



STAFF REPORT

DATE: 3/20/2018

AGENDA ITEM: 17

TO: City Council
FROM: Emily Becker, Planning Director
ITEM: Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plans
REVIEWED BY: Jack Griffin, City Engineer

BACKGROUND:

Robert Engstrom Companies is requesting approval of final plat, final PUD development plans for the third phase of the Wildflower at Lake Elmo PUD development. The final plat includes 25 single family residential lots located to the east of the second phase and to the northwest of the first phase. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

PROPOSAL DETAILS/ANALYSIS:

Applicant: Robert Engstrom Companies; 4801 West 81st Street, #101, Bloomington, MN

Property Owners: Robert Engstrom Companies; 4801 West 81st Street, #101, Bloomington, MN

Location: Outlot B, Wildflower at Lake Elmo 2nd Addition, and Outlot P, Wildflower at Lake Elmo 1st Addition

Request: Application for lot Final Plat and Final Planned Unit Development (PUD) Plan approval for the third phase of the Wildflower PUD development. The final plat includes 25 single-family residential lots, and an outlot for future development.

*Existing Land Use/
Zoning:* Vacant outlot and MDR/PUD.

Surrounding: North – vacant outlot and MDR/PUD zoning –; west - Wildflower 2nd Addition and MDR/PUD zoning and Lake Elmo Avenue; south – offices, business park land – VMX – Village Mixed Use; east – Wildflower outlot and open space/Field of St. Croix II subdivision open space – RR and OP zoning.

Comprehensive Plan: Village Medium Density Residential (2.5-4.99 units per acre)/Village Open Space Overlay

History: The property is within the Village Planning Area boundary and municipal sewer service area. The site was historically been used for farming activities. A large portion of the site is located in a FEMA Flood District. The City approved a Comprehensive Plan Amendment in 2014 that removed portions of the site from the open space land category. The City approved a PUD Concept Plan for the property on June 17, 201

4, and a preliminary plat and preliminary PUD plans on April 7, 2015. Wildflower 1st Addition received final plat and PUD plan approval on 7/21/15 and Wildflower 2nd Addition received final plat and PUD plan approval on December 6, 2016. A PUD amendment was processed on June 6, 2017.

Deadline for Action: Application Complete – 2/12/2018
60 Day Deadline – 4/13/2018
Extension Letter Mailed – No
120 Day Deadline – NA

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

Robert Engstrom Companies is requesting approval of a final plat and final PUD plan associated with the second phase of the Wildflower Planned Unit Development (PUD). The proposed final plat will replat the Outlot P, Wildflower at Lake Elmo 1st Addition, 7.89 acres, and Outlot B, Wildflower at Lake Elmo 2nd Addition, 3.62 acres, in to 25 single-family residential lots, of which 12 will be the “garden villa” homes while the remaining 13 will be conservancy lots located on Prairieview Trail. In addition to the 25 single family homes, the final plat and PUD plans include one outlot. Outlot A is 8.3697 acres in size and will be redeveloped into residential lots in the future. The twelve garden villa lots average 0.1607 acres in size with the smallest lot being 0.1405 acres in size and the largest 0.1758 acres in size; the 13 conservancy single family lots average 0.29 acres in size, with the smallest being 0.2975 acres in size and largest being 0.6083 the acres in size. The lots sizes and dimensions are consistent with the preliminary plat and PUD Plans.

Plat Summary:

Development area	
Outlots C of 2 nd Addition:	3.62 acres
Outlot P of 1 st Addition:	7.89 acres
Residential lots:	25 (12 villa, 13 conservancy)
Outlot for future development (Outlot A):	8.3697 acres
R/W area:	3.5237 acres
Average garden villa lot size:	0.16 acres
Average conservancy lot size:	0.29 acres
Parkland:	0 acres
Wetland and wetland buffers:	0 acres

Grading. The site was graded with the first phase development, so no grading plans were included in the final plat submittal.

Stormwater. Stormwater issues were discussed with the approval of Wildflower 2nd Addition Final Plat. Among these issues were the Wildflower stormwater pond depth and non-functioning infiltration basins in the Village Preserve development. The Valley Branch Watershed District has indicated that the infiltration basins in the Village Preserve Development have been corrected and that further investigation is needed in to what actions need to be taken at Wildflower.

Street Names. Street names shall be given the suffix “N” prior to recording of final plat.

Engineering Review. The City Engineer has reviewed the final plat submittal and has prepared a memorandum for the Commission and Council's review. The comments in the City Engineer's review memorandum dated March 1, 2018 should be addressed prior to releasing the plat for recording. Some key issues outlined in this report include:

- Payment for sanitary and watermain pipe oversizing should be addressed in the development agreement.
- This addition proposes a sanitary lift station to be owned and operated by the City to provide sanitary sewer service for the 13 lots along Prairieview Trail. Per the conditions of Preliminary Plat approval, the sanitary sewer lift station will be designed by the City's engineering consultant, at the developer's costs, to ensure conformance with the City's minimum design standards and consistency with other lift station equipment in the City, including SCADA control systems.
- As an alternative, City staff would consider allowing the construction of a low pressure system using individual grinder stations and a 2-inch forcemain to service these lots, contingent upon the individual grinder stations meeting City recommendations to ensure longer lasting equipment is provided to each property owner.

Landscape Plan. A revised landscape plan has been submitted for review, but has not been approved. Approval of the landscape plan should be a condition prior to releasing the plat for recording.

Protective Easement. A condition of preliminary plat was to protect all open space with protective easements. An protective easement is being prepared to protect Outlot A from any future development. This should be a condition of that needs to be addressed prior to releasing the plat for recording.

Parkland Dedication. The 1st Addition Development Agreement indicated that all parkland dedication was satisfied within the first phase.

Timeline. The applicant's narrative indicates the following timeline: Utilities to begin April of 2018 and completed June of 2018 with small utilities in August of 2018; street construction to be done July of 2018; and landscaping installation complete by September of 2018.

PUD Amendment. On December 6, 2017, the Council approved a PUD amendment to amend the Wildflower at Lake Elmo PUD Agreement. The PUD Amendment allowed for the following, which affects 3rd Addition:

- Conservation and Prairie Lots will have setbacks consistent with LDR zoning.
- Driveway locations will be flexible on Lot 4, Block 3 and Lot 4, Block 5 in 3rd Addition. This is subject to City review of individual building permits for unforeseen conflicts or safety issues, and any changes to street curbing as a result of modified driveway locations must occur prior to the installation of the final lift of asphalt being installed.
- Up to 6% impervious coverage is allowed beyond the 50% impervious coverage maximum for the courtyard lots with use of pervious pavers.

Preliminary Plat Conditions. The final plat is in conformance with the preliminary plat. The preliminary plat and PUD plans were approved with conditions. Staff has provided comments on the status of each in bold italics:

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

- 1) No lots within a FEMA flood zone shall be approved as part of a final plat until such time that the City's Floodplain Management Map has been amended to remove these lots. As an alternative to amending this map, the developer must provide documentation that all structures will be built above the regulatory flood protection elevation, that any public infrastructure will also meet Floodplain Ordinance requirements, and that the proposed storm water ponds may be constructed within the floodplain area. ***Comments: This condition will apply to the final plat and all subsequent stages. The Valley Branch Watershed District has indicated that it will undertake a study to amend the FEMA flood delineations to lower the flood levels in this area to match those identified in the Goetschel Pond study. There are no buildable lots depicted on the final plat that are located in a flood district.***
- 2) Prior to any grading activity, the developer shall submit to the City temporary grading easements from the owner of the lots adjacent to Layton Avenue within the Brookman Addition in order to construct the improvements within this right-of-way as documented in the preliminary construction plans. ***Comments: These easements have been secured and grading was completed within this area.***
- 3) The developer has requested the inclusion of public art within common areas and public property throughout Wildflower development. Prior to the placement of any art on publicly owned property or public rights-of-way, the developer and City shall enter into an agreement that clarifies the individuals or entities responsible for maintenance, upkeep and removal of any public art. No public art shall be lit in a manner that conflicts with the City's Lighting Ordinance. ***Comments: This is a condition that will apply to any placement of public art within the development, including that installed in phase 1, the stamping of poetry into sidewalks and sculpture in the right of way. A landscape license agreement shall be executed to include public art as a landscape element and shall be executed prior to building permits in the third phase.***
- 4) Prior to the submission of a final plat for any portion of the Wildflower PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area. ***Comments: The development agreement for the first phase indicated that all park dedication was satisfied with the first phase of the development.***
- 5) 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. ***Comments: The site grading was completed with the first phase of the development***
- 6) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer as described in a February 18, 2015 memorandum to the City concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties, prior to the submission of a final plat. ***Comments: The supplemental plans included in the final plat submission address the previous review comments. The City Engineer approved the supplemental plans. This condition has been met.***

- 7) The developer shall minimize the number of rain gardens within public rights-of-way consistent with the review comments from the City Engineer. Any such storm water infiltration features shall be subject to review and approval by the City Engineer. ***Comments: All rain gardens as previously proposed have been eliminated from the plans.***
- 8) The preliminary development plans must be revised to comply with City Street standards as referenced in the City Engineer's review memorandum dated February 18, 2015. ***Comments: The plans have been updated to meet City standards and were approved as part of the PUD.***
- 9) The City approves all requests for flexibility from City Zoning and Subdivision requirements with the exception of the street standards noted in the preceding condition. ***Comments: The revised plans address this condition.***
- 10) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision. ***Comments: The final plans do not include any specific references to the City's theming study. This condition was not a mandatory requirement.***
- 11) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated February 4, 2015. ***Comments: The Preliminary Landscape Plans dated 5/28/15 generally meet the City's requirements for landscaping, however the Landscape Architect's review comments have not been fully addressed. The developer has since submitted an amended plan for a portion of the first addition landscaping which have been approved, subject to the landscape requirements for the entire site. A third phase plan has been submitted and approval of the plan shall be required prior to recording the final plat of the 3rd Addition.***
- 12) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Homeowners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park, trails, or open space on the final plat. ***The developer has entered into a landscape license agreement that meets this condition for the first phase which have been amended to address the public art. A similar agreement will be required with the third addition and will be a condition of approval. The agreement shall be executed prior to issuance of building permits in the third phase.***
- 13) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated February 18, 2015. ***Comments: The final plans have addressed these comments.***
- 14) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements. ***Comments: A development agreement will be entered in to with the 3rd Addition.***
- 15) The developer shall provide an easement over or dedicate in a separate outlot all trails to be dedicated for public use. Any such trails shall be considered a park land dedication provide said

trails are constructed by the developer with other public improvements within the subdivision.

Comments: There are no trails proposed with the 3rd Addition.

- 16) The City will not approve a final plat for any portion of Wildflower until such time that the City has approved construction plans and received financial security related to the construction of the public improvement project to connect the 39th Street Sewer to the 30th Street lift station.

Comments: This condition has been met and no longer applies.

- 17) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the Valley Branch Watershed District Permit.

Comments: The developers plan have been reviewed and approved by the Watershed District and grading work has been completed in accordance with this permit.

- 18) The developer shall maintain access to the Smith property (11514 Stillwater Boulevard North) during construction of the first development phase. Said access shall, at a minimum, be capable of supporting emergency management vehicles and be consistent with City access driveway standards. The existing driveway easement shall be vacated prior to the recording of the final plat. ***Comments: The driveway easement from the Smith property providing access to Stillwater Boulevard has been vacated. Easements to the City and Mr. Smith have expired upon the recording of the 2nd Addition Final Plat. Replacement easements were a condition of 2nd Addition Final Plat recording.***

- 19) The developer shall establish a legally binding agreement to prevent further residential or commercial development of all outlots that are planned for open space or conservation uses within the preliminary plat. ***Comments: This condition has been met for the first phase and is was addressed in the second phase to protect Outlot A. Platting of future phases will require such an easement over Outlot P as indicated in the preliminary plat. There are no outlots that require a conservation easement within 3rd Addition.***

Planning Commission Review. The Planning Commission held a public hearing and reviewed the 3rd Addition Final Plat at its March 12, 2018 meeting. No one from the public spoke at the public hearing, though a number of inquiries regarding the final plat and PUD plans were received by Staff, as well as concern that the phasing was consistent with that indicated with the approved Preliminary Plat. The Planning Commission had initial concern about the grinder pump option in lieu of the lift station as proposed in the City Engineer memorandum, as experience with grinder pumps has been that they can get clogged up. However, after discussion with the City Engineer and assurance that the grinder pumps would need to be of good quality and that the two inch pipe would be maintained by the City, this concern was mitigated. The cost of the grinder pumps would be passed on to the homeowner, whereas the cost of lift station maintenance would be passed on through taxes. It was concluded that this decision should be left up to the City Engineer and developer. The Planning Commission recommended approval 6-0.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff is recommending conditions as part of this final plat review to address issues highlighted in this report that include conditions of the preliminary plat that have not been fully addressed by the applicant. The City Engineer's review memorandum dated March 1, 2018 identifies a number of

issues that need to be addressed by the developer in order for the City to deem the final plans complete. Based on the above Staff report and analysis, Staff is recommending approval of the final plat and final PUD development plans for phase two with the following conditions:

Recommended Conditions of Approval:

- 1) The comments in the City Engineer's review memorandum dated March 1, 2018 shall be addressed prior to releasing the plat for recording. Final construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in a memorandum dated March 1, 2018 and any future reviews shall be incorporated into these documents before they are approved.
- 2) 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 for the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Development Plans with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 4) A Common Interest Agreement concerning management of the common areas of Wildflower at Lake Elmo 3rd Addition and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision.
- 5) The applicant shall also enter into a landscape license/public art agreement and maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping and public art installed in areas outside of land dedicated as public park and open space on the final plat.
- 6) The landscape plan shall be reviewed and approved by the City prior to releasing the final plat for recording.
- 7) Street signs and no parking signs shall be installed on City Streets within the development prior to any building permits being issued.
- 8) Street names shall be given the suffix "N" prior to recording of final plat.
- 9) That the Developer adhere to the Alley Snow and Ice Removal Agreement regarding snow and ice removal from the Courtyard Alleys.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Wildflower Final Plat and Final PUD Plans

- 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 Wildflower at Lake Elmo 3rd Addition consists of the creation of 25 single-family detached residential structures.
- 3) That the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on April 7, 2014.
- 4) That the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Wildflower at Lake Elmo 3rd Addition Final Plat generally complies with the City's Urban Medium Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans and PUD Agreement.
- 6) That the Wildflower at Lake Elmo 3rd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 7) That the Wildflower at Lake Elmo 3rd Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 9) That the Wildflower at Lake Elmo 3rd Addition Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated March 1, 2018 and as otherwise identified in future reviews.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Plat and Final Development Plans for Wildflower at Lake Elmo 3rd Addition with the 8 conditions of approval as listed in the Staff report.

Suggested motion:

“Move to adopt Resolution 2018-025 approving the final plat and PUD development plans for the Wildflower at Lake Elmo 3rd Addition with 9 conditions based on the findings listed in the staff report.”

ATTACHMENTS:

1. Application and narrative
2. City Engineer Review Comments – 3/1/2018
3. Final Plat
4. Final Landscape Plan
5. Resolution 2018-025

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



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

LAND USE APPLICATION

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

Applicant: **Robert Engstrom Companies**

Address: **4801 West 81st Street, Suite 101 Minneapolis, MN 55437**

Phone # **952-893-1001**

Email Address: **bob@engstromco.com**

Fee Owner: **Robert Engstrom Companies**

Address: **4801 West 81st Street, Suite 101 Minneapolis, MN 55437**

Phone # **952-893-1001**

Email Address: **bob@engstromco.com**

Property Location (Address): **Intersection of Wildflower Drive & Swallowtail Lane / Prairieview Trail**

(Complete (long) Legal Description: **Outlot B of Wildflower at Lake Elmo 2nd Addition & Outlot P of Wildflower at Lake Elmo 1st Addition**

PID#: **12.029.21.34.0078 & 12.029.21.32.0008**

Detailed Reason for Request: _____

Final Plat - Wildflower at Lake Elmo 3rd Addition

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

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

Signature of applicant: _____ Date: _____

Signature of fee owner: _____ Date: _____

Wildflower at Lake Elmo 3rd Addition – Written Statements

- 2.a.) Owner: Robert Engstrom Companies
 4801 West 81st Street, Suite 101
 Minneapolis, MN 55437
 Authorized Agents or Representatives:
 Bob Engstrom
 Paul Engstrom
 Engineer & Surveyor:
 John Molinaro & Peter Hawkinson
 Pioneer Engineering, P.A.
 2422 Enterprise Dr.
 Mendota Heights, MN 55120
- 2.b.) Address: Unassigned: Intersection of Wildflower Dr. & Swallowtail Lane
 Unassigned: End of Currently Constructed Prairieview Trail
 Current Zoning: PUD
 Parcel Size: 19.88 acres; 866,126 ft²
 Property Identification #'s: 12.029.21.34.0078 & 12.029.21.32.0008
 Current Legal Description: Outlot P of Wildflower at Lake Elmo 1st Addition
 Outlot B of Wildflower at Lake Elmo 2nd Addition
- 2.c.)
 i) Name of Final Plat: Wildflower at Lake Elmo 3rd Addition
 ii) Table

