



STAFF REPORT

DATE: April 4, 2017

CONSENT

ITEM #: 5

AGENDA ITEM: Municipal State Aid System – Resolution Establishing Municipal State Aid Streets

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Rob Weldon, Public Works Director
Chad Isakson, Assistance City Engineer

BACKGROUND: As a Municipal State Aid city, the City of Lake Elmo is eligible to designate certain higher volume roadways that are functionally classified as collector or arterial streets, as Municipal State Aid routes, and are eligible to receive a proportionate share of state aid funding to assist with the maintenance and construction of the MSA roadway network. Streets designated as Municipal State Aid Streets must meet the selection criteria of Rule 8820.0700, sub. 3. The City is allowed to designate roadway mileage up to a cap of 20% of the total local and county roadway system within the City limits. In addition, the City is allowed to designate any county road or county state aid highway (CSAH) which is turned back to the city with said mileage being over and above the 20% limitation.

Municipal State Aid (MSA) funding is allocated in accordance with state statutes with one-half of the annual funding based on each city's population relative to other state aid cities, and one-half of the annual funding based on each city's estimated "Needs".

ISSUE BEFORE COUNCIL: Should the City Council approve the designation of 5th Street North, from Inwood Avenue (CSAH 13) to Keats Avenue (CSAH 19) as a municipal state aid route thereby increasing the municipal state aid system by 1.82 miles?

PROPOSAL DETAILS/ANALYSIS: As part of the City's Municipal State Aid System the City must certify to the Office of State Aid the total mileage within the corporate limits of Lake Elmo. Due to the development activities over the past several years Lake Elmo has increased the total mileage of streets by 8.85 miles. The certification of these streets to the office of State Aid in 2016 allows the City to designate an additional 1.82 miles of municipal state Aid streets (20%).

Staff has reviewed the City's Municipal State-Aid road network and is recommending that 5th Street North, from Inwood Avenue (CSAH 13) to Keats Avenue (CSAH 19) be designated as a Municipal State Aid Street. 5th Street North is an east-west collector street identified in the City's Comprehensive Transportation Plan as necessary to accommodate the planned growth and development in the I-94 corridor. Over the past several years, portions of 5th Street North, from Inwood Avenue (CSAH 13) to Keats Avenue (CSAH 19), have been constructed as part of the Savona, Boulder Ponds and Inwood subdivisions. By mid-July of 2017 it is projected that this entire stretch of street will be paved.

FISCAL IMPACT: With the designation of 5th Street North as a municipal state aid route the City will increase the City's state aid system by approximately 1.82 miles of roadway. The additional roadway will

increase the City's determination of Needs on an annual basis resulting in an increased allocation of Municipal State Aid funding.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, Resolution No. 2017-032 approving revisions to the City's Municipal State Aid System (MSAS) as presented to designate 5th Street North, from Inwood Avenue (CSAH 13) to Keats Avenue (CSAH 19) as a municipal state aid route for the determination of Needs. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to approve Resolution 2017-032, Establishing Municipal State Aid Streets.”

ATTACHMENTS:

1. Resolution 2017-032 Establishing Municipal State Aid Streets.
2. 2016 Certification of Mileage.
3. 5th Street North MSA Designation Map.

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

**RESOLUTION NO. 2017-032
A RESOLUTION ESTABLISHING MUNICIPAL STATE AID STREETS**

WHEREAS, the City of Lake Elmo has reviewed the City's Municipal State Aid Street System and has identified system revisions needed in accordance with the policies and goals of the City's future growth and development and Comprehensive Transportation Plan; and

WHEREAS, based on these recommendations, it appears to the Lake Elmo City Council that the streets hereinafter described should be designated Municipal State Aid Streets under the provisions of Minnesota Law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lake Elmo that the streets described as follows, to-wit:

STREET NAME	FROM	TO
5 th Street North	Inwood Avenue (CSAH 13)	875 feet east of Ivywood Circle North
5 th Street North	875 feet east of Ivywood Circle North	180 feet west of Jade Trail North
5 th Street North	180 feet west of Jade Trail North	830 feet east of Jade Trail North
5 th Street North	830 feet east of Jade Trail North	935 feet west of Junco Road North
5 th Street North	935 feet west of Junco Road North	Junco Road North
5 th Street North	Junco Road North	Keats Avenue (CSAH 19)

be, and hereby are, established, located, and designated a Municipal State Aid Street of the City of Lake Elmo subject to the approval of the Commissioner of Transportation of the State of Minnesota.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to forward two certified copies of this resolution to the Commissioner of Transportation for consideration, and upon approval of the designation of said roads or portion thereof, that same be constructed, improved and maintained as a Municipal State Aid Street of the City of Lake Elmo, to be numbered and known as a Municipal State Aid Street.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FOURTH DAY OF APRIL 2017.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)
ATTEST:

Julie Johnson
City Clerk

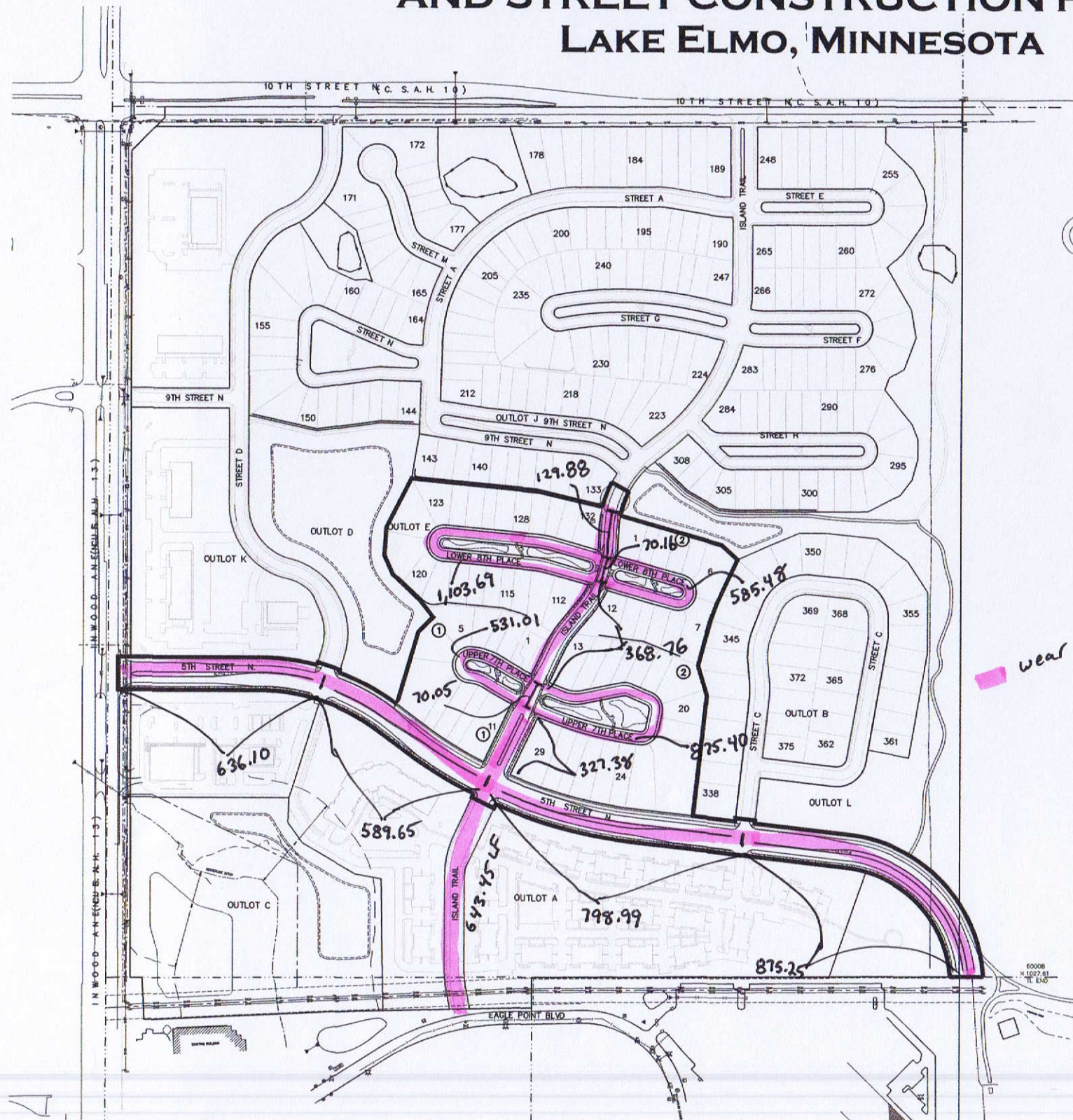
2016 STREET MILEAGE CERTIFICATION

SUBDIVISION	TOTAL		RESIDENTIAL		COLLECTOR		
	feet	miles	feet	miles	feet	miles	
INWOOD 1ST -3RD ADDITION	11,881	2.25	8,981	1.70	2,900	0.55	5TH STREET NORTH
BOULDER PONDS 1ST ADDITION	5,087	0.96	4,075	0.77	1,012	0.19	5TH STREET NORTH
SAVONA 1ST - 3RD ADDITIONS	10,994	2.08	8,047	1.52	2,947	0.56	5TH STREET NORTH
HAMMES ESTATES 1ST ADDITION	0	0.00	0	0.00	NA	NA	
HUNTERS CROSSING 1ST-2ND ADDITION	3,804	0.72	2,453	0.46	1,350	0.26	5TH STREET NORTH
VILLAGE PRESERVE 1ST-2ND ADDITION	4,375	0.83	4,375	0.83	NA	NA	
WILDFLOWER 1ST ADDITION	6,024	1.14	6,024	1.14	NA	NA	
EASTON VILLAGE 1ST ADDITION	4,031	0.76	3,684	0.70	347	0.07	VILLAGE PARKWAY
KELVIN AVENUE (EXTENSION OF PUBLIC STREET)	538	0.10	538	0.10	NA	NA	
TOTALS	46,735	8.85	38,178	7.23	8,209	1.55	5TH STREET NORTH
					347	0.07	VILLAGE PARKWAY

INWOOD 1ST ADDITION

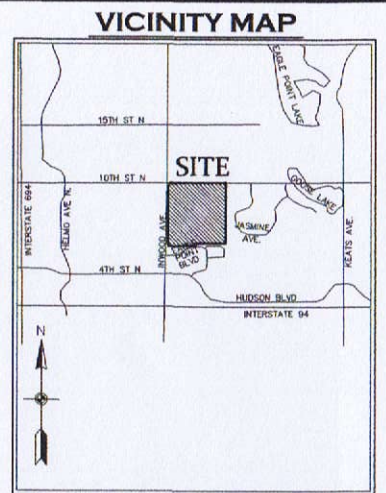
SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS

LAKE ELMO, MINNESOTA



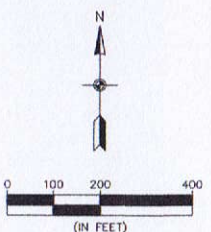
SHEET INDEX

1. COVER
2. SANITARY SEWER & WATERMAIN INDEX
3. STORM SEWER INDEX
4. SANITARY SEWER & WATERMAIN
5. SANITARY SEWER & WATERMAIN
6. SANITARY SEWER & WATERMAIN
7. SANITARY SEWER & WATERMAIN
8. SANITARY SEWER & WATERMAIN
9. SANITARY SEWER & WATERMAIN
10. SANITARY SEWER & WATERMAIN
11. SANITARY SEWER & WATERMAIN
12. STORM SEWER
13. STORM SEWER
14. STORM SEWER
15. STORM SEWER
16. STORM SEWER
17. STORM SEWER
18. STORM SEWER
19. STORM SEWER
20. STREET CONSTRUCTION
• 5TH STREET N
21. STREET CONSTRUCTION
• 5TH STREET N
22. STREET CONSTRUCTION
• 5TH STREET N
23. STREET CONSTRUCTION
• ISLAND TRAIL
24. STREET CONSTRUCTION
• UPPER 7TH PLACE
25. STREET CONSTRUCTION
• LOWER 8TH PLACE
26. STREET CONSTRUCTION
• LOWER 8TH PLACE
27. STREET CONSTRUCTION
• BITUMINOUS TRAIL
28. SIGNING, STRIPING & LIGHTING PLAN
29. SIGNING, STRIPING & LIGHTING PLAN
30. SIGNING, STRIPING & LIGHTING PLAN
31. DETAILS
32. DETAILS
33. DETAILS
34. DETAILS



NOT TO SCALE

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	---
CONCRETE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
OVERHEAD UTILITY	---
STORM CATCH BASIN	---
STORM MANHOLE	---
OUTLET CONTROL STRUCTURE	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
TELEVISION BOX	---
TELEPHONE BOX	---
UTILITY POLE	---
RETAINING WALL	---
FENCE	---
WETLAND LINE	---

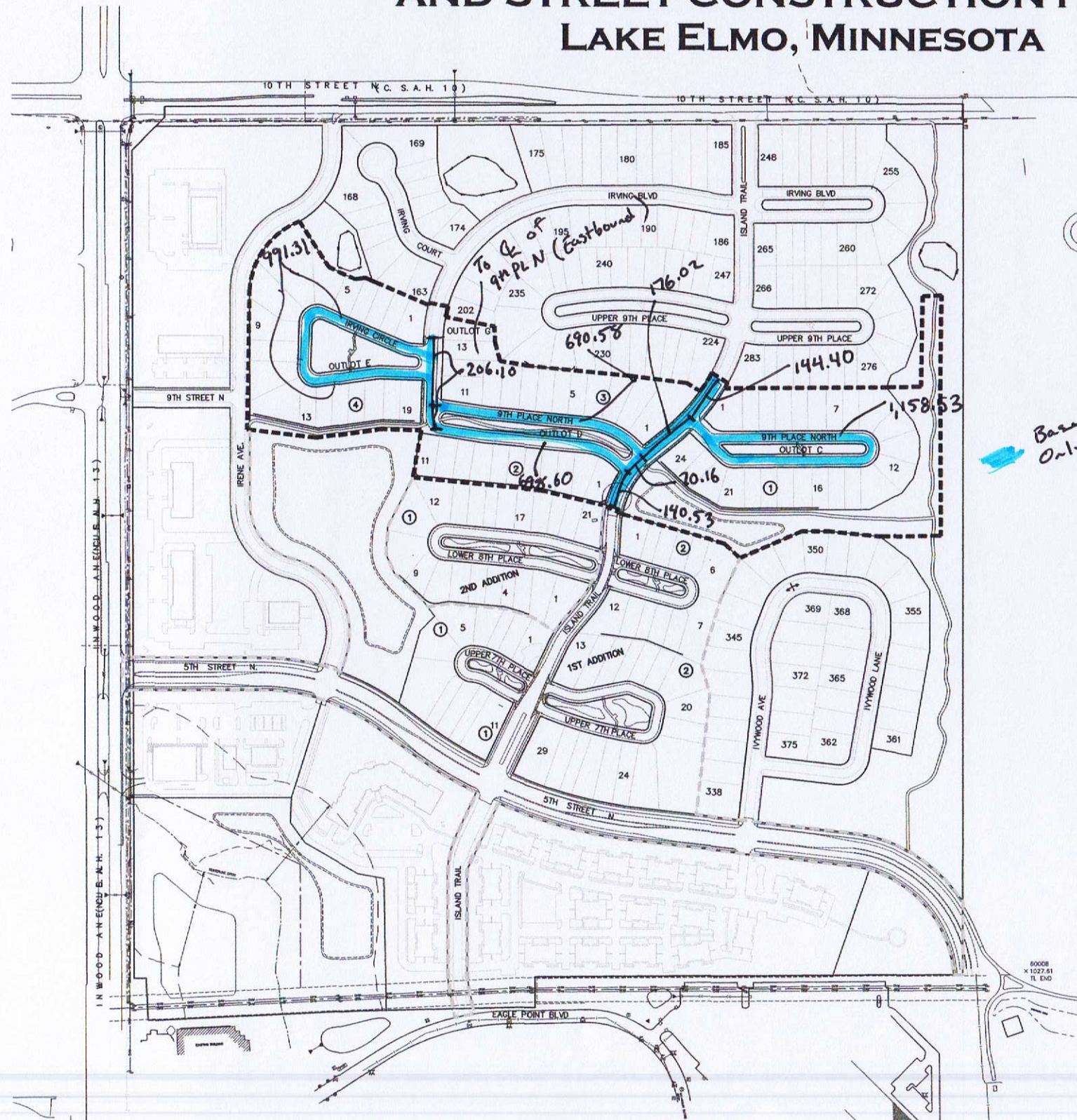


BENCHMARKS
1. Top Nut of Hydrant located on the south side of Eagle Point Road approximately 1280 ft. easterly of the intersection of Eagle Point Road and Inwood Avenue North - Elevation=1006.57 (NGVD 29)
2. Railroad spike in power pole located on the south side of 10th Street North approximately 1250 ft. east of the West line of the NE 1/4 of S. 33, T. 29, R. 21 - Elevation=1033.78 (NGVD 29)

INWOOD 3RD ADDITION

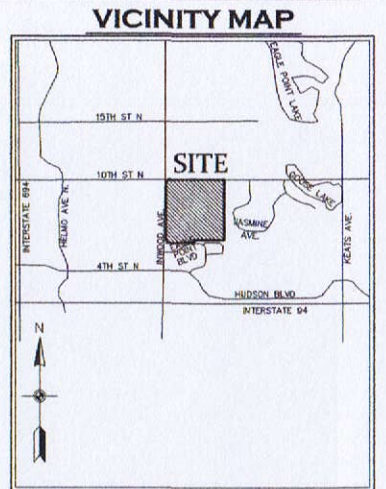
SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS

LAKE ELMO, MINNESOTA



SHEET INDEX

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5. SANITARY SEWER & WATERMAIN
6. SANITARY SEWER & WATERMAIN
7. SANITARY SEWER & WATERMAIN
8. STORM SEWER
9. STORM SEWER
10. STORM SEWER
11. STORM SEWER
12. STORM SEWER
13. STREET CONSTRUCTION
 - ISLAND TRAIL
14. STREET CONSTRUCTION
 - 9TH PLACE N
15. STREET CONSTRUCTION
 - 9TH PLACE N
16. STREET CONSTRUCTION
 - IRVING BLVD.
17. STREET CONSTRUCTION
 - IRVING CIRCLE
18. STREET CONSTRUCTION
 - EAST TRAIL
19. SIGNING, STRIPING & LIGHTING PLAN
20. SIGNING, STRIPING & LIGHTING PLAN
21. DETAILS
22. DETAILS
23. DETAILS
24. DETAILS

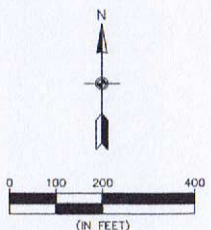


NOT TO SCALE

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	---
CONCRETE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
OVERHEAD UTILITY	---
STORM CATCH BASIN	---
STORM MANHOLE	---
OUTLET CONTROL STRUCTURE	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
TELEVISION BOX	---
TELEPHONE BOX	---
UTILITY POLE	---
RETAINING WALL	---
FENCE	---
WETLAND LINE	---

OUTLOT OWNERSHIP SUMMARY

OUTLOT	OWNER
C	CITY
D	CITY
E	CITY



BENCHMARKS

1. 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)
2. Railroad spike in power pole located on the south side of 10th Street North approximately 1250 ft. east of the West line of the NE 1/4 of S. 33, T. 29, R. 21 - Elevation=1033.78 (NGVD 29)

8. 5/24/16 Revise Sheets 19 & 20 Per City Comments



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. Krystofek, P.E.
Signature: *Brian J. Krystofek*
Date: 03/18/16 License #: 25063

Drawn: ADB
Designed: BJK
Date: 01/18/16

Revisions:
1. 2/26/16 Revise Sheets 7, 13, 15-17 Per City Comments
2. 3/29/16 Per City Comments
3. 4/5/16 Revise Sheets 9, 10 & 23
4. 5/2/16 Revise Sheets 4-12, 19-20
5. 5/12/16 Per City Comments
6. 5/16/16 Per City Comments
7. 5/21/16 Revise Sheet 21 Per City Comments

