

STAFF REPORT

DATE: JUNE 19, 2018 AGENDA ITEM: 15

TO: City Council

FROM: Emily Becker, Planning Director

ITEM: Boulder Ponds 3rd Addition – Final Plat, Final PUD Plan

REVIEWED BY: Jack Griffin, City Engineer

BACKGROUND:

The Council is being asked to consider an application for a Final Plat and Final Planned Unit Development (PUD) Plan submitted by OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC. The Final Plat application represents the third phase of the Boulder Ponds residential development and includes 33 single family residential lots and one outlot. The proposed project is located north of Hudson Blvd. N., east of the Eagle Point Business Park and south of the Stonegate subdivision. Staff is recommending approval of the of the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan subject to compliance with conditions as noted in this report.

GENERAL INFORMATION

Applicant: OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC, 1660

Highway 100 South, Ste 400, St. Louis Park, MN 55416

Property Owners: OP4 Boulder Ponds, LLC11455 Viking Drive, Suite 350, Eden

Prairie, MN 55344

Location: Outlot K, Boulder Ponds, PID # 34.029.21.32.0038

Request: Application for Final Plat and Final Planned Unit Development

(PUD) Plan for the 3rd phase of the Boulder Ponds planned

development which includes 33 single family lots.

Existing Land Use/Zoning: LDR (PUD) - Urban Low Density Residential Planned Unit

Development.

Surrounding Land Use: North – Stonegate Residential Estates (RE) subdivision; west –

Eagle Point Business Park (Bremer Bank, Eagle Point Town Office Condos, High Pointe Medical Campus, vacant land) (BP); east — Lennar Savona Urban Low Density Residential (LDR) subdivision; south — vacant land guided for Commercial and Interstate Highway

94.

Comprehensive Plan: Urban Medium Density Residential (4.5-7.0 units per acre) and

Urban Low Density Residential (2.5-4 units per acre)

History: Boulder Ponds General Concept Plan approved by the City on

12/17/13 (Resolution #2013-109). Boulder Ponds Preliminary Plat and Preliminary PUD Plan approved by the City on 9/16/14 (Resolution #2014-73). The first phase Boulder Ponds Final Plat and Final PUD was approved on April 21, 2015, and the second

phase was approved on May 17, 2016.

Deadline for Action: Application Complete – 4/27/2018

60 Day Deadline -6/29/2018 Extension Letter Mailed - N/A

Applicable Regulations: Chapter 153 – Subdivision Regulations

Article 10 – Urban Residential Districts (LDR) Article 16 – Planned Unit Development Regulations §150.270 Storm Water, Erosion, and Sediment

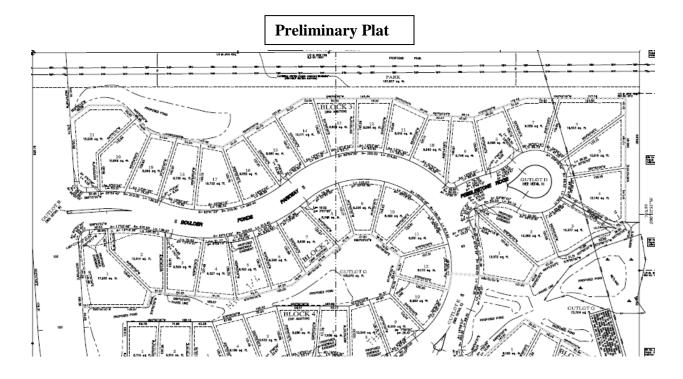
REVIEW AND ANALYSIS:

The City of Lake Elmo has received a request from OP4 Boulder Ponds, LLC for a Final Plat and Final PUD Plan to subdivide Oulot K, Boulder Ponds, 13.580 acres, into 33 single family (detached Villa) lots on a cul-de-sac as guided by the approved Preliminary PUD Plan. The preliminary plat approved 98 single family lots. 1st Addition approved 47 single family lots, and the 2nd Addition approved 18 single family lots, and the 3rd Addition will be the final phase of the single family lots of the preliminary plat.

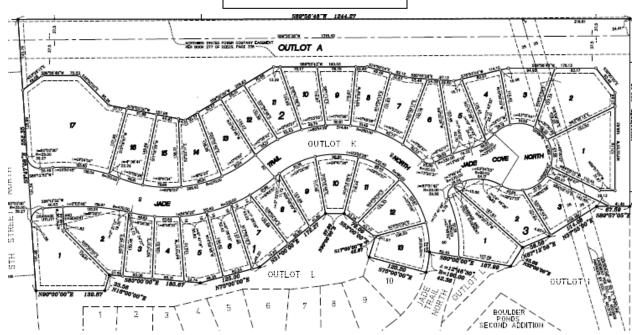
The applicant has submitted detailed construction plans related to sanitary sewer, water main, storm sewer, grading, drainage, landscaping, and other details that have been reviewed by the City Engineer, Fire Chief and Landscape Consultant.

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 Boulder Ponds Preliminary Plat included 13 conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City on September 16, 2014.

Changes to Final Plat from Preliminary Plat. Lot 17, Block 2 is much larger than originally approved with Preliminary Plat, and most of the remaining lots are smaller, as shown below. The applicant has indicated that future plans would be to submit for a PUD amendment in the future to increase the number of lots within the development by three or four. An analysis regarding these changes has been provided below.



3rd Addition Final Plat



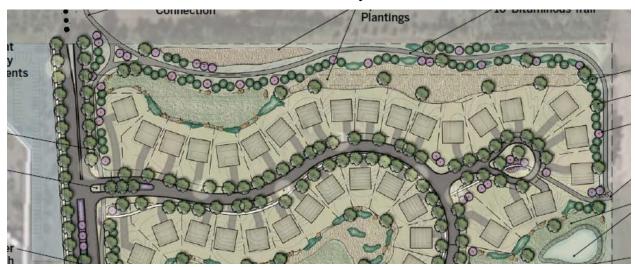
• *Density*. The density of the single family lot area within the preliminary plat was approved as approximately 2.5 (total site area of 58.3 acres – 19.08 (4.29, 1.39, and 1.54 acre commercial outlots + 4.29 and 2.24 acre multifamily outlots + 1.46 acres of wetlands + 3.87 acres of park) = 39.22, and 98/39.22=2.5. With the PUD amendment, the addition of three to four

- more lots would increase the density within the 3rd Addition to 2.57 to 2.6, which is allowed within Urban Low Density Residential Land Use category (designated as 2.5-4 units per acre).
- Decreased Lot Widths. The minimum lot width of the Low Density Residential (LDR) zoning district is 60 feet. There are fifteen lots within the 3rd Addition that do not meet this minimum lot width. There was no indication of flexibility on lot widths within the Resolution that approved Preliminary Plat, however, many of the lots outside of the 3rd Addition did not meet the minimum 60-foot requirement (although all lots within the 3rd Addition did meet this requirement). Additionally, there are two lots (Lots 5 and 6, Block 2) that do not meet the minimum rear yard lot widths as required by the City's Subdivision Regulations of 30 feet. Staff does not see an issue with this, provided the required setbacks are met.
- Lot Sizes. The average lot size of the approved preliminary plat was 9,882 square feet, and the smallest lot size was 7,206 square feet. The smallest lot size within the 3rd Addition is 7,224 square feet and the average lot size is 9,782 square feet. As a recommended condition of approval, the lot books show the required setbacks.
- Landscape Plan. The applicant has removed the picnic table, shelter, and grill station that was within Outlot J of the 1st Addition. It was not a condition of final plat approval of that addition that these amenities be installed, nor is it a requirement that these items be provided, and so Staff does not see issue with these being removed.

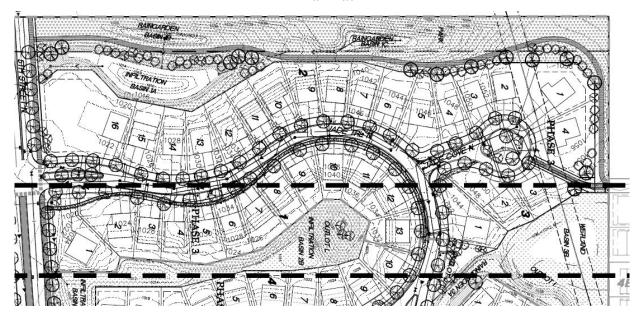
Preliminary Landscape Plans 3rd Addition Final Landscape Plans 27 DBH (TYP) 6 LIH 12 AFD 11 DBH 7 DA 9 DENCH (2) 9 SHELTER 13 AED 14 AED 15 SHELTER 14 AED 16 AED 17 DBH 18 AED 18 AED 18 AED 18 AED 19 AED 19 AED 19 AED 19 AED 19 AED 10 AED 10 AED 10 AED 11 AED 11 AED 11 AED 12 AED 13 AED 14 AED 15 AED 16 AED 17 DBH 18 AED 18 AED 18 AED 19 AE

• *Trails.* The northern trail has changed very slightly since preliminary plat as outlined below.

bufPreliminary Plat



Final Plat



City Engineer Review. The City Engineer has reviewed the final plat, and his comments are attached to this report. Although there are some additional revisions and additions necessary for the Final Plat and final construction plans that need to be addressed by the applicant, the revisions can be made before the City releases the final plat for recording. Staff is recommending that all revisions and modifications noted within the City Engineer's review memorandum date May 25, 2018 be completed prior to the release of Final Plat for recording as a condition of approval. Some issues that Staff would like to highlight from this report are as follows:

• The approved Preliminary Plat and Plans showed the construction of a Hudson Boulevard eastbound left turn lane and westbound right turn lane on to Jade Trail North as per the Engineer Review Memo Dated 7/24/14. These turn lanes must be constructed with Boulder Ponds 3rd Addition Final Plat, as they were not required with the 1st or 2nd Addition, at the request of the developer. Because the developer has already sold the Commercial outlots, and

- in order to complete improvements for the single family residential development portion of this PUD, it is a recommended condition of approval that these turn lanes be constructed prior to release of building permits for the 3rd Addition.
- The driveway for Lot 6, Block 2 must access Jade Trail North and not Jade Cove North, as frontage along Jade Cove North is not adequate for a driveway.
- The meandering sidewalks (particularly along Lots 1, 2, 4-7, Block 3) do not meet the City standard boulevard layout. Therefore, an alternate boulevard layout must detail the proposed changes for City review, and easements must be amended as necessary. Further, in order to avoid issue with cars blocking sidewalks, it is a recommended condition of approval that garages be set back at least 25 feet and that homes be setback the required 20 feet from sidewalks that are not within the right-of-way.

Fire Chief and Building Official Review. The Fire Chief and Building Official have review the Final Plat and have worked with engineering on providing comments.

Outlots. It is a recommended condition of approval that Outlot A be dedicated to the City for parkland and infiltration purposes.

Landscape Plans. The final landscape plans were reviewed by the City's Landscape Architect, and the plans are not yet approved, as it was a condition of preliminary plat approval that additional buffering and screening be provided north of the trail. It is a recommended condition of approval that the landscape plans be amended to provide this additional screening and be approved by the City's Landscape Architect.

PUD Flexibility. Boulder Ponds was provided PUD flexibility for the following with approval of the Preliminary Plat and PUD. The 3rd Addition Final Plat and PUD adheres to this PUD flexibility:

Proposed Lot Dimensional Standards through Planned Unit Development Process:

• Lot Area: 9,882 sq. ft. average (7,206 sq. ft. min.)

• Front Yard Setback: 20 ft. (25 feet for garage)

Side Yard Setback: 5 ft.Rear Yard Setback: 25 ft.

Additionally, the Staff report from the preliminary plat indicated that the allowed front yard setback for the development was 20 feet and 25 feet for garage (25 feet allowed per the LDR zoning district), and the allowed side yard setback was 5 feet (10 feet for principal building and 5 feet for accessory structure allowed per the LDR zoning district). It is a recommended condition of approval that the applicant provide a lot book which demonstrates that the allowed setbacks are able to be met with the reconfigured lots and decreased lot widths.

Density. The total area of 3rd Addition is 13.58 acres, with 0 square feet of wetlands and wetland buffers and 1.77 acres of parkland. The total final density of 3rd Addition is 2.79 units per acre.

Parkland Dedication. The parkland dedication required for the entire preliminary plat was 4.34 acres (10% of 43.48 acres of residential area). The applicant will be dedicating Outlot A, consisting of 3.865 acres, for trail purposes with the 3rd Addition Final Plat. Per the preliminary plat, 1.77 of these acres will count towards park dedication credit. The developer has already paid the remaining 2.57 acres worth of land towards park dedication fees with the 1st Addition.

Preliminary Plat Conditions. The preliminary plat for Boulder Ponds was approved with several conditions, which are indicated below along with Staff's comments on the status of each. Staff is

recommending approval of the final plat, but with additional conditions intended to address the outstanding issues that will require additional review and/or documentation.

Please also note that the applicant has also provided a response to the preliminary plat conditions as part of the project narrative.

- 1) 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 was mass graded in phase 1.*
- 2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of 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 in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording. Comments: The park land dedication of 1.77 acres is comprised of the portion of the northern greenbelt park not within the Xcel Energy easement that is to be used for park purposes. As per the preliminary plat and PUD plans, this area was to be used to integrate trails and other facilities into Stonegate Park. The remaining park dedication equivalent to the fair market value of 2.57 acres of land was paid with the first phase of the development.
- 3) The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit. *Comments: The permit was received with the first phase of the development.*
- 4) The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. Comments: Jade Trail North is a continuation of the existing Jade Trail North. There is already a Jade Court North within the development, and so the applicant has proposed Jade Cove North for the cul-de-sac within the development.
- 5) The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan. Comments: These were completed for the 1st phase. It is a recommended condition of approval that the Applicant address comments as outlined in the City Engineer's review memo dated May 25, 2018.
- 6) In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way. Comments: This was complied with in the first and second phase and will be again in the third phase. It is a recommended condition of approval that the
- 7) The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities. *It is a recommended condition of*

approval that the final landscape and irrigation plans be approved prior to release of building permits.

- 8) All islands and medians internal to the Boulder Ponds development shall be platted as part of the right-of-way and shall be maintained by the Home Owners 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 and open space on the Final Plat. Comments: The islands and median except those in 5th Street are the responsibility of the HOA into perpetuity. The developer has an approved management plan, but has not entered into a landscape license agreement. A landscape license agreement will be entered in to, which will address this.
- 9) The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet. *Comments: This requirement has been met.*
- 10) The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side. Comments: It appears that the trail has been moved to the south to the greatest extent possible. However, no screening has been provided on the north side. It has been added as a condition of approval.
- 11) 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: This will be done concurrently or after approval of the final plat by Council and prior to recording of the final plat.
- 12) The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development. *Comments: This has been added as a recommended condition of approval.*

Staff is recommending that the conditions noted above that pertain to the 3rd Addition Final Plat that have not yet been addressed by the applicant should be again conditioned with this approval. The City Engineer's review letter identifies a number of issues that need to be addressed by the developer in order for the City to approve the final plans. However, the majority of these concerns are related to the construction plans and should have little bearing on the final plat. The City Landscape Architect has reviewed and approved the Landscape Plans, but no irrigation plans have been received, and are about half way complete. Additionally, screening should be required north of the trail as per the condition of preliminary plat. The Fire Chief has reviewed the Final Plat and has identified no issues.

Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the Final Plat.

Planning Commission Review. The Planning Commission held a public hearing and reviewed the Boulder Ponds 3rd Addition Final Plat and PUD Plans on May 30, 2018 and questioned why the applicant did not come forward with the PUD Amendment at the time. It was explained that the applicant wanted to plat the lots as soon as possible due to a high demand with the villa type housing. It was clarified that even if the larger lot that is planned to be subdivided in the future was not subdivided that they would still need to landscape the right-of-way abutting that lot as per the landscape plans. The Planning Commission recommended approval of the Boulder Ponds 3rd Addition Final Plat and PUD Plans 7-0.

Draft Findings. Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Boulder Ponds 3rd Addition Final Plat and Final PUD Plan:

- 1) That the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Boulder Ponds 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.
- 3) That the Boulder Ponds 3rd Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans and decreased front and rear yard lot widths that are less than the minimum lot widths required by the City's Urban Low Density Residential zoning district and Subdivision Regulations.
- 4) That the Boulder Ponds 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.
- 5) That the Boulder Ponds 3rd Addition Final Plat complies with the City's subdivision ordinance.
- 6) That the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 7) That the Boulder Ponds 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 May 25, 2018.