Block #	Lot #	Size (ac)	Width at Front Setback* (sf)	Average Depth (sf)
1	1	0.4319	120	179
1	2	0.3403	104	185
1	3	0.3717	82	162
1	4	0.4229	80	151
1	5	0.5020	88	159
1	6	0.4851	77	156
1	7	0.4795	86	186
1	8	0.5449	90	215
1	9	0.5892	93	227
1	10	0.5954	129	237
2	1	0.6083	109	240
2	2	0.3923	86	199
2	3	0.2975	86	151
3	1	0.1653	60	120
3	2	0.1653	60	120
3	3	0.1515	55	120

3	4	0.1774	65	120
4	1	0.1654	62	120
4	2	0.1405	51	120
4	3	0.1405	51	120
4	4	0.1654	62	120
5	1	0.1653	60	120
5	2	0.1653	60	120
5	3	0.1515	55	120
5	4	0.1758	65	120

*Width is at the non-garage side of courtyard lots
(Blocks 3, 4 and 5)

iii) Final Area Calculations:

Park: 0

Trails: 0

Other: 0

Estimated Value of Dedicated Area: 0

iv) Final Area of Wetlands & Buffers

Wetlands: 0

Buffers: 0

v) Final Proposed right-of-ways: 3.5237 acres; 153,492 ft²

vi) Proposed legal descriptions for items not on Plat: NONE

2.d.) Addressing Issues since Preliminary Plat:

All items that have arisen have been addressed in the Final Platting Process.

2.e.) Density:

3rd Addition Lot Area: 7.99 acres

3rd Addition Lot #: 25

Density: 3.13 lots/acre

2.f.) Proposed infrastructure improvements & phasing:

1 Phase Development

Continuation of installed Wildflower at Lake Elmo 1st & 2nd improvements.

2.g.) Neighboring Properties Issues Addressed:

Developer has personally addressed issues with neighbors.

2.h.) Nearby Land Issues/Disturbances to wetlands or Natural Areas:

The project developed a Stormwater Management Plan with the review of the City of Lake Elmo & the Valley Branch Watershed District to address and improve the watershed drainage issues.

2.i.) Justification: Development is in conformance with approved Preliminary Plat.

2.j.) Lakeshore Access: NONE

2.k.) Parks & Open Space: Park and Open space dedication was completed with 1st Addition of Project.

2.l.) Development Timeline:

Begin Utilities: April -2018

Complete Utility Construction: June – 2018

Complete Street Construction: July – 2018

Complete Small Utility Construction: August – 2018

Complete Landscaping Installation: September - 2018

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: March 1, 2018

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

Re: Wildflower at Lake Elmo 3rd Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for Wildflower at Lake Elmo 3rd Addition. Final Plat/Final Construction Plans were received on February 14, 2018. The submittal consisted of the following documentation prepared by Pioneer Engineering, or as noted:

- Wildflower at Lake Elmo 3rd Addition Final Plat, printed February 9, 2018.
- Wildflower at Lake Elmo 3rd Addition Construction Plans dated February 9, 2018.
- Storm Sewer Design Calculations dated April 3, 2015.

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 AND EASEMENTS: WILDFLOWER AT LAKE ELMO 3RD ADDITION

- The Final Plat shall not be recorded until final construction plan approval is granted.
- 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.
- Drainage and utility easements are required over each storm sewer outfall pipe, extending east from the Wildflower 3rd Addition Plat, to the Outlot J storm water pond.
- Small utility corridor easements, 10-feet wide, should be provided along both sides of Prairieview Trail. Theses easements are shown along all proposed lots but are also needed along all Outlots not owned by the City.
- Wildflower at Lake Elmo 3rd Addition includes trunk watermain (12-inch diameter) pipe oversizing along Sunflower Lane, connecting to the existing 12-inch watermain in the Village Preserve subdivision to the existing watermain along CSAH 14. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed in the development agreement.

SANITARY LIFT STATION OPTIONS

- This addition to Wildflower at Lake Elmo proposes a sanitary lift station to be owned and operated by the City to provide sanitary sewer service for 13 lots along Prairieview Trail. Per the conditions of Preliminary Plat approval, the sanitary sewer lift station will be designed by the City's engineering consultant, at the developer's costs, to ensure conformance with the City's minimum design standards and consistency with other lift station equipment in the City, including SCADA control systems.
- As an alternative, City staff would consider allowing the construction of a low pressure sewer system using individual grinder stations and a 2-inch forcemain to service these lots, thereby removing the need for a larger lift station to be owned and operated by the City. This consideration would be contingent upon the individual grinder stations meeting City recommendations (similar to those specified by the City on recent projects) to ensure longer lasting equipment is provided to each property owner.

FINAL CONSTRUCTION PLANS & SPECIFICATIONS

- 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.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated March 1, 2018.
- No construction for Wildflower at Lake Elmo 3rd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans and Specifications; 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.

WILDFLOWER AT LAKE ELMO 3RD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Robert Engstrom Companies, a Minnesota Corporation, owner of the following described property:

Outlot P, WILDFLOWER AT LAKE ELMO 1ST ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

Together with:

Outlot B, WILDFLOWER AT LAKE ELMO 2ND ADDITION, according to the recorded plat thereof, said Washington County, Minnesota

Has caused the same to be surveyed and platted as WILDFLOWER AT LAKE ELMO 3RD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Robert Engstrom Companies, a Minnesota Corporation, has caused these presents to be signed by its proper officer this day of _____, 20____.

Robert Engstrom Companies, Inc.

_____, its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____ its _____ of Robert Engstrom Companies, a Minnesota Corporation, on behalf of the Corporation.

Notary Public, _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; 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 have been set, or will be correctly 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.

Dated this _____ day of _____, 20____.

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____, by Peter J. Hawkinson, Licensed Land Surveyor.

Notary Public, _____
My Commission Expires _____

CITY PLANNING COMMISSION, Lake Elmo, Minnesota

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____ day of _____, 20____.

By: _____
Chairman

By: _____
Secretary

CITY COUNCIL, Lake Elmo, Minnesota

This plat was approved by the City Council of the City of Lake Elmo, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Section 505.03, Subd. 2, Minnesota Statutes.

