



DATE: July 18, 2023

REGULAR

AGENDA ITEM: Approve Draw on Letter of Credit from Chase Development, Inc. for the Easton Village 2nd, 3rd, 4th, and 5th Additions.

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Sarah Sonsalla, City Attorney
Sophia Jensen, City Planner
Marty Powers, Public Works Director
Chad Isakson, Assistant City Engineer

BACKGROUND: Chase Development Inc. is the developer for the Easton Village subdivision. As a condition of Final Plat approval for each Addition, Chase Development entered into a Development Agreement for the Easton Village 2nd, 3rd, 4th and 5th Additions. As part of each Development Agreement, Chase Development was required to provide a letter of credit (LOC) as the form of security to ensure that the subdivision improvements are constructed as detailed in Development Agreement and the approved Subdivision Plans.

Also, in accordance with the Development Agreement, the security amount for each letter of credit may be reduced incrementally once predefined completion milestones are met. Accordingly, the remaining security amount for each respective Addition is as follows:

Subdivision	Initial Security \$	Current Security \$
Easton Village 2nd Addition	\$1,001,487.00	\$127,754.00
Easton Village 3rd Addition	\$1,104,400.00	\$137,707.00
Easton Village 4th Addition	\$ 640,438.00	\$454,176.00
Easton Village 5th Addition	\$2,298,724.00	\$993,824.00

ISSUE BEFORE COUNCIL: Should Council approve the drawing on the letter of credits for the Easton Village 2nd, 3rd, 4th and 5th Additions as determined by the City Administrator?

PROPOSAL DETAILS/ANALYSIS: City staff has been tracking the status and progress of the work in the Easton Village Additions over the past several years and has documented a lack of progress of the remaining elements. Detailed punch lists have been developed, itemized and submitted to the developer's attention on multiple occasions and have communicated that these issues be addressed promptly and prior to city acceptance of the work. In addition, the issues related to the required corrective work have in many cases become more problematic due to the delays and lack of response, particularly as they relate to more homeowners occupying new homes.

At the April 12, 2022 Council Workshop the Easton Village subdivision was included in the presentation to council regarding developments that required staff enforcement. Subsequently, formal enforcement notices were sent to Chase Development, dated June 24, 2022. A second formal enforcement notice was sent May 4, 2023. In addition to the formal notices, staff has met with the developer's representatives in the field and issued multiple email communications detailing the city's requirements and expectations.

Staff is proposing that the Council provide the City Administrator with full authority to draw on each of the letter of credits for the Easton Village 2nd, 3rd, 4th and 5th Additions, without further notice to the developer, and to be drawn in the amounts as deemed appropriate by the City Administrator, and that one or more draws may be made without further Council action or approval, for the purpose of completing the subdivision improvements.

FISCAL IMPACT: NA.

OPTIONS:

- 1) Authorize the City Administrator to draw on the Letter of Credit for Chase Development, Inc. for the Easton Village 2nd, 3rd, 4th and 5th Additions, without further notice to the developer, and to be drawn in the amounts as deemed appropriate by the City Administrator, and that one or more draws may be made without further Council action or approval, for the purpose of completing the subdivision improvements.
- 2) Direct staff to take no action at this time and continue to work with the developers at the staff level to encourage project completion.

RECOMMENDATION: Staff is recommending that the City Council approve a motion to authorize the City Administrator to draw on the Letter of Credits for the Easton Village 2nd, 3rd, 4th, and 5th Additions. The recommended motion for the action is as follows:

“Move to authorize the City Administrator to draw on the Letter of Credit for Chase Development, Inc. for the Easton Village 2nd, 3rd, 4th and 5th Additions, without further notice to the developer, and to be drawn in the amounts as deemed appropriate by the City Administrator, and that one or more draws may be made without further Council action or approval, for the purpose of completing the subdivision improvements.”

ATTACHMENTS:

- Easton Village 2nd Addition Punch List.
- Easton Village 3rd Addition Punch List.
- Easton Village 4th Addition Punch List.
- Easton Village 5th Addition Punch List.
- Easton Village 2nd Addition Security Tracking Spreadsheet and Letter of Credit.
- Easton Village 3rd Addition Security Tracking Spreadsheet and Letter of Credit.
- Easton Village 4th Addition Security Tracking Spreadsheet and Letter of Credit.
- Easton Village 5th Addition Security Tracking Spreadsheet and Letter of Credit.

CITY OF LAKE ELMO
PUNCHLIST

EASTON VILLAGE 2ND ADDITION

PROJECT NO. 2016.120

ADDRESSED TO: ANDY CHASE, CHASE DEVELOPMENT

DATE ISSUED: NOVEMBER 3, 2020

DATE UPDATED: NOVEMBER 3, 2022

CURRENT DEVELOPMENT STATUS:

WATER/SAN. SEWER UTILITIES: COMPLETE, WARRANTY SECURITY RELEASED

OTHER SUBDIVISION IMP: ACCEPTED, WARRANTY EXPIRED, PUNCHLIST OUTSTANDING

RECORD PLANS: COMPLETE AND DELIVERED

SUMMARY STATUS: DEVELOPMENT IN DEFAULT PENDING COMPLETION OF PUNCHLIST ITEMS

PUNCHLIST PURPOSE:

- PROJECT ACCEPTANCE
- PRE-WEAR COURSE
- UTILITY WARRANTY
- SUBDIVISION IMP. WARRANTY

ITEM #	CORRECTIVE ACTION	DATE ADDED	ADDED BY	CONTRACTOR INITIAL	CONTRACTOR DATE COMPLETED	DATE VERIFIED (CITY)	VERIFIED BY (CITY)	REMARKS
1	Verify upstream soils are restored and stabilized. Then remove inlet protection, silt fences and other erosion control measures.	11/3/2020	DMK					Reinspected 11/3/22 and found not complete. Remove biolog between FES-1 and FES-5 (behind Lot 1-3 Block 1)
2	Remove sediment from inlet protection on the north end of Linden Avenue and all inlets on Village Parkway.	11/3/2020	DMK			DJ	10/30/2022	
3	Remove silt fence along rear lot line of Lots 1-5 Block 2.	11/3/2020	DMK					Reinspected 11/3/22. Silt fence remains in place (knocked down)
4	Remove sediment from the rip rap on FES-1.	11/3/2020	DMK					Reinspected 11/3/22. Not complete. Trees were cleared.
5	Jet and clean storm sewer from FES-1 to FES-5.	11/3/2020	DMK			DJ	10/30/2022	
6	Remove sediment from sump catch basin manhole 2.	11/3/2020	DMK			DJ	10/30/2022	
7	Raise existing STMH-60 to grade and install off road structure marker.	11/3/2020	DMK			DJ	10/30/2022	
8	Reinstall the two missing no parking signs in the Linden Court CDS.	11/3/2020	DMK			DJ	10/30/2022	
9	Saw and seal all cracked concrete curb and gutter. Coordinate with city engineering department 1 week in advance of mobilization to have areas marked for repair.	11/3/2020	DMK			DJ	10/30/2022	
10	Remove and replace all damaged concrete sidewalk marked in the field. Coordinate with city engineering department 1 week in advance of mobilization to have areas marked for repair.	11/3/2020	DMK					Concrete R&R complete. Restoration along edge of sidewalk (topsoil and seed) needed.
11	Contact Planning Department to address status and work plan to finalize landscaping improvements	11/3/2020	DMK					

Engineering Punch List does not include/address Landscape Improvements

EASTON VILLAGE

LAKE ELMO, MINNESOTA

2ND ADDITION - FINAL PLAN

GRADING, EROSION CONTROL, STREET, STORM SEWER, UTILITY, LANDSCAPE AND PLAT

MAY 19, 2017

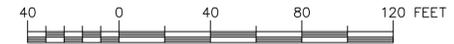
SHEET NO. 2113
AS-BUILT PLAN

ERICKSON CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804

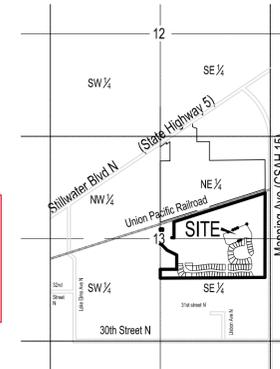
www.ericksoncivilsite.com

CONTRACTOR: Northwest Asphalt
1451 Stagecoach Road
Shakopee, MN 55379
(952) 445-1003
COMPLETION DATE: May 30, 2019
CITY PROJECT NO.: 2016.120



GRAPHIC SCALE

Site Location Map
Section 12 & 13, T28N - R21W
Washington County, Minnesota



DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
<input checked="" type="checkbox"/> AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Todd A. Erickson
TODD A. ERICKSON, PE

40418

LICENSE NO.

05/19/2017

DATE:

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
2ND ADDITION
FINAL PLAN**
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	5/24/17

JOB NO. 16-175

SHEET TITLE
TITLE SHEET

SHEET NO.
C1
SHEET 1 OF 22



PL ITEM #4 - Remove sediment from rip rap

PL ITEM #1 - Remove biologs

PL ITEM #3 - Remove silt fence along rear lot line of Lots 1-5 Block 2

PLAN SHEET INDEX:

SHEET NO.	SHEET ID	DESCRIPTION
1 OF 22	C1	TITLE SHEET
2 OF 22	C2	EXISTING CONDITIONS
3 OF 22	C3	GRADING STANDARD PLAN NOTES
4 OF 22	C4	EROSION CONTROL & SITE RESTORATION PLAN
5 OF 22	C5	EROSION CONTROL & SITE RESTORATION PLAN
6 OF 22	C6	GRADING PLAN
7 OF 22	C7	GRADING PLAN
8 OF 22	C8	SITE LAYOUT/LIGHTING AND SIGNAGE PLAN
9 OF 22	C9	STREET PLAN & PROFILE
10 OF 22	C10	STREET PLAN & PROFILE
11 OF 22	C11	STREET PLAN & PROFILE
12 OF 22	C12	SANITARY SEWER & WATERMAIN PLAN & PROFILE
13 OF 22	C13	SANITARY SEWER & WATERMAIN PLAN & PROFILE
14 OF 22	C14	STORM SEWER PLAN & PROFILE
15 OF 22	C15	DETAILS
16 OF 22	C16	DETAILS
17 OF 22	C17	DETAILS
18 OF 22	C18	DETAILS
19 OF 22	C19	DETAILS
20 OF 22	C20	DETAILS
21 OF 22	C21	DETAILS
21 OF 22	C22	DETAILS

1 OF 2	L1	LANDSCAPE PLAN
2 OF 2	L2	LANDSCAPE DETAILS

1 OF 3		FINAL PLAT DEDICATION
2 OF 3		FINAL PLAT DEDICATION
3 OF 3		FINAL PLAT GRAPHICS

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CITY OF LAKE ELMO
PUNCHLIST

EASTON VILLAGE 3RD ADDITION

PROJECT NO. 2016.142

ADDRESSED TO: ANDY CHASE, CHASE DEVELOPMENT

DATE ISSUED: NOVEMBER 3, 2020

DATE UPDATED: NOVEMBER 3, 2022

CURRENT DEVELOPMENT STATUS:

WATER/SAN. SEWER UTILITIES: COMPLETE, WARRANTY SECURITY RELEASED

OTHER SUBDIVISION IMP: ACCEPTED, WARRANTY EXPIRED, WARRANTY PUNCHLIST OUTSTANDING

RECORD PLANS: COMPLETE AND DELIVERED

SUMMARY STATUS: DEVELOPMENT IN DEFAULT PENDING COMPLETION OF PUNCHLIST ITEMS

PUNCHLIST PURPOSE:

PROJECT ACCEPTANCE

PRE-WEAR COURSE

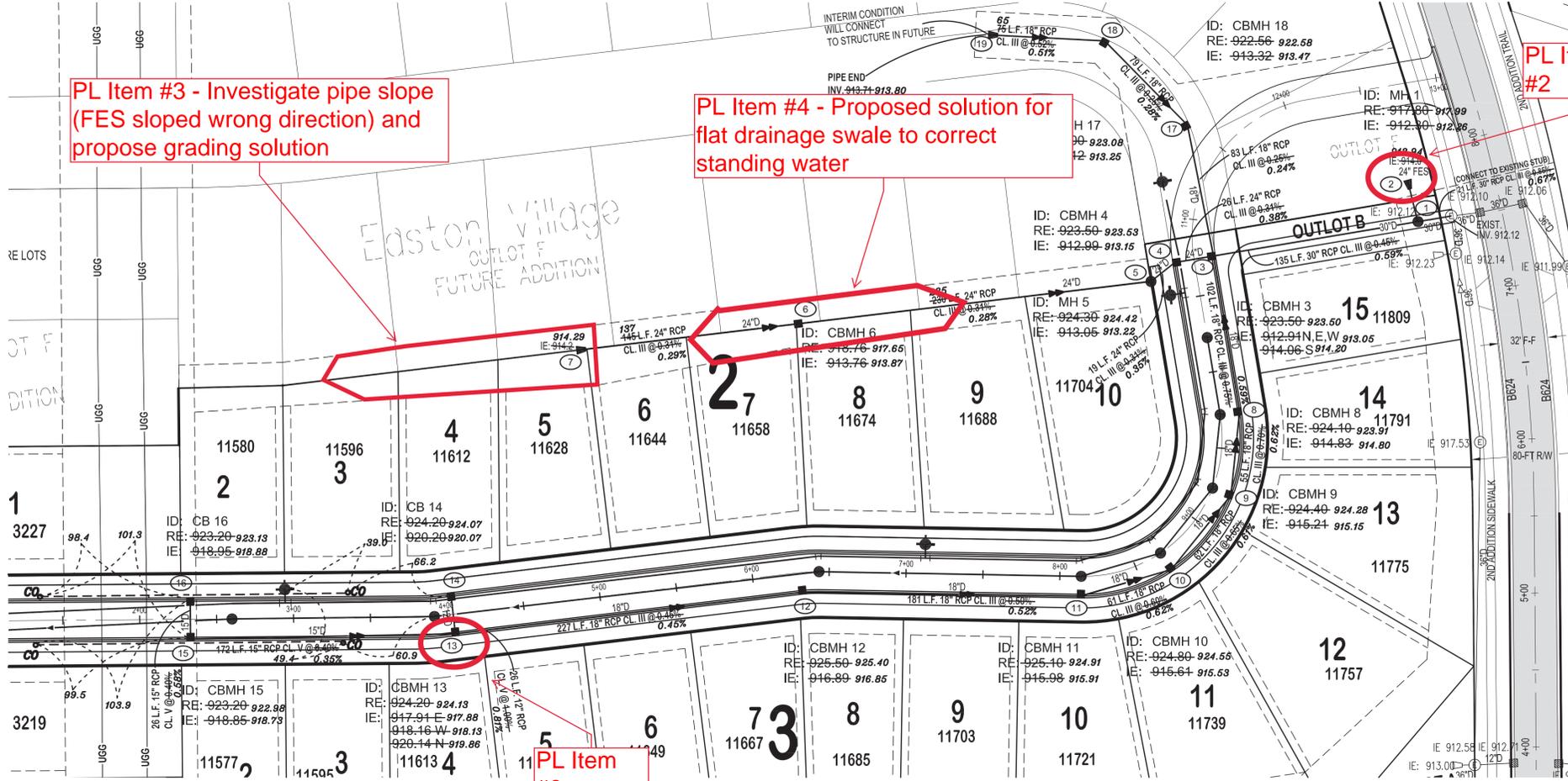
UTILITY WARRANTY

SUBDIVISION IMP. WARRANTY

ITEM #	CORRECTIVE ACTION	DATE ADDED	ADDED BY	CONTRACTOR INITIAL	CONTRACTOR DATE COMPLETED	DATE VERIFIED (CITY)	VERIFIED BY (CITY)	REMARKS
1	Verify upstream soils are restored and stabilized. Then remove all inlet protection, silt fences and other erosion control measures.	11/3/2020	DMK			11/3/2022	DJ	
2	Remove sediment buildup around FES-2, regrade and stabilize	11/3/2020	DMK					11/3/2022 - Regraded but not stabilized
3	Regrade upstream lot lines from FES-7 to drain. Remove and reinstall all sod and irrigation as necessary and coordinate work with property owners.	11/3/2020	DMK					
4	Investigate and propose solution to flat swale holding water from Block 2 Lots 7-9. Coordinate work with property owners.	9/8/2022	CJI					Item added based multiple home owner complaints and developer as-built survey indicating the swale is flat.
5	Jet and clean storm sewer lines from FES-7 to Existing CBMH-31	11/3/2020	DMK			11/3/2022	DJ	
6	Seal concrete doghouse water tight in CBMH-13	11/3/2020	DMK					
7	Mud concrete rings/casting smooth in CBMH-11	11/3/2020	DMK			11/3/2022	DJ	
8	Saw and seal all cracked concrete curb and gutter	11/3/2020	DMK			11/3/2022	DJ	
9	Remove and replace all damaged concrete sidewalk panels marked in the field. Coordinate with city engineering department 1 week in advance of mobilization to have areas marked for repair.	11/3/2020	DMK					11/3/2022 - Material needs to be added along sidewalk and restored
10	Replace damaged concrete splash pad to the hydrant on 33rd Street Sta 10+50. Coordinate with city engineering department 1 week in advance of mobilization to have areas marked for repair.	11/3/2020	DMK			11/3/2022	DJ	
11	Grind "W" in curb for Lot 14 Block 3 as marked in the field	11/3/2020	DMK			11/3/2022	DJ	
12	Contact the Planning Director, to address status and work plan to finalize landscaping improvements.	10/3/2022	Staff					

Engineering Punch List does not include/address Landscape Improvements

PLAN VIEW - STORM SEWER



SHEET NO. 2151
AS-BUILT PLAN

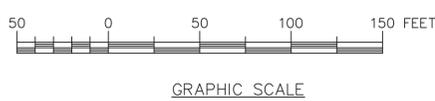
CONTRACTOR: Northwest Asphalt
1451 Stagecoach Road
Shakopee, MN 55379
(952) 445-1003

COMPLETION DATE: May 30, 2019

CITY PROJECT NO.: 2016.142

ERICKSON CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804
www.ericsoncivil.com



Structure Build Table

Structure ID	Rim Elev.	Asbuilt Elev.	Inv. Elev.	Asbuilt Elev.	Build Height	Pipe Size	Pipe Cover
1	917.80	917.99	913.30	913.26	5.50	30	3.00
3	923.50	923.50	912.91	913.05	10.59	24	8.09
4	923.50	923.53	912.99	913.15	10.74	24	8.74
5	924.24	924.42	913.05	913.15	11.19	24	9.19
6	918.76	917.65	913.76	913.87	5.00	24	3.00
8	924.10	923.91	914.83	914.80	9.27	18	7.77
9	924.40	924.28	915.21	915.15	9.19	18	7.69
10	924.80	924.55	915.61	915.53	9.19	18	7.69
11	925.10	924.91	915.98	915.91	9.12	18	7.62
12	925.50	925.40	916.88	916.85	8.62	18	7.12
13	924.20	924.13	917.91	917.88	6.29	18	4.79
14	924.20	924.07	920.20	920.07	4.00	12	3.00
15	923.20	922.98	918.85	918.73	4.35	15	3.10
16	923.20	923.13	918.95	918.88	4.25	15	3.00
17	923.00	923.08	913.12	913.25	9.88	18	8.38
18	922.56	922.58	913.32	913.47	9.24	18	7.74

Legend

- PROPERTY BOUNDARY
- PROPOSED 8" PVC (SDR 35 OR 26) SANITARY SEWER
- PROPOSED RCP STORM SEWER
- PROPOSED 6" DIP WM CL. 52 WATER MAIN, HYDRANT AND GATE VALVE
- PROPOSED SANITARY SEWER AND WATER SERVICE (SANITARY SERVICE - 4" PVC (SCH. 40) AND WATER SERVICE - 1" TYPE "K" COPPER WITH CURB STOP)
- PROPOSED RIGID PERFORATED 4" PVC DRAIN TILE WITH SOCK (REQUIRED 100-FT EACH SIDE OF LOW POINT CATCH BASINS OR AS SHOWN), PROVIDE CLEAN OUT AT END OF PIPE.
- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER

DRAWING PHASE:

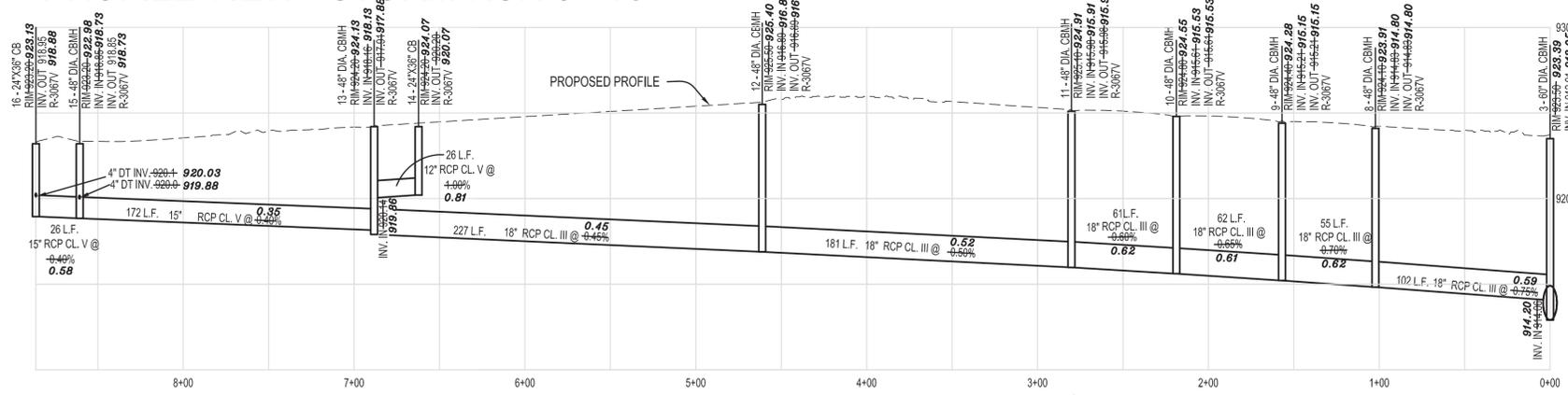
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
<input checked="" type="checkbox"/> AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

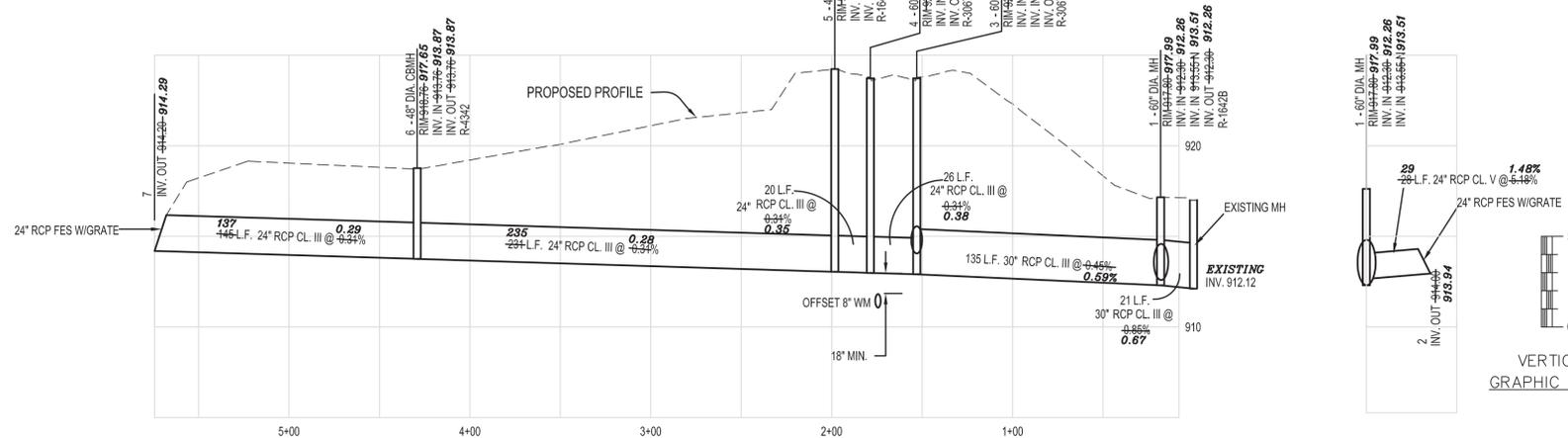
TODD A. ERICKSON, PE
40418
LICENSE NO.
04/28/2017
DATE:

CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

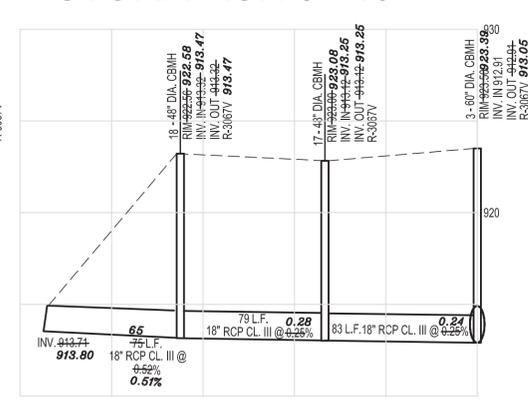
PROFILE VIEW - STORM RUN 1 - 7



PROFILE VIEW - STORM RUN 1 - 7



STORM RUN 3 - 19



- Notes**
- SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION.
 - ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS.

City Standard Plan Notes

- ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
- A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
- JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
- RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MNDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
- THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
- FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
- ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.
- STORM SEWER STRUCTURES WITHIN 10 FT OF WATERMAIN ARE TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.

STORM SEWER DESIGN TABLE

Up-Stream Struct.	Down-Stream Struct.	Len. Ft.	Plan Area Sq.ft.	Area (ac.) Site Indv.	C Indv.	C Avg.	Total To Min.	Tp Min.	Tc+Tp Min.	Tt Min.	Indv. I In/Hr	Avg. I In/Hr	CB Q CFS	Pipe Q CFS	Pipe Dia. In.	Pipe Grade %	Asbuilt Grade %	Pipe Vel. F/US	Pipe Cap. CFS	Asbuilt Cap. CFS	
16	15	26	18,470	0.42	0.42	0.80	0.80	5.0	0.1	5.1	5.0	7.20	2.4	2.4	15	0.40	0.58	4.3	5.3	6.4	
15	13	172	21,055	0.48	0.80	0.80	5.0	0.7	5.7	7.00	2.7	5.1	5.0	4.0	15	0.40	0.35	4.3	5.3	5.0	
14	13	26	19,950	0.46	0.46	0.80	0.80	5.7	0.1	5.7	5.7	7.00	2.6	2.6	12	1.00	0.81	5.9	4.6	4.2	
13	12	227	15,490	0.36	1.72	0.80	0.80	5.7	0.7	6.5	6.5	6.60	1.9	9.1	18	0.45	0.45	5.2	9.2	9.2	
12	11	181	3,800	0.09	1.72	0.80	0.80	6.5	0.6	7.0	7.0	6.40	0.0	9.1	18	0.50	0.52	5.5	9.7	9.8	
11	10	61	8,425	0.19	1.91	0.80	0.80	7.0	0.2	7.2	7.2	6.40	6.40	1.0	9.8	18	0.60	0.62	6.0	10.6	10.8
10	9	61	5,285	0.12	2.04	0.80	0.80	7.2	0.2	7.4	7.4	6.40	6.40	1.0	10.4	18	0.65	0.67	6.2	11.0	10.7
9	8	54	5,760	0.13	2.17	0.80	0.80	7.4	0.1	7.5	7.5	6.30	6.30	0.7	10.9	18	0.70	0.62	6.5	11.4	10.8
8	3	103	4,290	0.10	2.27	0.80	0.80	7.5	0.3	7.7	7.7	6.20	6.20	0.5	11.2	18	0.75	0.59	6.7	11.8	10.5

NOTE: Pipe run 1-7 based on hydrocad storm sewer analysis.

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17
2	City Review	7-5-17
3	City Review	7-10-17

PROJECT TITLE
**EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA**

JOB NO. 16-176

SHEET TITLE
PLAN & PROFILE

SHEET NO.
C17

SHEET 17 OF 25

CITY OF LAKE ELMO
PUNCHLIST

EASTON VILLAGE 4TH ADDITION

PROJECT NO. 2018.118

ADDRESSED TO: ANDY CHASE, CHASE DEVELOPMENT

DATE ISSUED: DECEMBER 14, 2020 (PROJECT ACCEPTANCE)

DATE UPDATED: NOVEMBER 3, 2022

DATE ISSUED: DECEMBER 14, 2020 (UTILITY WARRANTY)

DATE UPDATED: NOVEMBER 3, 2022

CURRENT DEVELOPMENT STATUS:

WATER/SAN. SEWER UTILITIES: ACCEPTED, WARRANTY EXPIRED 1/15/2021, PUNCHLIST ITEMS OUTSTANDING

OTHER SUBDIVISION IMP: NOT ACCEPTED, NOT IN WARRANTY

RECORD PLANS: COMPLETE AND DELIVERED

SUMMARY STATUS: DEVELOPMENT IN DEFAULT PENDING COMPLETION OF PUNCHLIST ITEMS

PUNCHLIST PURPOSE:

PROJECT ACCEPTANCE

PRE-WEAR COURSE

UTILITY WARRANTY

SUBDIVISION IMP. WARRANTY

ITEM #	CORRECTIVE ACTION	DATE ADDED	ADDED BY	CONTRACTOR INITIAL	CONTRACTOR DATE COMPLETED	DATE VERIFIED (CITY)	VERIFIED BY (CITY)	REMARKS
PROJECT ACCEPTANCE PUNCHLIST SECTION								
1	Regrade upstream lot lines from FES 7 to drain (between 3rd and 4th Additions). Remove and reinstall all sod and irrigation as necessary and coordinate work with affected property owners	6/24/2022	Staff					
2	Investigate and propose solution to flat swale holding water from Block 2 Lots 7-9. Coordinate work with property owners.	9/8/2022	CJI					Item added based multiple home owner complaints and developer as-built survey indicating the swale is flat.
3	Easton Village 4th Addition Record Drawings dated 07.25.2018. Must be revised per the review memo dated February 26, 2021 and resubmitted for further review by the city.	2/26/2021	Staff			5/21/2022	MAR	
UTILITY WARRANTY PUNCHLIST SECTION								
1	Raise curb stop and snake pit to grade at address 11781 34th St. N. (unbuilt lot where the temp. access road was located).	12/14/2020	DMK					11/3/2022: Was not able to locate
2	Raise CS and snake pit at address (did not have enough slack) 3251 Lilac Ave. N.	12/14/2020	DMK			9/29/2021	DMK	
3	Raise CS and snake pit at address (did not have enough slack) 11615 34th St. N.	12/14/2020	DMK					11/3/2022: Wrong snake pit
4	Raise CS and snake pit at address (did not have enough slack) 11636 34th St. N.	12/14/2020	DMK			10/3/2022	DJ	
5	Raise CS and snake pit at address (did not have enough slack) 11799 34th St. N.	12/14/2020	DMK			10/3/2022	DJ	
6	Raise CS and snake pit at address (wires not attached correctly) 11571 34th St. N.	12/14/2020	DMK			10/3/2022	DJ	
7	Raise CS and snake pit at address (wires not attached correctly) 11633 34th St. N.	12/14/2020	DMK			10/3/2022	DJ	
8	Raise CS and snake pit at address (wires not attached correctly) 11669 34th St. N.	12/14/2020	DMK					11/3/2022: Wrong snake pit
9	Raise CS and snake pit at address (wires not attached correctly) 11705 34th St. N.	12/14/2020	DMK					11/3/2022: Wrong snake pit
10	Raise CS and snake pit at address (wires not attached correctly) 11744 34th St. N.	12/14/2020	DMK			10/3/2022	DJ	
11	Raise CS and snake pit at address (wires not attached correctly) 11708 34th St. N.	12/14/2020	DMK					11/3/2022: Fix wires and reconnect
12	Raise CS and snake pit at address (wires not attached correctly) 11690 34th St. N.	12/14/2020	DMK					11/3/2022: Wrong snake pit
13	Raise CS and snake pit at address (wires not attached correctly) 11654 34th St. N.	12/14/2020	DMK			10/3/2022	DJ	
14	Complete restoration around all snake pits and curb stops	12/14/2020	DMK			10/3/2022	DJ	
Engineering Punch List does not include/address Landscape Improvements								

PLAN VIEW - STORM SEWER

SHEET NO. 2171
AS-BUILT PLAN

ERICKSON CIVIL

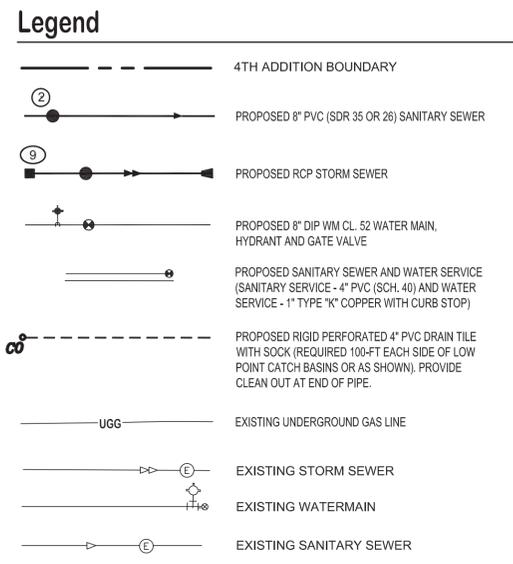
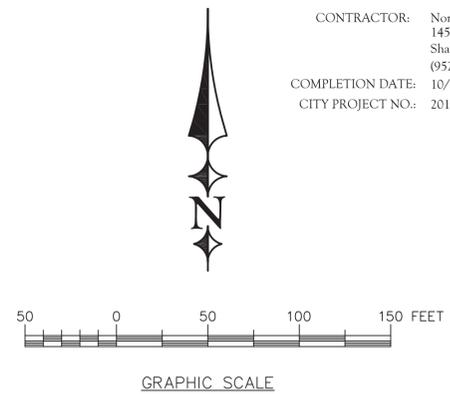
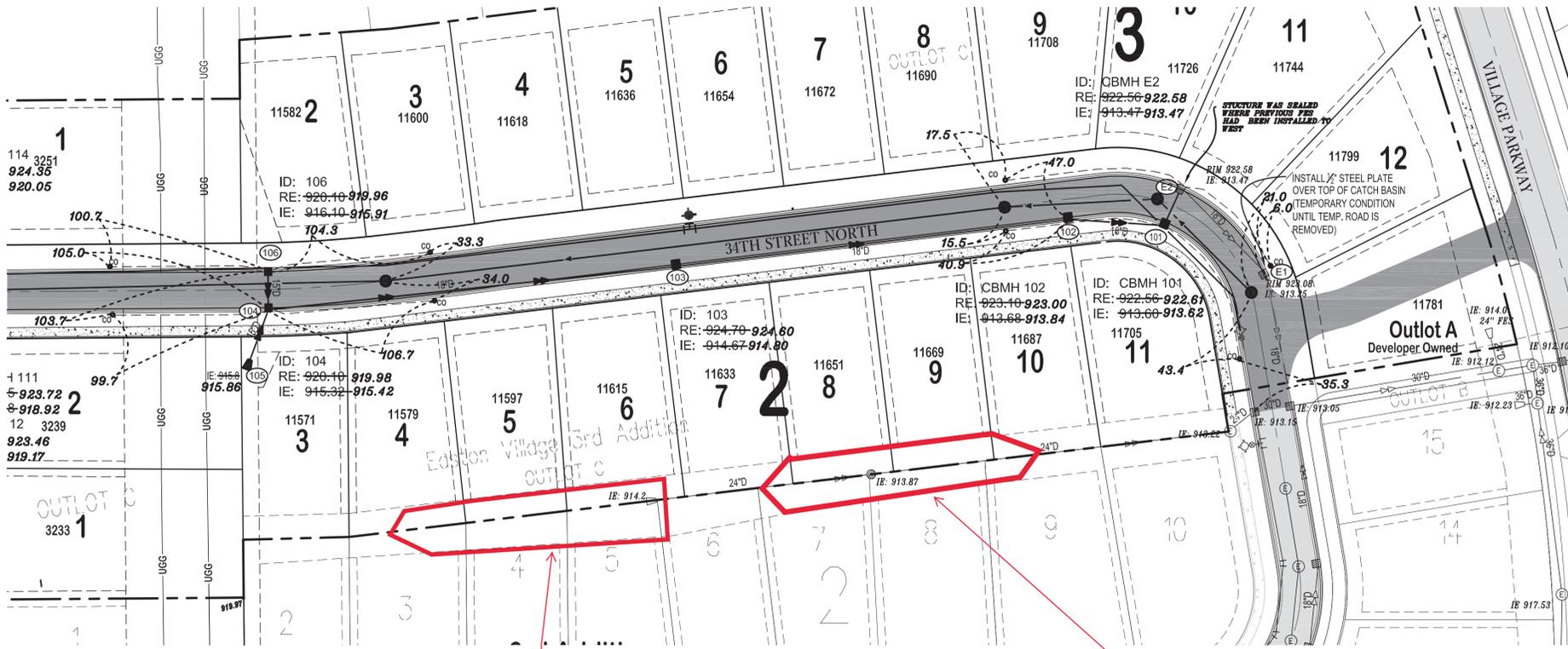
333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804
www.ericsoncivil.com

CONTRACTOR: Northwest Asphalt
1451 Stagecoach Road
Shakopee, MN 55379
(952) 445-1003
COMPLETION DATE: 10/15/2019
CITY PROJECT NO.: 2018.118

DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
<input checked="" type="checkbox"/> AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

TODD A. ERICKSON, PE
40418
LICENSE NO.
07/25/2018
DATE:



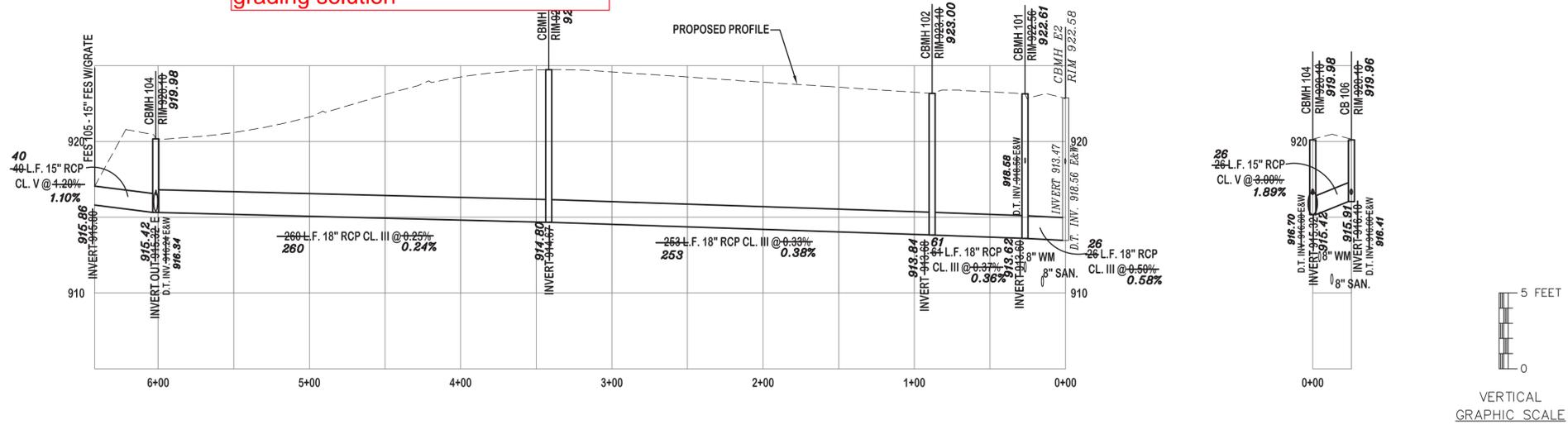
- ### Notes
- SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION.
 - ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS.

- ### City Standard Plan Notes
- ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
 - REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC. 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
 - PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
 - A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
 - JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
 - RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MNDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
 - THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
 - FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
 - ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.
 - STORM SEWER STRUCTURES WITHIN 10 FT OF WATERMAIN ARE TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.

Project Acceptance PL Item #1 - Investigate pipe slope (FES sloped wrong direction) and propose grading solution

Project Acceptance PL Item #2 - Proposed solution for flat drainage swale to correct standing water

PROFILE VIEW - ST



Structure Build Table

Structure	Rim	As-Built Rim	Invert	As-Built Invert	Total Build	As-Built Build	Casting
115	924.40	924.27	920.40	920.47	4.00	3.80	R-3067-V
114	924.40	924.35	919.89	920.05	4.51	4.30	R-3067-V
113	923.60	923.42	919.35	919.26	4.25	4.16	R-3067-V
112	923.60	923.46	919.25	919.17	4.35	4.29	R-3067-V
111	923.85	923.72	918.88	918.92	4.97	4.97	R-3067-V
110	923.00	922.83	918.38	918.45	4.62	4.80	R-3067-V
109	922.30	922.14	918.80	918.76	3.50	3.38	R-3067-V
108	922.25	922.12	917.86	917.90	4.39	4.22	R-3067-V
107	922.25	922.04	917.74	917.76	4.51	4.28	R-3067-V
106	920.10	919.96	916.10	915.91	4.00	4.05	R-3067-V
104	920.10	919.98	915.32	915.42	4.78	4.56	R-3067-V
103	924.70	924.60	914.67	914.80	10.03	9.80	R-3067-V
102	923.10	923.00	913.68	913.84	9.42	9.16	R-3067-V
101	922.56	922.61	913.60	913.62	8.96	8.99	R-3067-V

Storm Sewer Design Table

Up-Stream Struct.	Down-Stream Struct.	Len. Ft.	Plan Area Sq.ft.	Areas (ac.) Site Indv. Site Sum.	C Indv. C Avg.	Total Tc Min. Tp Min. Tc+Tp Min. Tt Min.	Indv. I In/Hr. Avg. In/Hr.	CB Q CFS	Pipe Q CFS	Pipe Dia. In.	Pipe Grade %	Pipe Grade % Vel. Ft./S	Vel. Ft./S	Pipe Cap. CFS	Pipe Cap. CFS	Q Excess CFS	Q Excess CFS
106	104	26	27,320	0.63 0.63	0.80 0.80	5.0 0.0 5.0 5.0 7.20 7.20	3.6 3.6	15	3.00	1.89	11.9	10.0	14.5	12.3	10.9	8.7	
105	104	40	6,330	0.15 0.15	0.80 0.80	5.0 0.1 5.1 5.1 7.20 7.20	0.8 0.8	15	1.20	1.70	7.5	7.4	9.2	9.1	8.4	8.3	
104	103	280	28,200	0.65 1.42	0.80 0.80	5.0 1.1 6.1 6.1 6.80 6.80	3.5 4.4	18	0.25	0.24	3.9	3.7	6.8	6.2	2.5	1.9	
103	102	253	0	0.00 1.42	0.80 0.80	5.0 0.9 7.1 7.1 6.40 6.40	0.0 4.4	18	0.33	0.38	4.4	4.7	7.8	8.4	3.5	4.1	
102	101	61	15,530	0.36 1.78	0.80 0.80	5.0 0.2 7.3 7.3 6.40 6.40	1.8 6.2	18	0.37	0.36	4.7	4.6	8.3	8.1	2.1	1.9	
101	E2	26	10,171	0.23 2.01	0.80 0.60	5.0 0.1 7.4 7.4 6.40 6.40	1.2 7.4	18	0.50	0.58	5.5	5.9	9.7	10.5	2.3	3.1	
115	114	26	16,300	0.37 0.37	0.80 0.80	5.0 0.1 5.1 5.1 7.20 7.20	2.2 2.2	12	1.00	0.65	5.9	4.9	4.6	3.8	2.5	1.7	
114	111	78	16,740	0.38 0.76	0.80 0.80	5.0 0.2 5.2 5.2 7.20 7.20	2.2 4.4	15	1.29	1.45	7.8	8.7	9.5	10.7	5.2	6.4	
113	112	26	29,153	0.67 0.67	0.80 0.80	5.0 0.1 5.1 5.1 7.20 7.20	3.9 3.9	15	0.35	0.35	4.0	4.0	5.0	5.0	1.1	1.1	
112	111	62	18,630	0.43 1.10	0.80 0.80	5.0 0.2 5.2 5.2 7.20 7.20	2.5 6.3	18	0.60	0.40	6.0	4.8	10.6	8.6	4.3	2.3	
111	110	166	605	0.01 1.87	0.80 0.80	5.1 0.5 5.7 5.7 7.00 7.00	0.1 10.8	24	0.30	0.28	5.1	4.8	16.1	15.0	5.3	4.2	
110	108	148	9,035	0.21 2.08	0.80 0.80	5.4 0.4 6.2 6.2 6.80 6.80	1.1 11.9	24	0.35	0.37	5.5	5.8	17.4	18.4	5.5	6.5	
109	108	20	60,500	1.39 1.39	0.60 0.60	14.0 0.0 14.0 14.0 4.90 4.90	4.1 4.1	12	1.50	1.10	7.2	6.5	5.7	5.1	1.6	1.0	
108	107	26	40,688	0.93 4.40	0.60 0.75	14.2 0.1 14.3 14.3 4.90 4.90	2.7 18.7	24	0.45	0.53	6.3	7.4	19.7	23.0	1.0	4.3	
107	E3	156	45,045	1.03 5.43	0.75 0.75	14.3 0.5 14.8 14.8 4.80 4.80	3.7 22.4	30	0.20	0.21	4.9	5.1	23.8	25.0	1.4	2.6	

CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE
4TH ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

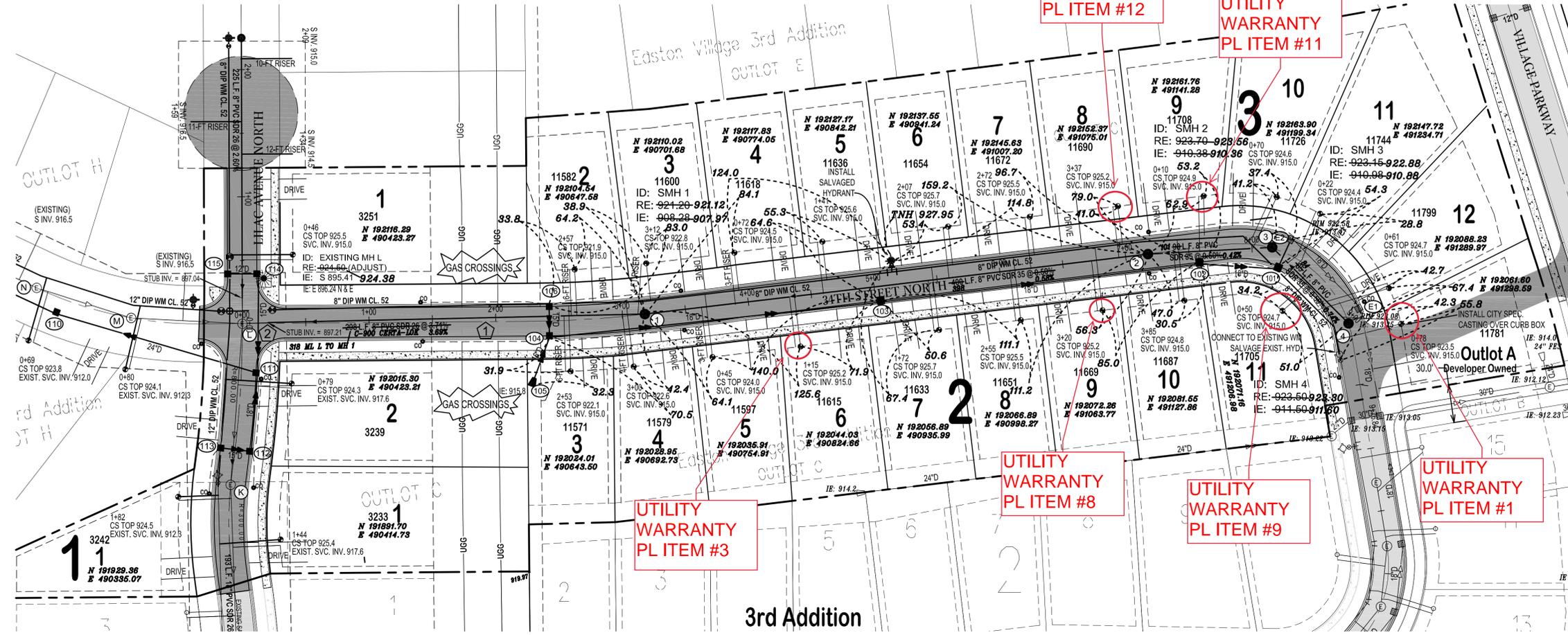
NO.	1
REVISION DESCRIPTION	AS-BUILT CONDITIONS
DATE	12-17-18

JOB NO. 18-111

SHEET TITLE
STORM SEWER
PLAN & PROFILE

SHEET NO.
C12
SHEET 12 OF 20

PLAN VIEW - SANITARY SEWER (34TH STREET NORTH)



SHEET NO. 2169
AS-BUILT PLAN

CONTRACTOR: Northwest Asphalt
1451 Stagecoach Road
Shakopee, MN 55379
(952) 445-1003
Phone (612) 309-3804
www.ericksoncivil.com

COMPLETION DATE: 10/15/2019
CITY PROJECT NO.: 2018.118

DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

TODD A. ERICKSON, PE
40418
LICENSE NO.
07/25/2018
DATE:

Legend

- 4TH ADDITION BOUNDARY
- PROPOSED 8" PVC (SDR 35 OR 26) SANITARY SEWER
- PROPOSED RCP STORM SEWER
- PROPOSED 8" DIP WM CL. 52 WATER MAIN, HYDRANT AND GATE VALVE
- PROPOSED SANITARY SEWER AND WATER SERVICE (SANITARY SERVICE - 4" PVC (SCH. 40) AND WATER SERVICE - 1" TYPE "K" COPPER WITH CURB STOP)
- PROPOSED RIGID PERFORATED 4" PVC DRAIN TILE WITH SOCK (REQUIRED 100-FT EACH SIDE OF LOW POINT CATCH BASINS OR AS SHOWN). PROVIDE CLEAN OUT AT END OF PIPE.
- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER

- Notes**
- SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION.
 - ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS.
 - TRACER WIRE IS REQUIRED ON ALL SANITARY SEWER MAIN LINE AND SERVICES.

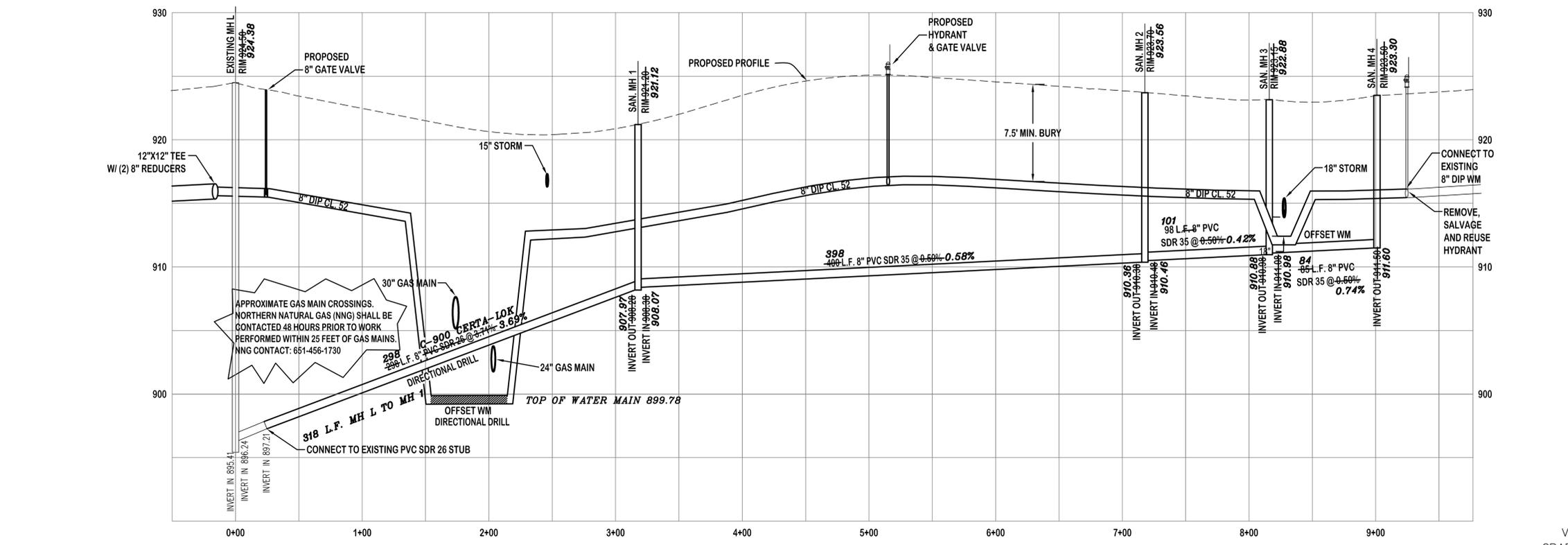
ERICKSON CIVIL

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Stillwater, Minnesota 55082
Phone (612) 309-3804
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CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

EASTON VILLAGE 4TH ADDITION FINAL PLAN LAKE ELMO, MINNESOTA

PROFILE VIEW - SANITARY SEWER (34TH STREET NORTH)



- Keyed Notes**
- JACK / BORE AT GAS CROSSING. TELEVISIONING OF SANITARY REQUIRED PRIOR TO BACK FILL OF TRENCH.
 - CONNECT TO EXISTING SANITARY STUB. VERIFY ELEVATION PRIOR TO START OF JACK / BORE OPERATION.

City Standard Plan Notes

Watermain

- ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
- WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-52.
- ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
- USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
- GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC. 2611.2.C.2.
- USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
- BUTTERFLY VALVES SHALL BE MUELLER LINESAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2.C.3.
- BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
- ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
- HYDRANTS SHALL BE WATERLOUS "TRACER" MODEL W9-67 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
- HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL W9-67) AND PENTAGON NUT END CAP.
- THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1'-0" ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS INTERRUPTED DURING THE COURSE OF THE PROJECT.

Sanitary Sewer

- ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE).
- UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
- ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
- SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
- REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MHOOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
- SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATER-TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
- A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
- ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
- UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.
- ALL MAINLINE SANITARY SEWER AND SERVICES SHALL HAVE TRACER WIRE PER CITY SPECIFICATIONS AND DETAILS.

SANITARY SEWER & WATERMAIN PLAN & PROFILE

C10

SHEET NO. 2169
SHEET 10 OF 20

CITY OF LAKE ELMO
PUNCHLIST

EASTON VILLAGE 5TH ADDITION

PROJECT NO. 2019.111

ADDRESSED TO: ANDY CHASE, CHASE DEVELOPMENT

DATE ISSUED: JUNE 6, 2021 (PROJECT ACCEPTANCE)

DATE UPDATED: NOVEMBER 3, 2022

DATE ISSUED: DECEMBER 7, 2022 (UTILITY WARRANTY)

CURRENT DEVELOPMENT STATUS:

WATER/SAN. SEWER UTILITIES: ACCEPTED, WARRANTY EXPIRED 10/6/2022, PUNCHLIST ITEMS OUTSTANDING

OTHER SUBDIVISION IMP: NOT ACCEPTED, NOT IN WARRANTY

RECORD PLANS: COMPLETE AND DELIVERED

SUMMARY STATUS: DEVELOPMENT IN DEFAULT PENDING COMPLETION OF PUNCHLIST ITEMS

PUNCHLIST PURPOSE:

PROJECT ACCEPTANCE

PRE-WEAR COURSE

UTILITY WARRANTY

SUBDIVISION IMP. WARRANTY

ITEM #	CORRECTIVE ACTION	DATE ADDED	ADDED BY	CONTRACTOR INITIAL	CONTRACTOR DATE COMPLETED	DATE VERIFIED (CITY)	VERIFIED BY (CITY)	REMARKS
PROJECT ACCEPTANCE PUNCHLIST SECTION								
1	Remove bio rolls from the pond edge where vegetation is established.	6/6/2021	DMK			11/3/2022	DJ	
2	Repair pond erosion behind lot 10 block 2 (3516 Lilac Ave. N.)	6/6/2021	DMK			9/26/2022	CJI	
3	Repair rutting and erosion off the north end of Village Parkway down to the pond.	6/6/2021	DMK					
4	Remove and replace all damaged curb and concrete sidewalk panel marked in the field. Coordinate with city engineering department 1 week in advance of mobilization to have areas marked for repair.	6/28/2021	DMK					11/3/2022 - Add topsoil along sidewalk edges
5	Install all pavement adjusting rings to all castings and valve boxes in pavement	6/28/2021	DMK			11/3/2022	DJ	
6	Clean off 3537 Lilac Alcove North's driveway, remove stains and extra concrete	11/3/2022	DJ					
7	Correct drainage issue along the trail in the rear yard for block 2 lot 7 (3492 Lilac Avenue)	9/26/2022	CJI					
UTILITY WARRANTY PUNCHLIST SECTION								
1	Watermain Gate Valves: Gate Valves in the roadway could not be operated as they were filled with snow/ice. Reinspect in favorable weather conditions	11/28/2022	JJS					
2	Gate valve at end of Lilac Avenue Alcove North cul-de-sac: Could not be located, bring to grade, inspect, and restore area.	11/28/2022	JJS					
3	Watermain green space marker run over and destroyed at end of Lilac Avenue Alcove North cul-de-sac. Replace and reinstall.	11/28/2022	JJS					
Engineering Punch List does not include/address Landscape Improvements								

LEGEND

- 5TH ADDITION BOUNDARY
- - - 1050 EXISTING 2-FT CONTOUR INTERVAL
- × 922.85 LP / HP E.O.F. HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION
HP = HIGH POINT, LP = LOW POINT, E.O.F. = EMERGENCY OVERFLOW
- 1050 PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED DRAINAGE ARROW
- 0.74% PROPOSED STREET GRADE PERCENT AND DIRECTION
- 9 PROPOSED STORM SEWER, STRUCTURES AND NUMBER REF.
- × 922.85 PROPOSED CORNER LOT ELEVATION
- × 916.46 AS-BUILT CORNER LOT ELEVATION FROM ERICKSON CIVIL
- × 916.8 JRH SURVEY ELEVATION AT CORNER LOT

PAVEMENT HOLD DOWN TABLE

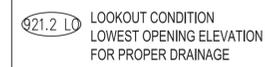
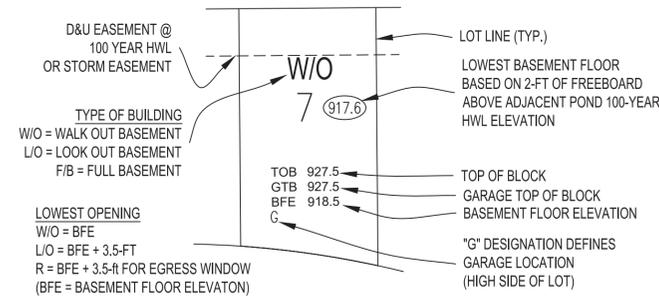
SECTION AREA	HOLD DOWN FOR GRADING
LOCAL STREET	21 INCHES
SIDEWALK	9 INCHES
TRAIL	10.5 INCHES

GRADING NOTES:

- SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.
- ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BERMING OR DOUBLE LAYERING OR FIBER ROLL MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
- CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.
- ALL CITY STANDARD NOTES AS FOUND ON SHEETS C3 SHALL BE FOLLOWED.

ENGINEERED/STRUCTURAL FILL REQUIREMENTS

- CONTRACTOR SHALL REMOVE TOPSOIL AND ANY ORGANIC MATERIAL AS DIRECTED BY ENGINEER IN ALL AREAS OF ENGINEERED/STRUCTURAL FILL.
- ANY ENGINEERED/STRUCTURAL FILL MATERIAL SHALL BE COMPACTED IN 8-INCH LIFTS TO A DENSITY OF 98% STANDARD PROCTOR DENSITY.
- GRANULAR BACKFILL SHALL BE COMPLETELY FREE OF ORGANIC MATERIAL & MAY NOT CONTAIN ANY ROCKS LARGER THAN 3" IN DIAMETER.
- GRADES SHALL NOT VARY MORE THAN 0.1' FROM GRADING ELEVATIONS SHOWN ON PLANS.
- TESTING OF PAD AREA SHALL BE COORDINATED BY CONTRACTOR AND TESTING RESULTS SHALL BE DELIVERED TO ENGINEER AND OWNER. COST OF TESTING IS BY OWNER.
- TESTING OF ENGINEERED/STRUCTURAL FILL IN ROAD AREAS SHALL BE COORDINATED BY CONTRACTOR AND TESTING RESULTS SHALL BE DELIVERED TO OWNER, ENGINEER AND CITY.
- ANY FAILED COMPACTION SHALL BE REMOVED AND RECOMPACTED AT NO ADDITIONAL EXPENSE TO THE OWNER, EXCEPT FOR TESTING.



LOT GRADING DETAIL

NOTE: SITE WAS ROUGH GRADED UNDER SEPARATE MASS GRADING PLAN. STREET GRADES ARE SHOWN AS FINAL CONTOUR GRADES. SITE IS CURRENTLY GRADED TO SUBGRADE AT ROAD BED AND FINISHED GRADE OUTSIDE OF THE ROADWAY.

Project Acceptance
PL Item #3



BENCHMARK
T.N.H AT NORTHWEST CORNER OF 34th ST.N AND LILAC AVE. N.
ELEV = 926.81

SHEET NO. 2692 AS-BUILT PLAN

CONTRACTOR: C.W. Houle, Inc.
1300 County Rd I
Shoreview, MN 55126
(651) 484-6077

COMPLETION DATE: AUGUST, 2021

CITY PROJECT NO.: 2019.111

RECORD PLAN DRAWING NO.: 2686-2713

RECORD PLAN BY: JRH INC.

I HEREBY CERTIFY THAT THIS RECORD PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING PLAN AND SURVEY INFORMATION PROVIDED BY ERICKSON CIVIL ON 05/22/2022 AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JOEL G. COOPER, PE
18495
LICENSE NO.
10/06/2022
DATE:

ERICKSON Civil

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804

www.ericksoncivilsite.com

DRAWING PHASE:

OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
<input checked="" type="checkbox"/> AS-BUILT DOCUMENT

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TODD A. ERICKSON, PE
40418
LICENSE NO.
08/05/2020
DATE:

OWNER/DEVELOPER

CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE

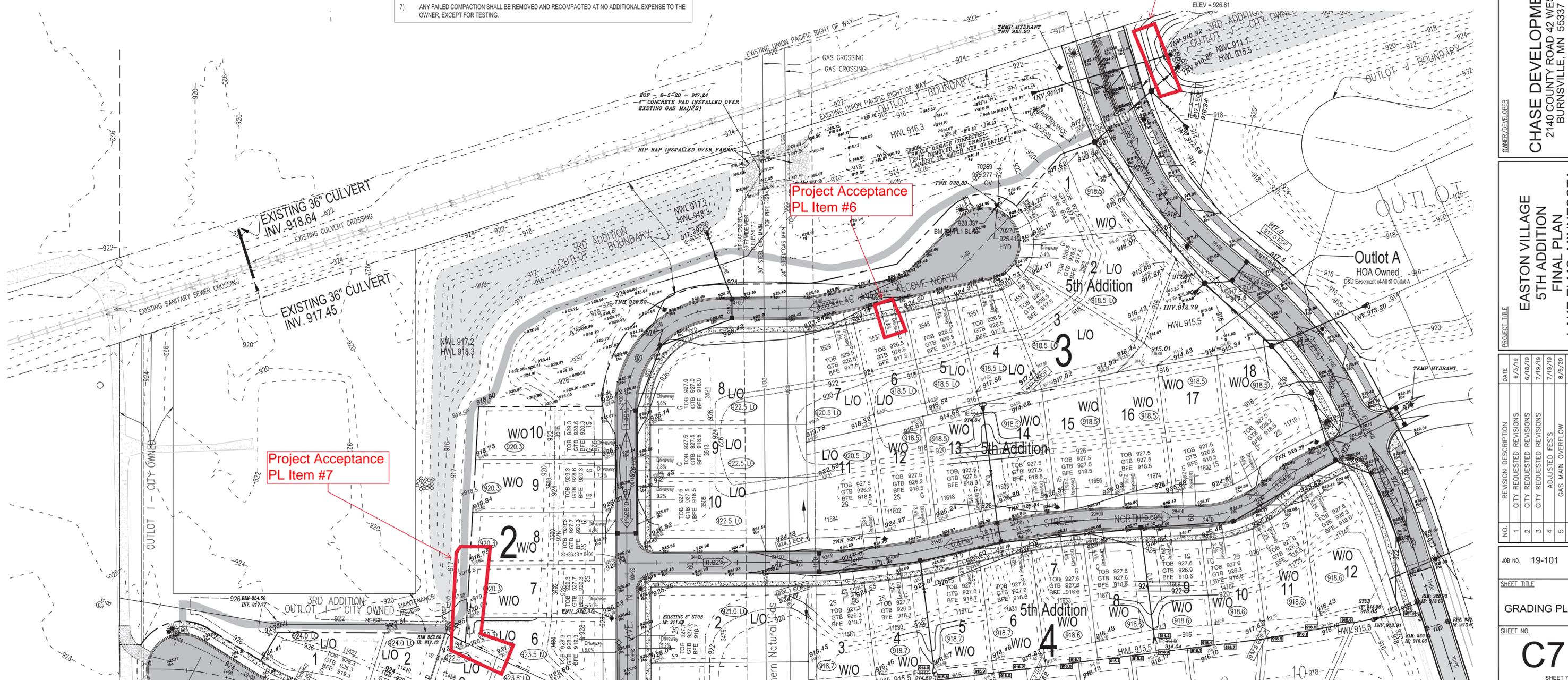
EASTON VILLAGE
5TH ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	CITY REQUESTED REVISIONS	6/3/19
2	CITY REQUESTED REVISIONS	6/18/19
3	CITY REQUESTED REVISIONS	7/19/19
4	ADJUSTED FESS	7/19/19
5	GAS MAIN OVERFLOW	8/5/20

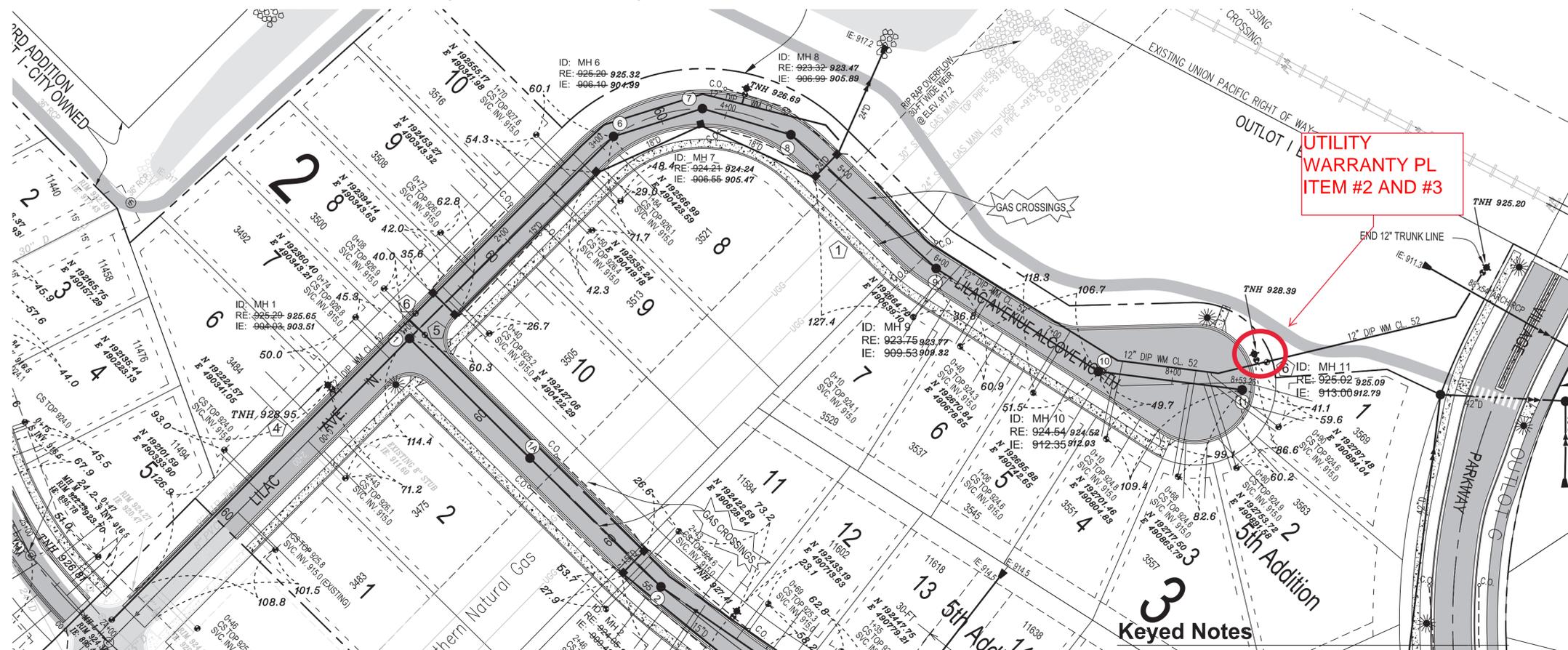
JOB NO. 19-101

SHEET TITLE
GRADING PLAN

SHEET NO.
C7
SHEET 7 OF 28



PLAN VIEW - SANITARY SEWER (LILAC AVE. N.)



**SHEET NO. 2701
AS-BUILT PLAN**

CONTRACTOR: C.W. Houle, Inc.
1300 County Rd I
Shoreview, MN 55126
(651) 484-6077

COMPLETION DATE: AUGUST, 2021
CITY PROJECT NO.: 2019.111
RECORD PLAN DRAWING NO.: 2686-2713
RECORD PLAN BY: JRH INC.

**ERICKSON
Civil**

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804
www.ericksoncivilsite.com

DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
✓ AS-BUILT DOCUMENT

50 0 50 100 150 FEET
GRAPHIC SCALE

Legend

- 5TH ADDITION BOUNDARY
- PROPOSED 8" PVC (SDR 35 OR 26) SANITARY SEWER
- PROPOSED RCP STORM SEWER
- PROPOSED 8" DIP WM CL. 52 WATER MAIN, HYDRANT AND GATE VALVE
- PROPOSED SANITARY SEWER AND WATER SERVICE (SANITARY SERVICE - 4" PVC (SCH. 40) AND WATER SERVICE - 1" TYPE "K" COPPER WITH CURB STOP)
- PROPOSED RIGID PERFORATED 4" PVC DRAIN TILE WITH SOCK (REQUIRED 100-FT EACH SIDE OF LOW POINT CATCH BASIN OR AS SHOWN), PROVIDE CLEAN OUT AT END OF PIPE.
- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER

City STAndard Plan Notes

PROFILE VIEW - SANITARY SEWER (LILAC AVE. N.)

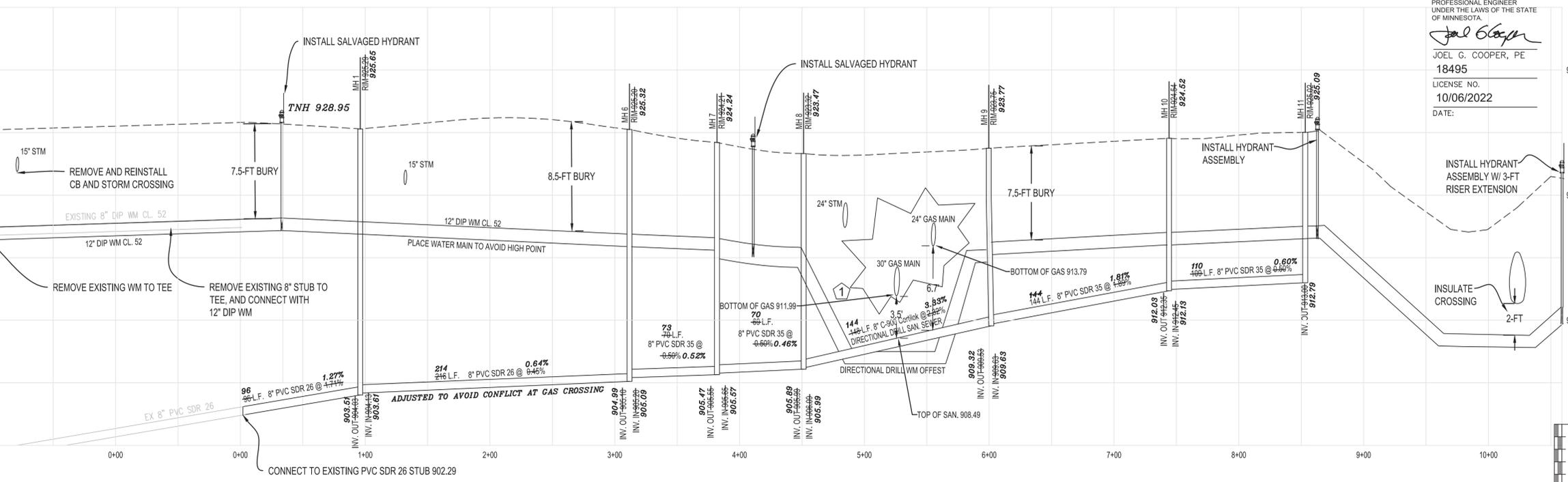
- Notes**
- SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION.
 - ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS.
 - TRACER WIRE IS REQUIRED ON ALL SANITARY SEWER MAIN LINE AND SERVICES.
- Keyed Notes**
- DIRECTIONAL DRILL GAS CROSSING. TELEVISION OF SANITARY REQUIRED PRIOR TO BACK FILL OF TRENCH.
 - CONNECT TO EXISTING SANITARY STUB. VERIFY ELEVATION PRIOR TO START OF JACK / BORE OPERATION.
 - INSTALL WATER SERVICE ONLY. SANITARY SEWER SERVICE IS IN PLACE (PROTECT).
 - REMOVE AND SALVAGE EXISTING HYDRANT, CONNECT TO EXISTING WATER MAIN AT THIS LOCATION.
 - INSTALL 8" G.V. & BOX
 - INSTALL 12" G.V. & BOX

BENCHMARK

T.N.H. AT NORTHWEST CORNER OF 34th ST. N AND LILAC AVE. N.
ELEV = 926.81

I HEREBY CERTIFY THAT THIS RECORD PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING PLAN AND SURVEY INFORMATION PROVIDED BY ERICKSON CIVIL ON 05/22/2022 AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Joel G. Cooper
JOEL G. COOPER, PE
18495
LICENSE NO.
10/06/2022
DATE:



Watermain

- ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
- WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-52.
- ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2811.2.4.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
- USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
- GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL, SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC. 2811.2.2.
- USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
- BUTTERFLY VALVES SHALL BE MUELLER LINESAL 1L OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2811.2.C3.
- BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
- ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
- HYDRANTS SHALL BE WATERIOUS "PACER" MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FN 800 SERIES FLEX STAKE AND PAINTED RED.
- HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (O.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP.
- THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FIT ADJUSTMENT RANGE AND SHALL EXTEND 8 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

Sanitary Sewer

- ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "ORANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)".
- UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
- ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
- SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
- REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MUDOT SPEC. 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
- SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATER-TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
- ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
- UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.
- ALL MAINLINE SANITARY SEWER AND SERVICES SHALL HAVE TRACER WIRE PER CITY SPECIFICATIONS AND DETAILS.

STANDARD PLAN NOTES
SANITARY SEWER PLANS

APRIL 2019
LAKE ELMO CITY OF LAKE ELMO
300A LAKE ELMO

**EASTON VILLAGE
5TH ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA**

OWNER/DEVELOPER

PROJECT TITLE

NO.	REVISION DESCRIPTION	DATE
1	CITY REQUESTED REVISIONS	6/3/19
2	GAS CROSSING REVISION	8/8/19

JOB NO. 19-101

SHEET TITLE
SANITARY SEWER & WATERMAIN PLAN & PROFILE

SHEET NO.
C16

SHEET 16 OF 28

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EASTON VILLAGE 2ND ADDITION

Time of Performance: October 31, 2017

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS							
			#1	#2	#3	#4	#5	#6		
Grading	\$238,969	\$298,711.25 100%	\$298,711							
Grading	\$38,286	\$47,858 100%		\$47,858						
Sanitary Sewer	\$54,276	\$67,845 100%		\$50,884	\$16,961					
Watermain	\$60,848	\$76,059 100%		\$57,045	\$19,015					
Storm Sewer	\$54,920	\$68,650 75%		\$34,325	\$17,162					
Streets and Sidewalks	\$226,308	\$282,885 75%		\$141,443	\$70,721					
Trails	\$12,570	\$15,713 75%			\$11,784					
Surface Water Facilities	NA	NA								
Street Lighting	\$48,000	\$60,000 75%			\$45,000					
Street Signs and Traffic Control Signs	\$700	\$875 75%			\$656					
Private Utilities (electricity, natural gas, telephone, and cable)										
Landscaping	\$46,008	\$57,510 75%			\$43,133					
Tree Preservation and Restoration	NA	NA included in Grading Agreement								
Wetland Mitigation and Buffers	NA	NA LOC Through VBWD								
Monuments	\$1,900	\$2,375 75%			\$1,781					
Erosion Control	\$15,406	\$19,257 75%			\$14,443					
Misc.	\$0	\$0 None								
Record Drawings	\$3,000	\$3,750 75%			\$2,813					

TOTALS	\$562,221	\$702,776	RELEASED AMOUNTS:	\$0	\$331,553	\$243,469
			CUMMULATIVE AMOUNTS:	\$0	\$331,553	\$575,022
			SECURITY AMOUNT REMAINING:	\$702,776	\$371,223	\$127,754
			DATE:	10/17/2017	2/7/2018	2/4/2020



Wells Fargo Bank, N.A.
 U.S. Trade Services
 Standby Letters of Credit
 794 Davis Street, 2nd Floor
 MAC A0283-023,
 San Leandro, CA 94577-6922
 Phone: 1(800) 776-3862 Option 2
 E-Mail: sbic-new@wellsfargo.com

**Amendment To
 Irrevocable Standby Letter Of Credit**

Number : IS000002923U
Amendment Number : 003
Amend Date : May 11, 2020

BENEFICIARY

CITY OF LAKE ELMO
 3800 LAVERNE AVE. NORTH
 LAKE ELMO, MINNESOTA 55042

APPLICANT

CHASE DEVELOPMENT, INC
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MINNESOTA 55337

LADIES AND GENTLEMEN:

AT THE REQUEST AND FOR THE ACCOUNT OF THE ABOVE REFERENCED APPLICANT, WE HEREBY AMEND OUR IRREVOCABLE STANDBY LETTER OF CREDIT (THE "WELLS CREDIT") IN YOUR FAVOR AS FOLLOWS:

PLEASE BE ADVISED THAT THE BENEFICIARY HAS NOTIFIED US DIRECTLY THAT THEY ARE AUTHORIZING A REDUCTION TO THE AMOUNT OF THIS CREDIT. WE HAVE THEIR WRITTEN AGREEMENT IN OUR FILES.

THIS CREDIT IS NOW REDUCED IN THE AMOUNT OF USD243469.00 TO A TOTAL OF USD 127754.00.

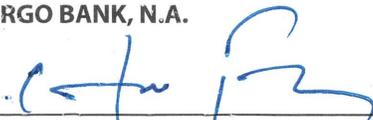
ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

THIS AMENDMENT IS TO BE ATTACHED TO THE ORIGINAL WELLS CREDIT AND IS AN INTEGRAL PART THEREOF.

Very Truly Yours,

WELLS FARGO BANK, N.A.

By:



 Authorized Signature

**HANS FORSBERG
 ASSISTANT VICE PRESIDENT**

The original of the Letter of Credit contains an embossed seal over the Authorized Signature.

Please direct any written correspondence or inquiries regarding this Letter of Credit, always quoting our reference number, to **Wells Fargo Bank, National Association**, Attn: U.S. Standby Trade Services

at either 794 Davis Street, 2nd Floor
MAC A0283-023,
San Leandro, CA 94577-6922

or 401 N. Research Pkwy, 1st Floor
MAC D4004-017,
WINSTON-SALEM, NC 27101-4157

Phone inquiries regarding this credit should be directed to our Standby Customer Connection Professionals

1-800-776-3862 Option 2
(Hours of Operation: 8:00 a.m. PT to 5:00 p.m. PT)

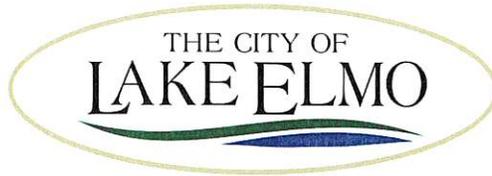
1-800-776-3862 Option 2
(Hours of Operation: 8:00 a.m. EST to 5:00 p.m. EST)

EASTON VILLAGE 3RD ADDITION

Time of Performance: October 31, 2017

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS						
			#1	#2	#3	#4	#5	#6	
Grading	\$196,245	\$245,306 100%	\$245,306						
Sanitary Sewer	\$118,179	\$147,724 100%	\$110,793	\$36,931					
Watermain	\$128,435	\$160,544 100%	\$120,408	\$40,136					
Storm Sewer	\$118,267	\$147,834 75%		\$110,876					
Streets and Sidewalks	\$157,590	\$196,988 75%		\$147,741					
Trails	\$14,600	\$18,250 75%		\$13,688					
Surface Water Facilities	NA	NA included in Grading Agreement							
Street Lighting	\$12,000	\$15,000 75%		\$11,250					
Street Signs and Traffic Control Signs	\$1,850	\$2,313 75%		\$1,734					
Private Utilities (electricity, natural gas, telephone, and cable)									
Landscaping	\$98,573	\$123,216 75%		\$92,412					
Tree Preservation and Restoration	NA	NA included in Grading Agreement							
Wetland Mitigation and Buffers	NA	NA LOC Through VBWD							
Monuments	\$2,800	\$3,500 75%		\$2,625					
Erosion Control	\$29,982	\$37,477 75%		\$28,108					
Misc.	NA	NA							
Record Drawings	\$5,000	\$6,250 75%		\$4,688					
TOTALS	\$883,520	\$1,104,400	RELEASED AMOUNTS:	\$476,507	\$490,187				
			CUMMULATIVE AMOUNTS:	\$476,507	\$966,694				
			SECURITY AMOUNT REMAINING:	\$627,894	\$137,707				
			DATE:	2/7/2018	2/4/2020				



May 7, 2020

Wells Fargo Bank N.A.
U.S. Trade Services
Standby Letters of Credit
MAC D4004-017
401 N. Research Pkwy., 1st Floor
Winston-Salem, North Carolina 27101

RE: Easton Village 3rd Addition
Lake Elmo, Minnesota
Irrevocable Letter of Credit #IS000010066U

Dear Sir or Madam:

The City of Lake Elmo ("City") has reviewed a request for a reduction in the Letter of Credit issued by Wells Fargo Bank, N.A. as security (the "security") for park dedication within the Easton Village 3rd Addition in Lake Elmo, Minnesota. The City Council, at its meeting of February 4, 2020, agreed to reduce the security afforded by the Letter of Credit from the amount of \$627,894 to \$137,707. Therefore, the Letter of Credit #IS0010066U is hereby reduced to \$137,707.

Should you have any questions or require additional information, please call me at 651-747-3914.

Sincerely,


Julie Johnson
City Clerk

Wells Fargo Bank, N.A.
U.S. Trade Services
Standby Letters of Credit
794 Davis Street, 2nd Floor
MAC A0283-023,
San Leandro, CA 94577-6922
Phone: 1(800) 776-3862 Option 2
E-Mail: sbic-new@wellsfargo.com

**Amendment To
Irrevocable Standby Letter Of Credit**

Number: IS000010066U
Amendment Number: 001
Amend Date: February 28, 2018

BENEFICIARY	APPLICANT
CITY OF LAKE ELMO 3800 LAVERNE AVE. N LAKE ELMO, MINNESOTA 55042	CHASE DEVELOPMENT INC 2140 COUNTY ROAD 42 W BURNSVILLE, MINNESOTA 55337

LADIES AND GENTLEMEN:

AT THE REQUEST AND FOR THE ACCOUNT OF THE ABOVE REFERENCED APPLICANT, WE HEREBY AMEND OUR IRREVOCABLE STANDBY LETTER OF CREDIT (THE "WELLS CREDIT") IN YOUR FAVOR AS FOLLOWS:

THE CURRENT AVAILABLE AMOUNT IS DECREASED BY USD 476,506.00 TO USD 627,894.00 .

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

THIS AMENDMENT IS TO BE ATTACHED TO THE ORIGINAL WELLS CREDIT AND IS AN INTEGRAL PART THEREOF.

Very Truly Yours,

WELLS FARGO BANK, N.A.

By: 
Authorized Signature

1st TRACER _____ 2nd TRACER _____ 3rd and FINAL TRACER

Your immediate response would be appreciated.

DATE: 5/8 BY: [Signature]

The original of the Letter of Credit contains an embossed seal over the Authorized Signature.

Please direct any written correspondence or inquiries regarding this Letter of Credit, always quoting our reference number, to **Wells Fargo Bank, National Association**, Attn: U.S. Standby Trade Services

at either 794 Davis Street, 2nd Floor
MAC A0283-023,
San Leandro, CA 94577-6922

or 401 N. Research Pkwy, 1st Floor
MAC D4004-017,
WINSTON-SALEM, NC 27101-4157

Phone inquiries regarding this credit should be directed to our Standby Customer Connection Professionals
1-800-776-3862 Option 2 (Hours of Operation: 8:00 a.m. PT to 5:00 p.m. PT)
1-800-776-3862 Option 2 (Hours of Operation: 8:00 a.m. EST to 5:00 p.m. EST)

Consent to Amendment **001** on Standby Letter of Credit No. **IS000010066U** is required to become effective.
Please date and sign below and return a copy via e-mail to standbylc@wellsfargo.com or return an original signed copy to our office located at either:

794 Davis Street, 2nd Floor
MAC A0283-023,
San Leandro, CA 94577-6922
or Fax to 844-879-2898.

or 401 N. Research Pkwy, 1st Floor
MAC D4004-017,
WINSTON-SALEM, NC 27101-4157
or Fax to 844-879-2898.

<input checked="" type="checkbox"/> Amendment accepted in its entirety		<input type="checkbox"/> Amendment rejected in its entirety	
_____ Date		_____ Authorized Signature - CITY OF LAKE ELMO	
() _____ Telephone Number		_____ Printed Name of Authorized Signer	

EASTON VILLAGE 4TH ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS							
			#1	#2	#3	#4	#5	#6		
Grading	NA	NA								
Sanitary Sewer	\$74,754	\$93,443	\$70,082							
Watermain	\$123,925	\$154,906	\$116,180							
Storm Sewer	\$109,294	\$136,618								
Streets and Sidewalks	\$146,487	\$183,109								
Trails	NA	NA								
Surface Water Facilities	NA	NA								
Street Lighting	\$12,000	\$15,000 By Xcel Energy								
Street Signs and Traffic Control Signs	\$700	\$875								
Private Utilities (electricity, natural gas, telephone, and cable)	NA	NA								
Landscaping	\$15,900	\$19,875								
Tree Preservation and Restoration	NA	NA								
Wetland Mitigation and Buffers	NA	NA								
Monuments	\$2,400	\$3,000								
Erosion Control	\$21,890	\$27,363								
Misc.	NA	NA								
Record Drawings	\$5,000	\$6,250								

TOTALS

\$512,350

\$640,438

RELEASED AMOUNTS: \$186,262

CUMMULATIVE AMOUNTS: \$186,262

SECURITY AMOUNT REMAINING: \$454,176

DATE: 1/15/2019

**Amendment To
Irrevocable Standby Letter Of Credit**

Number : IS000052288U
Amendment Number : 001
Amend Date : January 25, 2019

BENEFICIARY

CITY OF LAKE ELMO
3800 LAVERNE AVE. N
LAKE ELMO, MINNESOTA 55042

APPLICANT

CHASE DEVELOPMENT INC
2140 COUNTY ROAD 42 W
BURNSVILLE, MINNESOTA 55337

LADIES AND GENTLEMEN:

AT THE REQUEST AND FOR THE ACCOUNT OF THE ABOVE REFERENCED APPLICANT, WE HEREBY AMEND OUR IRREVOCABLE STANDBY LETTER OF CREDIT (THE "WELLS CREDIT") IN YOUR FAVOR AS FOLLOWS:

PLEASE BE ADVISED THAT THE BENEFICIARY HAS NOTIFIED US DIRECTLY THAT THEY ARE AUTHORIZING A REDUCTION TO THE AMOUNT OF THIS CREDIT. WE HAVE THEIR WRITTEN AGREEMENT IN OUR FILES. THIS CREDIT IS NOW REDUCED IN THE AMOUNT OF USD 186263.00 TO A TOTAL OF USD 454176.00.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

THIS AMENDMENT IS TO BE ATTACHED TO THE ORIGINAL WELLS CREDIT AND IS AN INTEGRAL PART THEREOF.

Very Truly Yours,

WELLS FARGO BANK, N.A.

By:


Authorized Signature

The original of the Letter of Credit contains an embossed seal over the Authorized Signature.

Please direct any written correspondence or inquiries regarding this Letter of Credit, always quoting our reference number, to **Wells Fargo Bank, National Association**, Attn: U.S. Standby Trade Services

at either 794 Davis Street, 2nd Floor
MAC A0283-023,
San Leandro, CA 94577-6922

or 401 N. Research Pkwy, 1st Floor
MAC D4004-017,
WINSTON-SALEM, NC 27101-4157

Phone inquiries regarding this credit should be directed to our Standby Customer Connection Professionals

1-800-776-3862 Option 2
(Hours of Operation: 8:00 a.m. PT to 5:00 p.m. PT)

1-800-776-3862 Option 2
(Hours of Operation: 8:00 a.m. EST to 5:00 p.m. EST)





Wells Fargo Bank, N.A.
U.S. Trade Services
Standby Letters of Credit
794 Davis Street, 2nd Floor
MAC A0283-023,
San Leandro, CA 94577-6922
Phone: 1(800) 776-3862 Option 2
E-Mail: sbic-new@wellsfargo.com

**Amendment To
Irrevocable Standby Letter Of Credit**

Number : IS000091989U
Amendment Number : 001
Amend Date : February 19, 2021

BENEFICIARY

CITY OF LAKE ELMO
3880 LAVERNE AVENUE NORTH, SUITE 100
ATTN: JULIE JOHNSON
LAKE ELMO, MINNESOTA 55042

APPLICANT

CHASE DEVELOPMENT INC.
2140 COUNTY ROAD 42W
BURNSVILLE, MINNESOTA 55337

LADIES AND GENTLEMEN:

AT THE REQUEST AND FOR THE ACCOUNT OF THE ABOVE REFERENCED APPLICANT, WE HEREBY AMEND OUR IRREVOCABLE STANDBY LETTER OF CREDIT (THE "WELLS CREDIT") IN YOUR FAVOR AS FOLLOWS:

PLEASE BE ADVISED THAT THE BENEFICIARY HAS NOTIFIED US DIRECTLY THAT THEY ARE AUTHORIZING A REDUCTION TO THE AMOUNT OF THIS CREDIT. WE HAVE THEIR WRITTEN AGREEMENT IN OUR FILES. THIS CREDIT IS NOW REDUCED IN THE AMOUNT OF USD 1304931.00 TO A TOTAL OF USD 993824.00.

PLEASE BE ADVISED THAT THE BENEFICIARY HAS NOTIFIED US DIRECTLY THAT THEY ARE AUTHORIZING A CHANGE TO THEIR ADDRESS THROUGH OUT THE CREDIT AS FOLLOWS:

3880 LAVERNE AVENUE NORTH, SUITE 100
ATTN: JULIE JOHNSON
LAKE ELMO MN 55042 US

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

THIS AMENDMENT IS TO BE ATTACHED TO THE ORIGINAL WELLS CREDIT AND IS AN INTEGRAL PART THEREOF.

Very Truly Yours,

WELLS FARGO BANK, N.A.

By: 

EISA CHAU
ASSISTANT VICE PRESIDENT

Authorized Signature

The original of the Letter of Credit contains an embossed seal over the Authorized Signature.

Please direct any written correspondence or inquiries regarding this Letter of Credit, always quoting our reference number, to **Wells Fargo Bank, National Association**, Attn: U.S. Standby Trade Services

at either 794 Davis Street, 2nd Floor
MAC A0283-023,
San Leandro, CA 94577-6922

or 401 N. Research Pkwy, 1st Floor
MAC D4004-017,
WINSTON-SALEM, NC 27101-4157

Phone inquiries regarding this credit should be directed to our Standby Customer Connection Professionals

1-800-776-3862 Option 2
(Hours of Operation: 8:00 a.m. PT to 5:00 p.m. PT)

1-800-776-3862 Option 2
(Hours of Operation: 8:00 a.m. EST to 5:00 p.m. EST)