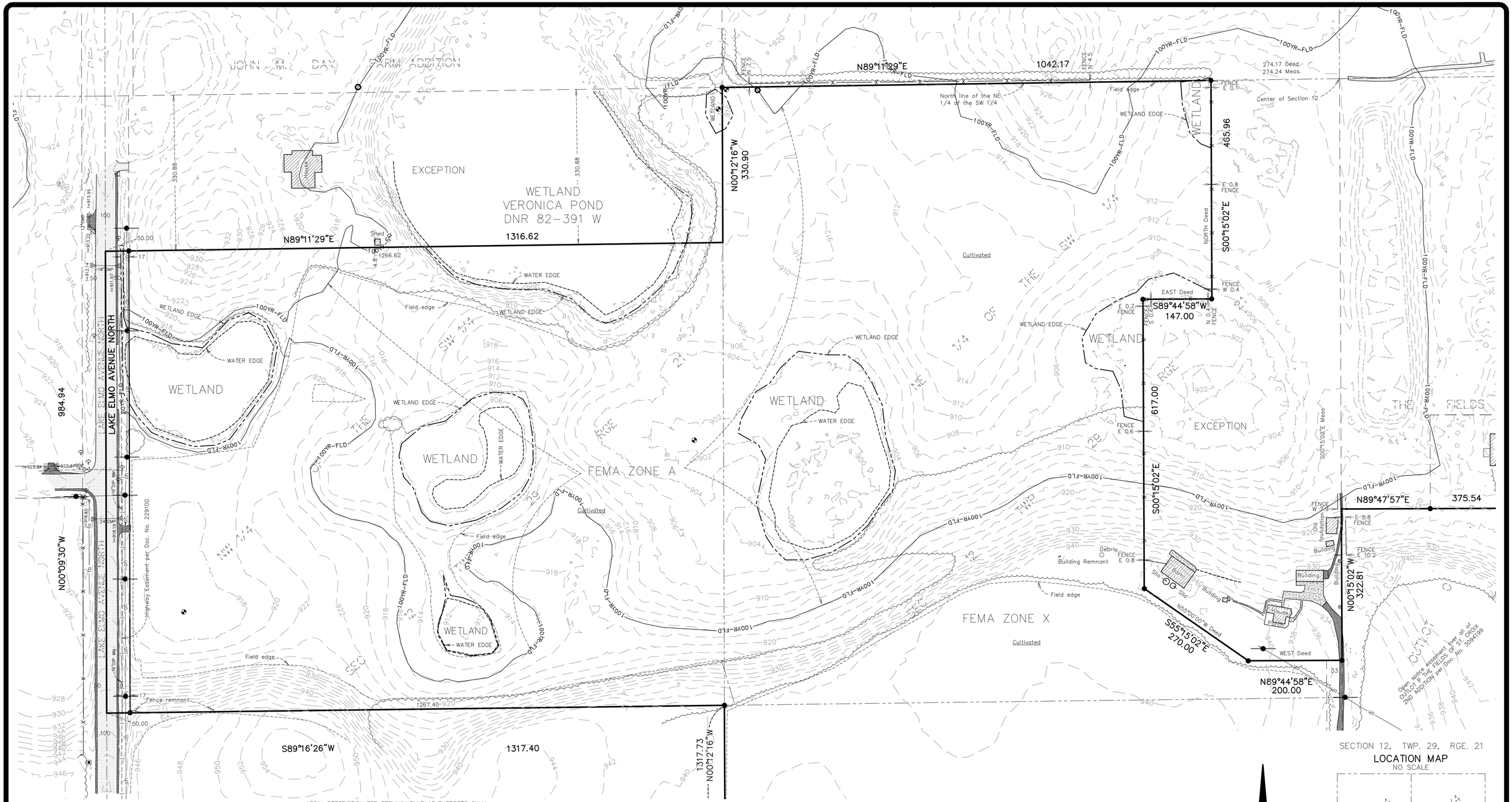
LEGENDS

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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

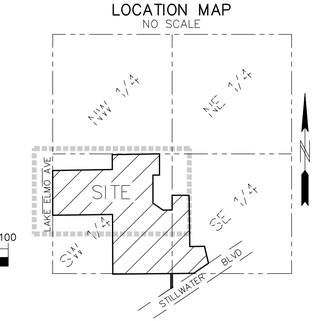
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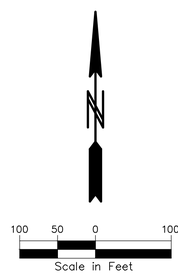
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SECTION 12, TWP. 29, RGE. 21

LOCATION MAP
NO SCALE





LEGAL DESCRIPTION FOR PRELIMINARY PLAT PURPOSES ONLY

The real estate being located in the County of Washington, State of Minnesota, and legally described as follows:

The North Half of Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, save and except the following described part thereof: All that part of the Northeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, described as follows: Beginning at the center of said Section 12; thence due South along the East line of said Northeast Quarter of Southwest Quarter a distance of 1240.5 feet; thence at right angles due West a distance of 200 feet; thence North 55 degrees 00 minutes 00 seconds West a distance of 270 feet; thence due North a distance of 617 feet; thence at right angles due East a distance of 147 feet; thence at right angles due North a distance of 466 feet more or less to the North line of said Northeast Quarter of Southwest Quarter; thence Easterly along the North line of said Northeast Quarter of Southwest Quarter a distance of 274.17 feet to the place of beginning.

And

That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 29, Range 21, Washington County, Minnesota, described as follows; Commencing at the Northeast corner of said Northeast Quarter of Northwest Quarter of said Section 13, thence West on the North line thereof 35 feet to a point, thence South and parallel to the East line of said quarter section to the North line of Trunk Highway No. 212; thence Northeast on the North line of said Highway to the East line of said quarter section; thence North on the East line of said quarter section to the place of beginning.

Excepting therefrom all of the following described real property; The North 330.88 feet of the Northwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota.

Together with

Outlots O and P THE FIELDS OF SAINT CROIX 2ND ADDITION according to the plat thereof, Washington County, Minnesota.

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Name Peter J. Hawkinson
Reg. No. 42299 Date 11/5/14

Revisions
1. 02-04-15 City Comments

Date 11/5/14
Designed
Drawn mdp

EXISTING CONDITIONS

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

3 OF 37

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FEMA ZONE X

Cultivated

Field edge

Building Remnant

Debris

FENCE E 0.6

FENCE W 0.3

FENCE E 8.8

Old foundation

Building

FENCE E 10.2

Building

Barn

Silo

Building

House

Porch

NORTH Deed

S00°15'02"E 617.

N89°47'57"E 375.54

N00°15'02"W 322.81

N55°00'00"W Deed

S55°15'02"E 270.00

WEST Deed

N89°44'58"E 200.00

House

Landscaping

House

Open space easement over all of OUTLOT P THE FIELDS OF ST. CROIX 2ND ADDITION per Doc. No. 3094199

530.44

1128.44

S89°16'09"W 380.00

OUTLOT P

THE FIELDS OF ST. CROIX

Building

Building

House

Building

N89°16'09"E 323.66

DETAIL A
NOT TO SCALE

5.11

Road easement per bk. 290, pg. 384-385
Road easement per bk. 267, pg. 291-292
Road easement per bk. 267, pg. 310-311

E. line of the S.W. 1/4 Sec. 12

Cultivated

OUTLOT P

Open space easement over all of OUTLOT P THE FIELDS OF ST. CROIX 2ND ADDITION per Doc. No. 3094199

DETAIL B
NOT TO SCALE

5.03

S13°32'41"E 383.77

2ND ADDITION

Drainage and utility easement per THE FIELDS OF ST. CROIX 2ND ADDITION

S56°11'49"W 395.80

SEE DETAIL C

NE corner of the NE 1/4 of the N.W. 1/4 Sec. 13

S89°20'50"W 467.05

Field edge

Water edge

BUILDING

E. 1/4 Sec. 13

STILLWATER BOULEVARD

FEMA STH 212

1317.73

N00°12'16"W

SW 1/4

SE 1/4

SEC 12

TWP

RGE

21

OF ST. CROIX

FEMA ZONE X

Cultivated

SEE DETAIL D

Field edge

S89°21'23"W 1283.44

Field edge

BROOKMAN 3RD ADDITION

CIC 318 LAKE ELMO OLD VILLAGE CONDOMINIUMS

NORTH

N00°43'51"W 598.00

Building

DETAIL C

NE corner of the NE 1/4 of the N.W. 1/4 Sec. 13

S89°20'50"W 467.05

Field edge

Water edge

339.30

314.47

S00°00'58"W

N00°00'58"E

N54°13'32"E 43.47

BUILDING

E. line of the N.E. 1/4 of the N.W. 1/4 Sec. 13

N. line of the S.E. 1/4 of the N.E. 1/4 Sec. 13

3.3' WIDE INGRESS AND EGRESS EASEMENT PER SKY HARBOR ESTATES

STATE TRUNK HIGHWAY 5 / STILLWATER BOULEVARD

FEMA STH 212

CIC 136 LAKE ELMO CREATIVE OFFICE GARDENS

N

0 50 100

Scale in Feet

DETAIL D

NORTH

AYLON AVENUE

BROOKMAN 3RD ADDITION

R=928.58
(W)=924.05'
(E)=923.35'

355.30' 355.30'

S89°20'50"W 930.00'

(S) 1752.50' (N) 1752.50' RCP

15" RCP

8" GIP WM

R=1128.31'

L=321.92'

CB#2 T/G 928.53
12" RCP IN
12" RCP OUT

CB#1 T/G 928.78
Rim24 T/G

100 50 0 100

Scale in Feet

SECTION 12, TWP. 29, RGE. 21

LOCATION MAP

NO SCALE

N

NW 1/4 NW 1/4

NE 1/4

SITE

SW 1/4 SW 1/4

SE 1/4

LAKE ELMO AVE

STILLWATER BLVD

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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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ZONED: RR
MARGARET ANN SCHMIDT TRS
ZONED: RR
JOHN M. DAY FARM ADDITION
ZONED: RR
MARGARET ANN SCHMIDT TRS
ZONED: RR
REID A GILBERTSON & LAUREL E DREVLOW
ZONED: OP
CITY OF LAKE ELMO
ZONED: RR
RICHARD J & NANCY L HOFFMAN
ZONED: RR
ROY E & LAURA A ABBOTT
SW 1/4 OF THE SW 1/4
ROSE RISE
NEIL A & DEBORAH KRUEGER
ZONED: A
LAKE ELMO AVENUE NORTH CSAH 17
LAKE ELMO AVENUE NORTH CSAH 17
43RD ST N
ZONED: RT
NW 1/4 OF THE NW 1/4
NE 1/4 OF THE NE 1/4
29
ZONED: RT
ZONED: RR
RICHARD R SMITH
THE FIELDS OF ST CROIX COMMUNITY ASSOCIATION
THEODORE J & SALLY DIMARTINI
JEFFREY J & DEBORAH L OBEY
KEVIN J & MARY M SCOTT
FIELDS
DANIEL R & NANCY J MCCARRELL
STEVEN A & BARBARA E INGRAM
TIMOTHY R & WILHELMINA CARLSON
ZONED: RR
ZONED: OP
JORGE R LOPEZ & LETICIA GONZALEZ
ERIK N & LISA L AUNAN
STEVEN F & MARTHA M POTT
ZONED: RR
OUTLOT C
THE FIELDS OF ST CROIX COMMUNITY ASSOCIATION
ROBERT ENGSTROM COMPANIES
MARY JEAN DUPUIS
ZONED: RR
TIMED
SW 1/4 OF ST. CROIX
ZONED: RT
ZONED: RT
ROBERT P & MARCELLA E EISCHEN TRS
ROBERT ENGSTROM COMPANIES
RLS NO. 61
ROBERT ENGSTROM COMPANIES
ZONED: OP
ZONED: RT
OUTLOT D
SECTION 12
SCHILTGEN FARMS INC
SE 1/4 OF THE SE 1/4
2ND ADDITION
JAIME P & MAUREEN O PARKER
GARY A TANGNALL
HOBBS FARMS INC
MELISSA G & RICHARD L SEVERANCE
ION INC
JAMES P JUNGMANN
GERMAN EVANG LUTHERAN CHURCH
ZONED: PF
GERMAN EVANG LUTHERAN CHURCH
LEONIA J JACOBSON
EASTON VILLAGE LLC
ZONED: RT
STATE TRUNK HIGHWAY 5 STILLWATER BOULEVARD
LAKE ELMO OFFICE CONDO LLC & LAKE ELMO PROF CENTER PRTS COMMON ELEMENT CJM OFFICE HOLDINGS LLC
CIC 318 LAKE ELMO OLD VILLAGE CONDOMINIUMS
ZONED: GB
LAKE ELMO BUSINESS PARK COMPANY
ZONED: GB
LAKE ELMO BUSINESS PARK COMPANY
ZONED: GB
CIC 138 LAKE ELMO CREATIVE OFFICE GARDENS
ZONED: GB
BROOKMAN ADDITION
ZONED: GB
LAYTON AVENUE NORTH
39TH ST. N.
39TH STREET NORTH
EASTON VILLAGE LLC
ZONED: RT
SCOTT S MCMURRAY
NICHOLAS GESCHKE
ZONED: RT
PETER J SCHILTGEN
ZONED: RT
WILLIAM G & GERALD BARTHELMY

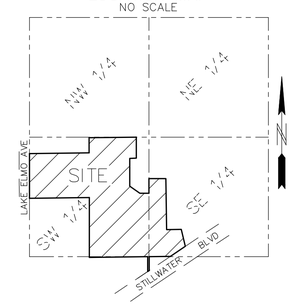
LEGEND

A – Agriculture
GB – General Business
RR – Rural Residential
RT – Rural Development Transitional
OP – Open Space Preservation District
PF – Public and Quasi–Public Open Space

N

200 100 0 200
Scale in Feet

SECTION 12, TWP. 29, RGE. 21
LOCATION MAP
NO SCALE



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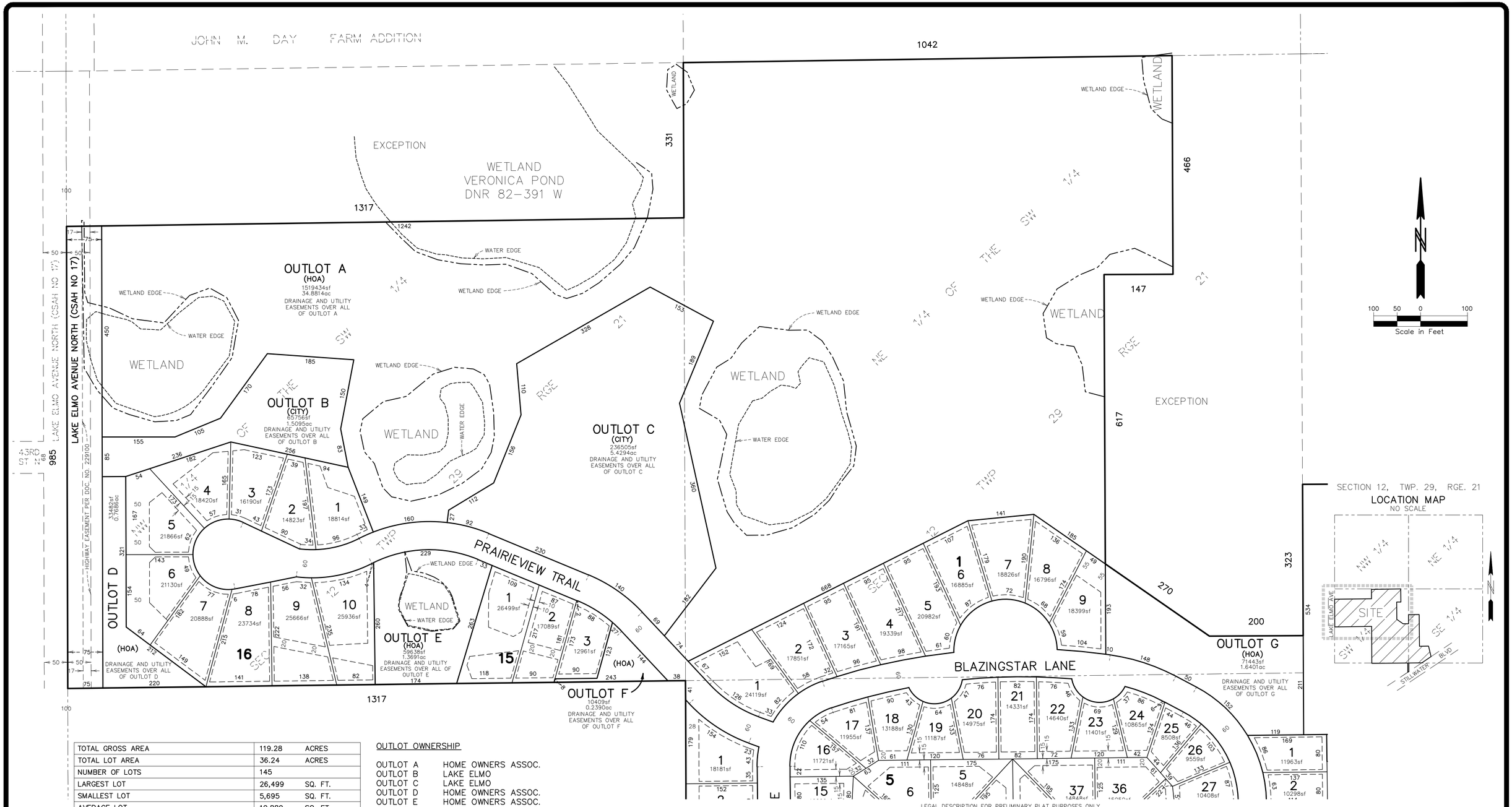
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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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TOTAL GROSS AREA	119.28	ACRES
TOTAL LOT AREA	36.24	ACRES
NUMBER OF LOTS	145	
LARGEST LOT	26,499	SQ. FT.
SMALLEST LOT	5,695	SQ. FT.
AVERAGE LOT	10,889	SQ. FT.
NUMBER OF OUTLOTS	16	
TOTAL OUTLOT AREA	62.33	ACRES
LAKE ELMO AVE N. RIGHT OF WAY AREA	1.70	ACRES
RESIDENTIAL RIGHT OF WAY AREA	19.01	ACRES
TOTAL RIGHT OF WAY AREA	20.71	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	2.55	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	4.00	LOTS/ACRE
ZONING	PUD	

OUTLOT OWNERSHIP

OUTLOT A	HOME OWNERS ASSOC.
OUTLOT B	LAKE ELMO
OUTLOT C	LAKE ELMO
OUTLOT D	HOME OWNERS ASSOC.
OUTLOT E	HOME OWNERS ASSOC.
OUTLOT F	HOME OWNERS ASSOC.
OUTLOT G	HOME OWNERS ASSOC.
OUTLOT H	HOME OWNERS ASSOC.
OUTLOT I	HOME OWNERS ASSOC.
OUTLOT J	LAKE ELMO
OUTLOT K	LAKE ELMO
OUTLOT L	HOME OWNERS ASSOC.
OUTLOT M	HOME OWNERS ASSOC.
OUTLOT N	HOME OWNERS ASSOC.
OUTLOT O	HOME OWNERS ASSOC.
OUTLOT P	HOME OWNERS ASSOC.

LEGAL DESCRIPTION FOR PRELIMINARY PLAT PURPOSES ONLY

The real estate being located in the County of Washington, State of Minnesota, and legally described as follows:
The North Half of Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, save and except the following described part thereof: All that part of the Northeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota, described as follows: Beginning at the center of said Section 12; thence due South along the East line of said Northeast Quarter of Southwest Quarter a distance of 1240.5 feet; thence at right angles due West a distance of 200 feet; thence North 55 degrees 00 minutes 00 seconds West a distance of 270 feet; thence due North a distance of 617 feet; thence at right angles due East a distance of 147 feet; thence at right angles due North a distance of 466 feet more or less to the North line of said Northeast Quarter of Southwest Quarter; thence Easterly along the North line of said Northeast Quarter of Southwest Quarter a distance of 274.17 feet to the place of beginning.
And
That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 29, Range 21, Washington County, Minnesota, described as follows; Commencing at the Northeast corner of said Northeast Quarter of Northwest Quarter of said Section 13, thence West on the North line thereof 35 feet to a point, thence South and parallel to the East line of said quarter section to the North line of Trunk Highway No. 212; thence Northeast on the North line of said Highway to the East line of said quarter section; thence North on the East line of said quarter section to the place of beginning.
Excepting therefrom all of the following described real property; The North 330.88 feet of the Northwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota.

Together with

Outlots O and P THE FIELDS OF SAINT CROIX 2ND ADDITION according to the plat thereof, Washington County, Minnesota.