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

INWOOD 3RD ADDITION
Lake Elmo, Minnesota

COVER

1 of 24

Developer

OP4 Boulder Ponds, LLC
Excelsior Group - Deb Ridgeway
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344
(612) 353-3307
E-mail: Deb.Ridgeway@ExcelsiorLLC.com

Boulder Ponds - P.U.D.
for OP4 Boulder Ponds, LLC

Lake Elmo, MN

Section 34, Township 29, Range 21

SHEET INDEX

1. Title Sheet & Phasing
2. Legend
- 3-10. Sanitary & Watermain
- 11-18. Storm Sewer
- 19-28. Streets
- GR1-GR7. Grading
- W1. Wetland Impacts
- EC1-EC4. Erosion Control
- BP-1. BP Petroleum Pipeline
- XS1-XS24. Cross Sections
- SS1. Signs & Striping
- TL1. Hudson Blvd. Turn Lanes
- D1-D10. Details D1-D12
- EX1. Turning Movements

CONTRACTOR
DEVELOPER
CITY PROJECT NUMBER
CONSTRUCTION COMPLETION DATE
RECORD DRAWING PLAN NUMBER

ENEBAK CONSTRUCTION
OP4 BOULDER PONDS LLC
2013.128
11/25/2015
1016

RECORD DRAWING

MEASURED BY E.G. RUD AND SONS, DRAWN BY RYM - SEH
CERTIFIED ENGINEER DAVID BLOMMEL - SEH - 46725

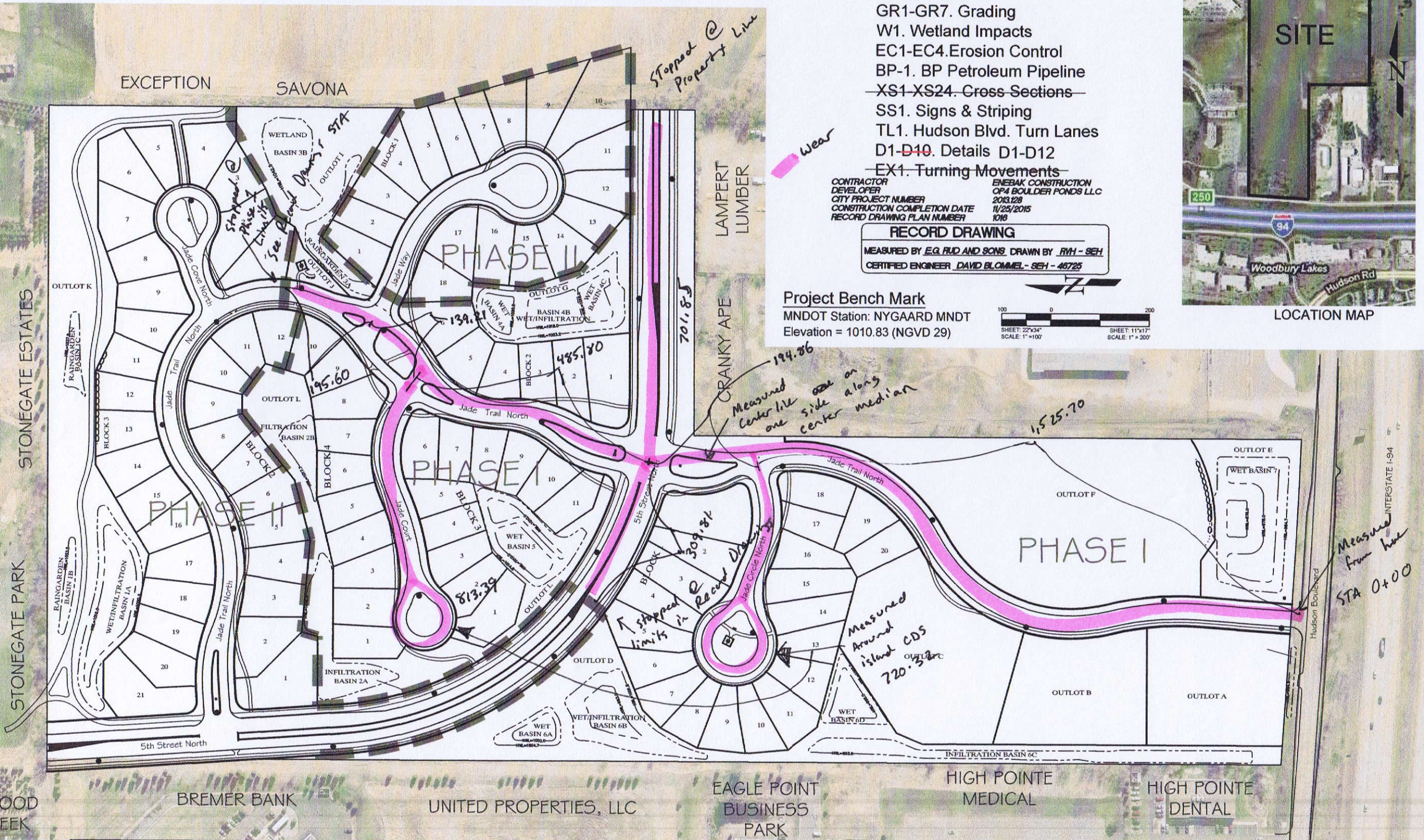
Project Bench Mark

MNDOT Station: NYGAARD MNDT
Elevation = 1010.83 (NGVD 29)

100 0 200
SHEET: 22"x34"
SCALE: 1" = 100'
SHEET: 11"x17"
SCALE: 1" = 200'



LOCATION MAP



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

DESIGNED: DMR	REVISION DATE	8. -
DRAWN: DMR	1. 1-23-2015	9. -
CHECKED: DMR	2. 4-7-2015	10. -
DATE: 6-2-2014	3. 5-7-2015	11. -
	4. 5-20-2015	12. -
	5. 11-20-2015 RECORD DRAWING	13. -
	6. -	14. -
	7. -	

CLIENT NAME
OP4 Boulder Ponds, LLC

SHEET
TITLE SHEET & PHASING
SHEET NO.
1 OF 28

CONTRACTOR NODLAND CONSTRUCTION CO.

RECORD DRAWING
CONFORMING TO CONSTRUCTION RECORDS.
BY Joe Schramm DATE 03/12/16
WESTWOOD PROFESSIONAL SERVICES

STORM SEWER CASTING SCHEDULE

STRUCTURE			CASTING TYPE
NUMBER	TYPE	DIA.	
50	FES	48"	
51	STMH	72"	R-1642 B
52	STMH	72"	R-1642 B
54	OCS	72"	SEE DETAIL
54A	STMH	72"	R-1642 B
55	FES	42"	
60	FES	36"	
61	OCS	72"	SEE DETAIL
65	FES	12"	
66	OCS	48"	SEE DETAIL
70	FES	54"	
71	STMH	84"	R-4342
72	CBMH	72"	R-3067-V
73	CBMH	72"	R-3067-V
73A	CB	2'x3'	R-3067-V
74	CBMH	72"	R-3067-V
75	CBMH	48"	R-3067-V
75A	CBMH	48"	R-3067-V
80	CBMH	72"	R-3067-V
80A	STMH	60"	R-1642 B
81	CBMH	60"	R-3067-V
106	CBMH	72"	R-3067-V
107	CBMH	48"	R-3067-V
108	CBMH	48"	R-3067-V
108A	CB	27"	R-4342
109	CBMH	48"	R-3067-V
110	CBMH	48"	R-3067-V
111	CB	2'x3'	R-3067-V
112	CBMH	48"	R-3067-V
113	CBMH	48"	R-3067-V
114	CBMH	48"	R-3067-V
115	CB	2'x3'	R-3067-V
116	CB	2'x3'	R-3067-V
117	CBMH	60"	R-3067-V
117A	CB	2'x3'	R-3067-V
118	CBMH	60"	R-3067-V
118A	CBMH	48"	R-3067-V
119	CB	27"	R-4342
120	CBMH	60"	R-3067-V
120A	CBMH	48"	R-3067-V
121	CBMH	48"	R-3067-V
122	CB	27"	R-4342
123	CBMH	60"	R-3067-V
123A	CBMH	48"	R-3067-V
124	OCS	48"	SEE DETAIL
125	FES	12"	
126	CBMH	60"	R-3067-V
127	CBMH	48"	R-3067-V
128	CB	2'x3'	R-3067-V
129	CBMH	48"	R-3067-V
130	CBMH	48"	R-3067-V
131	CBMH	48"	R-3067-V
145	FES	36"	
146	OCS	72"	SEE DETAIL
150	FES	12"	
151	OCS	48"	SEE DETAIL
155	FES	33"	
156	STMH	60"	R-1642 B
SUMP 157	CBMH	60"	R-3067-V
158	CBMH	48"	R-3067-V
159	CBMH	48"	R-4342
160	CBMH	60"	R-3067-V
161	CBMH	60"	R-3067-V
162	CBMH	60"	R-3067-V
162A	STMH	60"	R-1642 B
163	CB	2'x3'	R-3067-V
164	CBMH	48"	R-3067-V
165	CBMH	48"	R-3067-V
166	CBMH	48"	R-3067-V
167	CB	2'x3'	R-3067-V
168	CBMH	48"	R-3067-V
169	CBMH	48"	R-3067-V
169A	CB	2'x3'	R-3067-V
170	CBMH	48"	R-3067-V
171	CBMH	48"	R-3067-V
172	CBMH	48"	R-3067-V
173	CB	2'x3'	R-3067-V
174	CBMH	48"	R-3067-V
175	CBMH	48"	R-3067-V
176	CB	2'x3'	R-3067-V
177	CBMH	48"	R-3067-V
178	CBMH	48"	R-4342
179	CBMH	48"	R-4342
180	CB	27"	R-4342
200	FES	18"	
201	FES	18"	
209	FES	18"	
210	FES	18"	

STREET LIGHTING

- ① 30' POLE (XCEL-"EVANS" LAMP)
② 15' POLE ORNAMENTAL LIGHT (XCEL ENERGY-"ACORN" LAMP)

LEGEND

FUTURE
Sanitary Sewer
Water
Hyd. w/Valve
Storm Sewer

EXISTING
Sanitary Sewer
Water
Hyd. w/Valve
Storm Sewer

PROPOSED
Sanitary Sewer
Water
Hyd. w/Valve
Storm Sewer
Drainage

WARNING: XCEL TRANSMISSION LINES ARE PRESENT WITHIN THE PROJECT AREA.

