



PLANNING COMMISSION

DATE: 10/10/16

AGENDA ITEM: 4A– PUBLIC HEARING ITEM

CASE # 2016-38

ITEM: Inwood 4th Addition Final Plat and Final Planned Unit Development Plans

SUBMITTED BY: Stephen Wensman, Planning Director

REVIEWED BY: Jack Griffin, City Engineer
Emily Becker, City Planner

SUMMARY AND ACTION REQUESTED:

M/I Homes of Minneapolis/St. Paul (Hans Hagen Homes) is requesting approval of Final Plat and Final Planned Unit Development (PUD) Plans for Inwood 4th Addition to create 38 single family lots. Staff is recommending the Planning Commission recommend approval of the request subject to the conditions listed in this report.

GENERAL INFORMATION

Applicant: M/I Homes/Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN

Property Owners: M/I Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN

Location: Outlot B, Inwood 1st Addition.

PID#: 330.292.114.0030

Request: Application for Final Plat and Final PUD approval of a 38 unit residential subdivision to be named Inwood 4th Addition.

Existing Land Use and Zoning: Vacant land –within Inwood Final Plat area. Current Zoning: PUD/LDR – Low Density Residential

Surrounding Land Use and Zoning: Surrounded by residential lots to the north (vacant) and west, parkland to the east and parkland and 5th Street to the south, all within Inwood. .

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

History: The City Council approved the general concept plan for the Inwood on September 16, 2014, the preliminary plat on December 2, 2014 and the Final Plat on May 19, 2015 for phase 1. Inwood 2nd was approved on 9/1/15, Inwood 3rd was approved on 4/19/16.

Deadline for Action: Application Complete – 9/1/2016
60 Day Deadline – 10/31/2016
Extension Letter Mailed – No
120 Day Deadline – 12/30/16

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (LDR)
Article 16 – Planned Unit Development Regulations
§150.270 Storm Water, Erosion, and Sediment Control

REQUEST DETAILS

M/I Homes/Hans Hagen Homes is requesting Final Plat and Final Planned Unit Development (PUD) approval of Inwood 4th Addition, replat of Outlot B, Inwood 1st Addition. The final plat will result in 38 single family lots on 10.91 acres. The final plat will have a gross density of 3.5 (DUA) dwelling units per acre compared to the overall Inwood gross density of 2.7 DUA. The Net density is 3.5 DUA as there are no ponds, wetlands, collector roads or parkland in the 4th phase. Lot widths vary from 64.3 feet to 105 feet and lot sizes vary from 8,171 sq. ft. to 13,650 sq. ft., consistent with the preliminary plat and the LDR – Urban Low Density Residential zoning requirements.

Plat Summary:	
Development area (Outlot B):	10.91 acres
Total lot area:	8.4 acres
Residential lots:	38
R/W area:	2.51 acres
Average lot size:	.22 acres
Gross density:	3.51 dwelling units per acre
Net density:	3.51 dwelling units per acre

There is no parkland dedication in this phase. All parkland dedication was dedicated with the first phase. No trails are proposed with this plat, however condition of the 3rd Addition final plat was that the surrounding trails be installed prior to issuance of building permits. The trails have been constructed including the east-west trail to the north of this phase of the plat. The previously dedicated parkland is located between this plat and 5th Street. Street access to the park will be from Ivywood Ave or Ivywood Lane (or new name given to these streets).

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval. A final plat can only be approved if it is in substantial conformance with the approved preliminary plat and if in conformance it must be approved. Staff has reviewed the final plat and found that it is consistent with the preliminary plat. The developer will need to follow all approved development and construction plans for Inwood 4th Addition.

REVIEW AND ANALYSIS

Staff has reviewed the final plat and final PUD development plans and has identified a number of issues that need to be addressed prior to recoding the final plat. A summary of the issues are as follows:

Landscape Plans. Staff has reviewed the landscape plans and has the following comments:

- The landscape plans/utility plans must be revised to maintain 10 foot offset between trees to utilities. As proposed there are multiple conflicts with the boulevard trees being placed too close to water/sewer service stubs. Also Lots s 5 and 6, Block 1 have trees located over a

stormsewer pipe. These trees need to be relocated to the lot side of the sidewalk outside the 10' drainage and utility easement or in the easement with approval of the City after staking.

- Add plan note to the landscape plans to require all trees to be field located and approved by the city prior to planting trees.
- Remove plan note #3 on sheet L2. Tree installation is required as part of the developer installed improvements.
- Revise plan note #7 on sheet L2 as follows; "Trees may be adjusted with prior city approval to accommodate final home plans and driveway locations."
- One irrigation service is proposed from Ivywood Avenue to the proposed Park. Location must be reviewed and approved by Planning/Public Works prior to installation. The City of Lake Elmo Irrigation service detail must be on the landscape plans.

Engineering Review. The City Engineer has reviewed the final plat submittal and has prepared a memorandum for the Commission and Council's review. The comments in the City Engineer's review memorandum dated September 28, 2016 should be addressed prior to releasing the plat for recording.

Preliminary Plat Conditions. The Inwood 4th Addition final plat is in conformance with the preliminary plat. The preliminary plat and PUD plans for Inwood were approved with conditions. From that preliminary plat approval, the following conditions remain outstanding (Staff has provided comments related to each condition in bold italics):

- 1) The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior to the submission of final plat. ***The Planning Department had named all streets within the entire plat, however, the City is in the process of revising its street naming policy. Based on discussions with the City Council, the Council may want to provide guidance on street names within the plat. Based on discussions, Staff is recommending renaming the new road Ivywood Circle North.***
- 2) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated November 18, 2014. ***The preliminary landscape plan has been updated and Phases 1 – 3 have been approved. The landscape plan for phase 4 is consistent with the preliminary landscape plans except as noted below.***
- 10) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park, trails, or open space on the final plat. ***There is no signed maintenance agreement for the 4th phase. An approved and executed landscape license agreement shall be required prior to the release of building permits in the 4th phase.***
- 18) The developer shall install a multi-purpose trail along 10th Street between "Street B" and Inwood Avenue. ***This condition will be addressed in a future phase.***

Any conditions that would still apply to Inwood 4th addition are included as part of the Staff recommendation below.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff is recommending conditions as part of this final plat review to address issues highlighted in this report that include conditions of the preliminary plat that have not been fully addressed by the applicant. The City Engineer's review memorandum dated September 28, 2016 identifies a number of issues that need to be addressed by the developer in order for the City to deem the final plans complete. Based on the above Staff report and analysis, Staff is recommending approval of the final plat and final PUD development plans for Inwood 4th Addition with the following conditions:

Recommended Conditions of Approval:

- 1) All easements as requested by the City Engineer or Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 2) All conditions/comments from the City Engineer's review memorandum dated September 28, 2016 be complied with prior to the execution of the final plat by City Officials.
- 3) That the Landscape Plans be revised to address the Planning and Engineering review comments prior to recording the final plat.
- 4) That the 5th Street Irrigation water service be installed with the 4th Addition improvements consistent with the Landscape Specifications for 5th Street, and that the City's standard water service for irrigation detail be added to the final landscape plans.
- 5) A Common Interest Agreement concerning management of the common areas of Inwood 4th Addition and establishing a homeowner's association shall be submitted in final form to the Planning Director before a building permit may be issued for any structure within this subdivision.
- 6) That the new street in the final plat be named Ivywood Circle North.
- 7) The applicant shall also enter into a landscape license agreement and maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Inwood 4th Addition Final Plat:

- That all the requirements of City Code Section 153.08 related to the Final Plat have been met by the Applicant.
- That the proposed Final Plat for Inwood 4th Addition consists of the creation of 38 single-family detached residential structures.
- That the Inwood 4th Addition Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on December 2, 2014.

- That the Inwood 4th Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Inwood 4th Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district except as previously approved as part of the Inwood PUD.
- That the Inwood 4th Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as previously approved as part of the Inwood PUD.
- That the Inwood 4th Addition Final Plat complies with the City's subdivision ordinance.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the Inwood 4th Addition Final Plat with the 7 conditions of approval as listed in the Staff report.

Suggested motion:

“Move to recommend approval of the Inwood 4th Addition Final Plat with 7 conditions of approval as drafted by Staff based on the findings listed in the Staff Report.”

ATTACHMENTS:

1. Application Forms and Narrative
2. Inwood 4th Addition Final Plat
3. Inwood 4th Addition Final PUD Plans

SUGGESTED ORDER OF BUSINESS:

- IntroductionPlanning Staff
- Report by StaffPlanning Staff
- Questions from the Commission Chair & Commission Members
- Public CommentsChair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission..... Chair & Commission Members

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



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

AUG 17 2016

LAND USE APPLICATION

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

Applicant: M/I Homes, 26 Maple St. Paul
Address: 941 NE Hillwind Rd, Suite 300 Fridley MN
Phone #: 763-586-7202
Email Address: grask@mihomes.com

Fee Owner: M/I Homes
Address: Same
Phone #: _____
Email Address: _____

Property Location (Address): _____
(Complete (long) Legal Description: Outlot B, Trussd

PID#: 33 02 92.114 00 30

Detailed Reason for Request: Final platting lots

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

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

Signature of applicant: [Signature] Date: 8/5/16

Signature of fee owner: [Signature] Date: 8/5/16



AUG 17 2016

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

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant  Date 8/5/16

Name of applicant John Rask Phone 763-586-7202
(Please Print)

Name and address of Contact (if other than applicant) _____

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

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that **I am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant _____

mtc Homes

(Please Print)

Street address/legal description of subject property _____

Outlot B, Trurod

[Signature]

Signature

8/5/16

Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

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

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Date Received: _____
Received By: _____
LU File #: _____



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

FINAL PLAT APPLICATION

Applicant: M/E Homes of Minneapolis / St. Paul LLC.
Address: 941 NE Hillwind Rd. Suite 300
Phone #: 763-586-7202
Email Address: grask@mehomes.com

Fee Owner: Same
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address): East of Tinwood Ave and North of 54th Street
Complete (long) Legal Description: _____

PID#: 33-029-21-14-0030

General information of proposed subdivision: See attached

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

Signature of applicant: [Signature] Date: 8/5/16

Fee Owner Signature: [Signature] Date: 8/5/16



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

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I **am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant MTL Homes
(Please Print)

Street address/legal description of subject property Outlot B, Ironwood

[Signature]
Signature

8/5/16
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

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

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.



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651-747-3900

AUG 17 2016
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This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant [Signature] Date 8/5/16

Name of applicant John Bach Phone 763-586-7202
(Please Print)

Name and address of Contact (if other than applicant) Sams

Final Plat and PUD Final Plan Narrative
Hans Hagen Homes
January 17, 2016

2. Written Statements

a. *List of contact information:*

Applicant

John Rask
Hans Hagen Homes
941 NE Hillwind Road, Suite 300
Fridley, MN 55432
763-586-7200

Property Owner

John Rask
Hans Hagen Homes
941 NE Hillwind Road, Suite 300
Fridley, MN 55432
763-586-7200

Surveyor

Dan Obermiller
EG Rud and Sons, Inc.
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
651-361-8200

Civil Engineer

Brian Krystofiak, PE
Carlson McCain, Inc.
248 Apollo Drive, Suite 100
Lino Lakes, MN 55014
763-489-7905

Wetland Consultant

Melissa Barrett
Kjolhaug Environmental
26105 Wild Rose Lane
Shorewood, MN 55331
952-401-8757

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- b. *A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s);*

See attached.

- c. *Final Subdivision and Lot Information*

- i. InWood 4th Addition
- ii. Lot Tabulation – see attached plat and table. The 4th addition plat includes a total of 38 lots, which is consistent with the approved preliminary plat for this part of the neighborhood.
- iii. There is no park land dedicated in this phase.
- iv. 2.51 acres of public right-of-way.

- d. *An explanation of how issues have been addressed since the Preliminary Plat phase of the development;*

The final plat for the 4th Addition is consistent with the preliminary plat and conditions of approval as discussed below.

Conditions of Preliminary Plat Approval:

1. The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior to the submission of final plat.

Response: The Community Development Director has supplied street names for the entire plat.

2. The City and the applicant shall reach an agreement concerning the location and dedication of land associated with the proposed water necessary to provide adequate water service to the InWood project area prior to the acceptance of a final plat for any portion of the PUD area.

Response: The applicant and City have agreement on the final water system design. The property owner, Inwood 10 LLC, has provided land for a future City water tower.

3. The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated November 18, 2014.

Response: The applicant has submitted revised plans to the City addressing the above. Landscaping for the first phase and 5th Street has been partially installed.

4. Prior to the submission of a final plat for any portion of the InWood PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area.

Response: The Park Dedication requirements were satisfied with the Final Plat for Inwood. Outlot L, Inwood was dedicated to the City for future park.

5. As part of any development agreement that includes improvements to one of the adjacent County State Aid Highways (CSAH 13 and 10th Street), the City and the developer shall determine the appropriate responsibility for the cost of these improvements.

Response: There are no improvements or connections planned to either CSAH 13 or 10th Street with this phase. Cost sharing was determined and agreed upon with the Inwood final plat for CSAH 13 and funds were provided by Hans Hagen Homes.

6. The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.

Response: The applicant entered into a separate grading agreement with the City and has graded the property consistent with the approval.

7. The applicant shall continue to work with the City on the final design of 5th Street, and in particular, the transition from the InWood PUD to properties located further to the east (including the Boulder Ponds development and land owned by Bremer Financial Services).

Response: The applicant worked with the City on the final design and has constructed 5th Street through the project site.

8. The utility construction plans shall be updated to incorporate the recommendations of the City Engineer concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties.

Response: The utility plans were updated and resubmitted to the City Engineer prior to the approval of the Inwood Final Plat.

9. The proposed public street access to 5th Street from Streets D2 and the southwest park area (Park 1) shall be eliminated from the preliminary development plans in order to bring the proposed spacing into conformance with the City's access spacing guidelines. Staff is requesting that the developer continue working with the City to determine the most appropriate access into and out of the southwest park area.

Response: This change was made to the preliminary plat. The 4th Addition Plat is consistent with this requirement.

10. All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park, trails, or open space on the final plat.

Response: The HOA documents for the project were drafted consistent with this condition. The documents are recorded against the property.

11. The applicant must either move the planned north/south trail through Park 1 further to the west around an existing wetland area located approximately 400 feet south of 10th Street or will need to work with the South Washington Watershed District to design a multi-purpose trail through the buffer area that complies with all applicable watershed district's requirements.

Response: The trail was installed with the previous phase of the development

12. The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated November 16, 2014.

Response: The applicant updated the preliminary streets and utility plans to be consistent with the City Engineer's comments. The update plans were submitted to the City prior to the Final Plat and Final PUD plan for the 1st phase.

13. The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within County rights-of-way as required by Washington County and further described in the review letter received from the County dated November 17, 2014.

Response: The plans are updated to include the necessary right-of-way as required by Washington County.

14. Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.

Response: The applicant has entered into a Developers Agreement consistent with this condition.

15. The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the South Washington Watershed District Permit.

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Response: There are no wetlands being impacted as a result of this project and all the conditions of South Washington Watershed District are being met. The applicant has received the necessary development approvals from the Watershed District.

- e. A statement showing the proposed density of the project with the method of calculating said density shown (Below numbers are based on all the single family lots, and not just this phase);*
- i. Single Family land use area of the overall plat includes 102.9 acres (The 4th additional includes 10.91 acres*
 - ii. 275 total single family homes (38 lots in 4th Addition).*
 - iii. Single Family Gross Density of 3.5 units per acre (Overall project density is 2.7 units per gross acres)*
 - iv. Single Family Net Density of 3.51 units per acre (there is no park land, ponds, wetlands, and collector roads in this phase of the neighborhood.)*
- f. Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc) necessary to serve the subdivision;*

The 4th phase will include the construction of the necessary roads, sewer and water. The storm water improvements, including ponding and infiltration basins were installed with the first phase of development.

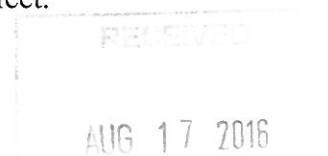
- g. A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);*

Neighborhood input was provided during the PUD Plan review stage. Comments generally related to concerns over the extension of municipal services in this area of the community and the impacts that come along with changes to land use.

The land uses and density of the InWood neighborhood are consistent with the City's Comprehensive Plan, and no changes are necessary as a result of the Preliminary Plat application.

Hans Hagen Homes has also designed the neighborhood to lessen the impacts on adjacent property owners, as well as to enhance the neighborhood for future residents. These design features include:

- i. A linear park along the eastern edge of the property that exceeds the City's initial standard of 100 feet. The InWood linear park varies from 100 feet to over 200 feet.*



- ii. The lots and streets were orientated east/west with cul-de-sac lots backing to the linear park. There are only 19 lots that back up to the linear park over a distance of 2,640 feet. Under standard zoning, there could be 40 lots backing up to the buffer.
- iii. Additional land for a neighborhood park adjacent to the existing Stonegate development. This park will serve the needs of residents living in InWood as well as the neighborhoods to the east.
- iv. Landscaped berms along 10th Street, 5th Street, and along a portion of the western edge of the neighborhood.

h. A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;

The InWood neighborhood is consistent with the City's Comprehensive Plan which provides for a graduation of land use intensities over the site. North of the 5th Street parkway will be single family homes. Transitioning to the west will be commercial. The neighborhood plan for InWood provides a large pond and berms to help transition between the commercial and single family neighborhood.

The InWood neighborhood plan avoids and preserves the three wetland basins found on the site. While these wetlands are currently farmed and significantly degraded, it's our intent to restore them with native vegetation.

i. Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area.

The City's Comprehensive Plan provides for the planned and orderly growth of the community by making sure that the necessary infrastructure and services are in place as growth occurs. Because the proposed neighborhood is consistent with the City's Comprehensive Plan, no impacts or excessive burdens are anticipated to the roads, public utilities, or public services.

A detailed traffic study was prepared as part of the EAW, and found no traffic impacts that could not be mitigated.

The majority of the homes in the neighborhood will not contain school age children. As such, no impacts are anticipated to the North St. Paul school district.

j. If applicable, provide a description of proposed lakeshore access (i.e. shared dock with multiple slips, individual docks for each lot, etc.);

Not applicable.



INWOOD FOURTH ADDITION (PHASE 3) LOT SUMMARY TABULATIONS

8-Aug-16

Lot #	Block #	Area (sq.ft.)	Lot Width	Lot Depth
1	1	9,772	75.8	128.8
2	1	8,552	65.0	131.6
3	1	10,099	75.0	134.3
4	1	10,250	70.0	146.4
5	1	10,402	65.0	161.1
6	1	10,071	65.0	155.1
7	1	11,957	87.8	139.5
8	1	10,972	87.3	131.5
9	1	8,964	65.0	138.1
10	1	8,875	65.0	136.5
11	1	8,774	65.0	135.0
12	1	8,672	65.0	133.4
13	1	8,571	65.0	131.9
14	1	12,428	93.1	130.0
1	2	13,650	105.0	130.0
2	2	8,515	65.5	130.0
3	2	8,515	65.5	130.0
4	2	8,515	65.5	130.0
5	2	8,515	65.5	130.0

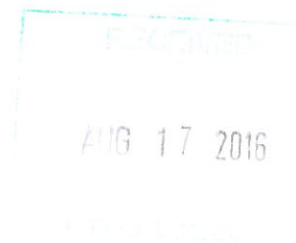
Lot #	Block #	Area (sq.ft.)	Lot Width	Lot Depth
6	2	10,749	75.0	142.9
7	2	10,303	70.0	146.6
8	2	9,660	64.4	131.6
9	2	10,715	79.8	130.0
10	2	11,529	73.2	127.5
11	2	9,790	64.3	121.8
12	2	9,165	64.3	115.9
13	2	9,128	64.3	126.8
14	2	8,450	65.0	130.0
15	2	9,840	64.4	130.0
16	2	10,804	64.4	127.2
17	2	10,572	64.4	125.2
18	2	9,550	64.5	121.1
19	2	8,662	64.5	120.1
20	2	8,171	65.0	125.7
21	2	8,171	65.0	125.7
22	2	8,171	65.0	125.7
23	2	8,171	65.0	125.7
24	2	8,171	65.0	125.7
TOTAL		365,841		

RIGHT OF WAY		Area (sq.ft.)
RESIDENTIAL		109,502

TOTAL SITE AREA	475,343
-----------------	---------

Please Note: Lots widths shown represent the width of the lot at the proposed house location.

E.G. Rud & Sons, Inc.
Job No. 13777PP



INWOOD FOURTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot B, INWOOD, according to the recorded plat thereof, Washington County, Minnesota.

Has caused the same to be surveyed and platted as INWOOD FOURTH ADDITION and does hereby dedicate to the public the public ways and the drainage and utility easements created by this plat.

In witness whereof said M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____

M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC

Gary M. White, president

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, 20____, by
Gary M. White, president of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ day of _____, 20____.

Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20____
by Daniel W. Obermiller, Licensed Land Surveyor, Minnesota License No. 25431.

Notary Public, _____ County, Minnesota
My Commission Expires _____

LAKE ELMO PLANNING COMMISSION
Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____ day of _____, 20____

PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA

By _____ Chairman By _____ Secretary

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

CITY OF LAKE ELMO, MINNESOTA
By _____ Mayor By _____ Clerk

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

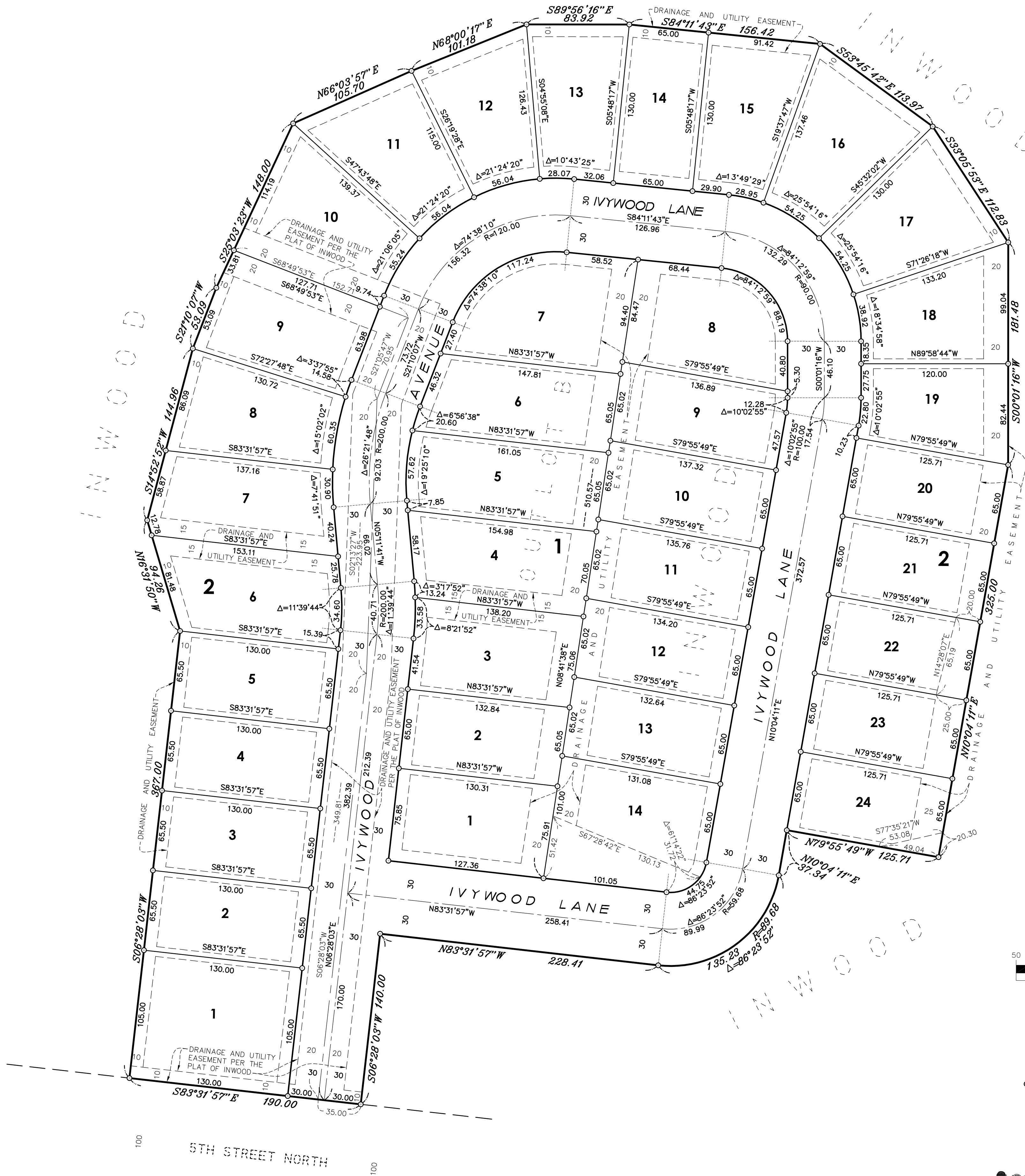
By _____ Washington County Surveyor By _____

COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____ day of _____, 20____.

By _____ Washington County Auditor/Treasurer By _____ Deputy

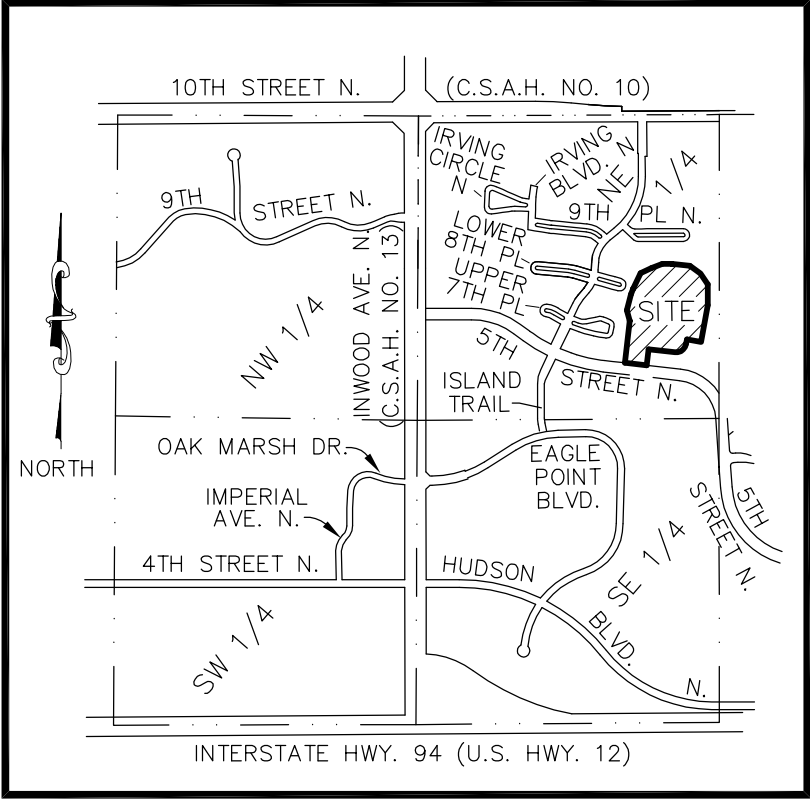
COUNTY RECORDER
Document Number _____
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____, M., and was duly recorded in Washington County Records.

By _____ Washington County Recorder By _____ Deputy



VICINITY MAP

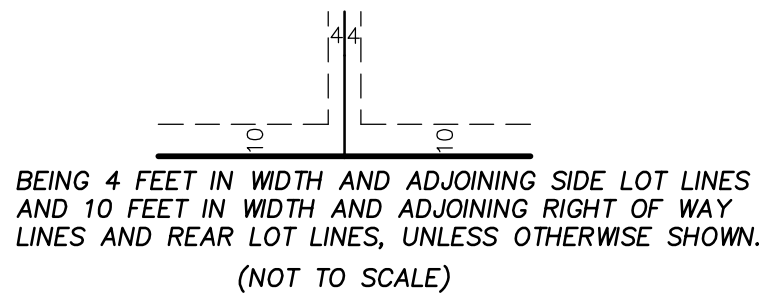
NOT TO SCALE



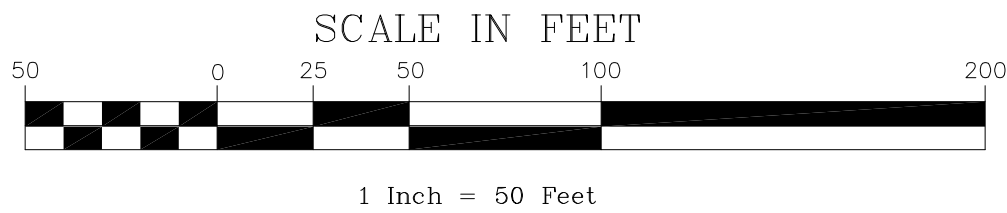
SECTION 33, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF LAKE ELMO

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NORTH

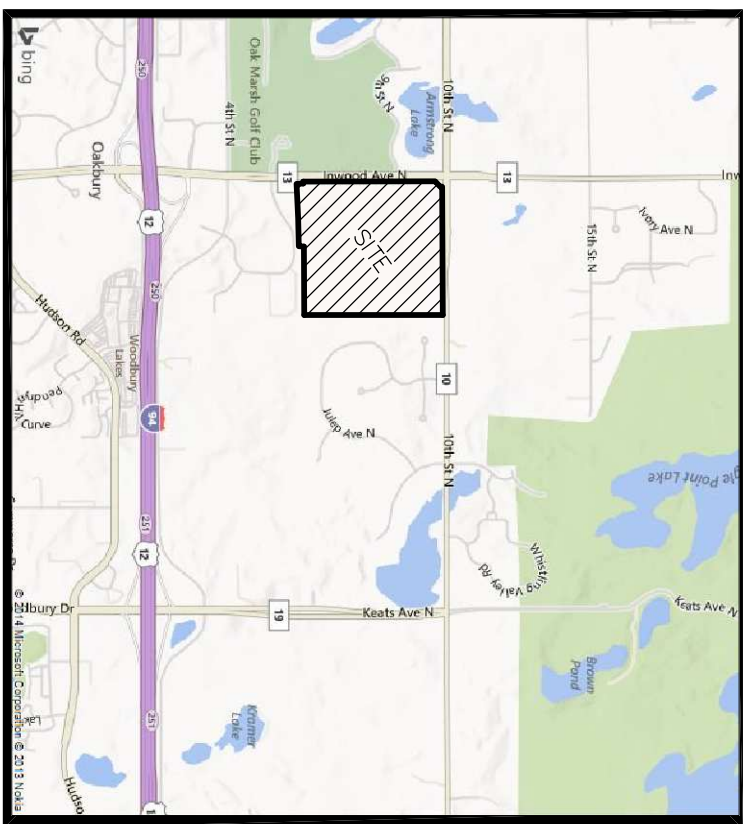


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).

○ DENOTES A 1/2 INCH BY 14 INCH IRON PIPE, WITH PLASTIC CAP INSCRIBED R.L.S. NO. 25341, WHICH HAS BEEN SET OR WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD 10.

VICINITY MAP

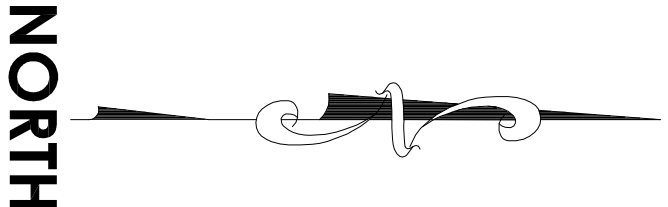
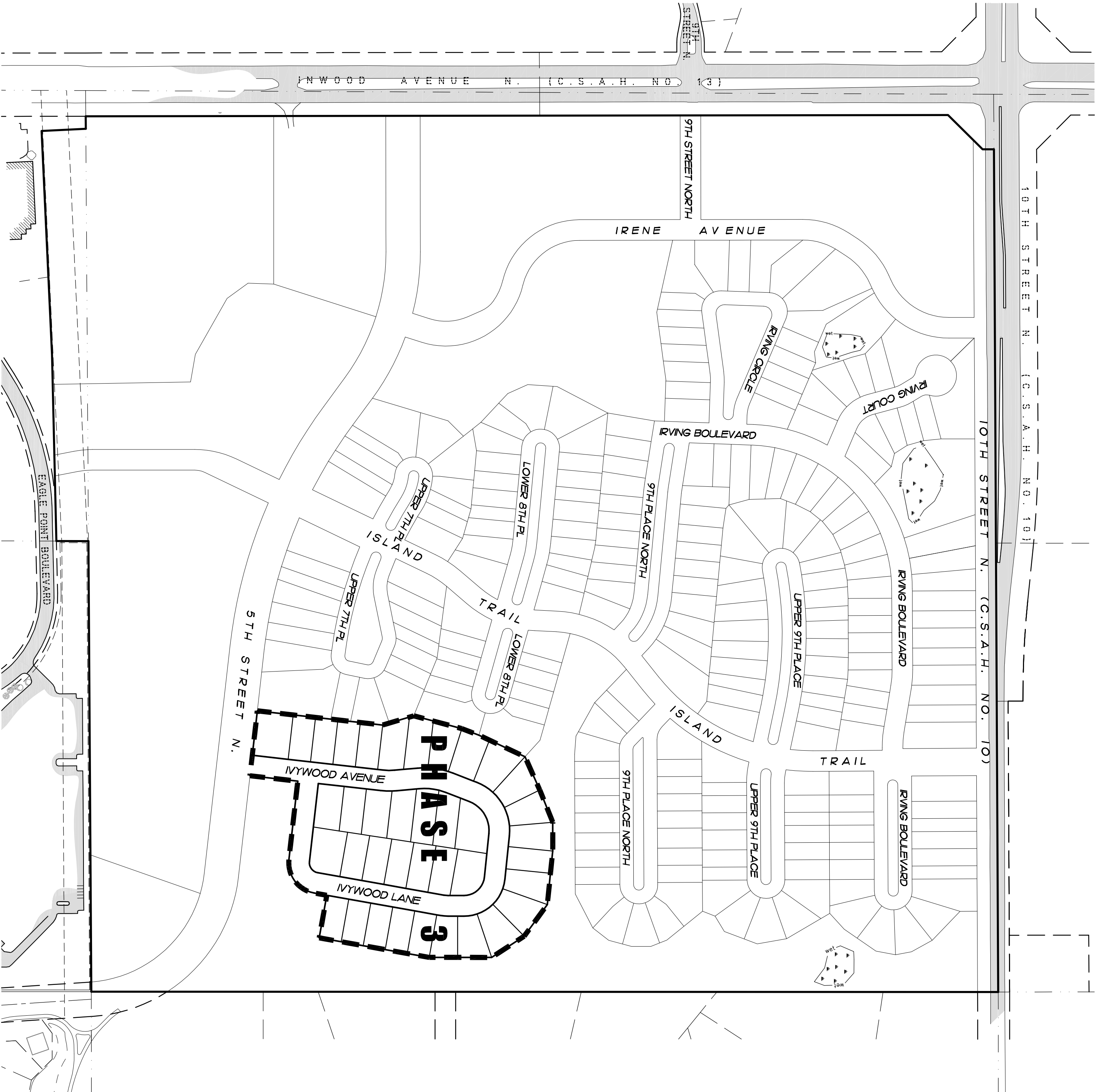
PART OF SEC. 33, TWP. 29, RNG. 21



WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

BLOCKS 6 AND 7
EASEMENT DETAIL

PUBLIC DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
14' 4' (NOT TO SCALE)
BEING 4 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAN.



APPLICANT:

John Rask, Vice President
941 Homes of Minneapolis/St. Paul, LLC
941 NE Hillwind Road, Suite 300
Fridley, MN 55432
763-586-7200

PROPERTY OWNER:

M/J Homes of Minneapolis/St. Paul, LLC
941 NE Hillwind Road, Suite 300
Fridley, MN 55432
763-586-7200

PROPERTY DESCRIPTION:

The West Half of the Southeast Quarter of Section 33, Township 29 North, Range 21 West, lying north of the north right-of-way line as shown on State Highway Right-of-way Plat No. 4 of 12, State Project 8282 (94=392) 902, Washington County, Minnesota. (Abstract)
The Northeast Quarter of Section 33, Township 29, Range 21, less and except: Parcel No. 4 of Washington County Highway Right-of-way Plat No. 41; and Parcel No. 3 of Washington County Highway Right-of-way Plat No. 42, Washington County, Minnesota. (Torrens)

NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 4/10/14.
- Bearings shown are on the Washington County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- 33-029-21-11-0002, 33-029-21-12-0001, 33-029-21-12-0003, 33-029-21-12-0002.
- Total parcel area = 15718 acres.
- Wetland delineation/location provided by Kjaerhaug Environmental Services. See report dated July 3, 2014.
- Borings done by American Eng. Testing, Inc. from 5/13/14 Report.

SITE DATA AND LAND USE NOTES:

TOTAL PLAT AREA (ALL PHASES) 157.2 ACRES
PHASE 3 INFORMATION
PROPOSED SINGLE FAMILY LOTS 38
PUD SINGLE FAMILY LAND AREA 8.4 ACRES
RIGHT OF WAY AREA 2.5 ACRES
TOTAL AREA OF PHASE 3 10.9 ACRES

SINGLE FAMILY HOME
BUILDING SETBACKS:

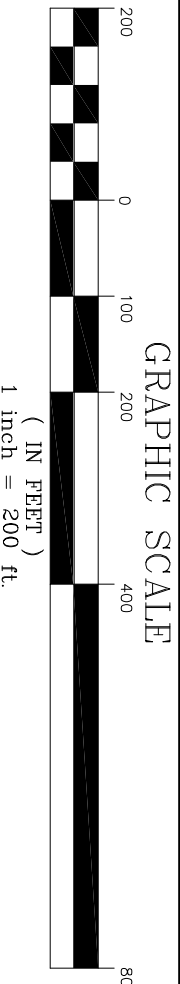
FRONT YARD 20 FEET
SIDE YARD 4 FEET
CORNER SIDEYARD 20 FEET
REAR YARD 20 FEET



6774 Locke Drive NE Suite 110
Lino Lakes, MN 55014
Tel (651) 361-8200 Fax (651) 361-8701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly registered land surveyor in the State of Minnesota.
Date: 09/09/16 License No. 25341

PDRAW BY: JEN	JOB NO.: 13777P	DATE: 09/09/16
CHECK BY: DMO	SCANNED	
1		
2		
NO	DATE	DESIGNED BY



HANS HAGEN HOMES
941 NE Hillwind Rd., Suite 300
Fridley, MN 55432



INWOOD
Lake Elmo, Minnesota

PUD FINAL PLAN PHASE 3

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E.	651.300.4261
Jack Griffin, P.E.	651.300.4264
Ryan Stempski, P.E.	651.300.4267
Chad Isakson, P.E.	651.300.4283

Date: September 28, 2016

To: Stephen Wensman, City Planner
Cc: Chad Isakson, P.E., Municipal Engineer
From: Jack Griffin, P.E., City Engineer

Re: Inwood 4th Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for the Inwood 4th Addition. Final Plat/Final Construction Plans were received on August 17, 2016. The submittal consisted of the following documentation prepared by Carlson-McCaist, Inc. or as noted:

- Inwood Fourth Addition Final Plat, dated August 8, 2016.
- Inwood 4th Addition Street and Utility Construction Plans dated July 20, 2016.
- Inwood 4th Addition Specifications dated July 20, 2016.
- Inwood 4th Addition Landscape Plans dated August 9, 2016.

STATUS/FINDINGS: Engineering review comments have been provided in two separate memos; one for Final Plat approval consideration, and one to assist with the completion of the final Construction Plans. Please see the following review comments relating to the Final Plat application.

FINAL PLAT: INWOOD 4TH ADDITION

- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated September 28, 2016.
- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual using City details, plan notes and specifications and meeting City Engineering Design Guidelines.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Construction Plans.

FINAL CONSTRUCTION PLANS & SPECIFICATIONS

- No construction for Inwood 4th Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- A separate memorandum will be provided to direct additional plan corrections necessary for final construction plan approval.

From: [Rob Weldon](#)
To: [Stephen Wensman](#)
Subject: Inwood 4th review
Date: Friday, September 02, 2016 11:39:11 AM

Steven,

There are a couple changes we would like to see to the water and street plans.

Water – Add a 12” gate valve on the north side of Ivywood Ave. at its intersection w/ Ivywood Ln. As the current plans show, we would be shutting water off to the entire addition it work/repairs would be needed in the area from 5th St. north to were the 12” main ties in from the easement on the west. Adding this valve would help us isolate the area and better control water flowage.

Streets – R8-3 No Parking (symbol) signs shall be 18”x18”. This is the size we currently stock and prefer to stay with.

Another point of concern and question is the size of trees being proposed for boulevard landscaping. We would like to stay away from trees that will grow to a size that impacts traffic flow and creates damage to streets, curbs and walks.

Thanks!

Rob

Rob Weldon
Public Works Director
City of Lake Elmo
651-747-3941
rweldon@lakeelmo.org



SANITARY SEWER NOTES

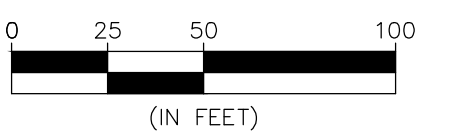
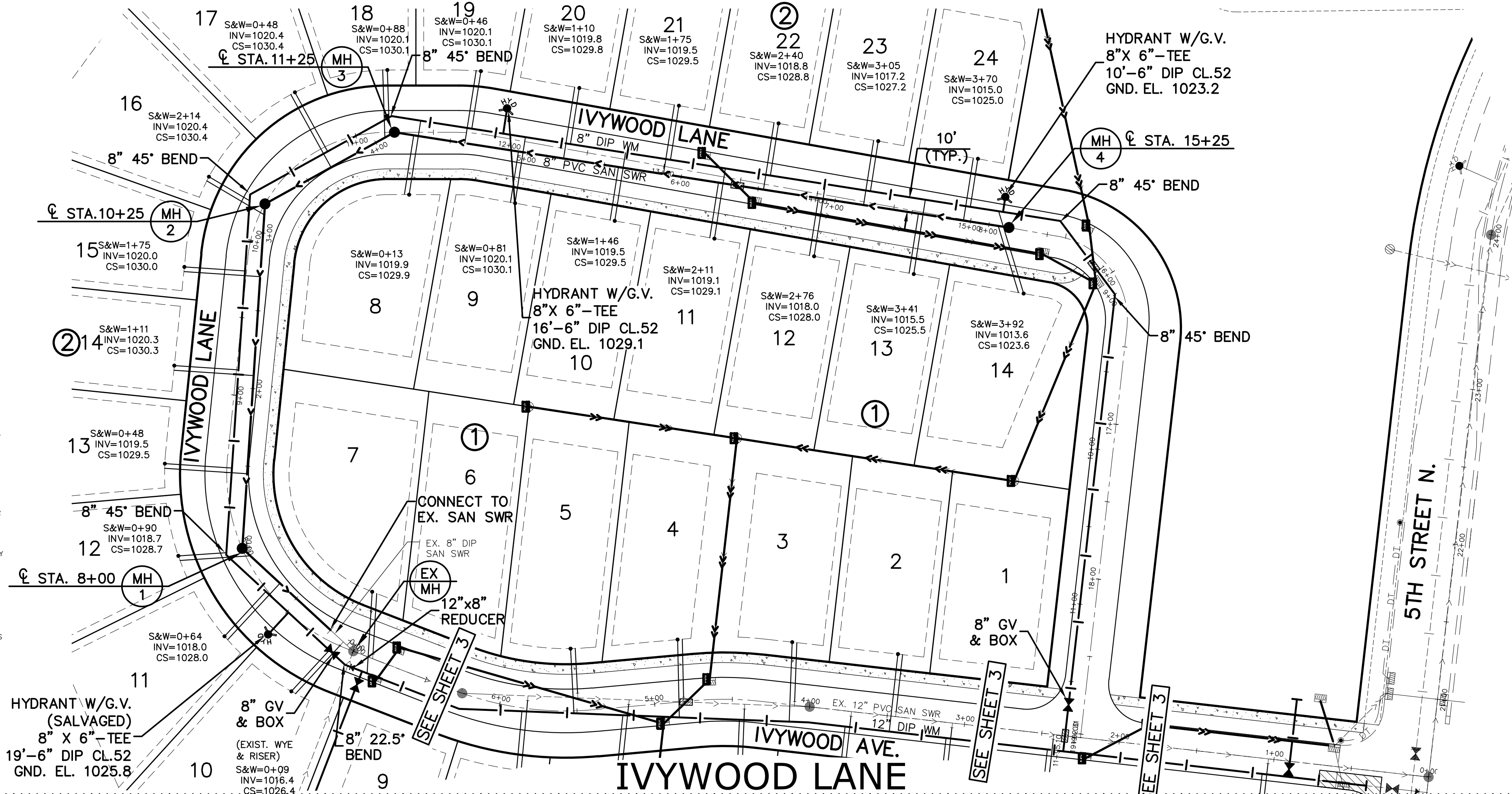
- ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)".
- UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
- ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
- SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
- REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MCDOT SPEC. 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
- SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
- A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
- ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
- UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

WATERMAIN NOTES

- ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
- WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-52.
- ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.41. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
- USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
- GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL, SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC. 2611.2.2.2.
- USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
- BUTTERFLY VALVES SHALL BE MUELLER LINESEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2.63.
- BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
- ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
- HYDRANTS SHALL BE WATERLOUS "PACER," MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
- HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP.
- THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1'-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

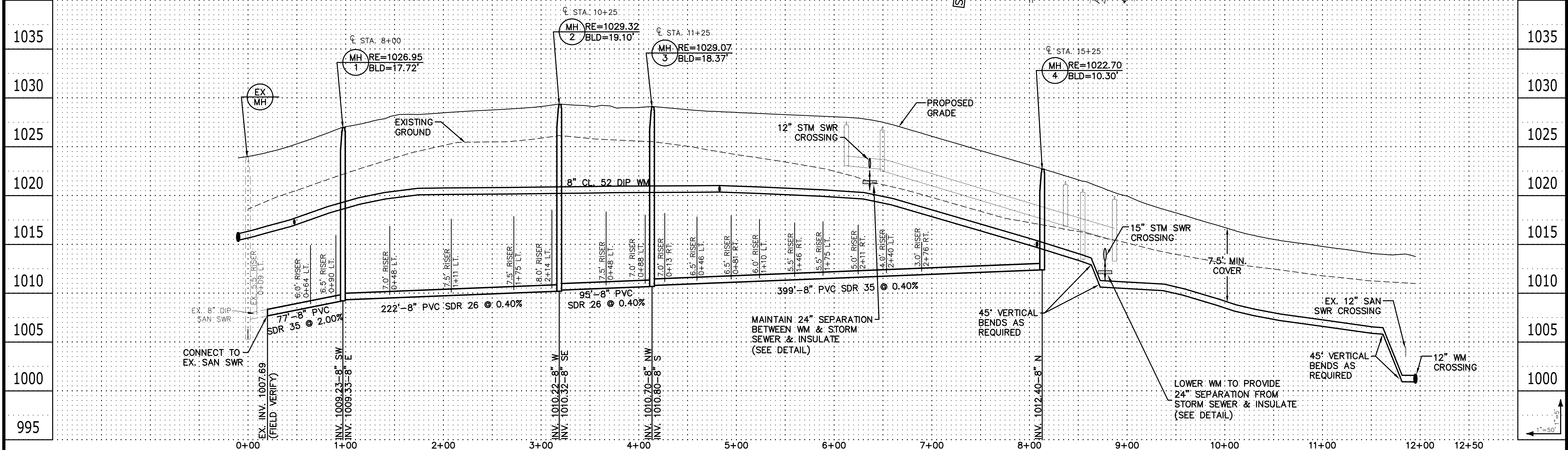
GENERAL SERVICE NOTES:

- SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
- WATER SERVICES SHALL BE 1" COPPER TYPE K AND SHALL HAVE 7.5' MINIMUM COVER.
- SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
- SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.



BENCHMARKS

- Top Nut of Hydrant located on the south side of Eagle Point Road approximately 1290 ft. easterly of the intersection of Eagle Point Road and Inwood Avenue North - Elevation=1006.57 (NGVD 29)
- Railroad spike in power pole located on the south side of 10th Street North approximate 1250 ft. east of the West line of the NE 1/4 of S. 33, T. 29, R. 21 - Elevation=1033.78 (NGVD 29)



- environmental
- engineering
- surveying

3890 Pheasant Ridge DR. NE,
Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 07/20/16 License #: 25063

Drawn: ADB
Designed: BJK
Date: 07/20/16

Revisions:
1.

M/I HOMES
941 NE Hillwind Rd., Suite 300
Fridley, MN 55432

INWOOD 4TH ADDITION
Lake Elmo, Minnesota

SANITARY SEWER & WATER MAIN

4
of
11