Recommended Conditions of Approval. The recommended conditions are as follows:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility 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 plat and plans requested by the City Engineer in memos dated May 25, 2018 shall be incorporated into these documents before prior to signing the Plat for recording.
- 2) Outlot A shall be dedicated to the City.
- 3) Garages shall be setback at least 25 feet and homes shall be setback at least 20 feet from sidewalks that are not within the public right-of-way.
- 4) Prior to the release of the Final Plat for recording, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 5) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to recording. Easements may need to be revised pending

- review by the City of a detailed right-of-way boulevard plan and updated grading plans showing the storm water high water levels.
- 6) The Final Landscape and Irrigation Plans shall be submitted for review and approval by the City Landscape Architect Consultant prior to the release of building permits.
- 7) Plantings to sufficiently screen the northern portion of the northern buffer trail shall be provided on the Final Landscape Plan to be approved by the City's Landscape Architect.
- 8) The applicant shall provide evidence that all conditions attached to the South Washington Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.
- 9) Final Plat shall be contingent upon receipt and City Attorney review of any agreements between the Developer and the BP Pipeline easement area and the Xcel Energy Transmission Easement area, demonstrating that said agreements in no way unacceptably encumbers the City.
- 10) The applicant shall provide a complete development lot book for all lots in Phase 3 of the Boulder Ponds development clarifying proper building placement for use in granting building permits prior to the release of Final Plat for recording.
- 11) That a License and Maintenance Agreement for Landscaping Improvements be executed for the maintenance of commonly held Common Interest Community (CIC) and City outlots and rights-of-ways prior to release of the final plat for recording. The agreement shall state that the Jade Cove North center island shall be maintained by the Homeowners' Association.
- 12) The eastbound left turn lane and westbound right turn lane on to Jade Trail North as shown on the approved Boulder Ponds Preliminary Plans must be constructed prior to release of building permits for Boulder Ponds 3rd Addition.

OPTIONS:

The Council may:

- Approve Boulder Ponds 3rd Addition Final Plat and PUD Plans with findings and conditions as recommended by Staff and the Planning Commission.
- Amend Staff and Planning Commission-recommended findings and conditions and approve Boulder Ponds 3rd Addition as amended.
- Direct Staff to draft findings for denial of Boulder Ponds 3rd Addition Final Plat and PUD Plans and bring back to a future meeting.
- Table the item to a future meeting.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan with the 12 conditions of approval as listed in the Staff report. The suggested motion is the following:

"Move to adopt Resolution 2018-065 approving the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan with the 12 conditions of approval as drafted by Staff and the Planning Commission based on the findings listed in the Staff Report."

ATTACHMENTS:

- 1. Application Forms and Project Narrative
- 2. Final Plat
- 3. Landscape Plans
- 4. City Engineer Review Memorandum, dated May 25, 2018
- 5. Landscape Consultant Review Memorandum, dated May 7, 2018
- 6. Resolution 2018-065 approving the Boulder Ponds 3rd Addition Final Plat and PUD Plans (Final Construction Plans are available upon request)

Date Received:	
Received By:	
LU File#:	



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

FINAL PLAT APPLICATION

Applicant: OP4 Boulder Ponds, LLC
Address: 1660 Hwy 100 South, Suite 400 St. Louis Park, MN 55416
Phone #: _(952) 525-3239
Email Address: <u>steph.griffin@excelsiorllc.com</u>
Fee Owner: Same as above
Address:
Phone #:
Email Address:
Property Location (Address): Outlot C Boulder Ponds
Complete (long) Legal Description: Outlot C Boulder Ponds
PID#: 340291320038
FID#
General information of proposed subdivision: Applicant proposes to plat Outlot C of Boulder Ponds to develop the 3rd addition, creating 33
detached villa contemplated on the approved Boulder Ponds Preliminary Plat. The product will
be similar to the existing detached villa product in Boulder Ponds 1st and 2nd additions.
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: 1/2 Date: 9/25/6
Fee Owner Signature Date: 4/15/18



Boulder Ponds 3rd Addition Final Plat Narrative/Written Statement

Consisting of nearly 60 acres, Boulder Ponds offers a uniquely planned mixed-use neighborhood. The variety of land uses provides a seamless transition to the existing surrounding areas. From the south, the commercial parcels complement the existing commercial uses. Moving north, the medium density residential serves to buffer the commercial from the lower density single family homes. 5th Street further provides the separation between the commercial and residential uses. Overall, the Boulder Ponds project is zoned as follows: Urban Low Density Residential – PUD, High Density Residential – PUD, and Commercial – PUD. The 3rd Addition Final Plat application is consistent with the Preliminary Plat Approval, consisting of the remaining LDR development activity to include 13.58 acres to be platted into 33 single family lots and 1 outlot.

The design concept and goals for Boulder Ponds has generally remained consistent throughout the approval process. As opposed to the more standard grid approach, the curvilinear nature of the streets is designed around the existing topography of the site, which offers premium lots with maximum open space. Further, the design works to limit double fronted lots. The oversized cul-de-sacs, meandering sidewalks and varying setbacks not only enhance site lines, but also create a quality neighborhood with aesthetically pleasing characteristics.

The detached single family lots consist of two types of housing; traditional single family homes and detached Villa homes. The single family homes are geared toward families typically with children. The detached Villa product will include association maintained grounds which is largely geared toward empty nesters.

Boulder Ponds has its own neighborhood theming evident in the signage, landscaping and site furnishings. Neighborhood signage includes monuments clad in natural stone at the main entry points as shown in the landscape plan set. Community gathering spaces are located in key areas of Boulder Ponds including a larger centrally located gathering space along Jade Trail. Consistent theming in all these elements creates a neighborhood with a stronger sense of identity. The homeowners associations are responsible for the ownership and maintenance these special features.

Boulder Ponds 1st and 2nd Additions are substantially complete, and 3rd Addition Final Plat is anticipated to begin development construction activity summer 2018. The 3rd Addition Final Plat will consist of 33 lots to be incorporated into the existing Boulder Ponds Villa Homeowners Association. While lot lines have been reconfigured from the approved Preliminary Plat, there are changes to density and minimal changes to the trail system and storm water basin designs.

INCLUDED ATTACHMENTS:

Attachment A – Lot Tabulation, Zoning & Density Final Plat Final Construction Plans Final Landscape Plan

Written Statements

a. Landowner's Name(s), Project Representatives and Contact Information.

LANDOWNER/ OP4 Boulder Ponds, LLC C/O The Excelsior Group,

c/o The Excelsior Group, LLC 1660 Highway 100 South, Suite 400

St. Louis Park, MN 55416

Ben Schmidt, Senior Vice President

952.525.3225

Ben.Schmidt@ExcelsiorLLC.com

Steph Griffin, Development Manager

952.525.3239

Steph.Griffin@ExcelsiorLLC.com

ENGINEER SEH

Dave Blommel 320.229.4349

dblommel@sehinc.com

SURVEYOR EG Rud

Jason Rud 651.361.8200 jrud@egrud.com

LANDSCAPE Westwood Professional Services

ARCHITECT Cory Meyer

952.906.7437

cory.meyer@westwoodps.com

b. Property Address, Zoning, Parcel Size, PID and Legal Description

	Boulder Ponds 3 nd Addition
ADDRESS	n/a
CURRENT	LDR - PUD
ZONING	
PARCEL SIZE	
Acres	13.58
Sq. Ft	Approx. 591,545
PID	04-029-21-32-0038
LEGAL DESCR	Outlot C, BOULDER PONDS

c. Final Subdivision & Lot Information

Please refer to ATTACHMENT A Lot tabulation sheet for lot information.

d. How issues have been addressed since Preliminary Plat

This $3^{\rm rd}$ Addition Plat application is consistent with the Preliminary Plat and PUD approval dated September 17, 2014. All outstanding conditions of the Preliminary Plat Resolution are satisfied. Below are the conditions of preliminary approval per Resolution 2014-73 with responses:

	CONDITION	RESPONSE/STATUS
1	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.	COMPLETE
2	The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of 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 in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording.	The greenway park lot (Outlot A Boulder Ponds 3 rd) will be dedicated with the 3 rd Addition plat of development along with trail improvements.
3	The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit.	PERMIT RECEIVED
4	The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. Modifications to the Preliminary Plat and Preliminary PUD Plans	COMPLETE
5	The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan.	COMPLETE
6	In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-ofway.	Where sidewalks encroach onto lots, easements are shown on the Final Plat.

	CONDITION	RESPONSE/STATUS
7	The landscape plan shall be updated to locate all boulevard	COMPLETE
	trees in between the public street and sidewalk to not	
	interfere with private utilities.	
8	All islands and medians internal to the Boulder Ponds	HOA documents specify that
	development shall be platted as part of the right-of-way and	public islands and medians
	shall be maintained by the Home Owners Association. The	(except 5 th Street) are the
	applicant shall enter into a maintenance agreement with the	responsibility of the HOA.
	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.	
9	The design of the northern buffer trail shall be modified to a	COMPLETE
	width of 8 feet as opposed to the regional trail standard of 10	
	feet.	
10	The eastern segment of the northern buffer trail shall be	COMPLETE
	moved to the south to the greatest extent possible with	
	plantings to screen the trail on the north side.	
	Restrictions	
11	Prior to recording the Final Plat for any portion of the area	COMPLETE for the 1st and 2nd
	shown in the Preliminary Plat, the Developer shall enter into	Additions, will be done for 3 rd
	a Developers Agreement acceptable to the City Attorney that	Addition.
	delineates who is responsible for the design, construction,	
	and payment of public improvements.	
12	The Final PUD Plan will include a development lot book to	COMPLETE for the 1 st and 2 nd
	clarify proper building placement for use in granting building	Additions, will be done for 3 rd
	permits for the development.	Addition as well.

e. Site Density Calculation

The Lot Tabulation submitted with the 1st Addition approvals showed density information for the entire site.

In summary:

- The overall gross site density (for all phases of development) is calculated at 2.74 dwelling units per acre (DUA).
- Net of commercial, ponding and right-of way, the total site density is calculated at 5.18 DUA.

f. Phasing of Infrastructure and Other Improvements

Grading. Grading for the entire site was completed in 2015.

<u>Streets & Utilities</u>. Utility and street construction is complete for the 1^{st} and 2^{nd} Addition, except for the final lift of asphalt in 2^{nd} Addition. The 3^{rd} Addition includes

improvements for 33 Villa lots. It is anticipated that the 1st lift of asphalt will be complete by October 2018.

<u>Site Amenities</u>. The main monument on 5th Street and Jade Trail is complete. The planned monument at the Hudson & Jade Trail are also complete. The 2nd Addition landscaping will be complete June 2018, and 3rd Addition expected to be completed by Spring 2019.

<u>Model Homes</u>. All the single family and Villa style lots are under contract with one builder. Model homes for each of these product styles are complete and currently used to market the site.

<u>Future Phases</u>. 3rd Addition is final plat of the Boulder Ponds project.

g. How Concerns of Neighboring Properties Have Been Addressed

The only concern raised was at the 2014 public hearing by a Stone Gate Estates neighbor. It was requested that the trail be located as far south as possible. With some grade adjustments, this has been achieved.

h. How Conflicts with Nearby Land Uses and/or Disturbances to Wetlands or Natural Areas Have Been Mitigated

<u>Northerly Buffer</u>. The future trail between Stone Gate Estates to the north softens the impact of the lot sizes between the two neighborhoods.

<u>Transition</u>. The future multi-family site (HDR) provides a transition between the commercial and residential (LDR) uses.

 $\underline{5}^{th}$ Street. 5th Street provides a separation of the residential neighborhood from the surrounding commercial uses.

<u>Supplemental Uses</u>. The Boulder Ponds commercial area compliments the other commercial uses along Hudson Blvd.

<u>Preservation</u>. The existing wetland is being preserved.

i. Justification that Proposal will Not Place Excessive Burden on Infrastructure in the Area.

Roads / Traffic. We participated in the construction of 5th Street, a regional MSA road that runs east/west. The City of Lake Elmo has studied the area and determined the new MSA road will be sufficient to serve the new developments in the area. In addition to participation with the construction of 5th Street, we are constructing a north/south road (Jade Trail) connecting Hudson Blvd to 5th Street. Future turn lanes are shown on Hudson Blvd, which are planned for installation when Hudson Blvd is expanded.

<u>Sewer</u>. The site has gravity sewer access along Hudson Blvd that is served by the regional sewer system. This additional capacity has been accounted for in the City of Lake Elmo's Comprehensive Plan.

<u>Water Supply</u>. Water will be served by Oakdale's water supply until such time the City of Lake Elmo can run its own trunk lines to the wider regional development area. Staff has indicated there is sufficient water to serve the development.

<u>Parks</u>. A linear park in this 3rd addition of development will connect to the regional system. Staff has indicated that the trail construction or other related improvement costs may be used as an offset to park dedication fees. It is understood that the City is not requiring additional parkland.

<u>Fire / Police</u>. The streets were designed to accommodate a ladder fire truck. Boulder Ponds is primarily residential, which tends to have less calls per capita than other property types.

j. Proposed Lakeshore Access

N/A

k. Parks and Open Space Description

The linear park located along the northerly property line (Outlot A) will be dedicated and improved with a trail and landscaping with the 3rd phase of development.

1. Development Schedule

- Grading COMPLETE
- 1st Phase Utility Installation COMPLETE
- 1st phase street & sidewalk construction (1st lift) COMPLETE
- 1st Phase landscape and monument installation COMPLETE
- 2nd lift asphalt on 1st phase streets COMPLETE
- 2nd Addition Improvements (Street & Utilities) COMPLETE
- 3rd Addition Improvements Summer 2018 Construction of Boulder Ponds 3rd Addition is anticipated to begin in July 2018 with grading and site work activities, followed by utility and street construction. First lift of asphalt is expected to be complete by September 2018.

ATTACHMENT A

Lot Tabulation

Boulder Ponds 3rd Addition							
Lot	Block	Size (sf)	Width (ft)	Depth (ft)			
1	1	17402	40.53	141.28			
2	1	12992	139.97	130.48			
3	1	7228	48.63	130.48			
4	1	7419	50.54	126.53			
5	1	9231	55.8	132.1			
6	1	7659	52.42	134.82			
7	1	8803	43.02	125.96			
8	1	7970	62	123.96			
9	1	7376	81.36	123.96			
10	1	7559	88.85	117.48			
11	1	7923	96.44	118.44			
12	1	8532	103.97	124.33			
13	1	8340	102.42	108.5			
1	2	1504	57.56	153.5			
2	2	15257	36.2	127.34			
3	2	9310	51.29	112.42			
4	2	8340	56.54	135.43			
5	2	8568	79.32	153.46			
6	2	10376	116.55	142.19			
7	2	8806	62.77	121.83			
8	2	7515	51.49	121.83			
9	2	7659	50.91	119.87			
10	2	7721	49.74	119.67			
11	2	9138	52.91	134.68			
12	2	7224	55.18	130.55			
13	2	9153	80.55	134.16			
14	2	8711	85.81	138.26			
15	2	8816	78.66	138.21			
16	2	9541	72.15	145.66			
17	2	32368	115.79	135.99			
1	3	12072	121.36	107.6			
2	3	12839	129.83	107.64			
3	3	9459	57.82	142.55			
Average	Lot Size (sf)	9782					

Area Calculations	Area (sf)
Trails/Sidewalk	24,258
Wetlands & Buffers	0
	87,209
Dedicated ROW	(does not include Outlot A)

ATTACHMENT B

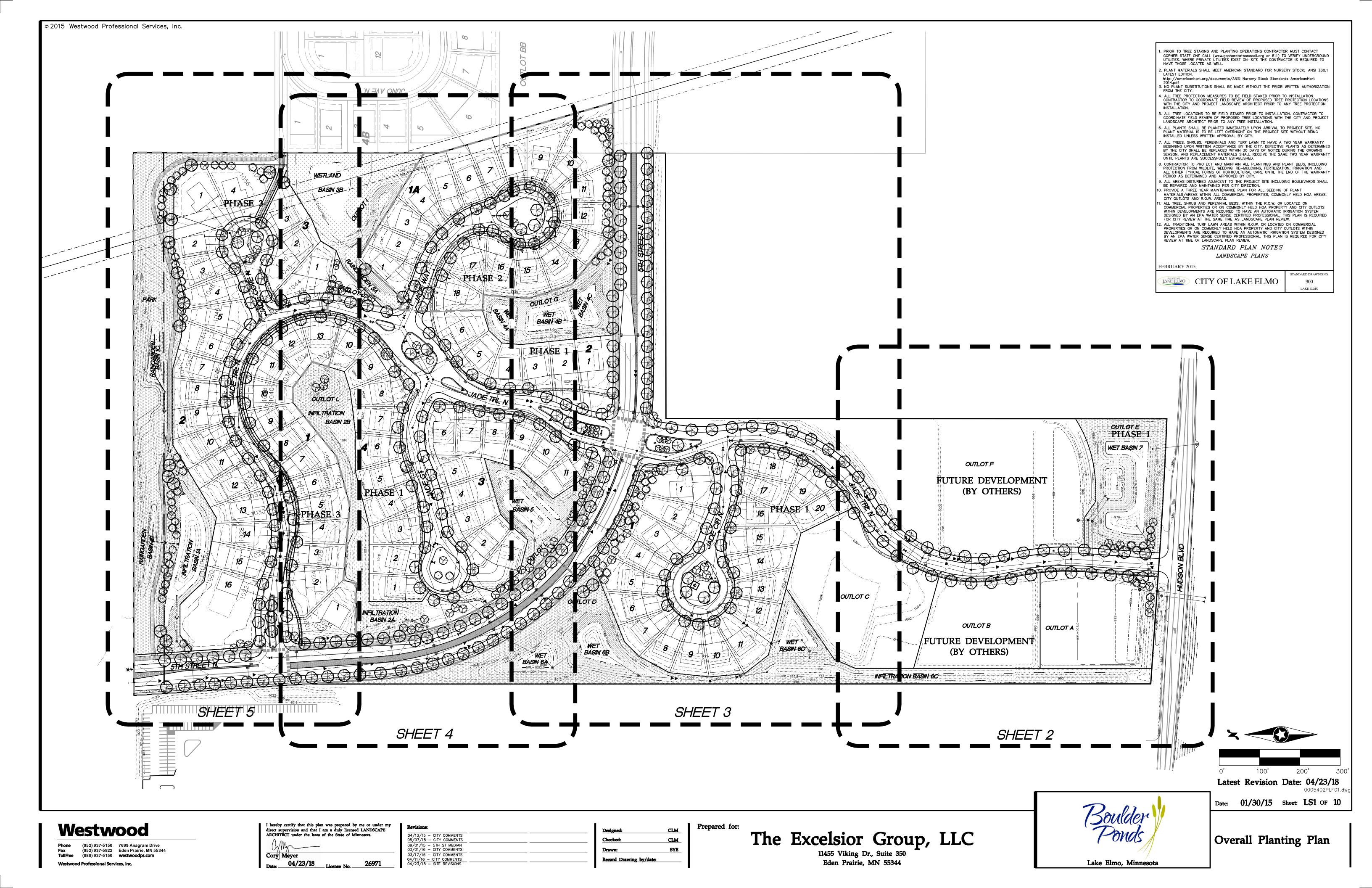
Tree Study Plan

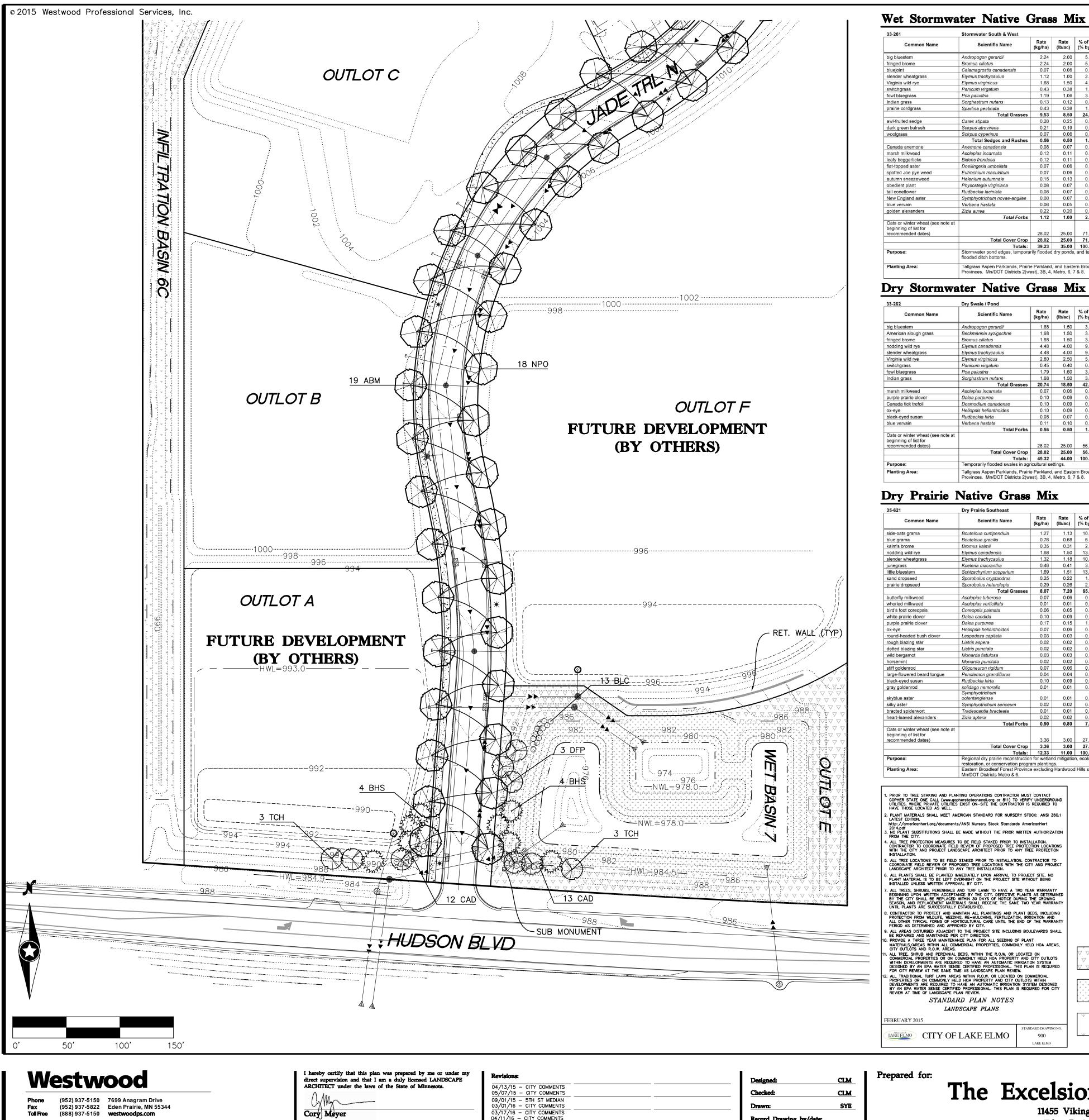
All trees have been cleared from the site, most of which were around the former homestead. A summary of the significant trees surveyed in May 2014 was included with the $1^{\rm st}$ Addition application.

BOULDER PONDS THIRD ADDITION

VICINITY MAP KNOW ALL PERSONS BY THESE PRESENTS: OP4 Boulder Ponds, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County LAKE ELMO PLANNING COMMISSION Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____day of ______, 20____. of Washington, State of Minnesota, to wit: Outlot K, BOULDER PONDS, according to the recorded plat thereof, Washington County, Minnesota. 10TH STREET NORTH (C.S.A.H. NO. 10) PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA Has caused the same to be surveyed and platted as BOULDER PONDS THIRD ADDITION and does hereby dedicate to the public for public use the public ways and drainage and utility easements created by this plat. In witness whereof said OP4 Boulder Ponds, LLC, a Minnesota limited liability company, has caused these presents to be signed by Ben Schmidt, Vice President this _____ day CITY OF LAKE ELMO, MINNESOTA The foregoing plat of BOULDER PONDS THIRD ADDITION was approved by the City Council of Lake Elmo, Minnesota, this _____day of ____
20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2. OP4 BOULDER PONDS, LLC CITY OF LAKE ELMO, MINNESOTA Ben Schmidt, Vice President STATE OF MINNESOTA This instrument was acknowledged before me on this_____day of ______, 20____, by Ben Schmidt, Vice President of OP4 Boulder Ponds, LLC, a 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 limited liability company, on behalf of the company. Washington County Surveyor Notary Public, _____ County, Minnesota My Commission Expires____ Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____day of ____ I Jason E. Rud do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as BOULDER PONDS THIRD ADDITION; 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 the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; Washington County Auditor/Treasurer that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all HUDSON BOULEVARD public ways are shown and labeled on the plat. COUNTY RECORDER Dated this ______ day of ______, 20_____ INTERSTATE HIGHWAY 94 I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____ _____. M., and was duly recorded in Washington County Records. SECTION 34, TOWNSHIP 29N, RANGE 21W CITY OF LAKE ELMO Jason E. Rud, Licensed Land Surveyor Minnesota License No. 41578 Washington County Recorder STATE OF MINNESOTA The foregoing Surveyor's Certificate was acknowledged before me on this_____ by Jason E. Rud, Licensed Land Surveyor, Minnesota License No. 41578. STONETO ATE STONEGATE 2ND ADDITION _____ County, Minnesota Notary Public, My Commission Expires_ S89°56'46"W 1244.27 __NORTHERN STATES POWER COMPANY EASEMENT PER BOOK 277 OF DEEDS, PAGE 336 ----S89°56'46"W 75.53 __ 100 -_--- **NORTH** GRAPHIC SCALE 1 INCH = 60 FEET_R=25.00 NORTH COVE DENOTES 1/2 INCH BY 14 INCH IRON PIPE TO O BE SET AND MARKED BY RLS NO. 41578. DENOTES FOUND IRON MONUMENT MARKED BY RLS NO. 41578. ORIENTATION OF THIS BEARING SYSTEM IS Δ=87°31'42" R=20.00 - < 30.55 BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM. (NAD 83) Δ=90°00'00" R = 25.00**EASEMENT DETAIL** DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: S75°00'00"E R=190.00 BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC 185.67 WAYS AND REAR LOT LINES, UNLESS OTHERWISE 139.87 N90°00'00"E E.G. RUD & SONS, INC.

EST. 1977 Professional Land Surveyors





33-261	Stormwater South & West	v			
Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	Andropogon gerardii	2.24	2.00	5.72%	7.35
fringed brome	Bromus ciliatus	2.24	2.00	5.73%	8.10
bluejoint	Calamagrostis canadensis	0.07	0.06	0.18%	6.40
slender wheatgrass	Elymus trachycaulus	1.12	1.00	2.85%	2.53
Virginia wild rye	Elymus virginicus	1.68	1.50	4.28%	2.31
switchgrass	Panicum virgatum	0.43	0.38	1.07%	1.93
fowl bluegrass	Poa palustris	1.19	1.06	3.03%	50.70
Indian grass	Sorghastrum nutans	0.13	0.12	0.36%	0.55
prairie cordgrass	Spartina pectinata	0.43	0.38	1.07%	0.91
*	Total Grasses	9.53	8.50	24.29%	80.78
awl-fruited sedge	Carex stipata	0.28	0.25	0.71%	3.10
dark green bulrush	Scirpus atrovirens	0.21	0.19	0.54%	31.70
woolgrass	Scirpus cyperinus	0.07	0.06	0.18%	39.00
	Total Sedges and Rushes	0.56	0.50	1.43%	73.80
Canada anemone	Anemone canadensis	0.08	0.07	0.19%	0.20
marsh milkweed	Asclepias incarnata	0.12	0.11	0.32%	0.20
leafy beggarticks	Bidens frondosa	0.12	0.11	0.31%	0.20
flat-topped aster	Doellingeria umbellata	0.07	0.06	0.17%	1.50
spotted Joe pye weed	Eutrochium maculatum	0.07	0.06	0.18%	2.19
autumn sneezeweed	Helenium autumnale	0.15	0.13	0.36%	5.97
obedient plant	Physostegia virginiana	0.08	0.07	0.21%	0.30
tall coneflower	Rudbeckia laciniata	0.08	0.07	0.21%	0.37
New England aster	Symphyotrichum novae-angliae	0.08	0.07	0.19%	1.56
blue vervain	Verbena hastata	0.06	0.05	0.15%	1.85
golden alexanders	Zizia aurea	0.22	0.20	0.56%	0.79
	Total Forbs	1.12	1.00	2.85%	15.13
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	71.43%	11.14
	Total Cover Crop	28.02	25.00	71.43%	11.14
	Totals:	39.23	35.00	100.00%	180.85
Purpose:	Stormwater pond edges, tempora flooded ditch bottoms.	rily flooded	dry ponds	, and tempora	arily
Planting Area:	flooded ditch bottoms. Tallgrass Aspen Parklands, Prairi Provinces. Mn/DOT Districts 2(w				Forest

Dry Stormwater Native Grass Mix

	Dry Swale / Pond	Rate	Rate	% of Mix	Seeds/
Common Name	Scientific Name	(kg/ha)	(lb/ac)	(% by wt)	sq ft
big bluestem	Andropogon gerardii	1.68	1.50	3.40%	5.50
American slough grass	Beckmannia syzigachne	1.68	1.50	3.42%	27.60
fringed brome	Bromus ciliatus	1.68	1.50	3.40%	6.05
nodding wild rye	Elymus canadensis	4.48	4.00	9.09%	7.64
slender wheatgrass	Elymus trachycaulus	4.48	4.00	9.10%	10.15
Virginia wild rye	Elymus virginicus	2.80	2.50	5.67%	3.85
switchgrass	Panicum virgatum	0.45	0.40	0.91%	2.05
fowl bluegrass	Poa palustris	1.79	1.60	3.64%	76.50
Indian grass	Sorghastrum nutans	1.68	1.50	3.40%	6.60
	Total Grasses	20.74	18.50	42.03%	145.94
marsh milkweed	Asclepias incarnata	0.07	0.06	0.13%	0.10
purple prairie clover	Dalea purpurea	0.10	0.09	0.21%	0.50
Canada tick trefoil	Desmodium canadense	0.10	0.09	0.21%	0.19
ox-eye	Heliopsis helianthoides	0.10	0.09	0.20%	0.20
black-eyed susan	Rudbeckia hirta	0.08	0.07	0.17%	2.49
blue vervain	Verbena hastata	0.11	0.10	0.23%	3.50
	Total Forbs	0.56	0.50	1.15%	6.98
Oats or winter wheat (see note at beginning of list for					
recommended dates)		28.02	25.00	56.82%	11.14
	Total Cover Crop	28.02	25.00	56.82%	11.14
	Totals:	49.32	44.00	100.00%	164.06
Purpose:	Temporarily flooded swales in agr				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

Dry Prairie Native Grass Mix

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

. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUNI UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED. 8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANT PERIOD AS DETERMINED AND APPROVED BY CITY. 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 LIADSCAPE 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 THE SAME 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 CITY OF LAKE ELMO

Phas	<u>se 1</u>	Final Plant Schedule		
CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM	30	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN
SGM	24	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN
SKH	25	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN
NPO	21	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN
SWO	2	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN
PRE	39	Princeton Elm / Ulmus americana 'Princeton'	2.5" BB	AS SHOWN
TCH	24	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2"BB	AS SHOWN
ALS	9	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB Cl	LUMP AS SHOWN
PRC	2	Prairie Rose Crab / Malus 'Prairie Rose'	2" BB	AS SHOWN
STC	6	Show Time Crab / Malus 'Shotizam'	2" BB	AS SHOWN
DFP	27	Double Flowering Plum / Prunus triloba	#7 CONT.	AS SHOWN
BHS	28	Black Hills Spruce / Picea glauca densata	8' HT., BB	AS SHOWN
NOS	8	Norway Spruce / Picea abies	8' HT., BB	AS SHOWN
WHP	6	White Pine / Pinus strobus	8' HT., BB	AS SHOWN
CAD	64	Cardinal Dogwood / Cornus sericea 'Cardinal'	#5 CONT.	5'-0" O.C.
ARV	39	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.

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

Phase 2 Final Plant Schedule

32 Black Chokeberry / Aronia melanocarpa

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM(2)	11	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN
SGM(2)	13	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN
SKH(2)	26	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN
NPO(2)	18	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN
REO(2)	3	Red Oak / Quercus rubra	2.5" BB	AS SHOWN
SW0(2)	2	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN
ACE(2)	19	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN
RIB(2)	4	River Birch / Betula nigra	2.5" BB	AS SHOWN
TCH(2)	5	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN
ALS(2)	15	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB CL	UMP AS SHOWN
STC(2)	5	Show Time Crab / Malus 'Shotizam'	2" BB	AS SHOWN
DFP(2)	4	Double Flowering Plum / Prunus triloba	#7 CONT.	AS SHOWN
BHS(2)	16	Black Hills Spruce / Picea glauca densata	8' HT., BB	AS SHOWN
AML(2)	12	American Larch / Larix Iaricina	8' HT., BB	AS SHOWN
WHP(2)	9	White Pine / Pinus strobus	8' HT., BB	AS SHOWN
ARV(2)	25	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
BLC(2)	27	Black Chokeberry / Aronia melanocarpa	#5 CONT.	4'-0" O.C.

