THE CITY OF LAKE ELMO

STAFF REPORT

DATE: 8/16/22
REGULAR

TO: City Council
FROM: Molly Just, Planning Director
AGENDA ITEM: Preliminary Plat and Preliminary Planned Unit Development, Zoning Map Amendment and Conditional Use Permit for 9450 Hudson Boulevard

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UPDATE:

Since the July 19th City Council meeting, the applicant has rescinded the request for a deviation from the 35' required parking setback from a residential zone. The revised plans depict a revised parking plan that enables compliance with the required parking setback. The notes on the plans still need to be updated to reflect this but the parking lot is set back 35'.

Additionally, the applicant has analyzed the impact of the four-story building on the adjacent townhomes. A shadow study, perspective renderings, and a distance analysis are part of the revised plans that are included in the packet.

If the City Council does not act on the application at this meeting the applicant needs to make a formal request for additional time, beyond the 120 days allowed by statute. If the applicant is unwilling to make this request then the City Council will need to deny the application at this meeting or it will be automatically approved on September 2, 2022.

BACKGROUND:

Dominik Jenson, representing SRD 2.0, LLC, is requesting approval of a zoning map amendment (rezoning), preliminary planned unit development (PUD) and preliminary plat for the property located on the north side of Hudson Boulevard, west of Julia Avenue (9450 Hudson Boulevard). The plat depicts two parcels and the PUD depicts a 190-unit apartment building on one parcel and a daycare center, known as the Goddard School, on the other parcel. The rezoning is from Rural Transitional (RT) to Mixed Use Commercial (MU-C).

Brad Coats of the Goldridge Companies is requesting approval of a conditional use permit for the daycare center on the rezoned property. Daycare centers are allowed by conditional use permit in the Mixed-Use Commercial District. The daycare center would be licensed by the Washington County for up to 188 children and would be limited to providing daycare and preschool between the hours of 6:30 am and 6:30 pm Monday through Friday.

There are two developers as part of the overall project. SRD 2.0, LLC is listed as the applicant for the PUD and Plat, the developer of the multifamily building and it is indicated will construct the on and off-site improvements. Once the plat is recorded SRD would sell the smaller parcel to the Goldridge Companies for their construction of the daycare center. Staff has recommended a condition of approval tying issuance of permits for the daycare center to completion and acceptance of public improvements related to the plat and PUD.

The Planning Commission conducted a public hearing and voted unanimously to recommend approval of the project. There were no speakers on the item during the public comment period.

Staff have recommended conditions of approval that would result in the additional revisions needed to bring the plans in compliance with City standards for public safety, public infrastructure, stormwater management, landscaping and the high level of site design expected for approval of a PUD.

ISSUE BEFORE COUNCIL:

Should the Council approve the application for zoning map amendment, conditional use permit and revised preliminary plat and PUD including bonus density at 9450 Hudson Boulevard? The City Council should act on the application at this meeting.

GENERAL INFORMATION:

Applicant:	SRD 2.0 LLC of 900 N. Third Street, Minneapolis, MN 55401 and Brad Coats of the Goldridge Companies 310 Pinnacle Way, #300, Eau Claire, WI 54701
Property Owner:	DPS-Lake Elmo, LLC of 6007 Culligan Way, Minnetonka, MN 55345
Location:	North of Hudson Boulevard, west of Julia Avenue
PID#:	34.029.21.34.0012
Request:	Rezoning, Conditional Use Permit, Preliminary Plat/PUD Plan approval
Site Area:	14.15 acres
Land Use Guidance:	2040 Comprehensive Plan – Mixed Use Commercial
Zoning:	RT - Rural Development Transitional
Proposed Zoning:	MU-C PUD (Mixed Use Commercial/PUD)
Surrounding Land Use Guidance:	Mixed Use Commercial to the west, Medium Density Residential to the North, High-density residential (The Springs) across Julia Avenue to the east, and Hudson Boulevard and I-94 to South.
History:	The property has been used as rural vacant land with a pole building used storage and possibly as a homestead. A large portion of the eastern part of the site is covered in trees.
Deadline for Action:	Application Complete – 5/5/2022 60 Day Deadline – 7/4/2022 Extension Letter Mailed – 6/9/2022 120 Day Deadline – 9/2/2022
Applicable Codes:	Article 14 – Mixed Use Commercial District Section 105.12.290 – Conditional Use Permits Article 18 – Planned Unit Development Regulations Title 103 – Subdivision Regulations

PROPOSAL DETAILS/ANALYSIS:

Project Overview/Site Plan. The proposed mixed-use development will be located at the south west corner of the intersection of Hudson Boulevard and Julia Avenue. The proposed development would have a mix of land uses including a 190-unit apartment building and a preschool/child care center for up to 188 children. The development is proposed as a PUD because the developer is requesting flexibility from the strict zoning regulations of the MU-C zoning district by having parking between the daycare building and the street and to increase the allowed residential density through the use of bonus density.

The site plan shows the primary entrance to the development would be off of Julia Avenue and a secondary access off of Hudson Boulevard. A private driveway internal to the project would be shared by the apartment building and the daycare building. Staff recommends that a shared access and maintenance easement agreement be recorded on the property.

Land Use. The 2040 Comprehensive Plan shows this site designated as MU-C (mixed use commercial). The applicant is proposing 190 dwelling units on a newly platted lot of 10.819 acres. Residential density is calculated using net density and so the right of way dedication of 1.378 acres would be added to the lot size, totaling 12.197 acres. This calculates to 15.57 units per net acre thus exceeding the density limits set for this area in the 2040 Comprehensive Plan (without any credit for density bonuses that the City may grant through the PUD process). The

Zoning Map Amendment. In order for this development to proceed, the property must be rezoned from RT (rural transitional) to MU-C (mixed-use commercial). According to the Lake Elmo Zoning Code, the purpose of the mixed-use commercial district is to provide areas in the city for and promote mixed-use development that supports a sustainable mix of retail, commercial and residential uses that will benefit from proximity and adjacency to one another. The mixed-use commercial district will serve as a transitional district between more intense highway-oriented development and less intense rural or medium density residential uses. At least 50 percent of the net developable area of a proposed mixed-use commercial development is to be residential, and residential development within these areas shall occur at a density range of ten to 15 units per acre.

Preliminary Plat/PUD Plans

Preliminary Plat. The proposed preliminary plat shows two parcels for the project site and right-of-way dedication. Additional right-of-way dedication may be needed to accommodate the designed Hudson Boulevard. Dedicated utility easements will be required over all public watermain and sanitary sewer.

PUD – Overlay and Minimum Requirements.

Consistency with Planned Unit Development Regulations. Staff has reviewed the proposed plan for its consistency with requirements of Article XVII: Planned Unit Development (PUD) Regulations and has found the following:

- **Intent.** The intent of a PUD is to provide for flexibility in the use of land and the placement and size of buildings in order to better utilize site features and obtain a higher quality of development. *A PUD is required for the proposed development as there is parking depicted between the daycare center and the street and to achieve the requested additional density.*

- **Identified Objectives.** When reviewing requests for PUDs, the City is to consider whether one or more objectives as outlined in Article XVII: Identified Objectives of the Zoning Code will be served or is achieved. Staff has found that the proposed development would meet the following objectives:

  B. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities. The project incorporates a mix of uses.

D. *Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.* The proposed development will provide additional opportunities for rental housing within the City.

H. *Higher standards of site and building design than would otherwise be provided under conventional land development technique.* The proposed development provides a high quality of site and building design.

- **Minimum Requirements.** PUDs must meet the following minimum requirements:

  A. *Lot Area. A PUD must include a minimum of 5 acres.* Requirement met.

  B. *Open Space: For all PUDs, at least 20% of the project area not within street rights-of-way to be preserved as protected open space. Other public or site amenities may be approved as an alternative to this requirement. Any required open space must be available to the residents, tenants, or customers of the PUD for recreational purposes or similar benefit. Land reserved for storm water detention facilities and other required site improvements may be applied to this requirement. Open space shall be designed to meet the needs of residents of the PUD and the surrounding neighborhoods, to the extent practicable, for parks, playgrounds, playing fields and other recreational facilities.* Requirement met through designed amenities, informal open space and storm water facilities.

  C. *Street Layout. In existing developed area, the PUD should maintain the existing street grid, where present, and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at a park or other community facility, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.* Access onto Julia Avenue would align with the Julia Avenue access for the Springs Apartments. This requirement is met.

Proposed Amenities. The City's PUD ordinance provides that developers may provide amenities with their projects for increased density of up to 20 percent. In this case, because the applicant is proposing a housing density of 15.57 units per acre, the developer will need to provide amenities with the project to justify the increased housing density above the expected allowed density range 10-15 units per acre of the future MU-C land use designation.

In this case, the developer is proposing the following site amenity that qualifies for amenity points:

- *Plaza*. The plans and application include amenities that may be worthy of amenity points to increase the overall housing density in the development from a max of 15 units per acre to 15.57 units per acre. The qualifying amenity is the provision of interior and exterior plaza amenities and that the indoor amenities exceed the 1,000 square foot requirement. This amenity qualifies for 5 points (5%) of bonus density or 8 units. See Article 18, Table 16-2.

The Planning Commission made a recommendation to allow the use of bonus density. The City Council should consider whether the proposal meets the threshold for granting the proposed increased density.

Consistency with Proposed Mixed Use Commercial Zoning District. As noted earlier, the proposed development will require City approval of a Zoning Map Amendment to rezone the property to Mixed Use Commercial (from the current RT (rural transitional)) zoning designation. As such, staff reviewed the proposed PUD Plans against the standards of the Mixed Use Commercial zoning district, as shown below. *If approved, the PUD must indicate the specific relief granted from the MU-C requirements.*

Standard	**MU-C Required**	**Proposed**
Density	10-15 units per acre	15.57 units per acre (10.819 acre lot + 1.378 ROW dedication)
Impervious Surface Maximum	75%	37%
Maximum Height	50’	Met for both buildings
Minimum Lot Width	60 feet per residential building and 100 for non-residential	Met for both buildings.
Minimum Lot Area (per Unit)	N/A	2,796 square feet
Front Yard Setback (from Julia)	20 feet	Met for both buildings
Interior Side Yard	10 feet	Met for both buildings
Corner Side Yard	10 feet	Met for both buildings
Rear Yard Setback (Building)	20 feet	Met for both buildings
Parking Setback (from residential zones)	35 feet	Met for both buildings
Parking Minimum and mix Parking Placement *Lake Elmo Design Guidelines and Standards apply*	TBD Not to be located in the front yard or between the front façade and street.	 Parking placement met for residential building. Parking placement not met for the daycare center.
Open space	300 square feet of common open space provided per unit.	Met

RECOMMENDED FINDINGS:

Recommended Finding for Rezoning: Staff and the Planning Commission recommend approval of the Rezoning of the subject property from RT (rural transitional) to MU-C (mixed use commercial) based on the following finding:

That the proposed rezoning will be consistent with the land use designation of the site which is MU-C (mixed use commercial) as depicted in the 2040 Comprehensive Plan.

Recommended Findings for Conditional Use Permit: Staff and the Planning Commission recommend approval of the Conditional Use Permit for a daycare center at 9450 Hudson Boulevard (PID 34.029.21.34.0012) based on 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.
2. The use or development conforms to the city comprehensive plan.
3. The use or development is compatible with the existing neighborhood.
4. The proposed use meets all specific development standards.
5. If the proposed use is in a floodplain management or shore land area, the proposed use meets all the standards.
6. The proposed use will be designed, constructed, operated, and maintained so it will not change the essential character of that area.
7. The proposed use will not be hazardous or 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.
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.
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.
11. Vehicular approaches to the property will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
12. The proposed use will not result in the destruction, loss, or damage of a natural or scenic features of major importance.

Recommended Conditions of Approval. Staff recommends the Planning Commission recommend to the City Council approval of the Conditional Use Permit for a daycare center at 9450 Hudson Boulevard (PID 34.029.21.34.0012) as proposed with the following conditions:

1. The daycare center shall remain licensed at all times and for no more than 188 children
2. The daycare center and preschool hours of operation shall occur between 6:30 am and 6:30 pm Monday through Friday.
3. Prior to opening the daycare center and preschool the applicant shall provide evidence of licensure.

4. No City permits for work related to the daycare center/preschool shall be issued until the public improvements for the approved plat and PUD have been found complete and are accepted by the City.

Recommended Findings for Preliminary Plat/Preliminary PUD. Staff recommends approval of the Preliminary Plat and PUD for 9450 Hudson Boulevard (PID 34.029.21.34.0012) based on the following findings:

1. That the preliminary PUD Plan would be consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
2. That the preliminary PUD Plan complies with the general intent of the Mixed Use Commercial zoning district with PUD modifications.
3. That the preliminary PUD Plan generally complies with the City's Zoning Code except for parking placement for the daycare center and the maximum allowed density.
4. That the preliminary PUD Plan generally complies with the Lake Elmo Design Guidelines and Standards Manual.
5. That the preliminary plat generally complies with the City's Subdivision regulations.
6. That the preliminary plat generally complies with the City's design standards.
7. That the preliminary plat generally complies with the City's Zoning Code.
8. That the preliminary PUD Plan must be revised to be consistent with the City's engineering standards and as noted in the City Engineer's memorandum.
9. That the preliminary PUD Plan must be revised to be consistent with the City's landscape plan and tree replacement standards pursuant to the Landscape Architects memo.
10. That the preliminary PUD Plan must be revised to be consistent with the City's fire department memo.
11. That the preliminary PUD Plan meets the minimum requirements for a PUD including minimum lot area, open space and street layout.
12. That the preliminary PUD Plan meets one or more of the required PUD objectives identified in Article 18 including providing: Planned unit developments should not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved.
    a. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.
    b. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.
    c. Provision of more adequate, usable, and suitably located open space, recreational amenities, natural resource protection and other public facilities than would otherwise be provided under conventional land development techniques.
    d. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.
    e. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
    f. Preservation of historic buildings, structures or landscape features.

g. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.
h. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.
i. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved.
j. Higher standards of site and building design than would otherwise be provided under conventional land development technique.

13. That the preliminary PUD Plan includes amenities that are worthy of amenity points to increase the overall housing density in the development from a max of 15 units per acre to 15.57 units per acre. The qualifying amenity is the provision of interior and exterior plaza amenities and that the indoor amenities exceed the 1,000 sqf. requirement. This amenity qualifies for 5 points (5%) of bonus density or 8 units. See Article 18, Table 16-2.

Recommended Conditions of Approval. Staff and the Planning Commission recommend City Council approval of the preliminary PUD and preliminary plat for 9450 Hudson Boulevard (PID 34.029.21.34.0012) as proposed with the following conditions:

1. That the City approves a Zoning Map Amendment to rezone the site from rural area development (RAD) to MU-C (mixed use commercial).
2. That the future final plat and final PUD plans would be for the parcel with the PID 34.029.21.34.0012.
3. That the application for final plat and final PUD Plans identify all requests for flexibility from the City Code.
4. That prior to the City finding any application for final plat and PUD plan complete, before approval of the subject Conditional Use permit, and before approval of the subject rezoning, the developers of the subject property and the subject buildings and prospective owners of each parcel shall submit in writing an agreement outlining responsibility for construction of on and off-site improvements and a formal recognition of the implications of delays or default by either party.
5. That the final plat and PUD plan depict a shared parking and access easement across the plat and that prior to release of the final plat the applicant shall provide to the City a recorded shared parking, access and maintenance agreement for all parcels on the plat.
6. That prior to the City finding any application for final plat and PUD plan complete the applicant shall address all comments in the City Engineer's memo dated June 8, 2022 to the satisfaction of the City Engineer.
7. That prior to the City finding any application for final plat and PUD plan complete the applicant shall resubmit the storm water management plan and it shall be found complete to the satisfaction of the City Engineer.
8. That prior to the City finding any application for final plat and PUD plan complete the applicant shall revise the landscape plan to meet Article VIII Environmental Performance Standards in accordance with the City Landscape Architect's memo dated June 9, 2022 to the satisfaction of the City Landscape Architect.
9. That prior to the City finding any application for final plat and PUD plan complete the applicant shall resolve any outstanding issues identified by the Fire Chief.
10. That prior to the City finding any application for final plat and PUD plan complete the applicant shall demonstrate that the plans reflect compliance with South Washington Watershed District (SWWD) preliminary review comments and that the applicant provide

the City evidence that all conditions attached to a SWWD permit will be met before the starting any grading activity on the site.

11. That the applicant shall obtain all necessary permits including but not limited to all applicable City permits (building, grading, sign, etc.), NPDES/SWPPP permits and South Washington Watershed District approval before starting any grading or construction activities.
12. The applicant/developer is responsible, at their own expense, for installing all required improvements in and adjacent to Julia Avenue and Hudson Boulevard.
13. The Final Plat/Final PUD shall include all necessary and additional public right-of-way and easements for Hudson Boulevard and Julia Avenue.
14. All storm water facilities internal to the site shall be privately owned and maintained. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat.
15. The Preliminary Plat/Preliminary PUD approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in these conditions.
16. That the PUD overlay zoning allow for the following:
    A. Parking located between the daycare building and the street (Julia Avenue);
    B. Residential density at 15.57 units per acre.
17. If necessary, the applicant shall provide the City with a copy of written permission for any off-site grading work and storm sewer discharges to adjacent properties before starting any site work, grading and as part of any final plat or final PUD application.
18. Prior to finding an application for final plat and PUD plan complete that the applicant or developer shall submit a photometric plan for the development for staff review and approval. All lighting must meet the requirements of the City Code.
19. Before the installation or construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans to the City for review and obtain a sign permit from the City.
20. Before the execution and recording of a final plat for the development, the developer or applicant shall enter into a Developer's Agreement or a Site Work Agreement with the City. Such an Agreement must be approved by the City Attorney and by the City Council. The Agreement shall delineate who is responsible for the design, construction and payment for the required improvements with financial guarantees therefore. The Agreement shall outline any approved phasing plan.
21. The applicant or developer shall enter into a separate grading agreement with the City before starting any grading activity in advance of final plat of PUD approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat or final PUD, and said plan shall document extent of any proposed grading on the site.
22. That the City does not allow any parking or construction staging, including the loading and unloading of materials and equipment at any time on Hudson Boulevard or Julia Avenue during the construction of the site improvements and building.
23. That the applicant shall submit revised preliminary plat and project plans meeting all conditions of approval for City review and approval. <u>The revised applicant/developer project plans and other materials shall meet all of the above conditions before the City will find complete any final plat or final PUD application for the development and before the start of any clearing or grading activity on the site.</u>

24. That the City's preliminary plat/preliminary PUD approval is good for one year from the date of City Council action, unless the applicant requests and the City Council approves a time extension.

FISCAL IMPACT:

There would be no fiscal impact to the City at this time. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like that the developer and/or contractors will pay.

OPTIONS:

1. Approve the project with recommended conditions of approval;
2. Approve the project with changes; or
3. Deny the applications for rezoning, conditional use permit, preliminary plat and preliminary planned unit development.

RECOMMENDATIONS:

City staff and the Planning Commission recommend the following actions for the proposed project at 9450 Hudson Boulevard:

Zoning Map Amendment

"Motion to approve the rezoning of the site of the proposed multifamily building and daycare center at 9450 Hudson Boulevard from RT (rural transitional) to MU-C (mixed use commercial) based on the findings listed in the staff report."

Conditional Use Permit

"Motion to approve the Conditional Use Permit for the proposed Goddard School daycare center for 188 children at 9450 Hudson Boulevard based on the findings and conditions listed in the staff report."

Preliminary PUD/Preliminary Plat

"Motion to approve the preliminary PUD plan and preliminary plat as requested by Dominik Jensen (of SRD 2.0 LLC) for PID: 34.029.21.34.0012) for a plat with two parcels and to include two buildings at 9450 Hudson Boulevard based on the findings of fact and recommended conditions of approval listed in the staff report."

ATTACHMENTS:

1. Resolution 2022-079
2. Ordinance 2022-11
3. Fire Chief memo
4. City Engineer's memo
5. Landscape Architect memo
6. Original Submittal (with original plans)
7. Updated Materials (revised site plan, shadow study, perspective renderings, distance analysis

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2022-079

RESOLUTION APPROVING THE GOLDRIDGE COMPANIES CONDITIONAL USE PERMIT AND THE SRD 2.0 LLC PRELIMINARY PLAT AND PRELIMINARY PUD PLANS FOR 9450 HUDSON BOULEVARD (PID 34.029.21.34.0012)

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

WHEREAS, Brad Coates, representing Goldridge companies, submitted an application to the City of Lake Elmo (City) for a Conditional Use Permit for a Daycare Center and Dominik Jenson, representing SRD 2.0 LLC, submitted a Preliminary Plat and Preliminary PUD Plan for a 190-unit rental multifamily building on a 14.15 acre site at 9450 Hudson Boulevard (PID 34.029.21.34.0012), a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, notice was published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.102; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on May 23, 2022 to review and consider the Conditional Use Permit, Preliminary Plat and Preliminary PUD approval request; and

WHEREAS, the consensus of the Lake Elmo Planning Commission was to recommend to the City Council approval of the Conditional Use Permit subject to 4 conditions of approval and the Preliminary Plat and Preliminary PUD subject to 24 conditions of approval; and

WHEREAS, the Lake Elmo Planning Director submitted a report and recommendation about the Conditional Use Permit, Preliminary Plat and Preliminary PUD as part of a memorandum to the City Council for the July 19, 2022 City Council Meeting; and

WHEREAS, the City Council reviewed the Conditional Use Permit, Preliminary Plat and Preliminary PUD application for the 9450 Hudson Boulevard project at its meeting held on July 19, 2022 and tabled action on the applications while the applicant reviewed alternatives to the requested deviation from the minimum parking setback from the adjacent residential community and analyzed the impact of a four-story building on the same residential community.

WHEREAS, the City Council reviewed the Conditional Use Permit, Preliminary Plat and Preliminary PUD application for the 9450 Hudson Boulevard project at its meeting held on August 16, 2022 and made the following findings of fact:

Recommended Findings for Conditional Use Permit:

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.

2. The use or development conforms to the city comprehensive plan.
3. The use or development is compatible with the existing neighborhood.
4. The proposed use meets all specific development standards.
5. If the proposed use is in a floodplain management or shore land area, the proposed use meets all the standards.
6. The proposed use will be designed, constructed, operated, and maintained so it will not change the essential character of that area.
7. The proposed use will not be hazardous or 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.
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.
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.
11. Vehicular approaches to the property will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
12. The proposed use will not result in the destruction, loss, or damage of a natural or scenic features of major importance.

Findings of Fact for Preliminary Plat/Preliminary PUD:

1. That the preliminary PUD Plan would be consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
2. That the preliminary PUD Plan complies with the general intent of the Mixed Use Commercial zoning district with PUD modifications.
3. That the preliminary PUD Plan generally complies with the City's Zoning Code except for parking placement for the daycare center, and the maximum allowed density.
4. That the preliminary PUD Plan generally complies with the Lake Elmo Design Guidelines and Standards Manual.
5. That the preliminary plat generally complies with the City's Subdivision regulations.
6. That the preliminary plat generally complies with the City's design standards.
7. That the preliminary plat generally complies with the City's Zoning Code.

8. That the preliminary PUD Plan must be revised to be consistent with the City's engineering standards and as noted in the City Engineer's memorandum.
9. That the preliminary PUD Plan must be revised to be consistent with the City's landscape plan and tree replacement standards pursuant to the Landscape Architects memo.
10. That the preliminary PUD Plan must be revised to be consistent with the City's fire department memo.
11. That the preliminary PUD Plan meets the minimum requirements for a PUD including minimum lot area, open space and street layout.
12. That the preliminary PUD Plan meets one or more of the required PUD objectives identified in Article 18 including providing: Planned unit developments should not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved.
    a. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.
    b. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.
    c. Provision of more adequate, usable, and suitably located open space, recreational amenities, natural resource protection and other public facilities than would otherwise be provided under conventional land development techniques.
    d. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.
    e. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
    f. Preservation of historic buildings, structures or landscape features.
    g. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.
    h. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.
    i. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved.
    j. Higher standards of site and building design than would otherwise be provided under conventional land development technique.
13. That the preliminary PUD Plan includes amenities that may be worthy of amenity points to increase the overall housing density in the development from a max of 15 units per acre to 15.57 units per acre. The qualifying amenity is the provision of interior and exterior plaza amenities and that the indoor amenities exceed the 1,000 square foot requirement. This amenity qualifies for 5 points (5%) of bonus density or 8 units. See Article 18, Table 16-2.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Conditional Use Permit submitted by Goldridge Group and the Preliminary Plan and Preliminary PUD Plans submitted by SRD 2.0 LLC for the daycare and multifamily residential project at 9450 Hudson Boulevard (PID 34.029.21.34.0012), subject to the following conditions:

Conditions of Approval for Conditional Use Permit:

1. The daycare center shall remain licensed at all times and for no more than 188 children
2. The daycare center and preschool hours of operation shall occur between 6:30 am and 6:30 pm Monday through Friday.
3. Prior to opening the daycare center and preschool the applicant shall provide evidence of licensure.
4. No City permits for work related to the daycare center/preschool shall be issued until the public improvements for the approved plat and PUD have been found complete and are accepted by the City.

Conditions of Approval for Preliminary Plat and Preliminary PUD:

1. That the City approves a Zoning Map Amendment to rezone the site from rural area development (RAD) to MU-C (mixed use commercial).
2. That the future final plat and final PUD plans would be for the parcel with the PID 34.029.21.34.0012.
3. That the application for final plat and final PUD Plans identify all requests for flexibility from the City Code.
4. That prior to the City finding any application for final plat and PUD plan complete, before approval of the subject Conditional Use permit, and before approval of the subject rezoning, the developers of the subject property and the subject buildings and prospective owners of each parcel shall submit in writing an agreement outlining responsibility for construction of on and off-site improvements and a formal recognition of the implications of delays or default by either party.
5. That the final plat and PUD plan depict a shared parking and access easement across the plat and that prior to release of the final plat the applicant shall provide to the City a recorded shared parking, access and maintenance agreement for all parcels on the plat.
6. That prior to the City finding any application for final plat and PUD plan complete the applicant shall address all comments in the City Engineer's memo dated June 8, 2022 to the satisfaction of the City Engineer.
7. That prior to the City finding any application for final plat and PUD plan complete the applicant shall resubmit the storm water management plan and it shall be found complete to the satisfaction of the City Engineer.
8. That prior to the City finding any application for final plat and PUD plan complete the applicant shall revise the landscape plan to meet Article VIII Environmental Performance Standards in accordance with the City Landscape Architect's memo dated June 9, 2022 to the satisfaction of the City Landscape Architect.
9. That prior to the City finding any application for final plat and PUD plan complete the applicant shall resolve any outstanding issues identified by the Fire Chief.
10. That prior to the City finding any application for final plat and PUD plan complete the applicant shall demonstrate that the plans reflect compliance with South Washington Watershed District (SWWD) preliminary review comments and that the applicant provide the City evidence that all conditions attached to a SWWD permit will be met before the starting any grading activity on the site.
11. That the applicant shall obtain all necessary permits including but not limited to all applicable City permits (building, grading, sign, etc.), NPDES/SWPPP permits and South Washington Watershed District approval before starting any grading or construction activities.

12. The applicant/developer is responsible, at their own expense, for installing all required improvements in and adjacent to Julia Avenue and Hudson Boulevard.
13. The Final Plat/Final PUD shall include all necessary and additional public right-of-way and easements for Hudson Boulevard and Julia Avenue.
14. All storm water facilities internal to the site shall be privately owned and maintained. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat.
15. The Preliminary Plat/Preliminary PUD approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in these conditions.
16. That the PUD overlay zoning allow for the following:
    A. Parking located between the daycare building and the street (Julia Avenue);
    B. Residential density at 15.57 units per acre.
17. If necessary, the applicant shall provide the City with a copy of written permission for any off-site grading work and storm sewer discharges to adjacent properties before starting any site work, grading and as part of any final plat or final PUD application.
18. Prior to finding an application for final plat and PUD plan complete that the applicant or developer shall submit a photometric plan for the development for staff review and approval. All lighting must meet the requirements of the City Code.
19. Before the installation or construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans to the City for review and obtain a sign permit from the City.
20. Before the execution and recording of a final plat for the development, the developer or applicant shall enter into a Developer's Agreement or a Site Work Agreement with the City. Such an Agreement must be approved by the City Attorney and by the City Council. The Agreement shall delineate who is responsible for the design, construction and payment for the required improvements with financial guarantees therefore. The Agreement shall outline any approved phasing plan.
21. The applicant or developer shall enter into a separate grading agreement with the City before starting any grading activity in advance of final plat of PUD approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat or final PUD, and said plan shall document extent of any proposed grading on the site.
22. That the City does not allow any parking or construction staging, including the loading and unloading of materials and equipment at any time on Hudson Boulevard or Julia Avenue during the construction of the site improvements and building.
23. That the applicant shall submit revised preliminary plat and project plans meeting all conditions of approval for City review and approval. <u>The revised applicant/developer project plans and other materials shall meet all of the above conditions before the City will find complete any final plat or final PUD application for the development and before the start of any clearing or grading activity on the site.</u>
24. That the City's preliminary plat/preliminary PUD approval is good for one year from the date of City Council action, unless the applicant requests and the City Council approves a time extension.

Passed and duly adopted this 16th day of August, 2022 by the Lake Elmo Minnesota City Council.

_____
Charles Cadenhead, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 2022-11

AN ORDINANCE AMENDING THE LAKE ELMO CITY ZONING CODE BY AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF LAKE ELMO.

The City Council of the City of Lake Elmo ordains that Lake Elmo City Code, Section 154.032 Zoning District Map, of the Municipal Code, shall be amended by adding Ordinance No. , as follows:

SECTION 1. The following property(s), recognized by its current legal description and PID, is hereby rezoned from RT (Rural Transitional) to MU-C (Mixed Use Commercial):

OUTLOT B, DPS LAKE ELMO, WASHINGTON COUNTY, MINNESOTA,
34.029.21.34.0012

SECTION 2. The City Council of the City of Lake Elmo also hereby ordains that the Planning Department shall make the applicable changes to the official Zoning Map of the City of Lake Elmo.

SECTION 3. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 4. Adoption Date. This Ordinance was adopted on this 16th day of August 2022, by a vote of Ayes and Nays.

LAKE ELMO CITY COUNCIL

_____
Charles Cadenhead, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

Lake Elmo Fire Department

Memorandum

To: Molly Just, Planning Director
From: Dustin Kalis, Fire Chief
Date: 4/28/2022
Re: PUD Preliminary Plan and Zoning Map Amendment: SRD 2.0, LLC

The Lake Elmo Fire Department has completed a PUD Preliminary Plan and Zoning Map Amendment: SRD 2.0, LLC review based on submittals dated 4/21/22 with the following comments:

1) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses. The turning radius plan overlay has been provided. Following review of the submitted turning radius overlay, several areas exist where the turning radius overlay extends past the curb line and shall be addressed.

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

3) Fire hydrants shall be provided in approved locations following review by Engineering and Public Works. Based on current plans, additional hydrants are required in the following areas: 1) northeast area of the north parking lot, 2) west area near the entrance to the underground parking, 3) within 50 feet of the day care center fire department connection (FDC).

4) Building address numbers shall be plainly visible from the street fronting the property and shall contrasting color from the background. Addresses may be required to be posted adjacent to driveways or other access ways. Size and placement of address numbers shall be approved by the fire and planning departments.

5) A Fire Department lock box is required for emergency access to building at an approved location(s) for the apartment and school buildings and provide keys for emergency access into and throughout the occupancy as required.

6) The fire sprinkler system shall be installed compliant with provisions of 2016 NFPA Standard 13, Installation of Sprinkler Systems for the apartment and school buildings. City permit required prior to initiation of work.

7) Standpipes shall be installed compliant with 2016 NFPA 14, Standard for the Installation of Standpipe and Hose Systems for the apartment building. Additional class I hose connections shall be required for portions of this building.

8) Fire Department sprinkler connection locations to be approved prior to installation.

9) The fire alarm systems for the apartment and school buildings, shall be installed compliant with provisions of 2016 NFPA Standard 72, National Fire Alarm Code. City permit required prior to initiation of work.

10) The sprinkler system for the apartment and school buildings shall be properly monitored by a qualified monitoring company.

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

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

13) 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.

14) 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
- Lake Elmo Fire Department Fire Code Policy
- NFPA 72, 2016 edition
- NFPA 13, 2016 edition
- NFPA 14, 2016 edition

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.	**651.300.4285**

Date: June 8, 2022

To: Molly Just, Planning Director
Cc: Marty Powers, Public Works Director
Dustin Kalis, Fire Chief
Cc: Chad Isakson, PE, Assistant City Engineer
From: Jack Griffin, PE, City Engineer

Re: Lake Elmo Apartments (9450 Hudson Boulevard)
Preliminary Plat/Plan Review

An engineering review has been completed for the Lake Elmo Apartments Preliminary Plat/Plans located at 9450 Hudson Boulevard. The review consisted of the following documentation received on June 7, 2022:

- Lake Elmo Apartments Preliminary Plat dated May 24, 2022.
- Lake Elmo Apartments Preliminary Site Development Plans dated June 1, 2018.
- Stormwater Management Report dated June 1, 2022.

STATUS/FINDINGS: STATUS/FINDINGS: The Preliminary Plans as submitted require sufficient revisions such that it is recommended as a condition of approval that the Preliminary Plat/Plans be revised and resubmitted to address all city review comments, and that the city staff approve the revised Preliminary Plat/Plans before the applicant may submit a Final Plat/Plan application.

In addition, it is recommended that it be a condition of Preliminary Plat/Plan approval that all public improvements constructed to support the development must be designed and constructed in accordance with the City Engineering Design Standards Manual dated January 2022. The Preliminary Plat/Plans must be revised accordingly.

PRELIMINARY PLAT/PLAN

1. A 100-foot right-of-way dedication along Julia Avenue is shown on the Preliminary Plat to replace the existing roadway easement as required.
2. Drainage and utility easements are shown to be dedicated on the preliminary plat, as required along all lot lines, including a minimum 10-foot-wide easement along Julia Avenue.
3. Dedicated utility easements will be required over all public watermain and sanitary sewer, meeting all minimum city standards. Utility easement revisions will be necessary on the preliminary plat to reflect required changes to the utility alignments and routing.
4. The dedicated utility easements should be revised to differentiate the utility easements dedicated for the proposed sanitary sewer main and the privately owned storm water basins.
5. Existing condition information does not accurately reflect the current site conditions and must be revised based on field topographic survey.
6. The existing conditions plans must be updated to include the location, material type and size of existing sewers, water mains, culverts, and other underground utilities within the development site and to a distance of 150 feet beyond proposed construction limits. All invert elevations, and locations of catch basins, and manholes shall also be shown and labeled.

7. The proposed public improvements remain incomplete. Plans must be updated to reflect the required sidewalk and boulevard improvements along Julia Avenue and to preserve the 10-foot utility easement along the public right-of-way for public utilities (e.g. remove proposed transformer).
8. The proposed Hudson Boulevard Improvements are being reviewed by the City's transportation consultant. The plans may require expanded scope of improvements along Hudson Boulevard pending this review (e.g. longer left turn lane to west access location).
9. Turning movement templates are incomplete and must be further detailed and resubmitted to facilitate city review and comment.
10. The proposed development and site plan approval is subject to a storm water management plan meeting State, Watershed District and city rules. The Preliminary Plan shows proposed stormwater BMPs for addressing stormwater management requirements, including a wet retention pond and infiltration basin. However, the stormwater management plan is incomplete as submitted. A complete stormwater management report meeting all city and watershed district requirements must be completed and resubmitted for further staff review and approval prior to the submittal of a Final Plat/Plan application.
11. The revised storm water management plan does not address rate control requirements for all points of discharge from the site. Only a cumulative site analysis has been provided. The existing and proposed drainage exhibits must be revised to include all proposed improvement areas and clearly show and label all points of discharge from the site. The SWMP rate control tables must reference each discharge location independently and combined.
12. Soil borings are required in accordance with the City Engineering Design Standards Manual dated January 2022 to verify the feasibility of infiltration or lack thereof. Borings must be submitted as part of the SWMP submittal.
13. 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. Even as privately owned and maintained facilities, maintenance access roads meeting the City engineering design standards dated January 2022 must be provided for all storm water facilities.
14. Grading plan scope of improvements requires revisions for further staff review. Union Park West approved grading plan must be shown and the proposed site grading revised to coordinate grading along northern property line.
15. Emergency overflow information is missing for all points of discharge from the site, assuming storm sewer inlets are not designed to meet 100-year storm capacity.
16. All public watermain, sanitary sewer, Hudson Boulevard and Julia Avenue improvements, and site grading and erosion control must be in accordance with city design standards, specifications and details. The preliminary plans require significant revisions accordingly.
17. Public storm sewer as proposed is undersized and proposed with insufficient pipe cover.
18. Domestic and fire suppression water demands and sanitary sewer use (Met Council SAC determination) information remains incomplete and must be provided for further staff review.

Stantec

Memo

File: 227704974

To: Molly Just, City of Lake Elmo
Planning Director

From: Sarah Harding, Landscape Architect
Rachel Burand, Landscape Architect

Subject: City of Lake Elmo Landscape Plan Review
9450 Hudson Boulevard Apartments
Preliminary PUD Review #3

Date: June 9, 2022

Submittals

- 9450 Hudson Boulevard Apartments – PUD Preliminary Plan and Zoning Map Amendment Packet, dated June 1, 2022, received on June 8, 2022.

Review History

- Initial landscape review on March 17, 2022.
- Second landscape review on May 3, 2022.

Location: Northwest quadrant of Hudson Blvd N and Julia Ave N (proposed Julia Ave N extension)

Current Land Use Category: Rural Transitional (RT)

Future Land Use Category: MU-C (Mixed Use Commercial) within the MUSA South Planning Area Planned Growth

Proposed Future Land Use Category: HDR PUD – High Density Residential Planned Unit Development

Adjacent and Surrounding Land Use: Commercial (C) to the west of site, Residential to north and east of site, and City of Woodbury commercial and I-94 to the south of site.

Special landscape provisions in addition to the zoning code: See PUD Regulations comments below.

Tree Preservation:
105.12.470 Tree Preservation

- A tree preservation plan and subsequent mitigation requirements is required for all development or redevelopment in any Zoning District unless the applicant demonstrates that the proposed improvements do not impact existing significant trees on the site.
- The tree preservation plan included in this application packet is incomplete and does not show all existing trees on site. Both the existing conditions plan, and tree preservation plan only show existing trees to be removed.

Landscape Requirements:
105.12.480 Landscape Requirements

The current landscape plan does not reflect screening and tree replacement/mitigation requirements. The landscape plan and tree preservation plan will need to be reevaluated after completion of an existing tree survey.

- Requirements of 105.12.480 (b) Table 6-1: Minimum Size Standards for Landscape Materials is not currently met by proposed shrub species: *Tardiva Hydrangea*, *Miniature Snowflake Mockorange*, *Matcha Ball Ash Leaf Spirea*, and *Little Lady Lilac*.
- Requirements of 105.12.480 (e) screening of the commercial parking lot from the street and (f) screening of the commercial parking lot from the multi-family residential is not currently shown on the plan but is required.

	Site Measurement	Code Required	Proposed
Street Frontage (LF)	1,283	*Julia Ave N + Hudson Blvd N*	
Lake Shore (LF)	-		
Stream Frontage (LF)	-		
Total Linear Feet	1,283		
Required Street Frontage Trees (1 per 50 LF)		**26**	**16**
Development or Disturbed Area (Acres)	11		
Required Development Trees (5 per Acre)		**56**	**92**
Interior Parking Lot Spaces (Residential Lot)	176		
Required Parking Lot Trees (1 per 15 Spaces)		**12**	**8**
Interior Parking Lot Spaces (Commercial Lot)	52		
Required Parking Lot Trees (1 per 10 Spaces)		**6**	**4**
Perimeter Parking Lot Frontage (Residential, Non-Street) (LF)	617	*North perimeter of residential parking lot*	
Required Perimeter Lot Frontage Trees (1 per 40 LF)		**16**	**17**
Perimeter Parking Lot Frontage (Street) (LF)	339	*East & south perimeter of commercial parking lot*	
***Required Perimeter Lot Frontage Trees (1 per 50 LF)**	***Already counted within Required Street Frontage Trees**		
Screening Perimeter between Land Uses (LF)	352	*North perimeter of commercial use bldg & parking lot*	
****Required Perimeter Lot Frontage Trees (1 per 40 LF)**		**9**	**8**
	***Only Deciduous or Coniferous trees*		
Required Mitigation Trees	***Unable to determine mitigation trees required***		
Required Number of Trees		**125**	**145**

The current landscape plan meets the tree species composition requirements:

	Qty	% Composition	
Deciduous Shade Trees	73	50%	>25% required
Coniferous Trees	55	38%	>25% required
Ornamental Trees	17	12%	<15% required
Tree Count	**145**		

PUD Regulations:

105.12.1210 Application Requirements for Pre-Application Conference, Preliminary Plan and Final Plan

- A site conditions plan that contains location, type, and extent of tree cover is required at the Pre-application stage.

105.12.1160 Density

- Applicant requested 3 Amenity Points for enhanced landscaping in previous submittal. Current landscape plan does not meet definition of Enhanced Landscaping according to 105.12.1160 (c) Table 16-2: Site Amenities:
  - A landscaping plan of exceptional design that has a variety of native tree, shrub and plan types that provide seasonal interest and that exceeds the requirements of the Lake Elmo Design Standards Manual. The landscaped areas should have a resource efficient irrigation system. The landscaping plan shall be prepared by a licensed landscape architect. Amenity points shall be awarded based upon the quality and magnitude of the landscaping plan.

Findings:

- A site conditions plan that contains location, type, and extent of existing tree cover has not been submitted.
- The current landscape plan does not meet the requirements for minimum size standards for landscape materials.
- The current landscape plan does not meet the requirements for screening.
- The current landscape plan does not meet the requirements for enhanced landscaping amenity points, which requires native species and a resource efficient irrigation system.

Recommendation:

It is recommended that the Preliminary PUD Plan be resubmitted with the required inclusions and modifications mentioned above.

Stantec Consulting Services Inc.

Sarah Harding, PLA (MN)
City of Lake Elmo Municipal Landscape Architect
P: (952) 334-4838
E: sarah.harding@stantec.com

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

THE CITY OF LAKE ELMO

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

ZONING MAP AMENDMENT APPLICATION

Applicant: Dominik Jenson, on behalf of SRD 2.0, LLC
Address: 900 N Third Street, Minneapolis, MN 55401
Phone # 612-305-7095
Email Address: djenson@sr-re.com

Fee Owner: DPS-Lake Elmo, LLC
Address: 6007 Culligan Way, Minnetonka, MN 55345
Phone # 952-288-2200
Email Address: adale@mntile.com

Engineer: Sambatek
Address: 12800 Whitewater Drive, Suite 300, Minnetonka, MN 55343
Phone # 763-476-6010
Email Address: jbailey@sambatek.com

Property Location (Address): 9450 Hudson Boulevard North, Lake Elmo, MN 55042
Complete Legal Description: Outlot B, DPS Lake Elmo
Washington County, Minnesota, Abstract Property
PID#: 3402921340012

Detailed Reason for Request: The proposed rezoning to Mixed Use Commercial, from the current RT zoning designation, is consistent with the future land use map in the 2040 Comprehensive Plan. Residential development is guided at a density of 10-15 units per acre. The PUD ordinance makes provisions for the CC to approve up to 20% bonus density based on provision of certain site amenities.

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

Signature of applicant: _____ Date: 4-18-22

Signature of fee owner: See attached Letter of Authorization Date: _____

RLS lot 10.819 ac
DC lot 1.946
1.378 Sold
send CUP to Jacks
5 lots
Jack

ZONING MAP AMENDMENT SUBMISSION REQUIREMENTS

In accordance with the provisions of Minnesota State Statutes, the City Council may change the zoning of parcels of land within the municipality. These changes in classification are for the purpose of meeting the land use needs of the residents of the City, in conformance with the City's Land Use Plan. Re-zonings may be initiated by the City Council or by application by the owner of the property. As outlined in LEC 105.12.280.

The application for a zoning map amendment shall include:

a. Zoning Amendment Application Form completed and signed by Owner, or someone having legal interest in the property.
b. Date of application.
c. Name, address, telephone number, and, if available, fax and email address of the applicant as well as of the person, firm, corporation, or association.
d. Parcel ID # and Legal description.
e. Existing zoning and the zone you wish to change to, along with lot size.
f. Conceptual site plan drawn to scale showing all affected parcels and a general concept for any proposed development of said parcels.
g. General location of all buildings and their approximated dimensions and square footage.
h. Approximate location of all curb cuts, driveways, access roads, parking areas, off-street loading areas, and sidewalks.
i. Conceptual landscape plan indicating general planting areas for trees, shrubs, and lawns.
j. Conceptual grading erosion control, and storm water management plan.
k. Conceptual sewer and water utility plan for the development.
l. Narrative indicating the types of uses or businesses that are contemplated for the development, number of employees, parking and traffic impacts, and other pertinent information about the proposed development
m. Mailing labels with names and addresses of property owners within 350 feet. The city requires that this list be from a certified abstractor or from Washington County.
n. Applicable fee listed on the Cities current fee schedule.
o. Such other information as the City may require to ensure compliance with other applicable ordinances.
p. An electronic copy of all documents.

ZONING MAP AMENDMENT

1. The landowner's name, address, email, and his/her interest in the subject property.

   DPS-Lake Elmo LLC

   6007 Culligan Way, Minnetonka, MN 55345

   Contact Person: Alan Dale, Landowner

   Contact Information: 952-288-2200, adale@mntile.com

2. The applicant's name, address, and email if different from the landowner.

   SRD 2.0, LLC

   900 N 3rd Street, Minneapolis, MN 55401

   Contact Person: Dominik Jenson, Development Manager – Schafer Richardson

   Contact Information: 612-305-7095 (direct), djenson@sr-re.com

3. The names, email and addresses of all professional consultants who have contributed to the development of the PUD plan being submitted, including but not limited to attorney, land planner, engineer, and surveyor.

   Architect: UrbanWorks, David Haaland, 612-455-3206, dhaaland@urban-works.com

   GC: Eagle Building Co., Nick Williams, 612-378-1115, nickwilliams@eaglebuildingllc.com

   Engineer/Surveyor: Sambatek, Joe Bailey, 763-476-6010, jbailey@sambatek.com

4. The address and legal description of the property.

   Property Address: 9450 Hudson Boulevard, Lake Elmo, MN 55042

   Legal Description: Outlot B, DPS LAKE ELMO, Washington County, MN, Abstract Property

5. Existing zoning classification and zone you wish to change to, along with lot size.

   The existing zoning of the property is Rural Transitional (RT). The proposed zone for the property is Mixed Use Commercial, which is consistent with the future land use map in the 2040 Comprehensive Plan.

6. Narrative indicating the types of uses or businesses that are contemplated for the development, number of employees, parking and traffic impacts, and other pertinent information about the proposed development

   Development at the subject property includes a 191-unit, four-story, multi-family residential building and a 12,000 square foot daycare center. The residential portion of the proposed project will provide apartment units ranging in size from studios to three-bedrooms and will employ at

least four full time employees. The commercial portion of the proposed project is currently planned to be a daycare center in which can accommodate up to 188 children and at least 12 staff members. The parking count required for the residential portion of the project will be compliant with the zoning code, with structured and surface parking provided. Surface parking will be provided at the commercial component of the project. Improvements will be made along Hudson Boulevard and Julia Avenue along with site access points being provided along both street fronts.

Daycare centers are permitted as a Conditional Use in the Mixed-Use Commercial District.

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. This school will follow the Licensing
2. The use or development conforms to the city comprehensive plan. requirements of wash co public health
3. The use or development is compatible with the existing neighborhood.
4. The proposed use meets all specific development standards for such use listed in LEC 105.12, art. IX. Applicant meets the findings of 2,3 & 4
5. If the proposed use is in a floodplain management or shoreland area, the proposed use meets all the specific standards for such use listed in LEC 105.04, LEC 105.12.1230 and LEC title 100. complete
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. Applicant is in compliance with this criteria
7. The proposed use will not be hazardous or create a nuisance, as defined under this chapter, to existing or future neighboring structures. The Goddard school does comply with Building and State guidlines
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. Applicant meets these findings
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. Complies
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. Complies
11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. Applicant meets this Criteria
12. The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. Complies

7. Mailing labels with names and addresses of property owners within 350 feet. The city requires that this list be from a certified abstractor or from Washington County.

See Section 10 of the Land Use Application binder for certified list of property owners located within three hundred fifty (350') feet of the subject property obtained through Washington County.

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

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant _____ Date April 18, 2022

Name of applicant Dominik Jenson Phone 612-305-7095
(Please Print)

Name and address of Contact (if other than applicant) djenson@sr-re.com

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

THE CITY OF LAKE ELMO

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

PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY PLAN APPLICATION

Applicant: Dominik Jenson, on behalf of SRD 2.0, LLC
Address: 900 N Third Street, Minneapolis, MN 55401
Phone # 612-305-7095
Email Address: djenson@sr-re.com

Fee Owner: DPS-Lake Elmo, LLC
Address: 6007 Culligan Way, Minnetonka, MN 55345
Phone # 952-288-2200
Email Address: adale@mntile.com

Engineer: Sambatek
Address: 12800 Whitewater Drive, Suite 300, Minnetonka, MN 55343
Phone # 763-476-6010
Email Address: jbailey@sambatek.com

Property Location (Address): 9450 Hudson Boulevard North, Lake Elmo, MN 55042
Complete Legal Description: Outlot B, DPS Lake Elmo, Washington County, Minnesota, Abstract Property

PID#: 3402921340012

Detailed Reason for Request:
The Applicant received a formal response from the City on March 18, 2022 to the Project's Planned Unit Development (PUD) Pre-Application. Staff expressed support for the overall project and provided comments for the Applicant to address in the Preliminary PUD submission. The Project will require approval of a PUD, zoning map amendment (rezoning), and a minor subdivision. This PUD Preliminary Plan Application is being submitted concurrently with the Project's Minor Subdivision application and also with the Project's Zoning Map Amendment application.

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

Signature of applicant: _____ Date: 4-18-22

Signature of fee owner: See attached Letter of Authorization Date: _____

THE CITY OF LAKE ELMO

Schafer Richardson®

PUD PRELIMINARY PLAN APPLICATION

General Information

1. The landowner's name, address, email, and his/her interest in the subject property.

   DPS-Lake Elmo LLC

   6007 Culligan Way, Minnetonka, MN 55345

   Contact Person: Alan Dale, Landowner

   Contact Information: 952-288-2200, adale@mntile.com

2. The applicant's name, address, and email if different from the landowner.

   SRD 2.0, LLC

   900 N 3rd Street, Minneapolis, MN 55401

   Contact Person: Dominik Jenson, Development Manager – Schafer Richardson

   Contact Information: 612-305-7095 (direct), djenson@sr-re.com

3. Address Labels.

   See Section 10 of the Land Use Application binder for certified list of property owners located within three hundred fifty (350') feet of the subject property obtained through Washington County.

4. The names, email and addresses of all professional consultants who have contributed to the development of the PUD plan being submitted, including but not limited to attorney, land planner, engineer, and surveyor.

   Architect: UrbanWorks, David Haaland, 612-455-3206, dhaaland@urban-works.com

   GC: Eagle Building Co., Nick Williams, 612-378-1115, nickwilliams@eaglebuildingllc.com

   Engineer/Surveyor: Sambatek, Joe Bailey, 763-476-6010, jbailey@sambatek.com

5. Evidence of Site Control.

   See Section 9 of the Land Use Application binder for evidence of site control, inclusive of the Purchase Agreement and Commitment for Title Insurance.

Present Status

6. The address and legal description of the property.

   Property Address: 9450 Hudson Boulevard, Lake Elmo, MN 55042

   Legal Description: Outlot B, DPS LAKE ELMO, Washington County, MN, Abstract Property

7. Existing zoning classification and present use of the subject property and all lands within 350 feet of the subject property.

The existing zoning of the property is Rural Transitional. The property is currently vacated. Surrounding land use includes Medium Density Residential (MDR) to the North, Mixed Use-Commercial (MU-C) to the East, MU-C to the West, and Hudson Boulevard and I-94 to the South.

8. A written statement generally describing the proposed PUD and the market which it is intended to serve and its demand showing its relationship to the City's Comprehensive Plan and how the proposed PUD is designed, arranged, and operated to permit the development and use of neighboring property in accordance with the applicable regulations of the City.

The proposed PUD includes the redevelopment of a 14.143-acre property into a mixed-use PUD featuring residential and commercial uses. Concurrently being pursued with the PUD, the Applicant is submitting for a minor subdivision and zoning map amendment.

The proposed land use is consistent with the 2040 Comprehensive Plan for Future Land Use designation of Mixed Use-Commercial (MU-C). The MU-C designation allows for up to 15 units per acre. The Applicant is requesting approval of a density of 16.35 units per acre, permitted through the PUD ordinance for the City Council to approve up to 20% bonus density based on provision of certain site amenities.

The proposed PUD is designed and arranged to complement the surrounding land uses and will be operated in a similar manner. The site plan depicts a market-rate multi-family building running east-west on the northern half of the property and a commercial use (daycare center) in the southeastern ¼ of the property. The land development techniques allowable through the proposed PUD will be more suitable for this project due to the mix of land uses and design constraints that would exist under the site's current Rural Transitional zoning.

The proposed PUD is being requested based on the flexibility needed from the strict zoning regulations of the MU-C zoning district by having a mix of land uses, reduced parking setbacks, and to allow for an increase in residential density using the amenity points as outlined herein.

9. A statement of the proposed financing of the PUD.

The PUD will be financed through private debt and equity sources.

10. A statement of the estimated total number of dwelling units proposed for the PUD and a tabulation of the proposed approximate allocations of land use expressed in acres and as a percent of the total project area, which shall include at least the following:

The proposed development includes 191 apartment units ranging in size from studio to three-bedrooms. Please reference the project drawings for allocations of land use for the project site.

11. When the proposed PUD includes increases in density of residential development above the base zoning district, a statement describing the site amenities to be included within the PUD and demonstrating that the proposed site amenities sufficiently achieve the desired density bonus.

The residential portion of the PUD includes 191 apartment units, totaling 15.66 units per acre (inclusive of Lot 1 and Right of Way land area from the Preliminary Plat). The Applicant is requesting approval of a density of up to 16.35 units per acre, from the max density of 15 units per acre in a MU-C district, by adding Amenity Area's for Amenity Points. As such, the Applicant is requesting 9 amenity points for a 9% increase in residential density. The proposed amenity points include:

- Underground Parking: Requesting 9 points
  - 45% of required parking will be enclosed, underground. For the Applicant to provide these stalls, the Applicant proposes a monthly fee for the underground parking stalls and no fee for the surface parking stalls. In the Pre-Application PUD, it was indicated that staff would likely recommend approval of density points for underground parking.

PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN APPLICATION REQUIREMENTS[1]

This handout is intended to provide guidance on putting together and submitting a Planned Unit Development application for a unified development of property in Lake Elmo. Following a general concept plan, the applicant shall submit a preliminary plan application and preliminary plat, in accordance with the requirements described in LEC Section 105.12.1210.

PUD Preliminary Plan Fees: The City Council has established a **non-refundable fee**[2] for processing Planned Unit Development applications. In addition, the City requires that the applicant enter into an Escrow Agreement with the City and post an escrow to reimburse the City for all technical planning, engineering, public works and legal review. Please consult the fee schedule for current amounts.

Submission Requirements: The Planned Unit Development Preliminary Plan submissions shall include but are not limited to the items listed below:

Sub: Req:

☒ ☒ Preliminary Plat and information outlined in the City Code Section §153.07.

General Information

☒ ☒ The landowner's name and address and his/her interest in the subject property.

☒ ☒ The applicant's name and address if different from the landowner.

☒ ☒ Address labels: A certified list of property owners located within three hundred fifty (350') feet of the subject property obtained from and certified by a licensed abstractor or through Washington County (see attached form).

☒ ☒ The names and addresses of all professional consultants who have contributed to the development of the PUD plan being submitted, including but not limited to attorney, land planner, engineer and surveyor.

[1] The information provided in this document is intended to be a correct statement of the law as set forth in the Lake Elmo City Code and the laws of the State of Minnesota. However, the applicant should refer to the actual sources and consult with their own legal advisor regarding applicability to their application. In providing this information, the City makes no representations nor provides any legal advice or opinion.

[2] Applicant is also responsible for any additional fees incurred by the City (i.e. engineering, planning, postage, legal expenses, et cetera).

Sub: Req:

☒ ☒ Evidence that the applicant has sufficient control over the subject property to effectuate the proposed PUD, including a statement of all legal, beneficial, tenancy and contractual interests held in or affecting the subject property and including an up to date certified abstract of title or registered property report, and such other evidence as the City Attorney may require to show the status of title or control of the subject property.

Present Status

☒ ☒ The address and legal description of the property.

☒ ☒ The existing zoning classification and present use of the subject property and all lands within 350 feet of the subject property.

☒ ☒ A map depicting the existing development of the subject property and all land within 350 feet of the subject property and showing the location of existing streets, property lines, easements, water mains, and storm and sanitary sewers, with invert elevations on and within 100 feet of the subject property.

☒ ☒ A written statement generally describing the proposed PUD and the market which it is intended to serve and its demand showing its relationship to the City's Comprehensive Plan and how the proposed PUD is designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of the City.

☒ ☒ A statement of the proposed financing of the PUD.

☒ ☒ **Site conditions: 3 copies of the following**: Graphic reproductions of the existing site conditions at a scale of 1 inch equals 100 feet. All the graphics should be at the same scale as the final plan to allow easy cross-reference. The use of overlays is recommended for ease of analysis.

i. Contours; minimum 2 foot intervals;

ii. Location, type and extent of tree cover;

iii. Slope analysis;

iv. Location and extent of water bodies, wetlands, streams, and flood plains within 300 feet of the subject property;

v. Significant rock outcroppings;

vi. Existing drainage patterns;

vii. Vistas and significant views;

viii. Soil conditions as they affect development.

Sub: Req:

☒ ☒ Schematic drawing of the proposed development concept, at a scale of one inch equals 100 feet, including but not limited to the general location of existing and proposed major circulation elements, public and common open space, residential and other land uses and areas for storm water ponding.

☒ ☒ Statement of the estimated total number of dwelling units proposed for the PUD and a tabulation of the proposed approximate allocations of land use expressed in acres and as a percent of the total project area, which shall include at least the following:

i. Area devoted to residential use by building type;

ii. Area devoted to common open space;

iii. Area devoted to public open space and public amenities;

iv. Approximate area devoted to, and number of, off-street parking and loading spaces and related access;

v. Approximate area, and floor area, devoted to commercial uses;

vi. Approximate area, and floor area, devoted to industrial or office use.

☒ ☒ When the proposed PUD includes increases in density of residential development above the base zoning district, a statement describing the site amenities to be included within the PUD, and demonstrating that the proposed site amenities sufficiently achieve the desired density bonus. Applicant is required to demonstrate that all site amenity standards have been met in order to be awarded increased density for residential development.

☐ ☐ When the PUD is to be constructed in stages during a period of time extending beyond a single construction season, a schedule for the development of such stages or units shall be submitted stating the approximate beginning and completion date for each such stage or unit and the proportion of the total PUD public or common open space and dwelling units to be provided or constructed during each such state and overall chronology of development to be followed from stage to stage.

☐ ☐ When the proposed PUD includes provisions for public or common open space or service facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or service facilities.

☐ ☐ Any restrictive covenants that are to be recorded with respect to property included in the proposed PUD.

Sub: Req:

☒ ☒ Schematic utilities plans indicating placement of water, sanitary, storm sewers, storm water ponding areas and their connection points to existing utilities.

☒ ☐ The City may excuse an applicant from submitting any specific item of information or document required in this stage which it finds to be unnecessary to the consideration of the specific proposal.

☒ ☐ The City may require the submission of any additional information or documentation which it may find necessary or appropriate to full consideration of the proposed PUD.

Sub:	Req:	Item:
☒	☒	6. **Landscape Plan:** Three (3) copies of a Landscape Plan depicting the property in question. Each document shall be at a consistent, readable, and measurable engineering scale, (Preferably 1 inch equals 100 feet) be composed of sheet(s) not smaller[6] than 11x17, and be pre-folded for distribution. Staff will assist you in determining what is required.

The landscape plan will not be considered complete unless all required elements are included.

☒ Extent and location of all plant materials and landscape features. Please include a plant material schedule with common and botanical names, symbols, sizes, quantities, and total percentage of each species.

☒ Flower and shrub beds shall be clearly shown and drawn to scaled dimensions. Actual plant quantities must be shown with landscape edge and mulch material identified.

☒ Existing trees must be accurately identified as to location, species, size, and condition; and labeled with intent to remove, protect, or transplant. Transplanted tree locations shall be identified.

☒ Tree protection specifications as defined in Section 23 of Lake Elmo Code shall be included on all landscape plans in written and graphic form.

☒ Proposed treatment of all ground surfaces must be clearly indicated (paving, turf, mulch grading, etc). Grass surfaces must be identified as sod or seed with the blend or mix specified.

☒ Show specific horticultural notes and details insuring the quality, survival, and establishment of plant materials.

[6] If your survey or sketch plan must be larger than 11x17 to be fully legible, we ask that that three (2) copies of the plan be in the large format, and an additional one (1) be reduced to 11x17.

☒ Proposed contours if making changes to existing grading.

☒ Retaining walls that are used to provide breaks in slopes, protect trees, or accomplish other landscape objectives.

☒ Any plans to restore, revegetate, or enhance an affected natural area or natural area buffer zone.

☒ Mitigation plans for any proposed natural area disturbance.

Other requirements set forth by the City Engineer

Sub: **Req:** **Item:**

☒ ☒ 7. **Architectural Plans:** Three copies[6] of architectural plans for all buildings sufficient to convey the basic architectural intent of the proposed improvements. The plans shall be pre-folded for distribution, and include the following information (please consult with staff to determine if any of these informational requirements can be waived):

☒ Architectural elevations (to a verifiable scale) as they will appear after construction.

☒ Maximum building height/elevation of all structures.

☒ Indication of all typical building dimensions (including doors, windows, eaves, rooflines, pitch, et cetera) on all building elevations.

☒ Specifications as to type, color, and texture of exterior surfaces of proposed structures (include color chips and exterior building materials list).

☒ A detailed lighting plan insuring that all lighting apparatuses are down shielded as to ensure such do not shine or create glare on abutting properties and surrounding areas (include a specification sheet for all wall fixtures and site plan fixtures).

☒ Photometric plan(s) for the site.

☒ Location of utility meters, HVAC equipment, vaults, irrigation boxes, transformers, and other utility service functions (such as conduits, and vents). Show how this equipment will be screened so that the visual and acoustic impacts of these functions are fully contained and out of view of the adjacent properties and public streets.

Sub:	Req:	Item:
☒	☒	8. **Utilities & Services Plan:** A plan set at a scale of 1 inch equals 100 feet detailing the existing and proposed utility systems including sanitary sewers, storm sewers, storm water ponding areas, water and fire hydrants, electric, gas lines, telephone lines, other small utilities and trash collection areas.
☒	☒	9. **Electronic file(s) of plan sets.** Staff can generally work with most file formats (we would prefer .jpg or .pdf files).
☒	☒	10. Any **other information** required by city staff, commissioners, or council members necessary to provide a complete review of the conditional use request. Information deemed critical to the review process not listed in this handout may be requested[7]. Staff will list other requirements below:

_____

The City may require (or the applicant may choose to submit) evidence that is beyond what is required in any section outlined in this handout. Please be advised that the City reserves the right to impose conditions on an approved conditional use if necessary to avoid a detrimental impact on surrounding properties or the City as a whole.

If you have any questions regarding these requirements, please call City Hall at (651) 747-3900. Thank You.

[7] Number of copies, size, and other such administrative details may also be imposed when requiring additional information.

THE CITY OF
LAKE ELMO

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

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that **I am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Dominik Jenson, Development Manager, Schafer Richardson
(Please Print)

Street address/legal description of subject property

9450 Hudson Boulevard North, Lake Elmo, MN 55042

Outlot B, DPS Lake Elmo

Washington County, MN

Abstract Property

Signature

4-18-2022
Date

* See attached Letter of Authorization

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

THE CITY OF LAKE ELMO

City of Lake Elmo
Escrow Agreement for Municipal Review Services

Deposit Agreement

THIS AGREEMENT is made this 18 day of April 2022, by the Applicant and Owner (hereinafter individually and collectively referred to as "Applicant") in favor of the City of Lake Elmo, a municipal corporation of Minnesota (hereinafter referred to as "City").

A. "Applicant" whose name and address is:

SRD 2.0, LLC
900 N Third Street
Minneapolis, MN 55401

B. "Owner" whose name and address is:

DPS-Lake Elmo, LLC
6007 Culligan Way
Minnetonka, MN 55345

RECITALS

WHEREAS, the Applicant has applied to the City for approval for one or more of the following: (Select All That Apply)

- [ ] Plat (Sketch, Preliminary, Final)
- [x] PUD/OP-PUD (Pre-Application, Preliminary, Final)
- [ ] Vacation
- [ ] Conditional Use Permit
- [ ] Interim Use Permit
- [ ] Comprehensive Plan Amendment
- [ ] Variance
- [x] Minor Subdivision
- [ ] EAW Review
- [x] Zoning Text or Map Amendment
- [ ] Wind Generator
- [ ] Wireless Communication Permit (co-location)

WHEREAS, the Applicant acknowledges the receipt of benefit to the property, from the City's technical and compliance review of the application; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412 and 462, the City will process the application on the condition that the Applicant enter into this Deposit Agreement, which agreement defines certain duties and responsibilities of the Applicant, as well as the City; and the Applicant shall provide cash to the City in the amount satisfactory to the City; and provide security to the City for the payment of all review costs incurred by the City.

NOW THEREFORE, the City and Applicant agree as follows:

1. **Requirement.** The Applicant is required to make the necessary deposits prior to the process of municipal planning, public works, legal & engineering review commences.

2. **Review Process**. Applicant acknowledges and agrees that the City shall commence to review and process the review request checked above at such a time that this Agreement is executed by all parties and the cash required for the specific review is deposited and posted by the City's Finance Department. The City may provide a review completion schedule to the Applicant at the time of deposit. The City reserves the right to modify the schedule based on the completeness of the application, the need for additional information for review, or revisions to the application that may occur during the scheduled review.

3. **Use of Deposited Funds**. The City may draw upon the deposits to pay the costs it incurs in connection with reviewing the application. The City shall determine all of its costs, including both administrative and consulting services, at the rates charged by the City or its consultants, determined according to the City's adopted fee schedule. A copy of the current administrative and consulting rates is attached as Exhibit "A", which rates are subject to change by the City, without notice to the Applicant. Exhibit "A" should not be construed as an exhaustive list of consultants and Applicants shall be responsible for all other consulting fees related to the application. The City shall provide Applicant with the applicable rates for consultants used in the review prior to commencement. This Agreement does not pertain to ancillary charges incurred by reviewing of other governmental bodies, including but not limited to, Soil & Water Conservation Districts, Washington County Government, Water Shed, or any other unit of government that may, by right,have review authority.

4. **Conditions of Deposit.** The following stipulations and conditions shall apply to the deposit account for review services contemplated under this Agreement.

   a. Payment shall be made to City consultants, included but not limited to legal and planning, in the amounts billed to the City, according to consulting rates in effect at the time of the execution of the agreement. Such consulting deemed necessary for the proper review of the application shall be at a usual and customary rate as it relates to the subject matter of the application for payment as determined by the City.

   b. The City shall reimburse itself from deposit accounts for all costs and expense incurred by the City in connection with the implementation and enforcement of this Agreement. Reimbursement shall occur on a monthly basis and the City's Finance Department shall notify Applicant of the reimbursement via account reconciliation report.

   c. The City shall not be responsible for paying any interest on the money deposited under the Agreement.

   d. If in the discretion of both the City's Finance Department and the Community Development Department, there is deemed to be an inadequate balance in the deposit account to pay for all fees and costs incurred by the City, the City will notify the Applicant for the need for an additional deposit. The total of the additional deposit shall be calculated by City staff based on the amount of work yet to be completed in the review of the application. Applicant

agrees to make the additional deposit within (10) days of a receipt of such notice. For purposes hereof, receipt of notice shall be deemed made upon the depositing of the notice in the U.S. Mail, postage paid. In the event, the Applicant fails to make the additional deposit with (10) days of receipt of the notice, the City will terminate its review process and not re-commence until the appropriate deposit is made and posted by the City's Finance Department.

e. No applications will be processed or forwarded to the appropriate governing reviewing body by the City until all amounts due under this Agreement have been paid in full.

5. **Positive Balance in Escrow Accounts.** Upon the happening of any of the following events, the balance in the deposit account less outstanding fees shall be paid to the Applicant within (90) days of receipt by the City of a written request by the Applicant for payment: (1) completion of the development process; or (2) the application is withdrawn by the Application; (3) the applicant is denied by the City for any reason.

6. **Deposit Amounts.** The initial deposit amount contemplated for each the purposes described under the Agreement, which may be revised by the City from time to time, are set forth for Exhibit "B" attached hereto.

7. **Accounting.** If there has been activity in the account, the City will provide a monthly accounting of all expenses charged against the account or when requested by the Applicant. An accounting will also be provided when the City notices the need for an additional escrow deposit.

8. **Terms of Breach.** In the event of any terms of this Agreement are breached by the Applicant, including, but not limited to failure to make additional deposits when required by the City, the City may cease processing any application submitted by the Applicant or order the Applicant to cease any further development or progress under the terms of this Agreement, or both. Applicant indemnifies and holds the City harmless from any liability, claim, action or suit by or any obligation to the Applicant arising from or in connection with the City exercising or enforcing the terms and conditions of this Agreement or action on the Application. The Applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City any terms and conditions of this Agreement.

9. **Validity.** If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portion of this Agreement.

10. **Binding Agreement.** The parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the land herein described and shall be binding upon the heirs, successors, administrators and assigns of the parties referenced in this Agreement.

11. **Amendments.** The terms of this Agreement shall not be amended without the written consent of the City and all parties hereto.

[Signature Page Follows]

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

APPLICANT

By: Katie Anthony, VP Development
Its: Member

By: _____
Its: _____

OWNER:

See attached Letter of Authorization
By: _____
Its: _____

By: _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this 18 day of April, 2022, before me a Notary Public within and for said County, personally appeared Katie Anthony and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

KIM ERICKSON
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2025

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this _____ day of _____, 20___, before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

_____
Notary Public

CITY OF LAKE ELMO

_____

By: Kristina Handt
Its: City Administrator

_____

Attest: Julie Johnson, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this _____ day of _____, 20___, before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

_____

Notary Public

Date Received:_____
Received By: _____
LU File #: _____

THE CITY OF
LAKE ELMO

651-747-3900
3880 Laverne Avenue North
Lake Elmo, MN 55042

PRELIMINARY PLAT APPLICATION

Applicant: Dominik Jenson, Development Manager at Schafer Richardson, on behalf of SRD 2.0, LLC
Address: 900 N Third Street, Minneapolis, MN 55401
Phone #: 6123057095
Email Address: djenson@sr-re.com

Fee Owner: DPS-Lake Elmo, LLC
Address: 6007 Culligan Way, Minnetonka, MN 55345
Phone #: 952-288-2200
Email Address: adale@mntile.com

Engineer Name and Email: Joe Bailey, PM at Sambatek, jbailey@sambatek.com

Property Location (Address): 9450 Hudson Boulevard North, Lake Elmo, MN 55042
Complete Legal Description: Outlot B, DPS Lake Elmo, Washington County, Minnesota, Abstract Property

PID#: 3402921340012

General information of proposed subdivision:
The Applicant received a formal response from the City on March 18, 2022 to the Project's Planned Unit Development (PUD) Pre-Application. Staff expressed support for the overall project and provided comments for the Applicant to address in the Preliminary PUD submission. The Project will require approval of a PUD, zoning map amendment (rezoning), and a minor subdivision. This minor subdivision will be achieved through this preliminary plat application, as the property is currently an Outlot. It is the applicant's intent for this application to run concurrently with the Project's PUD Preliminary Plan application. Once platted the property will include two lots and a public right of way, as shown in the Preliminary Plat. Lot 1 will include a multifamily development, Lot 2 will include a commercial (daycare user).

Conducted pre-application meeting with Staff? ☒ Yes ☐ No

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

Signature of applicant: _____ Date: 4-27-2022

Signature of Fee Owner Provided Letter of Authorization Date: _____

PRELIMINARY PLAT APPLICATION REQUIREMENTS[1]
All Subdivisions of Land Creating Four or More Lots

This handout is intended to provide guidance on putting together and submitting a Preliminary Plat application for the subdivision of property in Lake Elmo. As outlined in LEC 103.00.090. The purpose of the Preliminary Plat is to complete a thorough review of the proposed project, and to prepare a draft of the documentation that could eventually be used for a Final Plat application. It is at this stage that your proposal will receive the greatest scrutiny as the review bodies will work to ensure the proposal meets all City standards. All outstanding issues will need to be handled at this stage before proceeding to Final Plat.

In order to have your Preliminary Plat application be complete and reviewed in a timely fashion, there are a number of steps that must be followed:

1. **Pre-submittal Meeting:** Contact City Staff to discuss your Sketch Plan feedback and obtain another land use application.
2. **Preliminary Plat Submittal:** Prepare an informational packet (described herein) that fulfills the Preliminary Plat submittal requirements. Providing a detailed and thorough application packet will greatly reduce the overall review time. Submit your completed packet to Staff to initiate review.
3. **Completeness Review:** Staff will examine your submittal to determine if the application is complete, and contact you if additional information is required or was omitted. Applications found to be incomplete will be returned to the applicant.[2]
4. **Preliminary Plat Review/Processing:** Staff will process completed applications. This process typically requires at least one applicant revision and resubmittal of plans to work through review comments. The process may also include additional applicant meetings, requesting review comments from partnering agencies, and writing reports.
5. **Planning Commission Meeting:** Once the plans are revised to fully meet the Zoning and Subdivision Ordinance and Engineering Design Standards as outlined by Staff, the official legal notice is prepared by Staff and published to schedule a Public Hearing. Planning and

[1] The information provided in this document is intended to be a correct statement of the law as set forth in the Lake Elmo City Code and the laws of the State of Minnesota. However, the applicant should refer to the actual sources and consult with their own legal advisor regarding applicability to their application. In providing this information, the City makes no representations nor provides any legal advice or opinion.

[2] Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request.

engineering reports are prepared and the item is scheduled for the next available Planning Commission meeting (2nd or 4th Monday of the month[3]).

6. **Revisions:** If needed, the Preliminary Plat is revised to address the Planning Commission's recommendation(s) and any outstanding review comments prior to City Council consideration.
7. **City Council Meeting:** Once the plans are finalized and ready for the City Council's consideration, staff reports are prepared and the Preliminary Plat is placed on the next available City Council meeting agenda (1st or 3rd Tuesday of the month[3]). Applicants are advised to attend both the Planning Commission and City Council meetings and be open to questions regarding the request.
8. **Decision:** The City Council will review the request and either grant or deny the Preliminary Plat.

Above all else, it is imperative that an applicant begin preparations as early as possible and to ensure that a complete application is submitted. Review by the Planning Commission will not occur until at least one month has passed from when the City has deemed the application complete.

Preliminary Plat Fees: The City Council has established a **non-refundable fee**[4] for processing Preliminary Plat applications. In addition, the City requires that the applicant enter into an Escrow Agreement with the City and post a escrow to reimburse the City for all technical planning, engineering, public works and legal review. Please consult the fee schedule for current amounts.

The City requires that all applicants submit a new and complete application at every stage of the development process (updating information as needed). This allows us to track changes as the application progresses through the various levels of review. With this in mind, the following materials must be submitted prior to deeming an application complete:

Sub:	Req:		Item:
☒	☒	1.	**A completed land use application form** signed by **all** property owners along with payment of the proper filing fee, escrow and escrow agreement.

[3] Staff will determine when applications are reviewed based on the time needed to review the application and the number of items already scheduled on future agendas. Please note that meeting dates are subject to change due to holidays, lack of quorum, etc. Please contact City Hall to confirm all dates and times.

[4] Applicant is also responsible for any additional fees incurred by the City (i.e. engineering, planning, postage, legal expenses, et cetera).

☐ ☐ **2.** **Written statements** providing information regarding your proposal. Please provide a separate answer for each of the lettered items listed below (answers must be submitted in both hard copy and electronic form--.pdf files or MS Word format):

a. A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;

b. A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s);

c. A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;

d. An explanation of how issues have been addressed since the Sketch Plat phase of the development;

e. A narrative explaining the intent of the project and/or your original or revised vision for the finished product;

f. A statement showing the proposed density of the project with the method of calculating said density shown;

g. Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc) necessary to serve the subdivision;

h. A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);

i. A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;

j. Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area.

k. If applicable, provide a description of proposed lakeshore access (i.e. shared dock with multiple slips, individual docks for each lot, etc.);

l. A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;

Written statements continued:

m. A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

Sub:	Req:		Item:
☒	☒	3.	**Address labels:** A certified list of property owners located within three hundred fifty (350') feet of the subject property obtained from and certified by a licensed abstractor or through Washington County (see attached form). * provided with PUD Application
☐	☐	4.	**Plat & Associated Plans:** Three packets of reduced size (11x17), three packets of full plan size (24x36), and an electronic copy containing each of the following required pieces of information depicting the proposed subdivision. Each document shall be at a consistent, readable, and measurable engineering scale, include a title and a page number (Sheet 1 of 5+, Sheet 2 of 5+, et cetera). Staff will assist you in determining what is required. The plan sets will not be considered complete unless all required elements are included. Additionally, each of the packet items must be submitted in an electronic format (.jpg, .pdf, etc.) for use in presentations. The following pages outline the information that is required to deem your application complete.

☒ ***Preliminary Plat:***

Sub:	Required:		Item:
☒	☒	1.	**Administrative Information:**

- *Appropriate identification of the drawing (i.e. preliminary plat, grading plan, etc)*
- *Proposed name of the subdivision*
- *Signature of surveyor and engineer certifying the documents*
- *Date of plan preparation with revision date(s) if any*
- *Graphic scale and true north arrow(engineering scale only, not less than one (1) inch equals one hundred (100) feet.*
- *A complete Legend depicting all line types and symbols used within the plans.*

Preliminary Plat continued:

☒ ☒ 2. **General Property Information:**

- *Address(es) and PID(s) for the subject property.*
- *Existing legal description(s) for the subject property.*
- *Existing parcel boundaries shown with survey measurement data matching the existing legal description of the parcel of land to be platted.*
- *Date of survey.*
- *Name, address, and phone number of landowner (and subdivider if not the same)*
- *Name, address, and phone number of engineer, surveyor, landscape architect, or land planner preparing the plat (include registration #'s)*

☒ ☒ 3. Indication of the gross area being subdivided and the proposed number of lots shown in square feet and acres.

☒ ☒ 4. Existing site improvements within the parcel of land to be platted and for a distance of 150 feet outside of the parcel boundaries.

☒ ☒ 5. Zoning district(s) of the land being subdivided (if more than one zoning district, zoning boundary lines must be shown) and proposed future zoning for the subdivided land.

☒ ☒ 6. Layout of proposed lots with future lot and block numbers. The boundary lines of the subdivision should be clearly distinguishable from other property lines. Denote outlots planned for public dedication and/or open space (schools, parks, trails, stormwater ponds, etc.).

☒ ☒ 7. Layout of existing property lines if (different from proposed lot lines). Existing lot lines should be easily distinguishable from the proposed lot lines and not be a prominent feature on the plat.

☒ ☒ 8. Denote the area within each of the proposed parcels (in the appropriate units of acres and/or square feet)

☒ ☒ 9. Existing contours at intervals of two feet. Contours must extend a minimum of 150 feet beyond the boundary of the parcel(s) in question.

☒ ☒ 10. Delineation of wetlands and/or watercourses on the plat and within 150 feet of the perimeter of the subdivision parcel. The ordinary high water elevation and the 100 year flood elevation shall be shown for all existing water bodies.

☒ ☒ 11. Location, width, and names of existing and proposed streets within and immediately adjacent to the subdivision parcel, showing pavement type and width.

Preliminary Plat continued:

☒	☒	12.	All easements of record within or adjacent to the plat.
☒	☒	13.	Lines establishing the buildable area on each lot (setbacks)
☒	☒	14.	Boundary lines of adjoining parcels within three hundred fifty (350) feet beyond the plat. Individual parcels shall be identified by name and ownership including all contiguous land owned or controlled by the subdivider.
☒	☒	15.	Location and dimensions of existing buildings or significant above ground structures on or within one hundred and fifty (150) feet of the outer plat boundary.
☐	☐	16.	Location of any unique natural and/or historic features (if any)

☒ ***Grading, Drainage& Erosion Control Plan:*** *Submitted with PUD Application*

Sub:	Required:	Item:
☒	☒	1. Appropriate identification of the drawing as a "grading, drainage and erosion control plan."
☒	☒	2. Administrative information as required for the preliminary plat
☒	☒	3. Preliminary Grading Plan: The developer shall submit a preliminary grading, drainage and erosion control plan utilizing a copy of the current certificate of survey as a base for the site in question, prepared and signed by a Minnesota licensed engineer, depicting the following information:
☒	☐	4. North arrow and date of preparation.
☒	☒	5. Graphic Scale (engineering scale only, not less than one (1) inch equals fifth (50) feet).
☒	☒	6. For each lot, provide lot and block numbers, building pad location, building type and proposed building first floor elevation, low floor elevation and elevation at garage slab.
☒	☒	7. Stormwater Management Plan, with a narrative, including the configuration of drainage areas and calculations that meet the requirements of the City Code and/or applicable Watershed Standards.
☒	☒	8. Location of all natural features on the tract. Natural features are considered to include, but are not limited to the following: tree lines, wetlands, ponds, lakes, streams, drainage channels, bluffs, steep slopes, etc.

Grading, Drainage and Erosion Control Plan continued:

☒	☒	9. All delineated Wetlands and watercourse buffers per the City and Watershed standards; and wetland replacement plan, if needed.
☒	☒	10. Location of all existing storm sewer facilities, including pipes, manholes, catch basins, ponds, swales, and drainage channels within one hundred fifty (150) feet of the tract. Existing pipe type, grades, rim and invert elevations and normal and high water elevations must be included.
☒	☒	11. Normal water level (NWL) and 100-year high water level (100-year HWL) for all water bodies, existing and proposed.
☒	☒	12. Spot elevations at drainage break points and emergency overflows (in BOLD) with directional arrows indicating site, swale and lot drainage.
☒	☒	13. Retaining Walls (wall heights and elevations).
☒	☒	14. Locations, grades, rim and invert elevations of all storm sewer facilities, including ponds and BMP's proposed to serve the tract.
☒	☒	15. Locations and elevations of all street high and low points.
☒	☒	16. Street grades shown.
☒	☒	17. Provide phasing plan for site grading.
☒	☒	18. All soil erosion and sediment control measures to be incorporated during and after construction must be shown. Locations and standard detail plates for each measure must be included on the plan using Lake Elmo city standard details. Plan must meet the requirements of MPCA General Permit Construction Activity.
☒	☒	19. All revegetation measures proposed for the tract, including seed and mulch types and application rates must be included on the plan.
☒	☒	20. Existing contours at two (2) foot intervals shown as dashed lines (may be prepared by a Minnesota licensed surveyor). Existing contours shall extend one hundred fifty (150) feet outside of the tract.
☒	☒	21. Proposed grad elevations at two (2) foot intervals shown as solid lines.
☐	☐	22. Other information as required and outlined in the City Plan Sheet Format Requirements.

☒ ***Utility Plan:***

Sub:	Required:	Item:
☐	☒	1. Appropriate identification of the drawing as a "utility plan."
☒	☒	2. Administrative information as required for the preliminary plat
☒	☒	3. Preliminary Utility Plan, prepared and signed by a Minnesota licensed engineer, depicting the following information:
☒	☒	4. Easements: Location, dimension and purpose of all utility easements.
☒	☒	5. Underground and Overhead Facilities: Location and size of existing utilities including sewers, water mains, culverts, gas, electric, phone, cable, fiberoptic, utility poles or other underground facilities within the tract and to a distance of one hundred fifty (150) feet beyond the tract. Such data as grades, invert elevations, and location of catch basins, manholes and hydrants shall also be shown.
☒	☒	6. Proposed utility plans including sanitary sewer, watermain, and storm sewer, all in accordance with the City engineering design standards manual.
☒	☒	7. Water Supply, Public: Water mains shall be provided to serve the subdivision by extension of an existing community system wherever feasible. Service connections shall be stubbed to the property line. Extensions of the public water supply system shall be designed so as to provide public water in accordance with the engineering design standards as approved by the City Engineer and in accordance with the City's Comprehensive Water Plan. The utility plan shall indicate the location of all hydrants and valves.
☒	☒	8. WaterSupply, Private: In areas where public water supply is not available, individual wells shall be provided on each lot, properly placed in relationship to the individual sewage disposal facilities. Well plans must comply with the State Well Code, as may be amended, and be submitted for the approval of the City Engineer.
☒	☒	9. Sewage Disposal, Public: Sanitary sewer laterals and service connections shall be installed in accordance with the design standards of the City as approved by the City Engineer. The utility plan shall provide the locations, grades, rim and invert elevations, and sizes of all proposed sanitary sewer facilities to serve the tract.
☐	☐	10. Sewage Disposal, Private: All individual sewage treatment systems shall be installed in accordance with all applicable State, County, and City requirements.

Utility Plan continued:

☐ ☐ 11. Other information as required and outlined in the City Plan Sheet Format Requirements.

☒ ***Street & Storm Sewer Plan:***

Sub:	Required:	Item:
☒	☒	1. Appropriate identification of the drawing as a "street & storm sewer plan."
☒	☒	2. Administrative information as required for the preliminary plat
☒	☒	3. Preliminary Street and Storm Sewer Plan, prepared and signed by a Minnesota licensed engineer, depicting the following information:
☒	☒	4. Layout of proposed streets showing the proposed lot lines, right-of-way widths, and proposed names of streets in conformance with the County Uniform Street Naming and Addressing System.
☒	☒	5. Locations and widths of proposed streets, alleys and pedestrian-ways.
☒	☒	6. Location, dimensions and purpose of all easements.
☒	☒	7. Annotation of street geometrics for all horizontal curves, tangent lengths and corner radii.
☒	☒	8. Centerline profile and gradients for all streets, with vertical geometrics annotated on the plan profiles.
☒	☒	9. Typical cross section of proposed street improvements.
☒	☒	10. Minimum front and side street building setback lines.
☒	☒	11. When lots are located on a curve, the width of the lot at the building setback line.
☒	☒	12. Location and number of off-street parking spaces (guest, handicapped, bicycle, motorcycle, etc.) including typical dimensions of each. *Note: not required for single family residential developments unless on street parking/guest parking is proposed.*
☐	☐	13. Other information as required and outlined in the City Plan Sheet Format Requirements.

☐ ***Tree Preservation Plan[5]:***

Sub:	Required:	Item:
☒	☒	1. Appropriate identification of the drawing(s) as the "tree preservation plan."
☒	☒	2. Administrative information as required for the Preliminary Plat.
☒	☒	3. Tree Preservation Plan, prepared and signed by a Minnesota licensed forrestor or landscape architect, depicting the following information:
☒	☒	4. Tree inventory and survey, including a total listing of all healthy significant trees, all healthy significant trees to be removed and all healthy significant trees to remain. Information should be presented in both graphic (at a scale not less than one (1) inch equals one hundred (100) feet) and tabular form (charts listing significant trees by field tag number).
☒	☒	5. General description of the trees on the site not meeting the significant size threshold.
☒	☒	6. Locations of proposed buildings, structure, or impervious surfaces.
☒	☒	7. Delineation of all areas to be graded and limits of land disturbance.
☒	☒	8. Identification of all significant trees to be removed in the construction area, presented in both graphic and tabular form.
☒	☒	9. Measures to protect the significant trees that are to remain.
☒	☒	10. Size, species, number and location of all replacement trees proposed to be planted on the property in accordance with the Mitigation Plan, if necessary, presented in both graphic (at a scale not less than one (1) inch equals one hundred (100) feet) and tabular form.

☒ ***Landscaping Plan[6]:***

Sub:	Required:	Item:
☒	☒	1. Appropriate identification of the drawing(s) as the "landscaping plan."
☒	☒	2. Administrative information as required for the Preliminary Plat.
☒	☒	3. The proposed location, size, quantity, and species of all existing and proposed plant materials as required by the city code. Information should also be provided in tabular form.
☒	☒	4. Methods for protecting existing trees and other landscape material, consistent with the city code.

[5] All tree preservation plans shall be certified by a forester or landscape architect.
[6] All landscape plans shall be certified by a landscape architect.

Landscaping Plan continued:

☒	☒	5.	Proposed structural and ground cover materials.
☒	☒	6.	Proposed provisions for irrigation and other water supplies.
☐	☐	7.	If required, proposed screening showing details and typical cross-sections.

☐ ***Ghost Plat*** *(Note: Ghost Plat may be required dependent on potential future land uses of adjacent property as guided by the City's Comprehensive Plan):*

Sub:	Required:	Item:	
☐	☐	1.	Appropriate identification of the drawing as a "ghost plat."
☐	☐	2.	Administrative information as required for the preliminary plat
☐	☐	3.	Show potential future subdivision possibilities for the land if your proposal was approved (i.e. if you are not subdividing to the maximum density, how might the land be further divided in the future to reach the maximum density).
☐	☐	4.	Indicate how the proposed subdivision will relate to potential future subdivisions of adjacent properties (you may need to ghost plat development on adjacent properties to establish this relation).

☒ ***Electronic files***

Sub:	Required:	Item:	
☒	☒	1.	A flashdrive must be submitted which includes electronic files for the written statements regarding the proposal, the plat and all associated plans. Staff can generally work with most file formats (.jpg or .pdf files are preferred).

Sub:	Req:	Item:	
☐	☐	**4.**	**Supplemental Information.** Depending upon the submittal, the following items may also be required:
☐	☐		Feasibility report(s) for proposed individual on-site sewer and water systems. Such reports will be required with any future preliminary plat;
☐	☐		Proposed protective covenants;

Supplemental Information continued:

☐ ☐ Three (3) copies of a context diagram that graphically depicts how the development plan relates to its surrounding neighborhood or community context including the pedestrian, bike, and street (vehicular access) network (existing and potential);

☐ ☐ A Traffic Impact Study (TIS) (3 copies) prepared in accordance with State, County and/or City Engineering guidelines;

☐ ☐ A soil survey and report;

☐ ☐ Signed letters of intent indicating that all required off-site easements and off-site rights-of-way necessary for the project could be negotiated and obtained;

☐ ☐ A hydrological/groundwater report;

☐ ☐ Any environmental review, such as an Environmental Assessment Worksheet, as required by State Statutes. If an environmental review is required, the Preliminary Plat application cannot proceed until the review or study is complete;

☐ ☐ Any other special natural area or environmental study or report pursuant to Lake Elmo Code as requested by the City, if such exists or is deemed necessary;

☐ ☐ Any **other information** required by Staff, Commissioners, or Council Members necessary to provide a complete review of the preliminary plat and associated plans[7]. Additional items include:

_____

Sub: **Req:** **Item:**

☐ ☐ **8.** **Variances:** If you are requesting variances in any portion of the submitted Preliminary Plat, the City asks that you list each of the requested variances and provide an explanation as to why each is necessary and cannot be avoided. Additionally, you must provide written answers to the following questions:

(1) Identify the unusual hardship on the land that necessitates the variance request; and

(2) Explain the nature of the proposed use of land and the existing use of land in the vicinity of the property; and

(3) Estimate the number of persons to reside or work in the proposed subdivision; and

(4) Indicate the probably effect of the proposed subdivision upon traffic conditions in the vicinity.

[7] Number of copies, size, and other such administrative details may also be imposed when requiring additional information.

Sub:	Req:		Item:
☐	☐	9.	**Additional Applications:** If your request involves a proposed comprehensive plan amendment or rezoning request, additional applications will be required.
☐	☐		Comprehensive Plan Amendment Application
☐	☐		Zoning Map Amendment Application

State statutes provide City staff with fifteen (15) business days to review an application to determine if it is complete. Applications found to be incomplete will be returned to the applicant. Please contact staff at (651) 747-3900 if you have any questions.

Thank you.

THE CITY OF
LAKE ELMO

City of Lake Elmo
Escrow Agreement for Municipal Review Services

Deposit Agreement

THIS AGREEMENT is made this 27 day of April 2022, by the Applicant and Owner (hereinafter individually and collectively referred to as "Applicant") in favor of the City of Lake Elmo, a municipal corporation of Minnesota (hereinafter referred to as "City").

A. "Applicant" whose name and address is:

SRD 2.0, LLC
900 N Third Street
Minneapolis, MN 55401

B. "Owner" whose name and address is:

DPS-Lake Elmo, LLC
6007 Culligan Way
Minnetonka, MN 55345

RECITALS

WHEREAS, the Applicant has applied to the City for approval for one or more of the following: (Select All That Apply)

- [x] Plat (Sketch, Preliminary, Final)
- [ ] PUD/OP-PUD (Pre-Application,
- [ ] Preliminary, Final) Vacation
- [ ] Conditional Use Permit
- [ ] Interim Use Permit
- [ ] Comprehensive Plan Amendment
- [ ] Variance
- [ ] Minor Subdivision
- [ ] EAW Review
- [ ] Zoning Text or Map Amendment
- [ ] Wind Generator
- [ ] Wireless Communication Permit (co-location)

WHEREAS, the Applicant acknowledges the receipt of benefit to the property, from the City's technical and compliance review of the application; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412 and 462, the City will process the application on the condition that the Applicant enter into this Deposit Agreement, which agreement defines certain duties and responsibilities of the Applicant, as well as the City; and the Applicant shall provide cash to the City in the amount satisfactory to the City; and provide security to the City for the payment of all review costs incurred by the City.

NOW THEREFORE, the City and Applicant agree as follows:

1. **Requirement.** The Applicant is required to make the necessary deposits prior to the process of municipal planning, public works, legal & engineering review commences.

2. **Review Process.** Applicant acknowledges and agrees that the City shall commence to review and process the review request checked above at such a time that this Agreement is executed by all parties and the cash required for the specific review is deposited and posted by the City's Finance Department. The City may provide a review completion schedule to the Applicant at the time of deposit. The City reserves the right to modify the schedule based on the completeness of the application, the need for additional information for review, or revisions to the application that may occur during the scheduled review.

3. **Use of Deposited Funds.** The City may draw upon the deposits to pay the costs it incurs in connection with reviewing the application. The City shall determine all of its costs, including both administrative and consulting services, at the rates charged by the City or its consultants, determined according to the City's adopted fee schedule. A copy of the current administrative and consulting rates is attached as Exhibit "A", which rates are subject to change by the City, without notice to the Applicant. Exhibit "A" should not be construed as an exhaustive list of consultants and Applicants shall be responsible for all other consulting fees related to the application. The City shall provide Applicant with the applicable rates for consultants used in the review prior to commencement. This Agreement does not pertain to ancillary charges incurred by reviewing of other governmental bodies, including but not limited to, Soil & Water Conservation Districts, Washington County Government, Water Shed, or any other unit of government that may, by right,have review authority.

4. **Conditions of Deposit.** The following stipulations and conditions shall apply to the deposit account for review services contemplated under this Agreement.

   a. Payment shall be made to City consultants, included but not limited to legal and planning, in the amounts billed to the City, according to consulting rates in effect at the time of the execution of the agreement. Such consulting deemed necessary for the proper review of the application shall be at a usual and customary rate as it relates to the subject matter of the application for payment as determined by the City.

   b. The City shall reimburse itself from deposit accounts for all costs and expense incurred by the City in connection with the implementation and enforcement of this Agreement. Reimbursement shall occur on a monthly basis and the City's Finance Department shall notify Applicant of the reimbursement via account reconciliation report.

   c. The City shall not be responsible for paying any interest on the money deposited under the Agreement.

   d. If in the discretion of both the City's Finance Department and the Community Development Department, there is deemed to be an inadequate balance in the deposit account to pay for all fees and costs incurred by the City, the City will notify the Applicant for the need for an additional deposit. The total of the additional deposit shall be calculated by City staff based on the amount of work yet to be completed in the review of the application. Applicant

agrees to make the additional deposit within (10) days of a receipt of such notice. For purposes hereof, receipt of notice shall be deemed made upon the depositing of the notice in the U.S. Mail, postage paid. In the event, the Applicant fails to make the additional deposit with (10) days of receipt of the notice, the City will terminate its review process and not re-commence until the appropriate deposit is made and posted by the City's Finance Department.

e. No applications will be processed or forwarded to the appropriate governing reviewing body by the City until all amounts due under this Agreement have been paid in full.

5. **Positive Balance in Escrow Accounts.** Upon the happening of any of the following events, the balance in the deposit account less outstanding fees shall be paid to the Applicant within (90) days of receipt by the City of a written request by the Applicant for payment: (1) completion of the development process; or (2) the application is withdrawn by the Application; (3) the applicant is denied by the City for any reason.

6. **Deposit Amounts.** The initial deposit amount contemplated for each the purposes described under the Agreement, which may be revised by the City from time to time, are set forth for Exhibit "B" attached hereto.

7. **Accounting.** If there has been activity in the account, the City will provide a monthly accounting of all expenses charged against the account or when requested by the Applicant. An accounting will also be provided when the City notices the need for an additional escrow deposit.

8. **Terms of Breach.** In the event of any terms of this Agreement are breached by the Applicant, including, but not limited to failure to make additional deposits when required by the City, the City may cease processing any application submitted by the Applicant or order the Applicant to cease any further development or progress under the terms of this Agreement, or both. Applicant indemnifies and holds the City harmless from any liability, claim, action or suit by or any obligation to the Applicant arising from or in connection with the City exercising or enforcing the terms and conditions of this Agreement or action on the Application. The Applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City any terms and conditions of this Agreement.

9. **Validity.** If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portion of this Agreement.

10. **Binding Agreement.** The parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the land herein described and shall be binding upon the heirs, successors, administrators and assigns of the parties referenced in this Agreement.

11. **Amendments.** The terms of this Agreement shall not be amended without the written consent of the City and all parties hereto.

[Signature Page Follows]

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

APPLICANT

Katie Anthony
By: Katie Anthony, VP Development
Its: Member

By:
Its:

OWNER:

See Letter of Authorization
By:
Its:

By:
Its:

STATE OF MINNESOTA)
) SS.
COUNTY OF WASHINGTON)

On this 27 day of April, 2022 before me a Notary Public within and for said County, personally appeared Katie Anthony and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

KIM ERICKSON
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2025

Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF WASHINGTON)

On this _____ day of _____, 20__, before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

Notary Public

CITY OF LAKE ELMO

_____

By: Kristina Handt
Its: City Administrator

_____

Attest: Julie Johnson, City Clerk

STATE OF MINNESOTA)
) SS.
COUNTY OF WASHINGTON)

On this _____ day of _____, 20___ , before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

_____
Notary Public

THE CITY OF
LAKE ELMO

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

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant _____ Date 4-27-2022

Name of applicant Dominik Jenson Phone 612-305-7095
(Please Print)

Name and address of Contact (if other than applicant) djenson@sr-re.com

THE CITY OF
LAKE ELMO

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

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that **I am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Dominik Jenson, Development Manager, Schafer Richardson
(Please Print)

Street address/legal description of subject property

9450 Hudson Blvd. N., Lake Elmo, MN 55042

Outlot B, DPS Lake Elmo

Washington County, MN

Abstract Property

Signature

4-27-2022
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Date Received:
Received By:
Permit#:

THE CITY OF LAKE ELMO

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

CONDITIONAL USE PERMIT APPLICATION

Property Owner: Brad Coats / Goldridge Companies
Address: 310 Pinnacle Way, #300, Eau Claire, WI 54701
Phone # 612-751-7513
Email Address: heybc53@gmail.com

Fee Owner: DPS-Lake Elmo, LLC
Address: 6007 Culligan Way, Minnetonka, MN 55345
Phone # 952-288-2200
Email Address: adale@mntile.com

Property Address: 9450 Hudson Blvd. N, Lake Elmo, MN 55042
PID#: 3402921340012

Engineer Name and Email: Joe Bailey, Project Manager at Sambatek, jbailey@sambatek.com

Detailed Reason for Request: The Applicant is requesting a CUP for a Daycare Center, to be constructed on Lot 2 of the to-be-approved plat for the referenced property. SRD 2.0, LLC, whom he Applicant will be purchasing Lot 2 from, has submitted other entitlement applications to be approved concurrently with this request. SRD 2.0, LLC has been given approval by the current property owner to submit such applications. The end user of Lot 2, Goddard Schools, a national childcare group, would like to open a center in Lake Elmo. Daycare Centers are permitted by CUP in the MU-C district.

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: Brad Coats (Apr 20, 2022 10:06 CDT) Date: Apr 20, 2022

Signature of property owner: See attached letter of Authorization. Date:

THE CITY OF
LAKE ELMO

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

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant Brad Coats (Apr 20, 2022 10:06 CDT) Date Apr 20, 2022

Name of applicant Brad Coats Phone 612-751-7513
(Please Print)

Name and address of Contact (if other than applicant)
Dominik Jenson / djenson@sr-re.com

Sub:	Req:	Item:
☑	☒	3. **Verification of Ownership** (a copy of a current title report, purchase agreement, etc.)
☒	☒	4. **Address Labels:** A certified list of property owners located within three hundred fifty (350') feet of the subject property obtained from a certified by a licensed abstractor through Washington County (see attached form)
☒	☒	5. **Three (3) copies of a certified survey** or to-scale site plan depicting the lot upon which a conditional use permit is requested. The large number of copies is necessary given the number of people who receive the planning commission and city council packets. The survey/site plan shall be at a readable and measurable engineering scale, be composed of one or more sheets not smaller[4] than 11x17, be pre-folded for distribution, and include the following information[5]
	☒	Location, Floor Area, and Building Envelope of Existing & Proposed Structures
	☒	Lot Lines
	☒	Parcel Size in Acres & Square Feet
	☒	Building Setbacks (Front/Rear/Side/Lake): closest point of building to each property line
	☒	Actual elevations for Garage Floor, Basement Floor, Foundation Top, & Building Height
	☒	Lowest Floor Elevation if any part of property is in flood plain
	☒	All Water Features: Floodplain, Floodway Delineations, Ordinary High Water Mark
	☒	Elevations, Wetlands, Watercourses, Reservoirs, Ponds, & Other Bodies of Water
	☒	**Existing** topographic character of land showing contours at
	☒	**2' intervals Proposed** topographic character at **2' intervals**
	☒	Flow arrows indicating direction of drainage
	☒	General location of wooded or heavily vegetated areas
	☒	All Adjacent Structures Within 100 Feet of Property
	☒	All Easements (Road, Utility, Drainage, etc.)
	☒	Public Right-of-Way Name (street name)
	☒	Proposed driveway location and proposed driveway grades
	☐	Wells & Neighboring Wells if New Drainfield is Installed
	☒	Septic System & Drainfield, or Sanitary Sewer Connection
	☐	Percolation Test & Soil Boring Holes (if applicable)
	☒	Hardcover Calculations--% and square footage of:

[4] If your survey must be larger than 11x17 to be fully legible and to scale, we ask that three (3) copies be in the large format, with the remainder reduced to 11x17.

[5] Please consult with staff on exactly what to include on your survey. Every application is unique and may require more or less information than what is listed in this handout. Staff reserves the right to require additional information.

- Building coverage
- Driveway and parking
- Public street right-of-way
- Open space and/or landscaped area

☒ Proposed Treatment of the Perimeter, including Screens, Fences, Walls, & Landscaping

☒ Location of adjacent Municipal boundaries

☐ Top and toe of bluffs (if applicable)

☒ Location, dimensions, and number of off-street parking spaces (including guest, handicapped, bicycle, and motorcycle spaces)

☒ Location of existing and proposed pedestrian sidewalks. Identify possible vehicular conflicts and indicate the proposed treatment of such

☒ Administrative Information:

- Scale & North Point
- Signature of Surveyor
- Date of Preparation
- PID Number
- Site Address
- Legal Description
- Subdivision Name (if applicable)
- Zoning Classification
- Parcel Size in Acres & Square Feet

☐ Other: _____

Sub:	Req:	Item:
☒	☒	6. **Landscape Plan:** Three copies of a Landscape Plan depicting the property in question. Each document shall be at a consistent, readable, and measurable engineering scale, be composed of sheet(s) not smaller[6] than 11x17, and be pre-folded for distribution. Staff will assist you in determining what is required. The landscape plan will not be considered complete unless all required elements are included.

☒ Extent and location of all plant materials and landscape features. Please include a plant material schedule with common and botanical names, symbols, sizes, quantities, and total percentage of each species.

☒ Flower and shrub beds shall be clearly shown and drawn to scaled dimensions. Actual plant quantities must be shown with landscape edge and mulch material identified.

[6] If your survey or sketch plan must be larger than 11x17 to be fully legible, we ask that that three (3) copies of the plan be in the large format, and an additional three (3) be reduced to 11x17.

- [x] Existing trees must be accurately identified as to location, species, size, and condition; and labeled with intent to remove, protect, or transplant. Transplanted tree locations shall be identified.
- [x] Tree protection specifications as defined in Section 23 of Lake Elmo Code shall be included on all landscape plans in written and graphic form.
- [x] Proposed treatment of all ground surfaces must be clearly indicated (paving, turf, mulch grading, etc). Grass surfaces must be identified as sod or seed with the blend or mix specified.
- [x] Show specific horticultural notes and details insuring the quality, survival, and establishment of plant materials.
- [x] Proposed contours if making changes to existing grading.
- [x] Retaining walls that are used to provide breaks in slopes, protect trees, or accomplish other landscape objectives.
- [x] Any plans to restore, revegetate, or enhance an affected natural area or natural area buffer zone.
- [x] Mitigation plans for any proposed natural area disturbance.
- [ ] Other requirements set forth by the City Engineer

22

Sub:	Req:	Item:
[x]	[x]	7. **Architectural Plans:** Three copies[6] of architectural plans for all buildings sufficient to convey the basic architectural intent of the proposed improvements. The plans shall be pre-folded for distribution, and include the following information (please consult with staff to determine if any of these informational requirements can be waived):

- [x] Architectural elevations (to a verifiable scale) as they will appear after construction.
- [x] Maximum building height/elevation of all structures.
- [x] Indication of all typical building dimensions (including doors, windows, eaves, rooflines, pitch, et cetera) on all building elevations.
- [x] Specifications as to type, color, and texture of exterior surfaces of proposed structures (include color chips and exterior building materials list).

☒ A detailed lighting plan insuring that all lighting apparatuses are down shielded as to ensure such do not shine or create glare on abutting properties and surrounding areas (include a specification sheet for all wall fixtures and site plan fixtures).

☒ Photo metric plan(s) for the site.

☒ Location of utility meters, HVAC equipment, vaults, irrigation boxes, transformers, and other utility service functions (such as conduits, and vents). Show how this equipment will be screened so that the visual and acoustic impacts of these functions are fully contained and out of view of the adjacent properties and public streets.

Sub:	Req:	Item:
☒	☒	**8. Utilities & Services Plan:** A plan set detailing the existing and proposed utility systems including sanitary sewers, storm sewers, water, electric, gas lines, telephone lines, fire hydrants, and trash collection areas.
☒	☒	**9. Electronic file(s) of plan sets.** Staff can generally work with most file formats (we would prefer .jpg or .pdf files).
☐	☐	**10.** Any **other information** required by city staff, commissioners, or council members necessary to provide a complete review of the conditional use request. Information deemed critical to the review process not listed in this handout may be requested[7]. Staff will list other requirements below:

The City may require (or the applicant may choose to submit) evidence that is beyond what is required in any section outlined in this handout. Please be advised that the City reserves the right to impose conditions on an approved conditional use if necessary to avoid a detrimental impact on surrounding properties or the City as a whole.

If you have any questions regarding these requirements, please call City Hall at (651) 747-3900. Thank You.

[7] Number of copies, size, and other such administrative details may also be imposed when requiring additional information.

THE CITY OF
LAKE ELMO

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

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that **I am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Brad Coats
(Please Print)

Street address/legal description of subject property 9450 Hudson Blvd. N, Lake Elmo
PID #3402921340012

Brad Coats (Apr 20, 2022 10:06 CDT)
Signature

Apr 20, 2022
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

CONDITIONAL USEPROCEDURE [1]FOR THECITY OFLAKE ELMO

The Lake Elmo City Code was established to protect current and future residents from the negative impacts of improper development and to ensure a positive future for the city. A conditional use permit is the mechanism that allows the city to examine proposed uses to ensure they are compatible with the proposed site and surrounding properties. As outlined in LEC 105.12.290.It is important to understand that a proposed use may be acceptable in some locations but unacceptable in others.

The Planning Commission will review the request at one of their meetings (held on the 2nd and 4th Monday of every month[3]) and forward a recommendation onto City Council (1st and 3rd Tuesday of every month[3]). Applicants are advised to attend both the Commission meeting and the Council meeting and be open to questions that might be posed regarding the request.

Note: State mandated requirements for public hearing notifications do not allow the City to accelerate the review process

At a minimum, the following materials must be submitted to the City before the City deems an application complete:

Sub:	Req:	Item:
☒	☒	1. **A completed land use application form** signed by **all** property owners along with payment of the proper filing fee.
☒	☒	2. **Written statements** providing information regarding your proposal. Please provide a separate answer for each of the lettered items listed below. Answers must be submitted in both hard copy and electronic form.

a. A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;

b. A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s);

c. A narrative regarding the history of the property (current and past uses) and any pre-application discussions with staff.

d. A specific written description of the proposed use(s).

   i. Incorporate information describing how the use will work on the proposed site including proposed site changes, existing open spaces, landscaping, traffic circulation, transition areas to adjacent properties, individual uses for existing and proposed structures, an effects on natural areas (wetlands, forests, etc.) both on-site and in the general vicinity of the project.

   ii. Provide specific details about the use including the number of employees, hours of operation, maximum number of animals (if applicable), proposed development schedule, etc.

e. Provide justification that the proposed use meets the following findings:

   i. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City.

   ii. The use or development conforms to the City of Lake Elmo Comprehensive Plan.

   iii. The use or development is compatible with the existing neighborhood.

---

[1] *The information provided in this document is intended to be a correct statement of the law as set forth in the Lake Elmo City Code and the laws of the State of Minnesota. However, the applicant should refer to the actual sources and consult with their own legal advisor regarding applicability to their application. In providing this information, the City makes no representations nor provides any legal advice or opinion.*

[2] *Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request.*

[3] *Please note that meeting dates are subject to change due to holidays, lack of quorum, etc. Please contact City Hall to confirm all dates and times.*

City of Lake Elmo
Escrow Agreement for Municipal Review Services

Deposit Agreement

THIS AGREEMENT is made this 19 day of April 2022, by the Applicant and Owner (hereinafter individually and collectively referred to as "Applicant") in favor of the City of Lake Elmo, a municipal corporation of Minnesota (hereinafter referred to as "City").

A. "Applicant" whose name and address is:

Brad Coats, on behalf of Goldridge Companies
310 Pinnacle Way, #300
Eau Claire, WI 54701

B. "Owner" whose name and address is:

DPS-Lake Elmo, LLC
6007 Culligan Way
Minnetonka, MN 55345

Escrow fee already paid. Non-refundable fee already paid.

RECITALS

WHEREAS, the Applicant has applied to the City for approval for one or more of the following: (Select All That Apply)

- ☐ Plat (Sketch, Preliminary, Final)
- ☐ PUD/OP-PUD (Pre-Applicaion, Preliminary, Final)
- ☐ Vacation
- ☑ Conditional Use Permit
- ☐ Interim Use Permit
- ☐ Comprehensive Plan Amendment
- ☐ Variance
- ☐ Minor Subdivision
- ☐ EAW Review
- ☐ Zoning Text or Map Amendment
- ☐ Wind Generator
- ☐ Wireless Communication Permit (co-location)

WHEREAS, the Applicant acknowledges the receipt of benefit to the property, from the City's technical and compliance review of the application; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412 and 462, the City will process the application on the condition that the Applicant enter into this Deposit Agreement, which agreement defines certain duties and responsibilities of the Applicant, as well as the City; and the Applicant shall provide cash to the City in the amount satisfactory to the City; and provide security to the City for the payment of all review costs incurred by the City.

NOW THEREFORE, the City and Applicant agree as follows:

1. **Requirement.** The Applicant is required to make the necessary deposits prior to the process of municipal planning, public works, legal & engineering review commences.

2. **Review Process.** Applicant acknowledges and agrees that the City shall commence to review and process the review request checked above at such a time that this Agreement is executed by all parties and the cash required for the specific review is deposited and posted by the City's Finance Department. The City may provide a review completion schedule to the Applicant at the time of deposit. The City reserves the right to modify the schedule based on the completeness of the application, the need for additional information for review, or revisions to the application that may occur during the scheduled review.

3. **Use of Deposited Funds.** The City may draw upon the deposits to pay the costs it incurs in connection with reviewing the application. The City shall determine all of its costs, including both administrative and consulting services, at the rates charged by the City or its consultants, determined according to the City's adopted fee schedule. A copy of the current administrative and consulting rates is attached as Exhibit "A", which rates are subject to change by the City, without notice to the Applicant. Exhibit "A" should not be construed as an exhaustive list of consultants and Applicants shall be responsible for all other consulting fees related to the application. The City shall provide Applicant with the applicable rates for consultants used in the review prior to commencement. This Agreement does not pertain to ancillary charges incurred by reviewing of other governmental bodies, including but not limited to, Soil & Water Conservation Districts, Washington County Government, Water Shed, or any other unit of government that may, by right,have review authority.

4. **Conditions of Deposit.** The following stipulations and conditions shall apply to the deposit account for review services contemplated under this Agreement.

   a. Payment shall be made to City consultants, included but not limited to legal and planning, in the amounts billed to the City, according to consulting rates in effect at the time of the execution of the agreement. Such consulting deemed necessary for the proper review of the application shall be at a usual and customary rate as it relates to the subject matter of the application for payment as determined by the City.

   b. The City shall reimburse itself from deposit accounts for all costs and expense incurred by the City in connection with the implementation and enforcement of this Agreement. Reimbursement shall occur on a monthly basis and the City's Finance Department shall notify Applicant of the reimbursement via account reconciliation report.

   c. The City shall not be responsible for paying any interest on the money deposited under the Agreement.

   d. If in the discretion of both the City's Finance Department and the Community Development Department, there is deemed to be an inadequate balance in the deposit account to pay for all fees and costs incurred by the City, the City will notify the Applicant for the need for an additional deposit. The total of the additional deposit shall be calculated by City staff based on the amount of work yet to be completed in the review of the application. Applicant

agrees to make the additional deposit within (10) days of a receipt of such notice. For purposes hereof, receipt of notice shall be deemed made upon the depositing of the notice in the U.S. Mail, postage paid. In the event, the Applicant fails to make the additional deposit with (10) days of receipt of the notice, the City will terminate its review process and not re-commence until the appropriate deposit is made and posted by the City's Finance Department.

e. No applications will be processed or forwarded to the appropriate governing reviewing body by the City until all amounts due under this Agreement have been paid in full.

5. **Positive Balance in Escrow Accounts.** Upon the happening of any of the following events, the balance in the deposit account less outstanding fees shall be paid to the Applicant within (90) days of receipt by the City of a written request by the Applicant for payment: (1) completion of the development process; or (2) the application is withdrawn by the Application; (3) the applicant is denied by the City for any reason.

6. **Deposit Amounts**. The initial deposit amount contemplated for each the purposes described under the Agreement, which may be revised by the City from time to time, are set forth for Exhibit "B" attached hereto.

7. **Accounting.** If there has been activity in the account, the City will provide a monthly accounting of all expenses charged against the account or when requested by the Applicant. An accounting will also be provided when the City notices the need for an additional escrow deposit.

8. **Terms of Breach.** In the event of any terms of this Agreement are breached by the Applicant, including, but not limited to failure to make additional deposits when required by the City, the City may cease processing any application submitted by the Applicant or order the Applicant to cease any further development or progress under the terms of this Agreement, or both. Applicant indemnifies and holds the City harmless from any liability, claim, action or suit by or any obligation to the Applicant arising from or in connection with the City exercising or enforcing the terms and conditions of this Agreement or action on the Application. The Applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City any terms and conditions of this Agreement.

9. **Validity.** If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portion of this Agreement.

10. **Binding Agreement.** The parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the land herein described and shall be binding upon the heirs, successors, administrators and assigns of the parties referenced in this Agreement.

11. **Amendments.** The terms of this Agreement shall not be amended without the written consent of the City and all parties hereto.

[Signature Page Follows]

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

APPLICANT

Brad Coats (Apr 20, 2022 10:08 CDT)

By: Brad Coats

Its: Brad Coats

By: _____

Its: _____

OWNER:

By: _____

Its: _____

By: _____

Its: _____

STATE OF MINNESOTA)
) SS.
COUNTY OF WASHINGTON)

On this _____ day of _____, 20___, before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

_____
Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF WASHINGTON)

On this _____ day of _____, 20___, before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

_____
Notary Public

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

APPLICANT

By: BRAD COATS
Its: PROJECT DEVELOPER

By: _____
Its: _____

OWNER:

See attached letter of Authorization

By: _____
Its: _____

By: _____
Its: _____

STATE OF MINNESOTA)
) SS.
COUNTY OF WASHINGTON)

On this 26 day of April, 2022 before me a Notary Public within and for said County, personally appeared Brad Coats and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

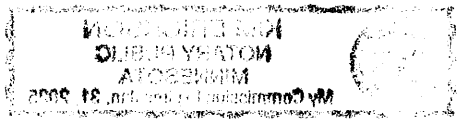
Notary Public

KIM ERICKSON
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2025

STATE OF MINNESOTA)
) SS.
COUNTY OF WASHINGTON)

On this _____ day of _____, 20___, before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

_____
Notary Public



CITY OF LAKE ELMO

_____

By: Kristina Handt
Its: City Administrator

_____

STATE OF MINNESOTA)
) SS.
COUNTY OF WASHINGTON)

On this _____ day of _____, 20___, before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

_____

Notary Public

Conditional Use Permit Application - 9450 Hudson Blvd N

Final Audit Report 2022-04-20

Created:	2022-04-19
By:	Dominik Jenson (djenson@sr-re.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA20FSFPMvpiL50ZS7hrXHXaP3y1Zd4QDk

"Conditional Use Permit Application - 9450 Hudson Blvd N" History

Document created by Dominik Jenson (djenson@sr-re.com)
2022-04-19 - 1:40:07 PM GMT- IP address: 50.204.161.250

Document emailed to Brad Coats (heybc53@gmail.com) for signature
2022-04-19 - 1:41:33 PM GMT

Email viewed by Brad Coats (heybc53@gmail.com)
2022-04-19 - 4:29:39 PM GMT

Document e-signed by Brad Coats (heybc53@gmail.com)
Signature Date: 2022-04-20 - 3:06:15 PM GMT - Time Source: server- IP address: 24.118.161.154

Agreement completed.
2022-04-20 - 3:06:15 PM GMT

CUP APPLICATION: GENERAL AND PROJECT INFORMATION

1. Landowner's Info

   DPS-Lake Elmo LLC

   6007 Culligan Way, Minnetonka MN 55345

   Contact: Alan Dale, Landowner

   952.288.2201 (direct), adale@stonehenge-usa.com

2. Applicants Info

   Goldridge Companies

   310 Pinnacle Way, Suite 300, Eau Claire WI 54701

   Contact: Brad Coats, Applicant

   612.751.7513 (mobile), heybc53@gmail.com

3. Professional Consultants working on project

   Architect: CSA, Shelley Santine, 651.490.5454, shelley@cs-architects.com

   GC: Goldridge Companies, Brad Coats, 612.751.7513, heybc53@gmail.com

   Engineer/Surveyor: Sambatek, Joe Bailey, 763.746.1606, jbailey@sambatek.com

4. Address & Legal

   9450 Hudson Blvd, Lake Elmo, MN 55042

   Outlot B, DPS LAKE ELMO, Washington County, MN, Abstract Property

5. A written statement generally describing the proposed CUP in conjunction with the proposed PUD

   The proposed PUD includes the redevelopment of a 14.143-acre property into a mixed-use PUD Featuring residential and commercial uses. Concurrently being pursued with the PUD, the Applicant will be platting the property, as it is currently an outlot, into two separate lots and dedicate Julia Avenue (1.378 acres) to the City as a public right of way, as shown in the Preliminary plat. Included as part of the PUD, and plat/subdivision, 10.819 acres will be Dedicated to Lot 1 (for the residential development) and 1.946 acres will be dedicated to Lot 2 (for the commercial development of a Goddard School for early Childhood Development) CUP For this daycare is attached.

The Commercial component of the proposed project will be located at the southeast corner of the Property at the intersection of Hudson Blvd and Julia Ave and includes a single, slab-on-grade building In which will be utilized as a preschool and daycare center, known as The Goddard School. This component of the project includes an approximately 13,318 sq ft building designed for up to 188 children and staff, outdoor play area and approximately 49 parking spaces.

6. Specific Details about the Goddard School of Early Childhood Development

When the school is at full capacity there will be 39 employees, with school opening at 7 AM & closing at 6 PM.

For Development of the School the Excavation will start in August with a buildout period of 6 months from start of footings and foundation to Certificate of Occupancy which should be February 2023

7. Justification of Proposed Use

The Owner of Goddard Daycare will make application for a Daycare License through Washington County Public Health & Enviroment, it will be seeking to obtain a daycare license by meeting and following the requirements and criteria of Washington County same as was done for the Goddard Daycare in Woodbury in 2018.

The proposed land use is consistent with the 2040 Comprehensive Plan for Future Land Use designation of Mixed Use-Commercial (MU-C). The proposed development will require City approval of a Zoning Map Amendment to officially zone the property to MU-C from the property's current Rural Transition (RT) zoning designation. As such, the standards below are based off the Mixed-Use Commercial zoning district. The site will likely require rezoning from Rural Development Transitional (RT) to Urban High Density Planned Unit Development (HRD-PUD).

The Goddard School is compatible with the new and existing neighborhoods as there is a need for additional Childcare in the area.

THE GODDARD SCHOOL®
FOR EARLY CHILDHOOD DEVELOPMENT

CUP REQUEST & NARRATIVE – April 20,2022



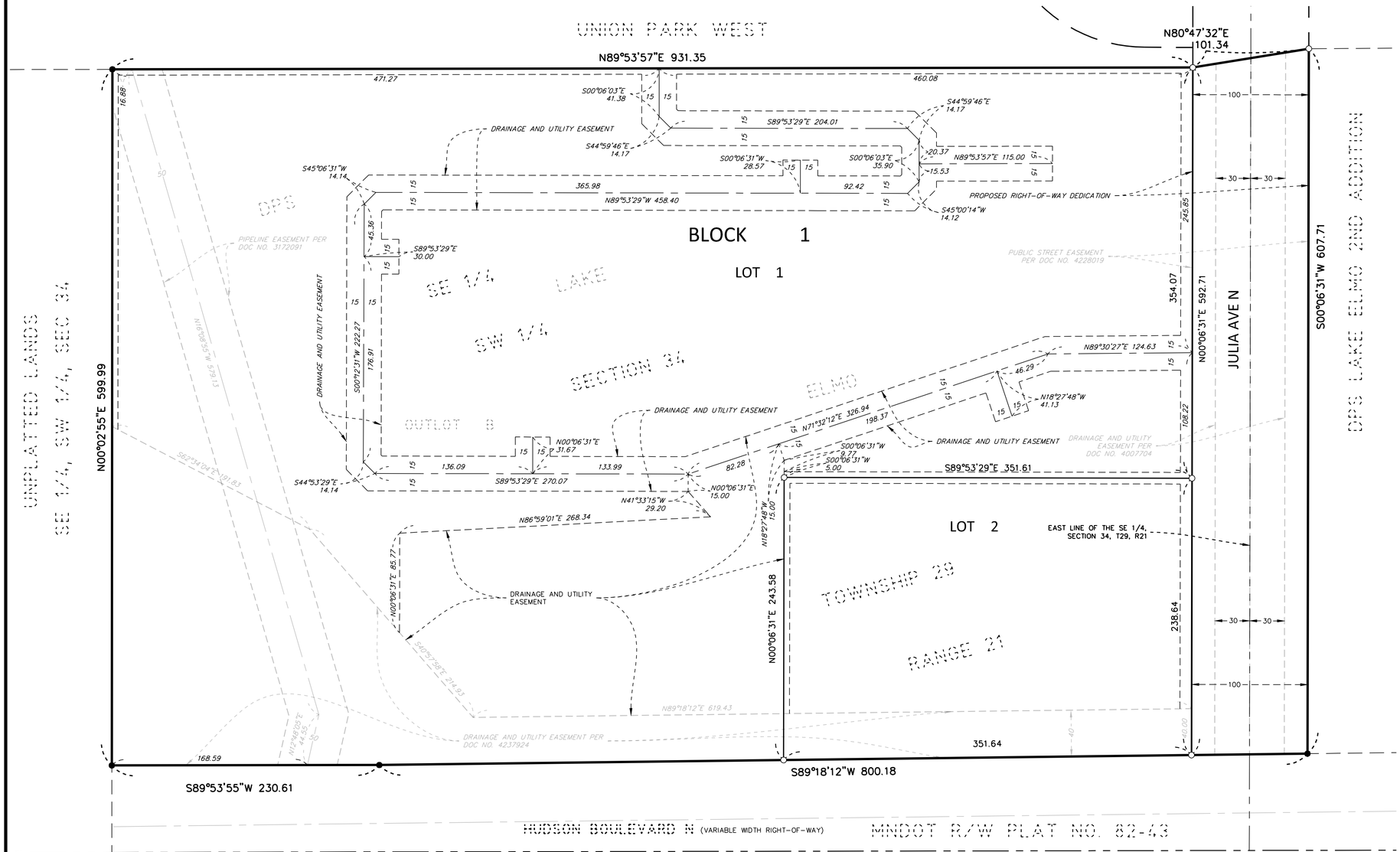
The Proposed Site for the new Goddard School is located on the southwest corner of Julia Ave and Hudson Blvd between Inwood & Keats exits on the north side of I 94.

Goddard School is a Premier Private Preschool/Child Care Center which currently licenses 525 schools in 38 states. This location will offer Safe & Healthy Childcare the same as it does in Woodbury. The building will have a Zono Sanitizing Cabinet which kills 99.99% of common viruses + on non-porous surfaces and 99.99% of common bacteria on non-porous and semi-porous surfaces, including body lice, bed bugs & Norovirus. The cabinet has an integrated mobile rack system for sanitizing almost all items in the classroom such as Toys, Legos, dolls, wooden blocks, cards, puzzles napping cots & mats. Every Classroom is sanitized every day. This product was approved for use in childcare facilities by the Washington County Department of Health.

Goddard Schools Play-Based Program Gives Children The Skills For Long-Term Success! Learn More Now. Nurturing Environment. Highly-Trained Faculty. Nationally Accredited. Enrichment Programs. STEAM Learning. (Science, technology, engineering, arts and mathematics).

Types: Pre-Kindergarten Program, Infant Program, Toddler Program, Preschool Program, Summer Program and Summer Camp.

Site: 1.946 Acres Building: 13,318 gross sq. ft. Playgrounds: 23,000 sq. ft.
School Occupancy: Up to 188 children + Staff Ages: 6 weeks to 10 years of age
Parking: 49 parking spaces for staff & parents



LEGEND

- FOUND MONUMENT
- SET MONUMENT
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

DESCRIPTION

OUTLOT B, DPS LAKE ELMO
WASHINGTON COUNTY , MINNESOTA
ABSTRACT PROPERTY

PROPERTY SUMMARY

1. SUBJECT PROPERTY'S ADDRESS IS 9450 HUDSON BOULEVARD NORTH AND THE PID IS 34-029-21-34-0012.

2. THE AREAS OF THE SUBJECT PROPERTY ARE AS FOLLOWS:

TOTAL AREA:	14.143 ACRES OR 616,076 SQUARE FEET
LOT 1:	10.819 ACRES OR 471,278 SQUARE FEET
LOT 2:	1.946 ACRES OR 84,778 SQUARE FEET
RIGHT OF WAY:	1.378 ACRES OR 60,021 SQUARE FEET

3. THE SUBJECT PROPERTY IS ZONED RURAL TRANSITIONAL (RT), PER ZONING MAP FOUND ON THE CITY OF LAKE ELMO WEBSITE.

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 53 MINUTES 57 SECONDS EAST FOR THE FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34 , TOWNSHIP 29 N , RANGE 21 W.

2. THE FIELD WORK WAS COMPLETED ON 01/31/2022

NORTH
0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
A	05/24/2022	DJT	MRS	MRS	CITY COMMENTS

I hereby certify that this plan, survey, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY

Print Name: Mark R. Salo

Date 04/08/2022 License # 43933

PRELIMINARY 04/08/2022	DRAWN BY DJT
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY EW
CONSTRUCTION DOCUMENTS	PROJECT NO. 50748

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

PRELIMINARY PLAT

SCHAFER RICHARDSON
LAKE ELMO-MULTIFAMILY
PRELIMINARY PLAT
LAKE ELMO, WASHINGTON COUNTY, MINNESOTA

SHEET 1
1 OF 1
REV. A

22.05 (LMS TECH) | DILLON TEWS, LSIT (MN) | 5/31/2022 2:03:02 PM
L:\PROJECTS\50748\CAD\SURVEY\50748-PPLAT.DWG:22X34

CONSULTANT CONTACT LIST:

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900 NORTH THIRD STREET
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CONTACT: DOMINIK JENSON

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Preliminary Site Development Plans

for

LAKE ELMO APARTMENTS

Lake Elmo, Minnesota

Presented by:

Schafer Richardson

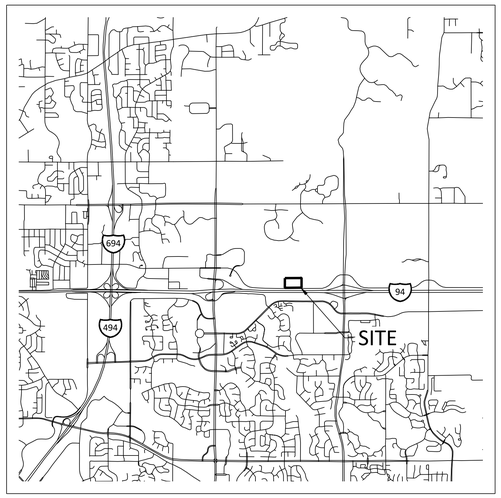
BENCHMARKS

BM NO. 1
TNH EAST SIDE OF SITE
ELEV.=1019.85

BM NO. 2
TNH WEST SIDE OF SITE
ELEV.=1000.13

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C2.02	DEMOLITION PLAN
C3.01	SITE PLAN
C3.02	FIRE TRUCK TURNING EXHIBIT
C4.01	GRADING PLAN
C4.02	GRADING NOTES
C5.01	PHASE ONE EROSION CONTROL
C5.02	PHASE TWO EROSION CONTROL
C5.03	EROSION CONTROL NOTES AND DETAILS
C6.01	UTILITY PLAN
C7.01	HUDSON BLVD EXISTING CONDITIONS
C7.02	HUDSON BLVD REMOVAL PLAN
C7.03	HUDSON BLVD PLAN AND PROFILE
C7.04	HUDSON BLVD TYPICAL SECTION
C7.05	HUDSON BLVD GRADING PLAN
C7.06	HUDSON BLVD SIGNING AND STRIPING PLAN
C7.07	HUDSON BLVD EROSION CONTROL PLAN
C7.08	EROSION CONTROL NOTES AND DETAILS
C7.09	HUDSON BLVD TRAFFIC CONTROL PLAN
C7.10	PEDESTRIAN RAMP DETAIL
C7.11	PEDESTRIAN RAMP DETAIL
C7.12	PEDESTRIAN RAMP DETAIL
C7.13	PEDESTRIAN RAMP DETAIL
C7.14	PEDESTRIAN RAMP DETAIL
C7.15	PEDESTRIAN RAMP DETAIL
C8.01	HUDSON BLVD STORM SEWER PROFILES
C8.02	STORM SEWER DETAILS
C8.03	WEST DETENTION POND EXPANSION PLAN
C9.01	DETAILS
C9.02	DETAILS
L0.01	TREE PRESERVATION
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAILS AND NOTES
L1.03	LANDSCAPE PLAZA
L1.04	LANDSCAPE - SCHOOL



VICINITY MAP
NO SCALE

N.T.S.

GOVERNING SPECIFICATIONS

CITY OF LAKE ELMO SPECIFICATIONS (2019)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

9400 HUDSON BOULEVARD
LAKE ELMO, MN, 55042

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Engineering | Surveying | Planning | Environmental

PRELIMINARY

NOT FOR CONSTRUCTION

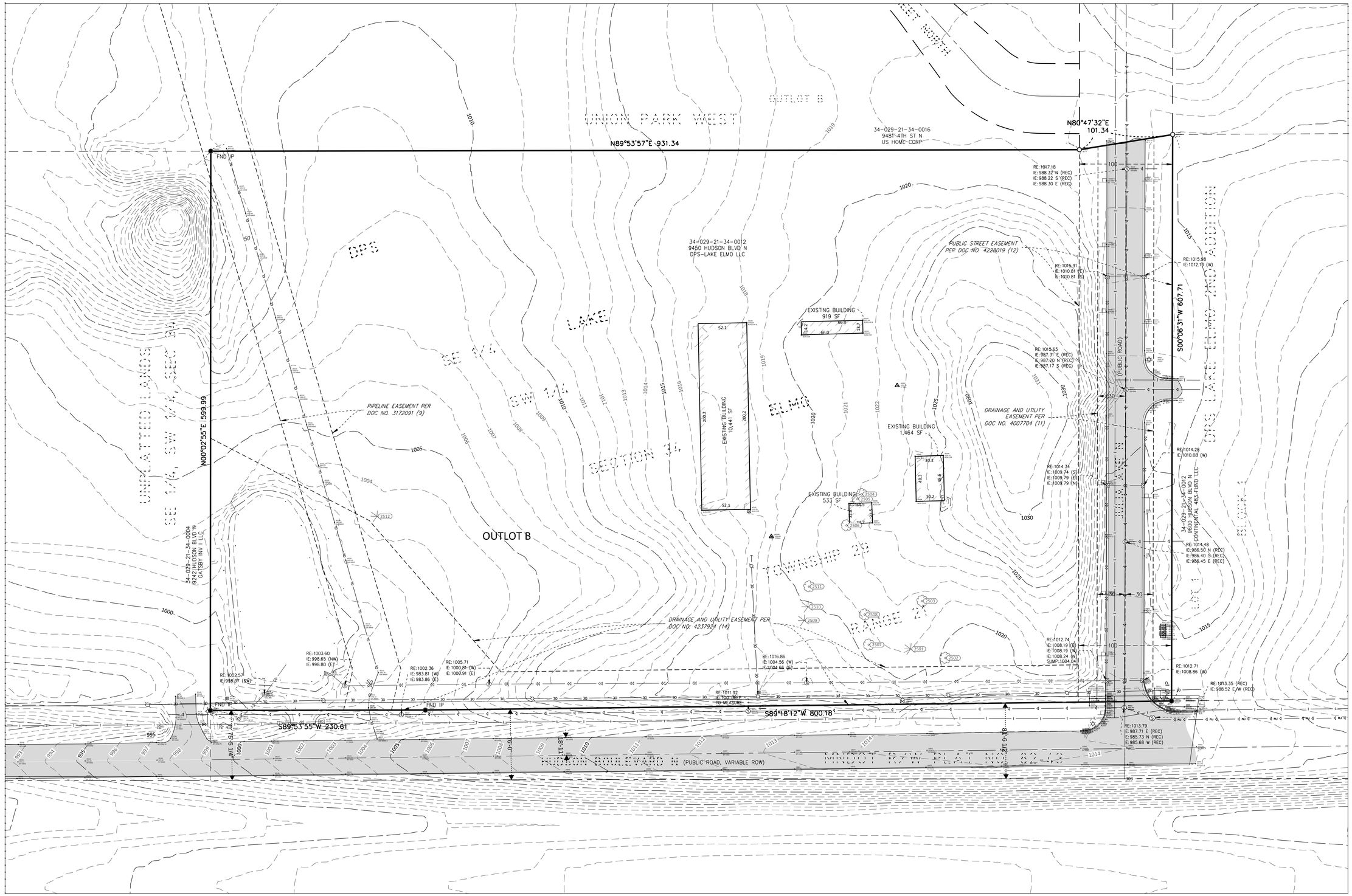
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JDB

TITLE SHEET

C1.01



LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- WATERMAIN
- SANITARY SEWER
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- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- STANDARD DUTY ASPHALT PAVING
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

PROPERTY SUMMARY

1. SUBJECT PROPERTIES ADDRESS IS 9450 HUDSON BLVD N, LAKE ELMO. ITS PROPERTY IDENTIFICATION NUMBER IS 34-029-21-34-0012.
2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 14.143 ACRES OR 616,076 SQUARE FEET.
3. THE SUBJECT PROPERTY IS ZONED RURAL TRANSITIONAL (RT), PER ZONING MAP FOUND ON THE CITY OF LAKE ELMO WEBSITE.
4. THE BUILDING(S) AND EXTERIOR DIMENSIONS OF THE OUTSIDE WALL AT GROUND LEVEL ARE SHOWN ON THE SURVEY. IT MAY NOT BE THE FOUNDATION WALL.

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88.

BENCHMARK #1	
TNH EAST SIDE OF SITE	ELEV.=1019.85
BENCHMARK #2	
TNH WEST SIDE OF SITE	ELEV.=1000.13

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 53 MINUTES 57 SECONDS EAST FOR THE SOUTH LINE OF THE SW 1/4, SECTION 34, TOWHSHIP 29 N, RANGE 21 W.
2. FIELD WORK WAS COMPLETED ON 01/27/2022.

NORTH
0 40 80
SCALE IN FEET

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

9400 HUDSON BOULEVARD
LAKE ELMO, MN, 55042

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PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JDB

EXISTING CONDITIONS

C2.01



DEMOLITION NOTES

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY SAMBATEK DATED JANUARY 31, 2022. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
4. CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
5. CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.
7. THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
8. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
9. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
10. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
13. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. ABANDON OR REMOVE ALL SANITARY, WATER AND STORM SERVICES PER CITY STANDARDS. COORDINATE ALL WORK WITH CITY. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.
16. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

LEGEND

- GAS METER
- HYDRANT
- LIGHT
- STORM SEWER
- DRAINTILE
- WATERMAIN
- FORCEMAIN (SAN.)
- SANITARY SEWER
- OVERHEAD ELECTRIC WIRE
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE TV
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINE
- WIRE FENCE
- IRON FENCE
- TREE LINE
- GUARD POST
- SIGN
- CONCRETE CURB
- BUILDING LINE
- REMOVE UTILITY STRUCTURE
- REMOVE EXISTING CONCRETE CURB
- SAW CUT EXISTING BITUMINOUS PAVEMENT
- REMOVE EXISTING BITUMINOUS PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING GRAVEL DRIVE
- REMOVE EXISTING LANDSCAPING
- WOOD FENCE
- CHAIN LINK FENCE
- STONE RETAINING WALL
- SPRINKLER HEAD
- SPRINKLER VALVE
- GUARDRAIL
- HANDRAIL
- REMOVE EXISTING BUILDING
- DEMO TREE
- REMOVE EXISTING (DEMO LG)
- REMOVE UTILITY STRUCTURE
- DEMO LIGHT
- REMOVE CHAIN LINK FENCE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 80 160
SCALE IN FEET

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

9400 HUDSON BOULEVARD
LAKE ELMO, MN, 55042

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901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

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763.476.6010 telephone
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PRELIMINARY

NOT FOR CONSTRUCTION

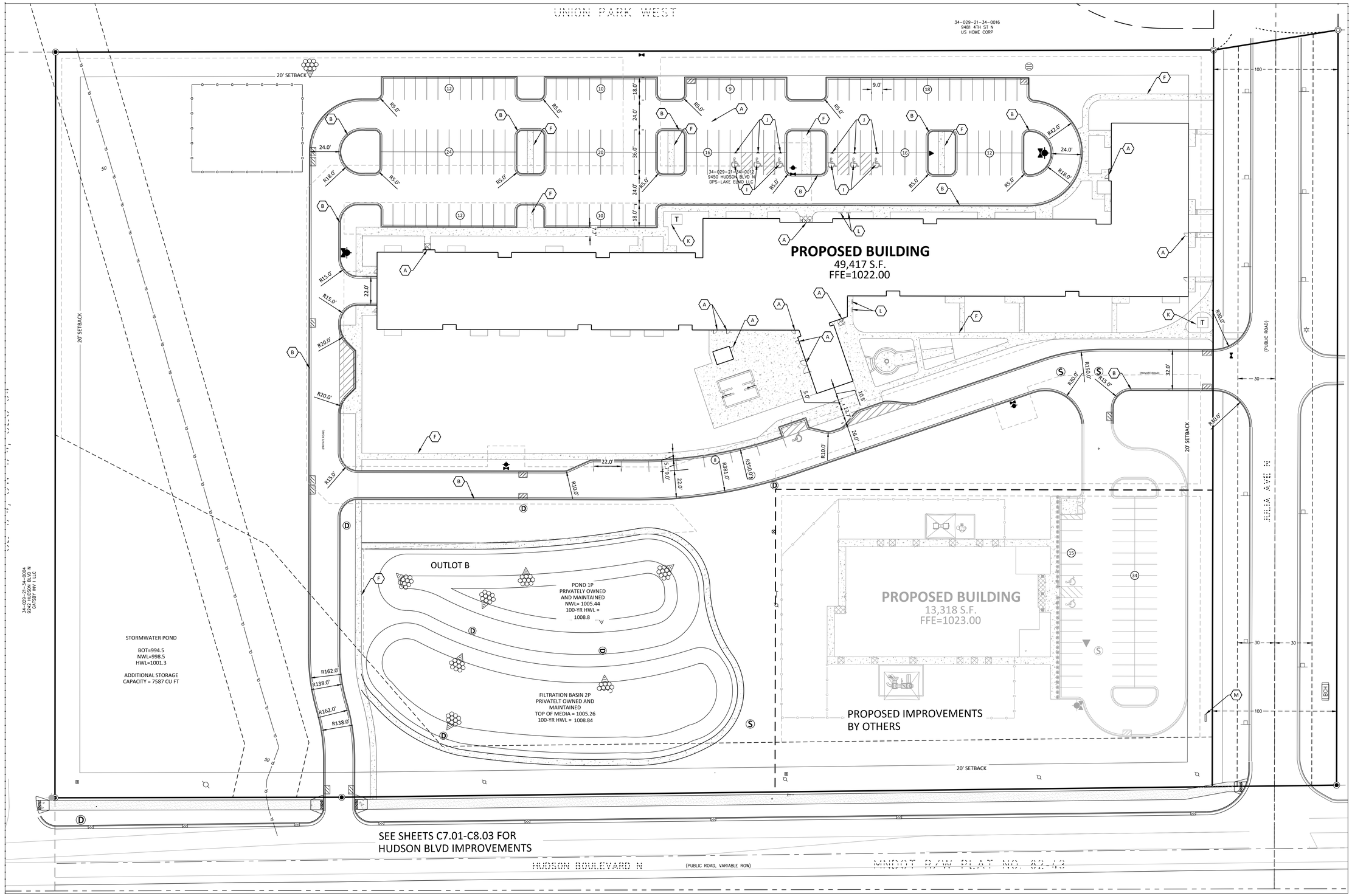
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JDB

DEMOLITION PLAN

C2.02



LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD
##		REGULAR PARKING STALL COUNT
I		KEYNOTE

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

DEVELOPMENT SUMMARY

AREA	
LOT 1	10.819 AC
LOT 2	1.946 AC
R-O-W	1.378 AC
NET SITE	14.143 AC
MAX PERCENT IMPERVIOUS	75%
PROPOSED PERCENT IMPERVIOUS	37.6%
PARKING SUMMARY	
LOT 1 SURFACE PARKING PROVIDED	167 STALLS
LOT 2 SURFACE PARKING PROVIDED	49 STALLS

BUILDING SETBACKS	
FRONT YARD	20 FT
REAR YARD	20 FT
SIDE YARD	10 FT
PARKING SETBACK	
REAR FROM RESIDENTIAL	20 FT
OPEN SPACE REQUIRED	57,300 SF
OPEN SPACE PROVIDED	168,948 SF
MINIMUM LOT SIZE	1500 SF PER UNIT
ZONING	RURAL TRANSITIONAL (RT)

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

KEY NOTES

- A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- B. B-612 CONCRETE CURB AND GUTTER
- C. B-618 6CONCRETE CURB AND GUTTER
- D. CONCRETE APRON
- E. FLAT CURB SECTION
- F. CONCRETE SIDEWALK
- G. SEGMENTAL BLOCK RETAINING WALL
- H. ACCESSIBLE RAMP
- I. ACCESSIBLE STALL STRIPING
- J. ACCESSIBLE PARKING SIGN
- K. TRANSFORMER
- L. BIKE RACK

NORTH

0 30 60

SCALE IN FEET

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

9400 HUDSON BOULEVARD
LAKE ELMO, MN, 55042

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PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JOB

SITE PLAN

C3.01

UNION PARK WEST

34-029-21-34-0016
9481 4TH ST N
US HOME CORP

FND IP

20' SETBACK

50

34-029-21-34-0012
9450 HUDSON BLVD N
DPS-LAKE ELMO LLC

PROPOSED BUILDING
49,417 S.F.
FFE=1022.00

20' SETBACK

(PUBLIC ROAD)

OUTLOT B

POND 1P
PRIVATELY OWNED
AND MAINTAINED
NWL= 1005.44
100-YR HWL =
1008.8

FILTRATION BASIN 2P
PRIVATELT OWNED AND
MAINTAINED
TOP OF MEDIA = 1005.26
100-YR HWL = 1008.84

PROPOSED BUILDING
13,318 S.F.
FFE=1023.00

20' SETBACK

34-029-21-34-0004
9242 HUDSON BLVD N
CATSBY INV I LLC

STORMWATER POND

BOT=994.5
NWL=998.5
HWL=1001.3

ADDITIONAL STORAGE
CAPACITY = 7587 CU FT

FND IP

HUDSON BOULEVARD N (PUBLIC ROAD, VARIABLE ROW)

MNDOT R/W PLAT NO. 82-43

NORTH

0 30 60
SCALE IN FEET

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

9400 HUDSON BOULEVARD
LAKE ELMO, MN, 55042

URBANWORKS

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901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

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PRELIMINARY

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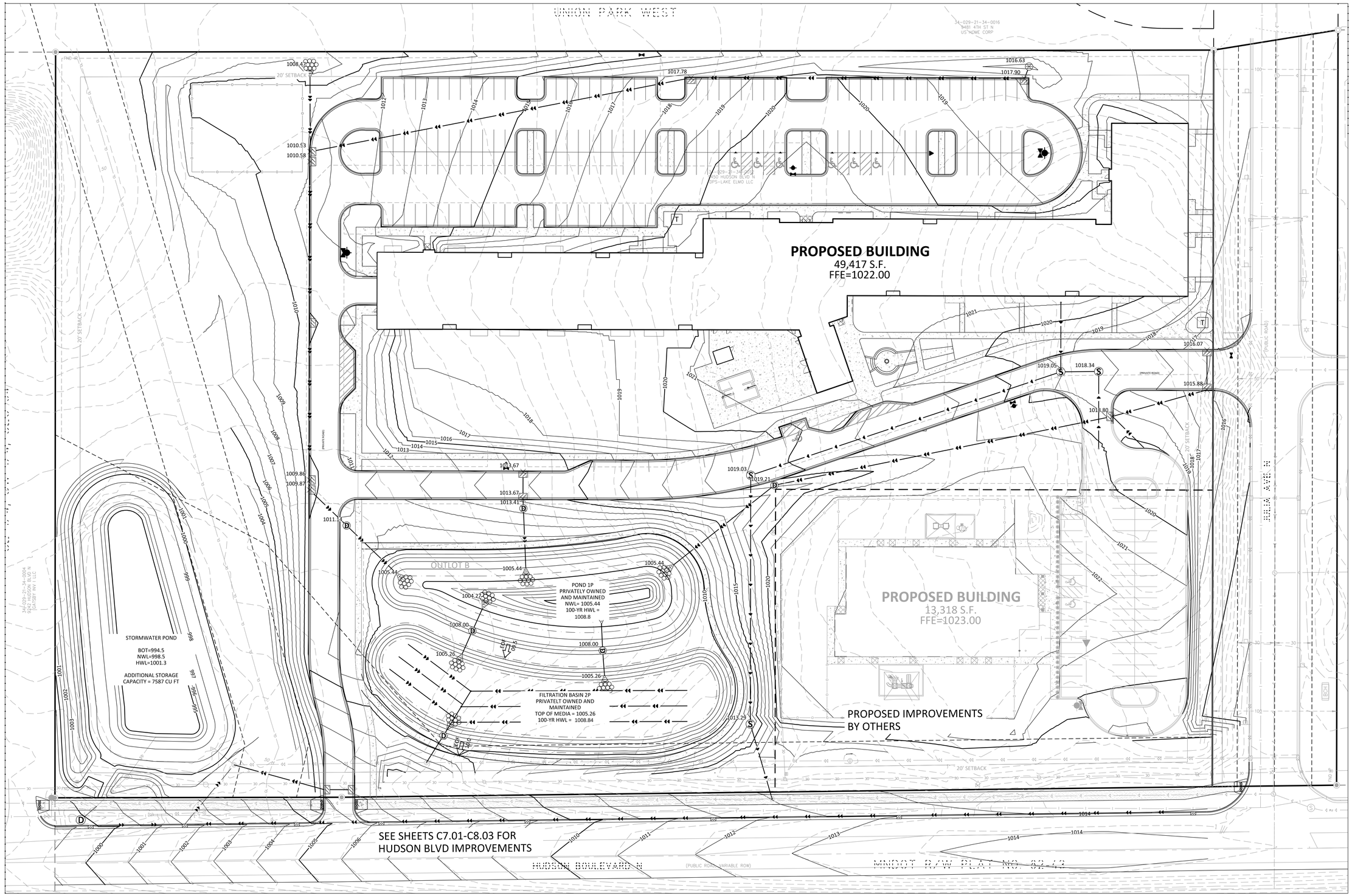
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JOB

FIRE TRUCK TURNING EXHIBIT

C3.02



LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
		WETLAND LIMITS
		TREE LINE
	800	SPOT ELEVATIONS
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
ST # 999.9		SOIL BORING

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

SCALE 0 30 60 IN FEET

Schafer Richardson

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GRADING PLAN

C4.01

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY:

   ADDRESS:

   PHONE:

   DATED:

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
    a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
    b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
    c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
    d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
    e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
    f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
    i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
    ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E..., BOBCAT.
    iii. STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
    iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
    g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
    h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
    i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES
    a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
18. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
19. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

REV. DATE

FILTRATION BASIN CONSTRUCTION NOTES

1. FILTRATION BASIN CONSTRUCTION REQUIREMENTS:
    a. PERMITTEES MUST NOT EXCAVATE IFILTRATION SYSTEMS TO FINAL GRADE, OR WITHIN THREE (3) FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS THEY PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE FILTRATION AREA. WHEN EXCAVATING AN INFILTRATION SYSTEM TO WITHIN THREE (3) FEET OF FINAL GRADE, PERMITTEES MUST STAKE OFF AND MARK THE AREA SO HEAVY CONSTRUCTION VEHICLES OR EQUIPMENT DO NOT COMPACT THE SOIL IN THE FILTRATION AREA. ONCE STREET AND UTILITY CONSTRUCTION CEASES AND "FINAL STABILIZATION" (AS DEFINED ACCORDING TO SECTION 8 OF THE SWPPP NARRATIVE) OF CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED, AND ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES CONTRACTOR TO PROCEED, FILTRATION BASIN SHALL BE EXCAVATED TO FINISHED GRADE.
    b. HEAVY EQUIPMENT SHALL NOT TRAVEL WITHIN THE FILTRATION BASIN AREA. EXCAVATION WITHIN THE FILTRATION BASIN SHALL BE PERFORMED BY USE OF A BACKHOE BUCKET WITH TEETH. CONTRACTOR SHALL DISC OR TILL THE SOILS IF REQUIRED BY THE SOILS ENGINEER.
    c. FILTRATION BASIN SHALL BE PROTECTED BY SILT FENCE DURING ALL CONSTRUCTION ACTIVITIES. ALL DEPOSITED SEDIMENT DURING CONSTRUCTION ACTIVITY SHALL BE PROPERLY DISPOSED OF DOWNSTREAM OF INFILTRATION BASIN, IF POSSIBLE.
    d. ALL FLARED END SECTION INLETS AND CATCH BASIN MANHOLE INLETS SHALL HAVE INLET EROSION CONTROL PROTECTION IN PLACE UNTIL FINAL STABILIZATION BASIN HAS OCCURRED.
    e. ABOVE THE FILTRATION BASIN OUTLET ELEVATION, INCLUDING THE BERM AND DISTURBED AREAS, A MINIMUM OF 4" DEPTH OF TOPSOIL MATERIAL SHALL BE PLACED TO THE FINISHED GRADE ELEVATION. TOPSOIL SHALL MEET (MN/DOT) SPECIFICATION. THE AREA SHALL BE SEEDED WITH MN STATE SEED MIXTURE 25-131 (LOW MAINTENANCE TURF) APPLIED AT A RATE OF 220 LBS/ACRE, OR MN STATE SEED MIXTURE 35-241 (MESIC PRAIRIE GENERAL) APPLIED AT A RATE OF 36.5 LBS/ACRE. SOD MEETING (MN/DOT) SPECIFICATION 3878.2-B CAN BE SUBSTITUTED FOR SEED.**SEED APPLICATION PROCEDURE:** MIXTURE APPLICATION PROCEDURES SHALL FOLLOW (MN/DOT) SPECIFICATION 2575.3. SEED SHALL BE SECURED BY USE OF (MN/DOT) SPECIFICATION 3885 CATEGORY 1 EROSION BLANKET.ABSENT A SOIL TEST, FERTILIZER MEETING ANALYSIS 22-5-10 (NPK) 80% W.I.N. SHALL BE APPLIED AT A RATE OF 350 LBS/ACRE FOR SEED MIXTURE 25-131, OR FERTILIZER WITH AN ANALYSIS OF 18-1-8 (NPK) (FOR LOAMS, CLAY LOAM SOIL), OR 17-10-7 (NPK) (FOR SANDS WITH LESS THAN 30% ORGANIC AND CLAY MATTER) NATURAL BASE SHALL BE APPLIED AT A RATE OF 150 LBS/ACRE FOR SEED MIXTURE 35-241.
    f. BELOW THE FILTRATION BASIN OUTLET, INCLUDING BASIN FLOOR, PLACE PLANTING MEDIUM SOIL BASED ON - SITE SOIL CONDITIONS, AND ALSO BASED ON LANDSCAPE ARCHITECT, WATERSHED, AND/OR CITY RECOMMENDATIONS (SEE DETAIL ON PLAN). DISTURBED AREAS TO BE SEEDED WITH MN STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) APPLIED AT A RATE OF 35 LBS/ACRE. DRAINTILE INSTALLATION (IF REQUIRED) SHALL BE INSTALLED CONCURRENTLY WITH FLOOR CONSTRUCTION. **NOTE:**

    FILTRATION BASIN FLOOR EXCAVATING, PLANTING MEDIUM SOIL PLACEMENT, DRAINTILE INSTALLATION, ETC. SHALL TAKE PLACE ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES CONTRACTOR TO PROCEED AND AFTER FILTRATION BASIN SIDESLOPES (ABOVE OUTLET ELEVATION) HAVE UNDERGONE "FINAL STABILIZATION" WHICH INCLUDES FLUSHING OUT ACCUMULATED SILT AND SEDIMENT FROM CONTRIBUTING STORM SEWER. EXCAVATED BASIN MATERIAL SHALL BE DISPOSED OF DOWNSTREAM OF BASIN AREA, IF POSSIBLE, OR OFF-SITE **SEED APPLICATION PROCEDURE:** MIXTURE APPLICATION PROCEDURES SHALL FOLLOW (MN/DOT) SPECIFICATION 2575.3. SEED SHALL BE SECURED BY USE OF HYDRO MULCH, OR SECURED BY (MN/DOT) SPECIFICATION 3885 CATEGORY 1 OR CATEGORY 3 EROSION BLANKET. ABSENT A SOIL TEST, FERTILIZER WITH AN ANALYSIS OF 18-1-8 (NPK) (FOR LOAMS, CLAY LOAM SOIL), OR 17-10-7 (NPK) (FOR SANDS WITH LESS THAN 30% ORGANIC AND CLAY MATTER), NATURAL BASE SHALL BE APPLIED AT A RATE OF 120 LBS/ACRE.
    g. CONTRACTOR SHALL RESEED OR REPLANT ANY AREAS ON WHICH THE ORIGINAL SEED HAS FAILED TO GERMINATE AS DIRECTED BY THE OWNER'S ENGINEER.
    h. IF ALTERNATIVE METHODS OF INFILTRATION BASIN CONSTRUCTION ARE PROPOSED BY THE CONTRACTOR, THOSE ALTERNATIVE METHODS WILL REQUIRE WRITTEN APPROVAL BY THE OWNER'S ENGINEER.
    i. COSTS FOR REMOBILIZATION (IF REQUIRED) TO COMPLETE INFILTRATION BASIN CONSTRUCTION WILL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE.
2. PERFORMANCE TESTING OF INFILTRATION BASINS:(TO BE CONDUCTED IF DESIGN FILTRATION RATE WAS VERIFIED ACCORDING TO ASTM D-3385-03 "STANDARD TEST METHOD FOR FILTRATION RATE OF SOILS IN FIELD USING DOUBLE-RING INFILTROMETER".)ALL COSTS RELATED TO THE PERFORMANCE FILTRATION TESTING SHALL BE PAID BY THE OWNER, EXCEPT AS NOTED. THE FILTRATION BASINS WILL BE TESTED IN ACCORDANCE TO THE FOLLOWING PROCEDURE:
    a. A MINIMUM OF TWO FILTRATION TESTS SHALL BE COMPLETED FOR EACH FILTRATION BASIN (0.5 ACRE FLOOR AREA OR LESS). THE REQUIRED NUMBER OF TESTS SHALL BE VERIFIED WITH THE SOILS ENGINEER AND THE GOVERNING AUTHORITIES.
    b. TWO ADDITIONAL TESTS WILL BE REQUIRED FOR EACH 0.5 ACRE OF FILTRATION BASIN FLOOR AREA.
    c. TEST PROCEDURE WILL FOLLOW ASTM D-3385-09 "STANDARD TEST METHOD FOR FILTRATION RATE OF SOILS IN FIELD USING DOUBLE-RING INFILTROMETER".
    d. TEST WILL BE CONDUCTED AT THE FINISHED BASIN FLOOR ELEVATION.
    e. TEST WILL BE FOR A PERIOD AS OUTLINED IN ASTM D-3385-09.
    f. THE TEST RESULTS WILL BE AVERAGED TO OBTAIN THE FILTRATION RATE USED FOR ACCEPTANCE.
    g. THE LOWEST MEASURED FILTRATION RATE SHALL EXCEED THE DESIGN INFILTRATION RATE OF 0.8 INCHES/HOUR.

IF THE FILTRATION RATE AS TESTED DOES NOT MEET OR EXCEED THE REQUIRED RATE AS DETERMINED ABOVE, CONTRACTOR WILL BE REQUIRED TO COMPLETE SOIL CORRECTIVE AND/OR SOIL REPLACEMENT WORK AS NECESSARY WITHIN THE FILTRATION BASIN AREA AT THE CONTRACTOR'S EXPENSE UNTIL THE INFILTRATION RATE AS TESTED EXCEEDS THE REQUIRED RATE AS DETERMINED ABOVE. SUBSEQUENT RE-TESTING WILL BE REQUIRED UNTIL THE FILTRATION AS TESTED EXCEEDS THE REQUIRED RATE AS DETERMINED ABOVE. RE-TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE AND WILL BE DEDUCTED FROM THE AMOUNT DUE THE CONTRACTOR.

Schafer Richardson

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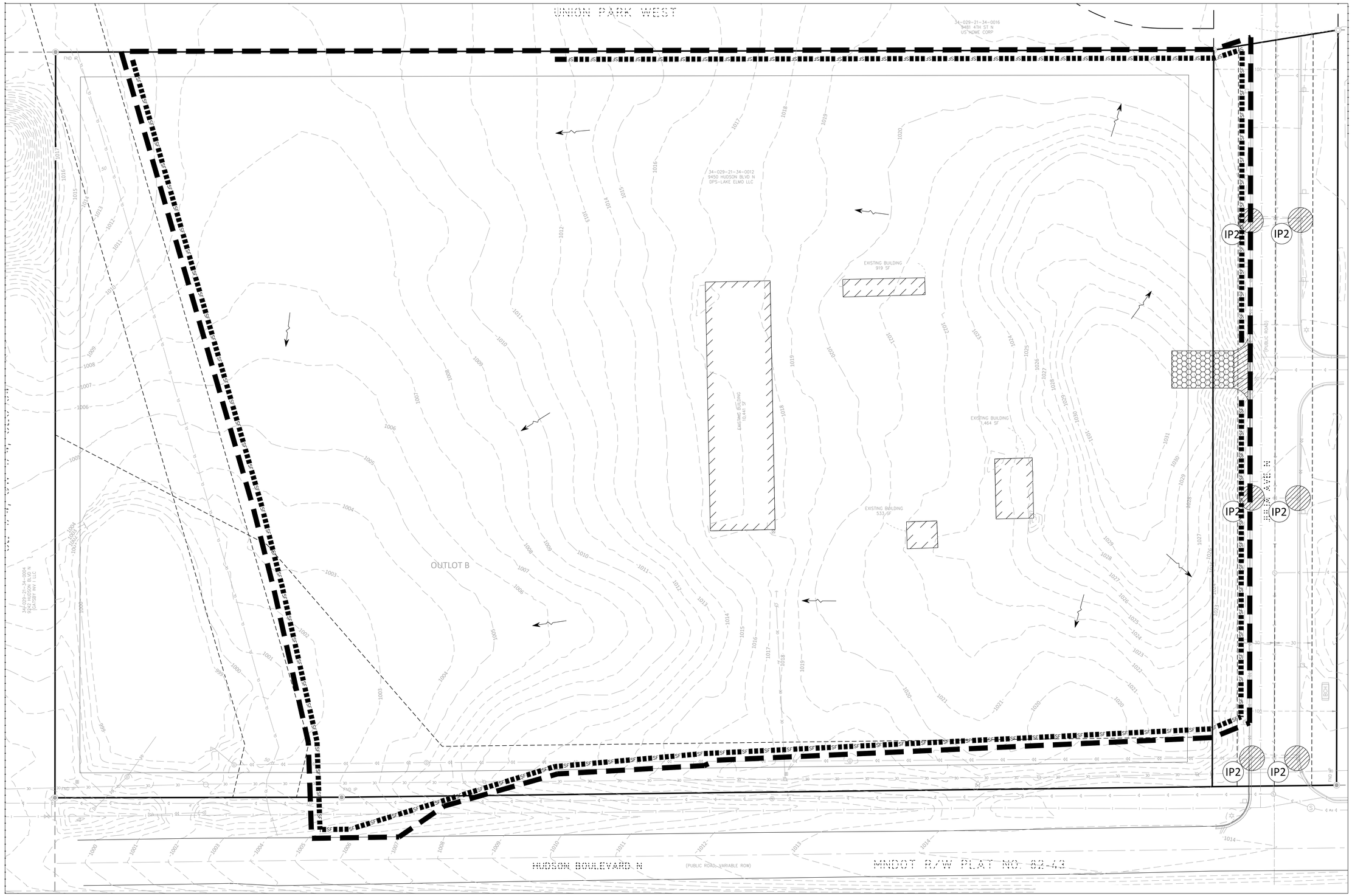
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DRAWN BY	EAB
CHECKED BY	JDB

GRADING NOTES

C4.02



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
ST_5 902.5		SOIL BORINGS
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH

	CHECK DAM
	LIMITS OF DRAINAGE SUB-BASIN
IP1	INLET PROTECTION DEVICE
	TEMPORARY STONE CONSTRUCTION ENGRANCE
SB	TEMPORARY SEDIMENT BASIN
TSM	TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS	TEMPORARY STORAGE AND PARKING AREA

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	2460
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	0
INLET PROTECTION DEVICE (IP-2)	UNIT	6

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 30 60

SCALE IN FEET

Schafer Richardson

LAKE ELMO APARTMENTS

LAKE ELMO, MN

9400 HUDSON BOULEVARD
LAKE ELMO, MN, 55042

URBANWORKS

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Engineering | Surveying | Planning | Environmental

PRELIMINARY

NOT FOR CONSTRUCTION

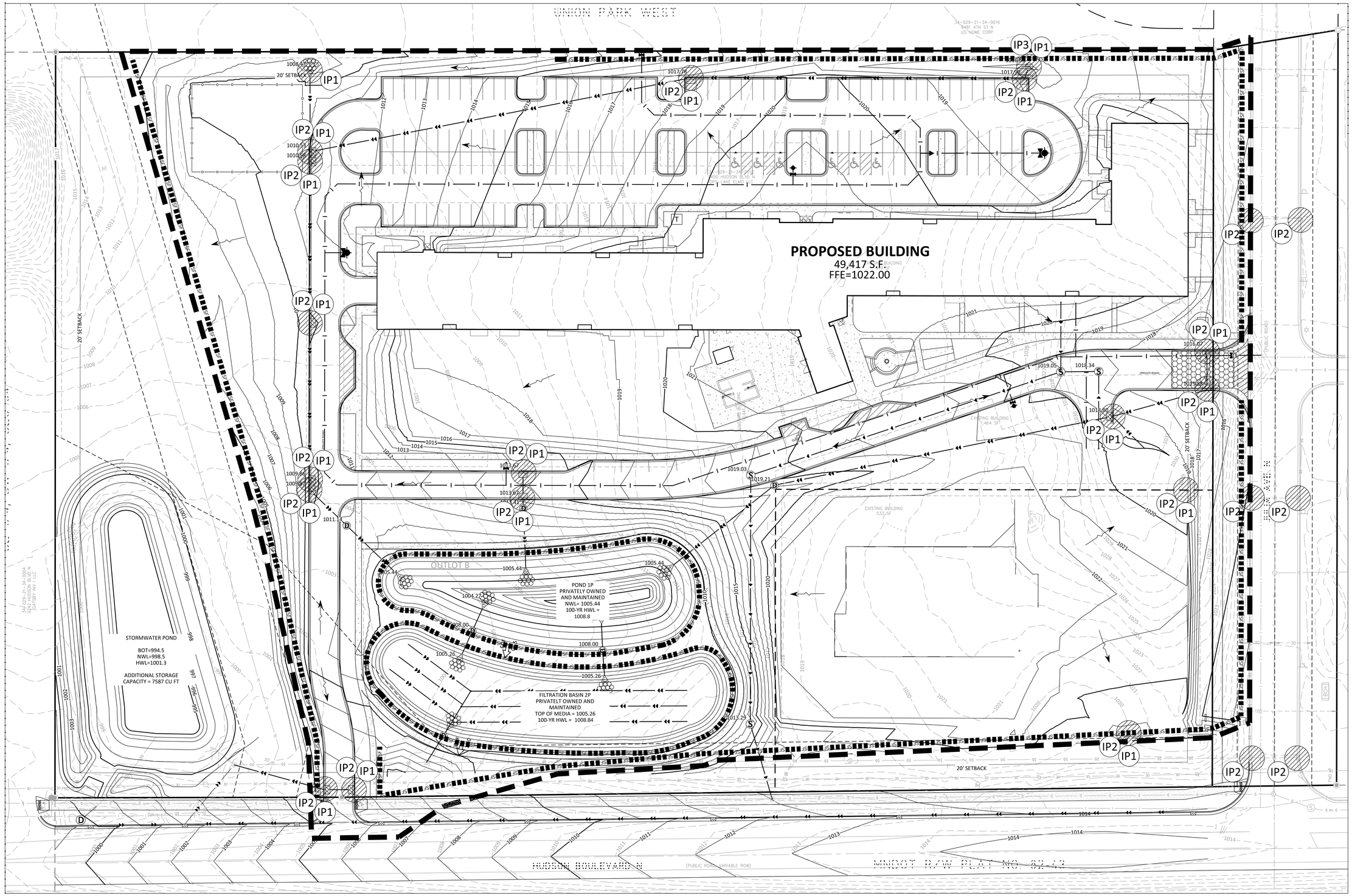
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JDB

PHASE ONE EROSION CONTROL

C5.01



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
	51.5 902.5	SOIL BORINGS
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH

	CHECK DAM
	LIMITS OF DRAINAGE SUB-BASIN
IP1	INLET PROTECTION DEVICE
	TEMPORARY STONE CONSTRUCTION ENGRANCE
SB	TEMPORARY SEDIMENT BASIN
TSM	TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
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EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	3690
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	2
INLET PROTECTION DEVICE (IP-1)	UNIT	18
INLET PROTECTION DEVICE (IP-2)	UNIT	22
INLET PROTECTION DEVICE (IP-3)	UNIT	1

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

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NORTH

0 30 60
SCALE IN FEET

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

9400 HUDSON BOULEVARD
LAKE ELMO, MN, 55042

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Engineering | Surveying | Planning | Environmental

PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY PLAT SUBMITTAL
06.01.2022

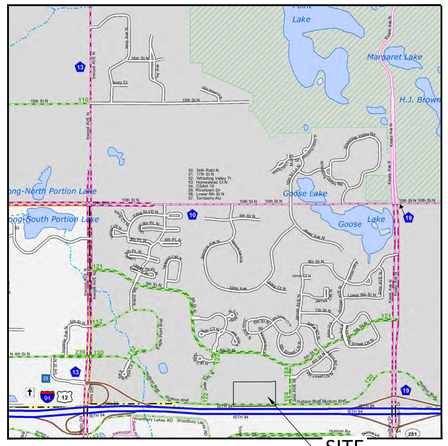
REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JDB

PHASE TWO EROSION CONTROL

C5.02

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP
NOT TO SCALE

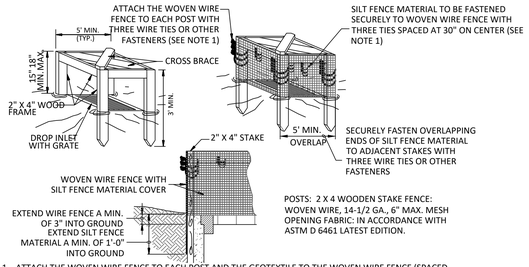


USGS MAP
NOT TO SCALE

AREA SUMMARY IN ACRES

PAVEMENT AREA	3.50 AC±
BUILDING AREA	1.41 AC±
SEEDED AREA	6.07 AC±
TOTAL DISTURBED	10.98 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.31 AC±
POST - CONSTRUCTION IMPERVIOUS	4.91 AC±

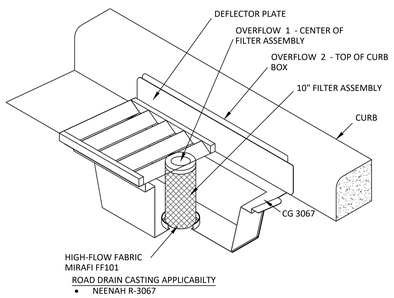
DEVELOPER/OWNER: SCHAFER RICHARDSON TEL 612-305-7095 DJENSON@SR-RE.COM CONTACT: DOMINIK JENSON
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:



POSTS: 2 X 4 WOODEN STAKE FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

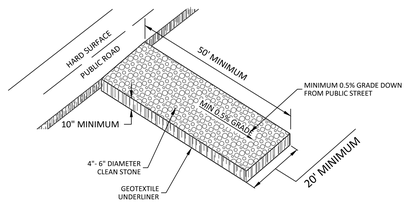
1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)

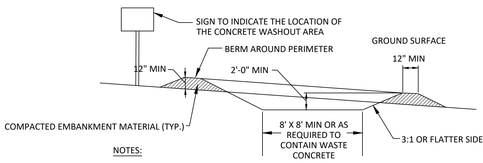


ROAD DRAIN CASTING APPLICABILITY
- NEENAH R-3067
- NEENAH R-3512

ROAD DRAIN INLET PROTECTION (IP-2)



TEMPORARY STONE CONSTRUCTION EXIT
N.T.S.



NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA
NOT TO SCALE

GENERAL EROSION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2018) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION. (NOTE TO THE PREPARER: EDIT APPLICATION PROCESS PER PROJECT REQUIREMENTS)
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. (NOTE TO THE PREPARER: REVISE INSPECTION RESPONSIBILITY PER OPTIONS IN SWPPP NARRATIVE (SECTION 02370))
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. 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 IS NOT ACCEPTABLE. 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. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER. (NOTE TO THE PREPARER: WHERE PERMANENT SEEDING IS NOT CALLED OUT IN THE GRADING AND/ OR LANDSCAPE PLAN, REPLACE THE LAST SENTENCE IN THIS ITEM WITH THE FOLLOWING: SEED WET PONDS WITH MN/DOT SEED MIXTURE 310 "NATIVE WET TALL" BELOW THE HWL. SEED ALL OTHER AREAS WITH SEED MIXTURE 260 "COMMERCIAL TURF". SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2573.3.)
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).

3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.

5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.

6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).

7. ALL FILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE IFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE FILTRATION AREA.

SEQUENCE OF CONSTRUCTION

PHASE I:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:
1. TEMPORARY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

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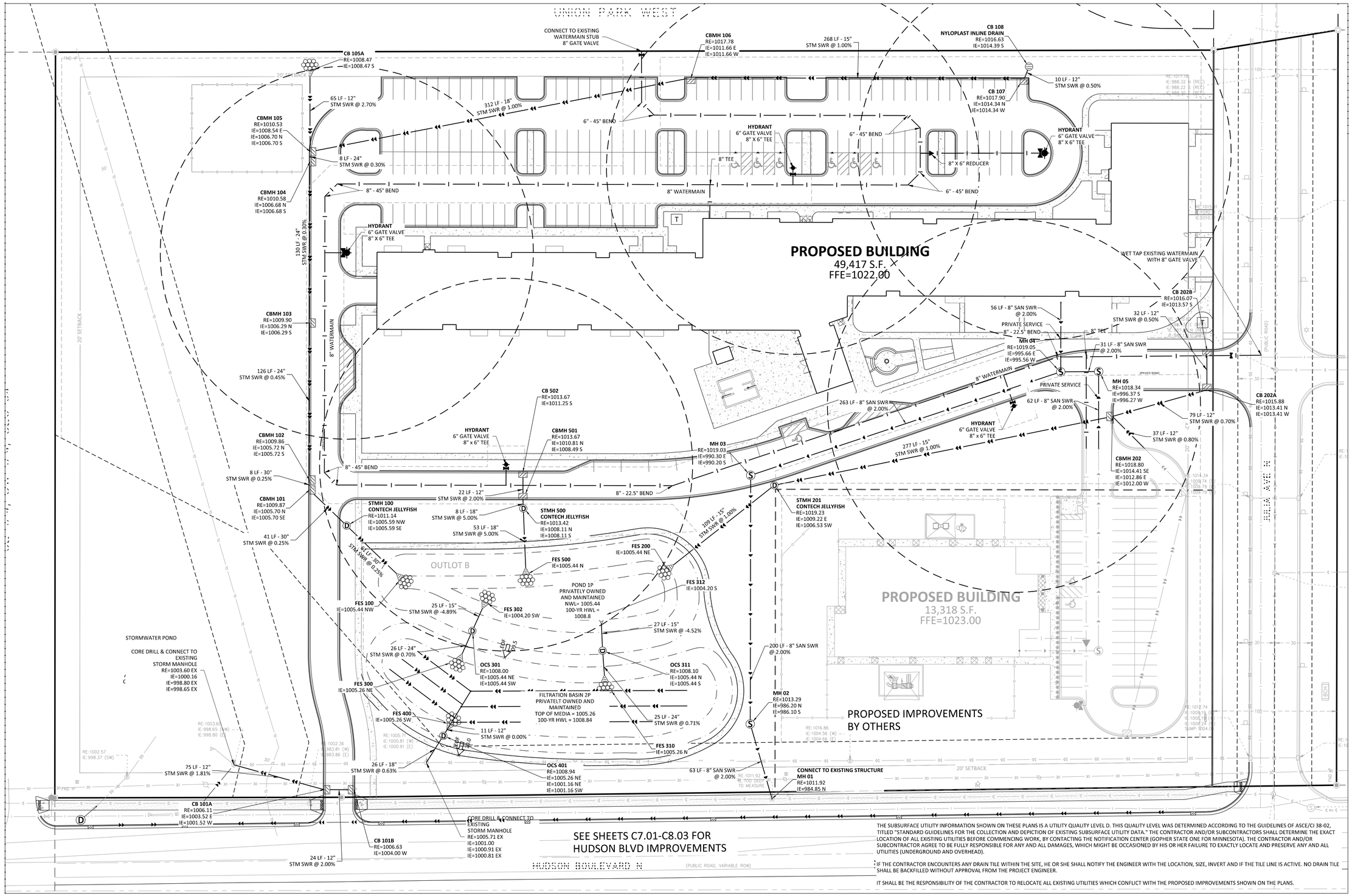
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

DATE	06/01/2022
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EROSION CONTROL NOTES AND DETAILS

C5.03



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER
LS	LS	FORCEMAIN (SAN.)
D	D	STORM SEWER
		DRAINTILE
		WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   a. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIRMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
   b. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   b. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
   i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   c. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, or PVC C-900, UNLESS NOTED OTHERWISE.
   i. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
   ii. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
   i. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   e. RIP RAP SHALL BE Mn/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:

   COMPANY:

   ADDRESS:

   PHONE:

   DATED:

   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

NORTH

0 30 60
SCALE IN FEET

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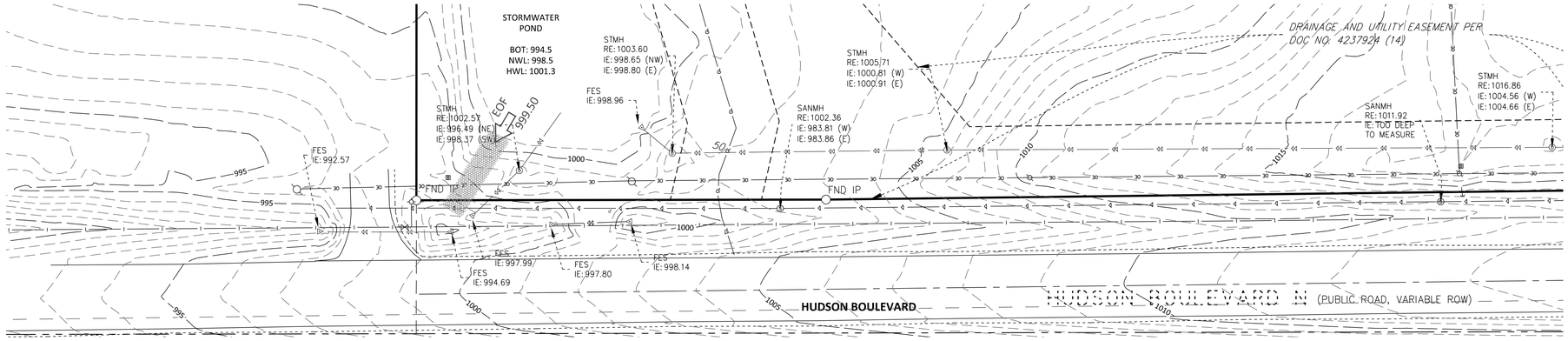
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UTILITY PLAN

C6.01



LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- STANDARD DUTY ASPHALT PAVING
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88.

BENCHMARK #1 TNH EAST SIDE OF SITE	ELEV.=1019.85
BENCHMARK #2 TNH WEST SIDE OF SITE	ELEV.=1000.13

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 53 MINUTES 57 SECONDS EAST FOR THE SOUTH LINE OF THE SW 1/4, SECTION 34, TOWHSHIP 29 N, RANGE 21 W.
2. FIELD WORK WAS COMPLETED ON 01/27/2022.

NORTH
0 30 60
SCALE IN FEET

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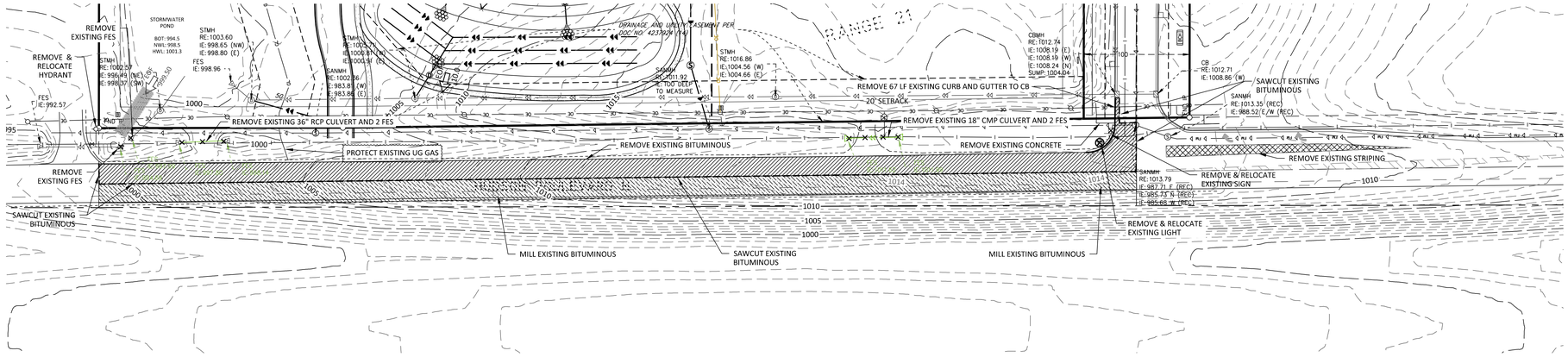
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HUDSON BLVD EXISTING CONDITIONS

C7.01



NORTH

0 50 100

SCALE IN FEET

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY SAMBATEK DATED JANUARY 31, 2022. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
4. CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
5. CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.
7. THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
8. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES ASSOCIATED WITH THE WORK. CONTRACTOR SHALL PAY ALL FEES AND CHARGES.

DEMOLITION NOTES (CONTINUED FROM PREVIOUS SHEET)

9. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
10. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
13. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. ABANDON OR REMOVE ALL SANITARY, WATER AND STORM SERVICES PER CITY STANDARDS. COORDINATE ALL WORK WITH CITY. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.
16. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

LEGEND

- GAS METER
- HYDRANT
- LIGHT
- STORM SEWER
- DRAINTILE
- WATERMAIN
- FORCEMAIN (SAN.)
- SANITARY SEWER
- OVERHEAD ELECTRIC WIRE
- UT — UNDERGROUND TELEPHONE
- UC — UNDERGROUND CABLE TV
- UE — UNDERGROUND ELECTRIC
- GL — UNDERGROUND GAS LINE
- WIRE FENCE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- STONE RETAINING WALL
- SH — SPRINKLER HEAD
- SV — SPRINKLER VALVE
- GUARDRAIL
- HANDRAIL
- TREE LINE
- GUARD POST
- SIGN
- CONCRETE CURB
- BUILDING LINE
- REMOVE UTILITY STRUCTURE
- REMOVE EXISTING CONCRETE CURB
- SAW CUT EXISTING BITUMINOUS PAVEMENT
- REMOVE EXISTING BITUMINOUS PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING GRAVEL DRIVE
- REMOVE EXISTING LANDSCAPING
- REMOVE EXISTING BUILDING
- DEMO TREE
- REMOVE EXISTING (DEMO LG)
- REMOVE UTILITY STRUCTURE
- DEMO LIGHT
- REMOVE CHAIN LINK FENCE

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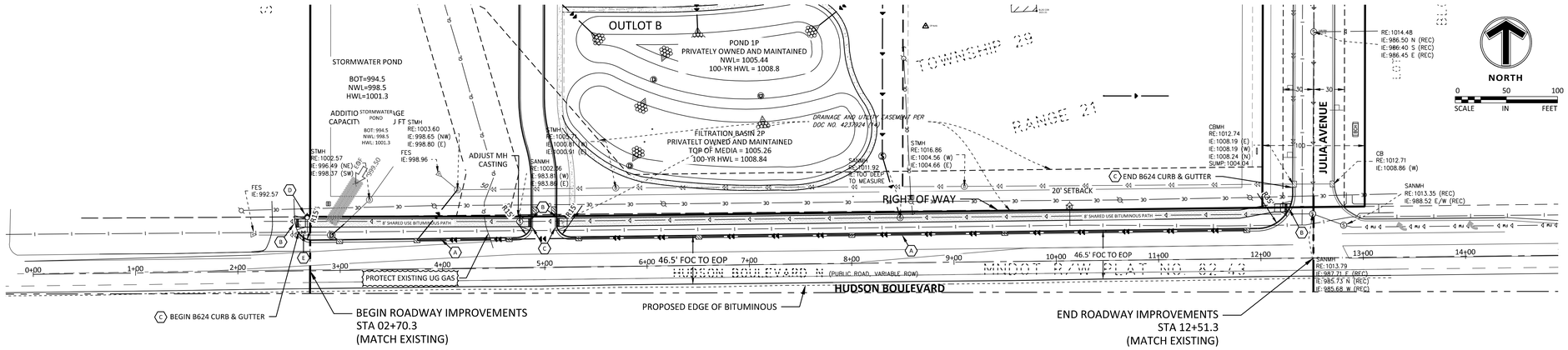
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HUDSON BLVD REMOVAL PLAN

C7.02

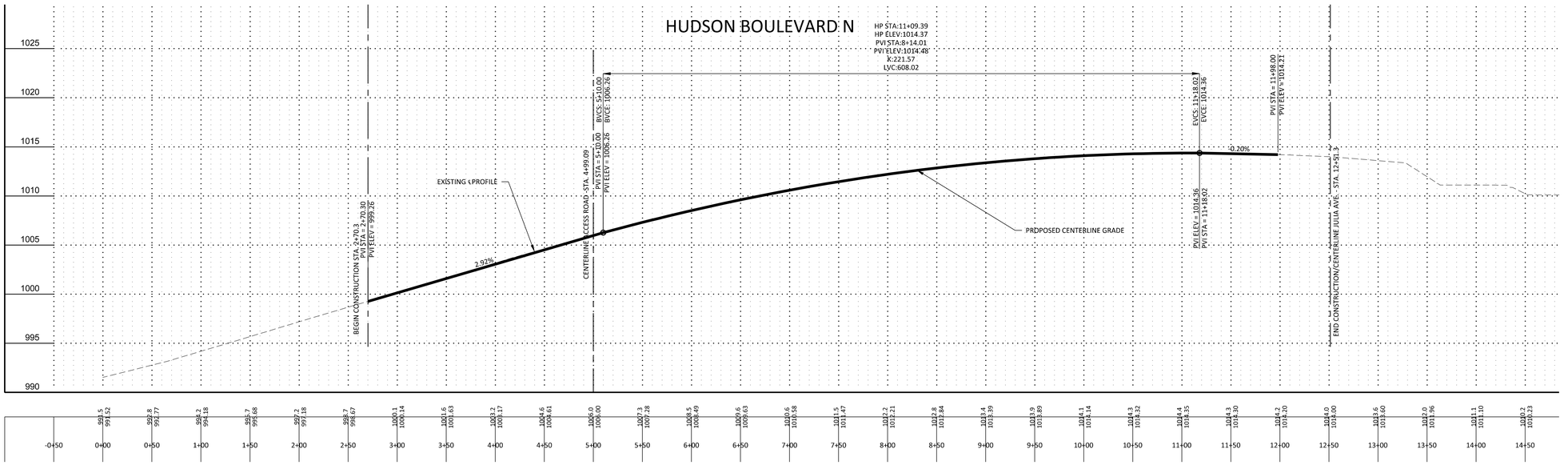


KEY NOTES

- (A) B-624 CONCRETE CURB AND GUTTER
- (B) ACCESSIBLE RAMP
- (C) MATCH EXISTING CURB AND GUTTER
- (D) RELOCATE HYDRANT 2' FROM PATH AS NECESSARY.
- (E) ADJUST GATE VALVE

NOTES

1. BITUMINOUS TRAILS AND SIDEWALKS MUST BE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM 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. CONCRETE PEDESTRIAN RAMPS MUST BE CONSTRUCTED AT ALL INTERSECTIONS.



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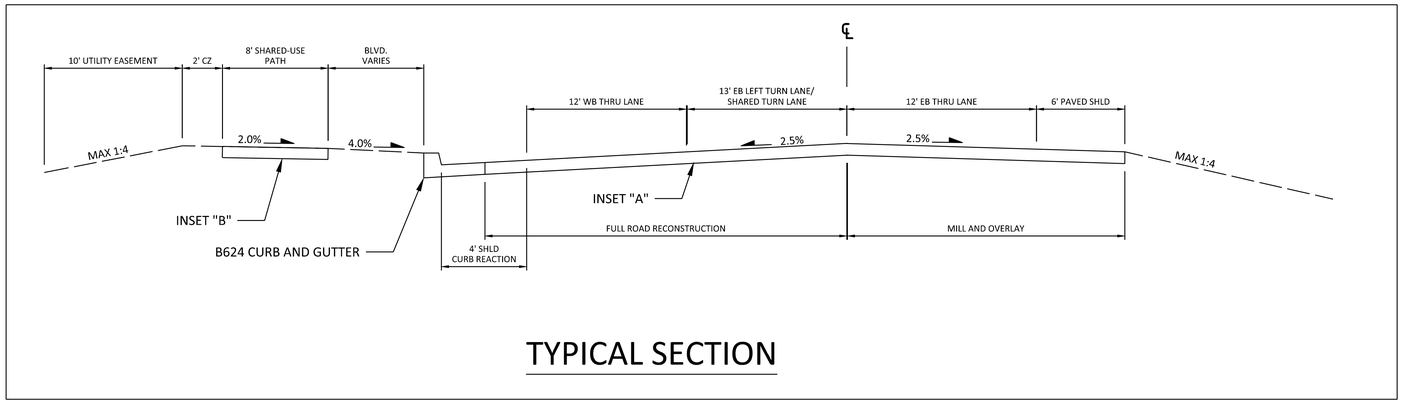
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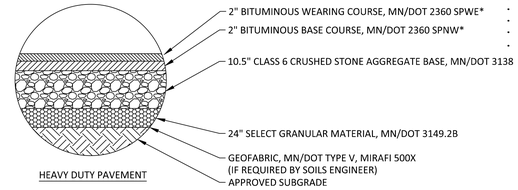
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HUDSON BLVD STREET PLAN & PROFILE

C7.03



TYPICAL SECTION

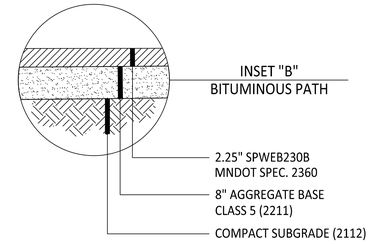


INSET A

NOTES:
1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT "STANDARD SPECIFICATION FOR CONSTRUCTION", AND ALSO THE REQUIREMENTS OF THE OWNER'S GEOTECHNICAL CONSULTANT.
2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
3. MN/DOT SPEC. 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.

* REFER TO BITUMINOUS MIX DESIGN REQUIREMENT PROVIDED BY THE GEOTECHNICAL CONSULTANT

01 PAVEMENT SECTION
N.T.S.



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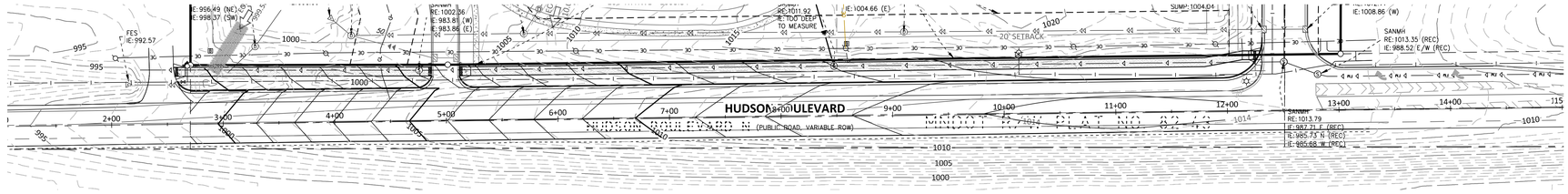
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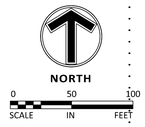
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HUDSON BLVD TYPICAL SECTIONS

C7.04





1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY:

   ADDRESS:

   PHONE:

   DATED:

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
    a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
    b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
    c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
    d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
    e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
    f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
    i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
    ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E..., BOBCAT.
    iii. TUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
    iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
    g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
    h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
    i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES
    a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
18. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
19. RETAINING WALL(S) SHALL BE CONSTRUCTED OF _____ (MODULAR BLOCK, TREATED TIMBER, BOULDER, ETC.) MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

LEGEND

PROPOSED	EXISTING	
	PROPERTY LINE	
	CONCRETE CURB	STANDARD DUTY ASPHALT PAVING
D	D STORM SEWER	HEAVY DUTY ASPHALT PAVING
	DRAINTILE	CONCRETE PAVING
	BUILDING LINE	CONCRETE SIDEWALK
	RETAINING WALL	
	WETLAND LIMITS	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	TREE LINE	
800	SPOT ELEVATIONS	
	RIPRAP	
EOF 902.5	OVERFLOW ELEV.	
ST # 999.9	SOIL BORING	

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PRELIMINARY

NOT FOR CONSTRUCTION

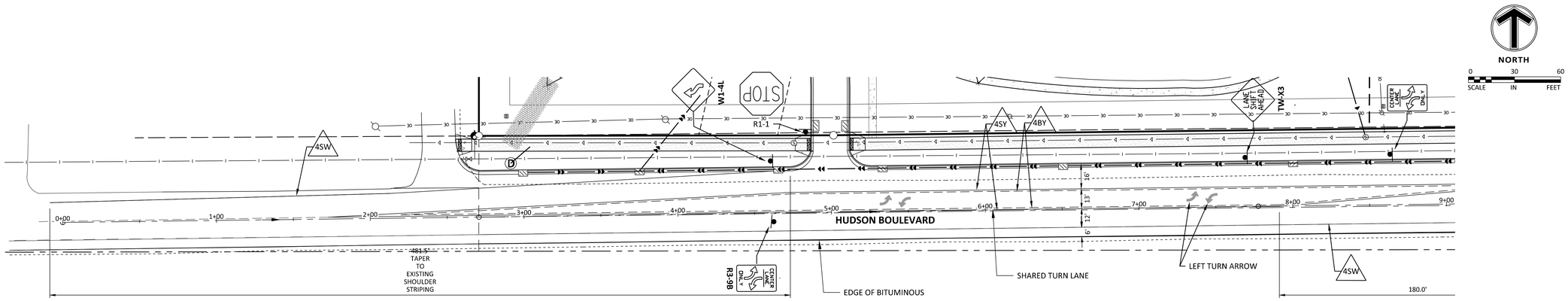
PRELIMINARY PLAT SUBMITTAL
06.01.2022

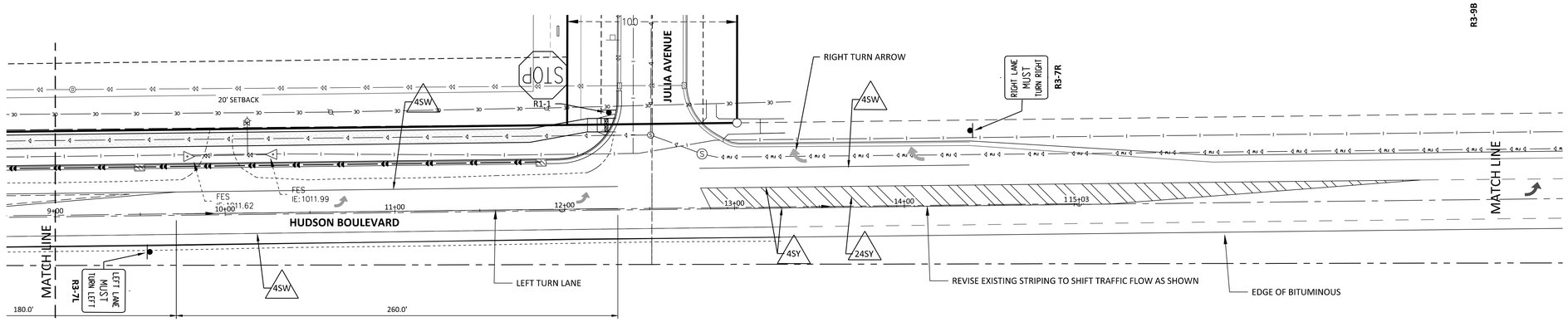
REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	JJB
CHECKED BY	JDB

HUDSON BLVD GRADING PLAN

C7.05





STRIPING KEY

COLOR
W=WHITE
Y=YELLOW

PATTERN
S=SOLID
B=BROKEN
D=DOUBLE
T=DOTTED

LINE WIDTH
4=4" 24=24"
6=6"
12=12"

LEGEND

RIGHT TURN ARROW

LEFT TURN ARROW

NOTES:

1) ALL SIGNS MUST MEET MMUTCD.
2) ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
3) SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI BASE.
4) EPOXY RESIN AND DROP-ON GLASS BEADS FOR ALL PAVEMENT MARKINGS, EXCEPT PAVEMENT SYMBOLS, SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION".
5) ALL PAVEMENT MARKING SYMBOLS SHALL BE GROUND-IN PREFORMED THERMOPLASTIC PAVEMENT MATERIAL.
6) LOCATE ALL EXISTING UNDERGROUND UTILITIES LIGHTING WIRES PRIOR TO SIGN INSTALLATION.

SIGN	DESC.	SIZE	QTY	SQ FT
STOP	R1-1	36"x36"	2	18.0
W1-4L	W1-4L	36"x36"	1	9.0
LANE SHIFT AHEAD	TW-X3	36"x36"	1	9.0
LEFT LANE MUST TURN LEFT	R3-7L	36"x36"	1	9.0
RIGHT LANE MUST TURN RIGHT	R3-7R	36"x36"	1	9.0

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PRELIMINARY

NOT FOR CONSTRUCTION

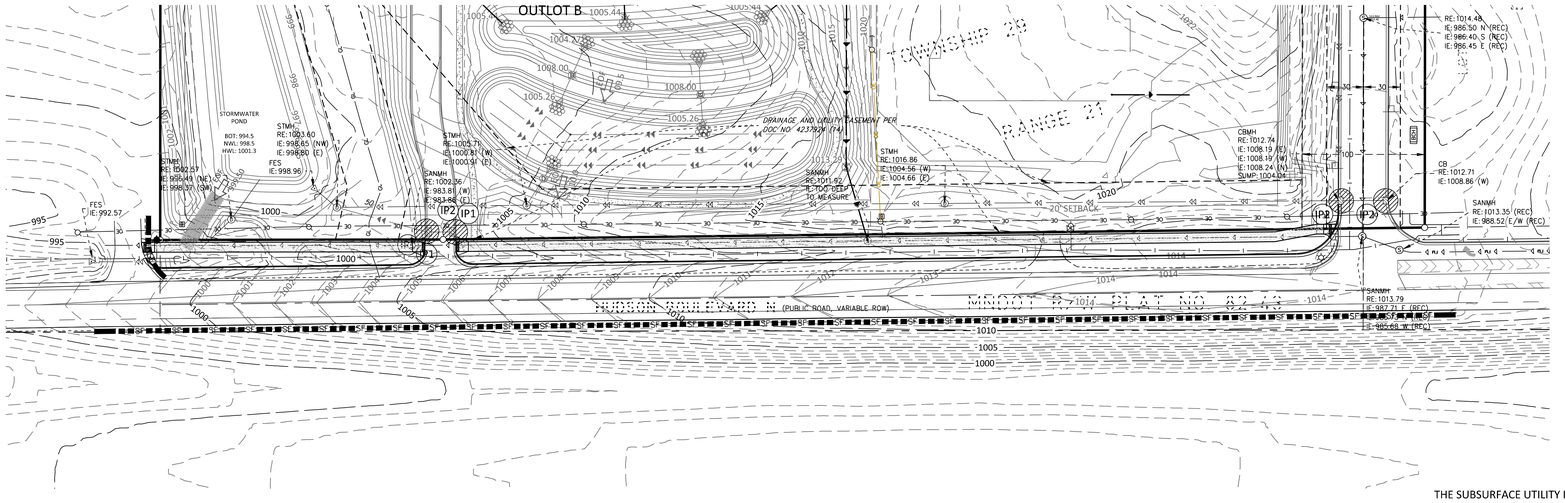
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	JJB
CHECKED BY	JDB

HUDSON BLVD STRIPING PLAN

C7.06



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF	SF	SILT FENCE
SD	SD	SILT DIKE
		LIMITS OF DISTURBANCE
	ST 5 902.5	SOIL BORINGS
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP1		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENGRANCE
SB		TEMPORARY SEDIMENT BASIN
TSM		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS		TEMPORARY STORAGE AND PARKING AREA

NORTH

0 50 100

SCALE IN FEET

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.
5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL FILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE IFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE FILTRATION AREA.

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	0
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	0
INLET PROTECTION DEVICE (IP-1)	UNIT	0
INLET PROTECTION DEVICE (IP-2)	UNIT	0

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

Schafer Richardson

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LAKE ELMO, MN

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PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY PLAT SUBMITTAL
06.01.2022

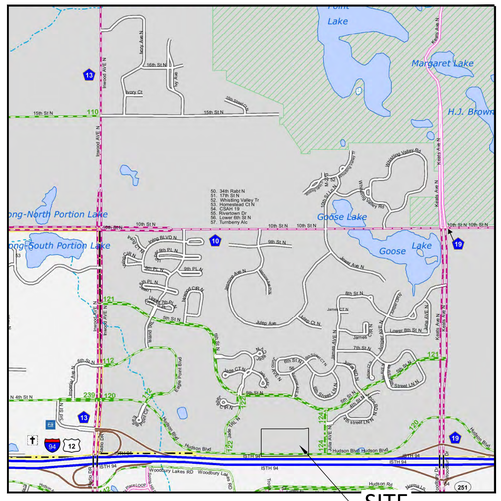
REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	JJB
CHECKED BY	JDB

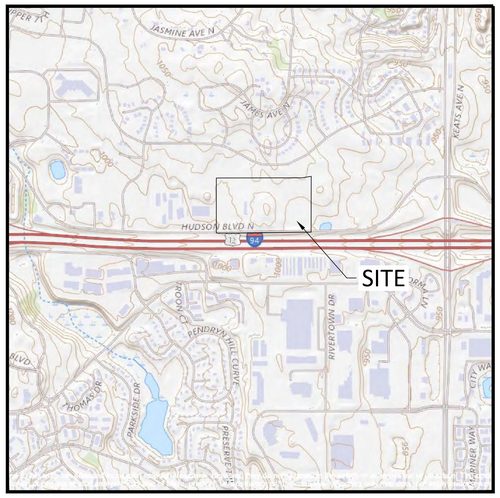
HUDSON BLVD EROSION CONTROL PLAN

C7.07

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP
NOT TO SCALE



USGS MAP
NOT TO SCALE

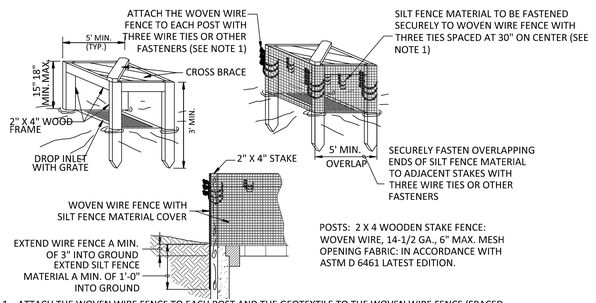
AREA SUMMARY IN ACRES

PAVEMENT AREA	X.XX AC±
BUILDING AREA	0.00 AC±
SEEDED AREA	X.XX AC±
TOTAL DISTURBED	X.XX AC±
PRE - CONSTRUCTION IMPERVIOUS	X.XX AC±
POST - CONSTRUCTION IMPERVIOUS	X.XX AC±

DEVELOPER/OWNER:
XXXXXXX
XXXXXXX
XXXXXXX
XXX-XXX-XXXX

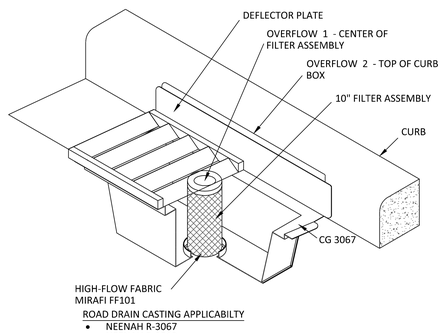
SITE OPERATOR / GENERAL CONTRACTOR

SUPERINTENDENT:



1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)
NOT TO SCALE

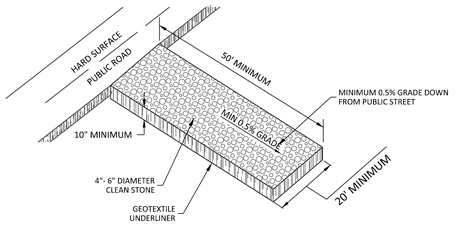


ROAD DRAIN CASTING APPLICABILITY
- NEENAH R-3067
- NEENAH R-3512

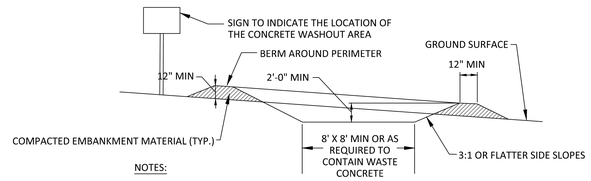
ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE

GENERAL EROSION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2018) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION. (NOTE TO THE PREPARER: EDIT APPLICATION PROCESS PER PROJECT REQUIREMENTS)
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. (NOTE TO THE PREPARER: REVISE INSPECTION RESPONSIBILITY PER OPTIONS IN SWPPP NARRATIVE (SECTION 02370))
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. 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 IS NOT ACCEPTABLE. 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. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER. (NOTE TO THE PREPARER: WHERE PERMANENT SEEDING IS NOT CALLED OUT IN THE GRADING AND/ OR LANDSCAPE PLAN, REPLACE THE LAST SENTENCE IN THIS ITEM WITH THE FOLLOWING: SEED WET PONDS WITH MN/DOT SEED MIXTURE 310 "NATIVE WET TALL" BELOW THE HWL. SEED ALL OTHER AREAS WITH SEED MIXTURE 260 "COMMERCIAL TURF". SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2573.3.)
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



TEMPORARY STONE CONSTRUCTION EXIT
N.T.S.



NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA
NOT TO SCALE

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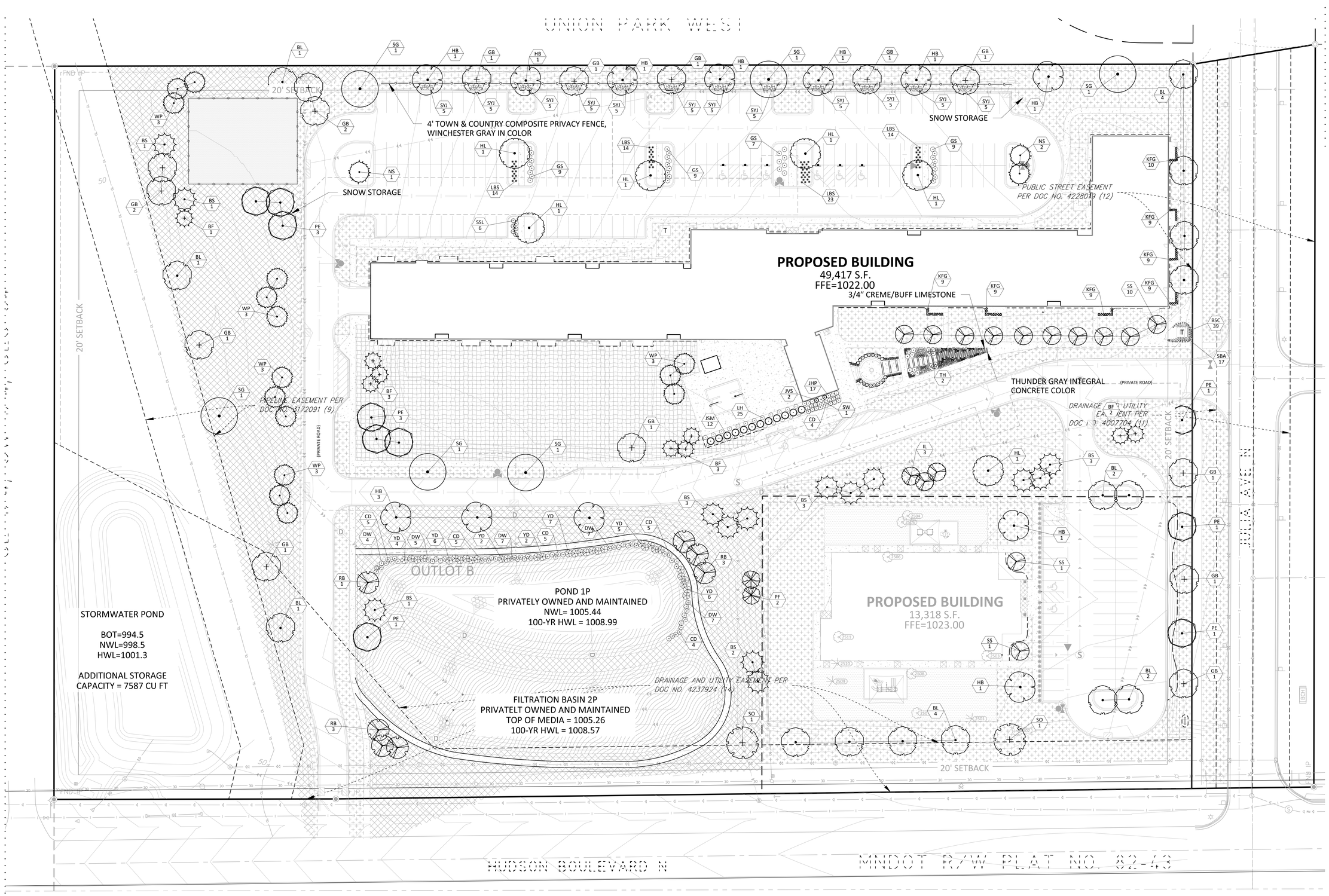
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	JJB
CHECKED BY	JDB

HUDSON BLVD EROSION CONTROL NOTES AND DETAILS

C7.08



PLANT SCHEDULE

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AU	Acer freemanii 'Jeema Glen' / Jeema Glen Maple	B & B	2.5"Cal		6
	BE	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5"Cal		7
	CB	Cornis sericiformis / Common Hackberry	B & B	2.5"Cal		12
	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		15
	HI	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5"Cal		6
	RO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		7
	TA	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal		15
	TC	Tilina americana 'Princeton' / American Elm	B & B	2.5"Cal		10
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JF	Abies balsamea / Balsam Fir	B & B		6'	9
	JHV	Juniperus scopulorum 'Wichita' / Wichita Juniper	B & B		7'	12
	PA5	Juniperus virginiana 'Skyrocket' / Skyrocket Eastern Redcedar	B & B		6'	7

	NS	Picea abies / Norway Spruce	B & B		6'	3
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	14
	WP	Pinus strobus / White Pine	B & B		6'	15
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	PF	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"Cal		2
	SS	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2"Cal		12
	SJ	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal		3
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			
	BB	Buxus x 'Chicagoland Green' TM / Glencoe Boxwood	10 gal			18
	YD	Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood	5 gal			32
	CD	Cornus sericea 'Arkenarc's Compact' / Dwarf Red Twig Dogwood	5 gal			34
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal			25
	TH	Hydrangea paniculata 'Tardiva' / Tardiva Hydrangea	B & B			2
	JHP	Juniperus horizontalis 'Prince of Wales' / Prince Of Wales Juniper	5 gal			25
	PMS	Philadelphus x 'Minnesota Snowflake' / Minnesota Snowflake Mockorange	5 gal			5
	SM	Pleioraticus stipellatus 'Summer Wine' / Summer Wine Ninebark	5 gal			5

	SW	Salix purpurea 'Nana' / Dwarf Arctic Willow	5 gal			30
	WL	Sorbaria sorbifolia 'Sorgmen' TM / Matcha Ball Ash Leaf Spirea	5 gal			6
	SJ	Spiraea japonica 'Goldflame' / Spirea	5 gal			34
	SYJ	Syringa x 'Jeflehr' TM / Little Lady Lilac	5 gal			60
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			64
	LBS	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal			65
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			
	HL	Hylomelis maila 'Herbe' / Lady's Mantle	1 gal			15
	IBH	Iridum x 'Summer Beauty' / Summer Beauty Allium	2 gal			35
	PDA	Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster	1 gal			14
	OxZ	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	1 gal			21
	RSC	Sedoma floriadella / Blue Star Creeper	1 gal			110
	LSD	Leucanthemum x superbum 'Daisy Duke' TM / Daisy May Shasta Daisy	1 gal			14
	LSS	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	1 gal			16
	NDL	Liatris spicata 'Kobold' / Spike Gayfeather	1 gal			19
	NCJ	Lysimachia numularia 'Aurea' / Golden Creeping Jenny	1 gal			32

GROUNDCOVER SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT
	ARTT	Artifical Turf for Dog Park / Artifical Turf	-
	25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed
	35-241	MNDOT Seed Mix 35-241 / Mesic Prairie General	Seed
	TUR HIG	Turf Sod Highland Sod / Sod	Sod

LEGEND

PROPERTY LIMIT
CURB & GUTTER
EASEMENT
BUILDING
RETAINING WALL
WETLAND LIMITS
TREELINE
LANDSCAPE EDING
STORM SEWER
SANITARY SEWER
FORCEMAIN (SAN.)
WATERMAIN
YARDDRAIN
LIMITS OF DISTURBANCE
SIGN
PIPE BOLLARD
RIPRAP

PROPOSED / EXISTING

STANDARD DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK

LAKE ELMO LANDSCAPE CODE

CALCULATIONS	REQUIRED	PROPOSED
TREES FOR DISTURBED AREA (5 per ACRE)	56	56
STREET TREES (1 per 50 LF OF FRONTAGE)	26	26
PERIMETER LOT TREES (1 per 40 LF)	25	25
PARKING LOT (RESIDENTIAL)	12	12
PARKING LOT (COMMERCIAL)	6	6
TREE REPLACEMENTS	20	20

A minimum of one tree shall be planted for every 50 feet of street frontage, lake shore or stream frontage, or fraction thereof.

In addition to the requirements of subsection (c)(1) of this section, a minimum of five trees shall be planted for every one acre of land that is disturbed by development activity. Such trees may be used for parking lot landscaping or screening as specified in subsections (d) and (e) of this section.

At least five percent of the interior area of parking lots with more than 30 spaces shall be devoted to landscape planting areas. Areas may consist of islands or corner planting beds.

A variety of trees and shrubs should be used to provide visual interest year-round. No more than 50 percent of the required number of trees and shrubs may consist of any one species. A minimum of 25 percent of the required number of trees shall be deciduous shade trees, and a minimum of 25 percent shall be coniferous trees. Ornamental trees may be used when applied towards landscaping requirements. However, the number of trees shall not exceed 15 percent of the required amount.

NORTH
0 30 60
SCALE IN FEET

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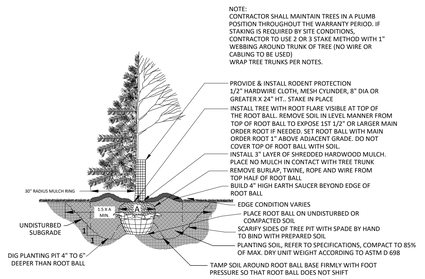
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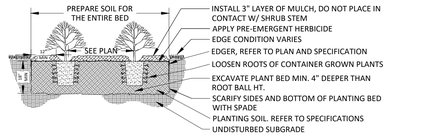
LANDSCAPE PLAN

L1.01



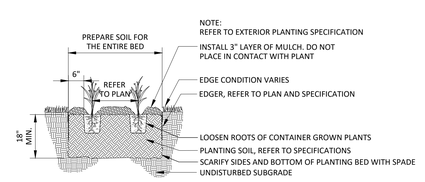
1 L1.02 **TREE PLANTING DETAIL**

1/4" = 1'-0" P-01



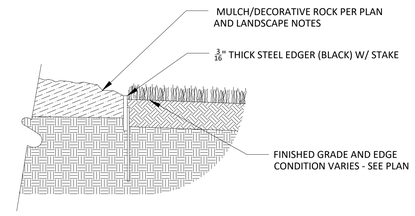
2 L1.02 **SHRUB PLANTING DETAIL**

3/8" = 1'-0" P-02



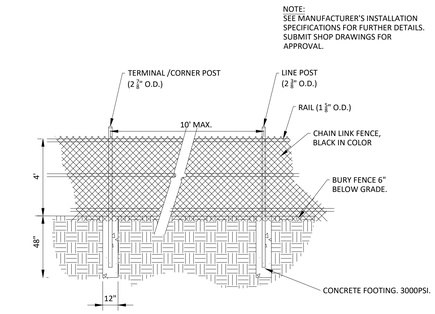
3 L1.02 **PERENNIAL PLANTING DETAIL**

1/2" = 1'-0" P-03



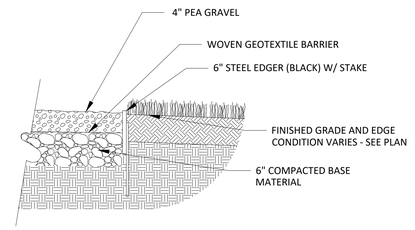
4 L1.02 **STEEL EDGER**

1 1/2" = 1'-0" P-06



5 L1.03 **4' CHAIN LINK FENCE - DOGPARK DETAIL**

1/4" = 1'-0" P-38



6 L1.03 **DOG PARK - PEA GRAVEL**

1 1/2" = 1'-0" P-LE-01

NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2. THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
6. **THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
7. THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
9. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
11. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
12. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE *ARCHITECT* RESERVES THE RIGHT TO *REJECT* ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDINGS FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 1"-3" DRESSER TRAP ROCK, GREY IN COLOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
15. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
16. WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
17. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
19. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    - 22.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
    - 22.2. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    - 22.3. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
    - 22.4. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
    - 22.5. TURF /LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
    - 22.6. NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 1/2" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
   - 1.2. 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   - 2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
   - 2.2. 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
   - 2.3. 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
7. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
8. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
2. ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
3. ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION , WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
4. CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

LOW MAINTENANCE FESCUE NOTES:

1. DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
2. DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
3. OVERSEED THIN,BARE SPOTS IN FALL
4. ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
5. SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

NATIVE SEED MIX NOTES:

1. ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
2. YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
3. YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY MAY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

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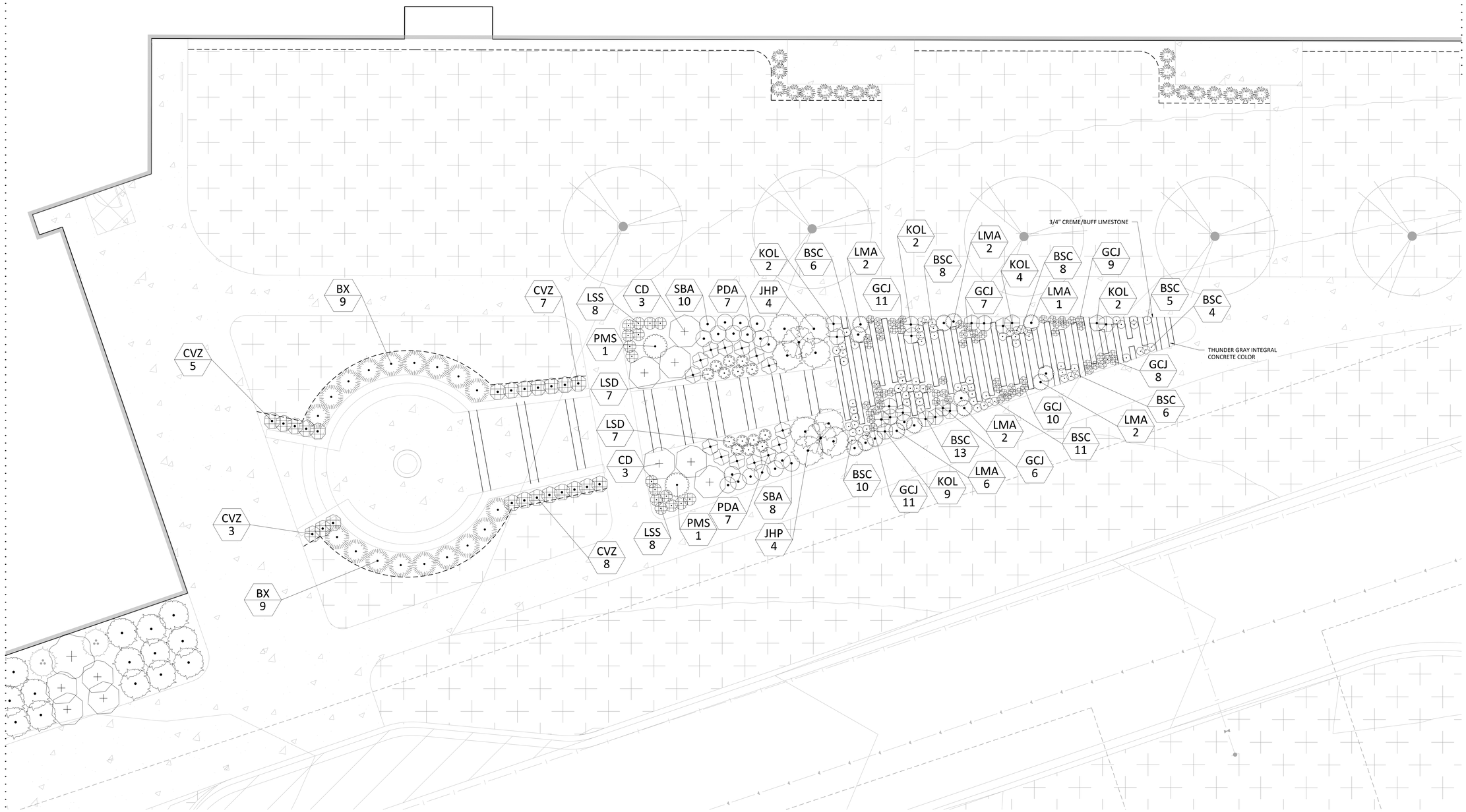
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	JRW
CHECKED BY	JRW

LANDSCAPE DETAILS AND NOTES

L1.02



PLANT SCHEDULE

PLANT SCHEDULE PLAZA

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BX	Buxus x 'Chicagoland Green' TM / Glencoe Boxwood	10 gal	18
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal	6
	JHP	Juniperus horizontalis 'Prince of Wales' / Prince Of Wales Juniper	5 gal	8
	PMS	Philadelphus x 'Miniature Snowflake' / Miniature Snowflake Mockorange	2 gal.	2
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	LMA	Alchemilla mollis 'Thriller' / Lady's Mantle	1 gal	15
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal	18
	PDA	Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster	1 gal	14
	CVZ	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	1 gal	23
	BSC	Isotoma fluviatilis / Blue Star Creeper	1 gal.	71
	LSD	Leucanthemum x superbum 'Daisy Duke' TM / Daisy May Shasta Daisy	1 gal	14
	LSS	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	1 gal	16
	KOL	Liatris spicata 'Kobold' / Spike Gayfeather	1 gal	19
	GCJ	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny	1 gal	62
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	
	TUR HIG	Turf Sod Highland Sod / Sod	Sod	

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	S
FORCEMAIN (SAN.)	LS	FM S
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

LAKE ELMO LANDSCAPE CODE

CALCULATIONS	REQUIRED	PROPOSED
TREES FOR DISTURBED AREA (5 per ACRE)	56	56
STREET TREES (1 per 50 LF OF FRONTAGE)	26	26
PERIMETER LOT TREES (1 per 40 LF)	25	25
PARKING LOT (RESIDENTIAL)	12	12
PARKING LOT (COMMERCIAL)	6	6

A minimum of one tree shall be planted for every 50 feet of street frontage, lake shore or stream frontage, or fraction thereof.

In addition to the requirements of subsection (c)(1) of this section, a minimum of five trees shall be planted for every one acre of land that is disturbed by development activity. Such trees may be used for parking lot landscaping or screening as specified in subsections (d) and (e) of this section.

At least five percent of the interior area of parking lots with more than 30 spaces shall be devoted to landscape planting areas. Areas may consist of islands or corner planting beds.

A variety of trees and shrubs should be used to provide visual interest year-round. No more than 50 percent of the required number of trees and shrubs may consist of any one species. A minimum of 25 percent of the required number of trees shall be deciduous shade trees, and a minimum of 25 percent shall be coniferous trees. Ornamental trees may be used when applied towards landscaping requirements. However, the number of trees shall not exceed 15 percent of the required amount.

NORTH

SCALE 0 5 10 IN FEET

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LAKE ELMO APARTMENTS

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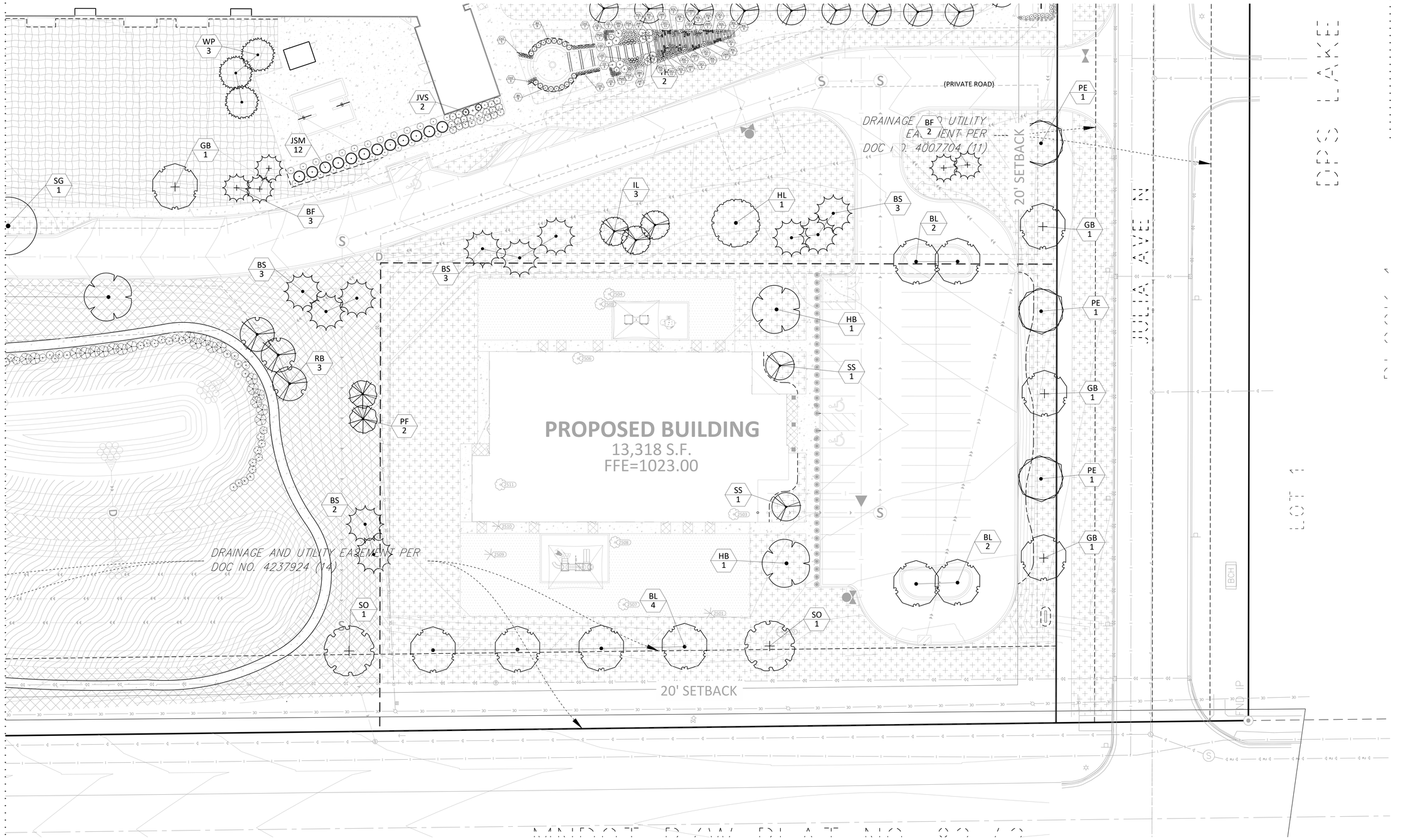
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06.01.2022

REVISIONS

DATE	06/01/2022
PROJECT #	50643
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DRAWN BY	JRW
CHECKED BY	JRW

LANDSCAPE PLAZA

L1.03



SHRUB AND PERENNIAL SCHEDULE

PLANT SCHEDULE SCHOOL

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	52
	LH	Hydrangea paniculata `Jane` / Little Lime Hydrangea	5 gal	16
	TN	Physocarpus opulifolius `SMPOTW` / Tiny Wine Ninebark	5 gal	26
	SW	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal	6
	GS	Spiraea japonica `Goldflame` / Spirea	5 gal	47
	MK	Syringa patula `Miss Kim` / Miss Kim Lilac	5 gal	14
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	23
	THG	Deschampsia cespitosa `Schottland` / Schottland Hair Grass	1 gal	31
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	SBA	Allium x `Summer Beauty` / Summer Beauty Allium	1 gal	10
	CVZ	Coreopsis verticillata `Zagreb` / Zagreb Tickseed	1 gal	10
	EDS	Echinacea x 'Wicked' TM / Dark Shadows Wicked Coneflower	1 gal	58
	RSH	Hosta x `Regal Splendor` / Plantain Lily	1 gal	28
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	
	TUR HIG	Turf Sod Highland Sod / Sod	Sod	
	ARTT	XGrass for play areas / Artifical Turf	.	

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	
FORCEMAIN (SAN.)	FM	
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

NORTH

0 20 40

SCALE IN FEET

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LAKE ELMO, MN

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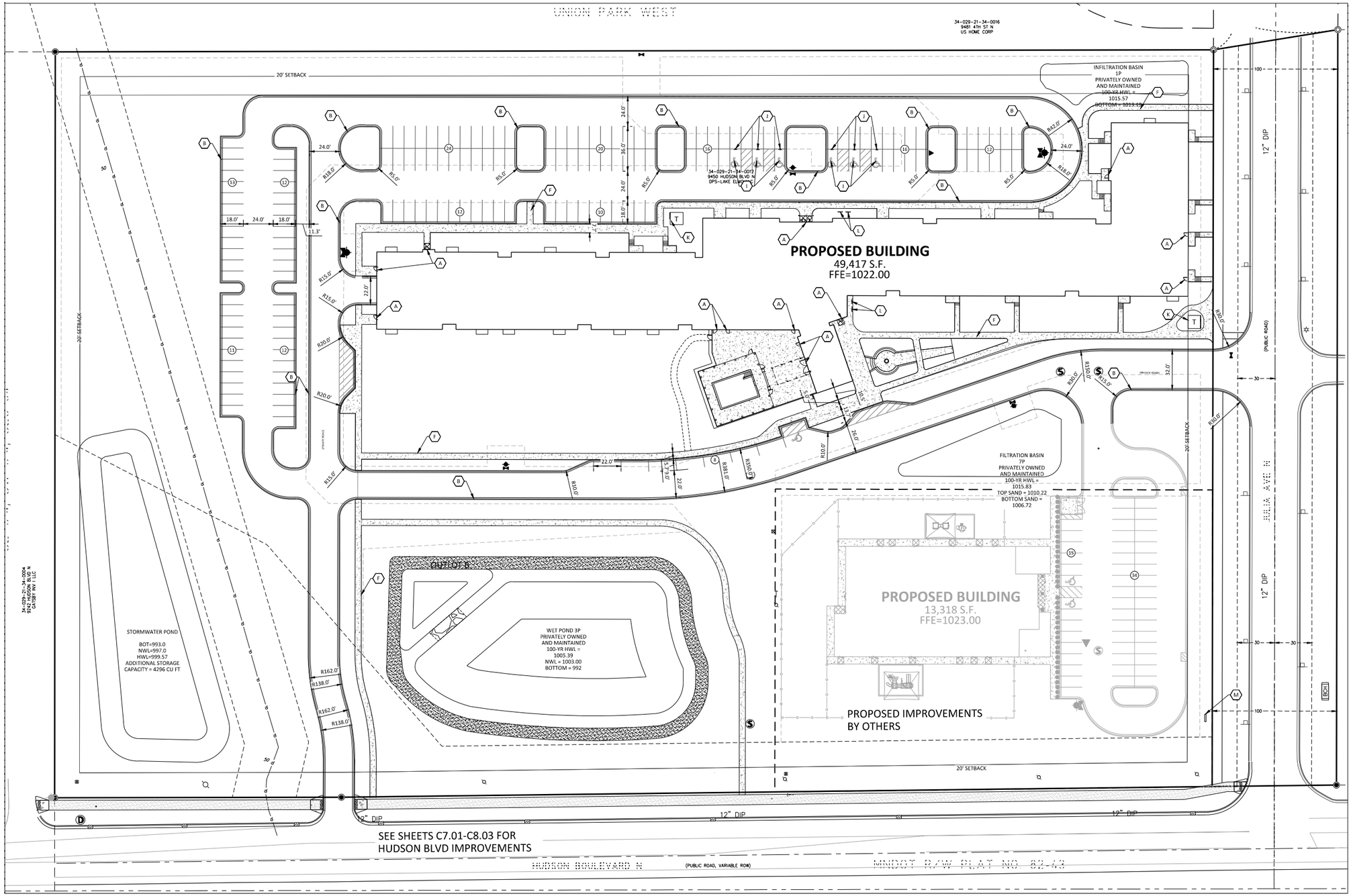
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REVISIONS

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	JRW
CHECKED BY	JRW

LANDSCAPE PLAZA

L1.04



LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
●	●	BOLLARD
##	##	REGULAR PARKING STALL COUNT
1	1	KEYNOTE

	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE PAVING
	CONCRETE SIDEWALK
	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

DEVELOPMENT SUMMARY

AREA	
LOT 1	10.819 AC
LOT 2	1.946 AC
R-O-W	1.378 AC
NET SITE	14.143 AC
MAX PERCENT IMPERVIOUS	75%
PROPOSED PERCENT IMPERVIOUS	37.6%
PARKING SUMMARY	
LOT 1 SURFACE PARKING PROVIDED	167 STALLS
LOT 2 SURFACE PARKING PROVIDED	49 STALLS

BUILDING SETBACKS	
FRONT YARD	20 FT
REAR YARD	20 FT
SIDE YARD	10 FT
PARKING SETBACK	
REAR FROM RESIDENTIAL	20 FT
OPEN SPACE REQUIRED	57,300 SF
OPEN SPACE PROVIDED	168,948 SF
MINIMUM LOT SIZE	1500 SF PER UNIT
ZONING	RURAL TRANSITIONAL (RT)

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY. SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20). EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)	G. SEGMENTAL BLOCK RETAINING WALL
B. B-612 CONCRETE CURB AND GUTTER	H. ACCESSIBLE RAMP
C. B-618 6CONCRETE CURB AND GUTTER	I. ACCESSIBLE STALL STRIPING
D. CONCRETE APRON	J. ACCESSIBLE PARKING SIGN
E. FLAT CURB SECTION	K. TRANSFORMER
F. CONCRETE SIDEWALK	L. BIKE RACK

NORTH

0 30 60
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Schafer Richardson

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06.01.2022

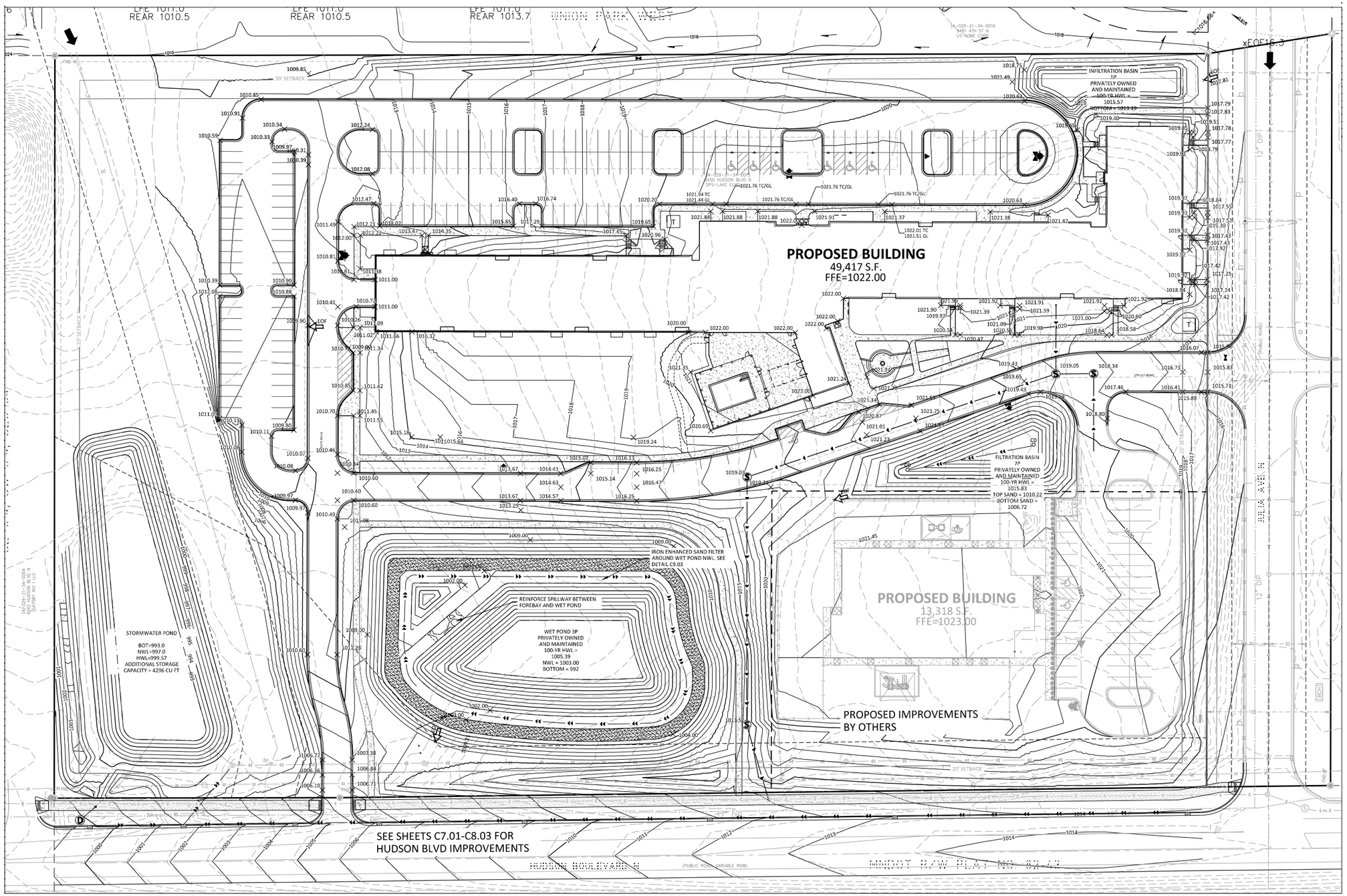
REVISIONS

08.10.2022 REVISED PRELIMINARY PUD SUBMITTAL

DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JDB

SITE PLAN

C3.01



LEGEND

PROPOSED	EXISTING		
		PROPERTY LINE	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
D	D	STORM SEWER	CONCRETE PAVING
		DRAINTILE	CONCRETE SIDEWALK
		BUILDING LINE	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		RETAINING WALL	
		WETLAND LIMITS	
		TREE LINE	
800		SPOT ELEVATIONS	
		RIPRAP	
EOF 902.5		OVERFLOW ELEV.	
ST_# 999.9		SOIL BORING	

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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DATE	08/01/2022
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CHECKED BY	JDB

GRADING PLAN

C4.01

UNION PARK WEST

PROPOSED BUILDING
49,417 S.F.
FFE=1022.00
3/4" CREME/BUFF LIMESTONE

PROPOSED BUILDING
13,318 S.F.
FFE=1023.00

20' SETBACK

PUBLIC STREET EASEMENT PER DOC NO. 4228070 (12)

PIPELINE EASEMENT PER DOC NO. 3172091 (9)

DRAINAGE AND UTILITY EASEMENT PER DOC NO. 4007704 (11)

DRAINAGE AND UTILITY EASEMENT PER DOC NO. 3137924 (14)

THUND. GRAY INTEGRAL CONCRETE COLOR

(PRIVATE ROAD)

(PRIVATE ROAD)

PLANT SCHEDULE

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	CONT
	AF	Acer Freemanii 'Jeffersred' / Autumn Blaze Maple	4 EA	2.5" CAL	B
	BF	Betula nigra 'Cully' TM / Heritage Birch	4 EA	10' Ht	B
	BS	Betula utilis jacquemontii / Himalayan Birch	4 EA	10' Ht	B
	CD	Cornus kousa 'Satomi' / Satomi Kousa Dogwood	4 EA	2" CAL	B
	GB	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	4 EA	2" CAL	B
	GT	Gymnocladus dioicus 'Espresso' / Espresso Kentucky Coffeetree	4 EA	2" CAL	B
	PM	Prunus maackii 'Amber Beauty' / Amber Beauty Amur Chokecherry	4 EA	2" CAL	B
	QB	Quercus bicolor / Swamp White Oak	4 EA	2" CAL	B
	TA	Tilia americana 'Redmond' / Redmond Linden	4 EA	2.5" CAL	B
	UA	Ulmus americana 'Princeton' / American Elm	4 EA	2.5" CAL	B
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	CONT
	PA	Picea abies / Norway Spruce	4 EA	8' Ht	B
	PP	Picea pungens glauca 'Hoopsii' / Hoopsii Blue Spruce	4 EA	8' Ht	B
	PT	Pinus strobus / White Pine	4 EA	8' Ht	B
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	CONT
	AA	Malus x 'Prairie Fire' / Prairie Fire Crab Apple	4 EA	2" CAL	B
	SJ	Malus x 'Spring Snow' / Spring Snow Crab Apple	4 EA	2" CAL	B
	SL	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	4 EA	2" CAL	B
SHRUBS	CODE	BOTANICAL / COMMON NAME	QTY		
	AA	Aronia x 'Low Scape Hedger' / Low Scape Hedger Aronia	25 EA		24"
	CS	Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood	9 EA		5
	DW	Cornus sericea 'Arctic Fire' / Arctic Fire Red Twig Dogwood	7 EA		5
	HB	Hydrangea paniculata 'Bobo' / Bobo Hydrangea	7 EA		5
	HP	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 EA		5
	JH	Juniperus horizontalis 'Prince of Wales' / Prince Of Wales Juniper	7 EA		5
	PB	Physocarpus x 'Whitman's Gold Nug' / Whitman's Gold Nug Ninebark	5 EA		5
	PD	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 EA		5
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	7 EA		5
	SV	Salvia nemorosa 'Marcus' / Marcus Salvia	7 EA		5
	SW	Spiraea japonica 'Goldflame' / Goldflame Spirea	4 EA		5
	VT	Viburnum trilobum 'Wentworth' / Wentworth American Cranberrybush	5 EA		5
	WP	Weigela florida 'Pink Poca' / Pink Poca Weigela	5 EA		5
PERENNIALS	CODE	BOTANICAL / COMMON NAME	QTY		
	AA	Achillea millefolium 'Saucy Seduction' / Saucy Seduction Yarrow	7 EA		1
	AS	Asclepias tuberosa / Butterfly Weed	7 EA		1
	BS	Baptisia australis / Blue False Indigo	7 EA		1
	CA	Calamagrostis acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	7 EA		1
	CS	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	7 EA		1
	EP	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	7 EA		1
	GS	Geranium sanguineum 'New Hampshire Purple' / New Hampshire Purple Cranesbill	7 EA		1
	HL	Hemerocallis 'Little Grapette' / Little Grapette Daylily	7 EA		1
	HS	Hemerocallis 'Stella de Oro' / Stella de Oro Daylily	7 EA		1
	LBS	Liatris spicata 'Kobold' / Kobold Blazing Star	7 EA		1
	NS	Nepeta x faassenii 'Select Blue' / Select Blue Catmint	7 EA		1
	PA	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	7 EA		1
	RF	Rudbeckia fulgida var. sullivantii 'Goldsturm' / Goldsturm Black-Eyed Susan	7 EA		1
	SO	Sedum x 'Autumn Joy' / Autumn Joy Sedum	7 EA		1
	SS	Sedum spurium 'Tricolor' / Tricolor Stonecrop	7 EA		1
	VO	Veronica spicata 'Royal Candles' / Royal Candles Speedwell	7 EA		1

GROUNDCOVER SCHEDULE

GROUNDCOVERS	CODE	BOTANICAL / COMMON NAME	CONT
	AATT	Artificial Turf for Dog Park / Artificial Turf	
	25-131	MNDOT Seed Mix 25-131, / Low Maintenance Fescue mix	Seed
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed
	35-241	MNDOT Seed Mix 35-241 / Mesic Prairie General	Seed
	TLR HG	Turf Sod Highland Sod / Sod	Sod

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDGING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

LAKE ELMO LANDSCAPE CODE

CALCULATIONS	REQUIRED	PROPOSED
TREES FOR DISTURBED AREA (5 per ACRE)	56	56
STREET TREES (1 per 50 LF OF FRONTAGE)	26	26
PERIMETER LOT TREES (1 per 40 LF)	25	25
PARKING LOT (RESIDENTIAL)	12	12
PARKING LOT (COMMERCIAL)	6	6
TREE REPLACEMENTS	20	20

A minimum of one tree shall be planted for every 50 feet of street frontage, lake shore or stream frontage, or fraction thereof.

In addition to the requirements of subsection (c)(1) of this section, a minimum of five trees shall be planted for every one acre of land that is disturbed by development activity. Such trees may be used for parking lot landscaping or screening as specified in subsections (d) and (e) of this section.

At least five percent of the interior area of parking lots with more than 30 spaces shall be devoted to landscape planting areas. Areas may consist of islands or corner planting beds.

A variety of trees and shrubs should be used to provide visual interest year-round. No more than 50 percent of the required number of trees and shrubs may consist of any one species. A minimum of 25 percent of the required number of trees shall be deciduous shade trees, and a minimum of 25 percent shall be coniferous trees. Ornamental trees may be used when applied towards landscaping requirements. However, the number of trees shall not exceed 15 percent of the required amount.

NORTH

0 30 60

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PRELIMINARY PUD SUBMITTAL
06.01.2022

REVISIONS

08.10.2022 REVISED PRELIMINARY PUD SUBMITTAL

DATE 06/01/2022
PROJECT # 50643
PHASE PRELIMINARY
DRAWN BY JRW
CHECKED BY JRW

LANDSCAPE PLAN

L1.01



SYMBOL INDEX

SECTION CUT
- # / AXXX — SECTION NUMBER / SHEET NUMBER
- CUT LINE

ELEVATION CALLOUT
- 1 / 4 AXXX 2 / 3 — ELEVATION NUMBER / SHEET NUMBER

SECTION DETAIL CALLOUT
- # / AXXX — DETAIL NUMBER / SHEET NUMBER
- CUT LINE

DETAIL CALLOUT
- DETAIL CALLOUT AREA
- # / AXXX — DETAIL NUMBER / SHEET NUMBER

REVISION CLOUD
- A — REVISION TAG
- REVISION CLOUD

SPOT ELEVATION
- PRIMARY
- SECONDARY (top of parapet, sill, etc.)

NORTH ARROW
- N — POLAR INDICATOR

DOOR TAG
- # — DOOR NUMBER

WINDOW TAG
- WDW — WINDOW TYPE

KEYNOTE TAG
- # — KEYNOTE NUMBER

MATERIAL TAG
- KEY / KEY — MATERIAL DESIGNATION

ROOM TAG
- NAME / # / # — ROOM NAME / ROOM NUMBER / ROOM AREA

INTERIOR TAGS
- X' - X" — HEIGHT ABOVE AFF
- XX1 — INTERIOR FINISH MATERIAL TAG
- XX1 — INTERIOR FIXTURE TAG

FLOOR TRANSITION TAG
- XXX / XXX — FLOOR MAT / JOINT LINE

ACCESS CONTROL SYMBOLS
- CR — CARD READER
- PAD — DOOR OPERATOR

SHEET INDEX

CONSTRUCTION DOCUMENTS | DESIGN DEVELOPMENT | SCHEMATIC DESIGN | PRELIM PUD

ARCHITECTURAL / CIVIL / LANDSCAPE SHEET INDEX

- G001 TITLE SHEET
- PLAT PRELIMINARY PLAT
- C1.01 TITLE SHEET
- C2.01 EXISTING CONDITIONS
- C2.02 DEMOLITION PLAN
- C3.01 SITE PLAN
- C3.02 FIRE TRUCK TURNING EXHIBIT
- C4.01 GRADING PLAN
- C4.02 GRADING NOTES
- C5.01 PHASE ONE EROSION CONTROL
- C5.02 PHASE TWO EROSION CONTROL
- C5.03 EROSION CONTROL NOTES AND DETAILS
- C6.01 UTILITY PLAN
- C9.01 DETAILS
- L1.01 LANDSCAPE PLAN
- L1.02 LANDSCAPE DETAILS AND NOTES
- L1.03 LANDSCAPE PLAZA
- AL101 ARCHITECTURAL SITE PLAN
- A001.0 SUBLEVEL 1 PLAN - OVERALL
- A101.0 LEVEL 1 PLAN - OVERALL
- A102.0 LEVEL 2 PLAN - OVERALL
- A103.0 LEVEL 3 PLAN - OVERALL
- A104.0 LEVEL 4 PLAN - OVERALL
- A001.1 SUBLEVEL 1 PLAN - AREA 1
- A001.2 SUBLEVEL 1 PLAN - AREA 2
- A001.3 SUBLEVEL 1 PLAN - AREA 3
- A101.1 LEVEL 1 PLAN - AREA 1
- A101.2 LEVEL 1 PLAN - AREA 2
- A101.3 LEVEL 1 PLAN - AREA 3
- A102.1 LEVEL 2 PLAN - AREA 1
- A102.2 LEVEL 2 PLAN - AREA 2
- A102.3 LEVEL 2 PLAN - AREA 3
- A103.1 LEVEL 3 PLAN - AREA 1
- A103.2 LEVEL 3 PLAN - AREA 2
- A103.3 LEVEL 3 PLAN - AREA 3
- A104.1 LEVEL 4 PLAN - AREA 1
- A104.2 LEVEL 4 PLAN - AREA 2
- A104.3 LEVEL 4 PLAN - AREA 3
- A301 BUILDING ELEVATIONS
- A302 BUILDING ELEVATIONS
- A303 BUILDING ELEVATIONS
- A351 BUILDING AXONOMETRIC VIEW

PARKING COUNT

(303 STALLS REQUIRED)

STALL TYPE	SUBLEVEL	SURFACE	TOTAL
Compact Parking Stall	33	21	54
Double HC Parking Stall	4	4	8
HC Single Parking Stall	1	2	3
Parallel Parking Stall	0	8	8
Standard Parking Stall	96	134	230
TOTAL	134	169	303

BIKE PARKING COUNT

SUBLEVEL BIKE PARKING

TYPE	PARKABLE BIKES
ULTRA SPACE SAVER WALL MOUNTED	9
ULTRA SPACE SAVER WALL MOUNTED	13
TOTAL	22

ON SITE BIKE PARKING

TYPE	PARKABLE BIKES
ARC MOUNT	8
TOTAL	8

AREA SUMMARY

LEVEL 4	45609 SF
LEVEL 3	45609 SF
LEVEL 2	45609 SF
LEVEL 1	49533 SF
SUBLEVEL 1	45842 SF
GRAND TOTAL	232204 SF

UNIT COUNT

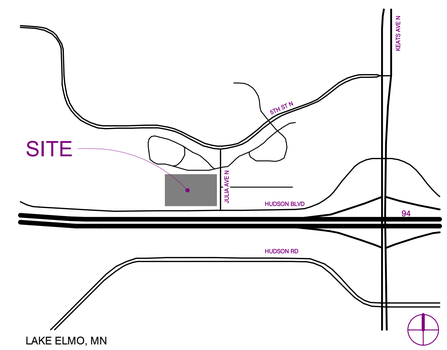
(4 TYPE 'A' UNITS REQUIRED)

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNIT TYPE TOTAL
STUDIO	1	1	1	1	4
ALCOVE	7	9	10	10	36
ALCOVE - TYPE A	0	1	0	0	1
ONE BEDROOM	18	20	19	20	77
ONE BEDROOM + DEN	2	2	2	2	8
ONE BEDROOM - TYPE A	1	0	1	0	2
<varies>	12	15	15	15	57
TWO BEDROOM - TYPE A	1	0	0	0	1
THREE BEDROOM	1	1	1	1	4
GRAND TOTAL	43	49	49	49	190

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

VICINITY MAP



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Schafer Richardson

Lake Elmo Apartments

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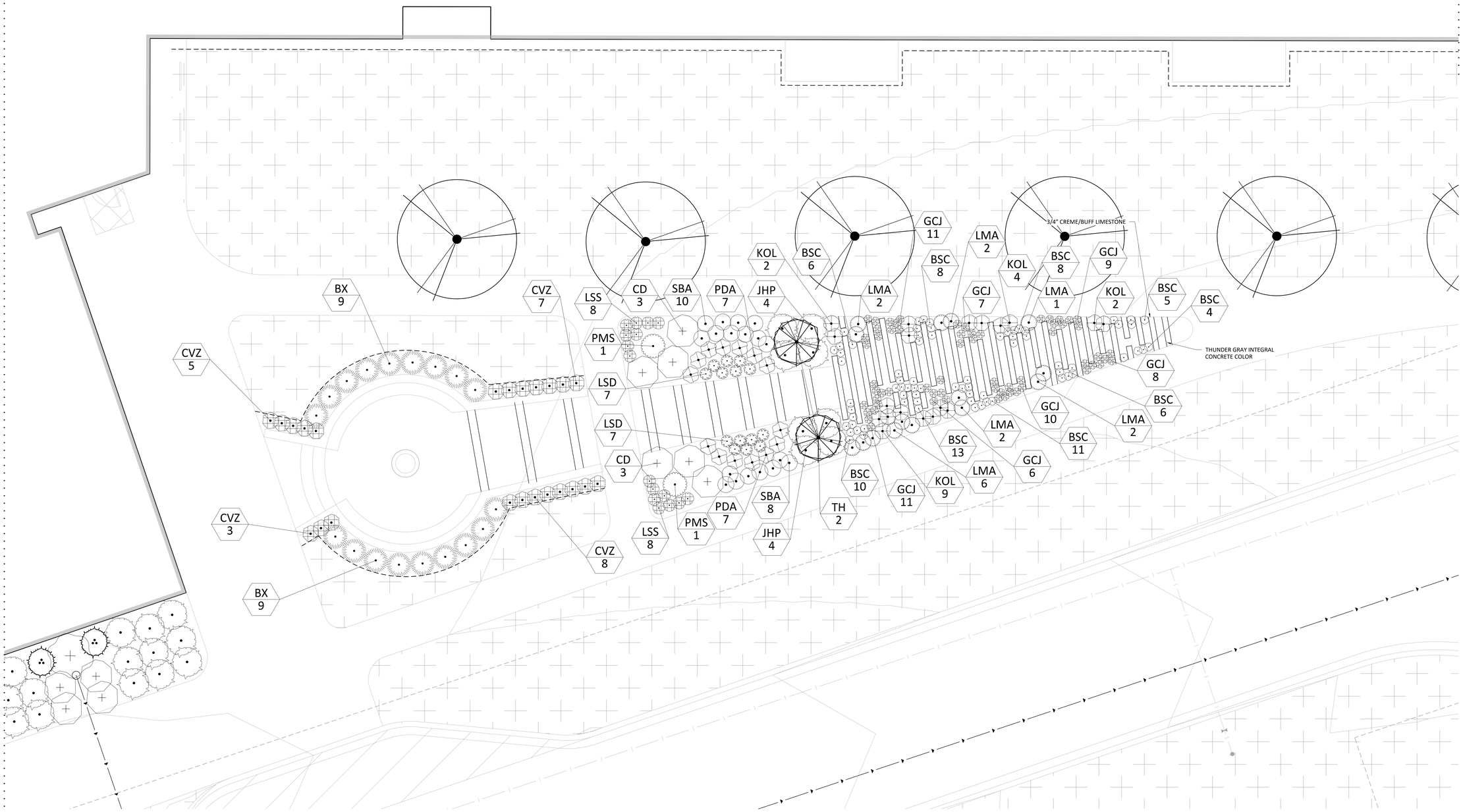
REVISIONS

DATE	04/18/2022
PROJECT #	21-0022
PHASE	PRELIM PUD
DRAWN BY	AG
CHECKED BY	AG

TITLE SHEET

G001

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PLANT SCHEDULE

PLANT SCHEDULE PLAZA

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BX	Buxus x 'Chicagoland Green' TM / Glencoe Boxwood	10 gal	18
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal	6
	JHP	Juniperus horizontalis 'Prince of Wales' / Prince Of Wales Juniper	5 gal	8
	PMS	Philadelphus x 'Miniature Snowflake' / Miniature Snowflake Mockorange	2 gal.	2
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	LMA	Alchemilla mollis 'Thriller' / Lady's Mantle	1 gal	15
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal	18
	PDA	Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster	1 gal	14
	CVZ	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	1 gal	23
	BSC	Isotoma fluviatilis / Blue Star Creeper	1 gal.	71
	LSD	Leucanthemum x superbum 'Daisy Duke' TM / Daisy May Shasta Daisy	1 gal	14
	LSS	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	1 gal	16
	KOL	Liatris spicata 'Kobold' / Spike Gayfeather	1 gal	19
	GCJ	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny	1 gal	62
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	
	TUR HIG	Turf Sod Highland Sod / Sod	Sod	

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	S
FORCEMAIN (SAN.)	LS	FM S
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

LAKE ELMO LANDSCAPE CODE

CALCULATIONS	REQUIRED	PROPOSED
TREES FOR DISTURBED AREA (5 per ACRE)	56	56
STREET TREES (1 per 50 LF OF FRONTAGE)	26	26
PERIMETER LOT TREES (1 per 40 LF)	25	25
PARKING LOT (RESIDENTIAL)	12	12
PARKING LOT (COMMERCIAL)	6	6

A minimum of one tree shall be planted for every 50 feet of street frontage, lake shore or stream frontage, or fraction thereof.

In addition to the requirements of subsection (c)(1) of this section, a minimum of five trees shall be planted for every one acre of land that is disturbed by development activity. Such trees may be used for parking lot landscaping or screening as specified in subsections (d) and (e) of this section.

At least five percent of the interior area of parking lots with more than 30 spaces shall be devoted to landscape planting areas. Areas may consist of islands or corner planting beds.

A variety of trees and shrubs should be used to provide visual interest year-round. No more than 50 percent of the required number of trees and shrubs may consist of any one species. A minimum of 25 percent of the required number of trees shall be deciduous shade trees, and a minimum of 25 percent shall be coniferous trees. Ornamental trees may be used when applied towards landscaping requirements. However, the number of trees shall not exceed 15 percent of the required amount.

NORTH

0 5 10

SCALE IN FEET

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LAKE ELMO, MN

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04.18.2022

REVISIONS

DATE	04/18/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	JRW
CHECKED BY	JRW

LANDSCAPE PLAZA

L1.03

GENERAL NOTES:

1. REFER TO SPECIFICATION FOR DETAILED EXTERIOR MATERIAL INFORMATION

KEYNOTES:



2 SOUTH ELEVATION - EAST WING
A301 3/32" = 1'-0"



1 SOUTH ELEVATION - WEST WING
A301 3/32" = 1'-0"

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04.18.2022

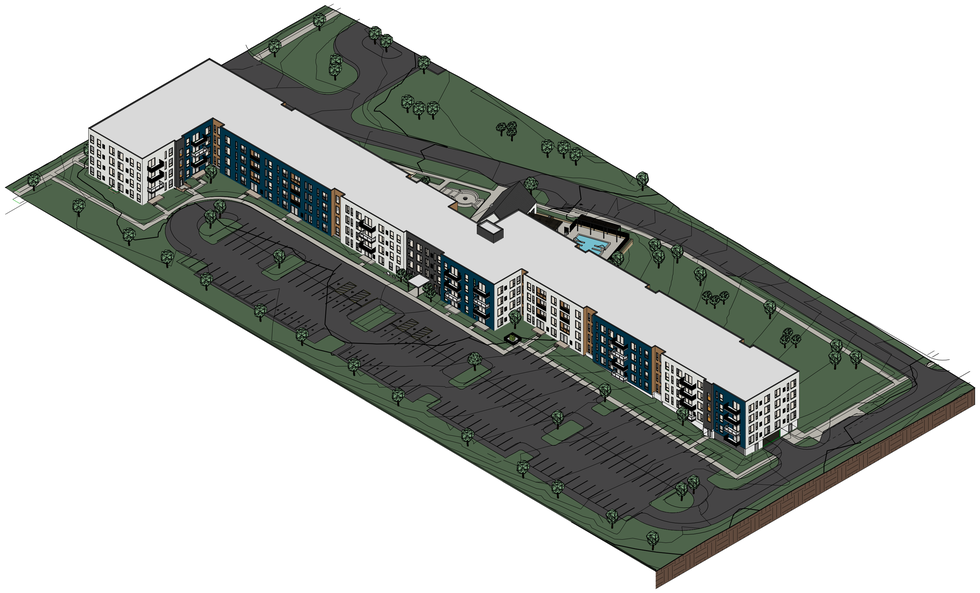
REVISIONS

DATE	04/18/2022
PROJECT #	21-0022
PHASE	PRELIM PUD
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CHECKED BY	Checker

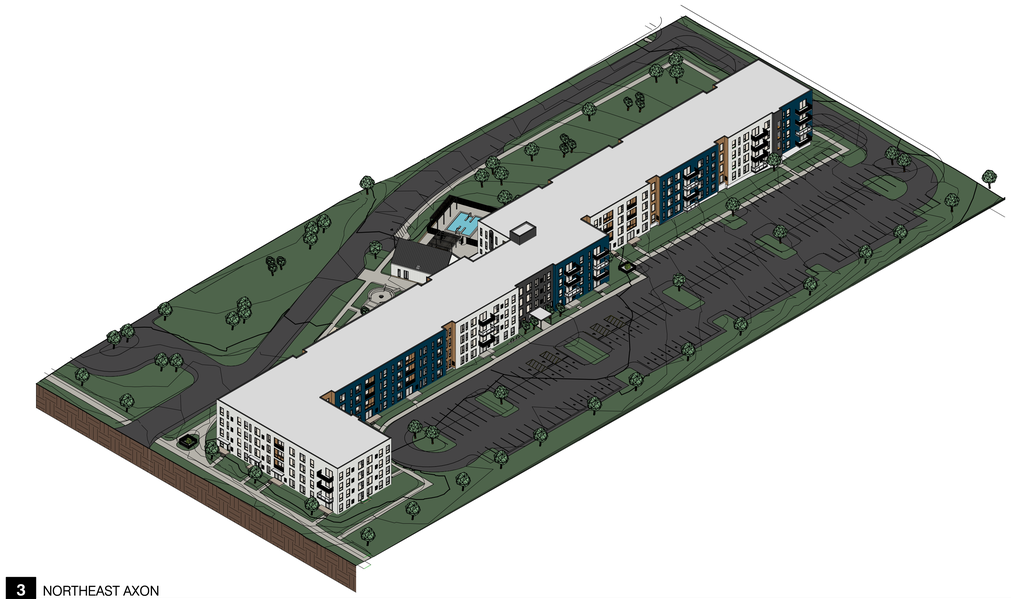
BUILDING ELEVATIONS

A301

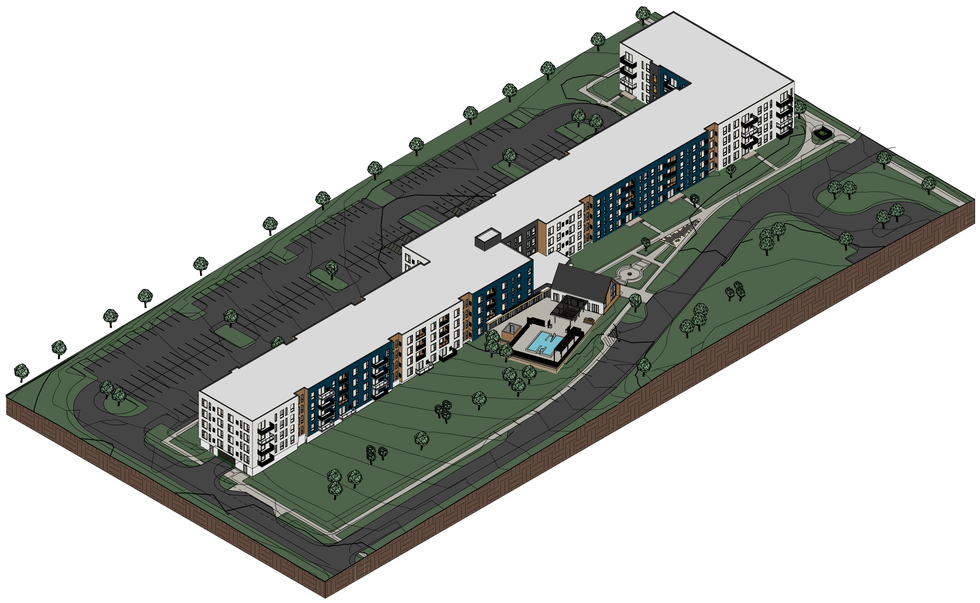
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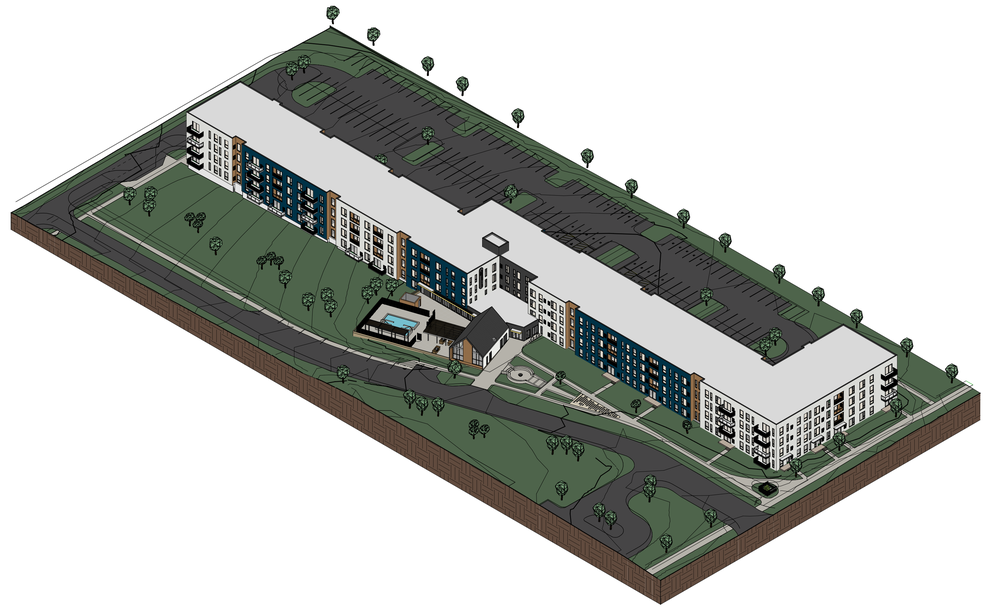
4 NORTHWEST AXON
A351



3 NORTHEAST AXON
A351



2 SOUTHWEST AXON
A351



1 SOUTHEAST AXON
A351

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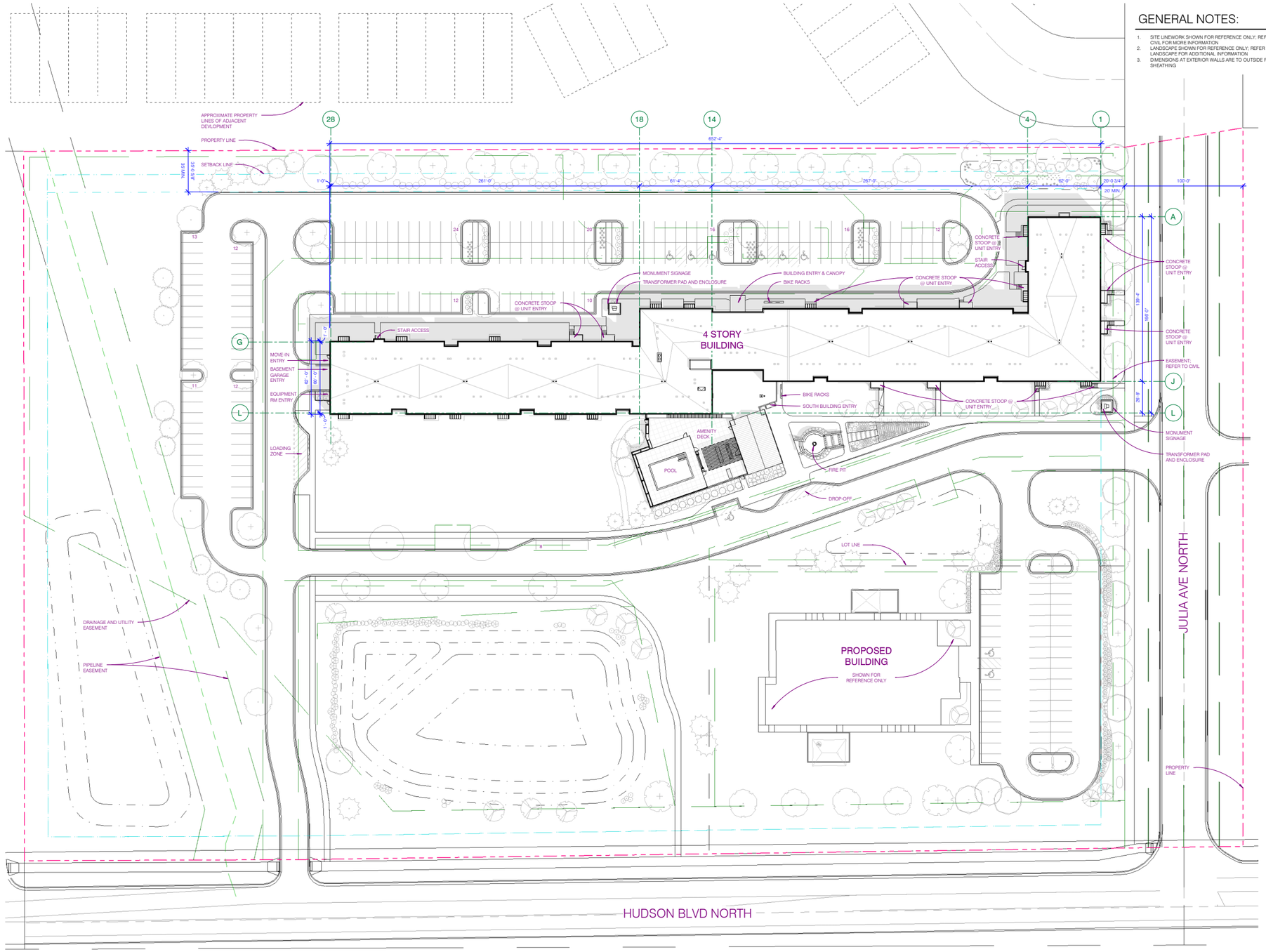
DATE	04/18/2022
PROJECT #	21-0022
PHASE	PRELIM PUD
DRAWN BY	Author
CHECKED BY	Checker

BUILDING AXONOMETRIC VIEW

A351

GENERAL NOTES:

1. SITE LINEWORK SHOWN FOR REFERENCE ONLY; REFER TO CIVIL FOR MORE INFORMATION
2. LANDSCAPE SHOWN FOR REFERENCE ONLY; REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION
3. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING



1 ARCHITECTURAL SITE PLAN
AL101 1" = 30'-0"

N

0' 2' 4' 8'

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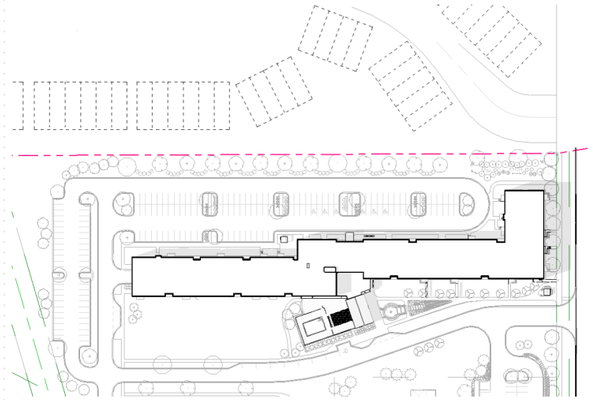
REVISIONS
8/10/22 REVISED PRELIMINARY PUD SUBMITTAL

DATE	08/09/2022
PROJECT #	21-0022
PHASE	PUD
DRAWN BY	CYK,JTH
CHECKED BY	AG

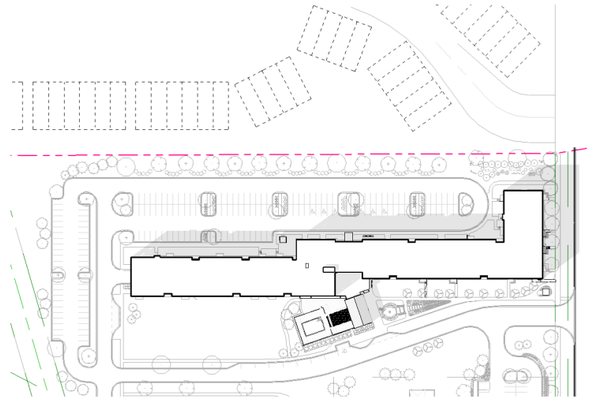
ARCHITECTURAL SITE PLAN

AL101

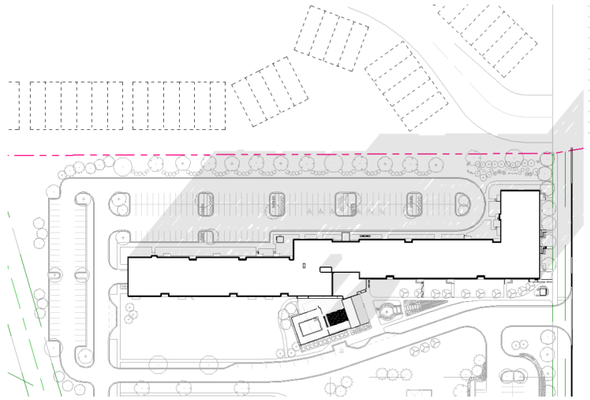
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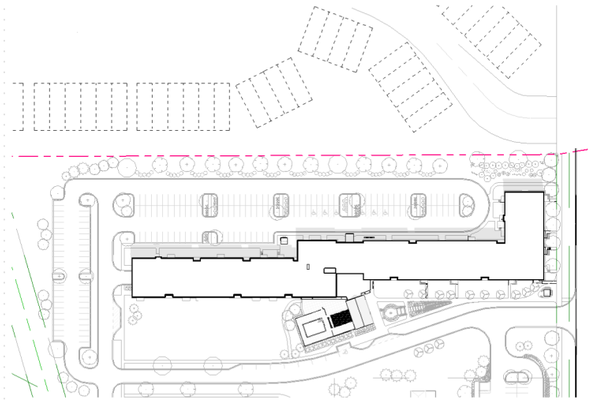
9 AL102 - SUMMER SOLSTICE - 3 PM
AL102 1" = 80'-0"



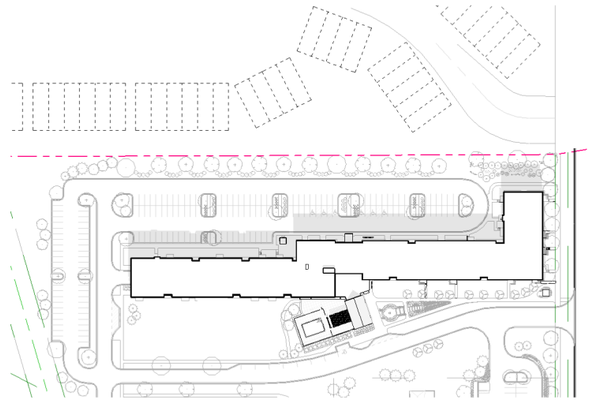
8 AL102 - ATUMNAL/VERNAL EQUINOX - 3 PM
AL102 1" = 80'-0"



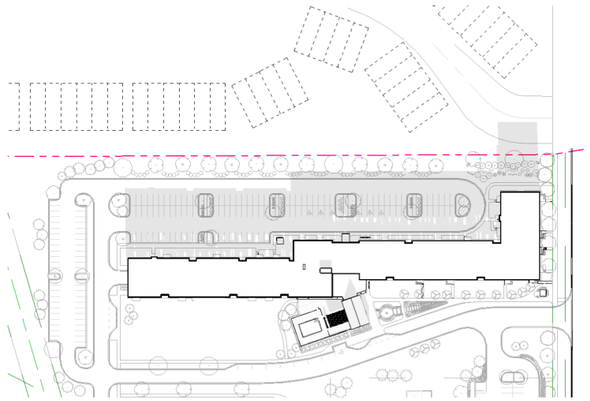
7 AL102 - WINTER SOLSTICE - 3 PM
AL102 1" = 80'-0"



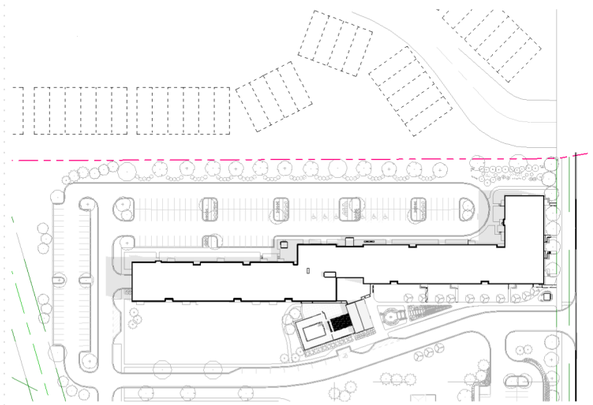
6 AL102 - SUMMER SOLSTICE - 12 PM
AL102 1" = 80'-0"



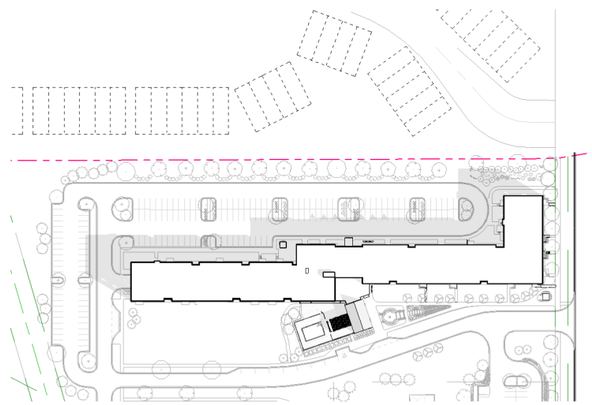
5 AL102 - ATUMNAL/VERNAL EQUINOX - 12 PM
AL102 1" = 80'-0"



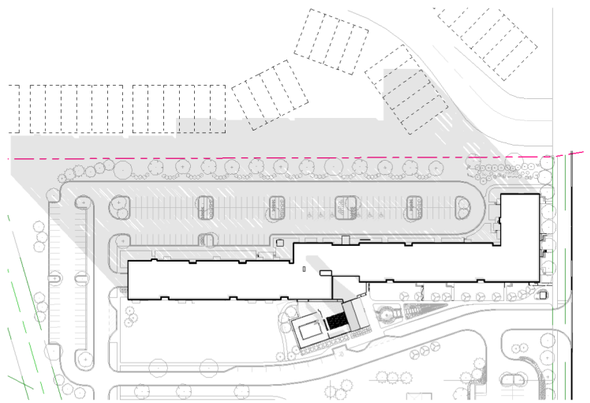
4 AL102 - WINTER SOLSTICE - 12 PM
AL102 1" = 80'-0"



3 AL102 - SUMMER SOLSTICE - 9 AM
AL102 1" = 80'-0"



2 AL102 - ATUMNAL/VERNAL EQUINOX - 9 AM
AL102 1" = 80'-0"



1 AL102 - WINTER SOLSTICE - 9 AM
AL102 1" = 80'-0"

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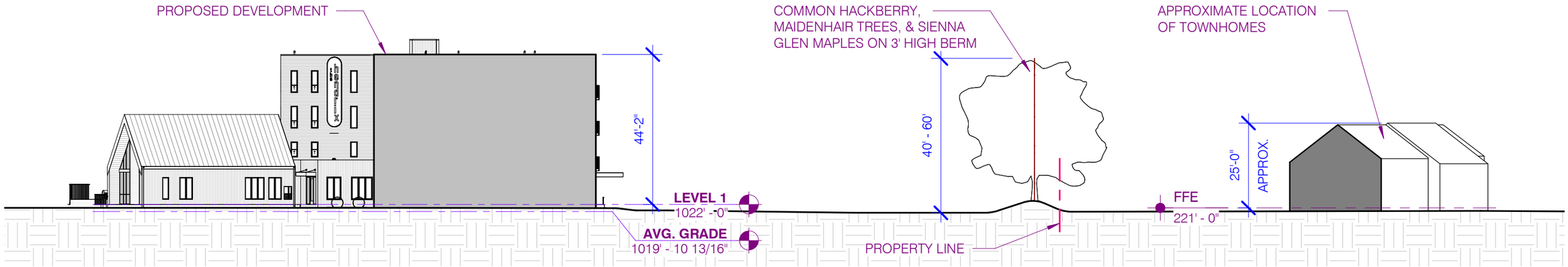
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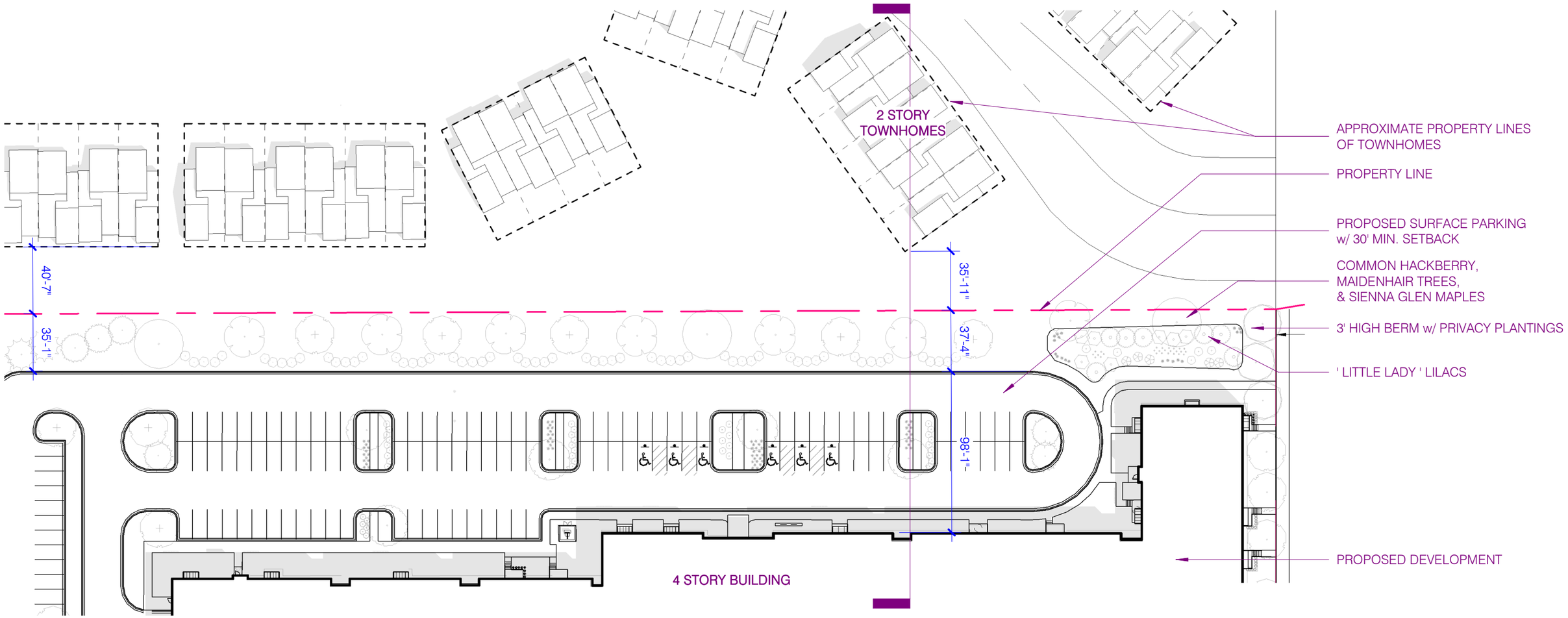
REVISIONS
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SHADOW STUDY

AL102





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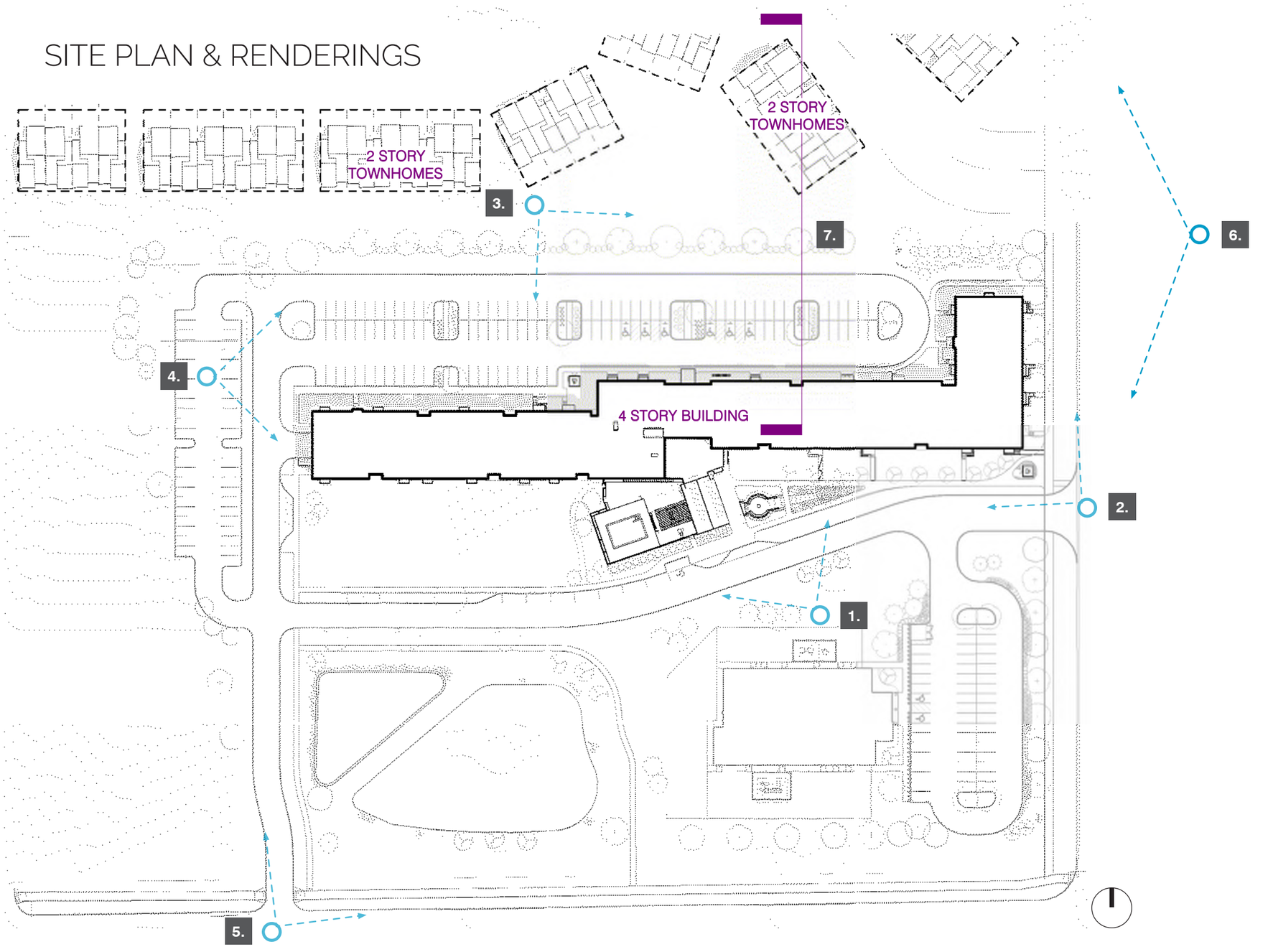
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LAKE ELMO, MN 55042 / 08/10/22 / 21-0022

SITE SECTION & ADJACENCY PLAN / X01

SITE PLAN & RENDERINGS



RENDERINGS:

1. CLUBHOUSE & BUILDING ENTRY
2. PROXIMITY TO JULIA AVE & WALK-UP UNITS
3. REAR ENTRY FROM ADJACENT PROPERTY
4. WEST PERSPECTIVE
5. OVERALL SITE FROM HUDSON BLVD.
6. SITE AERIAL W/ ADJACENT PROPERTY MASSING
7. SITE SECTION

CLUBHOUSE & BUILDING ENTRY



PROXIMITY TO JULIA AVE & WALK-UP UNITS



REAR ENTRY FROM ADJACENT PROPERTY



WEST PERSPECTIVE



OVERALL SITE FROM HUDSON BLVD.



SITE AERIAL W/ ADJACENT PROPERTY MASSING

