STAFF REPORT
DATE: 8/3/22
REGULAR
MOTION

TO: City Council
FROM: Ben Hetzel, City Planner
REVIEWED BY: Molly Just, Planning Director
ITEM: Carmelite Hermitage of the Blessed Virgin Mary Conditional Use Permit for Chapel

BACKGROUND

Carmelite Hermitage of the Blessed Virgin Mary (Applicant) has applied for a Conditional Use Permit (CUP) for construction of a chapel on the property located at 8249 Demontreville Trail N (PID# 09.029.21.12.0002). The proposed 5,778 square foot chapel and a detached 978 square foot bathroom and mechanical room would be for use by members and outside visitors. The use is allowed by CUP in the Public Facilities (PF) zoning district.

PROPOSAL DETAILS/ANALYSIS

Applicant: Carmelite Hermitage of the Blessed Virgin Mary

Property Owners: Discalced Carmelite Nuns of St. Paul

Location: 8249 Demontreville Trail N.

Request: Application for a Conditional Use Permit (CUP) to allow a chapel

Site Area: 89.6 acres

Existing Land Use: Religious Institution

Existing Zoning: Public Facilities (PF) and Shoreland Overlay District

Surrounding: North – single family homes zoned RR and A
West – Lake Demontreville
South – single family homes zoned RS
East – single family homes zoned RR

Comprehensive Plan: Institutional

History: The property has been owned by the Discalced Carmelite Nuns of St. Paul since 1955. In 1983 the priests and brothers of the Carmelite Hermitage of the Blessed Virgin Mary joined the property. The property has been used as a religious institution by the members and guests. In 1991 the City of Lake Elmo approved the master plan of the Carmelite Hermitage of the Blessed Virgin Mary. The master plan included a phasing plan of four parts. Phase 1, consisting of a community building and garage was constructed in 1991/92. Phase 2, consisting of a central court yard with covered walkways was constructed in 2001/02. Phase 3 consists of a

chapel which is what is currently being proposed. Phase 4 will consist of a visitor building, library, and rooms for community workshops, this is planned for 2028. In August of 2019 the City Council approved a conditional use permit for their chapel. The Carmelites subsequently relinquished the conditional use permit as a part of an agreement with the Jesuit Retreat House to settle issues with access. In 2021 a variance was granted to allow a new road to provide direct access between Demontreville Trail and the Carmelites.

Deadline for Action: Application Complete – 6/23/2022
60 Day Deadline – 8/23/2022

Regulations: Article XVI – Public and Semi-Public Districts
Article XIX – Shoreland Overlay District
105.12.290 – Conditional Use Permits

PROJECT ANALYSIS

Because the property does not have a conditional use permit as is required by the Zoning Code, the existing use is considered legal non-conforming. The City's ordinance states that the lawful use of a building or structure may continue, but that the continuation of the non-conforming use does not include expansion. Since the applicant is requesting expansion of the non-conforming use, by adding a chapel, the City must approve a conditional use permit in order for the applicant to add the chapel and to bring the property in to compliance.

The proposed chapel would be to the west of the existing buildings and south of the existing driveway into the site. As shown on the plans, the chapel would be about 5,778 square feet with a 978 square foot detached bathroom and mechanical room. The Chapel height would be about 40 feet with an additional 5 foot cross on the roof. The applicant noted in their project description that the chapel would be used for liturgical services and for personal prayer and would have seating for 48 guests in addition to the seating for 12 members of their community.

They also state that since their community members live in an Hermitage and since their way of life is relatively secluded, they do not generate a significant amount of vehicle traffic. They are anticipating an average of 10-15 visitors a day to the site, currently they typically average 1-2 visitors per day plus occasional deliveries. They have one part-time employee to help maintain the grounds and buildings. The Hermitage is open to the public between 7:30 AM and 4:30 PM. They are not planning to advertise or offer programs that would draw large crowds other than special celebrations a few times a year in which guests are invited.

Setback and Impervious Surface Requirements. The following table outlines how the proposed use adheres to the setback and impervious surface requirements of the Public and Quasi-Public Open Space District.

Public and Quasi Public Open Space Zoning Standards		
Standard	**Required**	**Proposed**
Maximum Parcel Area	20 acres	90 acres

Lot Width – Minimum (at ROW)	100 feet	Approximately 1793 feet
Lot Depth – Minimum	150 feet	Approximately 2015 feet
Maximum Height	50 feet	Approximately 41 feet
Maximum Impervious Coverage	15%	1.2%
Front Yard Setback – Building	100 feet	Approximately 1000 feet
Interior Side Yard Setback – Building	100 feet	Approximately 900 feet
Rear Yard Setback - Building	100 feet	Approximately 1000 feet
Parking Lot Setback	100 foot	Approximately 200 feet

Standards for Places of Worship within the Public and Quasi-Public Zoning District. The following outlines standards for places of worship as outlined in the Public and Quasi-Public zoning district.

a. Direct access is provided to a public street classified by the Comprehensive Plan as major collector or arterial;
    - *Staff Comment.* The City approved a variance in 2021 for a direct access road to the Carmelites from Demontreville Trail. The City has classified Demontreville Trail as a major collector street.
b. No use may exceed 235 gallons wastewater generation per day per net acre of land;
    - *Staff Comment.* It is unknown how much wastewater is generated, but it is assumed there is no more than 235 gallons being generated per net acre on a 90 acre site.
c. No on-site sewer system shall be designed to handle more than 5,000 gallons per day;
    - *Staff Comment.* The proposed drainfield is 15,000 square feet in area and according to the SSTS design report dated May 8, 2019 is designed to handle 350 gallons of waste a day.
d. Exterior athletic fields shall not include spectator seating, public address facilities or lighting;
    - *Staff Comment.* There are no exterior athletic fields.
e. No freestanding broadcast or telecast antennas are permitted. No broadcast dish or antenna shall extend more than 6 feet above or beyond the principal structure.
    - *Staff Comment.* There are no broadcast or telecast antennas, existing or proposed.

Parking Lot Landscaping and Screening Standards

Landscape Plans. The applicant has submitted surveys and project plans showing the existing landscaping and wooded areas on the property. Since the site has extensive areas of trees and the since the proposed chapel would not be removing any existing trees, staff does not recommend that the City review or require additional landscaping on the property.

Septic Drainfield. The existing drainfield is to the south of the existing building and the proposed chapel will not affect the existing drainfield. The project plans show a new drainfield to the south of the proposed chapel. This new drainfield will require a permit from the Washington County Public Health and Environment Department before installation.

REVIEW COMMENTS

Engineering Review. Engineering reviewed this request and provided the attached memo dated June 20th, 2022. The comments must be addressed.

Fire Department Review. The Fire Department reviewed this request and provided the attached memo dated June 22nd, 2022. The comments must be addressed.

The Planning commission reviewed the request and recommended approval of the conditional use permit with the listed conditions with a 5-0 vote at the July 11, 2022 meeting.

RECOMMENDED FINDINGS

Conditional use means a land use or development as defined by ordinance that would not be appropriate generally but may be allowed with appropriate restrictions as provided by official controls only upon a finding that all of the following provisions are met. Staff recommends the following findings:

1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. ***The proposed use should not be detrimental or in any way endanger the public health, safety, comfort.***
2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***The proposed use conforms to the Comprehensive Plan.***
3. The use or development is compatible with the existing neighborhood. ***The proposed use is permitted in Public Facilities zoning district subject to a CUP.***
4. The proposed use meets all specific development standards for such use listed in the Zoning Code. ***The proposed use must meet the provisions of Article XVI – Public and Semi-Public Districts.***
5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Article XIX (Shoreland Management) and Title 100 (Flood Plain Management). ***The proposed use must meet the Shoreland Regulations.***
6. The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area. ***The proposed use will be compatible in appearance with the existing character of the general vicinity and will not change the essential character of the area.***
7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. ***The proposed chapel is to be set back form the public right of way and from adjacent land owners and so should not create a nuisance to existing or future neighboring structures.***
8. The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.

The proposed chapel will be adequately served by public services or facilities.

9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. ***The proposed use will not create excessive additional requirements at public cost.***
10. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors. ***The proposed use should not be detrimental to persons, property, or the general public welfare.***
11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. ***With the new direct access (Res. 2021-092) the proposed use should not create traffic congestion. The chapel will mainly be used by members and intermittent guests.***
12. The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. ***The proposed use should not impact natural or scenic features.***

FISCAL IMPACT

None.

RECOMMENDED CONDITIONS OF APPROVAL

1) The applicant must obtain all other necessary City, State, and other governing body permits and approvals before the commencement of any construction activity on the site. These include, but not limited to, a Valley Branch Watershed District permit, approval of revised plans by the City Engineer, a building permit, and an on-site wastewater (septic) permit.
2) No construction by begin until all items and changes outlined by the City Engineer in the memorandum addressing the Carmelite Chapel Conditional Use Permit and Site Improvements dated June 20th, 2022 are addressed to the satisfaction of the City Engineer.
3) No construction may begin until all items outlined by the Fire Chief in his memo dated June 22nd 2022 are addressed to the satisfaction of the Fire Chief.
4) No construction may begin until the applicant has provided written documentation demonstrating adequate wastewater management facilities exist or are proposed to serve the proposed chapel. This should include either a Washington County inspection compliance report for the existing on-site wastewater system or a wastewater management plan and permit approved by Washington County to serve the proposed chapel.
5) If the applicant or owner has not taken action toward starting the chapel or if substantial construction of the chapel has not taken place within 12 months of the City's approval of conditional use permit, the CUP approval shall become void. The applicant or owner may request City Council approval of a time extension to start or implement the conditional use permit.

OPTIONS:

The City Council may:

- Approve the Conditional Use Permit with recommended findings and conditions of approval.
- Approve the Conditional Use Permit with amended findings and conditions of approval.
- Deny the Conditional Use Permit, citing findings for denial.

RECOMMENDATION:

Staff recommends the City Council approve the CUP to allow the chapel on the subject property with the listed conditions.

Suggested motion:

"Move to approve Resolution 2022-075, approving a Conditional Use Permit (CUP) for the construction of a chapel with the listed conditions based on the findings listed in the staff report."

ATTACHMENTS:

1. Carmelite Site Location Map
2. Engineering Memo (dated 6-20-2022)
3. Fire Department Memo (dated 6-22-2022)
4. Land Use Application
5. Narrative
6. Plan Set
7. Stormwater Management Plan (dated 6-22-2022)
8. Architectural Plans
9. Planning Commission Minutes

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION 2022-075

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A CHAPEL WITH CONDITIONS AT 8249 DEMONTREVILLE TRAIL NORTH

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

WHEREAS, Carmelite Hermitage of the Blessed Virgin Mary (the "Applicant") has submitted an application to the City of Lake Elmo (the "City") for a Conditional Use Permit for the construction of a chapel on the property located at 8249 Demontreville Trail North (PID# 0902921120002) (the "Property"); and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on said matter on July 11, 2022; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation to the City Council as part of a Staff Memorandum dated August 3, 2022; and

WHEREAS, the City Council considered said matter at its August 3, 2022 meeting; and

NOW, THEREFORE, based on the testimony elicited and information received, the City Council makes the following:

FINDINGS

1) That the procedures for obtaining said Conditional Use Permit are found in the Lake Elmo Zoning Ordinance, Section 105.12.290.

2) That all the submission requirements of said Section 105.12.290 have been met by the Applicant.

3) That the proposed Conditional Use Permit is for the construction of a Chapel.

4) The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. ***The proposed use should not be detrimental or in any way endanger the public health, safety, comfort.***

5) The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***The proposed use conforms to the Comprehensive Plan.***

6) The use or development is compatible with the existing neighborhood. ***The proposed use is permitted in the Public Facilities zoning district subject to a CUP.***

7) The proposed use meets all specific development standards for such use listed in the Zoning Code. ***The proposed use must meet the provisions of Article XVI – Public and Semi-Public Districts.***

8) If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Article XIX (Shoreland Management) and Title I00 (Flood Plain Management). ***The proposed use must meet the Shoreland Regulations.***

9) The proposed use will be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area. ***The proposed use will be compatible in appearance with the existing character of the general vicinity and will not change the essential character of the area.***

I0) The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. ***The proposed chapel is to be set back form the public right of way and from adjacent land owners and so should not create a nuisance to existing or future neighboring structures.***

11) The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use. ***The proposed chapel will be adequately served by public services or facilities and served by facilities provided by the applicant.***

12) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. ***The proposed use should not create excessive additional requirements at public cost.***

13) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors. ***The proposed use should not be detrimental to persons, property, or the general public welfare.***

14) Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. ***With the new direct access (Res. 2021-092) the proposed use should not create traffic congestion. The chapel will mainly be used by members and intermittent guests.***

15) The proposed use will not result in the destruction, loss, or damage of a natural or scenic feature of major importance. ***The proposed use should not impact natural or scenic features.***

16) That, in accordance with City Code Section 105.12.290, the construction of a chapel shall be permissible under the Conditions 1-5 as provided in the decision below, and incorporated herein:

DECISION

NOW, THEREFORE, BE IT FURTHER RESOLVED, and based upon the information received and the above Findings, that the City Council of the City of Lake Elmo hereby approves the request by Carmelite Hermitage of the Blessed Virgin Mary for a Conditional Use Permit for the construction of a chapel on the property located at 8249 Demontreville Trail North, and grants the same, subject to the following conditions of approval:

1) The applicant must obtain all other necessary City, State, and other governing body permits and approvals before the commencement of any construction activity on the site. These include, but not limited to, a Valley Branch Watershed District permit, approval of revised plans by the City Engineer, a building permit, and an on-site wastewater (septic) permit.
2) No construction by begin until all items and changes outlined by the City Engineer in the memorandum addressing the Carmelite Chapel Conditional Use Permit and Site Improvements dated June 20th, 2022 are addressed to the satisfaction of the City Engineer.
3) No construction may begin until all items outlined by the Fire Chief in his memo dated June 22nd 2022 are addressed to the satisfaction of the Fire Chief.
4) No construction may begin until the applicant has provided written documentation demonstrating adequate wastewater management facilities exist or are proposed to serve the proposed chapel. This should include either a Washington County inspection compliance report for the existing on-site wastewater system or a wastewater management plan and permit approved by Washington County to serve the proposed chapel.
5) If the applicant or owner has not taken action toward starting the chapel or if substantial construction of the chapel has not taken place within 12 months of the City's approval of conditional use permit, the CUP approval shall become void. The applicant or owner may request City Council approval of a time extension to start or implement the conditional use permit.

Passed and duly adopted this 3rd day of August, 2022 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mayor Charles Cadenhead

ATTEST:

_____
Julie Johnson, City Clerk

Carmelite Property Site Map

★ - Proposed Chapel Location

Context Map

N

Map Created by: Planning Dept
Map Date: June 2022

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E.	**651.300.4261**
Jack Griffin, P.E.	**651.300.4264**
Ryan Stempski, P.E.	**651.300.4267**
Chad Isakson, P.E.	**651.300.4283**

Date: June 20, 2022

To: Ben Hetzel, City Planner
Cc: Molly Just, Planning Director
Chad Isakson, Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Carmelite Heritage Chapel Site Improvements
Engineering Site Plan Review

A Site Plan engineering review has been completed for the Carmelite Hermitage Chapel Conditional Use Construction Plan set. The site is located at 8249 DeMontreville Trail North in Lake Elmo. The submittal consisted of the following documentation received on June 14, 2022:

- Site Plans prepared by Pioneer Engineering, dated April 26, 2019.
- Stormwater Management Report prepared by Pioneer Engineering, dated April 26, 2019.
- Certificate of Survey prepared by Landmark Surveying, dated June 27, 2018.
- Dated April 5, 2019.
- Septic System Plan prepared by Steinbrecher Companies, Inc., dated May 8, 2019.

REVIEW FINDINGS AND RECOMMENDATIONS

- Site Access. Access to the site will be provided by a private driveway extended from DeMontreville Trail. The private driveway construction is in progress being implemented through a separate project permitted by the city.
- A Grading Permit is required per Section 105 of the City Code as the project will result in moving more than 50 cubic yards of material. Site plans have been submitted with the application and must be approved by the city prior to the start of any construction.
- A Valley Branch Watershed District (VBWD) permit will be required. The site plan is subject to a storm water management plan (SWMP) meeting State, VBWD and City rules and regulations. A permit was received by the applicant in 2019 but has since expired.
- Storm water facilities proposed for meeting State, VBWD and City permitting requirements must be designed and constructed in accordance with the City Engineering Design Standards Manual available on the City website, dated January 2022, including maintenance access roads.
- Ownership and Maintenance. The storm water facilities constructed for this development should remain privately owned and maintained. The applicant will be required to execute and record a Stormwater Maintenance and Easement Agreement in the City's standard form of agreement.
- Easements. The storm water facility 100-year HWL must be fully contained within the subject property and easements must be provided to protect the 100-year HWL flood area, all emergency overflow pathways, and maintenance access roads.
- Private Water Supply. Municipal water is not planned to serve this parcel in the 2040 Comprehensive Plan. The proposed Chapel will receive its domestic water supply from an existing private well located onsite through the extension of a private water service. Water facilities must be provided in accordance MDH requirements (water supply well) and the Minnesota building code (water service plumbing). Municipal water supply will not be available to the facility for fire suppression.

- Private Sewer. The proposed Chapel resides outside the city's 2040 Comprehensive Plan MUSA area. The facility will be served by a private on-site wastewater treatment system to be regulated by Washington County. The applicant must obtain permit approval through Washington County and provide written documentation of all approvals to the city. The approved wastewater management plan facilities must be accurately shown to scale on the Site Plans.
- No construction 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.

SITE IMPROVEMENT PLANS AND STORMWATER MANAGEMENT PLAN

- Any revisions to the Storm Water Management Plan (SWMP) to meet VBWD permit requirements must be resubmitted to the city for further review and consideration.
- Sheet 4.10. A plan note should be added to indicate the private sanitary sewer and water service lines to be installed per state plumbing code requirements.
- Sheet 5.10. Revise grading plan to revise storm water BMP site to meet City of Lake Elmo and MN Storm Water Manual standards and as follows:
  - Provide 10:1 aquatic bench and 10:1 maintenance bench around retention BMP. Add typical pond detail cross section to identify required benches.
  - Provide defined rip rap overflow location between retention basin and infiltration basin and define overflow spot elevation.
- Sheet 5.10 Provide drainage and utility easement over storm water BMP including the 100-year HWL, emergency EOF pathway, and pond maintenance access road and access bench. Easement area must be clearly shown on the plans.
- Once an approved Washington County SSTS design is obtained, the site plans must be updated to show the proposed on-site SSTS design system location and redundant drain field location.
- The plans must call out detailed site protection from construction activities for the proposed on-site wastewater treatment system (both primary and secondary drainfield) and for the proposed storm water infiltration basin.
- All plan details and plan notes relating to grading, site restoration, and erosion control must be revised to be consistent with the City Engineering Design Standards details and plan notes, dated January 2022.

Lake Elmo Fire Department

Memorandum

To: Ben Hetzel, City Planner
From: Dustin Kalis, Fire Chief
Date: 6/22/22
Re: Conditional Use Permit for 8249 Demontreville Trail N, Carmelite Chapel

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The Lake Elmo Fire Department has completed a Conditional Use Permit review for 8249 Demontreville Trail N, Carmelite Chapel based on submittals dated 6/2/22 with the following comments:

1) Building shall have a separate address. 8253 Mount Carmel Road is to be used for the address of the chapel.

2) Building address numbers shall be plainly visible from the street fronting the property and shall contrasting color from the background. Addresses is required to be posted adjacent to or on monument sign at Demontreville Trail and Mount Carmel Road.

3) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses. Provide layout showing Lake Elmo Fire Apparatus turning radius overlay on all drive lanes and parking lot.

4) Further review of the parking lot as fire department access road is needed. Fire apparatus access roads shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.

5) An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads.

6) A Fire Department lock box is required for emergency access to the building at an approved location and provide keys for emergency access into and throughout the occupancy as required.

7) The fire sprinkler system shall be installed compliant with provisions of Minnesota State Building Code Chapter 1306.0020 Municipal Option Subpart 3 (new buildings) and 2016 NFPA Standard 13, Installation of Sprinkler Systems. City permit required prior to initiation of work.

8) Install emergency egress illumination in the means of egress including exit discharge compliant with 2020 MSFC.

9) Install compliant exit signage as required by the 2020 MSFC.

10) Provide and install dry chemical fire extinguishers certified for service and tagged as required. Service classification rating shall be a minimum 2A classification rating and maximum travel distance of 75 feet to extinguishers. The minimum classification rating may be upgraded for special or extra hazard areas within the occupancy.

11) Rooms containing controls for air-conditioning systems, roof access, elevator equipment, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

Codes and Standards Used for this Review

This review is based on the following codes and standards as adopted and in effect in the State of Minnesota at the time of plan submittal.

- 2020 Minnesota State Fire Code
- 2020 Minnesota State Building Code, Ch. 1306
- Lake Elmo Fire Department Fire Code Policy
- NFPA 72, 2016 edition
- NFPA 13, 2016 edition

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

THE CITY OF LAKE ELMO

651-747-3900
3880 LaverneAvenue North
Lake Elmo, MN55042

LAND USE APPLICATION

☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal

☒ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading

☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan

☐ PUD Concept Plan ☐ PUD Preliminary Plan ☐ PUD Final Plan ☐ Wireless Communications

RECEIVED
JUN 07 2022
CITY OF LAKE ELMO

Applicant: Carmelite Hermitage of the Blessed Virgin Mary
Address: 8249 Demontreville Trail North
Phone # 651-779-7351
Email Address: carmelbvm@gmail.com

Property Owner: Discalced Carmelite Nuns of St. Paul
Address: 8251 Demontreville Trail North
Phone # 651-777-3882
Email Address: _____

Property Address: 8249 Demontreville Trail North
PID#: 0902921120002

Detailed Reason for Request: See attached paper.