PIONEER engineering
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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota
Name
Reg. No. _____ Date 11/5/14

Revisions
1. 02-04-15 City Comments

Date 11/5/14
Designed
Drawn mdp

PRELIMINARY PLAT

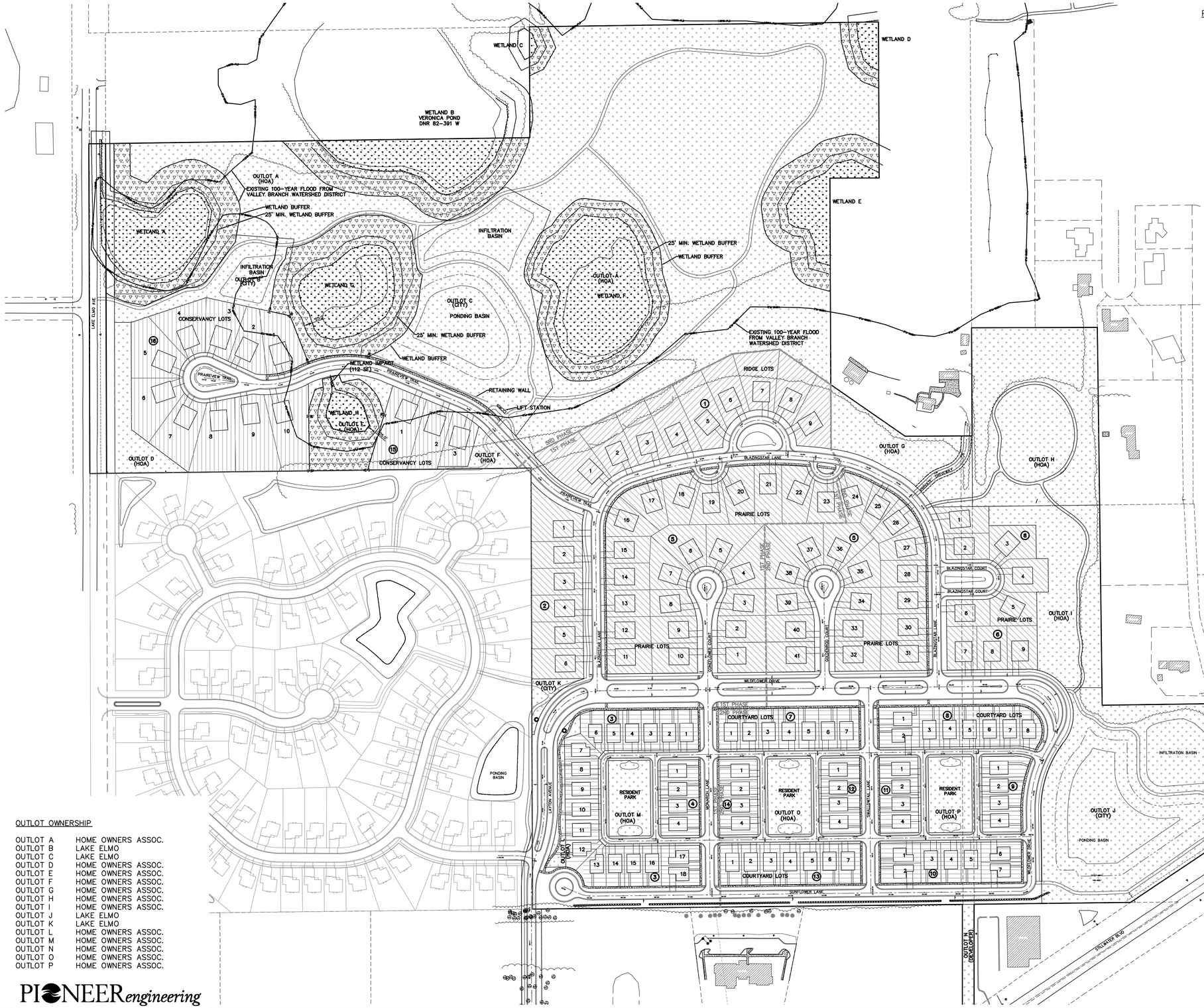
ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

6 OF 37

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BLAZINGSTAR LANE
WILDFLOWER DRIVE
SUNFLOWER LANE
BLAZINGSTAR COURT
CONEFLOWER COURT
GOLDENROD COURT
MONARCH LANE
SWALLOWTAIL LANE
WILDFLOWER DRIVE
WILDFLOWER DRIVE
WILDFLOWER DRIV



PROPOSED SETBACKS PER DESIGN FORUM

RIDGE LOTS
- FRONT–25'
- SIDE HOUSE–15'
- SIDE GARAGE–10'
- SIDE STREET–25'
- REAR–VARIABLE TO MAINTIAN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMIUM)

CONSERVANCY LOTS
- FRONT–25'
- SIDE HOUSE–15'
- SIDE GARAGE–10'
- SIDE STREET–25'
- REAR–VARIABLE TO MAINTIAN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMIUM)

PRAIRIE LOTS
- FRONT–25'
- SIDE HOUSE–10'
- SIDE GARAGE–5'
- SIDE STREET–15'
- REAR–30'

COURTYARD LOTS
- FRONT–20'
- SIDE HOUSE–10'(OR 7.5')
- SIDE GARAGE–5'(OR 7.5')
- SIDE STREET–15'
- REAR–22'

SPECIFIC CONDITIONS FOR SETBACK DESIGN FEATURES, FRONT, REAR, AND SIDE YARDS, TO ALLOW FOR OVERLAPPING ARCHITECTURAL AND LANDSCAPE ELEMENTS IN SETBACK AREAS.

A. FIREPLACE BUILD OUTS (CHIMNEY & VENT BOXES)	2'–0" MAX.
B. WINDOW BAYS OR BOX OUT FEATURES (CANTILEVERED)	2'–0" MAX.
C. CANTILEVERED FLOOR AREAS (1 & 2 STORIES)	2'–0" MAX.
D. FRONT PORCHES	10'–0" MAX. OR 6'–0" INSIDE FRONT P.L.
E. ROOF OVERHANGS, ALL SIDES	3–6" MAX,
F. HIGH FENCES–NOT ATTACHED TO HOUSE (MAX. HT. 5'–6:)	3'–0" MAX. SIDE YD.
G. LOW FENCES (30"–36" HT.)–FRONT & REAR YD–ALLOWED, CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS AND GARDEN AREAS.	FRONT YD OR 6'–0" INSIDE FRONT P.L. REAR YD:NOT TO EXCEED 12'–0" PAST GARAGE DOOR WALL FACE.
H. DECK & PATIOS–FRONT YD.	6'–0" INSIDE FRONT P.L.
I. DECK & PATIOS–SIDE YD.	3'–0" INSIDE FRONT P.L.
J. DECK & PATIOS–REAR YD.	NOT TO EXCEED 12'–0" PAST GARAGE DOOR WALL FACE.
K. TRELLIS, ARBORS, GATEWAYS & FEATURES	LOCATION & SIZE TO BE CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS & GARDENS AREAS.

KEY

- OPEN SPACE
- WETLAND
- WETLAND IMPACT (112 SF)
- WETLAND BUFFER
- RIDGE LOTS (9)
- CONSERVANCY LOTS (13)
- PRAIRIE LOTS (56)
- COURTYARD LOTS (67)
- WETLAND BUFFER SIGN

COMMON OPEN SPACE AREAS (HOA)

OUTLOT A	35.056 AC
OUTLOT D	0.769 AC
OUTLOT E	1.369 AC
OUTLOT F	0.239 AC
OUTLOT G	1.640 AC
OUTLOT I	2.436 AC
OUTLOT K	0.199 AC
OUTLOT L	0.314 AC
OUTLOT M	0.649 AC
OUTLOT O	0.674 AC
OUTLOT P	0.674 AC
TOTAL	44.083 AC

PUBLIC OPEN SPACE/PUBLIC AMENITIES (CITY)

OUTLOT B	1.510 AC
OUTLOT C	5.255 AC
OUTLOT H	0.599 AC
OUTLOT J	6.669 AC
OUTLOT K	0.199 AC
TOTAL	18.248 AC

OVERALL OPEN SPACE TOTAL 62.331 AC

OUTLOT OWNERSHIP

OUTLOT A	HOME OWNERS ASSOC.
OUTLOT B	LAKE ELMO
OUTLOT C	LAKE ELMO
OUTLOT D	HOME OWNERS ASSOC.
OUTLOT E	HOME OWNERS ASSOC.
OUTLOT F	HOME OWNERS ASSOC.
OUTLOT G	HOME OWNERS ASSOC.
OUTLOT H	HOME OWNERS ASSOC.
OUTLOT I	HOME OWNERS ASSOC.
OUTLOT J	LAKE ELMO
OUTLOT K	LAKE ELMO
OUTLOT L	HOME OWNERS ASSOC.
OUTLOT M	HOME OWNERS ASSOC.
OUTLOT N	HOME OWNERS ASSOC.
OUTLOT O	HOME OWNERS ASSOC.
OUTLOT P	HOME OWNERS ASSOC.

0 75 150 300

GRAPHIC SCALE IN FEET

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Reg. No. 25504 Date 11-05-14

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Drawn	KAW/BJM

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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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ING BASIN
) 200
ET=905.80
=908.37

WETLAND F
HWL=905.24

EXISTING 100-YEAR FLOOD FROM VALLEY BRANCH WATERSHED DISTRICT

RIDGE LOTS

RAINGARDEN 2015
OUTLET=937.90
HWL=938.29

HWL

LIFT STATION

8½' BITUMINOUS "CONSERVANCY" TRAIL

3RD PHASE

1ST PHASE

8½' BITUMINOUS TRAIL

OUTLOT F (HOA)

OUTLOT G (HOA)

OUTLOT H (HOA)

BITUMINOUS "CONSERVANCY" TRAIL

PRAIRIE VIEW

BLAZINGSTAR LANE

PRIVATE DRIVE

16.0'

5' SOFT GRASS PRAIRIE TRAIL

PRAIRIE LOTS

1ST PHASE

2ND PHASE

8½' BITUMINOUS TRAIL

RAINGARDEN 2070
OUTLET=931.50
HWL=932.14

RAINGARDEN 2088
OUTLET=932.70
HWL=933.32

RAINGARDEN 1330
OUTLET=936.00
HWL=936.60

BLAZINGSTAR COURT

6' CONCRETE SIDEWALK

5' SOFT GRASS PRAIRIE TRAIL

OUTLOT I (HOA)

PRAIRIE LOTS

CONFLOWER COURT

GOLDENROD COURT

RAINGARDEN 2037
OUTLET=933.00
HWL=933.71

RAINGARDEN 1306
OUTLET=935.50
HWL=935.80

RAINGARDEN 1305
OUTLET=934.60
HWL=935.36

RAINGARDEN 1303
OUTLET=933.80
HWL=934.63

RAINGARDEN 1302
OUTLET=932.60
HWL=933.07

SWALE 1400
BOTTOM=927.00
HWL=929.51

VOID **RAINGARDEN 2035**
OUTLET=N/A
HWL=N/A

WILDFLOWER DRIVE

OUTLOT K (CITY)

OUTLOT D

MONUMENTS

COURTYARD LOTS

STREET A

POND 3N
OUTLET=926.00
HWL=930.00

8½' BITUMINOUS TRAIL
OUTLOT E

LAYTON AVENUE

RAINGARDEN 2120
OUTLET=935.80
HWL=936.16

RESIDENT PARK
OUTLOT M (HOA)
RAINGARDEN 2150
OUTLET=935.60
HWL=936.11

RAINGARDEN 1210
OUTLET=935.70
HWL=936.42

RESIDENT PARK
OUTLOT O (HOA)
RAINGARDEN 1110
OUTLET=935.20
HWL=935.93

RAINGARDEN 1230
OUTLET=936.10
HWL=936.82

RESIDENT PARK
OUTLOT P (HOA)
RAINGARDEN 1130
OUTLET=935.40
HWL=936.10

MONARCH LANE

SUNFLOWER LANE

5' CONCRETE SIDEWALK

OUTLOT L (HOA)

40TH STREET N.

VOID **BIORETENTION SWALE 550**
OUTLET=NA
HWL=NA

BIORETENTION SWALE

OUTLOT N (DEVELOPER)

OUTLOT J (CITY)

INFILTRATION BASIN
INF BASIN 1001
BOTTOM=926.0
HWL=927.54

8½' BITUMINOUS TRAIL

5' CONCRETE SIDEWALK

OUTLOT J (CITY)

PONDING BASIN
POND 100
OUTLET=926.40
HWL=928.84

8½' BITUMINOUS "COURT YARD" TRAIL

HWY 5 DITCH
BOTTOM=926.31
HWL=928.62 PROPOSED

BIORETENTION SWALE 1000
OUTLET=928.0
HWL=931.36

STATE TRUNK HIGHWAY NO 5

STILLWATER BLVD

8½' BITUMINOUS TRAIL
OUTLOT E

40TH STREET N.

LAYTON AVENUE

8½' BITUMINOUS TRAIL

39TH STREET N.

STREET LIGHTING KEY

(S) STOP SIGN (R1-1)

(P) NO PARKING ANY TIME (R7-1)

PROPOSED SETBACKS PER DESIGN FORUM

RIDGE LOTS
- FRONT–25'
- SIDE HOUSE–15'
- SIDE GARAGE–10'
- SIDE STREET–25'
- REAR–VARIABLE TO MAINTIAN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMUM)

CONSERVANCY LOTS
- FRONT–25'
- SIDE HOUSE–15'
- SIDE GARAGE–10'
- SIDE STREET–25'
- REAR–VARIABLE TO MAINTIAN BLUFF VEGETATION AND SLOPE EROSION(25' MINIMUM)

PRAIRIE LOTS
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- SIDE STREET–15'
- REAR–30'

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SPECIFIC CONDITIONS FOR SETBACK DESIGN FEATURES, FRONT, REAR, AND SIDE YARDS, TO ALLOW FOR OVERLAPPING ARCHITECTURAL AND LANDSCAPE ELEMENTS IN SETBACK AREAS.

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C. CANTILEVERED FLOOR AREAS (1 & 2 STORIES)	2'–0" MAX.
D. FRONT PORCHES	10'–0" MAX. OR 8'–0" INSIDE FRONT P.L.
E. ROOF OVERHANGS, ALL SIDES	3'–6" MAX,
F. HIGH FENCES–NOT ATTACHED TO HOUSE (MAX. HT. 5'–6:)	3'–0" MAX. SIDE YD.
G. LOW FENCES (30"–36" HT.)–FRONT & REAR YD–ALLOWED, CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS AND GARDEN AREAS.	FRONT YD OR 6'–0" INSIDE FRONT P.L. REAR YD:NOT TO EXCEED 12'–0" PAST GARAGE DOOR WALL FACE.
H. DECK & PATIOS–FRONT YD.	6'–0" INSIDE FRONT P.L.
I. DECK & PATIOS–SIDE YD.	3'–0" INSIDE FRONT P.L.
J. DECK & PATIOS–REAR YD.	NOT TO EXCEED 12'–0" PAST GARAGE DOOR WALL FACE.
K. TRELLIS, ARBORS, GATEWAYS & FEATURES	LOCATION & SIZE TO BE CONSISTENT WITH SIZE OF PRIVATE PATIOS, DECKS & GARDENS AREAS.

0 50 100 200
GRAPHIC SCALE IN FEET

00-ENG-114058-SHEET-SITE.DWG

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Name: Keith A. Willenbring
Reg. No. 25504 Date 11-05-14

Revisions
1. 02-04-15 City Comments

Date 11-05-14
Designed KAW/BJM
Drawn KAW/BJM

SITE PLAN

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

9 OF 37

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STREET SIGNAGE KEY

Ⓢ STOP SIGN (R1-1)

Ⓟ NO PARKING ANY TIME (R7-1)

WETLAND C

WETLAND D

WETLAND BUFFER

8½' BITUMINOUS "CONSERVANCY" TRAIL

OUTLOT A (HOA)

WETLAND B
VERONICA POND
DNR 82-391 W

EXISTING 100-YEAR FLOOD FROM VALLEY BRANCH WATERSHED DISTRICT

EDGE OF WETLAND

WETLAND A
HWL=913.92

OUTLOT C (CITY)

INFILTRATION BASIN

INF BASIN 200I
BOTTOM=905.00
HWL=906.39

WETLAND E
HWL=903.58

OUTLOT B (CITY)

INFILTRATION BASIN

INF BASIN 300I
BOTTOM=912.00
HWL=912.87

WETLAND G
HWL=910.27

WETLAND BUFFER SIGN (TYP.)

OUTLOT B (CITY)

CONSERVANCY LOTS

PONDING BASIN

POND 200
OUTLET=905.80
HWL=908.37

WETLAND F
HWL=905.24

LAKE ELMO AVENUE NORTH CSAH 17

PRAIRIEVIEW TRAIL

6' CONCRETE SIDEWALK

RAINGARDEN 2205
OUTLET=924.00
HWL=924.33

WETLAND IMPACT
(112 SF)

WETLAND H
HWL=913.97

OUTLOT E (HOA)

HWL

LIFT STATION

RIDGE LOTS

RAINGARDEN 2015
OUTLET=937.90
HWL=938.29

8½' BITUMINOUS "CONSERVANCY" TRAIL

3RD PHASE
1ST PHASE

OUTLOT H (HOA)

OUTLOT G (HOA)

OUTLOT D (HOA)

CONSERVANCY LOTS

OUTLOT F (HOA)

8½' BITUMINOUS TRAIL

BLAZINGSTAR LANE

PRIVATE DRIVE

5' SOFT GRASS PRAIRIE TRAIL

PRAIRIE LOTS

2ND PHASE
1ST PHASE

RAINGARDEN 2070
OUTLET=931.50
HWL=932.14

RAINGARDEN 2080
OUTLET=932.70
HWL=933.36

RAINGARDEN 1330
OUTLET=936.00
HWL=936.60

BLAZINGSTAR COURT

GOLDENROD COURT

CONEFLOWER COURT

PRAIRIE LOTS

0 50 100 200

GRAPHIC SCALE IN FEET

00-ENG-114058-SHEET-SITE.DWG

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Reg. No. 25504 Date 11-05-14

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1. 02-04-15 City Comments

Date	11-05-14
Designed	KAW/BJM
Drawn	KAW/BJM

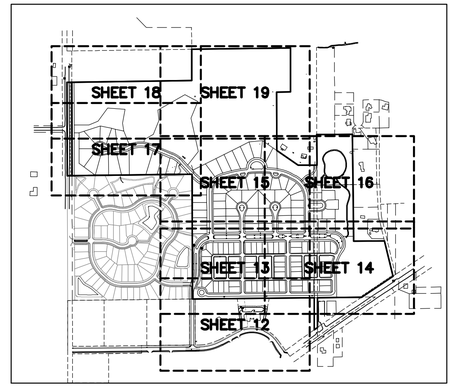
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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

10 OF 37

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KEY

SITE REQUIREMENTS:
ELEVATIONS:
–LOWEST FLOOR ELEVATION:
LF=HWL+2.0'
–LOWEST OPENING ELEVATION
LO=HWL+2.0'
LO=EOF+2.0'

N

0 100 200 400

GRAPHIC SCALE IN FEET

00-ENG-114058-SHEET-GRAD-OVER.DWG

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GRADING OVERALL

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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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CBMH-352
RIM: 935.37
INV: 930.01

40TH STREET N.

40TH STREET N 18"RCP@0.50%

CBMH-353
RIM: 935.37
INV: 930.14

CB-354
RIM: 935.42
INV: 930.60

OUTLOT L

LAYTON AVENUE N

18"RCP@0.26%

STMH-3003
RIM: 936.37
INV: 923.52

CBMH-556
RIM: 933.30
INV: 923.81

18"RCP@0.26%

15"RCP@1.00%

CB-3020
RIM: 935.17
INV: 930.17

CBMH-3002
RIM: 935.17
INV: 923.10

WILDFLOWER DRIVE

CB-3010
RIM: 928.14
INV: 923.14

EX. 18"RCP@1.56%

CBMH-3001
RIM: 928.14
INV: 922.22

EX-CBMH-SS-2
RIM: 927.52
INV: 921.92

EX-CBMH-SS-3
RIM: 928.08
INV: 923.38

EX. 24"RCP@0.87%

EX-CBMH-SS-1
RIM: 927.45
INV: 921.65

EX. 24"RCP@-5.10%

EX-FES-1
INV: 923.78

QCS-555
RIM: 931.50
INV: 926.00

CBMH-557
RIM: 932.26
INV: 924.88

CBMH-558
RIM: 933.67
INV: 925.91

CB-559
RIM: 932.23
INV: 927.10

CBMH-1052
RIM: 932.32
INV: 927.43

BIORETENTION SWALE

MAINTAIN ACCESS TO EXISTING

SUNFLOWER LANE

CBMH-2103
RIM: 935.11
INV: 928.25

CBMH-2106
RIM: 934.35
INV: 929.02

CB-2107
RIM: 934.35
INV: 929.35

CB-21
RIM: 934.93
INV: 929.93

CBMH-1104
RIM: 934.51
INV: 928.51

CB-1105
RIM: 934.36
INV: 928.86

CB-1103
RIM: 936.74
INV: 929.74

12"RCP@1.00%

15"RCP@0.50%

18"RCP@0.50%

18"RCP@2.00%

15"RCP@0.40%

15"RCP@0.50%

12"RCP@1.66%

12"RCP@0.80%

12"RCP@0.50%

18"RCP@0.45%

12"RCP@1.00%

12"RCP@0.80%

12"RCP@0.50%

PC: 18+96.30

PT: 19+28.51

PC: 19+88.95

PT: 22+67.85

GRAPHIC SCALE IN FEET
0 25 50 100

KEY

00-ENG-114058-SHEET-GRAD.DWG

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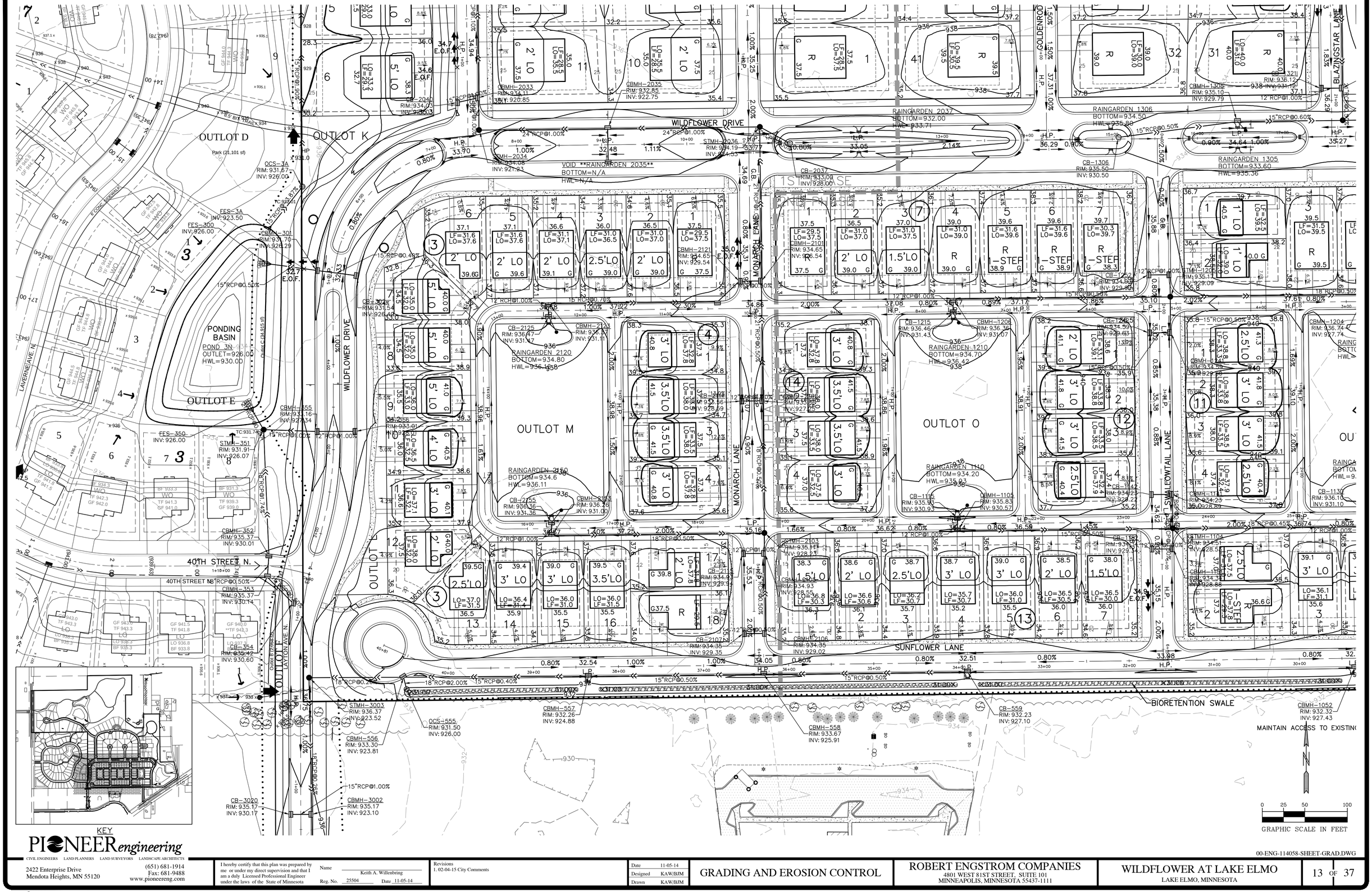
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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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INF BASIN 1001
BOTTOM=926.0
HWL=927.54

