



PLANNING COMMISSION  
DATE: 3/9/15  
AGENDA ITEM: 5A – PUBLIC HEARING  
CASE # 2015-05

ITEM: Boulder Ponds – Final Plat, Final PUD Plan and Zoning Map Amendment

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director  
Jack Griffin, City Engineer  
South Washington Watershed District  
Greg Malmquist, Fire Chief  
Stephen Mastey, Landscape Architecture, Inc.

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#### **SUMMARY AND ACTION REQUESTED:**

The Planning Commission is being asked to consider an application for a Final Plat, Final PUD Plan and Zoning Map Amendment submitted by OP4 Boulder Ponds, LLC. The Final Plat application represents the first phase of the Boulder Ponds residential development and includes 47 single family residential lots. The proposed project is located immediately north of Hudson Blvd. N., immediately east of the Eagle Point Business Park and immediately south of the Stonegate residential estates (RE) subdivision. In addition to the plat and PUD request, the applicants are requesting a zoning map amendment to implement the necessary zoning associated with the planned development. Staff is recommending approval of the zoning map amendment and is recommending approval of the Boulder Ponds Final Plat and Final PUD Plan subject to compliance with 11 conditions as noted in this report.

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#### **GENERAL INFORMATION**

*Applicant:* OP4 Boulder Ponds, LLC (Deb Ridgeway), 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344.

*Property Owners:* OP4 Boulder Ponds, LLC (Deb Ridgeway), 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344 and Bremer Bank (Kathleen Tucci) 8555 Eagle Point Blvd., PO Box 1000, Lake Elmo.

*Location:* Part of Section 34 in Lake Elmo, immediately north of Hudson Boulevard North, immediately east of the Eagle Point Business Park, and immediately south of the Stonegate subdivision. PID Numbers 34.029.21.32.0001, 34.029.21.33.0001, and 34.029.21.33.0002.

*Request:* Application for a Zoning Map Amendment, Final Plat and Final Planned Unit Development (PUD) Plan for the 1<sup>st</sup> phase of the Boulder Ponds planned development. The Final Plat (1<sup>st</sup> Phase of Boulder Ponds) includes 47 single family lots and various outlots planned for stormwater management or future commercial and residential uses.

<i>Existing Land Use and Zoning:</i>	Agricultural land. Current Zoning: RT – Rural Development Transitional Zoning District; Proposed Zoning: LDR (PUD) - Urban Low Density Residential, MDR (PUD) – Medium Density Residential and C – Commercial.
<i>Surrounding Land Use and Zoning:</i>	North –Stonegate Residential Estates (RE) subdivision; west – Eagle Point Business Park (Bremer Bank, Eagle Point Town Office Condos, High Pointe Medical Campus, vacant land) (BP); east – Lennar Savona Urban Low Density Residential (LDR) subdivision; south – vacant land guided for Commercial and Interstate Highway 94.
<i>Comprehensive Plan:</i>	Urban Low Density Residential (2.5 – 3.99 units per acre), Urban Medium Density Residential (4.0 – 7.49 units per acre) and Commercial
<i>History:</i>	Boulder Ponds General Concept Plan approved by the City on 12/17/13 (Resolution #2013-109). Boulder Ponds Preliminary Plat and Preliminary PUD Plan approved by the City on 9/16/14 (Resolution #2014-73).
<i>Deadline for Action:</i>	Application Complete – 2/20/2015 60 Day Deadline – 4/20/2015 Extension Letter Mailed – N/A 120 Day Deadline – 6/19/2015
<i>Applicable Regulations:</i>	Chapter 153 – Subdivision Regulations Article 10 – Urban Residential Districts (LDR and MDR) Article 16 – Planned Unit Development Regulations §150.270 Storm Water, Erosion, and Sediment

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## REQUEST DETAILS

The City of Lake Elmo has received a request from OP4 Boulder Ponds, LLC for a Zoning Map Amendment, Final Plat and Final PUD Plan to subdivide approximately 58 acres of land located within Stage 1 of the I-94 Corridor Planning. The Final Plat would represent the first phase of the Boulder Ponds residential subdivision and include 47 single family lots, as well as various outlots planned for stormwater management, trails, and future commercial and residential land uses as guided by the approved Preliminary PUD Plan. The proposed plat is located immediately north of Hudson Boulevard, immediately east of Eagle Point Business Park, and immediately south of the Stonegate subdivision. The subject properties have historically been used for agricultural purposes. It should be noted that the zoning map amendment and Final PUD Plan require a public hearing to be held.

The final plat area represents the initial project phase of the overall Boulder Ponds planned development. The developer intends to build homes in the central portion of the site on both sides of the planned minor collector road 5<sup>th</sup> Street. The developer will be conducting final mass grading on the entirety of the site as part of the 1<sup>st</sup> phase of development, whereas the street and utility construction will follow the proposed phasing as demonstrated on the plans. The applicant has submitted detailed construction plans for related to sanitary sewer, water main, storm sewer, grading, drainage, landscaping, and other details that have been reviewed by the City Engineer, Fire Chief and Landscape Consultant.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Boulder Ponds Preliminary Plat did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City on September 16, 2014. Please note that the final plat and construction plans now include approved street names for the subdivision.

The City Engineer has reviewed the final plat, and his comments are attached to this report. Although there are some additional revisions and additions necessary for the Final Plat and final construction plans that need to be addressed by the applicant, the revisions can be made before the City releases the final plat for recording. Staff is recommending that all revisions and modifications noted within the City Engineer's review memorandum date 3/4/15 be completed prior to the release of Final Plat for recording as a condition of approval.

Finally, in addition to the Final Plat and Final PUD Plan application, the landowner has also applied for a Zoning Map Amendment. It should be noted that the current zoning for the Boulder Ponds site is Rural Development Transitional District (RT), which is the City's basic holding district for sites guided for future development. For the development to move forward into implementation and construction, it is appropriate for the site to be rezoned as guided by the approved plans for the Boulder Ponds development. Staff is recommending approval of the proposed zoning map amendment.

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## **ZONING MAP AMENDMENT**

Prior to a final plat being recorded, it is important to have the correct zoning in place to implement the approved use of the site. In the previous development applications the City has processed, the City was amenable to implementing the correct zoning for the site once the City approved preliminary plans for the property, and sanitary sewer and water utilities were available. In the case of Boulder Ponds, both of these thresholds or requirements have been met. The City approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on 9/16/14. In addition, utilities are available to the site on both the southern and western borders. The applicants have submitted an exhibit for the proposed zoning for the site at the direction of City staff. According to the submitted Zoning Exhibit (Attachment #3), there are three proposed zoning designations for the Boulder Ponds site. The areas intended for single family residential use will be zoned Urban Low Density Residential – Planned Unit Development (LDR-PUD), while Outlot C will be zoned Urban Medium Density Residential – Planned Unit Development (MDR-PUD) and Outlots A, B, E and F will be zoned Commercial (C). Staff has reviewed the proposed zoning for the site and found it to be consistent with the approved Boulder Ponds Preliminary Plat and Preliminary PUD Plan. Staff is recommending approval of the requested zoning map amendment based on the following findings:

- 1) The City of Lake Elmo approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on September 16, 2014.
- 2) The requested zoning map amendment is consistent with the appropriate zoning as guided by the approved Boulder Ponds Preliminary Plat and Preliminary PUD Plan.
- 3) Municipal sanitary sewer and water utilities are presently available to the site on both the western and southern border.

## FINAL PLAT REVIEW AND ANALYSIS

The preliminary plat for Boulder Ponds was approved with several conditions, which are indicated below along with Staff's comments on the status of each. For those items and issues that are not directly addressed below, Staff has provided additional comments following the preliminary plat conditions list. Staff is recommending approval of the final plat, but with additional conditions intended to address the outstanding issues that will require additional review and/or documentation.

Please also note that the applicant has also provided a response to the preliminary plat conditions as part of the project narrative (Attachment #2).

### **Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):**

- 1) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. ***Comments: The applicant has entered into a separate grading agreement with the City to complete mass grading on the site. No grading activity has yet to commence. Should the applicant enter into a development agreement with the City prior to any grading activity, the executed development agreement will supersede the executed grading agreement.***
- 2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording. ***Comments: The applicant has submitted a project narrative and exhibit that demonstrate that the portion of the northern greenbelt park not within the Xcel Energy easement is 1.77 acres in size. It is the portion of the northern greenbelt park not within the easement that would be eligible for parkland dedication credit. Based on a calculation completed by staff and the applicant, the total required amount of parkland dedication for the residential portion of the development is 4.34 acres. By subtracting the dedicated amount of 1.77 acres from the total required amount of 4.34 acres, there remains 2.57 acres of land to be addressed through parkland fees. Staff is recommending as a condition of approval that the applicant be required to pay a fee in lieu of land dedication equivalent to the fair market value of 2.57 acres of land (Condition #6).***
- 3) The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit. ***Comments: The Boulder Ponds development has received their watershed district permit from South Washington Watershed District. The applicant will be responsible to meet all conditions of approval associated with their watershed districts permit and abide by all regulations of the Wetland Conservation Act. Staff is recommending that this condition be applied to the Final Plat approval of the 1<sup>st</sup> phase of Boulder Ponds (Condition #8).***



- 4) The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. ***Comments: The Boulder Ponds Final Plat submission includes updated street names that are consistent with the Washington County street naming system. The Fire Chief has reviewed the proposed street names and found them to be acceptable.***
- 5) The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan. ***Comments: The applicant has submitted updated plans to address many of the conditions and review comments as specified by the City Engineer. All remaining modifications requested by the City Engineer that relate to the Final Plat are outlined in a review memo dated March 4, 2015. Staff is recommending a condition that all revisions and modifications to the Final Plat and Final Construction Plans requested by the City Engineer be included as a condition of approval (Condition #1)***
- 6) In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way. ***Comments: The Final Plat does not currently show these easements at this time. However, the applicant has noted in the project narrative that the additional easements will be provided on the Final Plat once the final sidewalk layout is approved. Based on the final construction plans for the Boulder Ponds development, staff believes that these additional easements can be added once the construction plans are approved without fundamentally altering the Final Plat. In other words, staff finds that the approach recommended by the applicant to add additional easements upon approval of the sidewalk locations will work. As a condition of approval of the final plat, staff is recommending that the additional easements for meandering sidewalks be provided (Condition #4).***
- 7) The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities. ***Comments: The City's landscape consultant has reviewed the Final Landscape Plan and determine that there are still proposed tree locations that may conflict with the installation of private utilities. Staff is recommending that this issue be resolved as part of the required updates to the Final Landscape Plan per the direction of the City's Landscape Consultant (Condition #7). It should be noted that the location of trees within the development is a construction detail that should not alter the Final Plat.***
- 8) All islands and medians internal to the Boulder Ponds development shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the Final Plat. ***Comments: The islands and median are now proposed to be platted as part of the City right-of-way, thereby complying with the condition of approval. As a condition of the development agreement, the applicant or developer will be required to enter into a maintenance agreement with the City to maintain all the landscaping within islands and medians internal to the Boulder Ponds development. This requirement is specified in Condition #5.***

- 9) The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet. *Comments: The width of the northern buffer trail remains 10 feet. As a trail with a regional design is planned for the 5<sup>th</sup> Street Corridor, staff would suggest that this trail be reduced in width to a typical 8-foot local trail. However, this improvement is scheduled for the 2<sup>nd</sup> phase of the Boulder Ponds development. Staff would recommend that the applicant address this condition with the 2<sup>nd</sup> phase of the single family portion of the development.*
- 10) The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side. *Comments: The applicants have successfully moved the northern buffer trail to the south from the previous location as shown on the preliminary plans for Boulder Ponds. However, screening on the northern side of the trail through the use of plantings was not provided. Staff is recommending a condition that the Final Landscape Plan be revised to provide some screening along the north side of the trail in the northeastern portion of the Boulder Ponds development. This update to the landscape plan can be added to the other general updates as specified in the memo submitted by the City's landscape consultant (Condition #7).*
- 11) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements. *Comments: City staff are currently working with the applicant to draft a development agreement based on the City's standard template for these agreements. It is the desire of the applicant to process the development agreement on a parallel track as the approval of the Final Plat. This condition should remain in place to ensure that the development agreement is approved and executed prior to the release of the Final Plat for recording by Washington County (Condition #3).*
- 12) The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development. *Comments: The applicant has noted that a complete lot development book will be submitted once all of the staff review comments have been addressed and the construction plans are approved. Given that additional easements or sight modifications to the plat are warranted to address final staff review comments, staff feels it is reasonable to allow the applicant to submit the development lot book once the review of final construction plans is complete. In addition, the applicant is still working with the prospective builder of the development on which home elevations and floor plans will fit on each lot. Both of these factors make it difficult to complete the lot book at this time. An example of an individual lot as it would be shown in the lot book has been provided in Attachment #8 to demonstrate to the City what will be included in the lot book. As shown on the example, the lot will have a building pad location to direct the appropriate home location for the purposes of reviewing the building permit. Staff would recommend that the development lot book for Phase 1 of the development be provided prior to the release of Final Plat for recording (Condition #11).*

Staff is recommending that the conditions noted above that pertain to the Final Plat and that have not yet been addressed by the applicant should be adopted with the Final Plat. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to approve the final plans. However, the majority of these concerns are related to the construction plans and should have limited bearing on the final plat. Staff is recommending that City

Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the Final Plat.

In addition to the items discussed above, it should be noted that the Fire Chief is requesting that the location of several fire hydrants be adjusted to improve operational efficiency. The Fire Chief's memo, detailing all of the requested modification, is found in Attachment #10. Staff is recommending as a condition of approval that the applicant adjust the hydrant locations to the satisfaction of the Fire Chief (Condition #10).

Based on the above Staff report and analysis, Staff is recommending approval of the Final Plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the Final Plat.

The recommended conditions are as follows:

***Recommended Conditions of Approval:***

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plat and plans requested by the City Engineer in a memo dated 3/4/15 shall be incorporated into these documents before they are approved.
- 2) Prior to the release of Final Plat for recording, the developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Boulder Ponds Final Plat.
- 3) Prior to the release of the Final Plat for recording, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the release of the Final Plat for recording, including 10-foot easements behind all proposed meandering sidewalks within the Boulder Ponds subdivision.
- 5) A Common Interest Agreement concerning management of the common areas of Boulder Ponds and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the Final Plat.
- 6) As part of the development agreement for the 1st phase of the Boulder Ponds development, the applicant shall provide fees in lieu of land dedication for 2.57 acres of land to fulfill the City's parkland dedication requirements prior to the release of Final Plat for recording. The fee can be provided in a pro-rated amount for the Phase 1 Area or in an amount addressing the total residential portion of the site.

- 7) The Final Landscape Plan shall be revised per the requested modifications of the City Landscape Consultant, documented in a memo dated 3/3/15. The revised Final Landscape Plan shall include screening on the north side of the northern buffer trail in the northeastern portion of the development. The Final Landscape Plans shall be approved prior to the release of Final Plat for recording.
- 8) The applicant shall provide evidence that all conditions attached to the South Washington Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.
- 9) The applicant must provide written authorization to perform any work in the Electrical Transmission easement areas prior to the release of the Final Plat for recording.
- 10) The locations of fire hydrant identified in a memo dated 2/23/15 shall be revised per the direction of the Fire Chief.
- 11) The applicant shall provide a complete development lot book for all lots in Phase 1 of the Boulder Ponds development clarifying proper building placement for use in granting building permits prior to the release of Final Plat for recording.

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## **DRAFT FINDINGS**

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Boulder Ponds Final Plat and Final PUD Plan:

- 1) That the Boulder Ponds Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Boulder Ponds Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Boulder Ponds Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- 4) That the Boulder Ponds Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 5) That the Boulder Ponds Final Plat complies with the City's subdivision ordinance.
- 6) That the Boulder Ponds Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 7) That the Boulder Ponds Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated March 4, 2015.

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**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of the requested Zoning Map Amendment to implement the correct zoning as guided by the approved Boulder Ponds Preliminary Plat and Preliminary PUD Plan. The suggested motion is the following:

***“Move to recommend approval of the requested Zoning Map Amendment for the Boulder Ponds planned development based on the findings of fact listed in the Staff Report.”***

In addition, Staff is recommending approval of the Boulder Ponds Final Plat and Final PUD Plan with the 11 conditions of approval as listed in the Staff report. The suggested motion is the following:

***“Move to recommend approval of the Boulder Ponds Final Plat and Final PUD Plan with the 11 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”***

**ATTACHMENTS:**

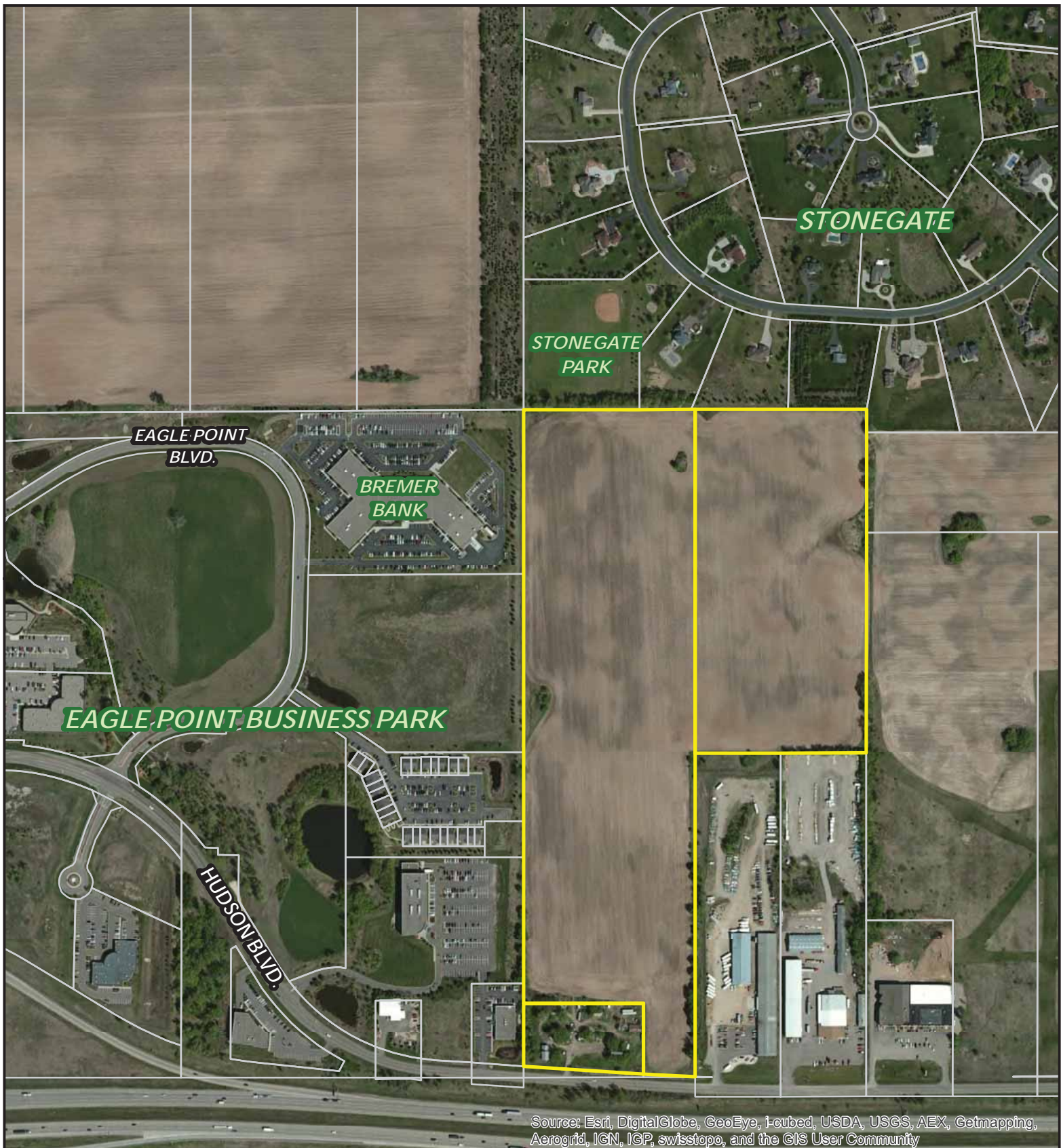
1. Location Map
2. Application Forms and Project Narrative
3. Zoning Map Exhibit
4. Final Plat (4 sheets)
5. Final Construction Plans (52 sheets)
6. Final Landscape Plan (10 sheets)
7. Turning Radius Exhibit
8. Development Lot Book Letter and Example
9. City Engineer Review Memorandum, dated 3/4/15
10. Fire Chief Review Memorandum, dated 2/23/15
11. Landscape Consultant Review Memorandum, dated 3/3/15

**ORDER OF BUSINESS:**

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



- Discussion by the Commission ..... Chair & Commission Members
- Action by the Commission ..... Chair & Commission Members



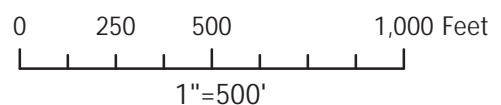
## Location Map: Boulder Ponds PUD



Data Source: Washington County, MN  
12-4-2013



Boulder Ponds Site



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# EXCELSIOR

❖ *The Excelsior Group*

January 30, 2015

Nick Johnson  
City of Lake Elmo  
3800 Laverne Ave N  
Lake Elmo, MN 55042

Re: Boulder Ponds Final Plat, Plan and Zoning Amendment

Dear Mr. Johnson:

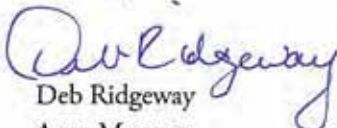
OP4 Boulder Ponds, LLC is pleased to submit the enclosed applications for Preliminary Plat and Preliminary PUD. The following items accompany this submittal:

1. Check in the amount of \$9,250
2. Applications for Final Plat, Final Plan & Zoning Amendment
3. Narrative/Written Statement
4. 5 Full Size and 10 reduced sets of Final Plat and Landscape Plans
5. 10 reduced plans of Proposed Zoning

Evolution Engineering will submit the plan sets to supplement the applications as well as provide a link to an FTP site for electronic version of the plans.

If you have questions related to this application, please do not hesitate to contact me at 612.353.3307 or [Deb.Ridgeway@ExcelsiorLLC.com](mailto:Deb.Ridgeway@ExcelsiorLLC.com). Thank you.

Sincerely,

  
Deb Ridgeway  
Asset Manager

Enclosures



Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Permit #: \_\_\_\_\_



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

## LAND USE APPLICATION

- ☐ Comprehensive Plan ☒ Zoning District Amend ☐ Zoning Text Amend ☐ Variance\*(see below) ☐ Zoning Appeal
- ☐ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading
- ☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
- ☐ PUD Concept Plan ☐ PUD Preliminary Plan ☒ PUD Final Plan

Applicant: OP4 Boulder Ponds, LLC (Contact: Deb Ridgeway)  
Address: 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344  
Phone #: 612.353.3307  
Email Address: Deb.Ridgeway@ExcelsiorLLC.com

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

Property Location (Address and Complete (long) Legal Description): 9120 Hudson Blvd N  
Please refer to attached for complete legal description, which includes the following PIDs:  
34-029-21-32-0001; 34-029-21-33-0001; 34-029-21-33-0002

Detailed Reason for Request: Final PUD plan approval and rezoning for Boulder Ponds development.  
Proposal includes 98 single family lots, 3 commercial outlots and 1 multifamily  
residential lot. Please refer to written statement for more details.

\*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

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

Signature of applicant:  Date: 1/30/15

Signature of fee owner:  Date: 1/30/15

Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
LU File #: \_\_\_\_\_



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

## **FINAL PLAT APPLICATION**

Applicant: OP4 Boulder Ponds, LLC (Contact: Deb Ridgeway)  
Address: 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344  
Phone #: 612.353.3307  
Email Address: Deb.Ridgeway@ExcelsiorLLC.com

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

Property Location (Address and Complete (long) Legal Description: 9120 Hudson Blvd N  
Please refer to attached for complete legal description, which includes the following PIDs:  
34-029-21-32-0001; 34-029-21-33-0001; 34-029-21-33-0002

General information of proposed subdivision: \_\_\_\_\_  
Boulder Ponds is approximately 60 acres, which is preliminary plat approved for a mix of  
commercial and residential uses. This final plat request includes the construction of  
improvements for 47 single family lots, 3 commercial outlots and 1 multifamily residential  
lot.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature of applicant:  Date: 1/30/15

Fee Owner Signature:  Date: 1/30/15





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 OP4 Boulder Ponds, LLC  
(Please Print)

Street address/legal description of subject property 9120 Hudson Blvd N

Please refer to attached for complete legal description, which includes the following PIDs:

34-029-21-32-0001; 34-029-21-33-0001; 34-029-21-33-0002

  
Signature

1/30/15

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.



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 OP4 Boulder Ponds, LLC for Bremer Financial Services  
(Please Print)

Street address/legal description of subject property See attached Legal Description

Property to be acquired by OP4 Boulder Ponds prior to filing Final Plat

Said property will be platted right-of-way for 5th Street.

Kathy Tucca  
Signature

January 27, 2015  
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.

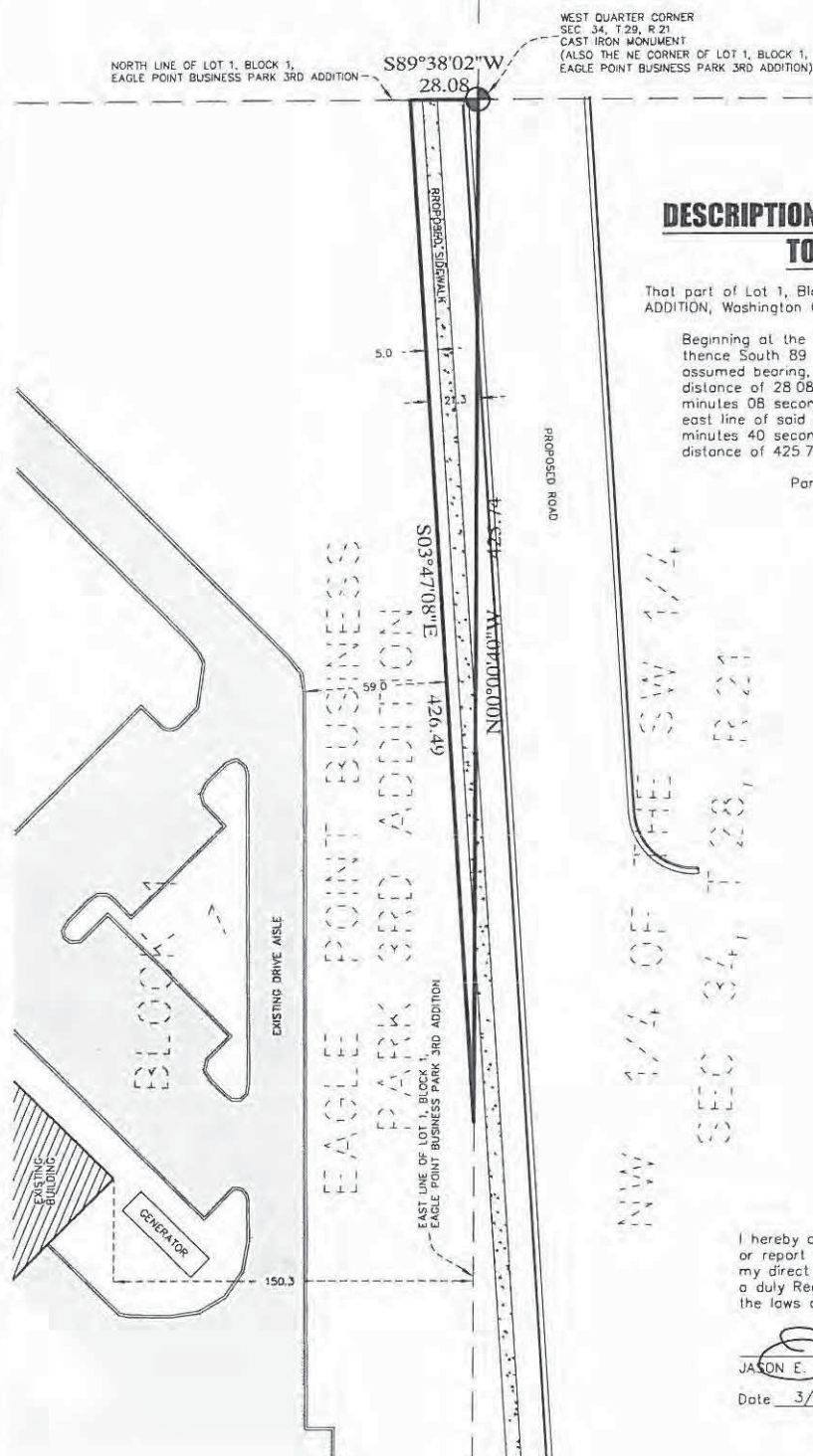
**If a corporation is fee title holder**, attach a copy of the resolution of the Board of Directors authorizing this action.

**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.

~of~ PROPOSED PARCEL TO BE ACQUIRED - BREMER BANK  
~for~ OP3 BOULDER PONDS, LLC



NORTH  
SCALE: 1" = 50'



That part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD ADDITION, Washington County, Minnesota described as follows.

Beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28 08 feet, thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1, thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.

Parcel Area = 5,976 sq. ft.

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

JASON E. RUD

Date 3/31/14 License No. 41578



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





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.

OP4 Boulder Ponds, LLC

Signature of applicant By:  Date 1/30/15

Timothy J. Brown

Name of applicant Its Senior Vice President Phone 612.353.3305  
(Please Print)

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

Deb Ridgeway

OP4 Boulder Ponds, LLC

c/o The Excelsior Group, LLC

11455 Viking Drive, Suite 350

Eden Prairie, MN 55344

(612)353.3307 or Deb.Ridgeway@ExcelsiorLLC.com



## **Final Plat & PUD Application Narrative/Written Statements**

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Consisting of nearly 60 acres, Boulder Ponds offers a uniquely planned mixed-use neighborhood. The variety of land uses provides a seamless transition to the existing surrounding areas. From the south, the commercial parcels complement the existing commercial uses. Moving north, the medium density residential serves to buffer the commercial from the lower density single family homes. 5<sup>th</sup> Street further provides the separation between the commercial and residential uses.

The design concept and goals for Boulder Ponds has generally remained consistent throughout the approval process. As opposed to the more standard grid approach, the curvilinear nature of the streets is designed around the existing topography of the site, which offers premium lots with maximum open space. Further, the design works to limit double fronted lots. The oversized cul-de-sacs, meandering sidewalks and varying setbacks not only enhance site lines, but also create a quality neighborhood with aesthetically pleasing characteristics.

The detached single family lots will consist of two types of housing; traditional single family homes and a detached Villa home. The single family homes are geared toward families typically with children with pricing starting around \$400,000. The detached Villa product will include association maintained grounds which is largely geared toward empty nesters. Pricing for these will start around \$300,000. Please refer to attached Typical Elevation and Floor Plans for further details on product type.

Boulder Ponds will have its own neighborhood theming evident in the signage, landscaping and site furnishings. Neighborhood signage will include monuments clad in natural stone at the main entry points as shown in the landscape plan set. Community gathering spaces will be located in key areas of Boulder Ponds including a larger centrally located gathering space along Jade Trail which will include a shelter, grill and seating. Another area will be in the southerly cul-de-sac to include a smaller scale shelter and seating. Consistent theming in all these elements creates a neighborhood with a stronger sense of identity. The homeowners associations will be responsible for the ownership and maintenance these special features.



INCLUDED ATTACHMENTS:

Attachment A – Lot Tabulation, Zoning & Density

Attachment B – Tree Study Plan

Attachment C – Typical House Plans

## Written Statements

### a. *Landowner's Name(s), Project Representatives and Contact Information.*

LANDOWNER/ DEVELOPER	OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC 11455 Viking Drive, Suite 350 Eden Prairie, MN 55344  Tim Brown, Senior Vice President 612.353.3305 <a href="mailto:Tim.Brown@ExcelsiorLLC.com">Tim.Brown@ExcelsiorLLC.com</a>  Deb Ridgeway, Asset Manager 612.353.3307 <a href="mailto:Deb.Ridgeway@ExcelsiorLLC.com">Deb.Ridgeway@ExcelsiorLLC.com</a>
LANDOWNER*	Bremer Bank (contact: Kathleen Tucci) 8555 Eagle Point Blvd PO Box 1000 Lake Elmo, MN 55042 651.434.4744 <a href="mailto:kmtucci@bremer.com">kmtucci@bremer.com</a>

*\* OP4 Boulder Ponds is under contract with Bremer to purchase 0.14 acre to be used as 5<sup>th</sup> Street right-of-way. Closing is slated to occur prior to filing the final plat for Boulder Ponds.*

ENGINEER	Evolution Engineering Dean Robbins 651.303.7208 <a href="mailto:Evolutionengineeringmn@gmail.com">Evolutionengineeringmn@gmail.com</a>
SURVEYOR	EG Rud Jason Rud 651.361.8200 <a href="mailto:jrud@egrud.com">jrud@egrud.com</a>
LANDSCAPE ARCHITECT	Westwood Professional Services Cory Meyer 952.906.7437 <a href="mailto:cory.meyer@westwoodps.com">cory.meyer@westwoodps.com</a>
CONSULTING ENGINEER	SEH Steve Sletner 952.912.2637 <a href="mailto:ssletner@sehinc.com">ssletner@sehinc.com</a>

**b. Property Address, Zoning, Parcel Size, PID and Legal Description**

	MAIN PARCEL	WEST TRIANGLE (Bremer)
ADDRESS	9120 Hudson Blvd	n/a
CURRENT ZONING	RT	BP
PARCEL SIZE Acres	59.49	0.14
Sq. Ft	2,591,320.2	6,098.4
PIDs	34-029-21-32-0001	n/a
	34-029-21-33-0001	
	34-029-21-33-0002	
LEGAL DESCR	<p>That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter in Section 34, Township 29, Range 21, Washington County, Minnesota, lying North of the North line of Minnesota Department of Transportation Right of Way Plat No. 82-43 filed March 22, 1982, as Document No. 429592.</p> <p>AND</p> <p>That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota as described as commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the pipeline Easement described in Document No. 3172091, a distance of 437.96 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 122.17 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East along said west line a distance of 420.85 feet to the point of beginning.</p>	<p>That part of Lot 1, Block 1, Eagle Point Business Park 3<sup>rd</sup> Addition, Washington County, Minnesota described as beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.</p>

**c. Final Subdivision & Lot Information**

Please refer to ATTACHMENT A Lot tabulation sheet for lot information.



**d. How issues have been addressed since Preliminary Plat**

Below are the conditions of preliminary approval per Resolution 2014-73 with responses:

	<b>CONDITION</b>	<b>RESPONSE/STATUS</b>
1	The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.	COMPLETE
2	The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording.	The greenway park lot will be dedicated with the second phase of development along with trail improvements. It is our desire to work with the City on a calculation as soon as possible, so that one fee per unit can be realized for the entire site. The park area to be dedicated (net of the powerline easement) is 77,315 square feet or 1.77 acres.
3	The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit.	PERMIT RECEIVED
4	The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. Modifications to the Preliminary Plat and Preliminary PUD Plans	COMPLETE
5	The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan.	ON GOING
6	In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way.	Upon final approval of sidewalk layout, 10 foot easements will be created prior to filing the Final Plat with Washington County.
7	The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities.	COMPLETE
8	All islands and medians internal to the Boulder Ponds development shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. The	OK



	CONDITION	RESPONSE/STATUS
	applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the Final Plat.	
9	The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet.	COMPLETE
10	The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side.	COMPLETE
<b>Plat Restrictions</b>		
11	Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.	OK
12	The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development.	OK. This will be complete once all staff comments have been addressed as part of the final approval process.

**e. Site Density Calculation**

Please refer to accompanying Lot Tabulation sheet for density information. There are multiple scenarios of density calculations.

In summary:

- The overall gross site density (for both phases of development) is calculated at 2.74 dwelling units per acre (DUA).
- Net of commercial, ponding and right-of way, the total site density is calculated at 5.18 DUA.

**f. Phasing of Infrastructure and Other Improvements**

Clearing & Grubbing. In late fall 2014, the site was cleared of trees.

Grading. In order to best balance the site, Boulder Ponds will be graded in its entirety including the cutting in of 5th Street and oversized ponding to accommodate 5th Street. It is anticipated that grading will be complete about May 2015.

Streets & Utilities. Utility construction will begin as soon as approvals are in place and in conjunction with grading operations. The 1st Phase includes all



improvements to serve 27 Single Family lots, 20 Villa lots and stubbed services for the commercial and senior lots. 5th Street will be constructed from the eastern property boundary to approximately 300 feet west of the Jade Trail intersection as part of the 1st phase. It is anticipated that first lift of asphalt will be complete about July 2015.

Site Amenities. Landscaping and monuments are anticipated to be installed by September 2015 prior to the Fall Parade of Homes.

Model Homes. All the single family and Villa style lots are under contract with one builder. Model homes will be entered in the Fall Parade of Homes. Therefore, the builder will request that building permits for each product style be obtained prior to installation of streets to ensure house completion.

Future Phases. The future phase of the development including the completion of 5<sup>th</sup> Street will occur dependent on sales. It is anticipated that this could be as early as 2016.

***g. How Concerns of Neighboring Properties Have Been Addressed***

The only concern raised was at the public hearing by a Stone Gate Estates neighbor. It was requested that the trail be located as far south as possible. With some grade adjustments, this has been achieved.

***h. How Conflicts with Nearby Land Uses and/or Disturbances to Wetlands or Natural Areas Have Been Mitigated***

Northerly Buffer. The future trail between Stone Gate Estates to the north softens the impact of the lot sizes between the two neighborhoods.

Transition. The future senior housing (MDR) provides a transition between the commercial and residential (LDR) uses.

5<sup>th</sup> Street. 5th Street provides a separation of the residential neighborhood from the surrounding commercial uses.

Supplemental Uses. The Boulder Ponds commercial area compliments the other commercial uses along Hudson Blvd.

Preservation. The existing wetland is being preserved.

***i. Justification that Proposal will Not Place Excessive Burden on Infrastructure in the Area.***

Roads / Traffic. We are participating in the construction of 5th Street, a regional MSA road that runs east/west. The City of Lake Elmo has studied the area and determined the new MSA road will be sufficient to serve the new developments in



the area. In addition to participation with the construction of 5th Street, we are proposing the construction of a north/south road (Jade Trail) connecting Hudson Blvd to 5th Street. Future turn lanes are shown on Hudson Blvd, which are planned for installation when Hudson Blvd is expanded.

Sewer. The site has gravity sewer access along Hudson Blvd that is served by the regional sewer system. This additional capacity has been accounted for in the City of Lake Elmo's Comprehensive Plan.

Water Supply. Water will be served by Oakdale's water supply until such time the City of Lake Elmo can run its own trunk lines to the wider regional development area. Staff has indicated there is sufficient water to serve the development.

Parks. A 3.85 acre linear park in the 2<sup>nd</sup> phase of development will connect to the regional system. Staff has indicated that the trail construction or other related improvement costs may be used as an offset to park dedication fees. It is understood that the City is not requiring additional parkland.

Fire / Police. The streets were designed to accommodate a ladder fire truck. Boulder Ponds is primarily residential, which tends to have less calls per capita than other property types.

**j. *Proposed Lakeshore Access***

N/A

**k. *Parks and Open Space Description***

The linear park located along the northerly property line will be dedicated and improved with a trail and landscaping with the 2<sup>nd</sup> phase of development.

**l. *Development Schedule***

- Dec 2014 – Clearing and grubbing completed
- March 2015 – Grading
- April 2015 - 1st phase utility installation
- July 2015 – 1st phase street & sidewalk construction (1<sup>st</sup> lift)
- August 2015 – 1<sup>st</sup> Phase landscape and monument installation
- Sept 2016 – 2<sup>nd</sup> lift asphalt on 1<sup>st</sup> phase streets
- Summer 2016 – 2<sup>nd</sup> phase improvements (dependent on sales)

**ATTACHMENT A**

**Lot Tabulation**

---

**BOULDER PONDS, Lake Elmo**  
**Final Plat/PUD Lot Summary**

1/30/2015

				PROPOSED		
LOT	BLK	SQ FT	ACRE	LOT TYPE	ZONING	NOTES
<b>LOTS</b>						
1	1	17,447	0.40	Villa	LDR	
2	1	11,604	0.27	Villa	LDR	
3	1	12,822	0.29	Villa	LDR	
4	1	10,190	0.23	Villa	LDR	
5	1	11,353	0.26	Villa	LDR	
6	1	8,584	0.20	Villa	LDR	
7	1	8,587	0.20	Villa	LDR	
8	1	8,112	0.19	Villa	LDR	
9	1	8,410	0.19	Villa	LDR	
10	1	8,400	0.19	Villa	LDR	
11	1	10,631	0.24	Villa	LDR	
12	1	8,909	0.20	Villa	LDR	
13	1	8,180	0.19	Villa	LDR	
14	1	9,736	0.22	Villa	LDR	
15	1	10,913	0.25	Villa	LDR	
16	1	8,136	0.19	Villa	LDR	
17	1	7,625	0.18	Villa	LDR	<8,000 min sf
18	1	10,443	0.24	Villa	LDR	
19	1	9,087	0.21	Villa	LDR	
20	1	8,610	0.20	Villa	LDR	
1	2	15,836	0.36	Single Family	LDR	
2	2	9,873	0.23	Single Family	LDR	
3	2	8,620	0.20	Single Family	LDR	
4	2	8,005	0.18	Single Family	LDR	
5	2	9,105	0.21	Single Family	LDR	
6	2	11,684	0.27	Single Family	LDR	
1	3	11,896	0.27	Single Family	LDR	
2	3	8,428	0.19	Single Family	LDR	
3	3	8,338	0.19	Single Family	LDR	
4	3	8,078	0.19	Single Family	LDR	
5	3	8,159	0.19	Single Family	LDR	
6	3	9,788	0.22	Single Family	LDR	
7	3	8,004	0.18	Single Family	LDR	
8	3	7,450	0.17	Single Family	LDR	<8,000 min sf
9	3	8,229	0.19	Single Family	LDR	
10	3	8,112	0.19	Single Family	LDR	
11	3	9,100	0.21	Single Family	LDR	
1	4	9,102	0.21	Single Family	LDR	
2	4	9,510	0.22	Single Family	LDR	
3	4	9,309	0.21	Single Family	LDR	
4	4	9,199	0.21	Single Family	LDR	
5	4	8,532	0.20	Single Family	LDR	
6	4	8,480	0.19	Single Family	LDR	
7	4	8,172	0.19	Single Family	LDR	
8	4	10,194	0.23	Single Family	LDR	
9	4	8,225	0.19	Single Family	LDR	
10	4	8,280	0.19	Single Family	LDR	
<b>OUTLOTS</b>						
Outlot	A	77,577	1.78	Com'l (future)	Com'l	
Outlot	B	74,940	1.72	Com'l (future)	Com'l	
Outlot	C	105,449	2.42	64-unit Multifamily (future)	MDR	
Outlot	D	111,267	2.55	Ponding	LDR	to be deeded to City
Outlot	E	60,597	1.39	Ponding	Com'l	to be deeded to City
Outlot	F	186,947	4.29	Com'l (future)	Com'l	
Outlot	G	44,640	1.02	Ponding	LDR	to be deeded to City
Outlot	H	220,795	5.07	Single Family (future)	LDR	
Outlot	I	63,622	1.46	Wetland	LDR	to be deeded to City
Outlot	J	5,985	0.14	Common Area	LDR	to be deeded to HOA
Outlot	K	591,295	13.57	Single Family & Trail (future)	LDR	
Outlot	L	103,588	2.38	Ponding	LDR	to be deeded to City
<b>RIGHT OF WAY</b>						
		479,527	11.01	Right of Way		

59.04 TOTAL SITE ACREAGE

**LDR Zoning**

	1st Phase	2nd Phase	Total
SF Lots	27	33	60
Villa Lots	20	18	38
<b>TOTAL Units</b>	<b>47</b>	<b>51</b>	<b>98</b>

Acreage (LDR Area)	10.2	21.1	31.3
DUA (LDR area)	4.60	2.42	3.13

**MDR Zoning**

	1st Phase	2nd Phase	Total
MF Units	0	64	64

Acreage (MDR Area)	0	2.42	2.42
DUA (MDR Area)	0	26.44	26.44

**Total Site Density**

	Total Site (gross)	Total Site (net*)
Total Res'l Units	162	162
Area	59.04	31.29
DUA Overall	2.74	5.18

\* Total site area net of ROW, Com'l and Ponding



## **ATTACHMENT B**

### **Tree Study Plan**

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It is important to note that all trees have been cleared from the site, most of which were around the former homestead. The attached is a summary of the significant trees surveyed in May 2014 and was used for replacement calculation purposes.



**ATTACHMENT C**

**Typical Elevations and Floor Plans**

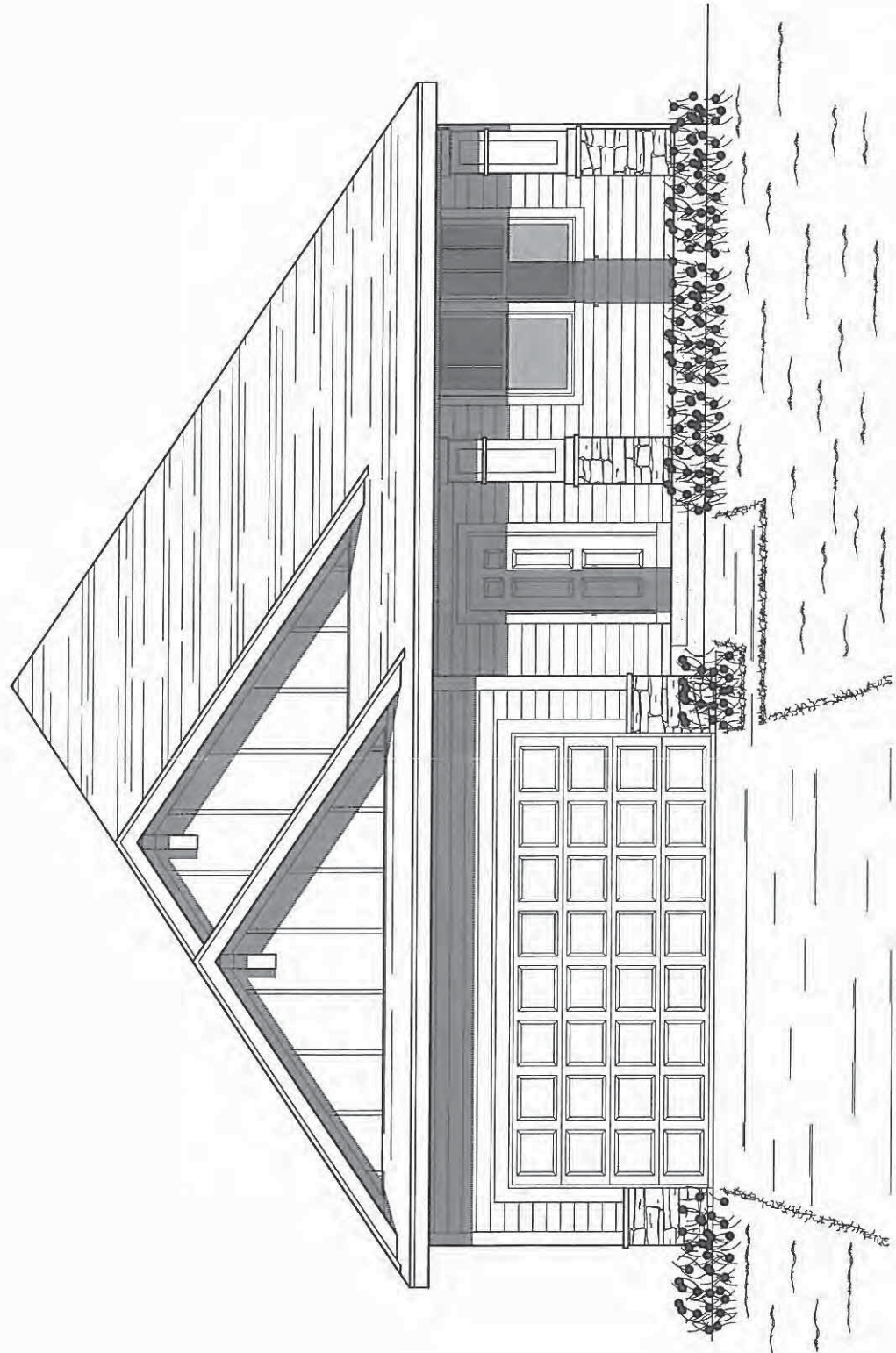
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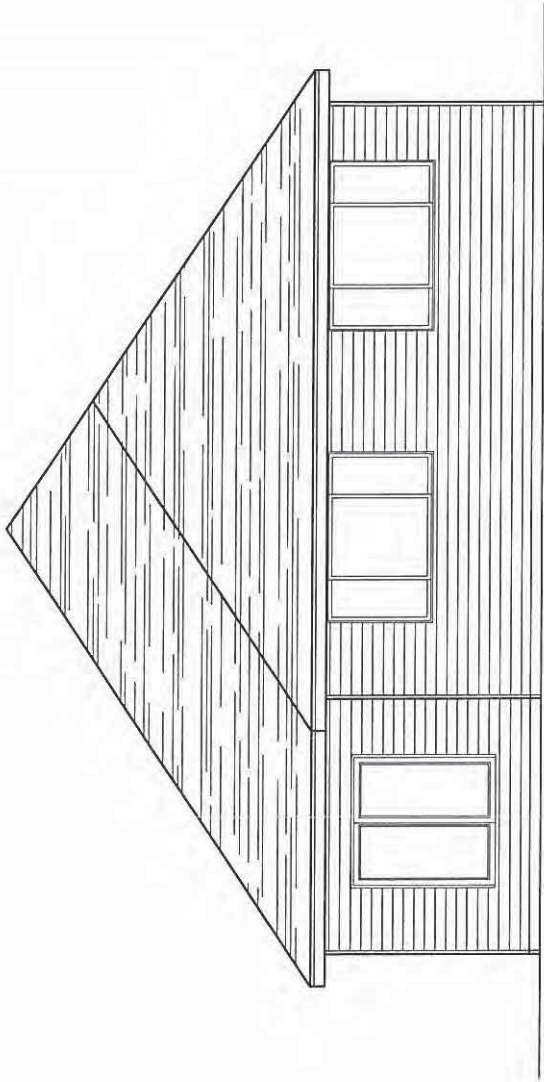




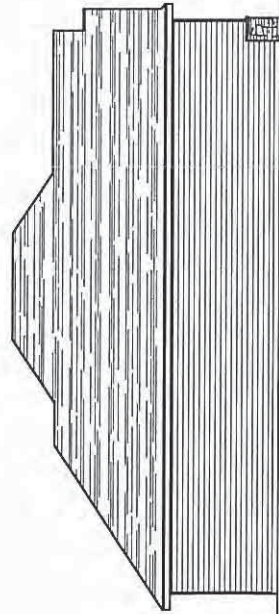
PLAN INFORMATION	SQUARE FOOTAGE CALC.
ISSUED: 2/26/2014	MAIN LEVEL: 1912 SQ. FT.
DRAWN BY: TJS	N/A
REVISIONS:	TOTAL: 2741 SQ. FT.
	GAUGE: 449 SQ. FT.
	FOUNDATION: 1512 SQ. FT.
	FRONT PORCH: 197 SQ. FT.



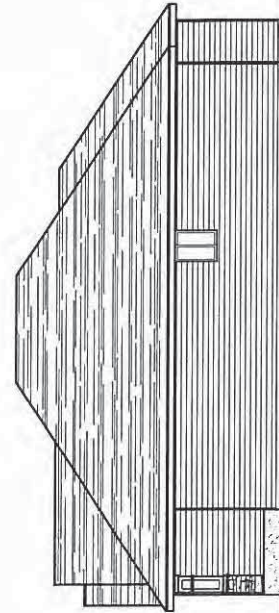
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DRAWN BY:	TJS
REVISIONS:	
TOTAL:	2141 SQ. FT.
GARAGE:	449 SQ. FT.
FOUNDATION:	1912 SQ. FT.
FRONT PORCH:	197 SQ. FT.
SQUARE FOOTAGE CALC.	



REAR ELEVATION



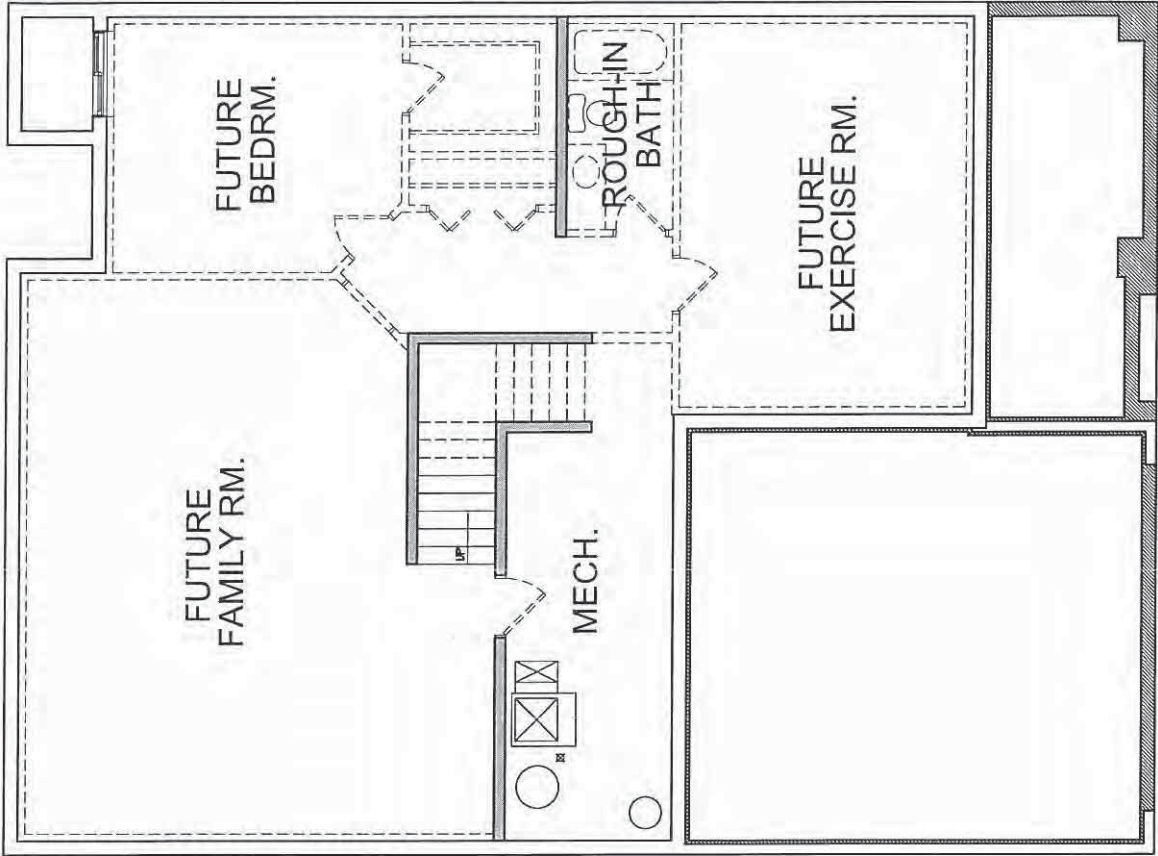
LEFT ELEVATION



RIGHT ELEVATION

PLAN INFORMATION	
ISSUED:	2/26/2014
DRAWN BY:	TJB
REVISIONS:	
TOTAL:	2741 SQ. FT.
GARAGE:	449 SQ. FT.
FOUNDATION:	1512 SQ. FT.
FRONT PORCH:	197 SQ. FT.
SQUARE FOOTAGE CALC.	
MAIN LEVEL:	1512 SQ. FT.
NA	

PLAN NUMBER:	AMHURST
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	3 OF 4



BASEMENT FOUNDATION PLAN



SQUARE FOOTAGE CALC.	ISSUED:	2/28/2014	TS	-	-
MAIN LEVEL:	DRAWN BY:	TS	-	-	-
1512 SQ. FT.	REVISIONS:	-	-	-	-
2741 SQ. FT.	FOUNDATION:	1512 SQ. FT.	-	-	-
448 SQ. FT.	GARAGE:	448 SQ. FT.	-	-	-
151 SQ. FT.	FRONT PORCH:	151 SQ. FT.	-	-	-

PLAN NUMBER:	AMHURST
PROJECT NUMBER:	STUDY PLAN
SHEET NUMBER:	4 OF 4



**MAIN LEVEL FLOOR PLAN**







creative

HOMES

707 COMMERCE DR. #410  
WOODBURY, MN 55125  
PH. 651-288-6500  
FX. 651-501-6600  
CREATIVEHCL.COM

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ASHWORTH

STUDY PLAN

JOB INFORMATION

11

11

PLAN INFORMATION	
ISSUED:	9/9/2014
DRAWN BY:	TJS
REVISIONS:	
UPPER LEVEL:	1916 SQ. FT.
TOTAL LIVING:	2566 SQ. FT.
GARAGE:	664 SQ. FT.
BASEMENT:	1270 SQ. FT.
F. PORCH:	199 SQ. FT.
SQUARE FOOTAGE CALC.	

PLAN NAME:

PROJECT NUMBER:

STUDY PLAN

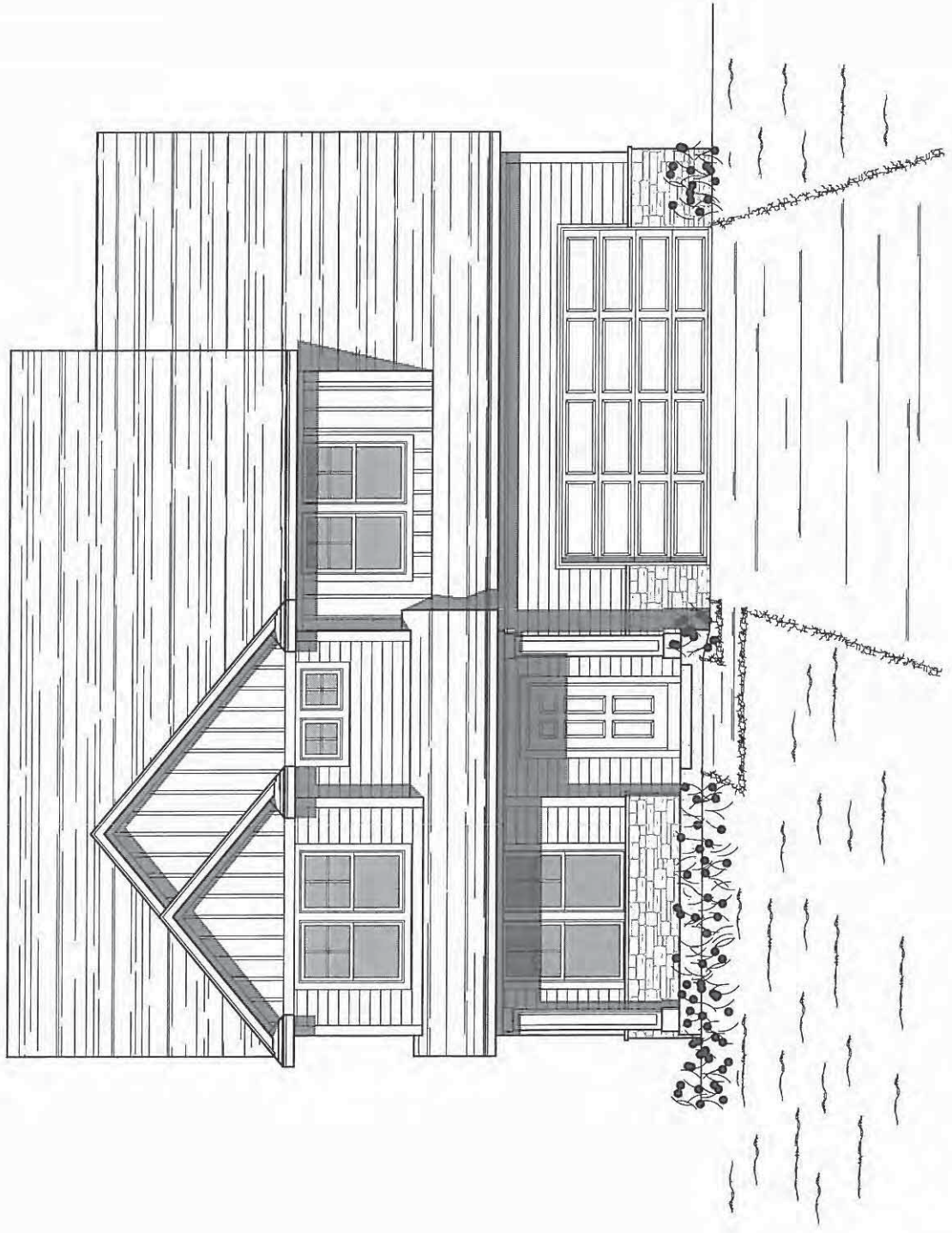
SHEET NUMBER:

ASHWORTH

1

OF

5







creative HOMES

707 COMMERCE DR. #100

WOODBURY, MN 55125

PH: 651-289-6800

FX: 651-501-6600

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ASHWORTH

STUDY PLAN

JOB INFORMATION

11

11

11

SQUARE FOOTAGE CALC.	MAIN LEVEL:	1270 SQ. FT.
	UPPER LEVEL:	1916 SQ. FT.
	TOTAL LIVING:	2566 SQ. FT.
	GARAGE:	664 SQ. FT.
	BASEMENT:	1270 SQ. FT.
	F. PORCH:	199 SQ. FT.

PLAN NAME:

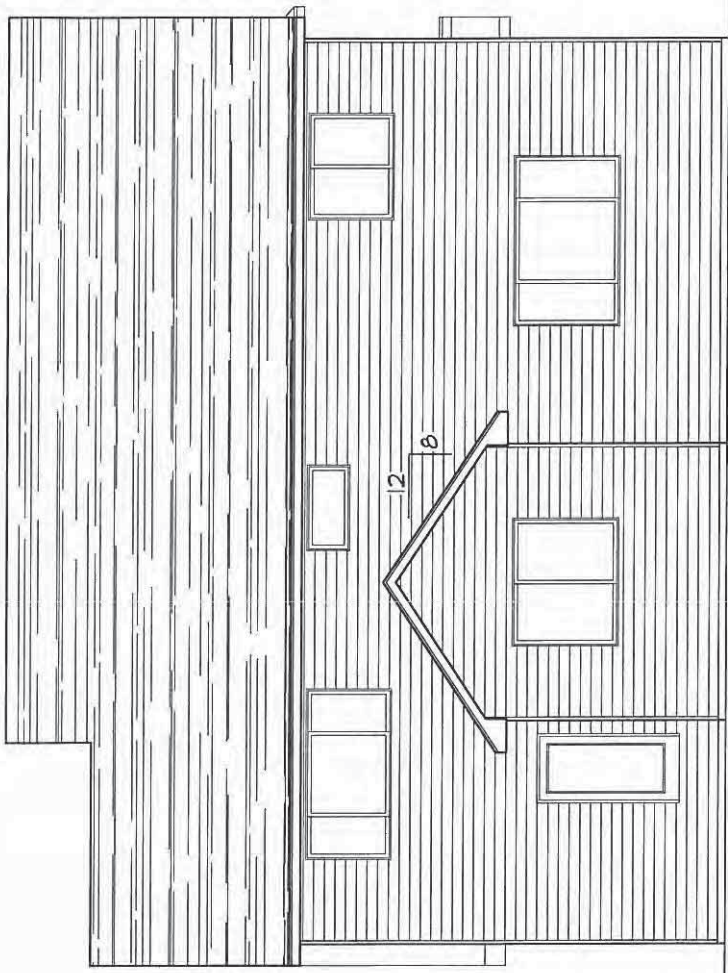
ASHWORTH

PROJECT NUMBER:

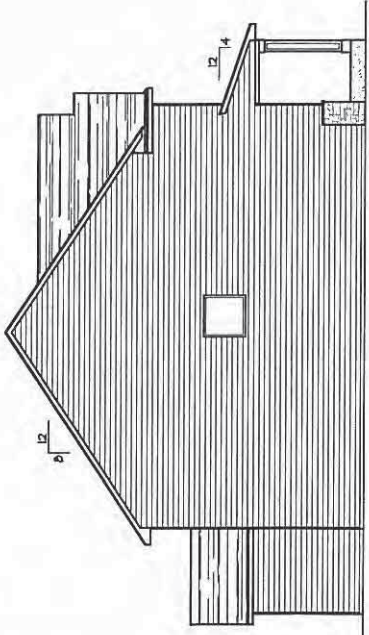
STUDY PLAN

SHEET NUMBER:

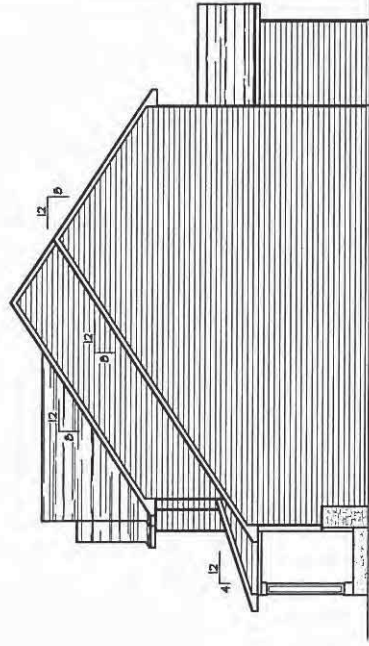
2 OF 5



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION





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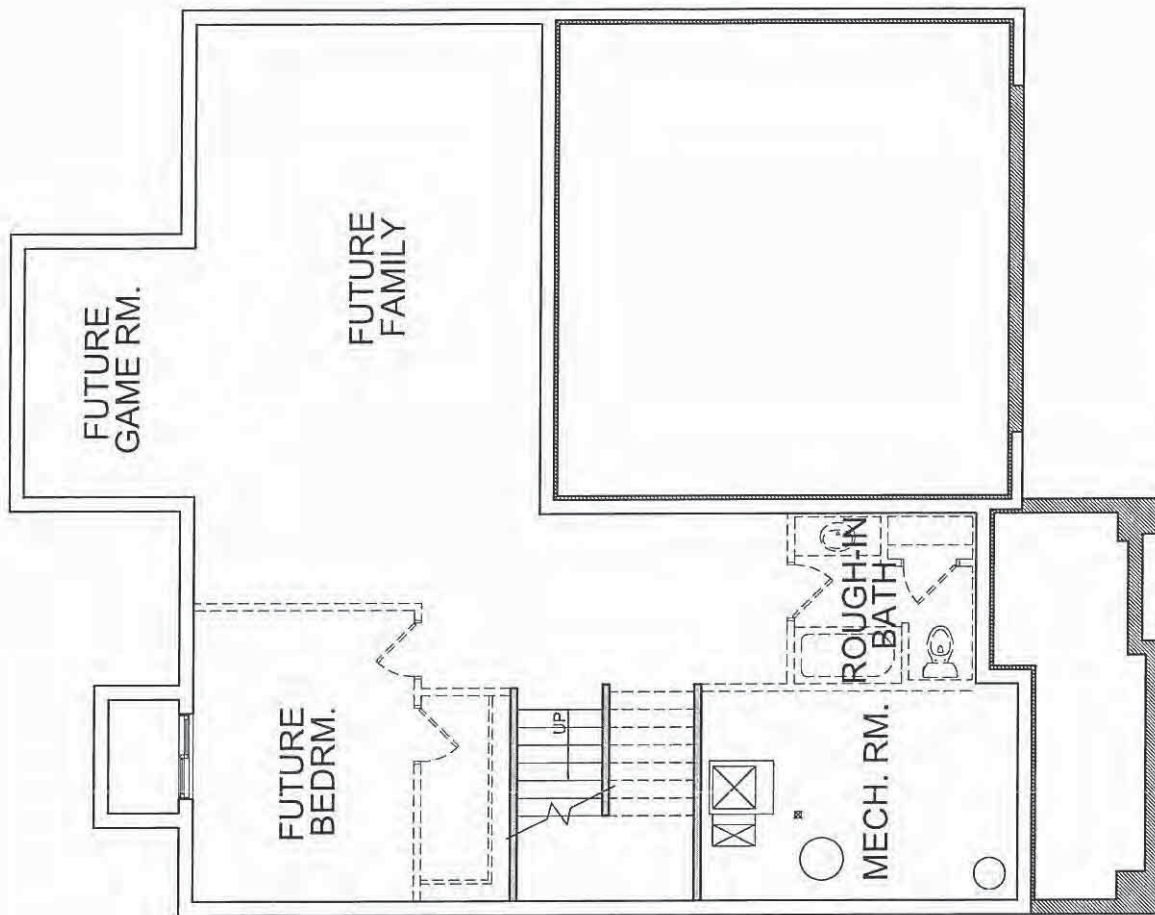
ASHMORTH  
STUDY PLAN

ISSUED:	9/5/2014	PLAN INFORMATION
DRAWN BY:	TJB	
REVISIONS:		
TOTAL LIVING:	2566 SQ. FT.	
GARAGE:	664 SQ. FT.	
BASEMENT:	1270 SQ. FT.	
F. PORCH:	183 SQ. FT.	
SQUARE FOOTAGE CALCS		

PLAN NAME:  
**ASHNORTH**

PROJECT NUMBER:  
**STUDY PLAN**

SHEET NUMBER:  
**3 OF 5**



## BASEMENT FOUNDATION PLAN



creative HOMES

707 COMMERCE DR. #410  
WOODBURY, MN 55125  
PH. 651-289-6800  
FX. 651-601-6820  
CREATIVEHCL.COM

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ASHWORTH

STUDY PLAN

JOB INFORMATION

2013

Creative Homes, Inc.

PLAN INFORMATION	
ISSUED:	9/9/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2586 SQ. FT.
GARAGE:	664 SQ. FT.
BASEMENT:	1270 SQ. FT.
F. PORCH:	199 SQ. FT.
SQUARE FOOTAGE CALC.	
MAIN LEVEL:	1270 SQ. FT.
UPPER LEVEL:	1916 SQ. FT.

PLAN NAME

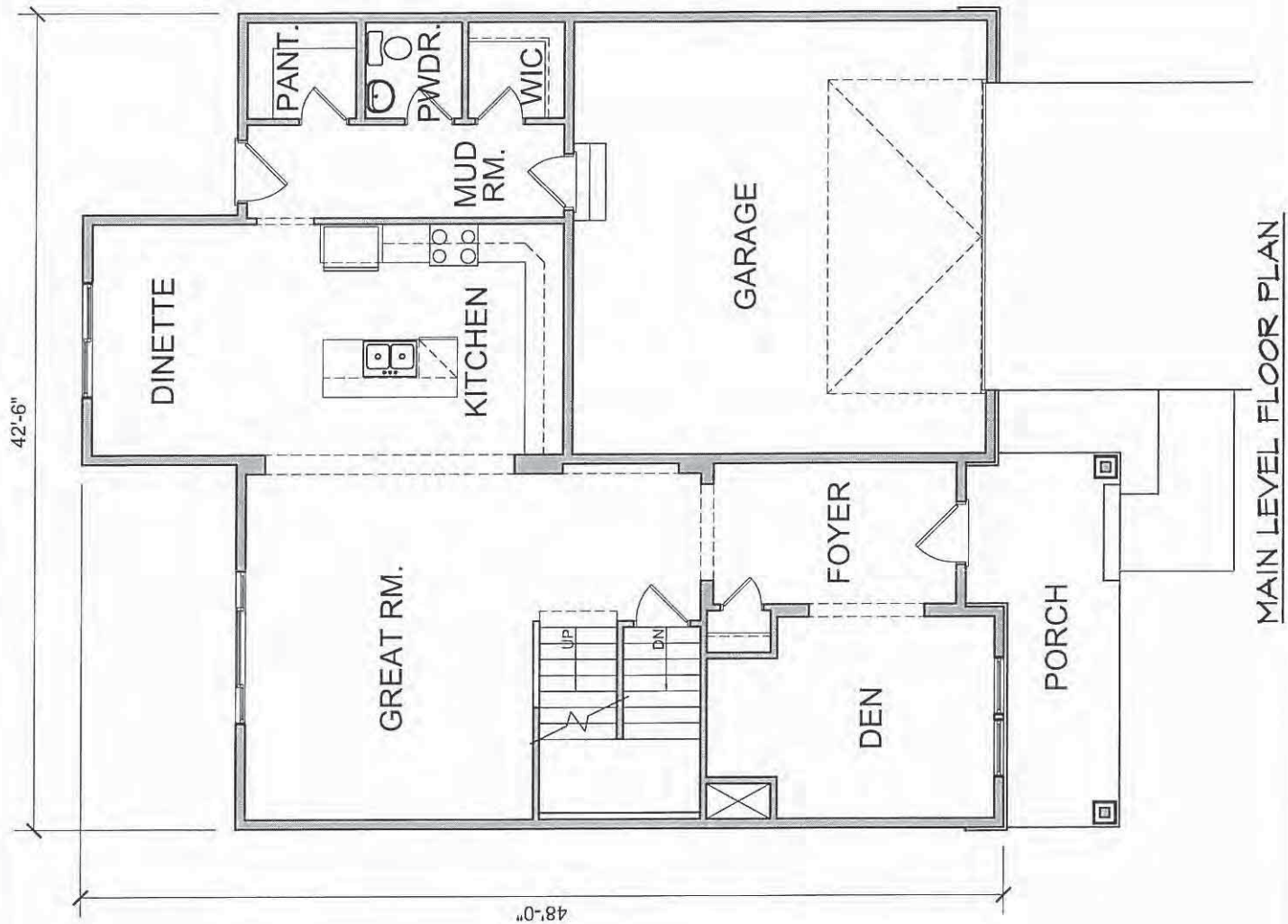
ASHWORTH

PROJECT NUMBER:

STUDY PLAN

SHEET NUMBER:

4 OF 5



MAIN LEVEL FLOOR PLAN



creative HOMES

707 COMMERCE DR. #100  
WOODBURY, MN 55125  
PH. 651-286-6900  
FX. 651-501-6600  
CREATIVEHOMES.COM

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ASHNORTH

STUDY PLAN

JOB INFORMATION

11

PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2966 SQ. FT.
GARAGE:	664 SQ. FT.
BASEMENT:	1270 SQ. FT.
F. PORCH:	199 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	1270 SQ. FT.
UPPER LEVEL:	1916 SQ. FT.

PLAN NAME:

ASHNORTH

PROJECT NUMBER:

STUDY PLAN

SHEET NUMBER:

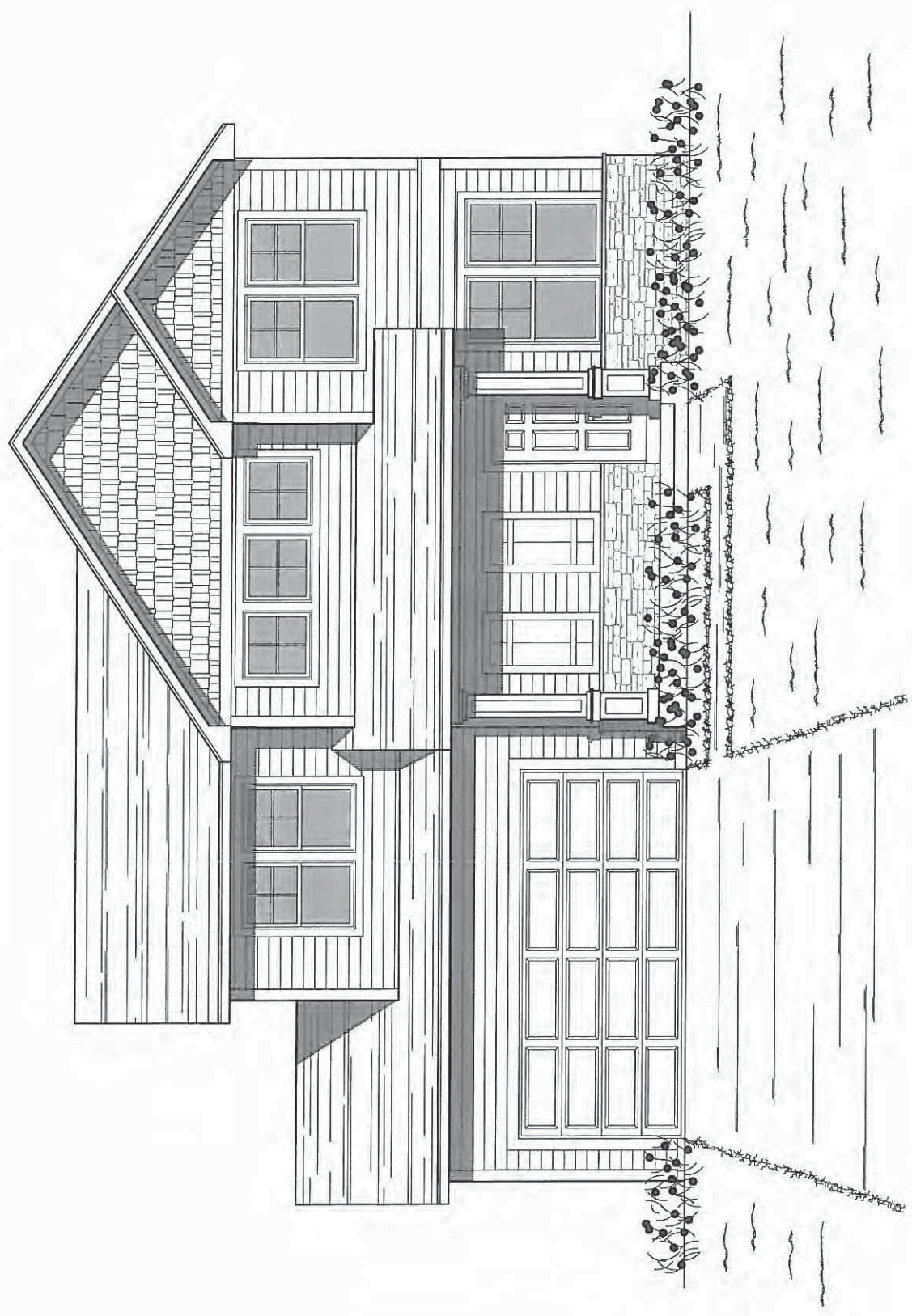
5 OF 5



UPPER LEVEL FLOOR PLAN











creative

HOMES

707 COMMERCE DR #4410  
WOODBURY, MN 55125  
PH: 651-269-6800  
FX: 651-501-6600  
CREATIVEHOMES.COM

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BENTLEY

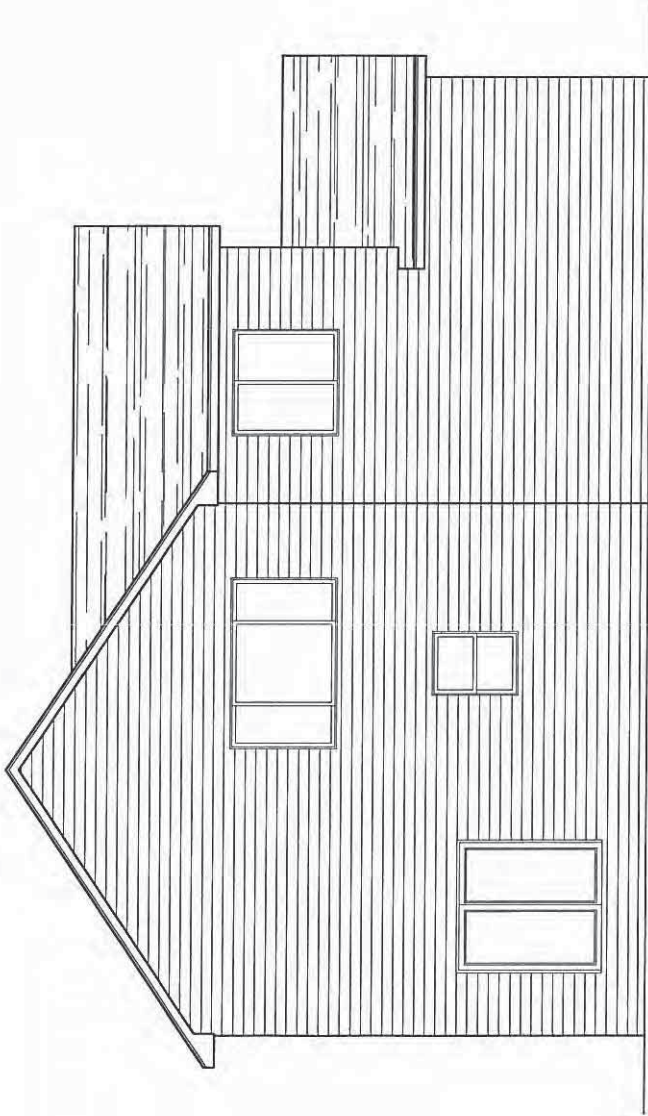
STUDY PLAN

JOB INFORMATION

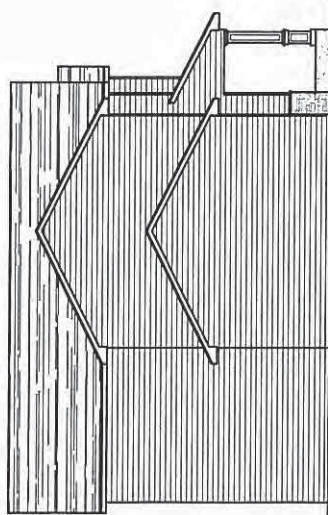
PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2092 SQ. FT.
GARAGE:	440 SQ. FT.
BASEMENT:	469 SQ. FT.
F. PORCH:	46 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	469 SQ. FT.
UPPER LEVEL:	1119 SQ. FT.

PLAN NAME:  
PROJECT NUMBER:  
SHEET NUMBER:

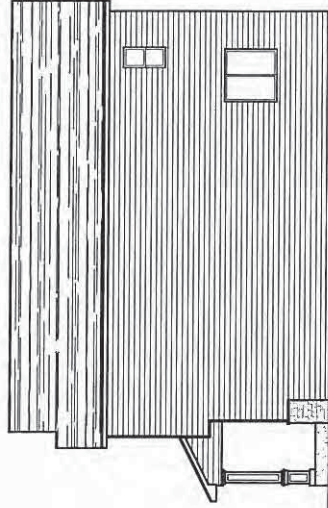
BENTLEY  
STUDY PLAN  
2 OF 5



REAR ELEVATION



LEFT ELEVATION



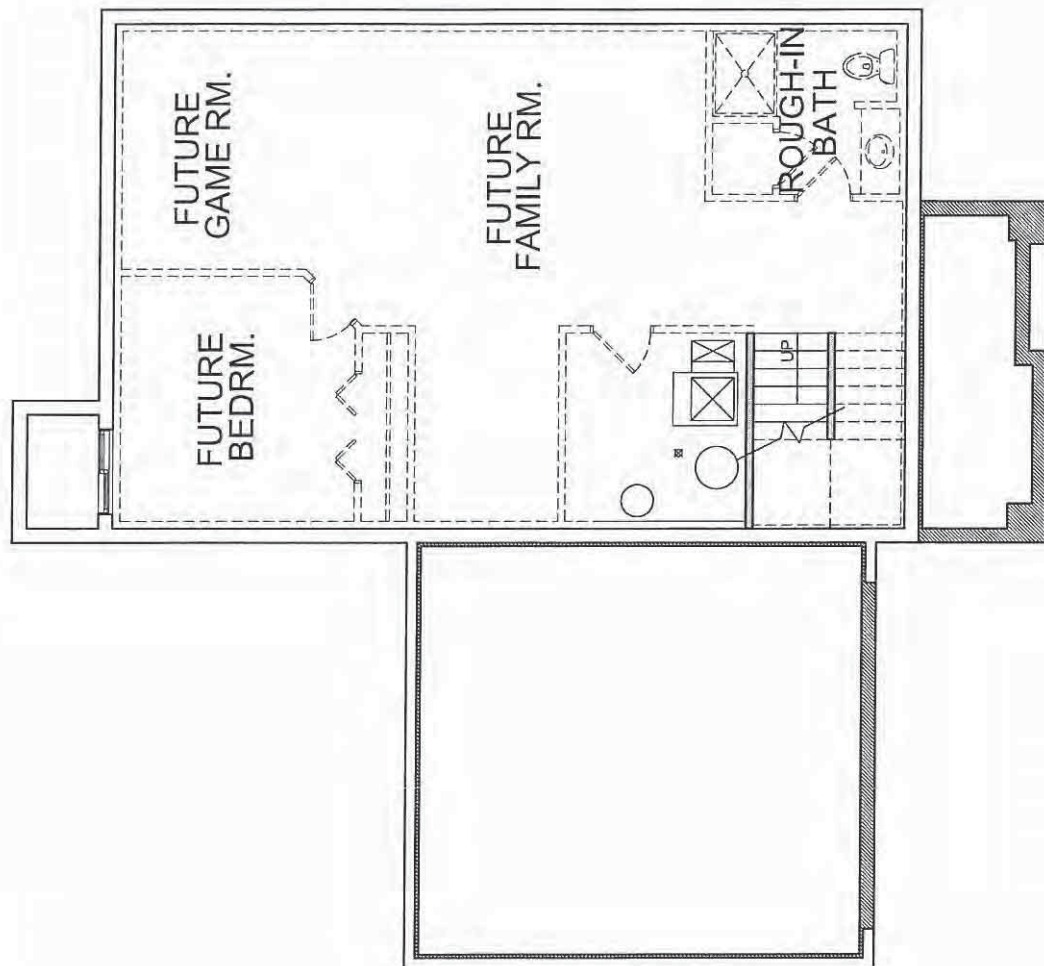
RIGHT ELEVATION



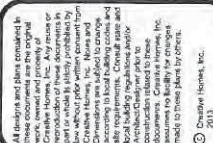


ISSUED:	5/3/2014	
DRAWN BY:	TJS	
REVISIONS:		
TOTAL LIVING:	2002 SQ. FT.	-
GARAGE:	440 SQ. FT.	-
BASEMENT:	469 SQ. FT.	-
F. PORCH:	46 SQ. FT.	-
SQUARE FOOTAGE CALC.		

PLAN NAME: <b>BENTLEY</b>	PROJECT NUMBER: <b>STUDY PLAN</b>	SHEET NUMBER: <b>3 OF 5</b>
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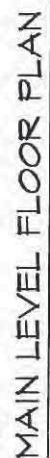


## BASEMENT FOUNDATION PLAN



ISSUED:	9/3/2014	MAIN LEVEL:	465 SQ. FT.
DRAWN BY:	TJS	UPPER LEVEL:	1114 SQ. FT.
REVISIONS:	-	TOTAL LIVING:	2082 SQ. FT.
		GARAGE:	440 SQ. FT.
		BASEMENT:	465 SQ. FT.
		F. PORCH:	46 SQ. FT.

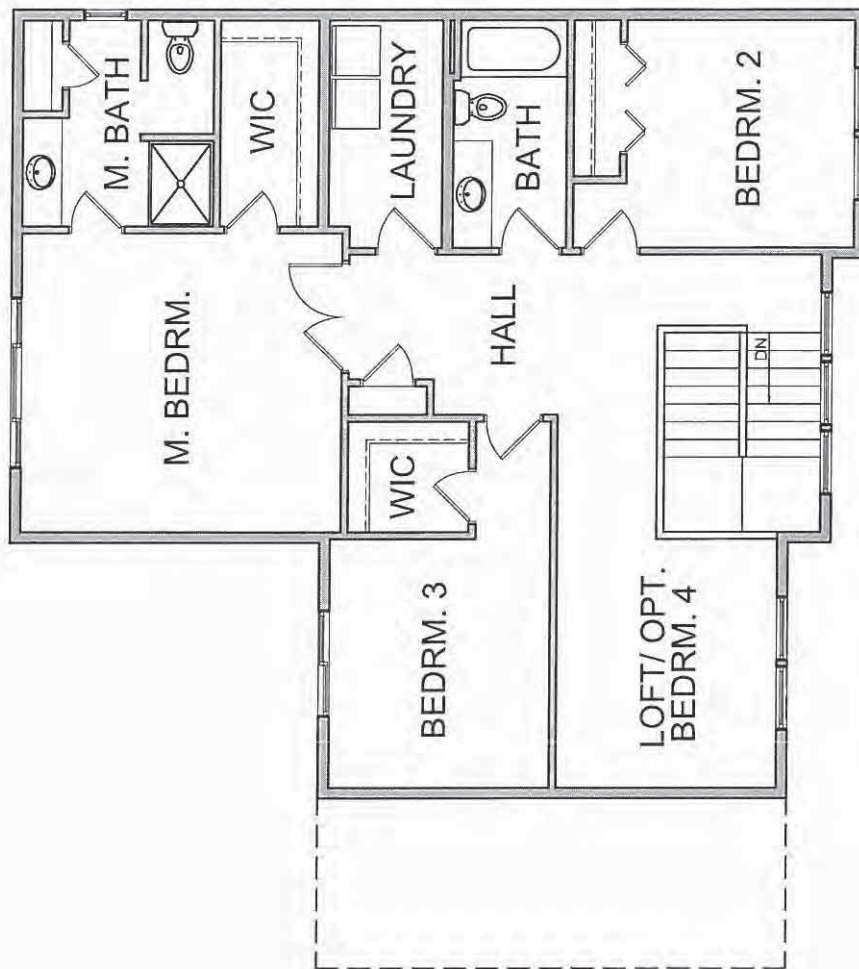
PLAN NAME: <b>BENTLEY</b>	PROJECT NUMBER: <b>STUDY PLAN</b>
SHEET NUMBER: <b>4 of 5</b>	





ISSUED:	9/3/2014	
DRAWN BY:	TJS	
REVISIONS:	-	TOTAL LIVING: 2002 SQ. FT.
	-	GARAGE: 440 SQ. FT.
	-	BASEMENT: 463 SQ. FT.
	-	F. PORCH: 46 SQ. FT.

PLAN NAME: <b>BENTLEY</b>	PROJECT NUMBER: <b>STUDY PLAN</b>	SHEET NUMBER: <b>5 OF 5</b>
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UPPER LEVEL FLOOR PLAN



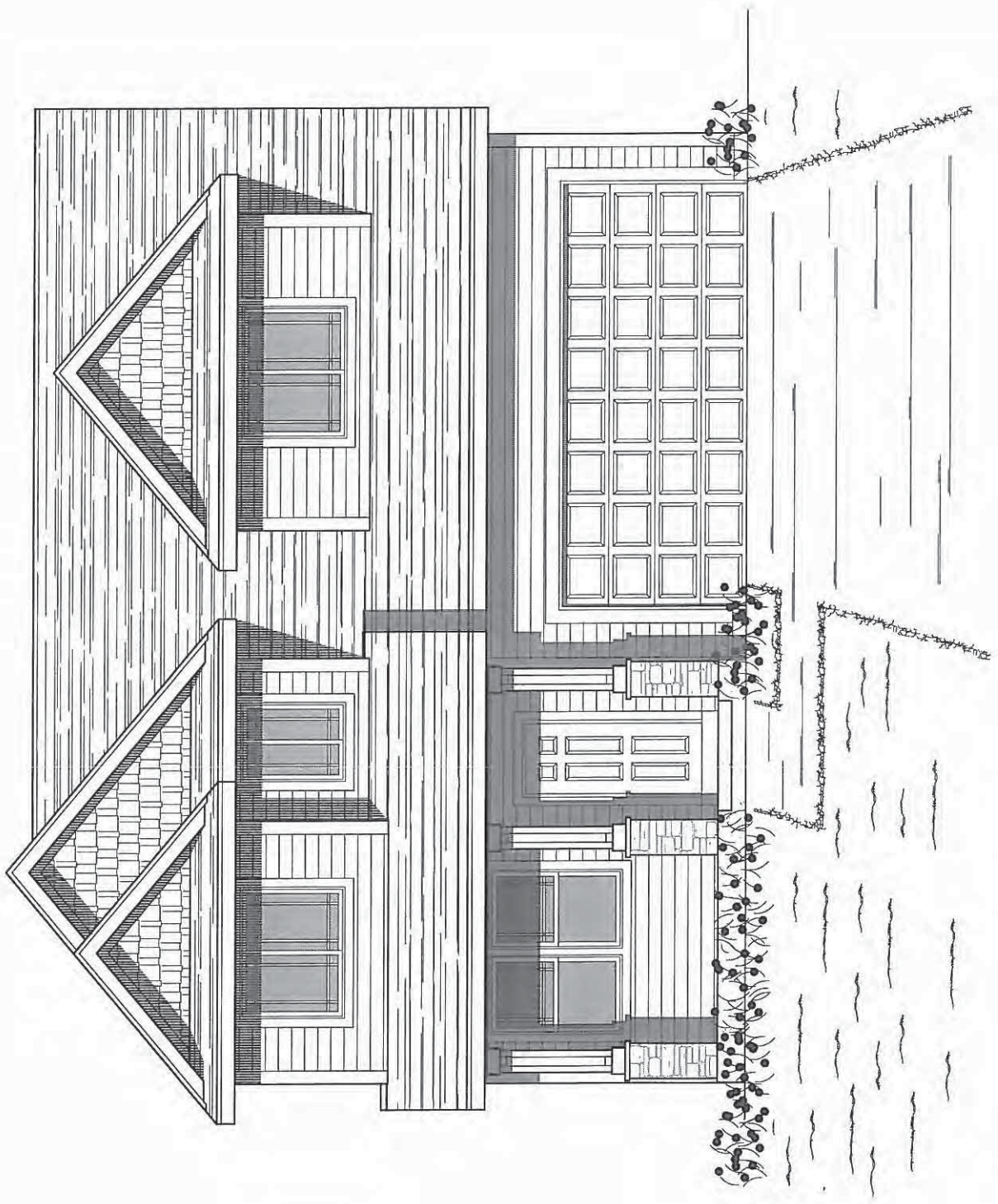




**LEGACY**  
 STUDY PLAN

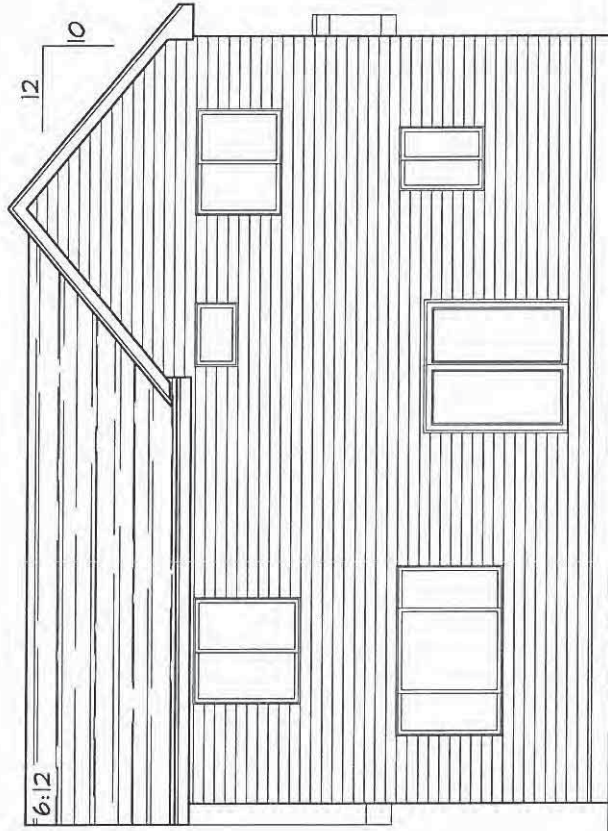
PLAN INFORMATION	
ISSUED:	9/9/2014
DRAWN BY:	TJS
REVISIONS:	
MAIN LEVEL:	1080 SQ. FT.
UPPER LEVEL:	1254 SQ. FT.
TOTAL LIVING:	2334 SQ. FT.
GARAGE:	441 SQ. FT.
BASEMENT:	1080 SQ. FT.
DECK OPT.	160 SQ. FT.
SQUARE FOOTAGE CALC.	

PLAN NUMBER:	LEGACY
PROJECT NUMBER:	
SHEET NUMBER:	1 OF 5

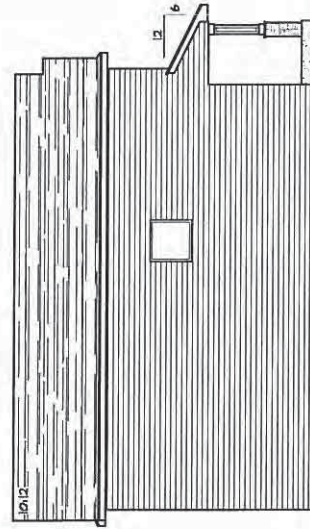


PLAN INFORMATION	ISSUED:	9/3/2014
	DRAWN BY:	TJS
	REVISIONS:	
	TOTAL LIVING:	2594 SQ. FT.
	UPPER LEVEL:	1294 SQ. FT.
	MAIN LEVEL:	1080 SQ. FT.
SQUARE FOOTAGE CALCS	BASEMENT:	1080 SQ. FT.
	GARAGE:	441 SQ. FT.
	DECK OPT.	160 SQ. FT.

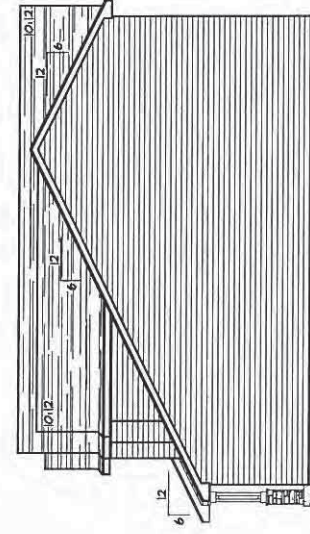
PLAN NUMBER:	LEGACY
PROJECT NUMBER:	
STUDY PLAN	
SHEET NUMBER:	2 of 5



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION





creative HOMES

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WOODBURY, MN 55125  
PH. 651-268-8800  
FX. 651-501-6600  
CREATIVEHOMES.COM

LEGACY

STUDY PLAN

JOB INFORMATION

PLAN INFORMATION	
ISSUED:	9/9/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2394 SQ. FT.
UPPER LEVEL:	1294 SQ. FT.
MAIN LEVEL:	1080 SQ. FT.
SQUARE FOOTAGE CALCS	
BASEMENT:	1080 SQ. FT.
GARAGE:	441 SQ. FT.
DECK OPT.	160 SQ. FT.

PLAN NUMBER:

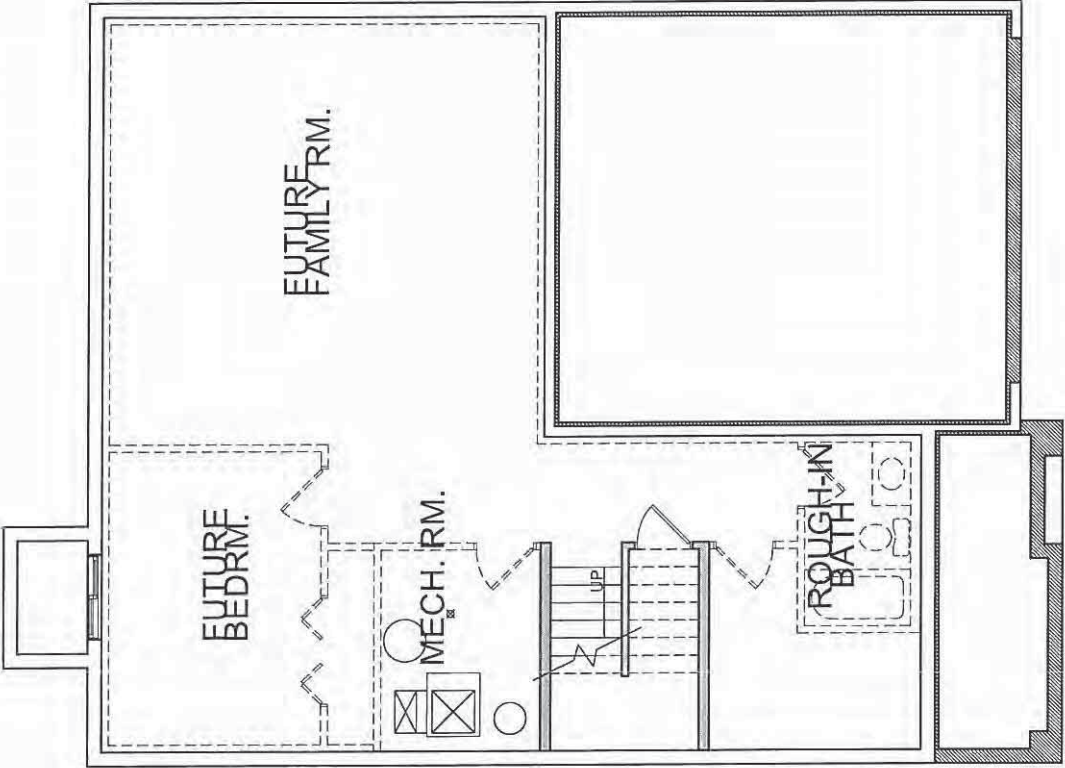
LEGACY

PROJECT NUMBER:

STUDY PLAN

SHEET NUMBER:

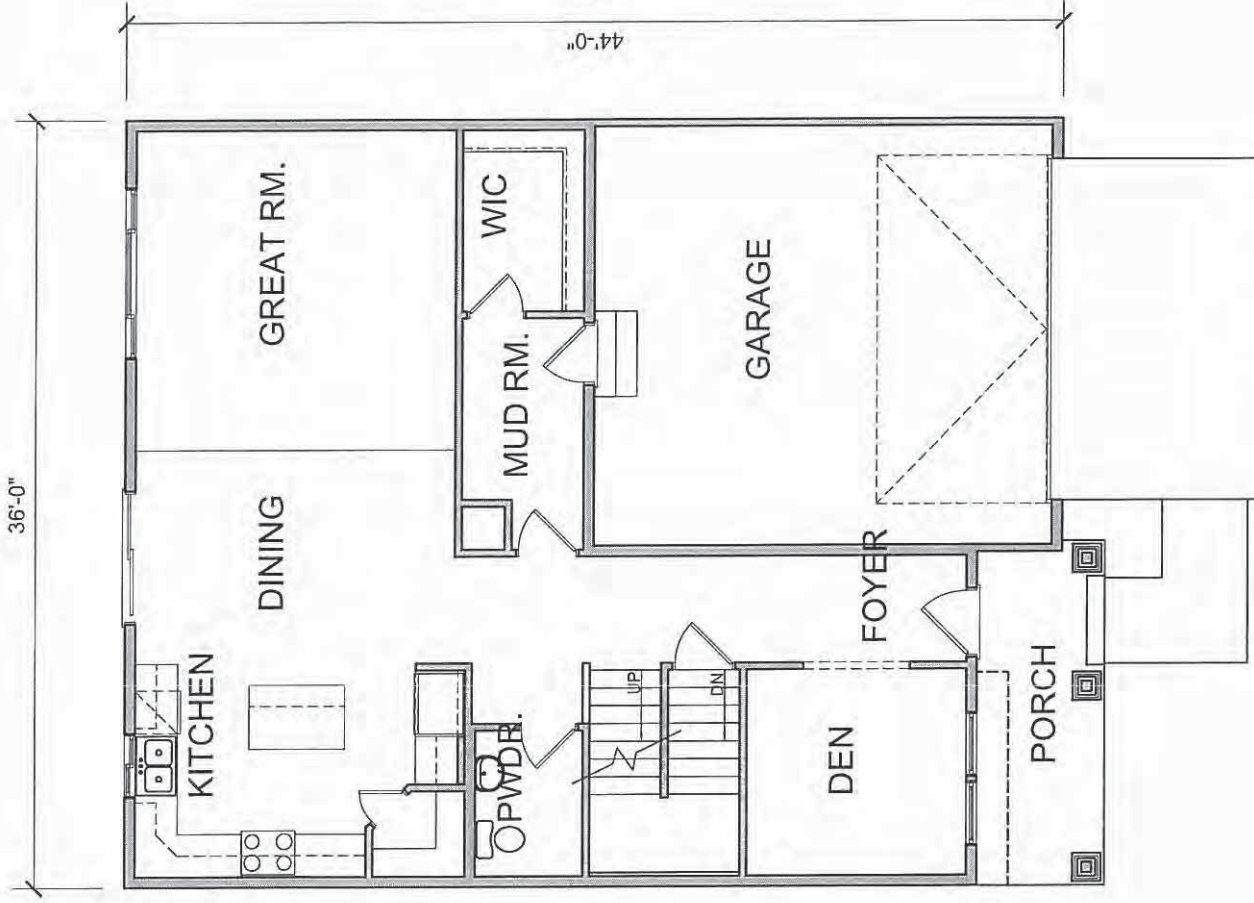
3 OF 5



BASEMENT FOUNDATION PLAN

PLAN INFORMATION	
ISSUED:	9/8/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2994 SQ. FT.
GARAGE:	441 SQ. FT.
BASEMENT:	1080 SQ. FT.
DECK OPT.	160 SQ. FT.
SQUARE FOOTAGE CALCS	
MAIN LEVEL:	1080 SQ. FT.
UPPER LEVEL:	1294 SQ. FT.

PLAN NUMBER:	LEGACY
PROJECT NUMBER:	
STUDY PLAN	
SHEET NUMBER:	4 OF 5



MAIN LEVEL FLOOR PLAN



creative HOMES

707 COMMERCE DR. #410  
WOODBURY, MN 55125  
PH. 651-288-6800  
FX. 651-501-6500  
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LEGACY

STUDY PLAN

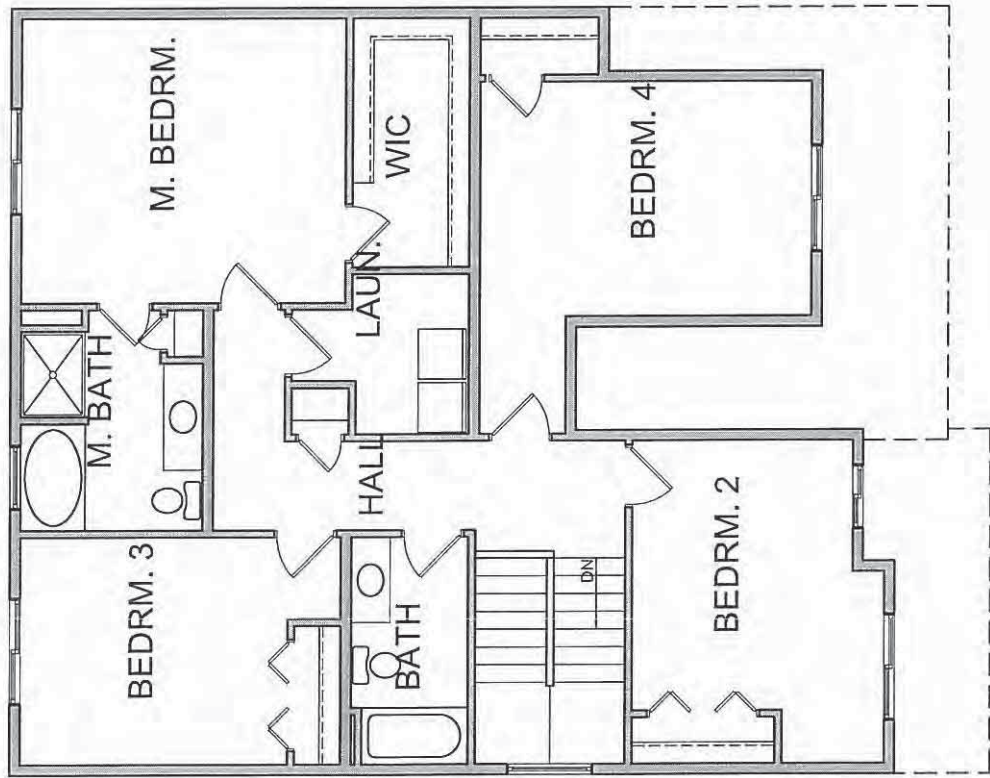
JOB INFORMATION

PLAN INFORMATION	
ISSUED:	9/3/2014
DRAWN BY:	TJS
REVISIONS:	
TOTAL LIVING:	2394 SQ. FT.
UPPER LEVEL:	1294 SQ. FT.
MAIN LEVEL:	1060 SQ. FT.
SQUARE FOOTAGE CALCS	
DECK OPT.	160 SQ. FT.
BASEMENT:	1080 SQ. FT.
GARAGE:	441 SQ. FT.

PLAN NUMBER:  
LEGACY

PROJECT NUMBER:  
STUDY PLAN

SHEET NUMBER:  
5 OF 5



UPPER LEVEL FLOOR PLAN







707 COMMERCE DR. #419  
WOODBURY, MD 20792  
TEL: 410-326-4600  
FX: 410-326-4600  
CREATIVESHED.COM

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JOB INFORMATION  
 STUDY PLAN  
 NORMOOD

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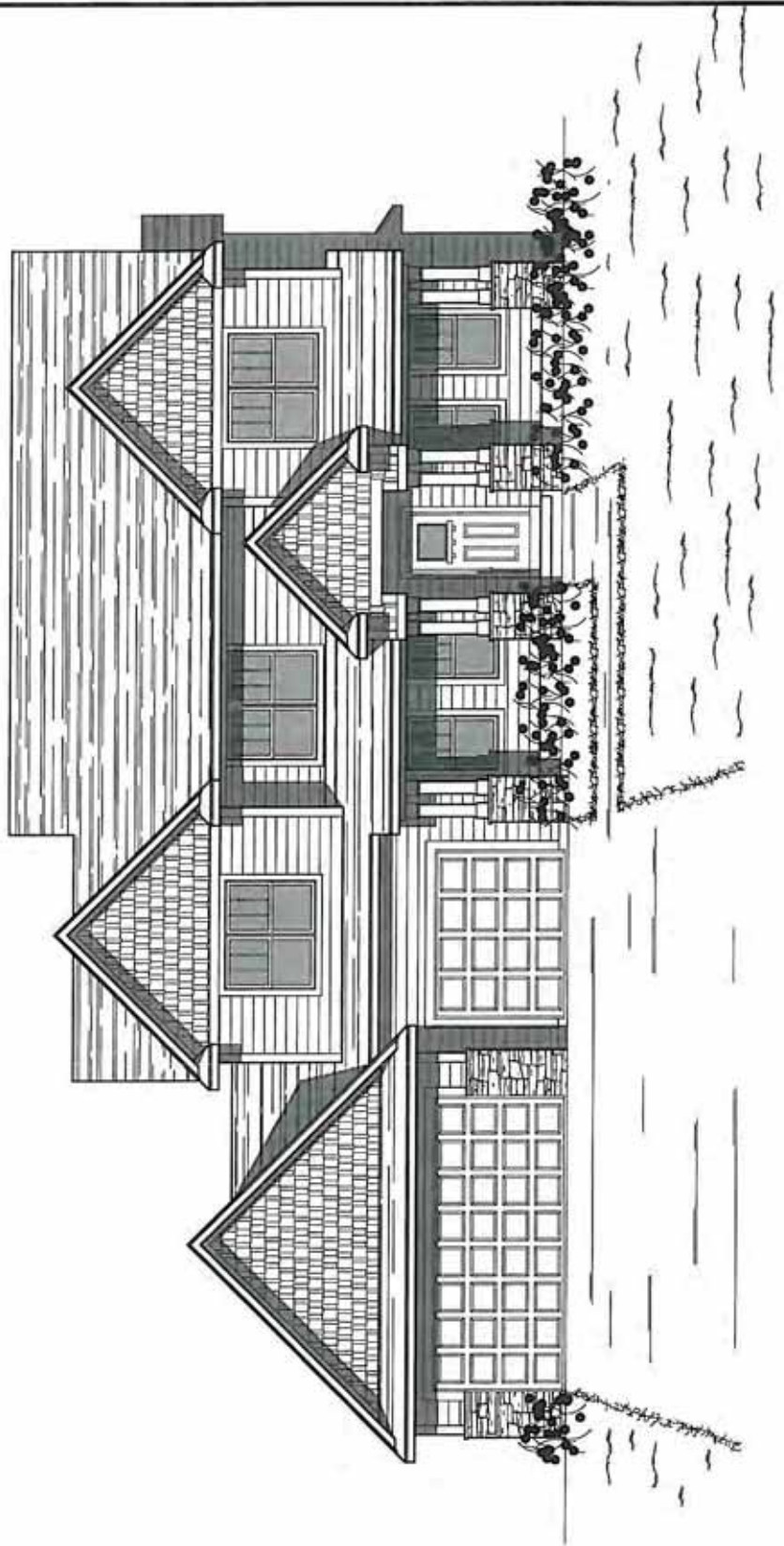
PLAN INFORMATION	BASED ON: 1/24/2014
SQUARE FOOTAGE CALC.	MIN LEVEL: 1561 SQ. FT.
	UPPER LEVEL: 1642 SQ. FT.
	TOTAL LEVEL: 3203 SQ. FT.
	RAVINE: 743 SQ. FT.
	BASEMENT: 1561 SQ. FT.
	F. PORCH: 177 SQ. FT.

PLAN NAME: NORMOOD

PROJECT NUMBER:

STUDY PLAN

SHEET NUMBER: 1 OF 5









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**NORMOOD**  
STUDY PLAN

PLAN INFORMATION	
ISSUED:	1/24/2014
DRAWN BY:	TJB
REVISIONS:	
TOTAL LIVING:	3009 SQ. FT.
UPPER LEVEL:	1543 SQ. FT.
MAIN LEVEL:	1561 SQ. FT.
SQUARE FOOTAGE CALC.	
P. PORCH:	177 SQ. FT.
BASINMENT:	1561 SQ. FT.
GARAGE:	795 SQ. FT.

PLAN NAME:	NORMOOD
PROJECT NUMBER:	
STUDY PLAN	
SHEET NUMBER:	4 OF 5



MAIN LEVEL FLOOR PLAN

Floor plan of the Master Bath (M. BATH). The room contains a bathtub, a toilet, and a vanity with a sink.

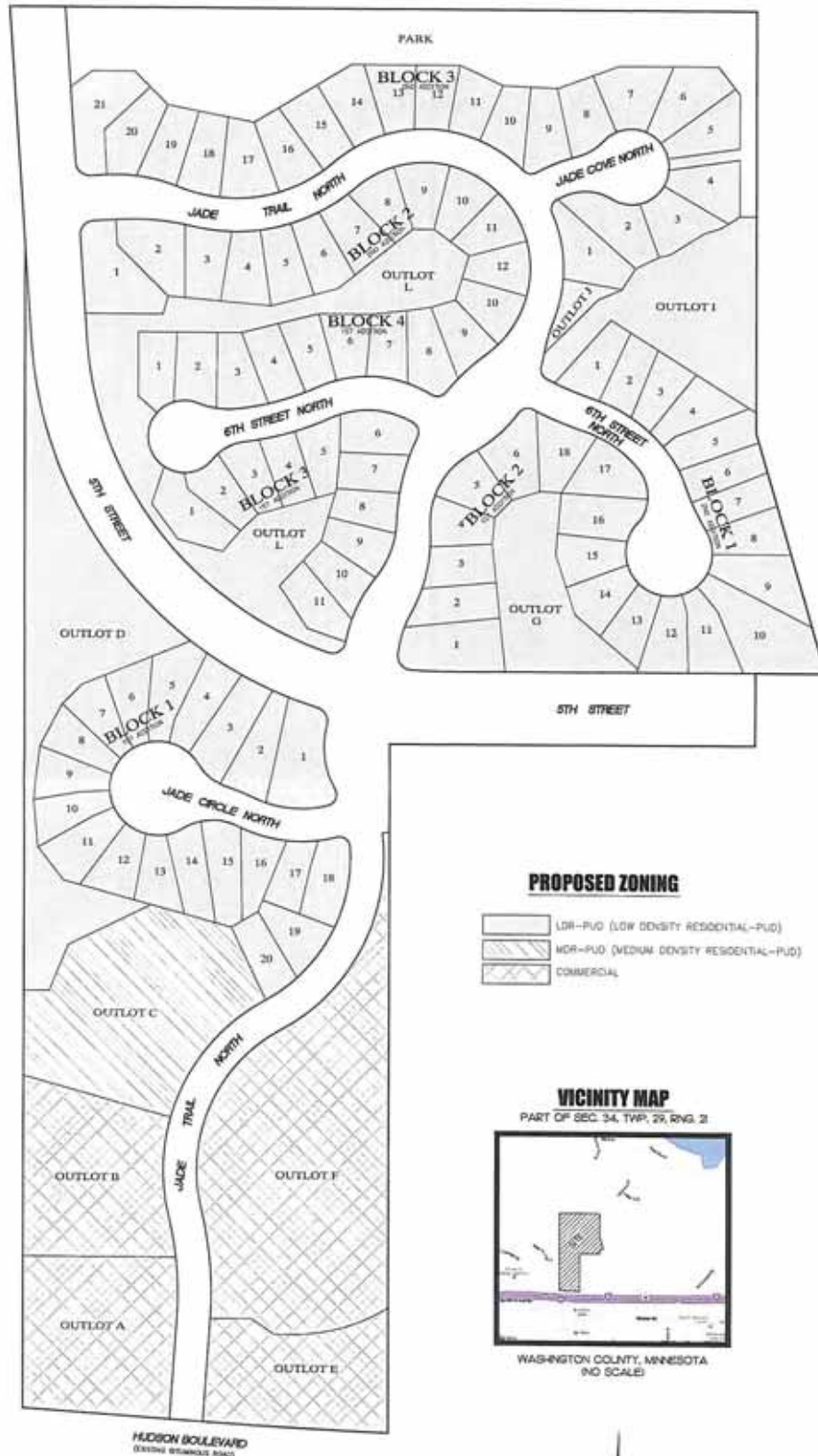


PROPOSED ZONING EXHIBIT FOR:

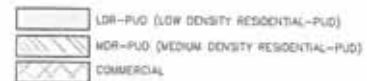
# BOULDER PONDS

**OWNER/DEVELOPER**

OP4 BOULDER PONDS, LLC  
11455 VIKING DRIVE  
SUITE 350  
EDEN PRAIRIE, MN 55344



**PROPOSED ZONING**



**VICINITY MAP**

PART OF SEC. 34, TWP. 29, RNG. 21



WASHINGTON COUNTY, MINNESOTA  
(NO SCALE)



NORTH  
NOT TO SCALE

# BOULDER PONDS

KNOW ALL PERSONS BY THESE PRESENTS: OP4 Boulder Ponds, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota, lying north of the north line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAT 82-43.

AND

That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.89 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the Pipeline Easement described in Document No. 3172091, a distance of 448.37 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 125.07 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East, along said west line a distance of 430.85 feet to the point of beginning.

AND

That part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD ADDITION, Washington County, Minnesota described as follows:

Beginning of the northeast corner of said Lot 1, Block 1; thence South 88 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 425.74 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.

Has caused the same to be surveyed and plotted as BOULDER PONDS and does hereby dedicate to the public the public ways and drainage and utility easements created by this plat.

In witness whereof OP4 Boulder Ponds, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_, 20\_\_.

OP4 BOULDER PONDS, LLC

\_\_\_\_\_  
Timothy J. Brown, Senior Vice President

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_, 20\_\_, by Timothy J. Brown, Senior Vice President of OP4 Boulder Ponds, LLC, on behalf of the company.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires, \_\_\_\_\_

I, Jason E. Rud, do hereby certify that I have surveyed and plotted or directly supervised the survey and plotting of the property described on this plat as BOULDER PONDS; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year or indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Jason E. Rud, Licensed Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 20\_\_, by Jason E. Rud, Licensed Land Surveyor, Minnesota License No. 41578.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires, \_\_\_\_\_

CITY OF LAKE ELMO, MINNESOTA  
The foregoing plat of BOULDER PONDS was approved by the City Council of Lake Elmo, Minnesota, this \_\_\_\_ day of \_\_\_\_, 20\_\_, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

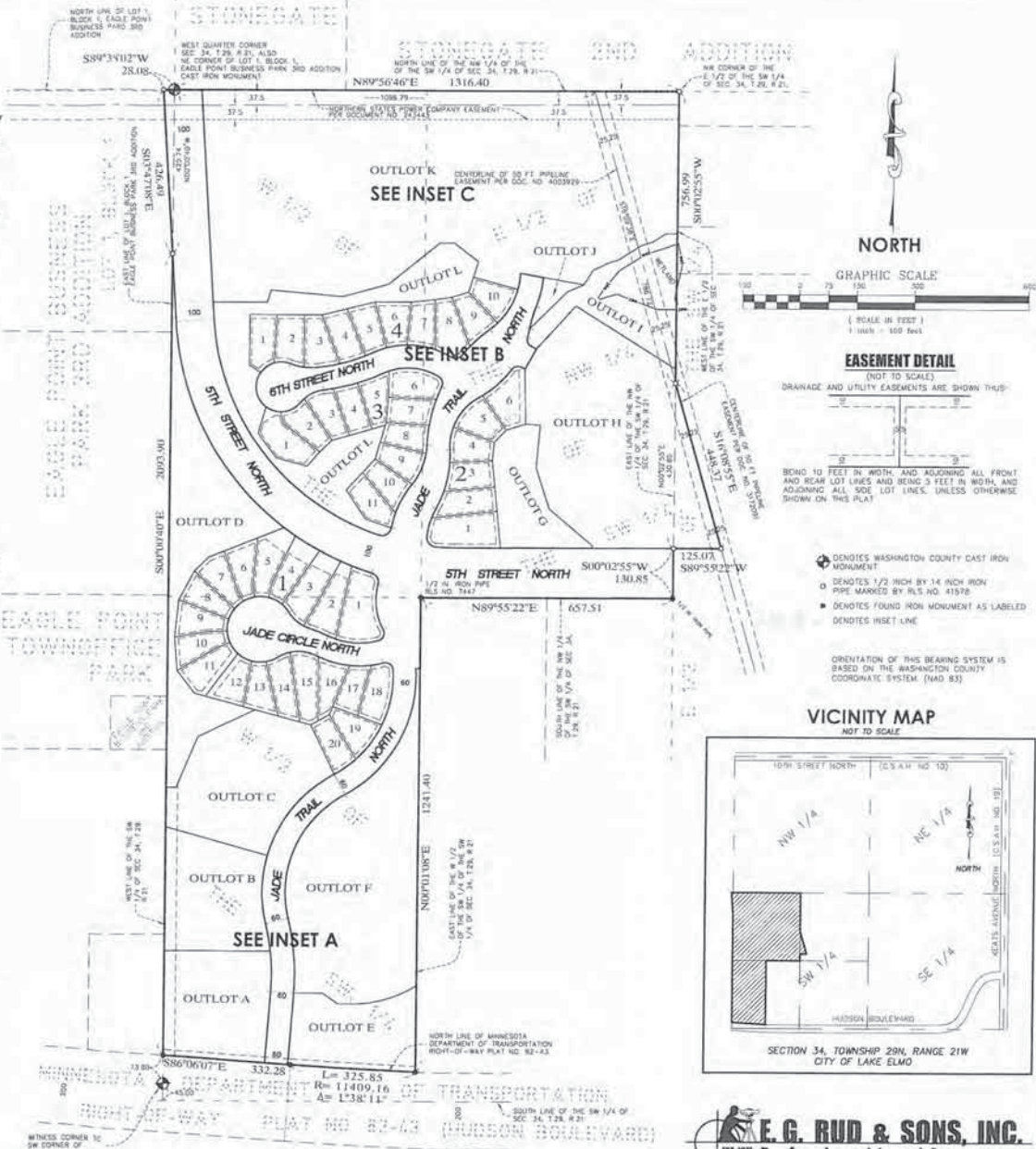
CITY OF LAKE ELMO, MINNESOTA  
By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

COUNTY SURVEYOR  
Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.02, Subd. 11, this plat has been reviewed and approved this day of \_\_\_\_, 20\_\_.

COUNTY AUDITOR/TREASURER  
Pursuant to Minnesota Statutes, Section 505.02, Subd. 9, taxes payable in the year 20\_\_ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_, 20\_\_.

COUNTY RECORDER  
Document Number \_\_\_\_  
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this \_\_\_\_ day of \_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in Washington County Records.

By \_\_\_\_\_ Washington County Recorder By \_\_\_\_\_ Deputy



NORTH

GRAPHIC SCALE

1" = 100 FEET  
1" = 100 FEET

EASEMENT DETAIL

(NOT TO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



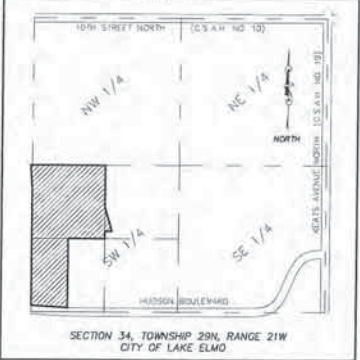
10 FEET WIDE EASEMENT, ADJOINING ALL FRONT AND REAR LOT LINES, AND BEING 3 FEET IN WIDTH, AND ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES 1/2" HIGH BY 14" INCH IRON PIPE MARKED BY R.L.S. NO. 41578
- DENOTES FOUND IRON MONUMENT AS LABELED
- DENOTES INSET LINE

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM. (NAD 83)

VICINITY MAP

(NOT TO SCALE)



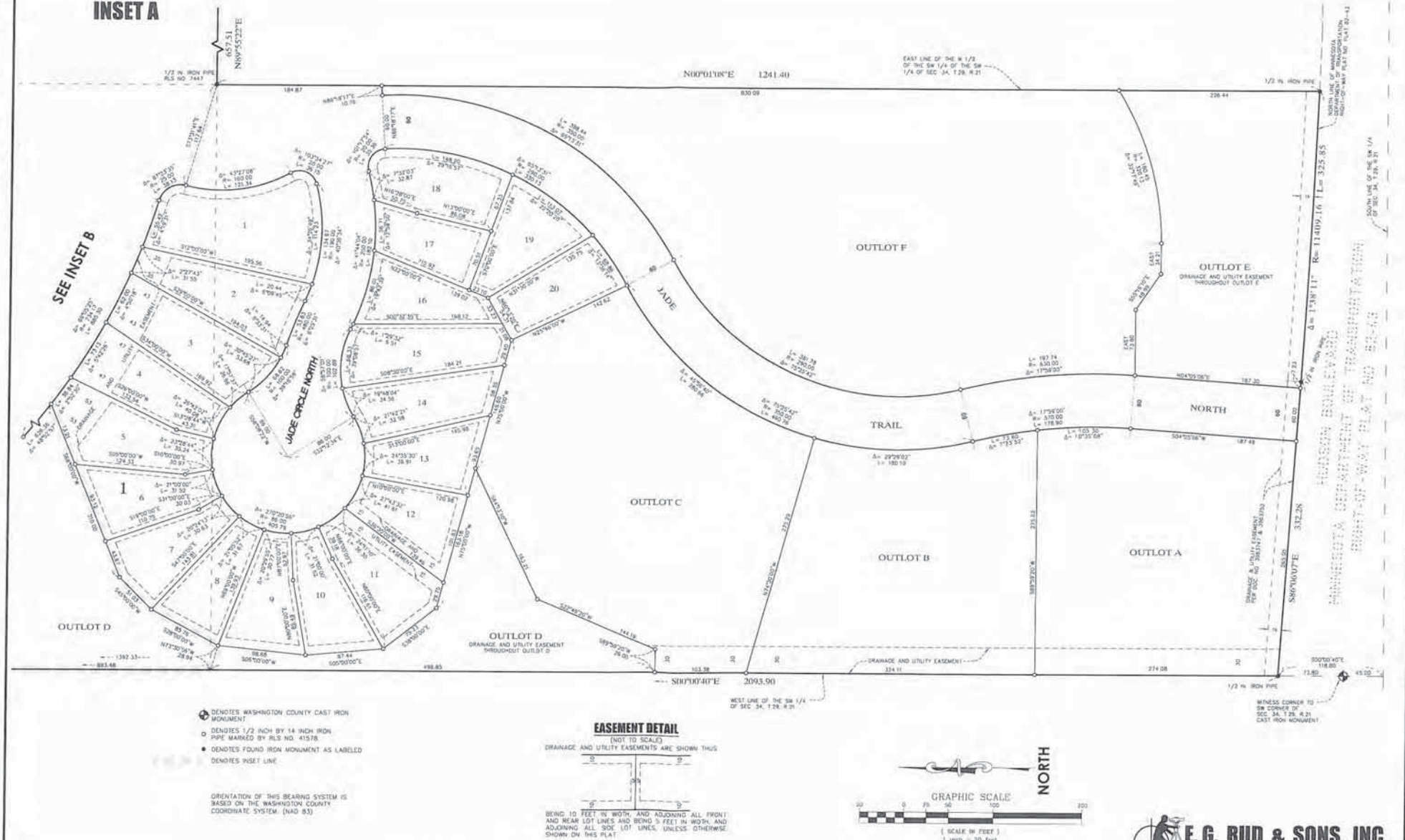
SECTION 34, TOWNSHIP 29N, RANGE 21W  
CITY OF LAKE ELMO

**E. G. RUD & SONS, INC.**  
Professional Land Surveyors



# BOULDER PONDS

## INSET A



- ⊕ DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578
- DENOTES FOUND IRON MONUMENT AS LABELED
- DENOTES INSET LINE

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83)

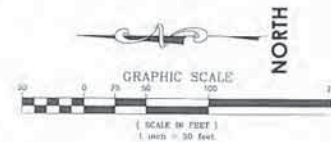
### EASEMENT DETAIL

(NOT TO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS



BEING 10 FEET IN WIDTH, AND ADJOINING ALL FRONT AND REAR LOT LINES AND BEING 5 FEET IN WIDTH, AND ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAN





# BOULDER PONDS

INSET B

SEE INSET C



SEE INSET C

NORTH

DETAIL A  
(NOT TO SCALE)

OUTLOT H

EASEMENT DETAIL  
(NOT TO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BRING 10 FEET IN WIDTH, AND ADJOINING ALL FRONT AND REAR LOT LINES AND BEING 5 FEET IN WIDTH, AND ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAN.

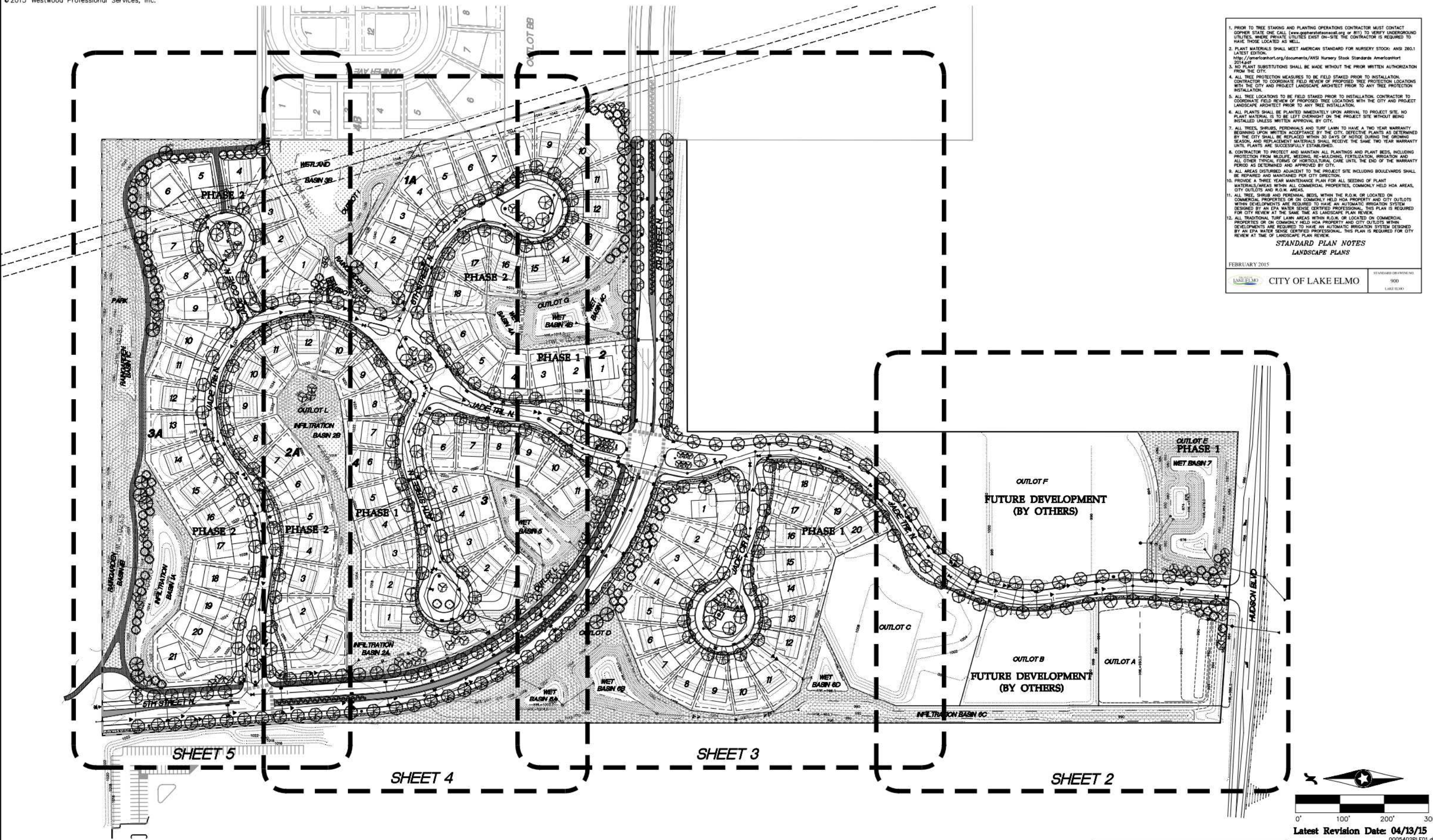
- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578
- DENOTES FOUND IRON MONUMENT AS LABELED
- DENOTES INSET LINE

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83)

### INSET C



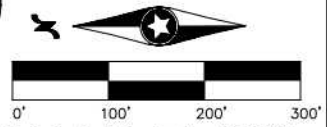




1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT Gopher State One Call (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION, [http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf](http://americanhort.org/documents/ANSI%20Nursery%20Standards%20AmericanHort%202014.pdf)
3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.
5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.
7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.
8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.
10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.
11. ALL TREE SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.
12. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW.

STANDARD PLAN NOTES  
LANDSCAPE PLANS

FEBRUARY 2015	STANDARD DRAWING NO.
CITY OF LAKE ELMO	900
	LAKE ELMO



Latest Revision Date: 04/13/15  
0005402PLF01.dwg  
Date: 01/30/15 Sheet: LS1 OF 10

**Westwood**  
Phone (952) 937-5150 7699 Anagram Drive  
Fax (952) 937-5822 Eden Prairie, MN 55344  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)  
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.  
  
Cory Meyer  
Date: 04/13/15 License No. 26971

Revisions:
04/13/15 - CITY COMMENTS

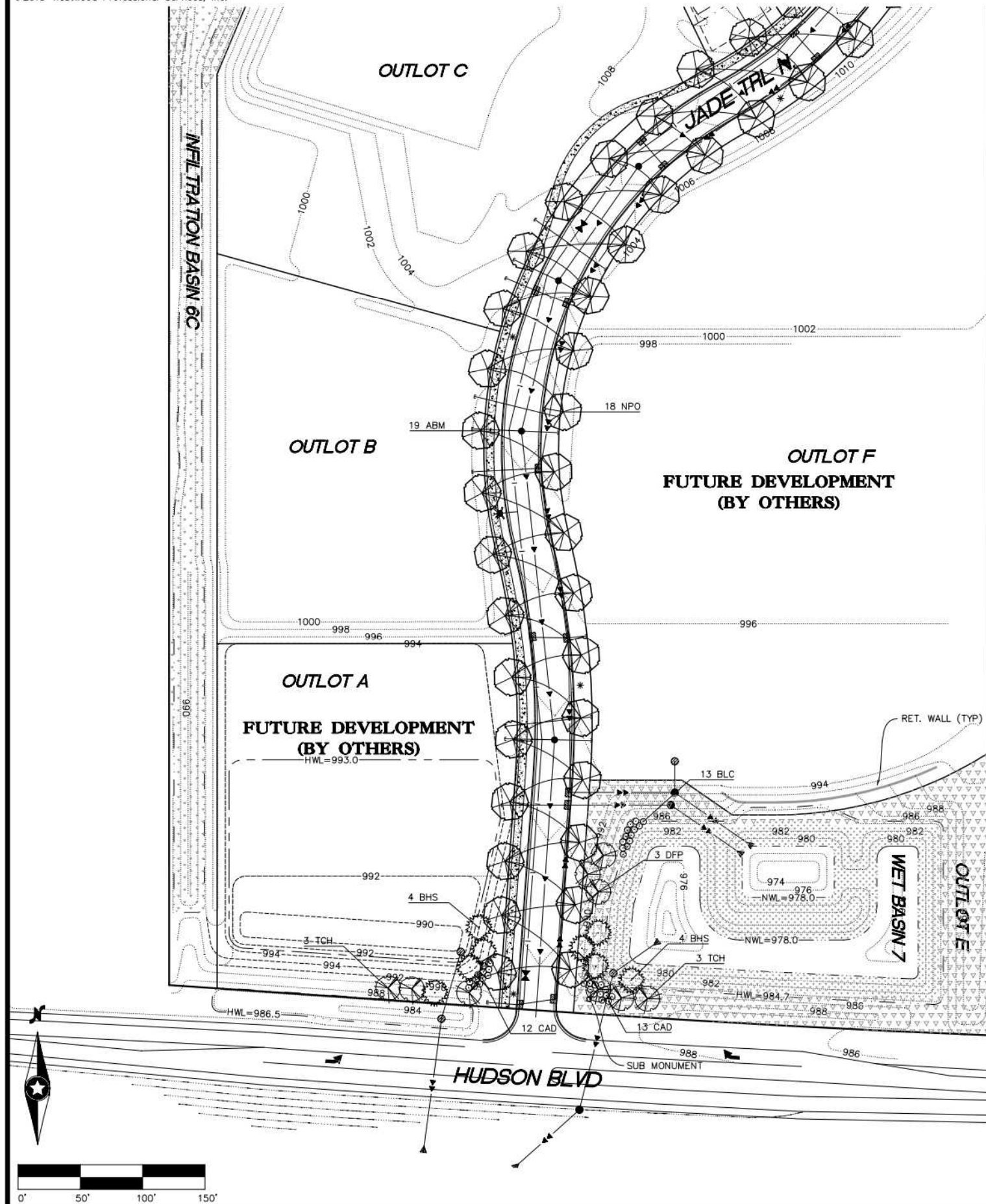
Designed:	CLM
Checked:	CLM
Drawn:	BYE
Record Drawing by/Date:	

Prepared for:  
**The Excelsior Group, LLC**  
11455 Viking Dr., Suite 300  
Eden Prairie, MN 55344

Lake Elmo, Minnesota

Overall Planting Plan





## Wet Stormwater Native Grass Mix

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/acre)	% of Mix (% by wt)	Seeds/ sq ft
Big bluestem	<i>Andropogon gerardii</i>	2.24	2.00	5.72%	7.35
Ringed bromegrass	<i>Bromus ciliatus</i>	2.24	2.00	5.72%	8.10
Bluegrass	<i>Calamagrostis canadensis</i>	0.07	0.06	0.19%	0.40
Slender wheatgrass	<i>Elymus trachycaulus</i>	1.12	1.00	2.85%	2.53
Vernon wild rye	<i>Elymus virginicus</i>	1.68	1.50	4.28%	2.31
Swamp grass	<i>Panicum virgatum</i>	0.43	0.38	1.07%	1.63
Red bluestem	<i>Poa palustris</i>	1.10	1.00	3.03%	50.70
Indian grass	<i>Sorghastrum nutans</i>	0.13	0.12	0.36%	0.55
Prairie cordgrass	<i>Spartina pectinata</i>	0.43	0.38	1.07%	0.71
Total Grasses		9.53	8.50	24.29%	86.78
Small-flowered sedge	<i>Carex stipata</i>	0.26	0.25	0.71%	3.10
Dark green bulrush	<i>Scirpus atrovirens</i>	0.21	0.19	0.54%	31.70
Scirpus	<i>Scirpus cespitosus</i>	0.07	0.06	0.19%	30.00
Total Sedges and Rushes		0.54	0.50	1.45%	73.80
Canada anemone	<i>Anemone canadensis</i>	0.08	0.07	0.19%	0.20
Marsh milkweed	<i>Asclepias tuberosa</i>	0.12	0.11	0.32%	0.20
Red-top	<i>Rudbeckia hirta</i>	0.12	0.11	0.32%	0.20
Flat-topped aster	<i>Oxycoccus umbellatus</i>	0.07	0.06	0.17%	1.50
Spotted Joe-pye-weed	<i>Euthyia maculata</i>	0.07	0.06	0.19%	2.19
Autumn snowflake	<i>Helleborus autumnalis</i>	0.13	0.13	0.36%	5.97
Oblique plant	<i>Physocarpus opulifolius</i>	0.08	0.07	0.21%	0.20
Red-top	<i>Rudbeckia hirta</i>	0.08	0.07	0.21%	0.20
New England aster	<i>Symphoricarpos racemosa</i>	0.08	0.07	0.19%	1.50
Blue veronica	<i>Veronica hastata</i>	0.08	0.07	0.19%	1.85
Golden alexanders	<i>Zizia aurea</i>	0.22	0.20	0.55%	0.79
Total Forbs		1.10	1.00	2.85%	15.13
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	71.43%	11.14
Total Cover Crop		28.02	25.00	71.43%	11.14
Totals		39.23	35.00	100.00%	166.85

Purpose: Stormwater pond edges, temporarily flooded dry ponds, and temporary flooded ditch bottoms.

Planting Area: Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. MNDOT Districts 2, 3, 4, 5, 6, 7 & 8.

## Dry Stormwater Native Grass Mix

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/acre)	% of Mix (% by wt)	Seeds/ sq ft
Big bluestem	<i>Andropogon gerardii</i>	1.68	1.50	3.42%	5.50
American smooth grass	<i>Beckmannia erucaeformis</i>	1.68	1.50	3.42%	27.60
Ringed bromegrass	<i>Bromus ciliatus</i>	1.68	1.50	3.42%	6.05
Slender wheatgrass	<i>Elymus canadensis</i>	4.48	4.00	9.89%	7.64
Vernon wild rye	<i>Elymus trachycaulus</i>	4.48	4.00	9.89%	10.15
Swamp grass	<i>Panicum virgatum</i>	2.80	2.50	6.47%	3.85
Red bluestem	<i>Poa palustris</i>	0.43	0.40	0.91%	2.05
Indian grass	<i>Sorghastrum nutans</i>	1.79	1.60	3.64%	76.50
Total Grasses		28.74	26.00	42.03%	145.94
Marsh milkweed	<i>Asclepias tuberosa</i>	0.07	0.06	0.15%	0.10
Purple prairie clover	<i>Dalea purpurea</i>	0.10	0.09	0.21%	0.10
Canada tick trefoil	<i>Desmodium canadense</i>	0.10	0.09	0.21%	0.10
Orchard	<i>Hedysarum boreale</i>	0.10	0.09	0.21%	0.20
Black-eyed susan	<i>Rudbeckia hirta</i>	0.08	0.07	0.17%	2.40
Blue veronica	<i>Veronica hastata</i>	0.11	0.10	0.25%	3.50
Total Forbs		0.56	0.50	1.15%	6.98
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	66.82%	11.14
Total Cover Crop		28.02	25.00	66.82%	11.14
Totals		49.32	44.00	100.00%	164.06

Purpose: Temporarily flooded roads in agricultural settings.

Planting Area: Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. MNDOT Districts 2, 3, 4, 5, 6, 7 & 8.

## Dry Prairie Native Grass Mix

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/acre)	% of Mix (% by wt)	Seeds/ sq ft
Side-oats grama	<i>Bouteloua curtipendula</i>	1.27	1.13	10.23%	2.48
Blue grama	<i>Bouteloua gracilis</i>	0.76	0.68	6.19%	10.00
Slender wheatgrass	<i>Elymus canadensis</i>	0.38	0.34	3.10%	0.80
Vernon wild rye	<i>Elymus trachycaulus</i>	1.68	1.50	13.61%	2.86
Swamp grass	<i>Panicum virgatum</i>	1.32	1.19	10.76%	3.00
Junegrass	<i>Koeleria macrantha</i>	0.46	0.41	3.71%	0.80
Slender wheatgrass	<i>Schizachyrium scoparium</i>	1.68	1.51	13.70%	8.30
Ward dropseed	<i>Sporobolus vaginatus</i>	0.25	0.22	1.98%	16.00
Prairie dropseed	<i>Sporobolus heterostachyus</i>	0.29	0.26	2.32%	1.50
Total Grasses		8.07	7.20	66.26%	75.04
Butterfly milkweed	<i>Asclepias tuberosa</i>	0.07	0.06	0.52%	0.09
Whorled milkweed	<i>Asclepias verticillata</i>	0.01	0.01	0.11%	0.05
Red-top	<i>Rudbeckia hirta</i>	0.08	0.07	0.65%	0.20
White prairie clover	<i>Dalea candida</i>	0.10	0.09	0.78%	0.80
Purple prairie clover	<i>Dalea purpurea</i>	0.17	0.15	1.32%	0.80
Orchard	<i>Hedysarum boreale</i>	0.07	0.06	0.51%	0.13
Round-headed bush clover	<i>Lespedeza capitata</i>	0.03	0.03	0.31%	0.10
Slough blazing star	<i>Liatris spicata</i>	0.02	0.02	0.17%	0.11
Soft-stemmed aster	<i>Leucis parviflora</i>	0.02	0.02	0.25%	0.06
Wild bergamot	<i>Monarda fistulosa</i>	0.03	0.03	0.30%	0.85
Monarda	<i>Monarda punctata</i>	0.02	0.02	0.22%	0.80
Soft-spined aster	<i>Oligoneuron spicatum</i>	0.07	0.06	0.59%	0.98
Large-flowered beard tongue	<i>Platanodon grandiflorus</i>	0.04	0.04	0.35%	0.20
Black-eyed susan	<i>Rudbeckia hirta</i>	0.10	0.09	0.86%	3.20
Gray goldenrod	<i>Euthyia maculata</i>	0.01	0.01	0.14%	1.05
Spiny aster	<i>Symphoricarpos racemosa</i>	0.01	0.01	0.08%	0.20
Silky aster	<i>Symphoricarpos racemosa</i>	0.02	0.02	0.19%	0.20
Fracted spiderwort	<i>Tradescantia bracteata</i>	0.01	0.01	0.12%	0.05
Heart-leaved alexanders	<i>Zizia aurea</i>	0.02	0.02	0.21%	0.10
Total Forbs		0.90	0.80	7.49%	19.37
Oats or winter wheat (see note at beginning of list for recommended dates)		3.36	3.00	27.23%	1.33
Total Cover Crop		3.36	3.00	27.23%	1.33
Totals		12.33	11.00	100.00%	86.78

Purpose: Regional dry prairie reconstruction for wetland mitigation, ecological restoration, or conservation program plantings.

Planting Area: Eastern Broadleaf Forest Province including hardwood hills subsection. MNDOT Districts 2, 3, 4, 5, 6, 7 & 8.

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT CROWTHER & SONS, INC. (800) 451-1111 TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THEM LOCATED AS WELL.

2. PLANT MATERIALS SHALL MEET AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z601) LATEST EDITION.

3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.

4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.

5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.

6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIALS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING WATERED UNLESS WRITTEN APPROVAL BY CITY.

7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY PERIOD AFTER PLANTING. THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON. REPLACEMENT MATERIALS SHALL MEET THE SAME TWO YEAR WARRANTY WITH PLANTS BE SUCCESSFULLY ESTABLISHED.

8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS INCLUDING PROTECTION FROM WEEDS, HERBICIDES, RE-SEEDING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF MAINTENANCE. CARE LAWN, THE CITY OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.

9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOLLIVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTOR.

10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES. COMMUNITY HELD HOA AREAS, CITY OUTLOTS AND E.C.M. AREAS.

11. ALL TREE, SHRUB AND PERENNIAL BEDS WITHIN THE PLANT OF LOCATIONS ON COMMERCIAL PROPERTIES OR ON COMMUNITY HELD HOA PROPERTY AND CITY OUTLOTS WHEN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN IRRIGATION SPECIALIST. THE IRRIGATION SPECIALIST SHALL BE REQUIRED FOR CITY REVIEW AT THE PLANTING OF THE LANDSCAPE PLAN REVIEW.

12. ALL TRACTORIAL, TURF LAWN AREAS WITHIN ALL COMMERCIAL PROPERTIES AND CITY OUTLOTS WHEN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN IRRIGATION SPECIALIST. THE IRRIGATION SPECIALIST SHALL BE REQUIRED FOR CITY REVIEW AT THE PLANTING OF THE LANDSCAPE PLAN REVIEW.

STANDARD PLAN NOTES

LANDSCAPE PLANS

FEBRUARY 2015

LANDSCAPE CITY OF LAKE ELMO

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DRAWN BY: [Signature]

RECORD DRAWING BY/DATE: [Signature]

PREPARED FOR:

The Excelsior Group, LLC

11455 Viking Dr., Suite 300

Eden Prairie, MN 55344

## Phase 1 Final Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
ABM	30	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN	
SGM	24	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN	
SKH	25	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycolor'	2.5" BB	AS SHOWN	
NPO	21	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN	
SWO	2	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	
PRE	39	Princeton Elm / Ulmus americana 'Princeton'	2.5" BB	AS SHOWN	

TCH	24	Thornless Cocksaur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN	
ALS	9	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB CLUMP	AS SHOWN	
PRC	2	Prairie Rose Crab / Malus 'Prairie Rose'	2" BB	AS SHOWN	
STC	6	Show Time Crab / Malus 'Shotizam'	2" BB	AS SHOWN	
DFP	27	Double Flowering Plum / Prunus triloba	#7 CONT.	AS SHOWN	

BHS	28	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	
NOS	8	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN	
WHP	6	White Pine / Pinus strobus	6' HT., BB	AS SHOWN	

CAD	75	Cardinal Dogwood / Cornus sericea 'Cardinal'	#5 CONT.	5'-0" O.C.	
ARV	39	Arrowwood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.	
BLC	32	Black Chokeberry / Aronia melanocarpa	#5 CONT.	4'-0" O.C.	
DBH	54	Dwarf Bush Honeysuckle / Diervilla lonicera	#5 CONT.	3'-0" O.C.	

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

## Phase 2 Final Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
ABM(2)	11	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN	
SGM(2)	13	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN	
SKH(2)	26	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycolor'	2.5" BB	AS SHOWN	
NPO(2)	17	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN	
REO(2)	3	Red Oak / Quercus rubra	2.5" BB	AS SHOWN	
SWO(2)	2	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	
ACE(2)	18	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN	
RIB(2)	4	River Birch / Betula nigra	2.5" BB	AS SHOWN	

TCH(2)	5	Thornless Cocksaur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN	
ALS(2)	15	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB CLUMP	AS SHOWN	
STC(2)	5	Show Time Crab / Malus 'Shotizam'	2" BB	AS SHOWN	
DFP(2)	4	Double Flowering Plum / Prunus triloba	#7 CONT.	AS SHOWN	

BHS(2)	16	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	
AML(2)	12	American Larch / Larix laricina	6' HT., BB	AS SHOWN	
WHP(2)	9	White Pine / Pinus strobus	6' HT., BB	AS SHOWN	

ARV(2)	25	Arrowwood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.	
BLC(2)	27	Black Chokeberry / Aronia melanocarpa	#5 CONT.	4'-0" O.C.	

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

## Landscape Requirement Calculations

OVERALL LANDSCAPE REQUIREMENTS:  
FIVE TREES PER ACRE X SITE AREA (48.8 AC) = 610 CAL IN. REQUIRED  
(244 trees @ 2-1/2" cal. inches)

OVERALL STREET TREE REQUIREMENTS:  
1 TREE PER 50' LOCAL STREET FRONTAGE (10,043 LF) = 502 CAL IN. REQUIRED  
(201 trees @ 2-1/2" cal. inches)

1 TREE PER 40' 5TH STREET FRONTAGE (3,965 LF) = 396 CAL IN. REQUIRED  
(99 trees @ 4" cal. inches)

SUBTOTAL LANDSCAPE REQUIREMENTS: = 1508 CAL IN. REQUIRED

TREE REPLACEMENT REQUIREMENTS: = 121 CAL IN. REQUIRED

OVERALL LANDSCAPING REQUIREMENTS: = 1629 CAL IN. REQUIRED

OVERALL LANDSCAPING PROVIDED: = 1629 CAL IN. PROVIDED  
(INCLUDES 5TH STREET PLANTINGS)

PHASE 1 TOTAL LANDSCAPING PROVIDED: = 887.5 CAL IN. PROVIDED

5TH ST BLVD TREES (48 trees @ 4") = 192.0 CAL IN.

5TH ST MEDIAN TREES (51 trees @ 2.0") = 102.0 CAL IN.

STREET TREES (136 trees @ 2.5") = 340.0 CAL IN.

OTHER SHADE TREES (15 trees @ 2.5") = 12.5 CAL IN.

ORNAMENTAL TREES (68 trees @ 2.0") = 136.0 CAL IN.

EVERGREEN TREES (42 trees @ 2.5") = 105.0 CAL IN.

PHASE 2 TOTAL LANDSCAPING PROVIDED: = 741.5 CAL IN. PROVIDED

5TH ST BLVD TREES (51 trees @ 4") = 204.0 CAL IN.

5TH ST MEDIAN TREES (76 trees @ 2.0") = 152.0 CAL IN.

STREET TREES (79 trees @ 2.5") = 197.5 CAL IN.

OTHER SHADE TREES (15 trees @ 2.5") = 37.5 CAL IN.

ORNAMENTAL TREES (29 trees @ 2.0") = 58.0 CAL IN.

EVERGREEN TREES (37 trees @ 2.5") = 92.5 CAL IN.

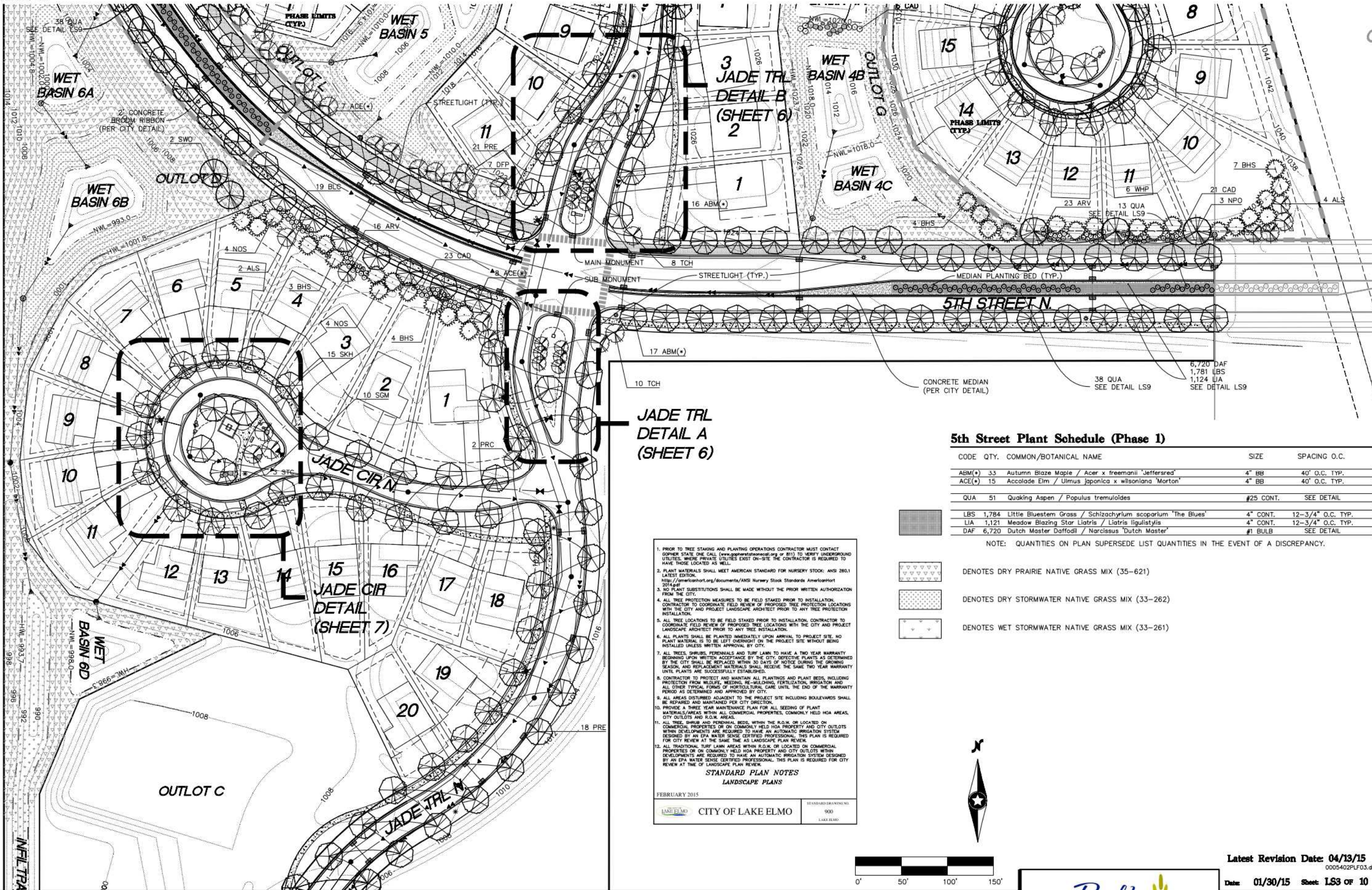
887.5 CAL IN. PROVIDED

741.5 CAL IN. PROVIDED

887.5 CAL IN. PROVIDED

741.5 CAL IN. PROVIDED





5th Street Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM(★)	33	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	4" BB	40' O.C. TYP.
ACE(★)	15	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	4" BB	40' O.C. TYP.
QUA	51	Quaking Aspen / Populus tremuloides	#25 CONT.	SEE DETAIL
LBS	1,784	Little Bluestem Grass / Schizachyrium scoparium 'The Blues'	4" CONT.	12-3/4" O.C. TYP.
LIA	1,121	Meadow Blazing Star Liatris / Liatris ligulistylis	4" CONT.	12-3/4" O.C. TYP.
DAF	6,720	Dutch Master Daffodil / Narcissus 'Dutch Master'	#1 BULB	SEE DETAIL

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

DENOTES DRY PRAIRIE NATIVE GRASS MIX (35-621)

DENOTES DRY STORMWATER NATIVE GRASS MIX (33-262)

DENOTES WET STORMWATER NATIVE GRASS MIX (33-261)

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOMER STATE ONE CALL (www.gomerstatednc.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE, THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.

2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. [http://americanhort.org/documents/ANSI\\_Nursery\\_Stock\\_Standards\\_AmericanHort2014.pdf](http://americanhort.org/documents/ANSI_Nursery_Stock_Standards_AmericanHort2014.pdf)

3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.

4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.

5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.

6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.

7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON. AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.

8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM MULDERS, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.

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12. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.

STANDARD PLAN NOTES  
LANDSCAPE PLANS

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO. 900  
LAKE ELMO



Latest Revision Date: 04/13/15

0005402PLF03.dwg

Date: 01/30/15 Sheet: LS3 OF 10

Westwood

Phone (952) 937-5150 7699 Ansgar Drive  
Fax (952) 937-5822 Eden Prairie, MN 55344  
Toll Free (888) 937-5150 [www.westwoodps.com](http://www.westwoodps.com)  
Westwood Professional Services, Inc.

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

Cory Meyer  
Date: 04/13/15 License No. 26971

Revisions:

04/13/15 - CITY COMMENTS

Designed: CLM  
Checked: CLM  
Drawn: BYE  
Record Drawing by/Date:

Prepared for:

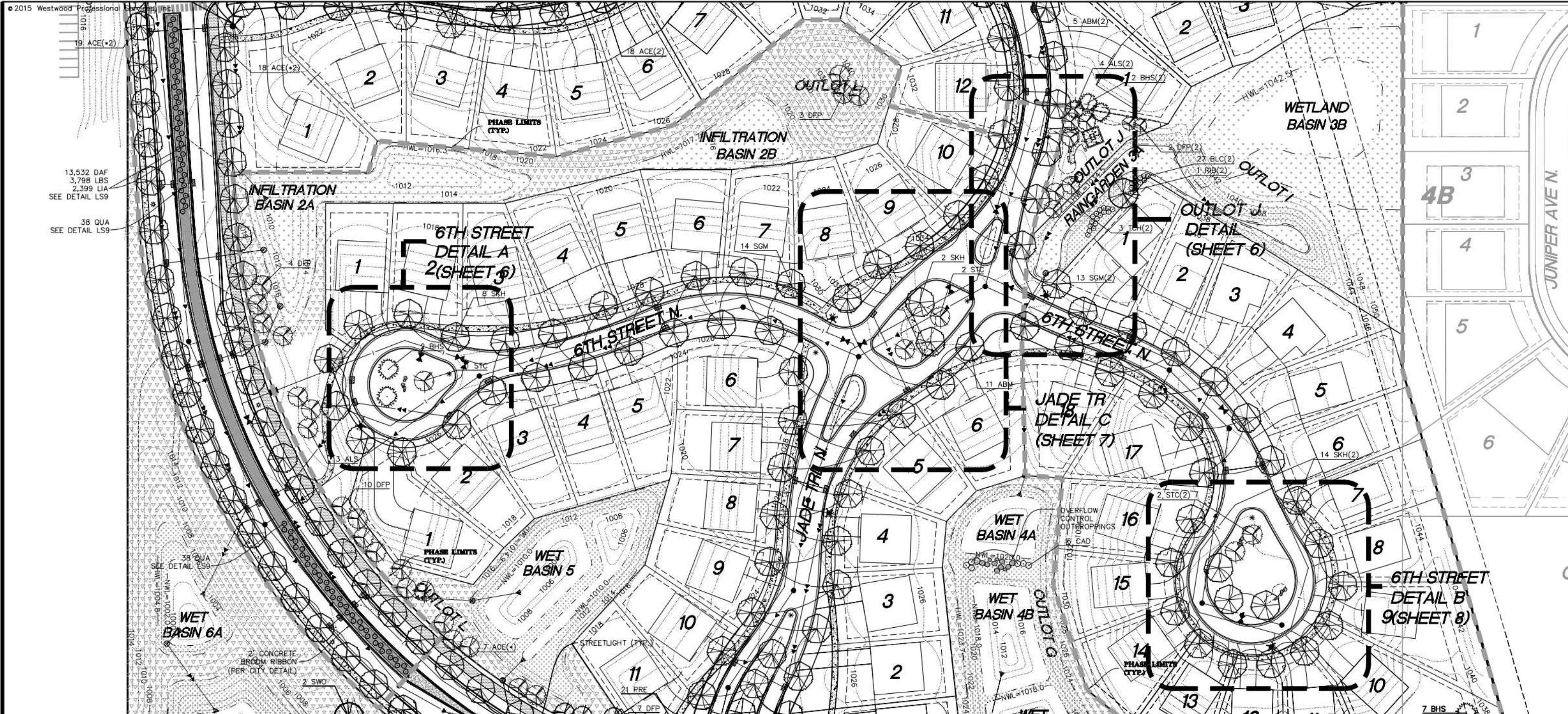
The Excelsior Group, LLC

11455 Viking Dr., Suite 300  
Eden Prairie, MN 55344



Final Landscape Plan





### 5th Street Plant Schedule (Phase 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
HTO(=2)	14	Heritage Oak / <i>Quercus x macdanielli</i> 'Clemons'	4" BB	40'	O.C. TYP.
ACE(=2)	37	Accolade Elm / <i>Ulmus japonica x wilsoniana</i> 'Morton'	4" BB	40'	O.C. TYP.
QUA	76	Quaking Aspen / <i>Populus tremuloides</i>	#25 CONT.		SEE DETAIL
LBS	3,802	Little Bluestem Grass / <i>Schizachyrium scoparium</i> 'The Blues'	4" CONT.	12-3/4"	O.C. TYP.
LIA	2,395	Meadow Blazing Star <i>Liatris</i> / <i>Liatris ligulistylis</i>	4" CONT.	12-3/4"	O.C. TYP.
DAF	13,532	Dutch Master Daffodil / <i>Narcissus</i> 'Dutch Master'	#1 BULB		SEE DETAIL

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

DENOTES DRY PRAIRIE NATIVE GRASS MIX (35-621)

DENOTES DRY STORMWATER NATIVE GRASS MIX (33-262)

DENOTES WET STORMWATER NATIVE GRASS MIX (33-261)

[illegible]

**STANDARD PLAN NOTES**  
**LANDSCAPE PLANS**

FEBRUARY 2015

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 CITY OF LAKE ELMO

## Westwood

Phone (952) 937-5150 7699 Anagram Drive  
Fax (952) 937-5822 Eden Prairie, MN 55344  
Toll Free (888) 937-5150 [www.bwoods.com](http://www.bwoods.com)

**Westwood Professional Services, Inc.**

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

  
Cory Meyer  
Date: 04/13/15 Home No. 26971

## Newsletters

04/13/15 - CITY COMMENTS

Designed	CLM
Checked	CLM
Drawn	BYE
Record Drawing by/date	

Prepared for:

**The Excelsior Group, LLC**

**11455 Viking Dr., Suite 350  
Eden Prairie, MN 55344**



0'      50'      100'      150'

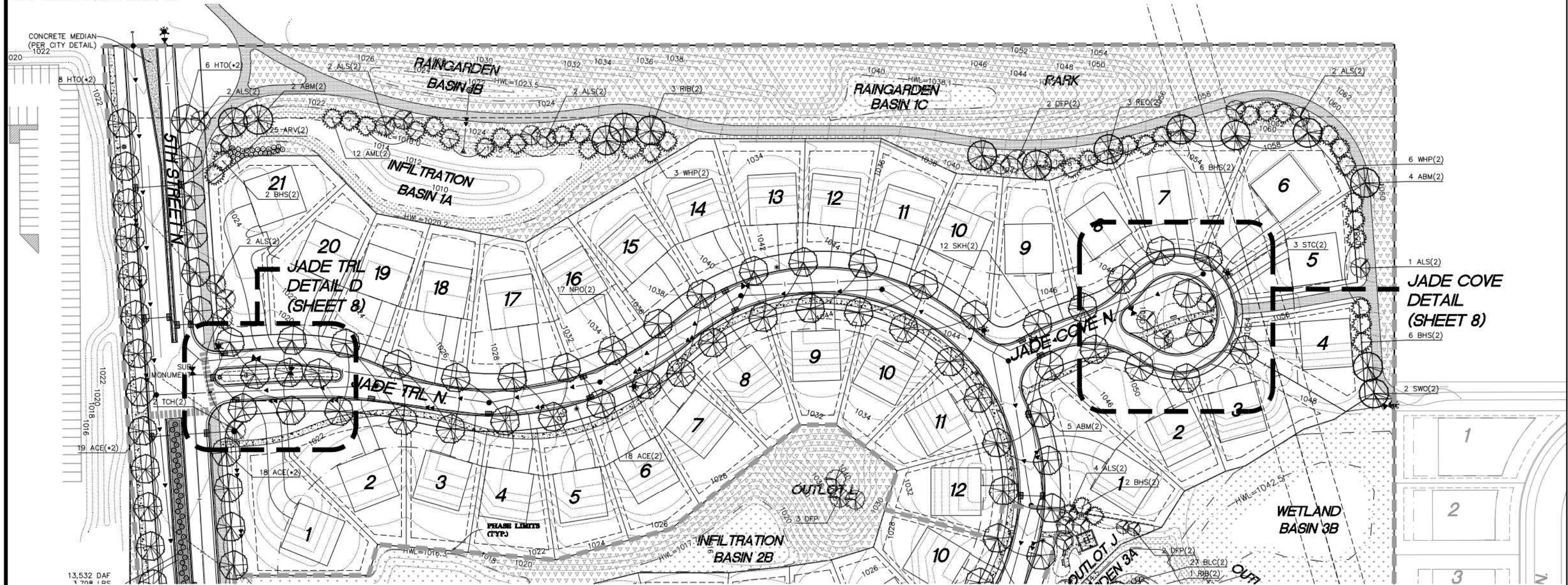
Latest Revision Date: 04/13/15

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Date: 01/30/15 Sheet: LS4 OF 10

## Final Landscape Plan



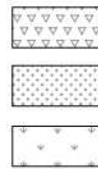


1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOWPER STATE ONE CALL (www.gowperstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. [http://amerhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf](http://amerhort.org/documents/ANSI%20Nursery%20Stock%20Standards%20AmericanHort%202014.pdf)
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STANDARD PLAN NOTES  
LANDSCAPE PLANS

FEBRUARY 2015

13,532 DAF  
1 708 LDC



- ✓✓✓✓✓✓✓✓ DENOTES DRY PRAIRIE NATIVE GRASS MIX (35-621)
- DENOTES DRY STORMWATER NATIVE GRASS MIX (33-262)
- DENOTES WET STORMWATER NATIVE GRASS MIX (33-261)



Latest Revision Date: 04/13/15  
0005402PLF05.dwg

Date: 01/30/15 Sheet: LS5 OF 10

Westwood

Phone (952) 937-5150 7699 Ansgar Drive  
Fax (952) 937-5822 Eden Prairie, MN 55344  
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

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

Cory Meyer  
Date: 04/13/15 License No. 26971

Revisions:

04/13/15 - CITY COMMENTS

Designed:	CLM
Checked:	CLM
Drawn:	BYE
Record Drawing by/Date:	

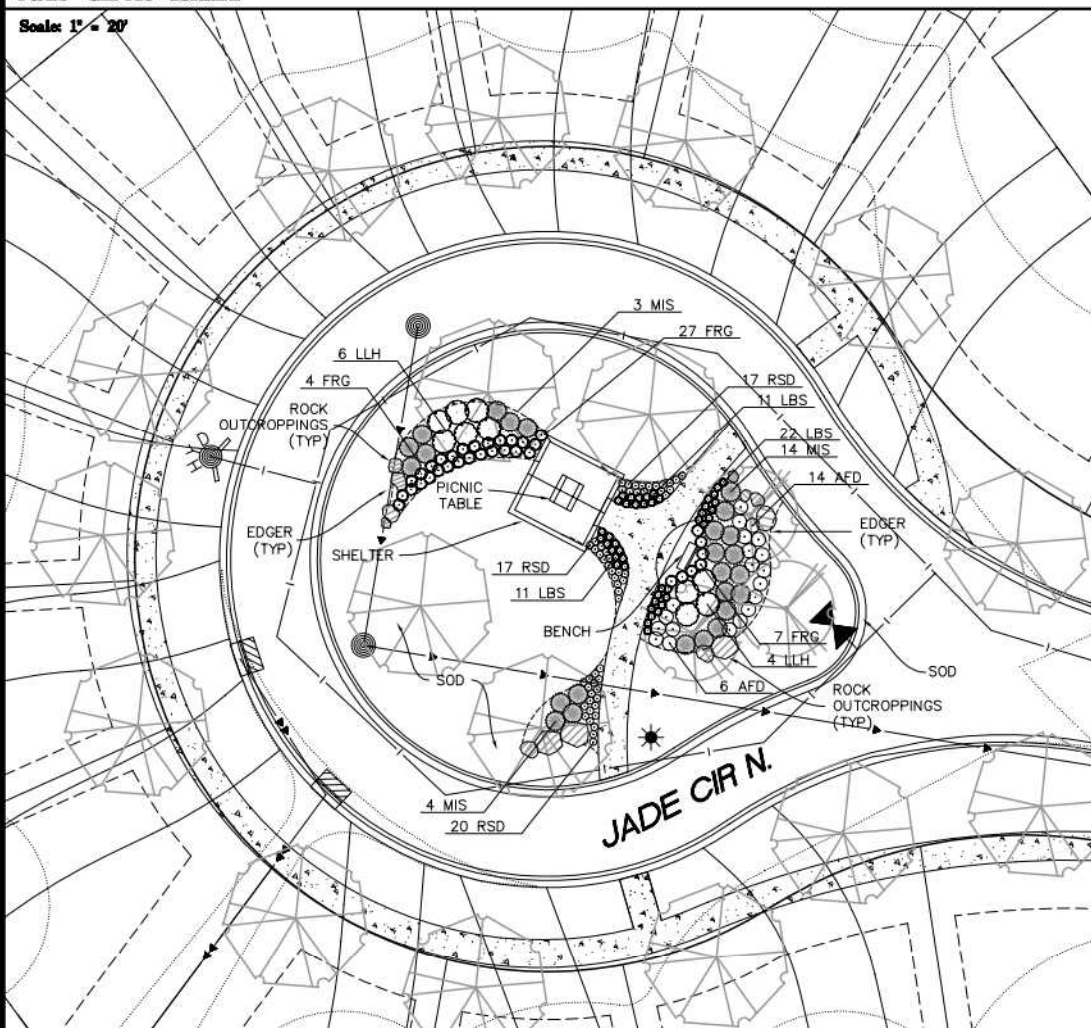
Prepared for:

The Excelsior Group, LLC  
11455 Viking Dr., Suite 300  
Eden Prairie, MN 55344

Boulder  
Ponds  
Lake Elmo, Minnesota

Final Landscape Plan





CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
LLH	10	Limelight Hydrangea / <i>Hydrangea paniculata</i> 'Limelight'	#5 CONT.	5'-0"	O.C.
AFD	20	Arctic Fire Dogwood / <i>Cornus stolonifera</i> 'Farrow'	#5 CONT.	3'-0"	O.C.
MIS	21	Miscanthus Flame Grass / <i>Miscanthus sinensis</i> 'Purpurascens'	#1 CONT.	48"	O.C.
FRG	34	Karl Foerster Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	#1 CONT.	18"	O.C.
LBS	44	Blue Heaven Bluestem Grass / <i>Schizachyrium scoparium</i> 'Minniblu A'	#1 CONT.	18"	O.C.
RSD	54	Ruby Stella Daylily / <i>Heemerocallis</i> 'Ruby Stella'	#1 CONT.	18"	O.C.

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STANDARD PLAN NOTES  
LANDSCAPE PLANS

FEBRUARY 2015

STANDARD DRAWINGS

900  
1,000 11,000


TABLE I

# Westwood

Phone (952) 937-5150 7699 Anagram Drive  
Fax (952) 937-5822 Eden Prairie, MN 55344  
Toll Free (888) 937-5150 [www.buwood.com](http://www.buwood.com)

Westwood Professional Services, Inc.

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

  
Cory Meyer

Date 04/13/15 Page No. 26971

### Discussion

04/13/15 - CITY COMMENTS

• \_\_\_\_\_

\_\_\_\_\_

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### Designwork

**Conclusion**

**Dispute**

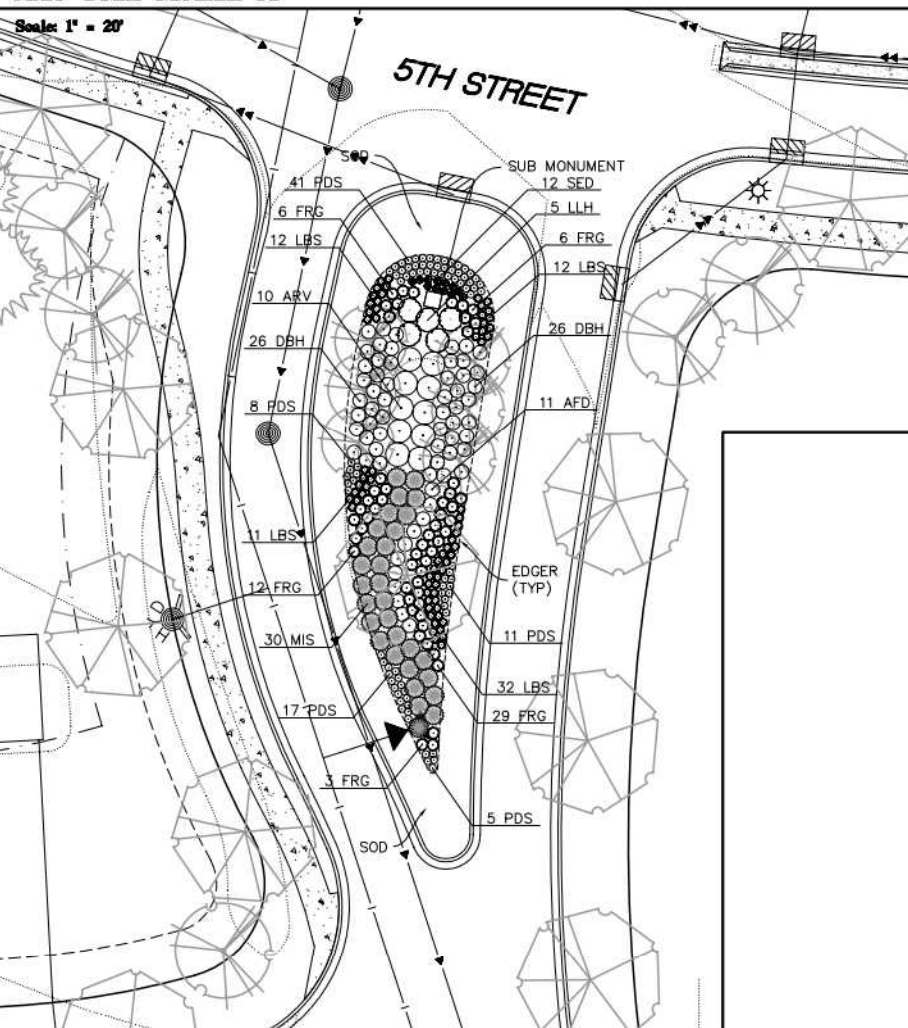
**Abstract:**

Prepared for

**The Excelsior Group, LLC**

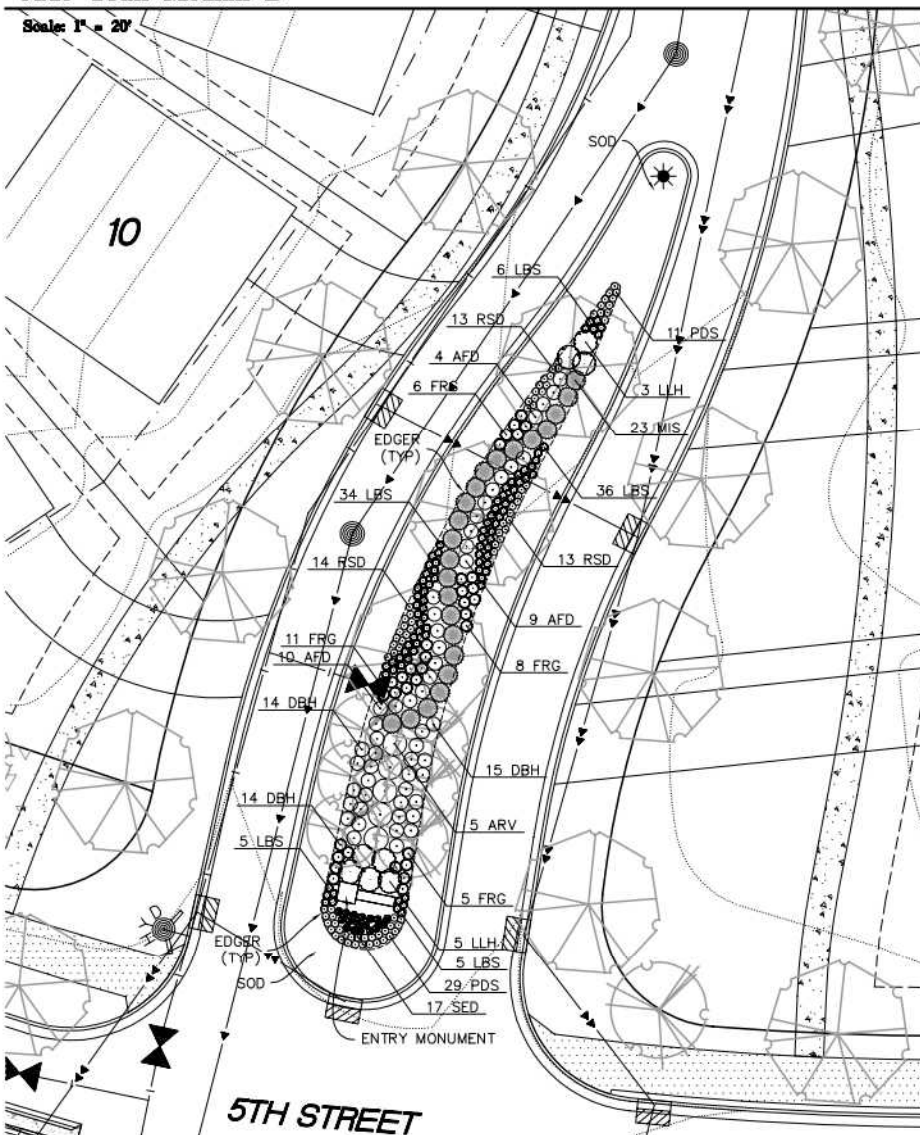
11455 Viking Dr., Suite 350  
Eden Prairie, MN 55344

**Scale: 1" = 20'**



CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
ARV	10	Arrowwood Viburnum / Viburnum dentatum	#5 CONT.	5'-0"	O.C.
LLH	5	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0"	O.C.
DBH	52	Dwarf Bush Honeysuckle / Diervilla lonicera	#5 CONT.	3'-0"	O.C.
AFD	11	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0"	O.C.
MIS	30	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48"	O.C.
FRG	56	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18"	O.C.
LBS	67	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblu A'	#1 CONT.	18"	O.C.
PDS	82	Prairie Dropseed Grass / Sporobolus heterolepis	#1 CONT.	18"	O.C.
RSD	--	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18"	O.C.
SED	12	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18"	O.C.

~~Scale: 1" = 20'~~



CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ARV	5	Arrowwood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
LLH	8	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
DBH	43	Dwarf Bush Honeysuckle / Diervilla lonicera	#5 CONT.	3'-0" O.C.
AFD	23	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	23	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	30	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	86	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblu A'	#1 CONT.	18" O.C.
PDS	40	Prairie Dropseed Grass / Sporobolus heterolepis	#1 CONT.	18" O.C.
RSD	40	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18" O.C.
SED	17	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



**Latest Revision Date: 04/13/15**

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Date: 01/30/15 Sheet: LS6 OF 10

## Final Landscape Details

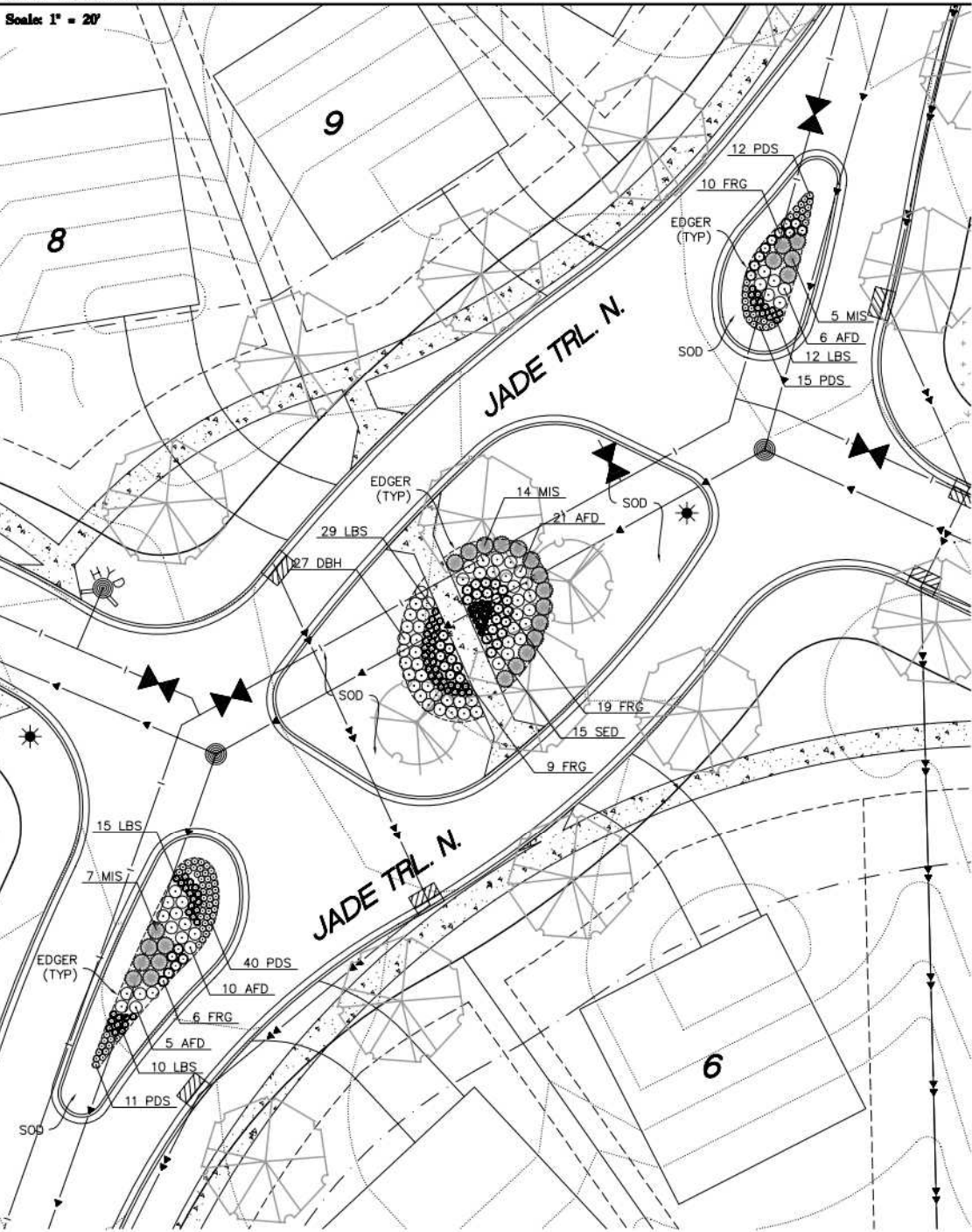
Boulder Ponds

Lake Elmo, Minnesota



Jade Trail Median C

Scale: 1" = 20'



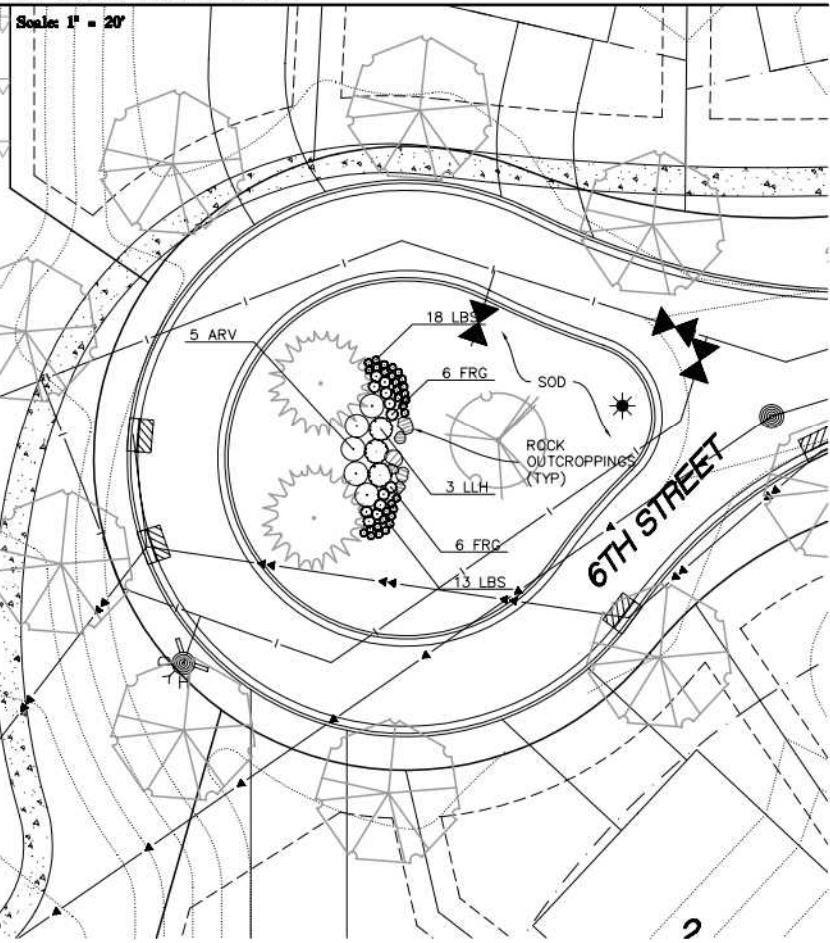
Jade Trail Median C Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DBH	27	Dwarf Bush Honeysuckle / Diervilla lonicera	#5 CONT.	3'-0" O.C.
AFD	42	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	26	Miscanthus Flame Grass / Miscanthus sinensis 'Purpureascens'	#1 CONT.	48" O.C.
FRG	44	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	66	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblu A'	#1 CONT.	18" O.C.
PDS	78	Prairie Dropseed Grass / Sporobolus heterolepis	#1 CONT.	18" O.C.
SED	15	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

6th Street Island (West)

Scale: 1" = 20'



6th Street Island (West) Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ARV	5	Arrowwood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
LLH	3	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
FRG	12	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	31	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblu A'	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

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[http://americanhort.org/documents/ANSI\\_Nursery\\_Stock\\_Standards\\_AmericanHort\\_2014.pdf](http://americanhort.org/documents/ANSI_Nursery_Stock_Standards_AmericanHort_2014.pdf)
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STANDARD PLAN NOTES  
LANDSCAPE PLANS

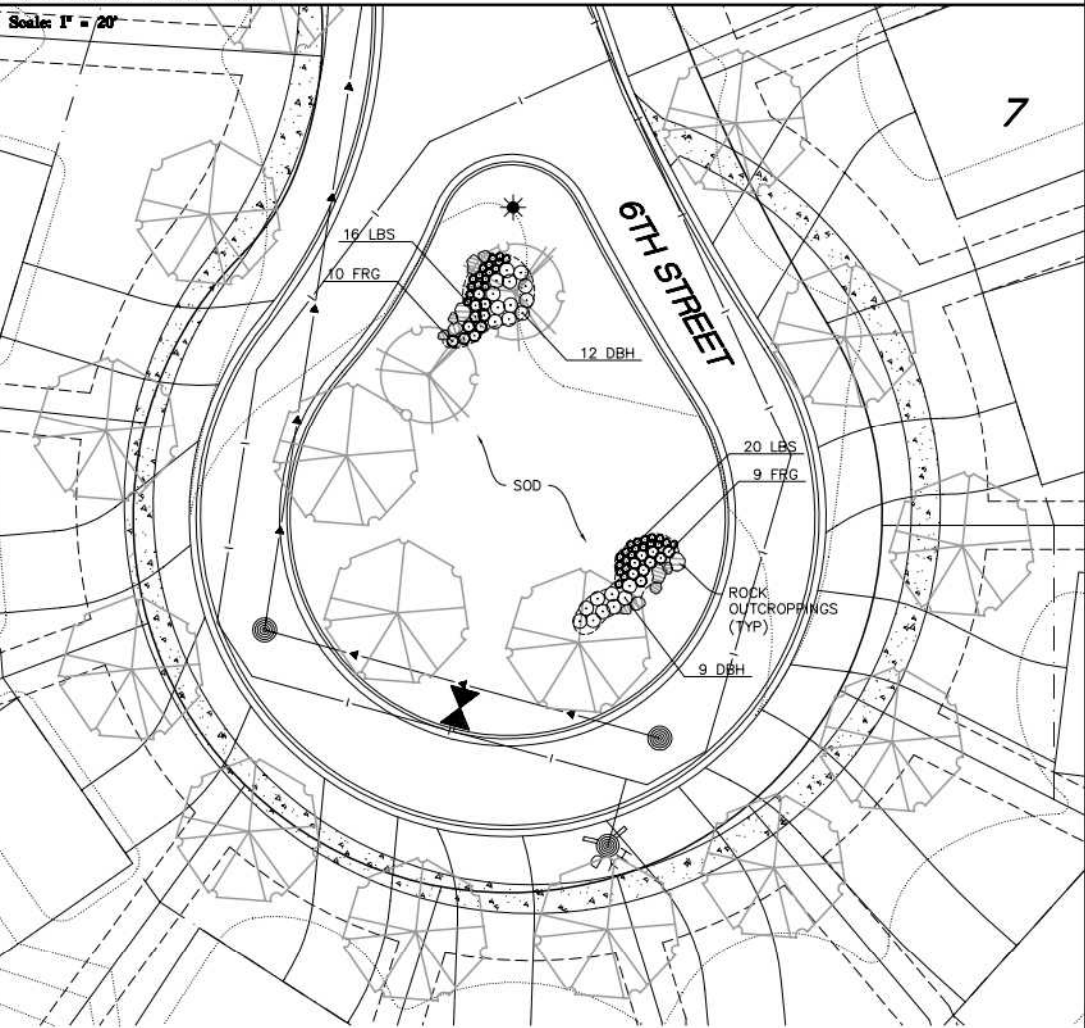
FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO.  
900  
LAKE ELMO

6th Street Island (East)

Scale: 1" = 20'



6th Street Island (East) Plant Schedule (Phase 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DBH	21	Dwarf Bush Honeysuckle / Diervilla lonicera	#5 CONT.	3'-0" O.C.
FRG	19	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	36	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblu A'	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



Latest Revision Date: 04/13/15

0005402PLF07.dwg

Date: 01/30/15 Sheet: LS7 OF 10



Final Landscape  
Details

Westwood

Phone (952) 937-5150 7699 Ansgram Drive  
Fax (952) 937-5822 Eden Prairie, MN 55344  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)

Westwood Professional Services, Inc.

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

Cory Meyer  
Date: 04/13/15 License No. 26971

Revisions:

04/13/15 - CITY COMMENTS

Designed: CLM

Checked: CLM

Drawn: BYE

Record Drawing by/Date

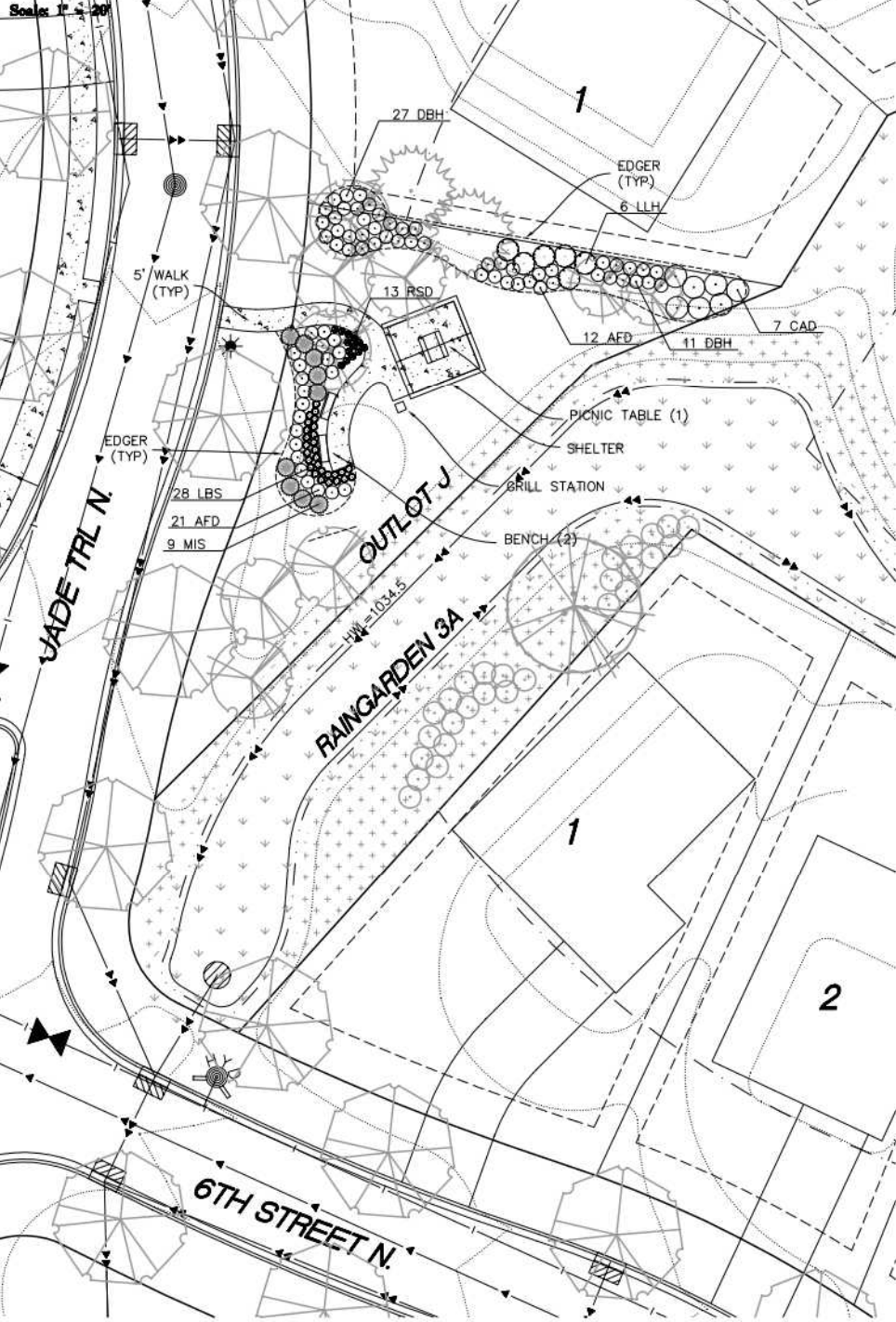
Prepared for:

The Excelsior Group, LLC

11455 Viking Dr., Suite 300  
Eden Prairie, MN 55344



Outlot J Detail

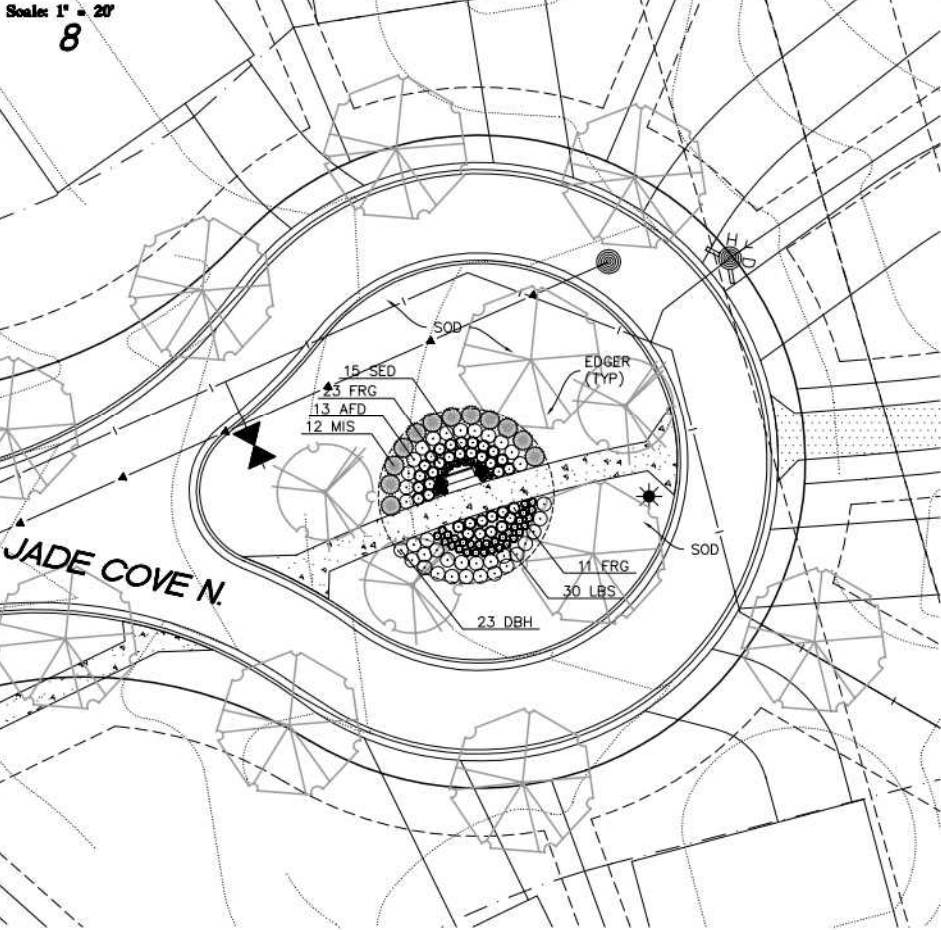


Outlot J Plant Schedule (Phase 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
CAD	7	Cardinal Dogwood / <i>Cornus sericea</i> 'Cardinal'	#5 CONT.	5'-0" O.C.
LLH	6	Limelight Hydrangea / <i>Hydrangea paniculata</i> 'Limelight'	#5 CONT.	5'-0" O.C.
DBH	38	Dwarf Bush Honeysuckle / <i>Diervilla lonicera</i>	#5 CONT.	3'-0" O.C.
AFD	33	Arctic Fire Dogwood / <i>Cornus stolonifera</i> 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	9	Miscanthus Flame Grass / <i>Miscanthus sinensis</i> 'Purpureascens'	#1 CONT.	48" O.C.
LBS	28	Blue Heaven Bluestem Grass / <i>Schizachyrium scoparium</i> 'Minnibue A'	#1 CONT.	18" O.C.
RSD	13	Ruby Stella Daylily / <i>Hemerocallis</i> 'Ruby Stella'	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Jade Cove Island



Jade Cove Island Plant Schedule (Phase 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DBH	23	Dwarf Bush Honeysuckle / <i>Diervilla lonicera</i>	#5 CONT.	3'-0" O.C.
AFD	13	Arctic Fire Dogwood / <i>Cornus stolonifera</i> 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	12	Miscanthus Flame Grass / <i>Miscanthus sinensis</i> 'Purpureascens'	#1 CONT.	48" O.C.
FRG	33	Karl Foerster Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	30	Blue Heaven Bluestem Grass / <i>Schizachyrium scoparium</i> 'Minnibue A'	#1 CONT.	18" O.C.
SED	15	Autumn Joy Sedum / <i>Sedum x 'Autumn Joy'</i>	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

- PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT Gopher State One Call (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
- PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. [https://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf](https://americanhort.org/documents/ANSI%20Nursery%20Stock%20Standards%20AmericanHort%202014.pdf)
- NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
- ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.
- ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
- ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.
- ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.
- CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
- ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTOR.
- PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.
- ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.
- ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW.

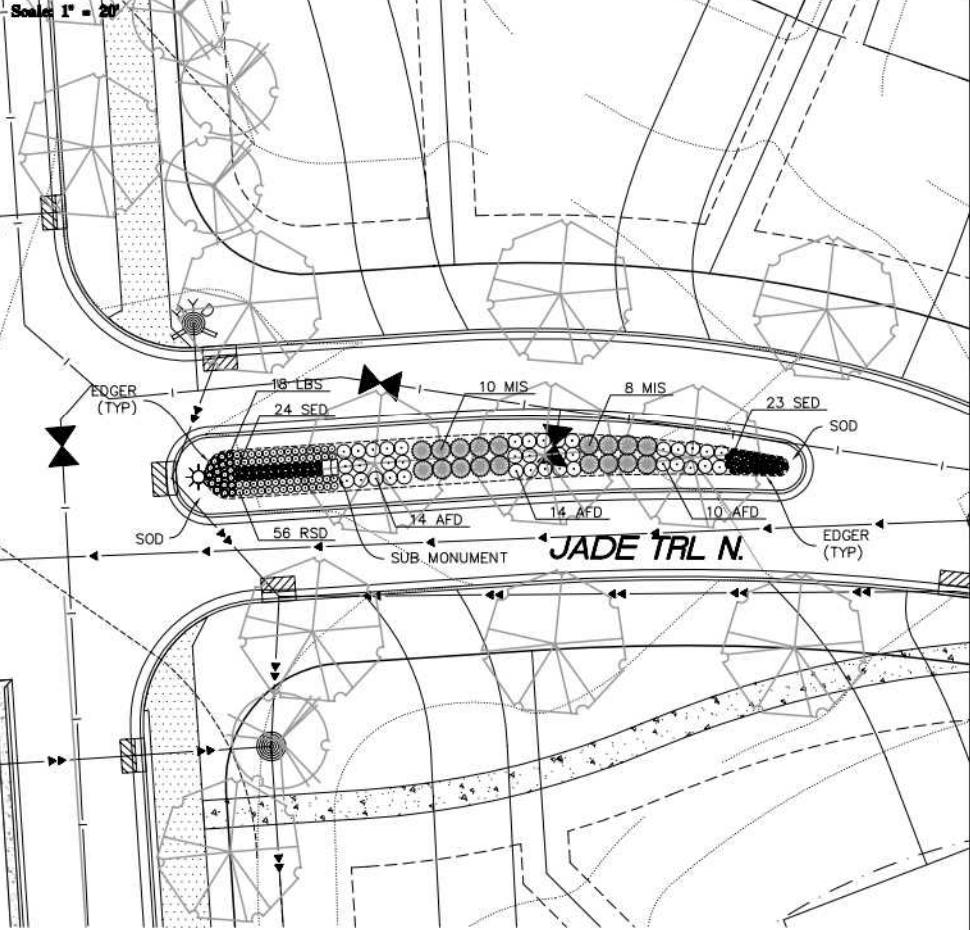
STANDARD PLAN NOTES  
LANDSCAPE PLANS

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO.  
900  
LAKE ELMO

Jade Trail Median D



Jade Trail Median D Plant Schedule (Phase 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
AFD	38	Arctic Fire Dogwood / <i>Cornus stolonifera</i> 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	18	Miscanthus Flame Grass / <i>Miscanthus sinensis</i> 'Purpureascens'	#1 CONT.	48" O.C.
LBS	18	Blue Heaven Bluestem Grass / <i>Schizachyrium scoparium</i> 'Minnibue A'	#1 CONT.	18" O.C.
RSD	56	Ruby Stella Daylily / <i>Hemerocallis</i> 'Ruby Stella'	#1 CONT.	18" O.C.
SED	47	Autumn Joy Sedum / <i>Sedum x 'Autumn Joy'</i>	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Westwood

Phone (952) 937-5150 7699 Ansgar Drive  
Fax (952) 937-5822 Eden Prairie, MN 55344  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)

Westwood Professional Services, Inc.

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

*Cory Meyer*  
Cory Meyer  
Date 04/13/15 License No. 26971

Revisions:

04/13/15 - CITY COMMENTS

Designed: CLM

Checked: CLM

Drawn: BYE

Record Drawing by/Date

Prepared for:

The Excelsior Group, LLC

11455 Viking Dr., Suite 300  
Eden Prairie, MN 55344

Boulder  
Ponds  
Lake Elmo, Minnesota

Latest Revision Date: 04/13/15

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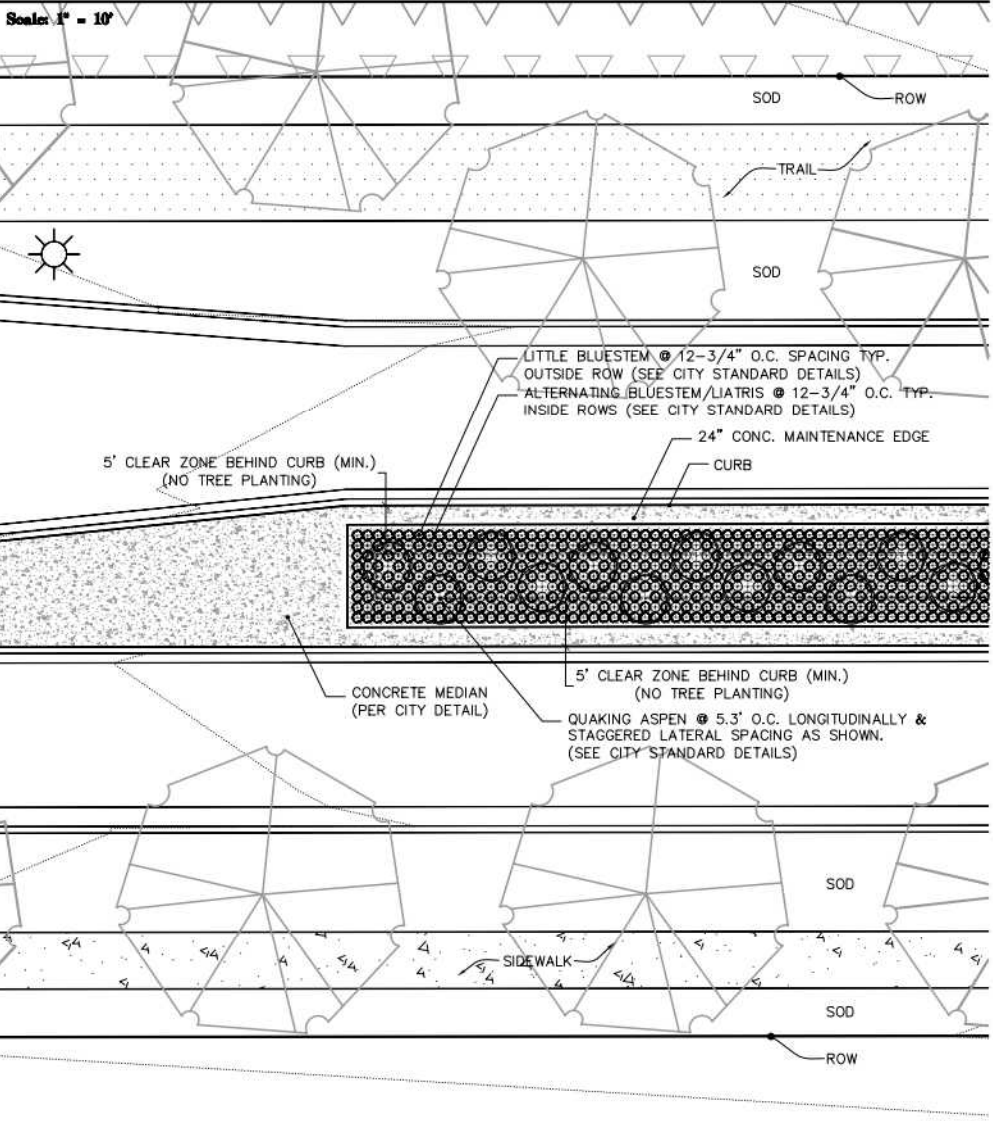
Date: 01/30/15 Sheet: LS8 OF 10

Final Landscape  
Details



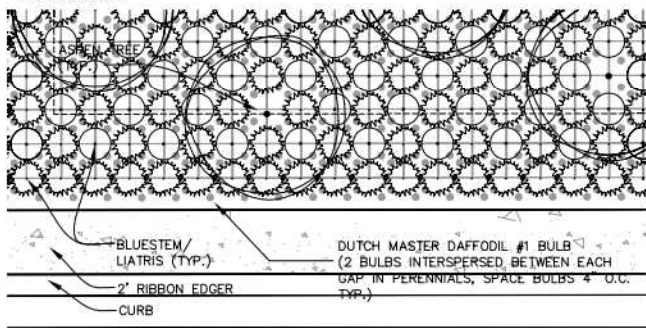
5th Street Detail

Scale: 1" = 10'



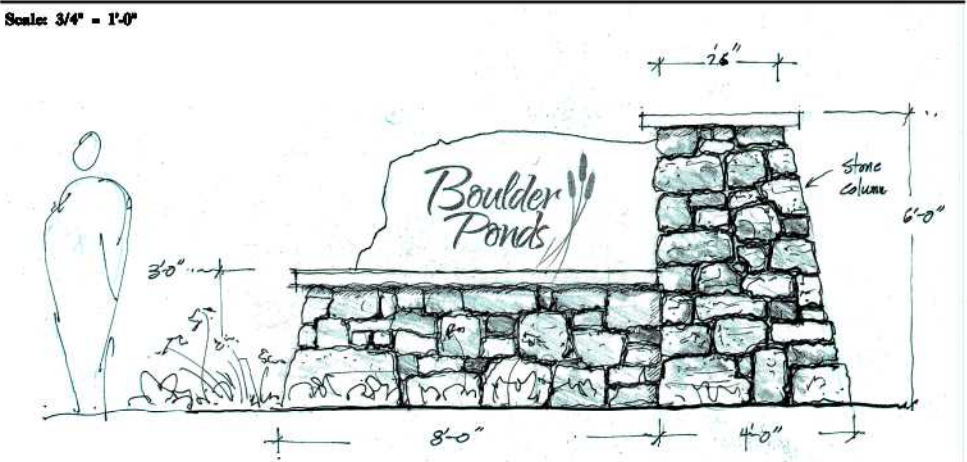
Median Bulb Planting Detail

Not to Scale



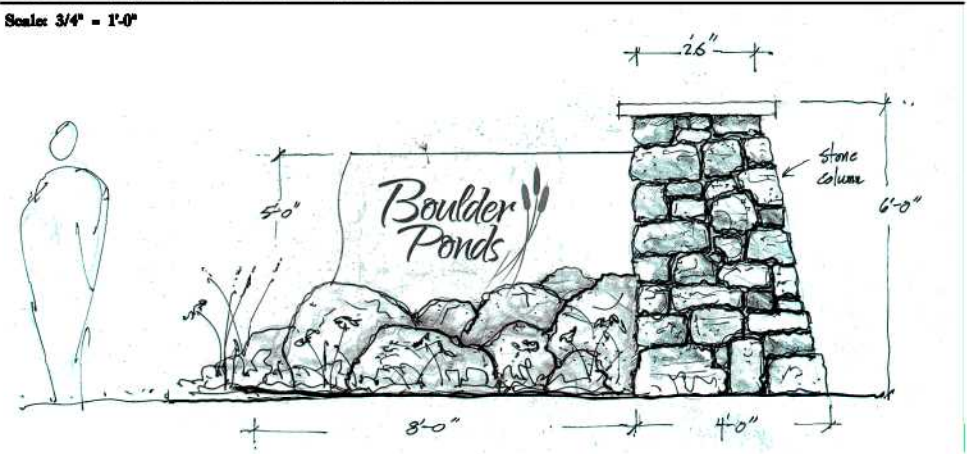
Main Entry Monument Alternate A (typ. of 2)

Scale: 3/4" = 1'-0"



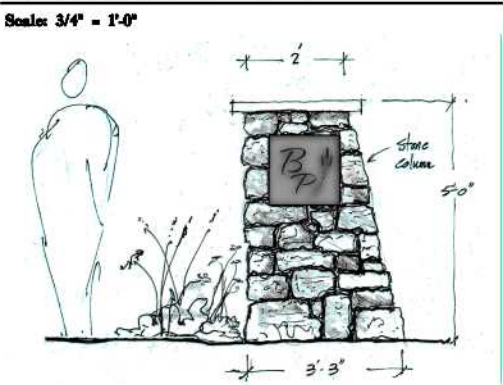
Main Entry Monument Alternate B

Scale: 3/4" = 1'-0"



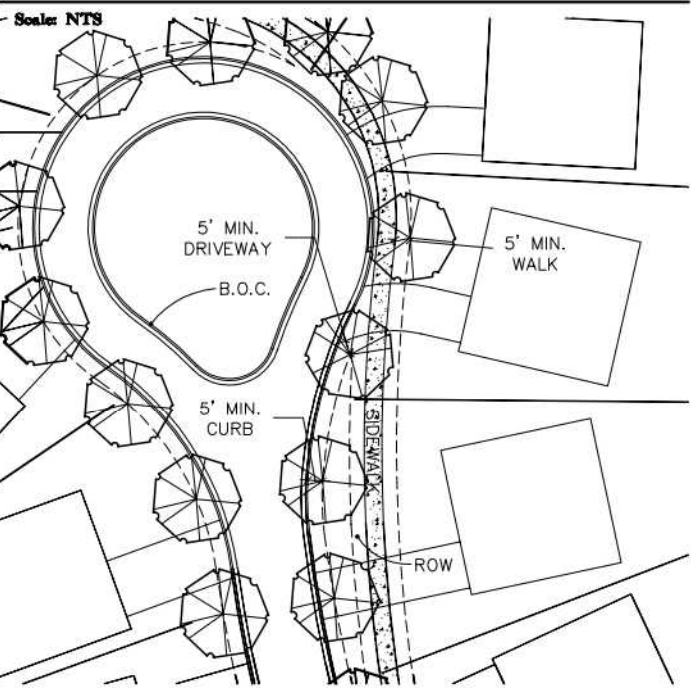
Sub-Monument (typ of 2)

Scale: 3/4" = 1'-0"



Typical Street Tree Planting Detail

Scale: NTS



PLANTING STANDARDS:

- MINIMUM 5' OFF CURB
- MINIMUM 5' OFF SIDEWALK
- MINIMUM 5' OFF DRIVEWAY
- MINIMUM 10' FROM UTILITIES (SANITARY, STORM, HYDRANTS)

NOTES:

- PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT Gopher State One Call (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE, THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
- PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. [http://americanhort.org/documents/ANSI\\_Nursery\\_Stock\\_Standards\\_AmericanHort\\_2014.pdf](http://americanhort.org/documents/ANSI_Nursery_Stock_Standards_AmericanHort_2014.pdf)
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STANDARD PLAN NOTES  
LANDSCAPE PLANS

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO.  
900  
LAKE ELMO

Latest Revision Date: 04/13/15

0005402PLF09.dwg

Date: 01/30/15 Sheet: LS9 OF 10

Westwood

Phone (952) 937-5150 7699 Anagram Drive  
Fax (952) 937-5822 Eden Prairie, MN 55344  
Toll Free (888) 937-5150 [www.westwoodps.com](http://www.westwoodps.com)  
Westwood Professional Services, Inc.

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

Cory Meyer  
Date: 04/13/15 License No. 26971

Revisions:

04/13/15 - CITY COMMENTS

Designed: CLM  
Checked: CLM  
Drawn: BYE  
Record Drawing by/Date:

Prepared for:

The Excelsior Group, LLC

11455 Viking Dr., Suite 300  
Eden Prairie, MN 55344

Boulder Ponds  
Lake Elmo, Minnesota

Final Landscape  
Details

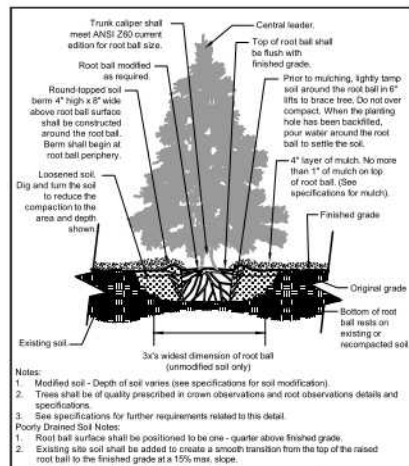


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### STANDARD PLAN NOTES LANDSCAPE PLANS

FEBRUARY 2015

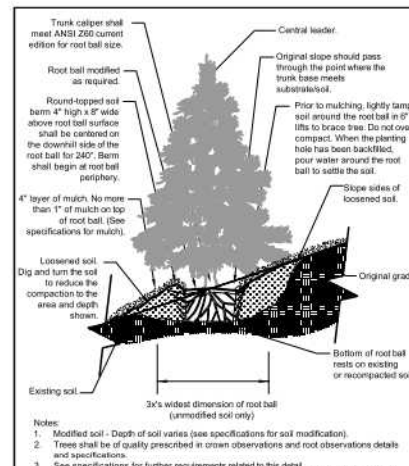
CITY OF LAKE ELMO	900 LAKE ELMO
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### CONIFEROUS TREE - MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL

FEBRUARY 2015

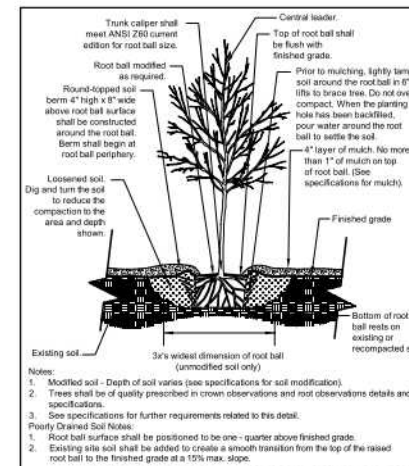
CITY OF LAKE ELMO	901A LAKE ELMO
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### CONIFEROUS TREE ON SLOPE 5% TO 50% MODIFIED AND UNMODIFIED SOIL

FEBRUARY 2015

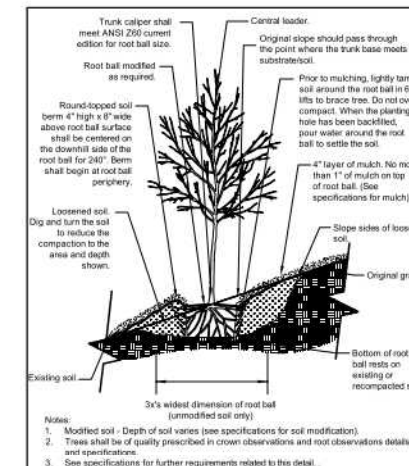
CITY OF LAKE ELMO	901B LAKE ELMO
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### DECIDUOUS TREE - MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL

FEBRUARY 2015

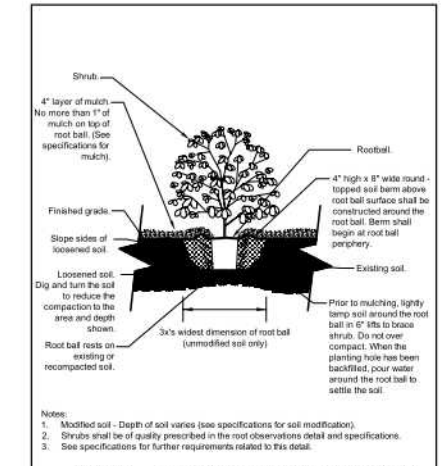
CITY OF LAKE ELMO	902A LAKE ELMO
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### DECIDUOUS TREE ON SLOPE 5% TO 50% MODIFIED AND UNMODIFIED SOIL

FEBRUARY 2015

CITY OF LAKE ELMO	902B LAKE ELMO
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### SHRUB - MODIFIED AND UNMODIFIED SOIL

FEBRUARY 2015

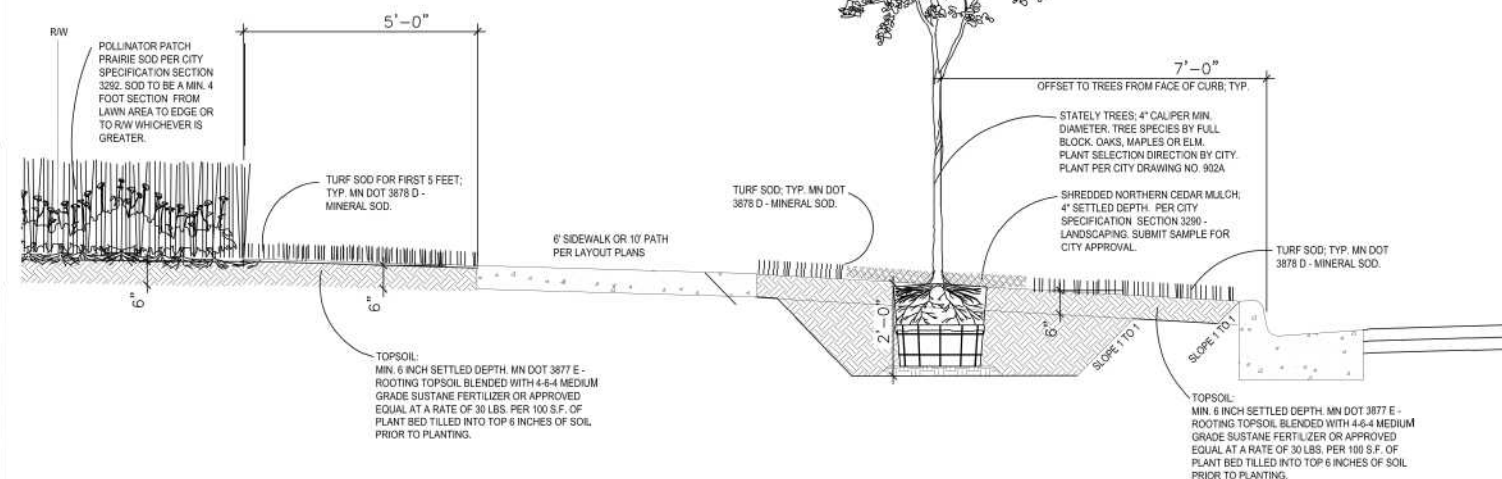
CITY OF LAKE ELMO	903A LAKE ELMO
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### Supplemental Planting Notes

- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO ANY PLANTING OPERATIONS AND SHALL BE BASED UPON EXAMINATION AND/OR TESTING OF THE EXISTING SOIL CONDITIONS. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LA FOR A FIELD REVIEW OF SOIL CONDITIONS PRIOR TO PLANTING. LA WILL DETERMINE THE NEED FOR ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (FOR SELECT TOPSOIL BORROW) AND SHALL BE NATIVE TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARVAE. MINIMUM OF 4" DEPTH OF TOPSOIL IS REQUIRED FOR ALL PERENNIALS, LAWN GRASS, AND NATIVE SEEDING AREAS. MINIMUM OF 12" DEPTH BACKFILL TOPSOIL IS REQUIRED FOR TREE AND SHRUB PLANTINGS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF GLETERIOUS MATERIAL.
- EDGING TO BE SPADED EDGE, UNLESS OTHERWISE INDICATED. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE.
- PROVIDE IRRIGATION TO ALL STREET TREE AND BUFFER LANDSCAPING ON SITE. REAR YARD AND ALL PLANTINGS WITHIN NATIVE SEEDING LIMITS WILL NOT BE IRRIGATED. IRRIGATION SYSTEM TO BE DESIGNED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CITY OF LAKE ELMO FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- ALL DISTURBED AREAS TO BE SEEDDED OR SOODED. SEE PLAN. SOO TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE COVERED. SEED AS INDICATED PLANS WITH RESPECTIVE SEED MIXES) & PER MN/DOT SEEDING SPECIFICATIONS (SEE SEED MIX TABLES ON SHEET L52).

### ADDITIONAL PLANTING NOTES:

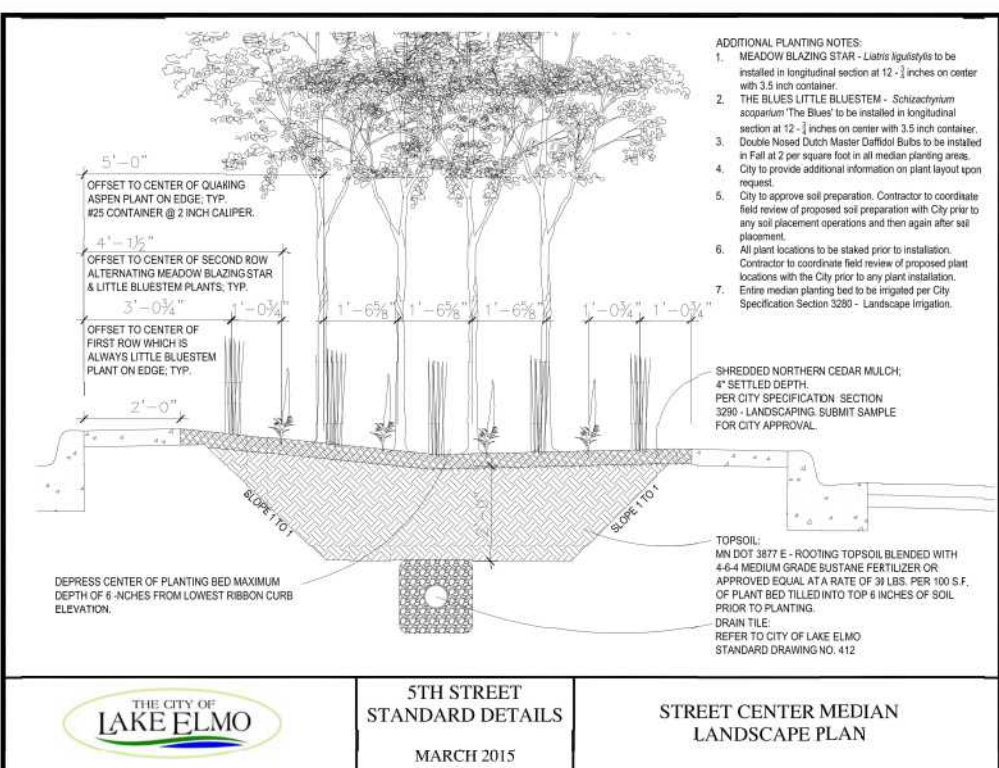
- City to provide additional information on plant layout upon request.
- City to approve soil preparation. Contractor to coordinate field review of proposed soil preparation with City prior to any soil placement operations and then again after soil placement.
- All plant locations to be staked prior to installation. Contractor to coordinate field review of proposed plant locations with the City prior to any plant installation.
- Entire Boulevard to R/W planting beds to be irrigated per City Specification Section 3280 - Landscape Irrigation.



### 5TH STREET STANDARD DETAILS

MARCH 2015

### STREET BOULEVARD LANDSCAPE PLAN



## Westwood

Phone (952) 937-5150 7699 Ansgar Drive  
Fax (952) 937-5822 Eden Prairie, MN 55344  
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

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

*Cory Meyer*  
Cory Meyer  
Date 04/13/15 License No. 26971

### Revisions:

04/13/15 - CITY COMMENTS

Designed CLM  
Checked CLM  
Drawn BYE  
Record Drawing by/Date

Prepared for:

## The Excelsior Group, LLC

11455 Viking Dr., Suite 300  
Eden Prairie, MN 55344

Boulder Ponds  
Lake Elmo, Minnesota

Latest Revision Date: 04/13/15

0005402PL10.dwg

Date: 01/30/15 Sheet: L510 OF 10

### Final Landscape Notes & Details



# MEMORANDUM

## FOCUS ENGINEERING, inc.

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

Date: March 4, 2015

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

Re: Bolder Ponds  
Final Plat/Construction Plan Review

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

An engineering review has been completed for the Bolder Ponds development. Final Plat/Construction Plans were received on February 5, 2015. The submittal consisted of the following documentation prepared by Evolution Engineering and Design or as noted:

- Final Plat, not dated.
- Final Construction Plans dated January 26, 2015.

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

### FINAL PLAT:

- Outlots D, E, G, I, and L must be dedicated to the City of ongoing operation and maintenance of proposed storm water facilities.
- Outlot D must be revised to fully contain the HWL for Infiltration Basin 6C with an additional 10 foot width to accommodate maintenance access along the basin length.
- Per the typical street sections, 10 foot utility easements must be provided along both sides of each public roadway including 5<sup>th</sup> Street. The Final Plat must be updated to provide these easements as part of the Phase 1 Plat including easements within Outlots A, B, C, F, H and J. Easements are required to accommodate small utility placement to serve the development.
- The City requires a minimum 10 foot utility easement along each side of the public street R/W. However for the Boulder ponds development these easements must be expanded to include the proposed meandering sidewalks plus an additional 10 feet. The Plat must be revised to include these easements prior to recording.
- Outlot H must be revised to include the 15 foot utility easement for the storm sewer pipe between Lot 6, Block 2 and Lot 18, Block 1 (Phase 2). The easement must be granted as part of Phase 1 Plat.
- The Plans and Plat must be revised to include a minimum 15 ft. utility easement for CB-404. The easement must be shown on Outlot H as part of the Phase 1 Plat.

**STORM WATER MANAGEMENT PLAN:** Stormwater Management Plan revisions and grading plan revisions have been made by the applicant since obtaining the SWWD Permit Approval in July 2014 and Preliminary Plat approval.

- The revised hydrology report dated January 26, 2015 indicates an increased discharge rate and volume from the site. Increased discharge rates to adjacent properties is specifically prohibited. The storm water



management plan and storm sewer system design must be revised to reduce the rate of increase for each storm event to all adjacent properties.

- The Final Plat must be contingent upon SWWD permit approval for the revised grading plans and hydrology report once it is updated to be acceptable to the City.
- Any revisions made to address City and/or SWWD permit requirements may require revisions to the Final Plat. The Final Plat should not be recorded until SWWD permit approval and City construction plan approval is granted for the same set of construction plans and same storm water management/hydrology report.
- The revised grading plans dated January 26, 2015 also indicate grading impacts to the Outlot I wetland buffer. The applicant must provide to the City written SWWD approval to allow this buffer grading.
- Final Plat approval must also be contingent upon the applicant receiving MnDOT approval for the storm water discharges to MnDOT R/W including all applicable MnDOT permits.
- Infiltration feasibility testing must be completed at each specific infiltration basin to confirm the feasibility of the storm water management plan. The Hydrology Report indicates that infiltration testing has been completed, however testing locations have not been identified and some infiltration basin and rain garden locations have been changed. Final Plat must be contingent upon the applicant demonstrating that each proposed basin location is feasible. Per City standards, infiltration basins are not permitted in Group C or D soils.

#### FINAL CONSTRUCTION PLANS

- No construction, including grading operations may occur on the site until the applicant has received City Engineer approval for the final construction plans and has obtained all applicable permits for the Subdivision.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- Final construction plan review comments will be provided separately to assist the applicant with the completion of Final Construction Plans.
- **ADDITIONAL SUBMITTALS REQUIRED.** Additional submittal materials are required to facilitate staff plan review.
  - Phase 1 Construction Plans. The construction plans must address the improvements to be included as part of Phase 1 construction including temporary cul-de-sacs, temporary fire hydrants at interim watermain end points (no billed valves are allowed), and grading contours matching existing contours at the phase 1 grading plan match points.
  - It is advised that a point by point response letter be prepared and submitted identifying how each comment was addressed from the City's review memo dated November 3, 2014.

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



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

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**LAKE ELMO FIRE DEPARTMENT**

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February 23, 2015

Review of the FINAL PLAT, FINAL PUD PLAN AND ZONING MAP AMENDMENT – BOULDER PONDS

Following a review of the packet provided, I would like to address the following:

- Street naming looks good.
- Hydrant placement/spacing. I am requesting that the locations of the following hydrants be adjusted to be placed at intersections, as this would be most advantageous and provide optimum efficiency for emergency response and still comply with our 500' spacing requirement.
  - Sheet No. 4 of 28, Sanitary Sewer & Watermain, Hydrant located at BLOCK 1, West side of Jade Trail North, be relocated to either the NW or SW corner the intersection of Jade Trail North and Jade Circle.
  - Sheet No. 5 of 28, Sanitary Sewer & Watermain, Hydrant located at BLOCK 3, NE Corner of Jade Trail North and 5<sup>th</sup> Street North be relocated as close to the corner as possible, possibly at the trail.
  - Sheet No. 6 of 28, Sanitary Sewer & Watermain, Hydrant located at BLOCK 3, SE portion of the Jade Cove North cul-de-sac be relocated more to the center, possibly at the trail.
  - Sheet No. 7 of 28, Sanitary Sewer & Watermain, Hydrant located at BLOCK 3, NW Corner of Jade Trail North and 5<sup>th</sup> Street North, be relocated as close to the corner as possible.
  - Sheet No. 8 of 28, Sanitary Sewer & Watermain, Hydrant located at BLOCK 4, North side of 6<sup>th</sup> Street North (West), just West of Jade Trail North, be relocated to the intersection of Jade Trail North and 6<sup>th</sup> Street North.
  - Sheet No. 8 of 28, Sanitary Sewer & Watermain,
    - Hydrant located at BLOCK 1, Outlot H NE side of 6<sup>th</sup> Street North (East), just East of Jade Trail North, be relocated as close to the corner of the intersection of Jade Trail North and 6<sup>th</sup> Street North (East).
    - Hydrant located at BLOCK 1, at Lot 9, East side of the cul-de-sac of 6<sup>th</sup> Street North (East), be relocated as close to Lot 12, South side of cul-de-sac as possible.
  - Sheet No. 9 of 28, Sanitary Sewer & Watermain, Hydrant located on the North side of the Jade Circle North cul-de-sac at Lot 4, be relocated to the West end of the cul-de-sac near Lots 8/9.

Sincerely,

Greg Malmquist, Fire Chief

*"Proudly Serving Neighbors & Friends"*





## **BOULDER PONDS – DESIGN REVIEW REPORT** **LAKE ELMO, MN**

**LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED MARCH 3<sup>RD</sup>, 2015**

REVIEWED PLAN SET DATED JANUARY 30<sup>TH</sup>, 2015

The landscape design that was presented in this drawing set is very thoughtful and we really appreciate the inclusion of flowering understory trees, shrubs, perennials as well as native grass and wildflower areas to create a complete landscape and provide a very nice exterior environment. In order for us to complete the landscape review we are requesting a few more required items.

### ***Required Action Items by Boulder Ponds Project Team***

1. Provide landscape irrigation plans for our review for all commonly held HOA & City Outlots / R.O.W. areas.
2. We recommend you provide a three year maintenance plan for all landscape materials/areas within all commonly held HOA & City Outlot / R.O.W areas.
3. At the present time the 5<sup>th</sup> Street Corridor is included in the Landscape Area and as well as the Street Frontage Calculations. To be consistent with how we are addressing all the developments embracing this proposed 5<sup>th</sup> Street Corridor please omit the 5<sup>th</sup> Street Area and Street Frontage Calculations from the landscape requirements for the remainder of the development and treat the 5<sup>th</sup> Street landscape independently as we are with the other projects embracing 5<sup>th</sup> street. At the time the final Streetscape design is determined by the City, the City will provide direction to your team to Incorporate & Implement the approved 5<sup>th</sup> Street Streetscape Design.
4. The quality of the site amenities proposed on Sheet LS9 of 10 are not consistent with the higher quality homes and planting areas suggested within this development. We would challenge your team to specify site amenities of higher quality design and materials that will enhance those spaces and bring it the same level of thoughtfulness suggested everywhere else.
5. The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities.

**SINCERELY,**

**LANDSCAPE ARCHITECTURE, INC.**

STEPHEN MASTEY, ASLA, CLARB, LEED AP BD+C