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

Landscape Requirement Calculations

OVERALL LANDSCAPE REQUIREMENTS: FIVE TREES PER ACRE X SITE AREA (48.8 AC) (244 trees @ 2-1/2" cal inches)	= 610 CAL IN. REQUIRED
OVERALL STREET TREE REQUIREMENTS: 1 TREE PER 50' LOCAL STREET FRONTAGE (10,043 LF) (201 trees @ 2-1/2" cal inches)	= 502 CAL IN. REQUIRED
1 TREE PER 40' 5TH STREET FRONTAGE (3,965 LF) (99 trees @ 4" cal inches)	= 396 CAL IN. REQUIRED
SUBTOTAL LANDSCAPE REQUIREMENTS:	= 1508 CAL IN. REQUIRED
TREE REPLACEMENT REQUIREMENTS:	= 121 CAL IN. REQUIRED
OVERALL LANDSCAPING REQUIREMENTS:	= 1629 CAL IN. REQUIRED
OVERALL LANDSCAPING PROVIDED: (INCLUDES 5TH STREET PLANTINGS, NOT INCLUDING 1,602 SHRUB &	= 1518 CAL IN. PROVIDED PERENNIAL PLANTS)

PHASE 1 TOTAL LANDSCAPING PROVIDED:	= 894 CAL IN. PROVIDED
5TH ST BLVD TREES (48 trees @ 4"):	= 192.0 CAL IN.
STREET TREES (136 trees @ 2.5"):	= 340.0 CAL IN.
OTHER SHADE TREES (5 trees @ 2.5"):	= 12.5 CAL IN.
ORNAMENTAL TREES (68 trees @ 2.0"):	= 136.0 CAL IN.
EVERGREEN TREES (42 trees @ 3.3"):	= 138.5 CAL IN.
EVERGREEN TREES (15 trees @ 5"):	= 75 CAL IN.
ADDITION AND MOTOR OPERATED	4.050 BLANTO
ADDTL PLANTINGS NOT CREDITED:	= 1,256 PLANTS
SHRUBS:	= 391 PLANTS
PERENNIALS:	= 865 PLANTS
PHASE 2 TOTAL LANDSCAPING PROVIDED:	= 624 CAL IN. PROVIDED
PHASE 2 TOTAL LANDSCAPING PROVIDED: 5TH ST BLVD TREES (51 trees @ 4"):	= 624 CAL IN. PROVIDED = 204.0 CAL IN.
•	
5TH ST BLVD TREES (51 trees @ 4"):	= 204.0 CAL IN.
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"):	= 204.0 CAL IN. = 202.5 CAL IN.
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"):	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN.
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (29 trees @ 2.0"): EVERGREEN TREES (37 trees @ 3.3"):	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN. = 58.0 CAL IN. = 122.0 CAL IN.
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (29 trees @ 2.0"): EVERGREEN TREES (37 trees @ 3.3"): ADDTL PLANTINGS NOT CREDITED:	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN. = 58.0 CAL IN. = 122.0 CAL IN. = 346 PLANTS
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (29 trees @ 2.0"): EVERGREEN TREES (37 trees @ 3.3"): ADDTL PLANTINGS NOT CREDITED: SHRUBS:	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN. = 58.0 CAL IN. = 122.0 CAL IN. = 346 PLANTS = 125 PLANTS
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (29 trees @ 2.0"): EVERGREEN TREES (37 trees @ 3.3"): ADDTL PLANTINGS NOT CREDITED: SHRUBS: PERENNIALS:	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN. = 58.0 CAL IN. = 122.0 CAL IN. = 346 PLANTS
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (29 trees @ 2.0"): EVERGREEN TREES (37 trees @ 3.3"): ADDTL PLANTINGS NOT CREDITED: SHRUBS:	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN. = 58.0 CAL IN. = 122.0 CAL IN. = 346 PLANTS = 125 PLANTS

DENOTES DRY PRAIRIE NA

DENOTES DRY STORMWATER NATIVE GRASS MIX (33-262)

DENOTES WET STORMWATER NATIVE GRASS MIX (33-261)

Latest Revision Date: 04/23/18

4'-0" O.C.

Date: 01/30/15 Sheet: LS2 OF 10

04/23/18 License No.

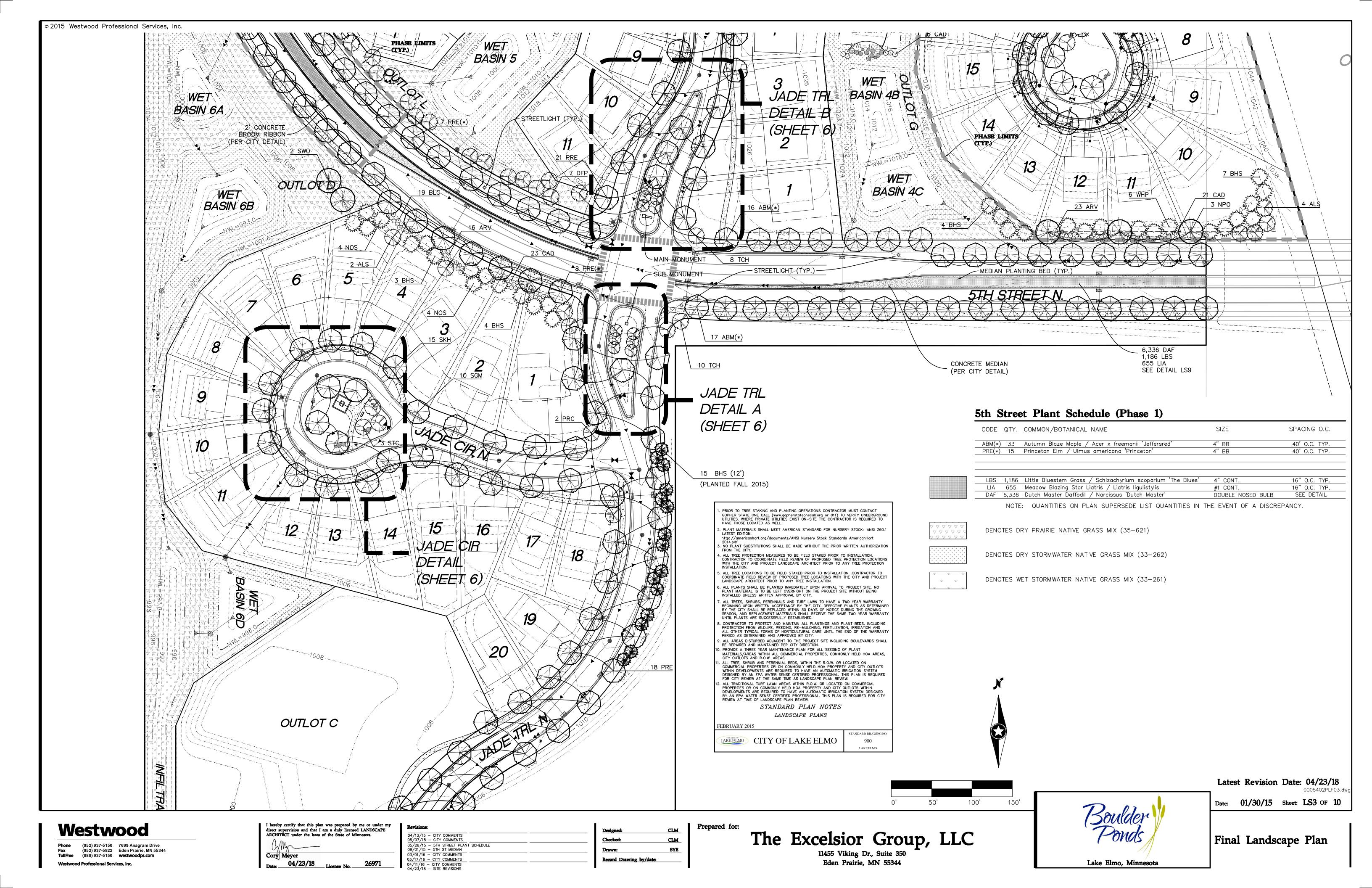
04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

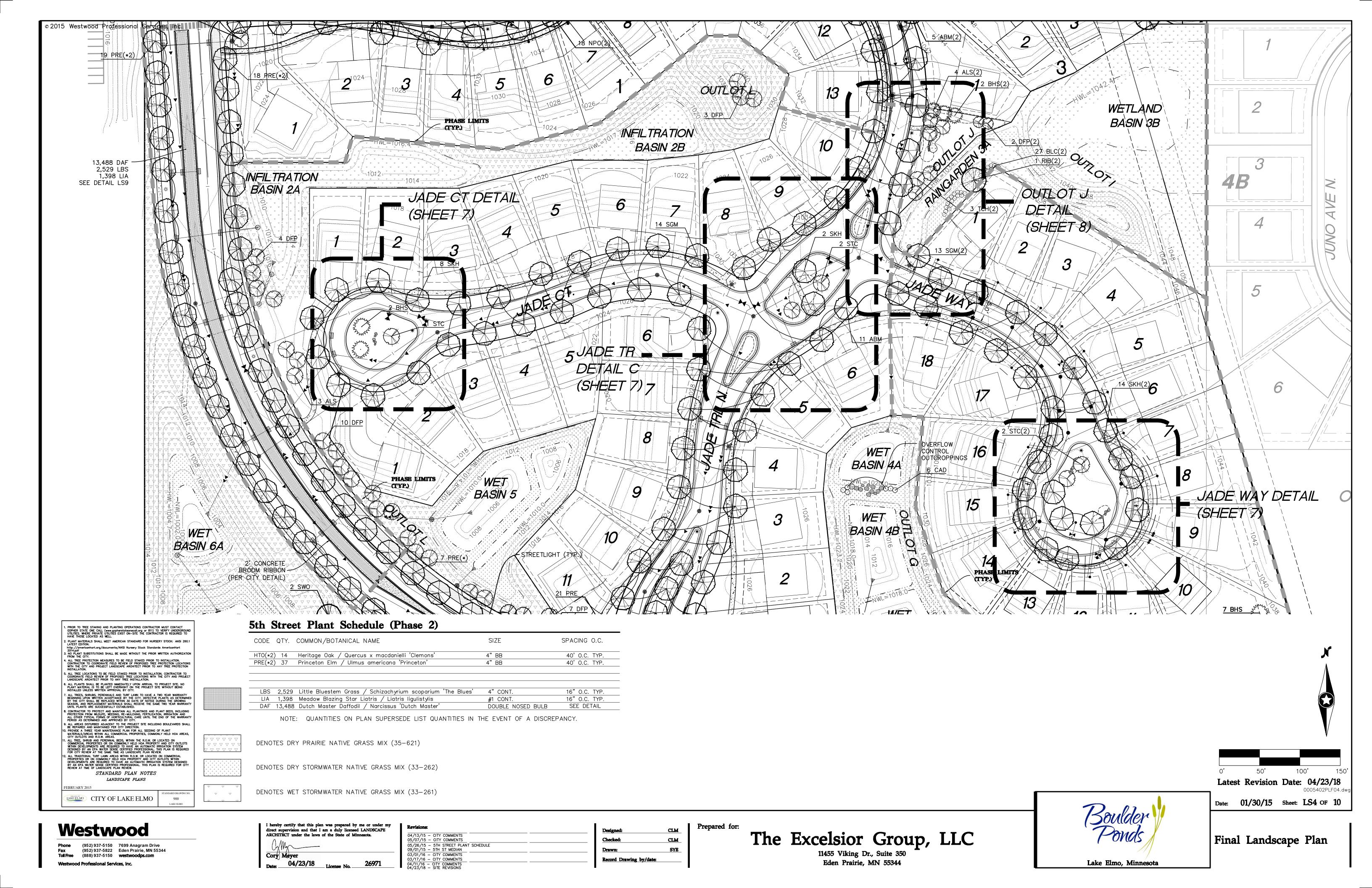
The Excelsior Group, LLC

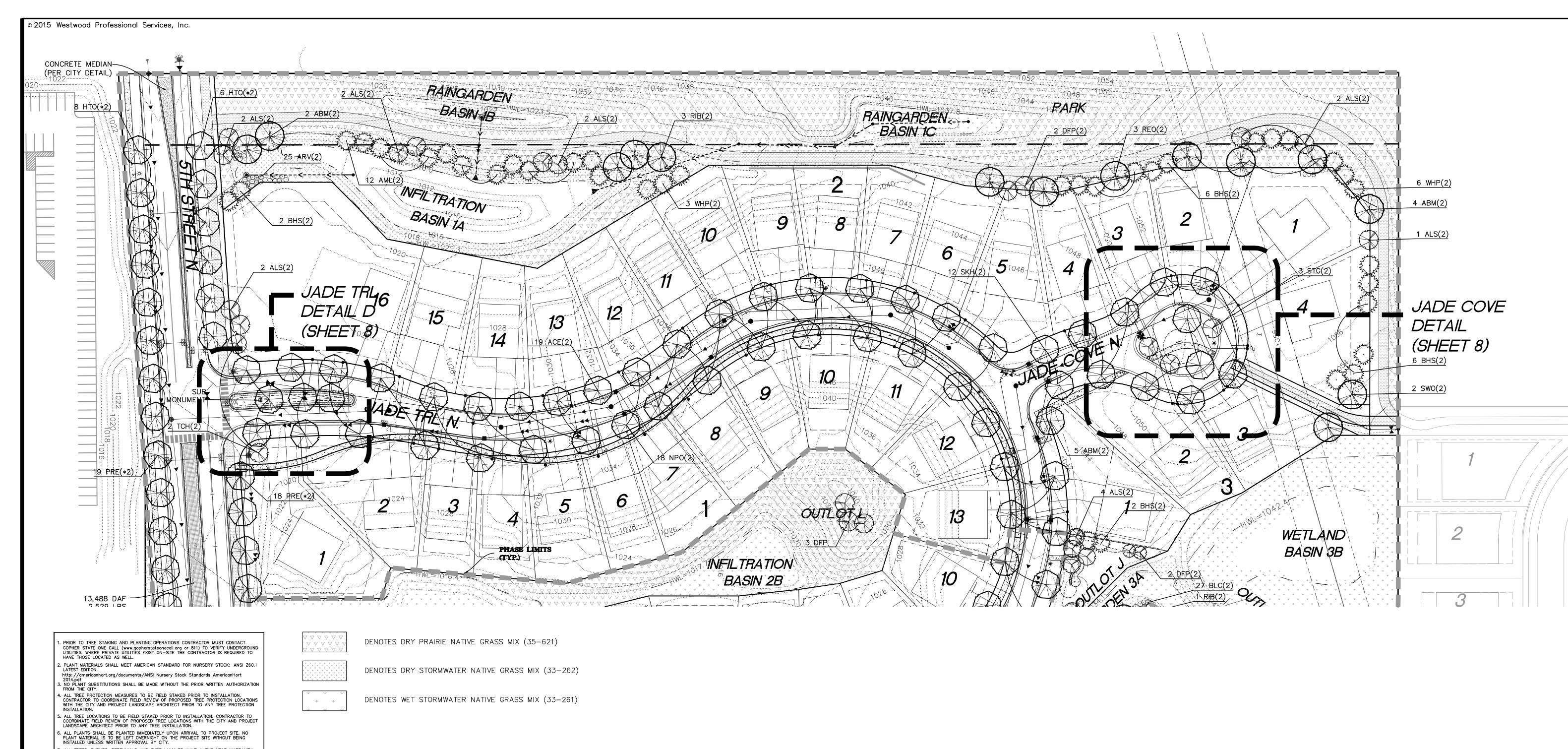
11455 Viking Dr., Suite 350 Eden Prairie, MN 55344



Final Landscape Plan







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 WLDLIFE, 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.

LITT OUTCOTS AND R.O.W. AREAS.

1. 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.

2. 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

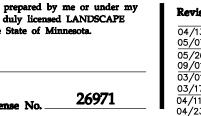
CITY OF LAKE ELMO

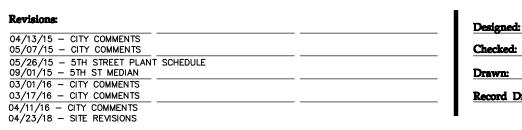
Latest Revision Date: 04/23/18

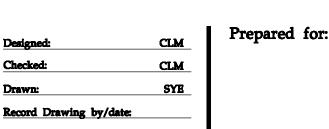
Westwood

(952) 937-5150 7699 Anagram Drive (952) 937-5822 Eden Prairie, MN 55344 (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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota. 04/23/18 License No. _







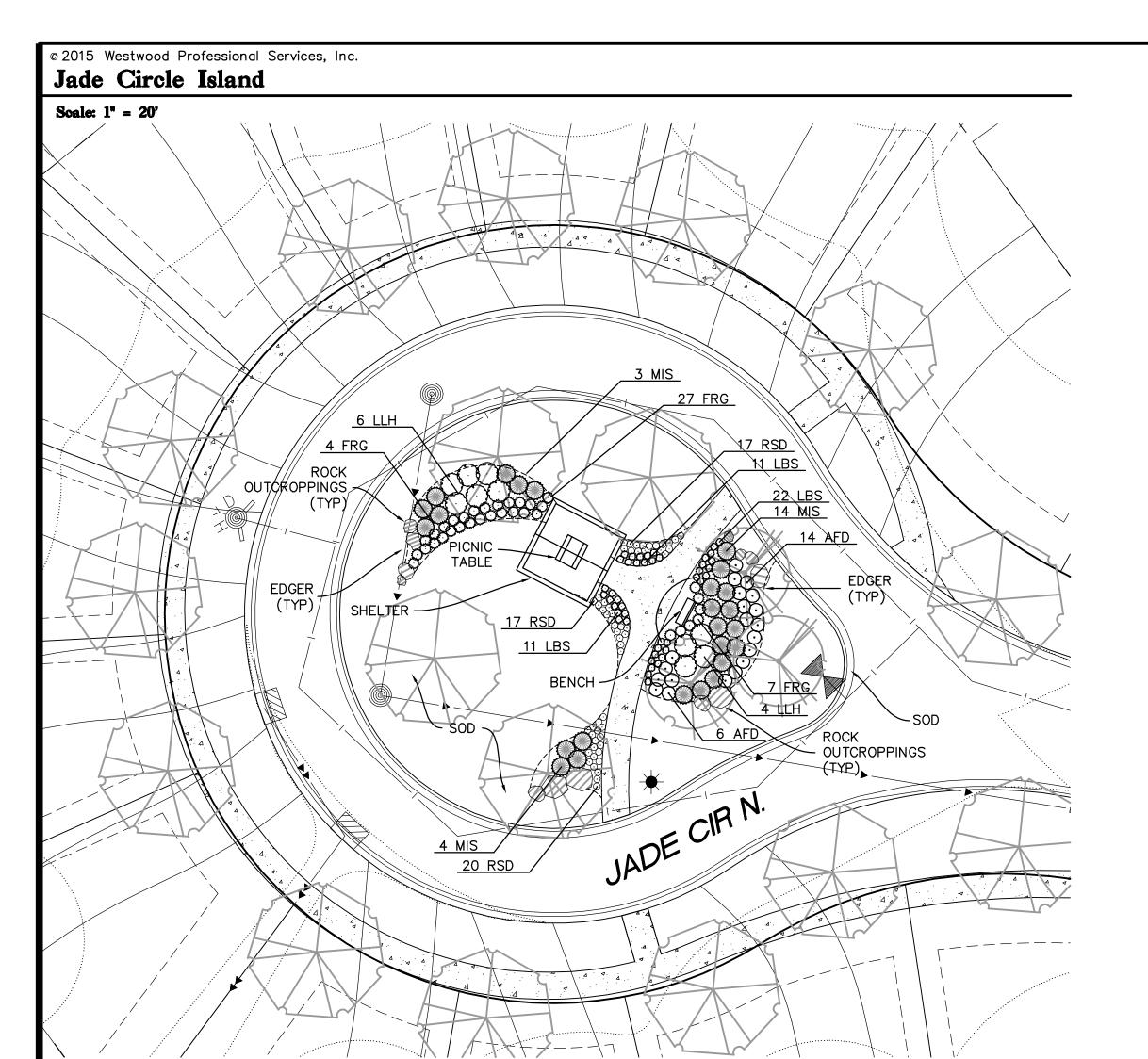
The Excelsior Group, LLC

11455 Viking Dr., Suite 350 Eden Prairie, MN 55344



Final Landscape Plan

Date: 01/30/15 Sheet: LS5 OF 10



Jade Circle Island Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
LLH	10	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
AFD	20	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'		3'-0" O.C.
MIS	21	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	34	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	44	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
RSD	54	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18" O.C.

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

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. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. http://omericanhort.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. 6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.

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9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL PERIOD AS DETERMINED AND APPROVED BY CITY.

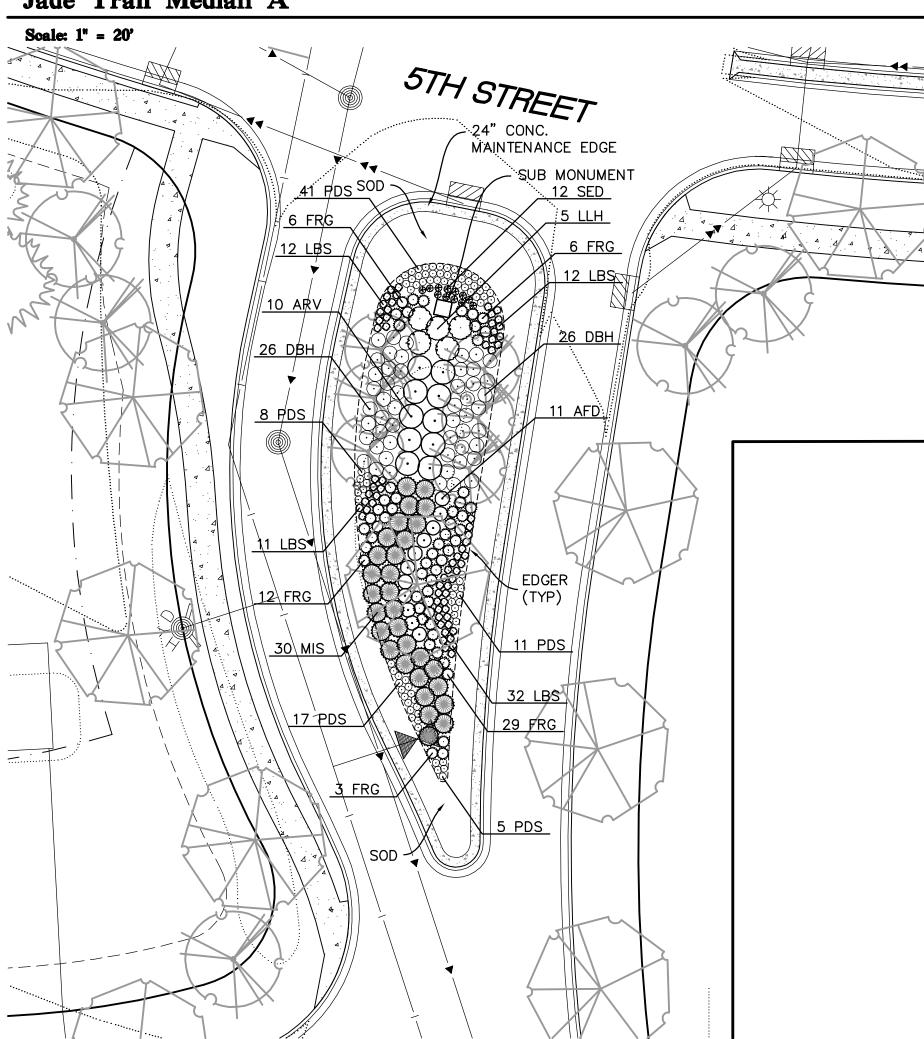
9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.

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12. ALL TRADITIONAL TURE 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

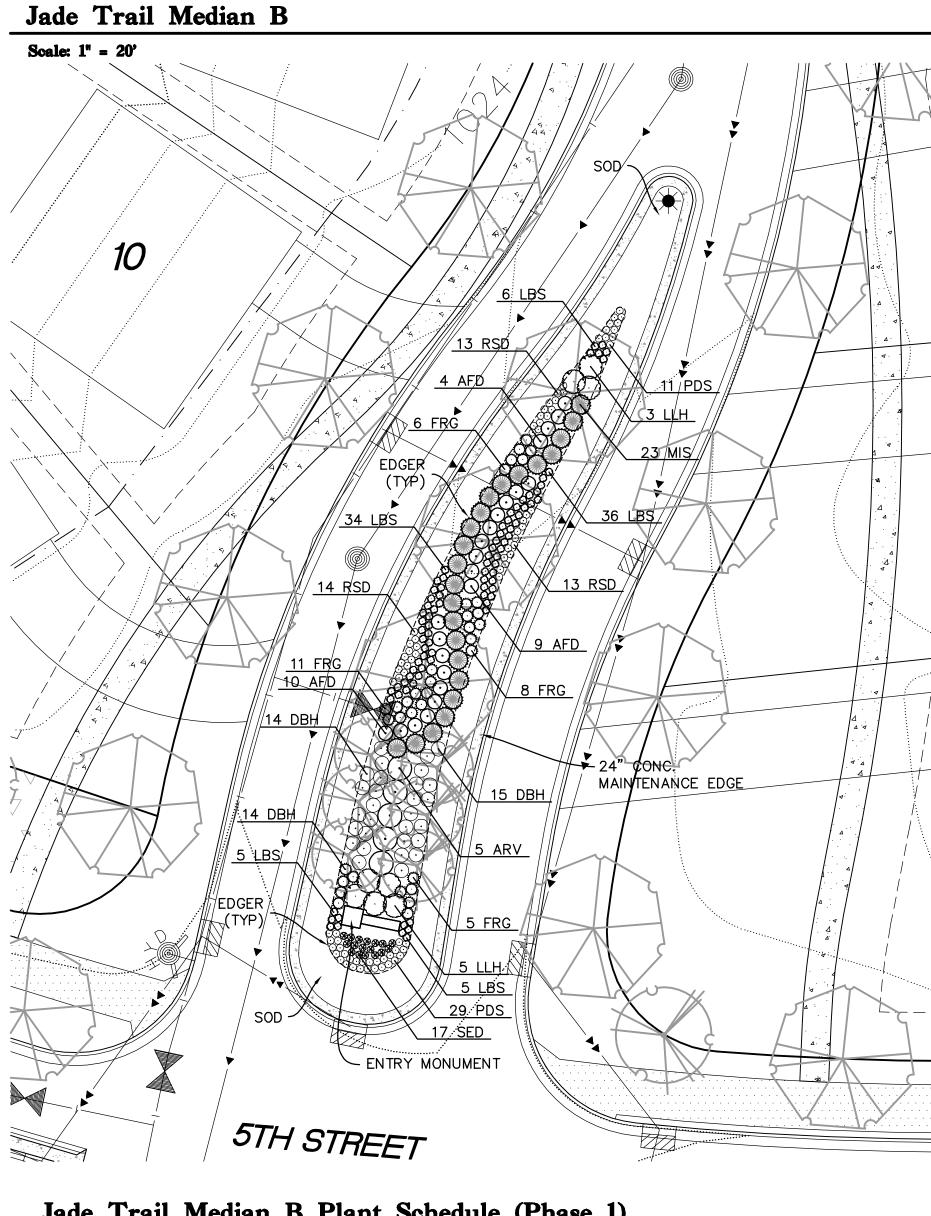
Jade Trail Median A



Jade Trail Median A Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME		SPACING O.C.
ARV	10	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
LLH	5	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
DBH	52	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 CONT.	3'-0" O.C.
AFD	11	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
_				
MIS	30	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	56	66 Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'		18" O.C.
LBS	67	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'		18" O.C.
PDS	PDS 82 Prairie Dropseed Grass / Sporobolus heterolepis		#1 CONT.	18" O.C.
RSD			#1 CONT.	18" O.C.
SED	12	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

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



Jade Trail Median B Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME		E	SPACING O.C.
ARV	5	Arrowood Viburnum / Viburnum dentatum	#5 C	CONT.	5'-0" O.C.
LLH	8	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 C	CONT.	5'-0" O.C.
DBH	43	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 C	CONT.	3'-0" O.C.
AFD	23	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 C	ONT.	3'-0" O.C.
MIS	23	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 C	ONT.	48" O.C.
FRG	30	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 C	ONT.	18" O.C.
LBS	86	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 C	ONT.	18" O.C.
PDS	40	Prairie Dropseed Grass / Sporobolus heterolepis		ONT.	18" O.C.
RSD	40	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'		ONT.	18" O.C.
SED	17	Autumn Joy Sedum / Sedum x 'Autumn Joy'		ONT.	18" O.C.

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



Latest Revision Date: 04/23/18

Date: 01/30/15 Sheet: LS6 OF 10

Westwood

(952) 937-5150 7699 Anagram Drive (952) 937-5822 Eden Prairie, MN 55344 (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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer 04/23/18 License No. _

04/13/15 - CITY COMMENTS 05/07/15 - CITY COMMENTS 09/01/15 - 5TH ST MEDIAN 03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

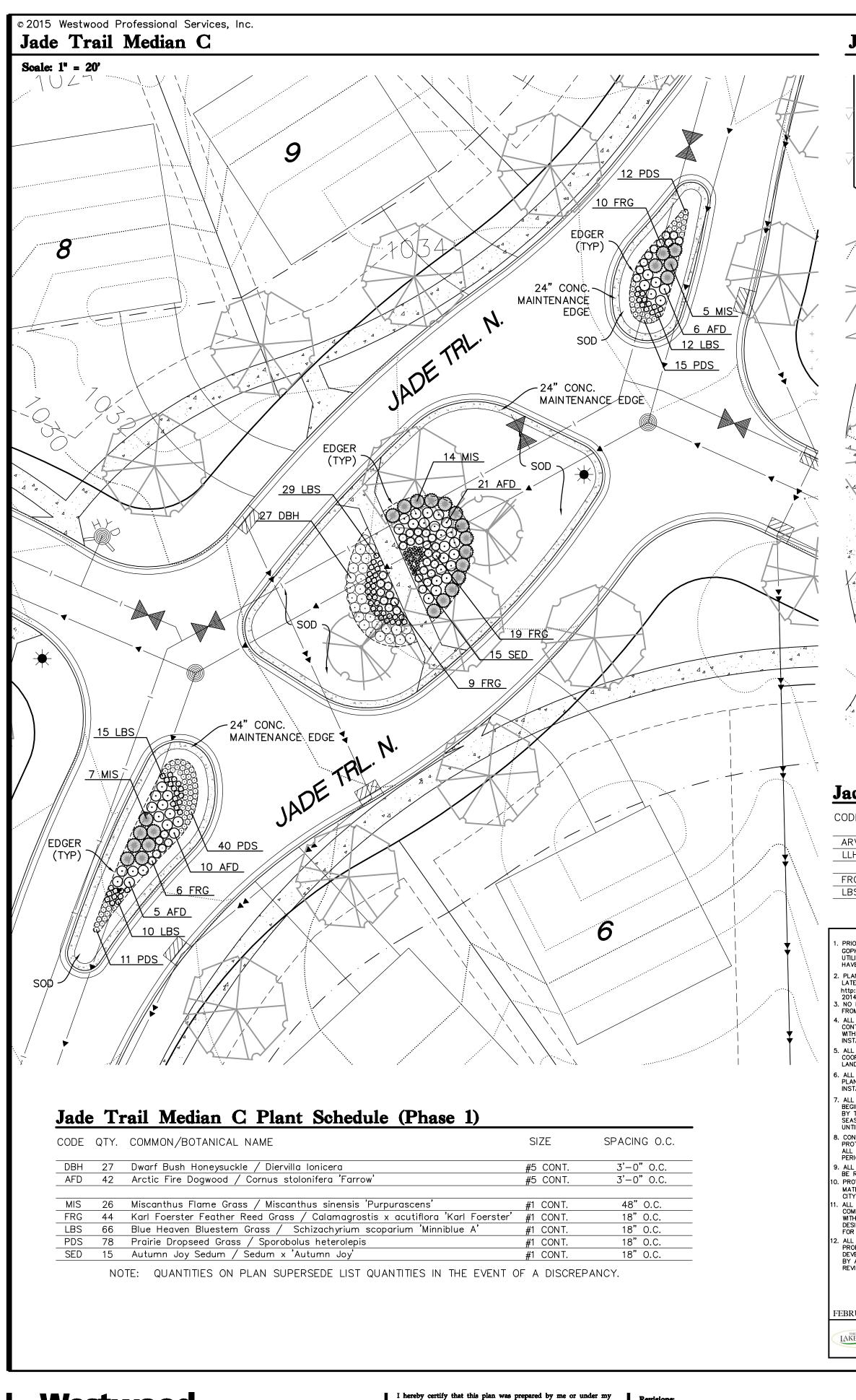
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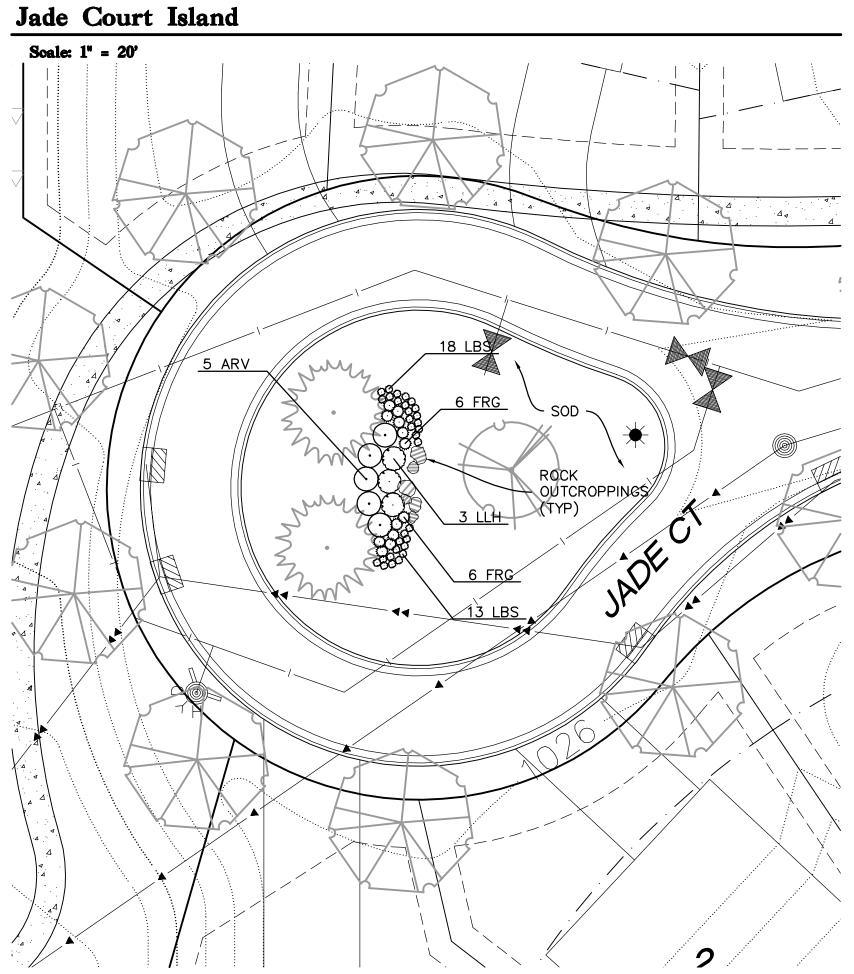
Prepared for: The Excelsior Group, LLC

11455 Viking Dr., Suite 350 Eden Prairie, MN 55344



Final Landscape **Details**





Jade Court Island Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ARV	5	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
LLH	3	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
FRG	12	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	31	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.

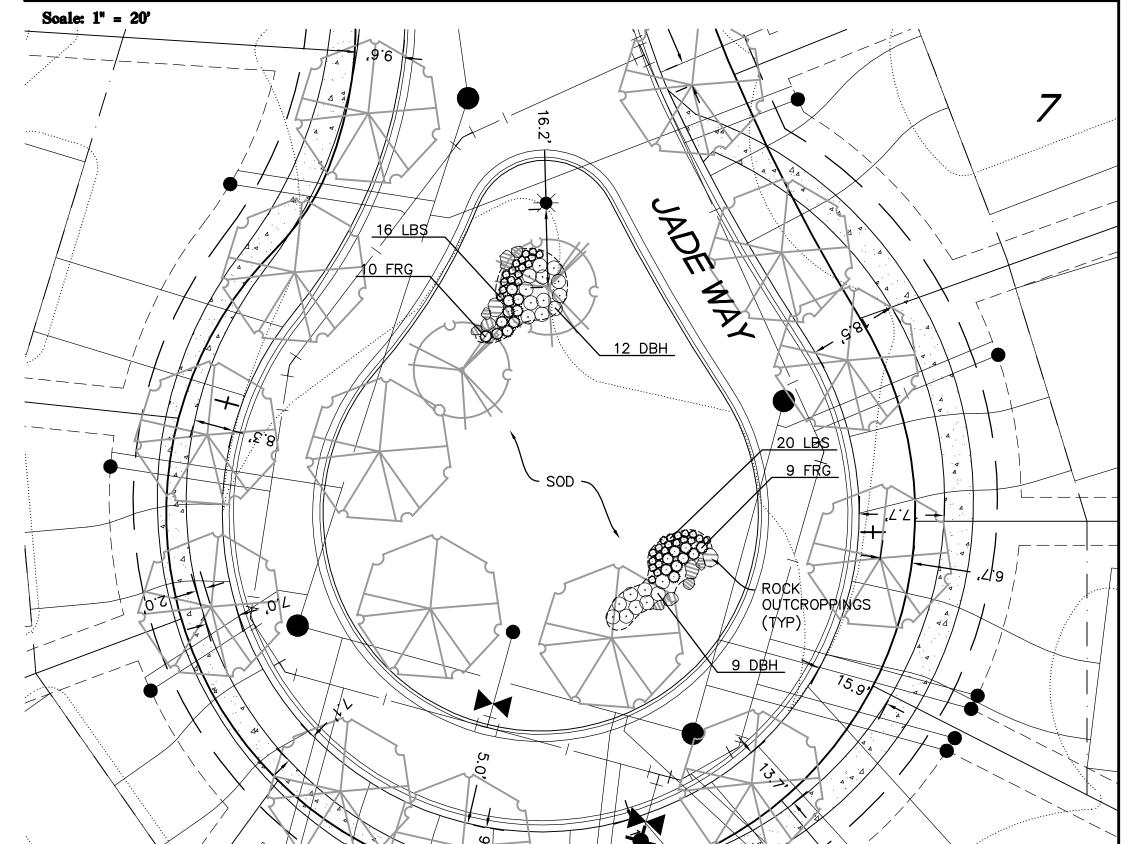
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT 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 5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION. 6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY, DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY THE SHALL BE 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.

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Jade Way Island Plant Schedule (Phase 2)

Jade Way Island

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DBH	21	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 CONT.	3'-0" O.C.
FRG	19	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	36	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
	NC	TE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT C	F A DISCREPAI	NCY.

Latest Revision Date: 04/23/18

Date: 01/30/15 Sheet: LS7 OF 10

Westwood

(952) 937-5150 7699 Anagram Drive (952) 937-5822 Eden Prairie, MN 55344 (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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer 04/23/18 License No.

04/13/15 - CITY COMMENTS 05/07/15 - CITY COMMENTS 09/01/15 - 5TH ST MEDIAN 03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

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

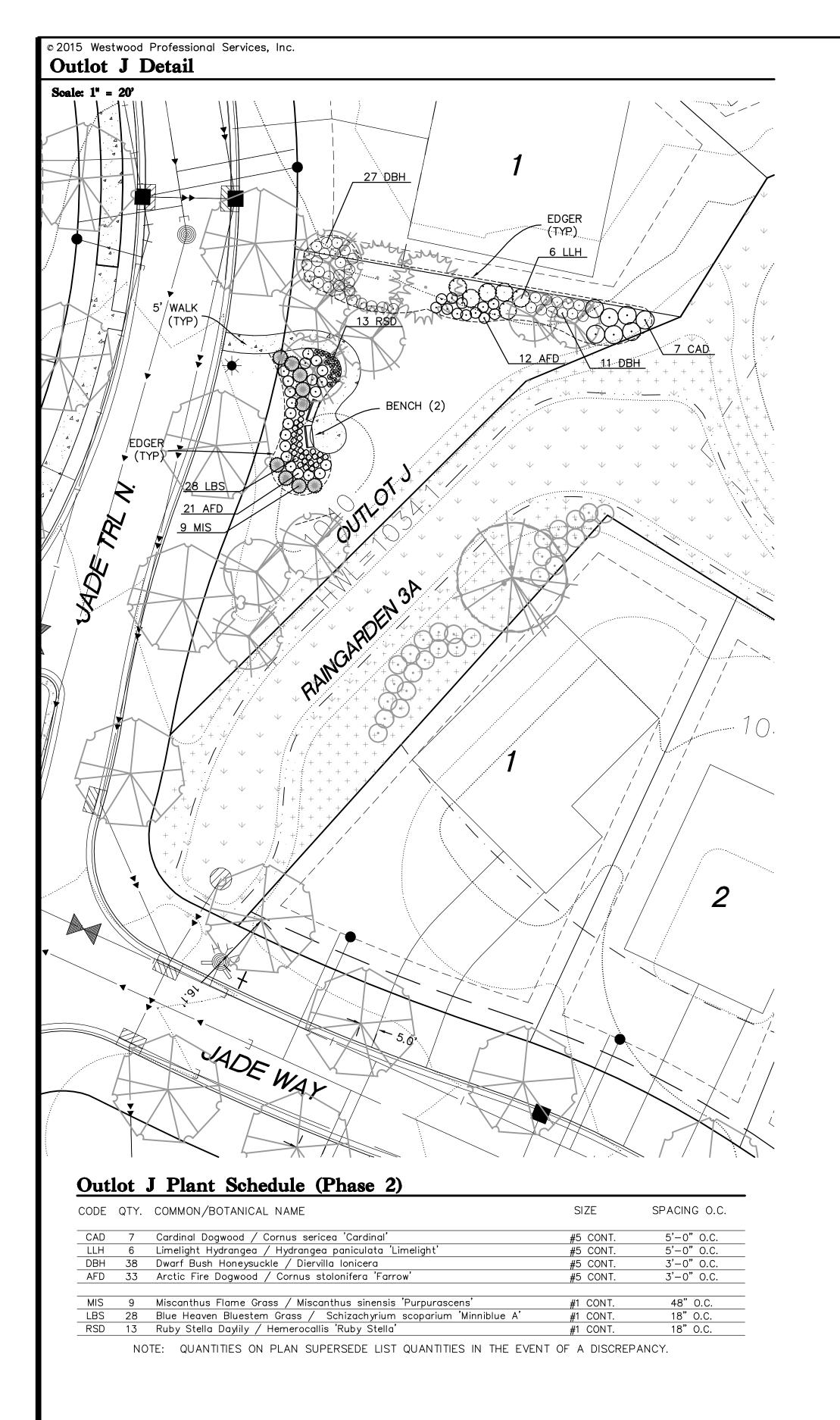
Prepared for:

The Excelsior Group, LLC 11455 Viking Dr., Suite 350

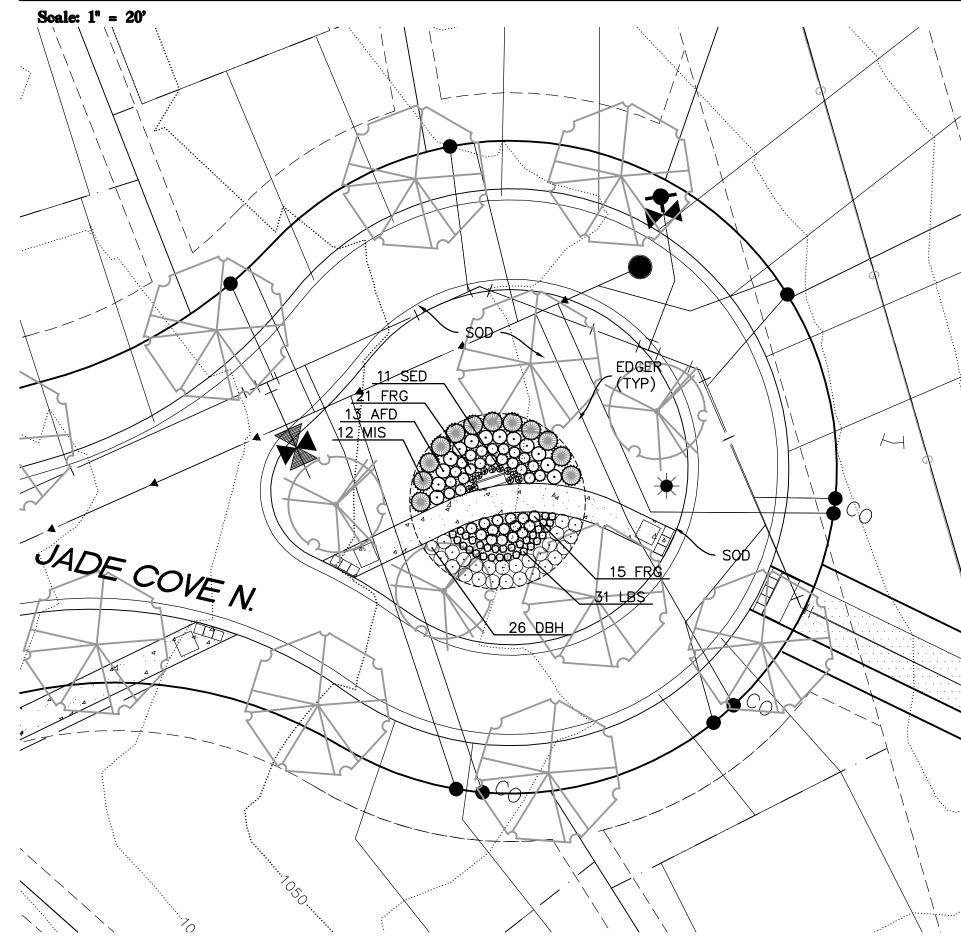
Eden Prairie, MN 55344

Lake Elmo, Minnesota

Final Landscape **Details**



Jade Cove Island



Jade Cove Island Plant Schedule (Phase 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DBH	26	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 CONT.	3'-0" O.C.
AFD	13	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	12	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	36	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	31	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
SED	11	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

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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. 6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED. UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.

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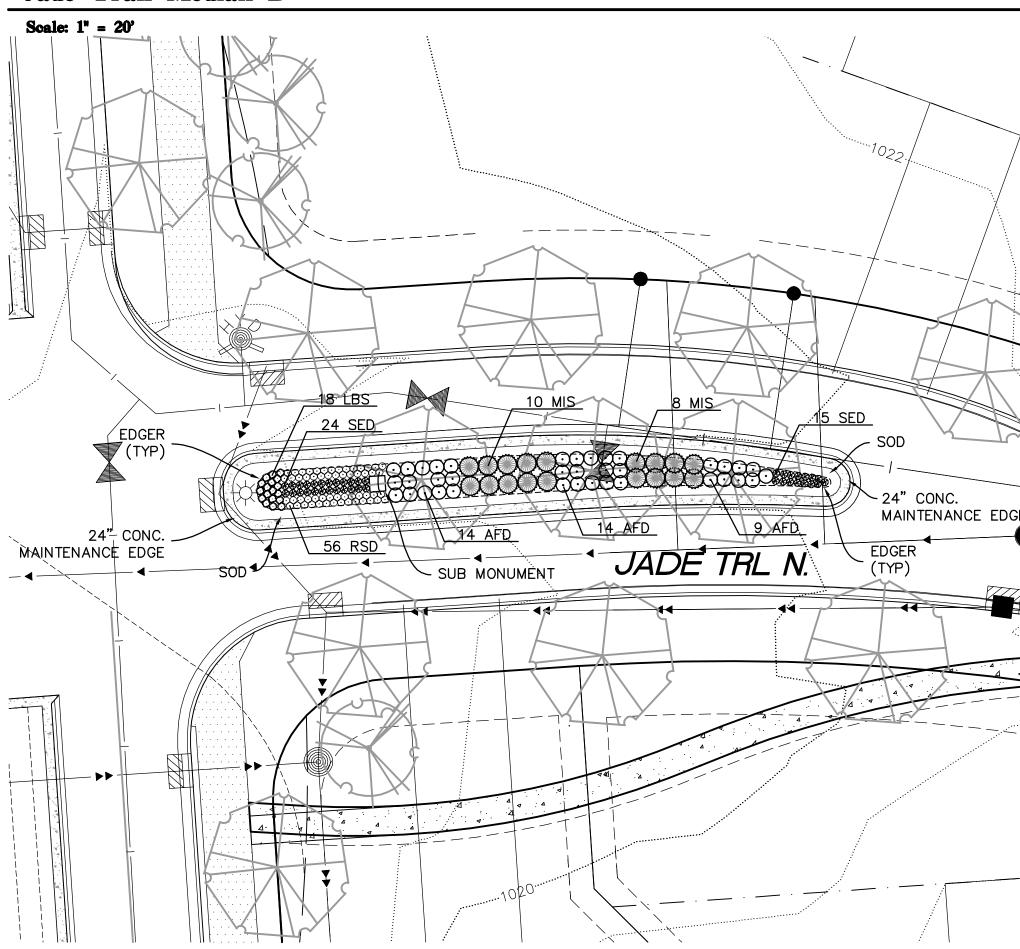
9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.

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.

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Jade Trail Median D



Jade Trail Median D Plant Schedule (Phase 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
AFD	37	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	18	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
LBS	18	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
RSD	56	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18" O.C.
SED	39	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

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



Latest Revision Date: 04/23/18

Date: 01/30/15 Sheet: LS8 OF 10

Westwood

(952) 937-5150 7699 Anagram Drive (952) 937-5822 Eden Prairie, MN 55344 (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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer 04/23/18

04/13/15 - CITY COMMENTS 05/07/15 - CITY COMMENTS 09/01/15 - 5TH ST MEDIAN 03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

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

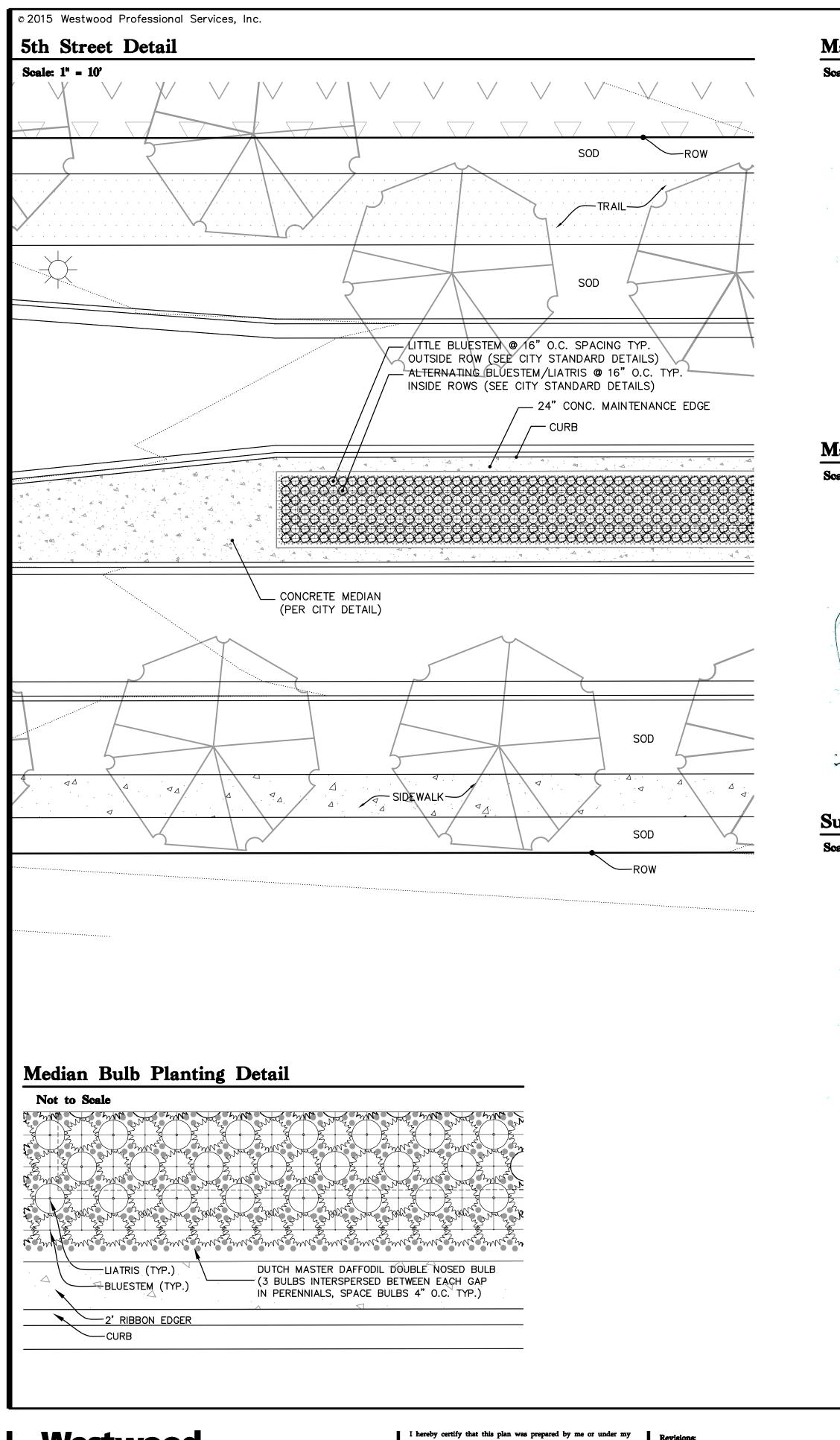
Prepared for:

The Excelsior Group, LLC

11455 Viking Dr., Suite 350 Eden Prairie, MN 55344



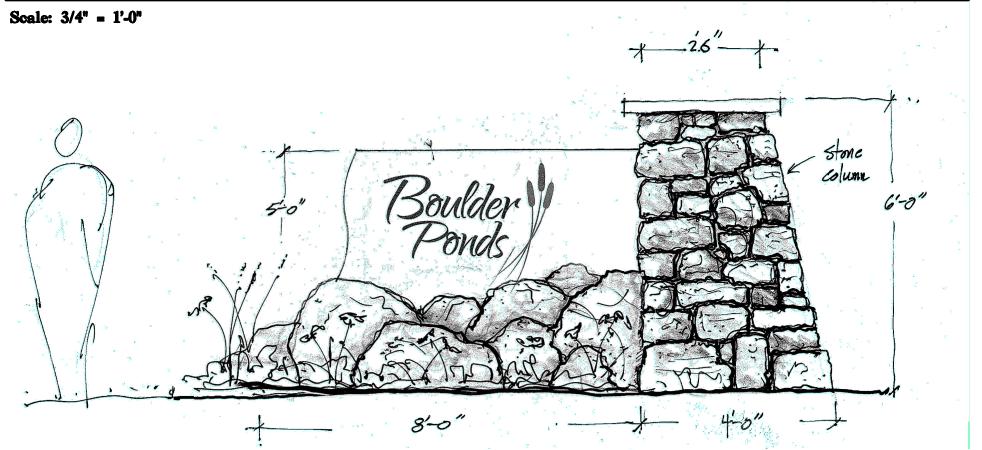
Final Landscape **Details**



Main Entry Monument Alternate A (typ. of 2)

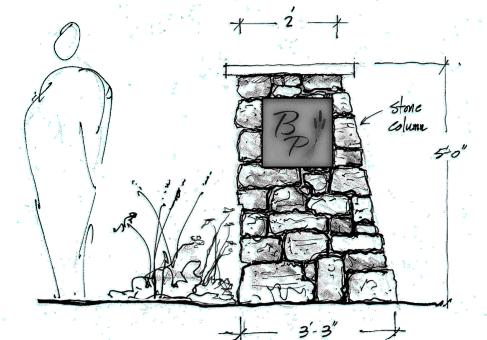
Scale: $3/4^n = 1'-0^n$

Main Entry Monument Alternate B



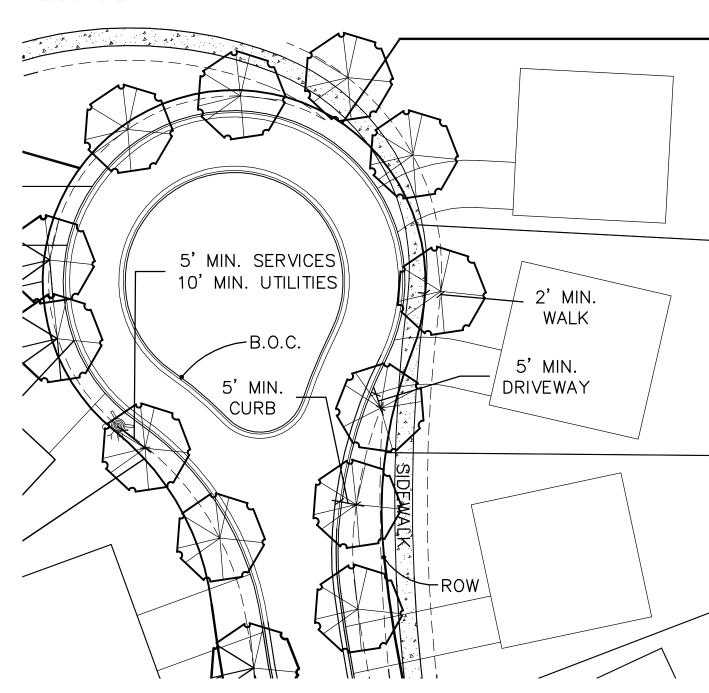
Sub-Monument (typ of 2)

Scale: 3/4" = 1'-0"



Typical Street Tree Planting Detail

Scale: NTS



PLANTING STANDARDS (TYP.):

- * MINIMUM 5' OFF CURB, & MINIMUM 2' FROM SIDEWALK.
- * TREE TO BE PLACED BEYOND SIDEWALK WHEN BOULEVARD WIDTH LIMITS TREE PLACEMENT MINIMUMS.
- * MINIMUM 5' OFF DRIVEWAY & 5' FROM SEWER AND WATER SERVICES.
- * MINIMUM 10' FROM MAJOR UTILITIES (SANITARY, STORM, HYDRANTS, LIGHT POLES)
- 1. TIMING OF PLANT INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
- 2. ALL TREES TO BE FIELD FLAGGED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE. FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH CITY PRIOR TO ANY TREE INSTALLATION.
- 3. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- 4. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 5. TREES INSTALLED ON FRONTS OF INDIVIDUAL LOTS SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS & INDIVIDUAL SEWER & WATER CONNECTIONS.

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 http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf
3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION 4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION.
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Latest Revision Date: 04/23/18

Date: 01/30/15 Sheet: LS9 OF 10

0005402PLF09.dw

Final Landscape

Details

Lake Elmo, Minnesota

Prepared for:

The Excelsior Group, LLC

11455 Viking Dr., Suite 350 Eden Prairie, MN 55344

Westwood Professional Services, Inc.

direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer 04/23/18

04/13/15 - CITY COMMENTS 05/07/15 - CITY COMMENTS 09/01/15 - 5TH ST MEDIAN 03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

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INSTALLED UNLESS WRITTEN APPROVAL BY CITY.

- HAVE THOSE LOCATED AS WELL . PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1
- http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort S. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION
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FEBRUARY 2015

TANDARD DRAWING N CITY OF LAKE ELMO

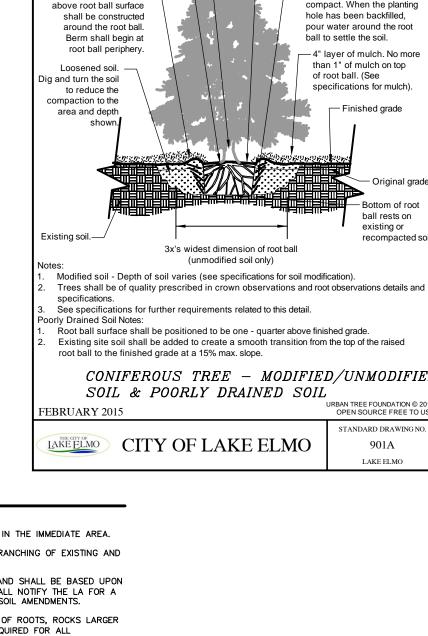
Supplemental Planting Notes

OBTAINED FROM THE GENERAL CONTRACTOR.

- 1. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS
- 2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. 3. PRUNE PLANTS AS NECESSARY — PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- 5. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO ANY PLANTING OPERATIONS AND SHALL BE BASED UPON
- EXAMINATION AND/OR TESTING OF THE EXISTING SOIL CONDITIONS. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LA FOR A FIELD REVIEW OF SOIL CONDITIONS PRIOR TO PLANTING. LA WILL DETERMINE THE NEED FOR ANY SOIL AMENDMENTS. 6. BACKFILL SOIL AND TOPSOIL TO ADHERE TO CITY STANDARD SPECIFICATION AND SHALL BE FREE OF ROOTS, ROCKS LARGER
- THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS. MINIMUM OF 6" DEPTH OF TOPSOIL IS REQUIRED FOR ALL PERENNIALS, LAWN GRASS, AND NATIVE SEEDING AREAS. MINIMUM OF 12" DEPTH BACKFILL TOPSOIL IS REQUIRED FOR TREE
- 7. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 3" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL. 8. EDGING TO BE SPADED EDGE, UNLESS OTHERWISE INDICATED. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE,
- 9. PROVIDE IRRIGATION TO ALL STREET TREE AND BUFFER LANDSCAPING ON SITE. REAR YARD AND ALL PLANTINGS WITHIN NATIVE SEEDING LIMITS WILL NOT BE IRRIGATED. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR.

 LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CITY OF LAKE ELMO FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS—BUILT PLANS, AND NORMAL PROGRAMMING.

 SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE E-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN I
- 10. ALL DISTURBED AREAS TO BE SEEDED OR SODDED, SEE PLAN. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS INDICATED ON PLANS WITH RESPECTIVE SEED MIX(ES) & PER MNDOT SEEDING SPECIFICATIONS (SEE SEED MIX TABLES ON SHEET LS2).



Trunk caliper shall

Top of root ball shall

Prior to mulching, lightly tamp

soil around the root ball in 6'

lifts to brace tree. Do not ove

compact. When the planting

be flush with

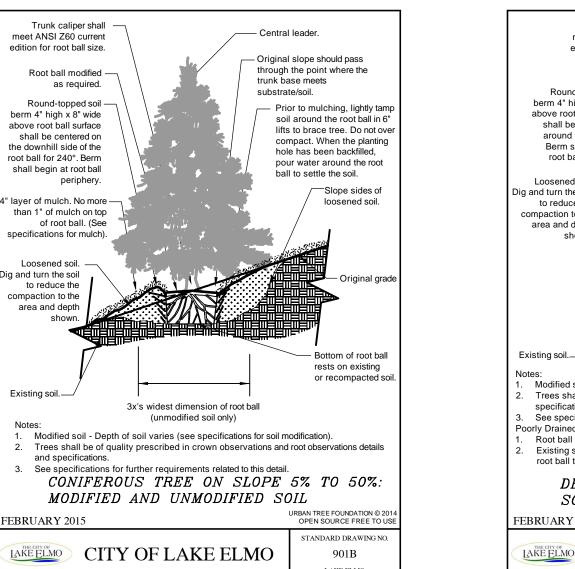
finished grade.

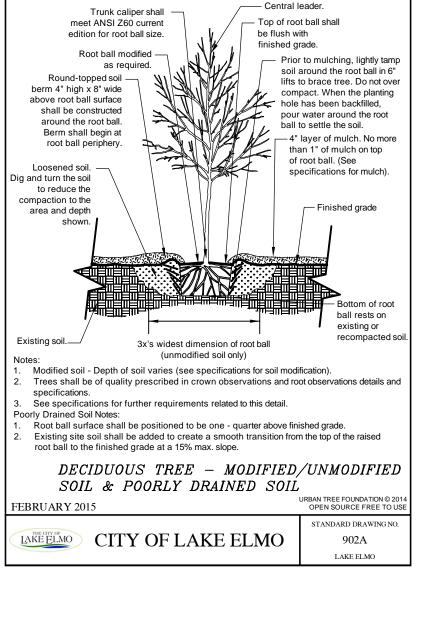
meet ANSI Z60 current

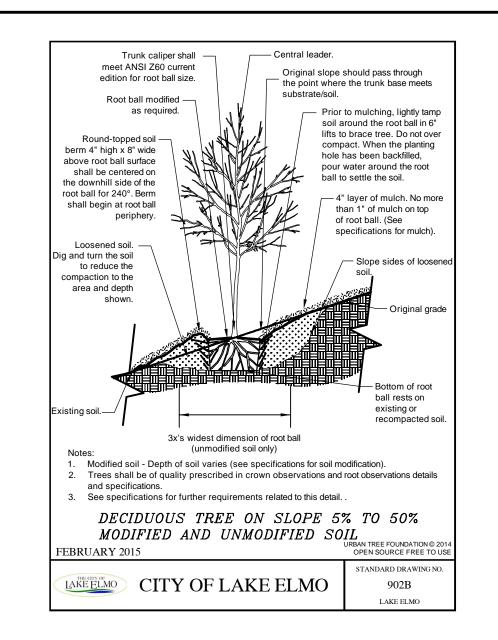
edition for root ball size.

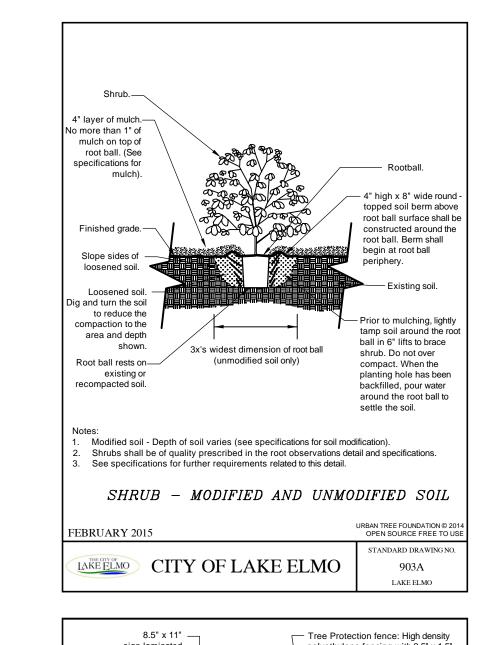
Round-topped soil -

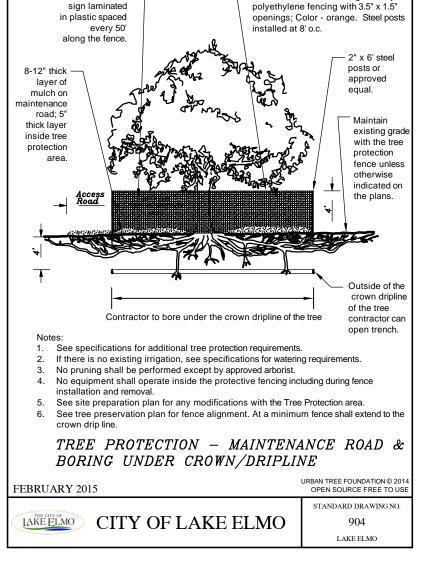
berm 4" high x 8" wide

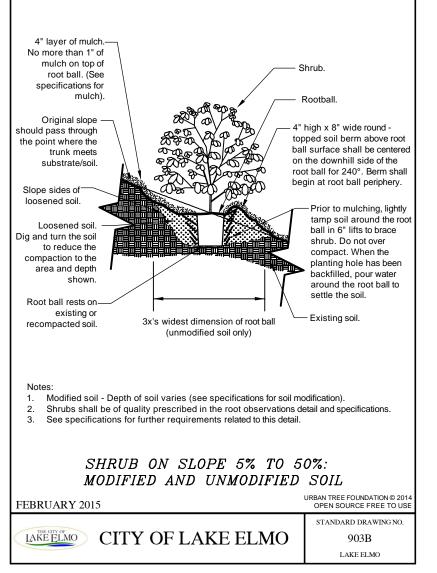


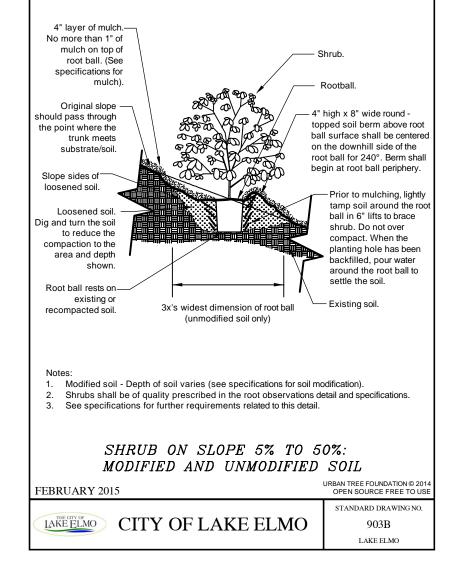






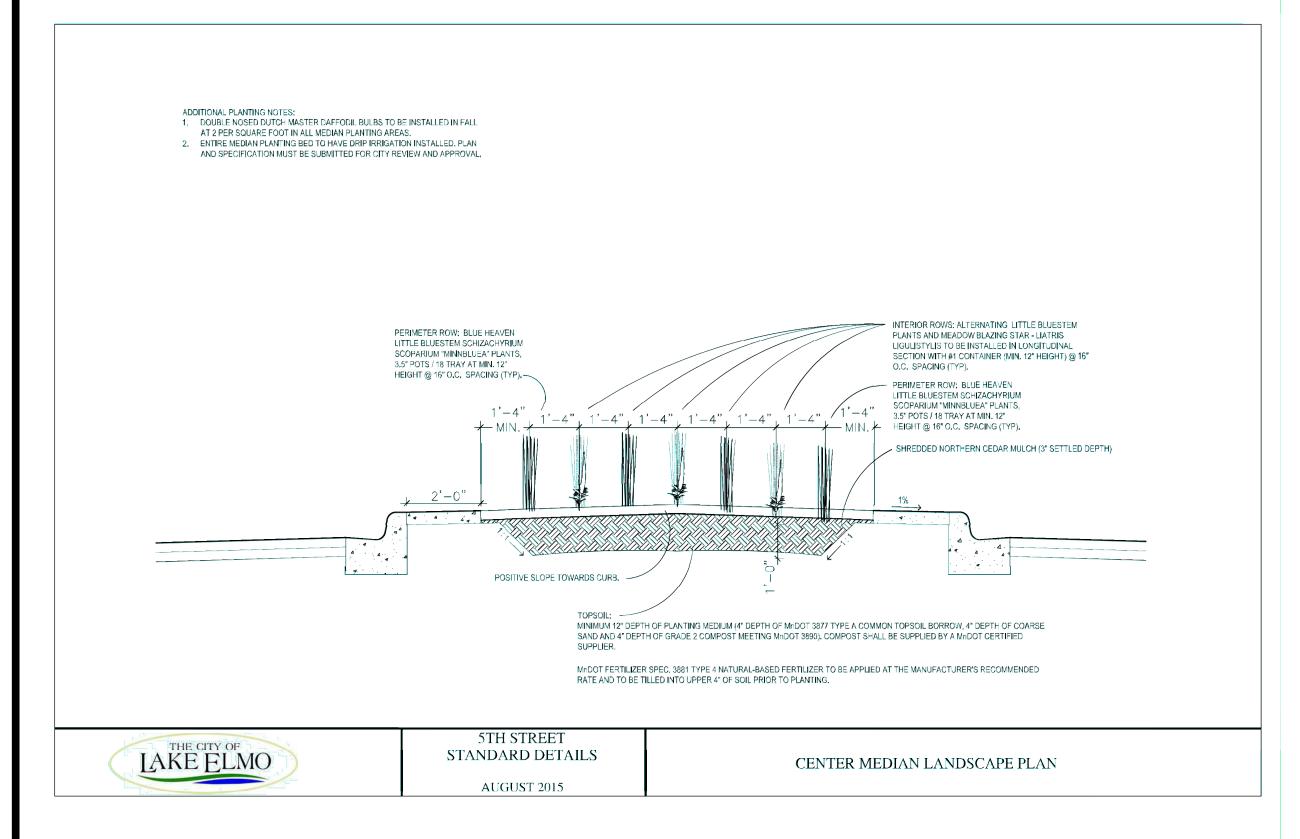


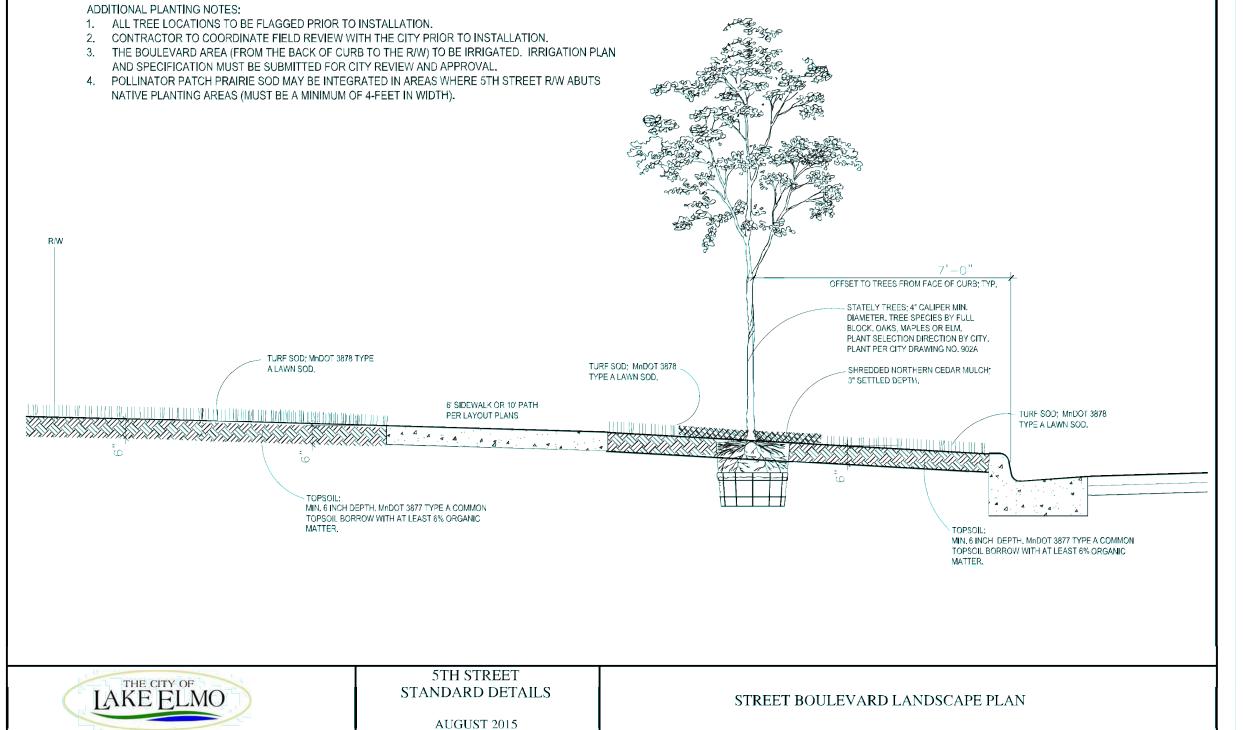




Latest Revision Date: 04/23/18 0005402PLF10.d

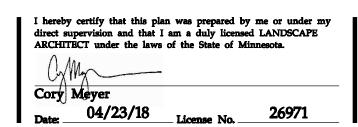
Date: 01/30/15 Sheet: LS10 OF 10





Westwood

(952) 937-5822 Eden Prairie, MN 55344 (888) 937-5150 westwoodps.com





CLM CLM

The Excelsior Group, LLC

11455 Viking Dr., Suite 350 Eden Prairie, MN 55344

Lake Elmo, Minnesota

Final Landscape Notes & Details

MEMORANDUM



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: May 25, 2018

To: Emily Becker, Planning Director Re: Boulder Ponds 3rd Addition – Final Plat

Cc: Chad Isakson, P.E., Assistant City Engineer Engineering Review Comments

From: Jack Griffin, P.E., City Engineer

An engineering review has been completed for the Boulder Ponds 3rd Addition. Final Plat/Final Construction Plans were received on May 1, 2018. The submittal consisted of the following documentation:

- Boulder Ponds 3rd Addition Preliminary Plat, dated SetpApril 19, 2018, prepared by E.G. Rud & Sons, Inc.
- Boulder Ponds 3rd Addition Final Plat, dated April 19, 2018, prepared by E.G. Rud & Sons, Inc.
- Boulder Ponds 3rd Addition Construction Plans dated April 26, 2018, prepared by SEH, Inc.
- Boulder Ponds Landscape Plans, dated April 23, 2018, prepared by Westwood Professional Services.

STATUS/FINDINGS: Engineering review comments have been provided in two separate memos; one for Final Plat approval, and one to assist with the completion of the final Construction Plans. Please see the following review comments relating to the Final Plat application.

FINAL PLAT: BOULDER PONDS 3RD ADDITION

- Outlot A (trail & storm water management) must be dedicated to the City as part of the Final Plat.
- The Jade Cove North center island (street geometrics & sidewalk) will be platted as right-of-way as
 required by preliminary plat approval. The center island landscaping should be HOA maintained and
 addressed in the Landscape Maintenance Agreement.
- The Boulder Ponds 3rd Addition Final Plat approval should be conditioned upon the construction of a Hudson Boulevard eastbound left turn lane and westbound right turn lane onto Jade Trail North. These turn lanes must be constructed meeting Municipal State Aid design standards for 50 mph road.
 - The Hudson Boulevard turn lanes are a requirement of Preliminary Plat per Resolution 2014-73 and addressed specifically in the Engineer's Preliminary Plat review memo dated 07/24/2018.
 - The turn lanes were not required to be constructed as part of the Boulder Ponds 1st or 2nd Additions. Boulder Ponds 3rd Addition is the last phase for which the improvements can be incorporated.
- As presented, the driveway for Lot 6, Block 2 must access Jade Trail North and not Jade Cove North even though the higher grade side of the lot is along Jade Cove North. Frontage along Jade Cove North is not adequate for a driveway.
- Boulder Ponds 3rd Addition includes meandering sidewalks which, when implemented, does not comply with the City standard boulevard layout. Therefore, an alternate boulevard layout plan must detail the proposed changes for City review and approval and easements must be amended as necessary to accommodate all right-of-way infrastructure, including sidewalk location, boulevard trees, hydrants, street lights, street signs, water and sewer service stubs, and location for the private utility trench.

- Also, to address the meandering sidewalks, Final Plat must be conditioned on the building setbacks being a minimum of 25 ft. from the sidewalk, when the sidewalk resides outside of the right-of-way (i.e. Lots 1, 2, and 4-7, Block 1).
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review email dated May 25, 2018 and any subsequent engineering review completed upon receipt of updated construction plans.
- All easements as requested by the City Engineer and Public Works department shall be documented on the
 Final Plat prior to the release of the Final Plat for recording. Easements may need to be revised pending
 review by the City of a detailed right-of-way boulevard plan and updated grading plans showing the storm
 water high water levels.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- Final Plat should be contingent upon the City receiving copies of fully executed temporary construction easements or property owner permissions in a form acceptable to the City Attorney that allows for the construction and grading activities for all work off-site from the proposed Plat limits.
- Final Plat should be contingent upon receipt and City Attorney review of any agreements between the Developer and the BP Pipeline easement area and the Xcel Energy Transmission Easement area, demonstrating that said agreements in no way unacceptably encumbers the City.

FINAL CONSTRUCTION PLANS & SPECIFICATIONS

- All Outlots to be owned by the City, all easements and all right-of-way as requested by the City Engineer and Public Works department shall be documented on the Final Construction Plans.
- 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 May 25, 2018.
- No construction for Boulder Ponds 3rd 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.



To: Emily Becker, City of Lake Elmo Planning Director

From: Lucius Jonett, Wenck Landscape Architect

Date: May 7, 2018

Subject: City of Lake Elmo Landscape Plan Review

Boulder Ponds – 3rd Addition, Final Review #1

Submittals

• Final Boulder Ponds Landscape Plans, dated 04/26/2018, received 05/01/2018.

Location: Area between Hudson Blvd North and 5th Street, east of Bremer Bank (8555 Eagle Point Blvd # 110, Lake Elmo, MN 55042) and west of Lampert Lumber (9220 Hudson Blvd N, Lake Elmo, MN 55042).

Land Use Category: Urban Low Density

Surrounding Land Use Concerns: There were some issues with utilities in the review of the preliminary landscape plan and there is potential conflict in the median with Jade Cove Trail cul-de-sac.

Additionally, a condition of preliminary plat indicated that the eastern portion of the northern buffer trail needs to be moved to the south to the greatest extent possible with plantings to the screen the trail on the north side.

Special Landscape Provisions in addition to Zoning Code: None

Tree Preservation:

A tree survey/preservation plan has not been provided, but landscape design plans indicate that 121 caliper inches of tree replacement are required.

Irrigation Plan:

5th Street Design Standards required landscape irrigation for the boulevard and center landscaped medians; site irrigation for boulevard areas, and drip irrigation for center landscaped medians.

A landscape plan has not been submitted for the 5th Street area showing the system layout, the irrigation connections to municipal water supply, critical station analysis and detailing control system components.



Landscape Requirements:

The 2nd addition final landscape plans do not meet the code required number of trees in a tree by tree count; ornamental trees do not count toward tree replacement or landscape requirements. Landscape requirements were calculated by caliper inches using larger evergreen tree sizes to achieve larger numbers and do not meet the overall landscaping requirements either.

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^{*}Proposed 97 ornamental trees not included in tree count to satisfy landscape requirement.

- 1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
- 2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The final landscape plans meet the minimum of twenty-five percent (25%) of the required number of trees shall be deciduous shade trees and a minimum of twenty-five percent (25%) of the required number of trees be coniferous trees.

Phase 1	Qty	% Composition	
Deciduous Shade Tree	141	71%	>25% required
Coniferous Tree	57	29%	>25% required
Ornamental Trees*	68		
5th St Blvd Trees*	48		

Tree Count 198

Emily Becker Planning Director City of Lake Elmo May 7, 2018



Phase 2	Qty	% Composition	
Deciduous Shade Tree	96	72%	>25% required
Coniferous Tree	37	28%	>25% required
Ornamental Trees*	29		
5th St Blvd Trees*	51		

Tree Count 133

A. A landscape plan has been submitted that meets all requirements.

Findings:

- Submitted landscape plans are consistent with the previous final landscape plans dated 03-01-2016. With some minor changes including a trail alignment change on Jade Cove Island and some amenities (picnic table, shelter and grill station) being relocated or removed from Outlot J.
- 2. Landscape tree requirements are not met in either tree count or caliper inch calculations.
- 3. Irrigation design plans or details have not been included to document the 5th Street Design requirements.

Recommendation:

It is recommended that conditions of approval include:

- 1. Amend landscape plans to provide required number of trees (111 caliper inches more) to meet requirements. Ornamental trees do not count towards required number of trees.
- 2. Submit irrigation plans for 5th Street boulevard and median areas.

Sincerely,

Lucius Jonett, PLA (MN) Wenck Associates, Inc.

City of Lake Elmo Municipal Landscape Architect

^{*}Ornamental & 5th St. Blvd. trees are not included in composition calculations

CITY OF LAKE ELMO WASHINGTON COUNTY STATE OF MINNESOTA

RESOLUTION NO. 2018-065

A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE BOULDER PONDS 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, OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC, 1660 Highway 100 South, Ste 400, St. Louis Park, MN 55416, has submitted an application to the City of Lake Elmo ("City") for a Final Plat and Final PUD Plan for the Boulder Ponds 3rd Addition residential development, a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, the City approved the Boulder Ponds PUD General Concept Plan on December 17, 2013; and

WHEREAS, the City approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on September 16, 2014; and

WHEREAS, the proposed Boulder Ponds 3rd Addition Final Plat and Final PUD Plan includes 33 single family residential lots within a planned development on Outlot K, Boulder Ponds in Stage 1 of the I-94 Corridor Planning Area; and

WHEREAS, the Lake Elmo Planning Commission reviewed the Final Plat and Final PUD Plans on May 30, 2018; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan subject to 12 conditions of approval; 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 June 19, 2018 Council Meeting; and

WHEREAS, the City Council reviewed the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan at its meeting held on June 19, 2018 and made the following findings of fact:

1) That the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.

- 2) That the Boulder Ponds 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.
- 3) That the Boulder Ponds 3rd Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans and decreased front and rear yard lot widths that are less than the minimum lot widths required by the City's Urban Low Density Residential zoning district and Subdivision Regulations.
- 4) That the Boulder Ponds 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.
- 5) That the Boulder Ponds 3rd Addition Final Plat complies with the City's subdivision ordinance.
- 6) That the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 7) That the Boulder Ponds 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 May 25, 2018.

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

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility 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 plat and plans requested by the City Engineer in memos dated May 25, 2018 shall be incorporated into these documents before prior to signing the Plat for recording.
- 2) Outlot A shall be dedicated to the City.
- 3) Garages shall be setback at least 25 feet and homes shall be setback at least 20 feet from sidewalks that are not within the public right-of-way.
- 4) Prior to the release of the Final Plat for recording, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 5) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to recording. Easements may need to be revised pending review by the City of a detailed right-of-way boulevard plan and updated grading plans showing the storm water high water levels.

- 6) The Final Landscape and Irrigation Plans shall be submitted for review and approval by the City Landscape Architect Consultant prior to the release of building permits.
- 7) Plantings to sufficiently screen the northern portion of the northern buffer trail shall be provided on the Final Landscape Plan to be approved by the City's Landscape Architect.
- 8) The applicant shall provide evidence that all conditions attached to the South Washington Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.
- 9) Final Plat shall be contingent upon receipt and City Attorney review of any agreements between the Developer and the BP Pipeline easement area and the Xcel Energy Transmission Easement area, demonstrating that said agreements in no way unacceptably encumbers the City.
- 10) The applicant shall provide a complete development lot book for all lots in Phase 3 of the Boulder Ponds development clarifying proper building placement for use in granting building permits prior to the release of Final Plat for recording.
- 11) That a License and Maintenance Agreement for Landscaping Improvements be executed for the maintenance of commonly held Common Interest Community (CIC) and City outlots and rights-of-ways prior to release of the final plat for recording. The agreement shall state that the Jade Cove North center island shall be maintained by the Homeowners' Association.
- 12) The eastbound left turn lane and westbound right turn lane on to Jade Trail North as shown on the approved Boulder Ponds Preliminary Plans must be constructed prior to release of building permits for Boulder Ponds 3rd Addition.

Passed and duly adopted this 19th day of June, 2018 by the City Council of the City of Lake Elmo, Minnesota

	Mike Pearson, Mayor		
ATTEST:			
Julie Johnson City Clerk			