INFILTRATION BASIN
SEE NOTE

POND 100
OUTLET=926.40
HWL=928.84

PONDING BASIN

OUTLOT J

OUTLOT P

OUTLOT N

ACCESS PATH
OUTLET=926.0
HWL=928.04

BIORETENTION SWALE

BOIRETENTION SWALE 1000
BOTTOM=928.00
HWL=931.38

MAINTAIN ACCESS TO EXISTING HOME

HWY 5 DITCH
BOTTOM=926.31
HWL=929.76 EXISTING
HWL=928.82 PROPOSED

PROPOSED 100-YEAR HWL

EXISTING 100-YEAR HWL

STILLWATER BLVD

RAINGARDEN 1306
BOTTOM=934.50
HWL=935.86

RAINGARDEN 1305
BOTTOM=933.60
HWL=935.36

RAINGARDEN 1303
BOTTOM=932.80
HWL=934.63

RAINGARDEN 1302
BOTTOM=931.60
HWL=933.07

RAINGARDEN 1230
BOTTOM=935.10
HWL=936.92

RAINGARDEN 1130
BOTTOM=934.40
HWL=936.10

RAINGARDEN 1210
BOTTOM=934.70
HWL=936.42

CBMH-1206
RIM: 936.36
INV: 931.07

CB-1265
RIM: 934.59
INV: 929.63

CB-1264
RIM: 934.89
INV: 929.89

CBMH-1204
RIM: 936.74
INV: 927.74

CB-1230
RIM: 936.84
INV: 931.84

CB-1225
RIM: 933.78
INV: 928.58

CBMH-1205
RIM: 935.11
INV: 929.09

CBMH-1203
RIM: 936.12
INV: 931.12

CBMH-1202
RIM: 933.21
INV: 926.29

CBMH-1201
RIM: 933.21
INV: 926.16

CBMH-1105
RIM: 935.83
INV: 930.57

CB-1141
RIM: 934.23
INV: 928.88

CBMH-1104
RIM: 934.51
INV: 928.51

CB-1131
RIM: 936.10
INV: 931.10

CBMH-1103
RIM: 936.90
INV: 927.32

CB-1161
RIM: 934.31
INV: 928.88

CBMH-1102
RIM: 933.37
INV: 926.12

CB-1162
RIM: 934.66
INV: 928.131

CB-559
RIM: 932.23
INV: 927.10

CBMH-1052
RIM: 932.32
INV: 927.43

STMH-1051
RIM: 934.38
INV: 926.45

FES-1010
INV: 928.00

FES-1401
INV: 927.00

MH-1401
RIM: 934.16
INV: 926.19

1400
INV: 926.00

FES-1300
INV: 926.00

FES-1200
INV: 926.00

FES-1A2
INV: 926.00

QCS-1A
RIM: 929.13
INV: 926.00

FES-1A1
INV: 923.50

FES-1B1
INV: 922.25

QCS-1B
RIM: 930.00
INV: 926.40

FES-1050
RIM: 927.52

FES-1100
INV: 926.00

FES-1000
INV: 926.00

FES-1B2
INV: 926.31

EX-FES-B
INV: 926.31

EX. 24"RCP@1.39%

EX-FES-A
INV: 925.26

KEY

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GRAPHIC SCALE IN FEET
0 25 50 100

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Name Keith A. Willenbring
Reg. No. 25504 Date 11-05-14

Revisions
1. 02-04-15 City Comments

Date 11-05-14
Designed KAW/BJM
Drawn KAW/BJM

GRADING AND EROSION CONTROL

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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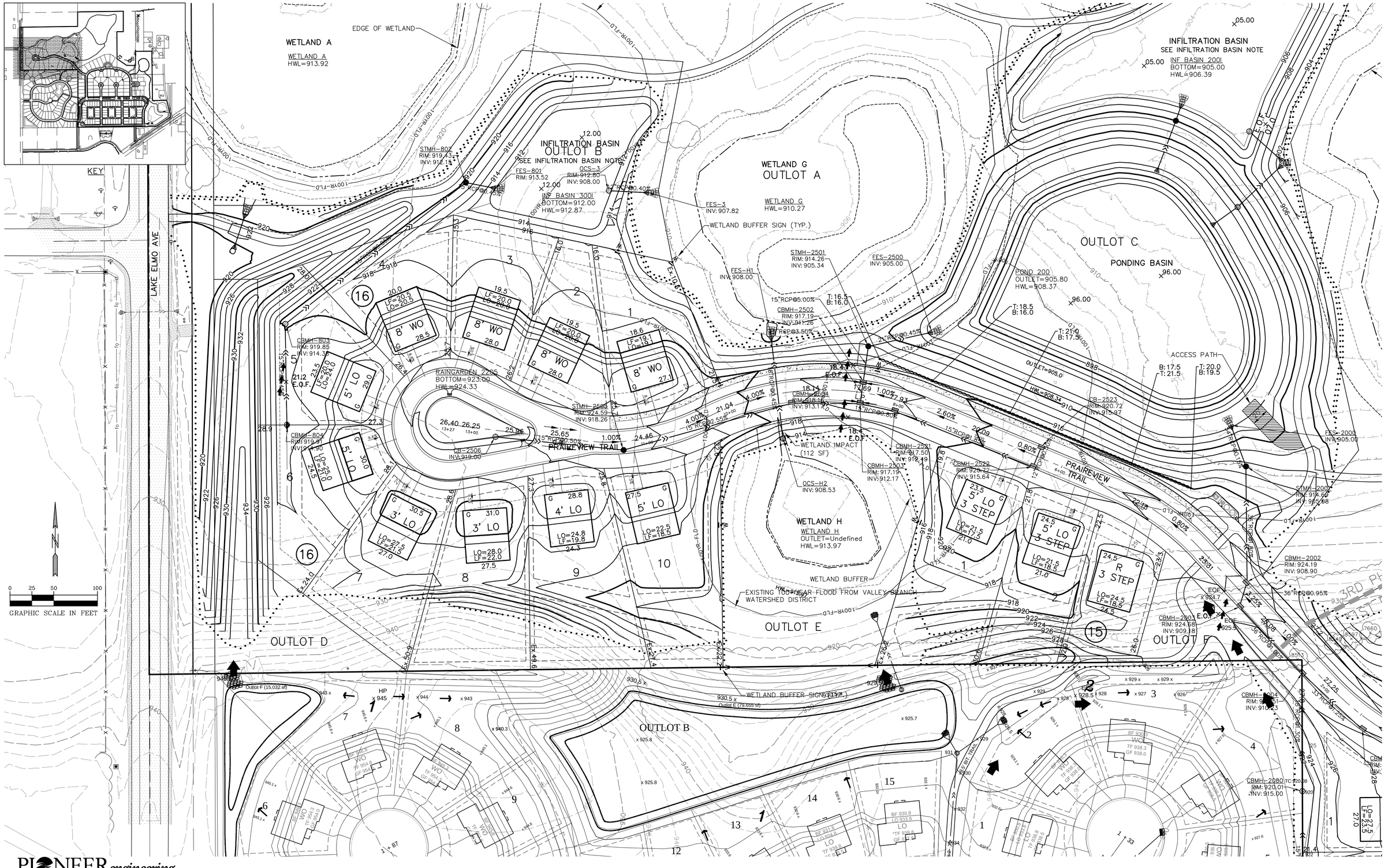
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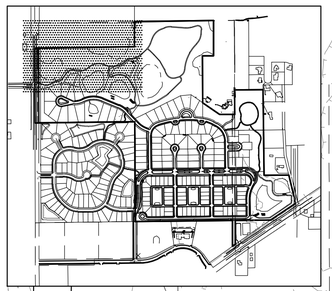
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LAKE ELMO, MINNESOTA

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WETLAND C

WETLAND D

100YR-FLD

WETLAND B
VERONICA POND
DNR 82-391 W

HWL=908.39

INFILTRATION BASIN
SEE INFILTRATION BASIN NOTE

INF BASIN 200I
BOTTOM=905.00
HWL=906.39

E.O.F. 910

EDGE OF WETLAND

WETLAND BUFFER

OUTLOT A

WETLAND F

WETLAND F
HWL=905.24

OUTLOT C

PONDING BASIN

POND 200
OUTLET=905.80
HWL=908.37

T: 18.5
B: 16.0

WETLAND E

10.7
E.O.F.

EXISTING 100-YEAR FLOOD FROM VALLEY BRANCH WATERSHED DISTRICT

0 25 50 100
GRAPHIC SCALE IN FEET

KEY

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LAKE ELMO, MINNESOTA

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ING BASIN

ACCESS PATH

LIFT STATION

OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT I

OUTLOT J

OUTLOT K

OUTLOT L

OUTLOT M

OUTLOT N

OUTLOT O

OUTLOT P

1ST PHASE

2ND PHASE

3RD PHASE

PRAIRIE VIEW TRAIL

BLAZINGSTAR LANE

BLAZINGSTAR COURT

PRIVATE DRIVE

CONFLUENCE COURT

GOLDENROD COURT

WILDFLOWER DRIVE

MONARCH LANE

SUNFLOWER LANE

SKYLOFTAIL LANE

40TH STREET N.

PONDING BASIN

INFILTRATION BASIN

ACCESS PATH

BIORETENTION SWALE

BIORETENTION SWALE

STILLWATER BLVD

LEGEND

- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- HEAVY DUTY EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST.
  - MN MIXTURE 35-221 AT 36.5 POUNDS PER ACRE.
  - TYPE 4 FERTILIZER, 18-1-8 @ 180 LBS PER ACRE
- ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
- STRAW BIO ROLLS INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- ROCK BERM INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- BASIN ACCESS 10% SLOPE MAX.

N

0 50 100 200

GRAPHIC SCALE IN FEET

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EROSION CONTROL PLAN

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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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WETLAND C

WETLAND D

WETLAND B

WETLAND A

WETLAND E

INFILTRATION BASIN

OUTLOT B
INFILTRATION BASIN

OUTLOT A
WETLAND G

OUTLOT C
PONDING BASIN

OUTLOT A
WETLAND F

ACCESS PATH

LAKE ELMO AVE

PRAIRIEVIEW TRAIL

OUTLOT D

OUTLOT E

OUTLOT F

OUTLOT G

OUTLOT H

3RD PHASE

1ST PHASE

2ND PHASE

BLAZINGSTAR LANE

PRIVATE DRIVE

BLAZINGSTAR AVE

BLAZINGSTAR COURT

CONEFLOWER COURT

DEWOD COURT

0 50 100 200

GRAPHIC SCALE IN FEET

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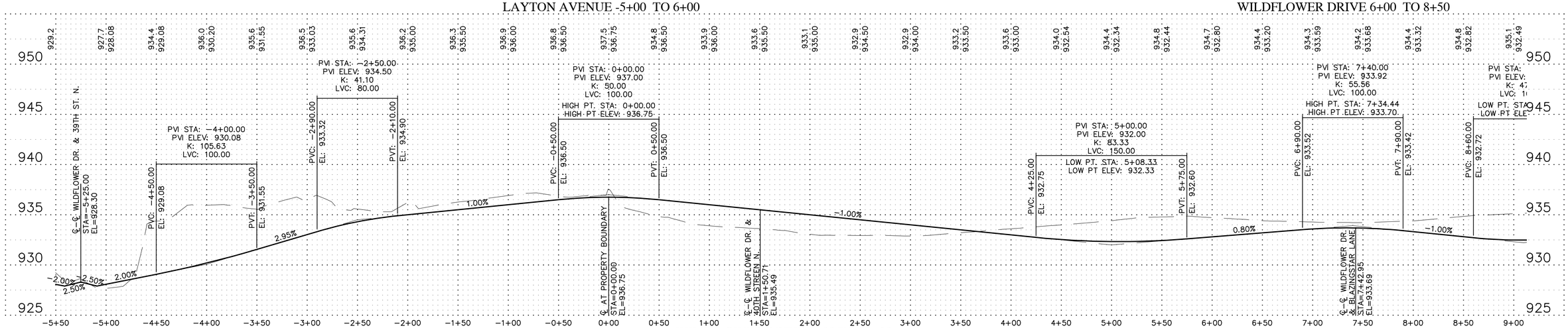
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LAKE ELMO, MINNESOTA

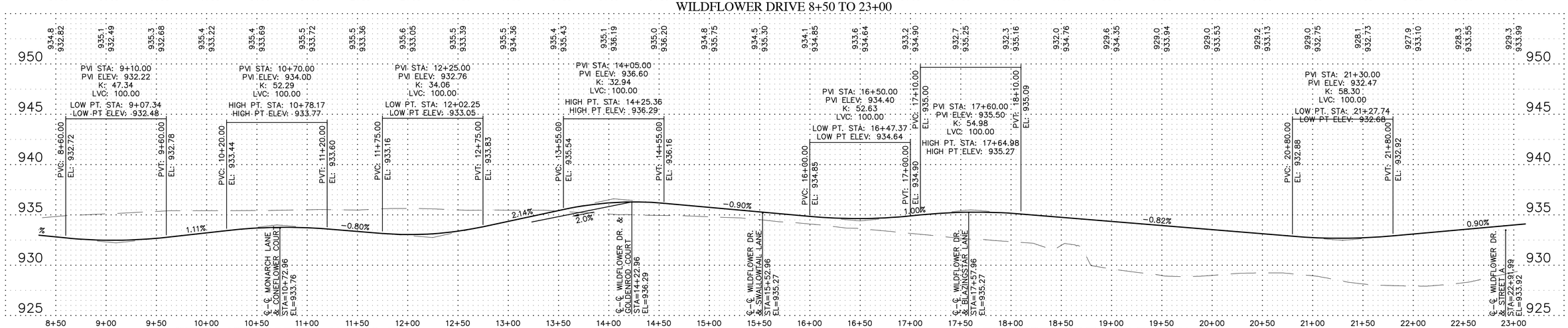
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LAYTON AVENUE -5+00 TO 6+00



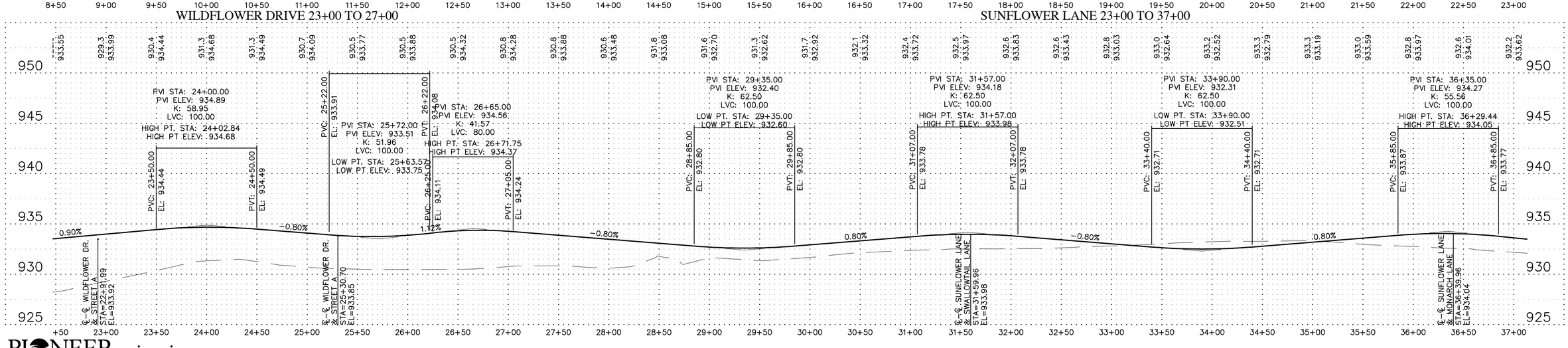
WILDFLOWER DRIVE 6+00 TO 8+50

WILDFLOWER DRIVE 8+50 TO 23+00



WILDFLOWER DRIVE 23+00 TO 27+00

SUNFLOWER LANE 23+00 TO 37+00



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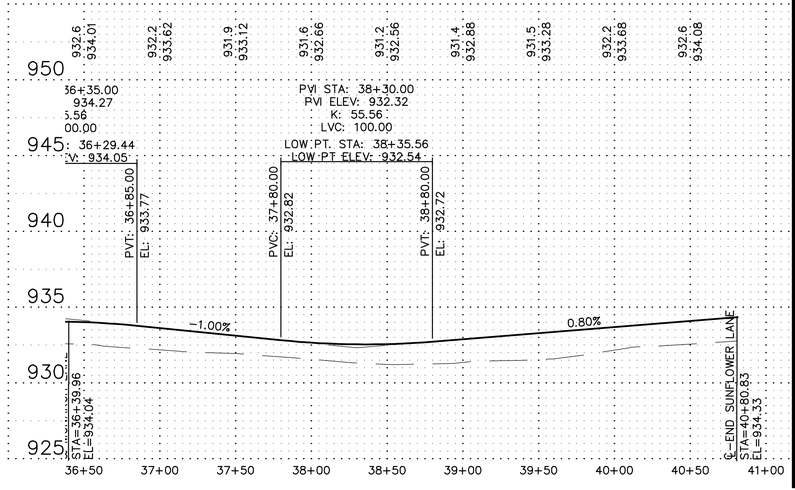
STREET PROFILES

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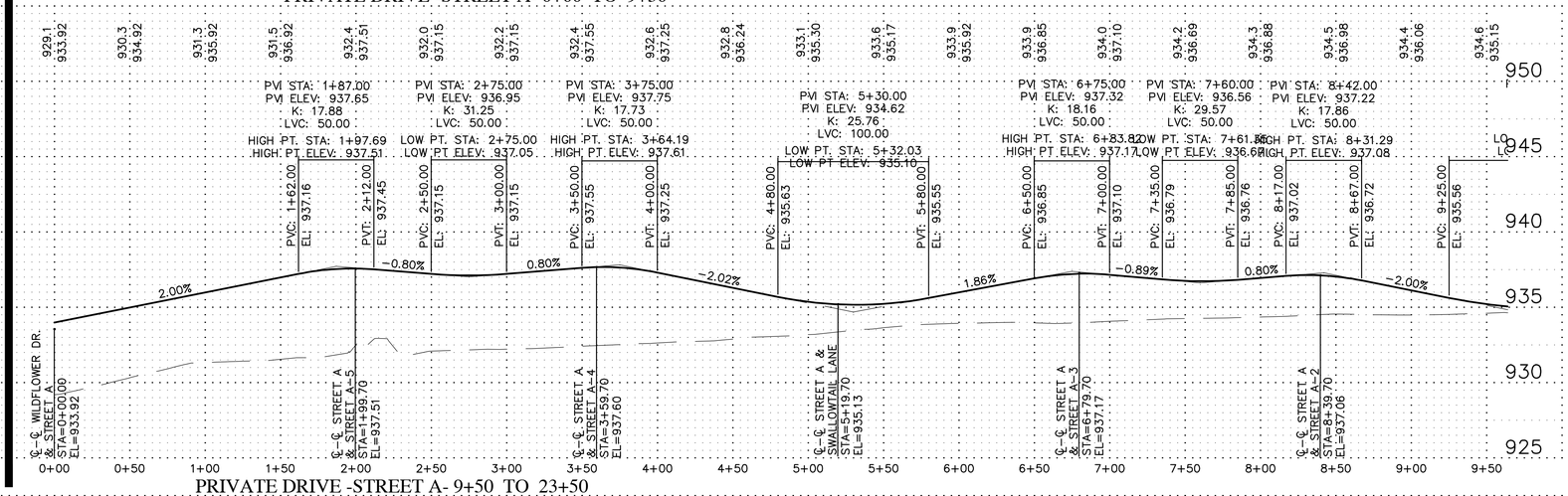
WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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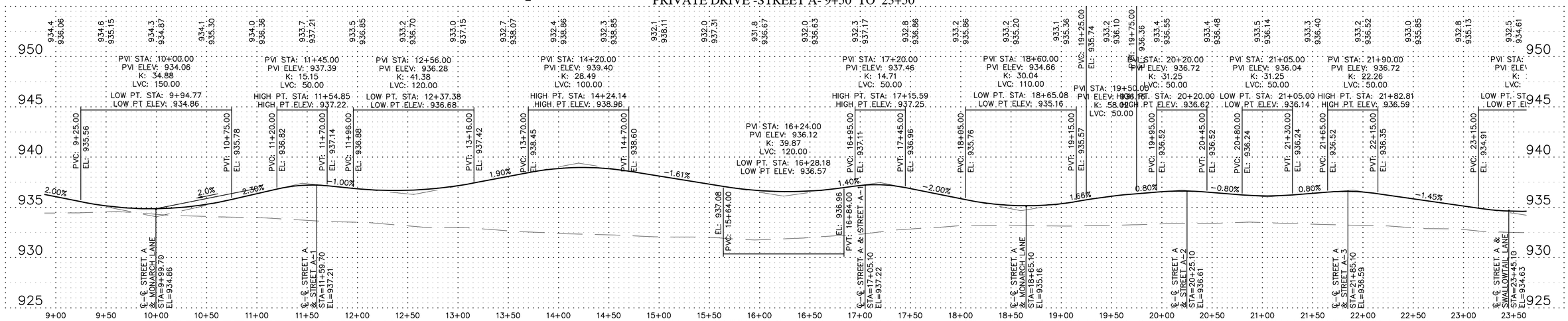
SUNFLOWER LANE 37+00 TO 40+80



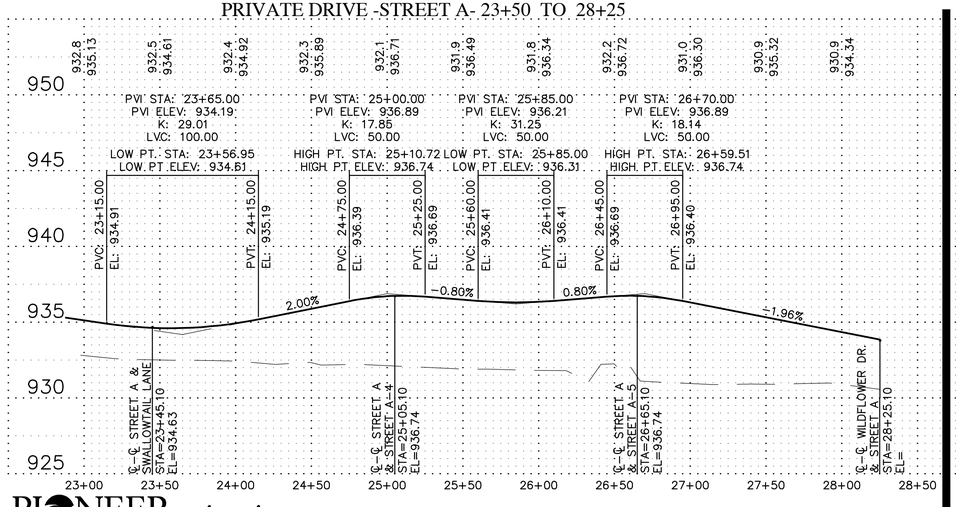
PRIVATE DRIVE -STREET A- 0+00 TO 9+50



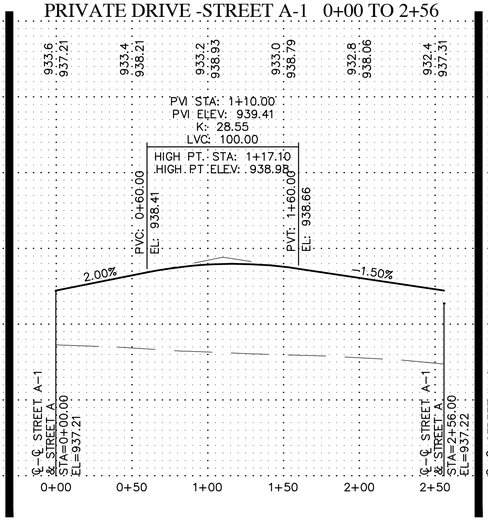
PRIVATE DRIVE -STREET A- 9+50 TO 23+50



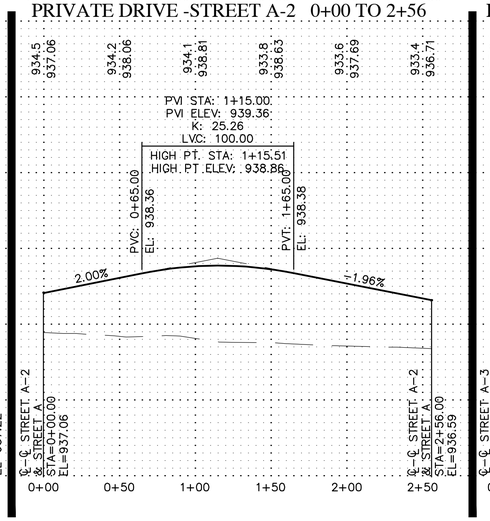
PRIVATE DRIVE -STREET A- 23+50 TO 28+25



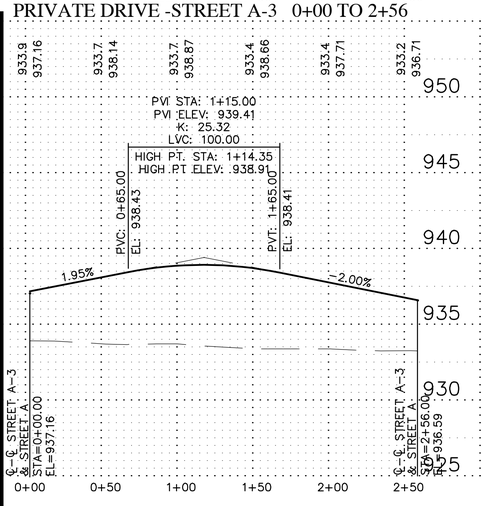
PRIVATE DRIVE -STREET A-1 0+00 TO 2+56



PRIVATE DRIVE -STREET A-2 0+00 TO 2+56



PRIVATE DRIVE -STREET A-3 0+00 TO 2+56



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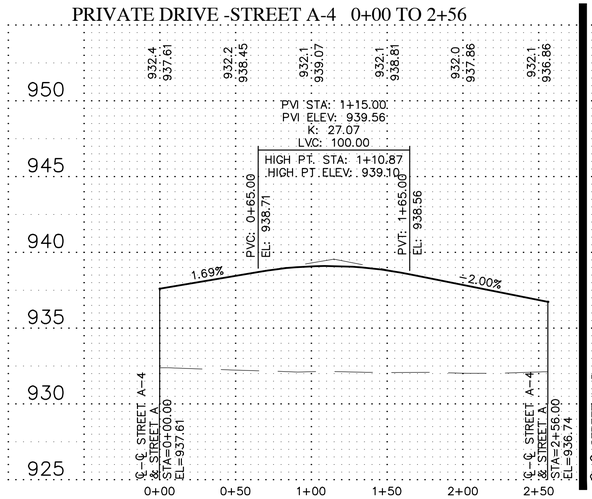
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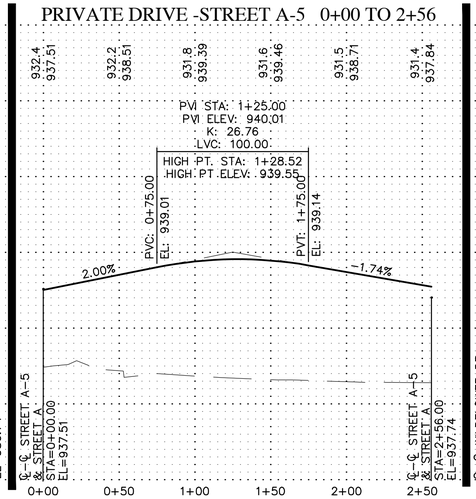
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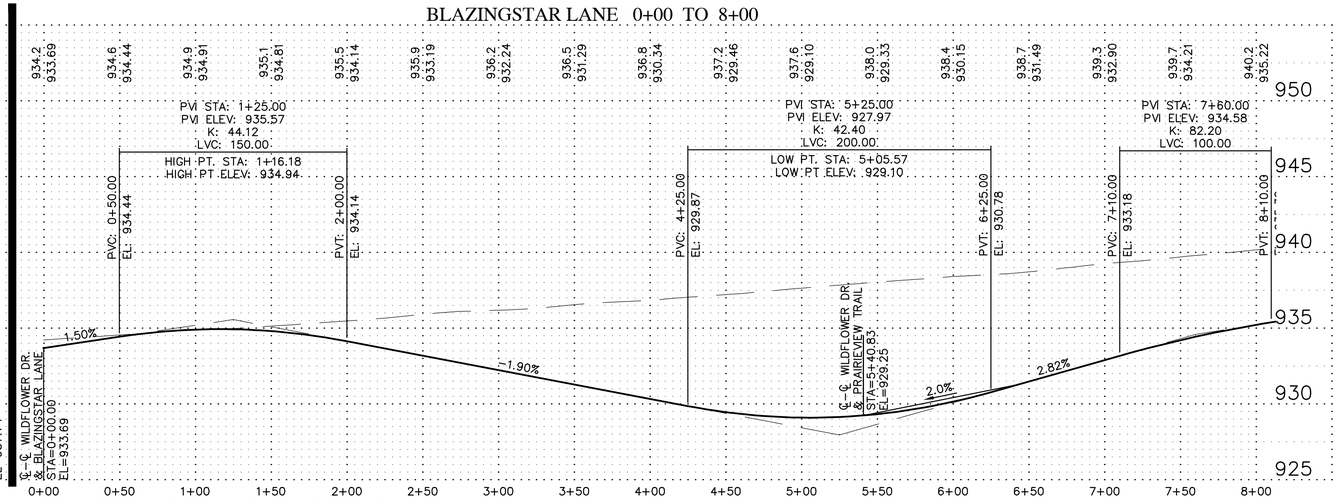
PRIVATE DRIVE -STREET A-4 0+00 TO 2+56



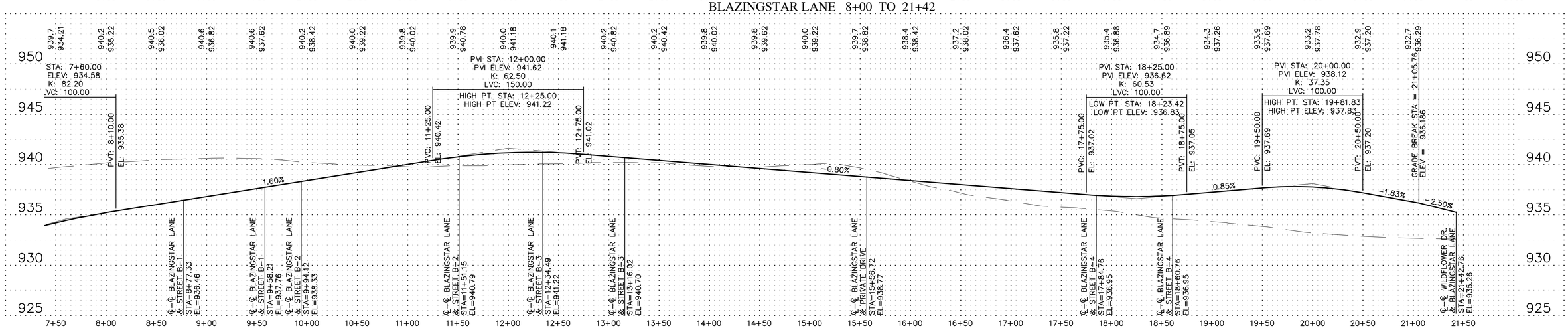
PRIVATE DRIVE -STREET A-5 0+00 TO 2+56



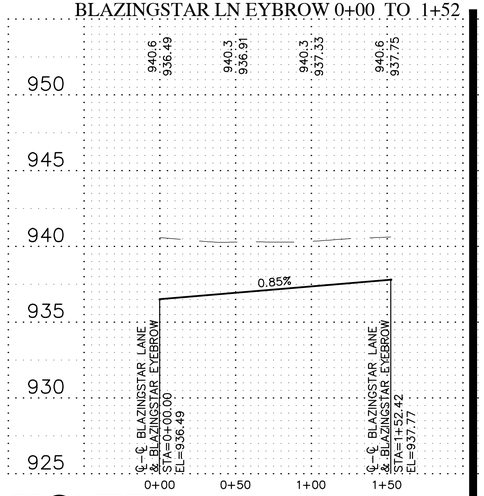
BLAZINGSTAR LANE 0+00 TO 8+00



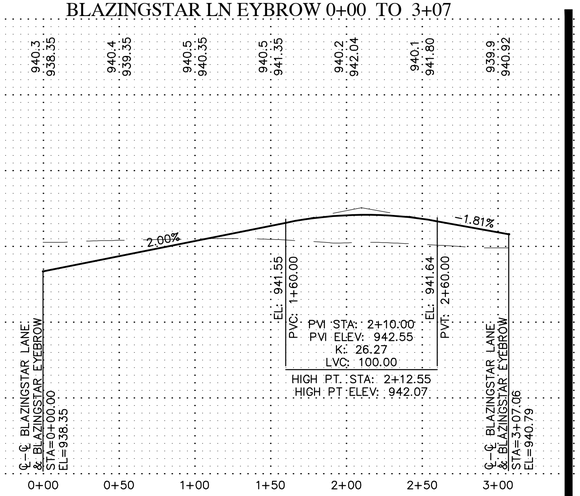
BLAZINGSTAR LANE 8+00 TO 21+42



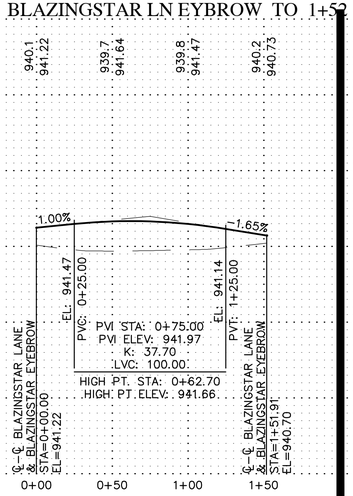
BLAZINGSTAR LN EYBROW 0+00 TO 1+52



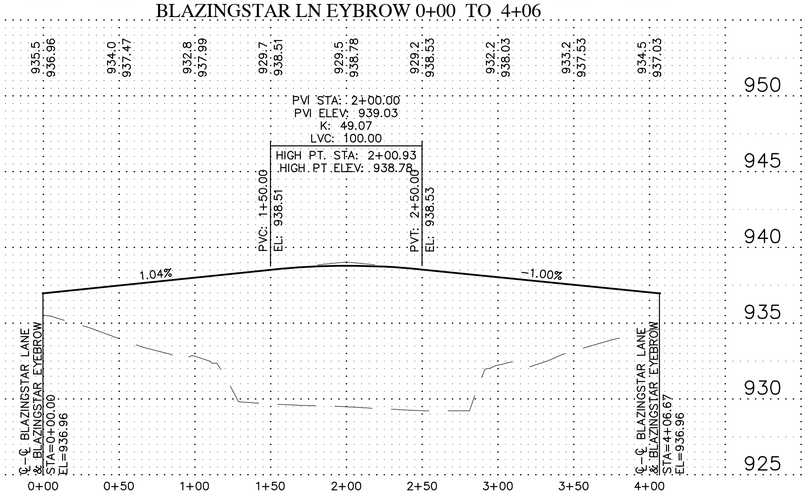
BLAZINGSTAR LN EYBROW 0+00 TO 3+07



BLAZINGSTAR LN EYBROW TO 1+52



BLAZINGSTAR LN EYBROW 0+00 TO 4+06



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Name: Keith A. Willenbring
Reg. No. 25504 Date 11-05-14

Revisions
1. 02-04-15 City Comments

Date	11-05-14
Designed	KAW/BJM
Drawn	KAW/BJM

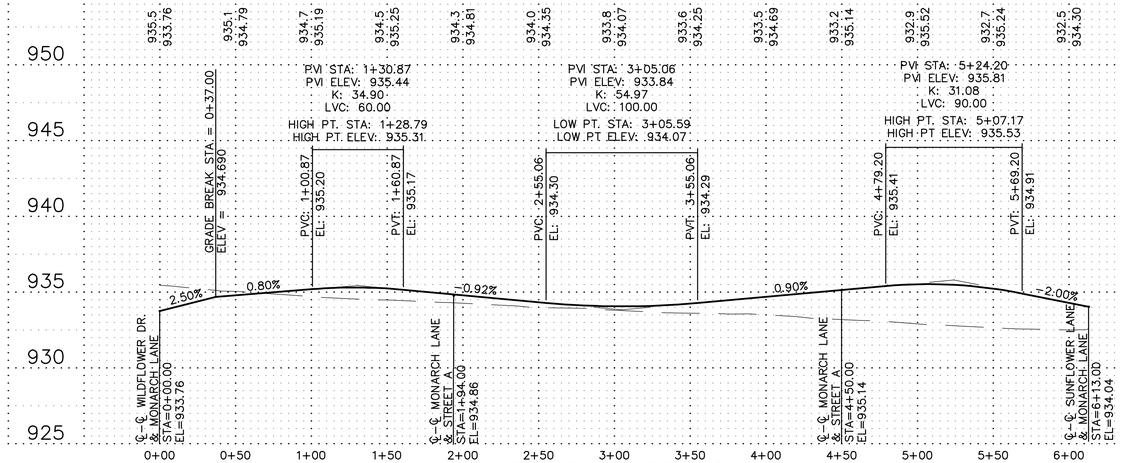
STREET PROFILES

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

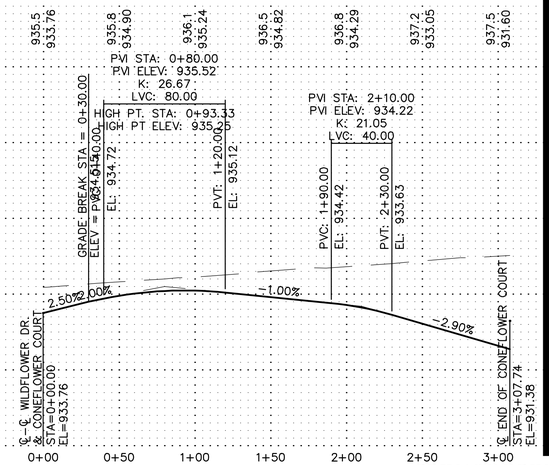
WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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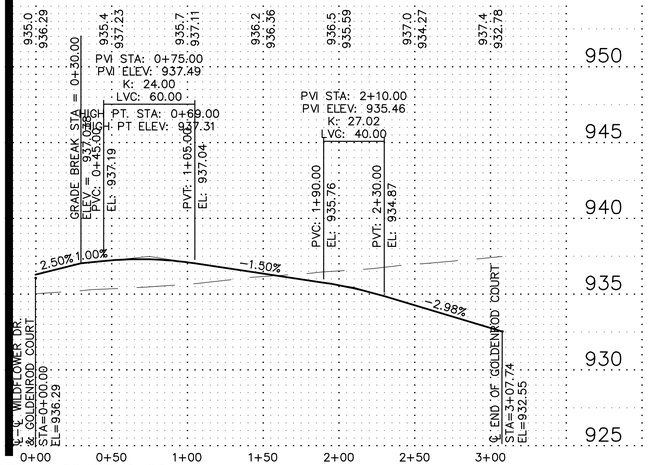
MONARCH LANE 0+00 TO 6+13



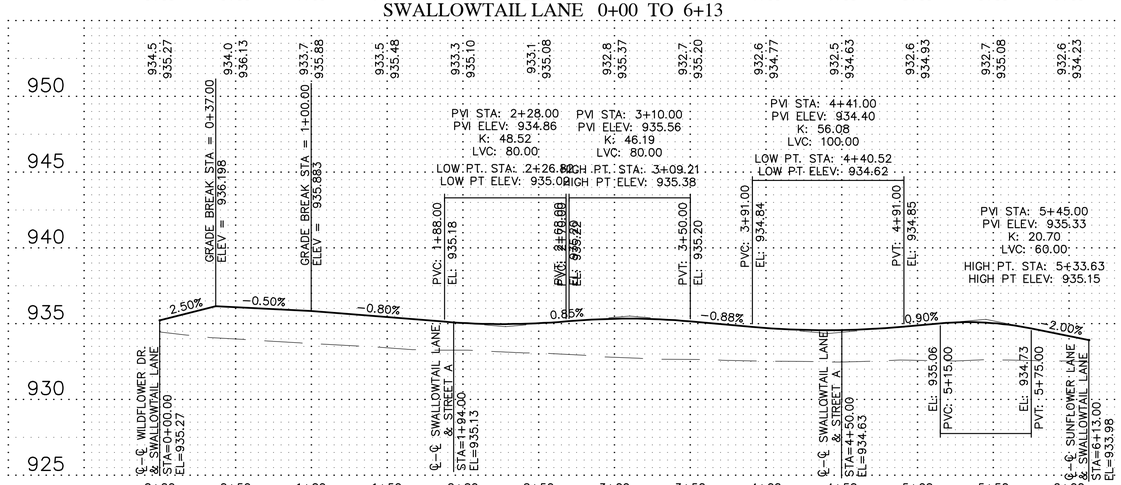
CONEFLOWER COURT 0+00 TO 3+07



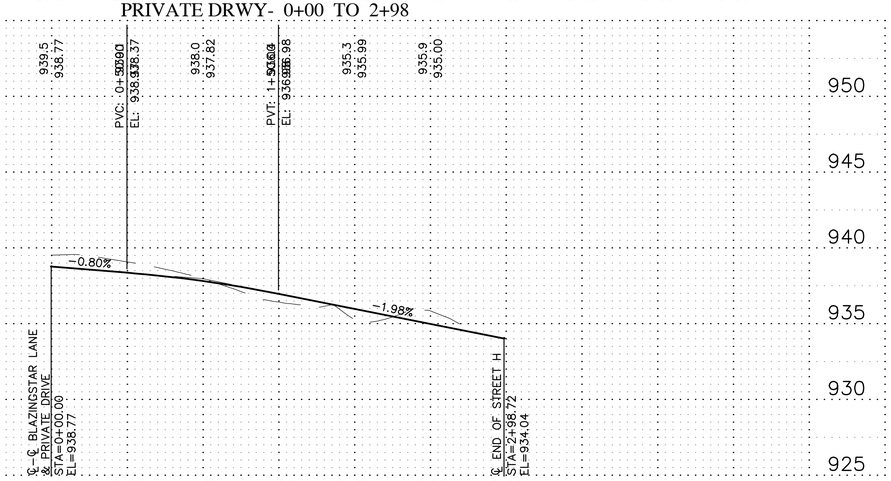
GOLDENROD COURT 0+00 TO 3+07



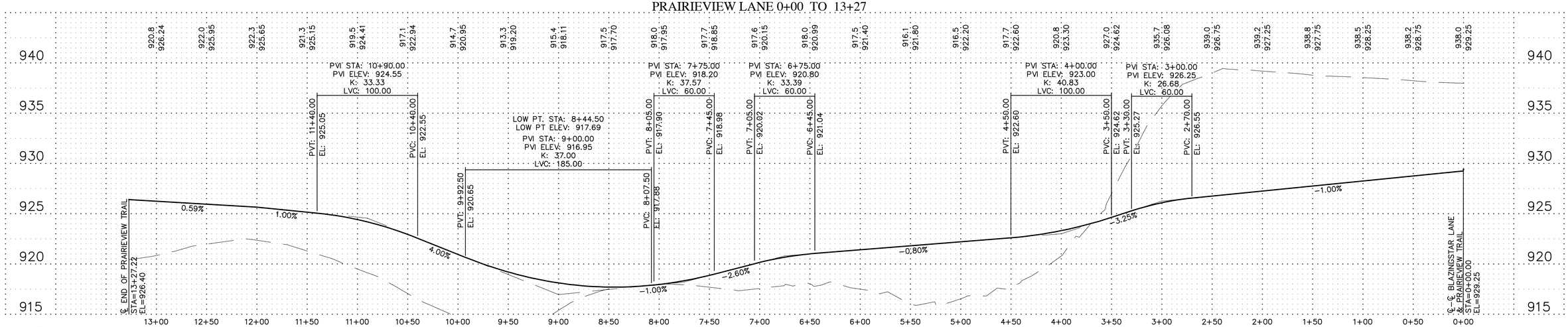
SWALLOWTAIL LANE 0+00 TO 6+13



PRIVATE DRWY- 0+00 TO 2+98



PRAIRIEVIEW LANE 0+00 TO 13+27



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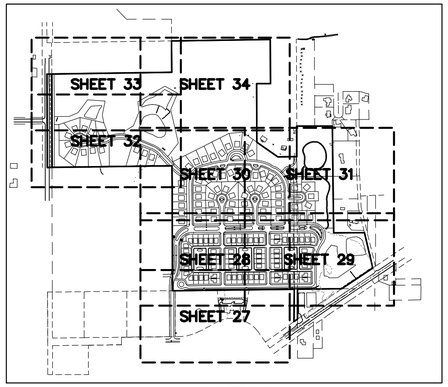
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STREET PROFILES

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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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KEY

500' HYDRANT COVERAGE CIRCLE (TYP.)