By: _____
Mayor

By: _____
Clerk

COUNTY SURVEYOR, Washington County, Minnesota

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

By: _____
Washington County Surveyor

By: _____

COUNTY AUDITOR/TREASURER, Washington County, Minnesota

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

By: _____
Washington County Auditor/Treasurer

By: _____
Deputy

COUNTY RECORDER, Washington County, Minnesota

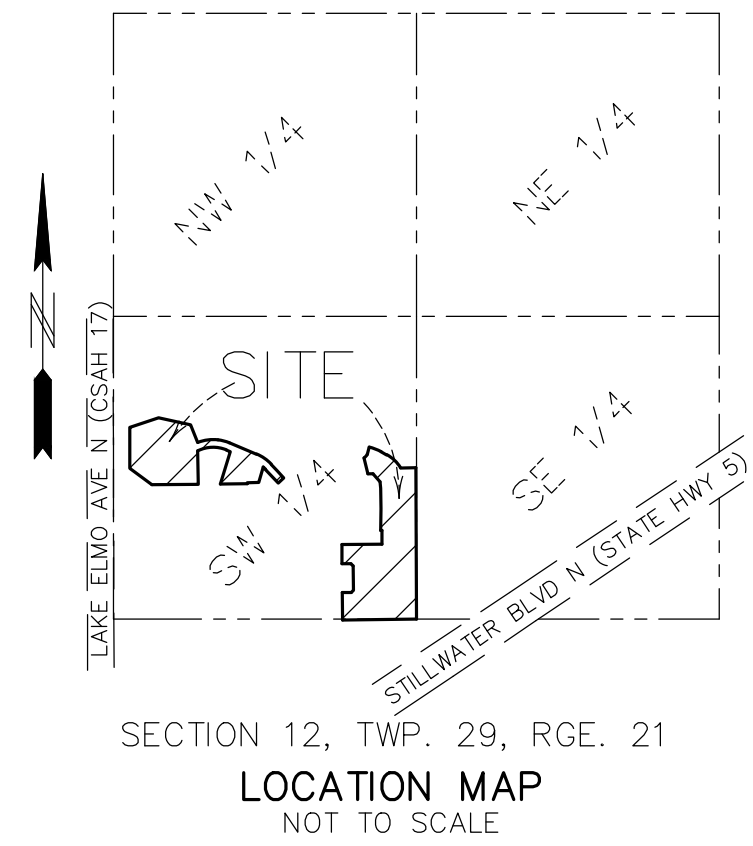
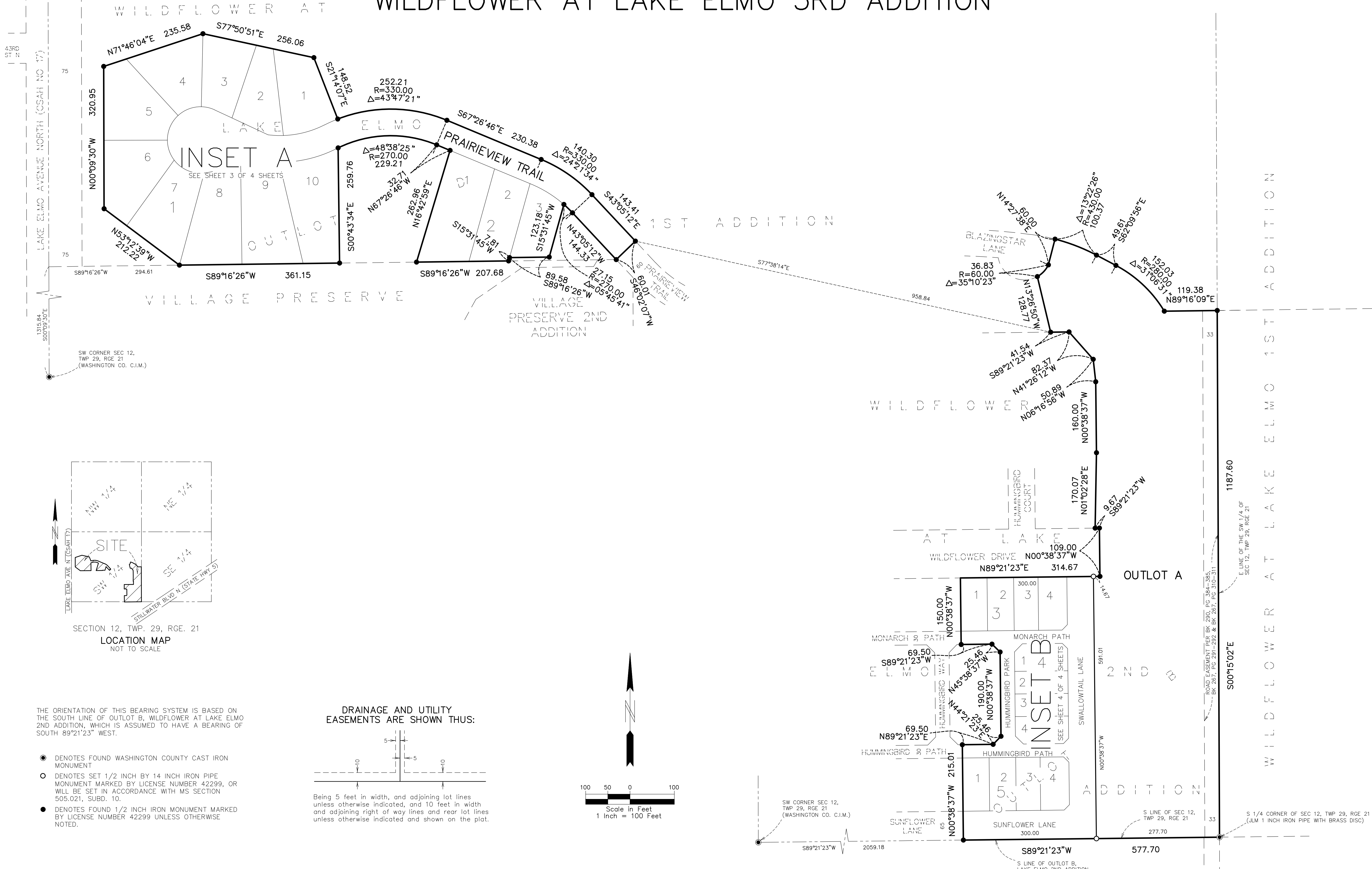
Document Number _____

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

By: _____
Washington County Recorder

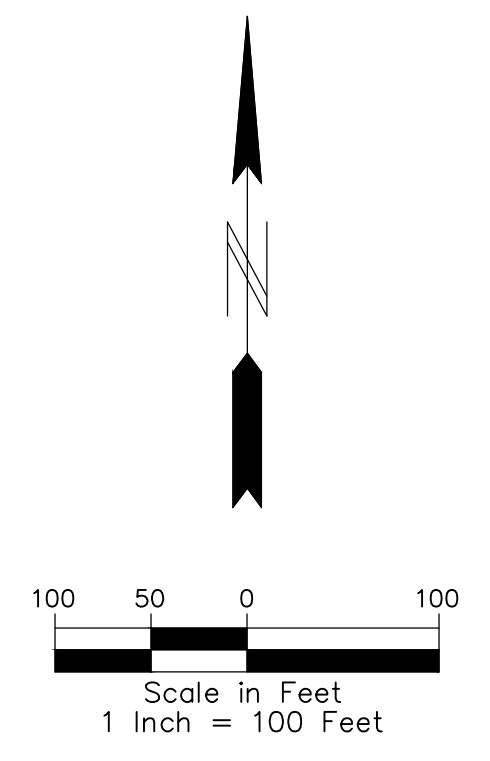
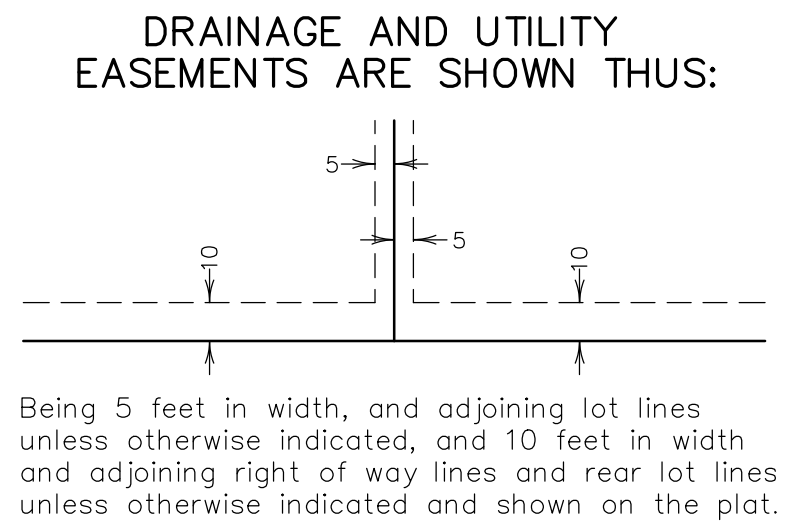
By: _____
Deputy

WILDFLOWER AT LAKE ELMO 3RD ADDITION



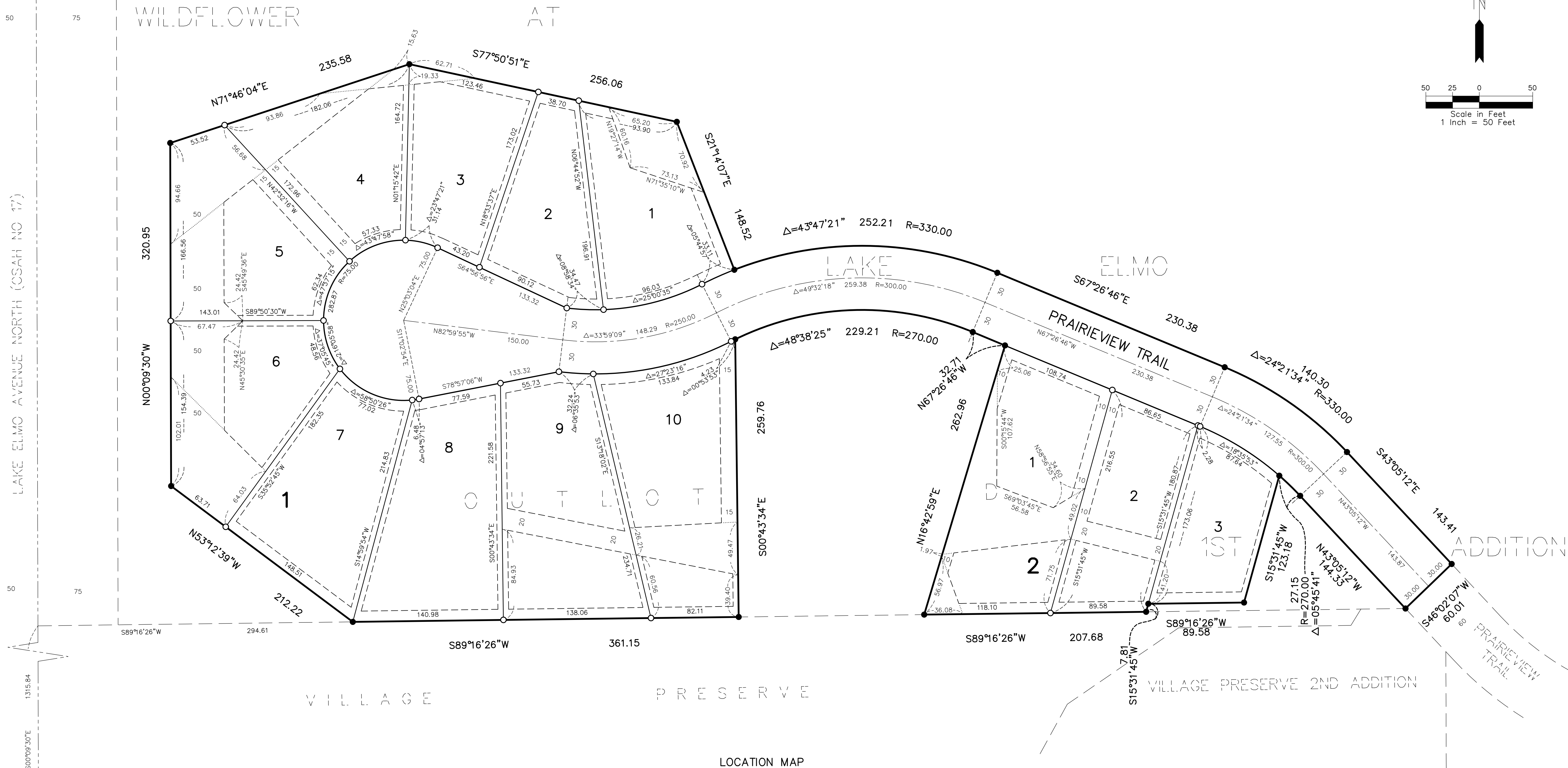
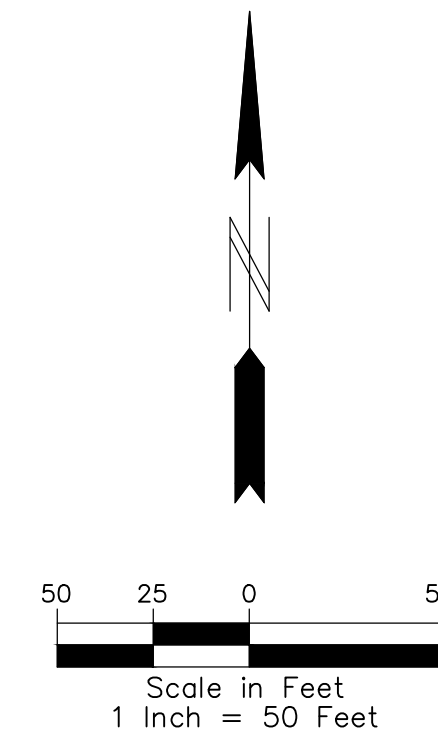
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT B, WILDFLOWER AT LAKE ELMO 2ND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°21'23" WEST.

- DENOTES FOUND WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.



INSET A

WILDFLOWER AT LAKE ELMO 3RD ADDITION

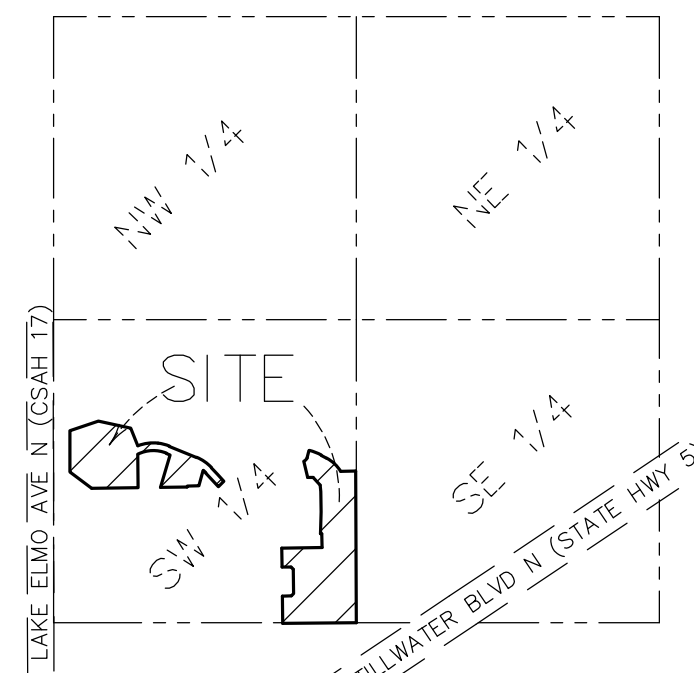


SW CORNER SEC 12, TWP 29, RGE 21
(WASHINGTON CO. C.I.M.)

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT B, WILDFLOWER AT LAKE ELMO 2ND ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°21'23" WEST.

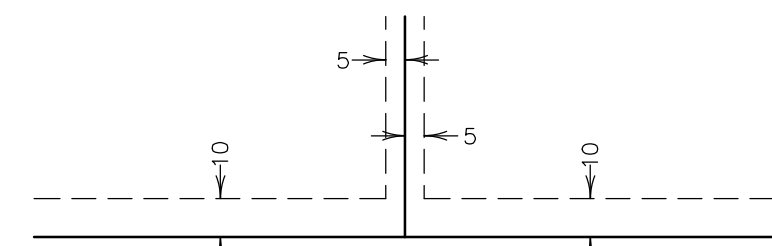
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LOCATION MAP
NOT TO SCALE



SECTION 12, TWP. 29, RGE. 21

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



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

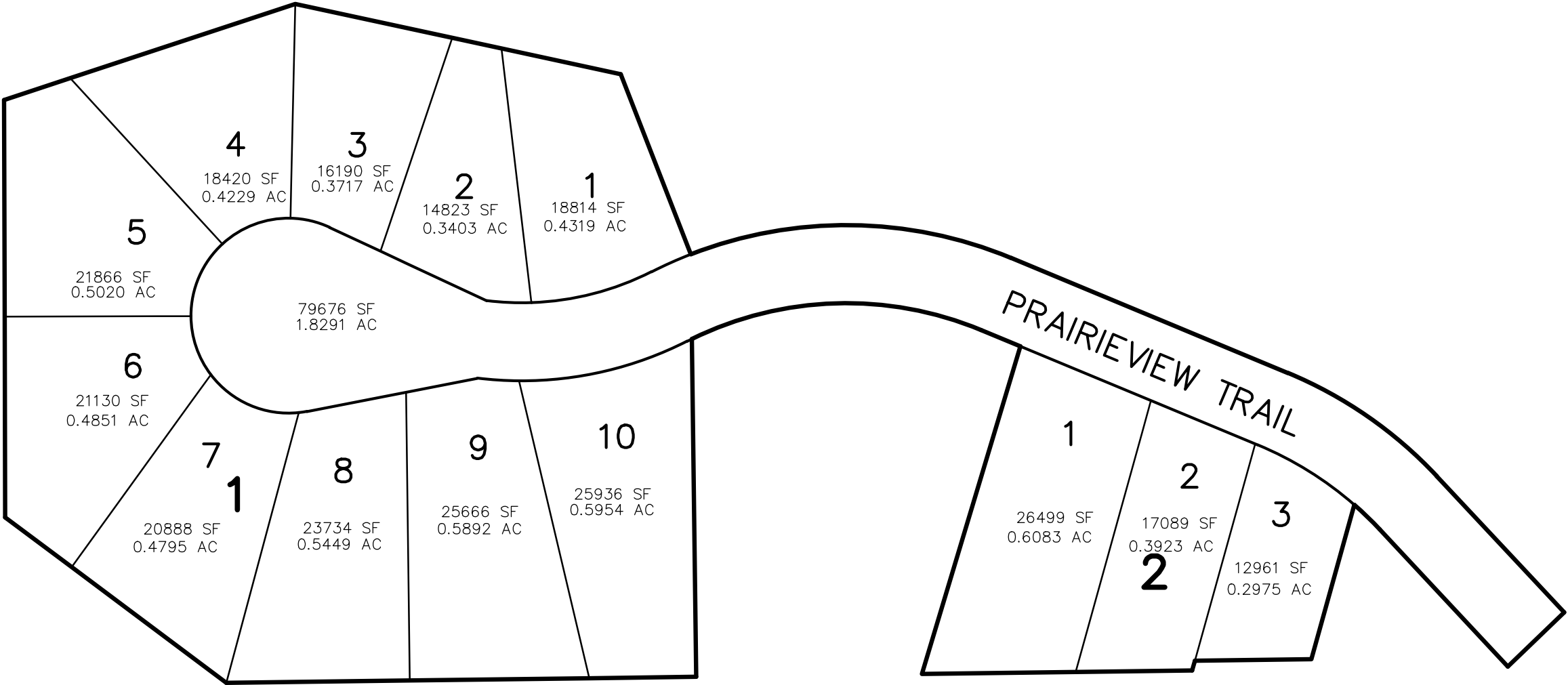
WILDFLOWER AT LAKE ELMO 3RD ADDITION

LAKE ELMO AVE N (CSAH 17)

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- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
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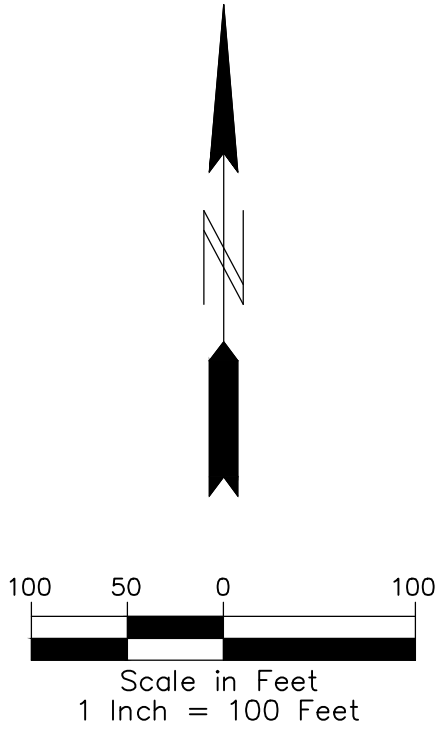


WILDFLOWER AT LAKE ELMO 3RD ADDITION
AREA SKETCH



AREA SUMMARY

BLOCK 1 =	207,467 SF.	4.7628 AC.
BLOCK 2 =	56,549 SF.	1.2982 AC.
BLOCK 3 =	28,728 SF.	0.6595 AC.
BLOCK 4 =	26,652 SF.	0.6118 AC.
BLOCK 5 =	28,656 SF.	0.6577 AC.
TOTAL LOT AREA =	348,052 SF.	7.9900 AC.
TOTAL OUTLOT AREA =	364,582 SF.	8.3697 AC.
TOTAL R/W AREA =	153,492 SF.	3.5237 AC.
TOTAL AREA =	866,126 SF.	19.8834 AC.

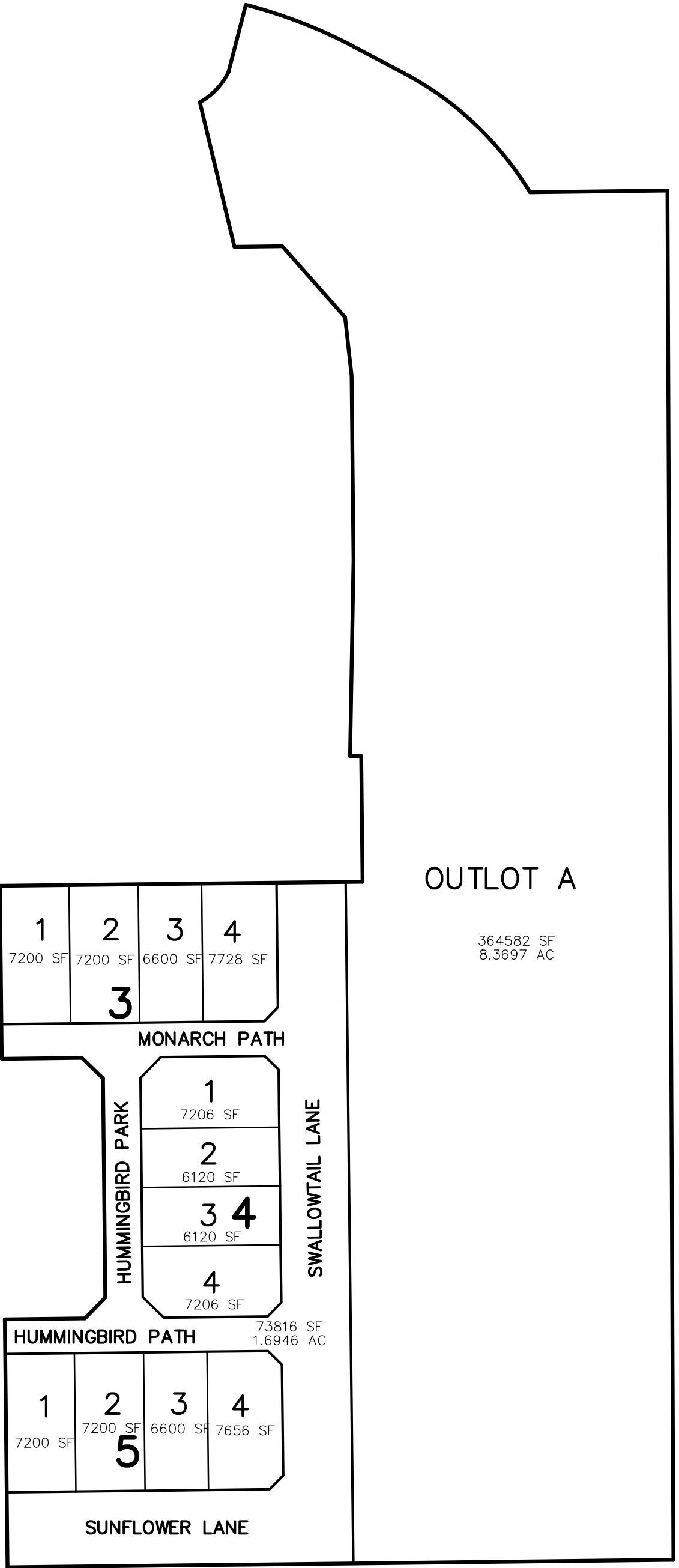


BLOCK #	LOT #	SIZE (AC)	WIDTH AT FRONT SETBACK (FT)	AVERAGE DEPTH (FT)
1	1	0.4319	120	179
1	2	0.3403	104	185
1	3	0.3717	82	162
1	4	0.4229	80	151
1	5	0.5020	88	159
1	6	0.4851	77	156
1	7	0.4795	86	186
1	8	0.5449	90	215
1	9	0.5892	93	227
1	10	0.5954	129	237
2	1	0.6083	109	240
2	2	0.3923	86	199
2	3	0.2975	86	151
3	1	0.1653	60	120
3	2	0.1653	60	120
3	3	0.1515	55	120
3	4	0.1774	65	120
4	1	0.1654	62	120
4	2	0.1405	51	120
4	3	0.1405	51	120
4	4	0.1654	62	120
5	1	0.1653	60	120
5	2	0.1653	60	120
5	3	0.1515	55	120
5	4	0.1758	65	120

EXISTING LEGAL DESCRIPTION:

Outlot P, WILDFLOWER AT LAKE ELMO 1ST ADDITION,
Together with:
Outlot B, WILDFLOWER AT LAKE ELMO 2ND ADDITION,

ZONED: PUD
GROSS DENSITY (EXCLUDES OUTLOTS): 2.17 LOTS/ACRES
NET DENSITY (EXCLUDES OUTLOTS AND R/W): 3.13 LOTS/ACRES



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
3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
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.
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.
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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

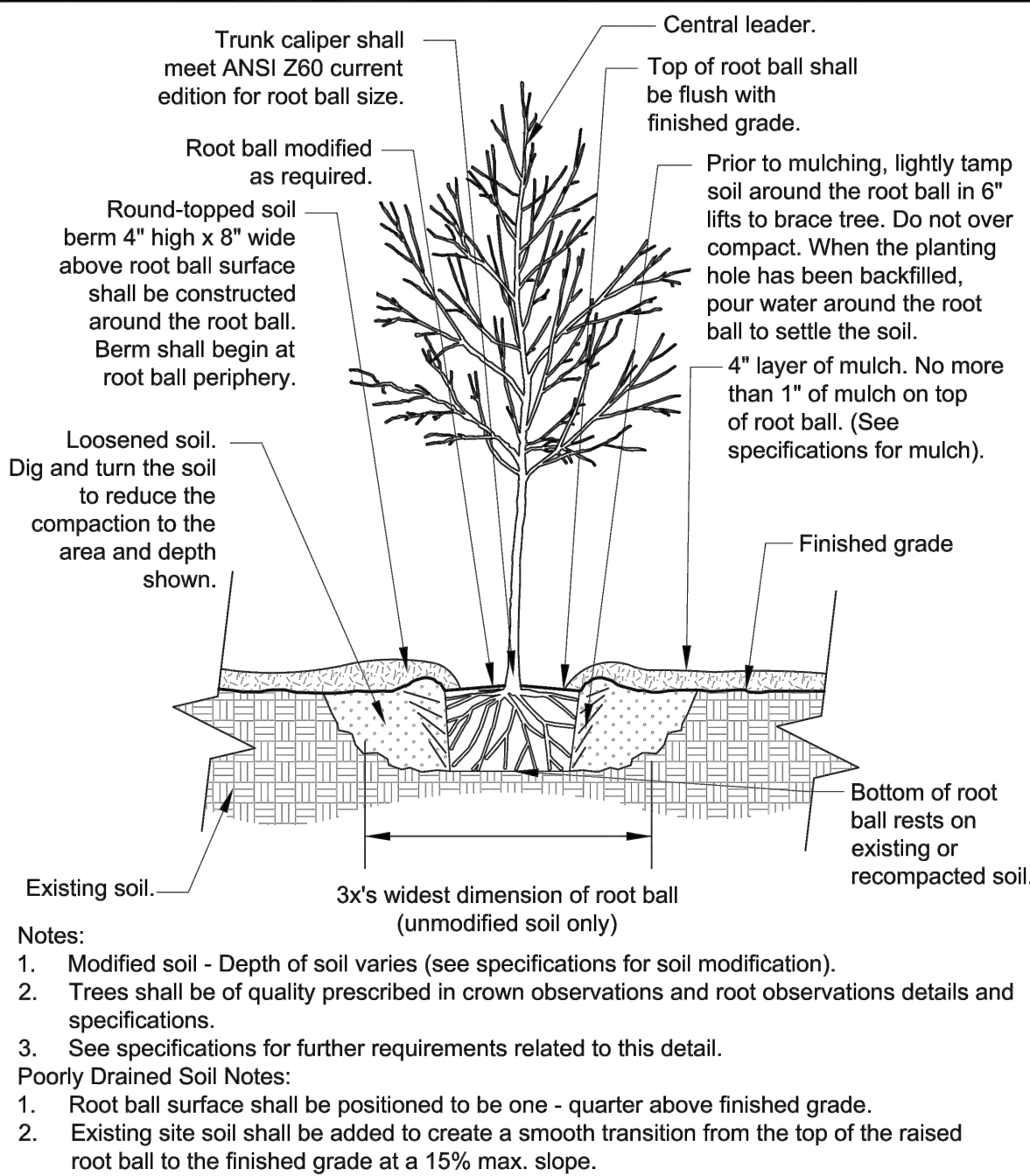


CITY OF LAKE ELMO

STANDARD DRAWING NO.

900

LAKE ELMO



DECIDUOUS TREE – MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL

FEBRUARY 2015



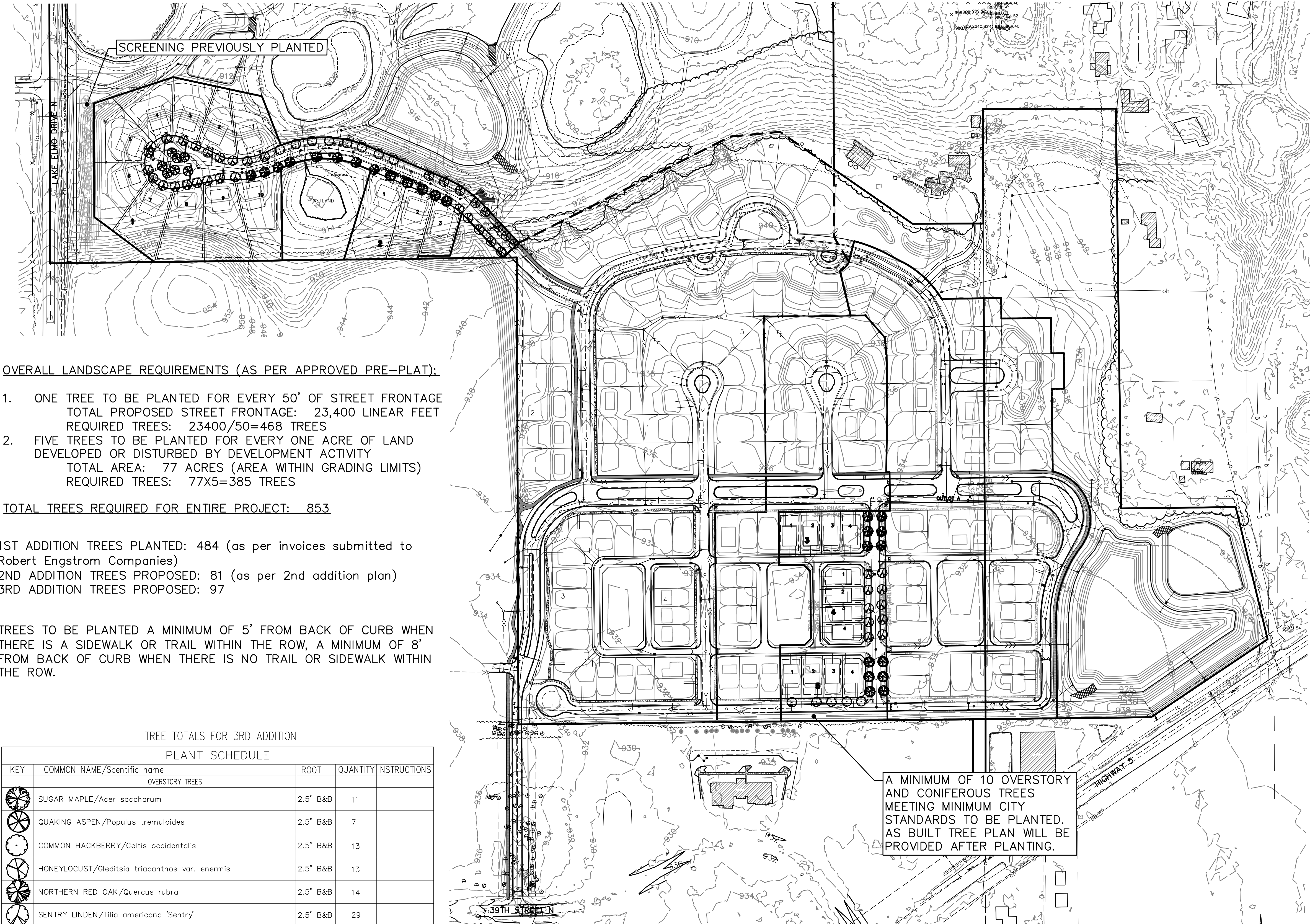
CITY OF LAKE ELMO

URBAN TREE FOUNDATION © 2014
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STANDARD DRAWING NO.

902A

LAKE ELMO



OVERALL LANDSCAPE REQUIREMENTS (AS PER APPROVED PRE-PLAT):

1. ONE TREE TO BE PLANTED FOR EVERY 50' OF STREET FRONTAGE
TOTAL PROPOSED STREET FRONTAGE: 23,400 LINEAR FEET
REQUIRED TREES: 23400/50=468 TREES
2. FIVE TREES TO BE PLANTED FOR EVERY ONE ACRE OF LAND DEVELOPED OR DISTURBED BY DEVELOPMENT ACTIVITY
TOTAL AREA: 77 ACRES (AREA WITHIN GRADING LIMITS)
REQUIRED TREES: 77X5=385 TREES

TOTAL TREES REQUIRED FOR ENTIRE PROJECT: 853

1ST ADDITION TREES PLANTED: 484 (as per invoices submitted to Robert Engstrom Companies)
2ND ADDITION TREES PROPOSED: 81 (as per 2nd addition plan)
3RD ADDITION TREES PROPOSED: 97

TREES TO BE PLANTED A MINIMUM OF 5' FROM BACK OF CURB WHEN THERE IS A SIDEWALK OR TRAIL WITHIN THE ROW, A MINIMUM OF 8' FROM BACK OF CURB WHEN THERE IS NO TRAIL OR SIDEWALK WITHIN THE ROW.

TREE TOTALS FOR 3RD ADDITION

PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	INSTRUCTIONS
OVERSTORY TREES				
	SUGAR MAPLE/Acer saccharum	2.5" B&B	11	
	QUAKING ASPEN/Populus tremuloides	2.5" B&B	7	
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	13	
	HONEYLOCUST/Gleditsia triacanthos var. enermis	2.5" B&B	13	
	NORTHERN RED OAK/Quercus rubra	2.5" B&B	14	
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	29	

TOTAL TREES PROPOSED IN 3RD ADDITION: 97 (INCLUDES 10 BOULEVARD TREES AS NOTED ON PLAN)

ALL BOULEVARD PLANTINGS TO BE OWNER/HOA MAINTAINED

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

Winter L. Thompson

Reg. No.

44763

Date

2-9-18

Revisions

Date

2-9-2018

Designed

jlt

Drawn

jlt/ml

LANDSCAPE PLAN

ROBERT ENGSTROM COMPANIES

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

WILDFLOWER 3RD ADDITION

LAKE ELMO, MINNESOTA

L1 OF 3



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ALL BOULEVARD PLANTINGS TO BE OWNER/HOA MAINTAINED

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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FEBRUARY 2015

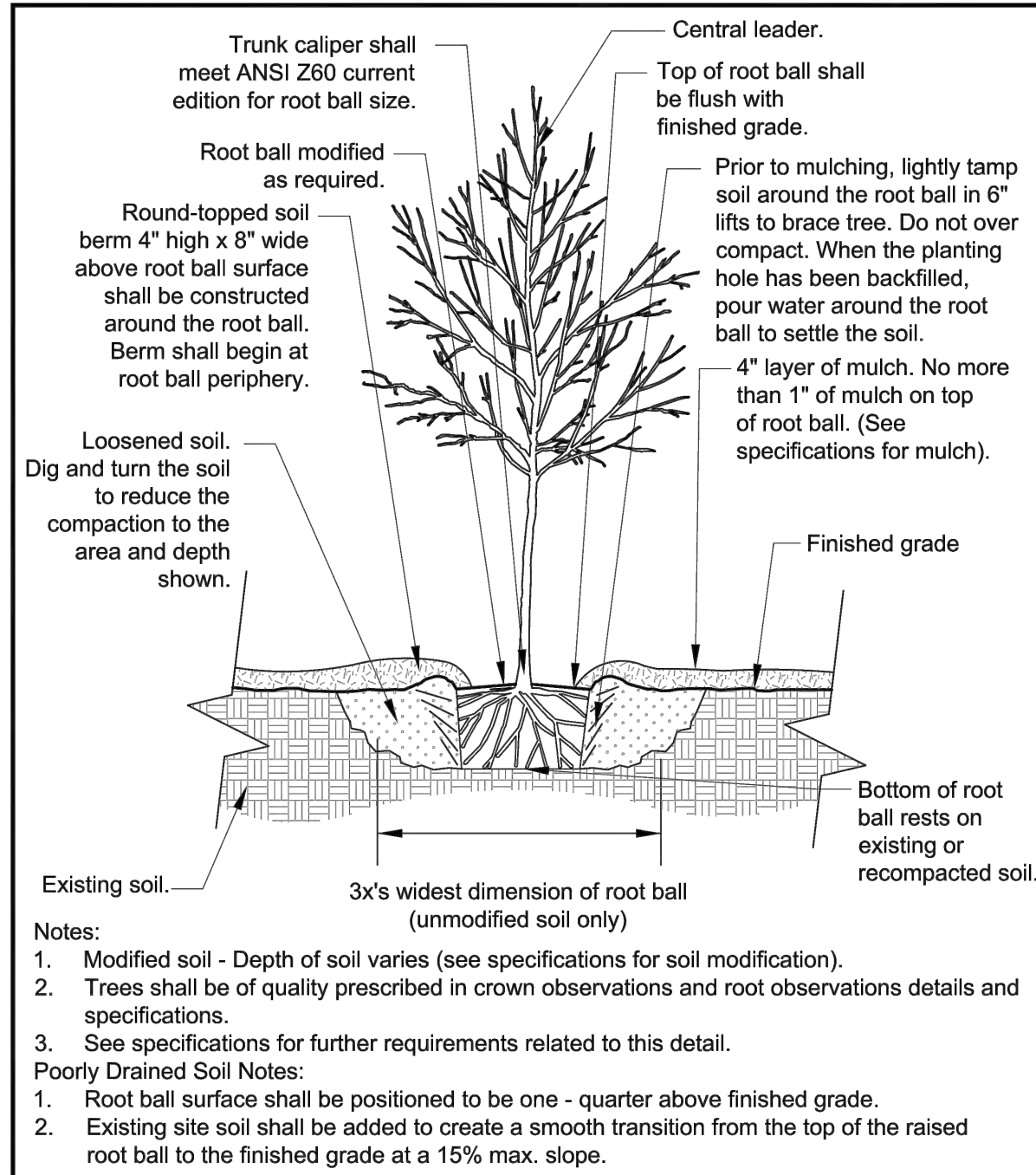


CITY OF LAKE ELMO

STANDARD DRAWING NO.

900

LAKE ELMO



DECIDUOUS TREE – MODIFIED/UNMODIFIED
SOIL & POORLY DRAINED SOIL

FEBRUARY 2015



CITY OF LAKE ELMO

URBAN TREE FOUNDATION © 2014
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LAKE ELMO

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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

James L. Thompson
James L. Thompson

Reg. No.

44763

Date

2-9-18

Revisions

Date

2-9-2018

Designed

jlt

Drawn

jlt/ml

LANDSCAPE PLAN

ROBERT ENGSTROM COMPANIES

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

WILDFLOWER 3RD ADDITION

LAKE ELMO, MINNESOTA

L2 OF 3

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

RESOLUTION NO. 2018-025

***A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT
(PUD) PLAN FOR THE WILDFLOWER AT LAKE ELMO 3RD ADDITION PLANNED
RESIDENTIAL DEVELOPMENT***

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

WHEREAS, Robert Engstrom Companies, 4801 West 81st Street, #101, Bloomington, MN has submitted an application to the City of Lake Elmo (“City”) for a Final Plat and Final PUD Plan for the Wildflower at Lake Elmo 3rd Addition planned residential development, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the City approved the Wildflower at Lake Elmo General Concept Plan on June 17, 2014; and

WHEREAS, the City approved the Wildflower at Lake Elmo Preliminary Plat and Preliminary PUD Plan on April 7, 2015; and

WHEREAS, the proposed Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan includes 25 single family residential lots within a planned development on Outlot O, Wildflower at Lake Elmo; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on March 12, 2018 to consider the Final Plat and Final PUD Plan request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat and Final PUD Plan subject to 9 conditions of approval on March 12, 2018; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat and Final PUD Plan as part of a memorandum to the City Council for the March 20, 2018 Council Meeting; and

WHEREAS, the City Council reviewed the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan at its meeting held on March 20, 2018 and made the following findings of fact:

- 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, with the exceptions noted in the staff report.

- 2) That the proposed Wildflower at Lake Elmo 3rd Addition Final Plat consists of the creation of 25 single-family detached residential structures.
- 3) That the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on April 7, 2014.
- 4) That the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Wildflower at Lake Elmo 3rd Addition Final Plat generally complies with the City's Urban Medium Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- 6) That the Wildflower at Lake Elmo 3rd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 7) That the Wildflower at Lake Elmo 3rd Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 9) That the Wildflower at Lake Elmo 3rd Addition Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated March 1, 2018 and as otherwise identified in future reviews.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan subject to the following conditions:

- 1) The comments in the City Engineer's review memorandum dated March 1, 2018 shall be addressed prior to releasing the plat for recording. Final construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in a memorandum dated March 1, 2018 and any future reviews shall be incorporated into these documents before they are approved.
- 2) 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 for the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Development Plans with financial guarantees therefore.

- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 4) A Common Interest Agreement concerning management of the common areas of Wildflower at Lake Elmo 3rd Addition and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision.
- 5) The applicant shall also enter into a landscape license/public art agreement and maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping and public art installed in areas outside of land dedicated as public park and open space on the final plat.
- 6) The landscape plan shall be reviewed and approved by the City prior to releasing the final plat for recording.
- 7) Street signs and no parking signs shall be installed on City Streets within the development prior to any building permits being issued.
- 8) Street names shall be given the suffix "N" prior to recording of final plat.
- 9) That the Developer adhere to the Alley Snow and Ice Removal Agreement regarding snow and ice removal from the Courtyard Alleys.

Passed and duly adopted this 20th day of March, 2018 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk