



STAFF REPORT

DATE: 7/5/2017

REGULAR

ITEM #: 9

TO: City Council

FROM: Emily Becker, City Planner

AGENDA ITEM: Southwind of Lake Elmo Final Plat

REVIEWED BY: Stephen Wensman, Planning Director
Jack Griffin, City Engineer
Washington County Public Works
Greg Malmquist, Fire Chief
Michael Bent, Building Official

SUMMARY AND ACTION REQUESTED:

The City Council is being asked to consider a Final Plat request from Southwind Builders, Inc. for the development of 46 single-family attached dwellings to be located on site of approximately 15 gross acres north of Hunters Crossing and 5th Street North and east of Lake Elmo Avenue. This will be the first and only phase of this development.

GENERAL INFORMATION:

Applicant: Southwind Builders, Inc., 2372 Leibel St, White Bear Lake, MN 55110

Property Owners: Tammy Diedrich and Gerhard Rieder, 7401 Wyndham Way, Woodbury, MN 55125

Property: PID# 36.029.21.32.0034, Lot D of Hunters Crossing 1st Addition
PID# 36.029.21.32.0002, Section 36 Township 029, Range 21

Request: Application for Final Plat approval of a 46 unit single family attached residential subdivision to be named Southwind of Lake Elmo.

Existing Land Use/Zoning: PID# 36.029.21.32.0034: Vacant land, Medium Density Residential
PID# 36.029.21.32.0002: Vacant land, Low Density Residential

Surrounding Land Use/Zoning: North – Manufactured home park/Rural Development Transitional; East – Gruber pallets; South – Hunters Crossing Single Family Detached Dwelling Development/Limited Density Residential; West – Agricultural Residential/Rural Development Transitional

| | |
|--------------------------------|--|
| <i>Comp. Plan:</i> | Medium Density Residential (4.5-7 units per acre) |
| <i>History:</i> | Comprehensive Plan Land Use Amendment – Re-guided Parcel from High Density to Medium Density - 2013 Sketch Plan Review – February and March of 2015 (formerly known as Lennar Townhomes) Preliminary Plat Approval – July 2015 (formerly known as Diedrich Property Preliminary Plat) Final Plat Deadline Extension – December 2015 and 2016 Planning Commission reviewed Final Plat on June 12, 2017 and recommended approval |
| <i>Deadline For Action:</i> | Application Complete – 5/26/2017 60 Day Deadline – 7/25/2017 Extension Letter Mailed – No 120 Day Deadline – N/A |
| <i>Applicable Regulations:</i> | Chapter 153 – Subdivision Regulations Article 10 – Urban Residential Districts (MDR) §150.270 Storm Water, Erosion, and Sediment Control |

REQUEST DETAILS:

Outlots. Outlots A and C will be used for stormwater management and owned by the City, and Outlot B will be used for landscaping. The Homeowners Association will own and maintain Outlot B.

Right-of-Way. The Final Plat proposes a total right-of-way area of approximately 4.6792 acres. Proposed minor collector right-of-way (5th Street) is 1.5016 acres, and proposed major collector right-of-way (Lake Elmo Avenue) is 1.0015 acres.

Minimum Lot Size and Width.

- *Minimum Lot Width.* The minimum lot width of the approved Preliminary Plat was 40 feet. There are some lots proposed in the Final Plat that are less than 40 feet, but they still exceed the minimum requirement of 25 feet per unit for a single-family attached dwelling in the MDR zoning district.
- *Minimum Lot Size.* The lot sizes are generally consistent with that of the approved Preliminary Plat.

Parkland Dedication. No parkland was proposed in the approved Preliminary Plat. The Preliminary Plat Staff Report to the Planning Commission dated 6/22/15 stated that Staff was supportive of there being no parkland dedicated for public use due to the site and general location not being suitable for a park or any specific trail connections. Current Staff can find no documentation that the Preliminary Plat was proposed to the Parks Commission for review and recommendation. The Parks Commission reviewed the Southwind Final Plat at its April 17, 2017 meeting and had indicated they would have liked to see a park, however, the approved Preliminary Plat did not provide actual parkland. The Applicant has provided a purchase agreement indicating the purchase price of the land will be \$700,000. The required parkland dedication amount for this zoning district is 10% of the total acreage of the property \$70,000, which will be collected with the execution of the Development Agreement.

5th Street Plans. The Applicant will finish construction of the north side of 5th Street. 5th Street Plans have been provided.

Landscape Plans. The City's Landscape Architect has conducted a review of the Landscape Plans

- There are a number of tree/utility conflicts (Lots 30 and 31 (hydrant), and Lots 28 and 29, tree blocking maintenance bench near Outlot C (the storm pond in the southeast triangle has maintenance access from 5th Street, which will likely impact landscape plans).
- A few of the transplanted pines and other trees are encroaching on the drainage and utility easement behind Lot 33.
- Design and maintenance access to the infiltration basin on the northeast portion of the plat needs to be more clearly defined.
- Approved 5th Street Irrigation Plans are required prior to recording of the Final Plat. This has been added as a condition of approval.

Roadway easement to be vacated. There is a Public Roadway and Utility Easement created by Doc. No 3970178, attached that will need to be vacated. The City will be accepting right-of-way for 5th Street with the Final Plat. The Applicant has submitted application and has requested approval of this vacation. The vacation of this easement is listed as a condition of approval.

Density.

- The net residential density as shown on the proposed Final Plat is 3.88 units per acre.
 - The Final Plat indicates that the net density of the development is 3.26, which excludes CSAH 17 and 5th Street right-of-way, however, the right-of-way provided for these streets may be subtracted from the gross acreage of the property to determine density: 15.1137 acres subtracted by (0.7637 acres for the outlot in Hunters Crossing, which was already accounted for in the development 1.5008 and 1.0012 acres of arterial right-of-way=11.848 acres and 46/11.848 acres=3.64 units).
- *Does not meet Comprehensive Plan Residential Density Number for Urban Medium Density.* The Comprehensive Plan designates areas guided for Urban Medium Density to be at a residential density of 4.5 to 7 units per acre. The original Sketch Plan had proposed 50 units. The number of units originally proposed for Preliminary Plat was reduced to 48 units and then was further reduced to 46 units due to several issues concerning the configuration of lots and in order to address City, County, and watershed district comments and concerns (which ultimately led to the inclusion of public, rather than private, streets). The number of units being proposed for Final Plat is 46, which is consistent with the approved Preliminary Plat. While a density of 3.88 units per acre does not meet the Comprehensive Plan density designation for the Urban Medium Density land use category, the Final Plat is consistent with the approved Preliminary Plat. It would not be appropriate for the area to be re-guided and rezoned to Urban Low Density Residential, as single-family attached dwellings are not an allowed use in this zoning district.

Missing Cul-de-Sac Connection. A cul-de-sac connection was not originally proposed in the Sketch Plan. The Preliminary Plat shows a cul-de-sac trail connection connecting the bulb of the cul-de-sac

on proposed 6th Street Circle North. The Final Plat has eliminated this cul-de-sac trail connection. On June 12, 2017, the Planning Commission recommended that the trail be put back in the plans as a condition of approval.

Sideyard Setbacks. The townhomes all appear to be setback an average of 7.5 feet on each side. The minimum setback for a principal structure is ten feet, and garages are allowed to be setback five feet, however Staff allows average setbacks of 7.5 feet. This has been a discussion item in the past, but it is something that Staff wants to make the Commission aware of. These homes will be required to be sprinklered, as they are single-family attached homes on two separate lots, and the Building Code requires that they be sprinklered, so the Building Official and Fire Chief see no issue with this.

Streets and Parking. The proposed streets are 28 feet in width, and so there will be no restriction on parking except in the cul-de-sacs. The development provides two car garages and there is room for two cars to park in the driveway. This meets Specific Minimum Off-Street Parking Requirements of Section 154.210: Off-Street Parking.

Impervious Surface. The impervious surface calculations are not provided. Each lot will need to adhere to maximum amount of 50% impervious lot coverage.

Public Works Review. Public Works asked that the proper turning radius and setback of islands accommodates snowplows and fire trucks. The final construction plans will be reviewed as such.

Engineering Comments. The Engineer's memo dated June 5, 2017 is attached to this report. All comments in this memo should be addressed. Issues to highlight are as follows:

1. The County shall review and approve the proposed right-of-way along CSAH 17 (Lake Elmo Avenue). If additional right-of-way is required, the final plat and construction plans shall be revised, resubmitted and approved.
2. The Applicant shall contribute \$25,000 to the costs of constructing turn lanes at the intersection of 5th Street North and CSAH 17 (Lake Elmo Avenue). This shall be addressed in the Developer Agreement.
3. The Applicant shall complete the construction of 5th Street North from CSAH 17 (Lake Elmo Avenue) to the east plat line at the developer's sole cost.
4. The plat shall be updated to provide an Outlot for Infiltration Basin 7. City access to this basin may prove difficult and be an issue. After consultation with the Valley Branch Watershed District, Staff is willing to allow this deviation from City standards as long as maintenance is the responsibility of the Homeowners' Association and because the rain garden is relatively small
5. Stormwater management plan must be approved by the City meeting State, Valley Branch Watershed District (VBWD) regulations. A Valley Branch Watershed District permit is required prior to grading activities.
6. The stormsewer pipe along the northern retaining wall shall be privately owned and maintained, as the proximity to the retaining wall and rear yard patios does not allow for adequate City maintenance access.
7. The proposed stormwater discharge from Basin 8 (along the northwest portion of the site) will be significantly reduced but will be at a point of discharge instead of sheet flow. A temporary easement may be needed from Cimarron to construction improvements as proposed including the Basin 8 storm water outfall pipe and the northerly retaining wall. If

this is needed, the easement may be difficult to obtain, as the Applicant had previously attempted to obtain an easement from this property and had difficulty. Upon further review, although a concern, the drainage onto Cimarron reduces a natural flow from around 300 feet to a 25 foot point discharge, however the area is under the powerline easement and into a tall grass area of the golf course with no structures nearby. The risk for impact is minimal.

Final Plat Process. A public hearing is not required for a final plat. The City's approval of a final plat is contingent on the plat's consistency with the preliminary approval. The approval of the preliminary plat had conditions of approval. In order to proceed, the conditions of approval must be met by the applicant. The applicant has complied with the conditions which are addressed in the "Review and Analysis" section below. Staff has reviewed the final plat and has found that it is consistent with the approved preliminary plat.

REVIEW AND ANALYSIS:

The Preliminary Plat for Southwind (then referred to as Diedrich Property Preliminary Plat) was approved with several conditions. Staff has provided a response to each condition of preliminary plat approval. Please also note that the applicant provided a response to the preliminary plat conditions which has been included in the application materials attached to this report. The applicant's response has not been duplicated for this report. Staff's comments related to each condition are indicated in *bold italics*. In some instances, staff's comments are different than the developers.

Preliminary Plat Conditions:

1) The landscape plan and tree preservation plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans. *The plans have been reviewed by the city landscape architect, and amendments to the plans are required as noted herein. These plans will need to be amended according to comments and approved by the City's Landscape Architect; this has been added as a recommended condition of approval.*

2) The final landscape plan shall incorporate additional plantings where feasible adjacent to the shared property lines with parcel at 11490 Hudson Boulevard. The landscape plan of the Preliminary Plat proposed densely placed Eastern White Pines along the eastern property line. *The landscape plan submitted with the Final Plat application proposes less dense plantings on the eastern edge but proposes many more plantings in the southwest corner of the site adjacent to Gruber Pallets.*

3) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated March 3, 2015. The required improvements shall include, but not be limited to the construction of a northbound right turn lane and southbound center turn lane. *The County has reviewed the Final Plat and has indicated the Applicant's participation in the turn lane improvements will be \$25,000, which will be collected with the execution of the Developers Agreement.*

4) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the Valley Branch Watershed District prior to the commencement of any grading or development activity on the site. *The Applicant has submitted*

application to the Valley Branch Watershed District, which was approved on April 13, 2017, subject to 15 conditions of approval.

5) The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat. ***This was added as a condition of Final Plat.***

6) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance. A cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording. ***This has been added as a condition of Final Plat, and the parkland dedication fees will be collected with the execution of the Developers Agreement.***

7) 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. ***The Applicant plans to grade the property after Final Plat approval under the Developers Agreement.***

8) All required modifications to the plans as requested by the City Engineer in a review letter dated June 17, 2015 shall be incorporated into the plans prior to consideration of a final plat. ***It is a recommended condition of approval that final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, street and utility construction plans and agreements shall be reviewed and approved by the City Engineer and that all comments outlined by the Engineer's memorandum dated June 5, 2017 shall be addressed.***

9) The applicant shall update all of the landscaping and construction plans to reflect the updated site plan that includes a public right-of-way within the project area. These updated plan shall be subject to review and approval by the City Engineer. ***These plans have been updated to include a public right-of-way within the project area.***

10) Although the updated site plan does not incorporate a private street, any request for flexibility from City regulations and standards must be considered and addressed as part of the final plat submission. ***The applicant had originally proposed a private street located in a 30-foot outlot. One of the reasons for this is that the applicant had wanted to slightly vary setbacks of the townhouse units in order to help minimum the visual impact of a row of townhouses all at the same setback. The developer at the time had still wanted to look for ways to add some variation to setbacks, and so current Staff deduces that this is why this condition was added. The current developer, however, is not proposing varying setbacks, and varying setbacks are not a code requirement.***

11) The final construction plans for the Diedrich Townhouses subdivision shall include, at a minimum, the northern portion of 5th Street if a joint construction project between the applicant and Ryland Homes does not proceed in advance of a final plat submission for the applicant's site. ***The Applicant has provided final construction plans for the northern portion of 5th Street.***

12) The architectural covenants for the homeowner's association shall include provisions that discourage blank garage doors. All garage doors shall incorporate windows or decorative trim to minimize the visual impact of the garage-forward home design. ***The applicant has provided architectural renderings of the townhomes, and these do not include blank garage doors. The***

Applicant has provided a draft Common Interest Community Declaration, but the proposed document does not include architectural covenants that discourage blank garage doors. The Applicant will need to amend this document to include this. This has been carried over as a recommended condition of Final Plat approval.

13) 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. ***This has been prepared for approval with the Final Plat.***

14) The site plan and construction plans shall be revised to include a sidewalk along at least one side of all streets within the subdivision. ***The sidewalk is proposed along 6th Street Circle N shown as 6th Street North in the Grading Plan), but only to the edge of the loop of this street. Staff is not recommending that this sidewalk be extended along the cul-de-sac loop due to its large size.***

15) The applicant shall pay a Water Availability Charge consistent with the Lake Elmo Fee Schedule for the entire development prior to the release of the final plat for recording, regardless of project phasing. ***This will still be a requirement prior to the release of final plat for recording.***

16) The developer shall secure a written grading agreement from Excel Energy concerning the proposed grading activity underneath an existing power line easement across the property prior to submission of a final plat. ***All grading has been removed from the Xcel easement.***

PLANNING COMMISSION REVIEW:

The Southwind Final Plat was reviewed by the Planning Commission at its June 12, 2017 meeting. The Planning Commission had the following comments regarding the proposed Final Plat:

- They commented on the 100 year overflow going to the north and asked if it could go to the west instead of the north. The developer had clarified that it actually goes east-west and doesn't create any more discharge than what currently exists.
- They mentioned County improvements for Lake Elmo Avenue. It is a condition of approval that the developer pay \$25,000 towards the cost of the intersection at Lake Elmo Avenue and 5th Street North.
- They commented on the missing trail connection from the westerly cul-de-sac to 5th Street. The developer was questioned as to why this trail connection was eliminated, as the trail connection would connect to the trail on the north end of 5th Street North. The developer did not know why this connection had been eliminated but deduced that it may have been eliminated due to a lack of on-street parking. The Commission would like to see this cul-de-sac connection put back in.

The Planning Commission recommended making the following amendments to Staff-recommended conditions of approval:

- Recommendation to strike #14:

~~14) A signed copy by Xeel of the Consent to Improvements document shall be provided to the City which approves the proposed work within the Xeel Energy Transmission Easement along the northern property line and shall outline any terms and restrictions for ongoing maintenance by the City.~~ Staff comment: This was removed, as updated plans no longer disturb area within this easement. Recommended with an affirmative vote of 4-1.

- Recommendation to add two new conditions:

15) That a sidewalk or trail be constructed from the bulb of the westerly cul-de-sac within the development to the trail along 5th Street North. Staff comment: Recommended with an affirmative vote of 5-0.

16) The Landscape Plan shall be amended to provide additional buffering behind Lots 26-29 to the extent possible. Staff comment: Recommended with an affirmative vote of 5-0. There is a swale in this area and this may be difficult to execute.

RECOMMENDED CONDITIONS OF APPROVAL:

Based on the above Staff report and analysis, Staff and the Planning Commission recommend the following conditions of approval to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the final plat.

The recommended conditions are as follows:

- 1) That Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, street and utility construction plans and agreements shall be reviewed and approved by the City Engineer prior to recording of Final Plat. All comments outlined by the Engineer's memorandum dated June 5, 2017 shall be addressed.
- 2) The vacation of Public Roadway and Utility Easement created by Doc. No. 3970178 shall be approved by Council before recording of the Final Plat.
- 3) The utility plans shall be updated to include an additional fire hydrant at the entrance of the development.
- 4) All easements as requested by the City Engineer and Public Works shall be documented on the Final Plat prior to recording.
- 5) The Landscape Plans, including 5th Street Irrigation Plans, shall be updated and approved by the City.
- 6) The Applicant shall enter into Landscape and License 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/or open space on the final plat.
- 7) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council

that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.

- 8) The Developers Agreement shall address all costs associated with the development including but not limited to construction of the northern half of 5th Street from CSAH 17 to the east plat line, partial responsibility (\$25,000) for the improvements required by Washington County at the intersection of 5th Street and CSAH 17, and payment of a Water Availability Charge consistent with the Lake Elmo Fee Schedule for the entire development.
- 9) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance.
- 10) The applicant shall provide evidence that all conditions attached the Valley Branch Watershed District permit for the final plat and associated grading work have been met prior to the commencement of any grading activity.
- 11) A finalized stormwater management plan must be approved by the City, meeting all State, VBWD and City rules and regulations.
- 12) The Plat must be updated to provide an outlot dedicated to the City as well as maintenance access for Infiltration Basin 7.
- 13) The Applicant shall provide written correspondence from Washington County indicating that adequate CSAH 17 right-of-way is being dedicated as part of this plat. If additional right-of-way is required by the County, the plat and construction plans must be revised and resubmitted as necessary.
- 14) The Applicant shall amend the proposed Common Interest Agreement to include architectural covenants that include provisions that discourage blank garage doors. All garage doors shall incorporate windows or decorative trim to minimize the visual impact of the garage-forward home design.
- 15) That a sidewalk or trail be constructed from the bulb of the westerly cul-de-sac within the development to the trail along 5th Street North.
- 16) The Landscape Plan shall be amended to provide additional buffering behind Lots 26-29 to the extent possible.

DRAFT FINDINGS:

Staff and the Planning Commission recommend the following findings with regards to the proposed Southwind Final Plat:

- 1) That the Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 21, 2015.
- 2) That the Final Plat is generally consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Final Plat complies with the City's Urban Medium Density Residential zoning district, except as noted in the Staff Report to the Planning Commission dated June 5, 2017.

- 4) That the Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the plan revisions as requested by the City.
 - 5) That the Final Plat is consistent with the City's engineering standards with the plan revisions as requested by the City Engineer.
 - 6) That the Final Plat complies with the City's subdivision ordinance.
-

RECOMMENDATION:

Staff and the Planning Commission recommend Council adopt Resolution 2017-070 approving the Southwind Final Plat with the 16 conditions of approval as listed in the Staff report. Suggested motion:

“Move to adopt Resolution 2017-070 approving the Southwind Final Plat with the recommended 16 conditions of approval”

ATTACHMENTS:

1. Application Forms
2. Southwind Final Plat and Plans
3. City Engineer Review Letter June 5, 2017
4. Resolution 2017-070

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

THE CITY OF
LAKE ELMO

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

FINAL PLAT APPLICATION

Applicant: Southwind Builders Inc.
Address: 2372 Leibel St White Bear Lake MN
Phone #: 651-773-8780
Email Address: southwind.larry@comcast.net

Fee Owner: Tammy Diedrich and Gerhard Rieder
Address: 7401 Wyndham Way Woodbury MN 55125
Phone #: _____
Email Address: _____

Property Location (Address): _____
Complete (long) Legal Description: attached

PID#: 36.029.21.32.0002 *PID # 36.029.21.32.0034*

General information of proposed subdivision: _____

46 twin home

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: 3-23-17

Fee Owner Signature *[Signature]* Date: 3/23/17

Southwind of Lake Elmo

Legal Description

The north 474.06 feet of the Northwest Quarter of the Southwest Quarter of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota.

Together with:

Outlot D, HUNTERS CROSSING 1ST ADDITION, according to the recorded plat thereof, said Washington County, Minnesota



March 27, 2017

Stephen Wensman
Planning Director
City of Lake Elmo MN 55042

Re: Southwind of Lake Elmo

Dear Mr. Wensman and Staff

As part of our submittal today please find the following information as delineated in section 2 of the City required submittals entitled Written Statement.

Section 2 Subsection a.

Land Owner:

Tammy Diedrich & Gerhard Rieder
7401 Wyndham Way
Wood Bury MN 55125

Applicant:

Larry Alm
Southwind Builders Inc
2372 Leibel St
White Bear Lake MN 55110
651-773-8780
Civil Engineering and Surveyor
Pioneer Engineering
2422 Enterprise Dr.
Mendota Heights MN 55120
651-681-1914

Subsection b.

Site Address:

XXXX County Rd 17
Lake Elmo MN 55042

Zoning:

Residential

Parcel Size:

15 Acres

648960 Sq. Ft +/-

PID # 3602921320034 Lot D Hunters Crossing 1st Add

PID # 3602921320002 Section 36 Twp. 029 Range 021

9591-60711-12-715
651-773-8780
651-681-1914
3317



Legal Description:

OUTLOT D, HUNTERS CROSSING 1ST ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF,
WASHINGTON COUNTY, MINNESOTA.

THE NORTH 474.06 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4, SW 1/4) OF
SECTION 36, TOWNSHIP 29 NORTH, RANGE 21 WEST, WASHINGTON COUNTY, MINNESOTA

Subsection c.

Plat Name:

Southwind of Lake Elmo

SEE ENGINEERS COMMENTS, ii thru vi.

Subsection d.

As of this writing we aware of no issues that were raised at the time of Preliminary Plat.

Southwind has discussed the project with the owners of both of the adjacent properties, AKA "the Pallet
Company" and Equity LifeStyle Properties Inc. Both are aware of the project and have made no objection.

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Subsection e.

The Final Density of the Project:

The density is 3.07 units per acre totaling 46 units which is consistent with the Preliminary Plat approval

Subsection f.

The project includes public streets, public sewer and water connections which will be constructed in its
entirety.

The site includes sidewalk as shown on plans. There is no regional trail connection provided.

Each unit provides for 4 contiguous parking spaces, 2 under cover and 2 in the open. This totals 92 dedicated
parking spaces throughout the project. In addition parking is available on the public streets which is
consistent with the City of Lake Elmo rules regarding parking on public streets.

Subsection g.

As noted in Subsection d. we are aware of no issues with surrounding land owners.

Subsection h.

N/A

Subsection i.

Since the Preliminary Plat was approved prior to this submittal based on 46 units being built, we are unaware
of any issues that this amount of homes will place a burden on City of Lake Elmo police, fire or other public
services provided by the City. The 16 findings of fact approving the Preliminary Plat under Resolution no.
2015-056 raised no concerns regarding these services. Regarding school impact it is assumed by the



Developer that the majority of the homeowners living within this development will be 55 years of age or older and will not have many school age children.

Subsection j.
N/A

Subsection k.
The developer will pay a park dedication Fee consistent with city requirements of the neighboring Hunters Crossing Development.

Subsection l.
The developer has applied with this submission for a grading permit. The Developer assumes that the project land clearing covered under the Grading Permit to begin forthwith. The site grading will start on May 1st, utilities and streets to start approx. May 15th. The developer assumes the first lift to laid about June 15th.

Best Regards

Larry Alm
Southwind Builders Inc.



March 27, 2017

Stephen Wensman
Planning Director
City of Lake Elmo

Re: Southwind Builders Inc. Townhome Submittal.

Dear Steve,

As part of our submittal today please find the following information as delineated in Section 2 of the City required submittals entitled Written statements. As always please contact me directly for any additional needed information or clarifications.

Section 2. Subsection a.

Land Owner:

Tammy Diedrich & Gerhard Rieder
7401 Wyndham Way
Woodbury MN 55125
651-587-0829

Applicant:

Larry Alm
Southwind Builders Inc.
2372 Leibel St.
White Bear Lake MN 55110
651-773-8780

Civil Engineering & Land Survey

Pioneer Engineering
2422 Enterprise Drive
Mendota heights MN 55120
651-681-1914

Subsection b.

Site Address:

XXXX County Road 17
Lake Elmo MN 55042

Zoning:

Residential

Parcel Size:

15 Acres +/-
648960 Sq. Ft. +/-



Page 2

Legal Description:

PID # 36.029.21.32.0034 AKA Lot D Hunters Crossing 1st Addition

PID # 36.029.21.32.0002 AKA Section 36 Township 029 Range 021

Parcel Size:

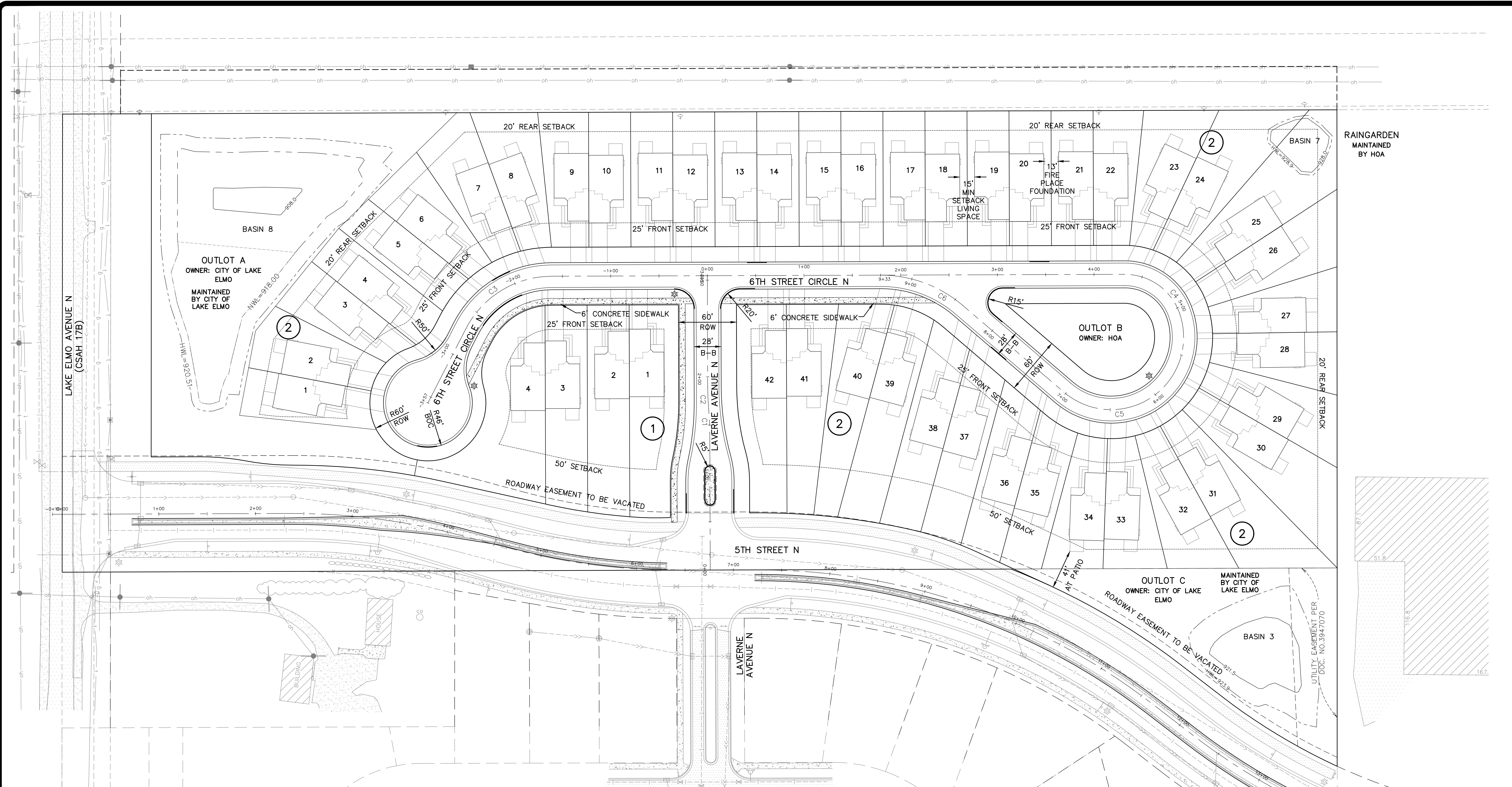
15 Acres +/-

648960 Sq. Ft. +/-

Warm Regards,

Larry Alm

Southwind Builders Inc.



| CURVE TABLE | | | | | | |
|-------------|------------|--------|--------|---------|----------|----------|
| CURVE | DELTA | LENGTH | RADIUS | TANGENT | PC | PT |
| C1 | 4°48'04" | 23.88 | 285.00 | 11.95 | 1+41.76 | 1+65.65 |
| C2 | 4°48'04" | 23.88 | 285.00 | 11.95 | 1+65.65 | 1+89.53 |
| C3 | 62°42'05" | 109.43 | 100.00 | 60.92 | -2+70.58 | -1+61.14 |
| C4 | 70°31'44" | 73.86 | 60.00 | 42.43 | 4+31.66 | 5+05.52 |
| C5 | 150°16'52" | 196.72 | 75.00 | 282.68 | 5+05.52 | 7+02.24 |
| C6 | 40°48'34" | 92.59 | 130.00 | 48.36 | 8+40.19 | 9+32.79 |

SETBACK REQUIREMENTS

MDR STANDARDS: TWO-FAMILY ATTACHED (PER UNIT)
FRONT SETBACK: 25'
REAR YARD SETBACK: 20'
SIDE SETBACK: 7.5' LIVING SPACE, 7.5' GARAGE (SEE NOTE)
CORNER SIDE SETBACK: 15'
MINIMUM LOT WIDTH: 30'
MINIMUM LOT AREA: 4,000 SF
MAXIMUM BUILDING COVERAGE: 50%

NOTE: IN SITUATIONS WHERE A GARAGE OR ACCESSORY BUILDING IS SET BACK LESS THAN 7 FEET FROM A SIDE PROPERTY LINE, THE MAXIMUM PERMITTED ENCROACHMENT FOR ANYTHING ATTACHED TO SAID BUILDING (INCLUDING EAVES, OVERHANGS, STEPS, CHIMNEYS, AND OTHER APPURTENANCES) WILL BE TWO (2) FEET.



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: Paul J. Chernie
Reg. No.: 19860
Date: 03-27-2017

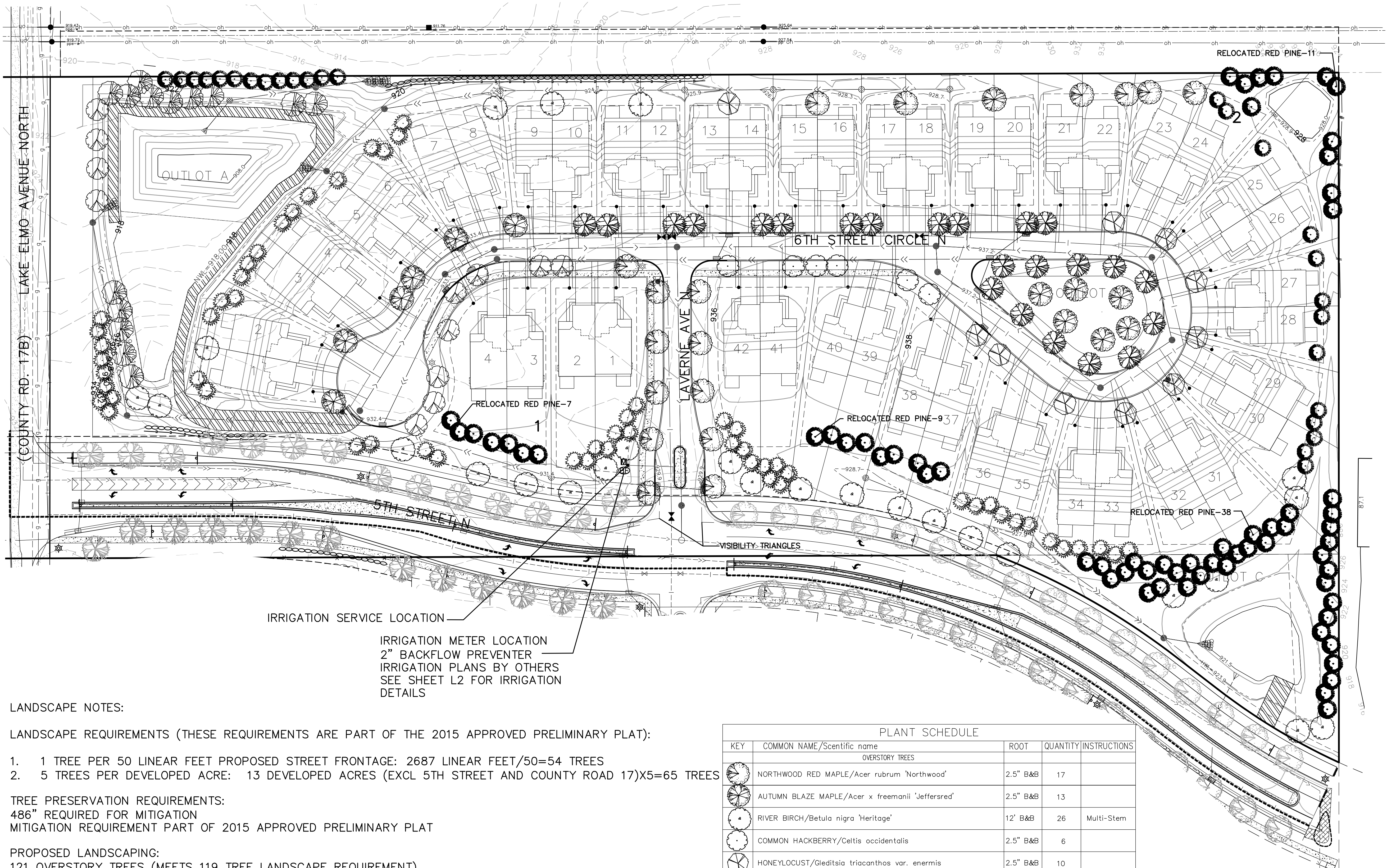
Revisions:
1. 04-05-17 Watershed Comments
2. 05-04-17 City Comments

Date: 03-27-2017
Designed: PJC/BNM
Drawn: MSN/BNM

SITE PLAN

SOUTHWIND BUILDERS INC.
2372 LEIBEL STREET
WHITE BEAR LAKE, MINNESOTA 55110

SOUTHWIND OF LAKE ELMO
LAKE ELMO, MINNESOTA



LANDSCAPE NOTES:

LANDSCAPE REQUIREMENTS (THESE REQUIREMENTS ARE PART OF THE 2015 APPROVED PRELIMINARY PLAT):

1. 1 TREE PER 50 LINEAR FEET PROPOSED STREET FRONTAGE: 2687 LINEAR FEET/50=54 TREES
2. 5 TREES PER DEVELOPED ACRE: 13 DEVELOPED ACRES (EXCL 5TH STREET AND COUNTY ROAD 17)X5=65 TREES

TREE PRESERVATION REQUIREMENTS:

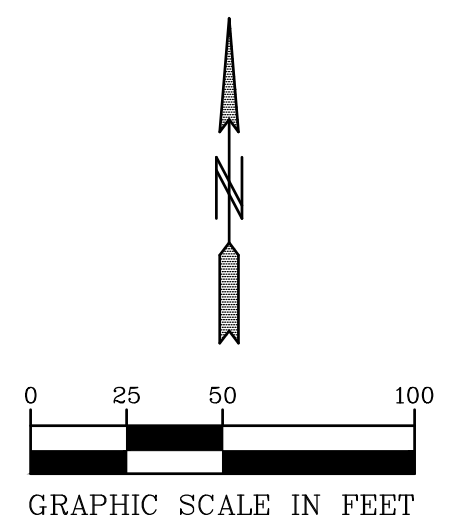
486" REQUIRED FOR MITIGATION
MITIGATION REQUIREMENT PART OF 2015 APPROVED PRELIMINARY PLAT

PROPOSED LANDSCAPING:

121 OVERSTORY TREES (MEETS 119 TREE LANDSCAPE REQUIREMENT)
85 EVERGREEN TREES (EQUIVALENT TO 3" EACH; 255" TOWARD MITIGATION)
65 RELOCATED RED PINE TREES (8-9" TREES WILL BE SELECTED IN FIELD)
520"+ OF RELOCATED PINES
RELOCATED RED PINES SHALL HAVE A TWO YEAR WARRANTY

REFER TO APPROVED 5TH STREET LANDSCAPE PLANS SUBMITTED BY RYLAND HOMES
SEE SHEET L3 FOR GROUND COVER TREATMENT.
SEE SHEET L2 FOR CITY PLANTING DETAILS AND NOTES

| PLANT SCHEDULE | | | | |
|---------------------------|--|----------|----------|--------------|
| KEY | COMMON NAME/Scientific name | ROOT | QUANTITY | INSTRUCTIONS |
| OVERSTORY TREES | | | | |
| | NORTHWOOD RED MAPLE/Acer rubrum 'Northwood' | 2.5" B&B | 17 | |
| | AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred' | 2.5" B&B | 13 | |
| | RIVER BIRCH/Betula nigra 'Heritage' | 12" B&B | 26 | Multi-Stem |
| | COMMON HACKBERRY/Celtis occidentalis | 2.5" B&B | 6 | |
| | HONEYLOCUST/Gleditsia triacanthos var. enermis | 2.5" B&B | 10 | |
| | NORTHERN RED OAK/Quercus rubra | 2.5" B&B | 23 | |
| | SENTRY LINDEN/Tilia americana 'Sentry' | 2.5" B&B | 12 | |
| | NIOBE WEeping WILLOW/Salix alba 'Tristis' | 3" B&B | 14 | |
| EVERGREEN TREES | | | | |
| | BLACK HILLS SPRUCE/Picea glauca densata | 6" B&B | 59 | |
| | EASTERN WHITE PINE/Pinus strobus | 6" B&B | 26 | |
| RELOCATED EVERGREEN TREES | | | | |
| | RED PINE/Pinus resinosa | 8" MM | 65 | |



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Name

Jennifer L. Thompson
Jennifer L. Thompson

Reg. No.

44763

Date

5-26-17

Revisions

4-5-17 added rain garden seeding
5-26-17 CITY COMMENTS

Date

3-27-17

Designed

JLT

Drawn

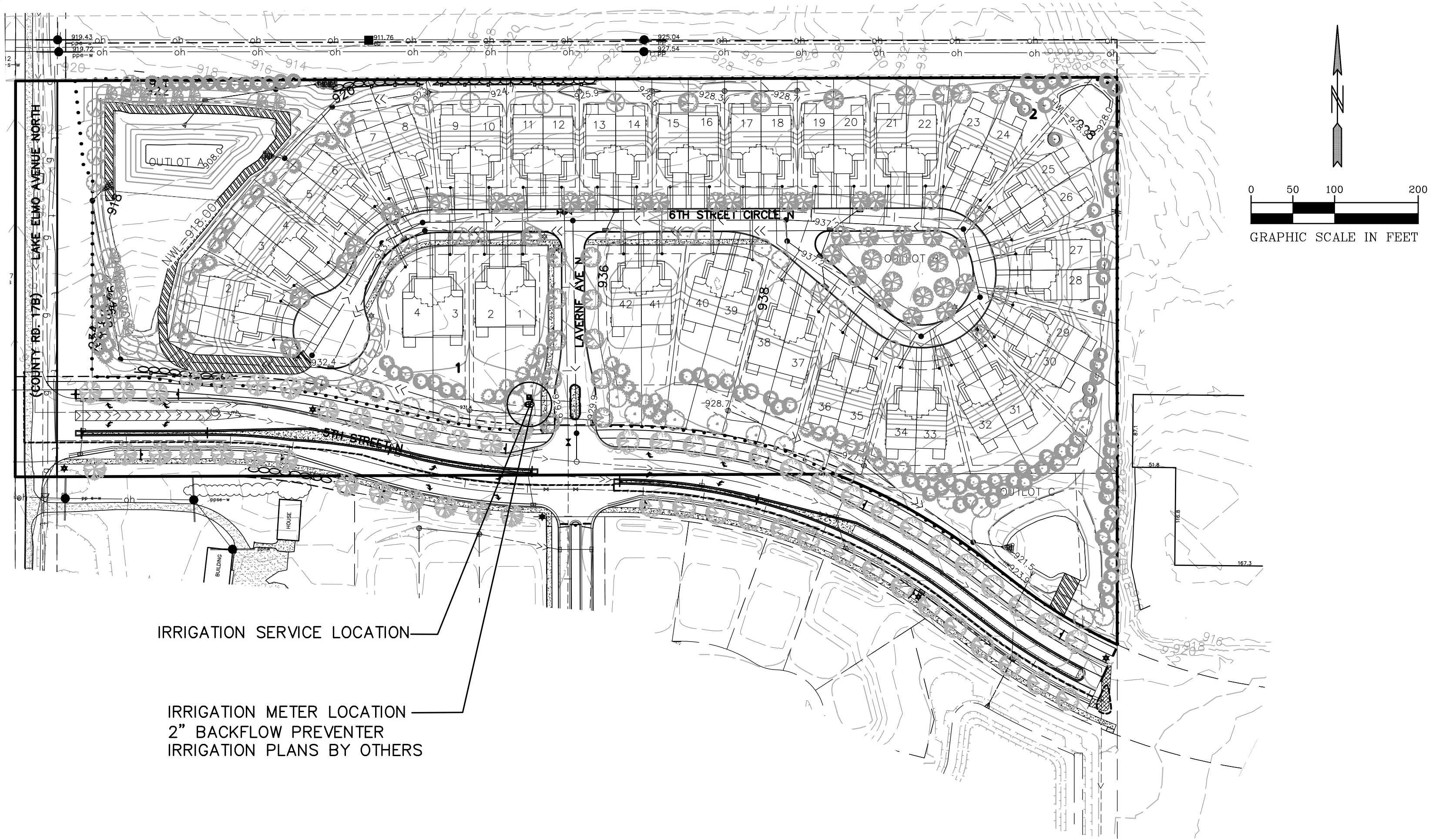
JLT

LANDSCAPE PLAN

SOUTHWIND BUILDERS INC.
2372 LEIBEL STREET
WHITE BEAR LAKE, MINNESOTA 55110

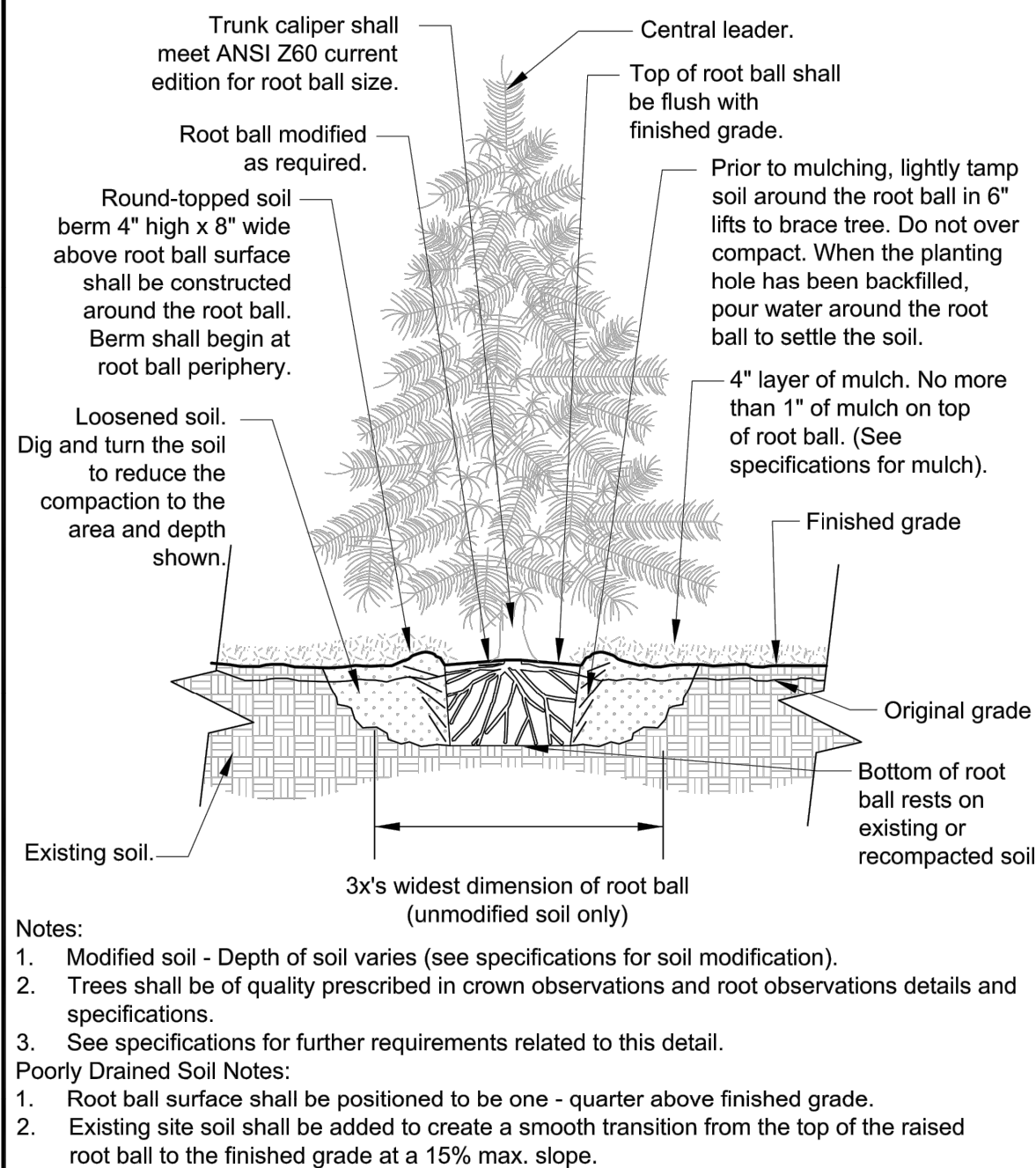
SOUTHWIND OF LAKE ELMO
LAKE ELMO, MINNESOTA

L1 OF 3



IRRIGATION SERVICE LOCATION

IRRIGATION METER LOCATION
2" BACKFLOW PREVENTER
IRRIGATION PLANS BY OTHERS



CONIFEROUS TREE – MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL

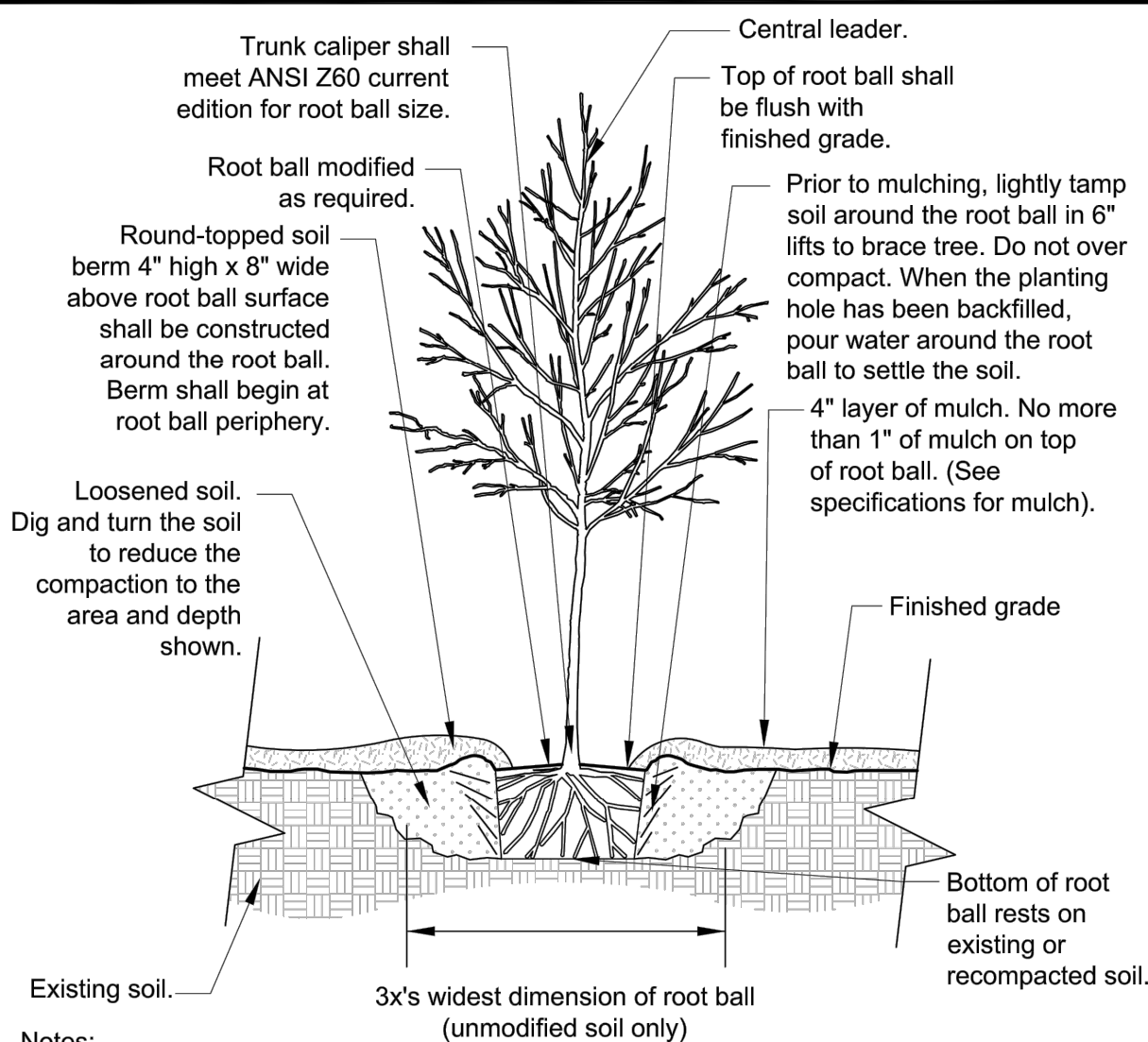
FEBRUARY 2015

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



CITY OF LAKE ELMO

STANDARD DRAWING NO.
901A
LAKE ELMO



DECIDUOUS TREE – MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL

FEBRUARY 2015

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



CITY OF LAKE ELMO

STANDARD DRAWING NO.
902A
LAKE ELMO

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION.
[http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf](http://americanhort.org/documents/ANSI%20Nursery%20Stock%20Standards%20AmericanHort%202014.pdf)
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4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.
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7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.
8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.
10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.
11. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.
12. ALL TRADITIONAL TURF-LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW.

STANDARD PLAN NOTES

LANDSCAPE PLANS

FEBRUARY 2015



CITY OF LAKE ELMO

STANDARD DRAWING NO.
900
LAKE ELMO

M
BF

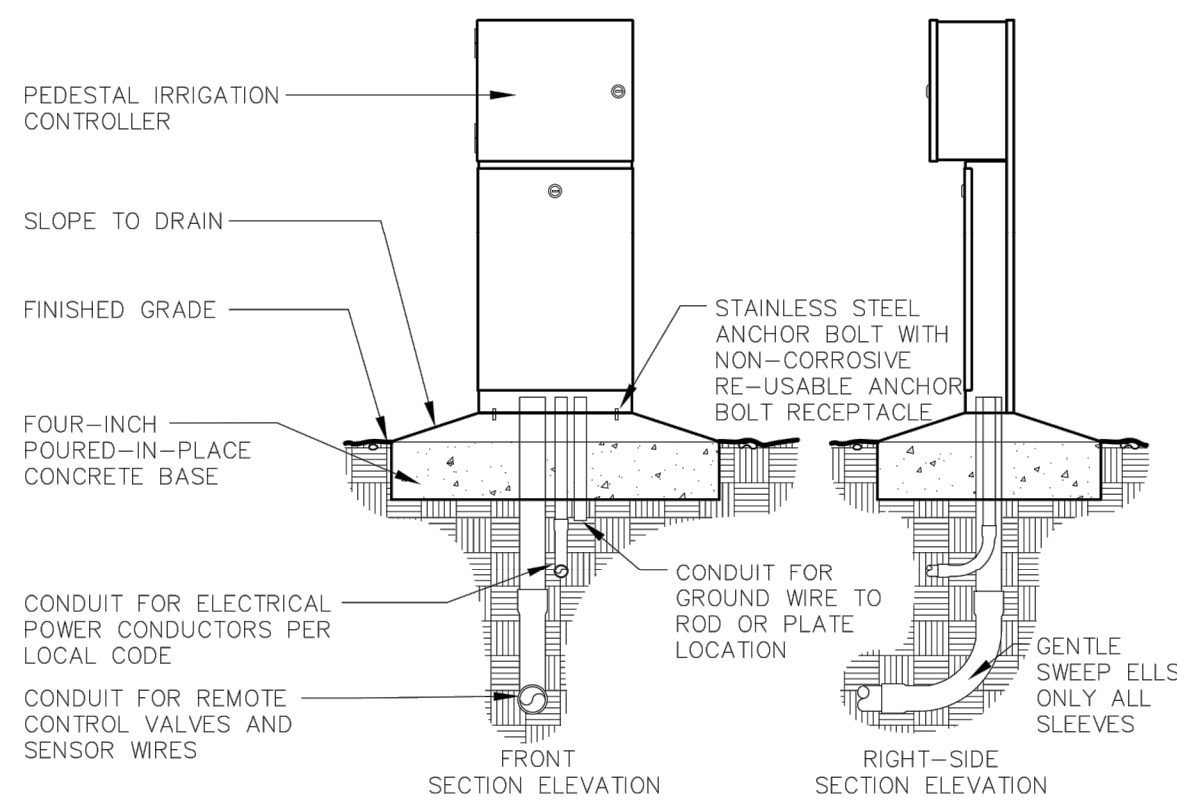
IRRIGATION DETAILS–IRRIGATION DESIGN BY OTHERS



CITY OF LAKE ELMO

STANDARD DRAWING NO.
IR.1.1
LAKE ELMO

APRIL 2017



- NOTE:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, BEST PRACTICES AND LOCAL CODES.
 3. HIGH AND LOW VOLTAGE ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN.
 4. GROUND CONTROLLER IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION.

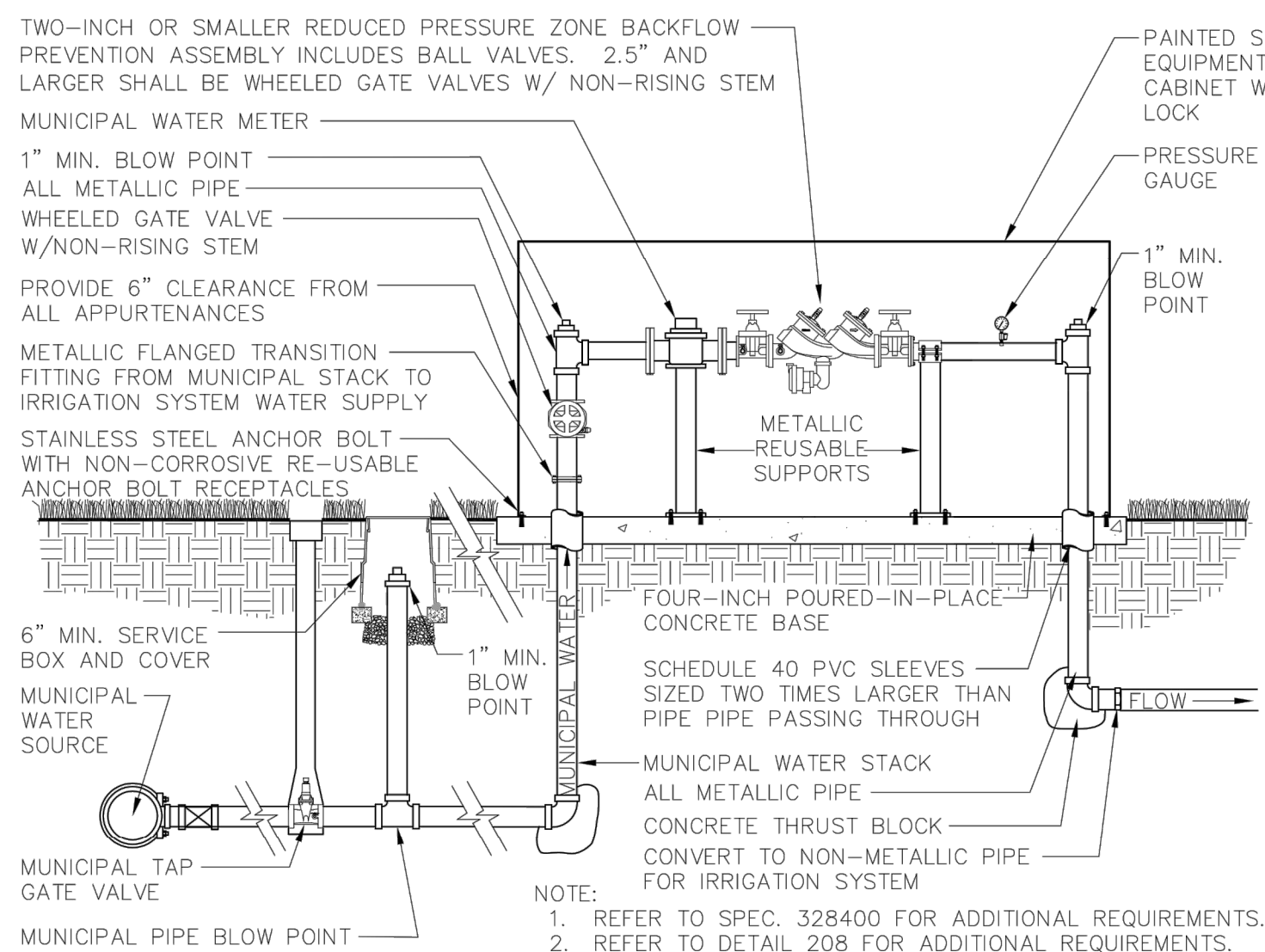
IR1.1 2-WIRE PEDESTAL IRRIGATION CONTROLLER



CITY OF LAKE ELMO

STANDARD DRAWING NO.
IR1.0
LAKE ELMO

APRIL 2017



- NOTE:
1. REFER TO SPEC. 328400 FOR ADDITIONAL REQUIREMENTS.
 2. REFER TO DETAIL 208 FOR ADDITIONAL REQUIREMENTS.

IR1.0 IRRIGATION WATER SUPPLY (MUNICIPAL)

SEE SHEET L1 FOR PLANTING SCHEDULE
SEE SHEET L3 FOR SEEDING DETAILS

LANDSCAPE NOTES:

1. LOTS WILL BE SODDED AFTER CONSTRUCTION.
2. SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA
3. ALL PLANTS TO BE PLANTED WITHIN CITY PARKS AND ON CITY PROPERTIES SHALL COMPLY WITH THE CITY'S RESOLUTION ENDORSING BEE-SAFE POLICIES AND PROCEDURES. WRITTEN ACKNOWLEDGEMENT WILL BE PROVIDED.
4. TREES WITHIN BOULEVARDS WITH SIDEWALKS WILL BE PLANTED 5' FROM CURB
5. TREES WITHIN BOULEVARDS WITHOUT SIDEWALKS WILL BE PLANTED 8' FROM CURB

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Name

Jennifer L. Thompson

Reg. No.

44763

Date

5-26-17

Revisions

4-5-17 added rain garden seeding
5-26-17 CITY COMMENTS

Date

3-27-17

Designed

JLT

Drawn

JLT

CITY DETAILS

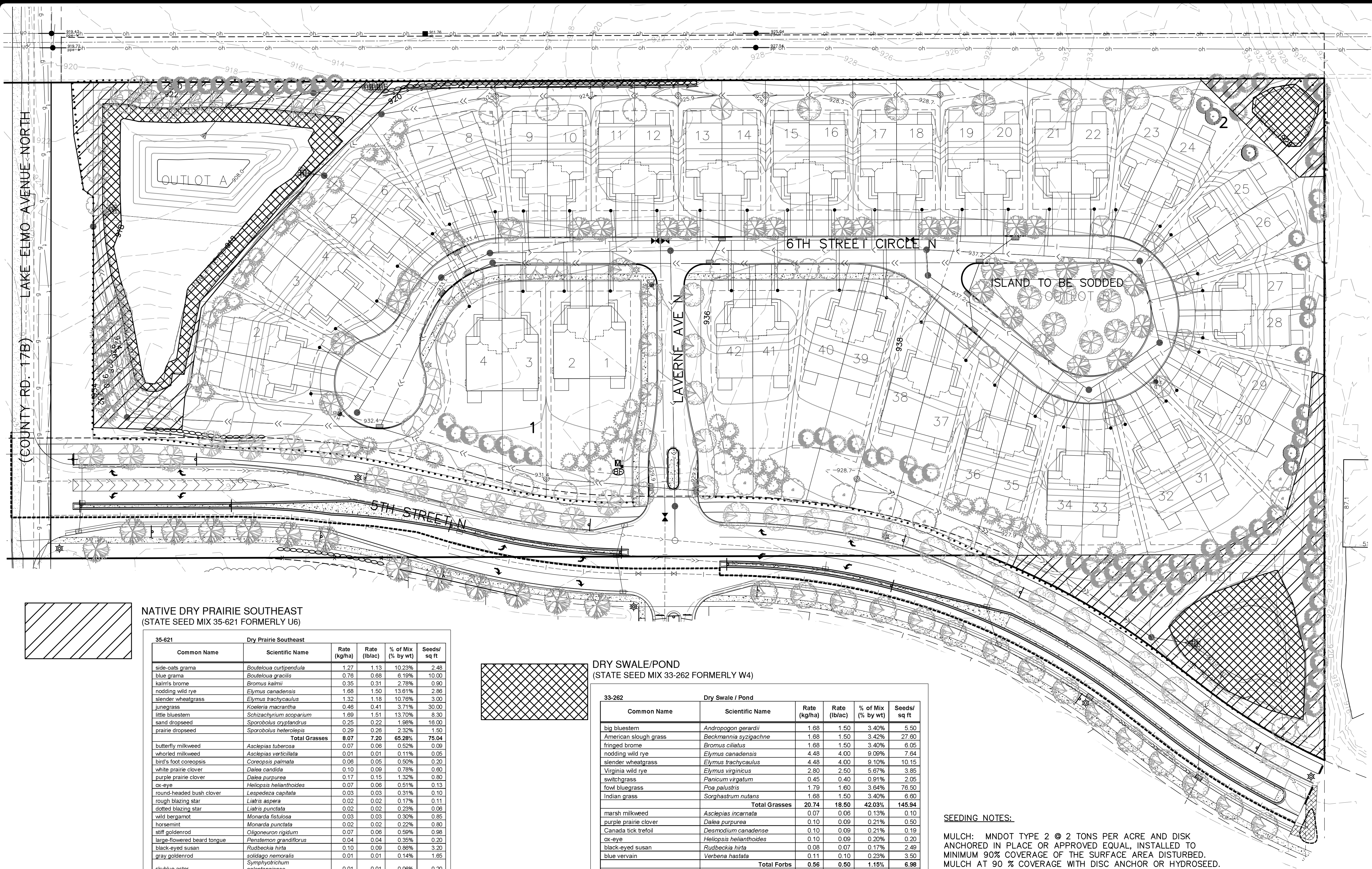
SOUTHWIND BUILDERS INC.

2372 LEBEL STREET
WHITE BEAR LAKE, MINNESOTA 55110

SOUTHWIND OF LAKE ELMO

LAKE ELMO, MINNESOTA

L2 OF 3



NATIVE DRY PRAIRIE SOUTHEAST
(STATE SEED MIX 35-621 FORMERLY U6)

| 35-621 Dry Prairie Southeast | | | | | |
|--|--------------------------------|--|--------------|--------------------|--------------|
| Common Name | Scientific Name | Rate (kg/ha) | Rate (lb/ac) | % of Mix (% by wt) | Seeds/ sq ft |
| side-oats grama | <i>Boutelous curtipendula</i> | 1.27 | 1.13 | 10.23% | 2.48 |
| blue grama | <i>Boutelous gracilis</i> | 0.76 | 0.68 | 6.19% | 10.00 |
| kalm's brome | <i>Bromus kalmii</i> | 0.35 | 0.31 | 2.78% | 0.90 |
| nodding wild rye | <i>Elymus canadensis</i> | 1.68 | 1.50 | 13.61% | 2.86 |
| slender wheatgrass | <i>Elymus trachycaulus</i> | 1.32 | 1.18 | 10.76% | 3.00 |
| junegrass | <i>Koeleria macrantha</i> | 0.46 | 0.41 | 3.71% | 30.00 |
| little bluestem | <i>Schizachyrium scoparium</i> | 1.69 | 1.51 | 13.70% | 8.30 |
| sand dropseed | <i>Sporobolus cryptandrus</i> | 0.25 | 0.22 | 1.98% | 16.00 |
| prairie dropseed | <i>Sporobolus heterolepis</i> | 0.29 | 0.26 | 2.32% | 1.50 |
| Total Grasses | | 8.07 | 7.20 | 65.28% | 75.04 |
| butterfly milkweed | <i>Asclepias tuberosa</i> | 0.07 | 0.06 | 0.52% | 0.09 |
| whorled milkweed | <i>Asclepias verticillata</i> | 0.01 | 0.01 | 0.11% | 0.05 |
| bird's foot coreopsis | <i>Coreopsis palmata</i> | 0.06 | 0.05 | 0.50% | 0.20 |
| white prairie clover | <i>Dalea candida</i> | 0.10 | 0.09 | 0.78% | 0.60 |
| purple prairie clover | <i>Dalea purpurea</i> | 0.17 | 0.15 | 1.32% | 0.80 |
| ox-eye | <i>Helopsis helianthoides</i> | 0.07 | 0.06 | 0.51% | 0.13 |
| round-headed bush clover | <i>Lespedeza capitata</i> | 0.03 | 0.03 | 0.31% | 0.10 |
| rough blazing star | <i>Liatris aspera</i> | 0.02 | 0.02 | 0.17% | 0.11 |
| dotted blazing star | <i>Liatris punctata</i> | 0.02 | 0.02 | 0.23% | 0.06 |
| wild bergamot | <i>Monarda fistulosa</i> | 0.03 | 0.03 | 0.30% | 0.85 |
| horsemint | <i>Monarda punctata</i> | 0.02 | 0.02 | 0.22% | 0.80 |
| stiff goldenrod | <i>Oligoneuron rigidum</i> | 0.07 | 0.06 | 0.59% | 0.98 |
| large-flowered beard tongue | <i>Penstemon grandiflorus</i> | 0.04 | 0.04 | 0.35% | 0.20 |
| black-eyed susan | <i>Rudbeckia hirta</i> | 0.10 | 0.09 | 0.86% | 3.20 |
| gray goldenrod | <i>Solidago nemoralis</i> | 0.01 | 0.01 | 0.14% | 1.65 |
| skyblue aster | <i>Symphoricarum coccineum</i> | 0.01 | 0.01 | 0.06% | 0.20 |
| silky aster | <i>Symphoricarum sericeum</i> | 0.02 | 0.02 | 0.19% | 0.20 |
| bracted spidenwort | <i>Tradescantia bracteata</i> | 0.01 | 0.01 | 0.12% | 0.05 |
| heart-leaved alexanders | <i>Zizia aptera</i> | 0.02 | 0.02 | 0.21% | 0.10 |
| Total Forbs | | 0.90 | 0.80 | 7.49% | 10.37 |
| Oats or winter wheat (see note at beginning of list for recommended dates) | | | | | |
| | | 3.36 | 3.00 | 27.23% | 1.33 |
| Total Cover Crop | | 3.36 | 3.00 | 27.23% | 1.33 |
| Totals: | | 12.33 | 11.00 | 100.00% | 86.75 |
| Purpose: | | Regional dry prairie reconstruction for wetland mitigation, ecological restoration, or conservation program plantings. | | | |
| Planting Area: | | Eastern Broadleaf Forest Province excluding Hardwood Hills subsection. MniDOT Districts Metro & 6. | | | |

DRY SWALE/POND
(STATE SEED MIX 33-262 FORMERLY W4)

| 33-262 Dry Swale / Pond | | | | | |
|--|-------------------------------|--|--------------|--------------------|--------------|
| Common Name | Scientific Name | Rate (kg/ha) | Rate (lb/ac) | % of Mix (% by wt) | Seeds/ sq ft |
| big bluestem | <i>Andropogon gerardii</i> | 1.68 | 1.50 | 3.40% | 5.50 |
| American slough grass | <i>Beckmannia syzigachne</i> | 1.68 | 1.50 | 3.42% | 27.60 |
| fringed brome | <i>Bromus ciliatus</i> | 1.68 | 1.50 | 3.40% | 6.05 |
| nodding wild rye | <i>Elymus canadensis</i> | 4.46 | 4.00 | 9.09% | 7.64 |
| slender wheatgrass | <i>Elymus trachycaulus</i> | 4.46 | 4.00 | 9.10% | 10.15 |
| Virginia wild rye | <i>Elymus virginicus</i> | 2.80 | 2.50 | 5.67% | 3.85 |
| switchgrass | <i>Panicum virgatum</i> | 0.45 | 0.40 | 0.91% | 2.05 |
| fowl bluegrass | <i>Poa palustris</i> | 1.79 | 1.60 | 3.64% | 76.50 |
| Indian grass | <i>Sorghastrum nutans</i> | 1.68 | 1.50 | 3.40% | 6.60 |
| Total Grasses | | 20.74 | 18.50 | 42.03% | 145.94 |
| marsh milkweed | <i>Asclepias incarnata</i> | 0.07 | 0.06 | 0.13% | 0.10 |
| purple prairie clover | <i>Dalea purpurea</i> | 0.10 | 0.09 | 0.21% | 0.50 |
| Canada tick trefoil | <i>Desmodium canadense</i> | 0.10 | 0.09 | 0.21% | 0.19 |
| ox-eye | <i>Helopsis helianthoides</i> | 0.10 | 0.09 | 0.20% | 0.20 |
| black-eyed susan | <i>Rudbeckia hirta</i> | 0.08 | 0.07 | 0.17% | 2.49 |
| blue vervain | <i>Verbena hastata</i> | 0.11 | 0.10 | 0.23% | 3.50 |
| Total Forbs | | 0.56 | 0.50 | 1.15% | 6.98 |
| Oats or winter wheat (see note at beginning of list for recommended dates) | | | | | |
| | | 28.02 | 25.00 | 56.82% | 11.14 |
| Total Cover Crop | | 28.02 | 25.00 | 56.82% | 11.14 |
| Totals: | | 49.32 | 44.00 | 100.00% | 164.06 |
| Purpose: | | Temporarily flooded swales in agricultural settings. | | | |
| Planting Area: | | Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. MniDOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8. | | | |

SEEDING NOTES:

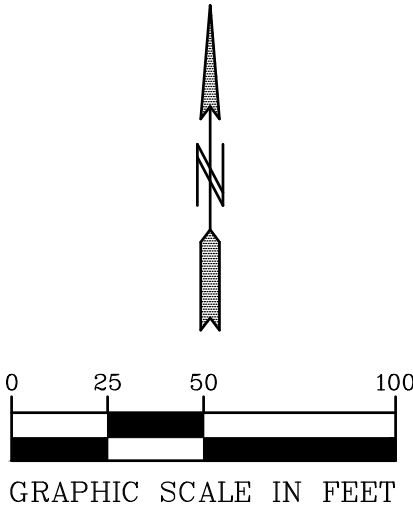
MULCH: MNDOT TYPE 2 @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED. MULCH AT 90 % COVERAGE WITH DISC ANCHOR OR HYDROSEED.

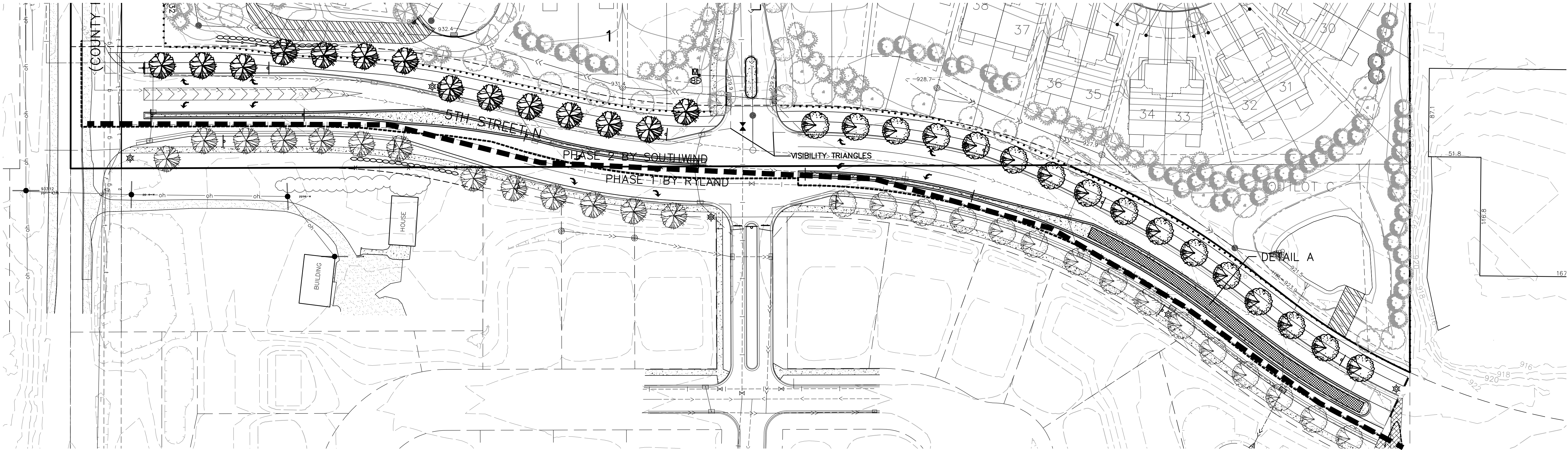
POND BENCH AND UP TO HWL TO BE SEEDDED WITH MN STATE SEED MIX 33-262 OR EQUIVALENT. SEE GRADING DETAIL NOTES FOR MORE STORMWATER MANAGEMENT DETAILS

DISTURBED UPLAND TO BE SEEDDED WITH MN STATE SEED MIX 35-621 OR EQUIVALENT.

ALL LOTS TO BE SODDED TO THE ADJACENT CURB LINES UNLESS DESIGNATED AS SEEDDED AREAS

SODDED AREAS TO BE IRRIGATED IRRIGATION BY OTHERS





| PLANT SCHEDULE | | | | |
|----------------|--|--------|---------|-----------|
| KEY | COMMON NAME/Scientific name | ROOT | PHASE 1 | PHASE 2 |
| | 5TH STREET BOULEVARDS AND MEDIAN | | RYLAND | SOUTHWIND |
| | NEW HORIZON ELM/Ulmus 'New Horizon' | 4" B&B | 15 | 16 |
| | AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred' | 4" B&B | 13 | 14 |
| | BLUE HEAVEN LITTLE BLUESTEM/Schizachyrium scoparium 'MinblueA' | 4" POT | | 1,009 |
| | MEADOW BLAZINGSTAR/Liatris ligulistylis | #1 POT | | 561 |
| | DOUBLE NOSED DUTCH MASTER DAFFODIL/Narcissus 'Dutch Master' | BULB | | 6,500 |

SEE DETAIL A SHEET F2 FOR BLUESTEM, LIATRIS, AND DAFFODIL LOCATIONS.

PHASE 1 INSTALLED BY RYLAND/CALATLANTIC HOMES.
PHASE 2 TO BE INSTALLED BY SOUTHWIND BUILDERS.
PHASE 2 INCLUDES THE CENTER MEDIAN

ALL PLANTS TO BE PLANTED WITHIN CITY PARKS AND ON CITY PROPERTIES SHALL COMPLY WITH THE CITY'S RESOLUTION ENDORSING BEE-SAFE POLICIES AND PROCEDURES. AN MDA CERTIFICATE OF COMPLIANCE STATING THAT ALL PLANT MATERIALS SUPPLIED ARE FREE OF NEONICOTINOIDS WILL BE SUPPLIED TO CITY AT TIME OF PLANTING. (CITY REQUIREMENT)

SEE CITY SPECIFICATIONS 3290 AND 3292 FOR MORE DETAILS REGARDING LANDSCAPING AND TURF ESTABLISHMENT AND RESTORATION.

PLANTING SOILS THAT ARE COMPACTED AFTER PLACEMENT DUE TO OTHER CONSTRUCTION ACTIVITIES NEED TO BE TILLED PRIOR TO PLANTING OPERATIONS. (CITY REQUIREMENT)

THIS PLAN WAS PREVIOUSLY APPROVED BY THE CITY AS PART OF THE HUNTERS CROSSING DEVELOPMENT TO THE SOUTH.

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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Mendota Heights, MN 55120

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Name

Jeffrey L. Thompson
Jeffrey L. Thompson

Reg. No.

44763

Date

5-26-17

5-26-17 CITY COMMENTS
3-28-17 SUBMITTAL FOR SOUTHWIND PROPERTY

Revisions
8-26-15 NEW CITY STANDARD 5TH STREET DETAILS
9-29-15 CITY COMMENTS
10-15-15 CITY COMMENTS
10-27-15 CITY COMMENTS/REVIEW MEETING

Date

4-27-2015

Designed

jlt

Drawn

jlt

5TH STREET LANDSCAPE PLAN

SOUTHWIND BUILDERS INC.
2372 LEIBEL STREET
WHITE BEAR LAKE, MINNESOTA 55110

SOUTHWIND OF LAKE ELMO
LAKE ELMO, MINNESOTA

F1 OF 2

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5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.
7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.
8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.
10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.
11. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.
12. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW.

STANDARD PLAN NOTES

LANDSCAPE PLANS

FEBRUARY 2015

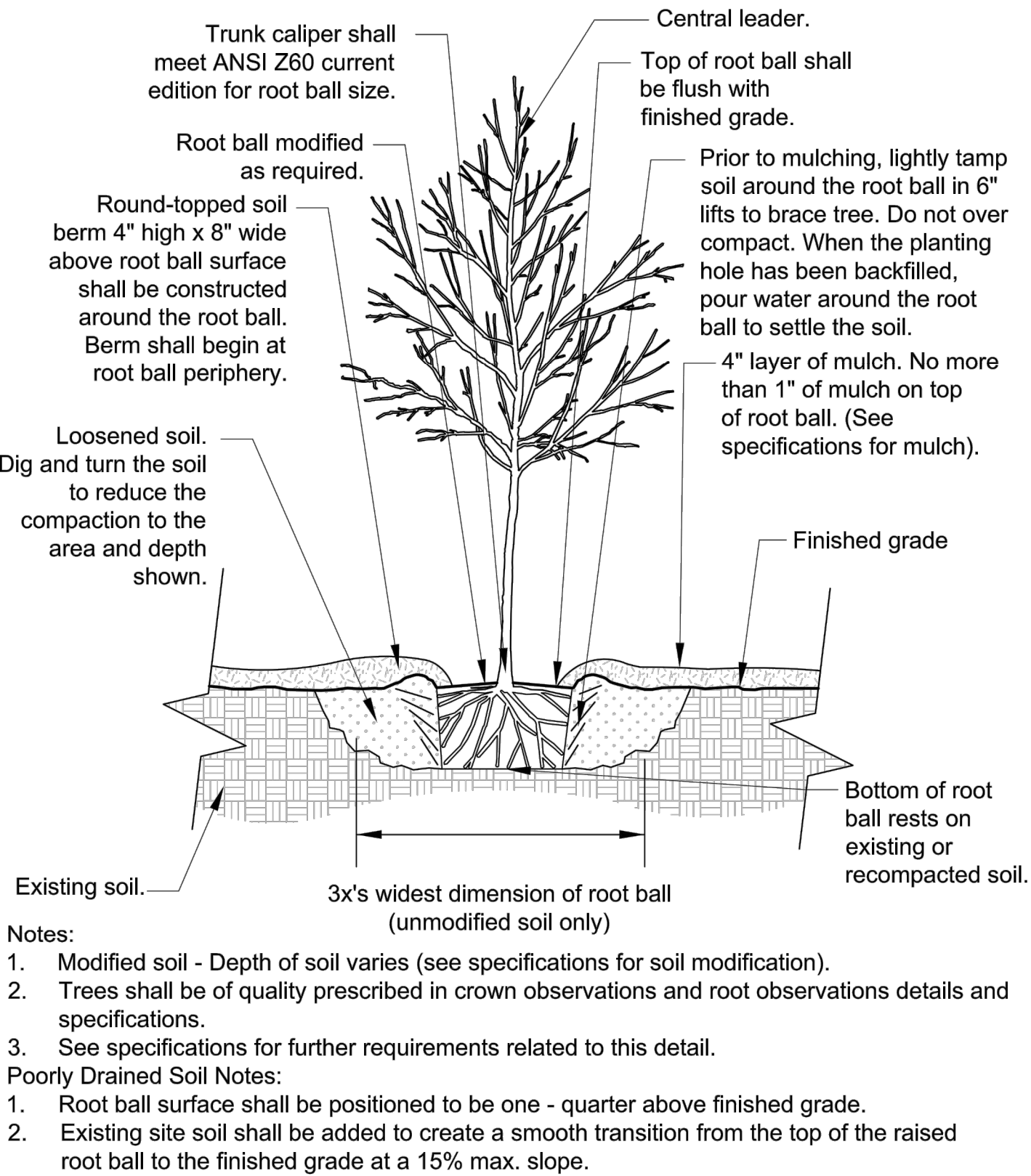


CITY OF LAKE ELMO

STANDARD DRAWING NO.

900

LAKE ELMO



DECIDUOUS TREE – MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL

FEBRUARY 2015



CITY OF LAKE ELMO

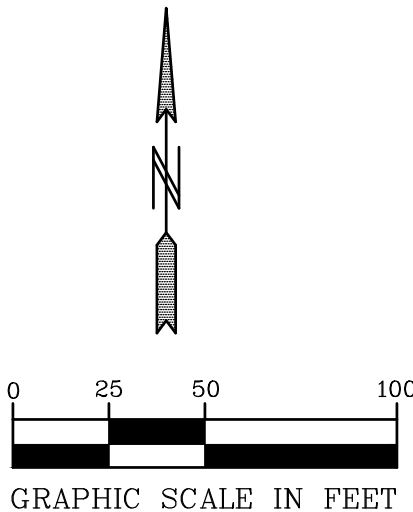
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

STANDARD DRAWING NO.

902A

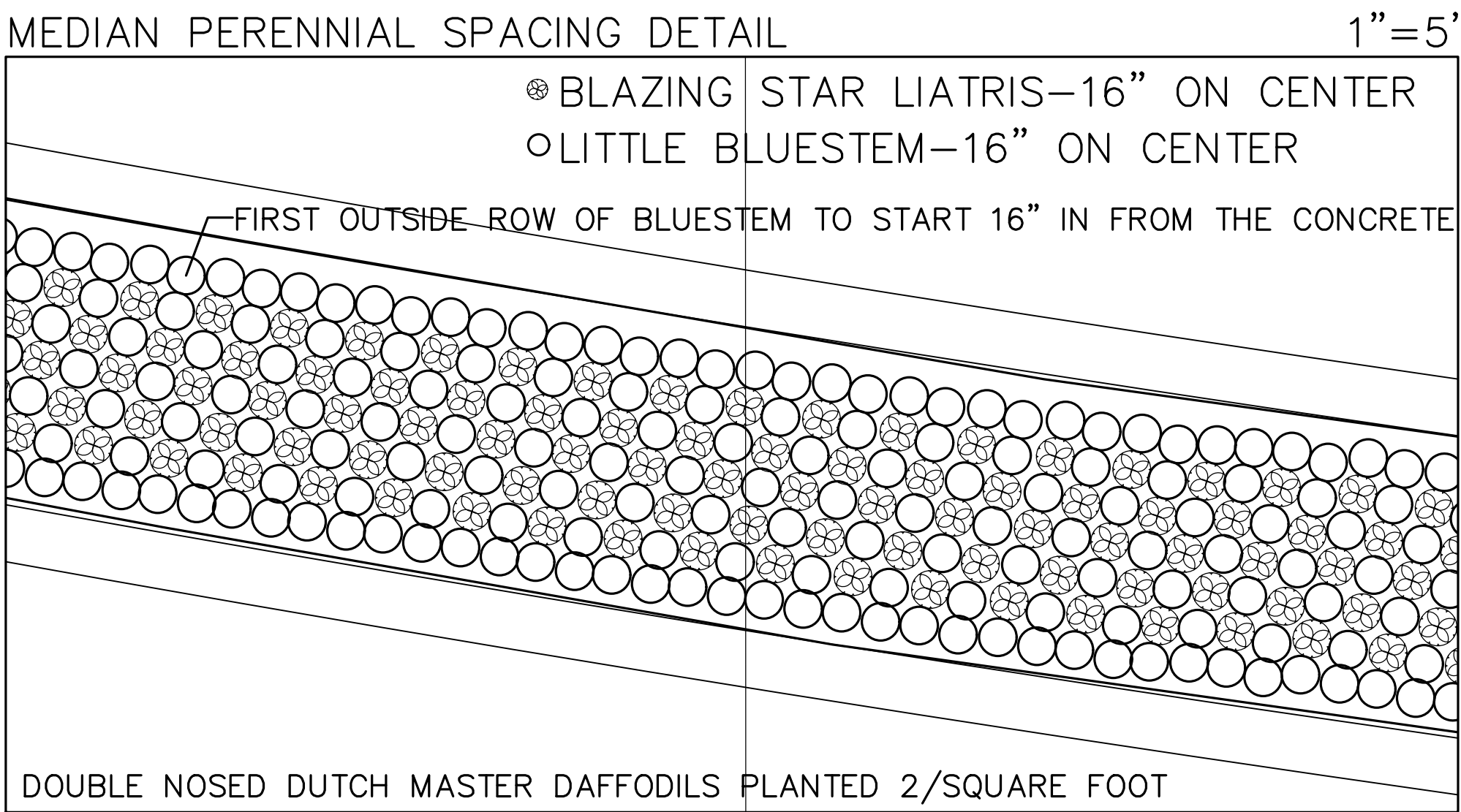
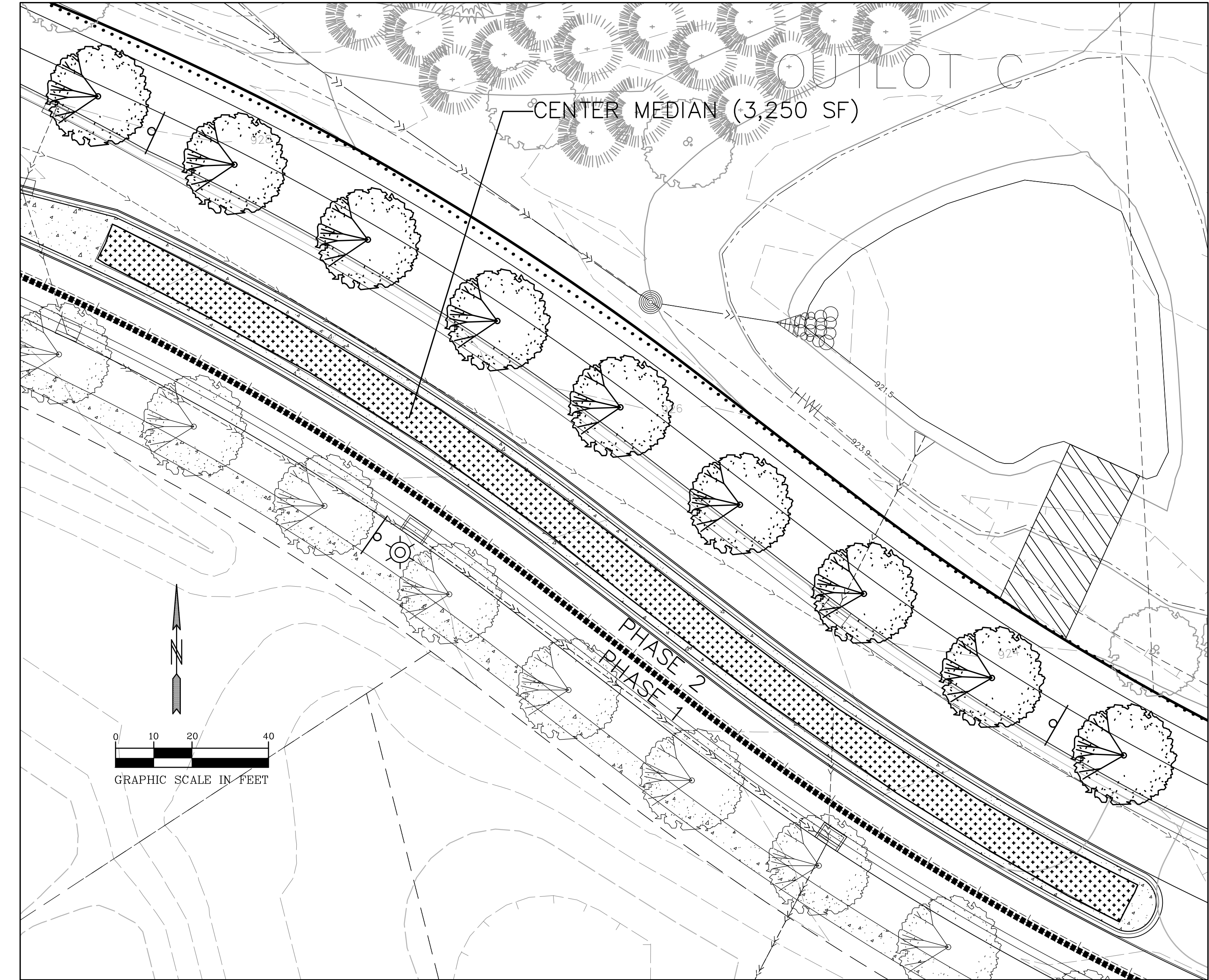
LAKE ELMO

AS PER DETAIL 902A, DECIDUOUS TREE PLANTING WITHIN 5TH STREET REQUIRES MODIFIED SOIL FOR BACKFILL. BACKFILL TO MEET MNDOT 3877 F BOULEVARD TOPSOIL BORROW FOR 3X WIDEST DIMENSION OF ROOT BALL FOR FULL DEPTH OF ROOT BALL AS ILLUSTRATED



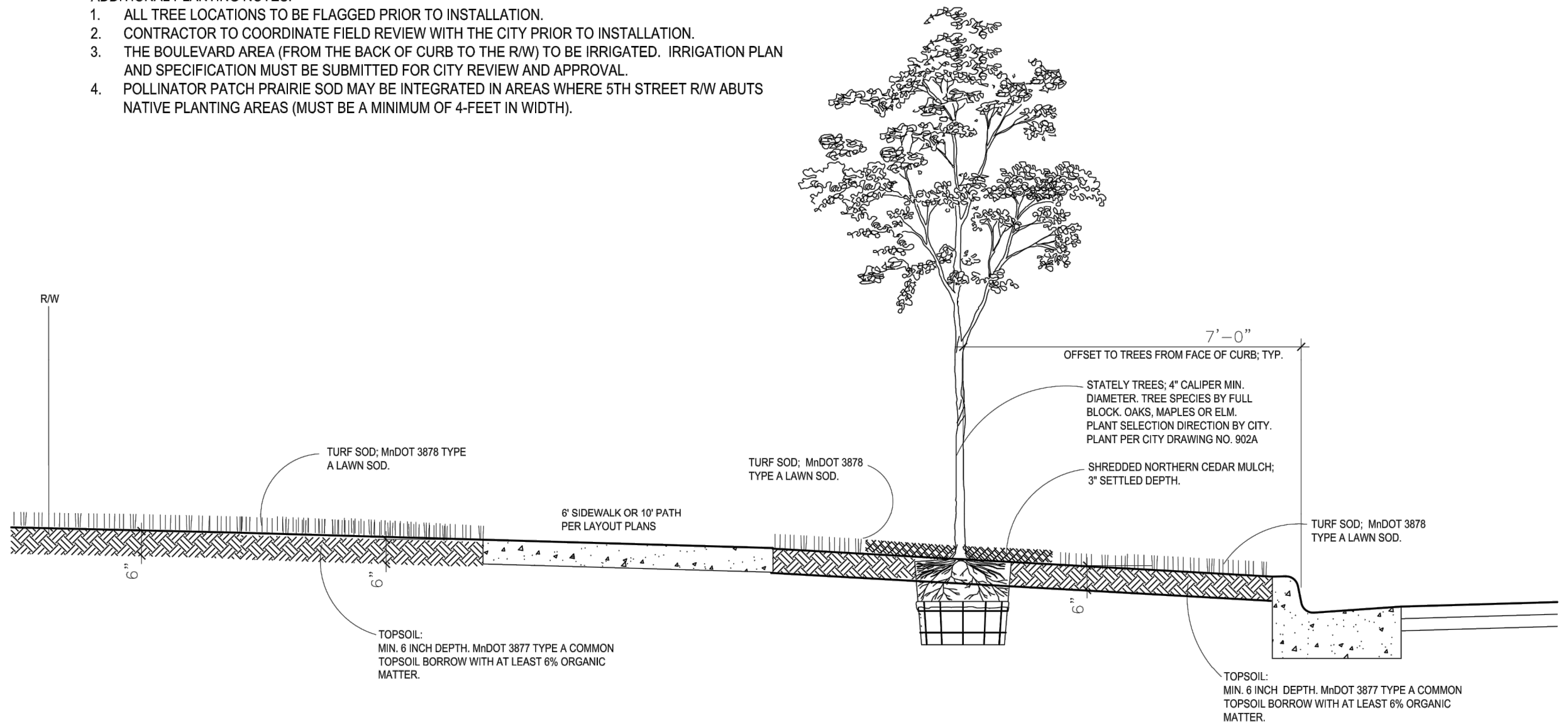
01-PLAN-117021-SHEET-LAND

DETAIL A



5TH STREET BOULEVARDS

- ADDITIONAL PLANTING NOTES:
1. ALL TREE LOCATIONS TO BE FLAGGED PRIOR TO INSTALLATION.
 2. CONTRACTOR TO COORDINATE FIELD REVIEW WITH THE CITY PRIOR TO INSTALLATION.
 3. THE BOULEVARD AREA (FROM THE BACK OF CURB TO THE R/W) TO BE IRRIGATED. IRRIGATION PLAN AND SPECIFICATION MUST BE SUBMITTED FOR CITY REVIEW AND APPROVAL.
 4. POLLINATOR PATCH PRAIRIE SOD MAY BE INTEGRATED IN AREAS WHERE 5TH STREET R/W ABUTS NATIVE PLANTING AREAS (MUST BE A MINIMUM OF 4-FEET IN WIDTH).

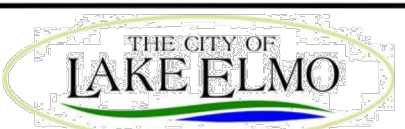
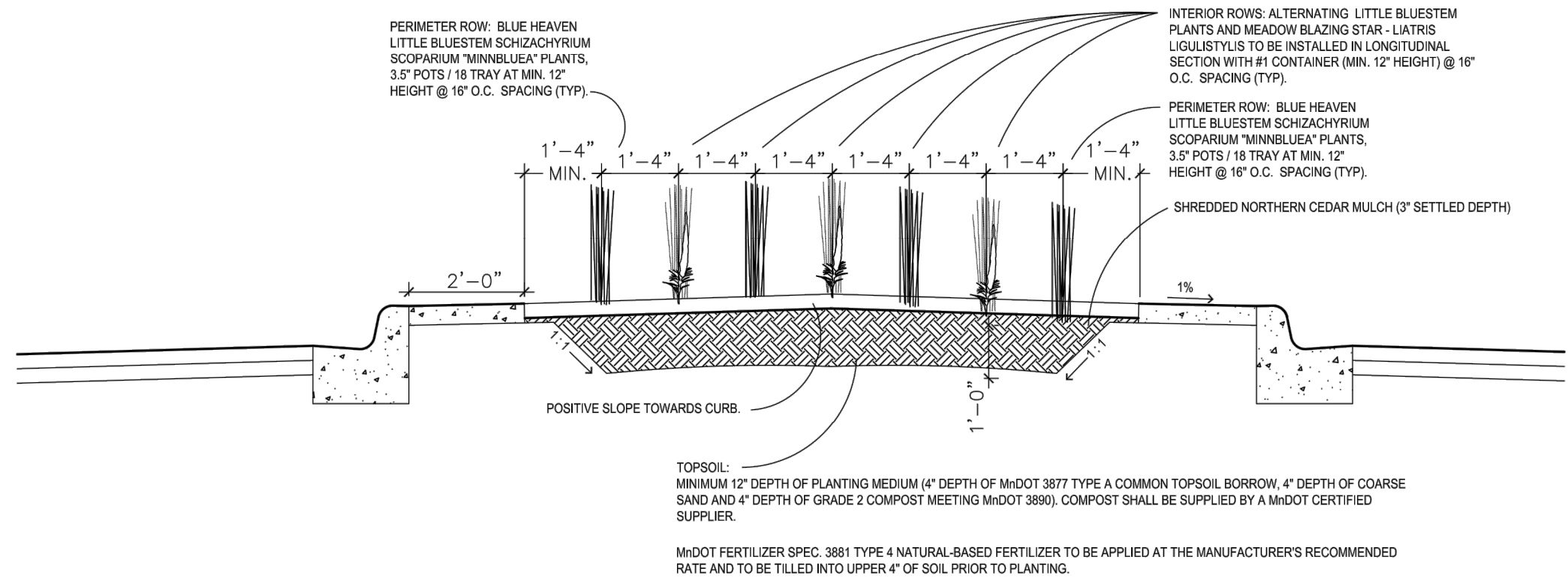


5TH STREET
STANDARD DETAILS
AUGUST 2015

STREET BOULEVARD LANDSCAPE PLAN

5TH STREET MEDIAN PLANTING AREAS (PHASE 2)

- ADDITIONAL PLANTING NOTES:
1. DOUBLE NOSED DUTCH MASTER DAFFODIL BULBS TO BE INSTALLED IN FALL AT 2 PER SQUARE FOOT IN ALL MEDIAN PLANTING AREAS.
 2. ENTIRE MEDIAN PLANTING BED TO HAVE DRIP IRRIGATION INSTALLED. PLAN AND SPECIFICATION MUST BE SUBMITTED FOR CITY REVIEW AND APPROVAL.



5TH STREET
STANDARD DETAILS
AUGUST 2015

CENTER MEDIAN LANDSCAPE PLAN

PHASE 1 INSTALLED BY RYLAND/CALATLANTIC HOMES.
PHASE 2 TO BE INSTALLED BY SOUTHWIND BUILDERS.
PHASE 2 INCLUDES THE CENTER MEDIAN

THIS PLAN WAS PREVIOUSLY APPROVED BY THE CITY AS PART OF THE HUNTERS CROSSING DEVELOPMENT TO THE SOUTH.

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 Landscape Architect under the laws of the State of Minnesota

Name

Jennifer L. Thompson
Jennifer L. Thompson

Reg. No.

44763

Date

5-26-17

5-26-17 CITY COMMENTS
3-28-17 SUBMITTAL FOR SOUTHWIND PROPERTY

Revisions
8-26-15 NEW CITY STANDARD 5TH STREET DETAILS
9-29-15 CITY COMMENTS
10-15-15 CITY COMMENTS
10-27-15 CITY COMMENTS/REVIEW MEETING

Date

3-4-2015

Designed

jlt

Drawn

jlt

5TH STREET LANDSCAPE PLAN

SOUTHWIND BUILDERS INC.
2372 LEIBEL STREET
WHITE BEAR LAKE, MINNESOTA 55110

SOUTHWIND OF LAKE ELMO
LAKE ELMO, MINNESOTA

F2 OF 2

April 6, 2017

Ms. Emily Becker
City Planner
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042

Re: Southwind of Lake Elmo
City of Lake Elmo, Minnesota
P.E.# 117021

Dear Ms. Becker:

Our response to your review letter dated March 28, 2017 is as follows:

- The Applicant will provide the required escrow fee.
- The Applicant will provide the required escrow agreement.
- The legal description for the property is attached
- The Applicant will provide the deed for Outlot D.
- A table listing the lot data is shown on the area map
- No public open space is been provided on this site. None was required in the preliminary plat approval
- No wetlands are present onsite Attached is the wetland determination
- An area calculation showing the area of arterial ROW dedication is shown on the area map
- Outlot A will be used for stormwater management. The City of Lake Elmo will own and maintain Outlot A
- Outlot B will be used for landscaping. The Homeowners Association will own and maintain Outlot B
- Medium density standards have been added to the site plan
- Preliminary plat conditions have addressed as follows:
 1. A revised landscape plan has been submitted for review.
 2. It is understood that maximizing screen to the industrial use is desirable however space for additional landscaping on the east property line is limited. Please review the revised plan.
 3. Revised 5th street plans have been submitted. It is acknowledged that 5th street will be constructed by the applicant.
 4. An application has been made to WBWD. There are no wetlands onsite. A determination letter was submitted.
 5. The HOA will be responsible for landscape maintenance upon turn over from the developer.
 6. The applicant acknowledges that park fees will be paid in lieu of land dedication.
 7. A grading permit application has been submitted to the City.
 8. Significant changes have been made to the plan. Public streets are proposed. A detention basin along with infiltration is proposed for storm water management. A storm water reuse system is not proposed. New engineer comments are required.
 9. Updated plans with public streets have been submitted.
 10. Please review the site plan for requested setbacks.

11. The southern portion of 5th Street has been constructed by CalAtlantic. The applicant will complete the remainder of 5th Street construction.
12. The applicant has submitted architecture for review.
13. The applicant will enter into a Developers Agreement with the City.
14. Sidewalk has been added to the plans.
15. The applicant will pay WAC charges as shown in the developer's agreement.
16. The applicant is working with XCEL and the landowner to the north on grading agreements.

- The final density calculation is located on the area map:
- The applicant will discuss, neighbor concerns and excessive burden in the narrative.
- An existing conditions map is attached.
- The street name will be 6th Street Circle North as requested.
- The applicant will furnish protective covenants for review
- 5th Street North plans and specifications are attached

The existing roadway easement must be vacated. A legal description for vacation of the existing street easement is attached.

Attached are revised plans. If you have any questions or require further information please call me at 651-251-0630.

Sincerely,

PIONEER ENGINEERING P.A.

Paul J. Cherne, P.E

Cc: Larry Alm, Southwind Builders

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: June 5, 2017

To: Emily Beck, City Planner
Cc: Stephen Wensman, Planning Director
Chad Isakson, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Southwind of Lake Elmo – Final Plat
Engineering Review Comments

An engineering review has been completed for Southwind of Lake Elmo. Final Plat/Final Construction Plans were received on May 26, 2017. The submittal consisted of the following documentation prepared by Pioneer Engineering, or as noted:

- Southwind of Lake Elmo Final Plat, received on May 26, 2017.
- Southwind of Lake Elmo Existing Conditions and Site Plan dated May 4, 2017.
- Grading and Erosion Control Plans and Project Manual dated May 4, 2017.
- Utility and Street Construction Plans and Project Manual dated May 4, 2017.
- 5th Street North, Phase 2 Utility and Street Construction Plans dated May 26, 2017.
- Landscape/Tree Preservation Plans dated May 26, 2017.
- Stormwater Management Plan dated May 26, 2017.
- Stormwater Pollution Prevention Plan dated March 27, 2017.
- Geotechnical Report dated April 2, 2017 by Haugo Geotechnical Services.

STATUS/FINDINGS: Engineering review comments have been provided in two separate memos; one for Final Plat approval, 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: SOUTHWIND OF LAKE ELMO

- The Final Plat shall be contingent upon the applicant dedicating right-of-way along CSAH 17 (Lake Elmo Avenue) to Washington County. The County shall review and approve the right-of-way dedication prior to the recording of the Final Plat. If additional right-of-way is required by the County the Plat/construction plans must be revised and resubmitted.
- The Final Plat shall be contingent upon the applicant contributing to the costs to construct turn lanes at the intersection of 5th Street and CSAH 17 (Lake Elmo Avenue). A cost contribution in the amount of \$25,000 should be addressed in the Development Agreement for the subdivision.
- Final Plat shall be contingent upon the applicant completing the construction of 5th Street North from CSAH 17 (Lake Elmo Avenue) to the east plat line at the developer's sole cost. Construction plans for the 5th Street Improvements should be considered a part of the required development improvements for the Southwind of Lake Elmo Plat approval.
- Outlots A and C (Stormwater Facilities) must be dedicated to the City as part of the Final Plat. City ownership of the Outlots have been noted on the final construction plans as required.
- The Plat must be updated to provide an Outlot for Infiltration Basin 7. City ownership of the Outlot must be noted on the final construction plans.

- A finalized storm water management plan must be approved by the City and the VBWD permit must be obtained prior to grading activities. The site plan is subject to a storm water management plan meeting State, VBWD and City rules and regulations. Storm water facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual.
 - Infiltration Basin 8 must be revised to drain dry in 48-hours. The bottom elevation of Infiltration Basin 8 must therefore be revised to be above the adjacent storm pond 918.0 NWL.
 - Infiltration Basin 3 must be reconfigured to be fully outside of the existing Outlot C utility easement, including the Basin 100-year HWL. The Basin must also be revised to have the bottom elevation and normal operating water levels below the adjacent 5th Street granular subbase elevation. Also, the east side berm in Outlot C must be raised to provide greater margin of error than the proposed 0.1 foot difference from the Outlot EOF. Additional horizontal separation from 5th Street along with embankment lining may also be considered; subject to City review.
 - Infiltration Basin 7 must be placed in an Outlot dedicated to the City for ongoing operation and maintenance including the maintenance access road; or Basin 7 should be removed from the project. City ownership of the Outlot must be noted on the final construction plans as required.
- The Final Plat shall be contingent upon the storm sewer pipe run from CBMH-857 to FES-849, along with the adjacent retaining wall, to be privately owned and maintained by the HOA. The proximity of this storm sewer to the proposed retaining wall and rear yard patios does not allow for adequate City maintenance access. Private HOA ownership must be noted on the Construction Plans.
- 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. Additional storm sewer pipe easement is needed along Lots 1-4, Block 1 to provide a minimum 15 foot easement from the pipe centerline.
- The Final Plat shall not be recorded until final construction plan approval is granted for both the Southwind of Lake Elmo subdivision improvements and the 5th Street Improvements.
- No construction for the Southwind of Lake Elmo development may begin until the applicant has received City Engineer approval for the Final Grading Plans, Final Street and Utility Construction Plans, and the Final 5th Street 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 proposed storm water discharge rate from Basin 8 will be significantly reduced from 32.72 cfs to 17.20 cfs. However, the discharge will be a point discharge instead of sheet flow. This change may be perceived as an adverse change for the adjacent property.
- A temporary easement may be needed from Cimarron to construct the improvements as proposed including the Basin 8 storm water outfall pipe and the northerly retaining wall.

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

RESOLUTION NO. 2017-070

A RESOLUTION APPROVING FINAL PLAT FOR SOUTHWIND OF LAKE ELMO

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

WHEREAS, Southwind Builders Inc, 2372 Leibel Street, White Bear Lake, MN 55110 (“applicant”) has previously submitted an application to the City of Lake Elmo (“City”) for a Final Plat for Southwind of Lake Elmo Development; and

WHEREAS, on February 23, 2015, the Lake Elmo Planning Commission reviewed a General Sketch Plan of the property; and

WHEREAS, on March 3, 2015, the Lake Elmo City Council reviewed a General Sketch Plan, but took no action; and

WHEREAS, on July 7, 2015, the Lake Elmo Planning Commission reviewed and recommended approval of the preliminary plat; and

WHEREAS, on July 21, 2015, the Lake Elmo City Council adopted Resolution 2015-056 approving the Preliminary Plat for a 46-unit single family attached (townhouse) development, subject to 21 conditions; and

WHEREAS, on December 15, 2015, The Lake Elmo City Council adopted Resolution 2015-88 approving a 12-month extension to the final plat submittal deadline of the approved plat to allow for additional time to prepare for financing and other planning activities, thereby extending the final plat application deadline to December 1, 2016, and

WHEREAS, on November 15, 2016, The Lake Elmo City Council adopted Resolution 2016-102 approving a 12-month extension to the final plat submittal deadline of the approved plat to allow for additional time to prepare for financing and other planning activities, thereby extending the final plat application deadline to December 1, 2017, and

WHEREAS, on June 12, 2017, the Lake Elmo Planning Commission reviewed the Southwind of Lake Elmo Final plat and recommended approval subject to 16 conditions; and

WHEREAS, on July 5, 2017, the Lake Elmo City Council reviewed the Southwind of Lake Elmo Final Plat and made the following findings:

- 1) That the Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 21, 2015.
- 2) That the Final Plat is generally consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- 3) That the Final Plat complies with the City's Urban Medium Density Residential zoning district, except as noted in the Staff Report to the City Council dated July 5, 2017.
- 4) That the Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the plan revisions as requested by the City.
- 5) That the Final Plat is consistent with the City's engineering standards with the plan revisions as requested by the City Engineer.
- 6) That the Final Plat complies with the City's subdivision ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Southwind of Lake Elmo Final Plat subject to the following conditions:

- 1) That Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, street and utility construction plans and agreements shall be reviewed and approved by the City Engineer prior to recording of Final Plat. All comments outlined by the Engineer's memorandum dated June 5, 2017 shall be addressed.
- 2) The vacation of Public Roadway and Utility Easement created by Doc. No. 3970178 shall be approved by Council before recording of the Final Plat.
- 3) The utility plans shall be updated to include an additional fire hydrant at the entrance of the development.
- 4) All easements as requested by the City Engineer and Public Works shall be documented on the Final Plat prior to recording.
- 5) The Landscape Plans, including 5th Street Irrigation Plans, shall be updated and approved by the City.
- 6) The Applicant shall enter into Landscape and License 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/or open space on the final plat.
- 7) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 8) The Developers Agreement shall address all costs associated with the development including but not limited to construction of the northern half of 5th Street from CSAH 17 to the east plat line, partial responsibility (\$25,000) for the improvements required by Washington County at the intersection of 5th Street and CSAH 17, and payment of a Water Availability Charge consistent with the Lake Elmo Fee Schedule for the entire development.
- 9) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance.
- 10) The applicant shall provide evidence that all conditions attached the Valley Branch Watershed District permit for the final plat and associated grading work have been met prior to the commencement of any grading activity.

- 11) A finalized stormwater management plan must be approved by the City, meeting all State, VBWD and City rules and regulations.
- 12) The Plat must be updated to provide an outlot dedicated to the City as well as maintenance access for Infiltration Basin 7.
- 13) The Applicant shall provide written correspondence from Washington County indicating that adequate CSAH 17 right-of-way is being dedicated as part of this plat. If additional right-of-way is required by the County, the plat and construction plans must be revised and resubmitted as necessary.
- 14) The Applicant shall amend the proposed Common Interest Agreement to include architectural covenants that include provisions that discourage blank garage doors. All garage doors shall incorporate windows or decorative trim to minimize the visual impact of the garage-forward home design.
- 15) That a sidewalk or trail be constructed from the bulb of the westerly cul-de-sac within the development to the trail along 5th Street North.
- 16) The Landscape Plan shall be amended to provide additional buffering behind Lots 26-29 to the extent possible.

Passed and duly adopted this 5th day of July, 2017 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk