



PARKS COMMISSION
DATE: 3/21/16
AGENDA ITEM:
CASE # 2015-41

ITEM: Savona 4th Addition Residential Subdivision Parkland
SUBMITTED BY: Stephen Wensman, Planning Director
REVIEWED BY: Emily Barker

SUMMARY AND DISCUSSION:

The Planning Commission reviewed the Savona 4th Addition Final Plat on February 22nd and at that meeting, the Planning Commission wanted Staff to discuss the Savona 4th Addition Parkland.

Savona 4th Addition is the fourth and final phase of the planned 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within Stage 1 of the City's I-94 Corridor Planning Area. The Savona 4th Addition plat will include 78 single-family lots and 5 outlots over 36.14 acres of land, all of which will be accessed via an extension of the 5th Street Parkway off of Keats Avenue and previous Savona phases.

Within Savona 4th Addition, there will be 8.89 acres of parkland dedicated to the City, Outlots A, D and a portion of Outlot C with the trail running through it. Within Savona 4th there are 280 lineal feet of public trail, excluding the trail in the 5th Street right-of-way. This park area will be in addition to the park area dedicated in prior phases (see attached Park Area plan).

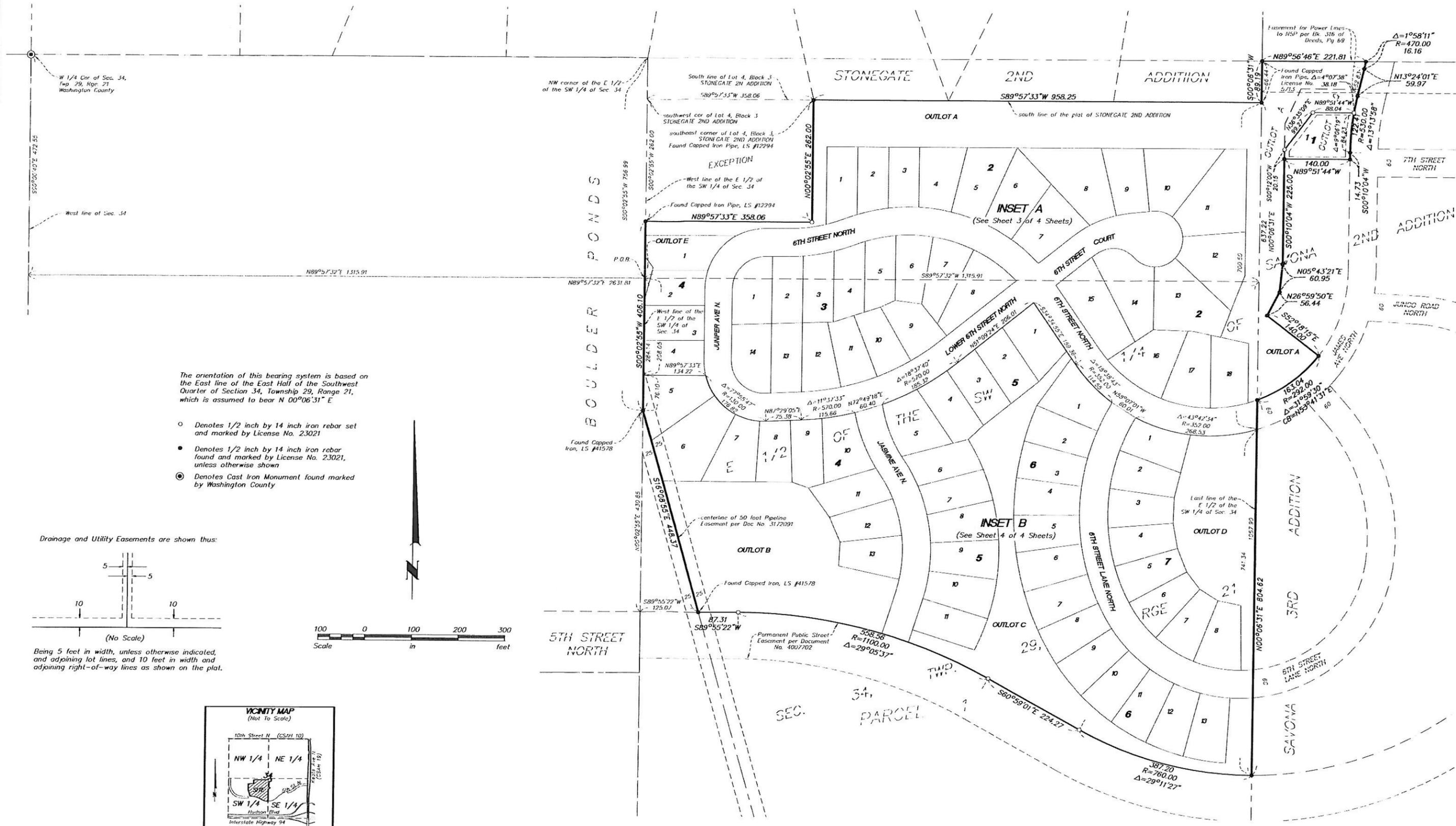
RECOMMENDATION:

None

ATTACHMENTS:

- Savona 4th Addition Plat & Plan
- Savona Park Area Plan
- Staff Summary Park Commission review of Savona, dated 7/23/13
- Neighborhood Park Standards
- Neighborhood Park Search Areas

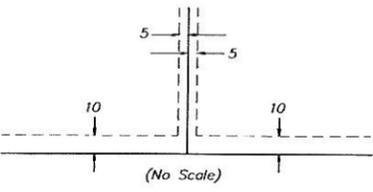
SAVONA 4TH ADDITION



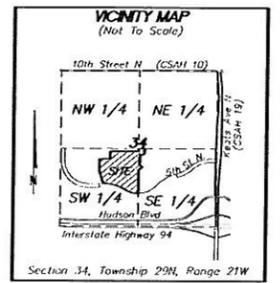
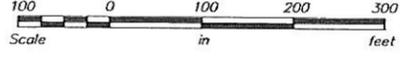
The orientation of this bearing system is based on the East line of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, which is assumed to bear $N 00^{\circ}06'31'' E$

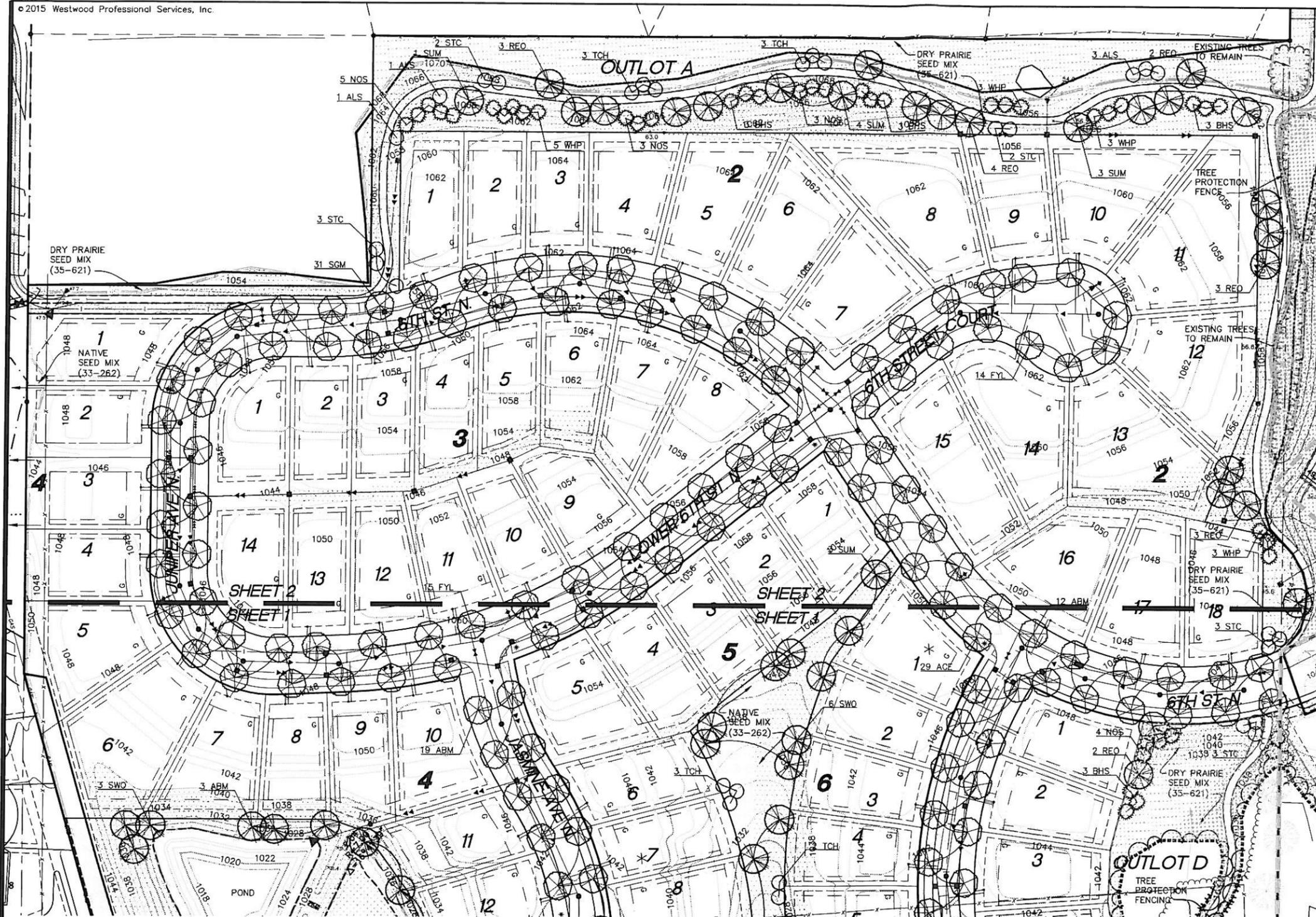
- Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 23021
- Denotes 1/2 inch by 14 inch iron rebar found and marked by License No. 23021, unless otherwise shown
- ⊙ Denotes Cast Iron Monument found marked by Washington County

Drainage and Utility Easements are shown thus:



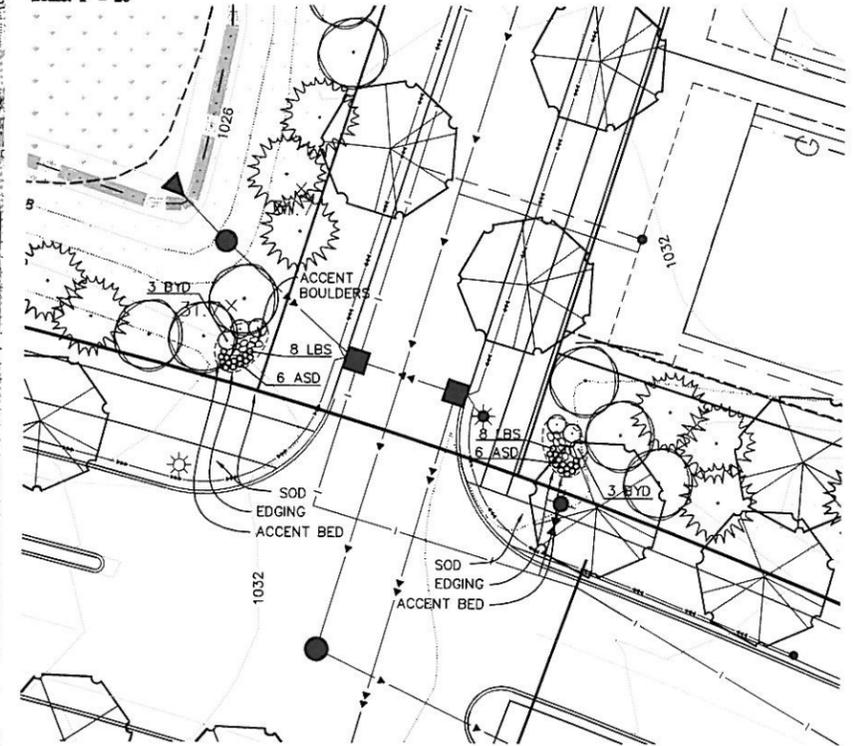
Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines as shown on the plat.





Jasmine Ave. N. Accent Beds Detail

Scale: 1" = 20'



Sub Monument Plant Schedule (typ. of 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ASD	12	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont	18" O.C.
BYD	6	Bud's Yellow Dogwood / Cornus sericea 'Bud's Yellow'	#5 Cont	5'-0" O.C.
LBS	16	Blue Heaven Bluestem Grass / Schizochyrium scoparium 'Miniblue A'	#1 Cont	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

- PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT CITY ENGINEER TO VERIFY UNDERGROUND UTILITIES. WHEN PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THESE LOCATED AS WELL.
- PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK ANDS1 2011 LATEST EDITION.
- NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
- 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.
- ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
- 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.
- 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. REPLACEMENT MATERIALS SHALL BE THE SAME TWO YEAR WARRANTY UNLESS OTHERWISE APPROVED BY CITY.
- CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS INCLUDING PROTECTION FROM WILDLIFE, WEEDING, SOIL MOISTURE, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
- ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOLLEVAARDS SHALL BE REPAIRED AND MAINTAINED PER CITY SPECIFICATIONS.
- PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL BEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLETS AND ROW AREAS.
- ALL TREE, SHRUB AND PERENNIAL BEDS WITHIN THE ROW OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLETS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSITIVE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE TIME OF LANDSCAPE PLAN REVIEW.

STANDARD PLAN NOTES
LANDSCAPE PLANS
FEBRUARY 2015
CITY OF LAKE ELMO
900 LAKE ELMO

- DENOTES DRY PRAIRIE NATIVE MIX (35-621)
- DENOTES DRY STORMWATER NATIVE MIX (33-262)
- DENOTES WET STORMWATER NATIVE MIX (33-261)



* ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED.

Westwood
Phone (952) 937-5150 7869 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

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.
Cory Meyer
Cory Meyer
Date: 12-04-15 License No. 26971

Revisions:
12-4-15 Adjust landscape per city comments

Designed: CLM
Checked: CLM
Drawn: NTM
Record Drawing by/date:

Prepared for:

Lennar Corporation
16305 36th Avenue North, Suite 600
Plymouth, Minnesota 55446

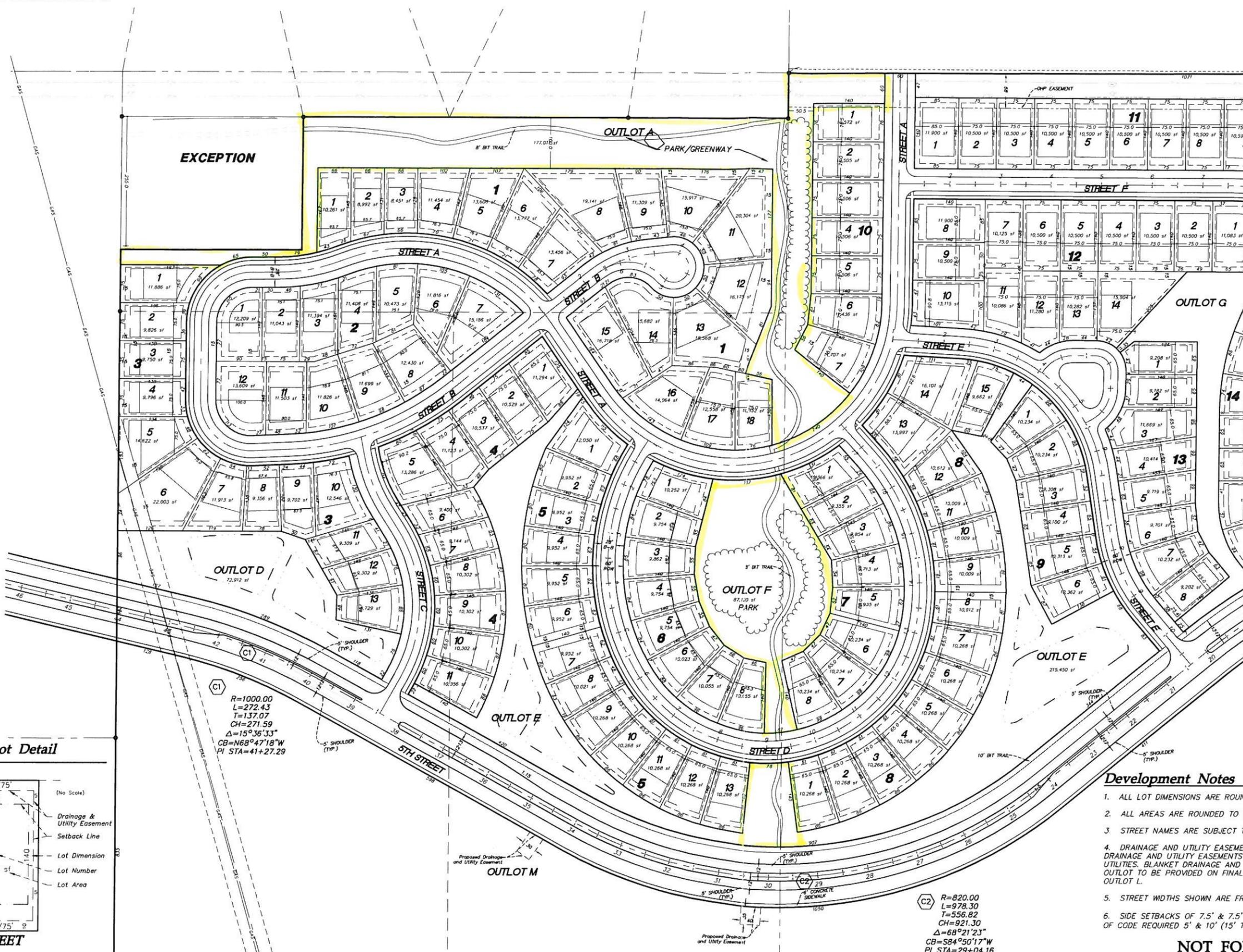
Savona
4th Addition
Lake Elmo, Minnesota

Date: 11-04-15 Sheet: 2 OF 5

Final Landscape Plan

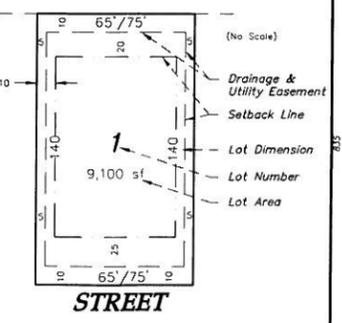
Latest Revision Date: 12-04-15

0000565 04PLF02.dwg



EXCEPTION

Typical Lot Detail



R=1000.00
 L=272.43
 T=137.07
 CH=271.59
 Δ=15°36'33"
 CB=N68°47'18"W
 PI STA=41+27.29

C2 R=820.00
 L=978.30
 T=556.82
 CH=921.30
 Δ=68°21'23"
 CB=S84°50'17"W
 PI STA=29+04.16

Development Data:

Gross Site Area (Calculated to CI of 5th Street):	182.6 ac
Single Family Residential:	91.8± ac
Multi Family Residential:	20.8± ac
Outlot M:	70.0± ac
Collector Road (5th STREET) ROW:	12.0 ac
Single Family Portion:	6.0± ac
Multi Family Portion:	1.9± ac
Outlot M Portion:	4.1± ac
Park Dedication:	6.4 ac
(Outlots A & F, and trail portion of E)	
Other Project Open Space:	26.7± ac
(Includes Buffers, Ponding, & other open spaces)	
Single Family Open Space:	16.7± ac
(Outlots B, C, D, E, G, H)	
Multi-Family Open Space:	10.0± ac
(Outlots I, J, K, L, net private streets & driveways)	
Net Developed Area:	80.9 ac
-Single Family net area (net ROW, Park, & O.Space)	62.7± ac
-Multi-Family net area (net ponding 0.65 ac & ROW)	18.2± ac
Proposed Single Family Lots:	188 lots
65' wide x 140' deep typical:	95 lots
75' wide x 140' deep typical:	93 lots
Proposed Multi Family Units:	122 homes
ROW Townhomes:	44 homes
Back-Back Townhomes:	78 homes
Overall Proposed Homes:	311 homes
Overall Gross Density:	2.76 un/ac (overall)
-Single Family Gross Density:	2.05 un/ac
-Multi Family Gross Density:	5.86 un/ac
Overall Net Density:	3.82 un/ac (overall)
-Single Family Gross Density:	2.99 un/ac
-Multi Family Net Density:	6.70 un/ac
Proposed Single Family Development Standards:	
Front Setback:	25'
Side Setback* (see note below):	7.5'/7.5' (15' total)
Side Setback (Corner Lots):	15'
Rear Setback:	20'
Minimum Lot Area:	9,100 sf
Average Lot Area:	11,175± sf
Proposed Multi-Family Development Standards:	
Site Area per Unit:	
Required Site Area per unit:	4,000 sf
Provided Gross Site Area per unit:	7,426 sf
Impervious Coverage:	
Maximum Impervious Coverage:	50%
Proposed Impervious Coverage:	43%
Open Space Requirements:	
Required Open Space Per unit:	500 sf
Provided Open Space Per unit:	3,570 sf
(Outlots I, J, K, L, less private streets & drives / 122)	
Proposed Setbacks (minimums):	
Internal ROW:	25'
Keats Ave:	50' to structures
5th Street Collector:	40' to structures
Adjacent Property:	30'
Separation - Building to Building:	25' typ
Private Drive Street Width:	24' typ (bb)
Private Driveway Length:	22' min, 24' typical
Min. bldg setback to private street (side):	20' min
Off-street Guest Parking provided:	0.25 per unit

112.6

Outlot Table:

Name	Use	Ownership	Size
Outlot A	Greenway/Park	City	4.06 ac
Outlot B	Esmt/Open Space	HOA	1.53 ac
Outlot C	Pond/Open Space	City	5.66 ac
Outlot D	Pond/Open Space	City	1.67 ac
Outlot E	Pond/Open Space	City	4.95 ac
Outlot F	Park	City	2.00 ac
Outlot G	Open Space	HOA	2.13 ac
Outlot H	Open Space	HOA	0.77 ac
Outlot I	Pond/Open Space	City	1.47 ac
Outlot J	Open Space	HOA	2.52 ac
Outlot K	Open Space	HOA	6.89 ac
Outlot L	Pond	City	0.62 ac
Outlot M	Future Development	Others	65.89 ac

Development Notes

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES. BLANKET DRAINAGE AND UTILITY EASEMENTS OVER THE ENTIRE OUTLOT TO BE PROVIDED ON FINAL PLAT FOR ALL OF OUTLOT A THROUGH OUTLOT L.
- STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB
- SIDE SETBACKS OF 7.5' & 7.5' (15' TOTAL) REPRESENTS THE AVERAGE OF CODE REQUIRED 5' & 10' (15' TOTAL) SETBACKS.

NOT FOR CONSTRUCTION

PLANNING COMMISSION Report

7/22/13

6

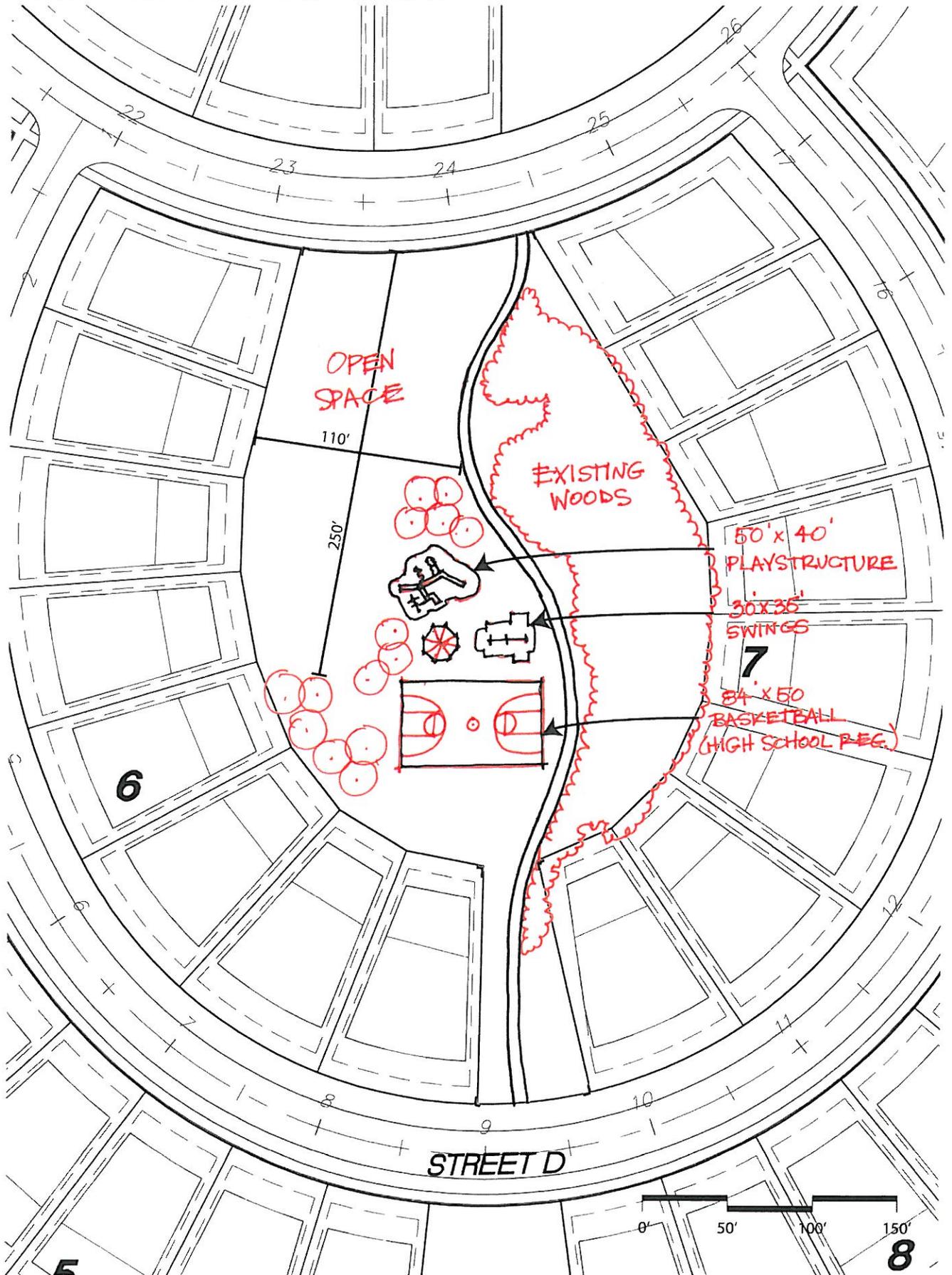
Urban service areas, there are several things happening in and around the Savona subdivision that will have an impact on the project, including the larger assessment project that will bring water and sewer services into this area, the ongoing work to plan for a significant minor collector road to meet the transportation needs of this area, and the plans from adjacent property owners to develop their properties. Given the location of the subdivision in an area that will be seeing significant changes in the near future, Staff recognizes that this initial plat will have a number of issues that will need to be resolved in the future.

The City has received a detailed list of comments from the City Engineer and the Washington County concerning the proposed subdivision, in addition to general comments from the Valley Branch Watershed District, Building Official, and the Fire Chief, all of which are attached for consideration by the Commission.

In addition to the general comments that have been provided in the preceding sections of this report, Staff would like the Planning Commission to consider the issues and comments related to the following discussion areas as well:

- **Comprehensive Plan.** The proposed subdivision is consistent with the Lake Elmo Comprehensive Plan for this area and with the densities that were approved as part of this plan. The net densities for the development fall within the ranges allowed for the urban low density and urban medium density land use categories. Furthermore, the overall number of REC units planned matches the overall numbers that were used for projecting the unit counts in this area. Other aspects of the Comprehensive Plan relate to the Savona subdivision as follows:
 - **Transportation.** The City's transportation plan calls for the construction of a minor collector road that will connect the eastern and western portions of the I-94 Corridor. Staff views this road as a critical piece of the transportation infrastructure that is needed to serve the densities that have been planned for this area. Lennar has incorporated the right-of-way at the width necessary to construct the minor collector as part of its preliminary plat.
 - **Parks.** The City's park plan identifies proposed locations for neighborhood parks based on the anticipated population that should be served by each park. In addition to the existing Stonegate Park, the plan calls for at least two additional parks in the vicinity of the Savona Plat, one in the middle of the proposed development area and one off the applicant's site closer to Goose Lake. As noted earlier by Staff, the Park Commission did review the Savona sketch plan and generally agreed with concept of having a smaller "pocket/neighborhood" park serve the subdivision along with a series of trails providing connections to the Stonegate Park and other local and regional parks and trails.
 - **Water.** Water will eventually be provided to this area via a future extension of the system along Inwood Avenue. The Savona subdivision will be able to be served under the City's current agreement with the City of Oakdale until the Inwood extension is completed.
 - **Sanitary Sewer.** Lennar will be required to connect to the sewer main being constructed as part of the Section 34 area wide assessment project. In this case, all of the property owners that are planned to be served by sanitary sewer have petitioned

CONCEPT SKETCH PLAN

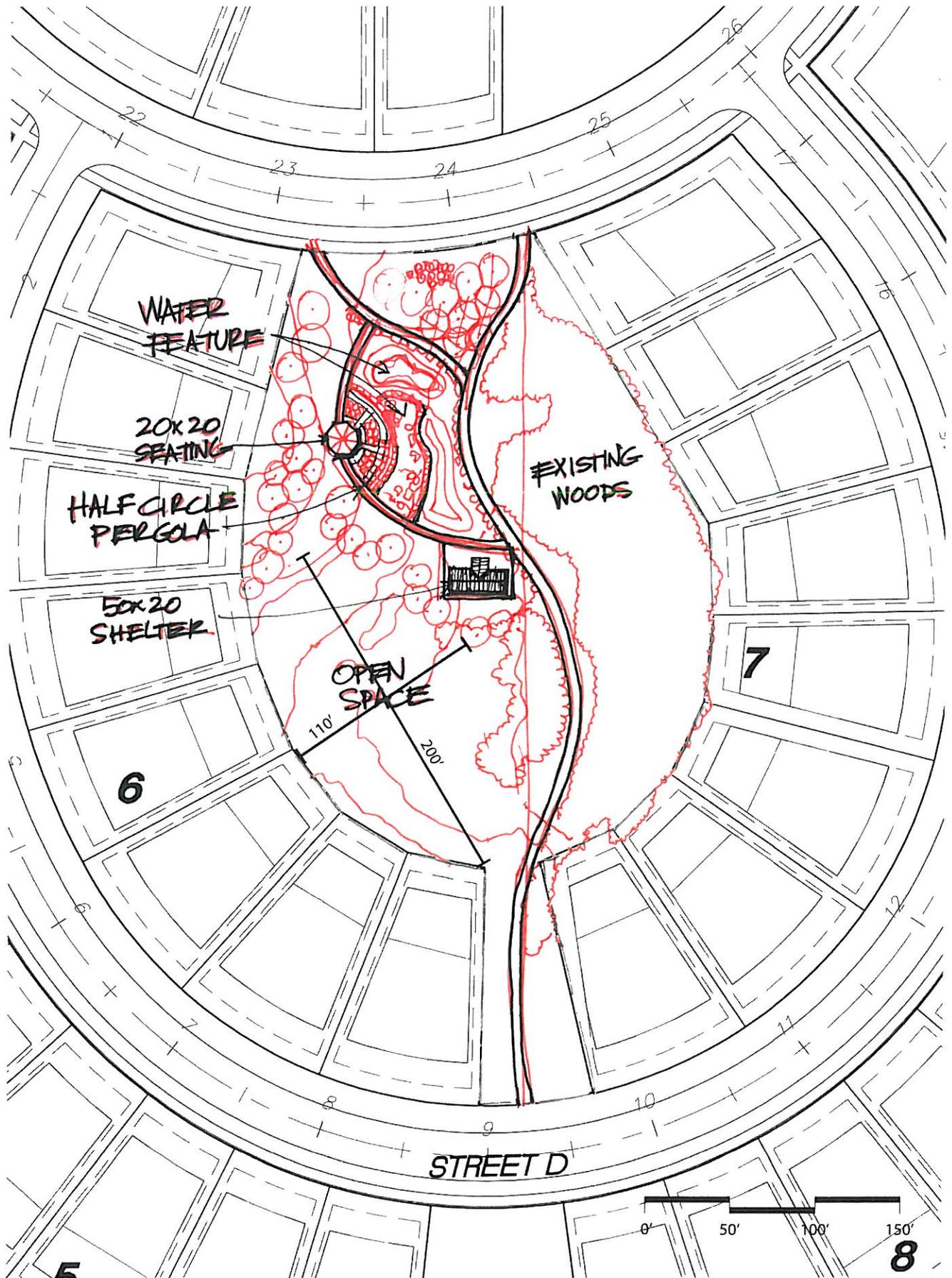


07-26-2013
20121161

SAVONA
LAKE ELMO, MN



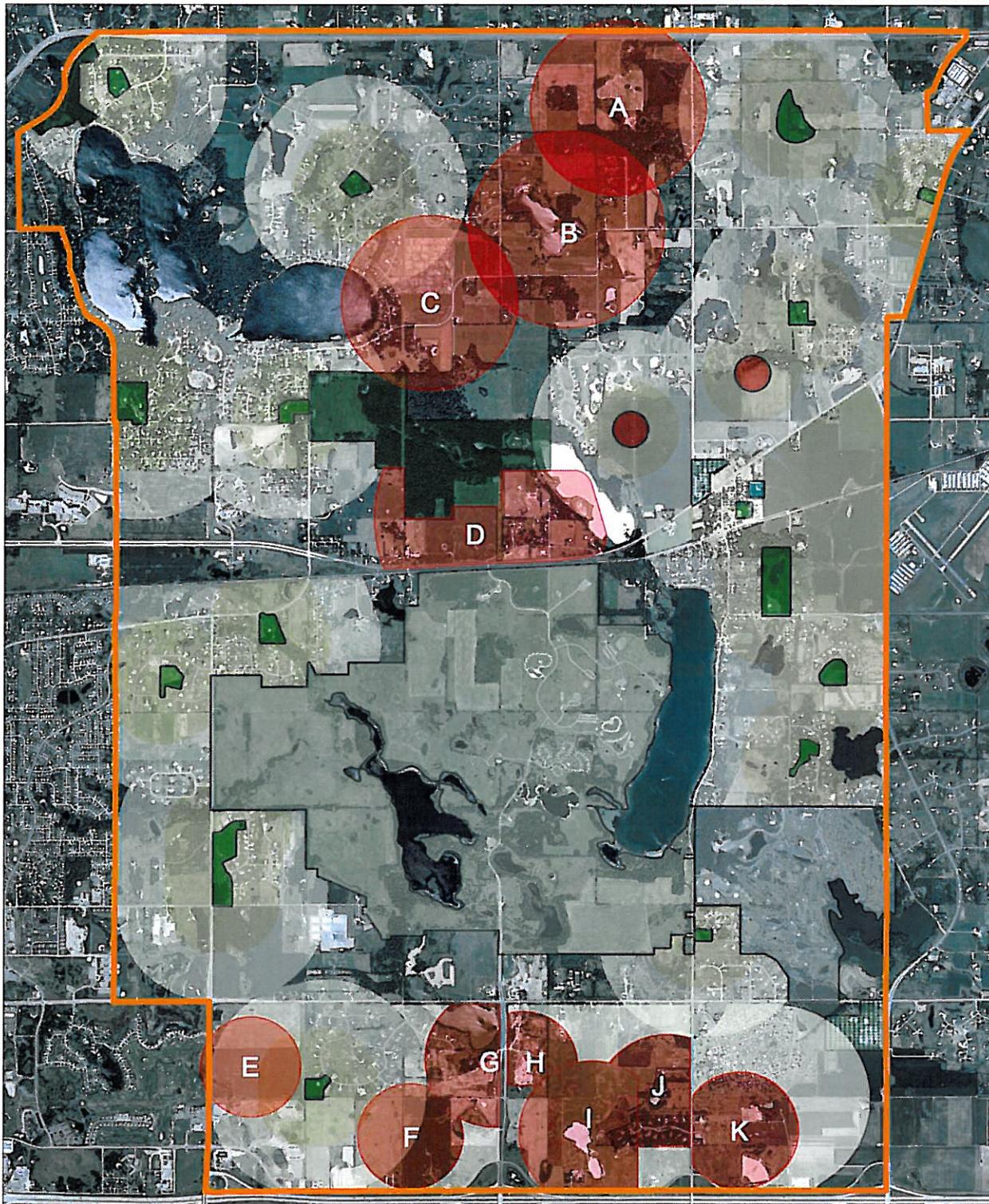
CONCEPT SKETCH PLAN



07-26-2013
20121161

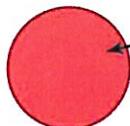
SAVONA
LAKE ELMO, MN





MARCH 2008

MAP 9. NEIGHBORHOOD PARK SEARCH AREAS



← SERVICE AREA



Neighborhood Park

- Purpose**
- Recreational and social focus of a neighborhood and the basic unit of the park system.
 - Facilities will serve younger children, youth, and adults.
 - Within walking distance, where practical.
-

- Service Area and Location**
- Preferred service area is a quarter-mile to half-mile distance.
 - A service area of a quarter-mile is preferred for neighborhoods with more urban residential densities.
-

- Size**
- Minimum size is 3 acres.
 - Preferred size is 5 to 10 acres.
 - Parks may be larger if combined with natural resource areas.
 - Guidelines for area needed for each athletic facility type are:
 - 3 to 4 acres per multi-purpose playing field
 - 10,000 square feet per multi-use court
-

- Level-of-Service**
- 11 acres per 1,000 persons.
-

- Key Facilities**
- Portable toilet, park identification sign(s)
 - Passive parkland: picnic/sitting areas
 - Active parkland: playground, multi-purpose playing field (unlit), multi-purpose court (unlit)
-

- Facilities Menu**
- Passive parkland: gardens, natural resource areas, water features, paths, trail connections.
 - Active parkland: ice skating rink, sledding hill.
-



Ridge Park