GRAPHIC SCALE IN FEET
0 100 200 400

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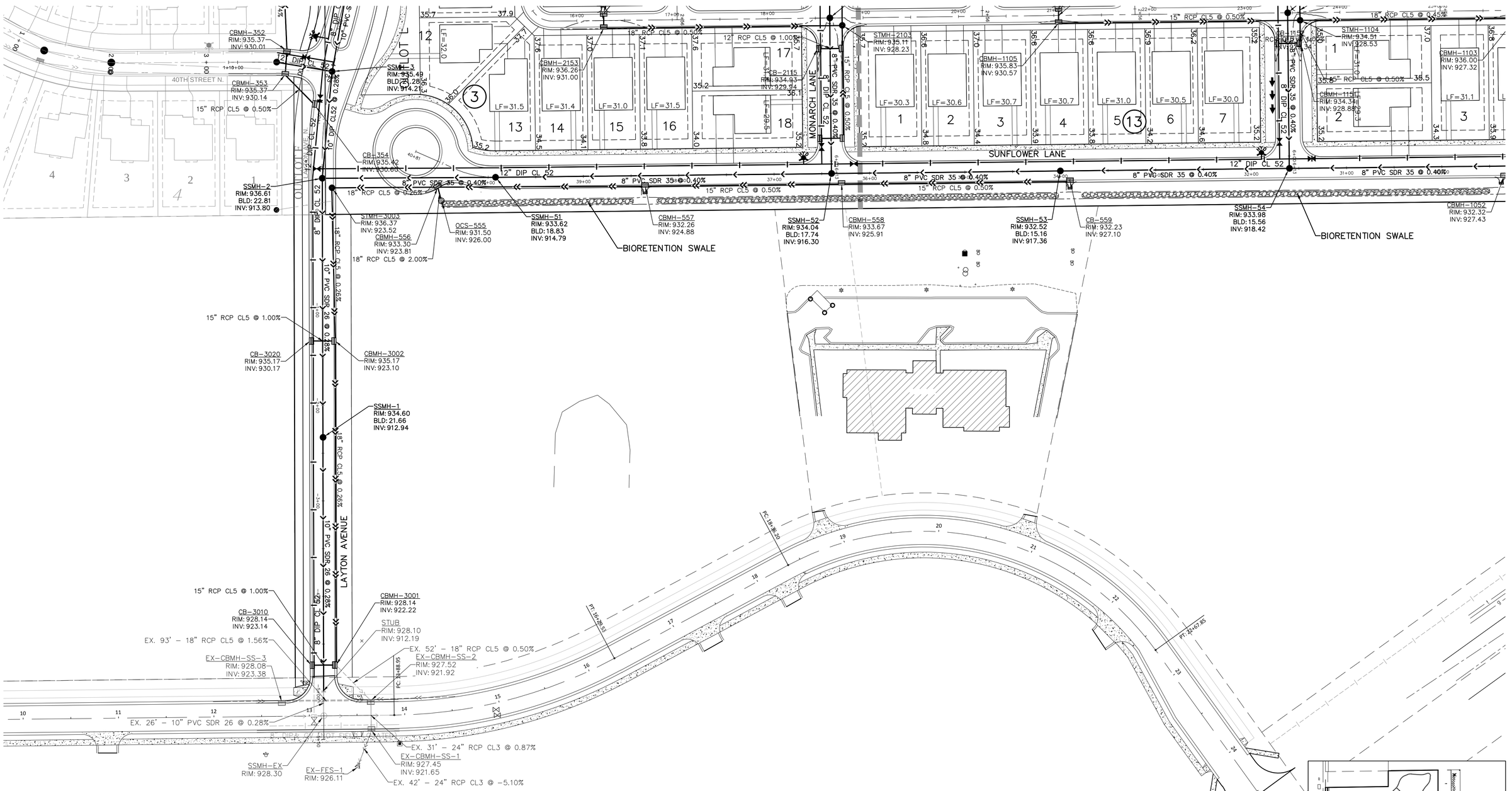
Date 11-05-14
Designed KAW/BJM
Drawn KAW/BJM

UTILITY OVERALL PLAN

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LAKE ELMO, MINNESOTA

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UTILITY PLAN

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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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OUTLOT D
OUTLOT K
OUTLOT E
OUTLOT M
OUTLOT O
WILDFLOWER DRIVE
CONEFLOWER COURT
GOLDENROD COURT
BLAZINGSTAR
LAYTON AVENUE
MONARCH LANE
SWALLOWTAIL LANE
SUNFLOWER LANE
40TH STREET N.
LAVERNE AVE N
B.S. BIT. TRAIL
1ST PHASE
2ND PHASE
3RD PHASE
4TH PHASE
5TH PHASE
BIORETENTION SWALE
BIORETENTION SWALE
R.G. OUTLET (TYP)
R.G. OUTLET (TYP)
SEE DETAIL SHEET 33
CBMH-2033 RIM: 934.11 INV: 920.85
CB-2040 RIM: 934.03 INV: 929.03
STMH-2034 RIM: 934.08 INV: 921.23
CBMH-2035 RIM: 932.85 INV: 922.75
STMH-2036 RIM: 934.19 INV: 924.53
CB-2037 RIM: 933.00 INV: 928.00
CB-1306 RIM: 935.50 INV: 930.50
CBMH-1305 RIM: 935.10 INV: 929.79
CB-1321 RIM: 936.12 INV: 931.12
OCS-3A RIM: 931.67 INV: 926.00
FES-3A INV: 923.50
SSMH-6 RIM: 933.80 BLD: 17.94 INV: 915.86
SSMH-7 RIM: 934.51 BLD: 18.34 INV: 916.18
SSMH-8 RIM: 934.59 BLD: 17.39 INV: 917.20
SSMH-9 RIM: 937.11 BLD: 18.83 INV: 918.28
SSMH-72 RIM: 935.97 BLD: 11.12 INV: 924.85
SSMH-10 RIM: 936.10 BLD: 16.74 INV: 919.35
CBMH-1251 RIM: 934.97 INV: 929.51
CBMH-1204 RIM: 936.74 INV: 927.74
STMH-1205 RIM: 935.17 INV: 929.09
CB-1252 RIM: 934.97 INV: 929.97
CB-302 RIM: 931.54 INV: 926.40
CBMH-2123 RIM: 936.37 INV: 931.11
CBMH-2121 RIM: 934.65 INV: 929.54
CBMH-2122 RIM: 934.83 INV: 929.72
CBMH-2101 RIM: 934.65 INV: 926.54
CBMH-1206 RIM: 936.36 INV: 931.07
FES-300 INV: 926.00
CBMH-301 RIM: 931.70 INV: 926.29
CB-2125 RIM: 936.47 INV: 931.47
CB-1215 RIM: 936.46 INV: 931.43
FES-350 INV: 926.00
CBMH-355 RIM: 933.16 INV: 927.34
CB-356 RIM: 933.01 INV: 928.01
STMH-351 RIM: 931.91 INV: 926.07
SSMH-4 RIM: 934.29 BLD: 19.54 INV: 914.76
SSMH-62 RIM: 934.46 BLD: 11.50 INV: 922.96
CBMH-2102 RIM: 933.56 INV: 927.06
CB-2111 RIM: 933.56 INV: 928.59
CB-2155 RIM: 936.36 INV: 931.36
SSMH-61 RIM: 935.16 BLD: 13.16 INV: 922.00
CB-1115 RIM: 935.93 INV: 930.93
CB-1142 RIM: 934.23 INV: 929.22
CBMH-1141 RIM: 934.23 INV: 928.89
SSMH-71 RIM: 934.63 BLD: 11.34 INV: 923.28
CB-1241 RIM: 934.59 INV: 929.50
CB-1242 RIM: 934.59 INV: 929.63
CB-1230 RIM: 936.84 INV: 931.84
CBMH-352 RIM: 935.37 INV: 930.01
CBMH-353 RIM: 935.37 INV: 930.14
SSMH-3 RIM: 935.49 BLD: 20.28 INV: 914.21
CBMH-2153 RIM: 936.26 INV: 931.00
CB-2115 RIM: 934.93 INV: 929.94
STMH-2103 RIM: 935.11 INV: 928.23
CBMH-1105 RIM: 935.83 INV: 930.57
STMH-1104 RIM: 934.51 INV: 928.53
CBMH-1103 RIM: 936.00 INV: 927.32
CBMH-1151 RIM: 934.34 INV: 928.88
CB-354 RIM: 935.42 INV: 930.60
SSMH-2 RIM: 936.61 BLD: 22.81 INV: 913.80
STMH-3003 RIM: 936.37 INV: 923.52
CBMH-556 RIM: 933.30 INV: 923.81
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SSMH-52 RIM: 934.04 BLD: 17.74 INV: 916.30
CBMH-558 RIM: 933.67 INV: 925.91
SSMH-53 RIM: 932.52 BLD: 15.16 INV: 917.36
CB-559 RIM: 932.23 INV: 927.10
SSMH-54 RIM: 933.98 BLD: 15.56 INV: 918.42
CBMH-1052 RIM: 932.32 INV: 927.43
CB-3020 RIM: 935.17
CBMH-3002 RIM: 935.17
12" RCP CL5 @ 1.00%
15" RCP CL5 @ 0.50%
15" RCP CL5 @ 0.40%
15" RCP CL5 @ 0.70%
15" RCP CL5 @ 1.00%
21" RCP CL4 @ 0.25%
18" RCP CL5 @ 1.74%
18" RCP CL5 @ 0.26%
18" RCP CL5 @ 2.00%
24" RCP CL3 @ 1.00%
10" PVC SDR 26 @ 0.28%
8" DIP CL 52
12" DIP CL 52
8" PVC SDR 35 @ 0.40%
KEY
0 25 50 100
GRAPHIC SCALE IN FEET
00-ENG-114058-SHEET-UTIL.DWG

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Reg. No. 25504 Date 11-05-14

Revisions

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Drawn KAW/BJM

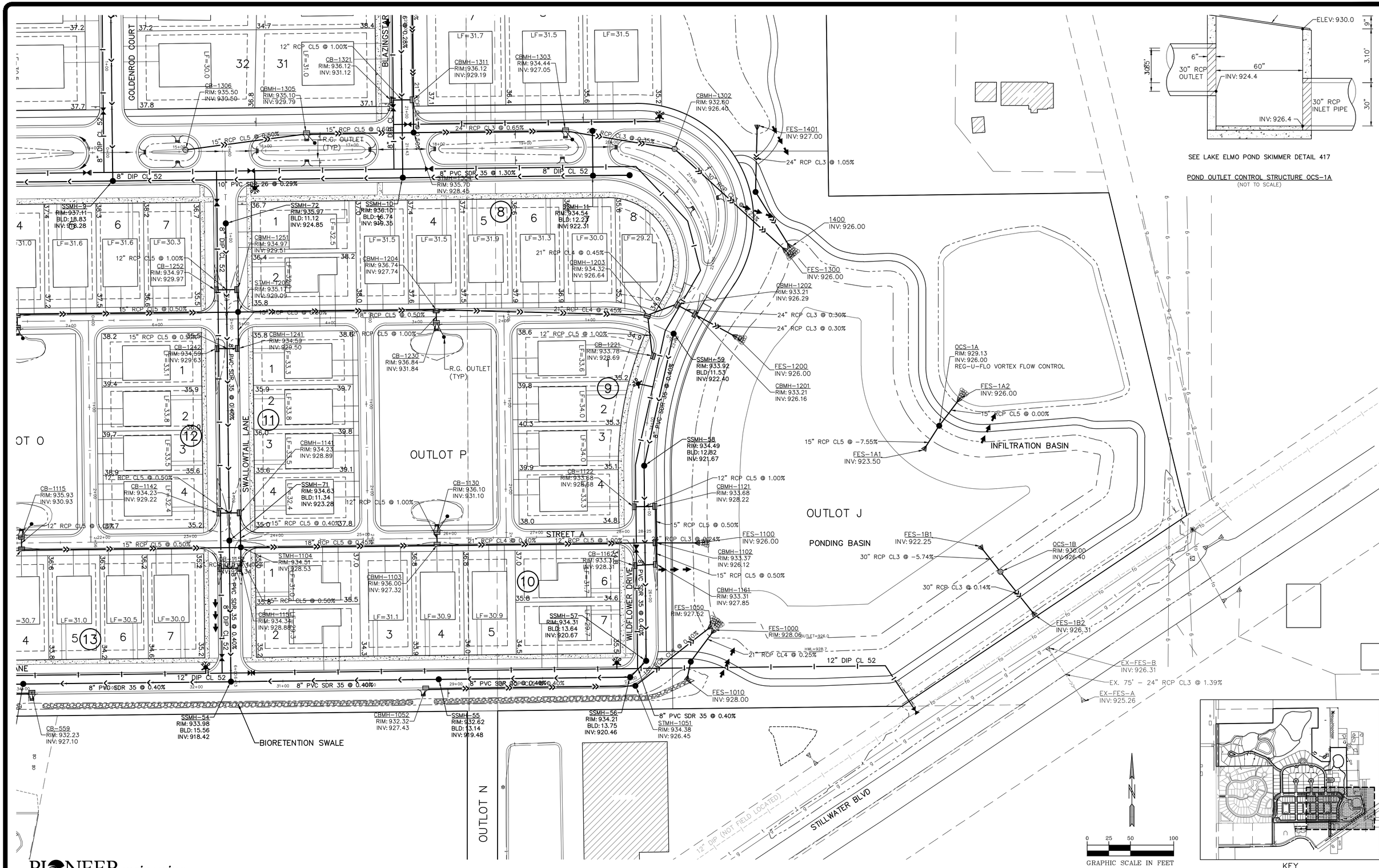
UTILITY PLAN

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MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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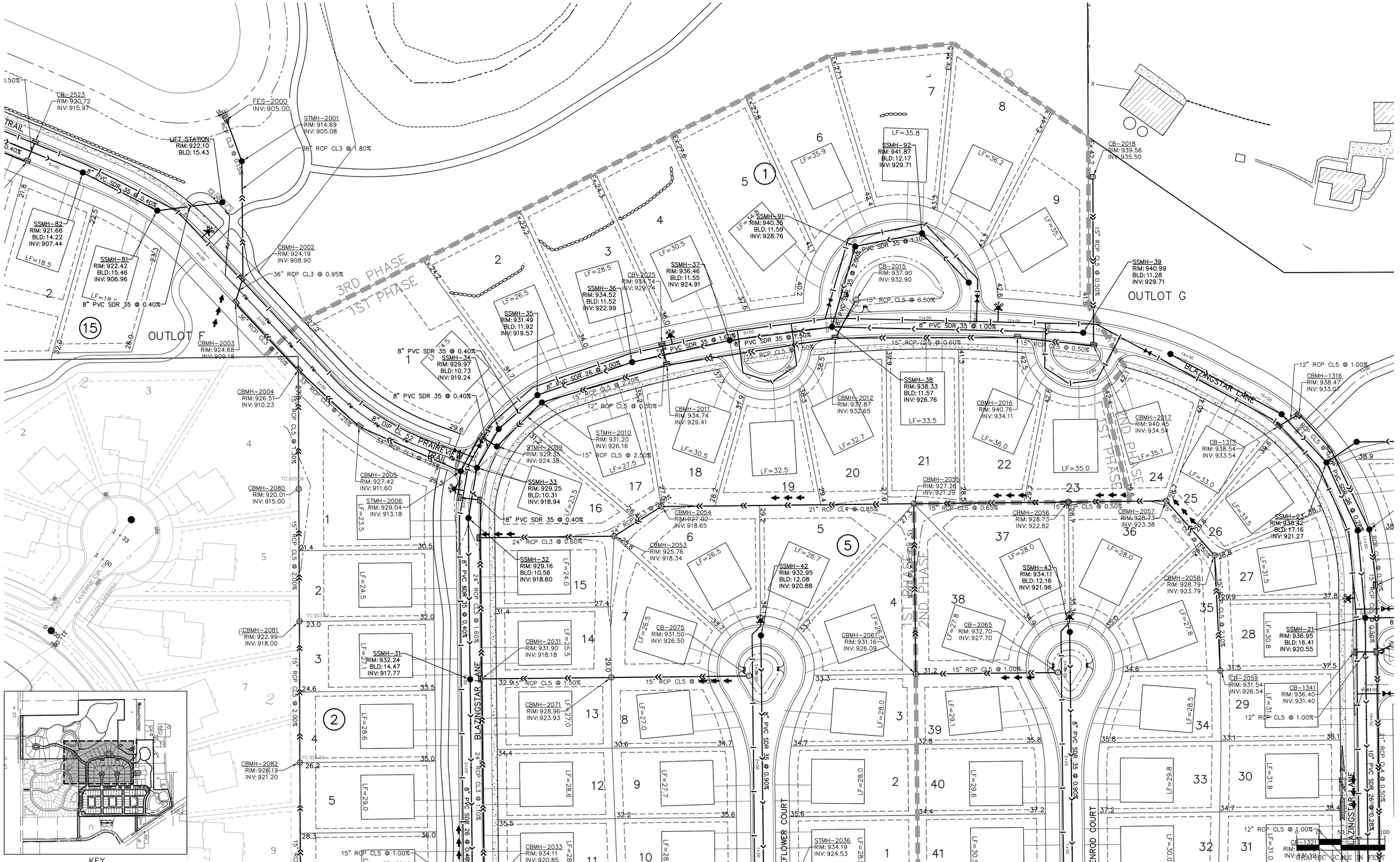
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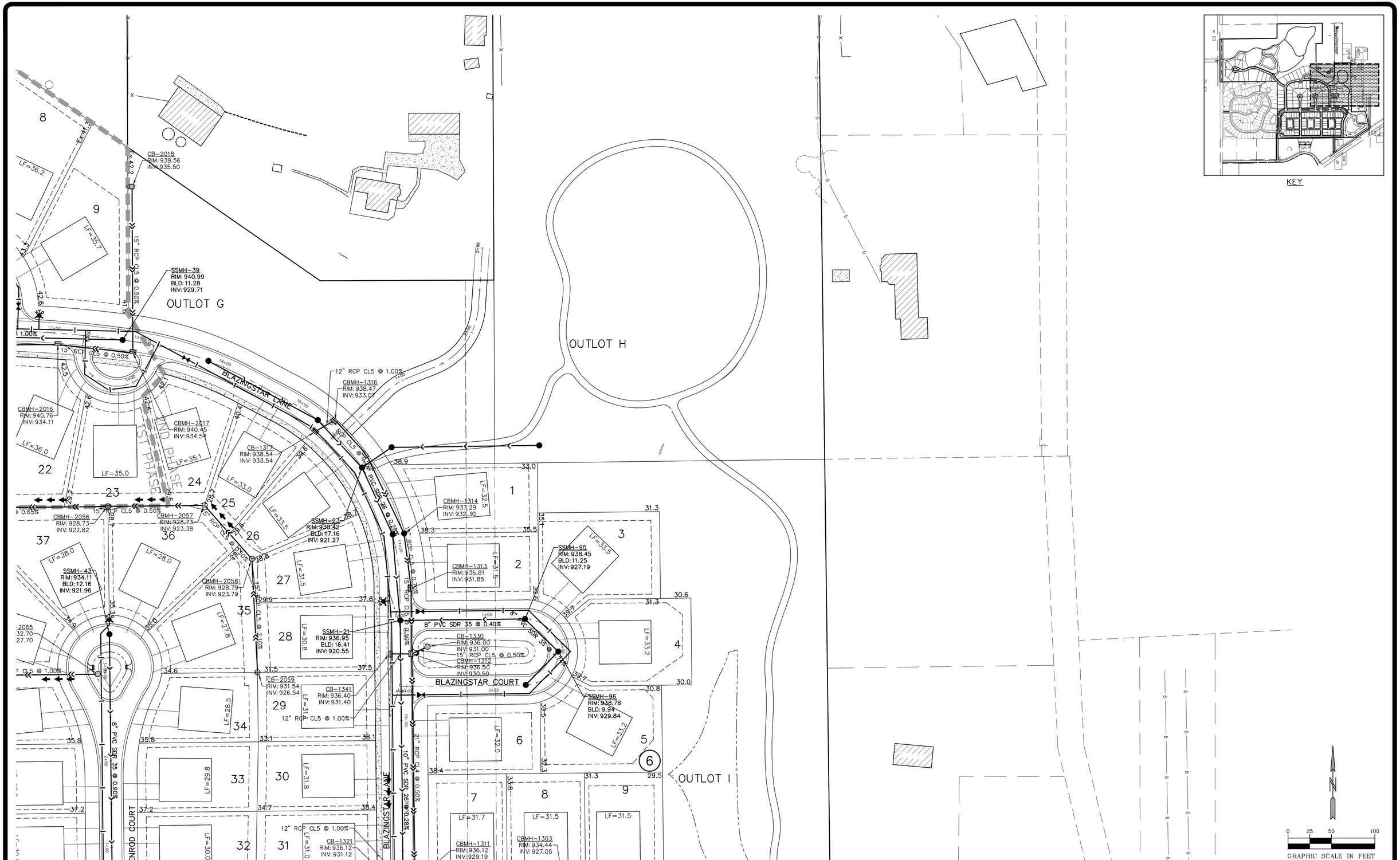
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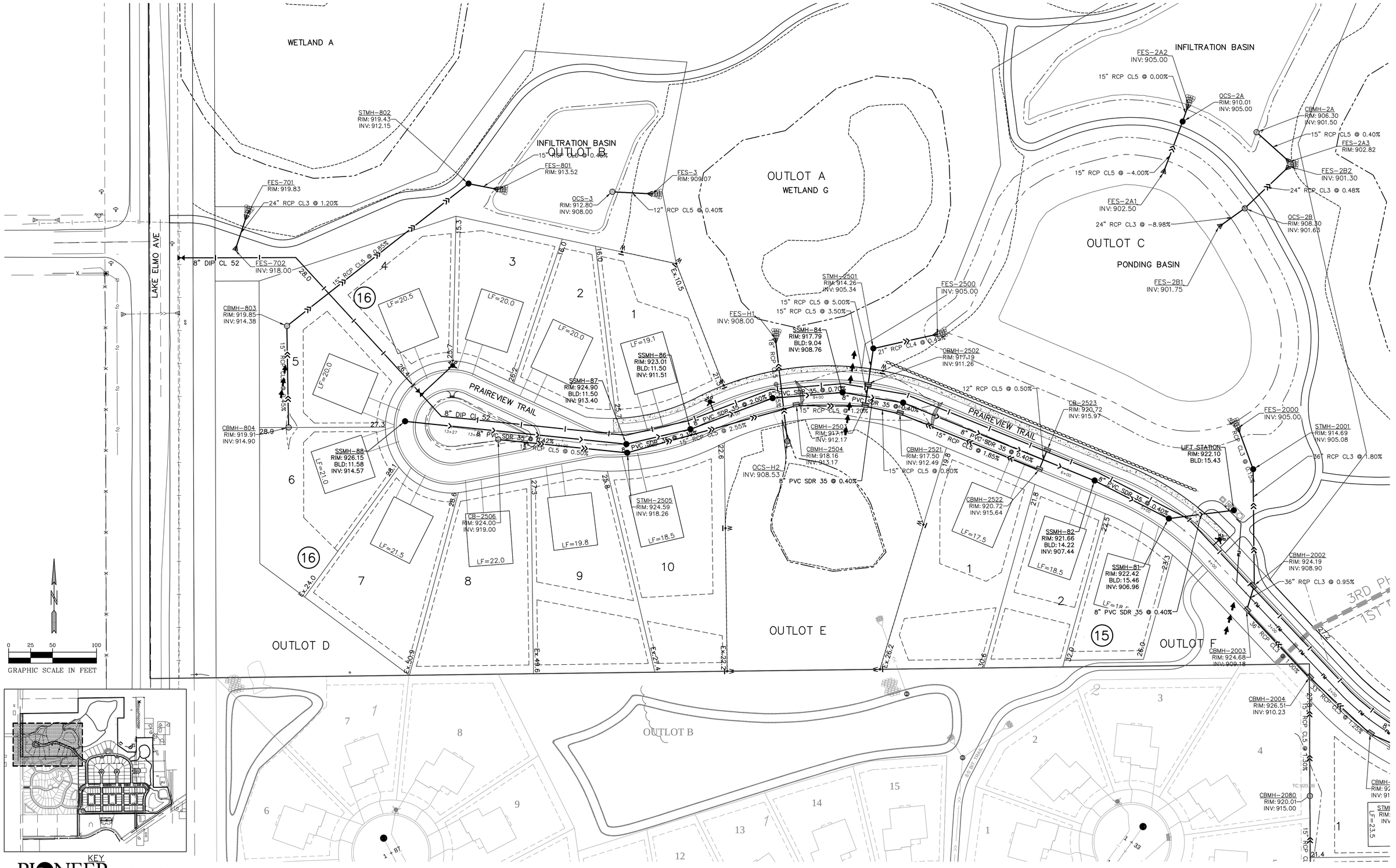
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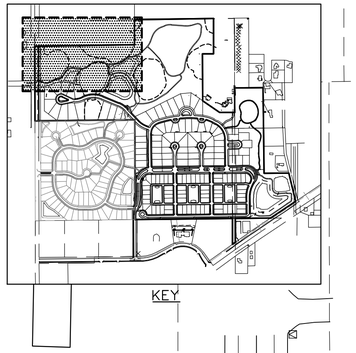
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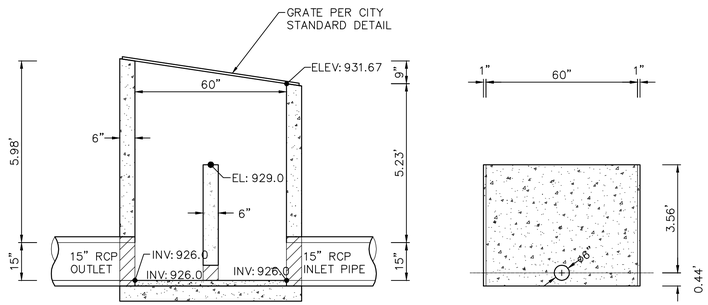
WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

