



3800 Laverne Avenue North  
Lake Elmo, MN 55042

(651) 747-3900  
[www.lakeelmo.org](http://www.lakeelmo.org)

## NOTICE OF MEETING

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Monday April 8, 2019**  
**at 7:00 p.m.**

## AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
  - a. March 25, 2019
4. Public Hearings

None
5. Business Items
  - a. **FINAL PLAT.** Chase Development of Burnsville MN is requesting City approval of a Final Plat for Easton Village 5<sup>th</sup> Addition. This request will create lots for 48 single family homes on 17.6 acres.
6. Communications/Updates
  - a. City Council Update – April 2, 2019
    1. Lake Elmo Inn CUP Time Extension
  - b. Staff Updates
    1. Upcoming Meetings:
      - April 22, 2019
      - May 13, 2019
7. Adjourn

\*\*\*Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of March 25, 2019**

Chairman Johnson called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

**COMMISSIONERS PRESENT:** Johnson, Cadenhead, Weeks, Hartley, Holtz, and Steil

**COMMISSIONERS ABSENT:** Risner

**STAFF PRESENT:** Planning Director Roberts

**Approve Agenda:**

M/S/P: Cadenhead/Hartley, move to approve the agenda as presented, ***Vote: 6-0, motion carried unanimously.***

**Approve Minutes:** March 11, 2019

M/S/P: Hartley/Weeks, move to approve the March 11, 2019 minutes as amended, ***Vote: 6-0, motion carried unanimously.***

**Public Hearing - Easement Vacation, Final Plat and Planned Unit Development (PUD)  
Plans – Legacy at North Star 2<sup>nd</sup> Addition**

Roberts started his presentation regarding the Easement Vacations, Final Plat and PUD Plans for Legacy 2<sup>nd</sup> Addition. This request will create lots for 74 single family homes on 22.8 acres. The final plat is generally consistent with the preliminary plat that was approved. One change is that the number of lots are being reduced from 76 to 74. This change is due to the builders requesting larger lots. There is a slight change to the location of outlot F which is a trail connection. This change is due to engineer comments. Roberts is waiting for verification from Washington County regarding the amount of right of way that is required. The current plan shows 75 feet of right of way.

Roberts touched on the issue of water supply. This is a City wide problem and the City may need to implement watering restrictions. This would include limiting or prohibiting the use of water outside to include watering grass. It might be wise to put a condition on this phase that home builders inform the buyers about the possible watering restrictions.

Roberts also mentioned that phase I has a temporary driving surfaces. The City made it a condition of this temporary street approval that the City will not issue certificate of occupancy for any new house on a temporary street. Certificate of Occupancy will only be issued when the contractor installs permanent street to the satisfaction of the City. Staff is recommending that no building permits be issued in 2<sup>nd</sup> addition until there is at least curb and gutter and the base course of bituminous.

Hartley asked if reducing the number of lots has impact on the sewer numbers. Roberts stated that he isn't concerned about that with all of the other development within the City.

Hartley also asked about the architectural control guidelines. They were going to be required to be put into the HOA documents, but the applicant has asked them to be in a different place. Is that "different place" a recorded document that would have the same binding standard? Hartley stated that when it is in the covenants, it is difficult to change. Hartley wonders if another document would be that difficult to change. Roberts stated that there was a different document recorded. Hartley stated that the intent was to have it as a deed condition. Johnson asked what the motivation was to have it in another document. Roberts stated that he does not know. Roberts stated that before the plat gets released, they will need to see that document and verify that it includes second addition.

M/S/P: Hartley/Holtz, move to amend condition #10 to state that in no event shall the final document alter the deed restriction first intended in regards to architectural control guidelines and be included in the HOA documents, ***Vote: 6-0, motion carried unanimously.***

Holtz wants to know what the motivation was to move that from the HOA documents in the first place. Holtz feels it had to be done for some gain on their part.

Holtz asked about the water restriction and what the notice would be, what would be stated and how the process would work. Roberts stated that staff hasn't thought about it that far. Roberts stated that one thought he had was to put a notice in with each building permit that is issued. Roberts stated that word should go out before the building permit goes out. Roberts stated that maybe they don't get their building permit until July so that it is passed the peak of the water concerns. Holtz thinks there should be one pre-approved message from the City so that it is clear and objective and does not change from one person to the next.

Johnson stated that it might be a concern with the landscape plan as well. The Developer might need to alter the plan to accommodate for the watering ban. Risner asked if this water ban would include all future developments. Roberts said that it would include all future developments. Holtz asked if the City has ever had a large scale watering ban other than the odd/even that has been in the code. Roberts stated

that Administrator Handt said that the City came close to issuing the watering ban last year, but they didn't have to. Roberts stated that there are so many variables such as rain that it is hard to know what will happen.

Weeks stated that she doesn't know how this would work, but she thinks that Realtors Associations should be notified and also landscaping companies.

Johnson asked if that should happen, would the City change dates of various requirements. Roberts stated that the biggest reason to get sod in is because of erosion and is a requirement of the building permit.

Cadenhead asked how the City typically does streets and if they are done in phases. Roberts stated that once utilities are in, they install curb and gutter and bituminous. That needs to sit a whole season and the final wear course goes in the next year. That gives time for the road to settle and any problems with utilities can be fixed.

Public Hearing opened at 7:52 pm

No one spoke and there were no written comments

Public Hearing closed at 7:53 pm

M/S/P: Holtz/Cadenhead, move to amend condition #14 to include the sentence that the notification shall be determined by the City, **Vote: 6-0, motion carried unanimously.**

M/S/P: Hartley/Steil, move to recommend approval of the request for the vacation of the drainage and utility easements on Outlot E, Outlot F, and Outlot G, Legacy at North Star as shown on the easement vacation Exhibit dated October 31, 2018, **Vote: 6-0, motion carried unanimously.**

M/S/P: Holtz/Hartley, move to recommend approval of the Legacy at North Star Second Addition Final Plat and PUD Plans with recommended findings and conditions of approval as amended, **Vote: 6-0, motion carried unanimously.**

### **Zoning Text Amendment – Minimum Lot Size Requirements for Multi – Family Housing**

Roberts started his presentation regarding the Zoning Text Amendment for minimum lot sizes for Multi-family housing.

Public Hearing opened at 7:54 pm

No one spoke and there were no written comments

Public Hearing closed at 7:54 pm

M/S/P: Hartley/Weeks, move to recommend approval of the Zoning Text Amendment to remove minimum lot sizes for multi-family housing from the MDR, HDR, VMX, MU-C and MU-BP zoning districts and adding a reference to density standards from the Comprehensive Plan, **Vote: 6-0, motion carried unanimously.**

Holtz asked if this issue came up because of Bentley Village and if there would be any issues there. Roberts stated that the development has been approved so there shouldn't be. Roberts stated that in fairness to developer, they brought issue to staff attention and staff didn't feel it was right to tell them they couldn't move forward because there was an issue with the code.

**City Council Updates – March 19, 2019**

1. Animal Inn – CUP and ZMA
2. Bentley Village – Preliminary Plat and ZMA
3. Four Corners 2<sup>nd</sup> Addition – Preliminary Plat, PUD and ZMA

**Staff Updates**

1. Upcoming Meetings
  - a. April 8, 2019
  - b. April 22, 2019

Meeting adjourned at 8:03 pm

Respectfully submitted,

Joan Ziertman  
Building Permit Technician



## STAFF REPORT

DATE: 4/08/2019  
BUSINESS ITEM  
ITEM #: 5A  
MOTION

**TO:** Planning Commission  
**FROM:** Ken Roberts, Planning Director  
**SUBJECT:** Easton Village 5<sup>th</sup> Addition Final Plat  
**REVIEWED BY:** Jack Griffin, City Engineer

### BACKGROUND:

The Planning Commission is being asked to consider a Final Plat request from Chase Development for the 5<sup>th</sup> Addition of Easton Village, a planned 217 unit residential development. The 5<sup>th</sup> Addition includes 48 single family home lots that are located on 17.57 acres to the north of Easton Village 4<sup>th</sup> Addition. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

### ISSUE BEFORE COMMISSION:

The Commission is being asked to recommend approval or denial of the Final Plat request for the 5<sup>th</sup> Addition of Easton Village based on its consistency with the approved Preliminary Plat (revised on 6/21/2017).

### PROPOSAL DETAILS/ANALYSIS:

#### **General Information.**

*Applicant:* Chase Development, 2140 West County Road 42, Burnsville, MN  
*Property Owners:* Easton Village, LLC (Tom Wolter) 2140 West County Road 42, Burnsville, MN  
*Location:* Outlots D, E, F, G and H, Easton Village 3<sup>rd</sup> Addition  
*Request:* Application for final plat approval of a 48 unit residential subdivision to be named Easton Village 5<sup>th</sup> Addition.  
*Zoning:* LDR – Limited Density Residential  
*Surrounding:* North – vacant/agricultural land (RT – Rural Transitional) across the Union Pacific Railroad; West – single family home, City park, natural vegetation (PF – Public and Quasi Public Open Space; South – Easton Village 4<sup>th</sup> Addition (under construction) (LDR – Limited Density Residential); East – Outlots D, G and J, Easton Village (east of Village Parkway) (LDR – Limited Density Residential) and Lake Elmo Airport across Manning Avenue (Baytown Township).  
*Comp. Plan:* Village Urban Low Density Residential (1.5 - 2.49 units per acre)

**History:** The property for the Easton Village development was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. The site had been used for farming activities, including the growing of agricultural crops. Sketch Plan review by Planning Commission on 1/27/14 with Preliminary Plat approval on July 15, 2014. 1<sup>st</sup> An AUAR for the Village Planning area was approved by the City in May of 2009. 1<sup>st</sup> Addition approval on March 3, 2015, 2<sup>nd</sup> Addition approval on May 2, 2017, and 3<sup>rd</sup> Addition approval on July 18, 2017. Preliminary Plat revised approved on 6/21/2017. 4<sup>th</sup> Addition final plat approval occurred on May 15, 2018.

**Action Deadline:** Application Complete – March 12, 2019  
60 Day Deadline – May 10, 2019  
Extension Letter Mailed – No  
120 Day Deadline – NA

**Regulations:** Chapter 153 – Subdivision Regulations  
Article 10 – Urban Residential Districts (LDR)  
§150.270 Storm Water, Erosion, and Sediment Control

#### **Consistency with Preliminary Plat.**

- **Revised Preliminary Plat.** Before the 1<sup>st</sup> Addition Final Plat approval, the developer revised the approved Preliminary Plat in December of 2014 to address the following:
  - The need to reconfigure the temporary access into the subdivision.
  - Revisions to the grading plan.
  - Adjustments to the property boundaries adjacent to the gas line that bisects the site.
  - The provision of a slightly larger buffer from the railroad tracks.
  - Revisions to the storm water management plan.
  - With the 2<sup>nd</sup> Addition, the developer again revised the preliminary plat. A condition of 2<sup>nd</sup> Addition approval was that the revised Preliminary Plat and Plans be approved before submittal of the 3<sup>rd</sup> Addition.
- **Lot Sizes.** The proposed lot areas and widths in the 5<sup>th</sup> Addition are generally consistent with the revised and approved preliminary plat. The smallest proposed lot size is 8,114 square feet, meeting the required minimum lot size of 8,000 square feet and all the lots meet or exceed the minimum requirement of 60 feet of width at the setback line.

**Outlots.** The applicant is not proposing any new outlots within the 5<sup>th</sup> Addition. Outlot A will be HOA owned and maintained. The City will require a drainage and utility easement over all of Outlot A.

**Parkland.** The Applicant platted outlots with 3<sup>rd</sup> Addition to indicate phasing for the rest of the development. Outlots I and J were dedicated to the City with the 3<sup>rd</sup> Addition for stormwater management purposes and parkland. The dedication of these outlots as parkland satisfied the remaining parkland dedication requirements for the entire development.

**Engineering Comments.** The City Engineer has reviewed the Final Plat, and these comments can be reviewed in the attached Easton Village 5<sup>th</sup> Addition Final Plat Engineering comments review memo dated April 3, 2019. It is a recommended condition of approval that the developer incorporate all the requested changes and conditions of the City Engineer in their final project plans.

**Temporary Cul-de-Sac and Road Connection.** The Applicant has proposed a temporary cul-de-sac at the north end of Village Parkway where the new road meets the railroad tracks. The City will require the applicant to construct Village Parkway in accordance with the Village Parkway typical section and design standards (including a trail and a sidewalk) without a temporary cul-de-sac. The City will require the contractor to install Type III barricades to prohibit traffic on this stretch of street until the City can complete the UPRR crossing.

In addition, the City will require the developer to connect the private driveway for 11361 Upper 33rd Street and the Northern Natural Gas property at 11371 Upper 33rd Street to the proposed 34th Street cul-de-sac, immediately following the placement of bituminous base course along 34th Street North. The project engineer must revise the construction plans to address the construction details for the private driveway connections and the construction phasing.

**Landscape Plans.** The landscape plans have been reviewed by the City's Landscape Architect. He is recommending changes to plans to meet the original conditions of approval for Easton Village. I have included his comments for your consideration.

**Street Naming.** There are no other streets in the City with the name Lilac Avenue and so this street name is consistent with the City's Street Naming Policy. All the other proposed street names are consistent with City standards.

**Fire Chief Review.** The City's Fire Chief reviewed the proposed final plat and offered two comments. They were:

- Review final hydrant placement with Engineering.
- Ensure appropriate parking signage for road width.

**Final Plat Approval Process.** The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Easton Village Preliminary Plat did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. The City does not require a public hearing as part of a final plat review and approval process.

---

In order to provide the Planning Commission with an update concerning the conditions associated with the preliminary plat for Easton Village, staff has prepared the following:

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

- 1) Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; and b) the applicant shall pay all fees associated with the preliminary plat. The above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site. *Comments: a) all title work will need to be submitted and reviewed by the City Attorney before City officials sign the final plat; b) the applicant has submitted an escrow payment with Final Plat application that is being used to cover Staff and consultant expenses related to the City's review.*



- 2) The grading plan shall be updated to include the protective tree fencing necessary to preserve all vegetative areas identified for protection around the 5.15 acre residential parcel to the west of the subdivision. ***Comments: The applicant updated the grading plan accordingly. All disturbed areas are shown on the plan, and the applicant will need to replace disturbed trees in accordance with the City's tree replacement schedule. There is no tree protection or removal in the 5<sup>th</sup> Addition.***
- 3) The applicant shall work with the City and Washington County to identify and reserve sufficient space for a future trail corridor along the western right-of-way line of Manning Avenue. ***Comments: The proposed Manning Avenue right-of-way is consistent with County requirements, as the planned roadway segment includes room for trails on one or both sides of the right-of-way. The County's future plans for Manning Avenue include a trail along the western side of this road. This condition is not applicable to 5<sup>th</sup> Addition.***
- 4) The applicant shall submit a landscape plan prepared by landscape architect for review and approval by the City. The landscape plan submittal will include a tree protection and replacement plan consistent with City ordinances. ***Comments: The applicant submitted updated Preliminary Landscape Plans dated 12/17/2014 with the application for 1<sup>st</sup> Addition Final Plat. Revised landscape plans were submitted with the 2017 Preliminary Plat revisions. The applicant submitted landscape plans for 5<sup>th</sup> Addition that the City's Landscape Architect will be reviewing.***
- 5) The final plat will incorporate all review comments from the City's landscape architect, including the selection and mix of plantings within storm water basins and infiltration areas. ***Comments: Please see above condition.***
- 6) The landscape plan shall include additional plantings around the Northern Natural Gas utility site. ***Comments: This condition applies to 5<sup>th</sup> Addition as the utility site is north of the west end of 34<sup>th</sup> Street North and west of Lots 6-10, Block 2. The City's Landscape Architect will need to approve the planting plans for this part of the development.***
- 7) The proposed access to Manning Avenue will be permitted as a temporary access until such time that the Village Parkway is connected to 30th Street. The construction plans will be updated to reflect the temporary nature of this street. ***Comments: The applicant asked during the 1<sup>st</sup> Addition Final Plat that this provision be updated to state that the temporary access will be allowed for a minimum of five years. Staff was supportive of this revision and has updated the proposed conditions the 1<sup>st</sup> Addition Final Plat approval to reflect the change. This condition is not relevant to the 5<sup>th</sup> Addition Final Plat.***
- 8) The applicant shall be responsible for the construction of all improvements within the Manning Avenue (CSAH 15) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014. ***The final construction plans for the 1<sup>st</sup> Addition were updated to incorporate the required improvements to Manning Avenue. This condition is not relevant to the 5<sup>th</sup> Addition final plat.***
- 9) 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 appropriate watershed districts for the storm water management system prior to the commencement of any grading or

development activity on the site. *Comments: The Applicant has been granted a Valley Branch Watershed District permit.*

- 10) 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. *Comment: A Landscape License Agreement was executed for the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Additions and will be for the 5<sup>th</sup> Addition.*
- 11) The developer shall provide an updated accounting of the land to be dedicated for park purposes prior to submission of a final plat. If required, 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 less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording. *Comments: The park dedication requirements for the entire Easton Village development is 9.84 acres of land, representing 10% of the development area. The dedication of Outlots I and J with the 3<sup>rd</sup> Addition Final Plat satisfied the park dedication requirements for the entire development.*
- 12) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision. *Comments: There is a public trail with this phase of the development. It will run from the west end (at the cul-de-sac on 34<sup>th</sup> Street North) to the east and north behind the lots and on the north side of Lilac Avenue Alcove to Village Parkway. The City will need to determine the final end and connection points of the trail on the west end.*
- 13) All required modifications to the plans as requested by the City Engineer in a review letter dated June 26, 2014 shall be incorporated into the plans prior to consideration of a final plat. *Comments: The applicant submitted revised preliminary plans that were approved by the City dated February 22, 2019. The City will require the final plat/plans to be consistent with the approved preliminary plans and the review comments of the City Engineer from his review memo dated April 3, 2019.*
- 14) The City and developer will determine the appropriate distribution of future costs associated with the Village Parkway railroad crossing improvements as part of a developer's agreement for any portion of Easton Village. *Comments: Staff will be drafting a developer's agreement for consideration by the Council that will incorporate a section dealing with this provision.*
- 15) The developer shall address any comments from Metropolitan Airport Commission as part of a final plat submission for any portion of Easton Village. MAC will be asked to comment on the landscape plan, and the plan shall be revised to address any specific comments concerning the appropriate vegetation to be planted within storm water facilities. *Comments: MAC has provided a review of the updated plans and provided comments to the developer in a letter dated December 8, 2015. This letter contains recommended mitigation strategies to reduce the attractiveness of the storm water retention and infiltration areas for waterfowl. Other recommendations from MAC have been incorporated into the applicant's landscape plans. Mac's comments about noise mitigation and notification about the airport are relevant to the 5<sup>th</sup> Addition Final Plat.*

- 16) The landscape plan shall be revised to eliminate all trees planted within the Lake Elmo Airport Regulatory Protection Zone. *Comments. The Preliminary and 1<sup>st</sup> Addition landscape plans have been updated accordingly. MAC's comments are not relevant to the 5<sup>th</sup> Addition.*
- 17) The final plat shall include a paved trail connection between Lots 13 and 14 of Block 3. *Comments: This condition is not relevant to the 5<sup>th</sup> Addition Final Plat. This trail was removed with 2<sup>nd</sup> Addition approval.*
- 18) The applicant shall submit written acknowledgement from the property owner of the parcel immediately to the south of Easton Village concerning the storm water being outlet running into their property. *Comments: Since the approval of the preliminary plat, the applicant has met with the watershed district, county, and Gonyea Homes to discuss the proposed storm water management system along Manning Avenue. This condition is not relevant to the 5<sup>th</sup> Addition Final Plat.*
- 19) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision. *Comments: This was Staff recommendation at the time of Preliminary Plat to encourage the applicant to utilize a white "horse fence" with landscaping in order to address the comments from MAC to provide a barrier around the storm water ponds. This fence was not erected, but instead additional landscaping was installed to provide screening. The applicant's landscape plan for the 1<sup>st</sup> Addition incorporated elements from the theming study, including the proposed entrance monument sign. This condition is not relevant to the 5<sup>th</sup> Addition Final Plat.*
- 20) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site. *Comments. Northern Natural Gas provided review comments to the developer in has submitted final construction plans to the gas company for review, and will need to abide by any conditions imposed by Northern Natural Gas. The applicant has not yet provided copies of these permits for the 5<sup>th</sup> Addition, and so it has been added as a recommended condition of approval that this be done.*
- 21) The developer shall be required to extend sewer to the northernmost boundary of the site. *Comments. The Easton Village Trunk Sewer Line project has been completed and has extended sanitary sewer service to the northern boundary of the plat, connecting to the sewer line recently installed by the City of Lake Elmo under the railroad tracks that continues further north (and connects to the 39<sup>th</sup> Street line installed by the City).*

Based on the above Staff report and analysis, staff is recommending approval of the Easton Village 5<sup>th</sup> Addition final plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the final plat.

#### **DRAFT FINDINGS**

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Easton Village 5<sup>th</sup> Addition Final Plat:

- 1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.

- 2) That the proposed Final Plat for Easton Village 5<sup>th</sup> Addition consists of the creation of 48 lots for detached single-family homes.
- 3) That the Easton Village 5<sup>th</sup> Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 15, 2014 and as amended to comply with conditions of preliminary plat approval with the exceptions of issues identified in the March 31, 2019 Staff report to the Planning Commission.
- 4) That the Easton Village 5<sup>th</sup> Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Easton Village 5<sup>th</sup> Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 6) That the Easton Village 5<sup>th</sup> Addition 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 exception of the issues identified in this staff report to the Planning Commission.
- 7) That the Easton Village 5<sup>th</sup> Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Easton Village 5<sup>th</sup> Addition Final Plat is generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City dated April 3, 2019.

***Recommended Conditions of Approval:***

- 1) Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer and applicable staff before the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandum addressing Easton Village 5<sup>th</sup> Addition Final Plat and Construction Plan Review dated April 3, 2019 and those of the City's Landscape Architect dated March 29, 2019 shall be incorporated into these documents and plans before the City will approve the plans.
- 2) Before 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 for the Easton Village 5<sup>th</sup> Addition Final Plat with financial guarantees therefore. Payment for pipe oversizing from the City standard 8-inch watermain to the required 12-inch watermain shall be addressed in the developer's agreement.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat before its execution by City Officials.

- 4) The final grading plans must provide a sufficient emergency overland flow path that is adequately protected by lot easements from the Outlot A drainage area to prevent this area from being landlocked and thereby becoming a flood threat to adjacent properties. The extent of the required easement for this purpose over Lot 1, Block 3 may render this lot unbuildable unless an improved design can be worked out and approved by the City Engineer.
- 5) A Landscape License Agreement shall be executed for the maintenance of commonly held HOA and City outlots and right-of-ways before release of the final plat by City Officials.
- 6) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the location of the Lake Elmo Airport and associated over-flights.
- 7) All builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 8) The developer shall provide copies of the Northern Natural Gas permits to the City and shall abide by any conditions of approval as listed in permits issued by Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.
- 9) The developer shall maintain the temporary secondary access to Village Parkway in the 4<sup>th</sup> Addition until a permanent 35<sup>th</sup> Street North is constructed to connect to Village Parkway and the contractor has placed the wear course of bituminous on the streets within the 5<sup>th</sup> Addition. Lot 13, Block 3 of the Easton Village 4<sup>th</sup> Addition shall remain platted as outlots (Outlots A and B) owned by the developer with a temporary road access granted to the City until such time as the City accepts 35<sup>th</sup> Street North.
- 10) That the development improvements include the connection of the private driveways from 11361 Upper 33rd Street and the Northern Natural Gas property at 11371 Upper 33rd Street to the proposed 34th Street cul-de-sac, immediately following the placement of bituminous base course along 34th Street North.
- 11) Final Plat approval shall be contingent upon the development improvements including the installation of bituminous trail and a concrete sidewalk along Village Parkway and the developer extending a 12-inch watermain to the northerly plat limits along Village Parkway.
- 12) The applicant/developer shall revise the landscape plans to meet the conditions of approval of the preliminary plat and the changes required by the City's Landscape Architect as outlined in his memo dated March 29, 2019.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of the Easton Village 5<sup>th</sup> Addition Final Plat with the conditions of approval as listed in the staff report. Suggested motion:

***“Move to recommend approval of the Easton Village 5<sup>th</sup> Addition Final Plat with the conditions of approval as listed in the staff report.”***

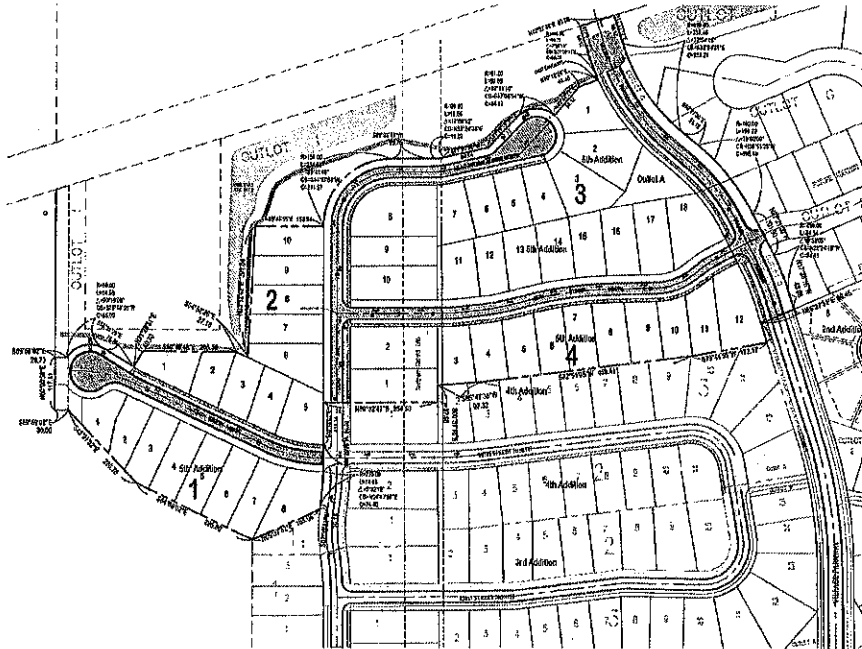
**ATTACHMENTS:**

1. Narrative dated March 12, 2019
2. 2 City Maps
3. Easton Village Final Plat (4 pages)
4. City Engineer Review Memo dated April 3, 2019.
5. Landscape Architect review memo dated March 29, 2019.

# *EASTON VILLAGE 5<sup>TH</sup> ADDITION*

## Final Plat Narrative

March 12, 2019



The Easton Village 5<sup>th</sup> Addition, by Chase Development, consists of 17.57 acres and with a total of 48 new single family lots. This project is located within Outlots E, F, H and the westerly 80 feet of Outlots D and G of Easton Village 3<sup>rd</sup> Addition.

Per City Resolution No. 2014-058 and No. 2015-07, all conditions of approval were met with the first addition of Easton Village. There have been four approved final plats for the Easton Village Project to date. After this 48 unit subdivision is completed a total of 26 units will remain to complete the entire Easton Village Project.

The proposed layout and lot design follow the latest approved preliminary plat that took into account adjustments to road profiles of the two northerly cul de sacs. With the completion of the North Port project to the south of Easton Village the normal water level of our ponding system is now at the final design which lowers the high water level to the final condition. No variances are proposed for this project. The setbacks will remain as required, with rear setbacks at 20 feet, front setbacks at 25 feet and side yard setbacks at 7.5 feet. City street right of way and street and sidewalk sections are proposed per City standards.

The proposed storm sewer will be connected to the existing pond storm sewer constructed with Easton Village 3<sup>rd</sup> and 4<sup>th</sup> Additions. The water main and sanitary sewer will be extended from the constructed water and

# EASTON VILLAGE 5th ADDITION

## FINAL PLAT NARATIVE

Page 2 of 3

sewer of Easton Village 4th Addition. All utilities will be constructed per city standards. The storm water ponding has been finalized per the original design and is at the final normal water level and high water level per the preliminary plat analysis.

One outlot is planned for this subdivision as previously identified on the preliminary plat. There will be a temporary cul de sac provided at the end of the proposed extension of Village Parkway. An easement will not be required for this cul de sac such that it resides entirely within Outlot I and J and the proposed right of way. The existing cut through from 33<sup>rd</sup> Street North to the Village Parkway is proposed to remain until the connection of 34<sup>th</sup> Street is completed as part of this project.

Following is a list of the proposed lots and size of the lots in square feet:

Block	Lot	Area (Sq. Ft.)	Avg. Width of Lot	Avg. Depth of Lot	Block	Lot	Area (Sq. Ft.)	Avg. Width of Lot	Avg. Depth of Lot
1	1	8,114	102	80	3	8	20,028	113	177
1	2	8,600	65	132	3	9	12,528	65	193
1	3	10,666	65	164	3	10	14,484	75	193
1	4	10,969	65	169	3	11	10,973	89	123
1	5	11,026	65	170	3	12	8,544	65	131
1	6	11,083	65	171	3	13	9,837	75	131
1	7	11,107	65	171	3	14	9,950	75	133
1	8	12,785	99	129	3	15	9,972	70	142
2	1	9,213	137	67	3	16	11,277	75	150
2	2	8,119	71	114	3	17	12,130	75	162
2	3	9,171	71	129	3	18	13,672	100	137
2	4	9,170	70	131	4	1	14,574	75	194
2	5	11,394	111	103	4	2	18,039	93	194
2	6	11,997	71	169	4	3	9,919	78	127
2	7	10,801	65	166	4	4	9,381	72	130
2	8	10,547	65	162	4	5	9,706	72	135
2	9	10,294	65	158	4	6	9,179	65	141
2	10	10,037	65	154	4	7	9,331	65	144
3	1	11,384	88	129	4	8	10,167	72	141
3	2	15,394	88	175	4	9	9,657	72	134
3	3	13,551	104	130	4	10	8,518	65	131
3	4	8,965	65	138	4	11	9,672	65	149
3	5	8,450	65	130	4	12	15,129	83	182
3	6	8,449	65	130					
3	7	9,754	77	127	Outlot A		11,338		

There are no parks being proposed with this subdivision. However, the trail through the previously platted park outlot will be constructed as part of this project. The total right of way dedication for this project is 226,139 sq. ft. or 5.19 Acres.



# EASTON VILLAGE 5th ADDITION

## FINAL PLAT NARATIVE

Page 3 of 3

No know issues have arisen since the last addition to Easton Village.

There are four existing easements that were created with the previous development that are requested to be vacated:

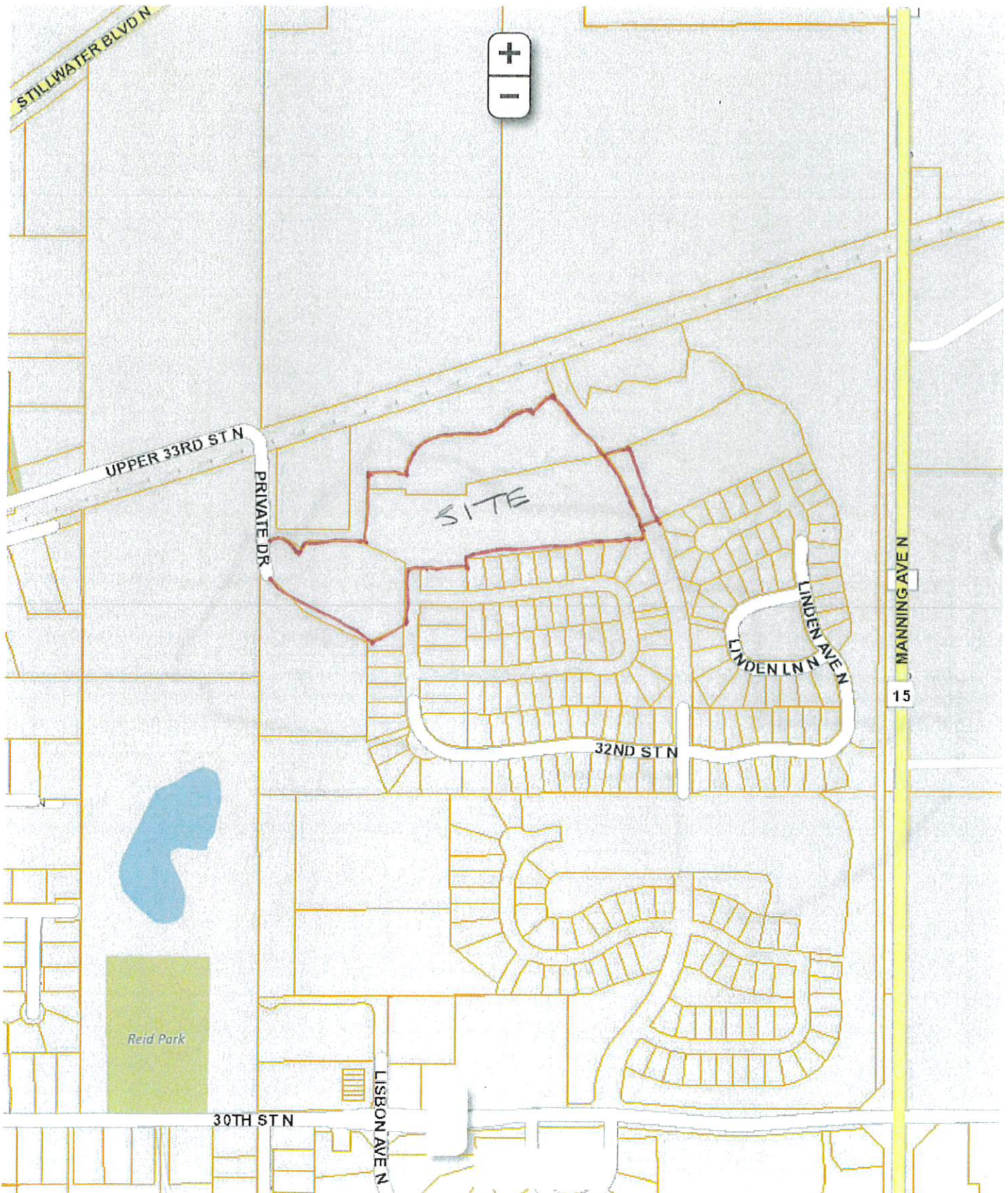
- 1) Temporary easement at the end of the cul de sac of Village Parkway
- 2) Temporary easement at the end of the cul de sac of the 4<sup>th</sup> Addition
- 3) Drainage and utility easement created for the trunk sewer for the 1<sup>st</sup> Addition.
- 4) Drainage and utility easement created for the storm sewer connection for the 4<sup>th</sup> Addition.

The final density of this addition is as depicted on the approved preliminary plat with no additional lots being created or removed.

The project is proposed to start as soon as possible in the spring.



## Property Viewer







## Property Viewer



# EASTON VILLAGE 5TH ADDITION

**ERICKSON  
CIVIL**

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 309-3804

www.ericksoncivilsite.com

KNOW ALL PERSONS BY THESE PRESENTS: That Chase Development, Inc., a Minnesota Corporation, owner of the following described property:

Outlot E, Outlot F, Outlot H, the westerly 80.00 feet of Outlot D and the westerly 80.00 feet of Outlot G EASTON VILLAGE 3RD ADDITION, WASHINGTON COUNTY, MINNESOTA, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as EASTON VILLAGE 5TH ADDITION, and does hereby dedicate to the public for public use the public ways as shown on the plat, and the easements created by this plat for drainage and utility purposes only.

In witness whereof said Chase Development, Inc., a Minnesota Corporation, has caused these presents to be signed by Andrew Chase, President, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Signed: Chase Development, Inc.

By: \_\_\_\_\_  
Andrew Chase, President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Andrew Chase, President of Chase Development, Inc., a Minnesota Corporation, on behalf of the corporation.

\_\_\_\_\_  
(Print Name)  
Notary Public  
My commission expires \_\_\_\_\_

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

Signed and dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Paul A. Johnson, Licensed Land Surveyor  
Minnesota License Number 10938

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Andrew Chase, President of Chase Development, Inc., a Minnesota Corporation, on behalf of the corporation.

\_\_\_\_\_  
(Print Name)  
Notary Public  
My commission expires \_\_\_\_\_

This plat was approved by the City Council of Lake Elmo, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 2019, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Mayor Clerk

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Signed: \_\_\_\_\_ Signed: \_\_\_\_\_  
Chair, Planning Commission Secretary, Planning Commission

County Surveyor

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and Section 272.12, taxes payable in the year 2019, on real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered, on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Auditor/Treasurer Deputy

County Recorder

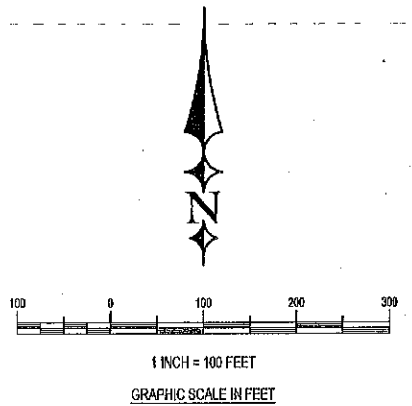
Document Number \_\_\_\_\_

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly recorded in Washington County Records.

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

**ERICKSON**  
**CIVIL**

[www.ericksoncivilsite.com](http://www.ericksoncivilsite.com)



- DENOTES SET 1/2 INCH BY 16 INCH IRON PIPE MONUMENT INSCRIBED "JOHNSON LS #10930", UNLESS SHOWN OTHERWISE
- DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED

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

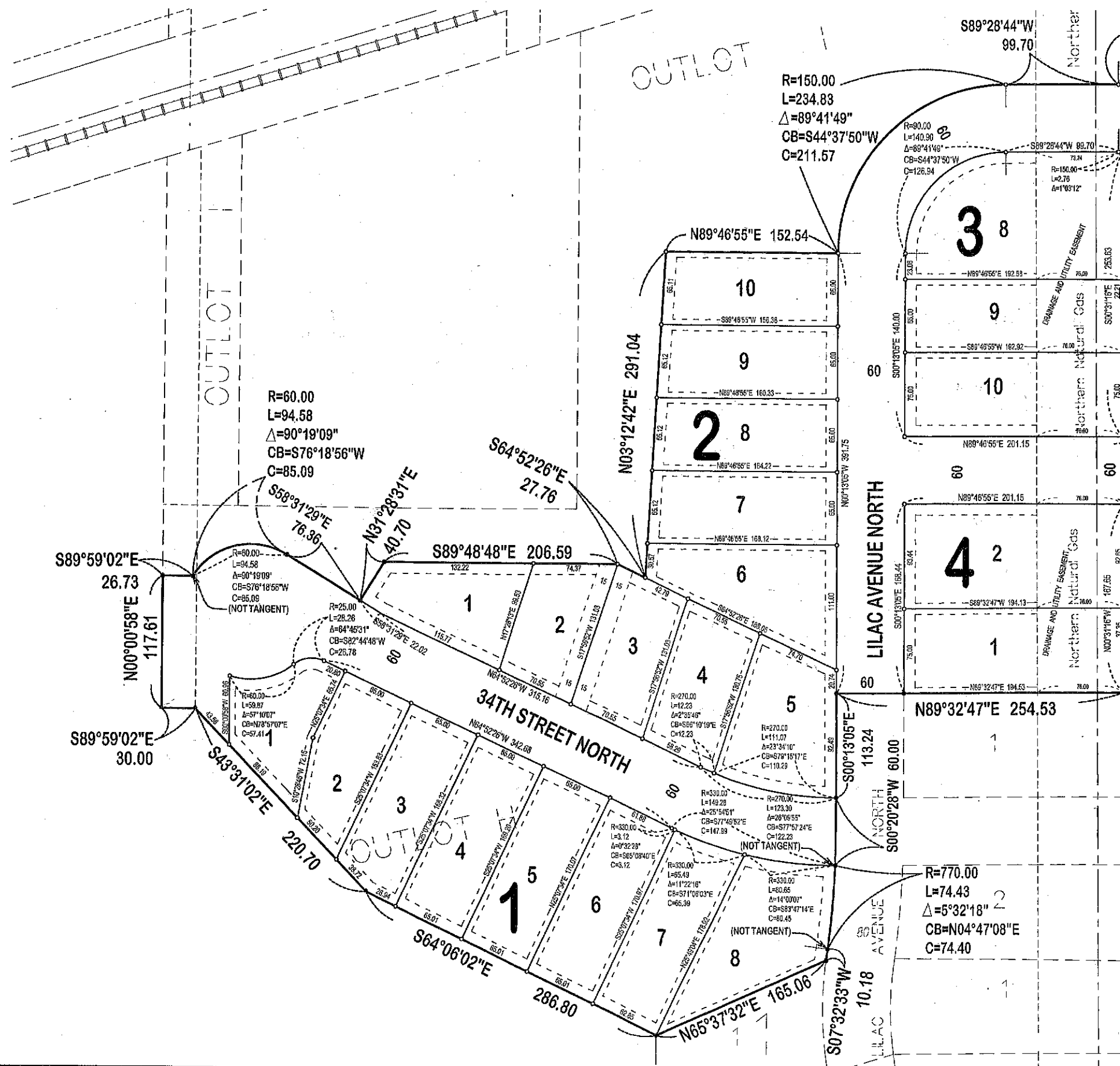
# EASTON VILLAGE 5TH ADDITION

## INSET A

**ERICKSON  
CIVIL**

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 309-3804

www.ericksoncivilsite.com





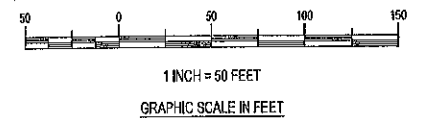
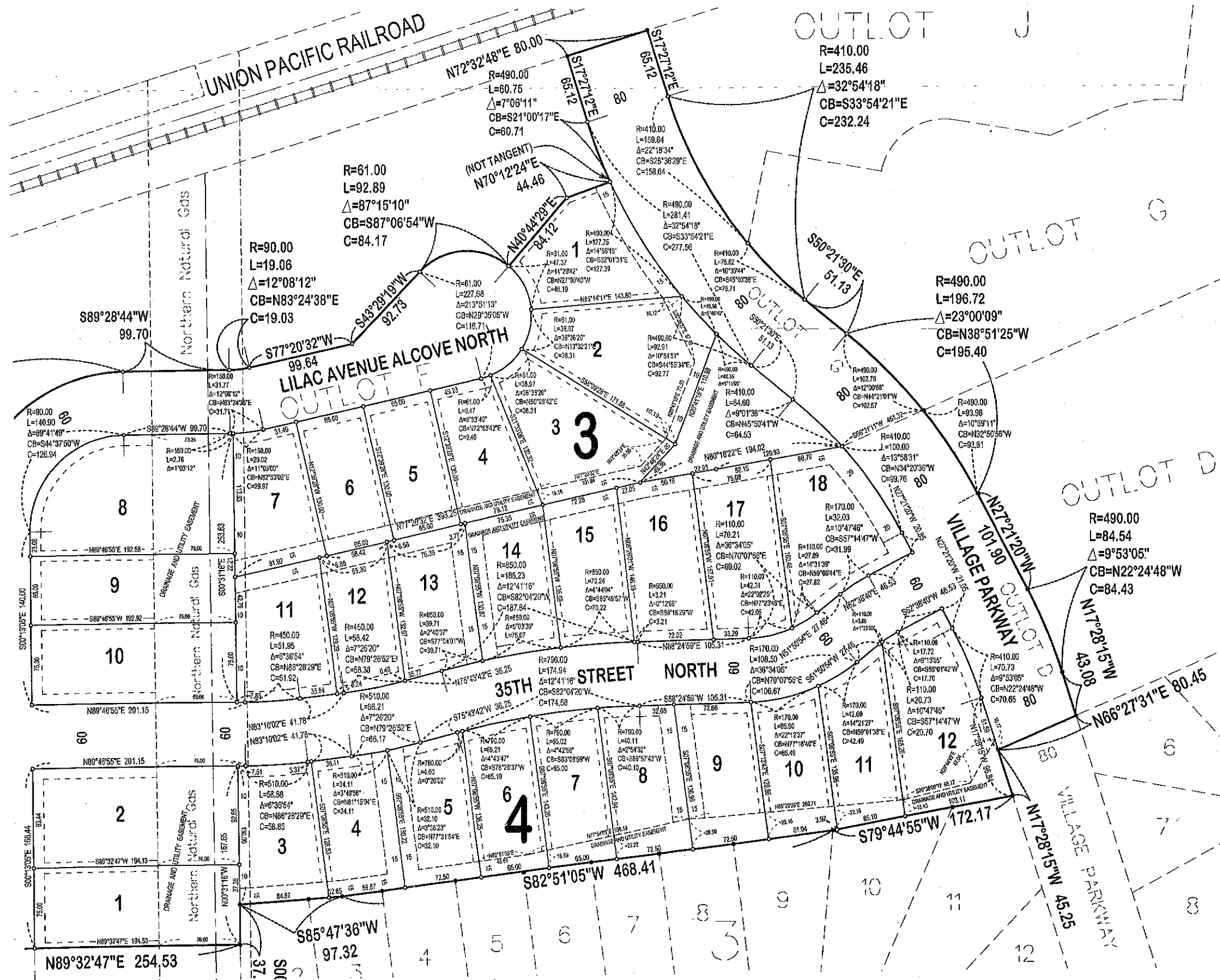
# EASTON VILLAGE 5TH ADDITION

## INSET B

**ERICKSON**  
CIVIL

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 309-3804

www.ericksoncivilsite.com



### LEGEND

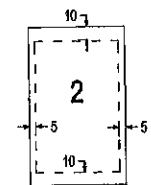
- DENOTES SET 1/2 INCH BY 16 INCH IRON PIPE MONUMENT INSCRIBED "JOHNSON L5 19038", UNLESS SHOWN OTHERWISE
- DENOTES FOUND 1/2 INCH IRON PIPE INSCRIBED "JOHNSON L5 19038" OR AS SIZE AND MARKINGS AS INDICATED

### NOTES

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

### EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
(NOT TO SCALE)



BEING 6 FEET IN WIDTH AND ADJOINING LOT LINES AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAYS AND BLOCK LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED

# 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: April 3, 2019

To: Ken Roberts, Planning Director  
Cc: Chad Isakson, P.E., Assistant City Engineer  
From: Jack Griffin, P.E., City Engineer

Re: Easton Village 5th Addition Final Plat  
Engineering Review Comments

An engineering review has been completed for the Easton Village 5th Addition Final Plans consisting of the following documentation received on March 12, 2019, and prepared by Erickson Engineering:

- Easton Village 5th Addition Construction Plans, C1-C28 & L1-L3, dated March 6, 2019.
- Easton Village 5th Addition Project Manual dated March 6, 2019.
- Easton Village 5th Addition Final Plat, Sheets 1-4, not dated.
- Easton Village 5th Addition Final Plat Narrative, dated March 6, 2019.