EXCAVATION CLOSE TO STRUCTURE LOCATION.

A MINIMUM DISTANCE OF TEN (10) FEET OF SUPPORTED EARTH MUST BE MAINTAINED FROM ANY PART OF THE LINE STRUCTURE. SUPPORT OF THE GROUND BEYOND THE (10) FEET MAY BE PROVIDED BY A SLOPE NO GRATER THAN THREE FEET HORIZONTAL TO ONE FOOT VERTICAL. SUPPORT MAY ALSO BE PROVIDED BY THE USE OF CRIBBING, SHEET PILING, RETAINING WALL OR TUNNELING. THE SPECIFIC PLAN FOR PROVIDING THE REQUIRED SUPPORT AND THE EXCAVATION PLAN FOR THE PROPOSED PROJECT MUST BE SUBMITTED TO XCEL ENERGY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION START.

CLEARANCE TO EQUIPMENT AND WORKERS

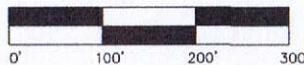
A WORKING CLEARANCE OF TWENTY (20) FEET BETWEEN THE ELECTRICAL CONDUCTORS AND ANY CRANES OR DIGGING EQUIPMENT USED AT CONDUCTOR ELEVATION IN OR NEAR THE EASEMENT AND A CLEARANCE OF TEN FOOT EIGHT INCHES (10'-8") TO THE PHYSICAL PROXIMITY OF WORKERS MUST BE MAINTAINED AT ALL TIMES. IN ADDITION, ANY CONSTRUCTION NEAR THE TRANSMISSION LINE(S) SHALL COMPLY WITH ALL OSHA SAFETY CLEARANCES. IF THIS CLEARANCE CANNOT BE MAINTAINED, THE CONTRACTOR OR DEVELOPER MUST ARRANGE FOR A LINE OUTAGE BY CALLING XCEL ENERGY'S SYSTEM CONTROL DEPARTMENT (STEVE ROLLIN 612/330-2875). ADEQUATE ADVANCED NOTICE MUST BE PROVIDED IN ORDER TO SCHEDULE A LINE OUTAGE, IF AN OUTAGE IS AVAILABLE.

Measured to 1st Add boundary
Measured to Savona Property Line
Lengths measured from Centerline alignments provided by Westwoods

Measured to 1st Add boundary
(9+00 See Record Drawings or CAD file)

Measured entire alignment around CDS on Juniper Ct

194/668.86
1st/2nd Add



Westwood Professional Services, Inc.
7699 Anagnan Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-637-5150
www.westwoodps.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.
Ryan M. Blum
Date: 03/12/16 License No. 41257

Revisions:
01/16/14 CITY COMMENTS
01/28/14 8th SET
02/28/14 CITY COMMENTS
03/13/14 CITY COMMENTS
03/20/14 CITY COMMENTS
06/10/14 CITY COMMENTS
06/25/14 REVISED OUTGUTS
07/25/14 WATER SERVICE REVISION
08/04/14 MH18 & BORIGATION SERVICE
08/28/14 WATER SERVICE REVISION
09/02/14 WATER SERVICE REVISION
09/28/14 REVISED DRAINAGE
10/13/14 CITY COMMENTS
10/20/14 STORM SEWER REVISION
02/25/15 RECORD UTILITY PLAN - CITY COMMENTS
04/27/15 REVISED STREET LIGHT POLE PER CITY
11/25/15 CB-108A ADDITION
03/12/16 CITY COMMENTS

Designed: CLJ
Checked: RMB
Drawn: RW
Record Drawing by/date: JAS

Prepared for:

Lennar Corporation

16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

City Project Number 2012130
Construction Completion: December, 2015

Savona

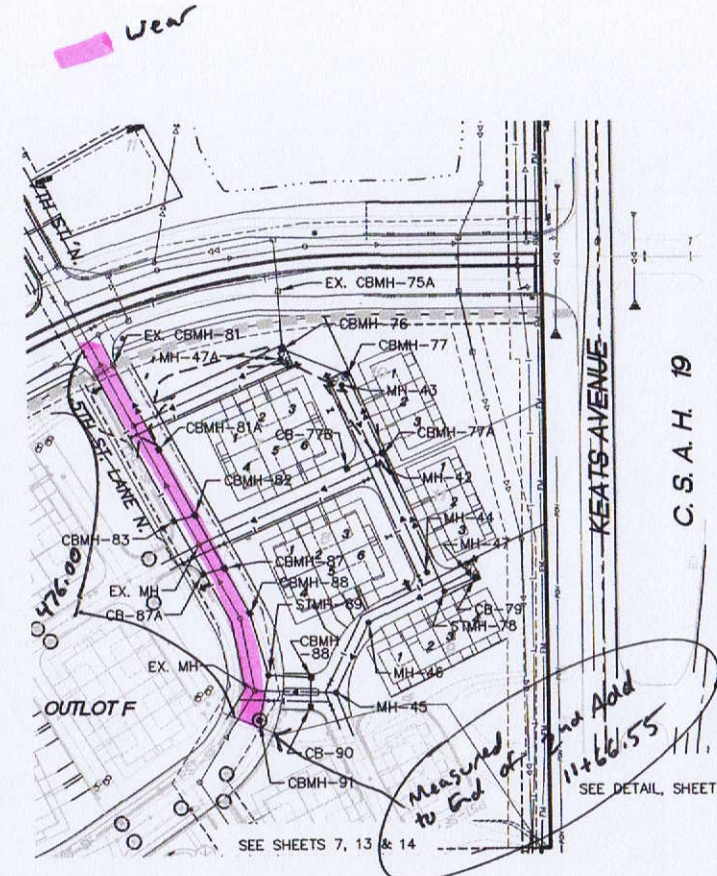
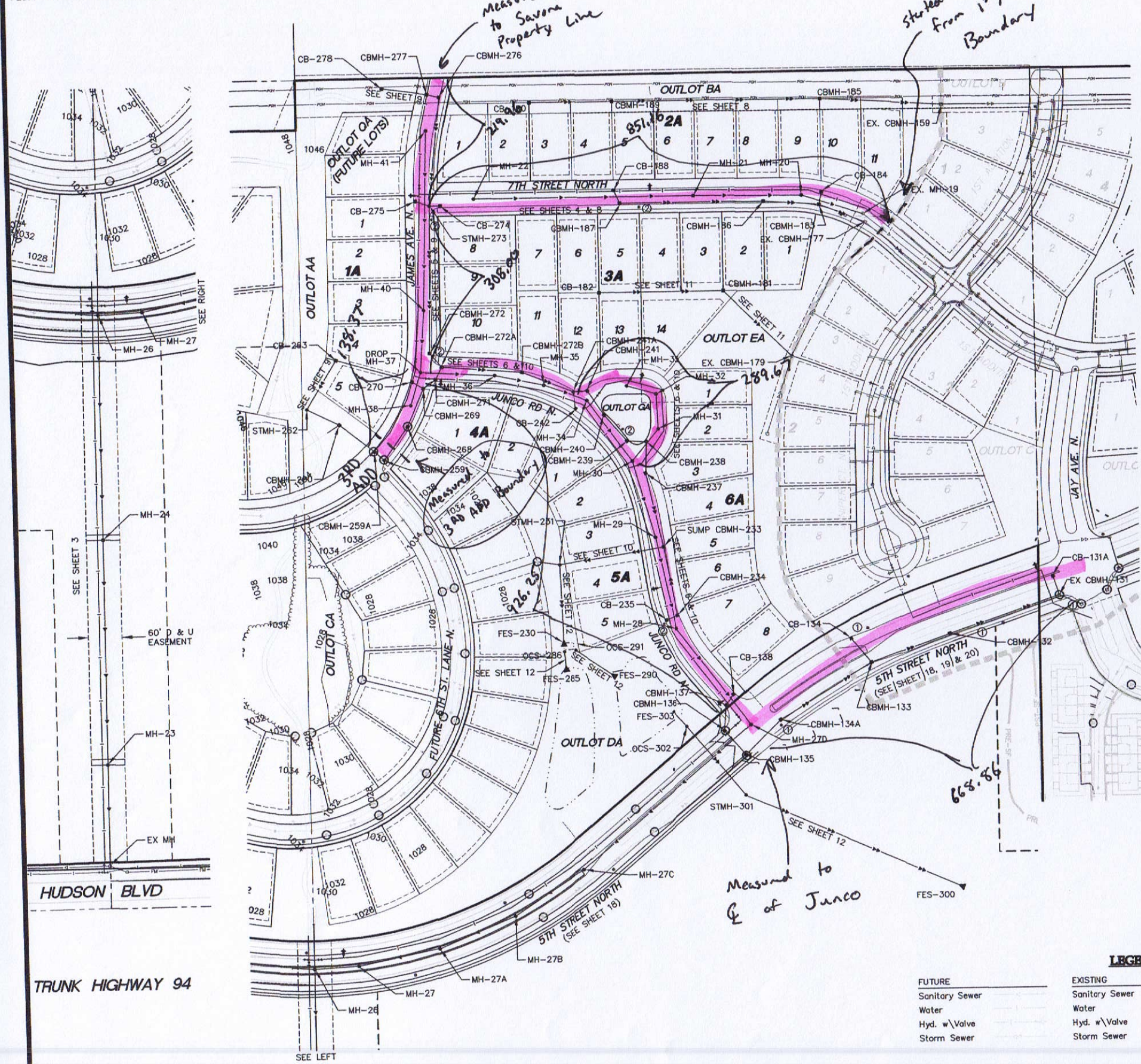
Lake Elmo, Minnesota

Latest Revision Date: 03/12/16

Date: 12/13/13 Sheet: 2 OF 19

(976)

Overall Plan



WARNING: XCEL TRANSMISSION LINES ARE PRESENT WITHIN THE PROJECT AREA.

EXCAVATION CLOSE TO STRUCTURE LOCATION.

A MINIMUM DISTANCE OF TEN (10) FEET OF SUPPORTED EARTH MUST BE MAINTAINED FROM ANY PART OF THE LINE STRUCTURE. SUPPORT OF THE GROUND BEYOND THE (10) FEET MAY BE PROVIDED BY A SLOPE NO GRATER THAN THREE FEET HORIZONTAL TO ONE FOOT VERTICAL. SUPPORT MAY ALSO BE PROVIDED BY THE USE OF CRIBBING, SHEET PILING, RETAINING WALL OR TUNNELING. THE SPECIFIC PLAN FOR PROVIDING THE REQUIRED SUPPORT AND THE EXCAVATION PLAN FOR THE PROPOSED PROJECT MUST BE SUBMITTED TO XCEL ENERGY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION START.

CLEARANCE TO EQUIPMENT AND WORKERS

A WORKING CLEARANCE OF TWENTY (20) FEET BETWEEN THE ELECTRICAL CONDUCTORS AND ANY CRANES OR DIGGING EQUIPMENT USED AT CONDUCTOR ELEVATION IN OR NEAR THE EASEMENT AND A CLEARANCE OF TEN FOOT EIGHT INCHES (10'-8") TO THE PHYSICAL PROXIMITY OF WORKERS MUST BE MAINTAINED AT ALL TIMES. IN ADDITION, ANY CONSTRUCTION NEAR THE TRANSMISSION LINE(S) SHALL COMPLY WITH ALL OSHA SAFETY CLEARANCES. IF THIS CLEARANCE CANNOT BE MAINTAINED, THE CONTRACTOR OR DEVELOPER MUST ARRANGE FOR A LINE OUTAGE BY CALLING XCEL ENERGY'S SYSTEM CONTROL DEPARTMENT (STEVE ROLLIN 612/330-2875). ADEQUATE ADVANCED NOTICE MUST BE PROVIDED IN ORDER TO SCHEDULE A LINE OUTAGE, IF AN OUTAGE IS AVAILABLE.

STREET LIGHTING

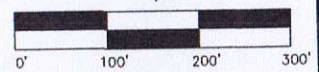
- ① 25' POLE (XCEL-'EVANS' LAMP)
- ② 15' POLE ORNAMENTAL LIGHT (XCEL ENERGY-'ACORN' LAMP)

LEGEND

FUTURE	EXISTING	PROPOSED
Sanitary Sewer	—	Sanitary Sewer
Water	—	Water
Hyd. w/Valve	—	Hyd. w/Valve
Storm Sewer	—	Storm Sewer
		Drainage

CONTRACTOR NODLAND CONSTRUCTION CO.
RECORD DRAWING
CONFORMING TO CONSTRUCTION RECORDS.
BY Joe Schramm DATE 01/22/16
WESTWOOD PROFESSIONAL SERVICES

STORM SEWER CASTING SCHEDULE				
STRUCTURE			CASTING TYPE	
NUMBER	TYPE	DIA.		
76	CBMH	48"	R-3067-V	
77	CBMH	48"	R-3067-V	
77A	CBMH	48"	R-3067-V	
77B	CB	2'x3'	R-3067-V	
78	STMH	48"	R-1642 B	
79	CB	2'x3'	R-3067-V	
81A	CBMH	48"	R-3067-V	
82	CBMH	60"	R-3067-V	
83	CBMH	48"	R-3067-V	
87A	CB	2'x3'	R-3067-V	
87	CBMH	60"	R-3067-V	
88	CBMH	48"	R-3067-V	
89	STMH	48"	R-1642 B	
90A	CBMH	48"	R-3067-V	
90	CB	2'x3'	R-3067-V	
91	CBMH	60"	R-3067-V	
131A	CB	2'x3'	R-3067-V	
132	CBMH	48"	R-3067-V	
133	CBMH	48"	R-3067-V	
134	CB	2'x3'	R-3067-V	
134A	CBMH	48"	R-3067-V	
135	CBMH	48"	R-3067-V	
136	CBMH	48"	R-3067-V	
137	CBMH	48"	R-3067-V	
138	CB	2'x3'	R-3067-V	
181	CBMH	48"	R-4342	
182	CB	27"	R-4342	
183	CBMH	48"	R-3067-V	
184	CB	2'x3'	R-3067-V	
185	CBMH	48"	R-4342	
186	CBMH	48"	R-3067-V	
187	CBMH	48"	R-3067-V	
188	CB	2'x3'	R-3067-V	
189	CBMH	48"	R-4342	
190	CB	27"	R-4342	
230	FES	33"		
231	STMH	72"	R-1642 B	
SUMP 233	CBMH	60"	R-3508-A2	
234	CBMH	48"	R-3067-V	
235	CB	2'x3'	R-3067-V	
237	CBMH	48"	R-3067-V	
238	CBMH	48"	R-3067-V	
239	CBMH	48"	R-3067-V	
240	CBMH	48"	R-3067-V	
241	CBMH	48"	R-3067-V	
241A	CBMH	60"	R-3067-V	
242	CB	2'x3'	R-3067-V	
259	CBMH	48"	R-3067-V	
259A	CBMH	48"	R-3067-V	
260	CBMH	48"	R-4342	
262	STMH	48"	R-1642 B	
263	CB	27"	R-4342	
268	CBMH	48"	R-3067-V	
269	CBMH	48"	R-3067-V	
270	CB	2'x3'	R-3067-V	
271	CBMH	48"	R-3067-V	
272	CBMH	48"	R-3067-V	
272A	CBMH	48"	R-3067-V	
272B	CBMH	48"	R-3067-V	
273	STMH	48"	R-1642 B	
274	CB	2'x3'	R-3067-V	
275	CB	2'x3'	R-3067-V	
276	CBMH	48"	R-3067-V	
277	CBMH	48"	R-3067-V	
278	CB	27"	R-4342	
285	FES	12"		
286	OCS	48"	SEE DETAIL	
290	FES	36"		
291	OCS	72"	SEE DETAIL	
300	FES	21"		
301	STMH	48"	R-4342	
302	OCS	48"	SEE DETAIL	
303	FES	21"	R-3067-V	



Latest Revision Date: 01/22/16
0000565.020AF 01.dwg
Date: 06/25/14 Sheet: 2 OF 21

Savona 2nd Addition

Lake Elmo, Minnesota

Overall Plan

Lennar Corporation

16305 36th Avenue North Suite 600
Plymouth, Minnesota 55446

Prepared for:

Designed: CLJ
Checked: KMB
Drawn: HW
Record Drawing by date: JAS

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.
Ryan M. Blahm
Date: 1/22/16 License No. 41257

Revisions:
10/15/14 CITY COMMENTS
10/22/14 CITY COMMENTS
10/28/14 CITY COMMENTS
11/24/14 REVISION SERVICES TO BLOCKS 7 & 8
03/03/15 REVISION FOR LENNAR
06/18/15 CITY COMMENTS
01/22/16 RECORD INFORMATION



Westwood

Westwood Professional Services, Inc.
7699 Annapolis Drive
Eden Prairie, MN 55344
PHONE: 952-937-5160
FAX: 952-937-5822
TOLL FREE: 1-888-937-5160
www.westwoodps.com



*STORM STRUCTURES WITHIN 10' OF WATERMAIN
TO HAVE WATER TIGHT CONNECTIONS PER MDH
REQUIREMENTS.
SEE WATERSTOP GROUTING RINGS DETAIL

000565.030AF01.dwg

Date: 04/27/15 Sheet: 2 OF 21

Lake Elmo, Minnesota

Utilities Anticipated Installed in 2016

Sanitary Sewer

Water

Storm Sewer

STORM SEWER CASTING SCHEDULE

STRUCTURE			CASTING TYPE
NUMBER	TYPE	DIA.	
50	FES	12"	
51	OCS	48"	SEE DETAIL
52	FES	12"	
55	FES	24"	
56	FES	24"	
60	FES	36"	
61	OCS	72"	SEE DETAIL
65	FES	12"	
66	OCS	48"	SEE DETAIL
70	FES	21"	
71	STMH	48"	R-1642 B
SUMP 72*	CBMH	48"	R-3067-V
73	CBMH	48"	R-3067-V
74	CBMH	48"	R-3067-V
75	CB	2'x3'	R-3067-V
76	STMH	48"	R-1642 B
77	CBMH	48"	R-3067-V
78	CBMH	48"	R-3067-V
79*	CB	2'x3'	R-3067-V
80	STMH	48"	R-1642 B
81	CBMH	48"	R-3067-V
82	CBMH	48"	R-3067-V
83	CBMH	48"	R-3067-V
84	CBMH	48"	R-3067-V
85*	CB	2'x3'	R-3067-V
90	FES	36"	
91	OCS	72"	SEE DETAIL
95	FES	12"	
96	OCS	48"	SEE DETAIL
100	FES	33"	
SUMP 101*	CBMH	60"	R-3067-V
102	CBMH	60"	R-3067-V
103	CBMH	60"	R-3067-V
104	CBMH	60"	R-3067-V
104A*	CBMH	48"	R-3067-V
105	CBMH	48"	R-3067-V
106	CBMH	48"	R-3067-V
107*	CB	2'x3'	R-3067-V
108	STMH	48"	R-1642 B
109	CBMH	48"	R-4342
110	CB	27"	R-4342
111	CBMH	60"	R-3067-V
112	CB	27"	R-4342
113	CBMH	60"	R-3067-V
113A	CBMH	60"	R-3067-V
114*	CB	2'x3'	R-3067-V
115	CBMH	60"	R-3067-V
116	CBMH	60"	R-3067-V
117*	CBMH	48"	R-3067-V
118	CBMH	48"	R-4342
119	CBMH	48"	R-4342
120	CB	27"	R-4342
150	FES	30"	
151	OCS	72"	SEE DETAIL
155	FES	12"	
156	OCS	48"	SEE DETAIL
160	FES	33"	
161	STMH	60"	R-1642 B
162	STMH	72"	R-1642 B
SUMP 163	CBMH	48"	R-3067-V
164	CBMH	48"	R-3067-V
165	CBMH	60"	R-3067-V
166*	CB	2'x3'	R-3067-V
167	CBMH	48"	R-3067-V
168*	CB	2'x3'	R-3067-V
169	STMH	60"	R-1642 B
170	CBMH	48"	R-3067-V
171	CBMH	48"	R-3067-V
172*	CB	2'x3'	R-3067-V
173	CB	27"	R-4342
175	FES	15"	
176	FES	15"	
SUMP 177	CB	48"	R-3067-V
178	FES	12"	

*STORM STRUCTURES WITHIN 10' OF WATERMAIN TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.
SEE WATERSTOP GROUTING RINGS DETAIL

LEGEND

FUTURE			EXISTING			PROPOSED		
Sanitary Sewer	—		Sanitary Sewer	—		Sanitary Sewer	—	
Water	—		Water	—		Water	—	
Hyd. w/Valve	—		Hyd. w/Valve	—		Hyd. w/Valve	—	
Storm Sewer	—		Storm Sewer	—		Storm Sewer	—	
						Drainage	—	
						15' Ornamental Light Pole	—	

Latest Revision Date: 09/27/16

00092820AF01.dwg

Date: 07/25/16 Sheet: 2 OF 20

Hammes Estates 1st Addition

Lake Elmo, Minnesota

Overall

NO STREETS
ADDED

WS SERIES WATERSTOP GROUTING RINGS

SEALS FOR RIGID JOINTS BETWEEN PIPE & CONCRETE STRUCTURES

Ideal for:

- Mortared Connections to Precast Structures
- Field-Poured Concrete Structures
- Field-Poured Collars
- Casting Pipe Hubs in any Concrete Structure

Get these WaterSTOP Advantages:

- Prevents fluid infiltration and exfiltration
- Excellent in-field connection to existing structures
- Installs quickly and easily with just a ratchet
- Available for most pipe types 1.5" to 144"

Three Profiles for All Your Rigid Joint Sealing Requirements...

WS-20 (1.5" - 3" Pipe)

WS-25 (4" - 6" Pipe)

WS-30 (8" - 144" Pipe)

*WS-25 can be used on larger pipe than 6", but the WS-30 is recommended on 8" pipe and larger.

Press-Seal Gasket Corporation

3832 Gettysburg Pike, Fort Wayne, Indiana 46804
Phone: (317)438-0321 (800)438-7320 Fax: (317)438-1900 E-mail: sales@press-seal.com Web: www.press-seal.com



Westwood Professional Services, Inc.
7889 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-6150
FAX 952-937-6822
TOLL FREE 1-888-937-6160
www.westwoodps.com

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

John Bender
John Bender
Date: 09/27/16 License No. 43358

Revisions:

07/25/16 CITY/WATERSTOP COMMENTS
09/21/16 CITY/WATERSTOP COMMENTS
08/29/16 CITY COMMENTS
09/22/16 REVISED IRRIGATION SERVICE
09/16/16 CITY COMMENTS
09/27/16 PHASING COMMENTS

Designed: _____
Checked: _____
Drawn: _____
Record Drawing by/date: _____

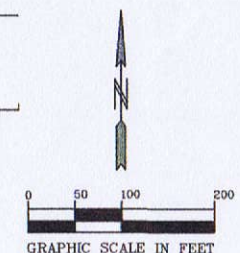
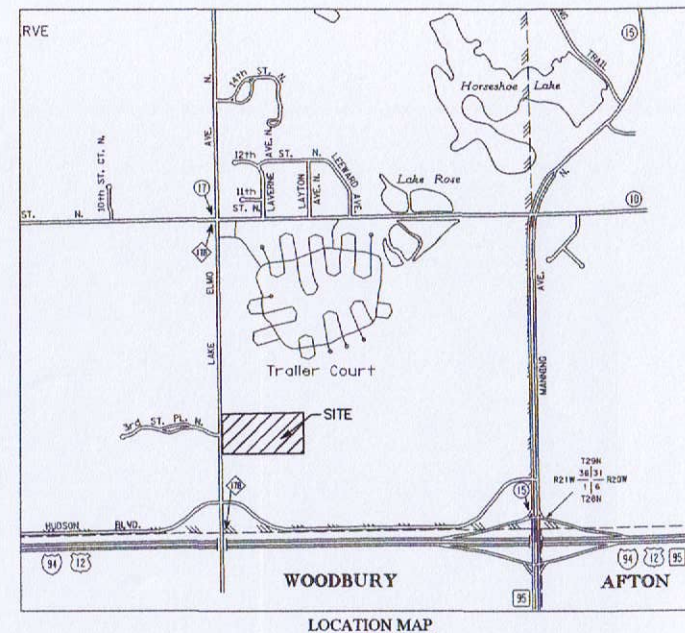
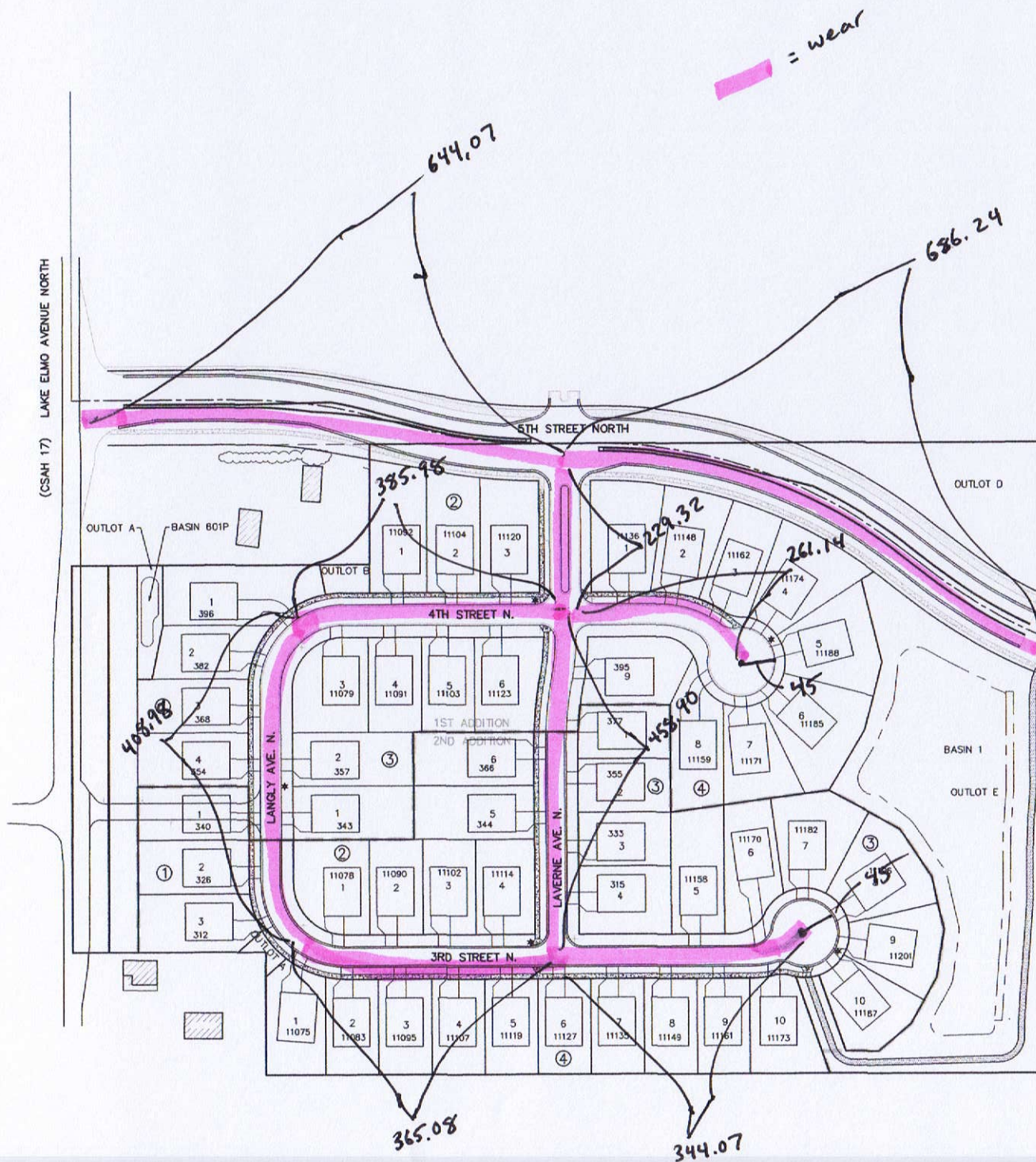
Prepared for:

Rachel Development
4125 Napier Court NE
St. Michael, Minnesota 55376

LEGEND

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			EXISTING SANITARY SEWER PROPOSED SANITARY SEWER FUTURE SANITARY SEWER
			HYDRANT
			GATE VALVE
			REDUCER
			EXISTING WATERMAIN PROPOSED WATERMAIN FUTURE WATERMAIN
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			EXISTING STORM SEWER PROPOSED STORM SEWER FUTURE STORM SEWER
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			PHASE LINE
			EASEMENT LINE
			EXISTING 2' CONTOUR LINE
			EXISTING 10' CONTOUR LINE
			PROPOSED 2' CONTOUR LINE
			PROPOSED 10' CONTOUR LINE
			POND OUTLET LINE
			POND HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DELINEATED WETLAND LINE
			FEMA FLOODPLAIN BOUNDARY
			STANDARD EROSION CONTROL
			HEAVY-DUTY EROSION CONTROL
			TREE FENCE
			RETAINING WALL
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			EX. CULVERT
			EX. OVERHEAD UTILITY LINES
			EX. UNDERGROUND TELEVISION LINE
			EX. UNDERGROUND TELEPHONE LINE
			EX. UNDERGROUND FIBER OPTIC LINE
			EX. UNDERGROUND ELECTRIC LINE
			EX. UNDERGROUND GAS LINE
			EX. FENCE (BARBED WIRE)
			EX. FENCE (CHAIN LINK)
			EX. FENCE (WOOD)
			EX. CAST IRON MONUMENT
			EX. ELECTRIC BOX
			EX. FLAG POLE
			EX. NATURAL GAS METER
			EX. HAND HOLE
			EX. FOUND IRON PIPE
			EX. JUDICIAL LAND MARK
			EX. LIGHT POLE
			EX. PK NAIL
			EX. UTILITY POLE
			EX. LAWN SPRINKLER VALVE
			EX. LAWN SPRINKLER HEAD
			EX. SEMAPHORE
			EX. SERVICE
			EX. TELEPHONE BOX
			EX. TEST HOLE
			EX. TELEVISION BOX
			EX. WATER WELL
			EX. MONITORING WELL
			EX. MAILBOX
			EX. CONTROL POINT
			EX. SPIKE
			EX. SIGN
			EX. CLEANOUT
			EX. SIGNIFICANT TREE
			EX. TREE LINE
			EX. GRAVEL SURFACE
			EX. BITUMINOUS SURFACE
			EX. CONCRETE SURFACE
			SELECT BACKFILL MATERIAL
			GRAVEL CONST. ENTRANCE

HUNTERS CROSSING 2ND ADDITION UTILITY AND STREET CONSTRUCTION LAKE ELMO, MINNESOTA



BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1988 datum)

- SHEET INDEX**
1. COVER SHEET
 - 2-4. SANITARY SEWER & WATERMAIN
 - 5-7. STORM SEWER CONSTRUCTION
 - 8-9. STREET CONSTRUCTION
 10. BITUMINOUS TRAIL CONSTRUCTION
 11. SIGNING, STRIPING & LIGHTING PLAN
 - 12-19. CITY DETAILS

L1. LANDSCAPE PLAN

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 651-9488
www.pioneereng.com

I hereby certify that this plan was prepared by
me or under my direct supervision and that I
am a duly Licensed Professional Engineer
under the laws of the State of Minnesota.
Name: Paul J. Chemo
Reg. No.: 19690 Date: 12-23-2014

Revisions:
1. 04-27-15 City Comments
2. 07-01-15 City Comments
3. 07-06-15 City Comments

Date: 12-23-2014
Designed: PJC/RAW
Drawn: KAW

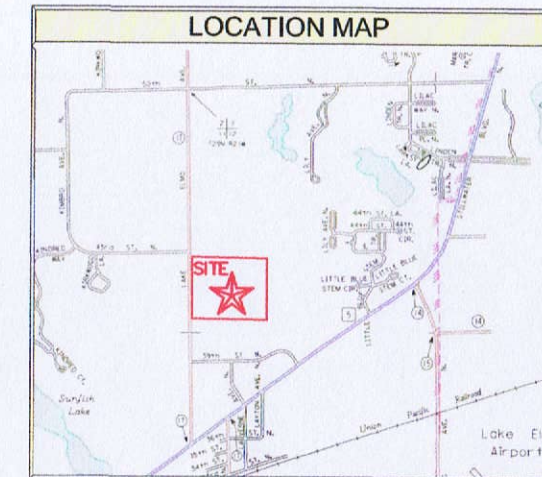
COVER SHEET

RYLAND HOMES
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING 2nd ADDITION
LAKE ELMO, MINNESOTA

1 OF 19

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	0.2'	0.5'
MAJOR CONTOUR	0.5'	1.0'
LOT LINE		
WATERMAIN	WM	WM
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
DRAINAGE WICKLEOUTS		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-UP		
STORM STRUCTURE LABEL		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
HYDRANT	WM	WM
GATE VALVE	WM	WM
WELL		
DRAIN FLOW/INLET ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARBICADE	OR	OR
SPOT ELEVATION		
TBC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		

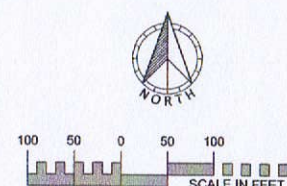


SHEET INDEX TABLE	
Page	Description
1	Title Sheet
2-4	Street Plans
5-7	Sanitary Sewer and Watermain Plans
8-10	Storm Sewer Plans
11-13	Grading Plans
14-16	Erosion Control Plans
17-20	City Details

OUTLOT OWNERSHIP	
Outlot	Description
A	City Owned
B	City Owned
C	Developer Retained
D	City Owned
E	City Owned
F	City Owned
H	Developer Retained
I	City Owned

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER GWSA LAND DEVELOPMENT CONTACT: CRAIG ALLEN PHONE: (952) 546-6070 EMAIL: CRAIG@GONYEACOMPANY.COM

Village Preserve:
 V-MDR District
 2.5-4.0 units/acre
 Min Lot Area - 7,000 sf
 Min Lot Width - 50'
 Fywb - 25'
 Sywb - 5' / 10'
 Cysb - 15'
 Rysb - 20'



"FOR CONSTRUCTION"

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE
VP2 BASE	01	ERJ	08/23/16
DRAWN BY	02	ERJ	08/30/16
CHECKED BY			
RSM			
DATE			
02/09/16			

REVISIONS	
SE GRADING REVISIONS	
CDS UTILITY REVISIONS	

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 02/09/2016 Lic. No. 26428

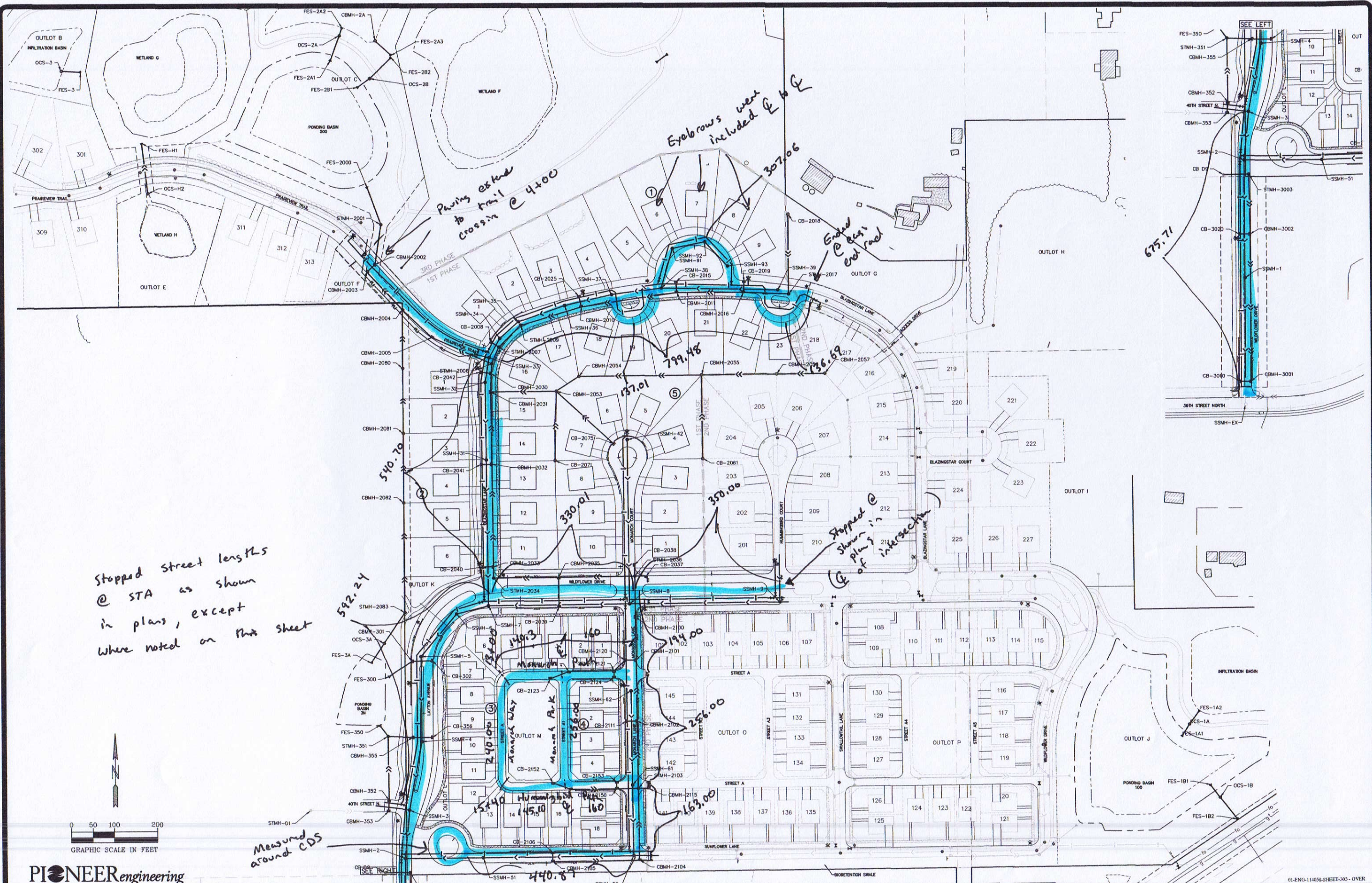


SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
 LAKE ELMO, MINNESOTA

TITLE SHEET
 VILLAGE PRESERVE 2ND ADDITION
 GWSA LAND DEVELOPMENT, LLC.

FILE NO.
 3120-047-200
 1
 20



PIONEERengineering

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name: John M. Molinaro
Reg. No.: 45831
Date: 05-28-2015

Revisions:
1. 07-01-15 DOH Comments
2. 07-22-15 City Comments
3. 08-07-15 City Comments
4. 08-25-15 Trail Revisions
5. 09-15-15 Trail Addition
6. 10-02-15 39th Connector Fix
7. 10-29-15 30th Outlet & Add DIT

Date: 05-28-2015
Designed: PAT/MM
Drawn: KAW/BDM

OVERALL UTILITY PLAN

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

WILDFLOWER AT LAKE ELMO
LAKE ELMO, MINNESOTA

3 OF 39

EASTON VILLAGE

LAKE ELMO, MINNESOTA

PHASE I - STREET & UTILITY PLAN

JUNE 12, 2015

ERICKSON CIVIL
333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804
www.ericksoncivil.com

DRAWING PHASE:
☐ OWNER REVIEW
☐ AGENCY REVIEW
☐ BID DOCUMENT
☒ FOR CONSTRUCTION
☐ AS-BUILT DOCUMENT

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.
Todd A. Erickson
TODD A. ERICKSON, PE
40418
LICENSE NO.
06/12/2015
DATE

OWNER/DEVELOPER
EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
PHASE I - STREET &
UTILITY PLAN
LAKE ELMO, MINNESOTA**

NO.	REVISION	DESCRIPTION	DATE

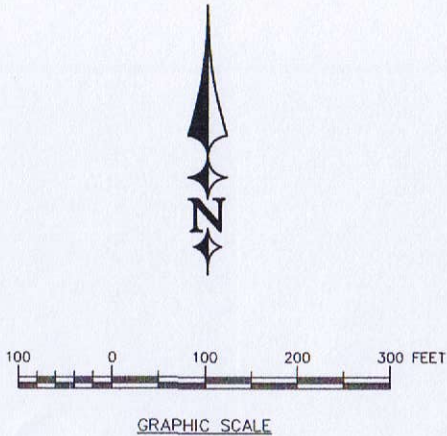
JOB NO. 14-144

SHEET TITLE

TITLE SHEET

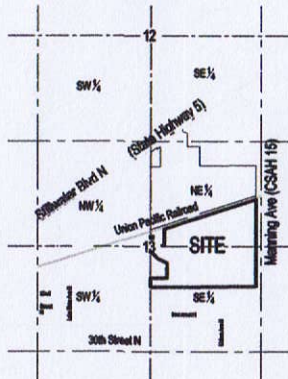
SHEET NO.

C1
SHEET 1 OF 28



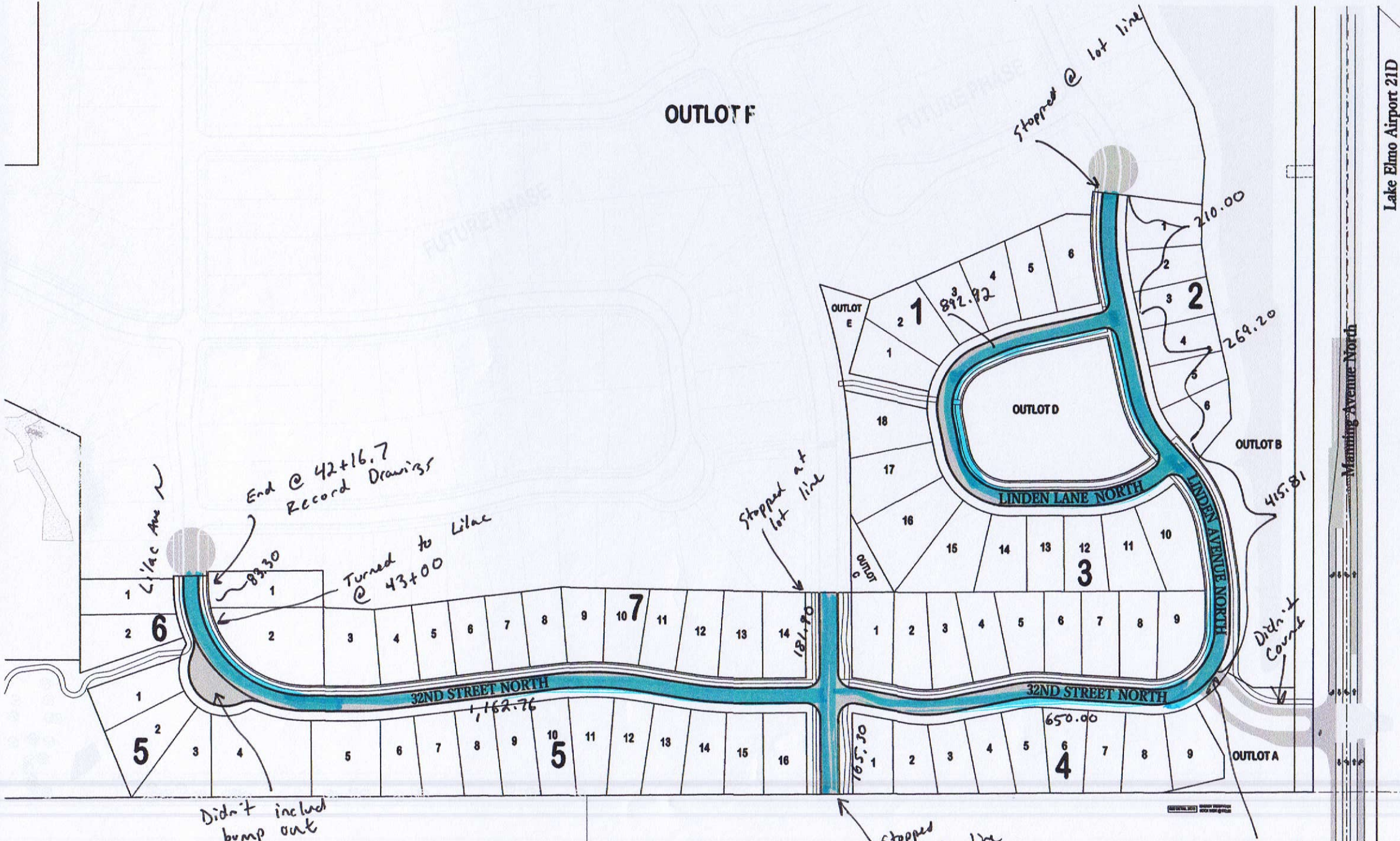
GRAPHIC SCALE

Site Location Map



PLAN SHEET INDEX:

SHEET NO.	SHEET ID	DESCRIPTION
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5	C5	STANDARD PLAN NOTES
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24	C24	DETAILS
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26	C26	DETAILS
27	C27	DETAILS
28	C28	DETAILS
1 OF 1	SP1	STRIPING AND SIGNAGE PLAN
1 OF 1	E1	LIGHTING PLAN

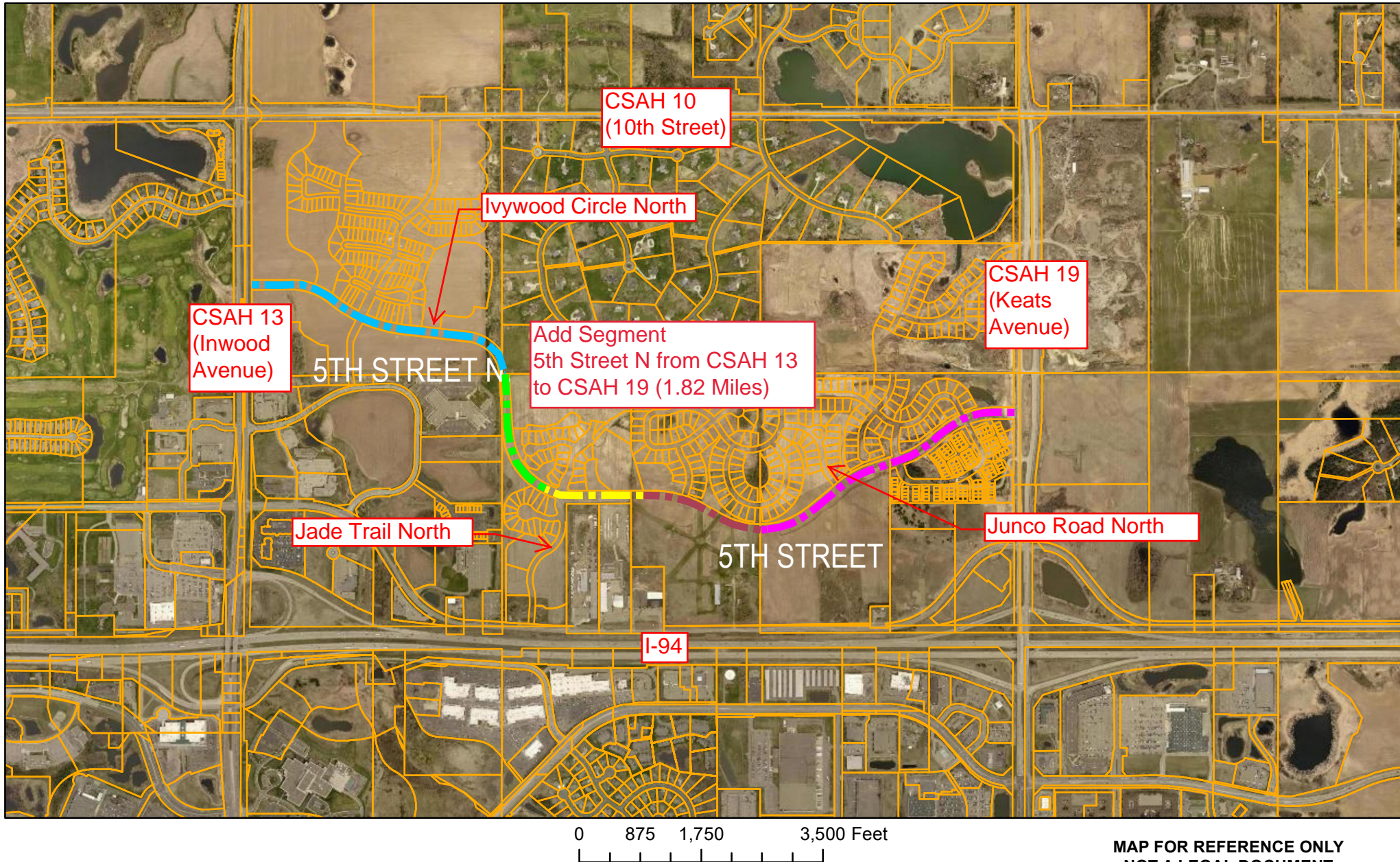


PHASE I - 71 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION

32nd st / Linden Ave transition
used STA 6+50 (Record Drawings)

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE CITY OF LAKE ELMO

CITY OF LAKE ELMO, MN.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

This drawing is the result of the compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.