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

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

Signature of applicant: Rev. John Burns Date: 2 June 2022

Signature of property owner: Sister Angela Bassett Date: 2 June 2022

Land Use Application

Property Location
All of Government Lot 4 in Section 9, Township 29 north, Range 21 west, City of Lake Elmo, Washington County, Minnesota, according to government survey containing 59.4 acres of land. Also the south 30.6 acres of Government Lot 4 in Section 4, and of the southwest quarter of the southeast quarter of said Section 4, all in Township 29 north, Range 21 west, according to government survey, being the south 688 feet thereof.

Detailed Reason for the Request
In December of 1991, the City of Lake Elmo approved the master plan of the Carmelite Hermitage of the Blessed Virgin Mary (aka Carmel of the Blessed Virgin Mary). The master plan included a phasing plan of four parts. Phase 1, consisting of a community building and garage was constructed in 1991/92. Phase 2, consisting of a central court yard with covered walkways (cloister) was constructed in 2001/2002. Phase 3 consists of a chapel and is the building we would now like to construct. Phase 4 will consist of a building for visitors and guests as well as a some rooms for community workshops and a library. We hope to commence Phase 4 around 2028. We request City approval of a conditional use permit to construct our chapel because it is an essential building of every monastery and will provide needed worship space for the members of the Hermitage and their guests. In August 2019, the City Council approved a conditional use permit for our chapel after thorough review by City staff and a positive recommendation by the Planning Commission. The Carmelites subsequently relinquished this CUP as part of an agreement with the Jesuit Retreat House to settle questions of access to the new chapel.

Variance Requests
No variances requested.

2a. Contact Information

Owner of Record
Discalced Carmelite Nuns of Saint Paul
8251 Demontreville Trail
Lake Elmo, MN 55042
651-777-3882

Authorized Agent
Reverend John Burns
Carmelite Hermitage of the Blessed Virgin Mary
8249 Demontreville Trail
Lake Elmo, MN 55042
651-779-7351
carmelbvm@gmail.com

Architect
Duncan Stroik
218 West Washington Avenue
Suite 1200
South Bend, IN 46601
574-232-1783
stroik@stroik.com

Civil Engineer
Paul Cherne, P.E.

Pioneer Engineering
2422 Enterprise Drive
Mendota Heights, MN 55120
651-251-0630
pcherne@pioneereng.com

Surveyor
Milo Horak
Landmark Surveying, Inc.
21070 Olinda Trail North
Box 65
Scandia, MN 55073
651-433-3421
inthefield@frontiernet.net

Septic System
Jesse Kloeppner
Steinbrecher Companies, Inc.
Zimmerman, MN 55398
763-843-4114
septic@IssiMN.com

2b. Property Information

Addresses
Discalced Carmelite Nuns of St. Paul
8251 Demontreville Trail
Lake Elmo, MN 55042

Carmelite Hermitage of the Blessed Virgin Mary
8249 DeMontreville Trail
Lake Elmo, MN 55042

Current Zoning
Public Facility (PF)

Parcel Size
90.109 acres
3,924,760 square feet

PID
0902921120002

Current Legal Description
All of Government Lot 4 in Section 9, Township 29 north, Range 21 west, City of Lake Elmo, Washington County, Minnesota, according to government survey containing 59.4 acres of land. Also the south 30.6 acres of Government Lot 4 in Section 4, and of the southwest quarter of the southeast quarter of said section 4, all in Township 29 north, Range 21 west, according to government survey, being the south 688 feet thereof.

2c. History of the Property

The property under consideration was homesteaded in the 1800s and remained farm land until 1954. At one time William Jennings was owner of all of Lot 4, Section 9, Township 29, Range 21, and all of Lots 3 and 4 and the West one-half of the Southeast Quarter of Section 4, Township 29, Range 21, West in Washington County, Minnesota.

On 25 August 1904, William Jennings and his wife conveyed to Christian Figge by warranty deed dated that day, Government Lot 4, Section 9, Township 29, Range 21, and also the South 30.6 acres of Lot 4 in Section 4 and of the Southwest Quarter of the Southeast Quarter of Section 4, Township 29, Range 21, along with an easement to said property. This property passed through the hands of several landowners in the following half century and was inherited by Phillip C. Mackey from his father in 1948. Mr. Mackey put the property up for sale in 1949.

In 1954, the Discalced Carmelite Nuns of Saint Paul were looking for property upon which to build a permanent monastery. They were advised of the property owned by Mr. Mackey, and they entered into negotiations for its purchase.

On 2 February 1954, Phillip C. Mackey and his wife Bernadine R. Mackey conveyed the property, along with its easement, to the Discalced Carmelite Nuns of Saint Paul by warranty deed, dated that day, and filed for record in Washington County, Minnesota, on 4 February 1954. The Carmelite Nuns built their monastery upon their newly acquired property in 1954/55. They moved into the new monastery in 1955 and have resided there since that time.

In 1983, Rev. John Burns, a Carmelite priest, became chaplain for the Carmelite Nuns in Lake Elmo. After several years, the Carmelite Nuns and Fr. Burns mutually agreed that it would be beneficial to the Carmelite nuns if the Carmelite Fathers and Brothers established their own monastery on the property. This would assure the nuns of future chaplains and allowed the Carmelite Fathers to have a presence in the Twin Cities. In 1987 Carmel of the Blessed Virgin Mary (aka Carmelite Hermitage, Carmelite Hermitage of the Blessed Virgin Mary) was incorporated in the State of Minnesota. Other priests and brothers joined the community over the years.

The Order of Carmelites was founded on Mount Carmel (present State of Israel) sometime before 1200 AD. From there it has spread to six continents. Currently there are about 900 monasteries of nuns with a total membership of 10,000, and 1,000 houses of Carmelite priests and brothers with about a total membership of 6,000. We are part of the Roman Catholic Church.

Our way of life consists of prayer, study, and labor to support ourselves. We also welcome visitors who wish to find a quiet place to refresh their minds and hearts, to reflect and pray, either by themselves or with us. They may also desire guidance for their lives by talking with one of the members of our community. The chapel is the heart of our monastery buildings. Our day is punctuated by liturgical services and times of personal prayer. We live a simple way of life and support ourselves through arts and crafts, organic gardening, maple syrup production, woodworking and self maintenance of our property and buildings.

2d, i.

The 90 acre tract upon which the new chapel will be built is approximately 60% woodland and 40% meadow and is situated on the east bank of Lake Demontreville. Wildlife is abundant in all areas of the property. We have a personal commitment to live in harmony with our natural surroundings and to employ horticultural practices which do not pollute but rather benefit the environment. We have spent many hours removing buckthorn and diseased trees from our property and planting species of trees and shrubs which are beneficial to wildlife.

The new chapel will be situated just west of the existing buildings of the Hermitage. The land there is almost flat, and construction of the chapel will not require any significant changes to the topography. The hermitage is situated in an open field surrounded by woodlands. The area in the immediate vicinity of the hermitage is planted with lawn, trees, shrubs, and flower beds. Access to the Hermitage is now provided by a new private road from Demontreville Trail. This new road was approved by the City of Lake Elmo in 2021. The distance between the Hermitage and Demontreville Trail is approximately 1 mile.

Since we live at the Hermitage, and since our way of life is relatively secluded, we leave the Hermitage infrequently, and therefore we do not generate a significant amount of traffic. Visitors to our Hermitage now average 1-2 per day. Additionally, we have regular mail delivery and occasional deliveries by UPS or FedEx. Our new chapel will be open to the public during the day and may generate an increased number of visitors. Because of the remoteness of our property, we do not anticipate an increase of visitors beyond an average of 10-15 per day. Because we do not advertise or offer programs for the public, we do not anticipate large crowds coming to our hermitage. Visitors will be intermittent and will usually arrive in single cars. We may have a special celebration a few times per year to which guests are invited. We do not anticipate any adverse effects upon the natural areas of our property during or after the construction of the chapel. Seating capacity in the chapel was originally planned for 42 persons plus two handicap spaces. We have lengthened the proposed new chapel by eight feet in order to provide more ample space for movement in the public portion of the chapel. We have increased seating capacity to 46 persons plus two handicap spaces.

2d, ii.

We currently have nine members in our community, and we may eventually grow to a maximum of twelve members. We have one part-time employee who helps to maintain our grounds and buildings. The Hermitage opens to the public at 7:30 AM and closes at 4:30 PM. We will have a gate on our new roadway which prevents access to the Hermitage after-hours.

Our community building provides living and work spaces for the members of the community, including a kitchen, dining room, laundry, shower room, library, infirmary, and mechanical room. To the west of the community building and attached to it lies the cloister. This consists of a quadrangle surrounded by covered walkways which allow passage from one building to another under a roof. The open interior of the cloister is landscaped with flowerbeds and a pool. Off the north and south sides of the cloister are found the bedrooms of the members of the community. The new chapel will be situated just west of the cloister. The chapel will be used for worship services and for personal prayer. It has a planned seating capacity of 48 guests, in addition to the members of our community (12 maximum).

2e, i.

Since the parcel of land upon which the chapel will be built is very large and since the chapel will be located in the middle of the parcel, we do not foresee that the chapel will cause any inconvenience or disturbance to the neighborhood or to the City. Our community greatly values silence as an appropriate atmosphere for prayer and personal reflection. None of the activities carried on in the new chapel will create noise. The chapel will be built of durable and noble materials which will enhance the beauty of the neighborhood. The safety of our grounds and buildings is important to us. No toxins or harmful waste products are produced as a result of activities at our monastery; we are committed to recycling and energy conservation.

2e, ii.

Our parcel of land has always been and continues to be zoned as Public Facility. No change in land use is envisioned in our plans. Since our parcel of land is heavily wooded and borders Lake Demontreville on its west side, we in no way interfere with the development plans of the City of Lake Elmo. The comprehensive plan is for public/park. The rural character of the area will not be changed by the addition of the new chapel building.

2e, iii.

Our property is bordered on the south and east by low density private housing, on the north by the Jesuit Retreat House, and on the west by Lake Demontreville. Woodland separates our buildings from the single-family neighborhoods which border our property to the east and to the south. Woodlands also separate us from the Jesuit Retreat House. There is no direct view of our buildings from any neighboring property. There is no incompatibility between our hermitage and the existing neighborhood. We have excellent relations with our neighbors. Many have told us that they are very grateful to live next to our Hermitage both because of the prayerful and religious nature of our life and also because of our extensive woodlands.

The Jesuit Retreat House shares the same prayerful and religious activities as we do. Far from being incompatible, our institutions belong to the same church and share a common purpose. A comprehensive agreement, signed on 1 November 2020, between the Jesuit Retreat House and the Carmelite Monastery resolved all tensions between the institutions and removed the opposition of the Jesuit priests to our new chapel.

2e, iv.

Our project conforms to Article 7 of the Zoning Code, including general requirements for parking as regards dimensions and number of parking spaces.

2e, v.

The project is not in a flood plain. The project is in a shoreland district. The project meets the setback and lot area requirements of the ordinance. Demontreville Lake is a recreational development lake. The project is a permitted use in the shoreland district

	Ordinance	Proposed
Setback County Road	50	2750'
Setback Public Street	20	1025'
Setback OHW	200	980'
Setback top of bluff	30	220'
Setback OHW- Septic	75	810'
Maximum impervious coverage	15%	1.2%

2e, vi.

The new chapel will be constructed of the same materials as the existing buildings of the hermitage (brick and stone). The monastery of the Carmelite nuns is also a brick structure. The main building complex of the Jesuit Retreat House is a limestone structure. No change in the character of the area will result from the construction of our chapel. The nearest land uses are also religious.

2e, vii.

The chapel will be isolated from neighbors and will not create a hazard or nuisance to existing or future neighboring structures.

2e, viii.

The project will be served adequately by existing public services and will not create any additional demand for public services. The site utilizes an onsite well and onsite septic system. In 1991 officials from the Lake Elmo Fire Department visited our Hermitage to determine whether our site presented any difficulties of access for the fire department. Fire Chief Dick Sachs stated in writing that our site did not pose any problems to his department. (see attached letter.) The current Fire Chief, Dustin Kalis, has visited our site and reviewed our new driveway plans in preparation for approval by the City of Lake Elmo.

2e, xi.

The project will not create a need for additional public services or facilities. No detriment to the economic welfare of the community will result from the construction of our chapel.

2e, x.

The chapel will be used for religious purposes by the residents of the Hermitage. Guests and visitors will have access to the chapel at suitable hours of the day. The chapel has a planned seating of 48 persons, but we do not anticipate having nearly this many people at our services on a daily basis. At the present time, we have no more than 0 to 10 visitors a day. Most days the number is 1 to 2. The new chapel will not produce noise, smoke, fumes, glare, or odors, and the increase of traffic on account of the chapel will be minimal.

2e, xi.

The site is accessed via a collector street (Demontreville Trail) and a private drive. The additional traffic generated by the chapel is estimated to be 9 average daily trips on most days of the year and 30 average daily trips on a few occasions in a calendar year. Most trips will occur during non-peak hours.

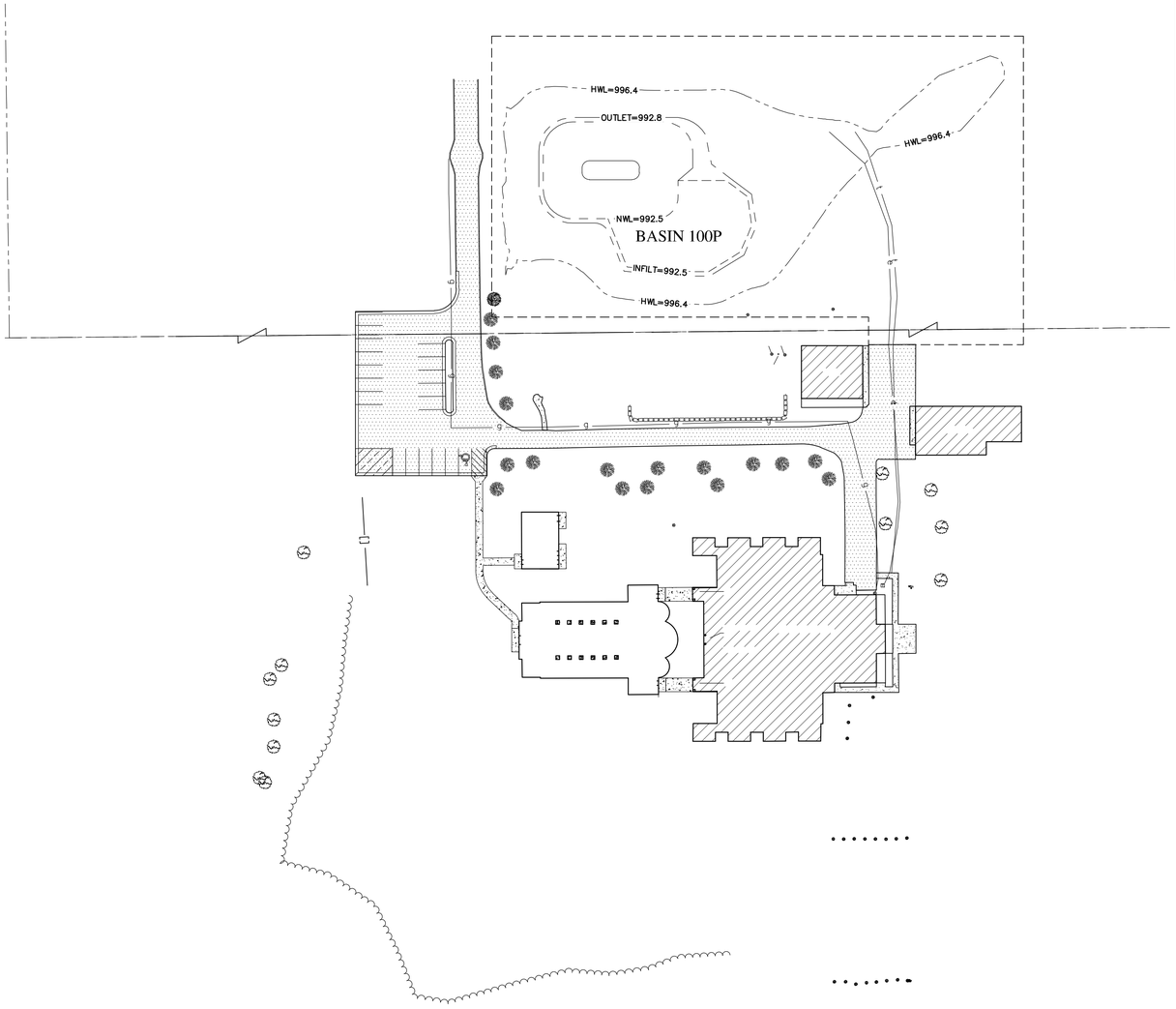
2e, xii.

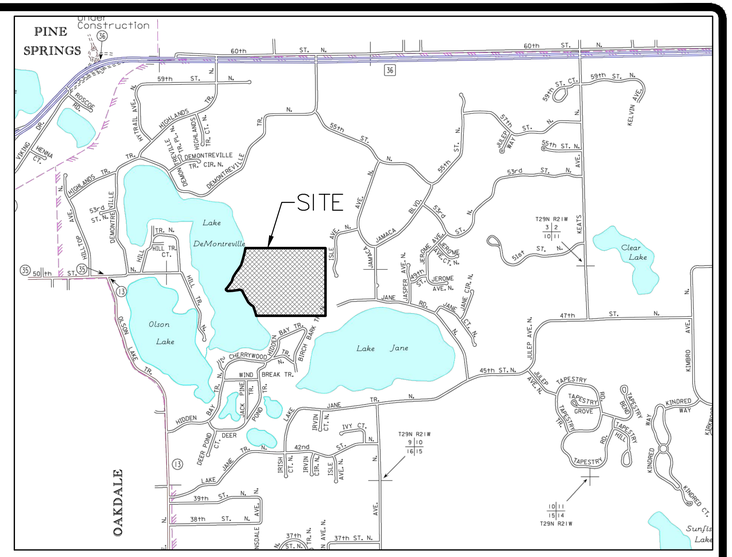
The new chapel will be built in an open field and will result in very minimal tree removal (8-10 evergreens which we ourselves had planted). No wetlands will be impacted. The chapel will be located 980' feet from Lake Demontreville.

Landscaping Plan

Because the area around the chapel will be further developed with a guest building, workshops and a small library, we do not plan extensive landscaping around the chapel. Lawn grasses, some foundation shrubs, and a few flower beds will be planted and mulched with wood chips. Mr. Ken Roberts, former Planning Director of the City of Lake Elmo, thought that, under these circumstances, it would not be necessary to submit a separate landscaping plan.

CARMELITE HERMITAGE CHAPEL
CONDITIONAL USE CONSTRUCTION PLAN SET
LAKE ELMO, MINNESOTA





LOCATION MAP

SHEET INDEX

0 25 50 100

GRAPHIC SCALE IN FEET

00-ENG-119045-SHEET-1.10-CVR

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Name Paul J. Cherne

Reg. No. 19860 Date 04-26-2019

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2. 8-5-2019 City Comments
3. 6-22-2022 C.U.P. Resubmittal

Date	04-26-2019
Designed	PJC
Drawn	NCR

COVER

CARMELITE HERMITAGE
8249 DEMONTREVILLE TRAIL NORTH
LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

1.10 OF 13

LEGEND

UTILITY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
FM	FM	FM	SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
PERF	PERF	PERF	PERFORATED DRAINTILE
DT	DT	DT	SOLID DRAINTILE SERVICE
			CASING
e	e	e	UNDERGROUND ELECTRIC LINE
fo	fo	fo	UNDERGROUND FIBER OPTIC LINE
g	g	g	UNDERGROUND GAS PIPELINE
petro	petro	petro	UNDERGROUND PETROLEUM PIPELINE
t	t	t	UNDERGROUND TELEPHONE LINES
tv	tv	tv	UNDERGROUND TELEVISION LINE
oh	oh	oh	OVERHEAD UTILITY LINES

SITE LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
902	902	902	2' CONTOUR LINE
900	900	900	10' CONTOUR LINE
	OUTLET=987.0	OUTLET=987.0	BASIN OUTLET LINE
	HWL=900.2	HWL=900.2	BASIN HIGH WATER LINE
	84.3 X		PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			TREE LINE
FEMA	FEMA	FEMA	FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
X	X	X	FENCE (BARBED WIRE)
#	#	#	FENCE (CHAIN LINK)
[]	[]	[]	FENCE (WOOD)
	C		CONSERVATION AREA SIGN
	W		WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP

SURVEY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS

HATCH PATTERNS

- GRAVEL SURFACE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- RIP RAP
- SELECT BACKFILL MATERIAL
- EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN
- WETLAND
- WETLAND UPLAND BUFFER
- WETLAND MITIGATION
- PERMANENT TURF RESTORATION
- PERMANENT WET BASIN SEEDING
- UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS

- CATCH BASIN
- CATCH BASIN BEEHIVE
- FLARED END SECTION
- GATE VALVE
- HYDRANT
- WATER SERVICE
- WATER WELL
- MONITORING WELL
- CLEANOUT
- HAND HOLE
- MANHOLE OTHER THAN SANITARY OR STORM
- SANITARY OR STORM MANHOLE
- LAWN SPRINKLER VALVE
- LAWN SPRINKLER HEAD
- UTILITY POLE
- TRANSFORMER BOX
- FIBER OPTIC BOX
- ELECTRIC BOX
- NATURAL GAS METER
- LIGHT POLE
- SEMAPHORE
- TELEPHONE BOX
- CABLE BOX
- CAST IRON MONUMENT
- FOUND IRON PIPE
- JUDICIAL LAND MARK
- PK NAIL
- CONTROL POINT
- SPIKE
- FLAG POLE
- TEST HOLE
- MAILBOX
- SIGN
- BOLLARD
- CONSERVATION POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB / BUSH

EROSION & SEDIMENT CONTROL

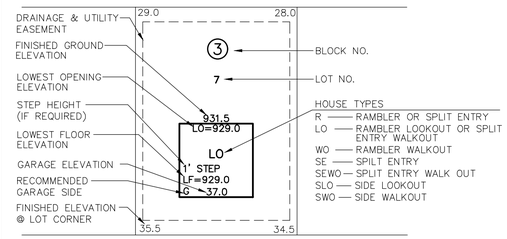
- ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- STABILIZED EMERGENCY OVERFLOW (FLEXAMAT-SEE SHEET 23)
- MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
- CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
- STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- TREE FENCE

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
℄	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
P℄	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT

LOT INFORMATION

(TYPICAL SECTION NOT TO SCALE)



CURB LEGEND

- 08.15 / 4+46.57 = TOP OF CURB ELEVATION FOR SURMOUNTABLE CURB
- 08.15 T.O. / 4+46.57 = TOP OF CURB ELEVATION FOR SURMOUNTABLE CURB (TIP OUT GUTTER)
- 08.32 / 4+46.57 = TOP OF CURB ELEVATION FOR B618 CURB
- 08.32 T.O. / 4+46.57 = TOP OF CURB ELEVATION FOR B618 CURB (TIP OUT GUTTER)
- 07.82 / 4+46.57 = BITUMINOUS ELEVATION

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Reg. No. 19860 Date 04-26-2019

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Drawn	NCR

LEGEND

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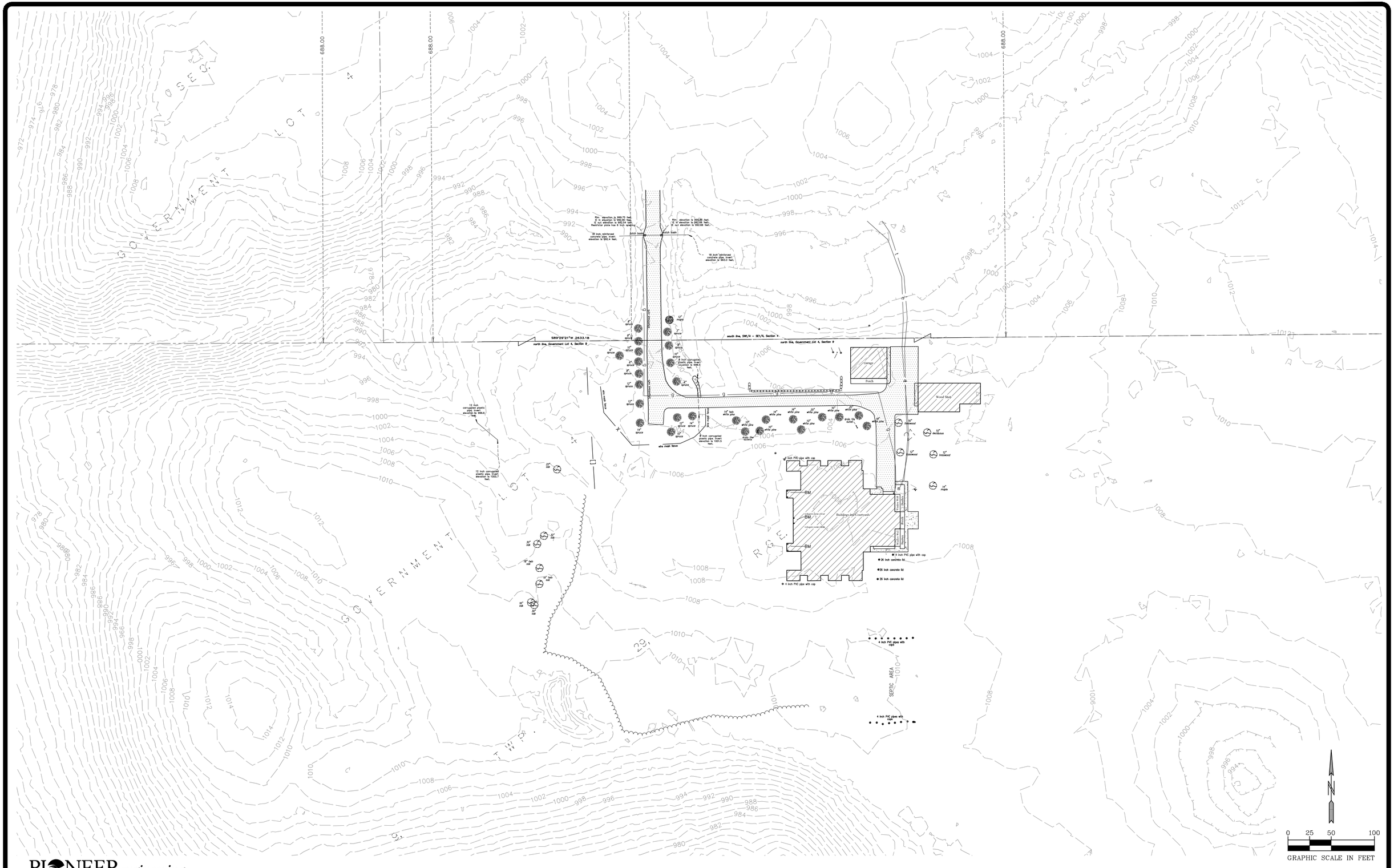
8249 DEMONTREVILLE TRAIL NORTH
LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA



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EXISTING CONDITIONS

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8249 DEMONTREVILLE TRAIL NORTH
LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

2.10 OF 13

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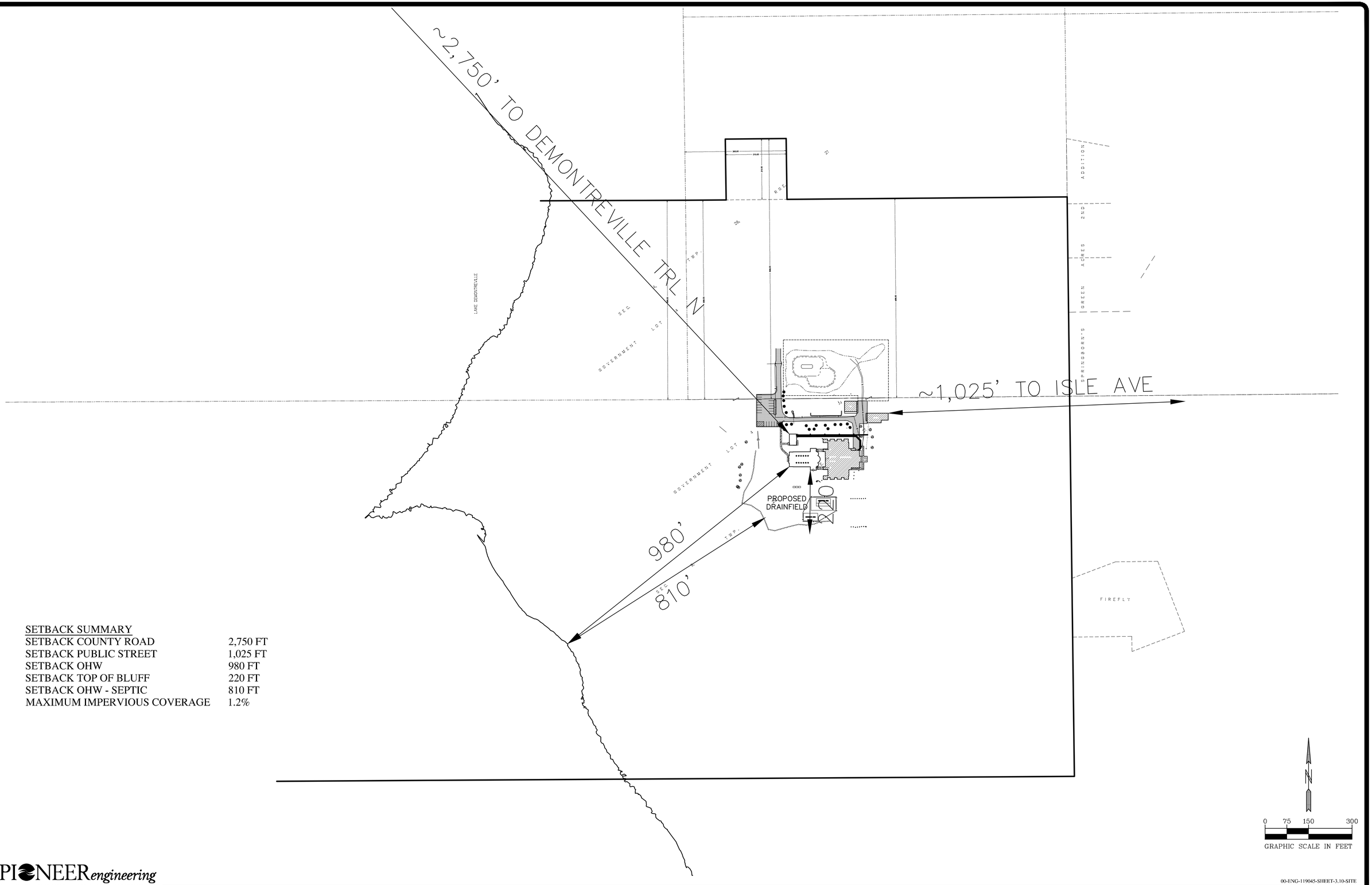

SETBACK SUMMARY

SETBACK COUNTY ROAD	2,750 FT
SETBACK PUBLIC STREET	1,025 FT
SETBACK OHW	980 FT
SETBACK TOP OF BLUFF	220 FT
SETBACK OHW - SEPTIC	810 FT
MAXIMUM IMPERVIOUS COVERAGE	1.2%

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OVERALL SETBACK PLAN

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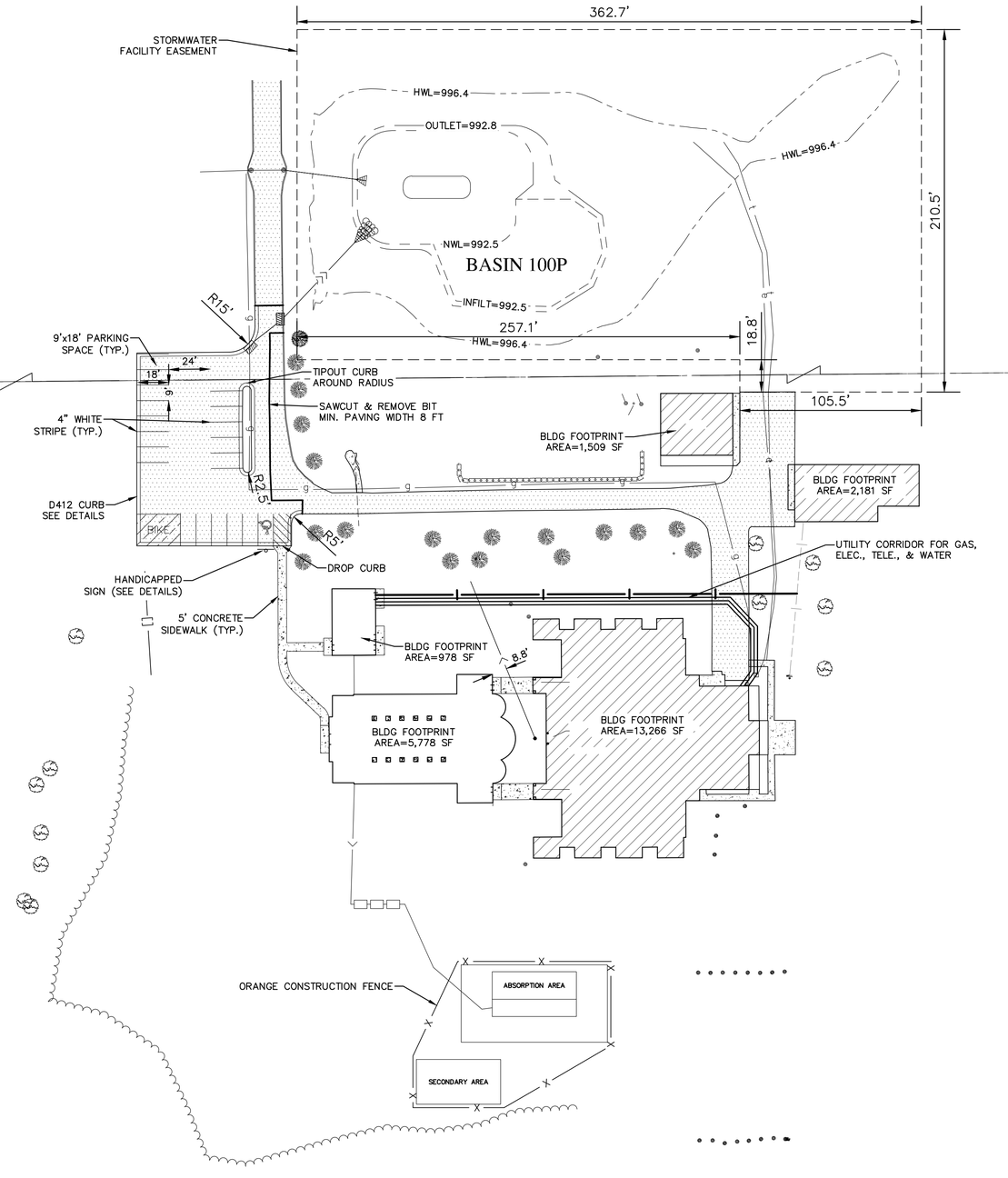
LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

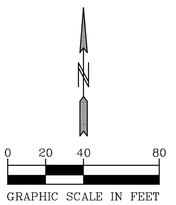
3.10 OF 13

00-ENG-119045-SHEET-3.10-SITE



PARKING SUMMARY

STALLS	17
HANDICAPPED STALLS	1



00-ENG-119045-SHEET-3.10-SITE

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SITE PLAN

CARMELITE HERMITAGE
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LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

3.20 OF 13

EX. CBMH
RIM: 999.86
INV IN: 992.66
INV OUT: 992.66

EX. CBMH
RIM: 999.75
INV IN: 992.80
INV OUT: 992.54
RESTRICTOR PLATE HAS 6" OPENING

HWL=996.4

OUTLET=992.8

REMOVE EXISTING 18" RCP

FES-100A
INV: 991.50

EX. 18" RCP
INV: 992.4

48' - 15" RCP CL5 @ -2.40%

67' - 15" RCP CL5 @ 1.00%

NWL=992.5

FES-101
INV: 992.80

BASIN 100P
OUTLET=992.8
INFILTRATION EL=992.5
HWL=996.4
WET VOL.=0.316 AC*FT
STOR. VOL.=1.670 AC*FT

25' - 15" RCP CL5 @ 1.00%

CBMH-103
RIM: 1000.24
BLD: 4.00
INV OUT: 996.24 15" RCP CL5

INFILT=992.5

996.4

CBMH-102
RIM: 1000.86
BLD: 7.39
INV IN: 995.99 15" RCP CL5
INV OUT: 993.47 15" RCP CL5

RELOCATE GAS MAIN
(BY OTHERS)

EX. 8" CORRUGATED
PLASTIC PIPE
INV: 998.5

EX. 8" CORRUGATED
PLASTIC PIPE
INV: 1001.5

EX. 12" CORRUGATED
PLASTIC PIPE
INV: 999.6

EX. 12" CORRUGATED
PLASTIC PIPE
INV: 1000.7

8" METAL APRON
OUTLET=1005.04

1½" COPPER
WATER LINE

UTILITY CORRIDOR FOR GAS,
ELEC., TELE., & WATER

99' - 8" PVC SDR 35 @ 1.18%

EXISTING 2" COPPER
WATER LINE

EXISTING WELL

PROPOSED 4" PVC
SANITARY SEWER
(BY OTHERS)

NYOPLAST 8" INLINE DRAIN
(OR APPROVED EQUAL)
RIM=1007.70
INV=1006.20

PROPOSED SEPTIC TANKS
(BY OTHERS)

PROPOSED 4" PVC
SANITARY SEWER
(BY OTHERS)

ORANGE CONSTRUCTION FENCE

ABSORPTION AREA

SECONDARY AREA

4" PVC PIPES WITH CAPS

SEPTIC AREA

N

0 15 30 60
GRAPHIC SCALE IN FEET

00-ENG-119045-SHEET-4.10-UTIL

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name Paul J. Cherne
Reg. No. 19860 Date 04-26-2019

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1. 7-15-2019 City Comments
2. 8-5-2019 City Comments
3. 6-22-2022 C.U.P. Resubmittal

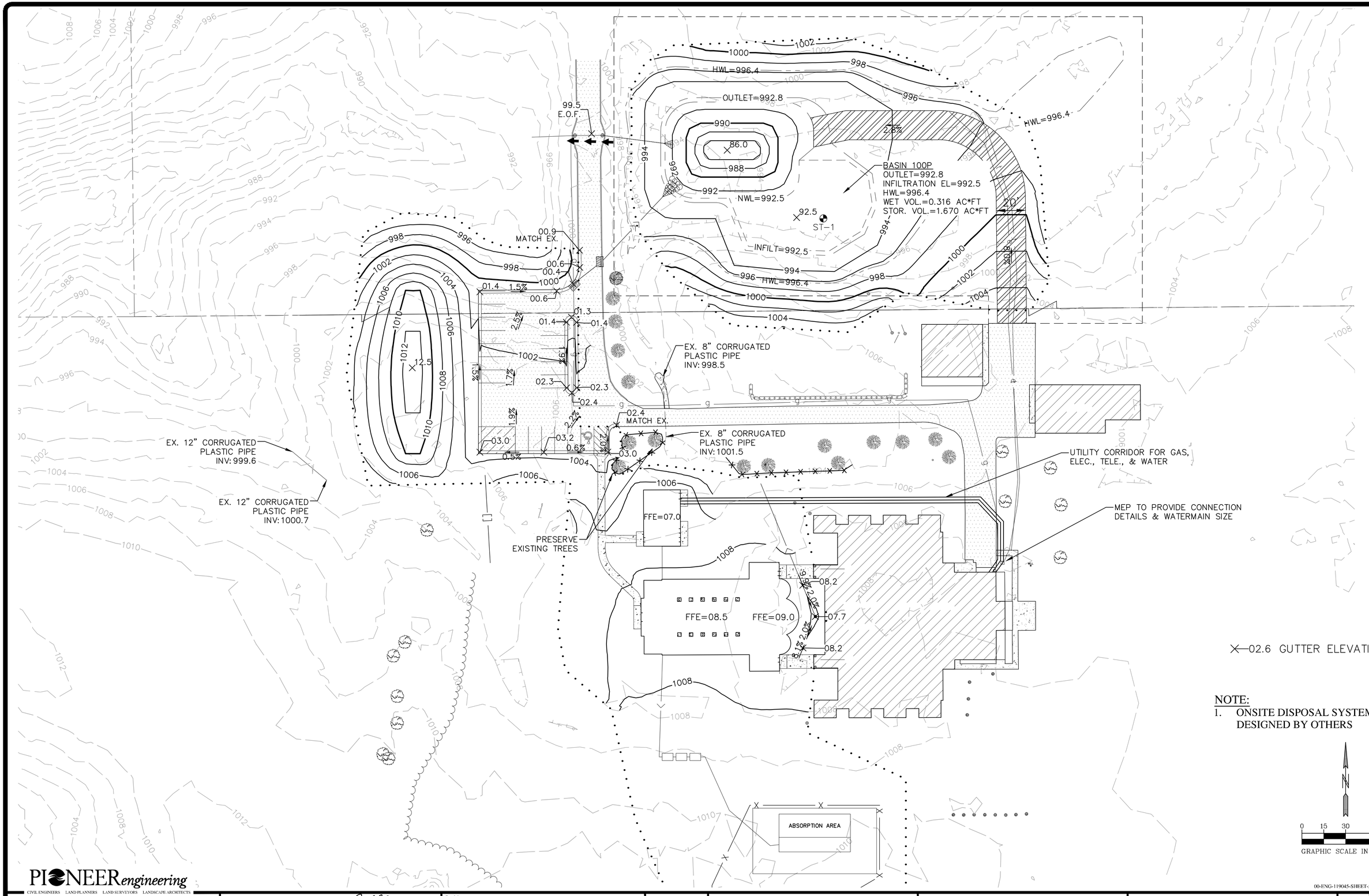
Date 04-26-2019
Designed PJC
Drawn NCR

UTILITY PLAN

CARMELITE HERMITAGE
8249 DEMONTREVILLE TRAIL NORTH
LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

4.10 OF 13



X—02.6 GUTTER ELEVATION

NOTE:
1. ONSITE DISPOSAL SYSTEM DESIGNED BY OTHERS

N

0 15 30 60
GRAPHIC SCALE IN FEET

00-ENG-119045-SHEET-5.10-GRAD

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GRADING PLAN

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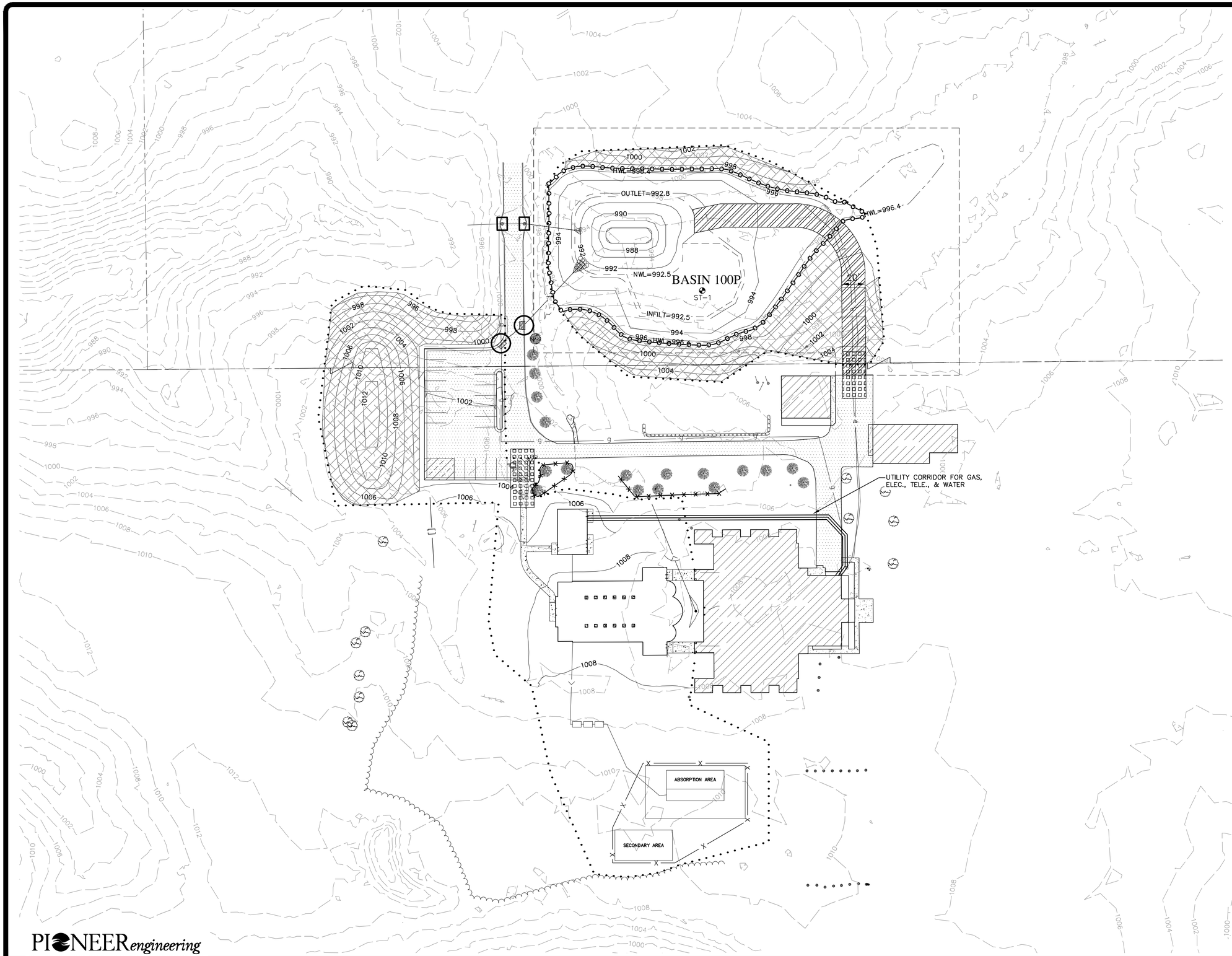
LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

5.10 OF 13



LEGEND

- ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- STABILIZED EMERGENCY OVERFLOW
- MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
- BASIN ACCESS 8% SLOPE MAX.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
- STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- TREE FENCE
- ORANGE CONSTRUCTION FENCE

N

0 20 40 80

GRAPHIC SCALE IN FEET

00-ENG-119045-SHEET-5.20-EROS

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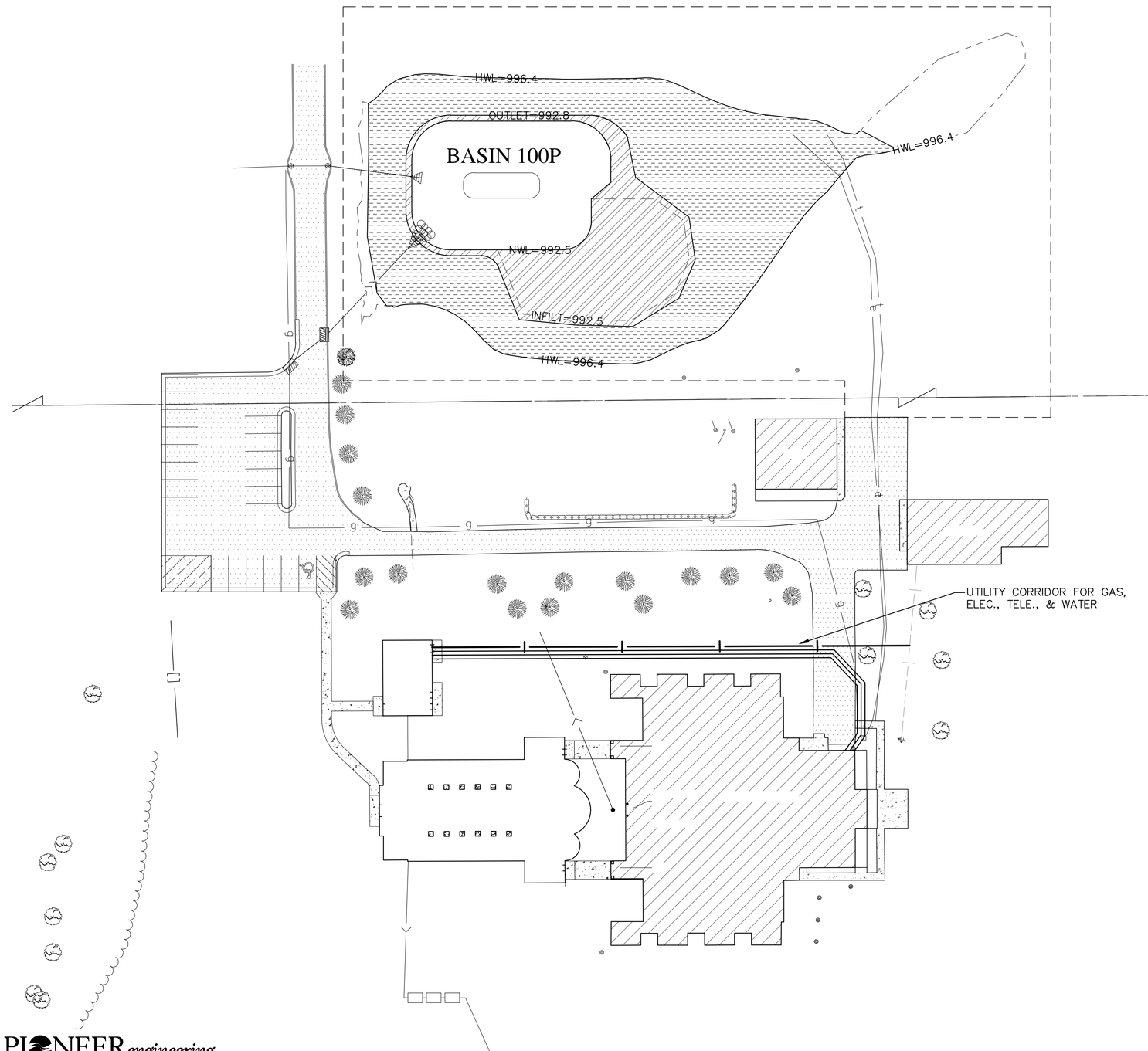
EROSION CONTROL PLAN

CARMELITE HERMITAGE
8249 DEMONTREVILLE TRAIL NORTH
LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

5.20 OF 13



TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:

- MAY 1 – AUGUST 1: MINNESOTA STATE SEED MIXTURE 21–111 (OATS COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
- AUGUST 1 – OCTOBER 1: MINNESOTA STATE SEED MIXTURE 21–112 (WINTER WHEAT COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
- MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- MNDOT 3881, TYPE 1 COMMERCIAL FERTILIZER, 10–10–20 @ 200 LBS. PER ACRE

PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:

- MINNESOTA STATE SEED MIXTURE 25–141 (MESIC GENERAL ROADSIDE) AT 59 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- MNDOT 3881, TYPE 3 SLOW–RELEASE FERTILIZER, 22–5–10, MINIMUM 70% WATER–INSOLUBLE NITROGEN @ 350 LBS PER ACRE.

PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:

- WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE 33–261 (STORMWATER SOUTH & WEST) AT 35 POUNDS PER ACRE.
- SEED WILL BE ANCHORED WITH CAT 3 EROSION CONTROL BLANKET
- MNDOT 3881, TYPE 4 NATURAL–BASED FERTILIZER, 18–1–8 @ 120 LBS PER ACRE OR 17–10–7 @ 150 LBS PER ACRE

PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:

- ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE 34–271 (**WET MEADOW SOUTH & WEST**) AT 12 POUNDS PER ACRE.
- SEED WILL BE ANCHORED WITH CAT 3 EROSION CONTROL BLANKET
- MNDOT 3881, TYPE 4 NATURAL–BASED FERTILIZER, 18–1–8 @ 120 LBS PER ACRE OR 17–10–7 @ 150 LBS PER ACRE

N

0 15 30 60

GRAPHIC SCALE IN FEET

00-ENG-119045-SHEET-5.30-SEED

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SEEDING PLAN

CARMELITE HERMITAGE
8249 DEMONTREVILLE TRAIL NORTH
LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

5.30 OF 13

GENERAL NOTES

1. THE STORM WATER POLLUTION PREVENTION MANAGER SHALL BE A PERSON TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVER SEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION.

2. CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY N.P.D.E.S. PERMIT, INCLUDING THE REQUIREMENT TO MINIMIZE THE AREA DISTURBED BY GRADING AT ANY GIVEN TIME AND TO COMPLETE TURF RESTORATION WITHIN THE TIME REQUIRED BY THE PERMIT AFTER TEMPORARY CEASING GRADING OR COMPLETION OF GRADING.

3. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

4. BMP'S REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

5. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES. SOME EROSION CONTROLS SUCH AS CHECK DAMS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN THE SPECIFIC AREA. THEY SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

6. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS THAT MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

7. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIP LINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

8. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

9. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK– BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

10. TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876. CONSISTING OF:
    - MAY 1 – AUGUST 1: MN SEED MIX 21–111 @ 100 LBS. PER ACRE OR APPROVED EQUAL.
    - AUGUST 1 – OCTOBER 1: MN SEED MIX 21–112 @ 100 LBS. PER ACRE OR APPROVED EQUAL.
    - MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED
    - TYPE 1 FERTILIZER, 10–10–20 @ 200 LBS. PER ACRE

11. PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876. CONSISTING OF:
    - MN SEED MIX 25–141 AT 59 POUNDS PER ACRE.
    - MULCH SHALL BE MNDOT TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED. MULCH AT 90 % COVERAGE WITH DISK ANCHOR.
    - TYPE 3 FERTILIZER, 22–5–10, MINIMUM 70% WATER–INSOLUBLE NITROGEN @ 350 LBS. PER ACRE.

12. SLOPES AT 3:1 OR STEEPER, AND/OR WHERE INDICATED ON THE PLANS SHALL BE SEEDED AND HAVE AN EROSION CONTROL BLANKET TYPE 3 INSTALLED OR MAY BE HYDROSEEDED WITH TACKIFIER MULCH.

13. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS.

14. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

15. WITHIN 7 DAYS OF COMPLETION OF THE SITE GRADING OPERATIONS, THE ENTIRE SITE (EXCEPT ROADWAYS) SHALL HAVE BEEN SEEDED AND MULCHED AND SILT FENCE SHALL BE INSTALLED AROUND ALL PONDS.

16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

17. THE MINIMIZATION OF SOIL COMPACTION MUST BE USED ON AREAS OUTSIDE OF SPECIFIC COMPACTION REQUIRED AREAS. THESE PRACTICES INCLUDE: PREVENTING HEAVY EQUIPMENT TRAFFIC AND CONSTRUCTION TRAFFIC FROM AREAS, USING PRACTICES TO PREVENT CONCENTRATED FLOW OCCURRING OVER THE SOIL, PROVIDE LIGHT TRACKED EQUIPMENT TO CONSTRUCT AREA TO FINAL GRADE. THE AREAS REQUIRING LOOSE SOIL INCLUDE ALL TOPSOIL PLACEMENT AND INFILTRATION/FILTRATION BASINS.

18. THE PROPOSED SITE DOES NOT CONTAIN ANY WETLAND IMPACTS.

CONSTRUCTION ACTIVITY REQUIREMENTS

A. EROSION PREVENTION PRACTICES

1. THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.

2. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION IF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 OR 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 OR 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

3. ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF A SURFACE WATER OR ANY STORMWATER CONVEYANCE SYSTEM WHICH IS CONNECTED TO A SURFACE WATER MUST BE STABILIZED WITHIN 7 DAYS. THESE AREAS INCLUDE POND SIDE SLOPES, EXPOSED SOIL AREAS WITH A POSITIVE SLOPE TO A CURB AND GUTTER SYSTEM, STORM SEWER INLET, DRAINAGE DITCH, OR OTHER SYSTEM THAT DISCHARGES TO A SURFACE WATER.

4. THE NORMAL WETTED PERIMETER OF ANY DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER (WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER).

5. PIPE OUTLETS MUST BE PROVDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

B. SEDIMENT CONTROL PRACTICES

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT ENTERING SURFACE WATERS. DITCHES AND SEDIMENT BASINS REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. IF DOWN GRADE SYSTEM IS OVERLOADED, ADDITIONAL UPGRADE PRACTICES MUST BE INSTALLED, AND THE SWPPP MUST BE AMENDED. THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER. SLOPES MAY BE BROKEN WITH SILT FENCE, ROCK CHECK DAMS, COMPOST SNAKES, OR OTHER APPROVED METHODS AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON DOWNGRADE PERIMETERS BEFORE UPGRADE LAND DISTURBING ACTIVITIES BEGIN.

3. THE TIMING OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT TERM ACTIVITIES. HOWEVER, THESE PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. CONTRACTOR MUST PROTECT ALL STORM DRAIN INLETS BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY STOCKPILES MUST HAVE SILT FENCE AROUND THE PERIMETER OF THE BASE OF THE STOCKPILE AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS OR DITCHES.

6. CONTRACTOR MUST INSTALL TEMPORARY (OR PERMANENT) SEDIMENTATION BASINS WHERE TEN OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.

C. DEWATERING AND SURFACE DRAINAGE

1. DEWATERING OR ANY TYPE OF SURFACE DRAINAGE THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO AN APPROVED SEDIMENT BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIP RAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES.

2. ALL WATER FROM DEWATERING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.

D. INSPECTIONS AND MAINTENANCE

1. THE CONTRACTOR MUST APPOINT SOMEONE TO INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING AND RETAINED PER M.P.C.A. N.P.D.E.S. REQUIREMENTS. (NOTE: LOCAL JURISDICTION MAY REQUIRE A MORE FREQUENT INTERVAL OF INSPECTION.)

2. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED OR SUPPLEMENTS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED. (SEE MPCA NPDES PERMIT IV.E.5).

E. POLLUTION PREVENTION MANAGEMENT MEASURES

1. SOLID WASTE MUST BE DISPOSED OF PER M.P.C.A. REQUIREMENTS.

2. HAZARDOUS MATERIALS MUST BE STORED AND DISPOSED OF PER M.P.C.A. REGULATIONS.

3. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DECREASING IS ALLOWED ON SITE.

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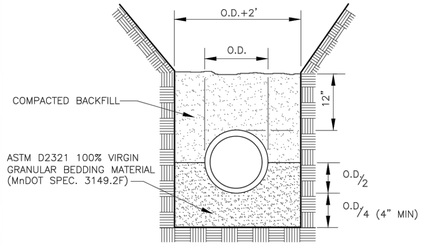
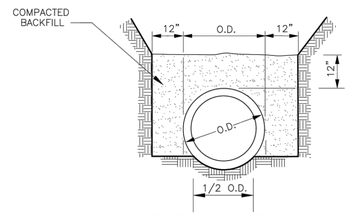


GRANULAR MATERIAL BEDDING

(TO BE USED WHERE, IN THE OPINION OF THE ENGINEER, UNSTABLE MATERIAL PREVENTS USE OF THE "EARTH FOUNDATION" DETAIL)



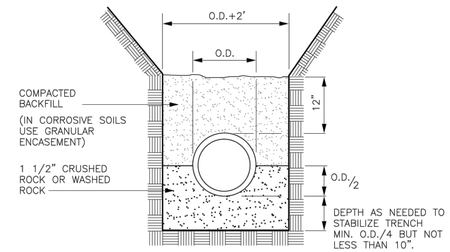
EARTH FOUNDATION

(EXCEPT SANITARY SEWER)

PIPE FOUNDATION DETAILS

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 101 | LAKE ELMO

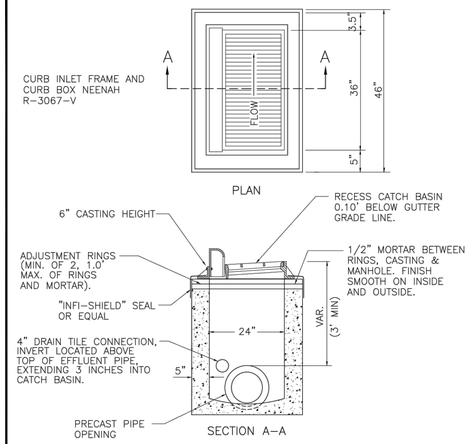


SPECIAL FOUNDATION FOR STABILIZING OF TRENCH

(AS DIRECTED BY ENGINEER)

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 105 | LAKE ELMO

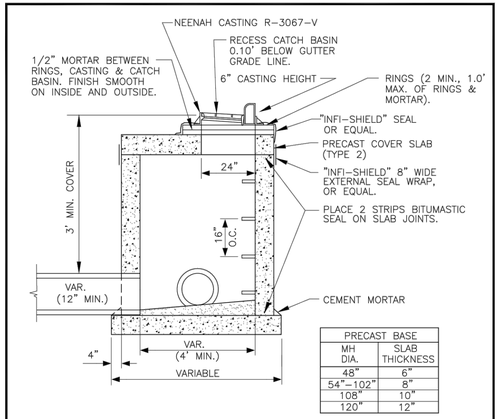


PRECAST REINFORCED CONCRETE CATCH BASIN & BASE SLAB PER ASTM C478

CATCH BASIN, TYPE 404

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 404 | LAKE ELMO



PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"-102"	8"
108"	10"
120"	12"

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478,

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, OR 8" CONCRETE MANHOLE BLOCK WITH 1/2" MORTARED EXTERIOR.

FURNISH PRECAST CONCRETE MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN/MANHOLE, TYPE 406

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 406 | LAKE ELMO

TABLE OF QUANTITIES

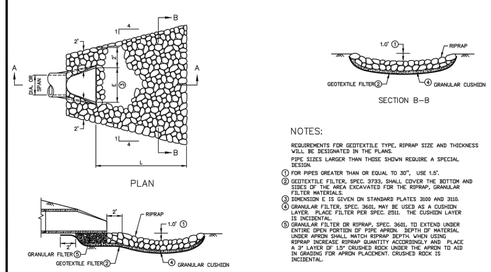
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d_{50} = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d_{50} = 6" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS II d_{50} = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d_{50} = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d_{50} = 9" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d_{50} = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d_{50} = 12" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CU.YD.)
12	8	16.9	0.2	3.0	19.6	0.3	4.4	22.6	0.3	5.9
15	8	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.2	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	29.6

TABLE OF QUANTITIES

RIPRAP AT RCP-A OUTLETS

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d_{50} = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d_{50} = 6" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS II d_{50} = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d_{50} = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d_{50} = 9" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d_{50} = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d_{50} = 12" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CU.YD.)
22	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
43	16	45.9	1.1	9.5	50.5	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.9	1.3	13.2	65.2	1.9	19.8	70.7	2.5	26.4



NOTES:

REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.

PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.

① FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.

② GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.

③ DIMENSION E IS GIVEN ON STANDARD PLATES 3020 AND 3110.

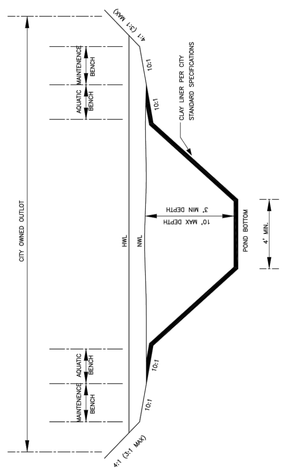
④ GRANULAR FILTER, SPEC. 3601, MAY BE USED AS A CUSHION INSTEAD OF GRANULAR FILTER PER SPEC. 3151. THE CUSHION LAYER IS INCIDENTAL.

⑤ GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1/2" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

MARCH 2017

RIPRAP AT RCP OUTLETS

CITY OF LAKE ELMO | STANDARD DRAWING NO. 411 | LAKE ELMO



TYPICAL POND SECTION

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 416 | LAKE ELMO

PIONEER engineering

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www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name Paul J. Cherne

Reg. No. 19860 Date 04-26-2019

Revisions
1. 7-15-2019 City Comments
2. 8-5-2019 City Comments
3. 6-22-2022 C.U.P. Resubmittal

Date	04-26-2019
Designed	PJC
Drawn	NCR

CITY DETAILS

CARMELITE HERMITAGE
8249 DEMONTREVILLE TRAIL NORTH
LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

00-ENG-119045-SHEET-6.10-DTLS

6.11 OF 13

1. BITUMINOUS TRAILS AND SIDEWALKS MUST BE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PATHWAYS THROUGHOUT THE ENTIRE LENGTH.

2. TOPSOIL AND BACKFILLING OPERATIONS MUST BE COMPLETED TO AVOID DAMAGE TO THE BITUMINOUS TRAILS AND SIDEWALKS. FINAL GRADE OF BACKFILL AND TOPSOIL MUST BE FLUSH WITH THE PATH EDGE TO AVOID TRAPPING WATER.

3. DIVIDE SIDEWALK INTO SECTIONS WITH CONTRACTION JOINTS. SPACING SHALL NOT BE LESS THAN 3 FT NOR GREATER THAN 12 FT IN ANY DIMENSION. PLACE ½ INCH EXPANSION JOINT FILLER AT 50 FT (MAXIMUM) INTERVALS.

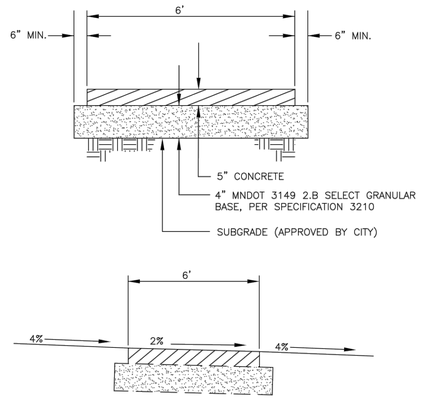
4. CONCRETE PEDESTRIAN RAMPS MUST BE CONSTRUCTED AT ALL INTERSECTIONS.

STANDARD PLAN NOTES
SIDEWALKS AND TRAILS

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
500A
LAKE ELMO



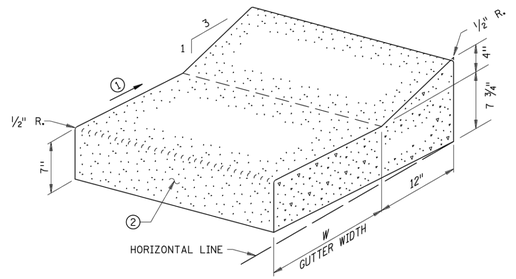
NOTE
1. SIDEWALKS SHALL HAVE CONCRETE PED RAMPS AT ALL STREET INTESECTIONS.
2. PROVIDE 2% CROSS-SLOPE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM SIDEWALK THROUGHOUT LENGTH OF WALK.

CONCRETE SIDEWALK

MARCH 2017

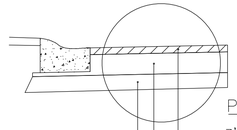
CITY OF LAKE ELMO

STANDARD DRAWING NO.
510
LAKE ELMO

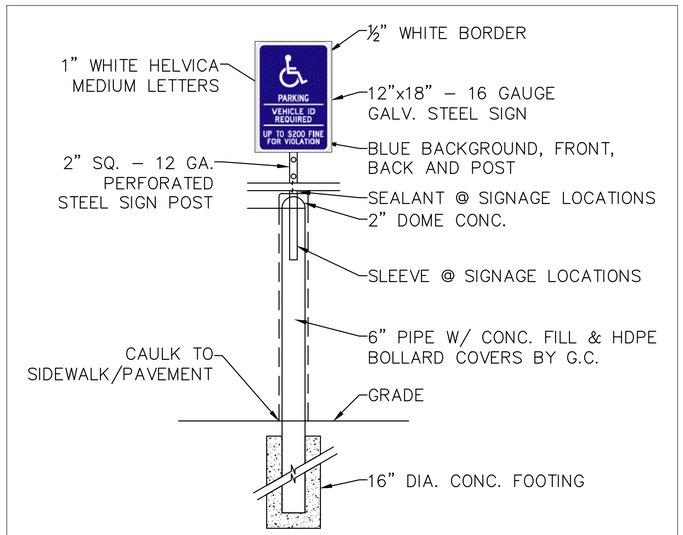


DESIGN D

D	GUTTER WIDTH W	CONCRETE	
DESIGN NO.		CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.
D412	12''	0.0505	19.8
D418	18''	0.0613	16.3
D424	24''	0.0721	13.9
D436	36''	0.0937	10.7



PAVEMENT SECTION
3" BITUMINOUS WEAR COURSE (MnDOT SPWEA330C)
8" CL.5 AGGREGATE BASE
APPROVED SUBGRADE COMPACTED TO 100% STANDARD PROCTOR



ACCESSIBLE PARKING SIGN AND POST

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
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Reg. No. 19860 Date 04-26-2019

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LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

00-ENG-119045-SHEET-6.10-DTLS

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.

2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.

3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.

5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.

6. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.

7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.

STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600A | LAKE ELMO

9. DEWATERING. EACH EXCAVATION SHALL BE KEPT DRY DURING THE COURSE OF ALL WORK HEREIN, INCLUDING SUBGRADE CORRECTION, PIPE INSTALLATION, STRUCTURE CONSTRUCTION AND BACKFILLING, TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOATATION OR OTHER DAMAGE RESULTS. ALL EXCAVATIONS SHALL BE DEWATERED TO A DEPTH OF AT LEAST 3 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB OR PIPE TO BE INSTALLED THEREIN. THE CONTRACTOR MAY USE ANY METHOD OR COMBINATION OF METHODS FOR FOR DEWATERING HE CHOOSES; HOWEVER, ALL DEWATERING METHODS AND EQUIPMENT WHICH IN THE OPINION OF THE ENGINEER, ARE INEFFECTIVE SHALL BE ABANDONED, IMPROVED, REPLACED OR THERWISE ALTERED TO OBTAIN EFFECTIVE DEWATERING. THE CONTRACTOR SHALL PROVIDE ALL POWER, PUMPS, MATERIALS AND APPARATUS NECESSARY, AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EXCAVATION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF ANY PIPE, CONDUIT, DITCH, CHANNEL OR NATURAL WATERCOURSE UTILIZED FOR DRAINAGE PURPOSES, AND ALL EROSION, SEDIMENT OR OTHER ADVERSE RESULTS OF THEIR USE SHALL BE REPAIRED.

10. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.

11. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

12. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

STANDARD PLAN NOTES

GRADING AND EROSION CONTOL PLANS

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600B | LAKE ELMO

13. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48–HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.

14. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.

15. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.

16. DITCH CHECK (BIOROLL BLANKET SYSTEM). BIOROLL AND BLANKET SYSTEMS SHALL BE BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.

17. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

18. CONCRETE WASHOUT ONSITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK–PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

STANDARD PLAN NOTES

GRADING AND EROSION CONTOL PLANS

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600C | LAKE ELMO

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.

2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.

3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.

4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.

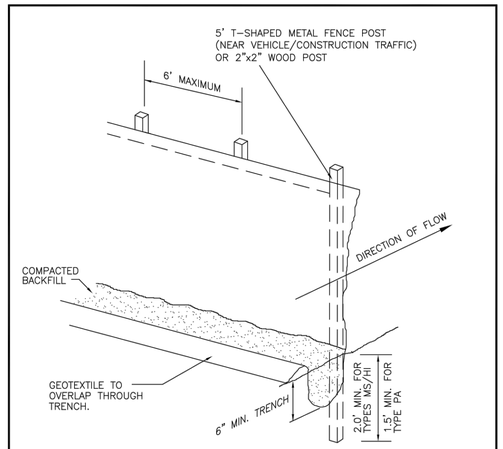
5. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

STANDARD PLAN NOTES

SITE RESTORATION PLANS

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600D | LAKE ELMO

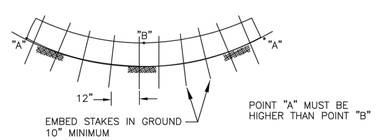


NOTE : –SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT2573.3, TYPE MS/HI NEAR VEHICLE/CONSTRUCTION TRAFFIC, TYPE PA AT ALL OTHER LOCATIONS.
–MATERIALS SHALL CONFORM TO MNDOT 3886.

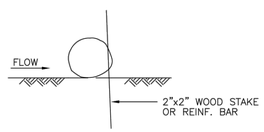
SILT FENCE

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 601 | LAKE ELMO



DITCH SECTION



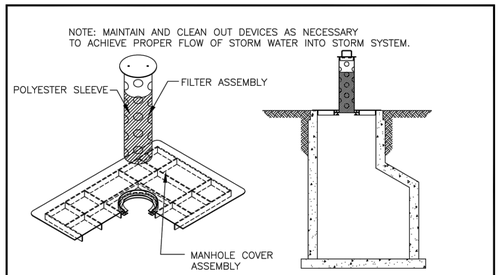
FIBER ROLL SECTION

NOTE:
STAKE TO BE INSTALLED AT AN ANGLE OF APPROXIMATELY 45° ON THE DOWNSTREAM SIDE OF THE FIBER ROLL. ENSURE THAT STAKE DOES NOT PUSH DOWN THE FIBER ROLL FROM ITS FULL HEIGHT.

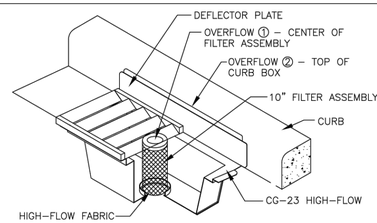
DITCH CHECK (FIBER ROLL)

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 603 | LAKE ELMO



WIMCO RD–23 OR APPROVED EQUAL

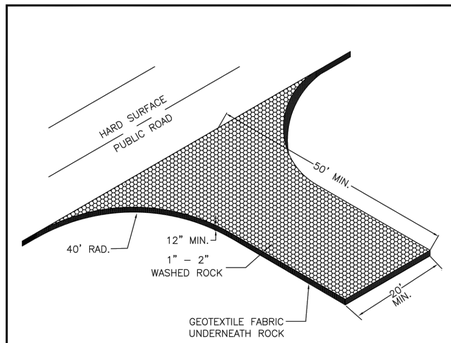


WIMCO CG–23 HIGH–FLOW OR APPROVED EQUAL

SEDIMENT CONTROL AROUND STORM SEWER INLET

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 604 | LAKE ELMO



NOTES:

① MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.

② A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

③ CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.

④ CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.

⑤ REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 605 | LAKE ELMO

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name Paul J. Cherne Reg. No. 19860 Date 04-26-2019

Revisions
1. 7-15-2019 City Comments
2. 8-5-2019 City Comments
3. 6-22-2022 C.U.P. Resubmittal

Date 04-26-2019
Designed PJC
Drawn NCR

CITY DETAILS

CARMELITE HERMITAGE
8249 DEMONTREVILLE TRAIL NORTH
LAKE ELMO, MN 55042

CARMELITE HERMITAGE CHAPEL
LAKE ELMO, MINNESOTA

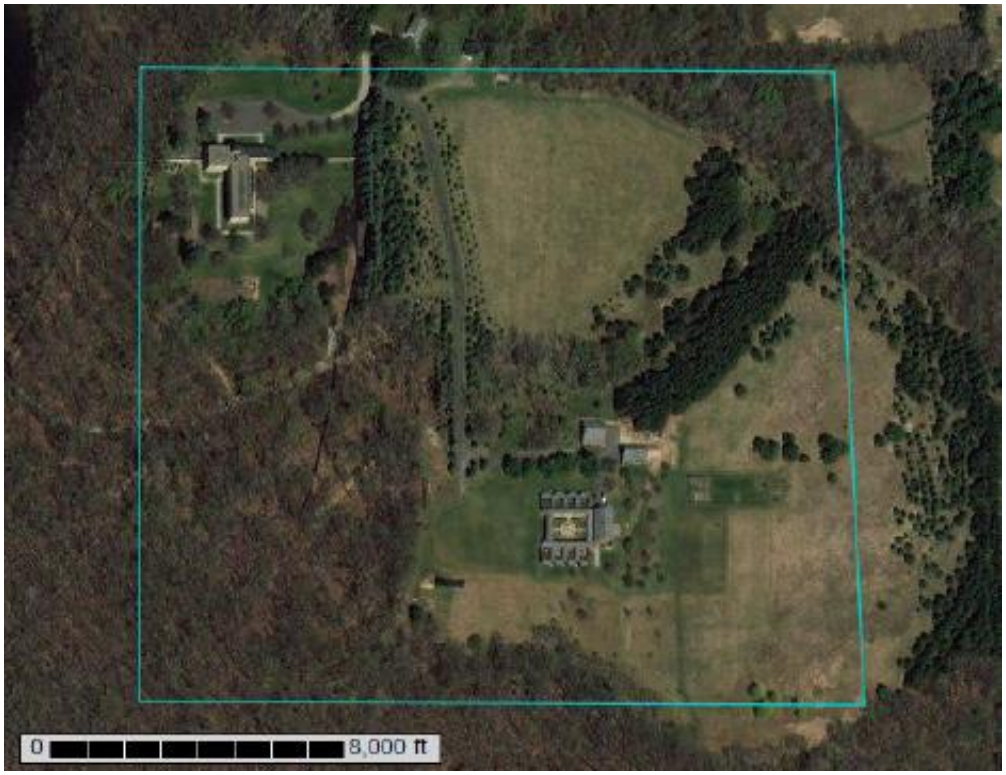
00-ENG-119045-SHEET-6.10-DTLS

6.13 OF 13

Carmelite Hermitage Chapel

Lake Elmo, Minnesota

Storm Water Management Plan



April 26, 2019
Revised July 12, 2019
Revised August 22, 2019
Revised June 22, 2022

Property Owner:

Carmelite Hermitage
8249 DeMontreville Trail N
Lake Elmo, Minnesota 55042

Consultant to Project Owner:

PIONEER*engineering* P.A.

Pioneer Engineering, P.A.
2422 Enterprise Drive
Mendota Heights Minnesota

Table of Contents

I hereby certify that this Specification, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Paul Cherne
Minn. Reg. No. 19860

Date: April 26, 2019

I. Introduction

The following is a hydrology summary for the construction of a 5,000 sf chapel, utility building and related parking and sidewalks. The site is located east of Lake DeMontreville, approximately ½ mile south of DeMontreville Trail N in Lake Elmo, Minnesota.

II. Existing Site Conditions

A. Current Land Use

The development site is a 90 acre parcel consisting of woods and pasture. The property borders Lake DeMontreville on the west. The current use of the site is a residential religious community.

B. Topography - Existing Hydrology

The topography of the site is generally rolling and majority of the site drains west to Lake DeMontreville.

The Surface Waters that receive stormwater within one mile are shown in the Drainage Maps in APPENDIX A.

C. Special or Impaired Waters

A special and impaired waters search was completed using the MPCA search engine (http://pca-gis02.pca.state.mn.us/CSW/index.html) on April 8, 2019. Based on that review, this project has no discharge point within one mile of, and flows to, a special water listed in Appendix A, Part B of the NPDES Construction Site General Permit. The project does not have a discharge point within one mile of, and flows to, a water listed as impaired under Section 303(D) of the Federal Clean Water Act.

D. Soils

A geotechnical report was performed on the site. The soils encountered are the site consists of topsoil at the surface followed by mostly glacially deposited soil to the termination depths of the borings. Some fills were also encountered. The topsoil layer varied from about 1/4 to 1/2 foot thick. The material was mostly silty sand with varying amounts of organic material, as well as layers of silt and clay interwoven within the silty sand.

One soil boring was executed within the proposed infiltration area that showed silty soils. These findings led to an infiltration rate of 0.2 in/hr for the proposed basin. This rate determined the area required to drawdown the volume flowing into the basin within 48 hours (see Infiltration Volume Summary Table under Proposed Hydrology Section). The full report can be found in Appendix C.

The hydrologic soil groups obtained from the USDA Natural Resources Conservation Services Soils Survey Map were used in the existing and proposed models of the site. Shape file data was downloaded from the USDA Web Soil Survey to determine their locations.

A review of the USDA Natural Resources Conservation Services Soils Survey Map (See Appendix C) indicated the following soils on site:

Soil Symbol	Soil Name	Hydrologic Soil Group	Erosion Potential	% of Site
49	Antigo silt loam, 0 to 2 percent slopes	B	Slight	6.1%
49B	Antigo silt loam, 2 to 6 percent slopes	B	Slight	19.1%
49C	Antigo silt loam, 6 to 15 percent slopes	B	Slight	62.8%

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high-water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

III. Proposed Site Conditions & Design Considerations

A. Proposed Development

The proposed project consists of a 5,000 sf chapel, utility building and related parking and sidewalks.

B. Proposed Topography

The proposed drainage patterns will be reflective of the existing drainage patterns when possible. The drainage maps are shown in Appendix A.

C. Design Requirements

The Valley Branch Watershed District Revised Rules and Regulations and the City of Lake Elmo Stormwater Rules require all new development to meet flow rate, water quality and volume requirements. These requirements are summarized as follows:

1. Rate Control

The proposed flow rate from the proposed development shall not exceed the flow rate of the existing drainage areas for the 2-, 10- and 100-year storm events and the 100 year 10-day snowmelt event.

2. Water Quality

The City of Lake Elmo requires proposed stormwater management plans to meet all requirements of the NPDES Construction Stormwater permit and watersheds having jurisdiction over the site. To meet the NPDES Construction Stormwater Permit the permanent sedimentation basins must:

- The basin must have a permanent volume of 1,800 cubic feet of storage below the outlet pipe for each acre that drains to the basin.
- The basin must be designed to provide live storage for a water quality volume (calculated as an instantaneous volume) of one (1) inch of runoff from the new impervious surfaces created by the project.
- Basin outlets shall be designed such that the water quality volume is discharged at no more than 5.66 cubic feet per second (cfs) per acre of surface area of the pond. The basin's water quality volume is calculated as ½ inch of runoff from the new impervious surfaces created by the project.

3. Volume Control

The City of Lake Elmo requires the volume of stormwater runoff discharging from a proposed site shall not be greater than the volume of stormwater runoff discharging prior to proposed site alteration for the 2-, 10-, and 100-year storm events. The analysis for the volume of stormwater runoff shall be calculated using the Soil Conservation Service Type II time distribution for the 2-, 10-, and 100-year 24-hour storm events. The volume of stormwater runoff prior to the proposed development shall be calculated at the pre-settlement condition as defined in the State of Minnesota Stormwater Manual for a "meadow" condition based on the applicable hydrologic soil group(s) for the development.

Hydrologic Soil Group	Runoff Curve Number
A	30
B	58
C	71
D	78

On sites without restrictions, stormwater runoff volumes will be controlled and the post-construction runoff volume shall be retained on site for 1.1 inches of runoff from impervious surfaces.

If a site has restrictions where infiltration is not feasible or advised, such as karst topography, very fast or very slow infiltrating soils, shallow bedrock, a shallow confining layer/rough terrain, shallow groundwater, Drinking Water Management Supply Areas, and/or potential stormwater hotspots, as determined by the applicant and agreed upon by the VBWD or as determined by the VBWD, the applicant must follow these flexible treatment options:

i. Project must first attempt to design the site to achieve retention of at least 0.55 inches of runoff from the proposed impervious surfaces and remove 75% of the annual total phosphorus load leaving all points on the site. Options considered and presented shall examine the merits of relocating project elements to address varying soil conditions and other constraints across the site.

ii. If the project cannot achieve the standards listed in Standard 6Di above, the project shall achieve volume reduction to the maximum extent practicable and remove 75% of the annual total phosphorus load leaving all points on the site. Options considered and presented shall examine the merits of relocating project elements to address varying soil conditions and other constraints across the site.

iii. If the project cannot achieve the standards listed in Standard 6Dii above, the project shall achieve volume reduction to the maximum extent practicable and remove 60% of the annual total phosphorus load leaving all points on the site. Options considered and presented shall examine the merits of relocating project elements to address varying soil conditions and other constraints across the site.

iv. Off-site mitigation (including banking or cash or treatment on another project) will be considered by the VBWD on a case-by-case basis. In all cases, the receiving water shall be protected.

To meet the NPDES Construction Stormwater Permit the infiltration systems must:

- Be design so that the water quality volume of one (1) inch of runoff from the new impervious surfaces created by thee project is retained on site (i.e. infiltration or other volume reduction practices) and not discharged to a Surface Water.
- Discharge the water quality volume routed to the system through the soil surface or filter media within 48 hours or less.
- Verify soil type and to ensure a minimum of three (3) feet of separation from the seasonally saturated soils (or from bedrock) and the bottom of the proposed infiltration/filtration system.

4. Storm Sewer Design

Storm sewer in the City of Lake Elmo must be designed to handle a 10 Year Storm Event.

D. Proposed Hydrology

One stormwater retention basin with adjacent infiltration area (Basin 100P). The parking lot, the existing buildings and the north portion of the chapel will drain to the north to Basin 100P. The south half of the chapel will drainage to a grass swale the will then discharge to Lake DeMontreville. Rate control and volume control for all new impervious will be provided in Basin 100P by treating the existing impervious surface.

Soil borings and double ring infiltration tests reveal soils that are suitable for volume control practices. The test results can be found in Appendix C.

1. Rate Control

The City of Lake Elmo requires that proposed flow rate from the proposed development shall not exceed the flow rate of the existing drainage areas for the two, ten and 100-year storm events as well as the 10-day snowmelt event.

The following table is a summary of the results of the flow rate derived by the HydroCAD models.

Drainage Designation	Drainage Description	2-Year Flow Rate (cfs)		10-Year Flow Rate (cfs)		100-Year Flow Rate (cfs)		10-Day Flow Rate (cfs)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
W	Offsite West	1.73	1.20	9.06	7.83	32.44	30.71	4.64	4.15

Rate control is met for all events per City of Lake Elmo requirements.

2. Water Quality

The City of Lake Elmo requires proposals to meet NPDES permit requirements, which states that basins must have a permanent volume of 1,800 cubic feet of storage below the outlet pipe for each acre that drains to the basin.

NPDES Basin Treatment Volume				
Basin Model Name (HydroCAD)	Drainage Area (acre)	Requirement (cfs/acre)	Treatment Volume Req. (ac*ft)	Volume Proposed (ac*ft)
100P	10.38	1,800	0.43	0.32

Based on the NPDES Treatment Volume Requirement, this proposed basin does not have enough storage. However, further evaluation using a MIDS model was utilized to evaluate 75% TP reduction. Local climate data for an average year (1958-59) was used to compile the results. Per the MIDS results (found in Appendix B), the TP Reduction Requirement is achieved per City of Lake Elmo requirements.

Basin outlets shall be designed such that the water quality volume is discharged at no more than 5.66 cubic feet per second (cfs) per acre of surface area of the pond. The basin's water quality volume is calculated as 1 inch of runoff from the new impervious surfaces created by the project.

Basin Water Quality Volume Discharge Requirement			
Basin Model Name (HydroCAD)	Surface area (acre)	WQ Discharge (cfs)	Discharge per acre (cfs/acre)
100P	0.14	0.01	0.07

Water quality volume discharge is met for the proposed basin per City of Lake Elmo requirements.

3. Volume Control

To meet the NPDES Permit the project must be designed so that the water quality volume of one and one tenth (1.1) inch of runoff from the new impervious surfaces created by the project is retained on site (i.e. infiltration or other volume reduction practices) and not discharged to a Surface Water.

Runoff Quantity Reduction Required			
Basin Name	Total New Impervious Area (ac)	Treatment Depth (in/ac impervious)	Water Quality Volume Required (ac*ft)
100P	0.285	1.1	0.026
Offsite	0.081	1.1	0.008
Total	0.366	1.1	0.034

Total Existing Impervious Area (ac)	Total New Impervious Area (ac)
0.726	0.366

Basins 100P will provide volume control with infiltration of 1.1" runoff over the new impervious area.

Drainage Designation	Drainage Description	2-Year Volume (ac*ft)		10-Year Volume (ac*ft)		100-Year Volume (ac*ft)		10-Day Volume (ac*ft)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
W	Offsite West	0.37	0.28	1.20	1.10	3.90	3.76	8.50	7.82

The volume control requirement is met for all events per City of Lake Elmo requirements.

Infiltration Volume Summary Table						
Basin Model Name	Captured Volume Below Outlet (ac*ft)	Impervious Area (ac)	Treatment/Impounded Required Volume 1.1" x Impervious Area (ac*ft)	Infiltration Surface Area (sf)	Infiltration Rate (in/hr)	Maximum Volume Infiltrated In 48 Hours (ac*ft)
100P	0.074	0.366*	0.034	4,000	0.2	0.074

*Note 1: This impervious is the total new impervious proposed. New impervious in subcatchment 1A (see Hydrology Map Proposed Conditions) drains offsite and will be treated by a grassy swale. Existing impervious in subcatchments 100A – 100C equal to the new impervious in 1A will be treated by Basin 100P.

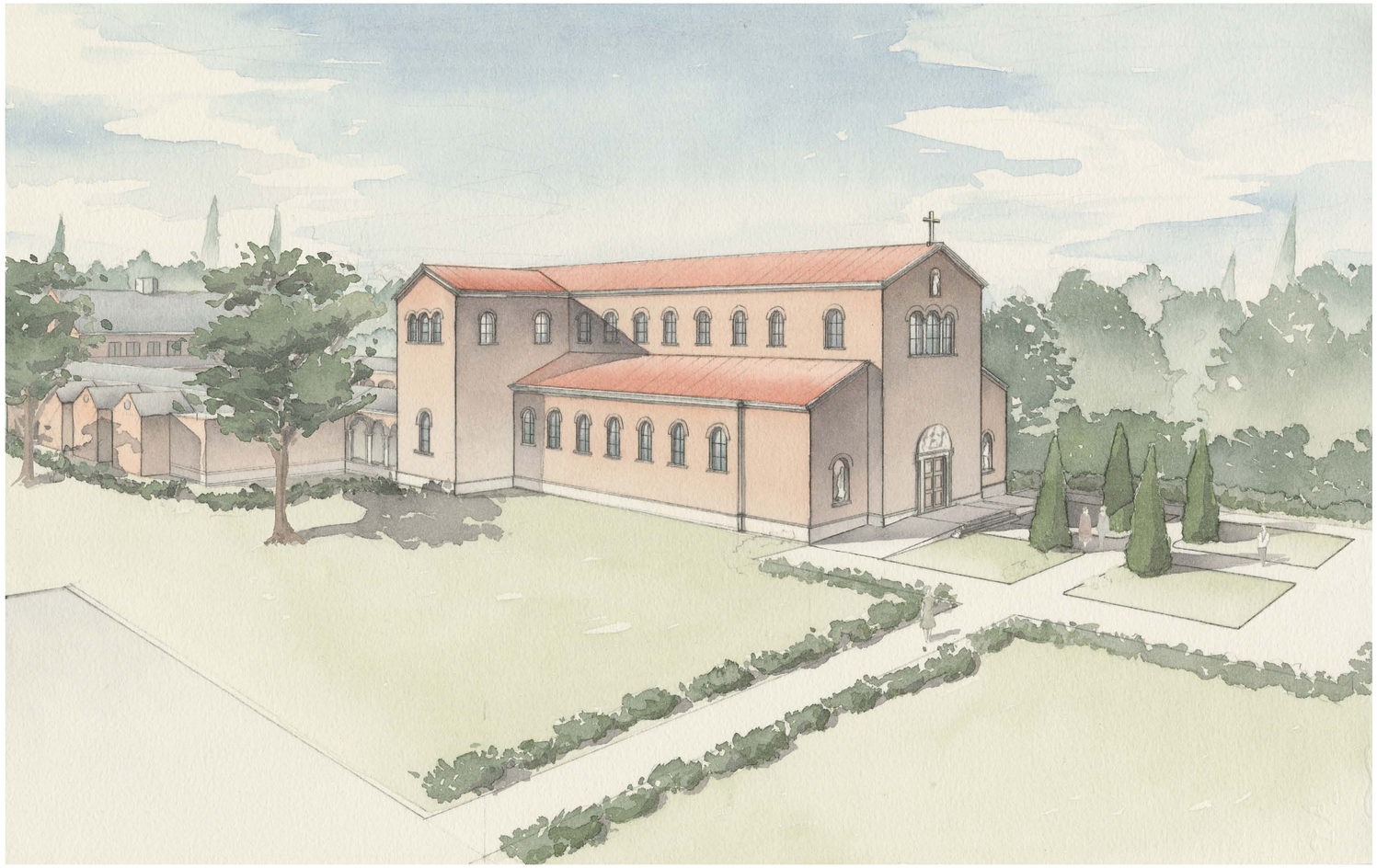
The maximum volume infiltrated in the required 48 hours exceeds the water quality volume required for the total new impervious area proposed. This meets the City of Lake Elmo volume control requirement.

CARMELITE CHAPEL

CARMELITE HERMITAGE
OF THE BLESSED VIRGIN MARY

8249 DE MONTREVILLE TRAIL

LAKE ELMO, MINNESOTA 55042-9545



OWNER

CARMELITE HERMITAGE OF THE
BLESSED VIRGIN MARY
CONTACT: REV. JOHN BURNS, O.CARM.
8249 DEMONTREVILLE TRAIL
LAKE ELMO, MN 55042
PHONE: 651/779-7351

STRUCTURAL ENGINEER

LKL ENGINEERS
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SUITE A-2
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PHONE: 419/578-0195

M.E.P. ENGINEER

ASSOCIATED CONSULTING
ENGINEERING, INC.
CONTACT: KELLY LOUDENSLAGER
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PHONE: 605/335-3720

CIVIL ENGINEER, P.A.

PIONEER ENGINEERING
CONTACT: PAUL CHERNE
2422 ENTERPRISE DRIVE
MENDOTA HEIGHTS, MN 55120
PHONE: 651/681-1914

DUNCAN G. STROIK ARCHITECT LLC
218 WEST WASHINGTON STREET, SUITE 1200
SOUTH BEND, INDIANA 46601
574/232-1783; FAX: 574/232-1792

EXTERIOR PERSPECTIVE

SCALE: NA	**CARMELITE CHAPEL** LAKE ELMO, MINNESOTA DUNCAN G. STROIK, ARCHITECT 218 W. WASHINGTON ST., SUITE 1200 SOUTH BEND, IN 46601 574/232-1783; 574/232-1792 FAX	DRAWN: FW
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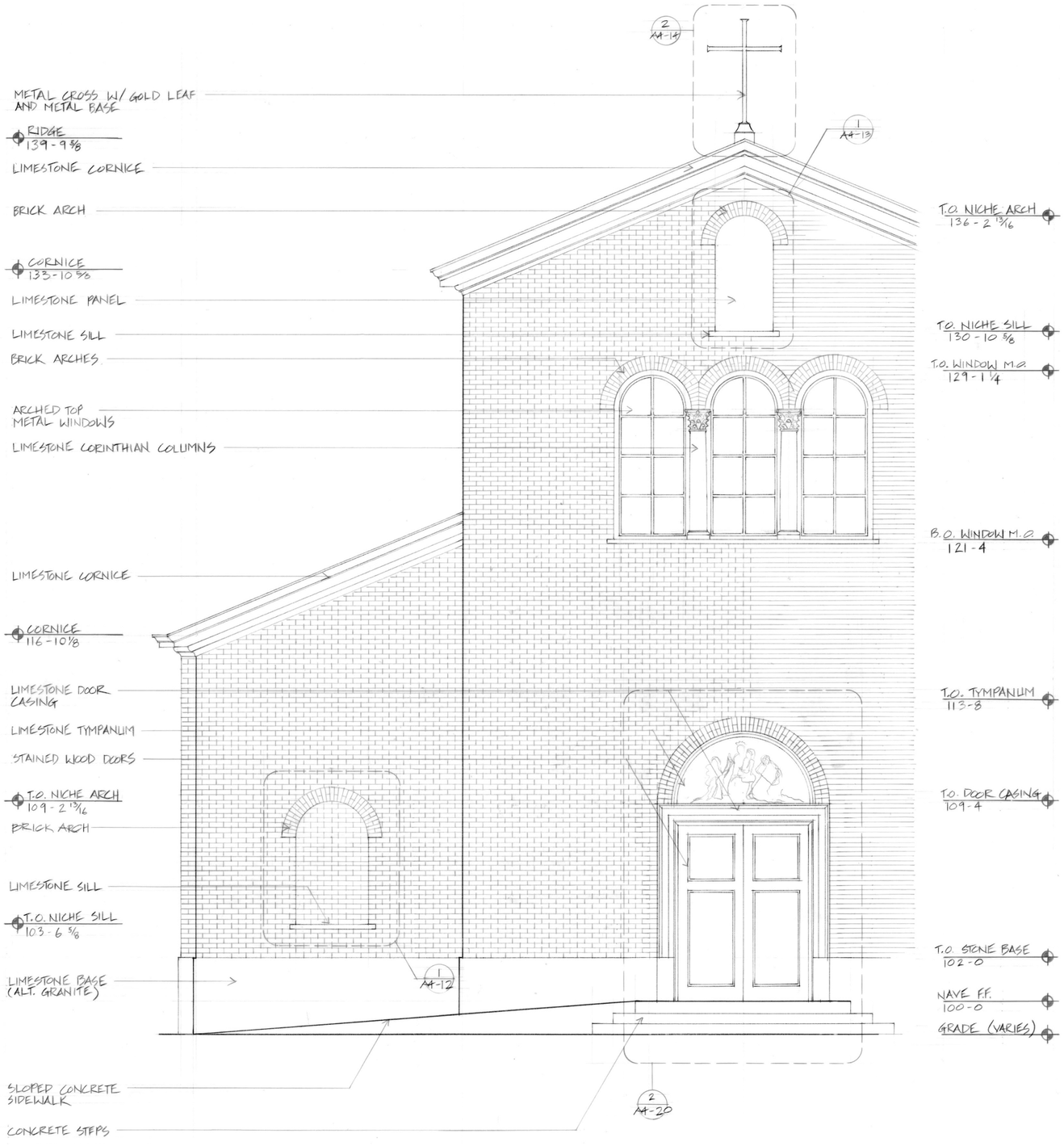

LIMESTONE CORNICES

PAINTED METAL CLAD WOOD WINDOWS, WITH SILLS AND BRICK ARCHES

STAINED WOOD DOORS, LIMESTONE SURROUND AND LIMESTONE TYMPANUM

GAF SLATELINE SHINGLE ROOF EMERALD GREEN

BELDEN BRICK ST. SIMON BLEND

RUSTIC BUFF LIMESTONE BASE

COPPER GUTTERS, FLASHING AND DOWNSPOUTS

PHOTO REFERENCE BOARD

SCALE: NA
DATE: 10 MAY. 2019
REVISION:

CARMELITE CHAPEL
LAKE ELMO, MINNESOTA
DUNCAN G. STROIK, ARCHITECT
218 W. WASHINGTON ST., SUITE 1200
SOUTH BEND, IN 46601
574/232-1783; 574/232-1792 FAX

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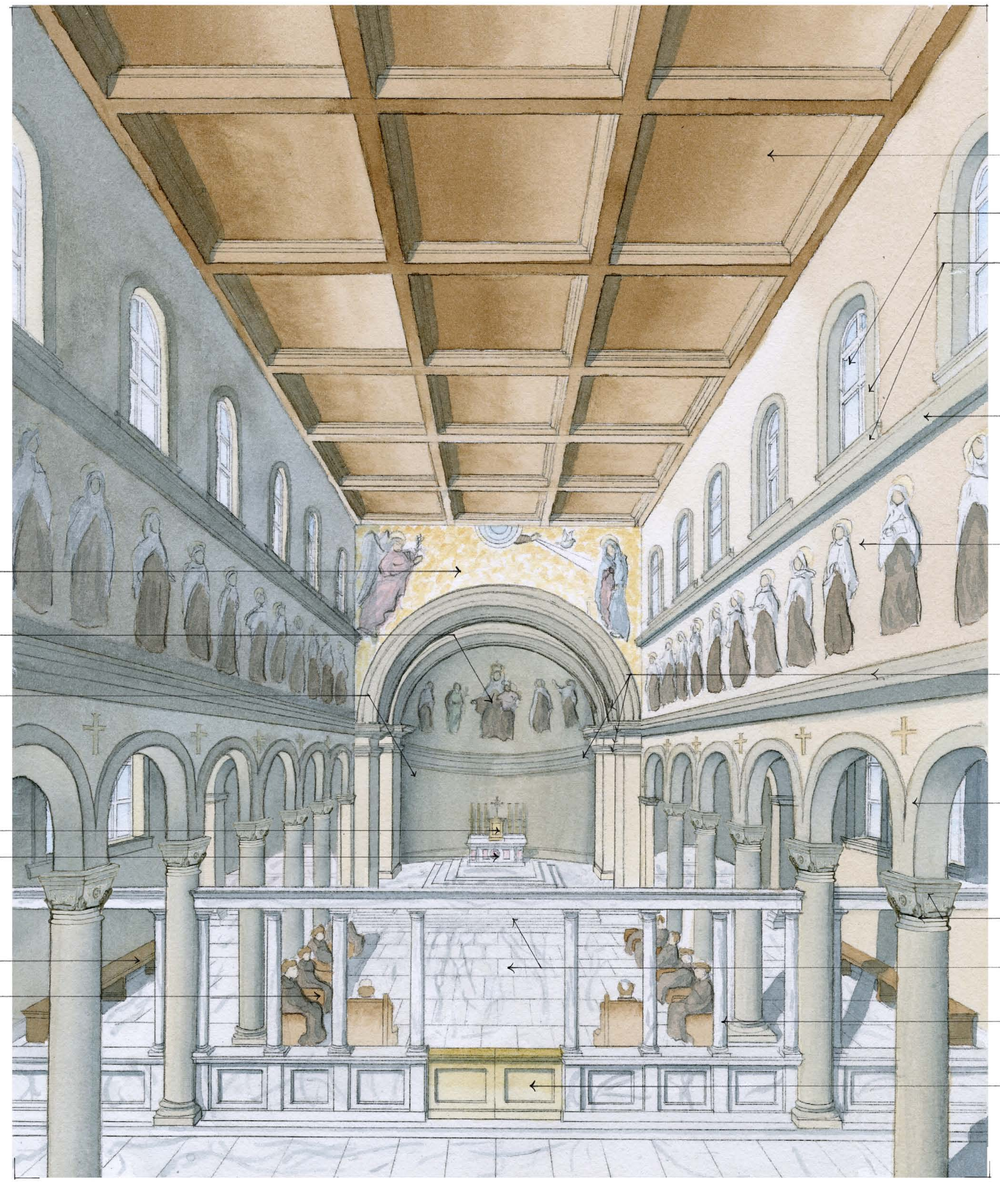


FUTURE MOSAIC OF THE ANNUNCIATION BY OWNER

FUTURE MOSAIC OF OUR LADY OF MT. CARMEL BY OWNER

FUTURE FRESCO BY OWNER

MARBLE TABERNACLE

MARBLE ALTAR

WOOD BENCHES BY OWNER

WOOD CHOIR STALLS BY OWNER

STD. WD BEAMS AND PANELS
ALT SKIM COAT CEILING W/ APPLIED PTD. WD. BEAMS.

PTD. MTL. CLAD WD. WINDOW

PTD. WD TRIM AND SILL

LIMESTONE STRING COURSE
ALT: PTD. WOOD

FUTURE MOSAIC OF CARMELITE SAINTS BY OWNER

LIMESTONE ARCHNOLT AND ENTABLATURE
ALT PTD WOOD

LIMESTONE ARCHIVOLTS
ALT: PTD WOOD

LIMESTONE COLUMNS AND PILASTERS
W/ CUSTOM CAPITALS

3/4" STATUARIO VENATO MARBLE
FLOOR SLAB AND STEPS
ALT: PORCELAIN TILE

LIMESTONE COLUMN SCREEN
ALT: PTD. WOOD

STD WOOD GATES

INTERIOR PERSPECTIVE

SCALE: NA	DRAWN: FW
DATE: 12 APR. 2019	CHECKED:
REVISION:	SHEET NO.: T0-002

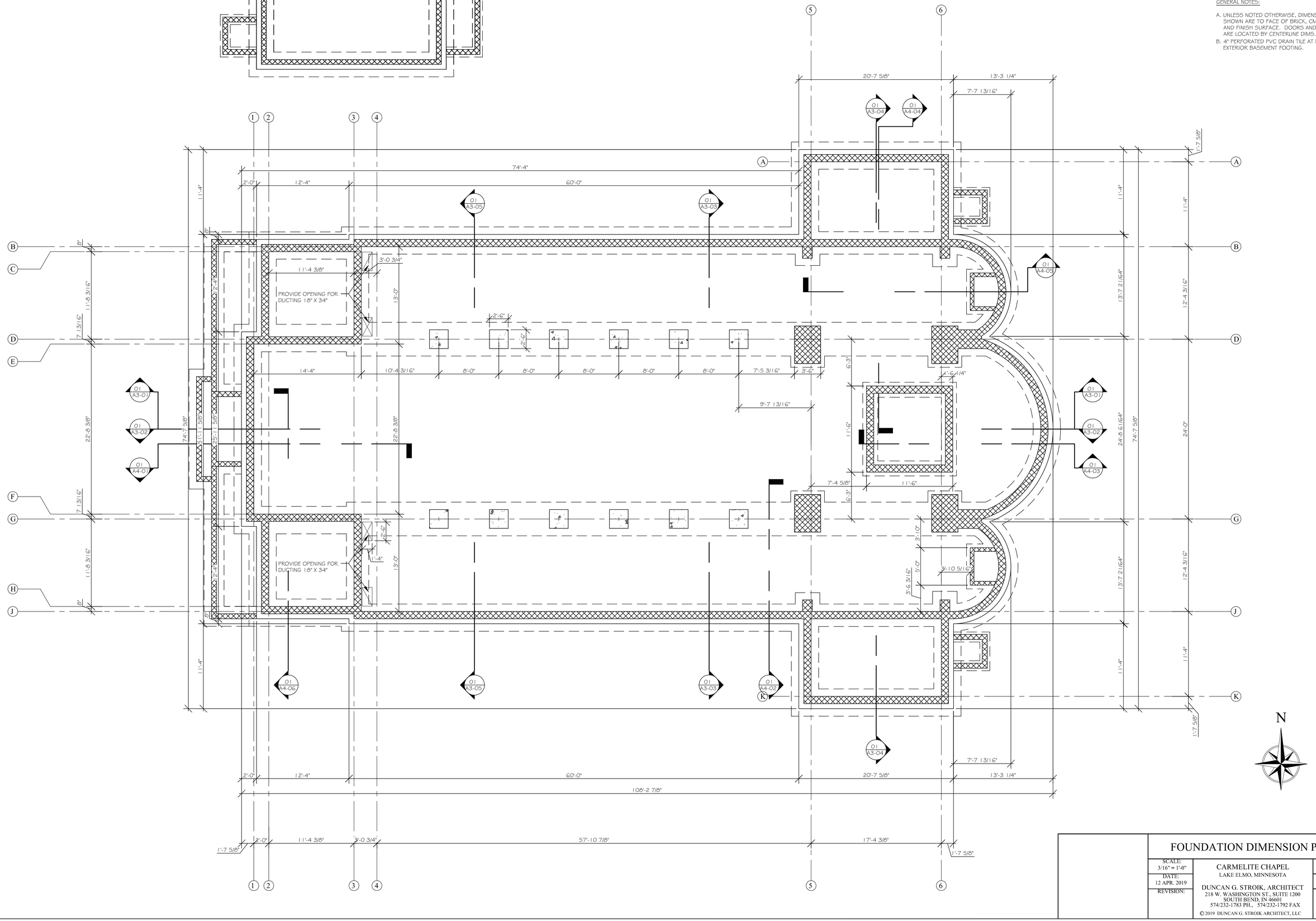
CARMELITE CHAPEL
LAKE ELMO, MINNESOTA

DUNCAN G. STROIK, ARCHITECT
218 W. WASHINGTON ST., SUITE 1200
SOUTH BEND, IN 46601
574/232-1783; 574/232-1792 FAX

GENERAL NOTES:

A. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO FACE OF BRICK, CMU, AND FINISH SURFACE. DOORS AND WINDOWS ARE LOCATED BY CENTERLINE DIMS.

B. 4" PERFORATED PVC DRAIN TILE AT PERIMETER OF EXTERIOR BASEMENT FOOTING.



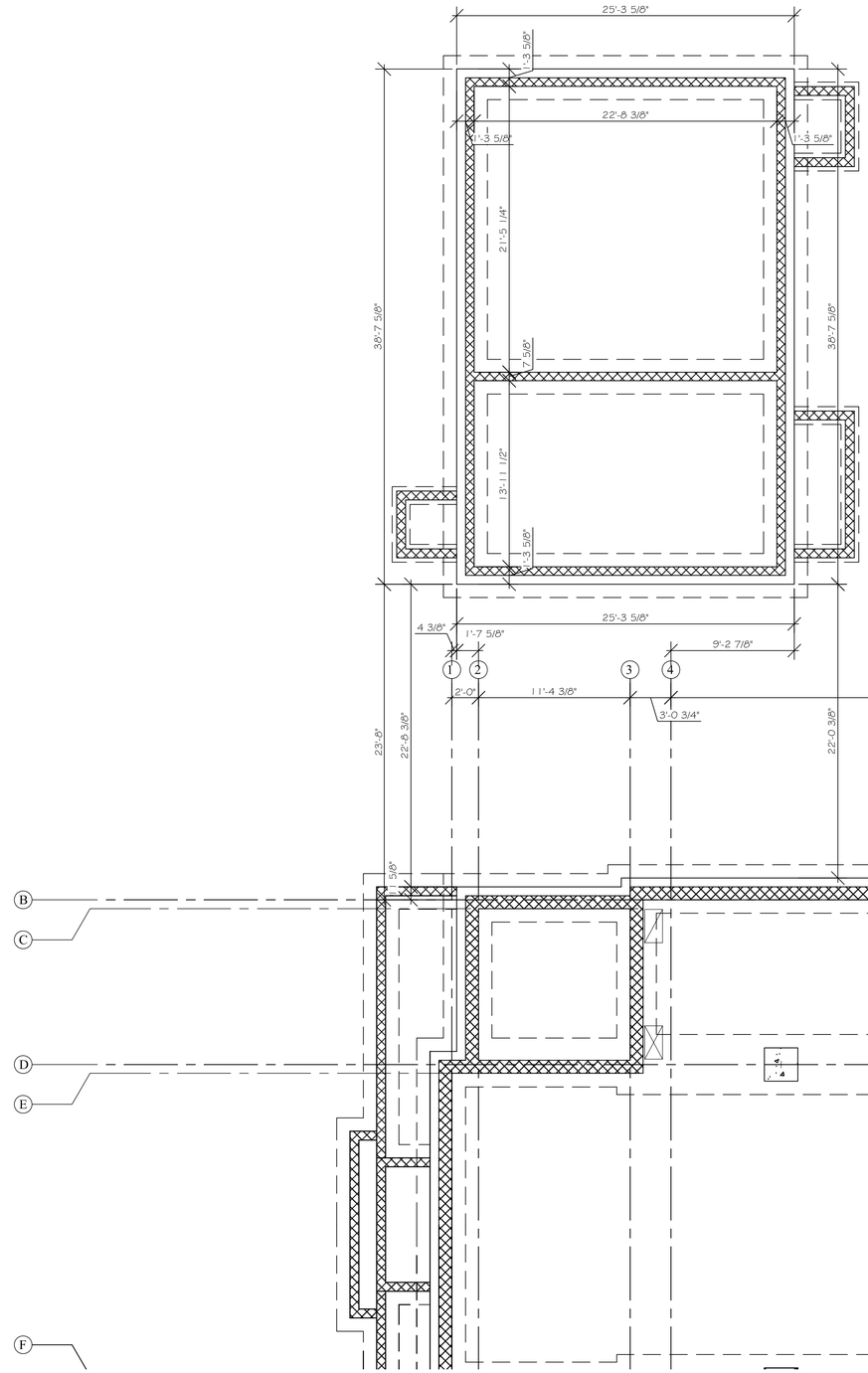
FOUNDATION DIMENSION PLAN

SCALE: 3/16" = 1'-0"	CARMELITE CHAPEL LAKE ELMO, MINNESOTA	DRAWN: FW
DATE: 12 APR. 2019		CHECKED:
REVISION:	DUNCAN G. STROIK, ARCHITECT 218 W. WASHINGTON ST., SUITE 1200 SOUTH BEND, IN 46601 574/232-1783 PH., 574/232-1792 FAX	SHEET NO.: A1-01

GENERAL NOTES:

A. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO FACE OF BRICK, CMU, AND FINISH SURFACE. DOORS AND WINDOWS ARE LOCATED BY CENTERLINE DIMS.

B. 4" PERFORATED PVC DRAIN TILE AT PERIMETER OF EXTERIOR BASEMENT FOOTING.



FOUNDATION OUTBUILDING

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DATE: 12 APR. 2019		CHECKED:
REVISION:	DUNCAN G. STROIK, ARCHITECT 218 W. WASHINGTON ST., SUITE 1200 SOUTH BEND, IN 46601 574/232-1783 PH., 574/232-1792 FAX	SHEET NO.: A1-02

GENERAL NOTES:

A. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO FACE OF BRICK, CMU, AND FINISH SURFACE. DOORS AND WINDOWS ARE LOCATED BY CENTERLINE DIMS.

WOMEN 113 | MEN 114 | JANITOR 115 | HALL 112 | 112B

SACRISTY 101 | SIDE AISLE 104 | NARTHEX 100 | NAVE 103 | SIDE AISLE 105 | CHOIR 106 | VESTING 110 | BLESSED VIRGIN MARY 108 | SANCTUARY 107 | STAIR 102 | SAINT JOSEPH 109 | SACRISTY 111

SCREEN WALL | NAVE SEATING BY OWNER | CHOIR SEATING BY OWNER | BENCHES BY OWNER | ORGAN CONSOLE BY OWNER | CREDENCE TABLE BY OWNER | PRESIDER'S CHAIR | BENCH WITH BACK

POSSIBLE E.J. | 4 3/16" TO CMU | E.J. | F.E. | PORCELAIN TILE F.F. | MARBLE F.F.

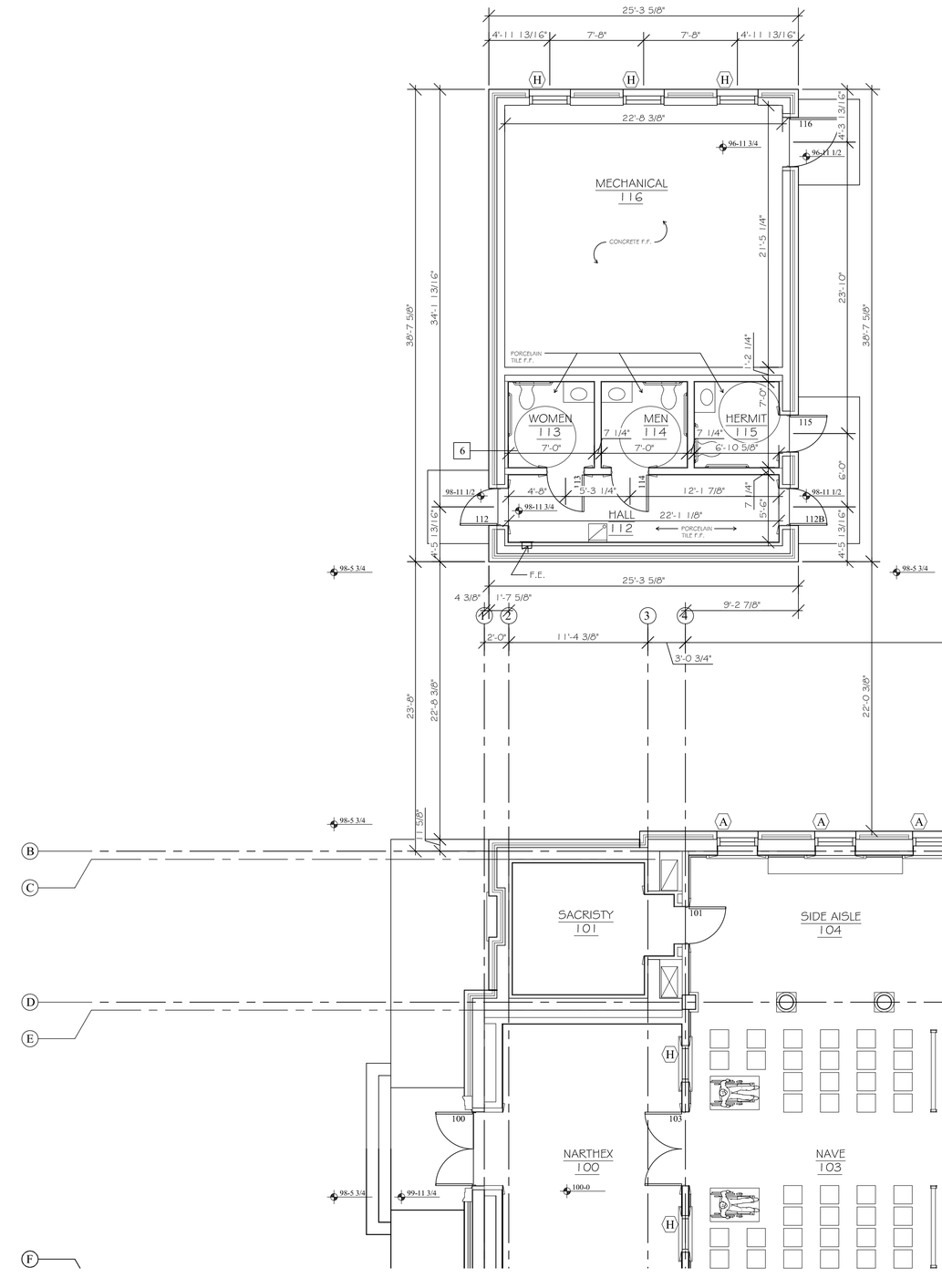
UP 22T @ 11" 33R @ 6 15/16" | UP 15T @ 11" 16R @ 7 7/8"

60'-0" | 14'-4" | 108'-2 7/8" | 57'-10 7/8" | 20'-7 5/8" | 13'-3 1/4" | 17'-4 3/8"

N

GENERAL NOTES:

A. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO FACE OF BRICK, CMU, AND FINISH SURFACE. DOORS AND WINDOWS ARE LOCATED BY CENTERLINE DIMS.



FIRST FLOOR OUTBUILDING

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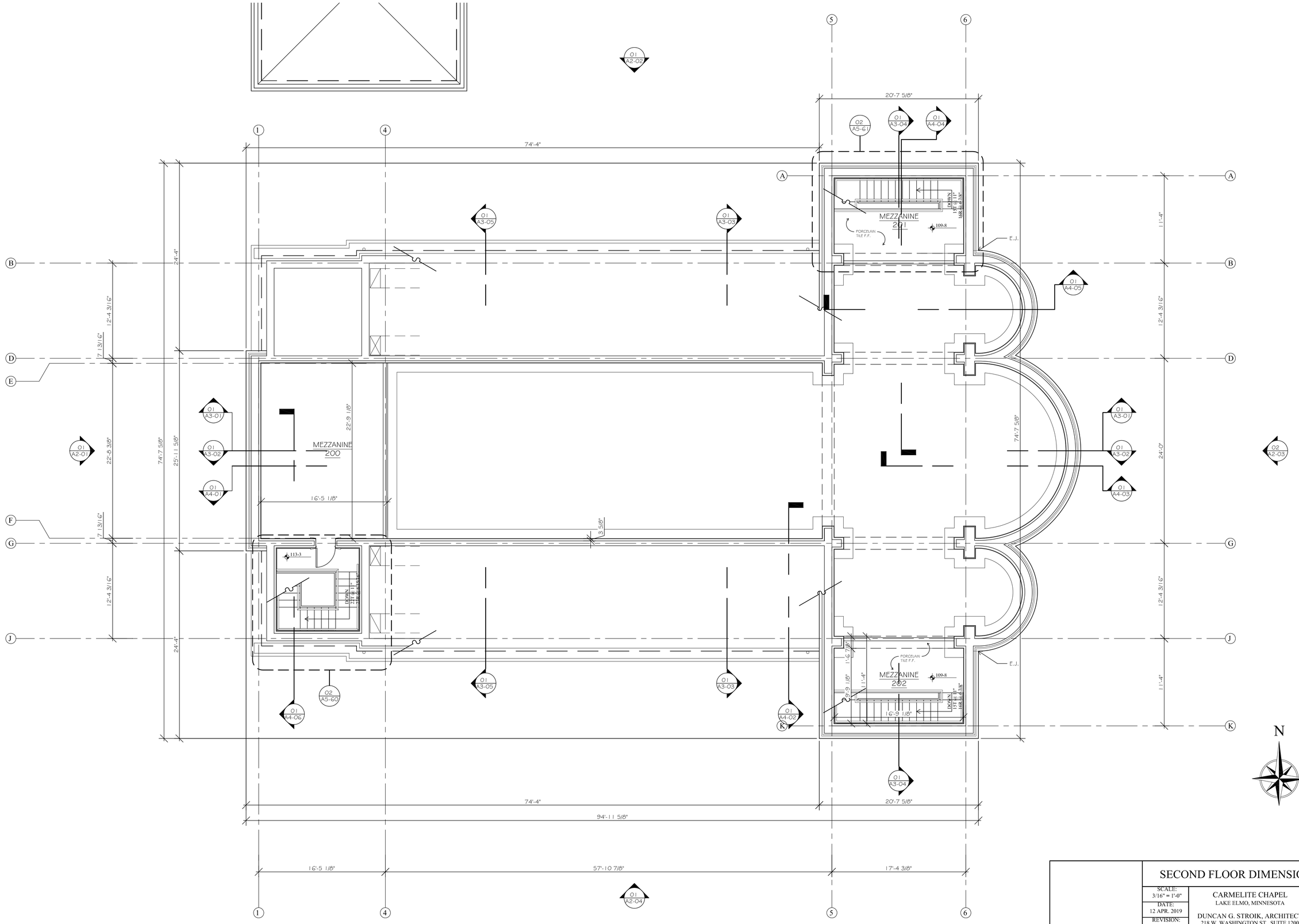
REVISION:	DUNCAN G. STROIK, ARCHITECT 218 W. WASHINGTON ST., SUITE 1200 SOUTH BEND, IN 46601 574/232-1783 PH., 574/232-1792 FAX	SHEET NO.: A1-11



SECOND FLOOR DIMENSION PLAN

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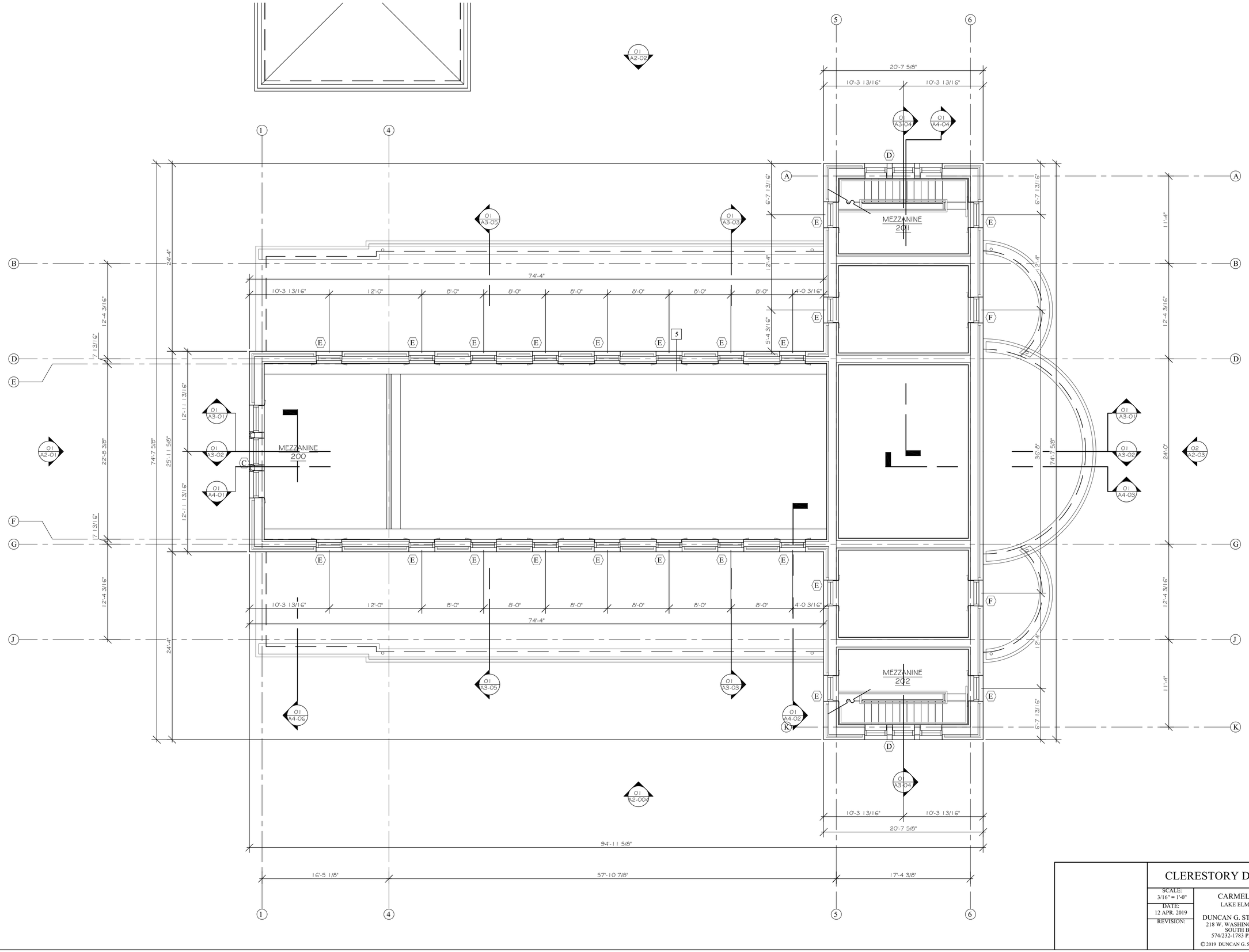
REVISION:	DUNCAN G. STROIK, ARCHITECT 218 W. WASHINGTON ST., SUITE 1200 SOUTH BEND, IN 46601 574/232-1783 PH., 574/232-1792 FAX	SHEET NO.: A1-20



CLERESTORY DIMENSION PLAN

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DATE: 12 APR. 2019	DUNCAN G. STROIK, ARCHITECT 218 W. WASHINGTON ST., SUITE 1200 SOUTH BEND, IN 46601 574/232-1783 PH. 574/232-1792 FAX	CHECKED:
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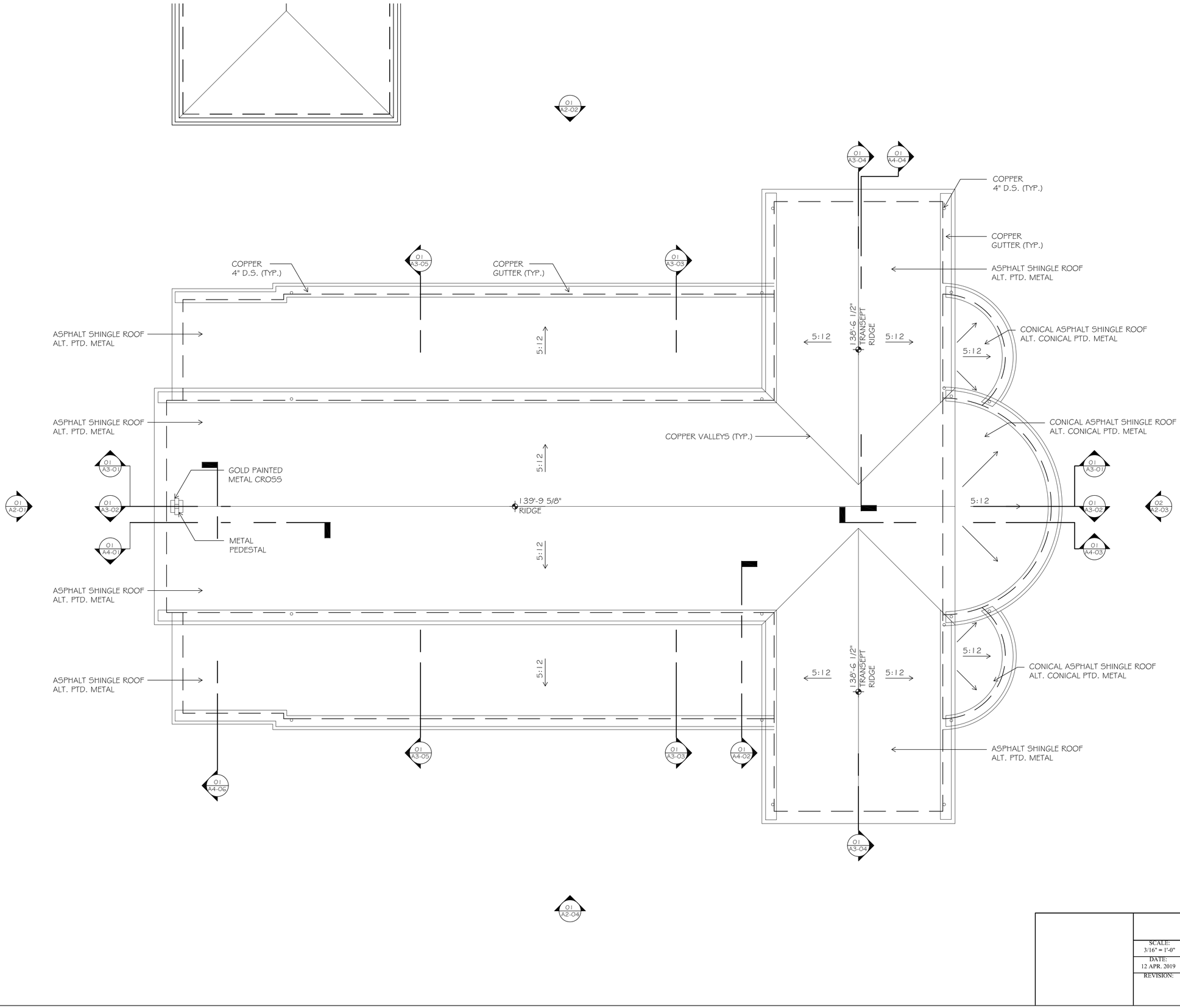

ROOF PLAN

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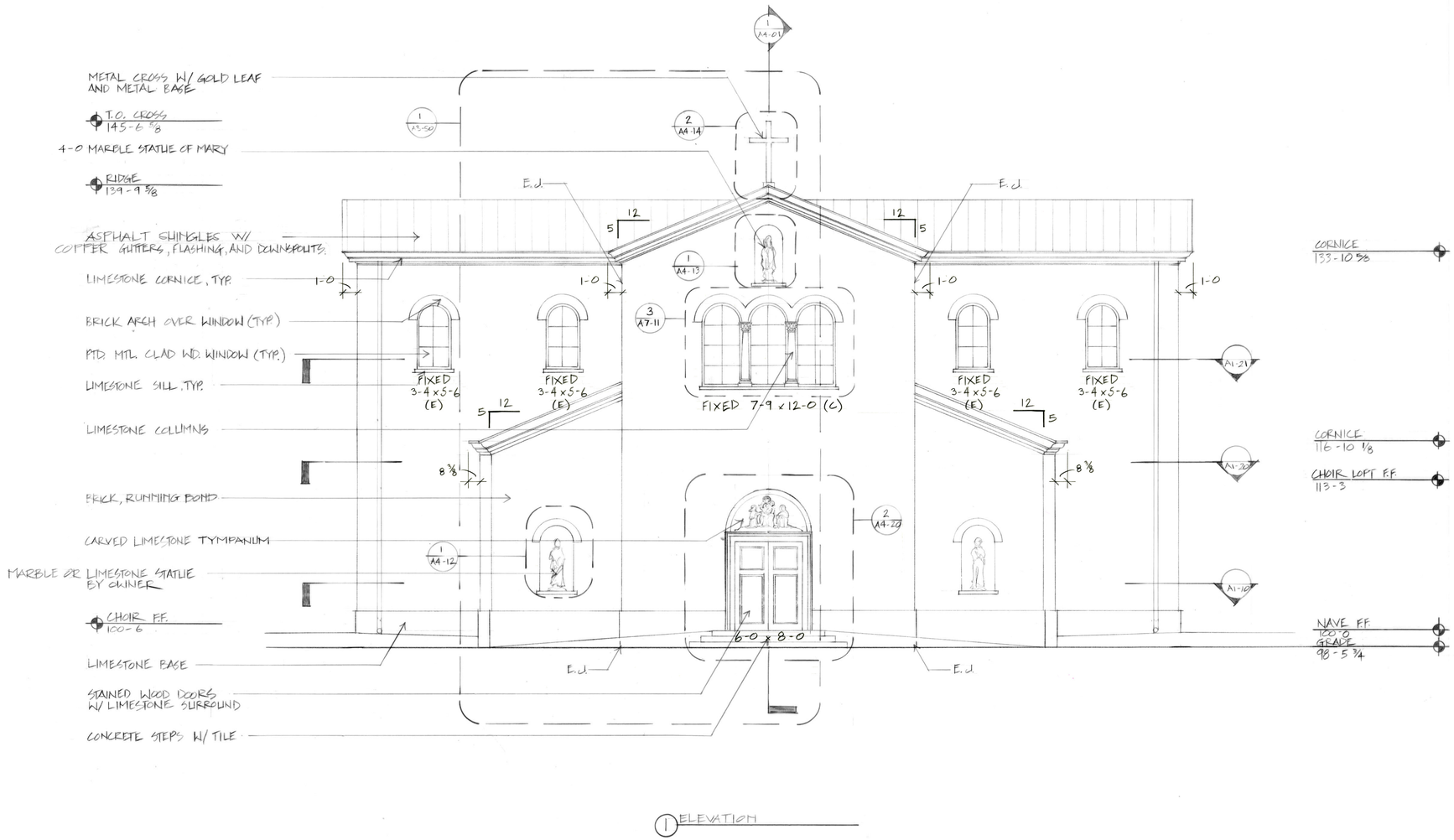


1 ELEVATION

WEST ELEVATION

SCALE: 3/16" = 1'-0"

DATE: 12 APR. 2019

REVISION:

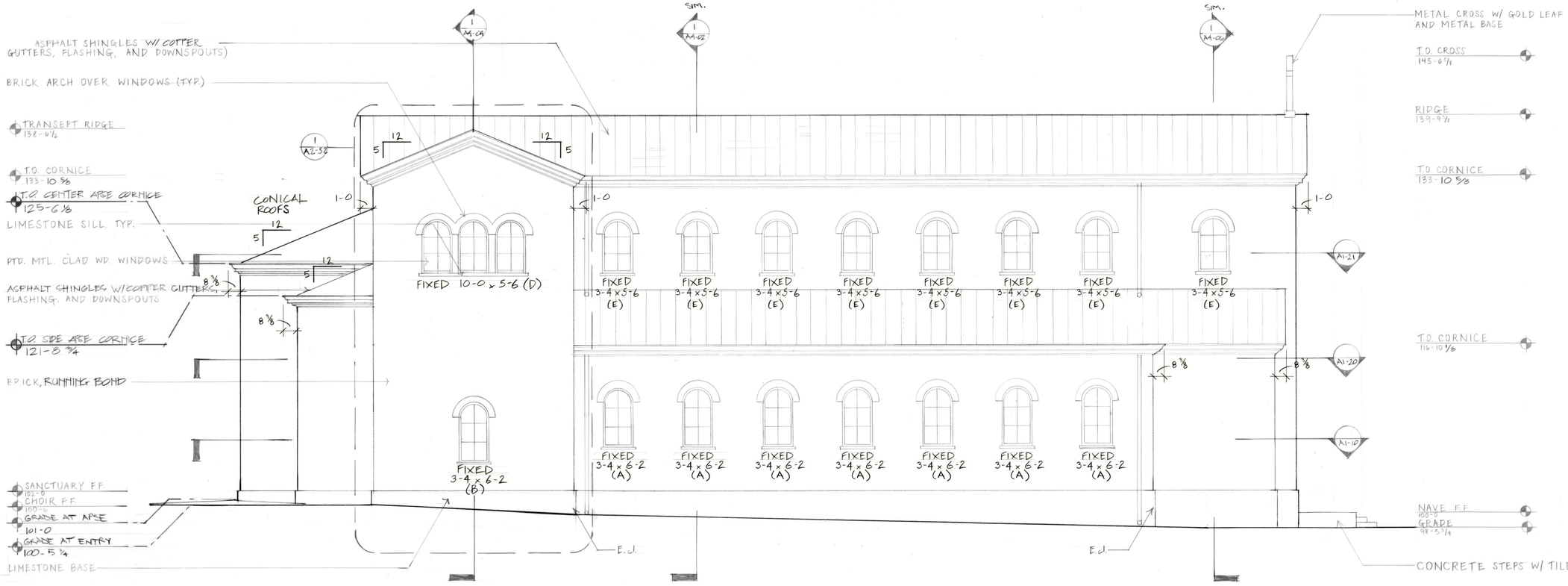
CARMELITE CHAPEL
LAKE ELMO, MINNESOTA

DUNCAN G. STROIK, ARCHITECT
218 W. WASHINGTON ST., SUITE 1200
SOUTH BEND, IN 46601
574/232-1783; 574/232-1792 FAX

DRAWN: FW

CHECKED:

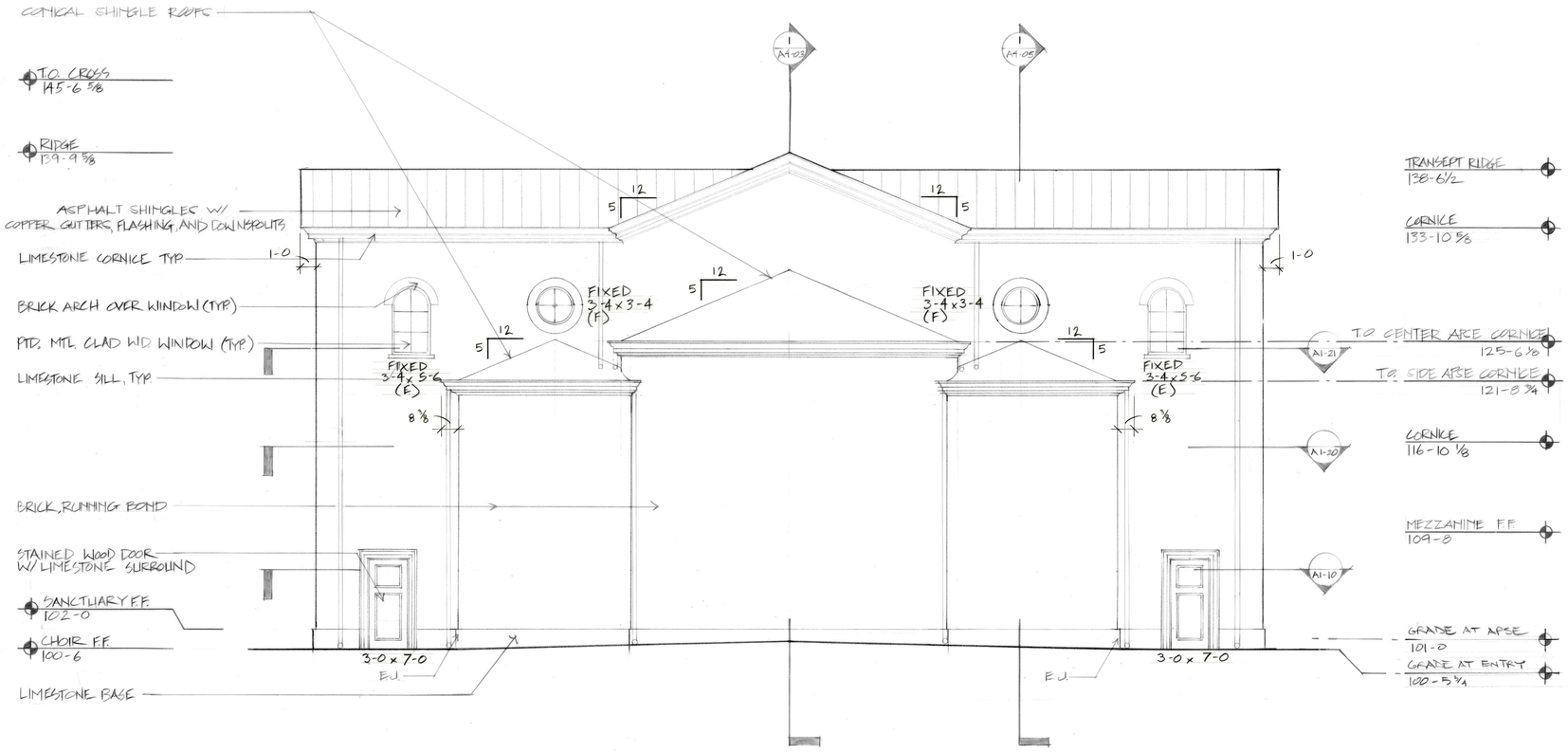
SHEET NO.: A2-01



1 ELEVATION

NORTH ELEVATION

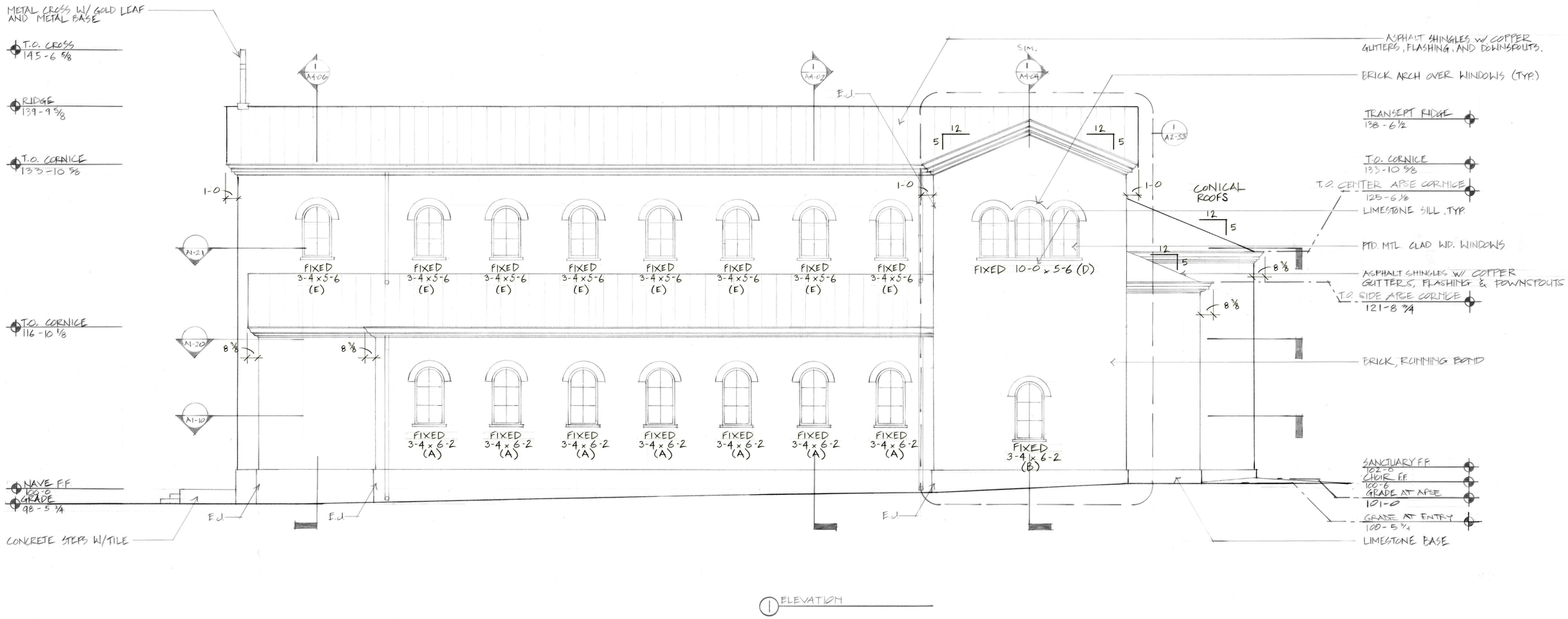
SCALE: 3/16" = 1'-0"	CARMELITE CHAPEL LAKE ELMO, MINNESOTA	DRAWN: MZ
DATE: 12 APR. 2019	DUNCAN G. STROIK, ARCHITECT 218 W. WASHINGTON ST. SUITE 1200 SOUTH BEND, IN. 46601 574/232-1783; 574/232-1792 FAX	CHECKED:
REVISION:		SHEET NO.: A2-02



1 ELEVATION

EAST ELEVATION

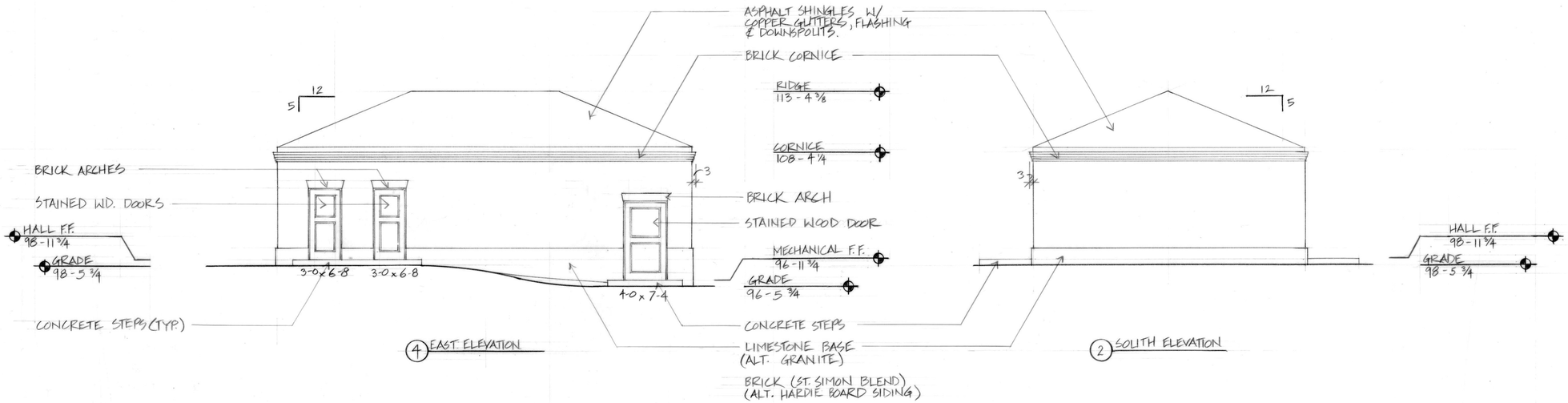
SCALE: 3/16" = 1'-0"	**CARMELITE CHAPEL** LAKE ELMO, MINNESOTA	DRAWN: MZ
DATE: 12 APR. 2019	DUNCAN G. STROIK, ARCHITECT 218 W. WASHINGTON ST., SUITE 1200 SOUTH BEND, IN 46601 574/232-1783: 574/232-1792 FAX	CHECKED:
REVISION:		SHEET NO.: A2-03

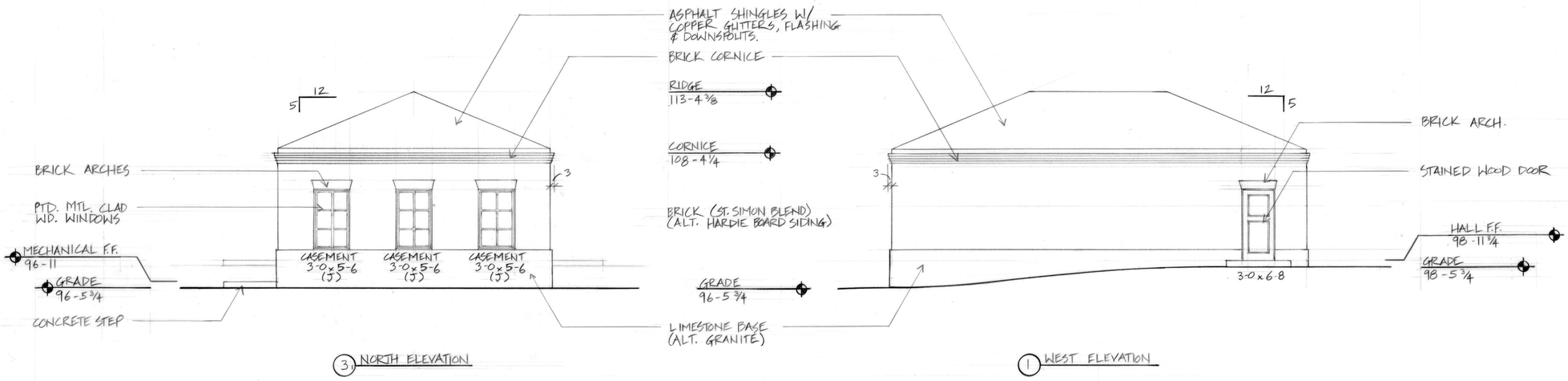


1 ELEVATION

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"	CARMELITE CHAPEL LAKE ELMO, MINNESOTA	DRAWN: FW
DATE: 12 APR. 2019	DUNCAN G. STROIK, ARCHITECT 218 W. WASHINGTON ST., SUITE 1200 SOUTH BEND, IN 46601 574/232-1783; 574/232-1792 FAX	CHECKED:
REVISION:		SHEET NO.: A2-04





OUTBUILDING ELEVATIONS

SCALE: 3/16" = 1'-0"	DRAWN: FW
DATE: 10 MAY 2019	CHECKED:
REVISION:	SHEET NO.: A2-10

CARMELITE CHAPEL
LAKE ELMO, MINNESOTA

DUNCAN G. STROIK, ARCHITECT
218 W. WASHINGTON ST., SUITE 1200
SOUTH BEND, IN 46601
574/232-1783; 574/232-1792 FAX

City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3800 Laverne Avenue North
Minutes of Regular Meeting of July 11, 2022

CALL TO ORDER: Commission Chair Risner called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Risner, Mueller, Graen, Rehkamp, Vrieze

COMMISSIONERS ABSENT: Steil

STAFF PRESENT: Planning Director Just & City Planner Hetzel

Pledge of Allegiance at 7:00 PM

Approve Agenda:
M/S/P: Graen / Vrieze made a motion to approve the agenda. **Vote: 5-0, motion carried unanimously.** (Steil not in attendance).

Approve Minutes:
M/S/P: Vrieze / Rehkamp made a motion to approve 6-13-22 minutes. **Vote: 5-0, motion carried unanimously.** (Steil not in attendance)

M/S/P: Risner / Rehkamp made a motion to approve 6-27-22 minutes. **Vote: 5-0, motion carried unanimously.** (Steil not in attendance)

Public Hearings:

1. CONIDTIONAL USE PERMIT FOR CHAPEL– 8249 Demontreville Trail Carmelite Hermitage of the Blessed Virgin Mary

Director Just gave presentations and answered questions.

Carmelite Hermitage of the Blessed Virgin Mary (Applicant) has applied for a Conditional Use Permit (CUP) for construction of a chapel on the property located at 8249 Demontreville Trail N (PID# 09.029.21.12.0002). The proposed 5,778 square foot chapel and a detached 978 square foot bathroom and mechanical room would be for use by members and outside visitors. The use is allowed by CUP in the Public Facilities (PF) zoning district.

RECOMMENDED FINDINGS

Conditional use means a land use or development as defined by ordinance that would not be appropriate generally but may be allowed with appropriate restrictions as provided by official controls only upon a finding that all of the following provisions are met. Staff recommends the following findings:

1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. ***The proposed use should not be detrimental or in any way endanger the public health, safety, comfort.***
2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***The proposed use conforms to the Comprehensive Plan.***
3. The use or development is compatible with the existing neighborhood. ***The proposed use is permitted in Public Facilities zoning district subject to a CUP.***
4. The proposed use meets all specific development standards for such use listed in the Zoning Code. ***The proposed use must meet the provisions of Article XVI – Public and Semi-Public Districts.***
5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Article XIX (Shoreland Management) and Title 100 (Flood Plain Management). ***The proposed use must meet the Shoreland Regulations.***
6. The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area. ***The proposed use will be compatible in appearance with the existing character of the general vicinity and will not change the essential character of the area.***
7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. ***The proposed chapel is to be set back form the public right of way and from adjacent land owners and so should not create a nuisance to existing or future neighboring structures.***
8. The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.
   The proposed chapel will be adequately served by public services or facilities.
9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. ***The proposed use will not create excessive additional requirements at public cost.***
10. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors. ***The proposed use should not be detrimental to persons, property, or the general public welfare.***
11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. ***With the new direct access (Res. 2021-092) the proposed use should not create traffic congestion. The chapel will mainly be used by members and intermittent guests.***
12. The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. ***The proposed use should not impact natural or scenic features.***

Applicant Reverend John Burns (8249 Mound Carmel Road) spoke regarding the project offered to answer questions.

Public hearing opened at 7:15 PM.

Father Patrick McCorkell (8243 Demontreville Trail) asked for clarification of how much traffic and activity will be generated by the new chapel, compared to the existing chapel.

An email in support was received.

Public hearing closed at 7:18 PM.

M/S/P: Risner / Mueller made a motion to recommend approval of a Conditional Use Permit (CUP) for the construction of a chapel with the listed conditions based on the findings listed in the staff report as well as additional conditional approval defining business hours of 7 AM and 5 PM except where hours may be extended for all defined Holidays and Feasts. **Vote: 5-0, motion carried unanimously.** (Steil not in attendance)

Meeting adjourned at 7:26 PM.

Respectfully submitted,

Diane Wendt
Permit Technician