**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: EASTON VILLAGE 5TH ADDITION

- Outlot A will be HOA owned and maintained. HOA ownership of the Outlot must be noted on the final construction plans. A drainage and utility easement must be provided to the City over all of Outlot A.
- Final Plat should be contingent upon the applicant revising the grading plans to match the approved preliminary grading plans dated February 22, 2019, including all building pad elevations, all 100-year HWL elevations and HWL contours, all emergency overflow elevations (EOFs), and to include all as-built existing grading information adjacent to the 5th Addition improvements, including culvert inverts, gas easement weir details, emergency overflow elevations and locations, and existing 100-year HWL elevations.
- Final Plat must be contingent upon grading plan revisions to provide a clear protected drainage path for the 917.5 EOF to Outlot A. Easements must be expanded for Lots 1 and 2, Block 3 on the final plat to facilitate protection and drainage over this emergency overflow pathway. Adequate drainage and protection across Lot 1 may render Lot 1, Block 3 unbuildable?
- Final Plat should be contingent upon the development improvements including the construction of Village Parkway to the south right-of-way line for the UPRR with no temporary cul-de-sac, including the east and west boulevards, sidewalks, trails, street lighting and landscaping. Type III Barricades should be installed at the north leg of Village Parkway and 35th Street intersection until the UPRR crossing is constructed.
- It is required that the temporary secondary access to Village Parkway (constructed as part of Easton Village 3rd Addition) be kept in use and maintained by the developer, until a permanent secondary access street is constructed to Village Parkway via 35th Street North. Once the 35th Street North connection is completed the temporary secondary access must be removed. The construction plans must be revised to address this construction phasing.



- It is required that the developer connect the private driveways for 11361 Upper 33rd Street and the Northern Natural Gas property at 11371 Upper 33rd Street to the proposed 34th Street cul-de-sac, immediately following the placement of bituminous base course along 34th Street North. The construction plans must be revised to address the construction details for the private driveway connections and the construction phasing.
- Final Plat should be contingent upon the development improvements including 12-inch watermain being extended to the northerly plat limits along Village Parkway.
- Easton Village 5th Addition includes or will include trunk watermain (12-inch diameter) pipe oversizing along Lilac Avenue North to 35th Street, along 35th Street from Lilac Avenue to Village Parkway, and along Village Parkway from 35th Street to the north plat limits. Trunk watermain (12-inch diameter) pipe oversizing is also included along 34th Street to the end of cul-de-sac. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed as part of the development agreement.
- 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.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated April 3, 2019 and approved by the City Engineer. Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual dated March 2017 using City details, plan notes and specifications and meeting City Engineering Design Guidelines.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- No construction for Easton Village 5th Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.



Responsive partner.  
Exceptional outcomes.

**To:** Ken Roberts, City of Lake Elmo Planning Director  
**From:** Lucius Jonett, Wenck Landscape Architect  
**Date:** March 29, 2019  
**Subject:** City of Lake Elmo Landscape Plan Review  
Easton Village 5<sup>th</sup> Addition, Review #1

### **Submittals**

- 5<sup>th</sup> Addition Landscape Plans, dated 03/06/2019, received 03/13/2019.

**Location:** Southwest quadrant of the intersection of Manning Avenue North & Union Pacific Railroad, Lake Elmo, MN

**Land Use Category:** Low Density Residential

**Surrounding Land Use Concerns:** None

**Special landscape provisions in addition to the zoning code:** None

### **Tree Preservation:**

A tree survey/preservation plan has been previously submitted, including a tree inventory showing individual trees that are to be saved. This plan was approved as part of the original Preliminary Plat.

A tree preservation plan has been provided and previously approved allowing the replacement caliper inches to include the use of ornamental trees, deciduous and coniferous shrubs.

### **Landscape Requirements:**

The landscape plans are generally consistent with the previously approved preliminary plat and phases 1 – 4. There have been some changes to the locations and species of street trees along the roads, a reduction of plantings around the perimeter of the gas distribution station, and an increase of plantings along the railroad tracks.

5th Addition	Qty	% Composition	
Deciduous Shade Tree	88	55%	>25% required
Coniferous Tree	56	35%	>25% required
Ornamental Trees*	16	10%	<15% required

**Tree Count 160**

*\*Ornamental Trees, Deciduous shrubs and Coniferous shrubs  
were included in totals*

The landscape plans do meet the minimum compositions of required trees:

- At least 25% of the required number of trees shall be deciduous shade trees
- At least 25% of the required number of trees shall be coniferous trees
- Up to 15% of the required number of trees may be ornamental tree

- A. A landscape plan has been submitted that **does not** include all requirements.
1. The landscape plan **does not** include required City standard notes and details.
  2. All utilities and pavements **are not** shown on the landscape plan to review for tree placement conflicts.
- B. The landscape plan **does not** consistently meet the landscape layout requirements:
1. Per typical Right of Way layout, place boulevard trees 5' from back of curb when sidewalk or trail is present, 8' from back of curb when no sidewalk or trail is present.
- C. Interior Parking Lot Landscaping – The development does not include interior parking lots.
- D. Perimeter Parking Lot Landscaping – The development does not include perimeter parking lots.
- E. Screening – The landscape plan does provide noise separation and screening from the railroad.

**Findings:**

1. The increase of plantings along the railroad tracks is encouraged.
2. The reduction of plantings shown around the perimeter of the gas distribution station will not create open views from the homes on those lots to the distribution station. There are many existing trees on the Natural Gas Company property, not shown on the Easton Village plans. Reviewing Washington County GIS, the chain link fence and distribution station footprint is central on the property and surrounded by several rows of trees; all on the Northern Natural Gas Company property.
3. Several trees are shown over driveway pavement and need to be relocated. See attached figure highlighting the conflicts.
4. A few trees are placed within 10' of storm sewer utilities and need to be relocated to provide 10' from tree trunk to utility pipes.
5. Water and sanitary sewer utilities to the homes are not shown on the landscape plans and need to be included to show any tree placement conflicts.
6. Tree layout does not consistently match the typical ROW layout with boulevard trees 5' from back of curb when sidewalk is present and 8' from back of curb when no sidewalk is present.
7. City standard details are not used for planting details.

**Ken Roberts**  
Planning Director  
City of Lake Elmo  
March 29, 2019



**Recommendation:**

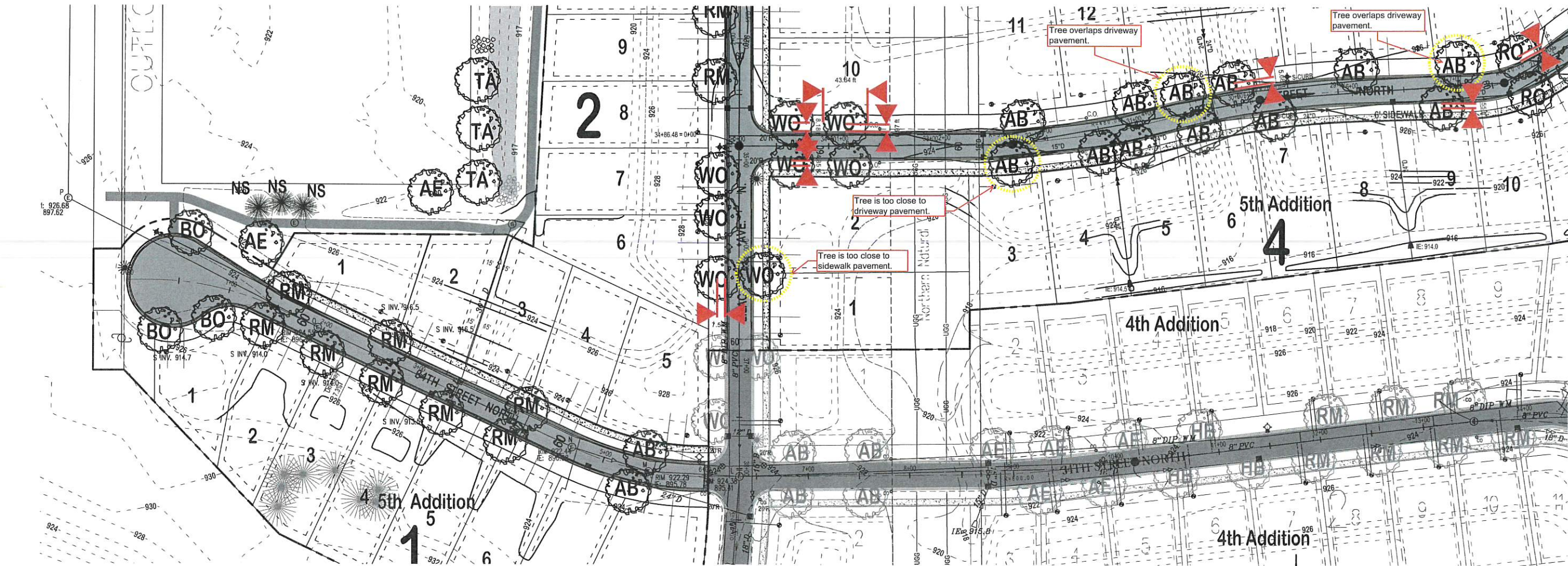
It is recommended that the conditions of approval include submitting a revised landscape plan showing the water and sanitary sewer utilities, including City standard details, and adjusting the tree layouts to resolve the conflicts noted in the findings above.

Sincerely,

A handwritten signature in black ink that reads 'Lucius Jonett'.

Lucius Jonett, PLA (MN)  
Wenck Associates, Inc.  
City of Lake Elmo Municipal Landscape Architect





PLANTING SCHEDULE AND QUANTITIES FOR ENTIRE PROJECT

	OVERSTORY TREES	Latin Name	Quantity	Size	Type	Notes
RM	Northwood Red Maple	Acer rubrum 'Northwood'	20	2-1/2" Dia.	B&B	
WW	Prairie Cascade Willow	Salix 'Prairie Cascade'	4	2-1/2" Dia.	B&B	
AB	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	17	2-1/2" Dia.	B&B	
TA	Quaking Aspen	Populus tremuloides	28	2-1/2" Dia.	#45 Cont.	Berm/Open Space Only
BO	Bur Oak	Quercus macrocarpa	4	2-1/2" Dia.	B&B	
CT	Canada Red Choke Cherry	Prunus virginiana	1	2-1/2" Dia.	B&B	Berm/Open Space Only
AE	Accolade Elm	Ulmus 'Morton'	6	2-1/2" Dia.	B&B	
WO	White Oak	Quercus alba	8	2-1/2" Dia.	B&B	

	ORNAMENTAL	Latin Name	Quantity	Size	Type	Notes
FP	Double Flowering Plum	Prunus triloba	16	2" Dia.	B&B	Berm/Open Space Only

	CONIFERIOUS	Latin Name	Quantity	Size	Type	Notes
AP	Austrian Pine	Pinus nigra	3	8-ft	B&B	
NS	Norway Spruce	Picea abies	3	8-ft	B&B	
WS	White Black Hills Spruce	Picea glauca 'Densata'	9	8-ft	B&B	
WP	White Pine	Pinus strobus	12	8-ft	B&B	
FE	First Editions Juniper	Juniperus scopulorum 'Bailligh'	9	#2	Container	Berms
SP	Star Power Juniper	Juniperus x 'J.N. Select Blue'	20	#2	Container	Berms

STANDARD PLAN NOTES  
LANDSCAPE PLANS

1. Contractor must contact Gopher State One Call 811 ([www.gopherstateonecall.org](http://www.gopherstateonecall.org)) prior to tree staking and planting operations 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.

3. No plant substitutions shall be made without the prior written authorization from the City.

4. 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.

5. 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.

6. All trees, shrubs, perennials, turf lawn and native seeding 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.

7. 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.

8. All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.

9. An irrigation system or other water supply adequate to support the specified plant materials shall be provided.

APRIL 2017

STANDARD DRAWING NO.  
LP2.0  
LAKE ELMO

CITY OF LAKE ELMO

50.00 ft

50 100 150 FEET

Legend

5TH ADDITION BOUNDARY

15-FT POLE WITH ORNAMENTAL LIGHT, XCEL ENERGY 'ACRON' LAMP.

UTILITY EASEMENT

PROPOSED DECIDUOUS TREE

EXISTING PLANTED TREES

NOTE:

1) Tree Planting Contractor to Field Stake all Trees located on City Outlots and All Right of Way Areas for Approval by City Landscape Architect Prior to Planting. Notify City Landscape Architect via writing once tree in locations are staked and allow for up to two weeks for Landscape Architect to schedule and complete on-site review with Tree Planting Contractor.

2) All trees to be located per City Standard Plate Detail 805 for location in boulevard, centered 5-ft from the back of the curb of the roadway when sidewalk or trail is present or 8-feet from the back of curb if sidewalk or trail is not present.

ERICKSON CIVIL

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 309-3801  
[www.ericksoncivile.com](http://www.ericksoncivile.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 DAILY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DAVID CHMIELEWSKI  
40639  
LICENSE NO.  
03/06/2019  
DATE

OWNER/DEVELOPER

CHASE DEVELOPMENT  
2140 COUNTY ROAD 42 WEST  
BURNSVILLE, MN 55337

PROJECT TITLE

EASTON VILLAGE  
5TH ADDITION  
FINAL PLAN  
LAKE ELMO, MINNESOTA

DATE

REVISION DESCRIPTION

NO.

REV NO

19-101

SHEET TITLE

LANDSCAPE PLAN

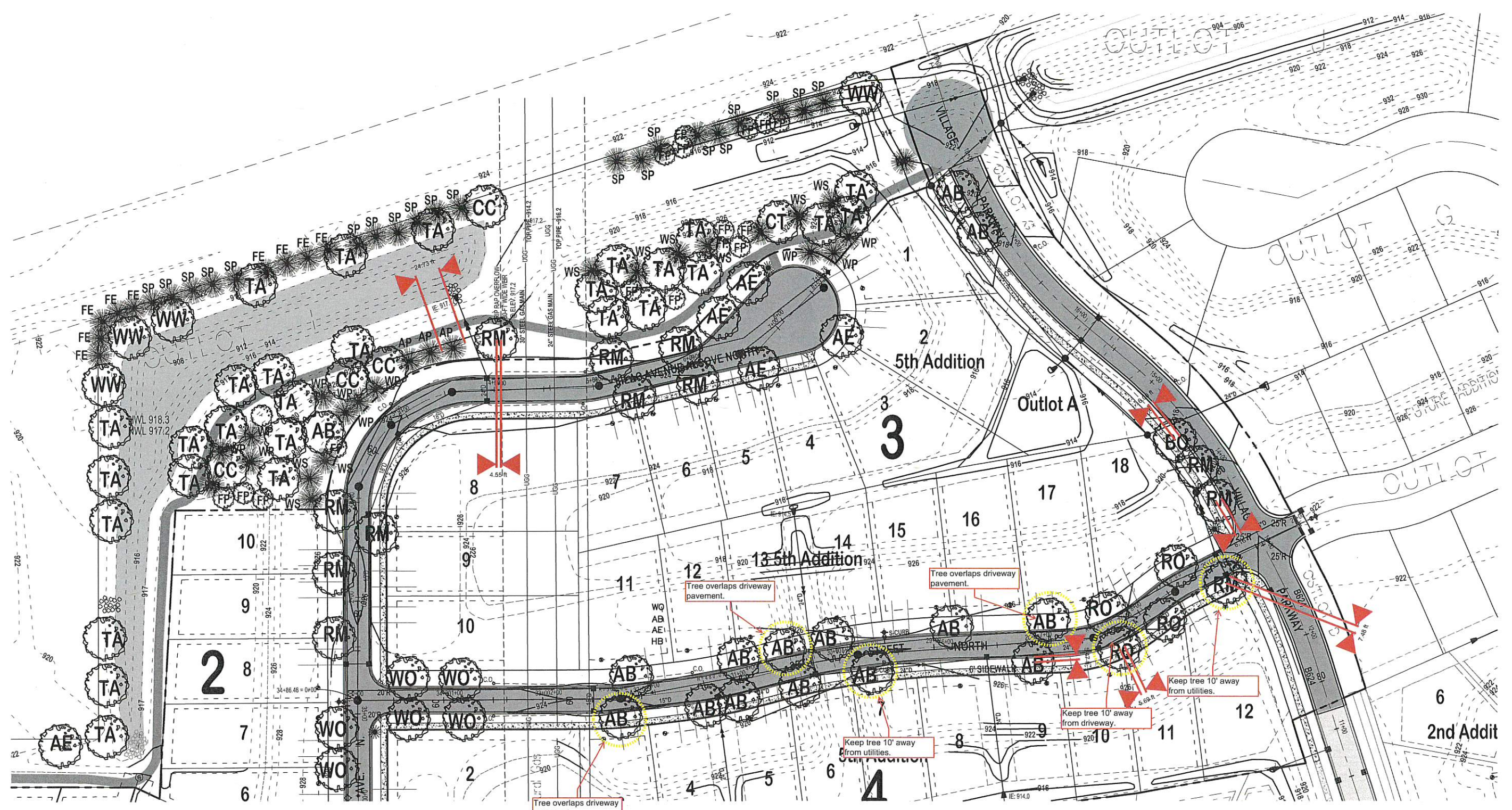
SHEET NO.

L1

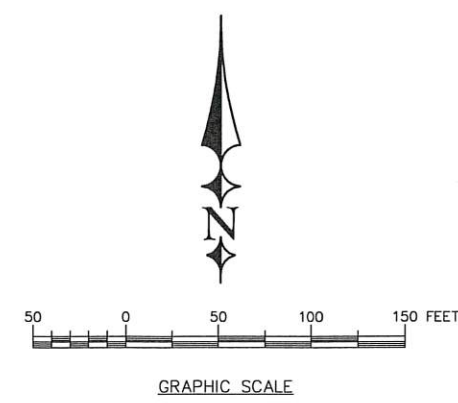
SHEET 1 OF 3

© 2019 - T. Erickson, LLC - EricksonCivil - All Rights Reserved





© 2019 - T. Erickson, LLC - Erickson Civil - All Rights Reserved



- Legend**
- 5TH ADDITION BOUNDARY
  - 15-FT POLE WITH ORNAMENTAL LIGHT, XCEL ENERGY "ACRON" LAMP.
  - UTILITY EASEMENT
  - PROPOSED DECIDUOUS TREE
  - EXISTING PLANTED TREES

**NOTE:**

1) Tree Planting Contractor to Field Stake all Trees located on City Outlots and All Right of Way Areas for Approval by City Landscape Architect Prior to Planting. Notify City Landscape Architect via writing once tree in locations are staked and allow for up to two weeks for Landscape Architect to schedule and complete on-site review with Tree Planting Contractor.

2) All trees to be located per City Standard Plate Detail 805 for location in boulevard, centered 5-ft from the back of the curb of the roadway when sidewalk or trail is present or 8-feet from the back of curb if sidewalk or trail is not present.

**ERICKSON CIVIL**

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 309-3801  
www.ericksoncivilsite.com

DRAWING PHASE:

OWNER REVIEW
✓ AGENCY REVIEW
RID 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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DAVID CHMIELEWSKI  
40639  
LICENSE NO.  
03/06/2019  
DATE:

OWNER/DEVELOPER

**CHASE DEVELOPMENT**  
2140 COUNTY ROAD 42 WEST  
BURNSVILLE, MN 55337

PROJECT/TITLE

**EASTON VILLAGE  
5TH ADDITION  
FINAL PLAN  
LAKE ELMO, MINNESOTA**

NO.	REVISION	DESCRIPTION	DATE

19-101

SHEET TITLE

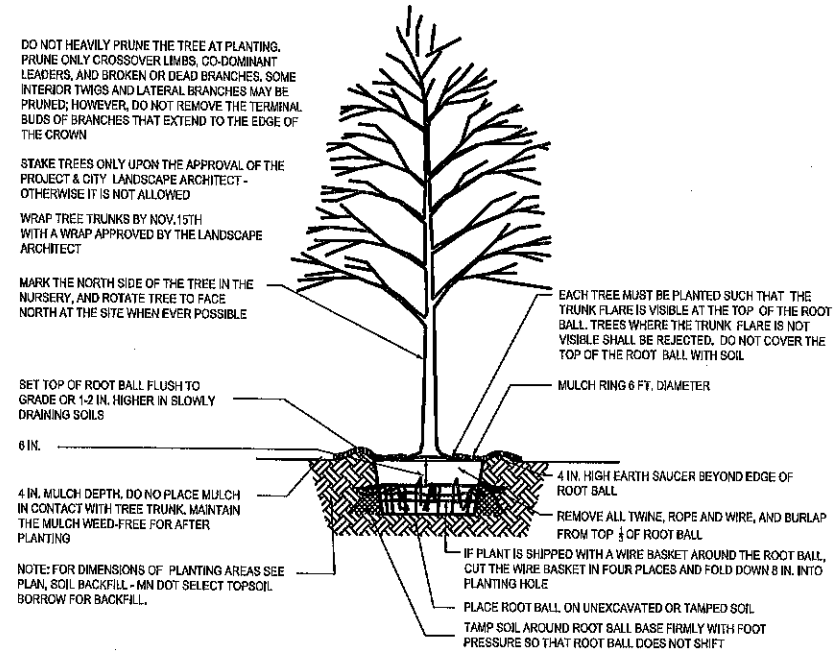
**LANDSCAPE PLAN**

SHEET NO.

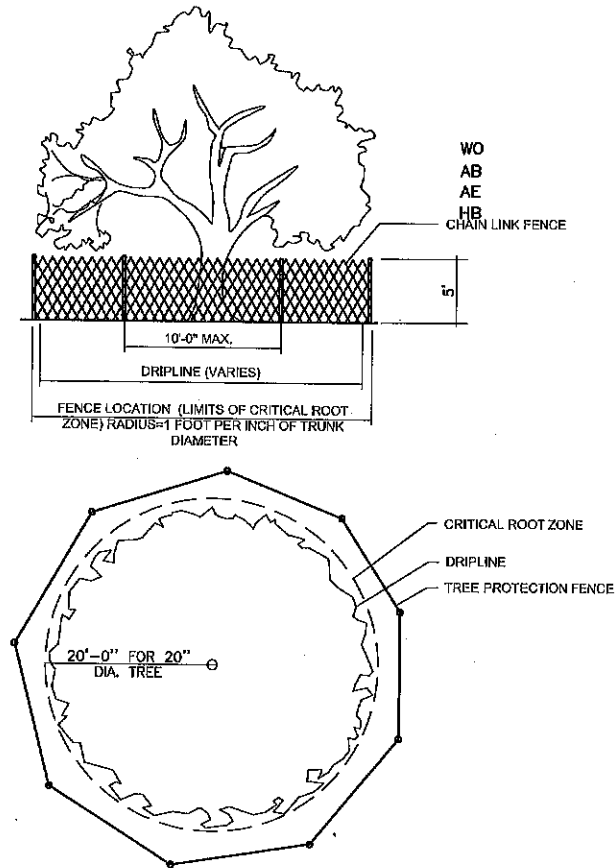
**L2**

SHEET 2 OF 3

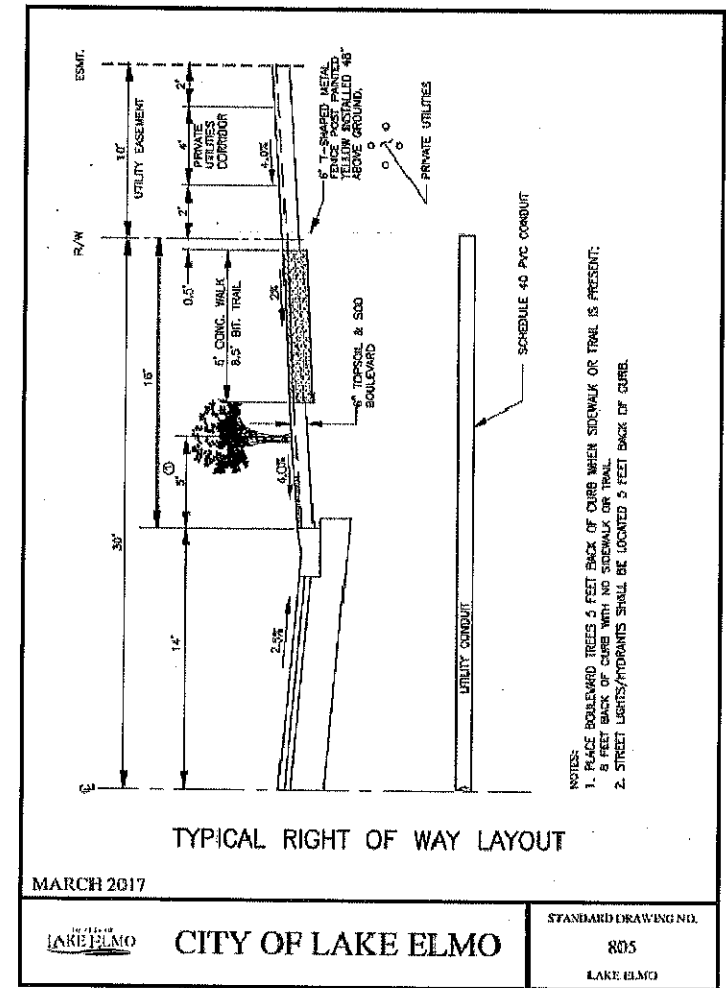




**DECIDUOUS TREE PLANTING DETAIL - SECTION**  
NOT TO SCALE



**TREE PROTECTION - SECTION & PLAN**  
NOT TO SCALE



**ERICKSON CIVIL**

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 395-3891  
www.ericksoncivilsite.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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DAVID CHMIELEWSKI  
40639  
LICENSE NO.  
03/06/2019  
DATE:

OWNER/DEVELOPER  
**CHASE DEVELOPMENT**  
2140 COUNTY ROAD 42 WEST  
BURNSVILLE, MN 55337

PROJECT TITLE  
**EASTON VILLAGE  
5TH ADDITION  
FINAL PLAN  
LAKE ELMO, MINNESOTA**

NO.	REVISION	DESCRIPTION	DATE

NO. 19-101

SHEET TITLE  
**LANDSCAPE  
DETAILS**

SHEET NO.

**L3**

SHEET 3 OF 3