



MAYOR & COUNCIL COMMUNICATION

DATE: 8/18/15
REGULAR
ITEM # 14
RESOLUTION 2015-065

AGENDA ITEM: Auto Owners Insurance Preliminary and Final PUD Development Plans

SUBMITTED BY: Ben Gozola, Consulting City Planner

THROUGH: Kyle Klatt, Community Development Director

REVIEWED BY: Planning Commission
Nick Johnson, Former City Planner
Jack Griffin, City Engineer

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item Consulting City Planner
- Report/Presentation Consulting City Planner
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending conditional approval of preliminary and final development plans for an office building to be located within the Eagle Point Business Park. As a part of the Planning Commission recommendation and findings, the Commission did review the project for conformance with the Lake Elmo Design Guidelines and Standards Manual.

FISCAL IMPACT: None – all utilities and improvements have either been installed as part of the Eagle Point Business Park or will be completed by the applicant at the time a building permit is issued for the building.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Auto Owners Insurance Company, 6101 Anacabri Boulevard, Lansing, MI, 48917, for approval of preliminary and final Planned Unit Development (PUD) plans associated with an approximate 30,000 square foot, one story, office building to be located within the Eagle Point Business Park. Because the site under consideration has previously been platted as a buildable

lot, Staff is recommending that the City process its review of the preliminary and final development plans simultaneously.

The Planning Commission is recommending approval of the preliminary plat with conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-065 approving the preliminary and final PUD plans for the Auto Owners Insurance Building.”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached staff report to the Planning Commission, updated for the City Council, provides an overview of the request and a detailed description of the issues associated with the request as identified by Staff. The Planning Commission considered the PUD plans at its August 10th meeting and conducted a public hearing on the applicant’s request. The Commission did not receive any public comments concerning the proposed building. Representatives of the applicant addressed the Commission and provided additional information concerning the design of the building and the future tenants of the facility.

The Planning Commission reviewed the project for consistency with the Lake Elmo Design Guidelines and Standards Manual, and found that the project complied with all applicable provisions for development in the City’s BP – Business Park Zoning District. The one area of concern voiced by the Commission was that roof articulation could be improved. The applicant’s appreciated the feedback, and will be adding additional articulation to the final design at the time of building permit.

The Planning Commission adopted a motion to recommend approval of the preliminary and final development with the findings and conditions as noted in the attached Resolution 2015-065. The motion passed unanimously.

BACKGROUND INFORMATION (SWOT):

- | | |
|----------------------|--|
| Strengths | <ul style="list-style-type: none">• The proposed building is consistent with the Lake Elmo Design Guidelines and Standards Manual• The project is consistent with the Lake Elmo Comprehensive Plan and BP – Business Park Zoning• The proposed development will occupy an existing, platted, vacant lot within the Eagle Point Business Park |
| Weaknesses | <ul style="list-style-type: none">• Roof articulation meets minimum requirements, but will be improved with the final plans. |
| Opportunities | <ul style="list-style-type: none">• The proposed development will bring a significant employer to the City of Lake Elmo (up to 255 jobs once complete). |

- Threats**
- The proposed building and landscaping will be a nice addition to the Eagle Point Business Park
 - None identified.

RECOMMENDATION: Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the preliminary and final PUD development plan for the Eagle Point Medical Center with the 15 conditions of approval as documented in the resolution of approval by taking the following action / with the following motion:

“Move to adopt Resolution No. 2015-065 approving the preliminary and final PUD plans for the Auto Owners Insurance Building.”

ATTACHMENTS:

1. Resolution No. 2015-065
2. Area Map
3. Planning Commission Report (updated) (7/10/15)
4. City Engineer’s Memo
5. Applicant Submittals
 - a. Preliminary Plat
 - b. Final Plat
 - c. Grading, Drainage and Erosion Control Plan
 - d. Utility Plan
 - e. Paving and Geometric Plan
 - f. SWPPP
 - g. Landscape Plan
 - h. Lighting Plan
 - i. Color Renderings & Floor Plan
6. Eagle Point Business Park Development Standards
7. Lake Elmo Design Guidelines and Manual – Business Park Development

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2015-065

*A RESOLUTION APPROVING PRELIMINARY AND FINAL DEVELOPMENT PLANS
FOR THE AUTO OWNERS INSURANCE BUILDING WITHIN
THE EAGLE POINT BUSINESS PARK*

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Auto Owners Insurance Company, 6101 Anacapi Boulevard, Lansing, MI 48917, has submitted an application to the City of Lake Elmo (City) for preliminary and final plans for the Auto Owners Insurance Building to be located on a property which is legally defined as: Outlot A, HOA 2nd Addition, according to the recorded plat thereof, Washington County, Minnesota; and

WHEREAS, the lot is proposed to be platted as Lot 1, Block 1 of HOA 3rd Addition, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, the City has agreed to conduct a simultaneous review of the preliminary and final PUD plans for the Auto Owners Insurance Building because the site has previously been platted and improved as a buildable lot within the Eagle Point Business Park and is appropriate because of the limited scale of the proposal; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on August 10th, 2015, to consider the preliminary and final development plans for the Auto Owners Insurance Building; and

WHEREAS, on August 10th, 2015, the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the preliminary and final plan for the Auto Owners Insurance Building with conditions; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the preliminary and final development plans as part of a memorandum to the City Council from Community Development Director Kyle Klatt for the August 18th, 2015 Council Meeting; and

WHEREAS, the City Council reviewed the preliminary and final development plans for the Auto Owners Insurance Building at its meeting held on August 18th, 2015.

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the procedure for obtaining approval of said Preliminary and Final PUD plans is found in the Lake Elmo City Code, Section 154.800.
- 2) That all the requirements of said City Code Section 154.800 related to the Preliminary and Final PUD plans have been met by the Applicant.
- 3) That the proposed Preliminary and Final PUD Plans for the Auto Owners Insurance Building consists of an approximate 30,000 square foot structure which can eventually be expanded to 44,000 square feet, the building is one story tall, will be office use, and will provide 156 parking stalls (222 stalls following expansion) in accordance with plans and specifications submitted to the City, and will be located on property legal described as follows: Lot 1, Block 1, HOA 3rd Addition.
- 4) That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land.
- 5) That the proposed PUD is in conformance with the Comprehensive Guide Plan for the City.
- 6) That the proposed PUD complies with the Lake Elmo Zoning District regulations for the BP – Business Park Zoning District.
- 7) That the proposed PUD complies with the development and design standards for the Eagle Point Business Park.
- 8) That the proposed PUD is consistent with the Lake Elmo Design Guidelines and Standards Manual, and specifically, the guidelines for business park development.
- 9) That the proposed PUD meets the identified objectives associated with a Planned Unit Development project as listed in Section 154.801 of the Lake Elmo Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Preliminary and Final PUD Plans for the Auto Owners Insurance Building subject to the following conditions:

- 1) The City Engineer shall approval all final easements prior filing of the final plat at Washington County.
- 2) The City Engineer shall work with the applicant to finalize all stormwater management plans to bring them into compliance with all applicable state and local regulations. If necessary, sub-surface BMPs shall be installed at the applicant's expense below the proposed parking areas so as not to change the overall site design.
- 3) A sidewalk connecting this property to the neighboring hotel/restaurant site shall be provided.
- 4) As signage has not been reviewed as part of this application, a future application for signage will be required.
- 5) Two (2) additional fire hydrants shall be added to the final design at the applicant's expense, and all easements for utilities as deemed necessary by the City Engineer shall be provided on the final plat prior to filing of the plat at Washington County.
- 6) Fire lanes, the FDC location and lockbox shall be added to the final plans in accordance with direction from the fire chief prior to issuance of a building permit.
- 7) Height of all lighting standards shall not exceed 30'.
- 8) Silt fencing and/or other erosion control BMPs as directed by the City Engineer should be shown at the construction limits with the future building permit application.
- 9) All necessary permits shall be provided to the City prior to issuance of a building permit.
- 10) A park dedication payment in the amount of \$13,215.60 shall be paid to the City prior to the issuance of a building permit for the proposed office building.
- 11) Access charges for municipal services (as may be applicable) shall be paid prior to the issuance of a building permit for the proposed office building.
- 12) All changes and modifications requested by the City Engineer in a memorandum dated August 7, 2015, shall be incorporated into the construction plans before they are approved for construction.
- 13) No construction work may commence on the project until Final Construction Plans for grading, drainage, and erosion control, site plans, utility plans, and storm water management plans have been updated and approved by the City Engineer and a preconstruction meeting has been held.

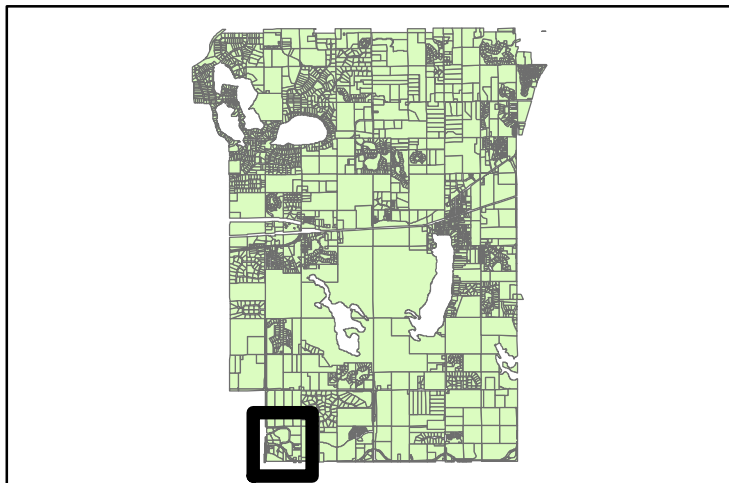
- 14) Prior to obtaining a building permit, the applicant shall enter into an agreement with the property to the west agreeing to take on that site's stormwater as identified by the proposed plans.
- 15) Final building plans shall provide additional roof articulation to bring the building further into compliance with the City's design standards.

Passed and duly adopted this 18th day of August, 2015, by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk



Location within the City of Lake Elmo

Auto-Owners Insurance



SITE IDENTIFICATION MAP



City of Lake Elmo Planning Department
Preliminary & Final PUD Plan/Plat

To: **City Council**

From: **Ben Gozola, City Planner**

Meeting Date: **August 18, 2015**

Applicants: **Auto Owners Insurance Company**

Location: **Outlot A, HOA 2nd Addition**

Introductory Information

<i>Request:</i>	The Auto Owners Insurance Company is seeking approval of a preliminary and final plan/plat for HOA 3rd Addition within the Eagle Creek Business Park. The original platting and approval of the Eagle Point Business Park entailed the creation of multiple Outlots which were to be developed through platting as businesses came forward. This request would re-plat Outlot A of HOA 2nd Addition into Lot 1, Block 1, HOA 3rd Addition. In addition to the requested platting, this PUD application would approve a site plan authorizing construction of an approximate 30,000 square foot building with potential future expansion of an additional 14,000+ square feet. The building would house a professional office with an anticipated occupancy of 155 (with the future expansion bringing the overall occupancy to 255). The typical hours of operation for Auto Owners Insurance are 7:30 a.m. to 4:30 p.m. daily. Construction is anticipated to begin in late fall of 2015 with completion of the building in the summer of 2016.
<i>Process:</i>	The Eagle Point Business Park was approved as a Planned Unit Development in the early 2000's, and the initial installation of roads and utilities has already occurred throughout the park. Development of individual building sites such as this is to be completed through the simultaneous review of preliminary and final plans, with this review ensuring that everything is ready for final approval.
<i>Site Data:</i>	▪ <i>Existing Zoning</i> – BP (Business Park) ▪ <i>Land Use Guidance</i> – Business Park ▪ <i>Parcel size</i> – 5.056 acres (220,260 square feet) ▪ <i>Property Identification Numbers (PIDs)</i> – 33.029.21.43.0006 ▪ <i>Current Legal Description</i> – Outlot A, HOA 2nd Addition, according to the recorded plat thereof, Washington County, Minnesota

Review

IN GENERAL:

Site Character:	▪ The entire site is largely natural grasses with a few scattered trees. The northern portion of the site gently slopes downward from west to east, and the southern portion of the site is nearly flat. The middle of the site is characterized by a small hill and small depression/pond area.
Lot Configuration:	▪ This plat would create a single lot utilizing existing Outlot A, 2nd Addition. ▪ The lot configuration was previously reviewed and approved as a future building site by the HOA 2nd Addition PUD plat review.
Area Calculations:	▪ Parks and public open space: no parks, trails, public open space, and/or sport fields are proposed as part of this development. ▪ Public street rights-of-way: none proposed ▪ Wetlands: None. The South Washington Watershed District convened a TEP panel in July of 2014 to review the site, and they determined the small pond area was a result of an excavation in 1999 for the purposes of stormwater drainage from the adjacent site.
Future parcel development:	▪ The proposed plat and site plan would fully develop this parcel.
Adjacent parcel dev.:	▪ Both of the adjacent parcels to the east and west are already fully developed, so this proposal will not impact future development.
Proposed Use:	▪ The proposed “office” use is a permitted use within the Eagle Point Business Park. ▪ We are not aware of any proposed conditional or accessory uses proposed for the site. Any such additions in the future will require a separate approval process.
Building Location:	▪ The proposed building will be more than 50’ from ROW and more than 10’ away from all other lot lines as required by code. ▪ Building placement is in accordance with encouraged development standards allowing for effective auto and pedestrian circulation, building setbacks, and open space along Hudson Boulevard.

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| Building Size: | <ul style="list-style-type: none">▪ The proposed building foundation will exceed the required minimum of 10,000 square feet. |
| Building Height: | <ul style="list-style-type: none">▪ No Business Park structure shall exceed 60' in height, and parapet walls shall not exceed more than 4 feet above the height permitted of the building.▪ This one-story structure will be compliant with the allowed height maximum. |
| Building Design: | <ul style="list-style-type: none">▪ While not mandated, design standards encourage architectural treatments around the building with windows and doors that reflect the architectural style of the structure. As demonstrated by the plans, large square windows are consistently used on all sides, materials are consistent throughout mixing brick veneer with a limestone accent band and limestone veneer base; and the red painted steel and metal fascia offset well with the overall earth tones to complete an inviting and attractive design for this site.▪ All "roof" equipment will actually be enclosed within this new building thereby eliminating a main concern to exterior aesthetics.▪ The entryway is visible and accessible as designed, and includes a canopy to provide cover from weather when entering and exiting the structure. |
| Lot Access: | <ul style="list-style-type: none">▪ The lot will have direct access to a public road (Eagle Point Circle).▪ The main and only entry point to the parking lot proposed on the northern half of the site will be directly off the cul-de-sac bulb on Eagle Point Circle.▪ The future address of the site should be visible from the driveway entrance. |
| Easements: | <ul style="list-style-type: none">▪ All standard drainage and utility easements are shown on the preliminary plan and final plat documents.▪ The applicant has signed a letter indicating that all on-site stormwater management facilities are to be privately owned, so staff has no concerns about stormwater easements.▪ As the Fire Chief is now requesting two fire hydrants near the front of the building, additional easements will be needed to accommodate a new public water line and both hydrants. Prior to filing of the final plat, the required easements must be shown on the document and be approved by the City Engineer. |
| Resident Concerns: | <ul style="list-style-type: none">▪ Staff has not received any feedback for or against this proposal. |

INFRASTRUCTURE:

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| Road System: | <ul style="list-style-type: none">▪ The road system in this area is fully built out, and no new roads are necessary to service this parcel. |
| Water System(s): | <ul style="list-style-type: none">▪ The site will be served by an 8" water service line with a presumed 6" stub to the site (to be verified in the field).▪ Six (6) inch private mains will serve the proposed building. |
| Sanitary System(s): | <ul style="list-style-type: none">▪ The site currently has an 8" sewer service line stubbed to the site that will be accessed to provide sanitary sewer to the facility. |
| Storm water /Grading: | <ul style="list-style-type: none">▪ The neighboring hotel/restaurant site currently discharges its stormwater runoff to the east across the proposed Auto-Owners site to a catch basin on the east side of the Auto-Owners property. This stormwater is going to be captured at the Auto-Owners west property line and rerouted via storm sewer infrastructure around the west/south/east sides of the Auto-Owners site and connected to the 36" storm sewer pipe in Eagle Point Circle.▪ The Planning Commission is recommending, per condition, that the applicant enter into a private agreement with the neighboring hotel/restaurant site to ensure continued acceptance of stormwater from that site. Such an agreement will need to be in place prior to issuance of a building permit for this site.▪ At the time of writing this report, the applicant has submitted updated information for City Engineer consideration, but no final determination has been made as to whether all standards have been met. Given the progress made, staff is comfortable at this time recommending conditional approval of the final plat and plans subject to the Engineer signing off on all final documents prior to the final plat being authorized for filing. |
| Utilities: | <ul style="list-style-type: none">▪ Telephone, electric, and/or gas service lines are to be placed underground in accordance with the provisions of all applicable City ordinances. |
| Sidewalks or Trails: | <ul style="list-style-type: none">▪ At the request of the neighboring hotel/restaurant owners to the west, a sidewalk connecting the two properties will be provided.▪ There are no trails or sidewalks in the area which must be extended as part of this development. |

**Parking
Facilities:**

- The required parking ratio is one (1) space per 250 square feet of office building area OR one space per two (2) employees, whichever is greater.
 - *The building to be constructed would have 29,601 square feet of floor area which would require 118 parking stalls*
 - *Per the applicant's narrative, the initial building would have a capacity of 155 workers which would require 58 parking stalls*
 - *118 stalls are the required minimum for the initial building*
- **With the initial construction, 156 stalls are being provided which meets the minimum requirement.**
 - *The future building expansion would provide an additional 14,271 square feet requiring an additional 57 parking stalls*
 - *Per the applicant's narrative, the fully built-out building would add the capacity to house an additional 100 workers which in turn would require a minimum of 50 additional parking stalls*
 - *57 additional stalls will be required if/when the building is expanded*
- **Future expansion of the facility would also include the addition of 72 more parking spaces which also meets the minimum requirements.**
- **In total, 175 parking stalls must be provided, and 222 will ultimately be constructed.**
- All parking stalls (except for accessible stalls) are proposed to be 9.5 feet wide and 18 feet long. Minimum standards per Eagle Point Business Park Development Standards are 10'x20' south of Hudson Boulevard unless "altered upon approval of the Zoning Administrator." Additionally, 20% of the stalls for an office development can be compact car size (8'x16').
- The hotel/restaurant next door includes 9'x18' spaces. Staff has no concerns about the proposed 9.5'x18' stalls.
- The proposed parking and future parking expansion areas are conforming to minimum parking setbacks (front, 20'; sides and rear, 10'; side street, 20').
- As encouraged by the City's development standards, the entrance to the parking area is off of a secondary street, landscape islands are included, and lot lighting is well controlled on site.

- Signage:**
- No new street signs will be required as no new roads are being constructed.
 - The applicant provided a color rendering of the site just before the Planning Commission meeting that showed potential sign configurations and locations. Because this was the first indication of signs on any plan set, staff made it clear to the applicant and planning commission that NO signage would be authorized should this application be approved. A future application will need to be submitted to authorize all requested signage.
 - Businesses can have signage on the building and a monument sign at the property's entrance. Pylon signs must be approved on a case by case basis by the City.

- Fire Hydrants:**
- There is an existing hydrant on Eagle Point Drive to the south of the entrance to this site, and a second hydrant to the southeast on the adjacent property.
 - Additional hydrants, if deemed necessary by the fire marshal, shall be added to the final design at the applicant's expense.

- Streetlights:**
- No streetlights are required as part of this development.

- Lighting Plan:**
- The lighting plan for the site shows that illumination at the boundaries of the property will be within required standards.
 - Height of all lighting standards shall not exceed 30'.

- Monuments:**
- Because the plat will not be changing any lot lines, existing monumentation for Outlot A will continue to be accurate following approval of the proposed plat.

ENVIRONMENTAL & OTHER NEIGHBORHOOD IMPACTS:

- Environmental Impacts:**
- Staff has not identified any need for an in-depth environmental analysis based on the current proposal (i.e. EAW, EIS, AUAR, etc.)

- Wetlands:**
- The South Washington Watershed District convened a TEP panel in July of 2014 to review the site, and they determined the small pond area was a result of an excavation in 1999 for the purposes of stormwater drainage from the adjacent site.
 - No other wetlands or potential wetlands exist on the site.

Shoreland District:	▪ This site is not within a designated shoreland district.
Erosion Control:	▪ Silt fencing and/or other erosion control BMPs as directed by the City Engineer should be shown at the construction limits with the future building permit application.
Traffic:	▪ The proposed project will not significantly increase traffic volumes in a manner not anticipated by the original PUD approval. No traffic study is warranted
Flood Plain & Steep Slopes:	▪ According to the February 3, 2010 FEMA Flood Insurance Rate Map (27163C0335E), the site is outside of the floodplain (Zone X). ▪ There are no steep slope restrictions applicable to this property.
Landscaping:	▪ According to the Eagle Point Business Park development standards, the primary landscaping materials required for this type of development shall be shade trees with shrubs, hedges and other similar foliage used to complement trees. Berming and landscaping must be approved within one year of City Council approval. ▪ Additional code requirements: minimum of 6 trees per acre (1" caliper minimum), and a minimum of two (2) trees per 100 linear feet of street frontage. ▪ Based on 5.1 acres and 866 linear feet of street frontage, code requires at a minimum 31 trees on the site and 17 trees along the road. ▪ The applicants have submitted a landscape plan that shows 50 trees being planted on site and 19 trees along the road which complies with code and is in line with the development standards encouragement to add additional landscaping and to do so throughout the site.
Docks:	▪ Not applicable as the project does not include any lakeshore or deeded access to lakes.
Other Permits:	▪ All necessary permits shall be provided to the City prior to issuance of a building permit.

CHARGES, FEES, & RESPONSIBILITIES:

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| <i>In General:</i> | <ul style="list-style-type: none">▪ As always, the applicant is responsible for all fees related to the review of this application (including but not limited to planning, legal, engineering, wetland, environmental consultants, or other such experts as required by this application).▪ It is recommended that a project agreement or DA be prepared for the project to ensure escrows and reimbursement of all City fees. |
| <i>Park Dedication:</i> | <ul style="list-style-type: none">▪ Approval of the Eagle Point Business Park included provisions which allocated individual park dedications to each development site on a square footage basis. The overall fee for the business park to be collected totaled \$252,437, which led to an allocation of \$0.06 per square foot for individual sites within the park. Accordingly, the required dedication would be as follows:

220,260 square feet * \$0.06/sq ft = \$13,215.60▪ Park dedication shall be paid prior to the issuance of a building permit for the proposed office building. |
| <i>Sewer Charges:</i> | <ul style="list-style-type: none">▪ Sanitary sewer service charges will consist of a \$3,000 Sewer Availability Charge (SAC) per REC unit plus \$1,000 Sewer Connection Charge per REC unit. A Met Council REC determination must be completed to verify the number of REC units for the project. |
| <i>Water Charges:</i> | <ul style="list-style-type: none">▪ Water service charges will consist of a \$3,000 Water Availability Charge (WAC) per REC unit plus \$1,000 Water Connection Charge per REC unit. The number of REC units will be as determined for SAC charges |

After reviewing all criteria in code, staff believes the requested preliminary and final PUD plan/plat should be approved with conditions. All outstanding details required by the Planning Commission have been addressed in as much as necessary to support this recommendation.

Conclusion

The City Council is asked to examine the proposed Preliminary & Final PUD Plan/Plat materials and make decision as to whether they meet all conditions of approval outlined by city code. Keep in mind that an approval at this point finalizes the subdivision—all desired/required changes must be addressed at this time.

Council Options:	The City Council has the following options: A) APPROVE the requested Preliminary & Final PUD Plan/Plat based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Council. B) DENY the requested Preliminary & Final PUD Plan/Plat based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Commission. C) TABLE the request for further study. ▪ Based on an application date of 6-29-15, the 60-day review period for this application expires on 8-28-15. This deadline can be extended an additional 60 days if more time is needed.
Template APPROVAL Motion: (Recommended)	▪ “I move to approve the requested Preliminary & Final PUD Plan/Plat based on the following findings of fact: a) The application is conforming to the standards and requirements for a PUD within the Eagle Point Business Park; b) The building design employs guidance from the City’s design standards including building placement, open space, extra landscaping, controlled parking lot lighting, high quality exterior materials and a cohesive architectural style; c) Engineering design standards are being met or can be met via condition; and d) Review of the plan did not identify any environmental issues that cannot be addressed through the proposed design.
Recommended Conditions:	1. The City Engineer shall approval all final easements prior filing of the final plat at Washington County. 2. The City Engineer shall work with the applicant to finalize all stormwater management plans to bring them into compliance with all applicable state and local regulations. If necessary, sub-surface BMPs shall be installed at the applicant’s expense below the proposed parking areas so as not to change the overall site design. 3. A sidewalk connecting this property to the neighboring hotel/restaurant site shall be provided.

- (cont.)
4. As signage has not been reviewed as part of this application, a future application for signage will be required.
 5. Two (2) additional fire hydrants shall be added to the final design at the applicant's expense, and all easements for utilities as deemed necessary by the City Engineer shall be provided on the final plat prior to filing of the plat at Washington County.
 6. Fire lanes, the FDC location and lockbox shall be added to the final plans in accordance with direction from the fire chief prior to issuance of a building permit.
 7. Height of all lighting standards shall not exceed 30'.
 8. Silt fencing and/or other erosion control BMPs as directed by the City Engineer should be shown at the construction limits with the future building permit application.
 9. All necessary permits shall be provided to the City prior to issuance of a building permit.
 10. A park dedication payment in the amount of \$13,215.60 shall be paid to the City prior to the issuance of a building permit for the proposed office building.
 11. Access charges for municipal services (as may be applicable) shall be paid prior to the issuance of a building permit for the proposed office building.
 12. All changes and modifications requested by the City Engineer in a memorandum dated August 7, 2015, shall be incorporated into the construction plans before they are approved for construction.
 13. No construction work may commence on the project until Final Construction Plans for grading, drainage, and erosion control, site plans, utility plans, and storm water management plans have been updated and approved by the City Engineer and a preconstruction meeting has been held.
 14. Prior to obtaining a building permit, the applicant shall enter into an agreement with the property to the west agreeing to take on that site's stormwater as identified by the proposed plans.
 15. Final building plans shall provide additional roof articulation to bring the building further into compliance with the City's design standards.

Template DENIAL Motion: (Not Recommended)	▪ “I move to recommend denial of the requested Preliminary & Final PUD Plan/Plat based on the following findings of fact: <i>(Please list your findings of fact as to why the application is not in compliance with zoning or subdivision regulations)</i>
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MEMORANDUM

FOCUS ENGINEERING, inc.

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

Date: August 7, 2015

To: Ben Gozola, Senior Planner, Sambatek
Cc: Kyle Klatt, Planning Director
From: Jack Griffin, P.E., City Engineer

Re: Auto Owners Insurance Building
Plan Review

A Site Plan engineering review has been completed for the Auto Owners Insurance Building. The submittal consisted of the following documentation prepared by BKBM Engineers dated July 10, 2015:

- Preliminary Plat.
- Final Plat.
- Grading, Drainage and Erosion Control Plans.
- Utility and Paving Plans including Civil Details.
- Stormwater Pollution Prevention Plan.
- Landscape Plans.

Engineering review comments are as follows:

General Comments:

1. Engineering has not reviewed the proposed lighting plan (privately owned), landscape plan (privately owned), or building plans (privately owned).
2. City of Lake Elmo standards and specifications. Plan notes direct the contractor to follow all City of Lake Elmo standards and specifications. It is the applicant's (or applicant's engineering representative) responsibility to provide the contractor all applicable City of Lake Elmo standards and specifications for the project prior to the start of construction by incorporating them into the construction plans and specifications.
3. Fire Protection. Site Plans must be updated to include the placement of Fire Lanes, Yellow painted curbing and No Parking areas for fire protection purposes.
4. The project proposes two driveway accesses located off Eagle Point Circle consistent with the overall development plan. The driveways have been also been located and configured consistent with City staff recommendations.
5. Limits of bituminous patches to be as directed by the City. Curb cuts and utility cuts to the existing pavement of Eagle Point Circle are required in several locations for the project. Street restoration is required per City of Lake Elmo standards, including all bituminous patching performed to the centerline of drive lanes. All patches must be large enough to permit compaction using standard street construction compaction equipment.

Stormwater Management:

1. Private Storm Sewer System onsite. The Storm Water Management Plan proposes to construct a privately owned and maintained storm sewer system on site to collect and control storm water runoff from approximately 3 acres of new impervious surface and to pass storm water runoff from the hotel/restaurant to the west, across the Auto Owners property. Storm sewer should be minimum 15-inch diameter.

2. Connection to Public Storm Sewer. The proposed private storm sewer system connects to existing public storm sewer systems in 3 locations in Eagle Point Circle, all leading to and discharging to a regional pond facility constructed in year 2000 as part of the Eagle Point Business Park development. The storm sewer runs within public R/W must be RCP pipe (from ex. CB#1).
3. Regional Pond. The existing regional pond facility is east of the Rasmussen building and has sufficient capacity to serve the Auto Owners Insurance property.
4. SWWD Permit. The Storm Water Management Plan has been reviewed and approved by the SWWD. The review determined that the existing regional basin constructed in year 2000 for the business park development provides the necessary capacity for storm water rate and water quality requirements to meet SWWD rules.
5. MPCA Stormwater Construction Permit. The applicant is required to apply for and receive a Stormwater Construction Permit from the MPCA once a contractor has been obtained for the project. MPCA permit requirements include a provision that requires on-site infiltration of 1-inch of rainfall over all new impervious surfaces (17,279 cubic feet). The applicant believes the discharge to the regional pond facility will provide the infiltration needed to meet this requirement.
6. MPCA Permit Contingency. The applicant has indicated to the City that if the MPCA review determines that the regional pond facility does not conform to MPCA rules, the applicant will construct underground infiltration systems that will not alter the proposed site plan.
7. The plan approvals must be contingent upon the applicant submitting detailed storm sewer calculations for the proposed private storm sewer system as well as the existing public storm sewer system, demonstrating sufficient capacity throughout the proposed storm sewer and meeting all current City Engineering Design Standards.
8. The plan approvals must be contingent upon the applicant submitting detailed plans showing the existing regional pond facility, existing conditions. A City review of the facility must be completed to determine any improvements/repairs to the basin needed to accommodate the project.
9. The proposed storm water facilities will receive storm water from a privately owned and maintained storm sewer system that will not be constructed to City engineering design standards. It is therefore recommended that the storm water facilities be privately owned and maintained. A maintenance agreement in a form acceptable to the City should be executed and recorded with the County for all permanent storm water facilities to be located on private property. The agreement shall provide a maintenance plan defining the maintenance responsibilities for the private owner, the type of maintenance and the maintenance intervals.

Grading, Drainage & Erosion Control Plan:

1. City Standard Plan Notes for Grading and Erosion Control must be included on the Grading & Erosion Control Plans.
2. Minor grading revisions are needed to maintain maximum slopes of 4:1 within public R/W (Hudson Boulevard).

Utility Plans:

1. Connection to existing sanitary sewer stub. The project proposes to connect to the existing sanitary sewer stub located in Eagle Point Circle.
2. Connection to existing watermain stub. The project proposes to connect to an existing 8-inch watermain located in Eagle Point Circle and extend a 6-inch watermain service to the building.
3. Fire Hydrant locations. No fire hydrants are proposed in the project, however one fire hydrant exists within 65 feet of the proposed building. The hydrant system plan must be reviewed by the Fire Chief. Comments will be forwarded if plan changes are deemed necessary.

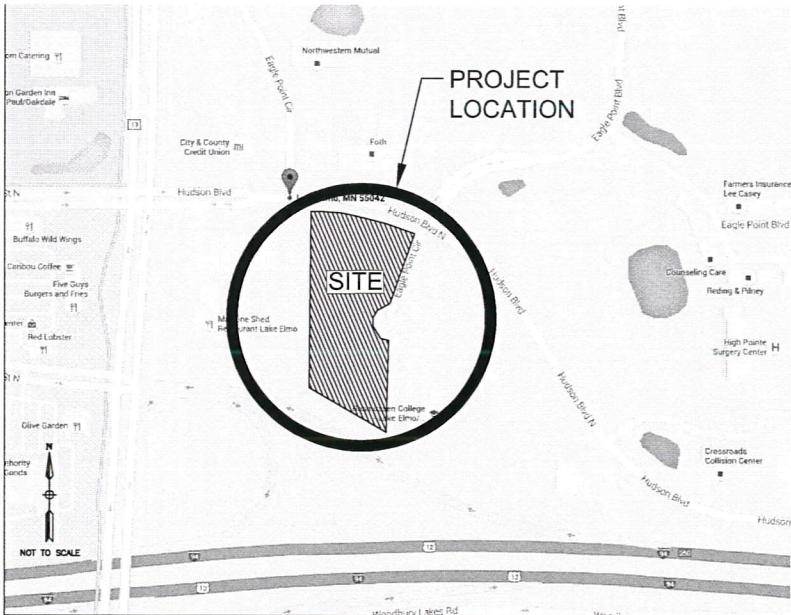
PRELIMINARY PLANS
AUTO-OWNERS INSURANCE COMPANY
PRELIMINARY PLAT, FINAL PLAT, EROSION CONTROL, GRADING, UTILITY,
PAVING, AND LANDSCAPING.
LAKE ELMO, MINNESOTA

PROJECT DIRECTORY

<u>CIVIL ENGINEER</u> BKBM ENGINEERS 5930 BROOKLYN BOULEVARD MINNEAPOLIS, MN 55429 CONTACT: THOMAS J. CESARE, PE PHONE: 763-843-0420 FAX: 763-843-0421	<u>SURVEYOR</u> SUNDE LAND SURVEYING 9001 EAST BLOOMINGTON FREEWAY (35W) SUITE 118 BLOOMINGTON, MN 55420 CONTACT: MARK HANSON, RLS PHONE: 952-881-2455 FAX: 952-888-9526	<u>NATURAL GAS AND ELECTRICAL UTILITY</u> XCEL ENERGY 702 10TH STREET ST. PAUL, MN 55403 PHONE: 1-800-895-1999 BOY'S ELECTRIC LAKE ELMO, MN 55127 PHONE: 651-485-9168	<u>WATERSHED DISTRICT</u> SOUTH WASHINGTON WATERSHED DISTRICT 2302 TOWER DR WOODBURY, MN 55125 CONTACT: MATT MOORE PHONE: 651-714-3729 FAX: 651-714-3721
<u>CITY OF LAKE ELMO PUBLIC WORKS DEPARTMENT</u> 3445 IDEAL AVE. N. LAKE ELMO, MN 55042 CONTACT: MIKE BOUTHILET PHONE: 651-747-3941	<u>TELEPHONE AND CABLE UTILITY</u> CENTURY LINK COMMUNICATIONS 1-800-707-4993 COMCAST 1-866-774-3128		

DRAWING INDEX

T100	TITLE SHEET
S100	PRELIMINARY PLAT
S101	FINAL PLAT
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L101	LANDSCAPE DETAILS
L102	LANDSCAPE DETAILS



VICINITY MAP
LAKE ELMO, MN



AERIAL PHOTO
LAKE ELMO, MN

**Auto-Owners
Insurance
Company**



Eagle Point Circle
Lake Elmo, Minnesota
55042



5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

**NOT FOR
CONSTRUCTION**

Revisions		
No.	Description	Date
	CITY SUBMITTAL	07-10-15

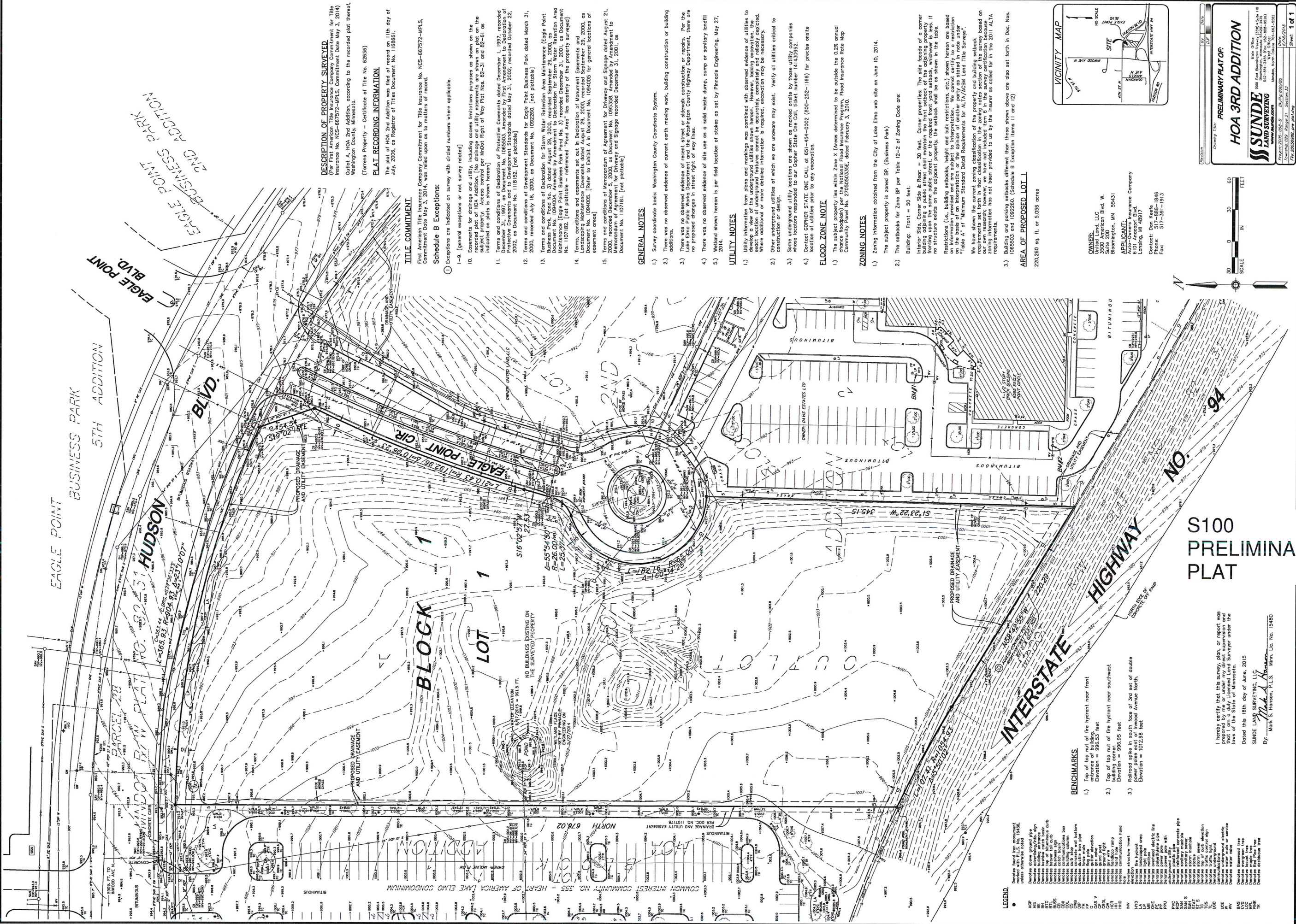
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Thomas J. Cesare
THOMAS J. CESARE
Date July 10, 2015 Lic. No. 27031

DATE July 10, 2015
PROJECT # 14378.00
PROJECT STATUS City Submittal

DRAWN BY SJH
CHECKED BY TJC

KEY PLAN
**Title
Sheet**



DESCRIPTION OF PROPERTY SURVEYED
(Per First American Title Insurance Company Commitment for Title Insurance No. NCS-867572-MPLS, Commitment Date May 3, 2014)
Quilet A, HOA 2nd Addition, according to the recorded plat thereof, Washington County, Minnesota.
(Torens Property - Certificate of Title No. 62656)

PLAT RECORDING INFORMATION
The plat of HOA 2nd Addition was filed of record on 11th day of July, 2006, as Registrar of Titles Document No. 1168661.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance No. NCS-867572-MPLS, Commitment Date May 3, 2014, was relied upon as to matters of record.

Schedule B Exceptions:

- ① Exceptions are indicated on survey with circled numbers where applicable.

- 1-9. [General exceptions or not survey related]
- 10. Easements for drainage and utility, including access limitations purposes as shown on the recorded plat of HOA Addition. [No drainage and utility easements are shown on plat on the property. Access control per MHOT Right of Way Plot Nos. 82-31 and 82-61 as indicated on plat is shown herein]
- 11. Terms and conditions of Declaration of Protective Covenants dated December 1, 1997, recorded December 1, 1997, as amended by Declaration of Protective Covenants dated May 31, 2002, recorded October 22, 2002, as Document No. 1118192. [Not platable]
- 12. Terms and conditions of Declaration of Protective Covenants dated May 31, 2002, recorded October 22, 2002, as Document No. 1118192. [Not platable]
- 13. Terms and conditions of Declaration for Storm Water Retention Area Maintenance (Eagle Point Business Park No. 3) dated August 29, 2000, recorded September 29, 2000, as Document No. 1084004. Amended by Amendment to Declaration for Storm Water Retention Area Maintenance (Eagle Point Business Park No. 3) recorded December 31, 2001, as Document No. 1071022. [Not platable - referenced "Pond Area" lies east of the property surveyed]
- 14. Terms, conditions and easements set out in Declaration of Monument Easements and Declaration of Monument Easements dated August 29, 2000, recorded September 29, 2000, as Document No. 1084005. [Refer to Exhibit A in Document No. 1084005 for general locations of easement areas]
- 15. Terms and conditions of Memorandum of Agreement for Driveway and Signage dated August 21, 2000, recorded December 3, 2000, as Document No. 1093338. Amended by Amendment to Memorandum of Agreement for Driveway and Signage recorded December 31, 2001, as Document No. 1107161. [Not platable]

GENERAL NOTES

- 1. Survey coordinate basis: Washington County Coordinate System.
- 2. There was no observed evidence of current earth moving work, building construction or building additions.
- 3. There was no observed evidence of recent street or sidewalk construction or repair. Per the Lake Elmo Public Works Department and the Washington County Highway Department, there are no proposed changes in street right of way lines.
- 4. There was no observed evidence of site use as a solid waste dump, pump or sanitary landfill.
- 5. Wetland shown herein is per field location of stakes as set by Pinnacle Engineering, May 27, 2014.

UTILITY NOTES

- 1. Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the utility as shown on the plat. The location of the utility is shown as the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3. Some underground utility locations are shown as marked onsite by these utility companies whose locations responded to our Gopher State One Call, ticket number 14133952.
- 4. Contact GOPHER STATE ONE CALL at 851-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

- 1. The subject property lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2765050335E, dated February 3, 2010.

ZONING NOTES

- 1. Zoning information obtained from the City of Lake Elmo web site on June 10, 2014. The subject property is zoned BP. (Business Park)
- 2. The setbacks for Zone BP per Table 12-2 of Zoning Code are:
Building: Front = 50 feet.
Interior Side, Corner Side & Rear = 30 feet. Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjoining property building. The side facade of a building shall maintain the side setback of the adjoining property building. If no structure exists on the adjacent property, the setback shall be as shown in the Table.
Restrictions (i.e. building setbacks, height and bulk restrictions, etc.) shown herein are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".

We have shown the current zoning classification of the property and building setback requirements set forth in that classification in the zoning notes section of the survey based on information obtained from the City of Lake Elmo. The zoning information shown on the plat is based on the zoning information as shown on the plat. The zoning information shown on the plat is based on the zoning information as shown on the plat.

- 3. Building and parking setbacks different than those shown above are also set forth in Doc. Nos. 1065503 and 1092260, (Schedule B Exception Items 11 and 12)

AREA OF PROPOSED LOT 1

220,260 sq. ft. or 5.056 acres

VICINITY MAP

OWNER:
United Land, LLC
1000 East River Road
Suite 200
Bloomington, MN 55431

APPLICANT:
Auto-Owners Insurance Company
6101 Annapolis Blvd.
Lansing, MI 48917

Contact: Dan Keefe
Phone: 317-391-1015
Fax: 317-391-1015

S100 PRELIMINARY PLAT

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and the laws of the State of Minnesota.
Dated this 18th day of June, 2015
BY: *Mark S. Peterson*
Mark S. Peterson, P.L.S. Minn. Lic. No. 15480

PRELIMINARY PLAT OF:

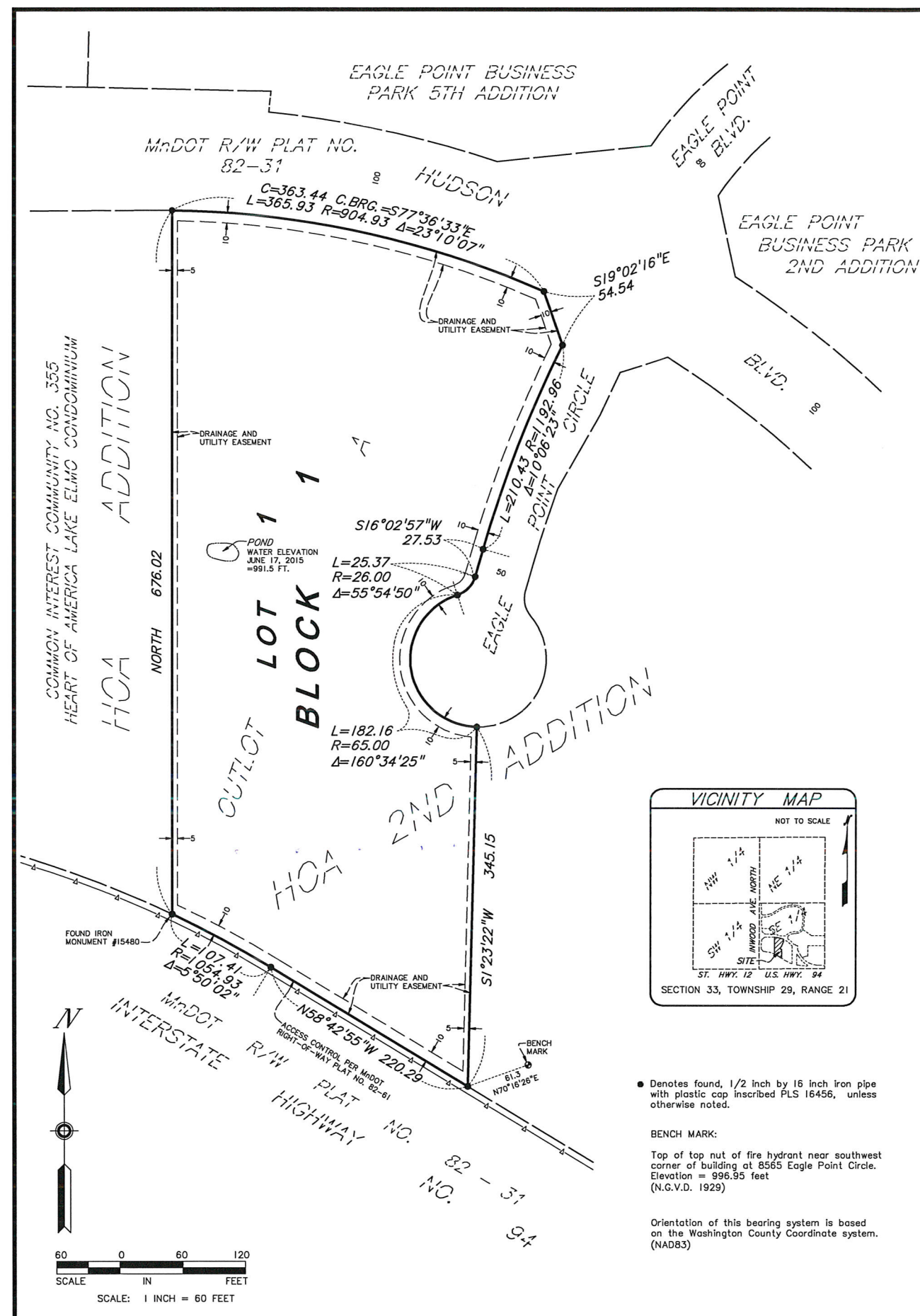
HOA 3RD ADDITION

SUNDE LAND SURVEYING

1100 East River Road
Suite 200
Bloomington, MN 55431
Phone: 612-881-7400
Fax: 612-881-7401
www.sundesurveying.com

Drawn by: *Mark S. Peterson*
Checked by: *Mark S. Peterson*
Date: 6/16/2015
File: 20050488.dwg and plot.dwg

Sheet: **1 of 1**



HOA 3RD ADDITION

KNOW ALL BY THESE PRESENTS: That Auto-Owners Insurance Company, a _____ company, owner and proprietor of the following described property, situated in the County of Washington, State of Minnesota to wit:

Outlot A, HOA 2ND ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles in and for Washington County, Minnesota.

As evidenced by Certificate of Title No. _____

Has caused the same to be surveyed and platted as HOA 3RD ADDITION, and does hereby donate and dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Auto-Owners Insurance Company, a _____ company, has caused these presents to be signed by its proper officers this _____ day of _____, 200__.

Auto-Owners Insurance Company

BY: _____ its _____ and _____ its _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 200__ by _____ its _____ and _____ of said Auto-Owners Insurance Company, a _____ company, on behalf of said company.

Notary Public,
My Commission Expires _____

I Mark S. Hanson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__.

Mark S. Hanson, Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 200__ by Mark S. Hanson, Minnesota License No. 15480.

Notary Public, Minnesota
My Commission Expires _____

City of Lake Elmo

This plat was approved by the City of Lake Elmo, Minnesota, this _____ day of _____, 20__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

Signed: _____
Mayor

Signed: _____
City Administrator

County Surveyor

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20__.

BY: _____
Washington County Surveyor

BY: _____

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 20__, on real estate hereinbefore described, have been paid; there are no delinquent taxes and transfer has been entered, on this _____ day of _____, 20__.

BY: _____
Washington County Auditor / Treasurer

BY: _____
Deputy

County Registrar of Titles

Document Number _____

I hereby certify that this instrument was recorded in the Office of the Registrar of Titles for record on this _____ day of _____, 200__ at _____ o'clock _____M., and was duly recorded in Washington County Records.

BY: _____
Washington County Registrar of Titles

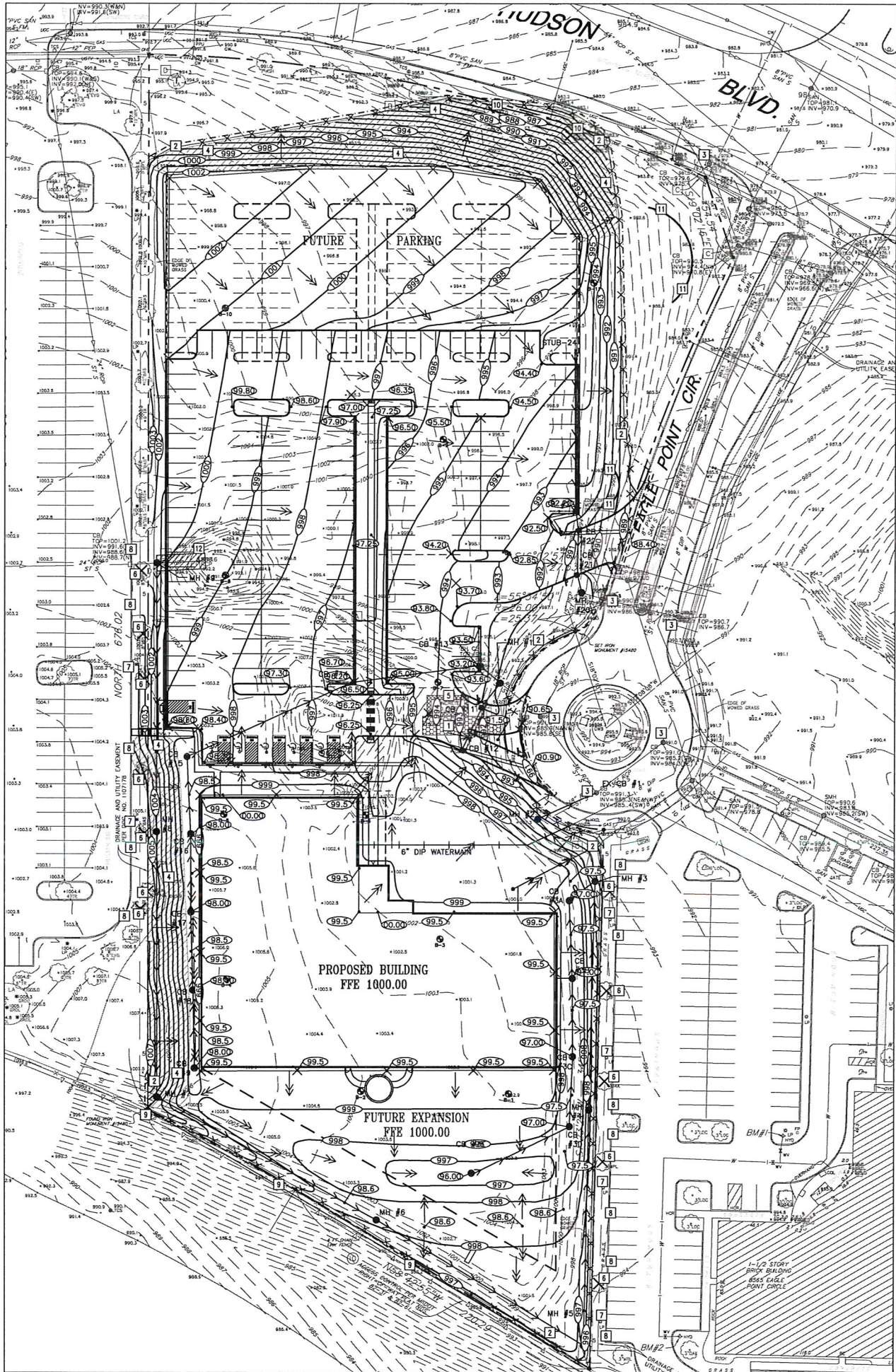
BY: _____
Deputy

S101 FINAL PLAT

PRELIMINARY

Date: 06/18/2015

SUNDE
LAND SURVEYING



- EROSION CONTROL NOTES:**
- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND WATERSHED DISTRICT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND WATERSHED DISTRICT. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
 - ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OR WATERSHED, BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
 - NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
 - FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND WATERSHED WITHIN 24 HOURS OF REQUEST.
 - FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
 - SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
 - SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY OR WATERSHED, THROUGHOUT THE DURATION OF CONSTRUCTION.
 - DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY OR WATERSHED.
 - ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 - ALL CONSTRUCTION AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
 - ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
 - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
 - ALL AREAS THAT WILL NOT BE MOWED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN WILL BE PERMANENTLY RESTORED USING SEED MIXTURE MNDOT 25-141 AT A RATE OF 59 POUNDS PER ACRE. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.
 - WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
 - MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES.
 - RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
 - GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E. TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
 - EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL LAKES, PONDS AND WETLANDS ADJACENT TO THE AREA TO BE GRADED UNTIL THE TRIBUTARY AREA TO THE LAKE, POND OR WETLAND IS RESTORED.
 - TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 2 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
 - ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS, DITCHES, LAKES, PONDS AND WETLANDS SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
 - EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR WATERSHED.
- GRADING NOTES:**
- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR COMMENT DURING CONSTRUCTION.
 - THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. CONTACT MARK HANSON AT (952) 881-2455.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOMPER ONE AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
 - PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
 - NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
 - ALL SPOT ELEVATIONS SHOWN AS 95.25, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 95.25.
 - ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
 - NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
 - ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
 - PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
 - UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE DEVELOPER SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
 - PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY (AND WATERSHED) WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
 - ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
 - THE INTENT IS TO STRIP AND SALVAGED TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
 - ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
 - IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH. AS FLOWING AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
 - WINTER MULCHING:
 - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH WELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAYBE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
 - THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	---
SILTATION FENCE	X X
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
PROPOSED CONTOUR	---
DRAIN TILE	---
STORM SEWER	---
CATCH BASIN	●
MANHOLE	●
PIPE REMOVAL	---
EROSION CONTROL BLANKET (TEMPORARY)	---
ROCK CONSTRUCTION ENTRANCE	---
DRAINAGE FLOW ARROW	---
SOIL BORING	---
SPOT ELEVATION	---
CONCRETE WASHOUT AREA	---
TREE REMOVAL	---

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
W.O.	Washout

SCALE

40' 20' 0 40' 80'

1" = 40'

APPROXIMATE DISTURBED AREA IS 4.7 ACRES

NOTE: STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 3/C400 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

- WALKWAY NOTES:**
- GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
 - ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C400.
 - INSTALL PERIMETER SEDIMENT CONTROL. REFER TO DETAIL 2/C400.
 - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 3/C400.
 - INSTALL MN/DOT 3885 CATEGORY 2 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
 - APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
 - DUE TO THE DEPTH OF INSTALLATION FOR 36 INCH STORM SEWER PIPE, EXISTING TREES MAY BE IMPACTED. CONTRACTOR SHALL WORK WITH LANDSCAPE ARCHITECT TO DETERMINE IF TREES CAN BE SALVAGED DURING REMOVAL AND REPLANTED AFTER STORM SEWER HAS BEEN INSTALLED.
 - REMOVE AND SALVAGE LIGHT POLES.
 - EXISTING CURB AND GUTTER IS NOT TO BE DISTURBED. PROTECT AT ALL TIMES.
 - EXISTING FENCE IS NOT TO BE DISTURBED. PROTECT AT ALL TIMES.
 - REMOVE EXISTING TREE IN IT'S ENTIRETY INCLUDING STUMP.
 - DECORATIVE LANDSCAPE WALL. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - REMOVE 28 LF ± OF 30" RCP PIPE, AND ANY ASSOCIATED ITEMS RELATED TO STORM SEWER TO THE EXTENTS SHOWN. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.

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www.bkbm.com

NOT FOR CONSTRUCTION

No.	Revisions	Date
	Description	
	CITY SUBMITTAL	07-10-15

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THOMAS J. CESARE
Lic. No. 27031

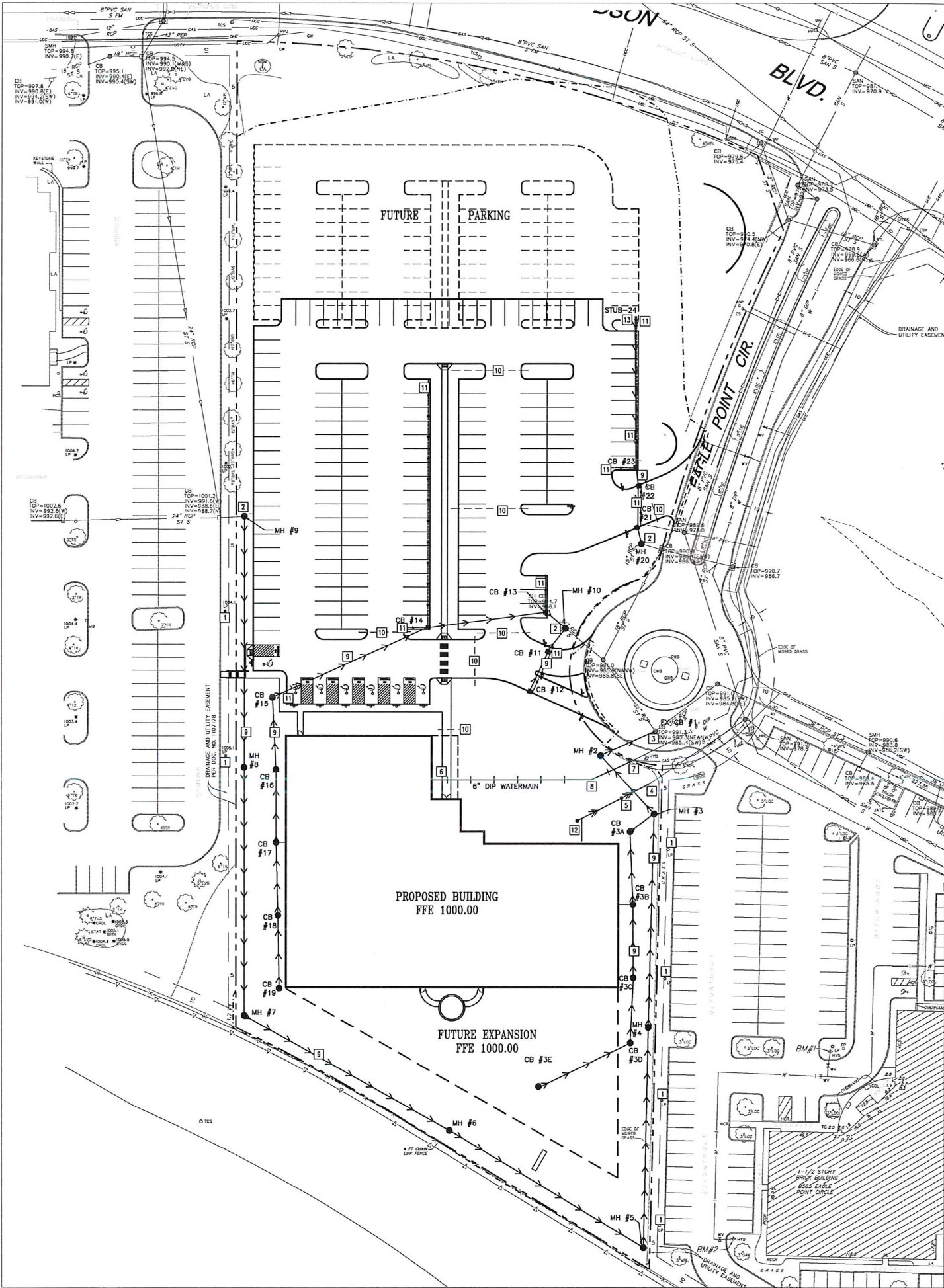
DATE July 10, 2015
PROJECT # 14378.00
PROJECT STATUS City Submittal

DRAWN BY SJH
CHECKED BY TJC

KEY PLAN

Grading, Drainage, and Erosion Control Plan

C100



1
C200
UTILITY PLAN
1"=40'

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

1. FOLLOW ALL CITY OF LAKE ELMO AND WASHINGTON COUNTY STANDARDS AND SPECIFICATIONS.
 2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT OF WAY AND OBTAIN ALL APPLICABLE PERMITS.
- UTILITY NOTES:
1. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
 2. ALL SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE ARE TO BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
 3. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
 4. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF LAKE ELMO AND WASHINGTON COUNTY STANDARDS.
 5. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
 6. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
 7. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF LAKE ELMO. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS AND HYDRANT LEADS.
 8. SANITARY SEWER PIPING SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
 9. STORM SEWER PIPING SHALL BE SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), UNLESS NOTED OTHERWISE. HDPE PIPE SHALL CONFORM TO ASTM F2306.
 10. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE PVC, SCHEDULE 40. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (ASTM D2665 FOR SCHEDULE 40).
 11. CONTRACTORS ARE TO COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
 12. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE.
 13. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. GROUT RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

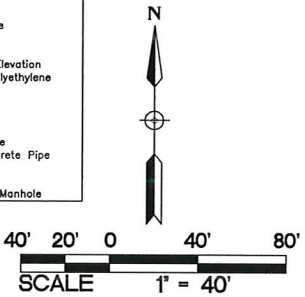
KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

- 1 RE-INSTALL SALVAGED LIGHT POLES AND BASE TO WORKING ORDER.
- 2 CONSTRUCT NEW MANHOLE FOR PROPOSED PIPE CONNECTION USING EXISTING STORM SEWER STUB. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
- 3 CORE DRILL EXISTING CATCH BASIN FOR PROPOSED PIPE CONNECTION. GROUT SEAL AROUND OPENING. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
- 4 CONNECT TO EXISTING SANITARY SEWER STUB AT APPROXIMATE INVERT ELEVATION 978.02. ENGINEER ASSUMES STUB WAS RUN AT 1.0% FROM EXISTING MANHOLE. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING STUB INVERT PRIOR TO THE START OF CONSTRUCTION.
- 5 EXTEND EXISTING STUB TO 100- FEET FROM EXISTING MANHOLE AND PROVIDE CLEANOUT. INTENT IS FOR CLEANOUT TO BE INSTALLED ON SOUTHWEST SIDE OF PROPOSED STORM SEWER CROSSING AND AT THE BOTTOM OF VERTICAL BENDS. (SEE KEYED NOTE 12.)
- 6 STUB 6-INCH DOMESTIC WATER SERVICE TO WITHIN 5- FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
- 7 CONNECT TO EXISTING WATER SERVICE STUB. PRIOR TO START OF CONSTRUCTION THE CONTRACTOR IS TO POTHOLE AND VERIFY IT IS A 6-INCH WATER STUB. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
- 8 INSTALL 2 6-INCH 12.5' DEGREE BEND(S) WITH THRUST BLOCKING. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
- 9 LOCATION OF PROPOSED STORM SEWER. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- 10 INSTALL IRRIGATION SLEEVE. REFER TO DETAIL 6/C402.
- 11 INSTALL DRAIN TILE. REFER TO DETAIL 5/C401. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. PROVIDE SOLID PIPE AND WATER TIGHT CONNECTIONS TO 10- FEET OF EITHER SIDE OF ALL WATER CROSSINGS PER MN PLUMBING CODE.
- 12 FROM CLEANOUT SOUTHWEST OF STORM SEWER CROSSING (SEE KEYED NOTE 5). INSTALL 56 LF OF 6" PVC SANITARY SEWER WITH ONE HORIZONTAL 45° BEND AND CLEANOUT AS SHOWN. CONNECT AT BUILDING AT INVERT 992.00. CONTRACTOR SHALL DROP SANITARY SEWER SERVICE USING TWO VERTICAL 45° BENDS AND MAINTAIN A MINIMUM SLOPE OF 1.00%. COORDINATE EXACT LOCATION OF PROPOSED SANITARY SEWER SERVICE WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- 13 CAP STORM SEWER STUB FOR POTENTIAL FUTURE USE. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	- - - -
SANITARY SEWER	==>==>
WATER PIPE	-+--+
DRAIN TILE	-+--+
STORM SEWER	==>==>
IRRIGATION SLEEVE	----
FIRE HYDRANT	●
GATE VALVE	⊕
CLEANOUT	⊙
CATCH BASIN	⊙
MANHOLE	⊙
SEWER INVERT ELEVATION	INV. 955.25

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CO	Clean Out
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RED	Reducer
RD	Roof Drain
SSMH	Sanitary Sewer Manhole



STORM SEWER TABLE

STRUCTURE IDENTIFICATION	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING	TOP ELEVATION	INVERT ELEVATION	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
EX CB #1	NA	NA	991.30	SW. 985.40	41 L.F. OF 36" HDPE PIPE @ 0.20%, MH #2
MH #2	72	R1642	994.80	SE. 985.68 NE. 985.48 SUMP 982.48	51 L.F. OF 36" HDPE PIPE @ 0.20%, MH #3
MH #3	60	R1642	995.50	S. 985.98 NW. 985.78 SW. 986.00	147 L.F. OF 36" HDPE PIPE @ 0.20%, MH #4 21 L.F. OF 12" HDPE PIPE @ 1.43%, CB #3A
CB #3A	48	R2535	997.00	NE. 988.10 S. 988.30	50 L.F. OF 12" HDPE PIPE @ 1.00%, CB #3B
CB #3B	48	R2535	997.00	N. 988.80 S. 988.80 W. 990.00	50 L.F. OF 12" HDPE PIPE @ 1.00%, CB #3C 10 L.F. OF 8" PVC @ 1.00%, STUB TO BLDG.
CB #3C	48	R2535	997.00	N. 989.30 S. 992.50	46 L.F. OF 12" HDPE PIPE @ 1.00%, CB #3D
CB #3D	27	R2535	997.00	N. 992.96 SW. 992.96	70 L.F. OF 12" HDPE PIPE @ 1.00%, CB #3E
CB #3E	27	R2535	996.00	N. 993.66	-----
MH #4	60	R1642	997.50	N. 986.28 S. 986.28	151 L.F. OF 36" HDPE PIPE @ 0.20%, MH #5
MH #5	96	R1642	996.50	NW. 986.78 S. 986.58	155 L.F. OF 36" HDPE PIPE @ 0.20%, MH #6
MH #6	60	R1642	997.80	NW. 987.09 SE. 987.09	162 L.F. OF 36" HDPE PIPE @ 0.20%, MH #7
MH #7	60	R1642	1003.50	N. 987.62 SE. 987.42	170 L.F. OF 36" HDPE PIPE @ 0.20%, MH #8
MH #8	60	R1642	1004.00	N. 987.96 S. 987.96	172 L.F. OF 36" HDPE PIPE @ 0.20%, MH #9
MH #9	72	R1642	1001.20	W. 988.60 S. 988.30	-----
MH #10	60	R1642	991.80	SE. 986.04 NW. 987.54 SW. 987.54 SUMP 983.04	18 L.F. OF 18" HDPE PIPE @ 1.17%, CB #13 20 L.F. OF 12" HDPE PIPE @ 1.05%, CB #11
CB #11	24 X 36	R3067	992.20	NE. 987.75 SW. 987.75	30 L.F. OF 12" HDPE PIPE @ 1.05%, CB #12
CB #12	24 X 36	R3067	993.00	W. 988.00	-----
CB #13	48	R3067	993.20	W. 987.75 SE. 987.75	81 L.F. OF 15" HDPE PIPE @ 1.05%, CB #14
CB #14	48	R3067	996.20	E. 988.60 W. 988.60	116 L.F. OF 12" HDPE PIPE @ 1.12%, CB #15
CB #15	48	R2535	998.00	NE. 990.00 S. 990.20	50 L.F. OF 12" HDPE PIPE @ 1.00%, CB #16
CB #16	48	R2535	998.00	N. 990.70 S. 990.70	50 L.F. OF 12" HDPE PIPE @ 1.00%, CB #17
CB #17	48	R2535	998.00	N. 991.20 S. 991.20 E. 993.00	50 L.F. OF 12" HDPE PIPE @ 1.00%, CB #18 10 L.F. OF 8" PVC @ 1.00%, STUB TO BLDG.
CB #18	48	R2535	998.00	N. 991.20 S. 991.20	50 L.F. OF 12" HDPE PIPE @ 1.00%, CB #19
CB #19	48	R2535	998.00	N. 991.70 S. 991.70	-----
MH #20	48	R1642	991.30	N. 986.70 SE. 986.40 SUMP 983.40	12 L.F. OF 15" HDPE PIPE @ 1.67%, CB #21
CB #21	24 X 36	R3067	990.75	N. 986.90 S. 986.90	28 L.F. OF 15" HDPE PIPE @ 1.50%, CB #22
CB #22	24 X 36	R3067	990.90	N. 987.32 S. 987.32	13 L.F. OF 15" HDPE PIPE @ 1.50%, CB #23
CB #23	24 X 36	R3067	992.20	S. 987.52	102 L.F. OF 15" HDPE PIPE @ 1.50%, STUB #24

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Revisions		
No.	Description	Date
	CITY SUBMITTAL	07-10-15

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Thomas J. Cesare
THOMAS J. CESARE
Date July 10, 2015 Lic. No. 27031

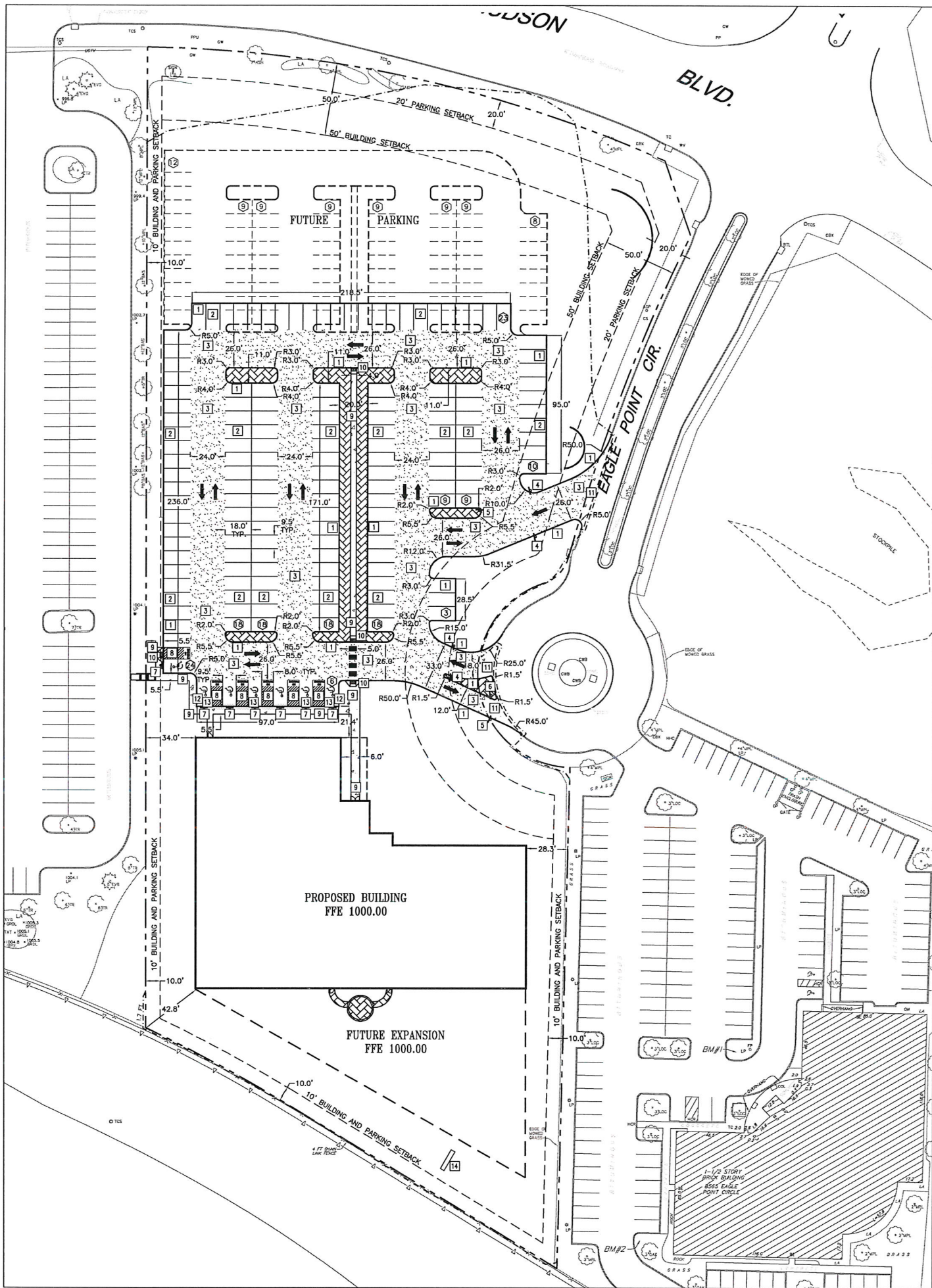
DATE July 10, 2015
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PROJECT STATUS City Submittal

DRAWN BY SJH
CHECKED BY TJC

KEY PLAN

Utility
Plan

C200



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
 3. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
 4. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
 5. FOLLOW ALL CITY OF LAKE ELMO AND WASHINGTON COUNTY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
 6. NO PONDING OF WATER OR ABRUPT TRANSITIONS WILL BE ALLOWED WHERE NEW PAVEMENT/CURB/SIDEWALK MATCHES INTO EXISTING PAVEMENT/CURB/SIDEWALK.
 7. ALL PARKING STALLS, EXCEPT ACCESSIBLE STALLS, ARE TO BE 9.5 FEET WIDE BY 18 FEET LONG.
 8. THE CONTRACTOR IS TO CONTACT THE CITY OF LAKE ELMO FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.

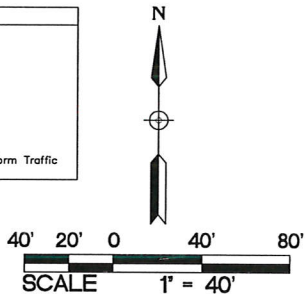
- PAVING NOTES:**
1. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
 2. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
 3. SAWCUT AND MATCH NEW BITUMINOUS PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
 4. MATCH NEW CONCRETE CURB AND GUTTER INTO EXISTING. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS FOR CURB TYPE, MATERIAL AND INSTALLATION METHODS.
 5. SAWCUT EXISTING BITUMINOUS PAVEMENT AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER. INSTALL DRIVE ENTRANCE PER CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF LAKE ELMO AND WASHINGTON COUNTY REQUIREMENTS FOR TRAFFIC CONTROL.

- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
1. INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 5/C401.
 2. INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 5/C402.
 3. INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 4/C402.
 4. INSTALL "WRONG WAY" SIGN. FOLLOW ALL MNMUTCD STANDARDS. REFER TO DETAIL 2/C402.
 5. INSTALL "STOP" SIGN. FOLLOW ALL MNMUTCD STANDARDS. REFER TO DETAIL 2/C402.
 6. INSTALL "NO LEFT TURN" SIGN. FOLLOW ALL MNMUTCD STANDARDS. REFER TO DETAIL 2/C402.
 7. INSTALL WHITE ON BLUE "HANDICAPPED PARKING" SIGN. FOLLOW ALL MNMUTCD STANDARDS. REFER TO DETAIL 2/C402.
 8. INSTALL "NO PARKING" STRIPING ON ACCESS AISLE STALLS. FOLLOW ALL MNMUTCD STANDARDS. REFER TO DETAIL 1/C402.
 9. INSTALL CONCRETE WALK. REFER TO DETAIL 3/C402. REFER TO LANDSCAPE PLANS FOR CONCRETE FINISH AND JOINTING.
 10. INSTALL PEDESTRIAN CURB RAMP. REFER TO DETAIL 7/C402. REFER TO MN/DOT STANDARD PLAN 5-297.250 AND MN/DOT STANDARD PLATE 7038.
 11. INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 7/C401.
 12. INSTALL NOSEDOWN CURB SECTION. REFER TO DETAIL 8/C401.
 13. INSTALL FLAT CURB AND GUTTER. REFER TO DETAIL 9/C401.
 14. INSTALL MONUMENT SIGN. REFER TO LANDSCAPE PLANS.

SITE DATA:			
SETBACKS:	BUILDING	PARKING	
FRONT:	50'	20'	
SIDE:	10'	10'	
REAR:	10'	10'	
PARKING STALLS:	REQUIRED BY CITY (3 STALL PER 1,000 G.F.A.)	PROVIDED	OWNER REQUESTED (1 STALL PER 200 S.F.)
PROPOSED PARKING:	89 STALLS	156 STALLS	150 STALLS
FUTURE PARKING:	133 STALLS	207 STALLS	222 STALLS
PROPOSED IMPERVIOUS (%):	PROPOSED 41.9%	FUTURE 59.4%	

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
LIGHT-DUTY BITUMINOUS PAVEMENT	[Symbol]
HEAVY-DUTY BITUMINOUS PAVEMENT	[Symbol]
CONCRETE PAVEMENT/SIDEWALK	[Symbol]
SEE LANDSCAPE PLANS FOR PAVEMENT DETAILS	[Symbol]
PEDESTRIAN CURB RAMP	[Symbol]
FLAT CURB AND GUTTER	[Symbol]
ACCESSIBLE PARKING SYMBOL	[Symbol]
SIGN	[Symbol]
PARKING STALL COUNT	[Symbol]
TRAFFIC DIRECTIONAL ARROW	[Symbol]

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MNMTCD	Minnesota Manual on Uniform Traffic Control Devices



Auto-Owners Insurance Company



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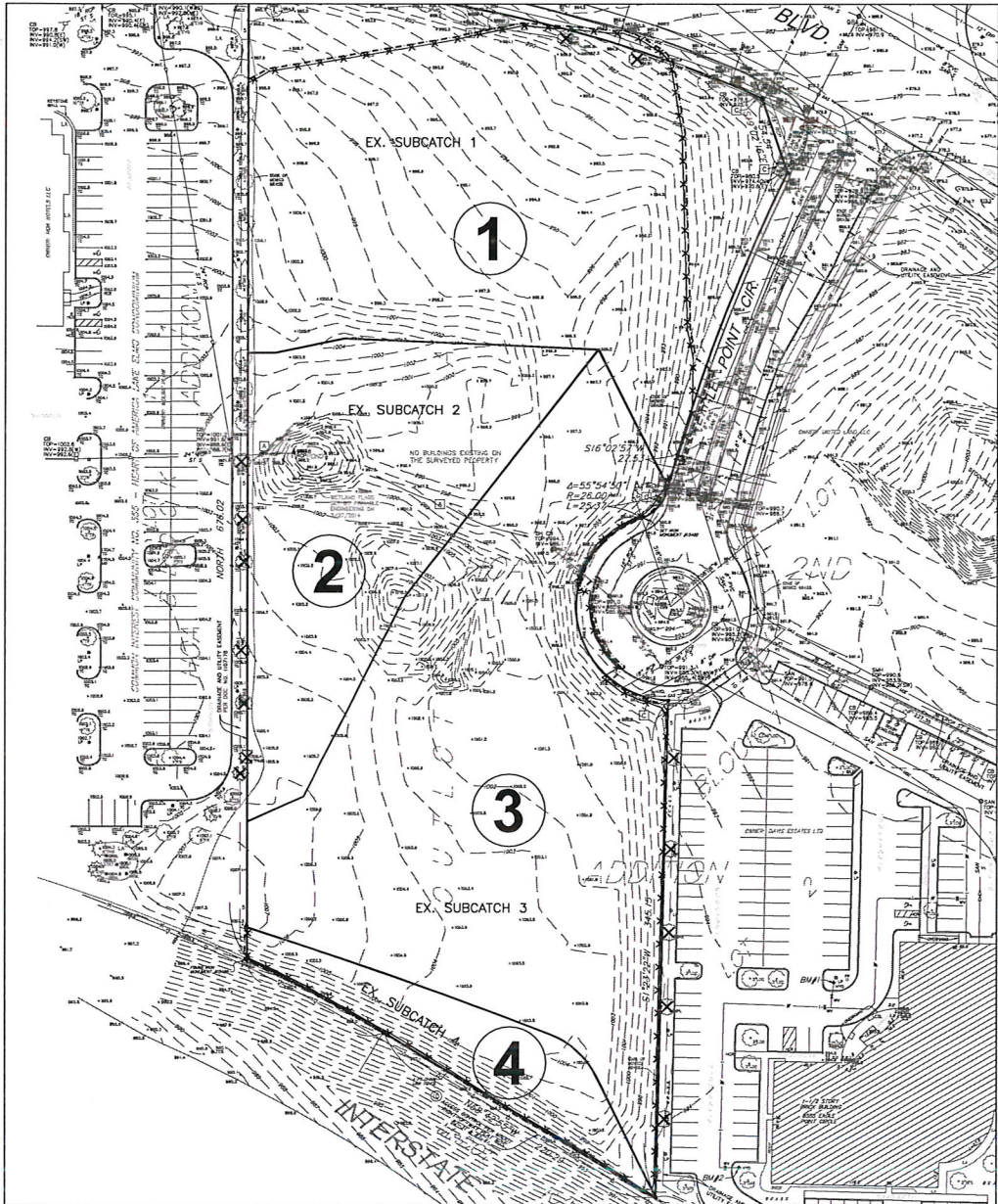
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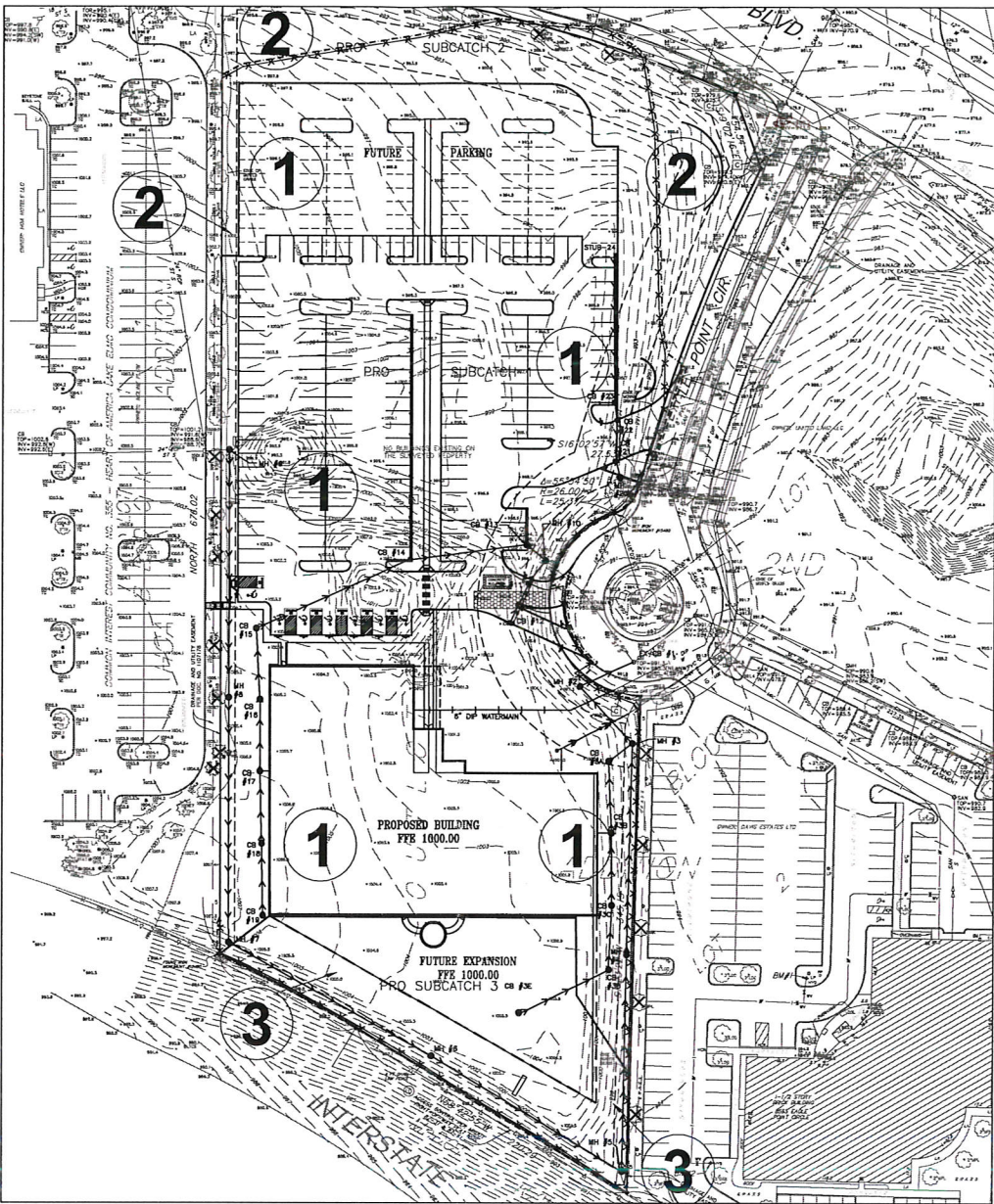
KEY PLAN

Paving and Geometric Plan

C300



1 EXISTING CONDITIONS
C500
1" = 60'



2 PROPOSED CONDITIONS
C500
1" = 60'

EXISTING DRAINAGE AREAS						
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT		
				2-YEAR (2.80")	10-YEAR (4.17")	100-YEAR (7.29")
1	0.00	1.89	1.89	0.55	2.51	8.90
2	0.00	0.95	0.95	0.24	1.13	4.07
3	0.00	1.92	1.92	0.51	2.39	8.51
4	0.00	0.29	0.29	0.11	0.46	1.57
TOTAL	0.00	5.05	5.05	1.41	6.48	23.05

PROPOSED DRAINAGE AREAS						
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT		
				2-YEAR (2.80")	10-YEAR (4.17")	100-YEAR (7.29")
1	2.67	0.97	3.64	11.14	17.77	33.87
2	0.02	0.78	0.80	0.36	1.35	4.46
3	0.31	0.30	0.61	1.35	2.36	4.96
TOTAL	2.99	2.05	5.05	12.85	21.48	43.29

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.80") RUNOFF (CFS)	10-YR STORM (4.17") RUNOFF (CFS)	100-YR STORM (7.29") RUNOFF (CFS)
EXISTING SITE	1.41	6.48	23.05
PROPOSED SITE	12.85	21.48	43.29

OWNER:
DAN KEEFE C/O AUTO-OWNERS
INSURANCE COMPANY
P.O. BOX 30680
6101 ANACAPRI BLVD.
LANSING, MICHIGAN 48917

PROJECT NARRATIVE

THE EXISTING SITE IS 5.05 ACRES IN SIZE AND IS LOCATED WITHIN THE CITY OF LAKE ELMO, MN. TODAY THE SITE IS UNDEVELOPED WITH NO BUILDINGS. A MAJORITY OF THE STORMWATER RUNOFF CURRENTLY SHEET FLOWS TO THE EAST. THERE ARE SEVERAL STORM SEWER SYSTEMS LOCATED IN EAGLE POINT CIRCLE, SOME OF WHICH HAVE BEEN BUILT TO ACCOMMODATE THE PROPERTY.

THE PROPOSED DEVELOPMENT IS FOR AN OFFICE BUILDING WITH A PARKING LOT, ALTHOUGH FUTURE EXPANSION OF THE BUILDING AND PARKING LOT ARE BEING SHOWN. WE CURRENTLY ARE ANTICIPATING ONLY THE PROPOSED BUILDING AND PARKING LOT ARE TO BE CONSTRUCTED IN THIS PROJECT. THE PROPOSED DEVELOPMENT SHOWN IS 41.9% IMPERVIOUS WITHOUT FUTURE EXPANSION AND 59% IMPERVIOUS WITH FUTURE EXPANSION. THE PROPOSED DEVELOPMENT'S STORM SEWER SYSTEM HAS BEEN DESIGNED TO ROUTE A MAJORITY OF THE STORMWATER TO THE EXISTING STORM SEWER INFRASTRUCTURE VIA EXISTING CATCH BASINS AND MANHOLES WHICH ROUTE TO A REGIONAL POND TO THE EAST.

NOTE:
THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL.
CONTRACTOR TO SUPPLY CONSTRUCTION PHASING HARRISON, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

INSPECTIONS
EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.
STABILIZED AREAS: ONCE EVERY 30 DAYS.
FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE OR CONTRACTOR'S VEHICLE.

FINAL STABILIZATION
STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)
DRAINAGE DITCHES STABILIZED.
ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.
CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

GRADING & SOILS
BASED ON SOIL BORING PROVIDED BY AMERICAN TESTING INC., THE FOLLOWING SOILS AS ANTICIPATED TO BE ON SITE AT THE DEPTH SPECIFIED BELOW GRADE:
2-6 FEET - SOME BORINGS ENCOUNTERED FILL W/SILTY SAND, TRACES OF ROOTS.
1-2 FEET - CLAYEY/SILTY SAND W/ SOME GRAVEL.
8-22 FEET - SAND W/ SILTY CLAY, SILTY SAND, AND SOME GRAVEL.
REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

NOTE:
THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNERS SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION.

OTHER NOTES:
1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY AUTO-OWNERS INSURANCE. INCLUDED MAINTENANCE FOR STORMWATER DEVICES SHALL BE:
1.1. INSPECT SUMP CATCH BASINS ON A BIENNIAL BASIS, ONCE IN THE SPRING AND ONCE IN THE FALL.
1.2. CLEAN SUMP CATCH BASINS OF SEDIMENT AND DEBRIS ANNUALLY OR WHEN SEDIMENTS FILL 1/3 OF THE STORAGE VOLUME.
1.3. ADDITIONAL LONG TERM MAINTENANCE MEASURES.
2. THIS SWPPP DOCUMENT HAS BEEN PREPARED BY BKBM ENGINEERS. A COPY OF THEIR EROSION AND SEDIMENT CONTROL PROGRAM CERTIFICATION IS AVAILABLE UPON REQUEST.
3. THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

POLLUTION PREVENTION MEASUREMENTS
SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED.
NO ENGINE DECREASING ALLOWED ON-SITE.
CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

HANDLING AND STORAGE OF HAZARDOUS MATERIALS:

IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

- THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
- CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA.
- CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES

CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

FOR PUBLIC WATER THAT THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, AND DRAIN TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVITIES WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

SEDIMENT AND EROSION CONTROL MAINTENANCE

PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.

CONSTRUCTION SITE DEWATERING: SITE WATER DISCHARGE DUE TO CONSTRUCTION DEWATERING OPERATIONS SHALL BE MONITORED FOR SEDIMENTATION AND TREATED PRIOR TO DISCHARGE TO PUBLIC STORM SEWERS. TREATMENT OF DEWATERING DISCHARGE MAY BE ACCOMPLISHED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE BMP'S.

AGENCY CONTACTS

CITY OF LAKE ELMO
PUBLIC WORKS
3445 IDEAL AVENUE N.
LAKE ELMO, MN 55042
PHONE: (951) 747-3941

MINNESOTA POLLUTION CONTROL AGENCY
520 LAFAYETTE ROAD
SAINT PAUL, MN 55155
PHONE: (651) 296-6300

SOUTH WASHINGTON WATERSHED DISTRICT
2302 TOWER DRIVE
WOODBURY, MN 55125
PHONE: (651) 714-3729

STOCKPILES:

TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN ANY NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

TEMPORARY SEDIMENT BASINS:

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED PER APPENDIX A SECTION C.1.B OF THE MPCA GENERAL STORMWATER PERMIT.

ENGINEER ANTICIPATES THAT, PRIOR TO INSTALLATION OF FILTRATION MEDIA AND DRAIN TILE, CONTRACTOR WILL USE PROPOSED FILTRATION BASINS AS TEMPORARY SEDIMENT BASINS. CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS AND CLAY LINE PRIOR TO USE. SURFACE WATER SHALL BE REMOVED BY SKIMMER DEVICE SUCH AS FARFLOTH SKIMMER OR THIRSTY DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.

ABBREVIATIONS

BLDG	Building
BMP	Best Management Practice
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
MPCA	Minnesota Pollution Control Agency
NPDES	National Pollutant Discharge Elimination System
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
W.O.	Washout

Auto-Owners Insurance Company



Eagle Point Circle
Lake Elmo, Minnesota
55042



5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date
	CITY SUBMITTAL	07-10-15

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

Thomas J. Cesare
THOMAS J. CESARE

Date July 10, 2015 Lic. No. 27031

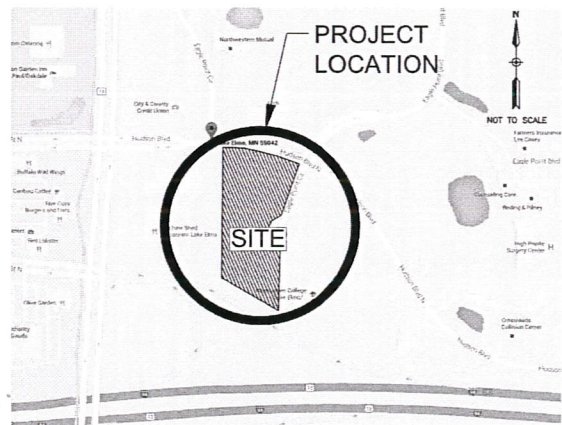
DATE July 10, 2015
PROJECT # 14378.00
PROJECT STATUS City Submittal

DRAWN BY S.J.H.
CHECKED BY T.C.

KEY PLAN

Stormwater Pollution Prevention Plan

C500

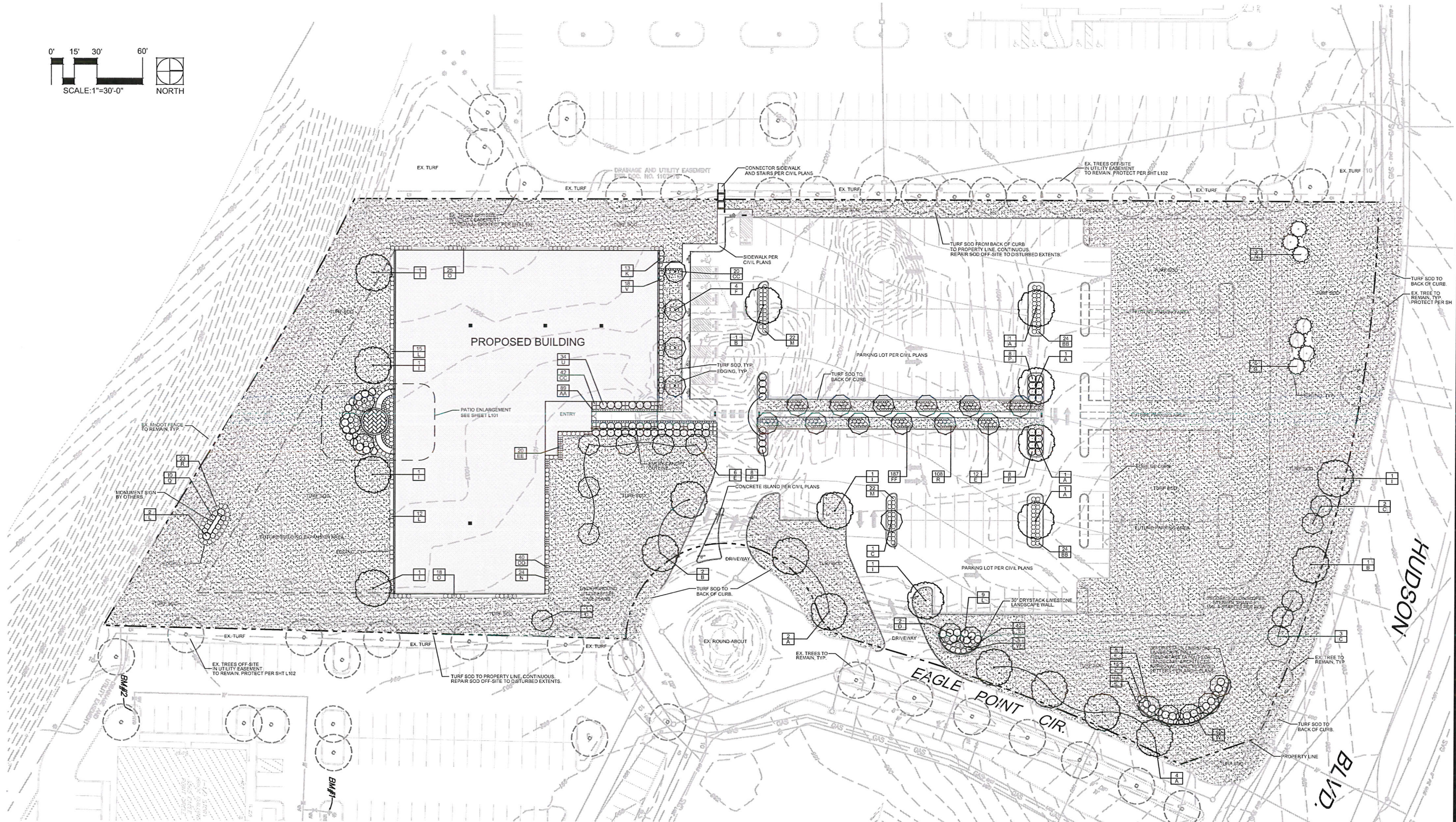


VICINITY MAP

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1. Refer to Sheet L101 & L102 for Details, Notes, and Requirements.
2. Protect existing trees to remain per Detail 1/L102 and Tree Preservation Notes
3. Refer to Civil Engineer's plans for grading, drainage, and site plan information.

	Proposed 2.5" Cal. Deciduous Overstory Tree		Proposed 5 gal. Deciduous Shrub
	Proposed 6' Hgt. Coniferous Tree		Proposed 3 gal. Perennial Plant
	Proposed 1.5" Cal. Deciduous Ornamental Tree		Proposed 1 gal. Perennial Plant
			Existing Tree to Remain



Auto-Owners Insurance Company



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Sustainable Design
Master Planning

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Telephone: 651.334.5498
Internet: www.calyxdesigngroup.com

**NOT FOR
CONSTRUCTION**

Revisions		
No.	Description	Date
	PRELIM. REVIEW SET	06-12-15

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

Print Name: Benjamin D. Hartberg

Signature:

Date: 7/10/2015 License # 48084

DATE	July 10, 2015
PROJECT #	14378.00
PROJECT STATUS	City Review

RAWN BY BH
HECKED BY BH

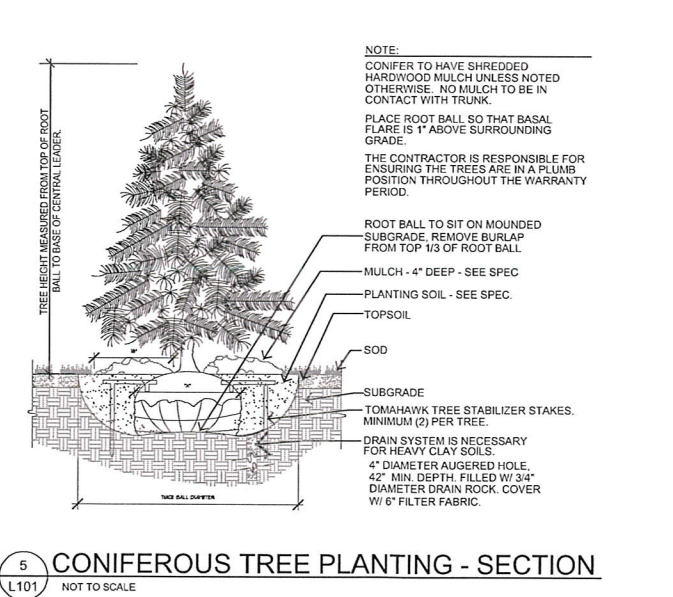
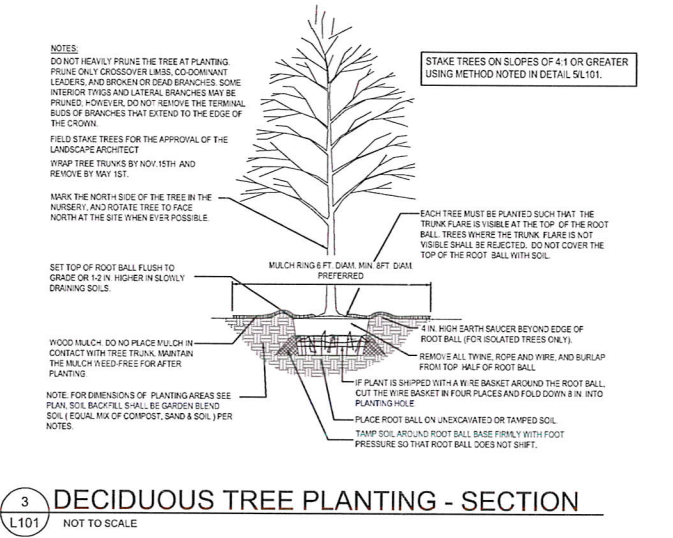
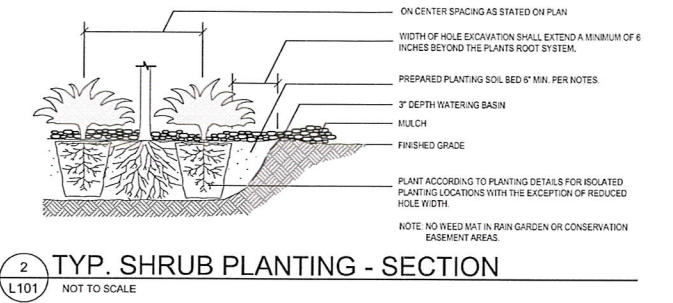
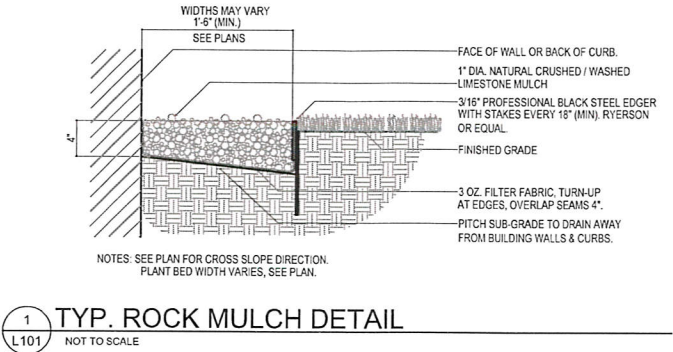
LANDSCAPE
PLAN

L100

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Landscape Notes & Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valving locations with the mechanical engineer, architect, & general contractor. Include 1 fall shut-down and spring start-up in irrigation bid.
18. All edger shall be professional grade black steel edger, 3/16" thickness. Anchor every 18" on-center (minimum). Submit sample.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. Unless otherwise noted/indicated, plant beds shall receive rock mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses.
21. Rock mulch areas (all plant beds) shall be 1 inch dia. washed limestone rock. Install per detail. Submit mulch sample for approval.
22. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
23. Turf Sodding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for seed bed preparation, installation, maintenance, acceptability, and warranty.
24. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
25. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
26. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
27. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
28. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
29. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.
30. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
31. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-Inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
32. Trees marked for removal shall be cut down with the stumps ground to 30" below grade. Remove all tree debris and dispose of off-site. No stockpiling or burning on-site will be allowed. Obtain permit for removal of trees in the right-of-way from the City of Lake Elmo. See Civil Plan for trees to be removed.
33. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.



Landscape Plant List:

TREES:

Qty.	Key	Scientific Name	Common Name	Size	Root	Notes
10	A	Acer rubrum	Red Maple	2.5" Cal.	B&B	
4	B	Quercus rubra	Northern Red Oak	2.0" Cal.	B&B	Spring Dug
7	C	Malus X 'Prairiefire'	Prairiefire Crabapple	1.5" Cal.	B&B	
2	D	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	8' Hgt.	B&B	3-Cane Clump
21	E	Betula populifolia 'Whitespire'	Whitespire Birch	1.5" Cal.	B&B	
9	F	Crataegus laevigata 'Crimson Cloud'	Crimson Cloud Hawthorn	1.5" Cal.	B&B	
4	G	Picea glauca var. 'Densata'	Black Hills Spruce	6' Hgt.	B&B	
3	H	Pinus strobus	Eastern White Pine	4' Hgt.	B&B	
7	I	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2' Cal.	B&B	

SHRUBS:

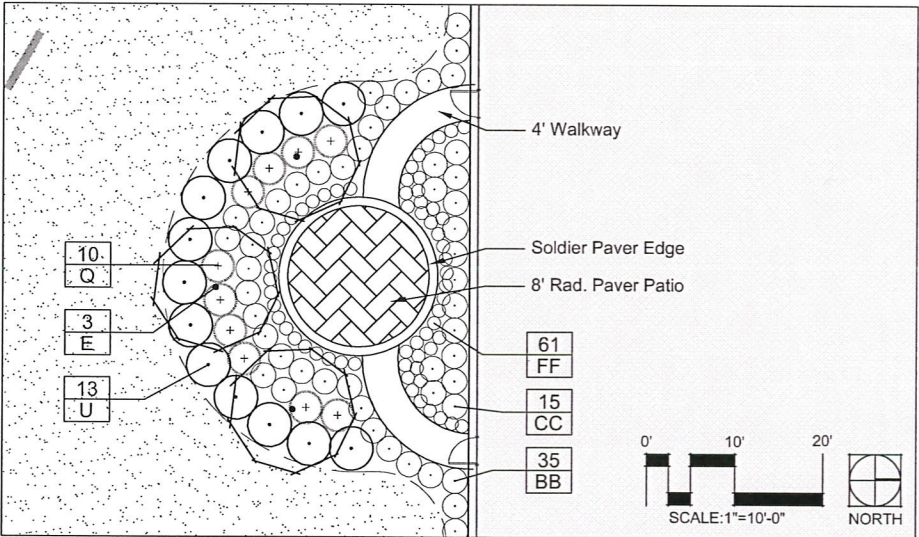
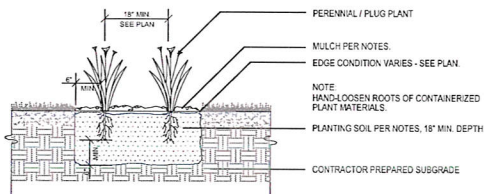
Qty.	Key	Scientific Name	Common Name	Size	Root	Notes
13	K	Taxus X media 'Tautoni'	Taunton Spreading Yew	#3	POT	
53	L	Viburnum trilobum 'Bailey Compact'	Compact America Cranberrybush	#3	POT	
44	M	Diervilla lonicera	Dwarf Bush Honeysuckle	#2	POT	
24	N	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	#5	POT	
43	O	Cornus alba 'Regnzam'	Red Gnome Dogwood	#3	POT	
24	P	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#5	POT	
20	Q	Juniperus horizontalis 'Compacta'	Andorra Compact Juniper	#3	POT	
131	R	Rosa X 'Dwarf Pavement'	Dwarf Pavement Shrub Rose	#2	POT	
16	S	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	#3	POT	
12	T	Weigela florida 'Rumba'	Rumba Weigela	#2	POT	
47	U	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5	POT	
18	V	Potentilla fruticosa 'Dakota Goldrush'	Dakota Goldrush Potentilla	#5	POT	
15	W	Juniperus horizontalis 'Blue Prince'	Creeping Juniper	#3	POT	

PERENNIALS:

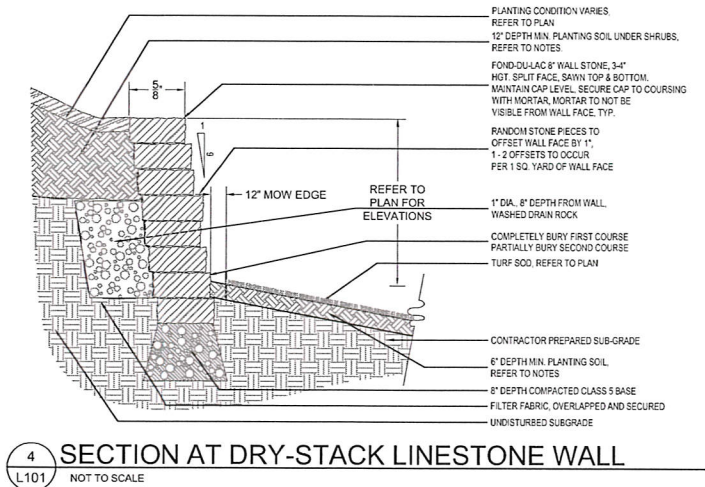
Qty.	Key	Scientific Name	Common Name	Size	Root	Notes
89	AA	Hemerocallis X 'Stella de Oro'	Stella de Oro Daylily	#1	POT	
83	BB	Miscanthus purpurascens	Flame Grass	#1	POT	
77	CC	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1	POT	
40	DD	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1	POT	
20	EE	Leucanthemum x superbum 'Becky'	Shasta Daisy	#1	POT	
248	FF	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	#1	POT	

City of Lake Elmo Landscape Requirements:

Area:	Trees Req:	Trees Provided:
Minimum of 6 Trees per Acre (1" Cal. Min.)	31	50
And Minimum of 2 Trees per 100 LF of Street Frontage	17	19



PATIO AREA ENLARGEMENT PLAN:



CONIFEROUS TREE PLANTING - SECTION

LANDSCAPE NOTES, DETAILS, AND SCHEDULES:

Auto-Owners Insurance Company



Eagle Point Circle
Lake Elmo, Minnesota
55042



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Minneapolis, MN 55429-2518
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Sustainable Design
Master Planning

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St. Paul, MN 55105

telephone: 651.334.5498
internet: www.calyxdesigngroup.com

NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date
	PRELIM. REVIEW SET	06-12-15

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

Print Name: Benjamin D. Hartberg

Signature:

Date: 7/10/2015 License #: 48084

DATE July 10, 2015
PROJECT # 14378.00
PROJECT STATUS City Review

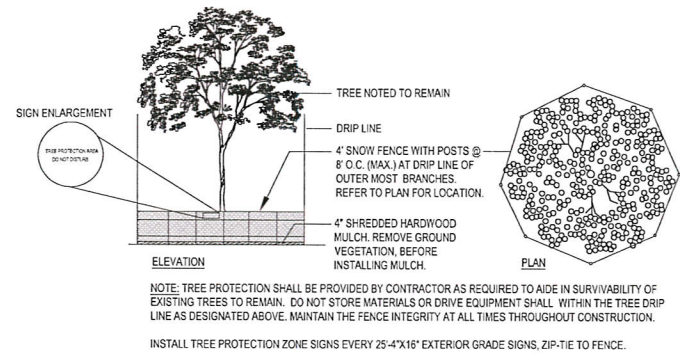
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CHECKED BY BH

LANDSCAPE DETAILS

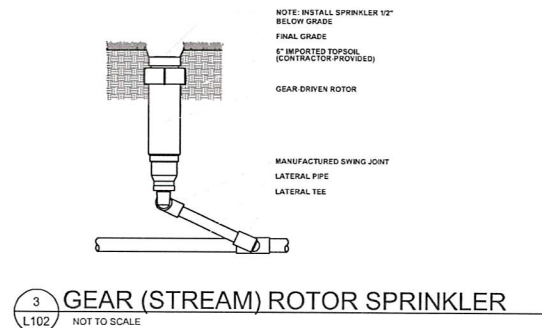
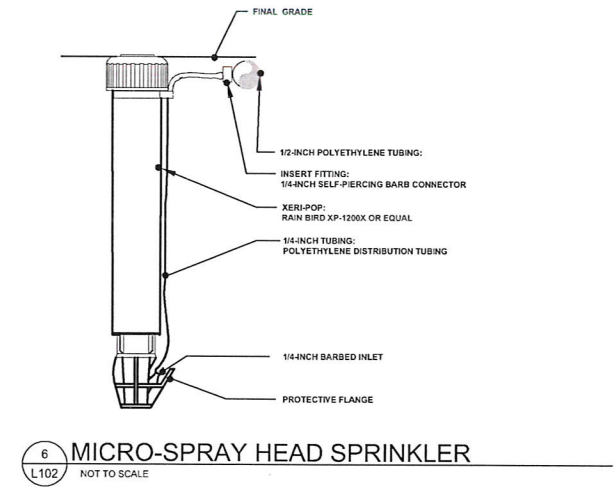
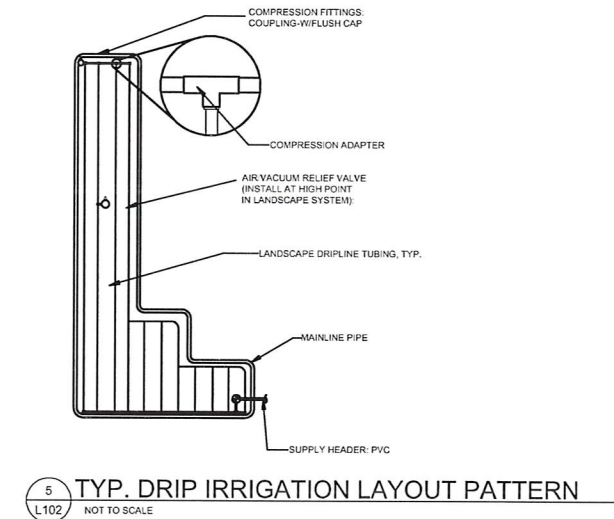
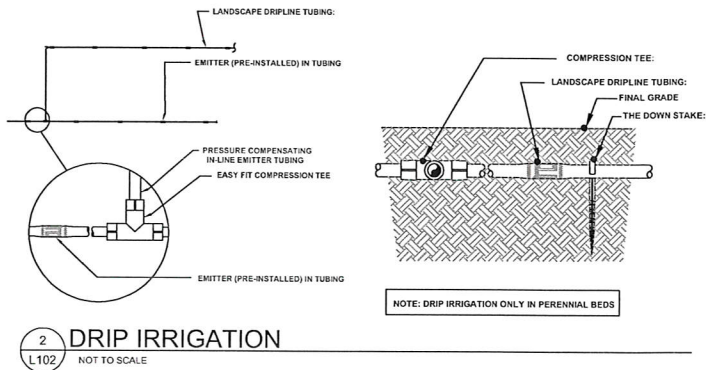
L101

Tree Preservation and Protection Notes:

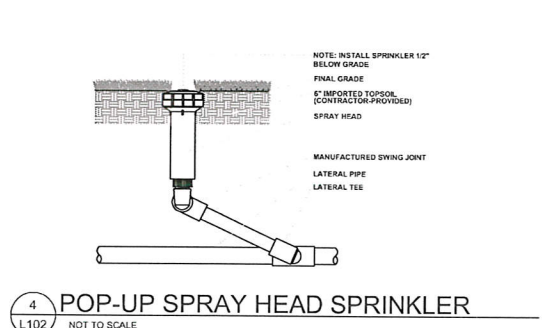
- Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by Sunde Land Surveys.
- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City of Lake Elmo Forester has been granted.
 - Critical Root Zone:**
Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City of Lake Elmo approval.
 - Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
 - Refer to Tree Protection Detail 1.
 - The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
 - Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
 - Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
 - Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
 - Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
 - This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
 - This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
 - Notify the Owner's Representative and Engineer when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible
 - Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City of Lake Elmo Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.
 - Tree Trimming: Trim branches of existing trees to remain with branches overhanging the work zone to a height of no less than 15' above grade. General contractor shall hire a state certified arborist to trim trees and shall not trim *Quercus* sp. during prime oak wilt season, per city code.
Do not disturb Oaks between April-July.



1 TREE PROTECTION DETAIL
L 102 NOT TO SCALE



3 GEAR (STREAM) ROTOR SPRINKLER
L 102 NOT TO SCALE



4 POP-UP SPRAY HEAD SPRINKLER
L 102 NOT TO SCALE

Irrigation Notes & Performance Requirements:

- IRRIGATION SYSTEM IS DESIGNED FOR 40(+/-) PSI AT THE BASE OF ALL SPRINKLER HEADS. NOTIFY LANDSCAPE ARCHITECT IF EXISTING PRESSURE DIFFERS.
- LAYOUT WORK AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE SLEEVING AND IRRIGATION PIPE / HEAD / INTERNAL PLUMBING INSTALLATION WITH THE WORK OF OTHERS.
- ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. (HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURE. ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.)
- CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
- LATERAL PIPING TO BE A MINIMUM OF 12 INCHES DEEP AND MAINLINES A MINIMUM OF 18 INCHES DEEP.
- ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160). ALL OTHER LATERAL PIPE OF 1-1/4" AND SMALLER MAY BE POLYETHYLENE.
- ALL TEES AND ELBOWS ON 2-1/2" MAIN SHALL BE PVC (160 PSI).
- ALL SPRINKLERS SHALL BE AS NOTED ON DETAIL & SPECIFICATION.
- ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER TURF GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
- ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUM. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
- CONTROL VALVE WIRES, INCLUDING THE GROUND WIRE, SHALL BE #12 GAUGE U.F.U.L. APPROVED DIRECT BURIAL. UNDERGROUND CONNECTIONS SHALL BE MADE WITH 3-M WIRE CONNECTORS (DBY) OR APPROVED EQUAL.
- VALVES FOR ALL ZONES SHALL BE AS PER SPECIFICATIONS.
- PLACE ALL VALVES IN APPROVED VALVE BOXES.
- USE TEFLON TAPE ON ALL THREADED JOINTS.
- BRAND EACH VALVE BOX WITH 2" HIGH LETTERING SHOWING ZONE NUMBER AND CONTROLLER LETTER (EXAMPLE 'A3'). THIS STAMP IS TO MATCH THE ZONE SHOWN ON THE PLAN UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
- CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
- CONDUCT AND DEMONSTRATE WINTERIZATION AND SPRING START-UP PROCESS TO OWNER IN THE FALL OF COMPLETION.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.
- OVER-SPRAY OF THE IRRIGATION SYSTEM ON TO ADJACENT TURF AREAS IS ACCEPTABLE.
- AFTER INSTALLATION OF DRIP IRRIGATION PIPE IS COMPLETE AND PRIOR TO SODDING OR MULCH INSTALLATION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW THE INSTALLATION OF THE DRIP IRRIGATION SYSTEM.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COMPLETE IRRIGATION LAYOUT PLAN SET AND SUBMITTING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF FIELD INSTALLATION.
- COORDINATE LOCATION OF ROOFTOP-MOUNTED ATMOSPHERIC MOISTURE (RAIN) SENSOR WITH OWNER AND ARCHITECT.
- SUBMIT LAYOUT PLAN AND PRODUCT DATA TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- IRRIGATION BID SHALL INCLUDE (1) FALL SHUT-DOWN AND (1) SPRING START-UP.
- PROVIDE THE OWNER WITH MANUFACTURER'S INSTRUCTION MANUAL FOR CONTROLLER. POST IRRIGATION ZONE LAYOUT MAP AT 8"x10" NEXT TO THE CONTROLLER FOR REFERENCE.

Auto-Owners Insurance Company



Eagle Point Circle
Lake Elmo, Minnesota
55042



5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com



Calyx Design Group, llc
Landscape Architecture
Sustainable Design
Master Planning

1583 Berkeley Ave. | Suite A
St. Paul, MN 55105

telephone: 651.334.5498
internet: www.calyxdesigngroup.com

NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date
	PRELIM. REVIEW SET	06-12-15

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

Print Name: Benjamin D. Hartberg

Signature: [Signature]

Date: 7/10/2015 License # 48084

DATE	July 10, 2015
PROJECT #	14378.00
PROJECT STATUS	City Review
DRAWN BY	BH
CHECKED BY	BH

LANDSCAPE DETAILS

L102

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Description	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□ ○ □	A	5	Lithonia Lighting	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA	DSX1 LED 60C 700 40K T3M MVOLT	LED	1	DSX1_LED_60C_700_40K_T3M_MVOLT.ies	13265.9	0.9	262
□ ○		1	Lithonia Lighting	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA	DSX1 LED 60C 700 40K T3M MVOLT	LED	1	DSX1_LED_60C_700_40K_T3M_MVOLT.ies	13265.9	0.9	131

Statistics		B				
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	0.4 fc	3.8 fc	0.0 fc	N/A	N/A
PARKING LOT	X	1.6 fc	3.8 fc	0.2 fc	19.0:1	8.0:1
PROPERTY LINE	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A

	Location				
Lac el	X	Y	Alt	Orientat ion	Tilt
A	-021.28	509.92	25.00	0.00	0.00
A	-022.22	518.72	25.00	0.00	0.00
A	-021.59	429.44	25.00	0.00	0.00
A	-880.66	509.25	25.00	0.00	0.00
A	-881.41	513.53	25.00	0.00	0.00
B	-886.59	428.27	25.00	201.74	0.00

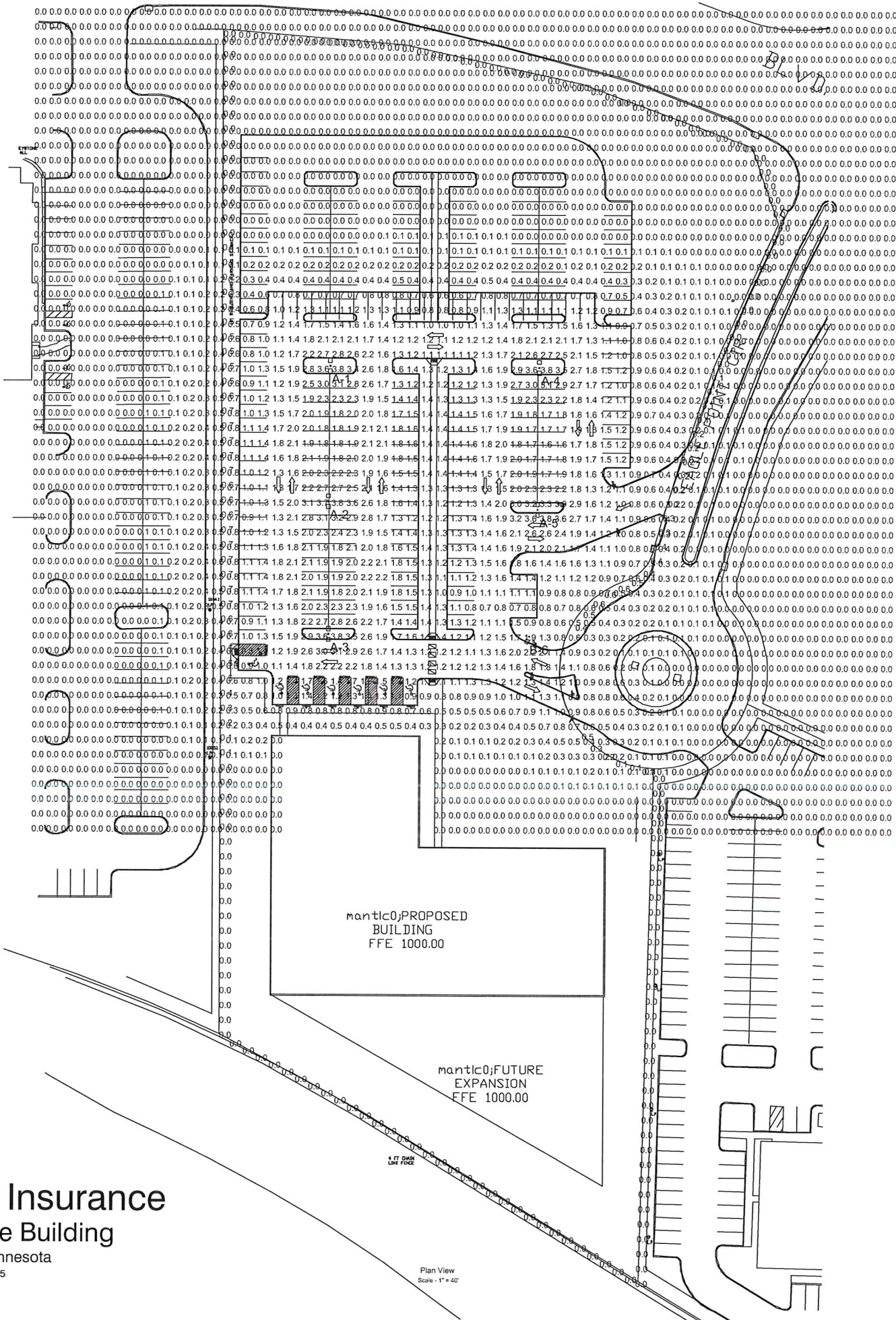
Notes

1. SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. GBA DOES NOT ACT AS THE CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS.

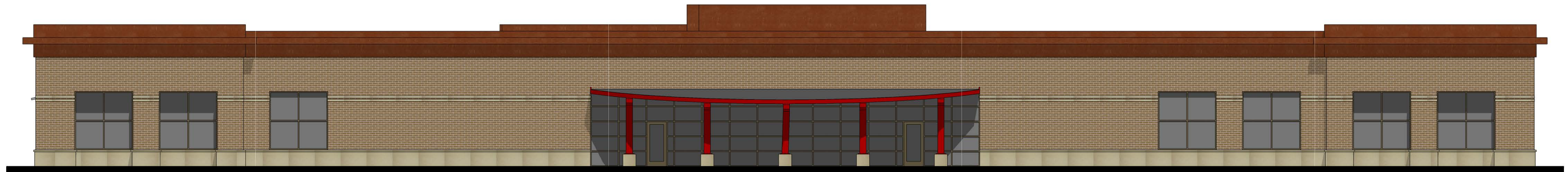
POLES SPECIFICATIONS ARE NOT INCLUDED WITH EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS.

SEE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEMS FOR QUALITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

[illegible]



NORTH BUILDING ELEVATION



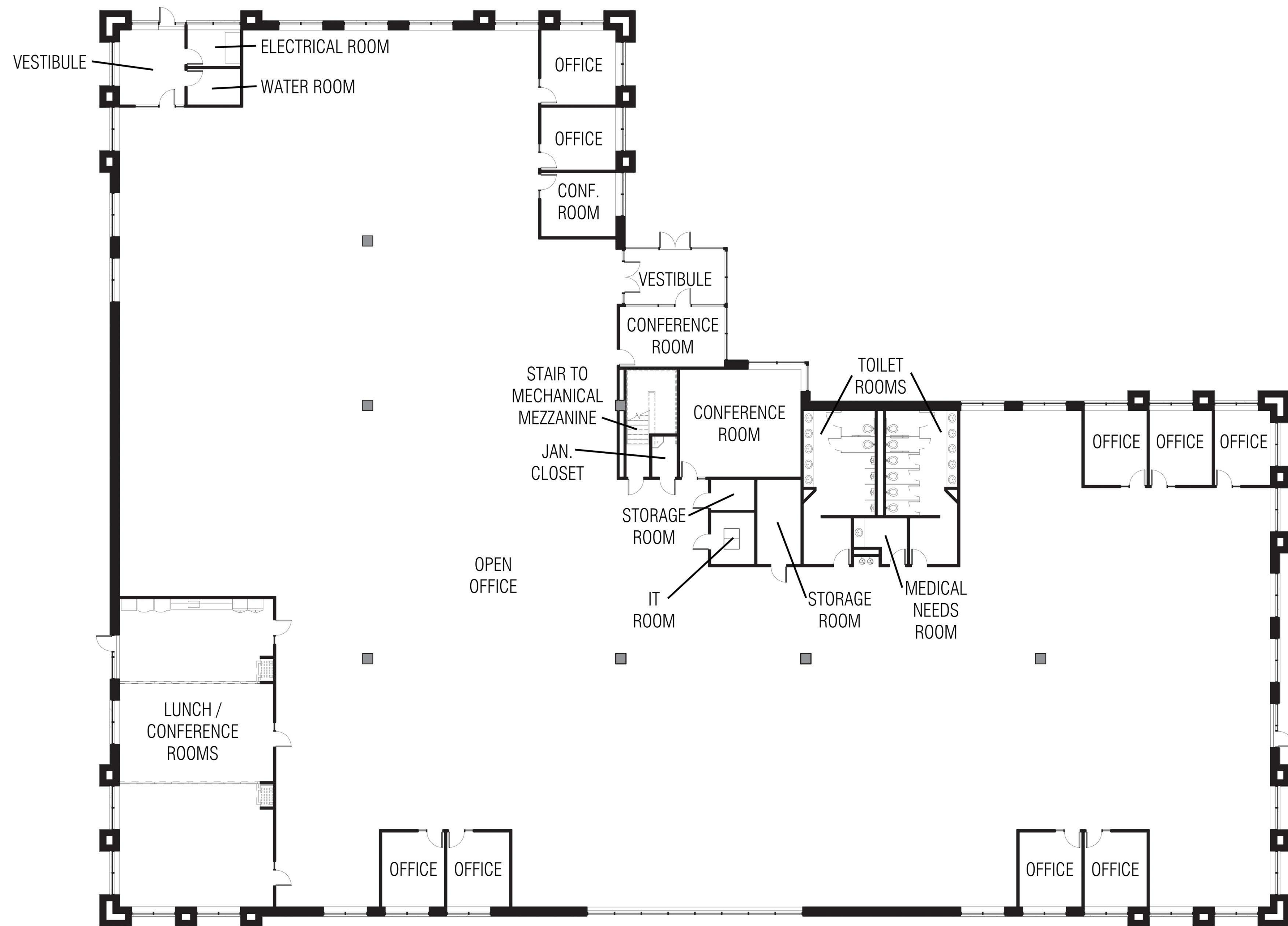
SOUTH BUILDING ELEVATION

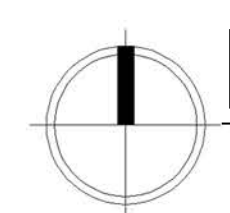


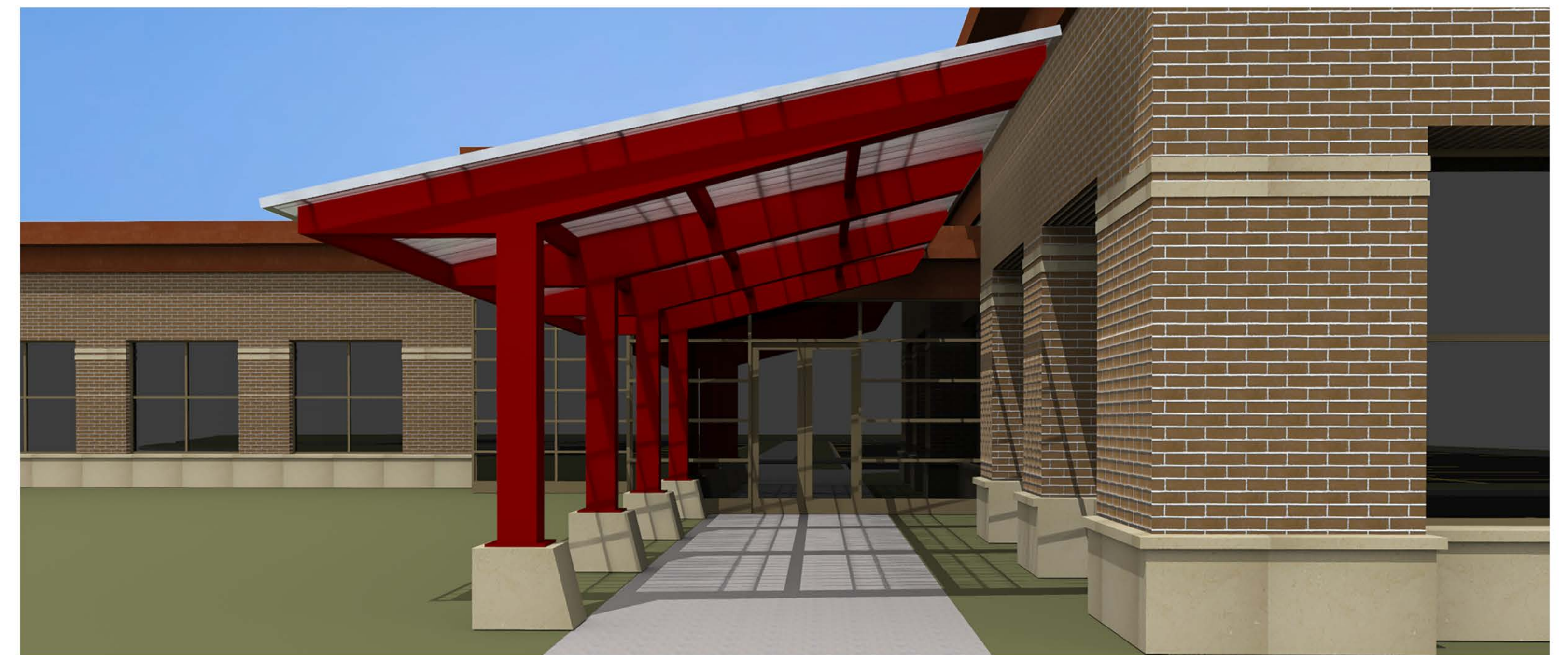
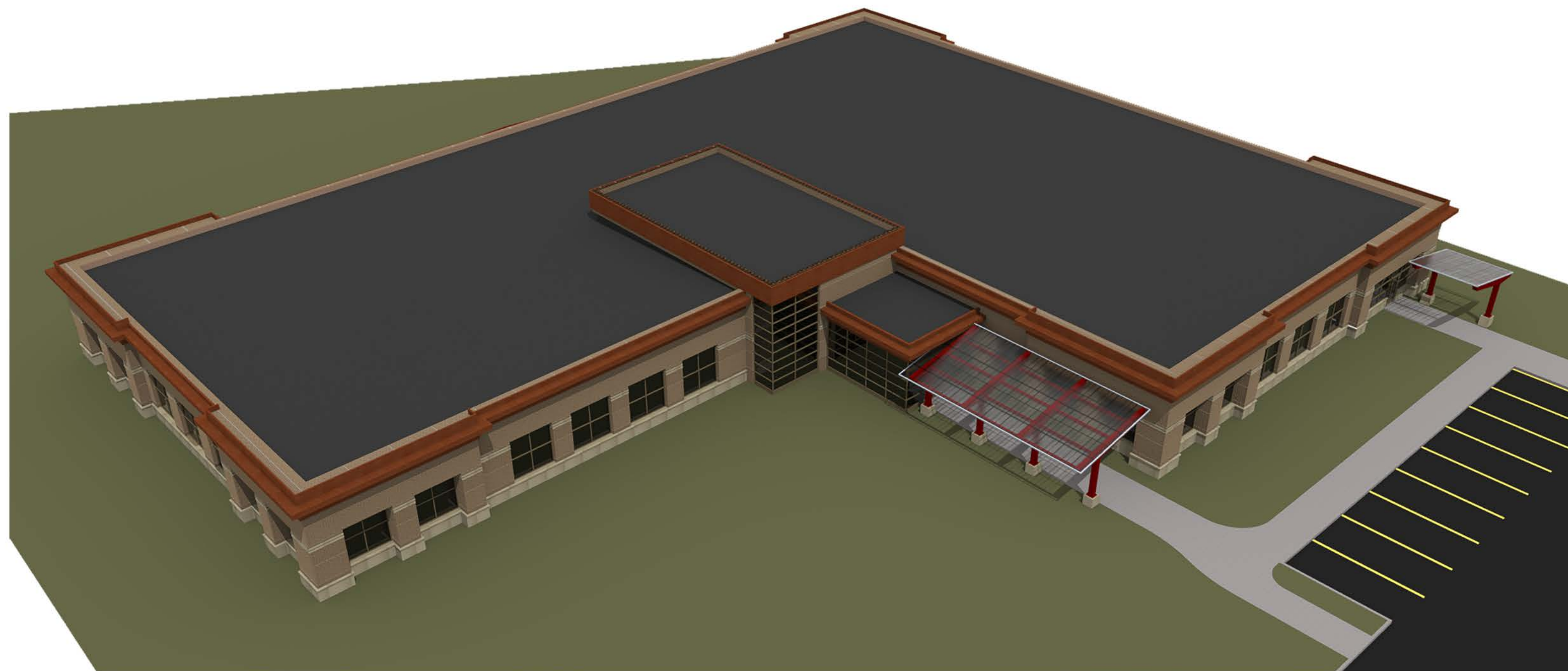
EAST BUILDING ELEVATION



WEST BUILDING ELEVATION



 FLOOR PLAN





4 *Business Park Development*

Applicable Zoning Districts:

- *Business Park/Light Manufacturing (BP)*

The intent of this zoning district is to provide opportunities for high quality business park development for office, light manufacturing, and other non-retail uses. In terms of design, this manual establishes consistent architectural standards between various users in the BP district. These architectural standards are intended to promote a coordinated identity and avoid mismatched design. In addition, the manual ensures the installation of open-space character within business park development through effective site design and landscaping.

A. Site Design

Building Placement

Goal: To establish standards for building location that ensure effective automobile and pedestrian circulation and promote coordination of buildings between adjacent sites and structures.

- Buildings must be setback at least 50 feet from the public right of way.
- Buildings should be located in a manner that allows for effective automobile and pedestrian circulation.
- Shared access points from the public ROW are encouraged. Vehicular access points should be limited to minimize traffic disruption.
- The orientation of buildings should be compat-



Utilizing natural topography within business park development adds aesthetic value and reinforces Lake Elmo's open space character.

- ible with adjacent structures and sites.
- Utilizing the natural topography or features of the site is encouraged to create unique landscapes and add visual interest and value to the design.
- The provision of common and open spaces to the rear of the site is encouraged for the use of employees and visitors, reinforcing Lake Elmo's open-space character.



Street trees provide an attractive streetscape, as well as help screen and provide shade within parking areas.

Streetscape

Goal: To provide high quality landscaping in areas visible from the public view, as well as promote pedestrian connections in the BP district.

- Street trees shall be installed at regular intervals along the public right of way. Species of street trees should be selected according to root zone and salt tolerance.
- Additional landscaping along public streets is encouraged. Landscape materials should be low-maintenance and native to ensure heartiness.
- Sidewalks along the public right of way are encouraged to extend pedestrian connections throughout the BP district.
- Utilizing site amenities as guided by Lake Elmo Theming Study is encouraged.

BUSINESS PARK DEVELOPMENT

Landscaping

Goal: To reduce continuous hardscape and impervious surface, as well as ensure development of a high visual quality.

- a. Trees, plant beds, and potted plants should be installed in parking, sidewalk, and other hard surfaced areas to add visual interest and break up continuous impervious surface.
- b. Parking, service, storage and utility areas should be buffered by plantings, particularly when in view of public streets. Near areas of pedestrian circulation, these plantings shall not exceed 4 feet in height for safety purposes.
- c. Hardy and native plant materials that are resistant to the climate, disease and salt are encouraged.
- d. Making use of similar plant materials as adjacent properties and public spaces is encouraged to create continuity.
- e. Mature trees located on building sites should be retained whenever possible.
- f. Bare soils should be planted or mulched with bark, stone or other suitable material to avoid unnecessary runoff.



Landscape islands greatly improve that character of surface parking lots.

Parking

Goal: To adequately serve the parking needs of businesses in the BP district, while ensuring pedestrian safety, reduced impervious surface, and a high quality visual aesthetic and appearance.

- a. The linear measurement of surface parking areas parallel to the public street are encouraged not to exceed more than 75% of primary street frontages. Sites or projects that are unable to meet this guideline are encouraged to install berms and/or additional landscaping to buffer areas of surface parking adjacent to the primary street frontage.
- b. The entrance to parking facilities should be located on secondary streets when possible.
- c. Shared parking facilities between adjacent uses or businesses are strongly encouraged when possible to avoid excessive amounts of parking.

- d. Structure parking is encouraged, and should be located behind or beneath primary buildings when possible.
- e. Structure parking or parking areas located beneath the primary structure should be screened with architectural elements that match the primary building.
- f. Parking areas should be screened from view of public streets by means of grading and/or landscaping.
- g. Parking areas should be screened from adjacent structures with landscaping strips not exceeding 4 feet in height in order to ensure pedestrian safety.
- h. Landscaped islands should be installed within surface parking areas to break up continuous hardscape and reduce concentration of impervious surface.
- i. Lighting must be provided in parking areas at night for safety purposes. However, direct glare, spillover or other forms of light pollution directed at adjacent properties are prohibited.
- j. Parking facilities must be ADA compliant when deemed necessary.

Delivery, Service, Storage and Utility Areas

Goal: To provide physical and visual separation of delivery, service, storage and utility areas from the public right of way and areas of automobile and pedestrian circulation.

- a. Delivery, service, storage, maintenance or trash collection areas should be located out of the view from the public right of way, or significantly

screened through landscaping or architectural features that match the primary structure.

- b. Service, storage and trash collection areas are not allowed in the setback areas.
- c. The location of delivery, storage and service areas should be clearly marked with signage and should not interfere with other automobile or pedestrian circulation.
- d. Storage and delivery areas should be hard surface, minimizing the dispersal of dust.

B. Building Design

Form and Facade

Goal: To promote buildings of high architectural quality and creativity in design.

- a. Blank facades without windows and doors are discouraged. All sides of the structures shall have architectural treatments.



Garbage collection areas should be located to the rear of the site and screened using materials that match the principal structure.

- b. Window and door styles should reflect the prevailing architectural style of the structure.
- c. Variety and creativity in building facade is encouraged through changes in building materials, fenestration height, and roof lines. Primary facades should not present a continuous wall without architectural details that add visual interest.
- d. Minimizing continuous expanses of wall through facade articulation, recession or projection is encouraged.
- e. Architects and builders are encouraged to incorporate topographical features into the form of the structure when possible, utilizing natural grades to create unique design.

Building Materials

Goal: To promote quality development through durability and visual aesthetics, thereby supporting district identity.



Corner treatments to larger structures add visual interest and break up monotonous design.

- a. High-quality and durable materials should be used in street facing facades.
- b. Primary building materials for structures in the BP district should include brick, stone, cast stone, quality metals, glass, Exterior Insulation Finish Systems (EFIS), or pre-cast concrete panels with exposed aggregate, banding, texturing or other similar decorative finish treatment.
- c. High quality synthetic materials that adequately duplicate natural materials may be acceptable if approved by the City, including, but not limited to, thin brick, hardi plank, decorative concrete masonry, and other materials.
- d. The following building materials are not allowed to be used as primary finished facade material for business park development:
 - Unpainted galvanized metal
 - Red "green-treated" lumber
 - Unfinished wood
 - Plain or unpainted concrete



Long expanses of wall can be broken up using windows and other treatments.

BUSINESS PARK DEVELOPMENT



High quality building materials are required for street-facing facades.

- Painted concrete block may be used on the rear of the building or sides not visible from the public right of way.
- g. Facade colors should reflect subtle earth tones. However, other primary facade colors will be considered by the Review Authority. Accent materials shall complement the colors of the primary facade.

Scale and Mass

Goal: To reduce the appearance of mass in the BP district.

- a. Scale should be reduced by utilizing “step-down” methods, particularly near areas of pedestrian circulation. Entries and other bump out features are effective in this regard.
- b. Structures of two-stories or higher should utilize facade treatments, such as multiple building materials or additional windows, to minimize the appearance of mass.



Parapets of varying height provide additional architectural detail that add aesthetic value.

Roof Design

Goal: To ensure architectural consideration and consistency in roof design in relation to the architecture of the building, and to reduce the visual impact of rooftop equipment.

- a. The design of the roof must be consistent with the overall architecture or design of the structure.
- b. Parapets of varying heights are required for buildings in the BP district with flat roofs.
- c. Rooftop equipment, particularly on flat roofs, must be screened by the parapet or other architectural features.

Entries

Goal: To provide identifiable entryways that emphasize access, pedestrian safety, architectural quality and a human scale.

- a. Entryways to buildings in the BP district should be accessible for pedestrians from the public right of way.
- b. Architectural features should be incorporated into entryways, such as facade detailing or prominent windows.
- c. The use of canopies, awnings and other sheltering features are encouraged.
- d. Pedestrian amenities such as ornamental



Canopies and changes in building materials help accentuate entryways.

trash receptacles, benches or lighted bollards are encouraged near entryways to buildings in the BP district.

Lighting

Goal: To ensure safety of patrons, employees, pedestrians and automobiles, as well as providing visual interest and aesthetic value to a site, while limiting light pollution of the night sky to the best extent possible.

- a. Lighting must be provided in entryways, parking areas, pedestrian ways, storage and ser-

vice areas, and other locations that require additional safety lighting.

- b. Lighting height shall be consistent with City's exterior lighting standards.
- c. Lighting styles should be complementary to the architectural style of the building.
- d. Lighting of architectural features should be used to provide accent and interest, as well as identify the building entryway. Architectural lighting must be downcast and shielded to prevent light pollution.
- e. Bollard lighting is encouraged for pedestrian areas.
- f. Overhead lighting must be shielded to prevent light trespass and spill-over onto adjacent properties.
- g. Buildings near residential zones must utilize lighting that minimizes light trespass.
- h. Bare bulb and exposed neon lighting are not allowed.

Signage

Goal: To provide signage that clearly identifies businesses within the BP district, while promoting quality and consistency in terms of design and materials.

- a. Building signage shall be complementary to the architecture of the structure, as well as consistent with the style of the surrounding buildings or district as a whole.
- b. Sign elements that will be evaluated for consistency include scale, color, lighting and materials.
- c. Signs must be constructed of high quality, durable materials.
- d. Directional signage to delivery, service and storage areas is required.
- e. Two and three-dimensional signs are encouraged to promote creativity and district identity.
- f. All buildings are encouraged to incorporate elements of community theming in appropriate signage, supporting district and city identity.



Two and three-dimensional signage provides creativity and visual interest.



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

Development Standards for Eagle Point Business Park

300.12 subd. (1)(B) and 300.12(2). No Business Park structure shall exceed 60' in height. Parapet walls shall not exceed more than 4' above the height permitted of the building.

300.13 subd (6)(A)(3) Parking spaces shall be 9' X 18' at the developments north of Hudson Blvd and 10' X 20' South of Hudson Blvd, with the exception of the hotel and restaurant which needs to be 9' X 18' spacing. Parking spaces for the handicapped shall be minimum of 12' X 20'. 20% of the spaces in an office development can be compact car size 8' X 16". The size of parking space may be altered upon approval of Zoning Administrator.

300.13 subd. (6)(B)(6)(D) The primary landscaping materials shall be shade trees with shrubs, hedges, etc., used only to complement trees, not as the sole means of landscaping. Landscaping and irrigation will be done on a project by project basis. If landscaping within the NSP easement is disturbed, it needs to be replaced by NSP, or the property owner. Berming and landscaping must be approved within one year of City Council approval.

Permitted Uses: Banks, medical clinics, offices, schools (business, professional and private trade), office showrooms.

Conditional Uses: Business services, conference centers, health clubs, hotels and motels, day care centers, limited retail, medical, dental and research labs, recording studios, restaurants and cafeterias, theaters, teleconferencing transmission facilities, veterinary clinics, and hotel.

Minimum Lot Area: 2.0 acres. Lots less than 2.0 acres might be approved on a project by project basis through a conditional use permit.

Minimum Lot Frontage: 200' with the exception of 50' pm a cul-de-sac.

Lot Width/Depth Ratio: 1/3.5

Minimum Building Setbacks: 50' for the front and street frontage, and 10' for side and rear frontage. When abutting residential uses, the current ordinance requirement will apply.

Minimum Parking Setbacks: Front: 20', Side: 10', Side(street): 20', Rear: 10'

Minimum Building Foundation Size: 10,000 s.f.

Parking Ratio: One space for each 250 s.f. of office building area or one space per two employees, whichever is greater. One space per 2,000 s.f of storage, warehouse and 1 space per 1,000 s.f. of showroom.

Pathways: 8' wide pathways as part of the City's trail system and the City will maintain.

Storm Water Control: Storm water management requirements should be averaged over the PUD area as a whole. The tributary setback will be 30' from the tributary setback, and the parking setback will be 10' from the tributary setback.

Lighting Height: 30' maximum

Sign Height: Businesses can have signage on the building and a monument sign at the property's entrance, and that a pylon sign must be approved on a case by case basis by the City.

Pond Maintenance: Recommend the creation of a District to take care of pond maintenance.