32 OF 37

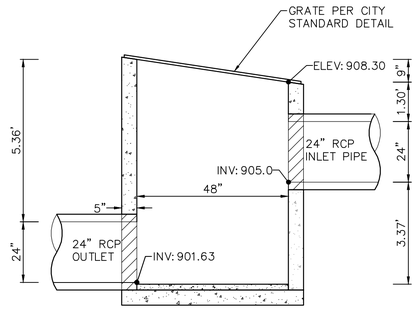
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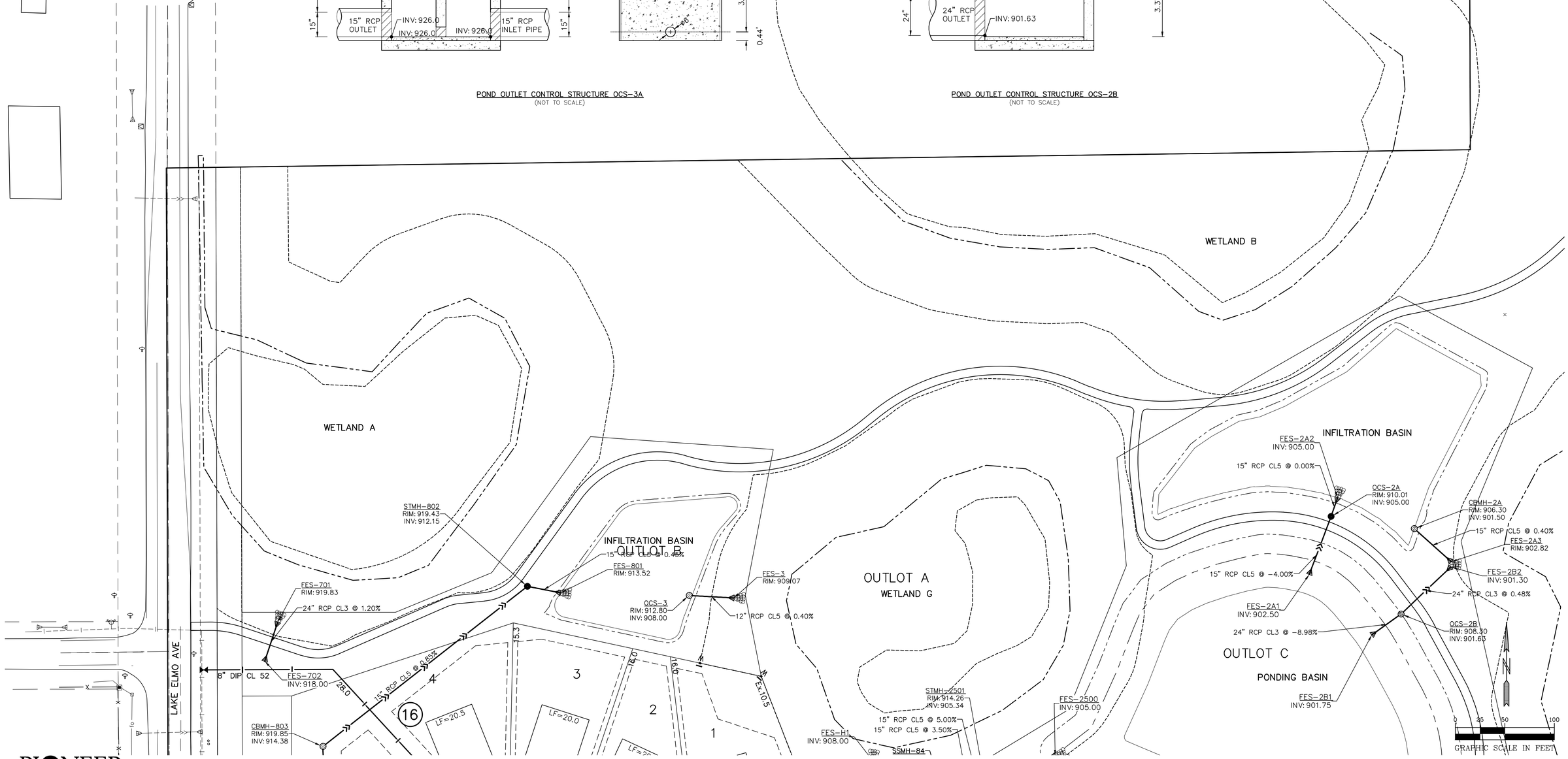




POND OUTLET CONTROL STRUCTURE OCS-3A
(NOT TO SCALE)



POND OUTLET CONTROL STRUCTURE OCS-2B
(NOT TO SCALE)



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LAKE ELMO, MINNESOTA

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WETLAND C

WETLAND D

WETLAND B

WETLAND E

INFILTRATION BASIN

FES-2A2
INV: 905.00

15" RCP CL5 @ 0.00%

OCS-2A
RIM: 910.01
INV: 905.00

CBMH-2A
RIM: 906.30
INV: 901.50

15" RCP CL5 @ 0.40%

FES-2A3
RIM: 902.82

FES-2B2
INV: 901.30

15" RCP CL5 @ -4.00%

24" RCP CL3 @ 0.48%

FES-2A1
INV: 902.50

OCS-2B
RIM: 908.30
INV: 901.63

24" RCP CL3 @ -8.98%

OUTLOT A

WETLAND F

OUTLOT C

PONDING BASIN

FES-2B1
INV: 901.75

N

0 25 50 100

GRAPHIC SCALE IN FEET

KEY

00-ENG-114058-SHEET-UTIL.DWG

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name: Keith A. Willenbring
Reg. No. 25504 Date 11-05-14

Revisions

Date	11-05-14
Designed	KAW/BJM
Drawn	KAW/BJM

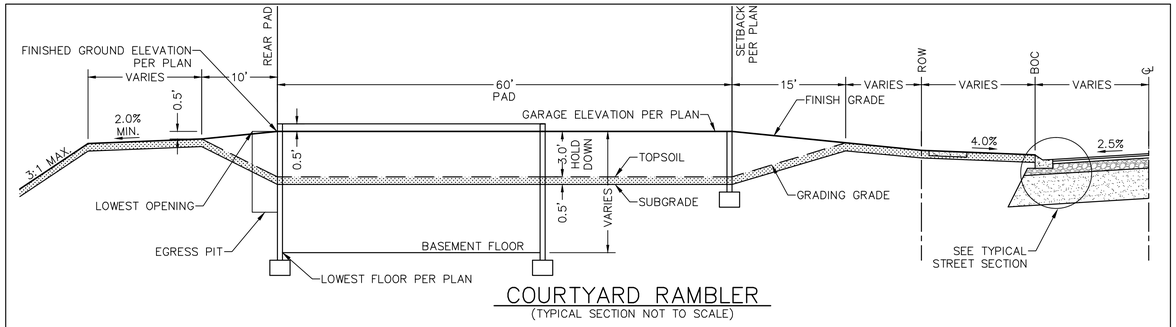
UTILITY PLAN

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

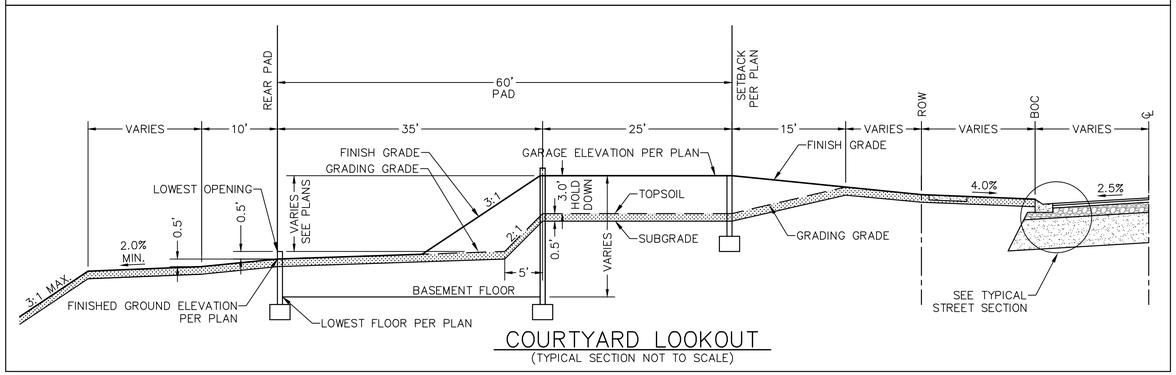
WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

34 OF 37

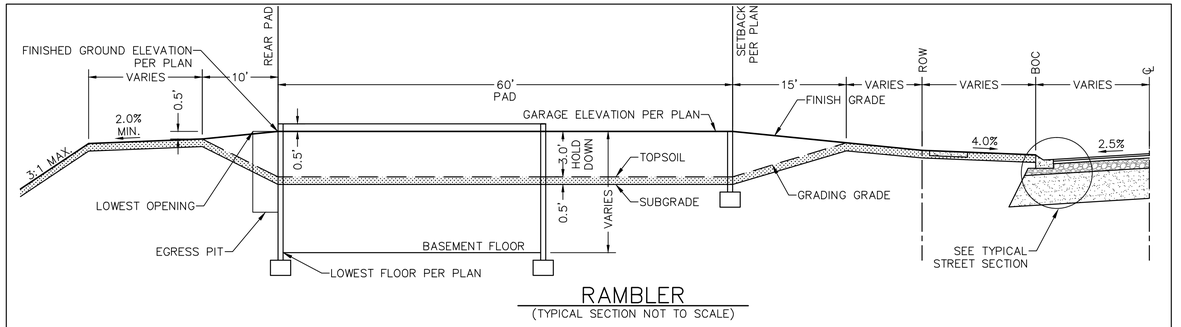
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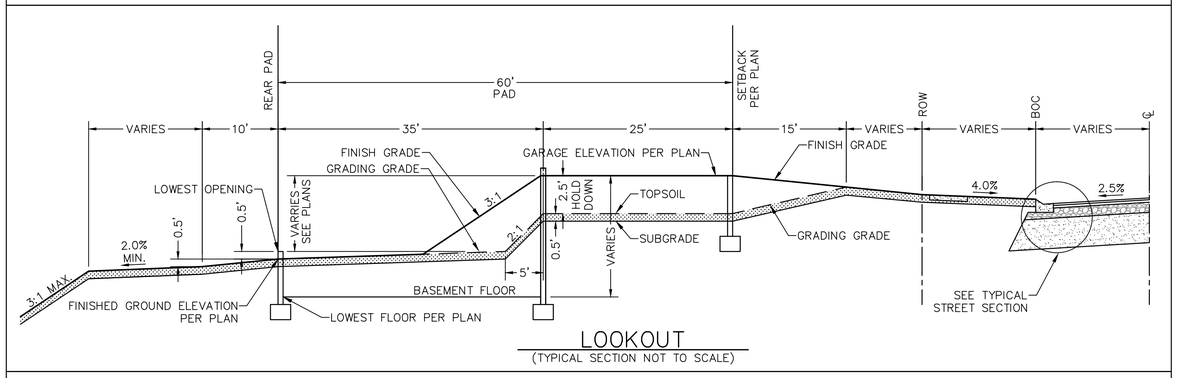
COURTYARD RAMBLER
(TYPICAL SECTION NOT TO SCALE)



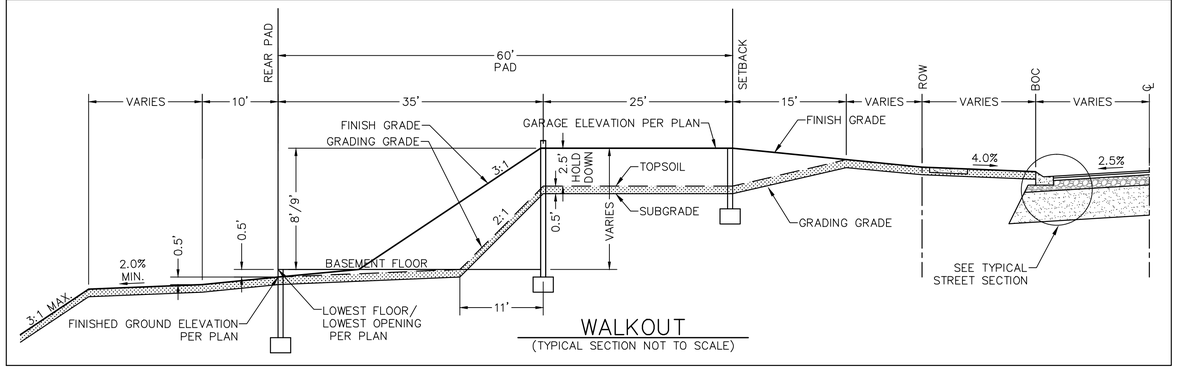
COURTYARD LOOKOUT
(TYPICAL SECTION NOT TO SCALE)



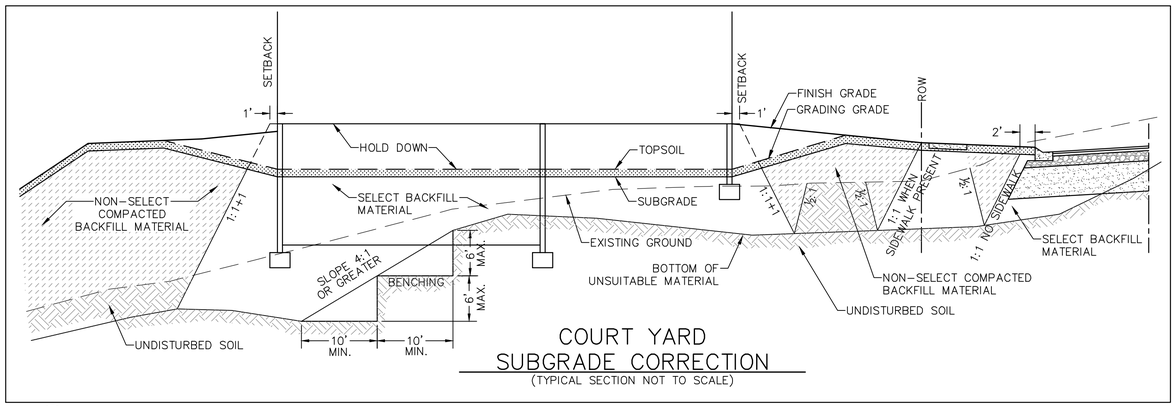
RAMBLER
(TYPICAL SECTION NOT TO SCALE)



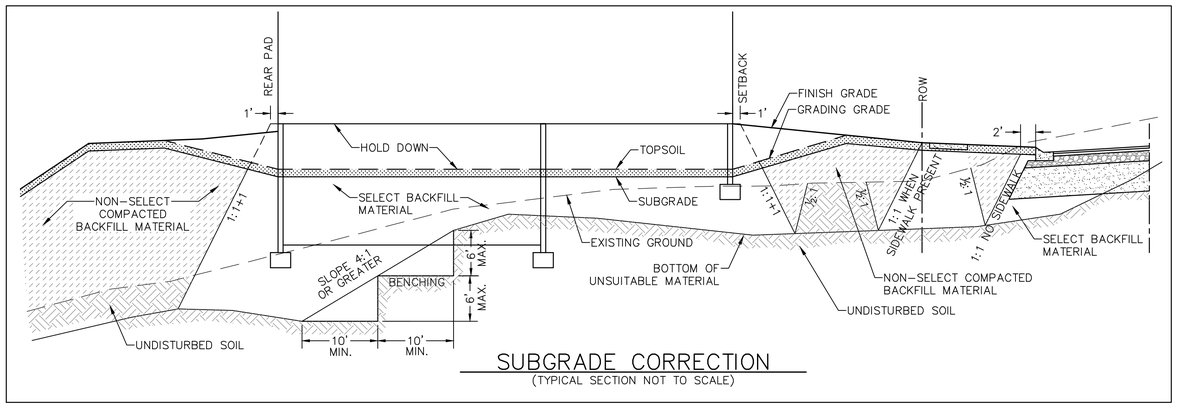
LOOKOUT
(TYPICAL SECTION NOT TO SCALE)



WALKOUT
(TYPICAL SECTION NOT TO SCALE)



COURT YARD SUBGRADE CORRECTION
(TYPICAL SECTION NOT TO SCALE)



SUBGRADE CORRECTION
(TYPICAL SECTION NOT TO SCALE)

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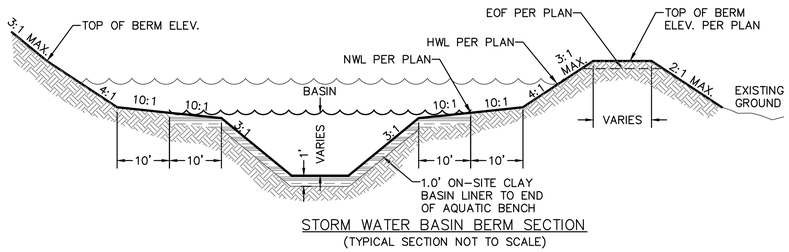
DETAILS

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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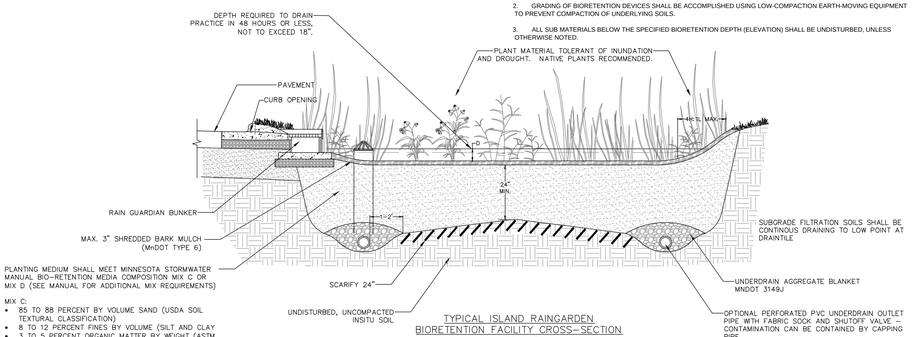
STORM WATER BASIN BERM SECTION
(TYPICAL SECTION NOT TO SCALE)

CONSTRUCTION SEQUENCING

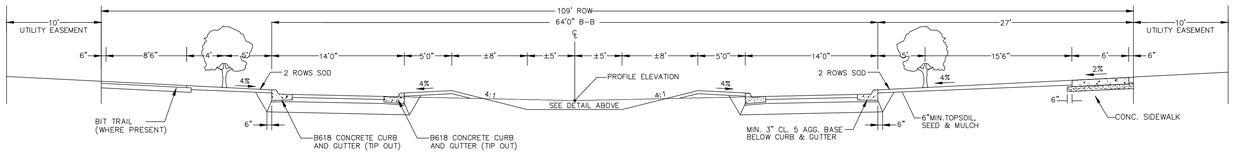
1. INSTALL SILT FENCE AND/OR OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
5. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMENATE EROSION CONTROL PRACTICES.
10. PLANT AND MULCH BIORETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

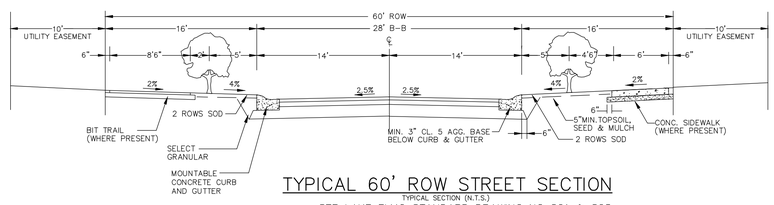
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.



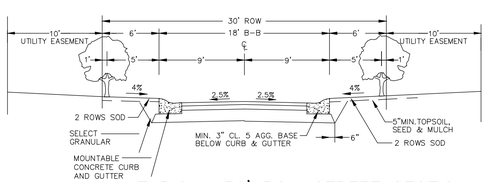
TYPICAL ISLAND RAINGARDEN BIORETENTION FACILITY CROSS-SECTION
NOT TO SCALE



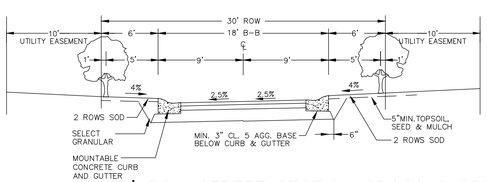
WILDFLOWER DRIVE – 109' ROW STREET SECTION
TYPICAL SECTION (N.T.S.)
SEE LAKE ELMO STANDARD DRAWING NO 801 & 805



TYPICAL 60' ROW STREET SECTION
TYPICAL SECTION (N.T.S.)
SEE LAKE ELMO STANDARD DRAWING NO 801 & 805



TYPICAL 30' ROW STREET SECTION
TYPICAL SECTION (N.T.S.)
SEE LAKE ELMO STANDARD DRAWING NO 801 & 805



30' ROW STREET SECTION CROSS SLOPE
TYPICAL SECTION (N.T.S.)
SEE LAKE ELMO STANDARD DRAWING NO 801 & 805

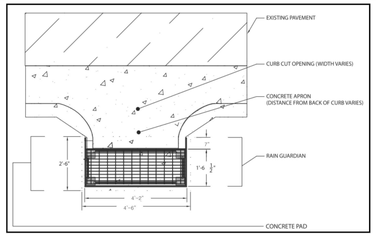
BUNKER TYPICAL DETAIL

RAIN GUARDIAN

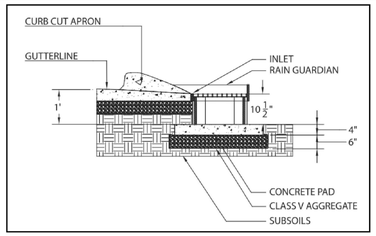
1318 MCKAY DR. NE, SUITE 300
HAM LAKE, MN 55304
(763) 434-2030 (M-F 8:00-4:30)
WWW.ANOKASWCD.ORG

ANOKA CONSERVATION DISTRICT

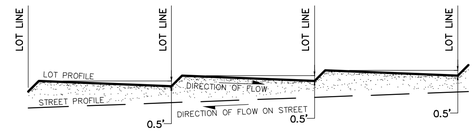
PLAN VIEW
PATENT PENDING



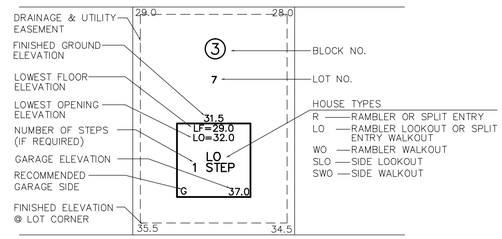
CROSS-SECTION VIEW
PATENT PENDING

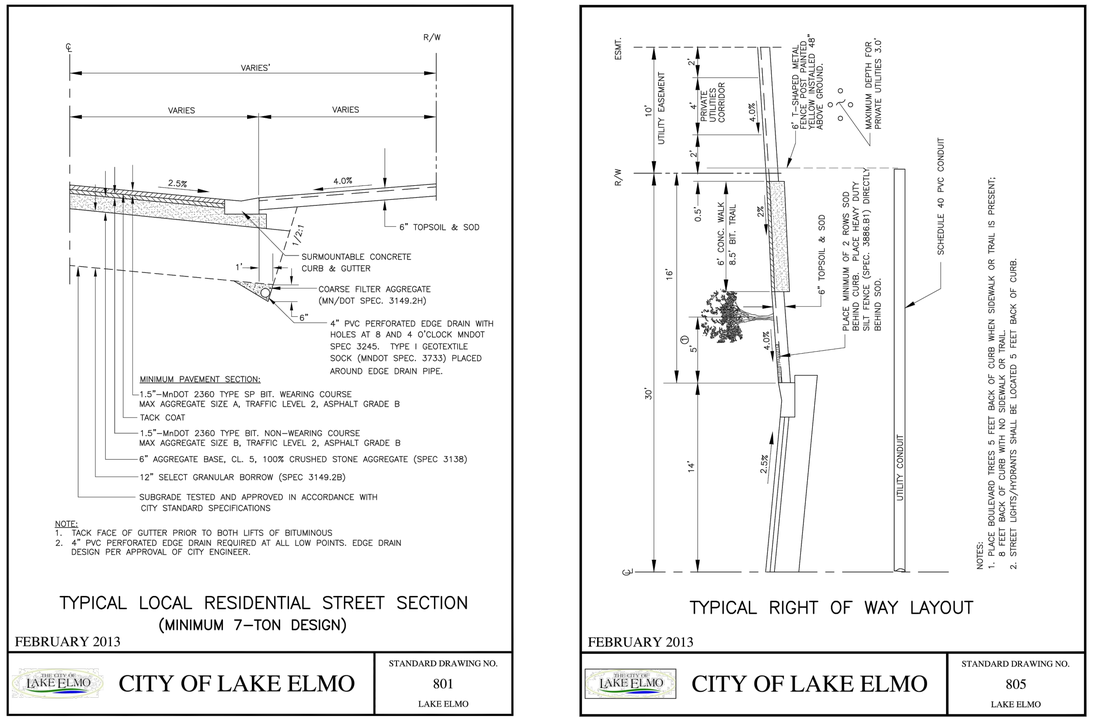


SLAB DIMENSIONS, DISTANCE FROM CURB, AND CHAMBER ELEVATION MAY VARY WITH SITE CONDITIONS. THE TOP OF THE METAL GRATE, HOWEVER, SHOULD BE 1.5" - 2" BELOW THE OVERFLOW ELEVATION AND THE CONCRETE SLAB SHOULD EXTEND WELL BEYOND THE FILTER WALL TO SERVE AS A SPLASH DISSIPATER.



LOT BENCHING DETAIL
NO SCALE





NOTE:
1. TACK FACE OF GUTTER PRIOR TO BOTH LIFTS OF BITUMINOUS
2. 4" PVC PERFORATED EDGE DRAIN REQUIRED AT ALL LOW POINTS. EDGE DRAIN DESIGN PER APPROVAL OF CITY ENGINEER.

TYPICAL LOCAL RESIDENTIAL STREET SECTION
(MINIMUM 7-TON DESIGN)

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO.
801
LAKE ELMO

NOTES:
1. PLACE BOULEVARD TREES 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.
2. STREET LIGHTS/HYDRANTS SHALL BE LOCATED 5 FEET BACK OF CURB.

TYPICAL RIGHT OF WAY LAYOUT

FEBRUARY 2013

CITY OF LAKE ELMO

STANDARD DRAWING NO.
805
LAKE ELMO

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Name: Keith A. Willenbring
Reg. No. 25504 Date 11-05-14

Revisions
1. 02-04-15 City Comments

Date	11-05-14
Designed	KAW/BJM
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DETAILS

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

36 OF 37

00-ENG-114058-SHEET-GRAD-DTLS

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1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.

2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.

3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.

5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.

6. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.

7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.

9. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.

STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600A | LAKE ELMO

10. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

11. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

12. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48–HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.

13. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.

14. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.

15. DITCH CHECK (BIOROLL BLANKET SYSTEM). BIOROLL AND BLANKET SYSTEMS SHALL BE BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.

STANDARD PLAN NOTES

GRADING AND EROSION CONTOL PLANS

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600B | LAKE ELMO

16. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

17. CONCRETE WASHOUT ONSITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK–PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

STANDARD PLAN NOTES

GRADING AND EROSION CONTOL PLANS

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600C | LAKE ELMO

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.

2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.

3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.

4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.

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

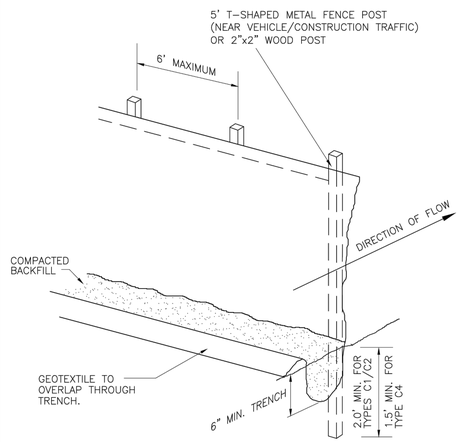
6. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

STANDARD PLAN NOTES

SITE RESTORATION PLANS

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600D | LAKE ELMO

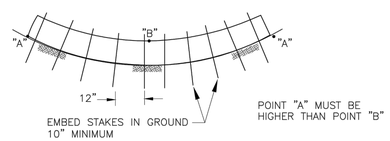


NOTE : –SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT2573.3, TYPE C1/C2 NEAR VEHICLE/CONSTRUCTION TRAFFIC, TYPE C4 AT ALL OTHER LOCATIONS.
–MATERIALS SHALL CONFORM TO MNDOT 3886.

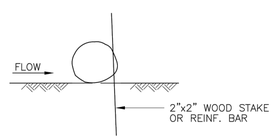
SILT FENCE

FEBRUARY 2013

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



DITCH SECTION



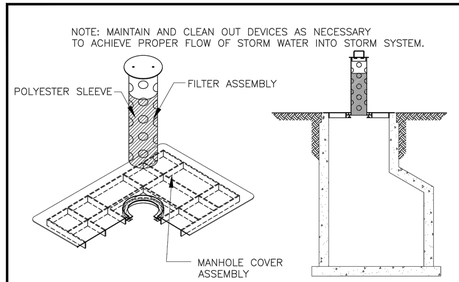
FIBER ROLL SECTION

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

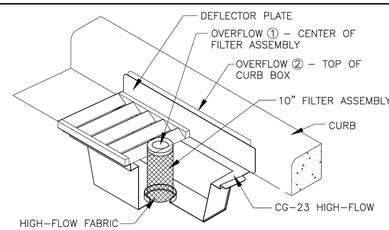
DITCH CHECK (FIBER ROLL)

FEBRUARY 2013

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



WIMCO RD–23 OR APPROVED EQUAL

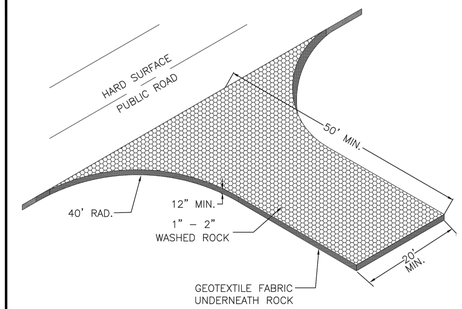


WIMCO CG–23 HIGH–FLOW OR APPROVED EQUAL

SEDIMENT CONTROL AROUND STORM SEWER INLET

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 604 | LAKE ELMO



NOTES:

① MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.

② A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

③ CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.

④ CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.

⑤ REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE

FEBRUARY 2013

CITY OF LAKE ELMO | STANDARD DRAWING NO. 605 | LAKE ELMO

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Name: Keith A. Willenbring
Reg. No. 25504 Date 11-05-14

Revisions
1. 02-04-15 City Comments

Date	11-05-14
Designed	KAW/BJM
Drawn	KAW/BJM

CITY DETAILS

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

00-ENG-114058-SHEET-GRAD-DTLS

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LANDSCAPE NOTES

– THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.

– THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.

– THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1–800–252–1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.

– GRADING TO BE PERFORMED BY OTHERS.

– NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

– ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN–AMERICAN STANDARD FOR NURSERY STOCK.

– ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.

– DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 M.P.H.

– THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.

– THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.

– IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

–THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.

– COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.

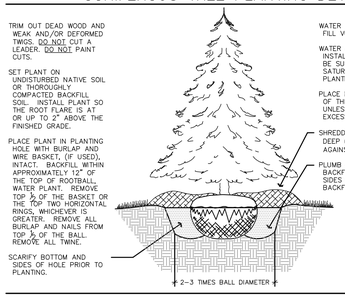
– THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.

– THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

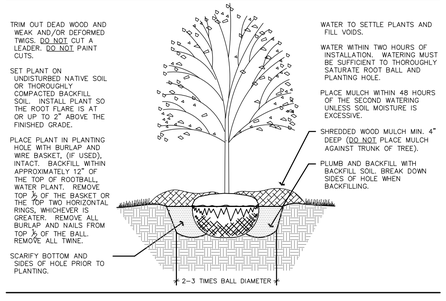
– THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.

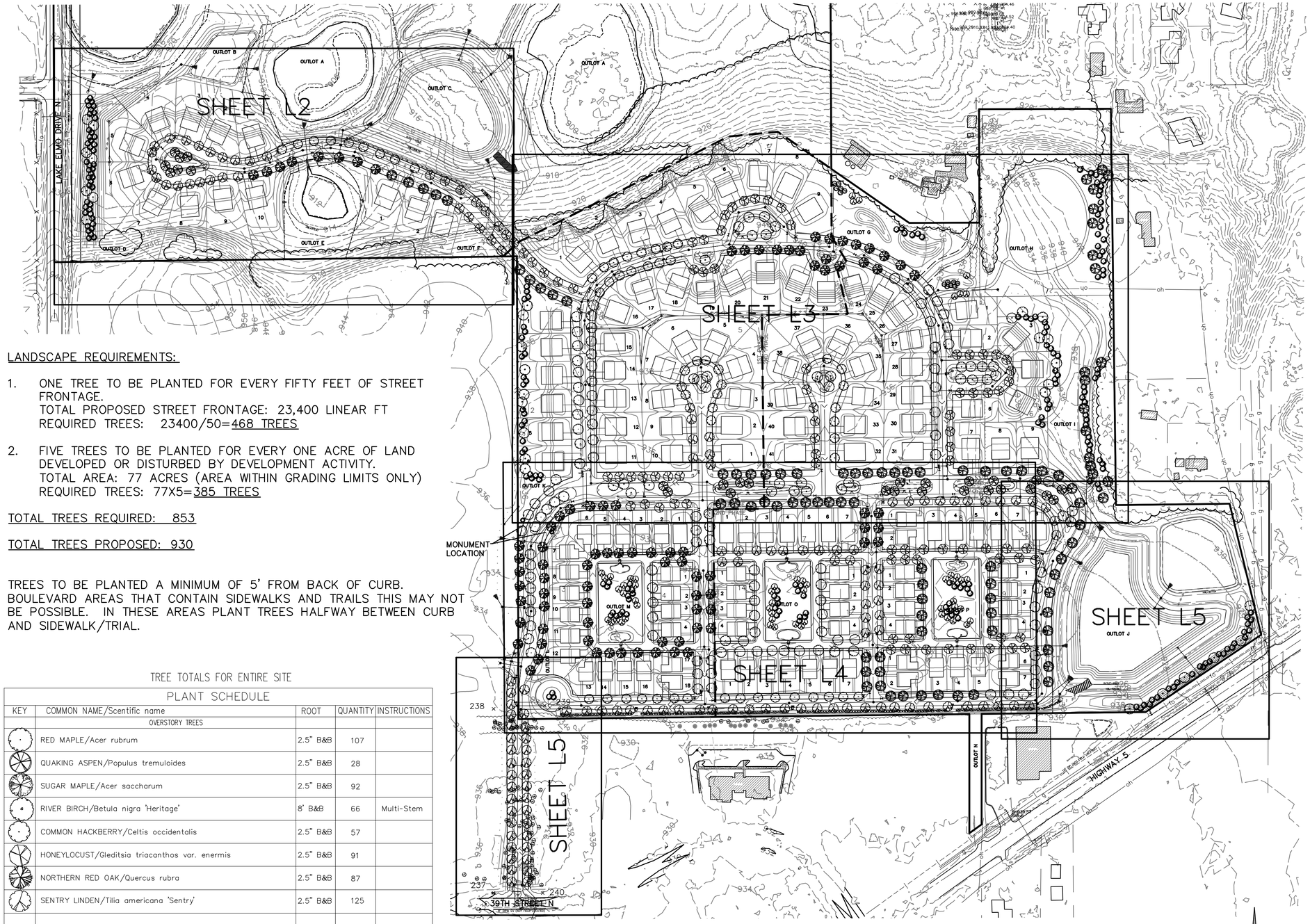
– STORAGE OF MATERIALS OR SUPPLIES ON–SITE WILL NOT BE ALLOWED.

CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL





LANDSCAPE REQUIREMENTS:

1. ONE TREE TO BE PLANTED FOR EVERY FIFTY FEET OF STREET FRONTAGE.
   TOTAL PROPOSED STREET FRONTAGE: 23,400 LINEAR FT
   REQUIRED TREES: 23400/50=468 TREES

2. FIVE TREES TO BE PLANTED FOR EVERY ONE ACRE OF LAND DEVELOPED OR DISTURBED BY DEVELOPMENT ACTIVITY.
   TOTAL AREA: 77 ACRES (AREA WITHIN GRADING LIMITS ONLY)
   REQUIRED TREES: 77X5=385 TREES

TOTAL TREES REQUIRED: 853

TOTAL TREES PROPOSED: 930

TREES TO BE PLANTED A MINIMUM OF 5' FROM BACK OF CURB. BOULEVARD AREAS THAT CONTAIN SIDEWALKS AND TRAILS THIS MAY NOT BE POSSIBLE. IN THESE AREAS PLANT TREES HALFWAY BETWEEN CURB AND SIDEWALK/TRIAL.

TREE TOTALS FOR ENTIRE SITE

PLANT SCHEDULE

KEY	COMMON NAME/Scentific name	ROOT	QUANTITY	INSTRUCTIONS
	OVERSTORY TREES			
	RED MAPLE/Acer rubrum	2.5" B&B	107	
	QUAKING ASPEN/Populus tremuloides	2.5" B&B	28	
	SUGAR MAPLE/Acer saccharum	2.5" B&B	92	
	RIVER BIRCH/Betula nigra 'Heritage'	8' B&B	66	Multi-Stem
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	57	
	HONEYLOCUST/Gleditsia triacanthos var. enermis	2.5" B&B	91	
	NORTHERN RED OAK/Quercus rubra	2.5" B&B	87	
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	125	
	EVERGREEN TREES			
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	211	
	ORNAMENTAL TREES			
	PRAIRIEFIRE CRAB/Malus 'prairiefire'	1.5" B&B	53	
	ALLEGHENY SERVICEBERRY/Amelanchier laevis	1.5" B&B	13	

N

0 75 150 300

GRAPHIC SCALE IN FEET

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Name Jennifer L. Thompson
Reg. No. 44763 Date

Revisions
1. 02-04-15 City Comments

Date 11-05-14
Designed jlt
Drawn jlt/tml

LANDSCAPE PLAN

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET, SUITE 101
MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

L1 OF 5

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SEE SHEET L1 FOR TREE SCHEDULE

N

0 25 50 100

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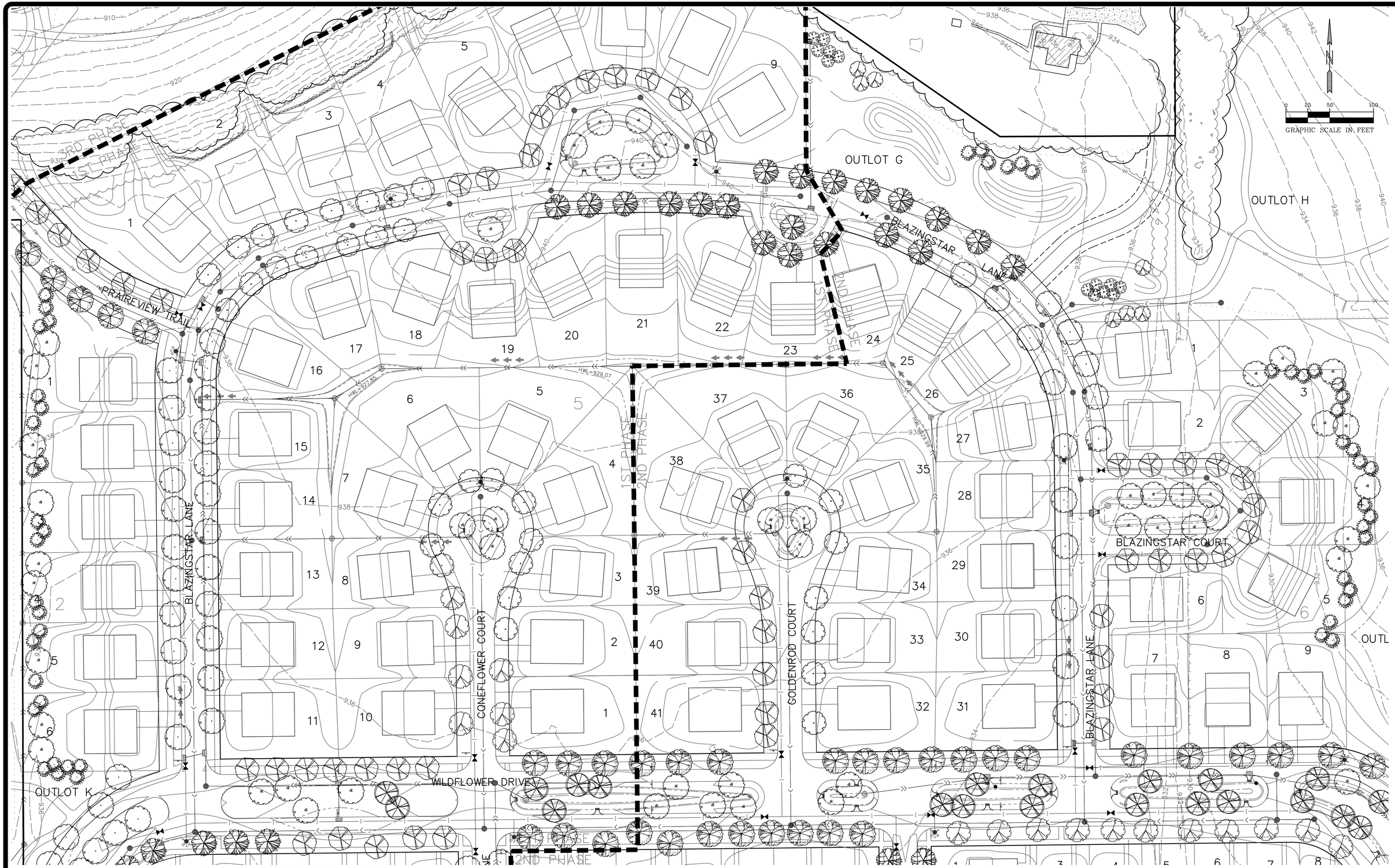
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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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SEE SHEET L1 FOR TREE SCHEDULE

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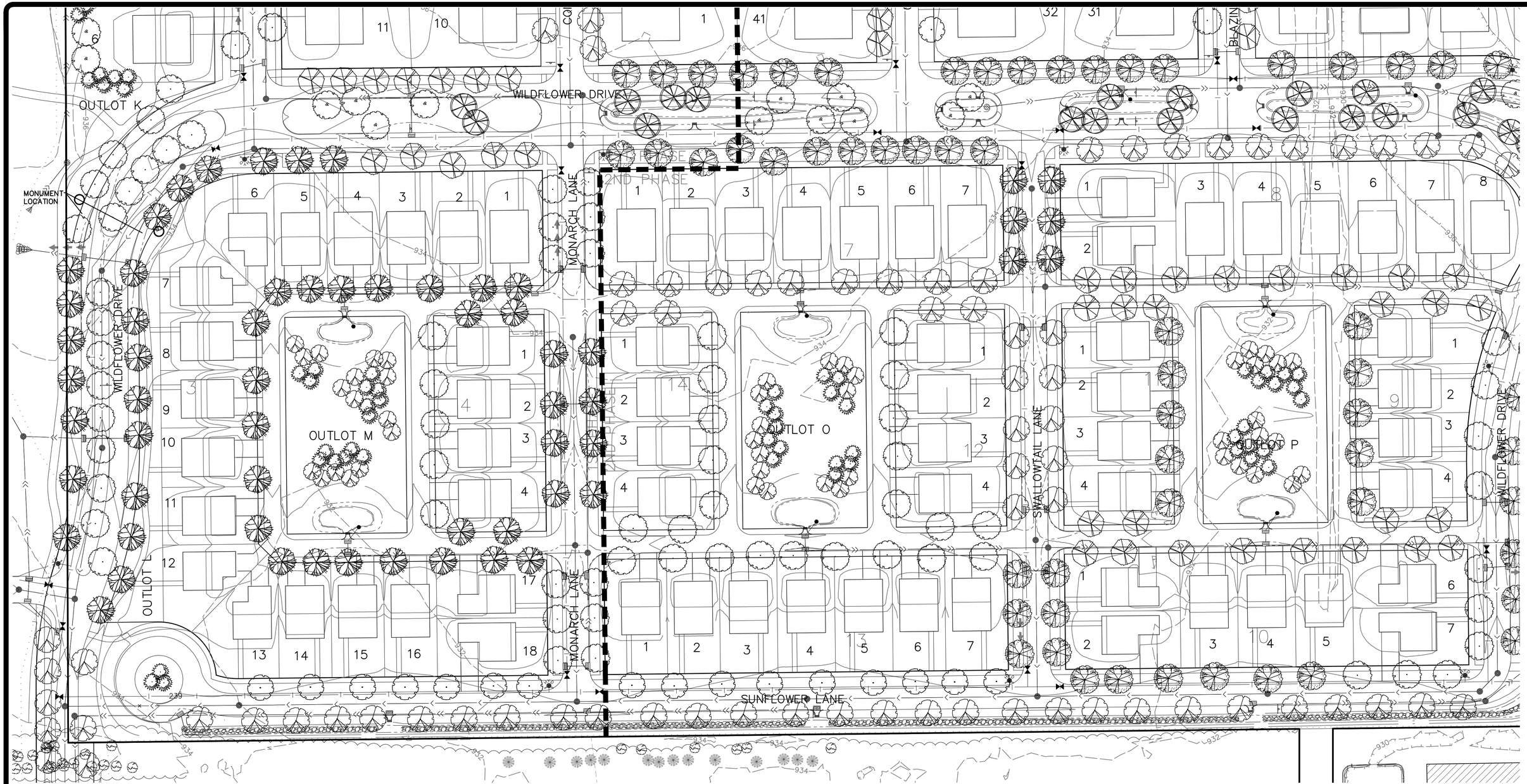
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WILDFLOWER AT LAKE ELMO
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SEE SHEET L1 FOR TREE SCHEDULE

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LANDSCAPE PLAN

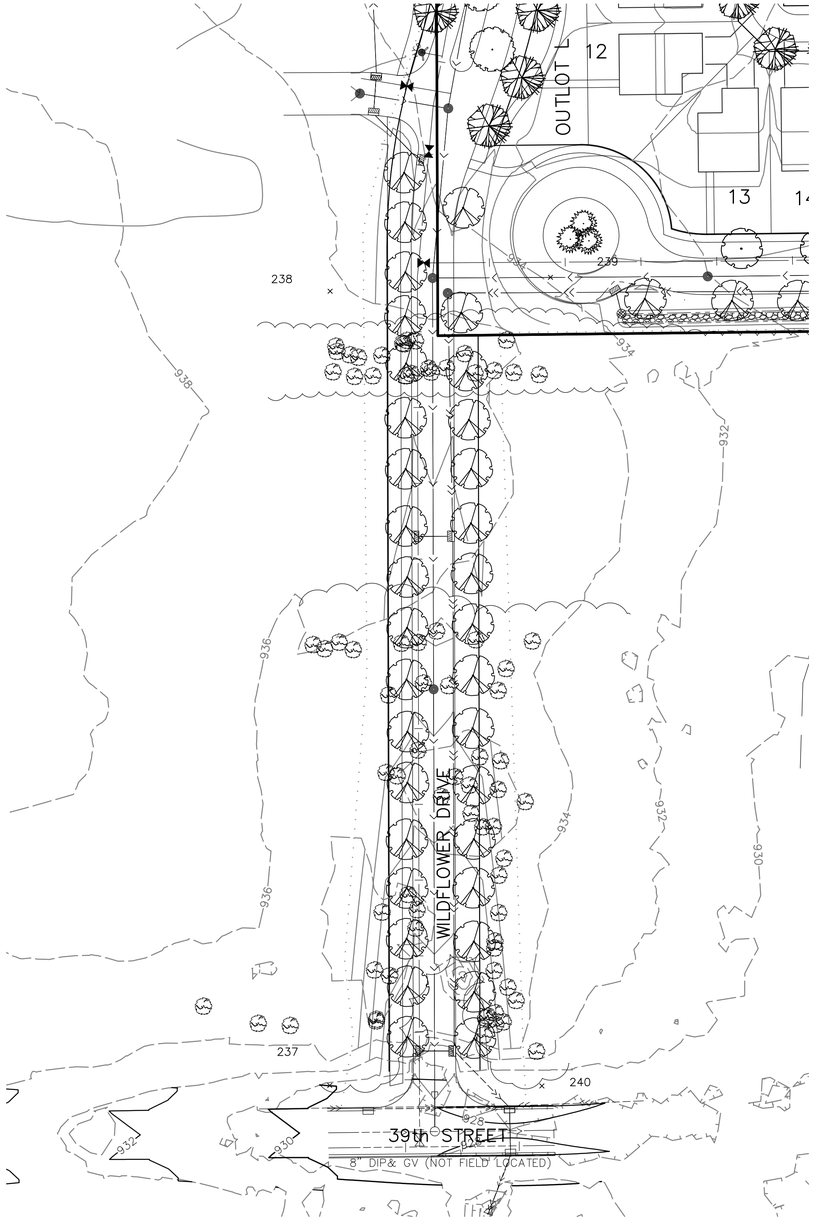
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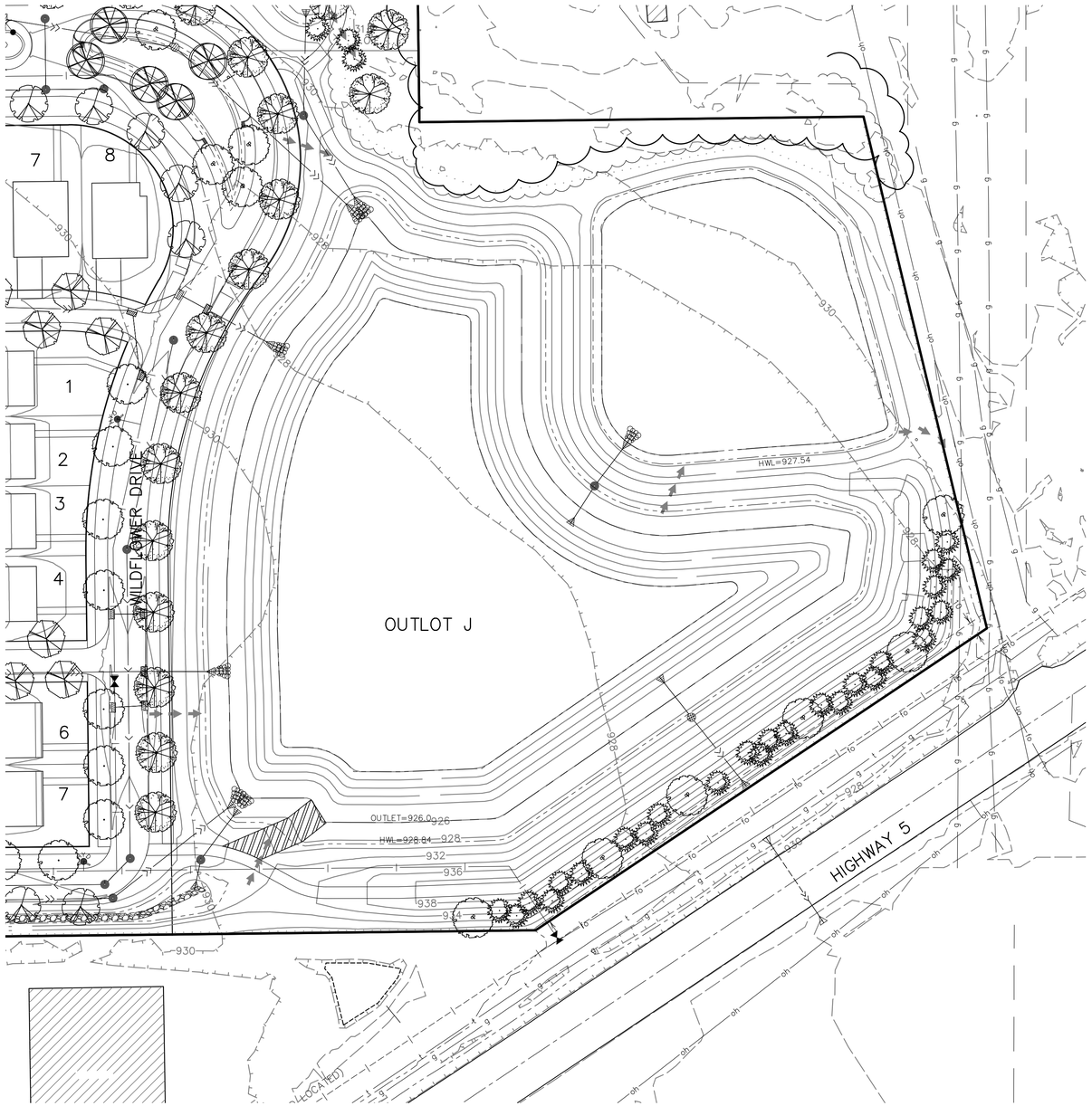
WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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ENTRANCE DETAIL





SEE SHEET L1 FOR TREE SCHEDULE

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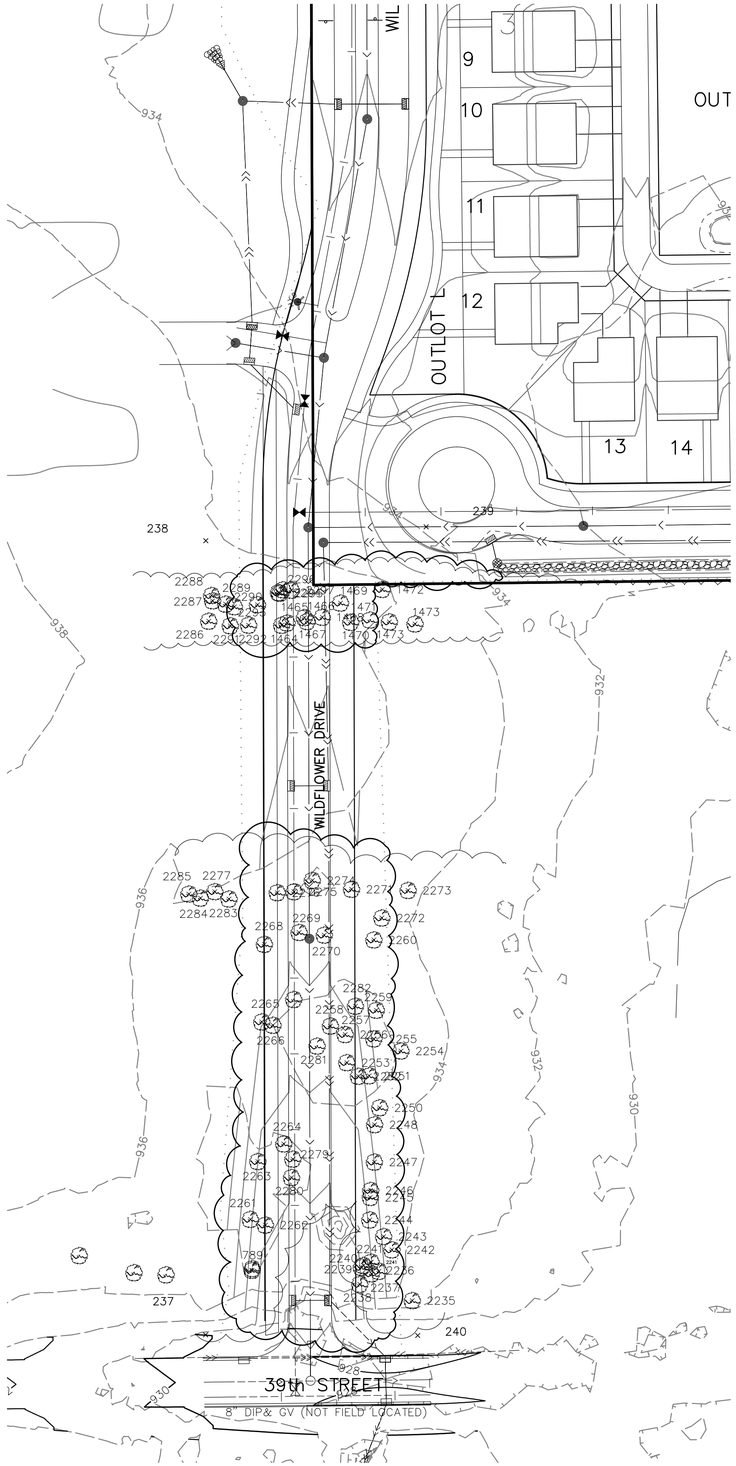
LANDSCAPE PLAN

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MINNEAPOLIS, MINNESOTA 55437-1111

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

L5 OF 5

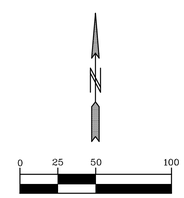
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SOUTH ENTRANCE TREE INVENTORY

#	Tree Tag #	Size (DBH ")	Common Name	Scientific Name	Significant Tree	Notes	Status
1	789	24	Honeylocust	*Gleditsia triacanthos*	Y		Remove
2	1464	6	Box Elder	*Acer negundo*	N		Remove
3	1465	5	Colorado spruce	*Picea pungens*	N		Remove
4	1466	9	Box Elder	*Acer negundo*	N		Remove
5	1467	6	Colorado spruce	*Picea pungens*	N		Remove
6	1468	7	Box Elder	*Acer negundo*	N		Remove
7	1469	13	Box Elder	*Acer negundo*	Y		Remove
8	1470	6	Colorado spruce	*Picea pungens*	N	60% shade suppresed	Remove
9	1471	8	Colorado spruce	*Picea pungens*	N	70% shade suppresed	Remove
10	1472	14/12	Box Elder	*Acer negundo*	Y	Offsite	Offsite save
11	1473	7	Box Elder	*Acer negundo*	N	Offsite	Offsite save
12	1474	7	Colorado spruce	*Picea pungens*	N	Offsite	Offsite save
13	2235	7/7/6	Box Elder	*Acer negundo*	N	Offsite	Offsite save
14	2236	11	Box Elder	*Acer negundo*	N		Remove
15	2237	11	Box Elder	*Acer negundo*	N		Remove
16	2238	8	Box Elder	*Acer negundo*	N	60% top missing	Remove
17	2239	14/11/7	Box Elder	*Acer negundo*	Y		Remove
18	2240	15	Hackberry	*Celtis occidentalis*	Y		Remove
19	2241	15	Box Elder	*Acer negundo*	Y		Remove
20	2242	11	Box Elder	*Acer negundo*	N		Remove
21	2243	11	Box Elder	*Acer negundo*	N		Remove
22	2244	20	Box Elder	*Acer negundo*	Y		Remove
23	2245	8	Box Elder	*Acer negundo*	N		Remove
24	2246	16	Box Elder	*Acer negundo*	Y		Remove
25	2247	9	Box Elder	*Acer negundo*	N		Remove
26	2248	18	Box Elder	*Acer negundo*	N	30% top missing, decay at base of tree	Remove
27	2250	10	Box Elder	*Acer negundo*	N		Remove
28	2251	9	Box Elder	*Acer negundo*	N		Remove
29	2252	10	Box Elder	*Acer negundo*	N		Remove
30	2253	12/12	Box Elder	*Acer negundo*	Y		Remove
31	2254	13	Box Elder	*Acer negundo*	N	30% top missing	offsite save
32	2255	13	Box Elder	*Acer negundo*	Y		Remove
33	2256	13	Box Elder	*Acer negundo*	Y		Remove
34	2257	10	Box Elder	*Acer negundo*	N		Remove
35	2258	9	Box Elder	*Acer negundo*	N		Remove
36	2259	13	Box Elder	*Acer negundo*	Y		Remove
37	2260	17	Box Elder	*Acer negundo*	Y		Remove
38	2261	6	Box Elder	*Acer negundo*	N		Remove
39	2262	6	Box Elder	*Acer negundo*	N		Remove
40	2263	6	Honeylocust	*Gleditsia triacanthos*	N		Remove
41	2264	6	Box Elder	*Acer negundo*	N		Remove
42	2265	16	Box Elder	*Acer negundo*	Y		Remove
43	2266	7	Box Elder	*Acer negundo*	N		Remove
44	2267	19	Box Elder	*Acer negundo*	N	40% top missing, split at base	Remove
45	2268	16	Box Elder	*Acer negundo*	Y		Remove
46	2269	15	Box Elder	*Acer negundo*	Y		Remove
47	2270	15/14/12/6	Box Elder	*Acer negundo*	Y		Remove
48	2271	13	Box Elder	*Acer negundo*	Y		Remove
49	2272	22/21	Box Elder	*Acer negundo*	N	22" 100% top missing, 21" decay along main trunk	Remove
50	2273	21	Box Elder	*Acer negundo*	Y	Offsite	Offsite save
51	2274	19	Box Elder	*Acer negundo*	Y		Remove
52	2275	16	Box Elder	*Acer negundo*	N	50% top missing	Remove
53	2276	16	Box Elder	*Acer negundo*	Y		Remove
54	2277	18	Box Elder	*Acer negundo*	N	40% top missing	Offsite save
55	2279	7	Siberian elm	*Ulmus pumila*	N		Remove
56	2280	6	Honeylocust	*Gleditsia triacanthos*	N		Remove
57	2281	10	Box Elder	*Acer negundo*	N	heavy lean to tree	Remove
58	2282	12	Box Elder	*Acer negundo*	Y		Remove
59	2283	17	Box Elder	*Acer negundo*	N	major damage from tree #2285 which has toppled onto #2283	Offsite save
60	2284	17	Box Elder	*Acer negundo*	Y	Offsite	Offsite save
61	2285	18	Box Elder	*Acer negundo*	N	toppled	Offsite save
62	2286	6	Box Elder	*Acer negundo*	N	Offsite	Offsite save
63	2287	7	Box Elder	*Acer negundo*	N	Offsite	Offsite save
64	2288	10	Box Elder	*Acer negundo*	N	Offsite	Offsite save
65	2289	11	Box Elder	*Acer negundo*	N	Offsite	Offsite save
66	2290	10	Box Elder	*Acer negundo*	N		Remove
67	2291	8	Box Elder	*Acer negundo*	N	Offsite	Offsite save
68	2292	9/8	Box Elder	*Acer negundo*	N		Remove
69	2293	6	Box Elder	*Acer negundo*	N		Remove
70	2294	11	Box Elder	*Acer negundo*	N	top split at 8' up from base of tree	Remove
71	2295	6	Box Elder	*Acer negundo*	N		Remove
72	2296	10	Box Elder	*Acer negundo*	N		Remove
73	2297	11	Box Elder	*Acer negundo*	N		Remove

NOTES:
1. NON–SIGNIFICANT TREES ARE DUE TO SIZE NOT MEETING ORDINANCE REQUIREMENTS OR;
2. TREES THAT ARE DAMAGED, SPLIT, LEANING, OR HAVE SIGNIFICANT MISSING CANOPIES.



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Revisions
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Date 2-2-15
Designed jlt
Drawn jlt/tml

SOUTH ENTRANCE TREE INVENTORY

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WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

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