THE CITY OF LAKE ELMO

3800 Laverne Avenue North
Lake Elmo, MN 55042

(651) 747-3900
www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday June 13, 2022
at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes :
   a. May 9th , 2022
   b. May 23rd, 2022
4. Public Hearings
   a. VARIANCE- 1567 Ivory Avenue N side yard setback for an accessory structure
   b. ZONING TEXT AMENDMENT- Animal Inn Training LLC is requesting an amendment to Table 12-1 of Section 105.12.920 to allow Commercial Kennel as a conditional use in the Limited Commercial zoning district
   c. ZONING TEXT AMENDMENT- City initiated amendment to add a minimum 40 foot setback for buildings along 5th Street North, Hudson Boulevard, Inwood Avenue, Keats Avenue, Lake Elmo Avenue, and Manning Avenue. Amended sections to include Section 105.12.930; Section 105.12.720; Section 105.12.880.
   d. ZONING TEXT AMENDMENT- City initiated text amendment to require a minimum mix of uses in the Mixed-Use Commercial and Mixed-Use Business Park Districts. Amended sections to include Section 105.12.850; Section 105.12.860; Section 105.12.870.
   e. ZONING TEXT AMENDMENT- City initiated text amendment to Article XIII Village Mixed-Use District. Incorporate Village Medium Density Residential (V-MDR) and Village High Density Residential (V-HDR) into City Code. Amended sections to include Section 105.12.770; Section 105.12.780; Section 105.12.790; Section 105.12.820
5. New Business
6. Communications/Updates
6. Adjourn

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.

c. ZONING AMENDMENTS - Zoning Code, §400 Fencing Regulations *(with amendments for clarity)*. Building Regulations Code, §160 Swimming Pools *(as-is)*. General Provisions, §040 Required Screening *(as-is)*.

7. Adjourn

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please `contact the Lake Elmo City Clerk if you are in need of special accommodations.

City of Lake Elmo Planning Commission
Meeting
Minutes of May 9, 2022

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

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

COMMISSIONERS ABSENT: Mueller

STAFF PRESENT: Planning Director Just & City Planner Hetzel

Pledge of Allegiance at 7:00 PM

Approve Agenda:
M/S/P: Graen / Vrieze made a motion to approve the agenda. **Vote: 5-0, motion carried unanimously.**

Approve Minutes:
M/S/P: Steil / Vrieze moved to approve the Planning Commission minutes of April 25th , 2022. **Vote: 5-0, motion carried unanimously.**

Public Hearings:

a. 8012 Hill Trail N. Variance for impervious surface coverage in a Shoreland Management Overlay District. Applicant Zawadski Homes, on behalf of Daniel and Anne Stoudt, owners of the property located at 8012 Hill Trail N, is seeking an impervious surface coverage variance. The applicants would like to expand their living space, add an attached garage, and add a porch. To construct the addition, the applicants are requesting a variance for 19.1% impervious surface coverage where a maximum of 15% is allowed. RS Zoning District, Shoreland Management Overlay District, Valley Branch Watershed District. PID 04.029.21.33.0044

City Planner Hetzel gave presentation: Zawadski Homes on behalf Daniel and Anne Stoudt (Owners) recently submitted an application for an impervious surface coverage variance for the property located at 8012 Hill Trail N – Parcel 04.029.21.33.0044 (Subject Property). The applicant proposes to expand the living space within their single-family home, add an attached garage, and add a porch. To do this, the applicants are proposing to construct the expansions onto the east side of the existing home and relocate a portion of the driveway to access the proposed garage. The paved area in front of the existing detached garage will be removed, along with a paved area to the east of the garage. The maximum impervious surface coverage for an unsewered lot in a Shoreland District is 15%. The applicants are asking the City Council to allow an impervious surface coverage of 19.1%.

City Planner Hetzel answered questions. Staff recommends that the Planning Commission recommend approval of the request with conditions from Zawadski Homes on behalf of Daniel and Anne Stoudt for a variance to allow an impervious surface coverage of 19.1% at 8012 Hill Trail North.

Applicants Anne & Daniel Stoudt (8012 Hill Trail N, Lake Elmo) spoke as to why this variance is being requested.

Rich Riemersma with Zawadski Homes spoke regarding the that of the 19.1% the house is 11.53% and the rest is the driveway.

Public hearing opened at 7:16 PM.

Public hearing closed at 7:17 PM.

Commissioner Rahkamp requested that the extra bump-out in the driveway be removed as a concession.

M/S/P: Graen/Vrieze Moved to recommend approval of the request with conditions as stated by city staff. **Vote: 4-1, (**Commissioner Rehkamp – Nay)

b. 4622 Lilac Lane N. Variance for impervious surface coverage in a Shoreland Management Overlay District. Kyle and Morgan Traynor, Owners of the property located at 4622 Lilac Lane N, is seeking an impervious surface coverage variance. The applicants would like to expand the living space of the existing home by adding an addition. To construct the addition, the applicants are requesting a variance for 19% impervious surface coverage where a maximum of 15% is allowed. Open Space PUD, Shoreland Management Overlay District, Valley Branch Watershed District. PID 07.029.20.23.0011.

City Planner Hetzel gave presentation: Kyle and Morgan Traynor (Applicants) recently submitted an application for a Shoreland impervious surface coverage variance for the property located at 4622 Lilac Lane North – Parcel 07.029.20.23.0011 (Subject Property). The applicant is looking to expand the living space within their single-family home. To do this, the applicants are proposing to remove an area of existing pavers and a deck to construct a 12-foot by 14-foot two story addition. The maximum impervious surface coverage for an unsewered lot in a Shoreland District is 19%.

City Planner Hetzel answered questions.

Applicant Morgan Traynor (4622 Lilac Lane N) spoke as to why this variance is being requested.

An email was received from Joe & Shelly Holmberg (4602 Lilac Lane N) in support of granting this variance.

Public hearing opened at 7:32 PM.

Public hearing closed at 7:33 PM.

M/S/P: Steil/Rehkamp Moved to recommend approval of the request from Kyle and Morgan Traynor for a variance to allow an impervious surface coverage of 19% at 4622 Lilac Lane North. **Vote: 5-0,**

New/Unfinished Business:

a. Comprehensive Plan Implementation in the Village Planning Area- Draft Village Districts with Overlay District

Director Just gave presentation and answered questions.

As per the April 25th Planning Commission meeting, staff asked each Commissioner to provide recommendations as to what uses they would like to see as a permitted use, conditional use, or prohibited use in the V-MDR and V-HDR zoning districts. The results concluded that the Planning Commission would like to see mixed uses located outside of just the Village Mixed Use district. Taking this into account, the Village Overlay draft shows a variety of

non-residential uses allowed as conditional uses in the V-HDR districts while limiting to a select few in the V-MDR districts. The reasoning for drastically limiting non-residential uses in the V-MDR district is due to the geography of where these districts are located and given that single-family detached units are recommended for this district. The only V-HDR district in the City is located directly adjacent to the Old Village District in the Elmo Station District. By allowing non-residential uses in the V-HDR (first floor only) and limiting them in the V-MDR, concentrations of people will be drawn closer to the Old Village District which is important for its vitality.

Communications/Updates

a. City Council Update: Approved the Banna Variance, and the Parks work plan.

b. Staff Update

c. Upcoming PC Meetings:

1. May 23, 2022
2. June 13, 2022

Meeting adjourned at 8:36 PM.

Respectfully submitted,

Diane Wendt
Permit Technician

City of Lake Elmo Planning Commission
Meeting
Minutes of May 23, 2022

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

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

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Director Just

Pledge of Allegiance at 7:00 PM

Approve Agenda:
M/S/P: Graen / Vrieze made a motion to approve the agenda. **Vote: 6-0, motion carried unanimously.**

Approve Minutes:
No minutes, as video playback not yet available.

Public Hearings:

a. CONDITIONAL USE PERMIT FOR A POOL AND FITNESS CENTER - 11441 20th St. N (Royal Golf Club 1st Addition)

H.C. Golf Land, LLC (Applicant) has applied for a Conditional Use Permit (CUP) for construction of a swimming pool and fitness center on the property located at 104441 20th Street N (PID#25.029.21.12.0002). The proposed 1,900 square foot fitness center and 25' x 50' swimming pool would be for the use of residents in the Royal Golf subdivision and would be managed by the homeowners' association. The use is permitted by CUP in the zoning district.

Director Just gave a presentation and answered questions. Staff recommends the Planning Commission recommend approval of the CUP to allow a swimming pool and fitness center on the subject property with the listed conditions.

Applicant Jim Felton with Royal Development. Mr. Felton gave a copy of email documents to Chair Risner and spoke regarding the maintenance of the lift station generator that failed. Mr. Felton answered questions asked by commissioners.

Public hearing opened at 7:22 PM.

Public hearing closed at 7:22 PM.

M/S/P: Graen/Steil Move to recommend approval of a Conditional Use Permit (CUP) for the construction of a swimming pool and fitness center with the listed conditions based on the findings listed in the staff report. **Vote: 4-2** (Graen & Vrieze – Nay) **Motion carried**

b. PRELIMINARY PLAT & PLANNED UNIT DEVELOPMENT, ZONING MAP AMENDMENT, CONDITIONAL USE PERMIT - 9450 Hudson Boulevard.

Dominik Jenson, representing SRD2.0, LLC, is requesting approval of a zoning map amendment (re-zoning), 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 lots and the proposed PUD depicts a 190-unit apartment building on the northern half of the property and a preschool/childcare center, known as Goddard School, on the southeast corner of the site.

Brad Coats of the Goldridge Companies is requesting approval of a conditional use permit for a daycare center, known as Goddard School, on the rezoned property.

Director Just gave a presentation and answered questions. Staff is asking the Planning Commission review the proposal, hold a public hearing, provide feedback and make a recommendation to the City Council on the above-mentioned requests. Staff requests that before making a recommendation to the City Council the Planning Commission table the item so that the applicant may revise the plat and PUD plans to address the Zoning Code, Subdivision Code, and engineering design standards that govern development of the property. The applicant understands this staff recommendation and is revising the plans based on the staff review.

Director Just noted that staff opposes the developer charging for the underground parking if the underground parking is supposed to be an amenity for the residents that qualifies the applicant for bonus density.

Applicant Dominik Jenson with Schafer Richardson Development, accompanied by Brad Schafer with Schafer Richardson Development, Bart Nelson with UrbanWorks Architecture LLC, Joe Bailey with Sambatek, and Brad Coats with Goldridge Companies.

Jenson spoke regarding the development design and amenities and answered questions.

Brad Coats with Goldridge Development spoke regarding the Goddard Daycare Group School.

Public hearing opened at 7:53 PM.

Public hearing closed at 7:53 PM.

M/S/P: Steil/Vrieze Moved to table Planning Commission recommendation on the Preliminary Plat and PUD, Zoning Map Amendment and CUP application until the June 13th meeting so that the applicant may revise the plans to be consistent with City standards as listed in the staff report. **Vote: motion carried unanimously**

c. COMPREHENSIVE PLAN AMENDMENTS – Addition to the MUSA and change in land use designation for Approximately 110 acres of City property at the northeast corner of 34th Street and Ideal Avenue.

Director Just gave a presentation and answered questions. The subject property is a portion of the land the City received from 3M in 2019 as part of a legal settlement. Based on the location of the property and with prime access to the highway system the City Council wants to take advantage of the opportunity to develop the property to its potential and contribute positively to the tax base in Lake Elmo.

Public hearing opened at 8:24 PM.

Geraldine Breheim (8415 38th St N) stated that she would want the north side original land buffer lines and original trees to be kept.

Adam Ghormley (8261 38th St N) stated the he would ask that the trees stay, and he offered to buy the 40' beyond his property to be able to keep the buffer / trees. He also stated that a business park designation is a poorly chosen designation.

Public hearing closed at 8:30 PM.

M/S/P: Steil/Risner Moved to recommend adoption of a resolution approving the subject amendments to the Future Land Use Plan re-guiding approximately 110 acres of City-owned land located north of 34th Street and east of Ideal Avenue to the land use designations listed in the findings, based on the recommended findings and condition of approval. **Vote: 2-4, Motion failed** (Commissioner Graen, Mueller, Rehkamp, Vrieze – Nay)

Commissioners noted that the amount of business park development proposed is too intense for this area, is not a benefit to the City, and that the Planning Commission previously endorsed development of parks on this property.

M/S/P: Risner/Rehkamp moved to recommend adoption a resolution approving the necessary amendments to the 2040 Lake Elmo Comprehensive Plan (including those to the Land Use Plan, MUSA boundaries and Wastewater Service Plan) to add the approximately 110 acres of City owned land located north of 34th Street and east of Ideal Avenue to the City's sanitary sewer area and authorize City staff to submit the proposed Comprehensive Plan Amendments to the Metropolitan Council. **Vote: 5-1 motion carries** (Commissioner Graen – Nay)

d. ZONING AMENDMENTS - Zoning Code, §400 Fencing Regulations. Building Regulations Code, §160 Swimming Pools. General Provisions, §040 Required Screening.

Director Just gave a presentation and answered questions on the proposed zoning amendments.

Public hearing opened at 9:25 PM.

Public hearing closed at 9:25 PM.

M/S/P: Mueller/Risner: Moved to recommend approval of the amendments to Zoning Code Section 400 Fencing Regulations as proposed by City staff. **Vote: 0-6, motion failed unanimously**

Commissioners noted possible outcomes of the proposed fence setbacks and expressed concern over the impact of the setbacks on parcels with a small back yard.

Director Just noted that while staff recognizes that the Planning Commission may make its own recommendation it is likely that staff will maintain the staff recommended setback.

M/S/P: Graen/Vrieze: Moved to recommend approval of the amendments to Zoning Code Section 400 Fencing Regulations with modifications such that #1 says "no fences are permitted to run parallel to pipeline within 1 foot on either side". Leaving #2 as is and #3 change the 10 foot set-back to 1 foot set-back. **Vote: 0-6, motion carried unanimously**

M/S/P: Graen/Mueller: Moved to recommend approval of the amendments to Building Regulations Code Section 160 Swimming Pools Generally as proposed by City staff. **Vote: 6-0, motion carried unanimously**

M/S/P: Steil/Rehkamp: Moved to recommend approval of the amendments to Zoning Code Section 040 Required Screening as proposed by city staff. **Vote: 6-0, motion carried unanimously**

New/Unfinished Business:

a. Recommend minimum requirement for mixed-use in MU-C and MU-BP Districts.

Director Just gave a presentation and answered questions. At the direction of the City Council, Staff has drafted zoning text amendments to require a mix of uses in the MU-C and MU-BP Districts. Staff recommends a public hearing on a proposed amendment to require a minimum of two primary uses from two different land use categories in the Mixed Use-Commercial and Mixed Use- Business Park districts. To be considered a primary use, the use must occupy a minimum of 20 percent of the floor area within the development.

b. Consideration of front setbacks in MDR and HDR Districts

Director Just gave a presentation answered questions. At the direction of the City Council, Staff has drafted zoning text amendments to establish an increased setback for new development in the MDR and HDR districts. Staff recommends a public hearing to require a minimum setback of 40 feet for new development along 5th Street and the planned 5th Street in Lake Elmo.

Commissioners suggested that the 40 foot setback apply along 5th Street, Inwood Avenue, Hudson Boulevard, Manning Avenue, Lake Elmo Avenue, and Keats Avenue and that the front of buildings be required to face these streets.

Communications/Updates

a. City Council Update 5-17 Driveway variance approved for 8930 Jane Road N.

b. Staff Updates – N/A

c. Upcoming Meetings:

June 13 -

- Zoning Text Amendment by Animal Inn to allow Commercial Kennel by CUP
- Variance for Impervious Surface - 1567 Ivory Avenue
- Zoning Text Amendment - Village Districts
- Zoning Text Amendment - Setbacks in MDR and HDR
- Zoning Text Amendment – Mixed Use Requirement in MU-C and MU-BP

June 27

Meeting adjourned at 10:08 PM.

Respectfully submitted,

Diane Wendt
Permit Technician

STAFF REPORT
DATE: 06/13/2022
REGULAR
ITEM#: 4b – PUBLIC HEARING
MOTION

TO: Planning Commission
FROM: Ben Hetzel, Lake Elmo City Planner
AGENDA ITEM: **Side Yard Setback Variance Request at 1567 Ivory Ave N**
REVIEWED BY: Molly Just, Planning Director

INTRODUCTION:

Al Woolhouse (Applicant) on behalf of Brenda LeCuyer (Property Owner) recently submitted an application for a side yard setback variance for the property located at 1567 Ivory Avenue N located in the subdivision of Parkview Estates Open Space PUD– Parcel 28.029.21.13.0015 (Subject Property). The property owner is proposing to construct a detached garage to the southeast of the existing home and southwest of an existing in-ground pool and patio. To do this, the applicants are requesting to encroach within the 15 foot side yard setback as required by the Open Space PUD zoning district. The proposed garage would be placed at the end of an existing driveway and abut a 5-foot drainage and utility easement located along the south property line. The applicant is requesting the maximum relief from the setback while not placing the structure within the drainage and utility easement.

ISSUE BEFORE PLANNING COMMISSION:

The Planning Commission is being asked to hold a public hearing, review, and make a recommendation on the request to reduce the side yard setback to 5 feet where a minimum of 15 feet is required at 1567 Ivory Ave N.

VARIANCE REQUEST DETAILS/ANALYSIS:

Address:	1567 Ivory Ave N
PID:	28.029.21.13.0015
Existing Zoning:	Rural Single Family, Open Space PUD, Valley Branch Watershed District
Surrounding Zoning:	North, South, & East: Open Space PUD West: Public Facilities
Deadline for Action:	Application Complete – 5/31/2022 60 Day Deadline – 7/31/2022 Extension Letter Mailed – N/A 120 Day Deadline – N/A
Applicable Regulations:	Article V - Zoning Administration and Enforcement Article XVII – Open Space Planned Unit Developments

Reason for Request: The applicant proposes to construct a 24-foot by 40-foot detached garage within the required 15-foot side yard setback. The required side yard setback for Open Space PUD zoning is 15-feet or ten percent of the lot area as per Section 105.12.1050(6)b.1.v.

REVIEW AND ANALYSIS/DRAFT FINDINGS:

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 105.12.320 set forth by the MN Stat. 462.357 subd.6 before the City may grant an exception or modification to city code requirements. These criteria are listed below, along with comments from Staff about the applicability of these criteria to the applicant's request.

1) **Practical Difficulties**. A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties - "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.

   ***FINDINGS**:*
   The applicant states that meeting the required setback near the desired building location would involve the removal and replacement of a portion of professional landscaping and create a visible obstruction of an immovable playset. In addition, meeting the 15 foot setback would result in an obstruction in front of the proposed garage door due to the existing well location. The applicant is aware of the possibility to connect to city water, but also understands that it may not be required. The applicant claims that the garage cannot be built on the north side of the home due to HOA rules and septic system components. The City does not enforce HOA rules and only requires accessory structure placement to be in the side or rear yard. City code would define the front yard to the west and side yard to the north. The City has documentation indicating that the referred to septic system is located on outlot E on the other side of Ivory Ave N allowing for buildable area to the north.

2) **Unique Circumstances**. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

   ***FINDINGS**:*
   The applicant <u>has not</u> proven that unique circumstances that justify the need for a variance were not created by the property owners. While the existing well location may not have been determined by the current property owners, there is no clarification whether the property owners are responsible for the professional landscape placement or playset location. The applicant has the opportunity to connect to city water and abandon the well, which would allow the proposed garage to meet the 15 foot side yard setback. The property owner would be establishing a self-created hardship by deciding not to connect to city water.

3) **Character of Locality**. The proposed variance will not alter the essential character of the locality in which the property in question is located.

***FINDINGS**:*
The proposed garage location would not alter the essential character of the surrounding area. The garage would be located in the rear yard. The structure would be screened from the neighboring homes to the northeast and southeast by existing trees. The other neighboring home to the southwest would be approximately 113 feet from the proposed garage.

4) **Adjacent Properties and Traffic**. The proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

***FINDINGS**:*
The proposed variance does not impair adjacent properties. The proposed addition will not face a public street and is screened from 2 out of 3 adjacent properties by existing vegetation. The building location would also be screened from Ivory Ave due to existing trees at the driveway entrance and the existing home location. Approval of the variance would not result in increased public street congestion or diminished property values.

CITY AGENCY REVIEW:
This request was distributed to several city departments for review on April 8, 2022. The following departments provided comments on the variance request.

City Engineer (Memo)
1. The connection to city water will be available in October 2022, allowing abandonment of the private well that the applicant identified as a reason for needing a variance.
2. The 5-ft drainage and utility easement should be fully preserved to maintain a shared drainage way for abutting lots. Construction of a garage immediately along the easement has the effect of reducing the area available to accommodate drainage equally.

Fire Department (email)
Ensure the address numbers are plainly visible from the street fronting to property and shall be contrasting color from the background.

City Attorney (email)
The applicant will have to prove that there are practical difficulties for not constructing the garage north of the home in a compliant location.

PUBLIC COMMENT:
A hearing notice was sent to surrounding properties on June 1, 2022. A hearing notice was published in the local newspaper on June 3, 2022. Staff received 2 public comments via email from surrounding property owners in support of the proposed variance.

FISCAL IMPACT:
None

RECOMMENDED CONDITIONS OF APPROVAL

1. Building materials used must be aesthetically similar to the existing home.
2. All stormwater runoff from the proposed garage shall be contained on the applicant's property. Stormwater shall not be directed onto adjacent properties.
3. This variance approval is only for a reduced setback from the south property line.
4. If approved this variance shall expire if the work does not commence within 12 months of the date of granting the variance.

OPTIONS:

The Planning Commission may:

- Recommend approval of the variance.
- Recommend approval of the variance with conditions.
- Recommend denial of the variance, citing recommended findings of fact for denial.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend denial of the request from Al Woolhouse on behalf of Brenda LeCuyer for a variance to reduce the side yard setback to 5 feet where a minimum of 15 feet is required at 1567 Ivory Avenue N.

"Move to recommend Denial of the request from Al Woolhouse on behalf of the property owner Brenda LeCuyer for a variance to reduce the side yard setback to 5 feet where a minimum of 15 feet is required at 1567 Ivory Avenue N."

RECCOMENDED FINDINGS

1. The applicant is Al Woolhouse on behalf of the property owner Brenda LeCuyer.
2. The applicant has provided a complete variance application in conformance with Section 105.12.320.
3. The applicant has not proven that strict enforcement the Lake Elmo City code would cause practical difficulties.
4. The applicant has not proven that the plight of the landowner is due to unique circumstances not created by the landowner.
5. The proposed variance would not alter the essential character of the surrounding neighborhood.
6. The proposed variance would not impair adjacent properties.

ATTACHMENTS:

1) Land Use Application
2) Written Statements
3) Amended written statements
4) Location Map
5) Garage location pictures
6) Certificate of Survey
7) Proposed garage plans
8) Septic System Documentation
9) City Engineer Memo
10) Fire Department email
11) City Attorney email

12) 2 Neighboring property owner emails

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

THE CITY OF LAKE ELMO

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

RECEIVED
MAY 12 2022
CITY OF LAKE ELMO

LAND USE APPLICATION

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

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

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

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

Applicant: AL WOOLHOUSE
Address: 13414 182nd AVE NW ELK RIVER, MN 55330
Phone # 763-202-9060
Email Address: ALWOOLHOUSE4151@gmail.com

Fee Owner: BRENDA LECUYER
Address: 1567 IVORY AVE N LAKE ELMO, MN 55042
Phone # 651-230-6440
Email Address: brenlecuyer@gmail.com

Property Location (Address): 1567 IVORY AVE N. LAKE ELMO, MN
(Complete (long) Legal Description: LOT 8 block 2, PARKVIEW ESTATES

PID#: 28.029.21.13.0015

Detailed Reason for Request: WE ARE REQUESTING TO PLACE A PROPOSED GARAGE ON THE 5' EASEMENT INSTEAD OF 15' SIDE SET BACK IN ORDER TO AVOID EXISTING WELL ON PROPERTY WHICH WOULD BE IN THE WAY OF GARAGE ENTRANCE.

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:
THE EXISTING WELL IS LOCATED WHERE THE CITY WOULD LIKE THE GARAGE TO BE PLACED AT THE 15' SIDE SET BACK BUT THE WELL (4" ACTIVE WELL) WOULD BE IN THE PATH OF THE OVERHEAD GARAGE DOOR (drawings provided)

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: A.R. Woolhouse Date:

Signature of fee owner: Date: 5/12/22

ArcGIS Web AppBuilder

5/31/2022, 12:15:31 PM

1:1,128

0 35 70 140 ft

0 10 20 40 m

Parcels

Easement Lines

COMPUTED UTILITY_DRAINAGE

CONSERVATION

Address Points

Parks

CITY

MNWASH038007.sid

Red: Band_1

Green: Band_2

Blue: Band_3

MNWASH032009.sid

Red: Band_1

Green: Band_2

Blue: Band_3

MNWASH026009.sid

Red: Band_1

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Brenda LeCuyer
1567 Ivory Ave. N.
Lake Elmo, MN 55042
5/12/22

To Whom It May Concern:

I authorize Al Woolhouse of A.L Woolhouse Inc to submit variance application request on my behalf for our home at 1567 Ivory Ave N. Lake Elmo, MN 55042.

Kind regards,

5/12/22

Brenda LeCuyer
612-615-5016 (cell)

RECEIVED
MAY 12 2022
CITY OF LAKE ELMO

please Send
Reciept for
Escrow check 88

RECEIVED
MAY 12 2022
CITY OF LAKE ELMO

THE FOLLOWING ADDRESS OF WHICH WE ARE SEEKING A VARIANCE IS " 1567 IVORY AVE N. LAKE ELMO, MN PID NO. 2802921130015 WE ARE PROPOSING TO BUILD A 24'X40 'DETACHED GARAGE ON THE S-SE SIDE PROPERTY LINE. ACCORDING TO THE CITY OF LAKE ELMO THE SIDE SET BACKS ARE 15' WHICH INCLUDECS THE 5' EASEMENT. WE ARE REQUESTING TO MOVE THE DETACHED GARAGE TO THE 5' SIDE EASMENT TO AVOID THE 4" ACTIVE WELL ON THE PROPERTY. IF THE GARAGE IS TO BE BUILT WITHOUT THE VARIANCE THE WELL WOULD BE IN THE FRONT MIDDLE OF STRUCTURE (SEE PICS) IF WE ARE GRANTED THE VARIANCE THE STRUCTURE WOULD BE BUILD ON THE 5' EASMENT AND THE WELL LOCATION WOULD BE WITHIN 2' FROM LEFT FRONT OF BUILD STRUCTURE AS OPPOSE TO 12' CENTER OF STRUCTURE WHICH WOULD RESULT IN A TOTAL ACCESSIBILITY TO NEW GARAGE. ALSO ON THE SOUTH SIDE PROPERTY LINE WHERE VARIANCE IS BEING REQUESTED THEIR ARE NO CLOSE NEIGBORING STRUCTURES. (SEE PICS) ALSO WITHOUT THE GRANT OF A VARIANCE THE NE CORNER OF NEW GARAGE WOULD BE THE POOL AREA. (SEE PICS) THE PLAY SET DIRECTLY BEHIND THE PROPOSED GARAGE IS TOTALLY VISABLE FROM LIVING AND KITCHEN WINDOWS OF HOME FOR MONITORING CHILDRENS ACTIVITY AND SAFTY.

VARIANCE FOR 1567 IVORY AVE N.

THE STRICT ENFOURCEMENT OF THIS CHAPTER WOULD CAUSE MAJOR DIFFICULTIES BECAUSE OF THE LOCATION OF ACTIVE 4" WELL ON PROPERTY. IT WOULD TOTALY INTERFER WITH THE ENTRANCE OF PROPOSED GARAGE. SEE PICS

THE LOCATION OF WELL, WHICH IS THE ISSUE IS IN NO WAY THE OWNERS FAULT. THEY PURCHASED THE HOME AS IS WITH THE WELL INPLACE ALREADY.

THE GRANTING OF THE VARIANCE WOULD NOT ALTER THE CHARACTER OF AREA AT ALL. ITS BEING BUILT FOR RESIDENTAL STORAGE USE ONLY AND WILL BE LOCATED ON SOUTHSIDE PROPERT LINE WHERE THEIR ARE NO NEIGHBORING STRUCTIONS.

SEE PIC

WITHOUT VARIANCE

WITHOUT
VARIANCE

WITHOUT
VARIANCE

WITHOUT
VARIANCE

With
Variance
Approval

Play set behind proposed garage

Play set behind proposed garage

WITHOUT VARIANCE

WITHOUT VARIANCE

Conversation with City of Lake Elmo on variance requirements.

Sent from my iPhone

Begin forwarded message:

From: Ben Prchal <BPrchal@lakeelmo.org>
Date: April 30, 2021 at 12:21:40 PM CDT
To: Brenda LeCuyer <brenlecuyer@gmail.com>
Subject: RE: Detached garage

E.

I do not know what/if there is a required setback from a well. Though, I would recommend a setback in case you need to replace the well or work on it. I would suggest following up with the building department to see if there is language in the building code regarding a setback from a well.

I have attached the variance application packet which you will need to fill out for review. One thing that I will say, in your narrative it will be important to point out that the well is in the way and that it impacts meeting the setback. An additional item to keep track of is why does it need to go there? For example I could see them asking why the addition cannot be added onto the street side or elsewhere on the lot. Again, just something to prepare for.
Please follow up with additional question, thank you.

From: Brenda LeCuyer [mailto:brenlecuyer@gmail.com]
Sent: Friday, April 23, 2021 3:01 PM
To: Ben Prchal <BPrchal@lakeelmo.org>
Subject: Re: Detached garage

Caution: This email originated outside our organization; please use caution.

HI Ben,

Thank you for the information and yes, I would like to fill out the form to try and get approval. I reviewed all of your explanations and understand that approval is not guaranteed. I realize driveway alignment is not a major obstacle, but I failed to mentioned the we have a well water pump that is really the main issue of getting the building too close to the house since its on this side of house and will also need a clearance due to where it is located. I had a contractor come look at space and he said that there is no way to have a standard door opening with the current set back due to well placement. What is the distant needed from a well? Can you send me the forms needed so I can work on them.

I really appreciate all of the details and clarity you provided in the email which is super helpful.

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Thanks,
Brenda

On Apr 9, 2021, at 1:18 PM, Ben Prchal <BPrchal@lakeelmo.org> wrote:

You can make the request if you would like but I think it is important to review the information below. There are four points that the request needs to be reviewed against and all four needs to have a "positive" finding. My examples below are general examples and not necessarily specific to your lot.

Variance:
F. *Required Findings.* Any action taken by the Board of Adjustment to approve or deny a variance request shall include the following findings:
1. *Practical Difficulties.* A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter.
a. *Definition of Practical Difficulties.* "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.
Essentially is the request reasonable? I think this can be tough one to address since reason can vary from person to person. The request in itself may be reasonable but the conditions of the request may not be reasonable. For example, it is generally reasonable for a property to ask for an accessory building but it may not be reasonable for a property to request an accessory building that is 2 ft. from the property line when a 10 ft. setback can be achieved.

2. *Unique Circumstances.* The problem for the landowner/applicant which the proposed variance is intended to correct must be due to circumstances that are unique to the property in question and that were not created by the land owner/applicant.
This is kind of a two part question. Did you (the property owner) cause the "issues" on site/are you (as the owner) the reason a variance is required. If no, then what is unique about your property that variance approval is warranted? For example, compared to other lots or requests

Hi Al,

My husband has provided answers to the questions Ben asked below. Please add these to the application and submit prior to June 1st deadline.

We didn't answer "e" as we weren't sure what to put if you have any suggestions.

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Thanks!
Brenda

Sent from my iPhone

Begin forwarded message:

From: "LeCuyer, Allen M" <allen.lecuyer@usbank.com>
Date: May 27, 2022 at 1:43:47 PM CDT
To: Brenda LeCuyer <brenlecuyer@gmail.com>
Subject: FW: Fw: Fwd: Variance Application

e.

f. The 1567 Ivory Ave N property has a very limited area that would allow the addition of a garage that would not cause an additional substantial financial obstacle to build. Strictly enforcing the Lake Elmo chapter on where a structure could be built would require the homeowners to remove a significant

portion of professional landscaping that is used for privacy and aesthetics in the backyard. Removing the established landscaping would require the homeowners to pay for professional services to remove the existing landscaping and in turn, create/install new landscaping needed for privacy. Finally, and most importantly, the home has an unmovable playset that the young children of the homeowners spend significant time on. Building the garage within the guidelines of the Lake Elmo chapter would cause the garage to obstruct the view of the playset from the home, resulting in the homeowners not being able to comfortably see their children when playing on the playset.

g. The property at 1567 Ivory Ave N already had many large mature evergreen trees on the property when purchased. Those trees, which surrounding properties too enjoy for privacy between homes, are located in the only available, logistical area a garage could be built on the property. Removing the trees would cause a financial hardship on the homeowners as well as negatively impact the aesthetics of multiple properties. In addition, building the garage within the Lake Elmo chapter would require the garage to be built on the existing, in use well. The homeowners are aware that the home may be eligible for city sewer in the future, but the homeowners, knowing continued use of well and septic is an option, have not decided whether to covert the home.

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h. Building the garage closer to the lot line with an approved variance would have little to no effect on the neighbors, the neighborhood, or the character of the property. The area the garage would be built on with an approved variance is next to neighbors large backyards and still very far from their houses. In addition, as mentioned above, there are large mature trees that would block the view of the garage from one of the two neighbors this area of the property is against. The variance is asking for the garage to be permitted to be approximately ten feet closer to the property line than if it were within Lake Elmo guidelines, meaning while garage would be closer than guidelines, it would not be significantly visually closer to the property line than without a variance.

From: Ben Hetzel <BHetzel@lakeelmo.org>
Date: May 27, 2022 at 9:44:34 AM CDT
To: brenlecuyer@gmail.com
Cc: Al Woolhouse <alwoolhouse4151@gmail.com>
Subject: Variance Application

See note from Ben below to include why we can't use other sides our property.

Please include:

The west side of our property is the front yard of our house and the north side holds our septic system and drain field that runs through to across the street which would make it impossible to build in these areas without relocating a septic system and which would ruin the character in the neighborhood and it needs to also meet the criteria of maintaining the rules of our homeowner association to meet the ascetic in the neighborhood.

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CITY OF LAKE ELMO

Please let me know if this will work.

Thanks,
Brenda

Sent from my iPhone

Begin forwarded message:

> From: Ben Hetzel <BHetzel@lakeelmo.org>
> Date: May 27, 2022 at 4:12:28 PM CDT
> To: brenlecuyer@gmail.com

Subject: FW: Variance Application

Brenda,

I also received a comment from other Agency Reviewers today who make a good point. What is the justification for the building location when you can build to the north of the house or to the west? Open Space PUD zoning is one of the only zoning districts that do not regulate accessory structure placement from the front and side yard.

Be sure to address this point in your narrative and answering of questions as well!!

Ben Hetzel
City Planner
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042
651-747-3911

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2022
CITY OF LAKE ELMO

From: Ben Hetzel
Sent: Friday, May 27, 2022 9:45 AM
To: brenlecuyer@gmail.com
Cc: Al Woolhouse <alwoolhouse4151@gmail.com>
Subject: Variance Application

Brenda,

Al said I should reach out to you. I also left you a voicemail.

The City Engineer notified me that your property will be eligible for City Water hookup in October. With that being said, there is an opportunity to hook up to city water and abandoned your well, which would allow your garage to conform to all setbacks.

The whole justification presented by you and Al as the applicants, is that the well is reason a variance should be granted. My concern is now that there is an option to abandon the well, City Council could have good reason to deny the variance request. I am not saying that will happen, but it is a good possibility. Ultimately, the decision lies with City Council. I wanted to give you all the information I have at this point to make a informed

decision. You have the following two options:

1. **Withdraw the Variance application, hook up to city water, abandone well, meet all setbacks**
2. **Continue with the variance request, provide me with new narrative and answers to questions shown below.**

e. A narrative regarding any pre-application discussions with staff, and an explanation of how the issue was addressed leading up to the application for a variance.

f. Explain why the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration.

g. Explain why the plight of the landowner is due to circumstances unique to the property and not created by the landowner.

h. Justify that the granting of the variance would not alter the essential character of the neighborhood.

I need a decision and/or items above by June 1st! Please let me know at your earliest convenience.

Ben Hetzel
City Planner
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042
651-747-3911

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MAY 31 2022
CITY OF LAKE ELMO

Brenda,

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I need a decision and/or items above by June 1st! Please let me know at your earliest convenience.

Ben Hetzel
City Planner
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042
651-747-3911

RECEIVED
MAY 1 ? 2022
CITY OF LAKE ELMO

From: Brenda LeCuyer
To: Ben Hetzel
Cc: Al Woolhouse
Subject: Re: Unanswered variance application questions
Date: Wednesday, June 8, 2022 5:58:46 PM

Caution: This email originated outside our organization; please use caution.

Hi Ben,

Thanks for clarification. I'm really hoping this is helpful and provides enough clarity to get approved. We have been trying to do this project for over a year and would love to move it forward.

The following items are unique to the property and not created by the current owners: well, driveway placement (installed in a 5 ft variance from lot line), landscaping, numerous mature trees on the lot that provide privacy for the home as well as neighbors, and ParkView Estates bylaws. Together they are creating a need for a variance and make the current space not buildable for a detached garage. According to our homeowners association Section 8, all homes designs shall de-emphasize the garage structure by side loading or angling, breaking the garage into separate bays, using rooms or dormers per the garage or pulling the garage into the rear of the home. In addition, properties need to improve the continuity and homogeneity of the neighborhood. It also states that reasonable variances are granted if it is not detrimental to other lots or members. We have spoken with and received support from all affected neighbors, most of which have already emailed their support to Ben Hetzel, the City Planner. The water well location is original to property. With our well location coupled with our desire to build as soon as possible (we have had a signed contract with a builder for over a year to get on their schedule) we are requesting the variance in order to build prior to city water project, a project which homeowners are not yet required to make a decision on. The Minnesota Department of Health records show that we are of the minority of homes in the development that has not been affected by contamination due to our well location depth and we have not been recommended to add filters while always testing in normal data ranges.

I had another quick question as I was speaking to the contractor on the variance fee of $2250. Is this non-refundable so we have to pay this amount even if it's denied? How does the fee $1000 escrow fee work in addition to the $1250? It wasn't clear so I wanted to understand this better if possible.

Best,
Brenda

> On Jun 8, 2022, at 11:56 AM, Ben Hetzel <BHetzel@lakeelmo.org> wrote:
>
> <image001.png>
>
> The question above was not really answered in the variance application. Without a reasonable answer I would have to recommend denial, but it could still be

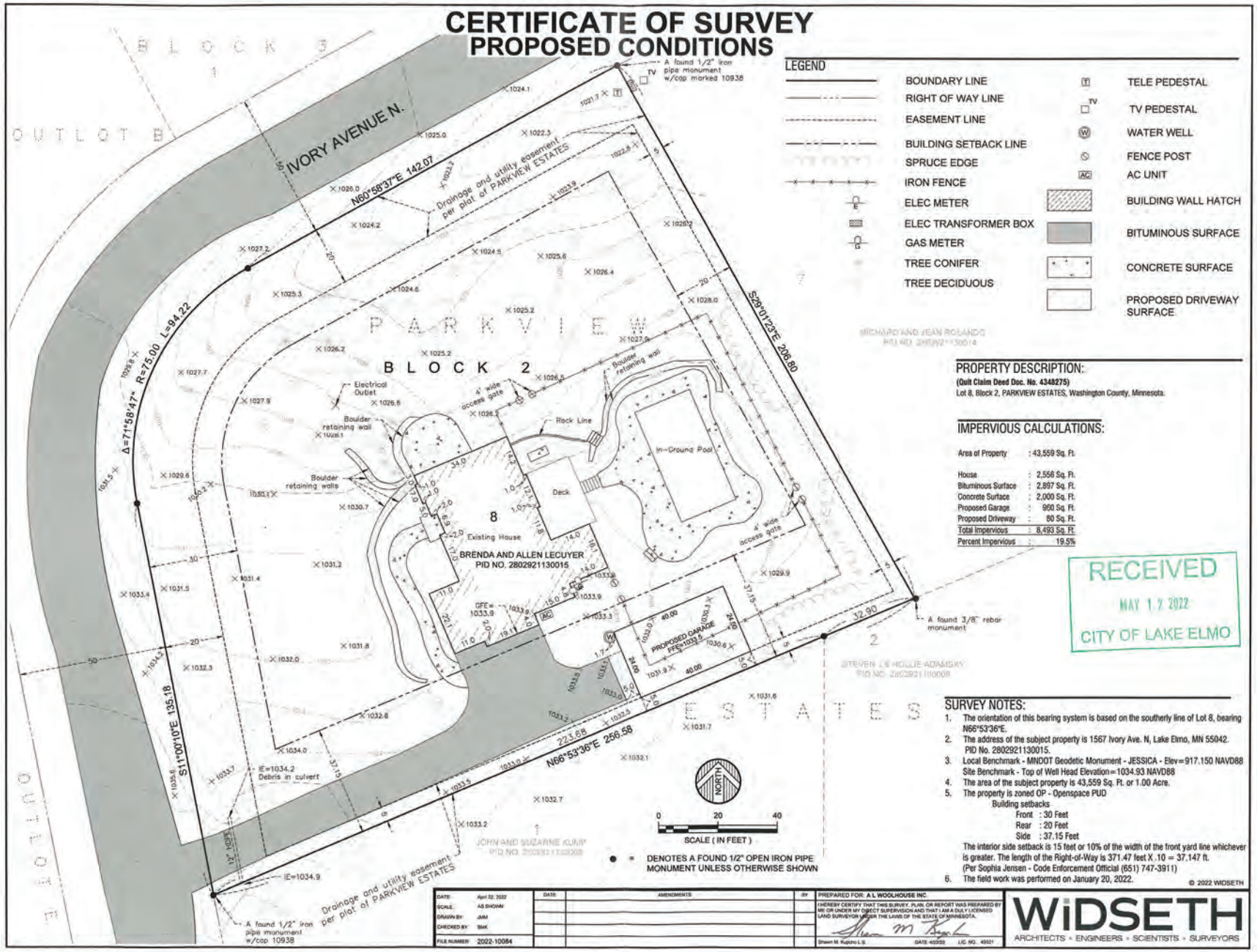
recommended for approved by the Planning Commission.

Basically, you will have to explain how the circumstances that you have explained for needing a variance were not created by you. You cannot use a self created hardship. For example, if you placed the playset in its current location, then it's a self created hardship. If you had the landscape placed where it is, then it's a self-created hardship. The argument could be made that by not hooking up to city water could be a self created hardship as well. Please provide me an answer to this question by 9 am tomorrow morning.

Thank you! I am just trying to check off all the bases here.

Ben Hetzel
City Planner
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042
651-747-3911

CERTIFICATE OF SURVEY
PROPOSED CONDITIONS



● = DENOTES A FOUND 1/2" OPEN IRON PIPE MONUMENT UNLESS OTHERWISE SHOWN

LEGEND

BOUNDARY LINE	TELE PEDESTAL
RIGHT OF WAY LINE	TV PEDESTAL
EASEMENT LINE	WATER WELL
BUILDING SETBACK LINE	FENCE POST
SPRUCE EDGE	AC UNIT
IRON FENCE	BUILDING WALL HATCH
ELEC METER	BITUMINOUS SURFACE
ELEC TRANSFORMER BOX	CONCRETE SURFACE
GAS METER	PROPOSED DRIVEWAY SURFACE
TREE CONIFER	
TREE DECIDUOUS	

PROPERTY DESCRIPTION:

(Quit Claim Deed Doc. No. 4348275)
Lot 8, Block 2, PARKVIEW ESTATES, Washington County, Minnesota.

IMPERVIOUS CALCULATIONS:

Area of Property	:	43,559 Sq. Ft.
House	:	2,556 Sq. Ft.
Bituminous Surface	:	2,897 Sq. Ft.
Concrete Surface	:	2,000 Sq. Ft.
Proposed Garage	:	960 Sq. Ft.
Proposed Driveway	:	80 Sq. Ft.
Total Impervious	:	8,493 Sq. Ft.
Percent Impervious	:	19.5%

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SURVEY NOTES:

1. The orientation of this bearing system is based on the southerly line of Lot 8, bearing N66°53'36"E.
2. The address of the subject property is 1567 Ivory Ave. N, Lake Elmo, MN 55042. PID No. 2802921130015.
3. Local Benchmark - MNDOT Geodetic Monument - JESSICA - Elev=917.150 NAVD88 Site Benchmark - Top of Well Head Elevation=1034.93 NAVD88
4. The area of the subject property is 43,559 Sq. Ft. or 1.00 Acre.
5. The property is zoned OP - Openspace PUD
   Building setbacks
   Front : 30 Feet
   Rear : 20 Feet
   Side : 37.15 Feet
   The interior side setback is 15 feet or 10% of the width of the front yard line whichever is greater. The length of the Right-of-Way is 371.47 feet X .10 = 37.147 ft. (Per Sophia Jensen - Code Enforcement Official (651) 747-3911)
6. The field work was performed on January 20, 2022.

© 2022 WIDSETH

DATE:	April 22, 2022
SCALE:	AS SHOWN
DRAWN BY:	JMM
CHECKED BY:	SMK
FILE NUMBER:	2022-10084

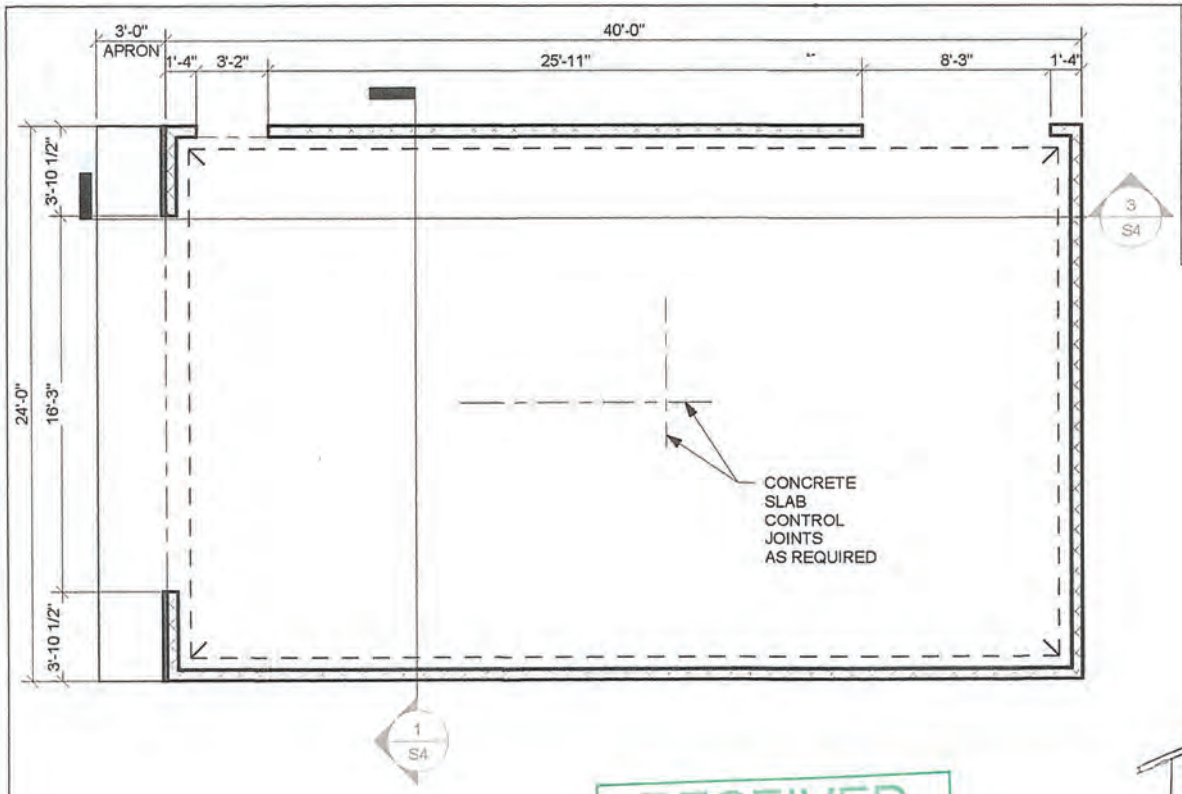
DATE	AMENDMENTS	BY

PREPARED FOR: A L WOOLHOUSE INC

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, 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.

Shawn M. Kupcho L.S. DATE 4/22/22 LIC. NO. 49021

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS



By signing this drawing set, I'm stating I have reviewed these drawings entirely for the basic dimensional accuracy in accordance with my requirements. The overall size and location of openings match my design intent, and changes may result in scope evaluation, increased cost, and additional drafting costs.

Name: _____

Signature _____

RESERVED FOR ELECTRONIC PLAN REVIEW STAMPS

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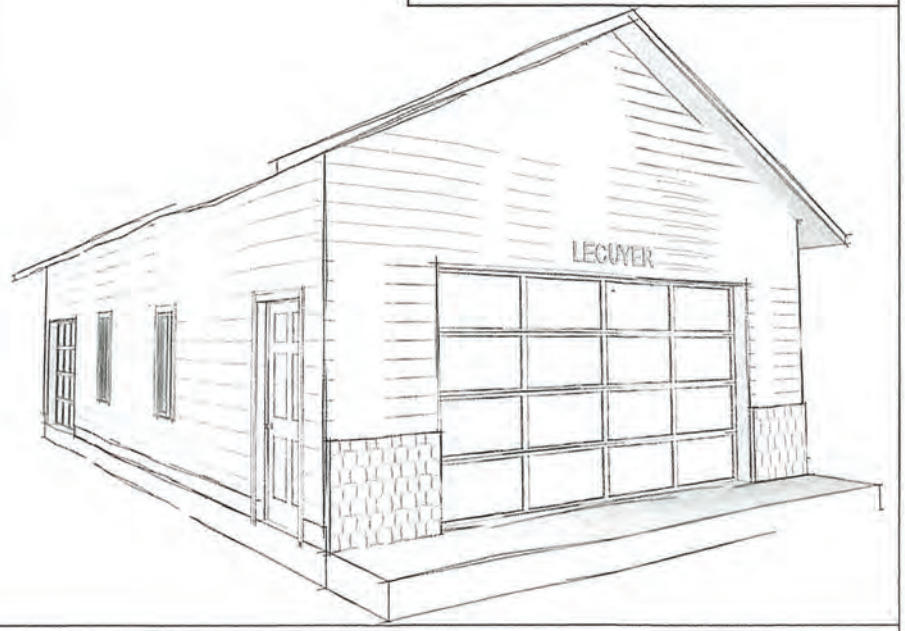
MAY 12 2022
CITY OF LAKE ELMO



A.L. WOOLHOUSE
13414 182nd Ave. NW
Elk River, MN 55330
www.ALWoolhouse.com
612-401-0092

BRENDA LECUYER RESIDENCE

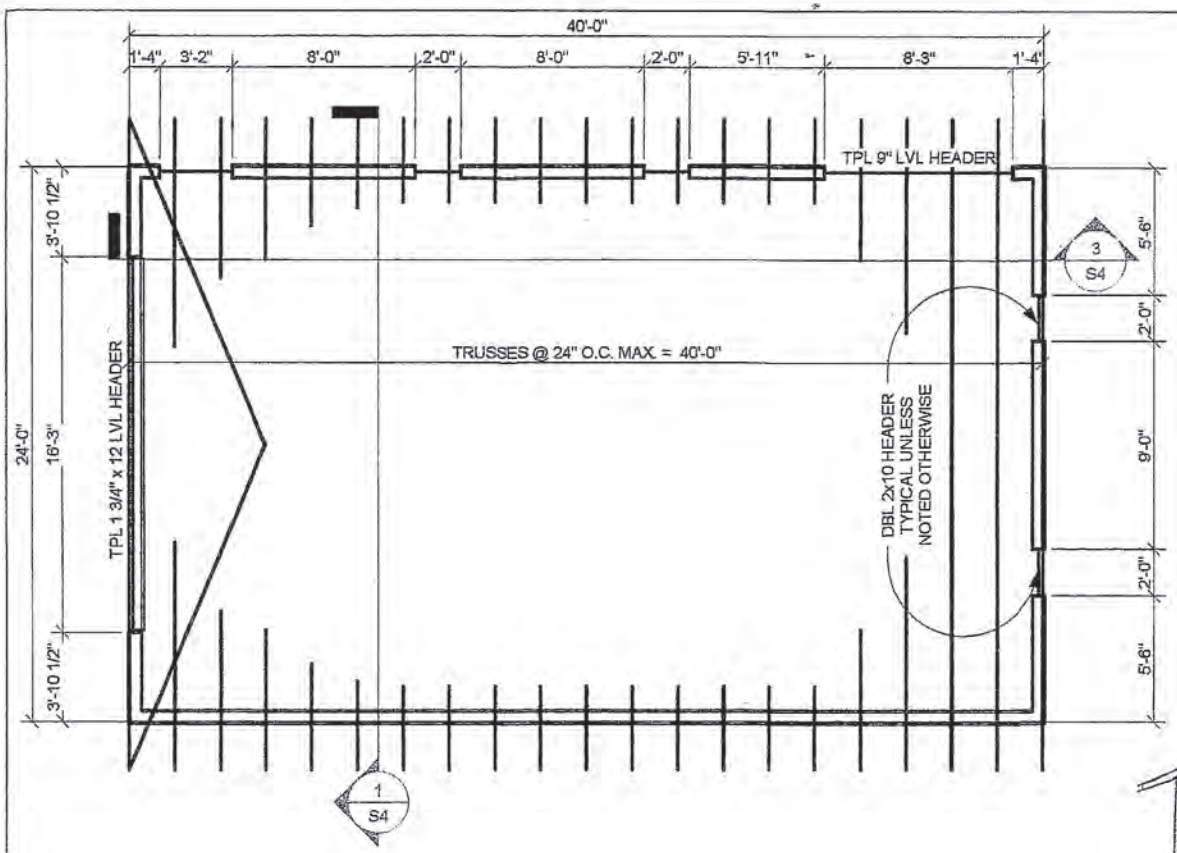
1567 Ivory Avenue North, Lake Elmo, MN 55042

FOUNDATION PLAN

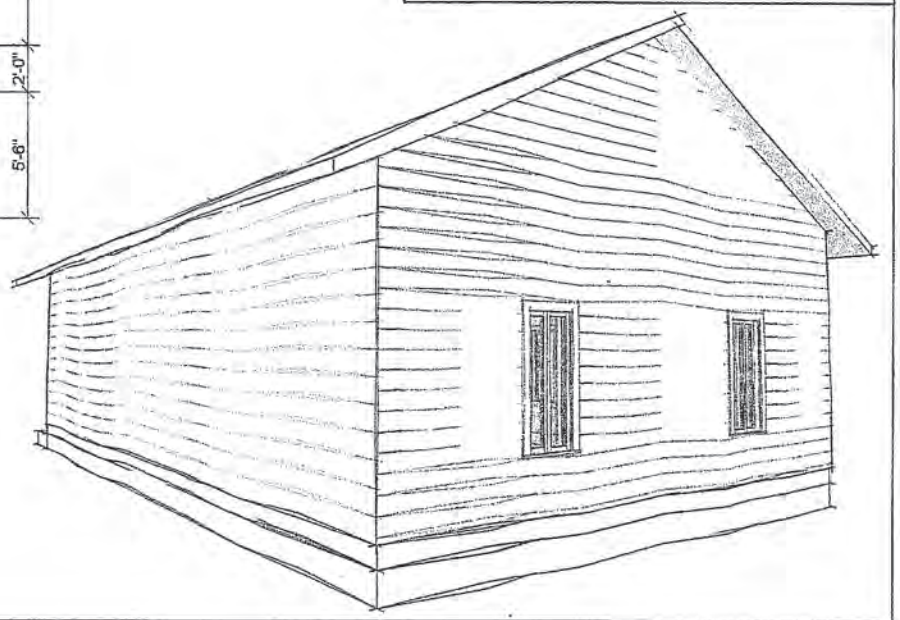
Project number	21.096
Date	11/1/2021
Drawn by	TMD
Checked by	LW

S1

Scale As indicated



RESERVED FOR ELECTRONIC PLAN REVIEW STAMPS



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612-401-0092

BRENDA LECUYER RESIDENCE

1567 Ivory Avenue North, Lake Elmo, MN 55042

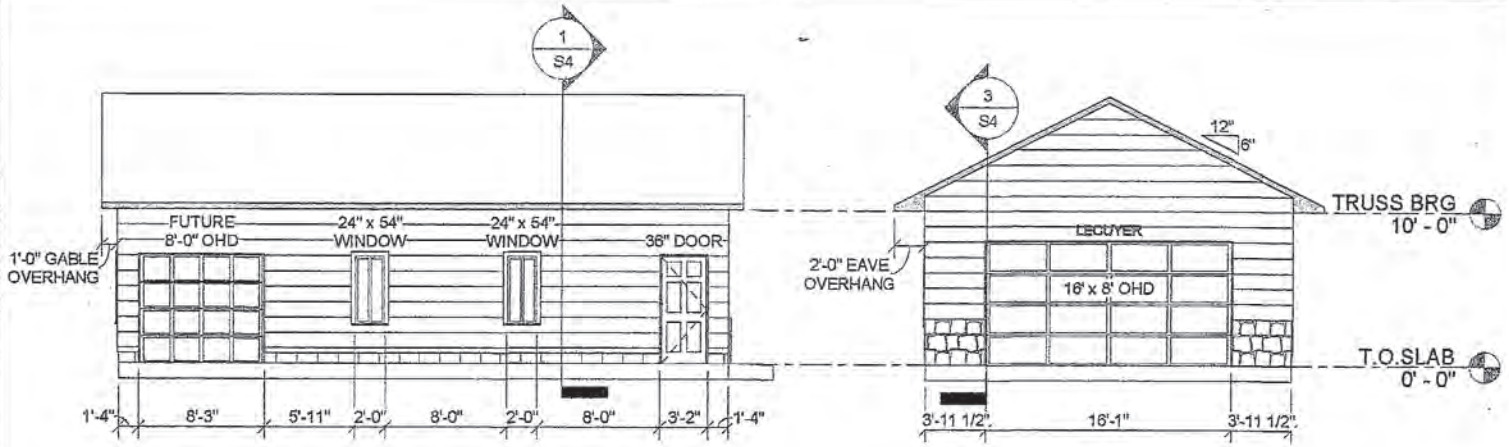
ROOF FRAMING PLAN

Project number	21.096
Date	11/1/2021
Drawn by	TMD
Checked by	LW

S2

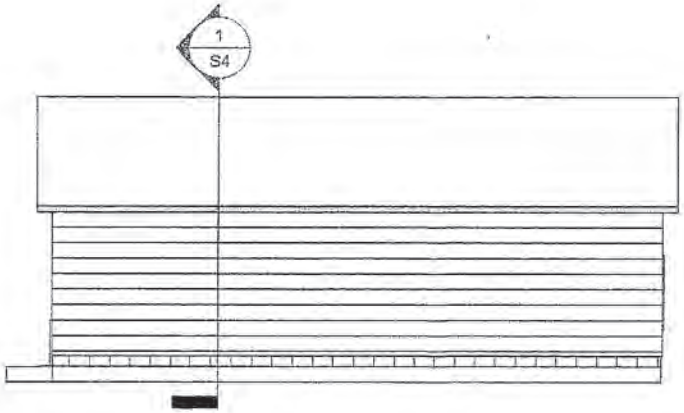
Scale As indicated

RESERVED FOR ELECTRONIC PLAN REVIEW STAMPS

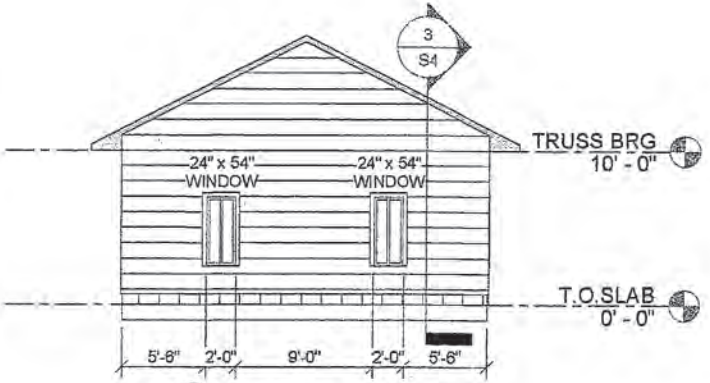


1 S3 NORTH ELEVATION
1/8" = 1'-0"

2 S3 WEST ELEVATION
1/8" = 1'-0"



3 S3 SOUTH ELEVATION
1/8" = 1'-0"



4 S3 EAST ELEVATION
1/8" = 1'-0"

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612-401-0092

BRENDA LECUYER RESIDENCE

1567 Ivory Avenue North, Lake Elmo, MN 55042

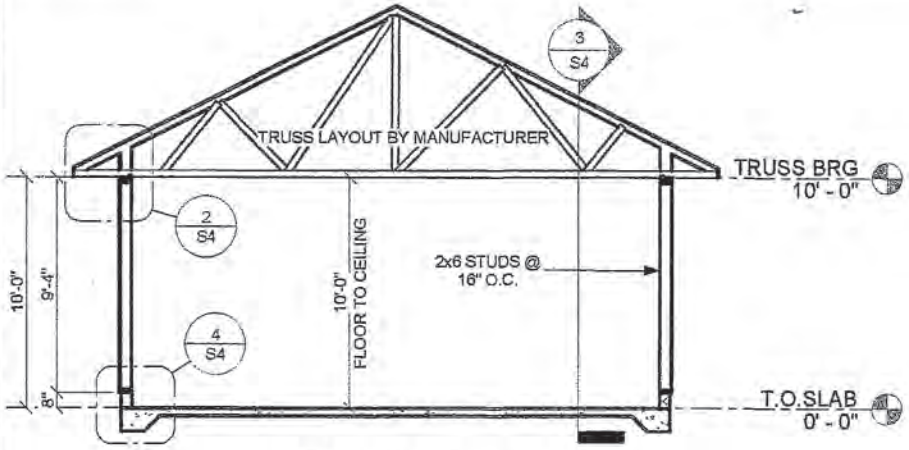
ELEVATIONS

Project number	21.096
Date	11/1/2021
Drawn by	TMD
Checked by	LW

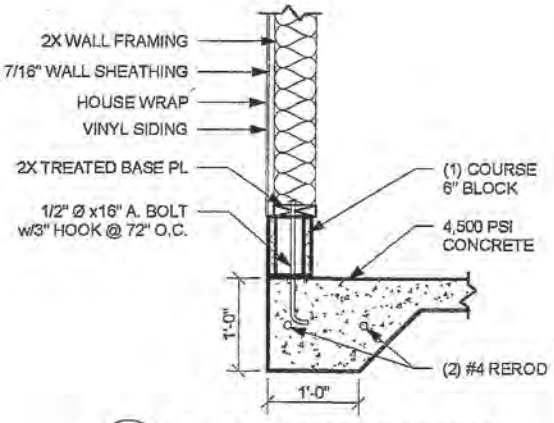
S3

Scale As indicated

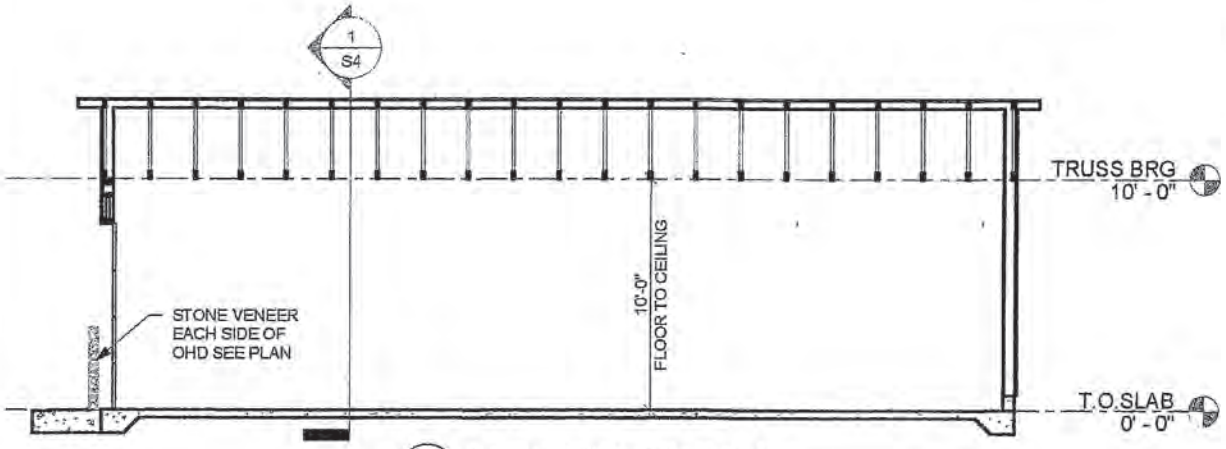
RESERVED FOR ELECTRONIC PLAN REVIEW STAMPS



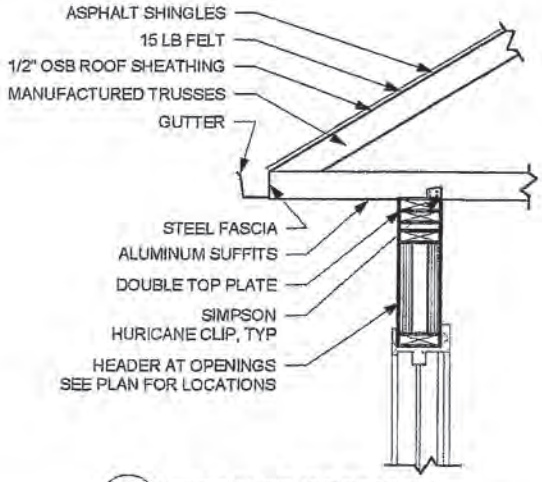
1 / S4 TYPICAL BUILDING SECTION
3/16" = 1'-0"



2 / S4 THICKENED SLAB FOUNDATION
3/4" = 1'-0"



3 / S4 TYPICAL BUILDING SECTION
3/16" = 1'-0"



4 / S4 TYPICAL TRUSS BEARING
3/4" = 1'-0"

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Elk River, MN 55330
www.ALWoolhouse.com
612-401-0092

BRENDA LECUYER RESIDENCE

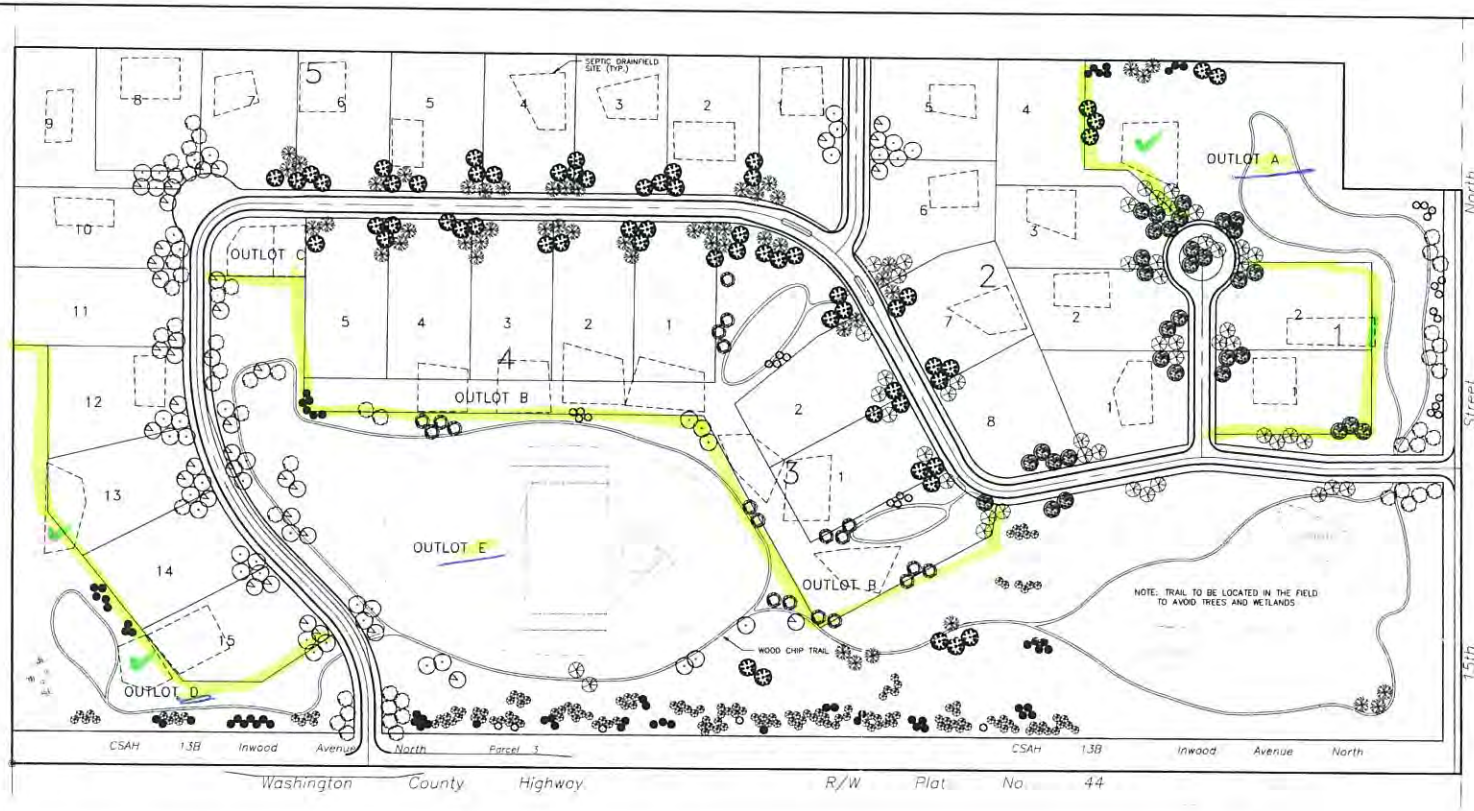
1567 Ivory Avenue North, Lake Elmo, MN 55042

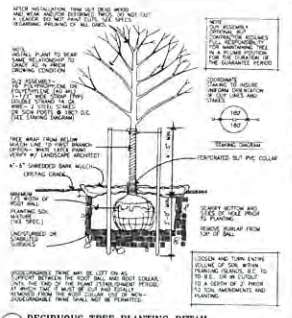
BUILDING SECTIONS

Project number	21.096
Date	11/1/2021
Drawn by	TMD
Checked by	LW

S4

Scale As indicated



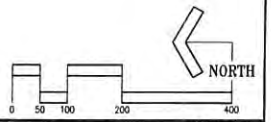


LANDSCAPE LEGEND

KEY	BOTANICAL NAME	COMMON NAME	POT	QTY.	REMARKS
	CONIFERUS TREES				
PP	Picea pungens	COLORADO SPRUCE	6' HT.	30	
PS	Pinus sylvestris	SCOTCH PINE	6' HT.	51	
	DECIDUOUS OVERSTORY TREES				
AR	Acer rubrum 'Northwood'	RED MAPLE	1.5" BB	33	
AS	Acer saccharum 'Green Mountain'	SUGAR MAPLE	1.5" BB	43	
BN	Betula nigra	RIVER BIRCH	1.5" BB	20	
CO	Celtis occidentalis	HACKBERRY	1.5" BB	49	
FA	Fraxinus pennsylvanica 'Summit'	GREEN ASH	1.5" BB	50	
PT	Populus tremuloides	QUAKING ASPEN	1.5" BB	150	
QR	Quercus rubra(borealis)	NORTHERN RED OAK	1.5" BB	62	
TA	Tilia americana	AMERICAN LINDEN	1.5" BB	38	
QB	Quercus bicolor	SWAMP WHITE OAK	1.5" BB	51	

PLANTING NOTES

1. All quantities, shapes of beds and locations shall be verified and adjusted as required to conform to the exact conditions of the site. Review with Landscape Architect prior to digging.
2. Locate all utilities, including irrigation lines,with the Owner for proprietary utilities and Gopher State One Call at 454-0002 (Twin Cities Metro Area) or 800/252-1166 (greater Minnesota) 48 hours before digging. Notify the Landscape Architect of any conflicts to facilitate plant relocation. Contractor shall be responsible for the repair of any damages to same.
3. The Contractor shall be responsible for complying with all applicable codes, regulations and permits governing the work.
4. The Contractor shall be responsible for all mulches and planting soil quantities to complete the work shown on the plan. Verify all quantities shown on the plant schedule.
5. The Contractor shall remove from the site all soil/turf which has been removed for new plant beds. Long-term storage of materials or supplies on-site will not be allowed. 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.
6. The Contractor shall keep pavements, planters and buildings clean and unstained. All wastes shall be promptly removed from the site. Any damage to existing facilities shall be repaired at the Contractor's expense.
7. The plan takes precedence over the plant schedule if discrepancies exist. The specifications take precedence over the planting notes and general notes.
8. 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.
9. No substitutions of plant material shall be accepted unless approved in writing by the Landscape Architect.
10. All planting stock shall conform to the "American Standard for Nursery Stock," ANSI-Z60, latest edition, of the American Association of Nurserymen, Inc.
11. All plants shall be guaranteed for one complete growing season (April 1 - November 1), unless otherwise specified. The guarantee shall cover the full cost of replacement including labor and plants.
12. Seasons/Time of Planting: NOTE: The Contractor may elect to plant in off-seasons entirely at his/her risk.
    Deciduous potted plants: April 1-June 1, Aug. 21-Nov. 1
    Deciduous b&b: April 1-June 1, Aug. 21-Nov. 1
    Evergreen potted plants: April 1-May 15, Aug. 21-Nov. 1
    Evergreen b&b: April 1-May 15, Aug. 21-Sept. 15
13. Planting soil for trees and shrubs: Fertile friable loam containing a liberal amount 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 hardpans, subsoil, stones, chemicals, noxious weeds, etc. Soil mixture shall have a pH between 6.1 and 7.5 and 10-10-10 fertilizer at the rate of 3 pounds per cubic yard. In planting beds incorporate this mixture throughout the entire bed by rototilling into the top 12" of soil.
14. Planting soil for perennial beds/ground covers: 50% clay loam, 25% sand 25% peat moss with 3 lbs. 10-10-10 fertilizer per cubic yard and 1 pound of ISOLITE Porous Ceramic soil additive per square foot thoroughly mixed into the top 8" of soil by rototilling.
15. 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.
16. Use anti-desiccant (Wilt-pruf 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 late fall for winter protection during warranty period.
17. Mulch: 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. Deliver mulch on day of installation. Use 4" for trees, 3" for shrub beds, and 2" for perennial/ground cover beds, unless otherwise directed.
18. The Landscape Architect reserves the right to reject any plants which are deemed unsatisfactory.
19. Maintenance shall begin immediately after each portion of the work is in place. Plant material shall be protected and maintained until the installation of plantings is complete, inspection has been made, and planting is accepted exclusive of the guarantee. Maintenance shall include watering, cultivating, mulching, removal of dead material, 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.
20. Contractor shall request in writing, a final acceptance inspection.



NO.	DATE	BY	REMARKS
			REVISIONS

DESIGNED BY KOC | CHECKED BY KOC
DRAWN BY EWM | APPROVED BY KOC
DATE 1/23/98 | COMM.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE 1/23/98 REG. NO. 20862

MFRA
McCOMBS FRANK ROOS ASSOCIATES, INC.
13050 23rd Ave N. Plymouth, MN 55447
612-476-6010 Fax 612-476-8532

PARKVIEW ESTATES
LYMAN DEVELOPMENT COMPANY
LAKE ELMO, MINNESOTA

SCALE 1"=100'
BOOK PAGE
FILE NO. 11753

Approved by EC on 3/17/98

LANDSCAPE PLAN

SHEET 1 REV.
OF 1

FILE: //SOSKPROJ/LYM11753/DWG/PLAND.DWG

Ben Hetzel

From: Jack Griffin <Jack.Griffin@focusengineeringinc.com>
Sent: Wednesday, May 25, 2022 7:22 PM
To: Ben Hetzel
Cc: Molly Just; Chad Isakson
Subject: Re: Lake Elmo Land Use Application Review - 1st Batch for May
Attachments: 2022-05-25 1567 Ivory Avenue Variance.pdf; 2022-05-25 NNG Grading Permit.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated outside our organization; please use caution.

Please see the attached plan review comments for the 1567 Ivory Ave side yard setback variance and NNG Grading Permit. Engineering has no comment on the Animal Inn Zoning Text Amendment. Please let me know if there is any further engineering assistance requested for this planning issue.

Thanks ~Jack

John (Jack) W. Griffin, P.E.
Principal / Sr. Municipal Engineer

FOCUS ENGINEERING, INC.
651.300.4264
jack.griffin@focusengineeringinc.com

On Tue, May 17, 2022 at 4:49 PM Molly Just <MJust@lakeelmo.org> wrote:

> Greetings,
>
> Please see the Dropbox link below. This is the first batch of Lake Elmo land use applications pending for May. You are asked to review the applications as Lake Elmo staff or as a stakeholder in the area of a pending application. Please provide your input to Ben Hetzel by the deadline provided below.
>
> https://www.dropbox.com/sh/la03jp2of7klzv0/AAAD_qBXD6Su-XyndXNSwIlxa?dl=0
>
> **Variance:** 1567 Ivory Avenue N. Al Woolhouse on behalf of Brenda LeCuyer is requesting a variance to allow a 5 foot side yard setback where 15 feet is required to construct a detached garage. OP-PUD Open Space PUD, Valley Branch Watershed District. June 13th Planning Commission. Please have feedback to Ben Hetzel by Monday, May 30th.
>
> **Zoning Text Amendment**: 8611 34th Street N. Animal Inn is requesting to amend Table 12-1 of Section 105.12.920 to allow a commercial kennel as a conditional use in the Limited Commercial zoning district. LC Limited Commercial, Valley Branch Watershed District. June 13th Planning Commission. Please have feedback to Ben Hetzel by Monday, May 30.

Grading Permit: PID: 1202921120002. Northern Natural Gas is requesting a grading permit for the movement of 200 cubic yards of material to install a natural gas pipeline inspection gauge launcher. OP-Open Space PUD, Valley Branch Watershed District, Shoreland Management Overlay District. Please have feedback to Ben Hetzel by Friday, May 27th.

Molly Just
Planning Director
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
651-747-3912
mjust@lakeelmo.org
http://www.lakeelmo.org/departments/planning___zoning/index.php

Ben Hetzel

From: Dustin Kalis
Sent: Wednesday, May 25, 2022 9:47 AM
To: Molly Just; Ben Hetzel
Cc: Anthony Svoboda
Subject: RE: Lake Elmo Land Use Application Review - 1st Batch for May

Molly & Ben,

Here are the fire department comments for the following projects:

Variance: 1567 Ivory Avenue N. - Ensure address numbers shall be plainly visible from the street fronting the property and shall contrasting color from the background.

Zoning Text Amendment: 8611 34th Street N. Animal Inn. No comments specific to the Zoning Text amendment. Further discussion will need to take place regarding this project as it moves forward. Currently the Animal inn operates out of 3 separate buildings all using the 8611 address. We have also been dealing with Fire Lane/No Parking issues between the Animal Inn Pet Report (applicant) and the Animal Inn Training School (separate business at 8633 34th St. N.) Whatever the Animal Inn Pet Resort proposes construction wise will have an impact on these issues and the FD will have additional comments once other knowns are in place.

Grading Permit: PID: 1202921120002. Applicant or Contractor shall notify the Fire Department of any gas releases that impact the area.

Dustin Kalis | Fire Chief
Lake Elmo Fire Department
Fire Station #1 - 3510 Laverne Ave. N. | Lake Elmo, MN | 55042
651-747-3933 *office* | www.lakeelmo.org

From: Molly Just
Sent: Tuesday, May 17, 2022 4:50 PM
To: Jack Griffin <Jack.Griffin@focusengineeringinc.com>; Sonsalla, Sarah J. <SSonsalla@Kennedy-Graven.com>; Dustin Kalis <DKalis@lakeelmo.org>; Harding, Sarah <Sarah.Harding@stantec.com>; Rachel.Burand@stantec.com; jhanson@barr.com; daniel.scollan@state.mn.us; Marty Powers <MPowers@lakeelmo.org>
Cc: Ben Hetzel <BHetzel@lakeelmo.org>; Diane Wendt <DWendt@lakeelmo.org>
Subject: Lake Elmo Land Use Application Review - 1st Batch for May

Greetings,

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https://www.dropbox.com/sh/la03jp2of7klzv0/AAAD_qBXD6Su-XyndXNSwIlxa?dl=0

Variance: 1567 Ivory Avenue N. Al Woolhouse on behalf of Brenda LeCuyer is requesting a variance to allow a 5 foot side yard setback where 15 feet is required to construct a detached garage. OP-PUD Open Space

PUD, Valley Branch Watershed District. June 13th Planning Commission. Please have feedback to Ben Hetzel by Monday, May 30th.

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Lake Elmo, MN 55042
651-747-3912
mjust@lakeelmo.org
http://www.lakeelmo.org/departments/planning___zoning/index.php

Ben Hetzel

From: Sonsalla, Sarah J. <SSonsalla@Kennedy-Graven.com>
Sent: Friday, May 27, 2022 3:22 PM
To: Molly Just; Ben Hetzel
Cc: Sonsalla, Sarah J.; Tierney, Rachel G.
Subject: RE: Lake Elmo Land Use Application Review - 1st Batch for May

Caution: This email originated outside our organization; please use caution.

Hi Molly and Ben,

I reviewed the applications. My only comment relates to the variance for 1567 Ivory Avenue. I did not see any reason why they could not put the new garage on the other side of the house. I think that they are going to need to have an explanation for this in order to be able to prove that there are practical difficulties.

I didn't have any comments with respect to the Northern Natural Gas grading permit or the Animal Inn zoning text amendment.

Let me know if you have any questions.

Thanks!

Sarah

Sarah J. Sonsalla | Attorney | Kennedy & Graven, Chartered | 150 South Fifth Street, Suite 700 | Minneapolis, MN 55402 |direct: 612.337.9284 | fax: 612.337.9310 | e-mail: ssonsalla@kennedy-graven.com

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From: Molly Just <MJust@lakeelmo.org>
Sent: Tuesday, May 17, 2022 4:50 PM
To: Jack Griffin <Jack.Griffin@focusengineeringinc.com>; Sonsalla, Sarah J. <SSonsalla@Kennedy-Graven.com>; Dustin Kalis <DKalis@lakeelmo.org>; Harding, Sarah <Sarah.Harding@stantec.com>; Rachel.Burand@stantec.com; jhanson@barr.com; daniel.scollan@state.mn.us; Marty Powers <MPowers@lakeelmo.org>
Cc: Ben Hetzel <BHetzel@lakeelmo.org>; Diane Wendt <DWendt@lakeelmo.org>
Subject: Lake Elmo Land Use Application Review - 1st Batch for May

Greetings,

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mjust@lakeelmo.org
http://www.lakeelmo.org/departments/planning___zoning/index.php

Ben Hetzel

From: Jean and Rick Rolando <rolandofamily85@gmail.com>
Sent: Monday, June 6, 2022 4:10 PM
To: Ben Hetzel
Subject: Public Hearing for LeCuyer detached garage

Caution: This email originated outside our organization; please use caution.

Ben,

We are not able to attend the public hearing on June 13th regarding the side yard set back variance for the detached garage at the LeCuyer residence on Ivory Avenue.

We 100% support the variance request and support the request of the LeCuyers to build a detached garage at their desired location.

Sincerely,

Rick and Jean Rolando
1583 Ivory Ave N.

Sent from Mail for Windows

Ben Hetzel

From: Steve Adamsky <steveadamsky@yahoo.com>
Sent: Tuesday, June 7, 2022 1:06 PM
To: Ben Hetzel
Subject: Re: 1567 Ivory Ave N Variance Application

Follow Up Flag: Follow up
Flag Status: Completed

Caution: This email originated outside our organization; please use caution.

According to this plan, the trees in the SE corner of Lecuyer's lot are not being removed. If that is the final plan, we have no objections.

Steve Adamsky
steveadamsky@yahoo.com

On Monday, June 6, 2022, 03:14:02 PM CDT, Ben Hetzel <bhetzel@lakeelmo.org> wrote:

Please see the attached certificate of survey showing the proposed garage location. The required property line setback is 15 ft. They are requesting to reduce the property line setback to 5 ft.

Ben Hetzel

City Planner

City of Lake Elmo

3800 Laverne Ave. N.

Lake Elmo, MN 55042

651-747-3911

Ben Hetzel

From: Ericka Funfsinn <ericka.funfsinn@gmail.com>
Sent: Thursday, June 9, 2022 2:05 PM
To: Ben Hetzel
Subject: Comments on setback variance- LeCuyer

Caution: This email originated outside our organization; please use caution.

Dear Mr. Ben Hetzel,

This email is being written in regards to the setback variance that Brenda LeCuyer is seeking for her property at 1567 Ivory Ave. N. I am Brenda's neighbor and have been informed of her proposed plans for a detached garage on her property. In evaluating her property and her plans, the proposed location would provide the greatest curbside appeal and would allow for the most seamless incorporation into the existing structures on the property. I see no other reasonable location for the construction of this building and I have no reservations concerning her project or the impact it will have on the neighborhood. I fully support allowing the variance.

Sincerely,

Ericka Funfsinn
1513 Ivory Ct.

Ben Hetzel

From: Ericka Funfsinn <ericka.funfsinn@gmail.com>
Sent: Thursday, June 9, 2022 2:05 PM
To: Ben Hetzel
Subject: Comments on setback variance- LeCuyer

Caution: This email originated outside our organization; please use caution.

Dear Mr. Ben Hetzel,

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Sincerely,

Ericka Funfsinn
1513 Ivory Ct.

STAFF REPORT
DATE: 06/13/2022
REGULAR
ITEM#: 4b – PUBLIC HEARING
MOTION

TO: Planning Commission
FROM: Ben Hetzel, Lake Elmo City Planner
AGENDA ITEM: **Animal Inn Zoning Text Amendment**
REVIEWED BY: Molly Just, Planning Director

INTRODUCTION:

Katie and Corwin Cheng, owners of Animal Inn Training LLC, recently submitted an application for a Zoning Text Amendment to amend Table 12-1 of LEC 105.12.920. Animal Inn Training is an existing legal non-conforming commercial kennel that offers pet boarding, training, and grooming services. The current zoning of the property is Limited Commercial, which does not allow for Commercial Kennels as a permitted use or conditional use. Nonconforming uses may be continued through repair, replacement, restoration, maintenance, or improvement. However, continuation of a nonconforming use does not include expansion. The applicants wish to expand their boarding space in the future. In order to expand, the applicant must receive approval of a Zoning Text Amendment and a conditional use permit (CUP) amendment.

ISSUE BEFORE PLANNING COMMISSION:

The Planning Commission is being asked to hold a public hearing, review, and make a recommendation on the request to amend Table 12-1 of LEC 105.12.920 to allow Commercial Kennels as a conditional use in the Limited Commercial district

BACKGROUND:

1) Animal Inn has been in existence since the late 1960's, initially approved for a "special use permit" for a dog kennel with a maximum of 75 dogs.

2) Resolution 84-66 for a CUP for a dog kennel, training school in the Agricultural district for 117 dogs.

3) Resolution 85-6 for a CUP amendment to allow an expansion for a training facility and office space.

4) Resolution 2000-020 for a CUP amendment to increase the maximum boarding capacity to 150 dogs.

5) Ordinance 08-223 and Resolution 2019-018 was approved on March 19, 2019 to rezone the properties associated with Animal Inn from A (Agricultural) and (RR) Rural Residential to (LC) Limited Commercial. Resolution 2019-018 amended the CUP to further clarify the allowed uses on the properties and consolidate all properties into one for tax purposes.

6) Ordinance 08-253 was adopted on November 3, 2021 to recodify and update the Lake Elmo City Code. The adoption of Ordinance 08-253 made Animal Inn a legal nonconforming use, as a commercial kennel is not allowed as a permitted use or conditional use in this district.

REQUEST DETAILS/ANALYSIS:

Address:	8611 34th Street N
PID:	16.029.21.42.0011, 16.029.21.42.0001, 16.029.21.43.0013
Existing Zoning:	Limited Commercial, Valley Branch Watershed District
Surrounding Zoning:	North: Open Space PUD South: Railroad, Rural Residential, Convenience Commercial West, East: Rural Residential
Comprehensive Plan:	Limited Business
Applicable Regulations:	Article XV - Commercial Districts Article VI – Nonconforming Uses, Buildings, and Structures

Reason for Request: The applicant wishes to expand the legal nonconforming use (Commercial Kennel) in the future. Table 12-1 of Article XV, LEC 105.12.920 does not allow a commercial kennel as a permitted or conditional use.

Commercial Kennel- any place where four or more of any type of domestic pets, over four months of age, are owned, boarded, bred, or offered for sale.

The increasing population and residential developments of Lake Elmo have resulted in the applicants turning away potential clients due to an inadequate amount of boarding space. Similarly, the current CUP limits the maximum boarding capacity at 150 dogs and 10 cats.

PROPOSED TEXT AMENDMENT

Table 12-1: Permitted, Conditional and Interim Uses, Commercial Districts

	LC	*CC*	*C*	*BP*	*Standard*
Commercial Kennel	**C**		C		

REVIEW AND ANALYSIS/ FINDINGS:

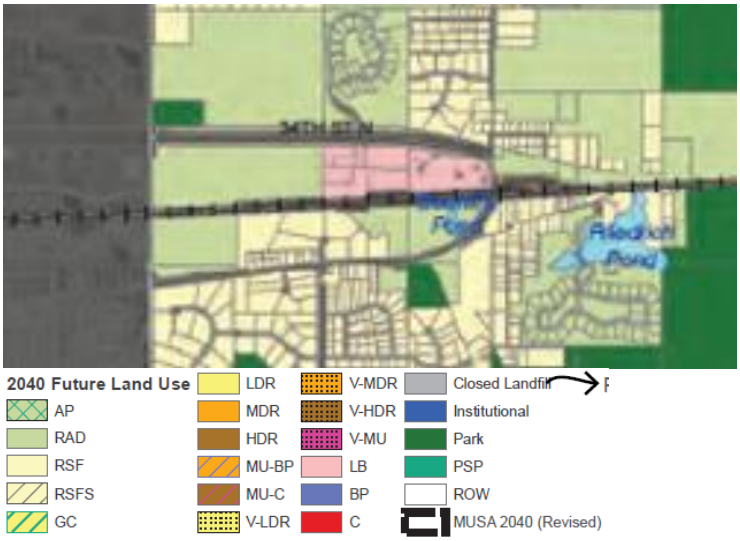
An applicant must establish and demonstrate compliance with the criteria set forth in Lake Elmo City Code Section 105.12.280 before the City may grant a zoning text amendment. These criteria are listed below, along with comments from Staff about the applicability of these criteria to the applicant's request.

IMPACT ON APPLICANT*:*

Currently, the Animal Inn property and the 15.9 acre parcel directly to the east (Prairie Ridge Office Park) are the only properties zoned as Limited Commercial in the City of Lake Elmo. The proposed zoning text amendment would allow Animal Inn the opportunity to potentially expand their commercial kennel operation that has been in existence since 1969. An expansion would still require an amendment to the CUP.

COMPREHENSIVE PLAN:

The proposed amendment would only affect the Animal Inn property, the Prairie Ridge Office Park directly east, and the surrounding properties. The 2040 Comprehensive Plan has Animal Inn and the Prairie Ridge Office Park guided for Limited Business (LB) according to the Future Land Use Map. Once again, these are the only properties designated for the LB district. The land directly to the west is guided for Business Park (BP), which is has similar allowed uses and serves a similar purpose. There would be minimal impact on the other surrounding properties as the land to the north and south is guided for residential development, but separated by Stillwater Boulevard and railroad property.



SUBDIVISION CODE IMPACT:

The proposed amendment would not impact the subdivision code.

ZONING CODE IMPACT:

The amendment does meet the purpose of the Limited Commercial district by offering a basic convenience type service to the neighborhoods in the area that are not planned for public sanitary sewer services. In addition, there are uses that provide similar uses allowed in the Limited Commercial district. For example, a day care center is allowed as a conditional use and Veterinary Services is listed as a permitted use as per Table 12-1. By allowing commercial kennels as a conditional use, any new or expansions of commercial kennels would have to be reviewed by city staff and be in conformance with the Lake Elmo Design Guidelines and Standards Manual as stated by LEC 105.12.960. Meeting these design guidelines and standards follow the intent of the Limited Commercial district.

CITY AGENCY REVIEW:

This request was distributed to several city departments for review on May 17, 2022. There have been no City Agency comments received at this time.

PUBLIC COMMENT:

A hearing notice was sent to surrounding properties on June 1, 2022. A hearing notice was published in the local newspaper on June 3, 2022. Staff have not received any public comments at this time.

FISCAL IMPACT:
None

REOMMENDED FINDINGS

1. The applicant is Animal Inn Training LLC.
2. The applicant has provided all applicable application requirements in accordance with LEC 105.12.280.
3. The applicant is requesting amend Table 12-1 of LEC 105.12.920 to allow a Commercial Kennel as a conditional use in the Limited Commercial district.
4. The proposed amendment would allow the applicant to potentially expand their existing nonconforming use.
5. The Animal Inn property and Prairie Ridge Office Park property are the only the only properties zoned as Limited Commercial.
6. The proposed amendment is consistent with the 2040 Comprehensive Plan as the surrounding properties are guided for similar zoning or separated by Stillwater Boulevard and railroad property.
7. The proposed amendment would not have any impact on the subdivision code.
8. The proposed amendment meets the purpose and intent of the Limited Commercial district.

RECOMMENDED CONDITIONS OF APPROVAL

1. The applicant is required to amend the existing conditional use permit prior to any future expansion.

OPTIONS:
The Planning Commission may:

- Recommend approval of the zoning text amendment.
- Recommend approval of the zoning text amendment with conditions.
- Recommend denial of the zoning text amendment, citing recommended findings of fact for denial.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend approval of the request from Animal Inn LLC to amend Table 12-1 of LEC 105.12.920 to allow a Commercial Kennel as a conditional use in the Limited Commercial district.

"Move to recommend approval of the request from Animal Inn Training LLC to amend Table 12-1 of LEC 105.12.920 to allow a Commercial Kennel as a Conditional Use in the Limited Commercial district."

ATTACHMENTS:

1) Land Use Application
2) Written Statements
3) Location Map

4) Table 12-1 of LEC 105.12.920 strike-thru
5) Lake Elmo Zoning Map
6) Expansion Concept Map
7) Future Land Use Map

Zoning Text Amendment Application

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

CITY OF LAKE ELMO

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

Zoning Text Amendment Application

Applicant TERWISSCHA CONSTRUCTION, INC.
Address 1550 WILLMAR AVE. SE #A, WILLMAR, MN 56201
Phone # 320-235-1664
Email Address RAGARWAL@TWCINC.COM

Fee Owner Animal Inn Training L.L.C. (Kate + Corwin Cheng, owners)
Address 8611 34th St. N, Lake Elmo, MN 55042
Phone # 605-907-9258
Email Address Katie@animalinnpetresort.net

ARCHITECT:
~~Engineer~~ RISHABH AGARWAL - TERWISSCHA CONSTRUCTION INC.
Address 1550 WILLMAR AVE. SE, WILLMAR, MN 56201
Phone # 320-979-5345
Email Address RAGARWAL@TWCINC.COM

Property Location (Address) 8611 34th ST. N, LAKE ELMO, MN 55042
Complete Legal Description PARCELS 1, 2, 3, 4, & 5 OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 21 WEST, CITY OF LAKE ELMO, WASHINGTON COUNTY, MINNESOTA
PID# 1602921420011; 1602921420001; 1602921450013

Detailed Reason for Request There is currently no applicable use calling for the allowance of Pet/Animal boarding within the LIMited COMMercial Zoned property. The area typically surrounding LIMited COMMercial properties tends to include residents - the allowance of limited commercial land for animal boarding with conditional use would benefit the surrounding properties.

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 05.06.2022

Signature of fee owner _____ Date 5.09.2022

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TWC
TERWISSCHA
CONSTRUCTION, INC.

1550 Willmar Avenue S.E.
Willmar, MN 56201

Phone (320) 235-1664
Fax (320) 235-3137

Request for Zoning Text Amendment

Animal Inn Suites & Spa

Applicant:
Rishabh Agarwal, Lead Designer, TWC Inc.

May 6, 2022

Amendment Request:
Chapter 105.12
Article XV Commercial Districts
Section 105.12.920 Permitted, Conditional and Interim Uses
Table 12-1.

To allow a Commercial Kennel in the Limited Commercial district with a Conditional Use Permit.

Pertinent Project Address:
8611 North 34th Street
Lake Elmo, MN

Project Location:
Parcels 1, 2, 3, 4 & 5 of Part of the West Half of the Southeast Quarter of Section 16, Township 29 north, Range 21 West, City of Lake Elmo, Washington County, Minnesota [See attached Certificate of Survey]

Parcel ID Nos.:
1602921430013, 1602921420001, 1602921420011

Project Zoning Information:
Current zoning: Limited Commercial with CUP

Adjacent Properties:

North:	Advanced Auto Transport, Inc.
South:	N/A
West:	Proposed Commercial Warehouse Development (City of Lake Elmo transaction)
East:	Animal Inn Training School (unaffiliated)

Reasoning:
The necessity for pet boarding, training, and grooming grows as residential developments sprout in new areas. With the allowance of this business practice with a conditional use permit per property, the demand can be met while both increasing the marketability and convenience of the residential areas. The conditional use permits determine architectural and site-specific guidelines and will result in a high-quality design that can allow growth with a positive image while not impeding on the peace and value of neighboring properties.

The above property currently operates under an existing CUP which allows the facility use of animal boarding. The property and business owners are looking to expand due to lack of available indoor space to meet the business demand. There is currently no public sanitary sewer service to the site. The areas surrounding the property are developing and the increase for more boarding space is prevalent; the owners currently must turn away over 100 potential clients due to inadequate space - and the list of potential clients grows as the surrounding land is being developed. Businesses and residents in the adjacent properties have filed no complaints of the boarding practice; there are currently no other boarding facilities in the area.

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ARTICLE XV COMMERCIAL DISTRICTS

105.12.910 Purpose And District Descriptions
105.12.920 Permitted, Conditional And Interim Uses
105.12.930 Lot Dimensions And Building Bulk Requirements
105.12.940 General Site Design Considerations, Commercial Districts
105.12.950 Development Standards For Specific Uses
105.12.960 Commercial District Design Standards

105.12.910 Purpose And District Descriptions

The commercial districts are established to provide a range of goods and services for city residents within the city's existing commercial corridors and districts, to promote employment opportunities and the adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas. In all the commercial districts, consideration should be given to building and site design to provide for efficient and well-integrated use of land, ensure compatibility with adjacent residential districts, to control traffic and improve the pedestrian environment. The commercial districts are as follows:

(a) *LC Neighborhood Office/Limited Commercial District*. The purpose of the LC district is to provide for the establishment of limited scale neighborhood commercial centers that offer basic convenience type goods and services to the immediately surrounding residential neighborhoods in areas that are not planned for public sanitary sewer services. Office uses and other business uses are allowable on a limited scale. It is the intent of this district to promote a high quality of business design and development that produces a positive visual image and minimizes adverse effects from traffic congestion, noise, odor, glare, and similar impacts.

(b) *CC Convenience Commercial District*. The CC district is established to provide for smaller scale commercial development and attractive neighborhood shopping centers that are compatible with surrounding residential and business park development, ideally located at the intersection of two or more collector streets or at the intersection of an arterial and collector street. Convenience goods and services are those which are purchased frequently, i.e., at least weekly; for which comparison buying is not required; and which can be sustained in a limited trade area. Such uses include convenience markets, personal services and repair shops. A limited number of other uses, including, but not limited to, restaurants, gas stations, medical centers, transit-related park-and-ride lots, and facilities with drive-up windows, are also allowed.

(c) *C Commercial District*. The purpose of the C district is to provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region and are located in areas that are well served by collector or arterial street facilities outside the village area. It is intended to allow the widest range of commercial uses, especially those that are oriented towards the traveling public or that need large sites with highway access and visibility. Residential uses may be appropriate as part of a mixed-use commercial development, with unit densities being determined by either the identified range within the comprehensive plan or to a level deemed appropriate as part of a planned unit development.

(d) *BP Business Park/Light Manufacturing District*. The purpose of the BP district is to provide areas for attractive, high quality business park development primarily for office, high quality manufacturing and assembly, and non-retail uses in developments which provide a harmonious transition to residential development and neighborhoods by:

(1) Conducting all business activities and essentially all storage inside buildings;

(2) Consisting of high quality and attractive buildings which blend in with the environment;

(3) Providing open space, quality landscaping and berming;

(4) Including berming and buffering of parking, loading docks and other similar functions;

(5) Protecting and enhancing the natural environment; and

(6) Providing users with an attractive working environment that is unique in the eastern metropolitan area with immediate access to I-94.

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HISTORY
Amended by Ord. 08-245 on 1/5/2021
Adopted by Ord. 08-253 on 11/3/2021

105.12.920 Permitted, Conditional And Interim Uses

Table 12-1 lists all permitted and conditional uses allowed in the commercial districts. "P" indicates a permitted use, "C" a conditional use and "I" an interim use. Uses not so indicated shall be considered prohibited. Cross-references, listed in the table under "Standards," indicate the location within this chapter of specific development standards that apply to the listed use.

Combinations of uses. The following use types may be combined on a single parcel:

(a) Principal and accessory uses.

(b) Other permitted or conditional uses allowed within the district may be combined on a single parcel, provided that a unified and integrated site plan is approved. The entire development must be approved as a conditional use.

(c) A mixed-use building that combines permitted or conditionally permitted residential, service, retail and civic uses may be developed meeting the form standards of this subchapter. Office or studio uses on upper stories are encouraged.

Table 12-1: Permitted, Conditional and Interim Uses, Commercial Districts

	LC	*CC*	*C*	*BP*	*Standard*
Residential Uses:					
Household Living:					
Single-family attached dwelling	-	-	C	-	LEC 105.12.950(a)
Multifamily dwelling	-	-	C	-	LEC 105.12.950(b)
Live-work unit	C	C	C	-	LEC 105.12.110(b)(1)
Group Living:					
Semi-transient accommodations	-	-	C	-	LEC 105.12.500(d)
Congregate housing	-	-	C	-	LEC 105.12.500(c)
Public and Civic Uses:					
Colleges and universities	-	-	C	C	LEC 105.12.110(b)(2), LEC 105.12.510(a)
Community service	-	C	C	C	LEC 105.12.110(b)(2)
Day care center	C	C	C	C	LEC 105.12.110(b)(2)

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Schools, public and private	-	-	C	C	LEC 105.12.110(b)(2), LEC 105.12.510(a)
Local transit	-	-	-	C	LEC 105.12.950(o)
Public assembly	-	-	C	C	LEC 105.12.110(b)(2)
Religious institutions	-	-	C	-	LEC 105.12.110(b)(2)
Services:					
Business services	P	P	P	P	LEC 105.12.110(b)(3)
Business center	P	P	P	P	LEC 105.12.110(b)(3)
~~Offices~~	~~P~~	~~P~~	~~P~~	~~P~~	~~LEC 105.12.110(b)(3)~~
Commercial kennel	-	-	C	-	
~~Communication services~~	~~C~~	~~C~~	~~P~~	~~P~~	~~LEC 105.12.110(b)(3)~~
Educational services	P	P	P	P	LEC 105.12.110(b)(3), LEC 105.12.510(a)
Financial institution	P	P	P	P	LEC 105.12.110(b)(3)
Funeral home	-	C	P	-	LEC 105.12.110(b)(3)
Lodging	-	-	P	C *	LEC 105.12.110(b)(3), 154.302(d), *LEC 105.12.950(c)
Medical facility	-	-	C	C	LEC 105.12.110(b)(3), LEC 105.12.510(b)
Membership organization	P	P	P	-	LEC 105.12.110(b)(3)
Nursing and personal care	C	C	C	-	LEC 105.12.110(b)(3), LEC 105.12.510(c)
Personal services	P	P	P	-	LEC 105.12.110(b)(3)
Services:					
Repair and maintenance shop	-	-	P	-	LEC 105.12.950(d)
Self-service storage	-	-	-	-	
Trade shop	-	-	P	-	LEC 105.12.950(e)
Transportation services	-	-	-	C	LEC 105.12.110(b)(3)
Veterinary services	P	P	P	C	LEC 105.12.950(f)
Food Services:					
Standard restaurant	-	P	P	C *	LEC 105.12.110(b)(4), LEC 105.12.950(l)
Drive-in restaurant	-	C	C	-	LEC 105.12.520(a)
Drinking and entertainment	-	C	P	-	LEC 105.12.520(b)
Fast food restaurant	-	P	P	C *	*LEC 105.12.950(m)

REQUEST TO AMEND TABLE 12-1 TO ALLOW THE ~~CONDITIONAL USE OF A~~ COMMERCIAL KENNEL SERVICE IN A LIMITED ~~COMMERCIAL DISTRICT~~

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Sales of Merchandise:					
General retail sales[1]	C	P	P	C *	LEC 105.12.950(n)
Building supplies sales	-	-	C	-	
Warehouse club sales	-	-	C	-	
Furniture and appliance sales	-	-	P	-	
Grocery, supermarket	-	-	P	-	
Liquor store	-	P	P	-	
Garden center	-	-	P	-	LEC 105.12.950(g)
Neighborhood convenience store	-	P	P	-	
Shopping center	-	P	P	-	
Sales of Merchandise:					
Wholesaling	-	-	P	-	
Automotive/Vehicular Uses:					
Automobile maintenance service	-	-	C	-	LEC 105.12.950(h)
Automobile parts/supply	-	-	P	-	LEC 105.12.950(h)
Car wash	-	-	C	-	LEC 105.12.110(b)(6)
Commercial vehicle repair	-	-	-	-	LEC 105.12.950(h)
Gasoline station	-	C	C	-	LEC 105.12.530(b)
Parking facility	-	-	C *	C	*LEC 105.12.950(i)
Sales and storage lots	-	-	C	-	LEC 105.12.530(c)
Outdoor Recreation:					
Campgrounds and trailering	-	-	-	-	
Golf course	-	-	-	-	
Marina	-	-	-	-	
Outdoor entertainment	-	-	-	-	
Outdoor recreation facility	-	-	C	-	LEC 105.12.550(c)
Parks and open areas	P	P	P	P	LEC 105.12.110(b)(7)
Restricted recreation	-	-	-	-	
Indoor Recreation/Entertainment:					
Adult establishment	-	-	-	C	LEC 11.16
Indoor athletic facility	-	C	P	C	LEC 105.12.560(a)
Indoor Recreation/Entertainment:					
Indoor recreation	-	-	C	-	LEC 105.12.560(a)

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Agricultural and Related Uses:					
Agricultural sales business	-	I	P	-	LEC 105.12.110(b)(9)
Agricultural services	-	-	C	-	LEC 105.12.110(b)(9)
Agricultural support	-	-	C	-	LEC 105.12.110(b)(9)
Greenhouses, non-retail	-	-	-	-	LEC 105.12.110(b)(9)
Wayside stand	P	P	P	P	LEC 105.12.110(b)(9)
Industrial and Extractive Uses:					
Heavy industrial	-	-	-	-	
Landfill	-	-	-	-	
Light industrial	-	-	-	C	LEC 105.12.110(b)(10)
Non-production industrial	-	-	-	C	LEC 105.12.950(j)
Motor freight and warehousing	-	-	-	C	LEC 105.12.110(b)(10)
Research and testing	-	-	-	C	LEC 105.12.110(b)(10)
Resource extraction	-	-	-	-	LEC 105.12.110(b)(10)
Salvage/recyclable center	-	-	-	-	LEC 105.12.110(b)(10)
Transportation and Communications:					
Broadcasting and communications	C	C	C	C	LEC 105.12.110(b)(11), LEC 105.12.220
Accessory Uses:					
Bed and breakfast	-	-	P	-	LEC 105.04.220(a)
Drive-through facility	-	C	C	-	LEC 105.12.520(a)
Family day care	-	-	-	-	LEC 105.12.110(b)(12)
Group family day care	-	-	-	-	LEC 105.12.110(b)(12)
Home occupation	-	-	-	-	LEC 105.12.110(b)(12)
Parking facility	C	C	P *	P	*LEC 105.12.950(i)
Outdoor storage	-	-	C	-	
Outdoor display	-	-	C	-	
Solar equipment	P	P	P	P	LEC 105.04.220(c)
Other structures typically incidental and clearly subordinate to permitted use	P	P	P	P	

[1] General Retail Sales shall include all of the subcategories identified in the LEC 105.12.110(b)(5) under Retail Trade with the exception of those subcategories listed separately in Table 12-1 above.

(3) Providing open space, quality landscaping and berming;

(4) Including berming and buffering of parking, loading docks and other similar functions;

(5) Protecting and enhancing the natural environment; and

(6) Providing users with an attractive working environment that is unique in the eastern metropolitan area with immediate access to I-94.

HISTORY
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Multifamily dwelling	-	-	C	-	LEC 105.12.950(b)
Live-work unit	C	C	C	-	LEC 105.12.110(b)(1)
Group Living:					
Semi-transient accommodations	-	-	C	-	LEC 105.12.500(d)
Congregate housing	-	-	C	-	LEC 105.12.500(c)
Public and Civic Uses:					
Colleges and universities	-	-	C	C	LEC 105.12.110(b)(2), LEC 105.12.510(a)
Community service	-	C	C	C	LEC 105.12.110(b)(2)
Day care center	C	C	C	C	LEC 105.12.110(b)(2)

Schools, public and private	-	-	C	C	LEC 105.12.110(b)(2), LEC 105.12.510(a)
Local transit	-	-	-	C	LEC 105.12.950(o)
Public assembly	-	-	C	C	LEC 105.12.110(b)(2)
Religious institutions	-	-	C	-	LEC 105.12.110(b)(2)
Services:					
Business services	P	P	P	P	LEC 105.12.110(b)(3)
Business center	P	P	P	P	LEC 105.12.110(b)(3)
Offices	P	P	P	P	LEC 105.12.110(b)(3)
Commercial kennel	**C**	-	C	-	
Communication services	C	C	P	P	LEC 105.12.110(b)(3)
Educational services	P	P	P	P	LEC 105.12.110(b)(3), LEC 105.12.510(a)
Financial institution	P	P	P	P	LEC 105.12.110(b)(3)
Funeral home	-	C	P	-	LEC 105.12.110(b)(3)
Lodging	-	-	P	C *	LEC 105.12.110(b)(3), 154.302(d), *LEC 105.12.950(c)
Medical facility	-	-	C	C	LEC 105.12.110(b)(3), LEC 105.12.510(b)
Membership organization	P	P	P	-	LEC 105.12.110(b)(3)
Nursing and personal care	C	C	C	-	LEC 105.12.110(b)(3), LEC 105.12.510(c)
Personal services	P	P	P	-	LEC 105.12.110(b)(3)
Services:					
Repair and maintenance shop	-	-	P	-	LEC 105.12.950(d)
Self-service storage	-	-	-	-	
Trade shop	-	-	P	-	LEC 105.12.950(e)
Transportation services	-	-	-	C	LEC 105.12.110(b)(3)
Veterinary services	P	P	P	C	LEC 105.12.950(f)
Food Services:					
Standard restaurant	-	P	P	C *	LEC 105.12.110(b)(4), LEC 105.12.950(l)
Drive-in restaurant	-	C	C	-	LEC 105.12.520(a)
Drinking and entertainment	-	C	P	-	LEC 105.12.520(b)
Fast food restaurant	-	P	P	C *	*LEC 105.12.950(m)

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Warehouse club sales	-	-	C	-	
Furniture and appliance sales	-	-	P	-	
Grocery, supermarket	-	-	P	-	
Liquor store	-	P	P	-	
Garden center	-	-	P	-	LEC 105.12.950(g)
Neighborhood convenience store	-	P	P	-	
Shopping center	-	P	P	-	
Sales of Merchandise:					
Wholesaling	-	-	P	-	
Automotive/Vehicular Uses:					
Automobile maintenance service	-	-	C	-	LEC 105.12.950(h)
Automobile parts/supply	-	-	P	-	LEC 105.12.950(h)
Car wash	-	-	C	-	LEC 105.12.110(b)(6)
Commercial vehicle repair	-	-	-	-	LEC 105.12.950(h)
Gasoline station	-	C	C	-	LEC 105.12.530(b)
Parking facility	-	-	C *	C	*LEC 105.12.950(i)
Sales and storage lots	-	-	C	-	LEC 105.12.530(c)
Outdoor Recreation:					
Campgrounds and trailering	-	-	-	-	
Golf course	-	-	-	-	
Marina	-	-	-	-	
Outdoor entertainment	-	-	-	-	
Outdoor recreation facility	-	-	C	-	LEC 105.12.550(c)
Parks and open areas	P	P	P	P	LEC 105.12.110(b)(7)
Restricted recreation	-	-	-	-	
Indoor Recreation/Entertainment:					
Adult establishment	-	-	-	C	LEC 11.16
Indoor athletic facility	-	C	P	C	LEC 105.12.560(a)
Indoor Recreation/Entertainment:					
Indoor recreation	-	-	C	-	LEC 105.12.560(a)

Agricultural and Related Uses:					
Agricultural sales business	-	I	P	-	LEC 105.12.110(b)(9)
Agricultural services	-	-	C	-	LEC 105.12.110(b)(9)
Agricultural support	-	-	C	-	LEC 105.12.110(b)(9)
Greenhouses, non-retail	-	-	-	-	LEC 105.12.110(b)(9)
Wayside stand	P	P	P	P	LEC 105.12.110(b)(9)
Industrial and Extractive Uses:					
Heavy industrial	-	-	-	-	
Landfill	-	-	-	-	
Light industrial	-	-	-	C	LEC 105.12.110(b)(10)
Non-production industrial	-	-	-	C	LEC 105.12.950(j)
Motor freight and warehousing	-	-	-	C	LEC 105.12.110(b)(10)
Research and testing	-	-	-	C	LEC 105.12.110(b)(10)
Resource extraction	-	-	-	-	LEC 105.12.110(b)(10)
Salvage/recyclable center	-	-	-	-	LEC 105.12.110(b)(10)
Transportation and Communications:					
Broadcasting and communications	C	C	C	C	LEC 105.12.110(b)(11), LEC 105.12.220
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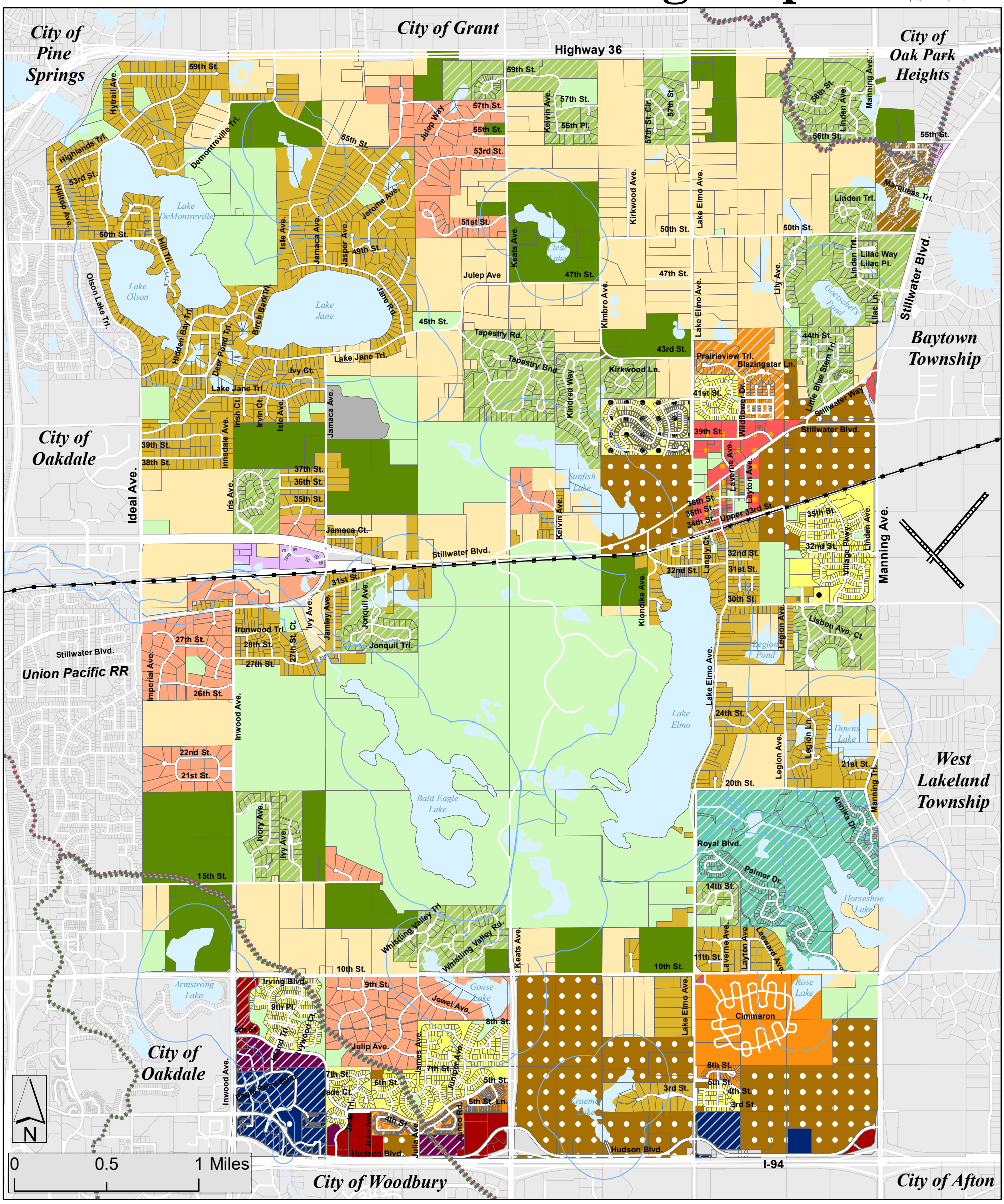
Drive-through facility	-	C	C	-	LEC 105.12.520(a)
Family day care	-	-	-	-	LEC 105.12.110(b)(12)
Group family day care	-	-	-	-	LEC 105.12.110(b)(12)
Home occupation	-	-	-	-	LEC 105.12.110(b)(12)
Parking facility	C	C	P*	P	*LEC 105.12.950(i)
Outdoor storage	-	-	C	-	
Outdoor display	-	-	C	-	
Solar equipment	P	P	P	P	LEC 105.04.220(c)
Other structures typically incidental and clearly subordinate to permitted use	P	P	P	P	

[1] General Retail Sales shall include all of the subcategories identified in the LEC 105.12.110(b)(5) under Retail Trade with the exception of those subcategories listed separately in Table 12-1 above.

Lake Elmo Zoning Map

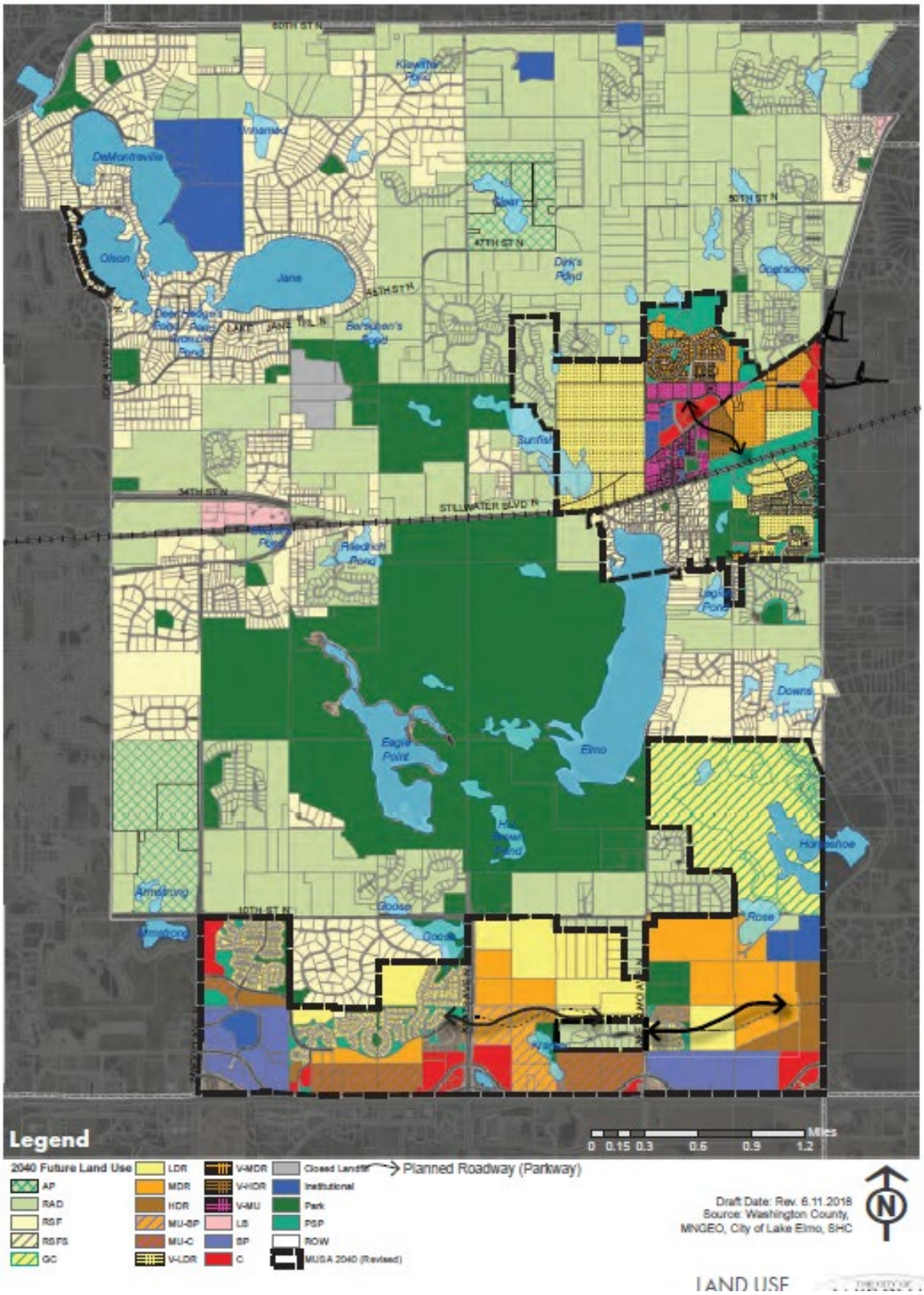
Data Source: Washington County
Map Created By: Planning Dept.
Map Updated: April 2022



Zoning Districts

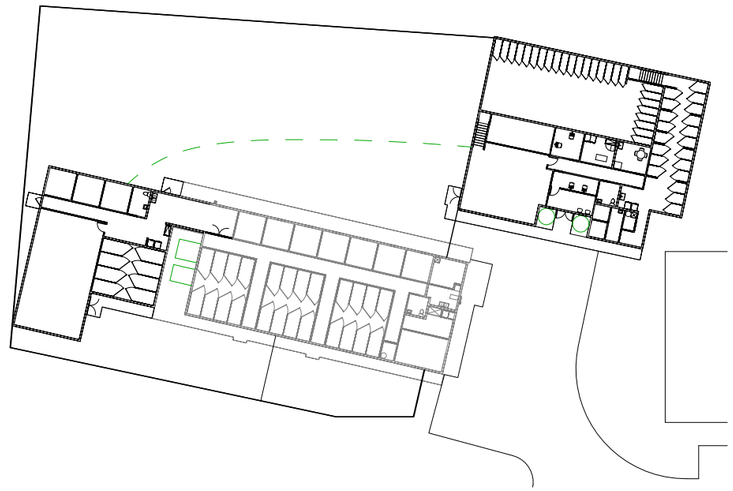
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- R2 - One & Two-Family Residential
- V-LDR - Village Low Density Residential
- RS - Rural Single Family
- RE - Residential Estate
- RR - Rural Residential
- RT - Rural Transitional
- GCC - Golf Course Community
- OP - Open Space
- LC - Limited Commercial
- C - Commercial
- CC - Convenience Commercial
- BP - Business Park
- MU-BP - Mixed-Use Business Park
- MU-C - Mixed-Use Commercial
- V-MX - Village Mixed Use
- A - Agricultural
- PF - Public Facilities
- Water Body
- Closed Landfill
- Browns Creek
- South Washington
- Valley Branch
- Shoreland Overlay Buffer
- Hatching Represents Planned Unit Developments (PUD)

Map 3-3. Future Land Use Map



LAND USE

SITE AERIAL
1" = 100'-0"



ENLARGED SITE AERIAL
1" = 50'-0"

TERWISSCHA CONSTRUCTION, INC.
1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137

DESIGN BY: Author

All design, documents and data prepared shall remain the property of TerWisscha Construction Inc and shall not be copied, changed, or disclosed in any form without written consent. TerWisscha Construction Inc shall not be responsible for any alterations or revisions made by anyone other than employees of TerWisscha Construction Inc.

© TerWisscha Construction Inc

0' 50' 100' 200' 400'

1" = 100'

ANIMAL INN PET RESORT & SPA

8611 NORTH 34TH ST., LAKE ELMO, MN

05/13/2022

PRESENTATION SITE PLAN

C:\Users\mgrant\OneDrive - TerWisscha Construction, Inc\Desktop\Animal Inn\plotmin.rvt
5/13/2022 10:54:19 PM

THE CITY OF LAKE ELMO

STAFF REPORT
DATE: 6/13/2022
PUBLIC HEARING
ITEM#: 4B

TO: Planning Commission
FROM: Molly Just, Planning Director
AGENDA ITEM: Recommend minimum requirement for mixed-use in MU-C and MU-BP districts

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BACKGROUND:

The City Council has directed the Planning Department to pursue amendments to the Mixed Use Commercial (MU-C) and Mixed Use Business Park (MU-BP) zoning districts. The purpose of the MU-C district is to promote mixed use development that supports a mix of retail, commercial and residential uses that benefit from their proximity to each other. Similarly, MU-BP promotes development in the city that will have a mix of general business, business park and residential uses which allows for better integration of uses and more flexibility to respond to market demands.

The current zoning code for the MU-C and MU-BP districts does not *require* a mix of uses within proposed developments. The city is seeing an abundance of 100% residential development proposals in these districts which is the opposite of what was anticipated when the districts were written. They were written to require at least 50% residential. The current development pattern is not in accordance with the spirit and intent of the MU-C and MU-BP zoning districts. The Planning Department is proposing the following changes to better align future development with the intent of these districts. This should better "market proof" the districts while still enabling flexibility for developers.

ISSUE BEFORE PLANNING COMMISSION:

The Planning Commission is being asked to review the proposal, hold a public hearing, provide feedback and make a recommendation to the City Council on the proposed amendments to require a minimum mix of uses in the Mixed Use Commercial and Mixed Use Business Park districts.

PROPOSED CHANGES

The Planning Department is recommending a requirement that plats and PUDs within the MU-C and MU-BP districts include a minimum of two primary uses from different primary use types from Section 105.12.110 Zoning Use Types and Classifications. In order to qualify as a primary use, the use must occupy a minimum of 20 percent of the floor area in the plat/PUD. The City has 12 different primary use types and there are sub-types within the use types. The uses must be allowed in the district.

The proposed amendments are depicted using strike-thru (deletion) and underline (addition).

105.12.850 Purpose And District Descriptions

a) *MU-C Mixed-Use Commercial*.

1. 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. <u>It is the intent of the district to require a minimum mix of uses with each plat and PUD.</u> 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. The intent of the mixed-use commercial district is to

permit flexibility in the use of the land, while providing a set of minimum development standards in site design, spatial relationships, building architecture and landscape design that will allow property owners to design and construct development projects that respond both to market needs and to city goals and policies. The placement and treatment of buildings, parking, signage, landscaping and pedestrian spaces are essential elements in creating a livable environment in a mixed-use area. The transitional aspect of development in this district requires projects that are designed with a special focus on mitigating any negative impacts on existing and future development in the area. The city will evaluate new development proposals for their consistency with ~~this goal~~ these goals and the city may require developers to amend or change development proposals. The city may deny proposals when the city finds them to be inconsistent with the goals and policies of the city.

2. To meet the requirement for a mix of uses within each plat or PUD the plat or PUD must include at least two (2) primary uses from Section 105.12.110 (b) Use Types and Classifications. To be considered a primary use, the use must occupy a minimum of 20 percent of the floor area within the plat or PUD.
3. The district promotes attractive, inviting, high-quality retail shopping and service areas that are conveniently and safely accessible by multiple travel modes. Development shall incorporate creative design and buffering techniques to ensure smooth transitions between different types of development or different intensities of 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. If a proposed development does not include at least 50 percent of the net developable land area in residential development, the city will require the applicant to provide a ghost plat (build-out plans) during sketch plan review that proposes how the parcel or area adjacent to the proposed development will be used in order to meet the requirement for at least 50 percent of the project site with residential land uses. This method of subdivision (by showing future land use and subdivision) and development review is a front-loading process that preserves land for future residential use. The city will use the ghost plat or sketch plan as an official document to establish land use consistent with the comprehensive plan.

b) *MU-BP Mixed-Use Business Park*.

1. The purpose of the mixed-use business park district is to provide areas in the city that will have a mix of general business, business park and residential uses. Having a mixture of land uses within the district allows for better integration of uses and more flexibility to respond to market demands. It is the intent of the district to require a minimum mix of uses with each plat and PUD. The district promotes high standards of site design, spatial relationships, building architecture and landscape design that will foster compact developments with pedestrian convenience and human scale and will preserve and strengthen existing businesses and land uses. The placement and treatment of buildings, parking, signage, landscaping and pedestrian spaces are essential elements in creating a livable environment in a mixed-use area. The city will evaluate new development proposals for their consistency with ~~this goal~~ these goals and the city may require developers to amend or change development proposals. The city may deny proposals when the city finds them to be inconsistent with the goals and policies of the city.
2. To meet the requirement for a mix of uses within each plat and PUD it must include at least two (2) primary uses from Section 105.12.110 (b) Use Types and Classifications. To be considered a primary use, the use must occupy a minimum of 20 percent of the floor area within the plat or PUD.
3. The city allows light industrial and limited manufacturing in this district with the city approval of a conditional use permit. All business activities and storage in this district are to be conducted inside buildings that are of high quality and attractive. The city will require developers and builders in the district to provide open space, quality landscaping and berming as part of their projects. Development in this district shall incorporate creative design and buffering techniques to ensure smooth transitions between different types of development or different intensities of uses. At least 50 percent of the net developable area of a proposed mixed-use business park development is to be

residential, and residential development within these areas shall occur at a density range of six to ten units per acre. If a proposed development does not include at least 50 percent of the net developable land area in residential development, the city will require the applicant to provide a ghost plat (build-out plans) during sketch plan review that proposes how the parcel or area adjacent to the proposed development will be used in order to meet the requirement for at least 50 percent of the project site with residential land uses. This method of subdivision (by showing future land use and subdivision) and development review is a front-loading process that preserves land for future residential use. The city will use the ghost plat or sketch plan as an official document to establish land use consistent with the comprehensive plan.

FISCAL IMPACT:
None

OPTIONS:
The Planning Commission may:

- Recommend adoption of the proposed amendments.
- Recommend adoption of the proposed amendments with amendments.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend adoption of the subject amendments.

"Move to recommend adoption of the zoning text amendments to require a minimum mix of uses in the Mixed Use Commercial and Mixed Use Business Park zoning districts"

ATTACHMENT:
Section 105.12.110 (b) Use Types and Classifications

105.12.110 Zoning Use Types And Classifications

(a) *Rules of interpretation for zoning use types and classifications*.

(1) *Purpose of use types*. The purpose of the use types is to establish a classification system for land uses and a consistent set of terms defining uses permitted within various zoning districts. The use types section also facilitates the process of determining the applicable use type of any activity not clearly within any defined use type.

(2) *Interpretation*. In the event of any question as to the appropriate use type of any existing or proposed use or activity, the planning director shall have the authority to determine the appropriate use type. In making such a determination, the planning director shall consider the operational and physical characteristics of the use in question and shall consider the classification contained in the most recent edition of the Standard Industrial Classification Manual published by the U.S. Office of Management and Budget. In addition, the planning director shall consider the specific requirements of the use in common with those included as examples of use types. Those examples, when included in use type descriptions, are intended to be illustrative, as opposed to exclusive lists. The planning director may also determine that a proposed use or activity is sufficiently different from any use type listed below and will require an amendment to the text of this chapter.

(3) *Determinations in writing*. The planning director shall make such determinations of appropriate use types in writing, which shall include an explanation of the reasons for the determination.

(4) *Appeal*. A determination of the planning director may be appealed to the board of adjustment pursuant to the procedures for administrative appeals outlined in LEC 3.08.100.

(b) *Use types and classifications*.

(1) *Residential and related uses*.

a. *Family living*.

Live-work unit means a dwelling unit in combination with a shop, office, studio, or other work space within the same unit, where the resident occupant both lives and works.

Manufactured home park means a development on a site under a single ownership which consists of two or more spaces for the placement of manufactured homes for dwelling or sleeping purposes, regardless of whether or not a fee is charged for the utilization of such space.

Multifamily residential means a building containing three or more dwelling units. The term "multifamily residential" includes cooperative apartments and condominiums, but not condominium-hotels. (See condominium and condominium-hotel under LEC 1.08.)

Secondary dwelling means a residential dwelling unit, but not a manufactured home, located on the same lot as a single-family dwelling unit, either within the principal structure or above a detached garage.

Single-family, attached, means a building containing one dwelling unit attached to

another building containing only one dwelling unit, with each building on a separate lot.

Single-family, detached, means a building containing only one dwelling unit, surrounded by landscape area or yards on all sides.

Two-family or duplex means a building on a single lot or adjacent lots containing two dwelling units, either side-by-side or stacked vertically.

b. *Group living*.

Congregate housing means a dwelling providing shelter and services for the elderly, which may include meals, housekeeping, and personal care assistance and minor medical services, but not intermediate, long-term, or extended nursing care for residents.

Correctional facilities means a public or privately-operated use providing housing and care for individuals legally confined, designed to isolate those individuals from a surrounding community.

Group home means a residence shared by six or fewer handicapped persons in addition to resident staff, who live together as a single housekeeping unit and in a long-term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential.

Group residential facility means a licensed public or private establishment, which, for gain or otherwise, regularly provides one or more dependents with 24-hour a day substitute for the care, food, lodging, training, education, supervision, rehabilitation, and treatment they need, but which for any reason cannot be furnished in the dependent's own home. The term "group residential facility" includes, but is not limited, to state institutions under the control of the commissioner of public welfare, foster homes, maternity shelters, group homes, as defined herein, with seven or more residents, schools for handicapped children, and homes for battered children or battered spouses.

Halfway house means an establishment providing accommodations, rehabilitation, counseling, and supervision to persons suffering from alcohol, drug addiction or other similar disorders, or to persons re-entering society after being released from a correctional facility or other institution.

Semi-transient accommodations means and includes boardinghouses, roominghouses, fraternity and sorority houses, or lodging rooms, as defined by this chapter. Semi-transient accommodations do not include condominium-hotels, as defined in LEC 1.08.

(2) *Public and civic uses*.

Cemetery means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbarium's, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

Colleges and universities means institutions of higher learning which offer courses of general or specialized study leading to a degree or certificate. They are certified by the state board of higher education or by a recognized accrediting agency. Colleges tend to be in campus-like settings or on multiple blocks. Accessory uses include offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, parking, maintenance facilities, and support commercial. Examples include universities, liberal arts colleges, community colleges, nursing and medical schools not accessory to a hospital, and seminaries.

Community services means establishments of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities may incorporate membership provisions, and are open to the general public to join at any time (for instance, any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, non-profit, or charitable nature. Accessory uses may include offices, meeting areas, food preparation areas, parking, health and therapy areas, day care uses, and athletic facilities. Examples include libraries, museums, senior centers, community centers, social service facilities, early childhood learning facilities, and other special educational services.

Day care center means any facility operated for the purpose of providing care, protection, and guidance to 14 or more individuals during only part of a 24-hour day. The term "day care center" includes nursery schools, preschools, day care centers for individuals, and other similar uses but excludes public and private educational facilities or any facility offering care to individuals for a full 24-hour period.

Public assembly means facilities owned and operated by a public or quasi-public agency accommodating public assembly for non-recreation purposes. Typical uses include auditoriums, convention facilities, exhibition facilities, convention halls, or armories.

Religious institutions means establishments that are intended to primarily provide meeting areas for religious activities. Accessory uses include Sunday school facilities, parking, caretaker's housing, and group living facilities such as convents. Examples include churches, temples, synagogues, and mosques.

Schools, public and private, means establishments at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before or after school day care. Examples include public and private day-time schools, boarding schools, and military academies.

Exemptions:

a. Preschools are classified as day care facilities; and

b. Business and trade schools are classified as educational services.

(3) *Services*.

Business center means a building or group of buildings planned, constructed, and managed as a total entity, with common on-site parking for a group of commercial service establishments, with office uses also permitted. In the central business district, the requirement for common on-site parking need not be met in order to classify a development as a business center.

Business services means establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing, building maintenance, office equipment rental and leasing, photo finishing, business supply services, and computer programming/data processing services.

Communication services means establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephone mechanisms. Excluded from this use type are facilities classified as essential services or broadcasting and communications towers. Typical uses include television studios, telecommunications service centers, telegraph service offices or film and sound recording facilities.

Educational services means establishments engaged in furnishing specialized academic or technical courses, normally on a fee basis, such as vocational or correspondence schools, barber college, data processing schools, or secretarial schools, along with non-degree granting schools such as post-secondary colleges and universities, martial arts, music, art, ceramic, and dramatic, schools, and dance instruction.

Financial institution means provision of financial and banking services to consumers or clients. Walk-in and drive-in services are generally provided on site. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments, and drive-up automatic teller machines (ATMs).

Funeral home means establishments engaged in undertaking services such as preparing the dead for burial, and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

Lodging. See *Transient accommodations*.

Medical facilities means establishments engaged in providing diagnostic services, extensive medical treatment (including surgical services), and other hospital services, as well as continuous nursing service, including general medical and surgical hospitals, specialty hospitals, medical laboratories, bio-medical research and development, outpatient care facilities, medical schools and associated dormitories, medical appliance sales, and similar uses, but not including animal hospitals.

Membership organization means organizations operating on a membership basis for the promotion of the interests of the members included such uses as trade associations, business associations, professional membership organizations, labor unions, civic or fraternal organizations, but not including churches, hospitals, golf and country clubs, or credit unions.

Nursing and personal care means establishments primarily engaged in providing intermediate or long-term nursing and health related care to individuals, typically classified as nursing homes.

Offices means a building or portion of a building used for office purposes by a business, service, professional, or institutional establishment, including medical offices or clinics, studios for those involved in art, sculpture, music, and the like, and all other establishments similar in character.

Personal services means establishments primarily engaged in providing services involving the care of a person or his apparel, such as barber shops, clothing rental, salons

and health clubs, photographic studios, cleaning and garment services (but not including power laundries or dry cleaning plants) or coin-operated laundries.

Repair and maintenance shop means establishments engaged in miscellaneous repair services, primarily of household-oriented products such as radios, televisions, washers and dryers, furniture (including re-upholstery), small engine repair, bicycles, or locksmiths.

Self-service storage facility means an establishment designed and utilized for the purpose of renting or leasing individual storage spaces to tenants who have sole private access to such space for storing personal property.

Trade shop means any lot, land, building, or structure that serves as the headquarters for contractors involved in specialized activities such as plumbing, painting, plastering, masonry, carpentry, roofing, well drilling, landscaping and the like, where tools, equipment and materials used in the business are stored. The category also includes establishments involved in specialized trades such as sheet metal, sign painting, drapers, and exterminators.

Transient accommodations, lodging, means establishments in which lodging is provided and offered to the public for compensation, and which is open primarily to transient guests, as distinguished from semi-transient boarding or rooming facilities. Typical uses include hotels, motels, and inns. Meeting and restaurant facilities may be included accessory to this use type. Condominium-hotels shall be considered as a type of transient accommodation.

Transportation services means establishments furnishing services related to the arrangement of persons and goods movements, such as freight forwarding, parking services or the rental/leasing of automobiles or two-axle trucks.

Veterinary service means establishments engaged in the practice of veterinary medicine, dentistry or surgery, along with those providing animal related services such as kennels, grooming, or breeding services.

(4) *Food service*.

Drinking and entertainment means establishments primarily engaged in the selling of drinks for consumption on the premises, where entertainment may be provided and the incidental sale of prepared food for consumption on the premises is permitted. These establishments may often charge a fee or admission charge for the entertainment provided. Included in this category are bars, beer gardens, discotheques, nightclubs, taverns, and dance halls.

Drive-in restaurant means an establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery, or table service, served in disposable containers at a counter and a drive-up or drive through service facility or which offers curb service.

Fast food restaurant means an establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery, or table service, served in disposable containers at a counter. This use type does not employ a drive-up or drive-through service facility, and does not offer curb service.

Standard restaurant means an establishment whose principal business is the sale of food

and/or beverage to customers in a ready to consume state, and whose principal method of operation includes one or both of the following:

a. Customers, normally provided with an individual menu, are served their food and beverage by restaurant employees at the same table or counter at which the food and/or beverage are consumed;

b. A cafeteria-type operation where food and beverage generally are consumed within the restaurant building.

(5) *Sales of merchandise*.

Garden center (retail agriculture) means establishments or places of business primarily engaged in retail or wholesale (bulk) sale, from the premises, of trees, shrubs, seeds, fertilizers, pesticides, and plant materials primarily for agricultural, residential, and commercial consumers. Such establishments typically sell products purchased from others, but may sell some material which they grow themselves. Typical uses include nurseries, retail greenhouses, plant stores, and lawn and garden centers.

Neighborhood convenience store means establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, and limited household supplies and hardware. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores.

Retail trade means establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. These establishments are characterized by the following:

a. They buy and receive as well as sell merchandise;

b. They may process some products, but such processing is incidental or subordinate to the selling activities; and

c. They predominantly sell to customers for their own personal or household use.

The term "retail trade" is divided into the following subcategories for the purposes of this chapter:

a. General retail.

b. Antiques and collectibles store.

c. Art gallery.

d. Bicycle sales and repair.

e. Book store, music store.

f. Clothing and accessories.

g. Craft or needlework shop.

h. Drugstore, pharmacy.

i. Electronics and appliance sales and repair.

j. Florists.

k. Specialty food store, including bakery, butcher shop, delicatessen, and the like.

l. Jewelry store.

m. Hardware store.

n. Newsstands, magazine sales.

o. Pet store.

p. Photographic equipment and supplies.

q. Picture framing.

r. Secondhand store, thrift or consignment store.

s. Sporting goods store.

t. Stationery store.

u. Tobacco store.

v. Video rental or sales.

w. Building supplies sales.

x. Furniture and appliance sales, rental, showrooms.

y. Grocery, supermarket.

z. Liquor store.

aa. Warehouse club sales.

Shopping center means a group of commercial establishments planned, constructed, and managed as a total entity with shared access, customer and employee parking provided on-site, provision of goods delivery separated from customer access, aesthetic considerations and protection from the elements.

Wholesaling means establishments engaged primarily in selling merchandise to retailers, or to industrial, commercial, institutional, or professional business customers, or to other wholesalers, or on a mail order basis to individuals or firms, or which serve as agents or brokers buying merchandise for, or selling merchandise to, individuals and companies.

(6) *Automotive/vehicular uses*.

Automobile maintenance service means repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include tire sales and installation, wheel and brake shops, oil and lubrication services and similar repair and service activities where minor repairs and routine maintenance are conducted.

Automobile parts/supply means retail sales of automobile parts and accessories. Typical uses include automobile parts and supply stores which offer new and factory rebuilt parts and accessories, and include establishments, which offer minor automobile repair services as an accessory use.

Car wash means washing and cleaning of vehicles. Typical uses include automatic conveyor machines and self-service car washes.

Commercial vehicle repair means repair of construction equipment, commercial trucks, agricultural implements and similar heavy equipment, including automobiles, where major engine and transmission repairs are conducted. Typical uses include automobile and truck repair garages, transmission shops, radiator shops, body and fender shops, equipment service centers, machine shops, and other similar uses where major repair

activities are conducted.

Gasoline station means any place of business with fuel pumps and underground storage tanks that provide fuels and oil for motor vehicles. A neighborhood convenience store associated with automobile fuel sales shall be considered a gasoline station.

Parking facility means any structure associated with a nonresidential use whose purpose is to provide the required off-street parking spaces for a principal use, or any site utilized for parking which constitutes the principal use on a parcel of land. This category also includes community lots, which are established to meet the parking needs in a residential area, and park and ride lots.

Sales and storage lots means establishments engaged in the display for sale, lease, and/or rental of automobiles, trucks, machinery, recreational vehicles and manufactured homes, including auto dealerships or the farm commercial storage of privately-owned trailers, boats, campers, or similar vehicles.

(7) *Outdoor recreation*.

Campgrounds and trailering means establishments engaged in providing overnight or short-term sites for the placement of recreational vehicles or temporary housing, with or without facilities such as water and electricity.

Golf course means a tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters. Included would be executive or par three golf courses. Specifically excluded are independent driving ranges or miniature golf facilities, which are classified as outdoor recreation facilities.

Marina means a facility for storing, servicing, fueling, berthing, and securing and launching of private pleasure craft that may include the sale of fuel and incidental supplies for the boat owners, crews, and guests.

Outdoor entertainment means an outdoor facility developed for entertainment, amusement, or tourist purposes which typically involve large areas of land and concentrated traffic peaks oriented towards events at the facility, including drive-in theaters, amphitheaters, outdoor concert halls, or theme parks.

Outdoor recreation facility means a commercial recreation facility that is primarily an open-air facility, such as baseball fields, swimming pools, skating rinks, golf driving ranges, or miniature golf facilities.

Parks and open areas means uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures. Accessory uses include, but are not limited to, clubhouses, maintenance facilities, concessions, caretaker's quarters, gazebos, pavilions, band shells, and parking. Examples include parks, public squares, plazas, recreational trails, botanical gardens, boat launching areas, nature preserves, and land used for grazing that is not part of a farm or ranch.

Restricted recreation means commercial recreation facilities that are of greater nuisance than conventional outdoor athletic facilities because of:

a. The noise and traffic volumes they may generate;

b. The glare they produce; or

c. The potential danger they may create from flying objects or the use of weapons. This category includes such uses as amusement parks, racetracks (auto, go-cart, motorcycle) or ranges (skeet, rifle, or archery).

(8) *Indoor recreation/entertainment*.

Adult establishment. See LEC 11.16.020.

Indoor athletic facility means a commercial recreation facility that provides completely enclosed or indoor recreation space, such as racquet clubs, indoor skating rinks, swimming pools, or gymnasiums.

Indoor recreation means establishments primarily engaged in activities intended to provide personal amusement, with the largest number of patrons typically during the evening hours or on weekends, and where food and refreshments may be provided as an incidental service, including such uses as bowling alleys, billiard, pool, or bingo parlors, amusement arcades, and indoor theaters (live or motion picture).

(9) *Agricultural and related uses*.

Agricultural entertainment business means an agricultural sales business that combines the elements and characteristics of agriculture and tourism, which is not necessarily located in an existing building. Examples of agricultural entertainment include: corn mazes, hay rides, sleigh rides, petting farms, on-farm tours, agricultural related museums, demonstrations of farming practices, techniques and methods, fee-based fishing and hunting, horseback riding, nature trails, haunted barns and similar activities which are related to agriculture.

Agricultural production means establishments engaged in the production of crops, plants or vines, including agro forestry, or establishments which are engaged in the keeping, grazing, or feeding of livestock for sale, value increase, or livestock increase.

Agricultural sales business means the retail sale of fresh fruits, vegetables, flowers, herbs, trees, or other agricultural, floricultural, or horticultural products. The operation may be indoors or outdoors, include pick-your-own or cut-your-own opportunities, and may involve the ancillary sale of items considered accessory to the agricultural products being sold or accessory sales of unprocessed foodstuffs; home processed food products such as jams, jellies, pickles, sauces; or baked goods and homemade handicrafts. The floor area devoted to the sale of accessory items shall not exceed 25 percent of the total floor area. No commercially packaged handicrafts or commercially processed or packaged foodstuffs shall be sold as accessory items. No activities other than the sale of goods as outlined above shall be allowed as part of the agricultural sales business.

Agricultural services means establishments that perform services which support or assist the agricultural community, such as soil preparation services, crop services, farm management services, or breeding services on a fee or contract basis, along with experimental farms for research or educational purposes. This category is intended to apply where agricultural land is located, and may include buildings and other structures that provide office, warehouse, and storage areas for these establishments.

Agricultural support means establishments engaged in farm equipment sales and repair, farm produce sales and supply (feed grain, elevators) and small-scale farm product processing, such as cider mills, dairies, poultry or meat processing.

Forestry operations means the use of land for the raising and harvesting of timber, pulpwood or other forestry products for commercial purposes, including the temporary operation of a sawmill and/or chipper or grinder to process the timber cut from that parcel or contiguous parcels. Excluded from this definition shall be the cutting of timber associated with land development approved by the city which shall be considered accessory to the development of the property.

Greenhouse, non-retail, means a building or structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

Wayside stand means a temporary structure or vehicle used for the seasonal retail sale of agricultural goods, floriculture, and horticulture produced by the operator of the wayside stand, which is clearly a secondary use of the premises and does not change the character thereof.

(10) *Alternative energy*.

Solar energy system means a device or structural design feature, a primary purpose of which is to provide for the collection, storage, and distribution of solar energy for space heating, cooling, water heating, or for power generation.

Solar farm means a commercial facility that converts sunlight into electricity, whether by photovoltaic (PV), concentrating solar thermal devices (CST), or other conversion technology, for the principal purpose of sales of generated electricity to off-site customers.

Wind generator means a machine which generates energy/power from the wind.

(11) *Industrial and extractive uses*.

Closed landfill management means the use associated with the responsibility and obligation of the state pollution control agency (MPCA) to take necessary response actions on the property as provided in M.S.A. § 115B.412, subd. 4, and M.S.A. §§ 115B.39 to 115B.43.

Heavy industrial means establishments involved in the manufacture, fabrication, processing, compounding, or assembling of materials from raw material or previously processed material. These uses have severe potential for adversely affecting surrounding land uses due to potential environmental impacts related to noise, smoke/particulate emissions, vibration, noxious gases, odor, glare/heat, fire/explosion hazards and waste disposal. In addition, these uses may generate large amounts of truck or auto traffic, may involve the use of large unenclosed production areas, or may require large, tall structures that are unsightly. Heavy industrial uses typically involve primary production processes in the area of paper products (pulp mills), food processing (slaughterhouse, meat packing plant), chemicals (manufacture of inorganic chemicals, resins, plastics, paints, fertilizers, explosives, ink), petroleum products (refineries, bulk storage), primary metals (blasting, smelting, rolling), machinery and equipment manufacturer (auto assembly, engines, construction equipment), leather (storing, curing, tanning), gravel based products (manufacture of bricks, concrete, abrasives), and lumber products (saw mills).

Landfill means a disposal site employing an engineered method of disposing solid wastes in a manner that minimizes environmental hazards by spreading, compacting to the smallest volume, and applying cover material over all exposed waste at the end of each operating day.

Laundry plant means establishments primarily engaged in the provision of laundering, cleaning, or dyeing services other than those classified as personal services. Typical uses include bulk laundry and cleaning plants, diaper services, and linen supply services.

Light industrial means establishments involved in the processing, fabrication, assembly, or compounding of products where the process involved is relatively clean and nuisance free, usually completely enclosed, and with limited environmental effects. These uses can be made compatible with surrounding areas through landscape screening and through separation required by yard and height limitations. Typically, these uses result in the creation of finished products for sale on a wholesale basis to retailers or directly on a retail basis, and include uses in the following areas: lumber products (millwork, cabinet-making), electronics, textiles, printing and publishing services, bottling works, carpet and rug cleaning, furniture manufacture, paper (final processing of stationery, bags, etc., from purchased bulk stock), light metal finishing and light machining, rubber and plastics (compounding processed resins, molding plastics), gravel based products (pottery, cutting, finishing granite, firing and decorating clay products), and ice manufacturing.

Motor freight and warehousing means establishments engaged primarily in either the storage or shipment of goods and materials, including terminal facilities for handling freight, and maintenance facilities in which the trucks (including tractor trailer units) involved with the operation of the business are stored, parked and serviced. Materials within a warehouse or terminal facility may be combined, broken down, or aggregated for trans-shipment or storage purposes where the original material is not chemically or physically changed.

Non-production industrial means establishments that normally are considered industrial in character even though they are not involved in the manufacturing or processing of products. These uses generate negative impacts largely through their need for outside storage of equipment and materials, the large expanse of land needed for this storage, and the creation of dirt, dust and noise, along with intermittent truck traffic. These uses generally can be made compatible through landscape screening and the imposition of limited performance standards, and thus are not objectionable in most industrial or commercial districts. The types of uses categorized here include contractor's yards, lumberyards, utility yards, and public maintenance shops and yards.

Research and testing means establishments or other facilities for carrying on investigation in the natural or physical sciences, or engineering and development as an extension of investigation with the objective of creating end products, on a contract or fee basis, and including pilot plant operation.

Resource extraction means a use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operations, mining, and soil mining. Specially excluded from this use type shall be grading and removal of dirt associated with an approved site plan or subdivision.

Salvage/recyclable center means land or buildings where waste, discarded, salvaged, or recyclable materials are bought, sold, stored, exchanged, sorted, cleaned, packed, disassembled or handled on a commercial basis, including, but not limited to, scrap metal, aluminum, rags, paper, rubber products, glass products, lumber products and products resulting from the wrecking of automobiles or other vehicles. Any site containing two or more unregistered, inoperable motor vehicles is classified as a salvage center.

(12) *Utilities, transportation and communications*.

Air transportation means establishments engaged in domestic, emergency, or foreign transportation of passengers or goods by air, including airports, flying fields, rotorcraft terminals, as well as any associated terminal facilities.

Broadcasting or communication means any unstaffed facility for the transmission and/or reception of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication facility usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transmission or reception devices or antenna. Broadcasting or communication facilities include wireless communications facilities and wireless communications towers as defined in LEC 1.08.

Essential services means overhead, above ground or underground electrical, gas, steam or water transmission or distribution systems and structures of collection, communication, supply or disposal systems and structures used by public utilities or governmental departments or commissions or as are required for the protection of the public health, safety or general welfare, including towers, poles, wires, mains, drains, sewer pipes, conduits, cables, fire alarm boxes, police call boxes and accessories in connection therewith but not including buildings.

Local transit means establishments primarily engaged in furnishing local and suburban passenger transportation, including taxicabs, passenger charter services, school buses, and terminals (including service facilities) for motor vehicle passenger transportation.

Railroad transportation means establishments engaged in domestic freight and passenger transportation by rail, and including railroad yards, freight stations and switching yards.

(13) *Accessory uses*.

Bed and breakfast means a private, owner-occupied residence that contains no more than five guestrooms where lodging, with or without meals, is provided for compensation. Guest stays shall be limited to 30 days.

Commercial wedding ceremony venue means a use involving a location to conduct wedding ceremonies, not including receptions, and usually operated in exchange for remuneration by providing the venue to the public.

Domestic pets means the keeping of small domestic animals, such as dogs, cats, birds, rodents, fish, and the like, not primarily for produce or value increase, but rather for show, sport, or as pets.

Family day care means a residence licensed by the state department of human services in which no more than ten children at any one time receive care, maintenance and supervision by someone other than their relatives or legal guardians for less than 24 hours per day.

Group family day care means a residence licensed by the state department of human services in which at least 11, but not more than 14, children receive care, maintenance and supervision by someone other than their relatives or legal guardians for less than 24 hours per day.

Home occupations means any gainful occupation or profession engaged in by the occupants and up to one non-occupant employee of a dwelling when carried on within a

dwelling unit or in an accessory building, provided that no signs other than those allowed by the city's sign regulations regarding home occupations are present.

Kennel, private, means the keeping, breeding, raising, showing or training of four or more dogs over six months of age for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not the primary objective.

Merchandise parties means private parties held for the purpose of soliciting sales. Merchandise parties shall include but not be limited to Tupperware, Mary Kay, and Avon parties.

Stable, private, means the keeping, breeding, or raising of horse or ponies exclusively for the personal use and enjoyment of the owner or occupant of the property or the riding of horses or ponies by the owner or occupant of the property and their guests.

Swimming pools means any permanently located pool, used for swimming and/or bathing which is over 24 inches in depth, or which has a surface area exceeding 150 square feet.

Temporary sales means any isolated or occasional display and sale of used personal property or home-crafted items conducted on residential premises by the occupant of the residential property. Temporary sales shall include rummage sales, basement sales, yard sales, porch sales, craft sales, garage sales, and seasonal boutiques.

HISTORY
Amended by Ord. 08-250 on 9/7/2021
Adopted by Ord. 08-253 on 11/3/2021

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: 06/13/2022

Agenda Item: 4.e.

Public Hearing, Motion

TO: Planning Commission
FROM: Molly Just, Planning Director
Ben Hetzel, City Planner
AGENDA ITEM: Zoning Text Amendment – Article XIII Village Mixed Use District

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GENERAL BACKGROUND:

The City of Lake Elmo Planning Department has initiated a zoning text amendment of Article XIII Village Mixed Use District to incorporate the Village Medium Density Residential (V-MDR) and Village High Density Residential (V-HDR) zoning districts into the City Code. The incorporation of these districts is in implementation of the 2040 Comprehensive Plan. The 2040 Comprehensive Plan recommends creation of strong and vibrant districts in the Village Planning Area so that it becomes a destination for all residents of the community.

The addition of these districts is part of a large picture that focuses on what makes specific areas of Lake Elmo unique by providing zoning standards to promote the vitality of places like the Old Village by bringing more people into the Village Planning Area. The V-MDR and V-HDR provide for an area of compact development mutually compatible through a combination of careful planning and urban design. The addition of these districts provides a mixture of uses and level of density and intensity intended to support the level of public infrastructure planned for the area and provide vitality to the Old Village.

The criteria and standards outlined in the attached draft were derived from Planning Commission's recommendations and guidance from the 2040 Comprehensive Plan. In reviewing the draft, it is important to consider the intent for the V-MDR, V-HDR as outlined in the comprehensive plan. There is a pending Preliminary Plat and PUD for the V-HDR and V-MDR zoning districts and a conceptual plat and PUD for the V-MDR districts. It is critical to adopt these districts at this time.

ISSUE BEFORE THE PLANNING COMMISSION:

The Planning Commission is being asked to hold a public hearing, review, and make a recommendation to the City Council on the proposed zoning text amendments to amend Article XIII Village Mixed Use to implement the Comprehensive Plan and incorporate the V-MDR and V-HDR zoning districts into the city code.

105.12.770 PURPOSE AND DISTRICT DESCRIPTION

V-MDR Village Low Density Residential. The purpose of the V-MDR zoning district is provide an area for greater variety in housing stock and bring more people closer to living within easy access to the Main Street of the Old Village. Appropriate housing types in this area may include single-family detached, duplexes, and townhomes/villa housing types. Residential development within areas zoned V-MDR will occur at a density of 3.01 to 8 units per acre.

V-HDR Village High Density Residential. The purpose of the V-HDR zoning district is to provide an area

for a variety of higher density housing types in the Village Planning Area and to bring a higher concentration of people closer to Old Village Destinations and amenities. Appropriate housing types in this area include multifamily dwellings. This area is intended to provide for opportunities for more housing at a wider range of price points and to provide lifecycle housing in Lake Elmo. Residential development within areas zoned V-HDR will occur at a density of 8.01 to 12 units per acre.

105.12.780 PERMITTED AND CONDITIONAL USES

Amendments to this section include adding the V-MDR and V-HDR districts into Table 11-1 (Permitted and Conditional Uses, Village Districts) and identifying what listed specific uses are allowed for each district. Each use and district correlation was determined with the purpose and intent of each district in mind.

105.12.790 LOT DIMENSTIONS AND BUILDING BULK REQUIREMENTS

The V-MDR and V-HDR districts are incorporated into Table 11-2 (Lot Dimensions and Setback Requirements, Village Districts) to establish appropriate dimensional and building bulk requirements for each new district. In addition minor updates were made to the V-LDR and VMX districts.

105.12.820 LOT DEVELOPMENT STANDARDS FOR SPECIFIC USES

No additional standards were added to this section. Only the removal of text for better clarification and transparency and inapplicable code references.

RECOMENDATION:

Staff recommends that the Planning Commission recommend approval of the proposed zoning text amendments to amend Section 105.12.770, Section 105.12.780, Section 105.12.790, and Section 105.12.820 of Article XIII Village Mixed Use District to incorporate the V-MDR and V-HDR zoning districts into the City Code.

"Motion to recommend approval of the proposed text amendments to Article XIII Village Mixed Use District to incorporate the V-MDR and V-HDR zoning districts into the City Code."

NEXT STEPS:

1) Planning Commission recommendation to City Council
2) City Council Consideration and Action

ATTACHMENTS:

1. Proposed Village Districts
2. Existing Village Mixed Use District

Article VIII Village Districts

105.12.770 Purpose And District Description

Purpose. The village districts encompass the Lake Elmo Village Planning Area. The village districts provide for an area of compact development including a mix of uses made mutually compatible through a combination of careful planning and urban design and coordinated public and private investment. The mixture of uses and level of density and intensity is intended to support the level of public infrastructure planned for the area.

(a) *V-LDR Village Low Density Residential*. The purpose of the V-LDR zoning district is to provide opportunity for lower density residential development in the Village Planning Area and to create a transition and connectivity between the heart of the Old Village and surrounding rural areas. Appropriate housing types in this area may include single-family detached housing. Residential development within areas zoned V-LDR will occur at a density of 1.5 to 3.0 units per acre.

(b) V-MDR Village Medium Density Residential. The purpose of the V-MDR is to provide an area for greater variety in housing stock and bring more people closer to living within easy access of Old Village destinations and amenities. Appropriate housing types in this area may include single-family detached, duplexes, and townhomes/villa housing types. Residential development within areas zoned V-MDR will occur at a density of 3.01 to 8 units per acre.

(c) V-HDR Village High Density Residential. The purpose of the V-HDR is to provide an area for a variety of higher density housing types in the Village Planning Area and to bring a higher concentration of people closer to Old Village destinations and amenities. This area is intended to provide for opportunities for more housing at a wider range of price points and to provide lifecycle housing in Lake Elmo. Appropriate housing types in this area may include multi-family dwellings. First floor non-residential uses may be appropriate. Residential development within areas zoned V-HDR will occur at a density of 8.01 to 12 units per acre.

(d) *VMX Village Mixed-Use District*. This district is intended to continue the traditional mixed-use development that has occurred in the Old Village by allowing retail, service, office, civic and public uses as well as residential units. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. Development within areas zoned VMX will occur at a density of 5 - 10 units per acre. Senior congregate care facilities may exceed this density maximum with a range not to exceed a total of 16 units per acre, provided the facility can satisfy all zoning and applicable conditional use permit review criteria. The placement of building edges and treatment of building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian friendly environment envisioned for the VMX district.

105.12.780 Permitted And Conditional Uses

Table 11-1 lists all permitted and conditional uses allowed in the village districts. "P" indicates a permitted use, "C" a conditional use. Uses not so indicated shall be considered prohibited. Cross- references listed in the table under "Standards" indicate the location within this section of specific development standards that apply to the listed use.

(a) *Combinations of uses*. The following use types may be combined on a single parcel:

(1) Principal and accessory uses may be combined on a single parcel.

(2) Permitted or conditional uses allowed within the district may be combined on a single parcel, provided that a unified and integrated site plan is approved. If one or both of the uses is/are conditional, the entire development must be approved as a conditional use.

(b) *Combination of uses, VMX district*.

(1) A mixed-use building that combines permitted or conditionally permitted uses may be developed meeting the form standards of this subchapter.

(c) *Non-Residential Uses:*

(1) On property zoned V-HDR, permitted on the street level (first floor) only. Such use shall have its primary entrance from the front or side of the building.

Table 11-1: Permitted and Conditional Uses, Village Districts

	V-LDR	*V-MDR*	*V-HDR*	*VMX*	*Standard*
Residential Uses:					
Household Living:					
Single-family detached dwelling	P	P	-	C	LEC 105.12.830(a)
Two-family dwelling	-	P*	-	C*	
Single-family attached dwelling	-	C	C	C	LEC 105.12.830(a)
Multifamily dwelling	-	C	C	C	LEC 105.12.830(a)
Secondary dwelling	C	C	-	C	LEC 105.12.830(a)
Live-work unit	-	C	-	C	LEC 105.12.830(b)
Group Living:					
Group home	P	C	-	P	LEC 105.12.500
Group residential facility	-	C	-	C	LEC 105.12.500
Congregate housing	-	C	-	C	LEC 105.12.500
Semi-transient accommodations	-	-	-	C	LEC 105.12.500
Public and Civic Uses:					
Community services	-	-	-	P	LEC 105.12.110
Day care center	-	C	-	P	LEC 105.12.110
Public assembly	-	-	-	C	LEC 105.12.110
Religious institutions	-	-	-	C	LEC 105.12.110
Schools, public and private	-	-	-	C	LEC 105.12.110
Services:					
Business services	-	-	C	P	LEC 105.12.110
Business center	-	-	-	P	LEC 105.12.110
Offices	-	-	C	P	LEC 105.12.110
Communications services	-	-	-	P	LEC 105.12.110
Education services	-	-	C	P	LEC 105.12.110
Financial institution	-	-	C	P/C	LEC 105.12.110, V-HDR First floor only and drive-thru prohibited. VMX Drive-thru by Conditional Use Permit.

Funeral home	-	-	-	C	LEC 105.12.110
Lodging	-	-	C	C	154.302(d)
Medical facility	-	-	C	C	LEC 105.12.510
Membership organization	-	-	-	C	
Nursing and personal care	-	-	-	C	LEC 105.12.510
Personal services	-	-	C	P	
Repair and maintenance shop	-	-	-	C	LEC 105.12.830
Trade shop	-	-	-	C	
Veterinary services	-	-	-	C	
Food Services:					
Standard restaurant	-	-	C	P	
Restaurant with drive-through	-	-	C	-	
Drinking and entertainment	-	-	-	P	LEC 105.12.520
Sales of Merchandise:					
Retail trade [1]	-	-	-	P	
Farmer's market	-	-	-	C	
Garden center	-	-	-	C	LEC 105.12.960(g)
Neighborhood convenience store	-	C	P	P	
Shopping center	-	-	-	C	
Wayside stand	P	-	-	P	LEC 105.12.750(d)
Automotive/Vehicular Uses:					
Automobile maintenance service	-	-	-	C	LEC 105.12.830
Automobile parts/supply	-	-	-	C	LEC 105.12.830
Gasoline station	-	-	-	C	LEC 105.12.530(b)
Parking facility	-	C	C	C	LEC 105.12.830(b)
Sales and storage lots	-	-	-	C	LEC 105.12.530(c)
Outdoor Recreation:					
Outdoor recreation facility	-	C	-	C	LEC 105.12.550(c)
Parks and open areas	P	P	P	P	On public property or as an accessory use to serve residents of a primary use.

Indoor Recreation/Entertainment:					
Indoor athletic facility	-	C	C	C	LEC 105.12.560
Indoor recreation	-	-	-	C	LEC 105.12.560
Transportation and Communications:					
Broadcasting or communications facility	-	-	-	C	
Accessory Uses:					
Home occupation	P	P	P	P	LEC 105.12.110
Bed and breakfast	P	-	-	P	LEC 105.04.220(a)
Family day care	P	P	-	P	LEC 105.12.110
Group family day care	-	-	-	C	
Temporary sales	P	P	-	P	LEC 105.12.870(g)
Parking facility	-	-	-	P	LEC 105.12.830
Solar equipment	P	P	P	P	Roof mounted only

[1]Retail Trade in the VMX District includes all uses and activities defined as Retail Trade in LEC 105.12.110(b) (5) with the exception of building supplies sales and warehouse club sales.

105.12.790 Lot Dimensions And Building Bulk Requirements

Lot area and setback requirements shall be as specified in Table 11-2, Lot Dimension and Setback Requirements.

Table 11-2: Lot Dimension and Setback Requirements, Villages Districts

	V- LDR	*V-MDR*	*V-HDR*	*VMX*
Minimum Lot Area (square feet): [a]				
Nonresidential use	-	-	-	None
Single-family detached dwelling	15,000	7,000	-	9,000
Two-family dwelling (per unit) [b]	-	4,000	-	4,000
Single-family attached (per unit) [c]	-	2,500	-	3,000
Multifamily dwelling (per unit)	-	3,000	1,800	2,800
Secondary dwelling	See LEC 105.12.740 (c)	-	-	See LEC 105.12.740 (c)
Congregate housing	-	-	-	LEC 105.12.500(c)

Minimum Lot Width (feet):				
Single-family detached dwelling	70	50	-	70
Two-family dwelling (per unit) [b]	-	30	-	30
Single-family attached per unit (per unit) [c]	-	25	-	25
Multifamily dwelling (per building)	-	75	60	75
Live-work unit	-	25	-	25
Maximum height (feet/stories)	35	35/3 [d]	50	35/3 [d]
Maximum Impervious Coverage:				
Residential lots	35 percent	50 percent	75 percent	75 percent
Other	-	-	-	No Limit
Minimum Building Setbacks (feet):				
Front yard *(See 105.12.810 for potential setbacks in the Village Overlay District)*	25	25	25	Single-Family Detached and attached - 25 Multifamily Dwellings: LEC 105.12.830(a)(6)a Non-Residential Uses: LEC 105.12.830(b)
Interior Side Yard:				
Principal building	10	10	10	10 [e]
Attached garage or accessory structure	5	5	5	5
Corner side yard	15	15	15	0 f
Rear yard	20	20	20	10 [g]

Notes to Village Districts Table:

a. No development may exceed the residential density range as specified in the comprehensive plan for the corresponding land use category.

b. Two-family units may be side-by-side with a party wall between them (twin) or located on separate floors in a building on a single lot (duplex). The per-unit measurements in this table apply to twin units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a duplex containing two vertically-separated units on a single lot.

c. In the case of single-family attached dwellings that are not situated on individual lots, minimum lot size shall be applied to each unit as a measure of density; i.e., one unit per 2,500 square feet. This standard is also used for multifamily dwellings.

d. Buildings up to 45 feet in height may be permitted as part of a PUD in the VMX and V-MDR districts.
e. Side yard setbacks in the VMX district apply only along lot lines abutting residentially zoned parcels or those parcels with residential uses as the sole use.
f. Corner properties. The side yard facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front yard setback, whichever is less. If no structure exists on the adjacent property, and provided required setbacks are not otherwise stated herein, the setback shall be shown in the table.
g. Properties zoned V-LDR abutting Stillwater Boulevard North (CSAH 14), Lake Elmo Avenue North (CSAH 17) north of Stillwater Blvd (CSAH 14), and Manning Avenue North (CSAH 15) shall have a minimum structure setback of 50 feet.

105.12.800 Dimensional Requirements and Preservation Of Open Space

(a) *Averaging of lot area*. When lots are clustered within a development to provide common open space, the open space may be used to calculate an average density per lot to determine compliance with the individual lot area requirements.

(b) *Lot dimension reductions*. Other reductions in dimensional standards may be considered as part of a planned unit development if these reductions provide for common open space within a development.

105.12.810 General Site & Building Design Considerations; Village Districts

Development of land within the village districts shall follow established standards for traffic circulation, landscape design, and other considerations as specified by Lake Elmo City Code.

(a) The Lake Elmo Design Guidelines and Standards shall govern site design and building design.

(b) *Circulation*.

(1) New access points to County State Aid Highway 14 may be refused or restricted to right- in, right-out movement if alternatives exist. Internal connections shall be provided between parking areas on adjacent properties wherever feasible.

(2) The number and width of curb cuts shall be minimized. To promote pedestrian circulation, existing continuous curb cuts shall be reduced to widths necessary for vehicular traffic, and unnecessary or abandoned curb cuts shall be removed as parcels are developed.

(c) *Screening of existing residential structures*. When a new more intensive residential or non-residential development is proposed adjacent to an existing single-family residential structure, screening shall be provided in accordance with LEC 105.12.480(f). The city may require buffering or screening above and beyond this section in cases where the required screening will not provide an adequate separation between the uses.

(d) *Sidewalks and/or trails*. Where cul-de-sacs are permitted by the city, sidewalks or trails are required to connect the bulb of the cul-de-sac with the nearest through-road or trail.

(e) *Lake Elmo Theming Study*. Elements of the Lake Elmo Theming Study not herein described must be incorporated in to development within village districts where applicable.

105.12.820 Development Standards For Specific Uses

Development of land within the village districts shall follow established standards for traffic circulation, landscape design, and other considerations as specified by Lake Elmo City Code. The following standards apply to specific uses; other standards related to design and building type may be found at LEC 105.12.830.

(a) *Residential units*.

(1) *Single-family detached dwellings*.

a. Primary entrances are required to be along the front facade.

b. Dwelling units shall be at least 24 feet in width, at least 960 square feet in area, and be placed on a permanent foundation.

(2) *Secondary dwellings*. Restricted to lots occupied by single-family detached dwellings, and must meet the standards for secondary dwellings in residential districts, LEC 105.12.740(c) and, in the VMX, must be located within the primary structure.

(3) *Single-family attached*.

a. The primary entrance to each unit shall be located on the facade fronting a public street.

b. Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall compromise a minimum of 500 square feet per unit in the V-MDR.

c. Unless otherwise specified in this article, single-family attached dwellings in the VMX and V-MDR shall adhere to the MDR district setbacks.

(4) *Multifamily dwelling units*.

a. Dwelling units within a mixed-use building are restricted to the upper floors or rear or side ground floors.

b. Setback standards for multifamily dwellings not within a mixed-use development shall be determined through the conditional use process.

c. Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall compromise a minimum of 300 square feet per unit in the V-MDR and 200 square feet per unit in the V-HDR.

(b) *Nonresidential uses*.

(1) *Setbacks, generally*. The front yard setback of a new nonresidential building within the VMX district shall maintain the prevailing front yard setback of that block, or a maximum setback of 20 feet, whichever is less.

(2) *Repair and maintenance shop*. No outdoor storage is permitted unless fully screened from public view.

(3) *Garden center*.

a. The storage or display of any materials or products shall meet all setback requirements of a structure, and shall be maintained in an orderly manner. Screening along the boundaries of adjacent residential properties may be required, meeting the standards of LEC 105.12.470(f).

b. The storage of any soil, fertilizer or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses

(4) *Automobile maintenance service and automobile parts/supply*.

a. All vehicle repairs shall be conducted in a completely enclosed building.

b. The storage or display of inoperable or unlicensed vehicles or other equipment shall meet all setback requirements of a structure, and shall be totally screened from view from adjacent public streets and adjacent residential properties.

(5) *Trade Shop.* Exterior materials storage must be totally screened from view from adjacent public streets and adjacent residential properties by a wall of the principal structure or a screen wall constructed of the same materials as the principal structure.

(6) *Live-work unit*. The purpose of a live-work unit is to provide a transitional use type between a home occupation and a larger commercial enterprise, and to provide neighborhood-oriented commercial services, while maintaining a generally residential character in which the work space is subordinate to the residential use.

a. The work space component shall be located on the first floor or basement of the building.

b. The dwelling unit component shall maintain a separate entrance.

c. The work space component of the unit shall not exceed 50 percent of the total gross floor area of the unit.

d. A total of two off-street parking spaces shall be provided for a live-work unit, located to the rear of the unit, or underground/enclosed.

e. The size and nature of the work space shall be limited so that the building type may be governed by residential building codes.

f. The business component of the building may include offices, small service establishments, crafts considered accessory to a dwelling unit, limited retailing (by appointment only), or personal services. It may not include a wholesale business, a commercial food service requiring a license, a limousine business or auto service or repair.

g. The business of the live-work unit must be conducted by a person who resides on the same lot. The business shall not employ more than two workers on-site at any one time who live outside of the live-work unit.

(7) *Parking facility*. Structured parking is permitted as a ground floor use within a mixed-use building, provided that the entrance is located on side or rear facades, not facing the primary abutting street. The primary street-facing facade shall be designed for retail, office or residential use.

(8) *Outdoor dining accessory to food services*. Outdoor dining is allowed as an accessory use provided that tables do not block the required sidewalk.

105.12.830 Accessory Uses And Structures

Accessory uses are listed in Table 11-1 as permitted or conditional accessory uses. Accessory uses and structures in the village districts shall comply with the following standards and all other applicable regulations of this article:

(a) *Phasing*. No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.

(b) *Incidental to principal use*. The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.

(c) *Subordinate to principal use*. The accessory use or structure shall be subordinate in the area, extent, and purpose to the principal use or structure served.

(d) *Function*. The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.

(e) *Location*. The accessory use or structure shall be located on the same zoning lot as the principal use or structure.

(f) *Residential accessory structures*.

(1) *Attached structures*. An accessory structure shall be considered attached, and an integral part of, the

principal structure when it is connected by an enclosed passageway. All attached accessory structures shall be subject to the following requirements:

a. The structure shall meet the required yard setbacks for a principal structure, as established for the zoning district in which it is located.

b. The structure shall not exceed the height of the principal building to which it is attached.

(2) *Attached garages*.

a. Attached garages are encouraged to be side or rear loaded. If facing the primary street, garages shall be designed using one of the following techniques, unless specific physical conditions on the lot in question require a different approach:

1. The front facade of the garage shall be offset from the principal structure by a minimum of two feet from the plane of the public right-of-way.

2. The width of the attached garage shall not exceed 40 percent of the width of the entire principal building facade (including garage) fronting the primary street except that within the V-LDR district where it shall not exceed 60 percent of the width of entire principal building facade (including garage) fronting the primary street.

b. Attached garages shall not exceed 1,000 square feet in area at the ground floor level except by conditional use permit.

c. Garage doors or openings shall not exceed 14 feet in height.

(3) *Detached structures*. Detached accessory structures for permitted residential structures in the village districts must be in accordance with the following requirements:

a. Detached accessory structures shall be located to the side or rear of the principal building, and are not permitted within the required front yard or within a side yard abutting a street.

b. Detached garages shall not exceed 1,000 square feet at ground floor level and shall not exceed a height of 22 feet or the height of the principal structure, whichever is higher. The maximum size and height may be increased upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.

c. Pole barns shall be prohibited.

d. No more than 30 percent of the rear yard area may be covered by accessory structures.

e. Garage doors or openings shall not exceed 14 feet in height.

105.12.840 Village Districts Design Review

(a) *Review of design*. For certain development activity, as specified in the Lake Elmo Design Standards Manual, design review is required as part of the approval process. All projects subject to design review shall be reviewed for conformance with the Lake Elmo Design Standards Manual. A separate process for design review is not established.

(1) *Review authority and process*. Design review shall be facilitated by the planning department and the review shall be conducted by the body or individual authorized to approve the development activity. Design review shall be incorporated in the established review of the development activity. For those applications under this section that require review by the planning commission, the planning commission shall consider the standards in the Lake Elmo Design Standards Manual in its recommendation to the city council.

(2) *Review by professional*. The authorizing body may request review by a design professional of the proposed design or demolition. The cost of review by such design professional shall be the responsibility of the applicant, and shall not exceed $1,000.00 unless otherwise agreed to by the applicant.

(3) *Development activity defined.*

a. Development activity consists of new construction and redevelopment activities, including remodeling that expands the footprint of a structure, altering, or repairing a structure in a manner that will change the exterior appearance of said structure. Development activity also includes the construction of a new parking lot and installation of signage.

b. Exempt activities. The following activities shall be exempt from under review of this section:

1. Ordinary repairs and maintenance that will not change the exterior appearance of a structure;
2. Removal of existing signage without replacement unless said signs are an integral part of the building;
3. Emergency repairs ordered by the director of planning in order to protect public health and safety;
4. Exterior alteration, addition, or repair of a structure used as a single-family residence, duplex, or two-family residence;
5. Temporary signage, installed in accordance with LEC 105.12.430, or during which time an application for permanent signage is pending under this section;
6. Maintenance of existing signage advertising an on-site business;
7. Alterations only to the interior of a structure.

ARTICLE XIII VILLAGE MIXED-USE DISTRICT

105.12.770 Purpose And District Description
105.12.780 Permitted And Conditional Uses
105.12.790 Lot Dimensions And Building Bulk Requirements
105.12.800 Dimensional Requirements And Preservation Of Open Space
105.12.810 General Site Design Considerations; Village Districts
105.12.820 Development Standards For Specific Uses
105.12.830 VMX District Design And Demolition Review
105.12.840 Accessory Uses And Structures

105.12.770 Purpose And District Description

(a) *V-LDR Village Low Density Residential*. The purpose of the V-LDR zoning district is to provide opportunity for lower density residential development within the Old Village and create a transition and connectivity between the heart of the Old Village and surrounding rural areas. Residential development within areas zoned V-LDR will occur at a density of 1.5 to 3.00 units per acre.

(b) *VMX Village Mixed-Use District*. The purpose of the VMX district is to provide an area for compact, mixed-use development made mutually compatible through a combination of careful planning and urban design and coordinated public and private investment. This district is intended to continue the traditional mixed-use development that has occurred in the village area by allowing retail, service, office, civic and public uses as well as residential units. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. Development within areas zoned VMX will occur at a density of six to ten units per acre. Senior congregate care facilities may exceed this density maximum with a range not to exceed a total of 16 units per acre, provided the facility can satisfy all zoning and applicable conditional use permit review criteria. The placement of building edges and treatment of building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian friendly environment envisioned for the VMX district. The standards in this chapter are intended to implement and effectuate the principles and relationships established in the village master plan, which will be carried out through specific standards related to site planning, signage, architecture, building materials, and landscaping. Renovation and infill of traditional storefront-type buildings is encouraged, and parking standards may be waived to recognize the availability of on-street and shared parking facilities.

HISTORY
Amended by Ord. 08-245 on 2/16/2021
Adopted by Ord. 08-253 on 11/3/2021

105.12.780 Permitted And Conditional Uses

Table 11-1 lists all permitted and conditional uses allowed in the urban residential districts. "P" indicates a permitted use, "C" a conditional use. Uses not so indicated shall be considered prohibited. Cross-references listed in the table under "Standards" indicate the location within this section of specific development standards that apply to the listed use.

(a) *Combinations of uses, village districts*. The following use types may be combined on a single parcel:

(1) Principal and accessory uses may be combined on a single parcel.

(2) A principal and secondary dwelling unit may be combined according to the standards of LEC 105.12.740(c).

(b) *Combination of uses, VMX district*.

(1) Single-family attached or multifamily complexes designed for rental or condominium occupancy, since these typically include multiple units and buildings on a single parcel.

(2) Other permitted or conditional uses allowed within the district may be combined on a single parcel, provided that a unified and integrated site plan is approved. If one or both of the uses is/are conditional, the entire development must be approved as a conditional use.

(3) A mixed-use building that combines permitted or conditionally permitted residential, service, retail and civic uses may be developed meeting the form standards of this subchapter. Office or studio uses on upper stories are encouraged.

Table 11-1: Permitted and Conditional Uses, Village Districts

	V-LDR	*VMX*	*Standard*
Residential Uses			
Household Living:			
Single-family detached dwelling	P	C*	LEC 105.12.830(a)(1), (2), *(4)
Two-family dwelling	-	C*	LEC 105.12.830(a)(1), *(4)
Single-family attached dwelling	-	C	LEC 105.12.830(a)(1), (5)
Multifamily dwelling	-	C	LEC 105.12.830(a)(1), (6)
Secondary dwelling	C	C	LEC 105.12.750(c) and LEC 105.12.830(a)(1), (3)
Live-work unit	-	C	LEC 105.12.830(b)(6)
Group Living:			
Group home	P	P	LEC 105.12.500(a)
Group residential facility	-	C	LEC 105.12.500(b)
Congregate housing	-	C	LEC 105.12.500(c)
Semi-transient accommodations	-	C	LEC 105.12.500(c)
Public and Civic Uses:			
Community services	-	P	LEC 105.12.110(b)
Day care center	-	P	LEC 105.12.110(b)
Public assembly	-	C	LEC 105.12.110(b)
Religious institutions	-	C	LEC 105.12.110(b)(2)
Schools, public and private	-	C	LEC 105.12.510(a)
Services:			
Business services	-	P	LEC 105.12.110(b)

Business center	-	P	LEC 105.12.110(b)
Offices	-	P	LEC 105.12.110(b)
Communications services	-	P	LEC 105.12.110(b)
Education services	-	P	LEC 105.12.510(a), LEC 105.12.110(b)
Financial institution	-	P	LEC 105.12.110(b)
Funeral home	-	C	LEC 105.12.110(b)
Lodging	-	C	154.302(d)
Medical facility	-	C	LEC 105.12.510(b)
Membership organization	-	C	
Nursing and personal care	-	C	LEC 105.12.510(c)
Personal services	-	P	
Repair and maintenance shop	-	C	LEC 105.12.830(b)(1)
Trade shop	-	C	LEC 105.12.830(b)(2)
Veterinary services	-	C	LEC 105.12.830(b)(3)
Food Services:			
Standard restaurant	-	P	
Restaurant with drive-through	-	C	LEC 105.12.520(a)
Drinking and entertainment	-	P	LEC 105.12.520(b)
Sales of Merchandise:			
Retail trade [1]	-	P	
Farmer's market	-	C	
Garden center	-	C	LEC 105.12.960(g)
Neighborhood convenience store	-	P	
Shopping center	-	C	
Wayside stand	P	P	LEC 105.12.750(d)
Automotive/Vehicular Uses:			
Automobile maintenance service	-	C	LEC 105.12.830(b)(5)
Automobile parts/supply	-	C	LEC 105.12.830(b)(5)
Gasoline station	-	C	LEC 105.12.530(b)
Parking facility	-	C	LEC 105.12.830(b)(7)
Sales and storage lots	-	C	LEC 105.12.530(c)
Outdoor Recreation:			
Outdoor recreation facility	-	C	LEC 105.12.550(c)

Parks and open areas	P	P	
Indoor Recreation/Entertainment:			
Indoor athletic facility	-	C	LEC 105.12.560
Indoor recreation	-	C	LEC 105.12.560
Transportation and Communications:			
Broadcasting or communications facility	-	C	
Mixed-Uses:			
Combination of principal uses on a single parcel	-	C/P	LEC 105.12.530(b)
Combination of principal and accessory uses on a single parcel	P	P	LEC 105.12.530(a)
Accessory Uses:			
Home occupation	P	P	LEC 105.12.110(l)(5)
Bed and breakfast	P	P	LEC 105.04.220(a)
Family day care	P	P	LEC 105.12.110(l)(5)
Group family day care	-	C	
Temporary sales	P	P	LEC 105.12.870(g)
Parking facility	-	P	LEC 105.12.830(h)(7)
Solar equipment	P	P	LEC 105.04.220(c)
Swimming pools, hot tubs, etc.	P	P	LEC 105.08.160(c)
Other structures typically incidental and clearly subordinate to permitted uses	P	P	

[1]Retail Trade in the VMX District includes all uses and activities defined as Retail Trade in LEC 105.12.110(b) (5) with the exception of building supplies sales and warehouse club sales.

HISTORY
Amended by Ord. 08-243 on 1/5/2021
Adopted by Ord. 08-253 on 11/3/2021

105.12.790 Lot Dimensions And Building Bulk Requirements

Lot area and setback requirements shall be as specified in Table 11-2, Lot Dimension and Setback Requirements.

Table 11-2: Lot Dimension and Setback Requirements, Villages Districts

	V-LDR	*VMX*
Minimum Lot Area (square feet): [a]		
Nonresidential use	-	None
Single-family detached dwelling	9,000	9,000

Two-family dwelling (per unit) [b]	-	3,000
Single-family attached (per unit) [c]	-	See notes a and h
Multifamily dwelling (per unit)	-	See notes a and h
Secondary dwelling	-	See LEC 105.12.740(c)
Live-work unit	-	3,000
Congregate housing	-	LEC 105.12.500(c)
Other structures	-	3,500
Maximum Lot Area (acres):		
Residential lots	N/A	N/A
Other	N/A	N/A
Minimum Lot Width (feet):		
Single-family detached dwelling	70	50
Two-family dwelling (per unit) [b]	-	30
Single-family attached (per unit) [c]	-	25
Multifamily dwelling (per building)	-	75
Live-work unit	-	25
Maximum height (feet/stories)	35	35/3 [d]
Maximum Impervious Coverage:		
Residential lots	35 percent	75 percent
Other	-	No Limit
Minimum Building Setbacks (feet):		
Front yard	25	Single-Family Detached, Two-Family, and Single-Family Attached: See LDR standards of LEC 105.12.730 Multifamily Dwellings: LEC 105.12.830(a)(6)a All Other Residential Uses: LEC 105.12.830(a)(7) Nonresidential Uses: LEC 105.12.830(b)(1)
Interior Side Yard:		
Principal building	10	10 [e]
Attached garage or accessory structure	5	5

Corner side yard	15	0 [f]
Rear yard	20	10 [g]
Notes to Village Districts Table:		
a. No development may exceed the residential density range as specified in the comprehensive plan for the corresponding land use category.		
b. Two-family units may be side-by-side with a party wall between them (twin) or located on separate floors in a building on a single lot (duplex). The per-unit measurements in this table apply to twin units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a duplex containing two vertically-separated units on a single lot.		
c. In the case of single-family attached dwellings that are not situated on individual lots, minimum lot size shall be applied to each unit as a measure of density; i.e., one unit per 2,500 square feet. This standard is also used for multifamily dwellings.		
d. Buildings up to 45 feet in height may be permitted as part of a PUD in the VMX district.		
e. Side yard setbacks in the VMX district apply only along lot lines abutting residentially zoned parcels or those parcels with residential uses as the sole use.		
f. Corner properties. The side yard facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front yard setback, whichever is less. If no structure exists on the adjacent property, and provided required setbacks are not otherwise stated herein, the setback shall be shown in the table.		
g. Properties zoned V-LDR abutting Stillwater Boulevard North (CSAH 14), Lake Elmo Avenue North (CSAH 17) north of Stillwater Blvd (CSAH 14), and Manning Avenue North (CSAH 15) shall have a minimum structure setback of 50 feet.		

HISTORY
Amended by Ord. 08-244 on 1/5/2021
Adopted by Ord. 08-253 on 11/3/2021

105.12.800 Dimensional Requirements And Preservation Of Open Space

(a) *Averaging of lot area*. When lots are clustered within a development to provide common open space, the open space may be used to calculate an average density per lot to determine compliance with the individual lot area requirements.

(b) *Lot dimension reductions*. Other reductions in dimensional standards may be considered as part of a planned unit development if these reductions provide for common open space within a development.

(c) *Village open space overlay district*. Development of areas within the village open space overlay district, as designated by the comprehensive plan, is not allowed. Residential lots shall not encroach on the areas designated as open space per this overlay district, unless berming or screening protected by a landscape easement is provided as an alternative approved by council.

HISTORY
Adopted by Ord. 08-253 on 11/3/2021

105.12.810 General Site Design Considerations; Village Districts

Development of land within the village districts shall follow established standards for traffic circulation, landscape design, and other considerations as specified in LEC 105.12, arts V, VI and VII.

(a) *Circulation*.

(1) New access points to County State Aid Highway 14 may be refused or restricted to right-in, right-out movement if alternatives exist. Internal connections shall be provided between parking areas on adjacent properties wherever feasible.

(2) The number and width of curb cuts shall be minimized. To promote pedestrian circulation, existing continuous curb cuts shall be reduced to widths necessary for vehicular traffic, and unnecessary or abandoned curb cuts shall be removed as parcels are developed.

(b) *Fencing and screening*. Fencing and screening walls visible from the public right-of-way shall be constructed of materials compatible with the principle structure.

(c) *Lighting design*. Lighting shall be integrated into the exterior design of new or renovated structures to create a greater sense of activity, security, and interest to pedestrians, and shall comply with LEC 105.04.050 et seq.

(d) *Exterior storage*. Exterior materials storage must be screened from view from adjacent public streets and adjacent residential properties, by a wing of the principal structure or a screen wall constructed of the same materials as the principal structure. Height of the structure or screen wall must be sufficient to completely conceal the stored materials from view at eye level (measured at six feet above ground level) on the adjacent street or property.

(e) *Screening of existing residential structures*. When a new development is proposed adjacent to an existing single-family residential structure, screening shall be provided in accordance with LEC 105.12.480(f). The city may require buffering or screening above and beyond this section in cases where the required screening will not provide an adequate separation between incompatible uses.

(f) *Sidewalks and/or trails*. Where cul-de-sacs are permitted by the city, sidewalks or trails are required to connect the bulb of the cul-de-sac with the nearest through-road or trail.

(g) *Lake Elmo Theming Study*. Elements of the Lake Elmo Theming Study not herein described must be incorporated in to development within village districts where applicable.

HISTORY
Adopted by Ord. 08-253 on 11/3/2021

105.12.820 Development Standards For Specific Uses

Development of land within the village districts shall follow established standards for traffic circulation, landscape design, parking, signs and other considerations as specified in LEC 105.12, arts. V, VI and VII. The following standards apply to specific uses; other standards related to design and building type may be found at LEC 105.12.830.

(a) *Residential units, village districts*.

(1) *All residential units, village districts*. Residential housing units shall be designed to reflect the general scale and character of the village, including front yard depth, height and roof pitch, primary materials, facade detailing and size and placement of window and door openings.

(2) *Single-family detached dwellings, village districts*.

a. No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway.

b. Primary entrances are required to be along the front facade.

c. Dwelling units shall be at least 24 feet in width, at least 960 square feet in area, and be placed on a permanent foundation.

(3) *Secondary dwellings, village district*. Restricted to lots occupied by single-family dwellings, and must meet the standards for secondary dwellings in residential districts, LEC 105.12.740(c) and be located within the primary structure.

(4) *Single-family detached and two-family dwellings*, *VMX district*. Unless otherwise specified in this article, single- and two-family dwellings in the VMX district shall adhere to the LDR district setbacks as specified in LEC 105.12.720.

(5) *Single-family attached, VMX district*.

a. The primary entrance to each unit shall be located on the facade fronting a public street; an additional entrance may be provided on the rear or side facade.

b. Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall compromise a minimum of 300 square feet per unit.

c. No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway.

d. Unless otherwise specified in this article, single-family attached dwellings in the VMX district shall adhere to the MDR district setbacks as specified in LEC 105.12.730.

(6) *Multifamily dwelling units, VMX district*.

a. Dwelling units (both condominium and rental) within a mixed-use building are restricted to the upper floors or rear or side ground floors.

b. Setback standards for multifamily dwellings not within a mixed-use development shall be determined through the conditional use process.

(7) *All other residential uses, VMX district*. Setbacks for all other residential uses within the village districts not specifically outlined in this section shall be determined by either LEC 105.12.830 or through the conditional use process.

(b) *Nonresidential uses, VMX district*.

(1) *Setbacks, generally*. The front yard setback of a new nonresidential building within the VMX district shall maintain the prevailing front yard setback of that block, or a maximum setback of 20 feet, whichever is less.

(2) *Repair and maintenance shop*. No outdoor storage is permitted unless fully screened from public view.

(3) *Trade shop*. Exterior materials storage must be totally screened from view from adjacent public streets and adjacent residential properties by a wall of the principal structure or a screen wall constructed of the same materials as the principal structure.

(4) *Veterinary services*.

a. All activities must be conducted within an enclosed building.

b. Specific veterinary practices shall be limited to veterinary medicine, surgery, dentistry, and related service for small domestic household pets.

(5) *Garden center*.

a. The storage or display of any materials or products shall meet all setback requirements of a structure, and shall be maintained in an orderly manner.

Screening along the boundaries of adjacent residential properties may be required, meeting the standards of LEC 105.12.470(f).

b. All loading and parking shall be provided off-street.

c. The storage of any soil, fertilizer or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses.

(6) *Automobile maintenance service and automobile parts/supply*.

a. All vehicle repairs shall be conducted in a completely enclosed building.

b. The storage or display of inoperable or unlicensed vehicles or other equipment shall meet all setback requirements of a structure, and shall be totally screened from view from adjacent public streets and adjacent residential properties.

(7) *Live-work unit*. The purpose of a live-work unit is to provide a transitional use type between a home occupation and a larger commercial enterprise, and to provide neighborhood-oriented commercial services, while maintaining a generally residential character in which the work space is subordinate to the residential use.

a. The work space component shall be located on the first floor or basement of the building.

b. The dwelling unit component shall maintain a separate entrance located on the front or side facade and accessible from the primary abutting public street.

c. The work space component of the unit shall not exceed 30 percent of the total gross floor area of the unit.

d. A total of two off-street parking spaces shall be provided for a live-work unit, located to the rear of the unit, or underground/enclosed.

e. The size and nature of the work space shall be limited so that the building type may be governed by residential building codes. An increase in size or intensity beyond the specified limit on floor area would require the building to be classified as a mixed-use building.

f. The business component of the building may include offices, small service establishments, home crafts which are typically considered accessory to a dwelling unit, or limited retailing (by appointment only) associated with fine arts, crafts, or personal services. It may not include a wholesale business, a commercial food service requiring a license, a limousine business or auto service or repair for any vehicles other than those registered to residents of the property.

g. The business of the live-work unit must be conducted by a person who resides on the same lot. The business shall not employ more than two workers on-site at any one time who live outside of the live-work unit.

(8) *Parking facility*. Structured parking is permitted as a ground floor use within a mixed-use building, provided that the entrance is located on side or rear facades, not facing the primary abutting street. The primary street-facing facade shall be designed for retail, office or residential use.

(9) *Outdoor dining accessory to food services*. Outdoor dining is allowed as an accessory use in the commercial districts, provided that tables do not block the sidewalk. A minimum of five feet of sidewalk must remain open.

HISTORY
Adopted by Ord. 08-253 on 11/3/2021

105.12.830 VMX District Design And Demolition Review

(a) *Review of design*. For certain development activity, as specified in the Lake Elmo Design Standards Manual, design review is required as part of the approval process for a building permit, conditional use permit, or certificate of zoning compliance under this section. All projects subject to design review shall be reviewed for conformance with the Lake Elmo Design Standards Manual. A separate process for design review is not established.

(1) *Review authority and process*. Design review shall be the responsibility of the individual or body authorizing the permit or certificate and shall be incorporated in the established review of the applicable building permit, conditional use permit, or certificate of zoning compliance. For those applications under this section that require review by the planning commission (i.e., conditional use permits), the planning commission shall consider the standards in the Lake Elmo Design Standards Manual as part of its recommendation to the city council.

(2) *Review by professional*. The authorizing body may request review by a design professional of the proposed design or demolition. The cost of review by such design professional shall be charged by the applicant, and shall not exceed $1,000.00 unless otherwise agreed to by the applicant.

(3) *Development activity defined*.

a. Development activity consists of new construction and redevelopment activities, including remodeling that expands the footprint of a structure, altering, or repairing a structure in a manner that will change the exterior appearance of said structure. Development activity also includes the construction of a new parking lots and installation of signage.

b. Exempt activities. The following activities shall be exempt from under review of this section:

1. Ordinary repairs and maintenance that will not change the exterior appearance of a structure;
2. Removal of existing signage without replacement unless said signs are an integral part of the building;
3. Emergency repairs ordered by the director of planning in order to protect public health and safety;
4. Exterior alteration, addition, or repair of a structure used as a single-family residence, duplex, or two-family residence;
5. Temporary signage, installed in accordance with LEC 105.12.430, or during which time an application for permanent signage is pending under this section;
6. Maintenance of existing signage advertising an on-site business;
7. Alterations only to the interior of a structure.

HISTORY
Adopted by Ord. 08-253 on 11/3/2021

105.12.840 Accessory Uses And Structures

Accessory uses are listed in Table 11-1 as permitted or conditional accessory uses. Accessory uses and structures in the village districts shall comply with the following standards and all other applicable regulations of this article:

(a) *Phasing*. No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.

(b) *Incidental to principal use*. The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.

(c) *Subordinate to principal use*. The accessory use or structure shall be subordinate in the area, extent, and purpose to the principal use or structure served.

(d) *Function*. The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.

(e) *Location*. The accessory use or structure shall be located on the same zoning lot as the principal use or structure.

(f) *Residential accessory structures*.

(1) *Design compatibility*. On parcels used for residential structures within the village districts, the design and construction of any garage, carport, or storage building shall be similar to or compatible with the design and construction of the main building. The exterior building materials, roof style, and colors shall be similar to or compatible with the main building or shall be commonly associated with residential construction.

(2) *Attached structures*. An accessory structure shall be considered attached, and an integral part of, the principal structure when it is connected by an enclosed passageway. All attached accessory structures shall be subject to the following requirements:

a. The structure shall meet the required yard setbacks for a principal structure, as established for the zoning district in which it is located.

b. The structure shall not exceed the height of the principal building to which it is attached.

(3) *Attached garages*.

a. Attached garages are encouraged to be side or rear loaded. If facing the primary street, garages shall be designed using one of the following techniques, unless specific physical conditions on the lot in question require a different approach:

1. The front facade of the garage shall be offset from the principal structure by a minimum of two feet from the plane of the public right-of-way.

2. The width of the attached garage shall not exceed 40 percent of the width of the entire principal building facade (including garage) fronting the primary street within the VMX district and 60 percent of the width of entire principal building facade (including garage) fronting the primary street within the V-LDR district.

b. Attached garages shall not exceed 1,000 square feet in area at the ground floor level except by conditional use permit.

c. Garage doors or openings shall not exceed 14 feet in height.

(4) *Detached structures*. Detached accessory structures for permitted residential structures in the village districts must be in accordance with the following requirements:

a. Detached accessory structures shall be located to the side or rear of the principal building, and are not permitted within the required front yard or within a side yard abutting a street.

b. Detached garages shall not exceed 1,000 square feet at ground floor level and shall not exceed a height of 22 feet or the height of the principal structure, whichever is higher. The maximum size and height may be increased upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.

c. Pole barns, as defined herein, shall be prohibited.

d. No more than 30 percent of the rear yard area may be covered by accessory structures.

e. Garage doors or openings shall not exceed 14 feet in height.

(g) *Exterior storage on residential parcels*. All materials and equipment shall be stored within a building or be fully screened so as not to be visible from adjoining properties, except for the following:

(1) Laundry drying.

(2) Construction and landscaping materials and equipment currently being used on the premises. Materials kept on the premises for a period exceeding six months shall be screened or stored out of view of the primary street on which the house fronts.

(3) Agricultural equipment and materials, if these are used or intended for use on the premises.

(4) Off-street parking and storage of vehicles and accessory equipment, as regulated in LEC 105.12.410.

(5) Storage of firewood shall be kept at least ten feet from any habitable structure and screened from view of adjacent properties.

(6) Outdoor parking.

(h) *Temporary sales*. Temporary sales, also known as yard or garage sales, are permitted in all residential districts, limited to two per calendar year per residence, not to exceed four days in length for each event.

(i) *Accessory uses and structures not listed*. Standards for accessory uses and structures that are permitted in all districts, or in all residential buildings in any district, are listed in LEC 105.12, art. VII, specific development standards. These include uses such as family and group family day care, bed and breakfast facilities, and home occupations, and structures such as swimming pools and solar equipment.

HISTORY
Adopted by Ord. 08-253 on 11/3/2021

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: 06/13/2022

PUBLIC HEARING

ITEM#: 4c

TO: Planning Commission
FROM: Molly Just, Planning Director
AGENDA ITEM: Consideration of front setbacks in MDR and HDR Districts

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BACKGROUND:

The City Council has directed the Planning Department to pursue amendments to the Medium Density Residential (MDR) and High Density Residential (HDR) zoning districts. As development has been proposed and occurred along the new 5th Street in the South Planning Area, some buildings have been located closer to the public way than others. With the varying land use densities and intensities planned for 5th Street this is an opportunity to guide building placement along this new local street.

At the May 23, 2022 meeting the Planning Commission suggested bringing forward for public hearing and consideration language to establish a 40 foot setback along 5th Street, Hudson Boulevard, Inwood Avenue, Keats Avenue, Lake Elmo Avenue and Manning Avenue. Staff suggested a 40 foot setback based on an analysis of existing and proposed development along the east side of 5th Street. *The Zoning Map and Comprehensive Plan Future Land Use Maps are attached to understand the variety of existing and planned land uses for the South Planning Area.*

A review of building placement in medium and high density districts in other communities in Washington County yields the following information for consideration. *Note that the examples below are exceptions to the setback standards meaning that the greater setback would not apply to most parcels but is intended to address the possible impacts on livability of being close to a major road.*

The City of Stillwater has a greater minimum setback for all building types (principal and accessory) from all yards (front, side, rear) from portions of Trunk Hwy 96, County Roads 12 and 15, McKusick Road and railroads.

The City of Forest Lake has greater minimum front yard setbacks for principal buildings based on roadway type (arterial, collector, local street, existing private street, and internal street). Side and rear yard setbacks are not based on roadway type.

The City of Woodbury has a greater minimum setback for all building types (principal and accessory) from all yards (front, side, rear) from existing or future collectors.

PROPOSED CHANGES

Based on this research and considering the planned and built environment in the South Planning Area, staff suggests an approach similar to Stillwater and Woodbury in which the greater setback would apply to all yards and to both principal and accessory buildings. This would lead to a more pleasant built environment for residents and pedestrians and create a consistent and greater separation between vehicles and residents. As to whether to follow the Stillwater or Woodbury approach, staff is inclined to take the Stillwater approach as it is more surgical. For that reason, both approaches are provided and the Planning Commission is asked to provide a preference.

Section 105.12.720 Urban Residential Districts Lot Dimensions and Building Bulk Requirements

	GC	LDR	MDR	HDR
Minimum Building Setbacks (feet)				
Front yard	25	25 [c]	25 [c]	20 [c]
Interior side yard [e]				
Principal Buildings [f, g]	10	10	10	10[d]
Minimum Building Setbacks (feet)				
Interior side yard				
Attached garage or accessory structures [f, g]	5	5	5	10[d]
Corner side yard [g, h]	15	15	15	15
Rear yard	20	20	20	20
Notes to Urban Residential Districts Table:				
a. Common open space areas may be used in the determining whether or not the minimum lot areas within a development are met, when provided as part of an overall development plan.				
b. Two-family units may be side-by-side with a party wall between them (twin) or located on separate floors in a building on a single lot (duplex). The per-unit measurements in this table apply to twin units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a duplex containing two vertically-separated units on a single lot.				
c. In the case of single-family attached dwellings that are not situated on individual lots, minimum lot size shall be applied to each unit as a measure of density; i.e., one unit per 2,500 square feet. This standard is also used for multifamily dwellings.				
d. Single-family dwellings (both attached and detached) and two-family dwellings may use the side yard setbacks within MDR zoning districts.				
e. In a block where the majority of the block face has been developed with the same or similar setbacks, the front setback for the remaining lots on that block face shall fall within the range established by the existing setbacks.				
f. In situations where a garage or accessory building is set back less than seven feet from a side property line, the maximum permitted encroachment for anything attached to said building (including eaves, overhangs, steps, chimneys, and other appurtenances as described in LEC 105.12.200) will be two feet.				
g. Side yards setbacks shall apply to the ends of attached or two-family dwellings.				
h. Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front yard setback, whichever is less. If no structure exists on the adjacent property, the setback shall be as shown in the table.				

i. The minimum front, rear, or side yard setback for accessory and principal buildings shall be 40 feet when the yard abuts an existing or planned collector or arterial street. Planned streets are identified in the Lake Elmo Comprehensive Plan.

Or

i. The minimum front, rear, or side yard setback for accessory and principal buildings shall be 40 feet when the yard abuts any of the following roadways:

a. Hudson Boulevard
b. 5th Street (planned and existing)
c. Inwood Avenue
d. Keats Avenue
e. Lake Elmo Avenue
f. Manning Avenue

Section 105.12.930 Commercial Districts Lot Dimension and Bulk Building Requirements

	LC	CC	C	BP
Building Setback Requirements (feet): [d]				
Front yard	100	30	30	50
Interior side yard	50	20	10	30
Corner side yard	100	25[c]	25[c]	30
Rear yard	50	30[b]	30[b]	30
Residential zones	150	50	50	150
Parking Setback Requirements (feet):				
Front yard	50	15	15	30
Interior side yard	50	10	10	15
Corner side yard	50	15	15	30
Rear yard	50	10	10	15
Residential zones	100	35	35	100
Minimum building floor size (square feet)	4,000	-	-	5,000
Notes to Table 12-2:				
a. Buildings higher than 50 feet may be allowed through a conditional use permit and would be subject to a separate technical and planning evaluation.				
b. Accessory buildings must be set back ten feet from property lines.				
c. Corner properties. The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front yard setback, whichever is less. If no structure exists on the adjacent property, the setback shall be as shown in the table.				
d. Ground-mounted wind generators may exceed the allowable height restriction designated in all commercial districts and are subject to different setback requirements as identified in LEC 105.12.570.				

e. For residential uses, the minimum front, rear, or side yard setback for accessory and principal buildings shall be 40 feet when the yard abuts an existing or planned collector or arterial street. Planned streets are identified in the Lake Elmo Comprehensive Plan.

Or

e. For residential uses, the minimum front, rear, or side yard setback for accessory and principal buildings shall be 40 feet when the yard abuts any of the following roadways:

a. Hudson Boulevard
b. 5th Street (planned and existing)
c. Inwood Avenue
d. Keats Avenue
e. Lake Elmo Avenue
f. Manning Avenue

Section 105.12.880 Mixed-Use Commercial and Mixed Use Business Park Districts Lot Dimensions and Building Bulk Requirements

	MU-C	MU-BP
Building Setback Requirements (feet):		
Residential uses:		
Front yard [d]	20	20
Interior Side Yard: [f]		
Principal buildings	7	7
Attached garage or accessory structures [e,f]	5	5
Corner side yard [g]	10	10
Rear yard	20	20
Nonresidential Uses:		
Front yard [d]	30	50
Interior side yard [j]	10	30
Corner side yard [g]	25	30
Rear yard	30	30
From residential zones	50	150
Parking Setback Requirements (feet):		
Front yard	15	30
Interior side yard	10	15
Corner side yard	15	30
Rear yard	10	15
From residential zones	35	50
Notes to Mixed-use Commercial and Mixed-use Business Park Districts Table:		
a. Common open space areas may be used in determining whether or not the minimum lot areas within a development are met, when provided as part of an overall development plan.		
b. Two-family units may be side-by-side with a party wall between them (twin) or located on separate floors in a building on a single lot (duplex). The per-unit measurements in this table apply to twin units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a duplex containing two vertically-separated units on a single lot.		
c. In the case of single-family attached dwellings that are not situated on individual lots, minimum lot size shall be applied to each unit as a measure of density; i.e., one unit per 2,500 square feet. This standard also is used for multifamily dwellings.		
d. In a block where the majority of the block face has been developed with the same or similar setbacks, the front setback for the remaining lots on that block face shall fall within the range established by the existing setbacks.		
e. In situations where a garage or accessory building is set back less than seven feet from a side property line, the maximum permitted encroachment for anything attached to said building (including eaves, overhangs, steps, chimneys, and other appurtenances as described in LEC 105.12.200) will be two feet.		
f. Side yard setbacks shall apply to the ends of attached or two-family dwellings.		
g. Corner properties. The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front yard setback, whichever is less. If no structure exists on the adjacent property, the setback shall be as shown in the table.		
h. Attached garages and accessory structures on parcels on which single-family homes are located may have a side yard setback of five feet.		
i. Buildings higher than 50 feet may be allowed through a conditional use permit and would be subject to a separate technical and planning evaluation.		
j. All accessory buildings for nonresidential uses must be set back at least ten feet from property lines.		
k. Ground-mounted wind generators may exceed the allowable height restriction designated in all commercial districts and are subject to different setback requirements as identified in section LEC 105.12.560(b).		

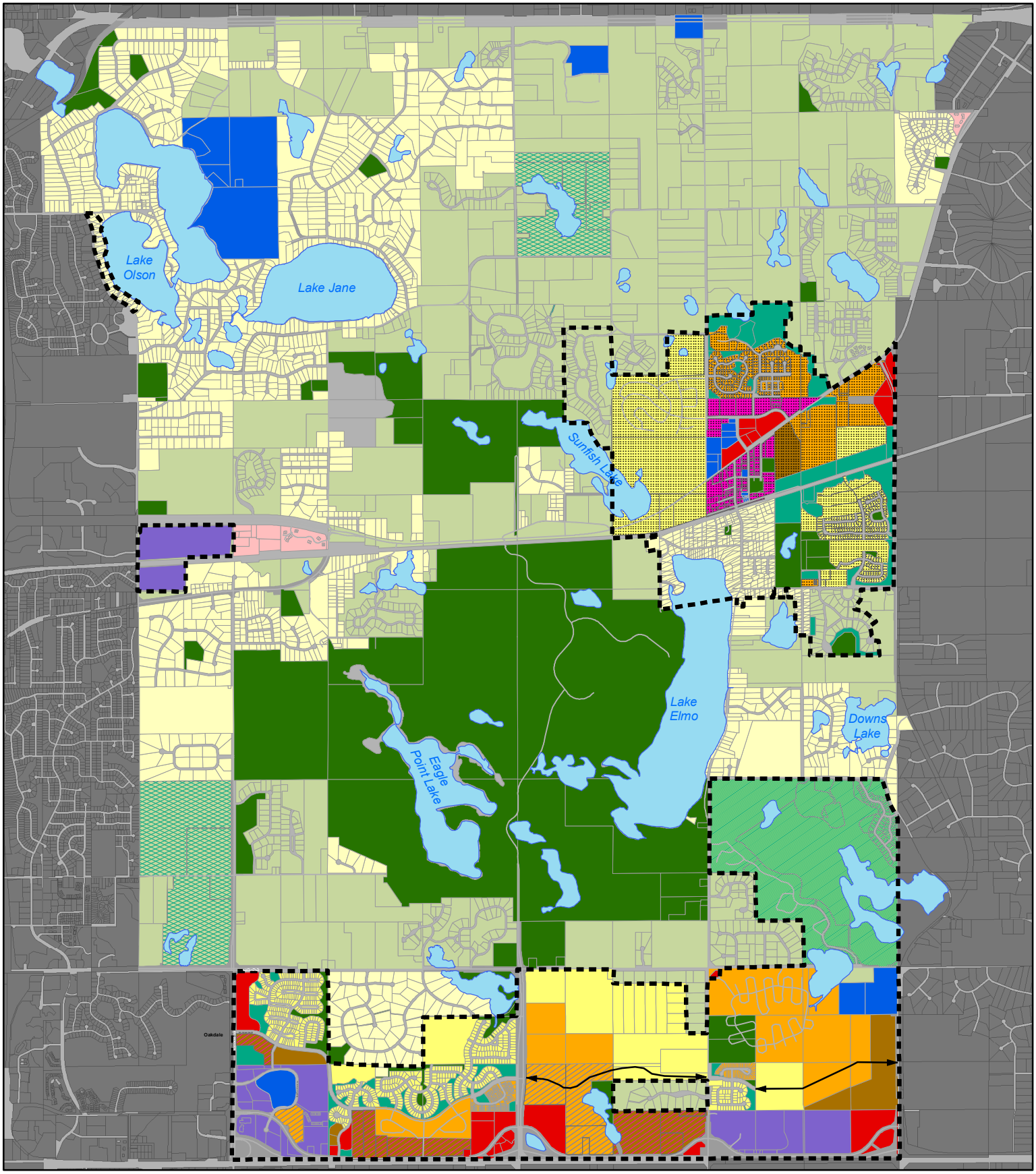
L. For residential uses, the minimum front, rear, or side yard setback for accessory and principal buildings shall be 40 feet when the yard abuts an existing or planned collector or arterial street. Planned streets are identified in the Lake Elmo Comprehensive Plan.

Or

L. For residential uses, the minimum front, rear, or side yard setback for accessory and principal buildings shall be 40 feet when the yard abuts any of the following roadways:

a. Hudson Boulevard
b. 5th Street (planned and existing)
c. Inwood Avenue
d. Keats Avenue
e. Lake Elmo Avenue
f. Manning Avenue

Future Land Use Map



2040 Future Land Use

0 1800 3600 5400 7200 Ft

Map Date: January 2021

N

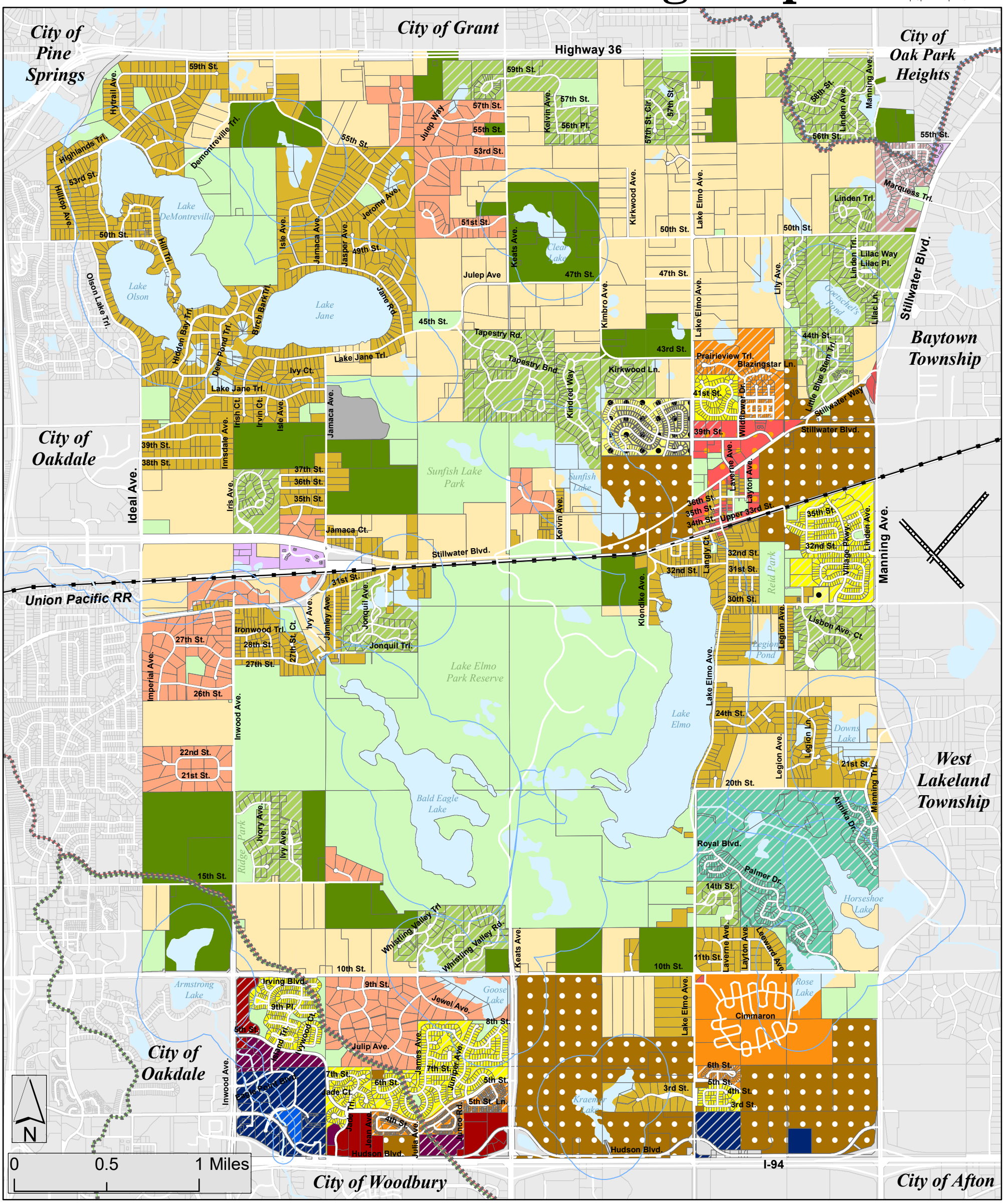
PSP	AP	GC	MU-BP	V-HDR	C
ROW	RAD	LDR	MU-C	V-MU	Closed Landfill
	RSF	MDR	V-LDR	LB	Institutional
	RSFS	HDR	V-MDR	BP	Park

MUSA Boundary

Planned Roadway (Parkway)

Lake Elmo Zoning Map

Data Source: Washington County
Map Created By: Planning Dept.
Map Updated: April 2022



Zoning Districts

- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- R2 - One & Two-Family Residential
- V-LDR - Village Low Density Residential
- RS - Rural Single Family
- RE - Residential Estate
- RR - Rural Residential
- RT - Rural Transitional
- GCC - Golf Course Community
- OP - Open Space PUD
- LC - Limited Commercial
- C - Commercial
- CC - Convenience Commercial
- BP - Business Park
- MU-BP - Mixed-Use Business Park
- MU-C - Mixed-Use Commercial
- V-MX - Village Mixed Use
- A - Agricultural
- PF - Public Facilities
- Water Body
- Closed Landfill
- Browns Creek
- South Washington
- Valley Branch
- Shoreland Overlay District
- Hatching Represents Planned Unit Developments (PUD)

STAFF REPORT

DATE: 6/13/22
NEW/UNFINISHED BUSINESS
ITEM # 5

TO: Planning Commission
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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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.

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.

At the May 23, 2022 meeting the Planning Commission conducted a public hearing, discussed the applications and, consistent with the staff recommendation, tabled action on the applications until the plans would be revised to better reflect the minimum requirements for on- and off-site improvements.

UPDATE:

The plans have been updated to better reflect the minimum requirements for on- and off-site improvements. 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. Additionally, there are two issues that must be resolved prior to submittal of a final plat and PUD application.

1. The applicant proposes to charge for underground parking but Section 105.12.410 Off-Street Parking expressly prohibits charging for required parking for multifamily housing. The applicant may choose to seek a zoning text amendment to remove this language. Staff could support such an amendment. Another option would be to seek relief from that provision through the PUD process. Staff could not support that as the applicant only proposes to charge for underground parking and it is the underground parking that the applicant is using to justify a request for bonus density.
2. 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. To avoid the City being brought into a conflict between the developers if one delays the other's project, the City should require that both

developers be a party to the development or site work agreement and that the phasing of development be fully laid out in the agreement. 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.

3. Section 105.12.410 Off-Street Parking prohibits charging for the parking required for multi-family housing. The applicant proposes to charge for the proposed underground parking spaces.

ISSUE BEFORE COMMISSION:

The Planning Commission is being asked to continue review of the proposal, provide feedback and make a recommendation to the City Council on the above-mentioned requests.

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 Section 105.12.410 Off-Street Parking

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 reduced setbacks for parking areas, parking between the 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 2040 Plan notes "this designation is a new land use and identifies where a mix of commercial and residential uses may be integrated to benefit from proximity and adjacencies to each other. Commercial uses in this category include service and retail uses such as, but not limited to, restaurants, shops, convenience stores, salons, studios and dry cleaners. Land with this designation is assumed to develop with a minimum of 50 percent residential use with a density ranging from 10-15 dwelling units per acre."

In this case, 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).

Zoning Map Amendment. In order for this development to proceed, the City will need to approve a zoning map amendment (rezoning) for the property from RT (rural transitional) to MU-C (mixed-use commercial). According 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 which could impact net residential density. Dedicated utility easements will be required over all public watermain and sanitary sewer. Additional easement revisions and existing conditions information is needed.*

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 a proposed reduced parking setback from the residential zone to the north, parking depicted between the daycare center and the street, and to achieve 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:

  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 but the PUD should indicate the requirement.

  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 addition,

a PUD should offer the City (and future residents) amenities in exchange for the flexibility of allowing a reduced parking setback from the northerly property line.

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

- *Underground or structure parking*. The application indicates that underground parking will be provided in addition to surface parking but that the underground parking would be for a fee. It has been indicated that the underground parking will reduce the surface parking area outside the footprint of the principal structure by 25%, which is necessary to be eligible for bonus density (9 points possible). The benefit of the reduced footprint is the reduced impervious surface. It should be noted that the zoning code prohibits charging for required parking spaces for multifamily dwellings and so this must be resolved by the applicant.

  The Planning Commission should consider and make a recommendation to the City Council as to 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	20 feet
Parking Minimum and mix Parking Placement	TBD Not to be located in the front yard or between the front façade and street.	TBD Parking placement met for residential building. Parking

Lake Elmo Design Guidelines and Standards apply		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 recommends 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 recommends 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 setbacks from a residential zone, 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 underground parking to reduce the amount of impervious surface. Per code requirements, the proposed underground parking reduces the amount of surface parking stalls located outside of the footprint of the principal structure by a minimum of 25 percent. For every additional five percent of surface parking stalls reduced above 25 percent the applicant may be awarded one additional amenity point, up to a max of 10 amenity points or a 10% increase in density. See Article 18, Table 16-2.

Recommended Conditions of Approval. Staff recommends the Planning Commission recommend to the 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 the following to the satisfaction of the Fire Chief.
    A. From their April 28, 2022 memo - 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.
        i. Comments to my concerns about the turning radius overlay extending past the curb line have not been addressed or discussed. Additional information shall be provided to the fire department regarding curb type and drivability in these areas.
    B. Final approval of fire hydrant locations shall be made in coordination with engineering and public works.
    C. Currently the water supply is proposed as a combined fire/domestic water main. Additional information and discussion shall be provided regarding the combined services prior to any system approvals. The fire department prefers the domestic water supply and the fire suppression water supply be two separate mains. I recommend that the fire department meet with the developer and the fire suppression engineer to review.
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. A 20 foot parking setback from a residential zone (on the northern property line);
    B. Parking located between the daycare building and the street (Julia Avenue);
    C. Residential density at 15.57 units per acre.
    D. The maximum building height shall be 50 feet.
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, as the developer will be required to pay for any amendments needed to accommodate the increase in REC units. 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.

RECOMMENDATIONS:
City staff is recommending the Planning Commission take the following actions for the proposed project at 9450 Hudson Boulevard:

Zoning Map Amendment

Staff recommends the Planning Commission recommend approval of the zoning map amendment (rezoning) of the site of the proposed multifamily building and daycare center from RT (rural transitional) to MU-C (mixed use commercial) with the following motion:

"Move to recommend approval of 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

Staff recommends the Planning Commission recommend approval of the subject Conditional Use Permit for a daycare center at 9450 Hudson Boulevard based on the findings listed in the staff report and subject to the conditions listed in the staff report.

"Move to recommend approval of 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. This approval will be subject to the City approving the proposed zoning map amendment from RT (rural transitional) to MU-C (mixed use commercial).

Preliminary PUD/Preliminary Plat

Staff recommends that the Planning Commission recommend to the City Council approval of the proposed preliminary PUD plan and preliminary plat for the development proposed at 9450 Hudson Boulevard (PID #34.029.21.34.0012) with the recommended conditions of approval listed in the staff report.

"Motion to recommend approval of the preliminary PUD plan and preliminary plat as requested by Dominek 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. Land Use Applications
2. Plans
3. Fire Chief memo
4. City Engineer's memo
5. Landscape Architect memo

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.

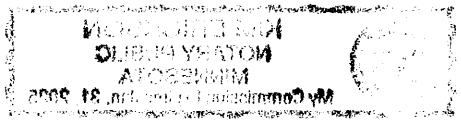
Notary Public

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

June 1, 2022

Molly Just
City Planner
City of Lake Elmo
3800 Laverne Ave North
Lake Elmo, MN 55042

Dear Ms. Just.

On behalf of our client, Schafer Richardson, please find our responses to the Preliminary PUD comments prepared by the City of Lake Elmo, dated May 23, 2022. The comments and our responses are noted below. The revisions are incorporated into our Preliminary Plat Submittal documents.

Preliminary Plat and easements

1. The preliminary plat must be revised to differentiate between existing and proposed property lines and easements.
The preliminary plat has been revised to better differentiate between existing and proposed property lines and easements.

2. Right-of-way along Julia Avenue must be dedicated to the city as part of the plat to replace the existing public street easement.
Right of way is shown as dedicated on the plat.

3. Drainage and utility easements must be dedicated as part of the plat, minimum 10-feet wide, along all lot lines. Easement widths must be clearly labeled.
Drainage and Utility easements have been shown on the plat and called out.

4. Dedicated utility easements will be required over all public watermain and sanitary sewer, meeting all minimum city standards. Utility easement revisions may be necessary together with any revisions to the utility alignments and routing.
Utility easements provided for all public sanitary sewer and watermain.

5. Additional right-of-way dedication appears to be required along Hudson Boulevard to accommodate the proposed turn lanes that are required as part of the site improvements. Additional right-of-way must be provided such that the minimum boulevard layout requirements are maintained along the full length of Hudson Boulevard. See Hudson Boulevard Design Standards and required typical sections for the roadway

and bituminous trail.
The existing right-of-way is adequate for the Hudson Blvd typical section, including the bituminous trail.

Existing Conditions Plan

1. The existing conditions plan is incomplete and does not provide the minimum information necessary to facilitate a review of the potential impacts by the development. Existing conditions information must be current information and is required throughout the proposed development site and extended for a minimum distance of 150 feet from all construction limits, including off-site public improvements.
The existing conditions plan has been revised to extend further beyond the limits of construction as requested.

2. The existing conditions plan information must be updated and resubmitted prior to the submittal of any final plat application. The existing contours are outdated and do not represent the current conditions of the site. Detailed topographic field survey is also necessary to provide the existing conditions information along the Hudson Boulevard and Julia Avenue right-of-way, and to detail the new storm water pond and recently constructed public infrastructure on and adjacent to the site.
The existing conditions plan has been updated.

3. The existing conditions along Hudson Boulevard and Julia Avenue must be fully detailed, including labeling of the existing right-of-way width, pavement width, lane widths, and shoulder widths.
Additional dimensions have been added to plan.

4. 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.
Existing utility information is shown on plan.

Streets and Transportation

1. Site Access. The preliminary plan proposes two access points to the property as required by the fire code. One access is proposed to Julia Avenue directly across from the existing emergency entrance to the Springs property. This access location is consistent with the Julia Avenue access spacing requirements. The second access is proposed to Hudson Boulevard and is located consistent with the Hudson Boulevard Design Standards.
Acknowledged.

2. Julia Avenue Right-of-Way Dedication is needed to convert the existing public roadway easement to

dedicated right-of-way to provide for a minimum 100-foot right-of-way along the full length of the street. In addition, a 10-foot dedicated utility easement is shown adjacent to the Julia Avenue right-of-way. The easement width must be labeled on the plat.
Julia Ave Right-of-Way and easement dedication is provided.

3. Hudson Boulevard Improvements. Hudson Boulevard must be improved along the frontage of the proposed development in accordance with the Hudson Boulevard Design Standards, with an Urban section along the north boulevard and bituminous trail. A three-lane roadway (per the Hudson Boulevard typical sections) must be constructed along the west side of the plat to provide for a left turn lane into the site, then transitioning to a two-lane roadway with a dedicated left turn lane at Julia Avenue. These improvements must be part of the revised preliminary plat and plans prior to the submittal for a final plat application.
The Hudson Boulevard improvements are shown on plan per the Hudson Boulevard Design Standards.

4. Hudson Boulevard Right-of-Way Dedication. Additional right-of-way must be dedicated to the City along Hudson Boulevard, as needed, to accommodate the Hudson Boulevard Improvements, including a 10-foot utility easement along the north side to be reserved for small utilities.
The Hudson Boulevard Right-of-Way is adequate for the proposed improvements. Drainage and Utility Easements along Hudson boulevard greater than 10 feet exist today.

5. Trail Connectivity. The plans show the required sidewalk along Julia Avenue but do not show the required bituminous trail along Hudson Boulevard. Pedestrian facilities must be constructed in accordance with the city design standards.
All required trails have been added to plan.

6. Internal Private Streets. Since no dedicated right-of-way is shown it is presumed that the internal roads are proposed to remain privately owned and maintained. Circulation and emergency access appears adequate, pending Fire Department detailed review. Roadways should be labeled on the plans a “Private Roads”.
“(Private Road)” label added to plans

<u>Stormwater Management and Grading Plan</u>

1. 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 part of any final plat application or the application will

be deemed incomplete.
The Stormwater Management Plan has been updated to reflect the requirements of both the City and Watershed. Due to the inability to infiltrate on-site, we are working with the watershed alternative sequencing for water quality.

2. The proposed development and site plan approval is subject to a storm water management plan meeting State, Watershed District and City rules. A permit will be required from the Minnesota Pollution Control Agency and applicable watershed district.
Acknowledged.

3. The Stormwater Management Report (SWMR) must be revised as follows:

- The SWMP plan must be certified by a Minnesota registered professional engineer.

- SWMP revisions (and potentially site plan revisions) are necessary to determine if rate control requirements are met for all points of discharge from the site. The existing and proposed drainage exhibits must be revised to clearly show and label all points of discharge from the site and must accurately depict all discharge locations consistent with the proposed grading plans (e.g. grading along north property line directs discharge to the north).
- The SWMP rate control tables must reference each discharge location independently and combined.
- City rate control requirements also must be met for the 10-day 100-year snowmelt conditions.
- The SWMP remains incomplete. Revisions are necessary to include all proposed improvements, including the required improvements along Hudson Boulevard. The proposed drainage map must be revised to include Hudson Boulevard.
- The SWMP must be revised to correctly describe applicable watershed jurisdiction and stormwater management rules and requirements.
- Soil borings are required in accordance with the City Engineering Design Standards Manual dated January 2022 for all infiltration basins to verify the feasibility of infiltration and to determine the design infiltration rate. Borings must be taken as part of the SWMP submitted for final plat and must be taken within the foot print of the proposed basin. Infiltration is prohibited in "D" soils.

The stormwater management has been updated per the comments above.

4. 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. The grading plans must be revised to label the storm water basins as "Privately Owned and Maintained".
Acknowledged, the basins on site have been labeled as noted above.

5. 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.

- Maintenance access must be clearly shown on the grading plans including access to the facility, and BMP maintenance access to all flared end sections.
  Maintenance bench provided above NWL.

- Storm water basin grading must include a 10-foot aquatic bench and 10-foot maintenance bench.
  Included.

- The storm water basin NWL and HWL contours must be clearly shown on the plans.
  NWL and HWL contours provided on plan.

- All overland emergency overflow locations and elevations must be clearly shown on the grading plans.
  EOF's noted on plan.

6. Grading plan revisions will be required as part of the final plat application to demonstrate all minimum City requirements are met.

- Existing conditions are incomplete and must be shown on the grading plans for a minimum distance of 150 feet from ALL limits of construction. The minimum grading plan scale is 1-inch = 50 feet.
  Existing conditions has been revised.

- The existing pond located west of the gas pipeline is not shown indicating that only outdated aerial topography information has been used for plan preparation.
  Existing conditions has been revised.

- The grading plans do not address the Hudson Boulevard urbanized boulevard improvements. Grading within the Hudson Boulevard right-of-way and adjacent 10-foot small/dry utility easement must be consistent with the Hudson Boulevard design standards.
  Plans have been revised to include the Hudson Blvd improvements.

- The grading plans must be revised along Julia Avenue to provide boulevard grading at 4% maximum within the right-of-way and the adjacent 10-foot small/dry utility corridor.
- The grading plans do not adequately address the necessary grading to tie into existing conditions along all construction limits. All proposed contours must tie into existing contours and be adequately labeled.
  Plans have been revised to tie into existing contours.

- Grading along the northern property line must be revised to contain stormwater on-site.
  Grading alon the north property line has been revised to keep stormwater on site.

- The grading plans must clearly show all drainage and utility easements.
  Drainage and Utility Easement shown on grading plan.

7. To the extent adjacent properties are impacted by grading or storm water management discharges, written permission from those properties must be submitted as part of the final plat application.
Acknowledged.

8. Written permission is also required as part of the final plat application for any grading work within the gas main utility easement.
Acknowledged, plans have been submitted to PB Gas company for review.

Municipal Sanitary Sewer

1. The proposed site is located in the Southwest MUSA service area in the city's Comprehensive Plan and will discharge to the MCES WONE Interceptor.
Acknowledged.

2. Sanitary sewer service is available to the site. The Preliminary Plans must be revised to connect to the existing 12-inch sanitary sewer located along Hudson Boulevard and extend sanitary sewer into the development at applicant's sole cost. The preliminary plans currently show the sanitary sewer connecting to the existing 8-inch sewer located along Julia Avenue that does not have capacity to serve this property.
Sanitary sewer connection has been revised to Hudson Boulevard

3. Ongoing ownership and maintenance of the internal site sanitary sewer system will need to be determined as part of the preliminary plat application. Private sewer service lines for each building will be privately owned and maintained and must be clearly identified on the plans as private services.
The sanitary sewer services have been noted as private on plan.

4. All public sanitary sewer mains placed within the development will require minimum 30-foot easements centered over the pipe and be dedicated to the city as part of the final plat.
Acknowledged, 30-ft easement provided.

5. Dedicated utility easements must be shown on all site, grading, utility, and landscape plans, and remain free from encroachments, including retaining walls, trees, or other small/dry utilities.
Acknowledged.

6. Sanitary Sewer Flow Projections Required. The preliminary plat application did not include sanitary sewer

flow projections for the site development. Sewer use projections using Met Council SAC determination methods must be submitted as part of the final plat application to be considered complete.
Sanitary sewer flow projections have been provided.

7. Existing Utility Easements. The existing sanitary sewer utility easements along Hudson Boulevard must be shown with any plan submittal and plan revisions must be made to avoid encroachments/conflicts with these easements.
Acknowledged.

8. No sanitary sewer oversizing is anticipated for this development.
Acknowledged.

Municipal Water supply

1. Municipal water supply is available to the site from several locations with an existing trunk watermain located along the property's southerly boundary, along Hudson Boulevard; an existing trunk watermain located along the property's easterly boundary, along Julia Avenue; and a lateral watermain stub from the Union Park West subdivision located along the northerly property line.
Noted

2. The applicant/developer will be responsible to extend municipal water into the development at the developer's sole cost and will be required to construct a looped watermain network internal to the site.
Acknowledged.

3. The current preliminary plans will need to be revised to incorporate the watermain connection to the Union Park West development and eliminate the northerly connection to the Julia Avenue watermain.
The Julia Avenue watermain connection has been removed and a connection to the Union Park West Development has been added.

4. The applicant will be responsible to place hydrants and water system valves internal to the site as determined by the Lake Elmo Public Works Director and Fire Department. All fire hydrants shall be owned and maintained by the City.
Acknowledged.

5. All internal site watermain lines with hydrants will remain City owned and operated. Minimum 30-foot easements centered over the pipe/hydrant will be required without encroachments from retaining walls, trees, other small/dry utilities, or storm water management BMPs. Easements must be dedicated to the City as part of the plat. Dedicated watermain easements must be shown on all site, grading, utility, and

landscape plans when submitting a Preliminary and Final Plat application.
Acknowledged, required drainage and utility easements provided on plan.

6. When submitting the preliminary and final plat application, the applicant will be required to submit domestic and fire suppression water demands that will be required by the Municipal water supply in order to serve the development. Fire suppression demands must indicate an overall fire flow rate (in gallons per minute) and duration (minutes) that will be required from the municipal water supply.
Preliminary fire suppression water demands have been provided.

7. No watermain pipe oversizing is anticipated for this development.
Noted

Landscape Plans

1. The preliminary landscape plans must be revised to relocate all trees to reside outside of the proposed 10-foot drainage and utility easement along the Julia Avenue right-of-way. The minimum 10-foot drainage and utility easement is reserved for the installation of small/dry utilities.
Trees have been relocated.

2. The preliminary landscape plans must be revised to relocate all trees to reside outside of the proposed public easement areas and to maintain a minimum 10-foot offset from all utility pipes. Many trees are shown to be planted near or over proposed storm sewer.
Trees have been relocated.

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.

• A tree preservation plan was not included in this application packet and thus has not been reviewed.
Tree preservation plan has been added to set.

Landscape Requirements

105.12.480 Landscape Requirements

The current landscape plan does not meet the code required number of trees and does not reflect screening and tree replacement/mitigation requirements. The landscape plan will need to be reevaluated after completion of an existing tree survey and tree preservation plan.
Landscape has been updated.

- Requirements of 105.12.480 (b) minimum size standards for landscaping materials is not currently met by proposed ornamental tree species Tardiva Hydrangea.
  Planting sizes have been adjusted.

- Requirements of 105.12.480 (e) screening of the residential parking lot from the adjacent residential property to the north is not currently shown on the plan but is required.
  Screening fence has been added to landscape plans.

- 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.
  Trees have been relocated to screen commercial parking lot from residential lot.

	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**	**18**
Development or Disturbed Area (Acres)	11		
Required Development Trees (5 per Acre)		**56**	**74**
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**	**5**
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**	**13**
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**	**6**
	***Only Deciduous or Coniferous trees*		
Required Mitigation Trees	***Unable to determine mitigation trees required***		
Required Number of Trees		**125**	**124**

The current landscape plan does not meet the tree species composition requirements:

	Qty	% Composition	
Deciduous Shade Trees	53	43%	>25% required
Coniferous Trees	48	39%	>25% required
Ornamental Trees	23	19%	<15% required
Tree Count	**124**		

Composition has been adjusted and tree count has been addressed.

General Site Design Considerations, Mixed-Use Commercial and Mixed-Use Business Park

105.12.890 General Site Design Considerations, Mixed-Use Commercial and Mixed-Use Business Park

• Screening of existing residential structures:
  – When a new development is proposed adjacent to existing single-family residential homes, the Developer shall provide screening in accordance with LEC 105.12.480(f). The city may require buffering or screening above and beyond this section in cases where the city determines the required screening will not provide an adequate separation between incompatible uses.

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.

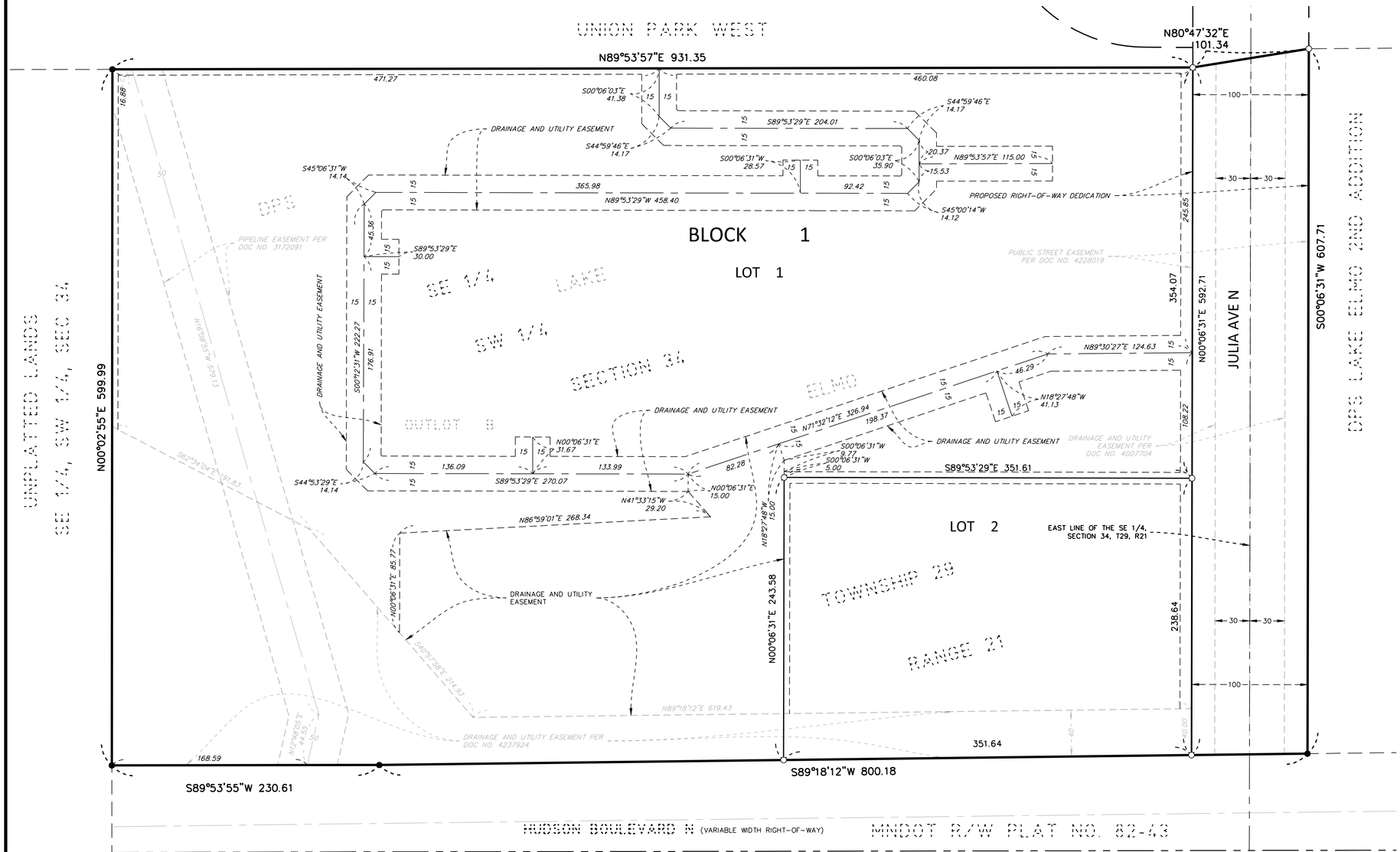
105.12.1160 Density
• Applicant requested 3 Amenity Points for enhanced landscaping in previous submittal. Current landscape plan does not meet definition of Enhanced Landscaping according to 105.12.1160 (c) Table 16-2: Site Amenities:
  – A landscaping plan of exceptional design that has a variety of 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 tree cover has not been submitted.
• A tree preservation plan has not been submitted.
• The current landscape plan does not meet the required minimum number of trees.
• The current landscape plan does not meet the tree species composition requirements.
• 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.
A revised Landscaping plan has been provided addressing the comments above.

Sincerely,

Joseph Bailey, PE
Project Manager



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
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- 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
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CONSULTANT CONTACT LIST:

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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

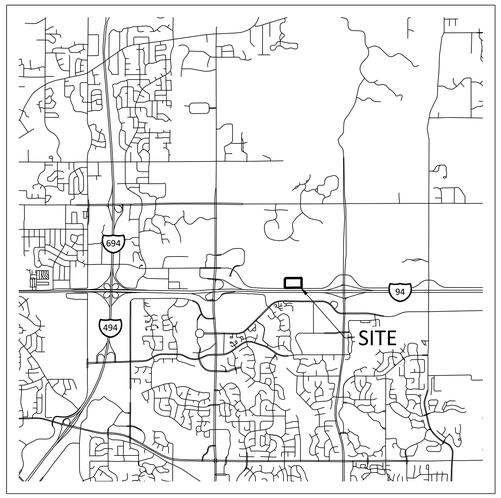
BENCHMARKS

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

URBANWORKS

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Engineering | Surveying | Planning | Environmental

PRELIMINARY

NOT FOR CONSTRUCTION

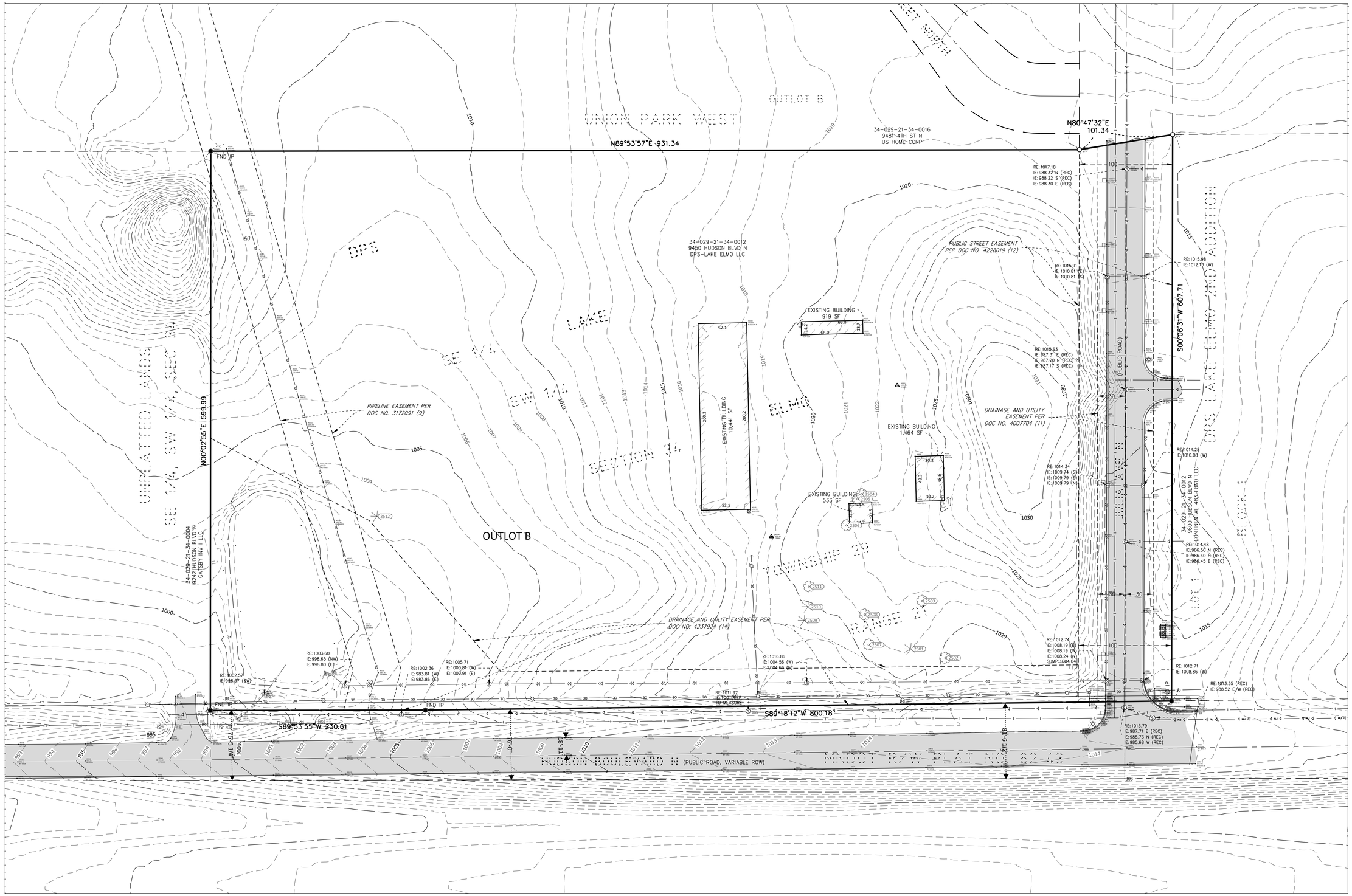
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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

TITLE SHEET

C1.01



LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
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- SETBACK LINE
- RESTRICTED ACCESS
- 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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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

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

URBANWORKS

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763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

PRELIMINARY

NOT FOR CONSTRUCTION

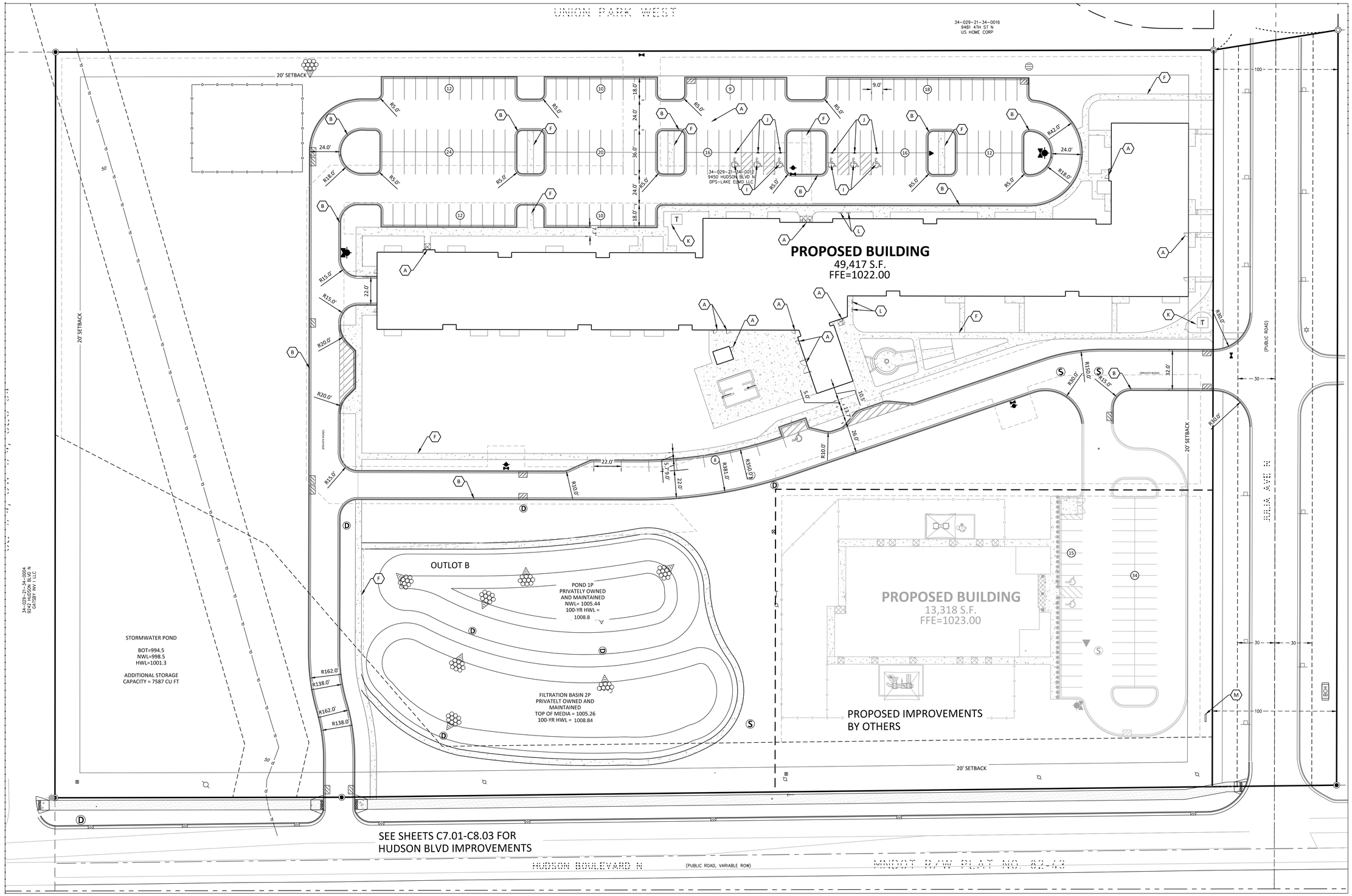
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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

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

URBANWORKS

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

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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	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

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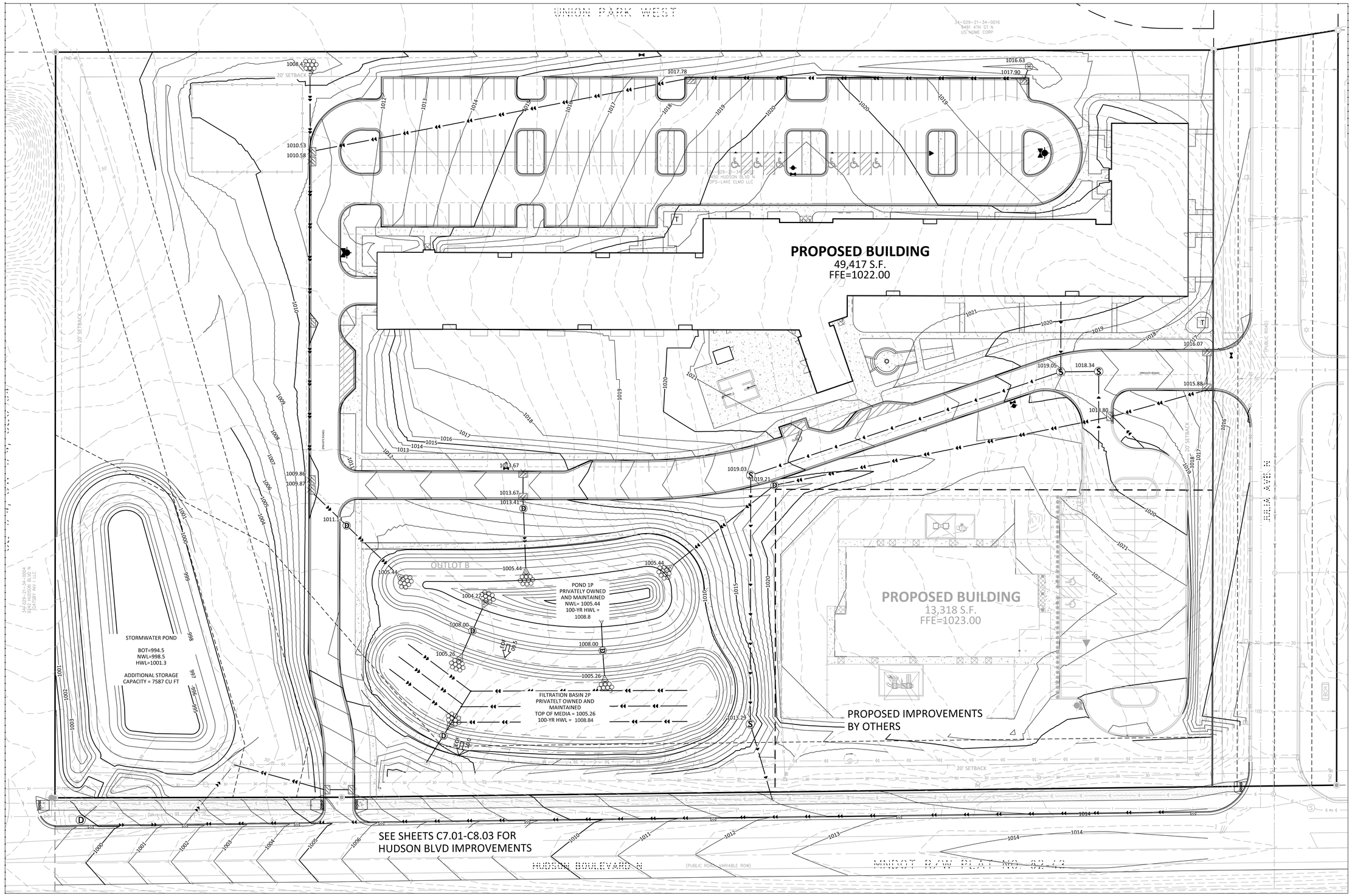
FIRE TRUCK TURNING EXHIBIT

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

LAKE ELMO APARTMENTS
LAKE ELMO, MN

9400 HUDSON BOULEVARD
LAKE ELMO, MN, 55042

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PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JDB

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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LAKE ELMO, MN

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PRELIMINARY

NOT FOR CONSTRUCTION

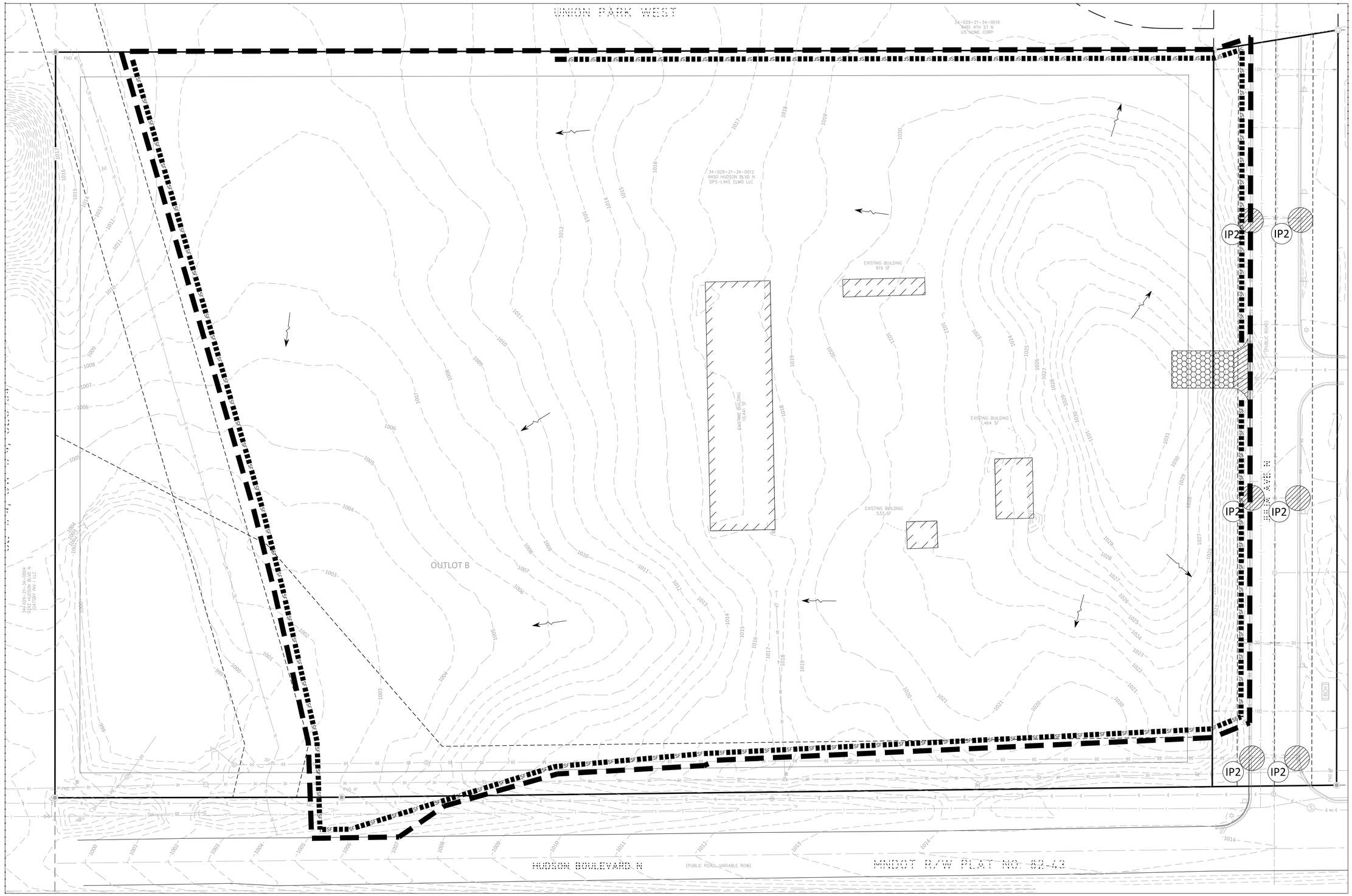
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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

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PRELIMINARY

NOT FOR CONSTRUCTION

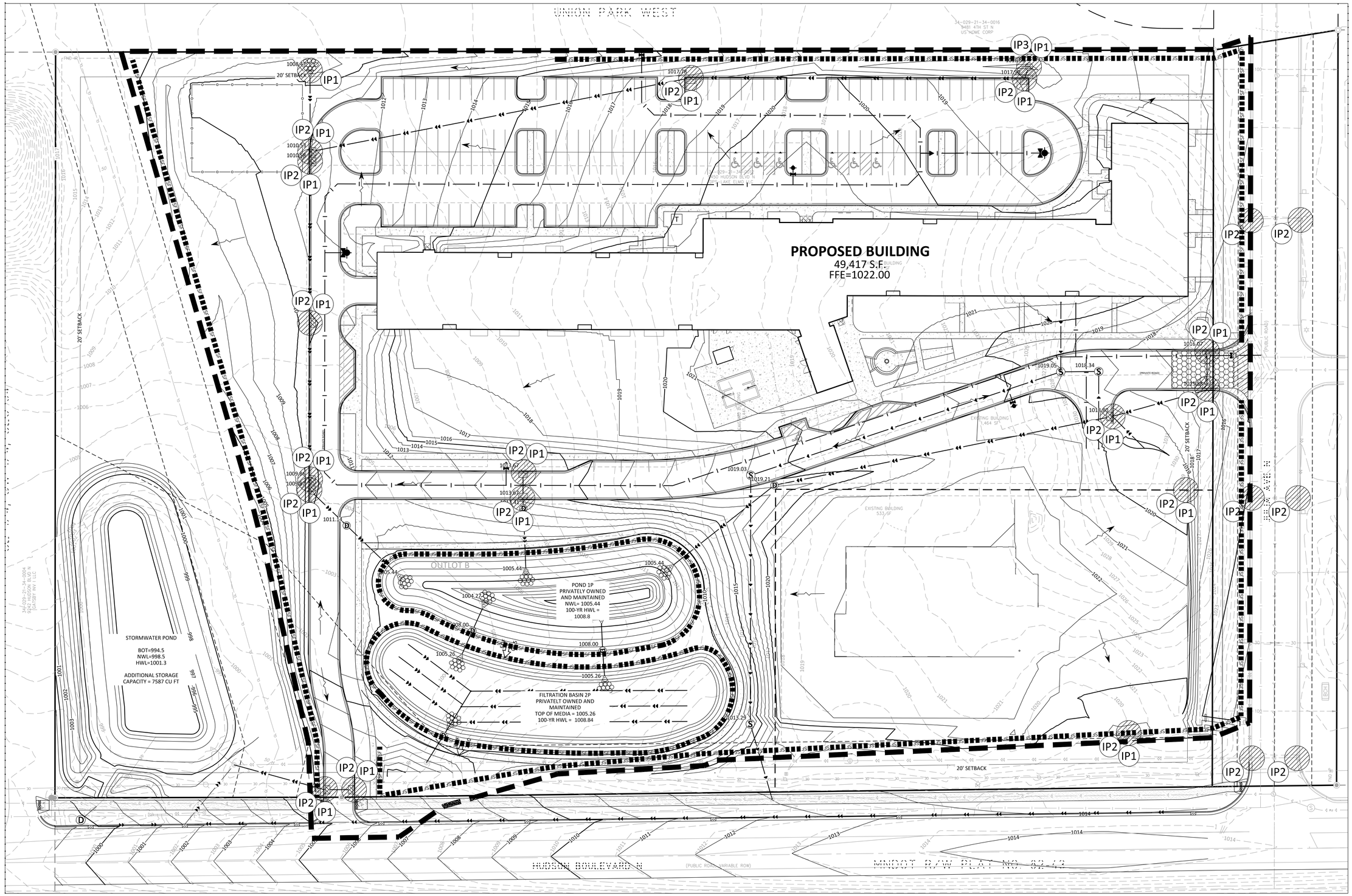
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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

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)
TS	TEMPORARY STORAGE AND PARKING AREA

NOTE TO CONTRACTOR

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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

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

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PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY PLAT SUBMITTAL
06.01.2022

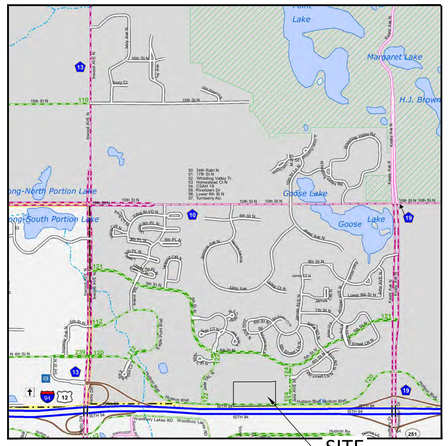
REVISIONS

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

PHASE TWO EROSION CONTROL

C5.02

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



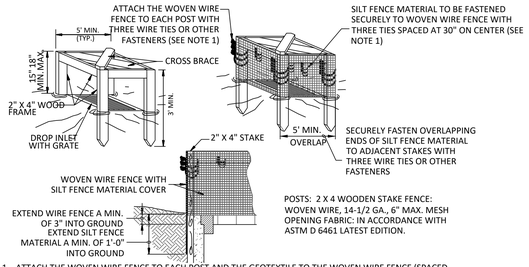
SITE LOCATION MAP
NOT TO SCALE

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±

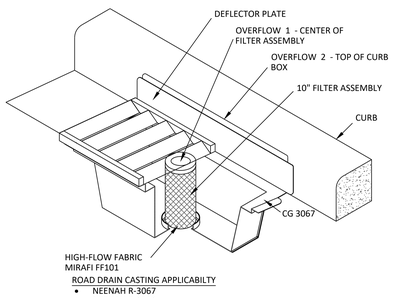
DEVELOPER/OWNER: SCHAFER RICHARDSON TEL 612-305-7095 DJENSON@SR-RE.COM CONTACT: DOMINIK JENSON
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:



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.

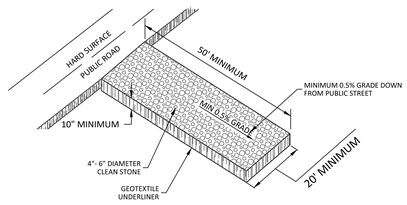
1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. 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)

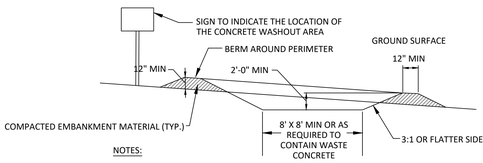


ROAD DRAIN CASTING APPLICABILITY
- NEENAH R-3067
- NEENAH R-3512

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.

Schafer Richardson

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PRELIMINARY

NOT FOR CONSTRUCTION

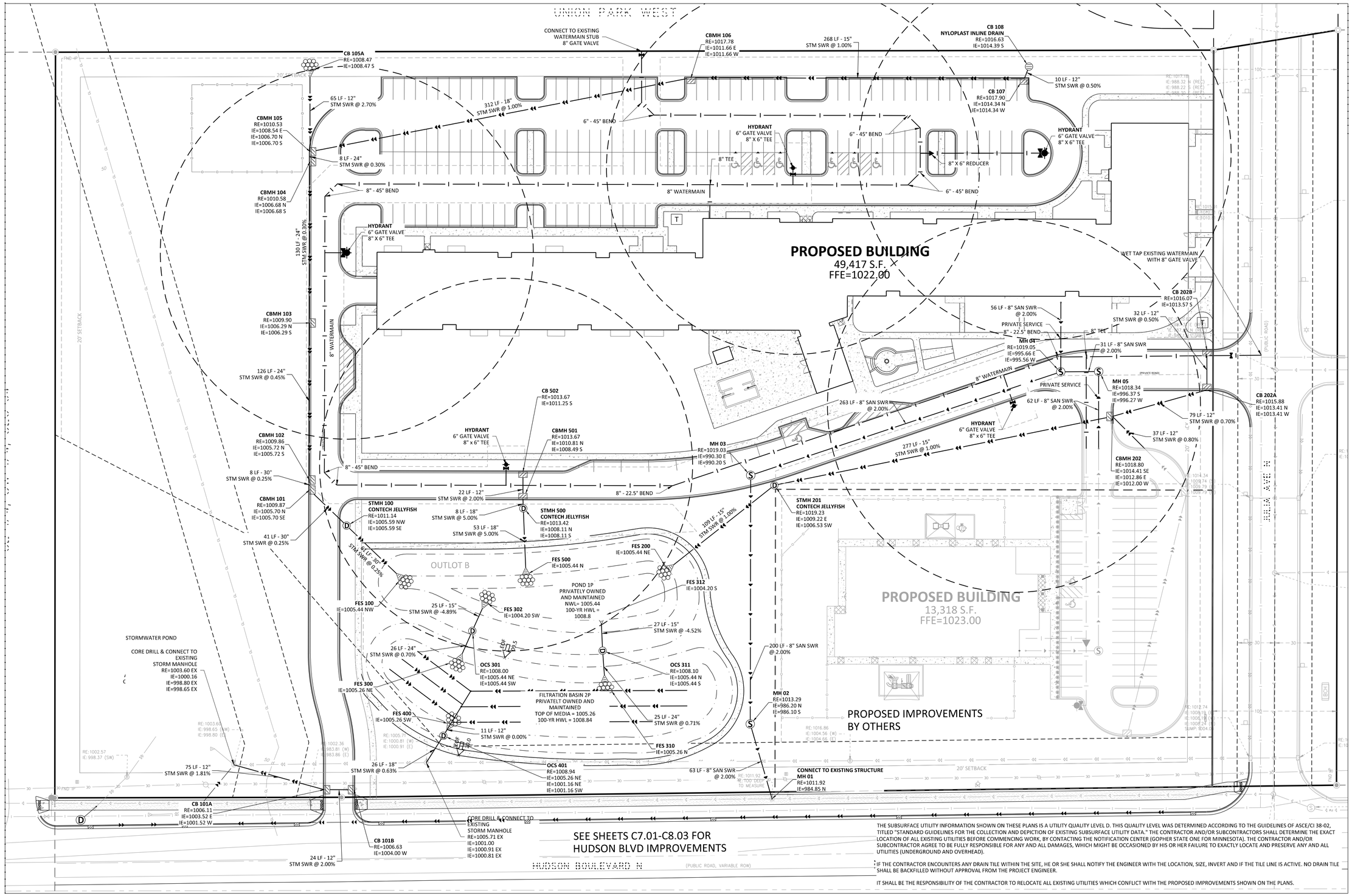
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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

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

Schafer Richardson

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PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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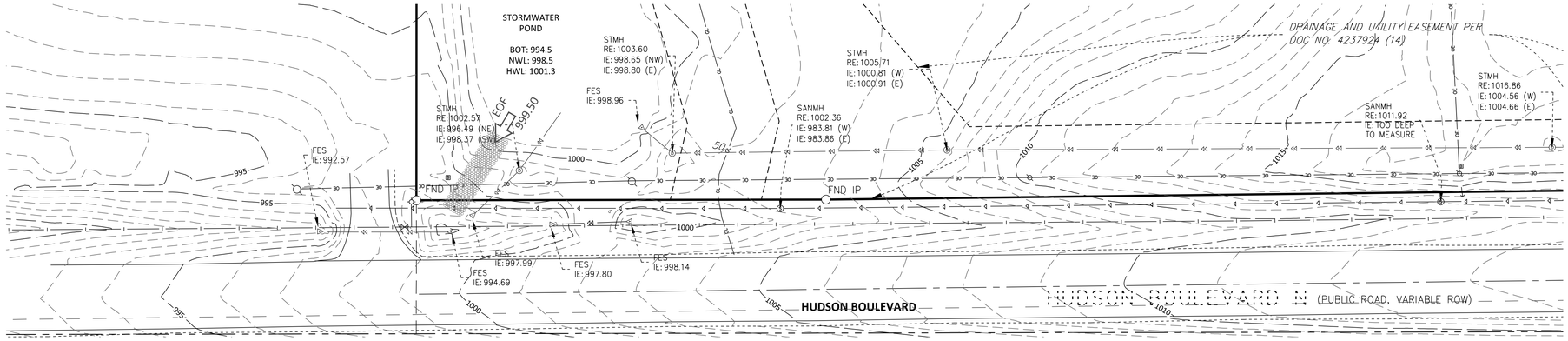
PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JDB

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

Schafer Richardson

LAKE ELMO APARTMENTS
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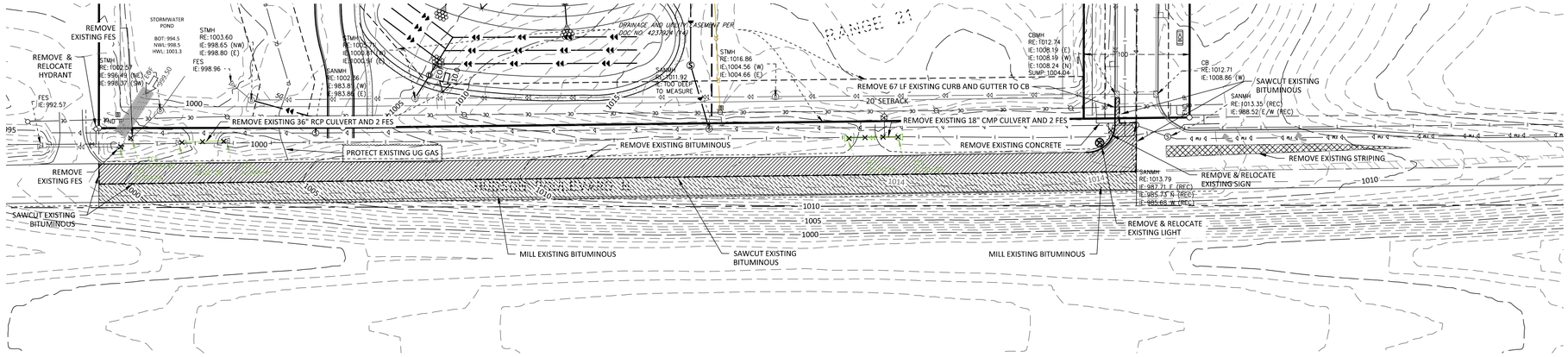
CHECKED BY	JDB

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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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
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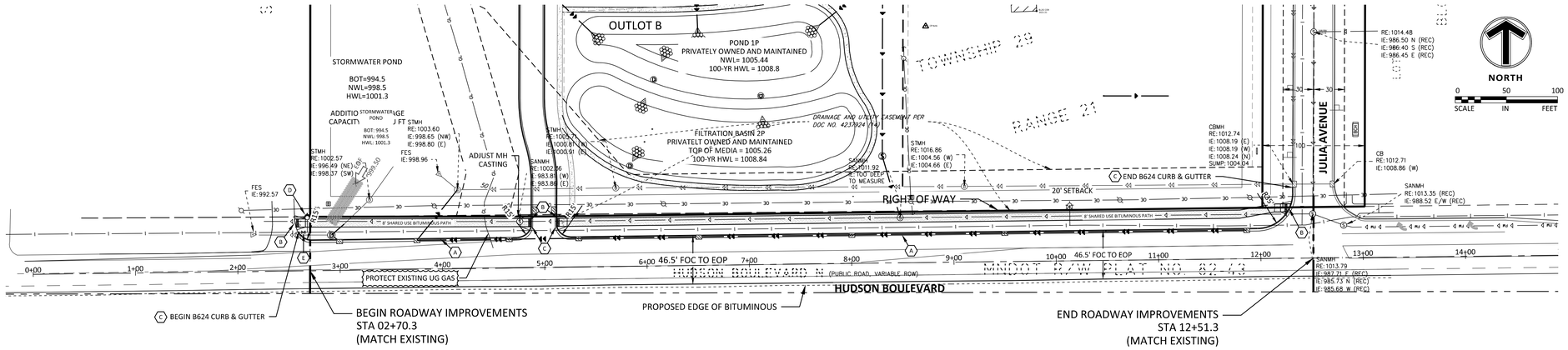
CHECKED BY	JDB

HUDSON BLVD REMOVAL PLAN

C7.02

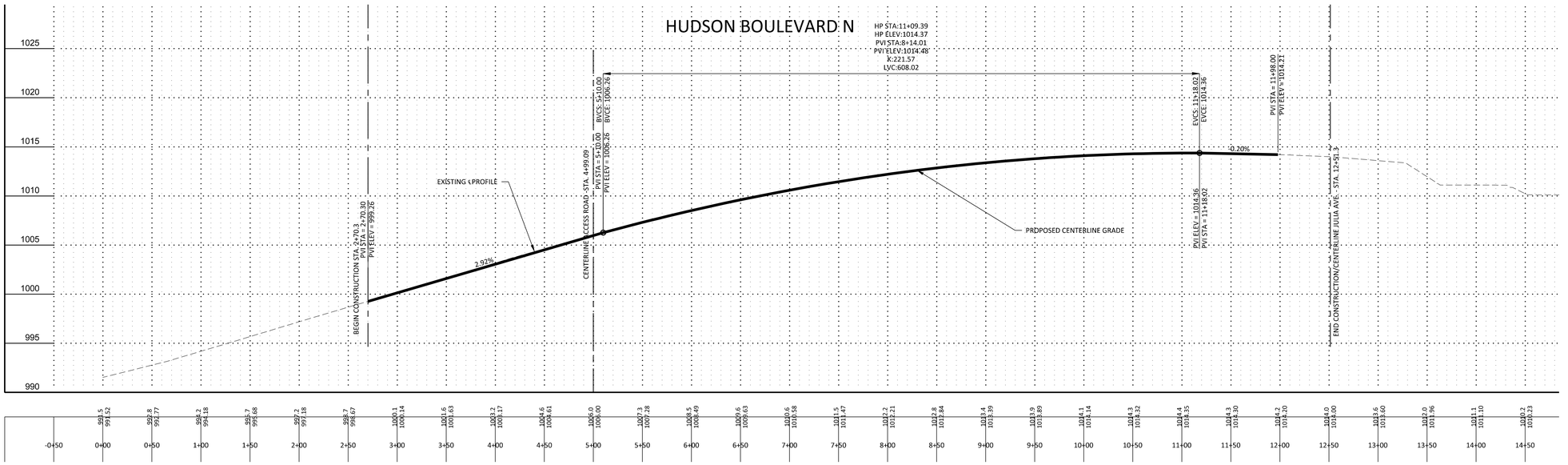


KEY NOTES

- (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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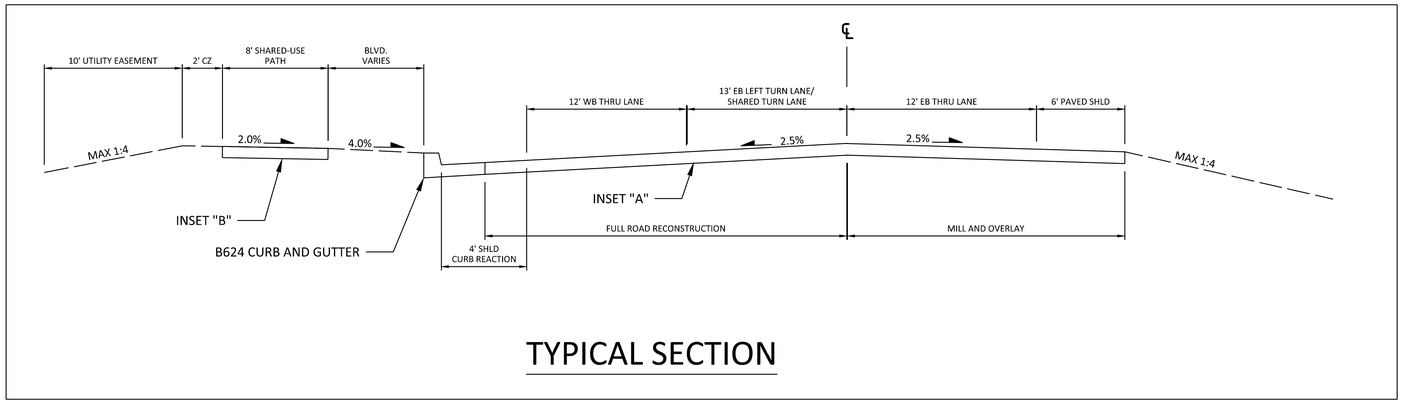
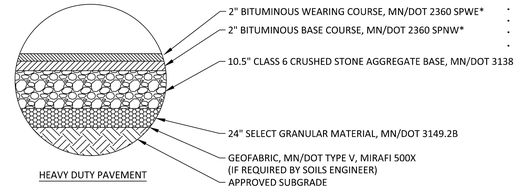
HUDSON BLVD STREET PLAN & PROFILE

C7.03



TYPICAL SECTION

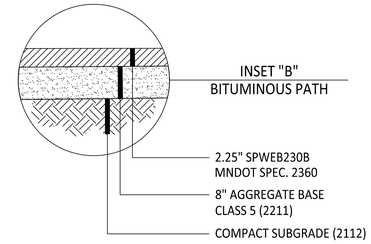


INSET A

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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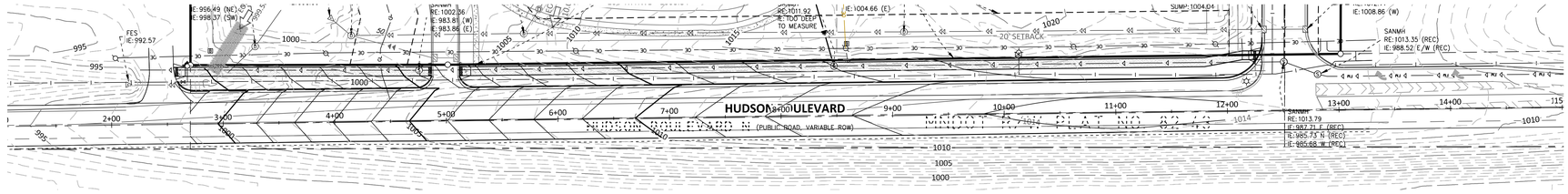
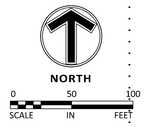
HUDSON BLVD TYPICAL SECTIONS

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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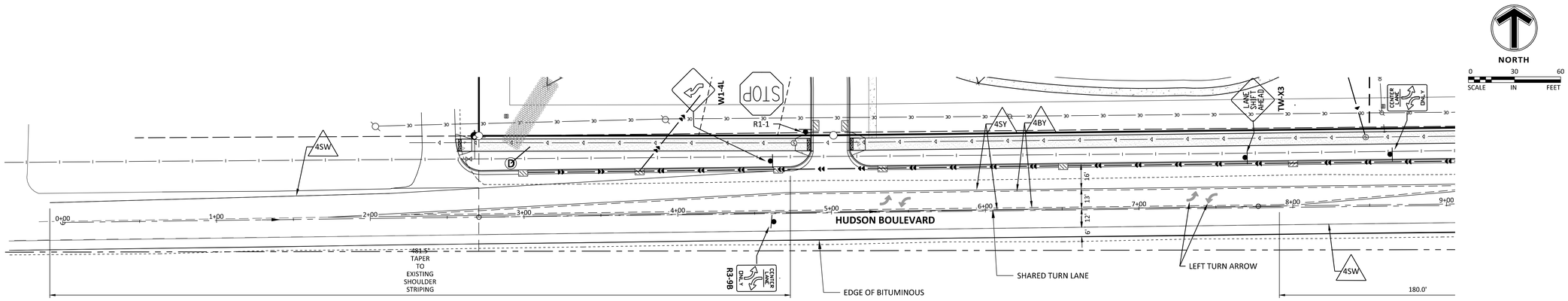
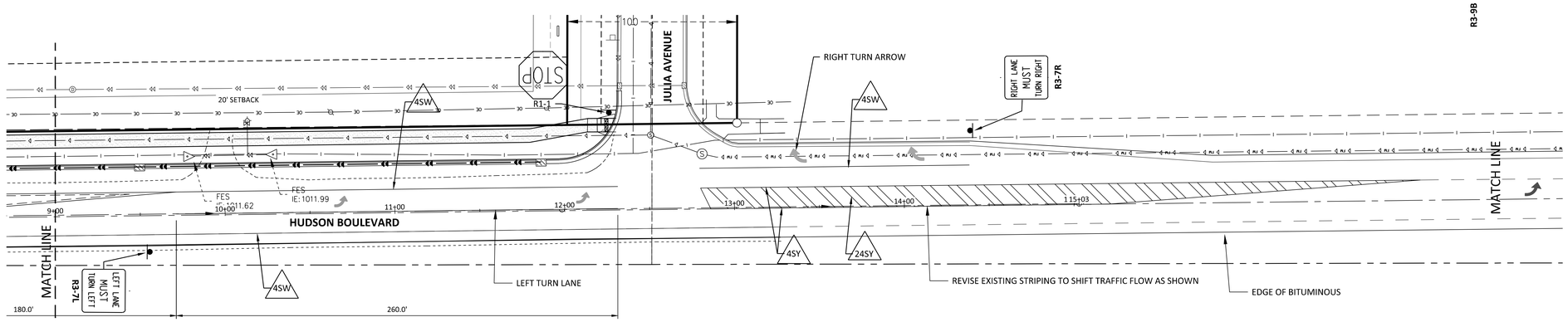
HUDSON BLVD GRADING PLAN

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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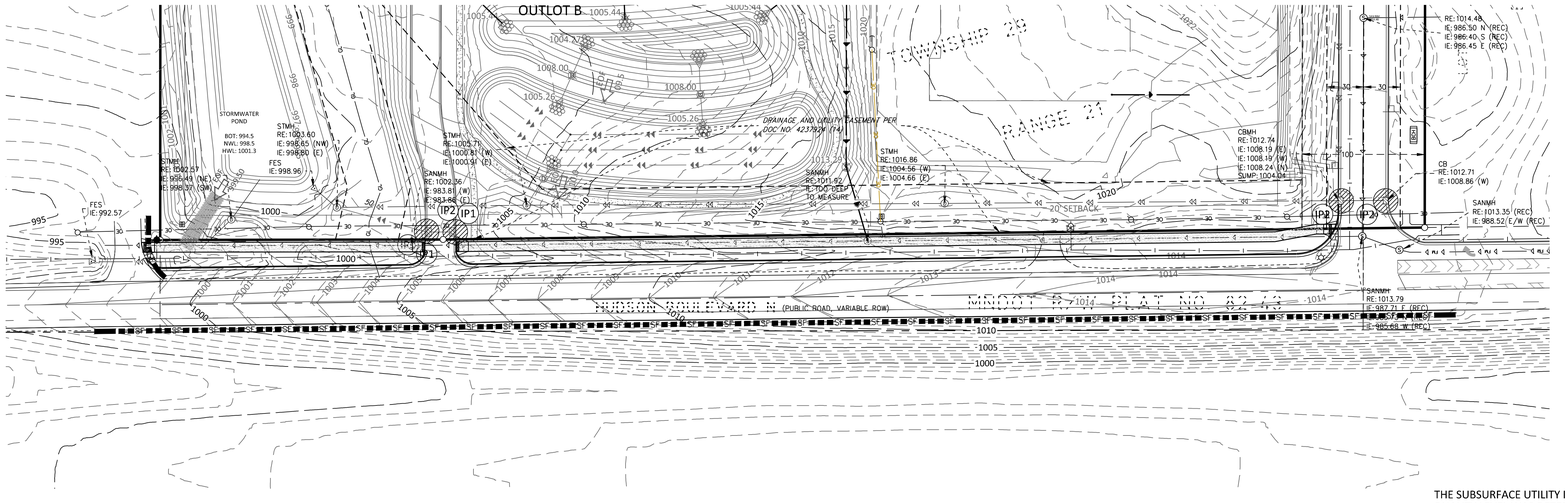
HUDSON BLVD STRIPING PLAN

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

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PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY PLAT SUBMITTAL
06.01.2022

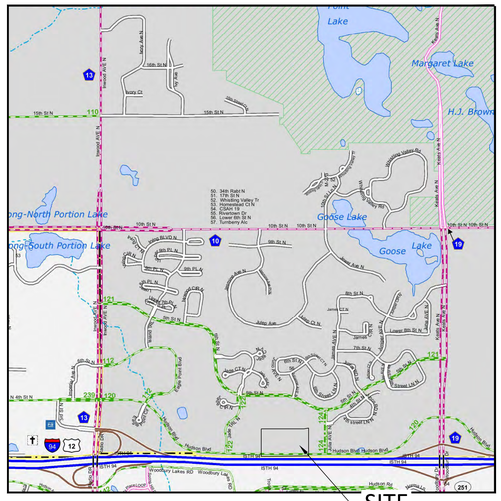
REVISIONS

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

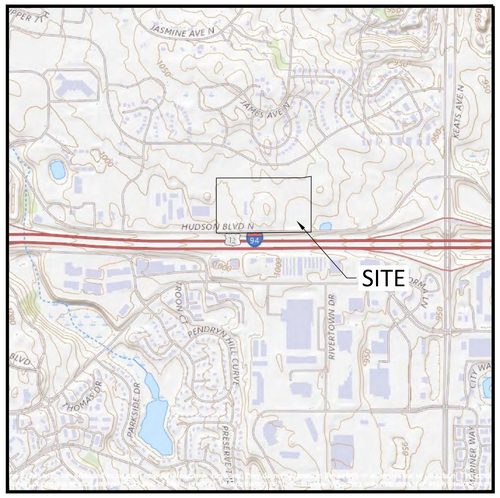
HUDSON BLVD EROSION CONTROL PLAN

C7.07

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



SITE LOCATION MAP
NOT TO SCALE



USGS MAP
NOT TO SCALE

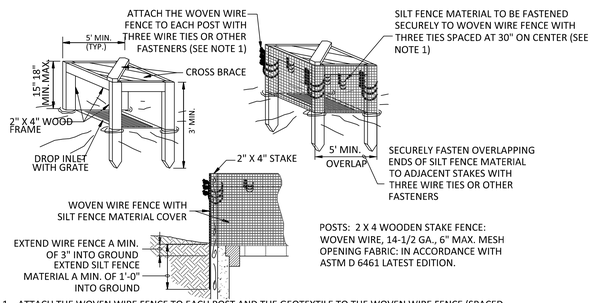
AREA SUMMARY IN ACRES

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

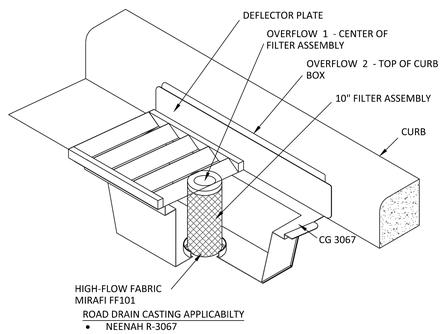
SITE OPERATOR / GENERAL CONTRACTOR

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

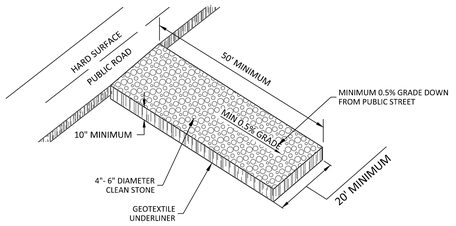


ROAD DRAIN CASTING APPLICABILITY
- NEENAH R-3067
- NEENAH R-3512

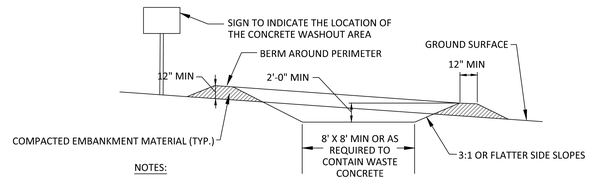
ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE

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

NOT FOR CONSTRUCTION

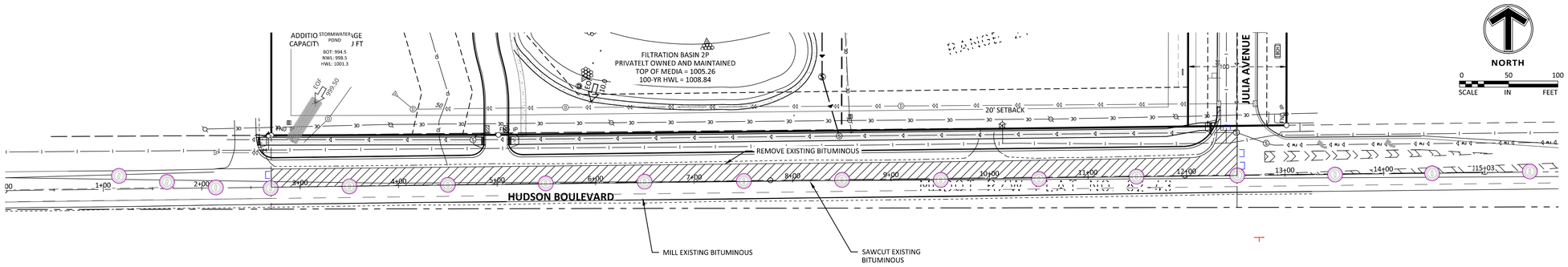
PRELIMINARY PLAT SUBMITTAL
06.01.2022

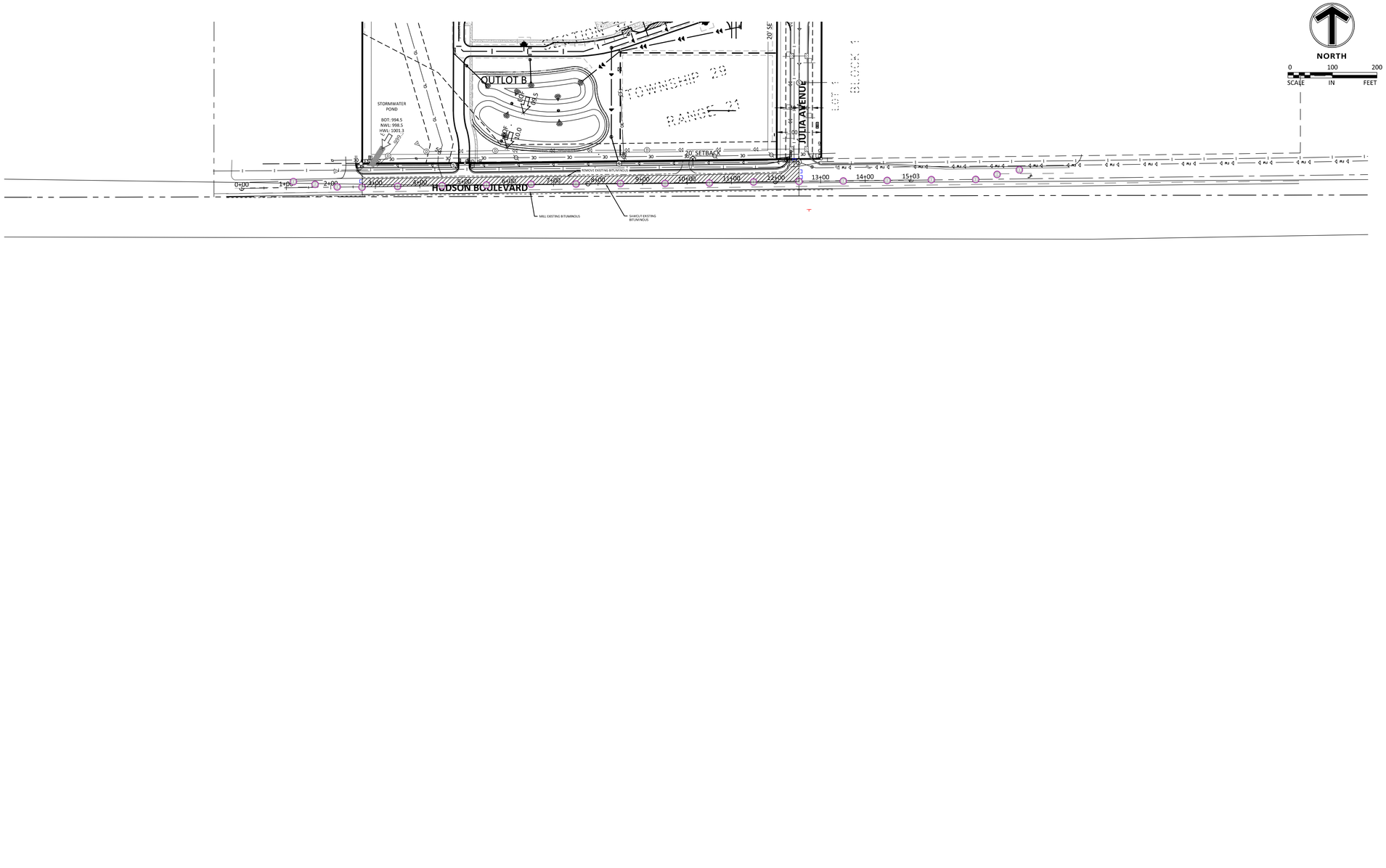
REVISIONS

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

HUDSON BLVD EROSION CONTROL NOTES AND DETAILS

C7.08





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06.01.2022

REVISIONS

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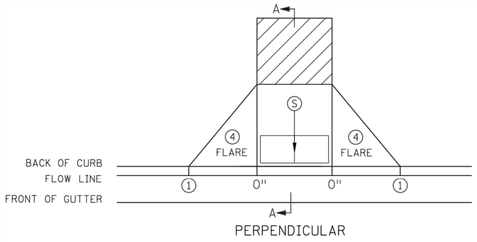
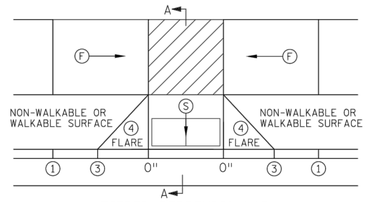
DRAWN BY	JJB
CHECKED BY	JDB

HUDSON BLVD TRAFFIC CONTROL PLAN

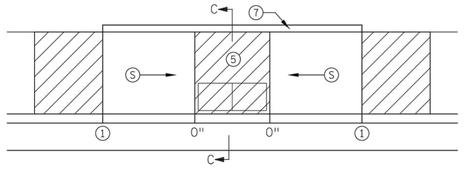
C7.09



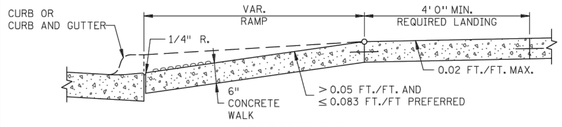
PERPENDICULAR



TIERED PERPENDICULAR

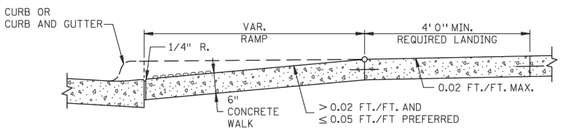


PARALLEL



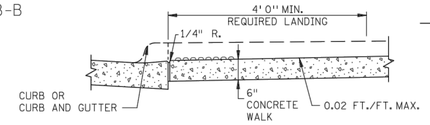
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



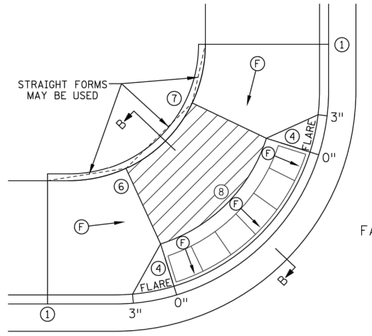
SECTION B-B

FAN

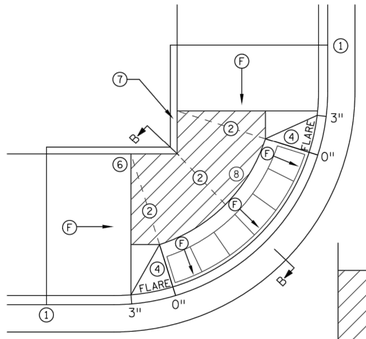


SECTION C-C

PARALLEL/DEPRESSED CORNER

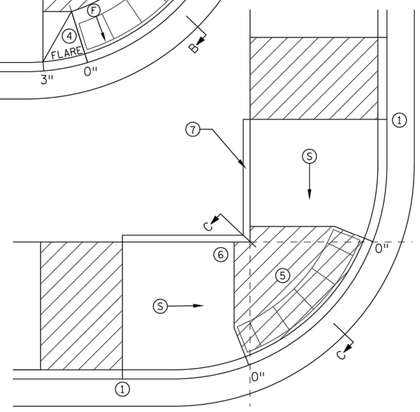


FAN⑩

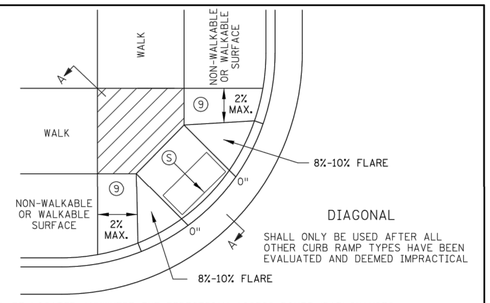


MODIFIED FAN ⑩

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 1 OF 6

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

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LAKE ELMO, MN. 55042

URBANWORKS

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Engineering | Surveying | Planning | Environmental

PRELIMINARY

NOT FOR CONSTRUCTION

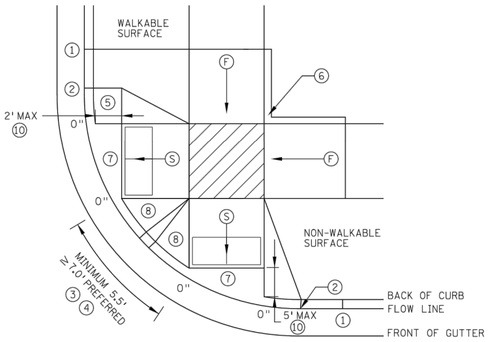
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

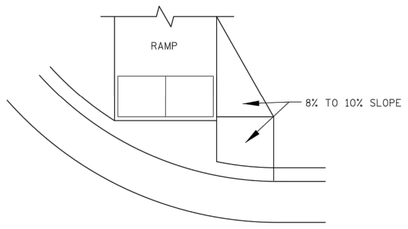
DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	JJB
CHECKED BY	JDB

PEDESTRIAN RAMP DETAILS

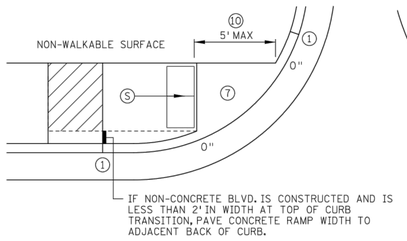
C7.10



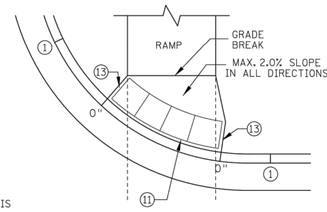
COMBINED DIRECTIONAL ⑨

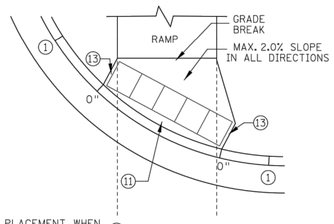


DIRECTIONAL RAMP WALKABLE FLARE

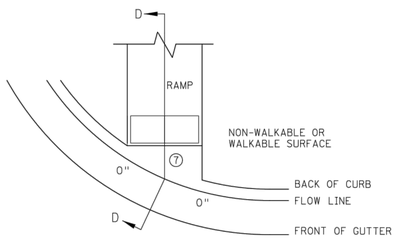


STANDARD ONE-WAY DIRECTIONAL ⑨

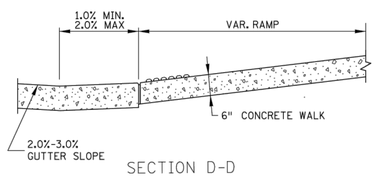




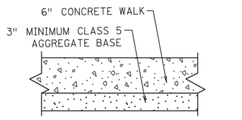
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB



CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISED:

STATE DESIGN ENGINEER

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 2 OF 6

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

9400 HUDSON BOULEVARD
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URBANWORKS

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PRELIMINARY

NOT FOR CONSTRUCTION

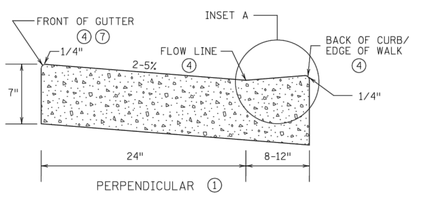
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

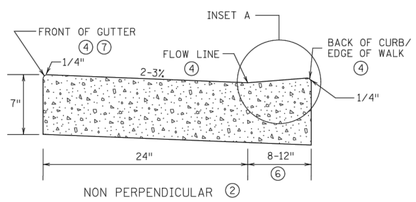
DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	JJB
CHECKED BY	JDB

PEDESTRIAN RAMP DETAILS

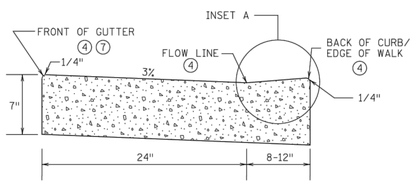
C7.11



PERPENDICULAR (1)

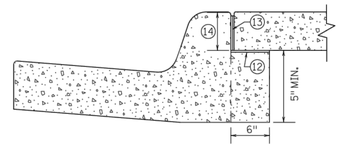


NON PERPENDICULAR (2)



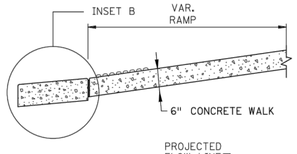
FOR CURB MACHINE PLACEMENT AROUND RADIUS (3)
(REGARDLESS OF RAMP TYPE)

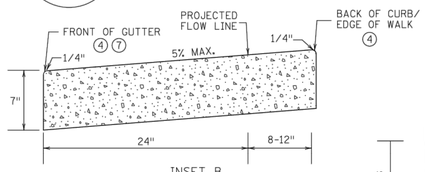
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL



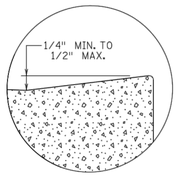
OPTIONAL SILL CURB WHEN SIDEWALK
IS AT BACK OF CURB

CONCRETE SILL TO BE USED ONLY WHEN
SPECIFIED IN THE PLAN.

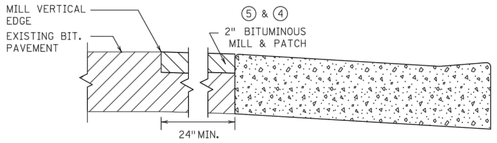


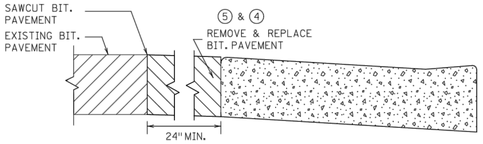


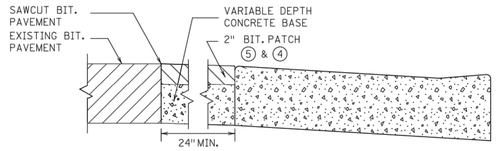
INSET B
OUTFLOW GUTTER (8)



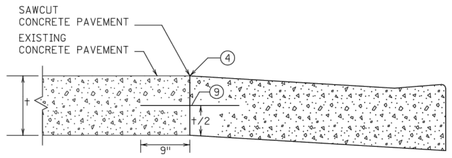
INSET A





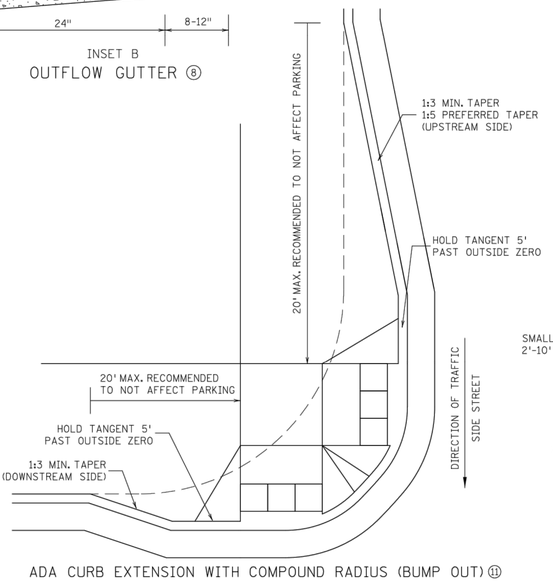


ONLY ALLOWED PER ENGINEER'S APPROVAL

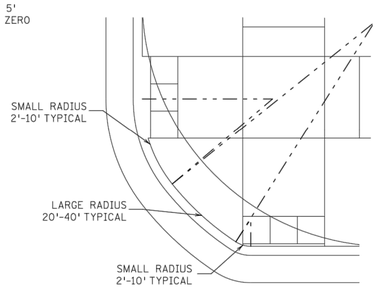


PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) (11)



COMBINED DIRECTIONAL (10)
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.
NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

(1) FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
(2) FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
(3) BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
(4) THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
(5) ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
(6) VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
(7) TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
(8) SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
(9) DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1" MINIMUM FROM ALL JOINTS.
(10) HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
(11) CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.
(12) PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.
(13) 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.
(14) DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 3 OF 6

LAKE ELMO APARTMENTS
LAKE ELMO, MN

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NOT FOR CONSTRUCTION

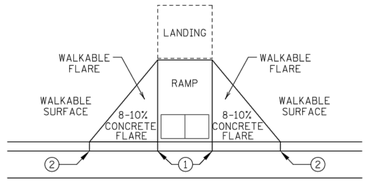
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

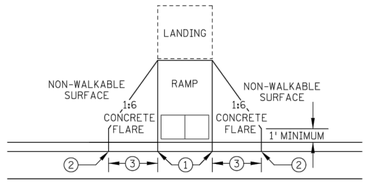
DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	JJB
CHECKED BY	JDB

PEDESTRIAN RAMP DETAILS

C7.12



PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
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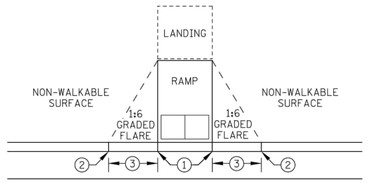
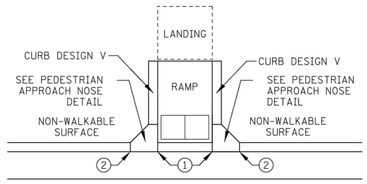
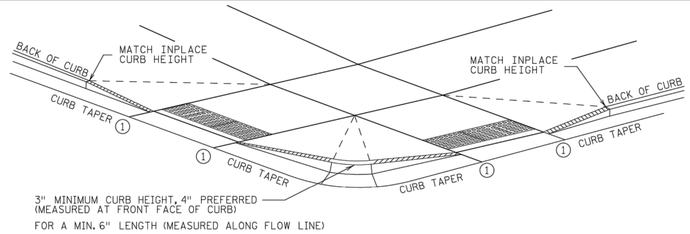


GRADED FLARES

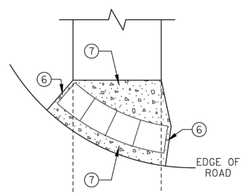


RETURNED CURB ⑤

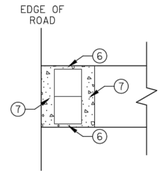
TYPICAL SIDE TREATMENT OPTIONS ④ ⑪



DETECTABLE EDGE WITH ⑧
CURB AND GUTTER



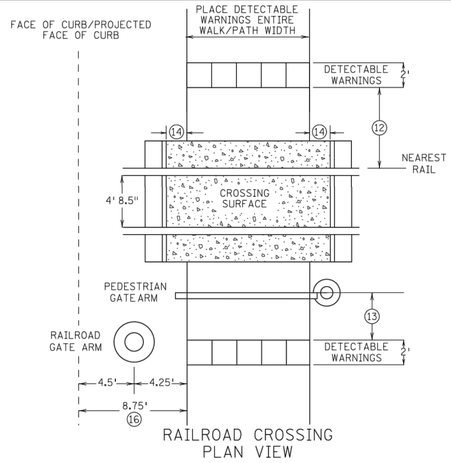
RADIAL DETECTABLE WARNING



RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.

② FULL CURB HEIGHT.

③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.

④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.

⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.

⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

REVISED:

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 4 OF 6

Schafer Richardson

LAKE ELMO APARTMENTS
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PROJECT # 50643
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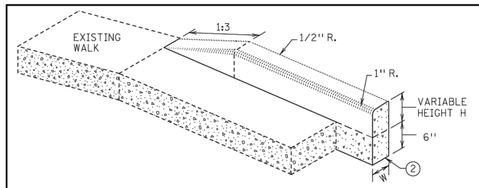
CHECKED BY JDB

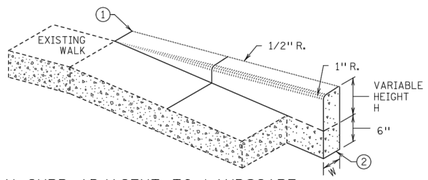
PEDESTRIAN RAMP DETAILS

C7.13



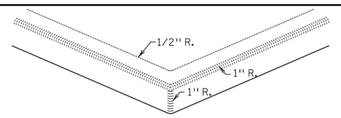
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS

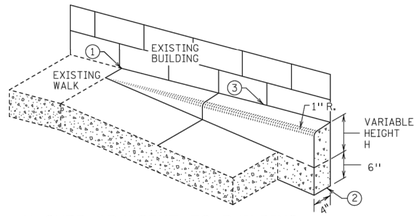


V CURB ADJACENT TO LANDSCAPE

CURB OUTSIDE SIDEWALK LIMITS

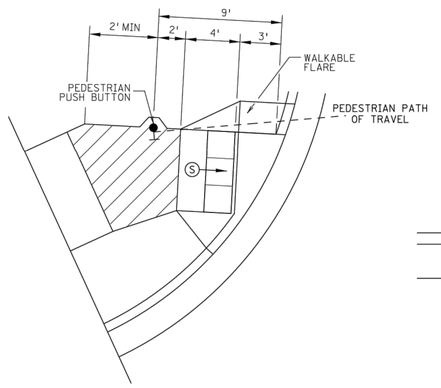


V CURB INTERSECTION



V CURB ADJACENT TO BUILDING OR BARRIER

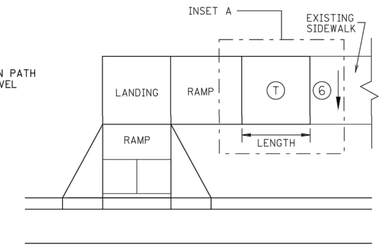
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"

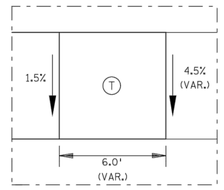


SEMI-DIRECTIONAL RAMP (3,4,9)

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)





TRANSITION PANEL ④⑤

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

(1) END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.

(2) ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.

(3) EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.

(4) THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.

(5) TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).

(6) EXISTING CROSS SLOPE GREATER THAN 2.0%.

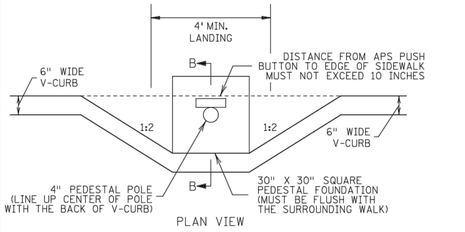
LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

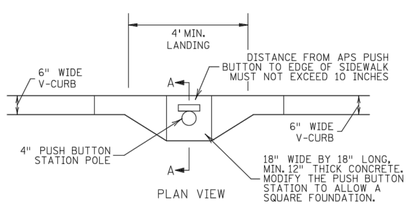
(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

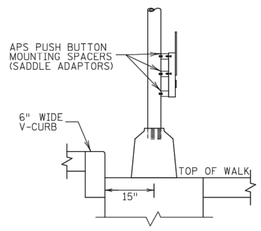
(T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.



PLAN VIEW

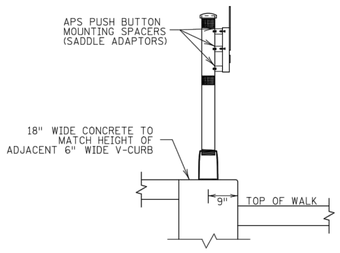


PLAN VIEW



SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)



SECTION A-A

PUSH BUTTON STATION (V-CURB)

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APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

REVISED:

APPROVED:

STATE DESIGN ENGINEER

1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 5 OF 6

Schafer Richardson

LAKE ELMO APARTMENTS

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PEDESTRIAN RAMP DETAILS

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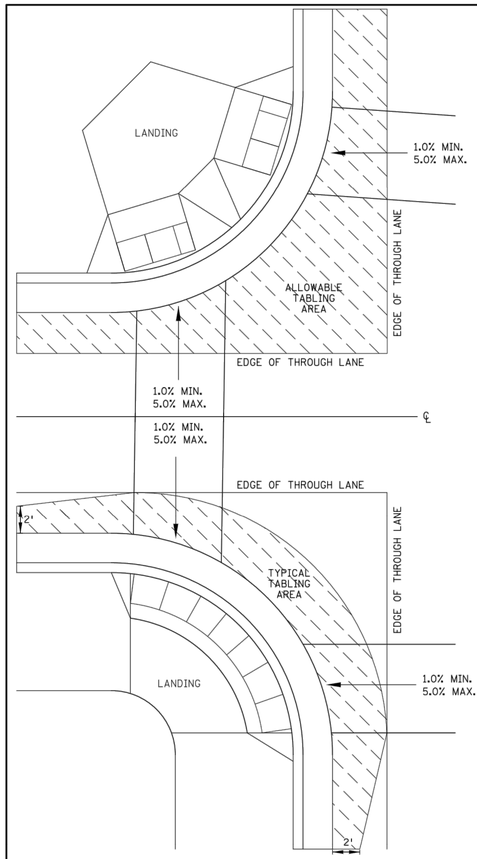
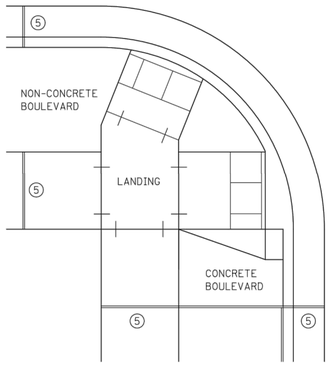
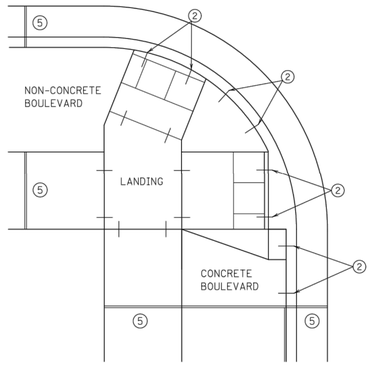


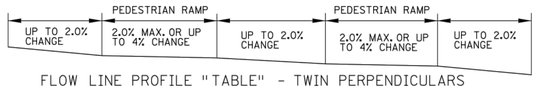
CURB LINE AND ROAD CROSSING ADJUSTMENTS



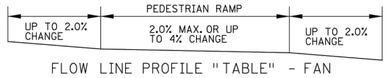
EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



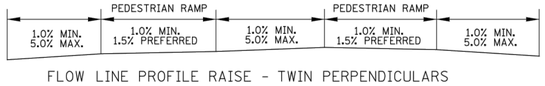
OPTIONAL CURB LINE REINFORCEMENT ④ PLACEMENT ON BITUMINOUS ROADWAYS



FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS

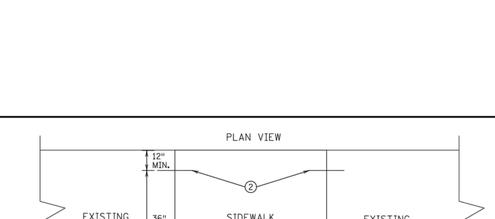


FLOW LINE PROFILE "TABLE" - FAN



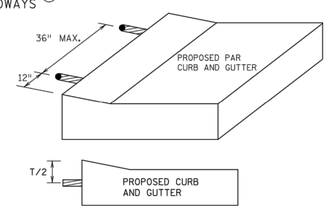
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

FLOW LINE PROFILE RAISE - FAN

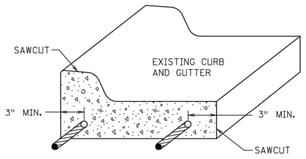


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.

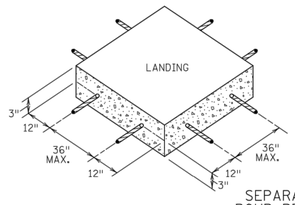


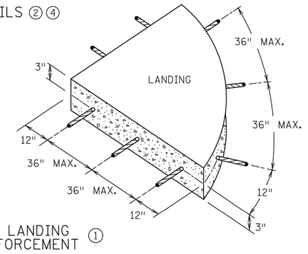
OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④



FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT ③





SEPARATE LANDING POUR REINFORCEMENT ①

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.

② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.

③ DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.

④ THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.

⑤ 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

REVISED:

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 6 OF 6

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

9400 HUDSON BOULEVARD
LAKE ELMO, MN. 55042

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PRELIMINARY

NOT FOR CONSTRUCTION

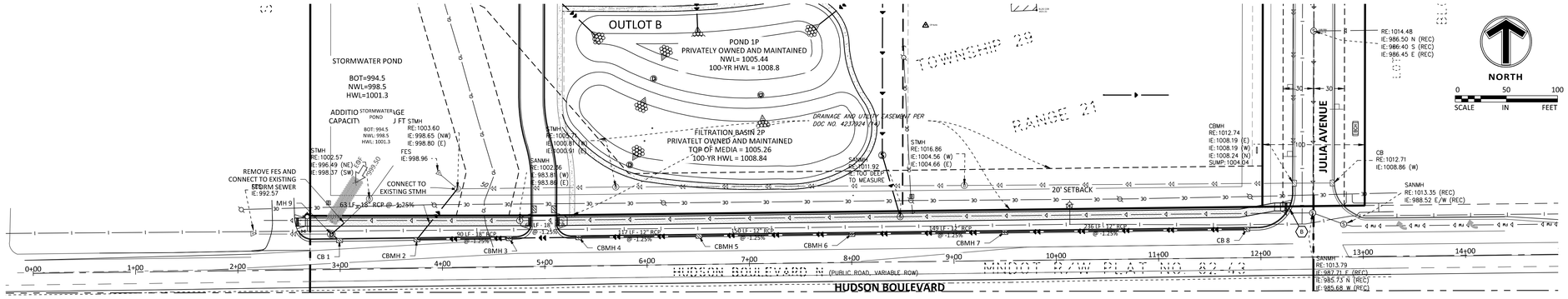
PRELIMINARY PLAT SUBMITTAL
06.01.2022

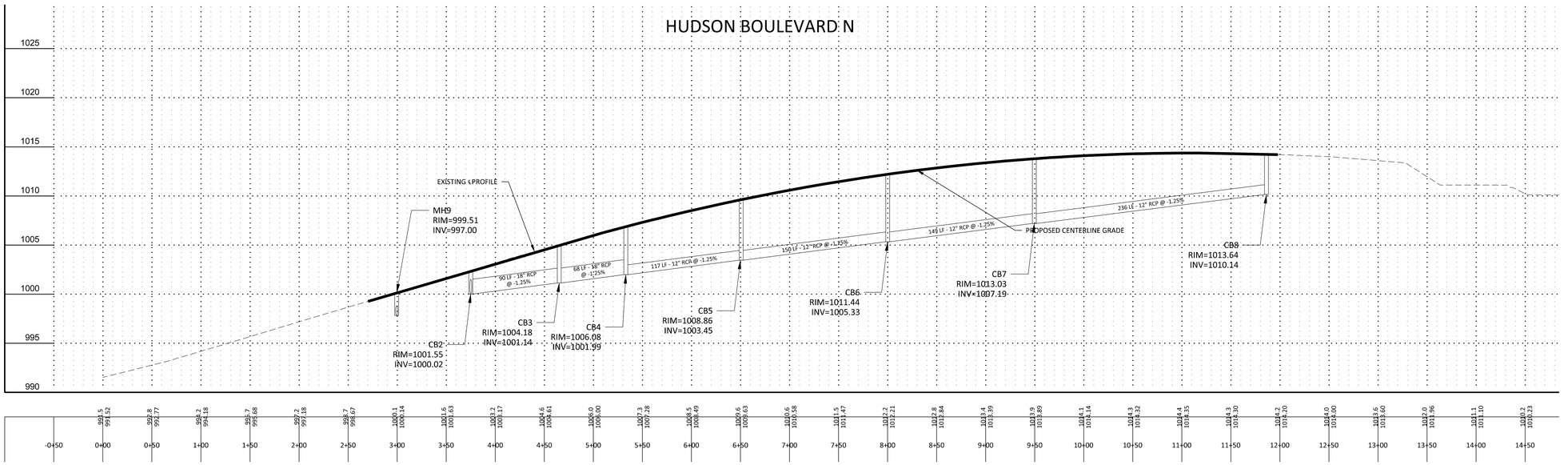
REVISIONS

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

PEDESTRIAN RAMP DETAILS

C7.15





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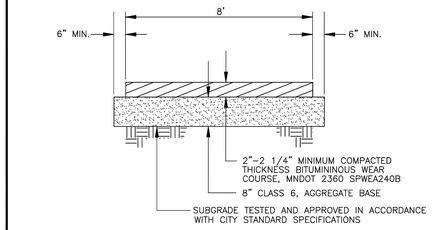
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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

HUDSON BLVD STORM SEWER PLAN & PROFILE

C8.01

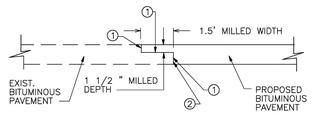


NOTE
1. BITUMINOUS TRAILS SHALL HAVE CONCRETE PED RAMPS AT ALL STREET INTESECTIONS.
2. PROVIDE 2% CROSS–SLOPE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM TRAIL SURFACE THROUGHOUT LENGTH OF TRAIL.

BICYCLE–PEDESTRIAN PATH

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 509 LAKE ELMO



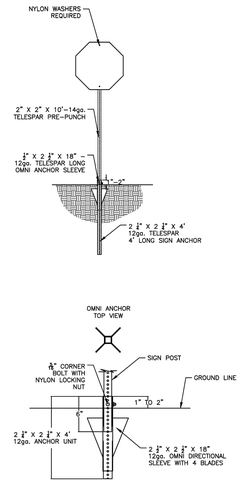
MILLED LAP JOINT SHALL BE CONSTRUCTED WHERE MATCHING INTO EXISTING BITUMINOUS PAVEMENT. MILL IMMEDIATELY PRIOR TO CONSTRUCTING BITUMINOUS WEARING COURSE.

NOTES:
1. APPLY BITUMINOUS TACK COAT, MnDOT SPEC. 2357.
2. SAW BITUMINOUS PAVEMENT FULL DEPTH TO ESTABLISH A NEAT LINE FROM WHICH TO EXTEND THE NEW WORK.

MILLED LAP JOINT

JANUARY 2022

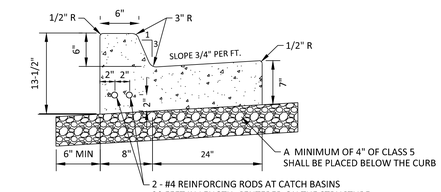
CITY OF LAKE ELMO | STANDARD DRAWING NO. 512 LAKE ELMO

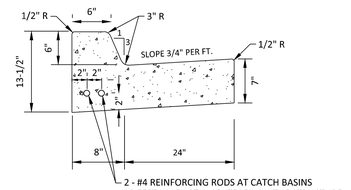


SQUARE TUBE SIGN STANDARD WITH OMNI BASE

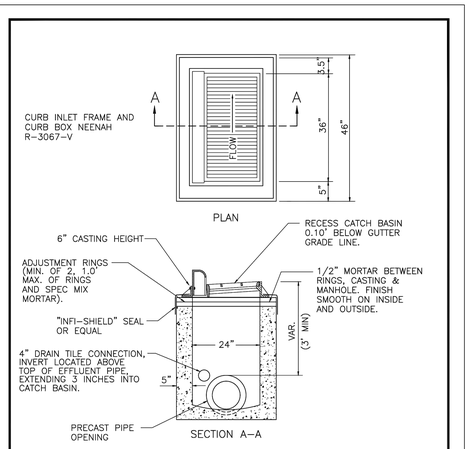
JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 902 LAKE ELMO





01 **B624 CONCRETE CURB & GUTTER**
N.T.S.

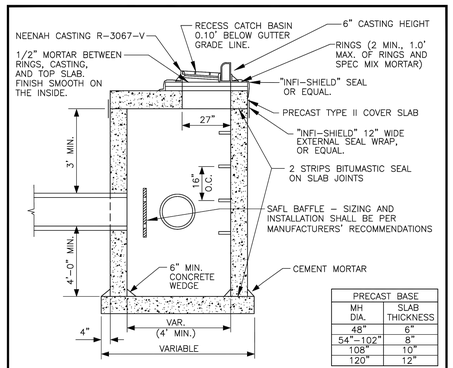


PRECAST REINFORCED CONCRETE CATCH BASIN & BASE SLAB PER ASTM C478

CATCH BASIN, TYPE 404

JANUARY 2022

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



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

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

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

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

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

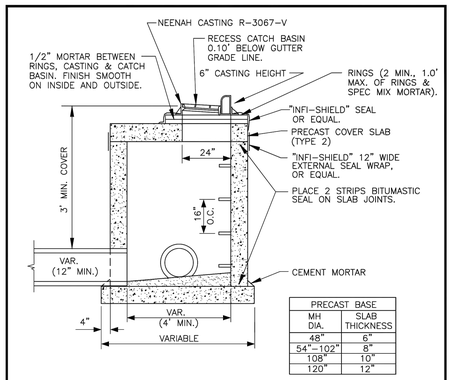
PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O–RING GASKETS & LUBRICANT, OR 8" CONCRETE MANHOLE BLOCK MANHOLE SECTION WITH 1/2" MORTARED EXTERIOR. PROVIDE BITUMASTIC SEAL STRIP AT ALL MANHOLE SECTION JOINTS.

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

CATCH BASIN/MANHOLE WITH SUMP, TYPE 405

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 405 LAKE ELMO



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

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

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

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

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

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

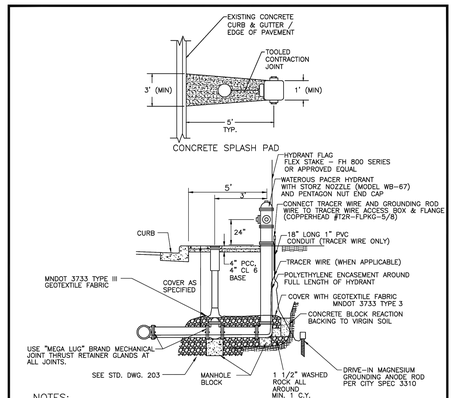
FURNISH PRECAST CONCRETE MANHOLE SECTIONS WITH O–RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED. PROVIDE BITUMASTIC SEAL STRIP AT ALL MANHOLE SECTION JOINTS.

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

CATCH BASIN/MANHOLE, TYPE 406

JANUARY 2022

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



NOTES:
1. USE MEGA LUGS ON ALL JOINTS. PROVIDE CONCRETE BLOCKING BEHIND HYDRANT AND TEE. USE COR–BLUE T BOLTS ON ALL FITTINGS.
2. PLUG WEEP HOLES IF GROUNDWATER IS PRESENT.
3. IF VALVE IS TO BE FLOODED, PLUG THE NOZZLE CAP MUST BE PAINTED GREEN AND A TAG SHALL BE ATTACHED TO THE HYDRANT STATING "DRAIN HOLES PLUGGED".
4. SUPPLY 1 EXTRA FLEX STAKE FOR EVERY 10 HYDRANTS INSTALLED, MINIMUM ONE PER PROJECT.
5. SUPPLY 1 HYDRANT STORZ WRENCH OR HYDRANT REPAIR KIT PER PROJECT.
6. SUPPLY 1 6" HYDRANT EXTENSION AS DIRECTED BY THE ENGINEER.
7. ALL HYDRANTS NOT IN SERVICE SHALL BE COVERED WITH BLACK POLY PLASTIC.
8. CONCRETE SPLASH PAD SURFACE SHALL HAVE BROOMED FINISH.
*EXTRA STAKES AND REPAIR KITS ARE TO BE DELIVERED TO THE PUBLIC WORKS BUILDING.

TYPICAL HYDRANT LAYOUT
(VALVE IN BOULEVARD)

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 201 LAKE ELMO

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

9400 HUDSON BOULEVARD
LAKE ELMO, MN, 55042

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PRELIMINARY

NOT FOR CONSTRUCTION

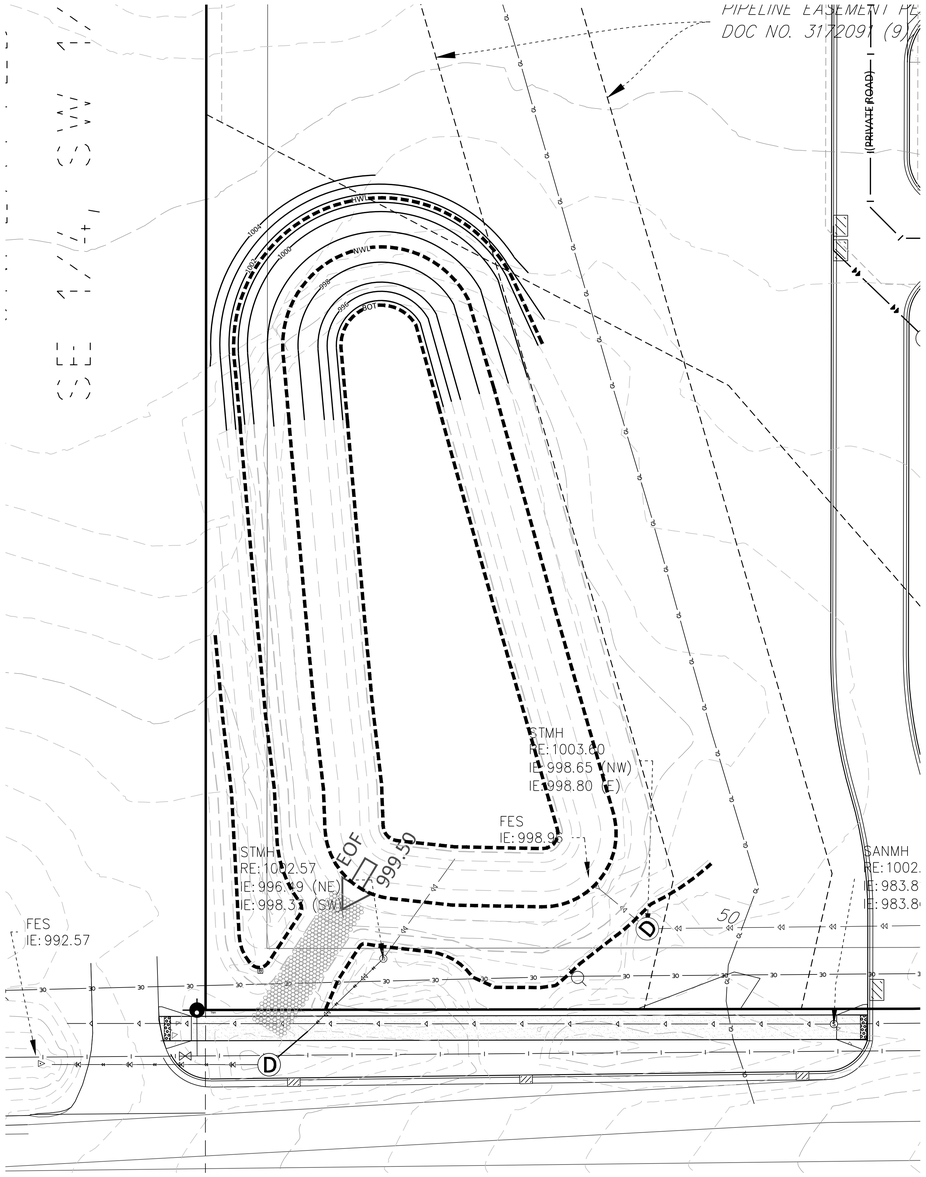
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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

HUDSON BLVD DETAILS

C8.02



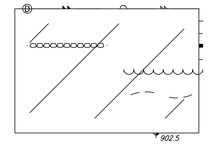
NORTH

0 20 40

SCALE IN FEET

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
SPOT ELEVATION		
CONTOUR		
RIP RAP		
OVERFLOW ELEV.		
SOIL BORINGS		



POND CLAY LINER

1. SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 1.1. 50 PERCENT OR GREATER PASSING #200 SIEVE OR
   - 1.2. 20 PERCENT FINES WITH A PI OF 7
2. PLACEMENT AND DOCUMENTATION SHALL COMPLY WITH NRCS WISCONSIN SPECIFICATION 204, EARTHFILL FOR WASTE STORAGE FACILITIES
3. MINIMUM THICKNESS SHALL BE 24”

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LAKE ELMO, MN

9400 HUDSON BOULEVARD
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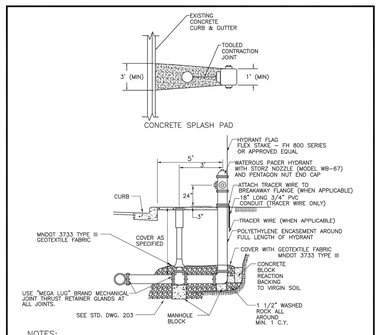
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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

WEST DETENTION POND EXPANSION PLAN

C8.03



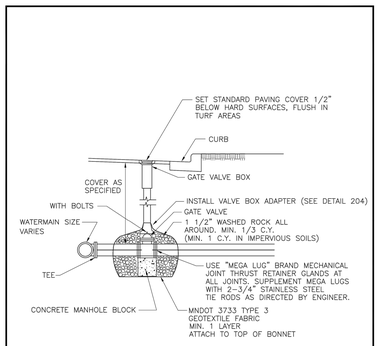
NOTES:
1. USE MEGA LUGS ON ALL JOINTS. PROVIDE CONCRETE BLOCKING BEHIND HYDRANT AND TEE. USE COR-BLUE T BOLTS ON ALL FITTINGS.
2. DRILL WEEP HOLES IF GROUNDWATER IS PRESENT.
3. 8" WEEP HOLES ARE PLUGGED, PUMPER NOZZLE CAP MUST BE PAINTED GREEN AND A TAG SHALL BE ATTACHED TO THE CHAIN STATING "WEEP HOLES PLUGGED".
4. SUPPLY 1 EXTRA FLEX STAKE FOR EVERY 10 HYDRANTS INSTALLED, MINIMUM ONE PER PROJECT.
5. SUPPLY 1 HYDRANT STORZ WRENCH OR HYDRANT REPAIR KIT PER PROJECT.
6. SUPPLY 1 6" HYDRANT EXTENSION AS DIRECTED BY THE ENGINEER.
7. ALL HYDRANTS NOT IN SERVICE SHALL BE COVERED WITH BLACK POLY PLASTIC.
8. CONCRETE SPLASH PAD SURFACE SHALL HAVE BROOMED FINISH.

**EXTRA STAKES AND REPAIR KITS ARE TO BE DELIVERED TO THE PUBLIC WORKS BUILDING.

TYPICAL HYDRANT LAYOUT
(VALVE IN BOULEVARD)

APRIL 2019

CITY OF LAKE ELMO — STANDARD DRAWING NO. 201 LAKE ELMO

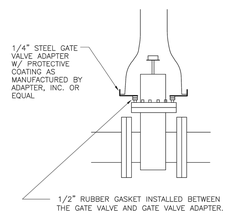


NOTES:
1. SUPPLY ONE GATE VALVE KEY PER PROJECT, AS DIRECTED BY THE ENGINEER. EXTRA KEYS SHALL BE DELIVERED TO THE PUBLIC WORKS BUILDING.
2. MAXIMUM DEPTH OF OPERATING NUT ON VALVE TO BE 10 FT.

GATE VALVE INSTALLATION

APRIL 2019

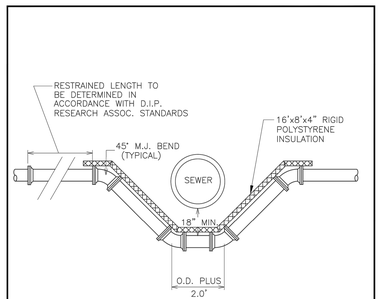
CITY OF LAKE ELMO — STANDARD DRAWING NO. 203 LAKE ELMO



GATE VALVE ADAPTER

APRIL 2019

CITY OF LAKE ELMO — STANDARD DRAWING NO. 204 LAKE ELMO

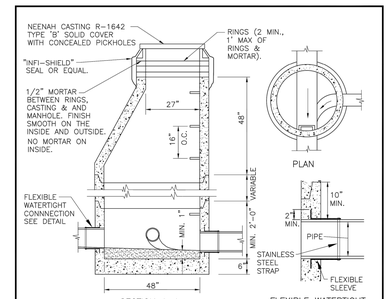


NOTE: FITTINGS SHALL BE RESTRAINED WITH THE USE OF APPROVED MECHANICAL JOINT RESTRAINING GLANDS.

WATERMAIN OFFSET

APRIL 2019

CITY OF LAKE ELMO — STANDARD DRAWING NO. 210 LAKE ELMO



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

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

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

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS AND LUBRICANT EXCEPT AS OTHERWISE SPECIFIED. A 12" OR 16" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

PIPE CONNECTIONS TO MANHOLE SHALL BE MADE WATER TIGHT BY CAST INPLACE RUBBER BOOT AND CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

SANITARY SEWER MANHOLE, TYPE 301
(PIPES 27" OR LESS)

APRIL 2019

CITY OF LAKE ELMO — STANDARD DRAWING NO. 301 LAKE ELMO

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

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

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

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

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

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

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

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

CATCH BASIN/MANHOLE, TYPE 406

APRIL 2019

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

ELEVATION

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

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

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

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS & BASE SLAB PER ASTM C478.

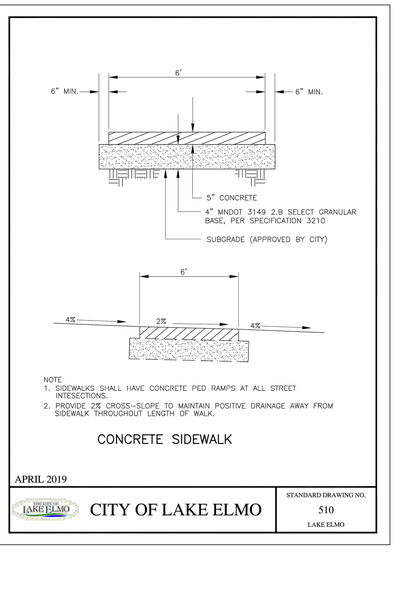
FURNISH PRECAST MANHOLE SECTIONS WITH O–RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED. A 12" OR 16" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

FILL OPENING BETWEEN PIPE & MH WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

STORM SEWER MANHOLE, TYPE 407
(PIPES 27" OR LESS)

APRIL 2019

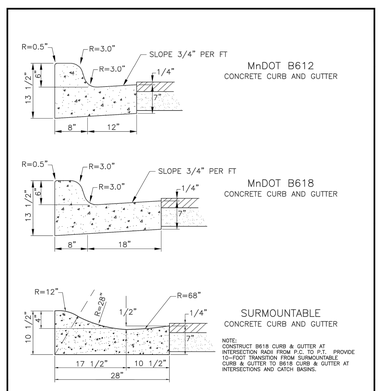
CITY OF LAKE ELMO — STANDARD DRAWING NO. 407 LAKE ELMO



OUTLET CONTROL STRUCTURE

APRIL 2019

CITY OF LAKE ELMO — STANDARD DRAWING NO. 417 LAKE ELMO

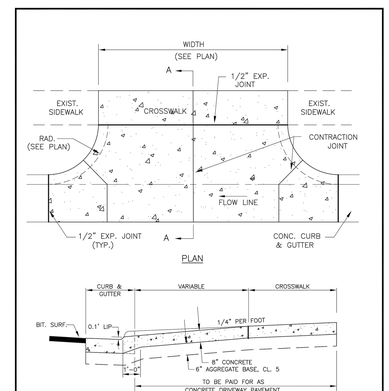


NOTE:
CONSTRUCT B618 CURB & GUTTER AT INTERSECTIONS AND CATCH BASINS. PROVIDE 10'-FOOT TRANSITION FROM SURMOUNTABLE CURB & GUTTER TO B618 CURB & GUTTER AT INTERSECTIONS AND CATCH BASINS.

CONCRETE CURB & GUTTER

APRIL 2019

CITY OF LAKE ELMO — STANDARD DRAWING NO. 501 LAKE ELMO



NOTES :
1. PANEL WIDTH SHALL NOT EXCEED 10' WITHOUT ℄ CONTR. JOINT.
2. WHERE SIDEWALK EXISTS OR IS PROPOSED, CROSSWALK SHALL BE SAME THICKNESS AS DRIVEWAY.

COMMERCIAL CONCRETE DRIVEWAY

APRIL 2019

CITY OF LAKE ELMO — STANDARD DRAWING NO. 502 LAKE ELMO

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

CONCRETE SIDEWALK

APRIL 2019

CITY OF LAKE ELMO — STANDARD DRAWING NO. 510 LAKE ELMO

Schafer Richardson

LAKE ELMO APARTMENTS
LAKE ELMO, MN

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LAKE ELMO, MN, 55042

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PRELIMINARY

NOT FOR CONSTRUCTION

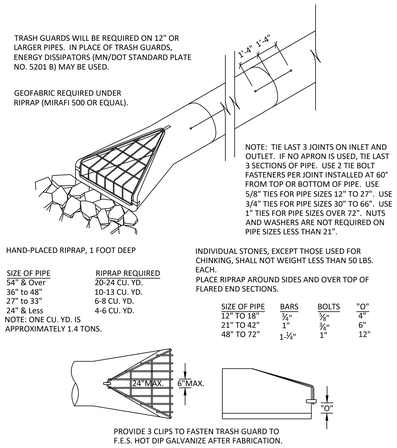
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

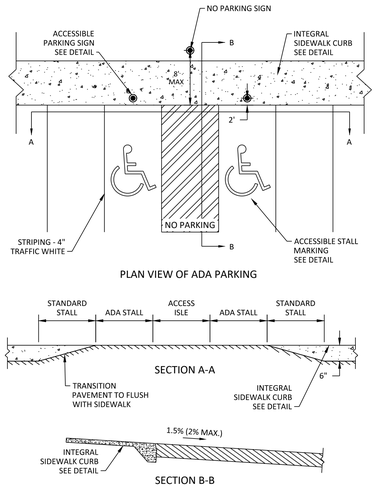
DATE	06/01/2022
PROJECT #	50643
PHASE	PRELIMINARY
DRAWN BY	EAB
CHECKED BY	JDB

DETAILS

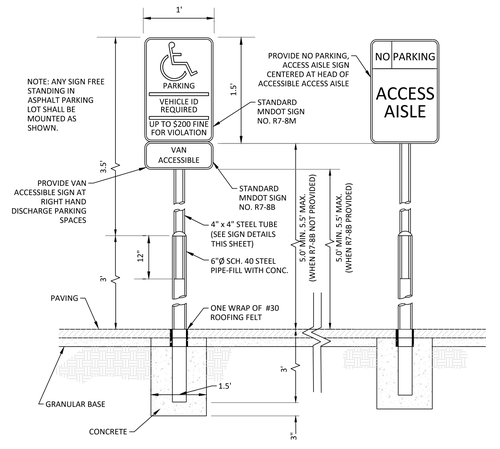
C9.01



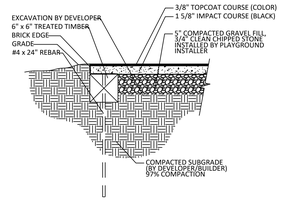
03 N.T.S. **FLARED END SECTION**



07 N.T.S. **ADA PARKING**



08 N.T.S. **ACCESSIBLE PARKING SIGN**



12 N.T.S. **POUR-IN-PLACE SURFACING**

NOTES:

1. IMPERMEABLE LINER SHALL BE 30 MIL SMOOTH POLYVINYL CHLORIDE GEOMEMBRANE OR APPROVE EQUIVALENT.

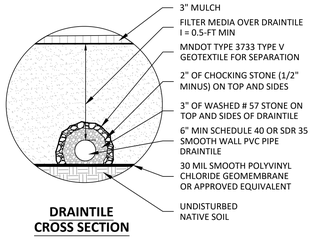
2. DRAINTILE SHALL BE SCHEDULE 40 OR SDR 35 SMOOTH WALL PVC PIPE OR APPROVED EQUIVALENT (ASTM D-1785 or AASHTO M-278). DRAINTILE SHALL CONTAIN 3/8" PERF. @ 6" ON CENTER, 4 HOLES PER ROW. THERE SHALL BE A MINIMUM OF 3" WASHED #57 STONE (1.5"-3.5") OVER DRAINTILE.

3. USE SOLID SECTIONS OF NON-PERFORATED PVC PIPING AND WATERTIGHT JOINTS WHEREVER THE UNDERDRAIN SYSTEM PASSES BELOW BERMS, DOWN STEEP SLOPES, MAKES A CONNECTION TO DRAINAGE STRUCTURE, OR DAYLIGHTS ON GRADE.

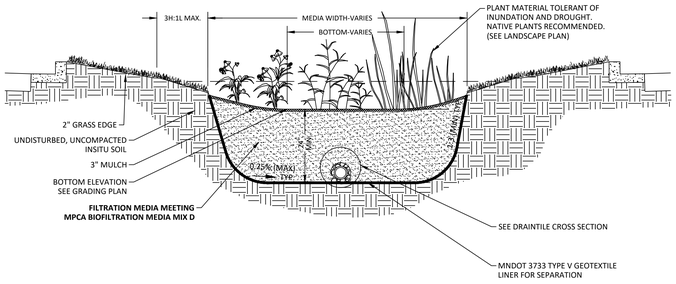
4. DRAINTILE CLEANOUTS SHALL BE PLACED AT THE UPSTREAM AND DOWNSTREAM END OF EACH DRAINTILE, OR PER UTILITY PLANS. CLEANOUTS SHALL BE AT LEAST 4-IN DIAMETER VERTICAL NON-PERFORATED SCHEDULE 40 PVC PIPE, AND EXTEND TO SURFACE. CAP CLEANOUTS WITH WATERTIGHT REMOVABLE CAP.

5. GEOTEXTILE FABRIC SHALL BE MNDOT TYPE 3733 TYPE V GEOTEXTILE FOR SEPARATION OR APPROVED EQUIVALENT.

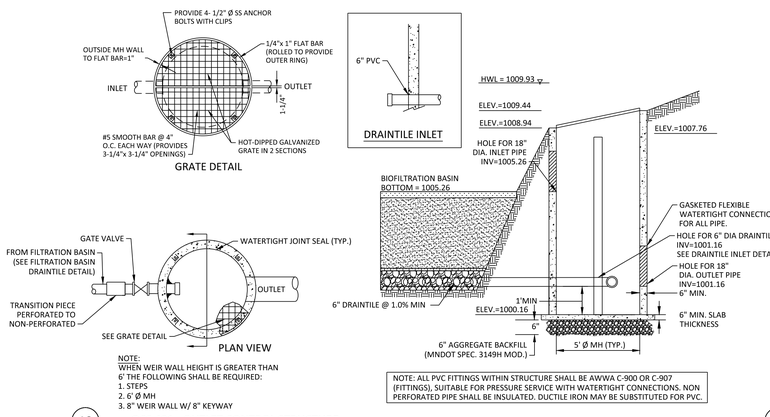
6. FILTRATION MEDIA SHALL MEET MPCA BIOFILTRATION MEDIA MIX D REQUIREMENTS.



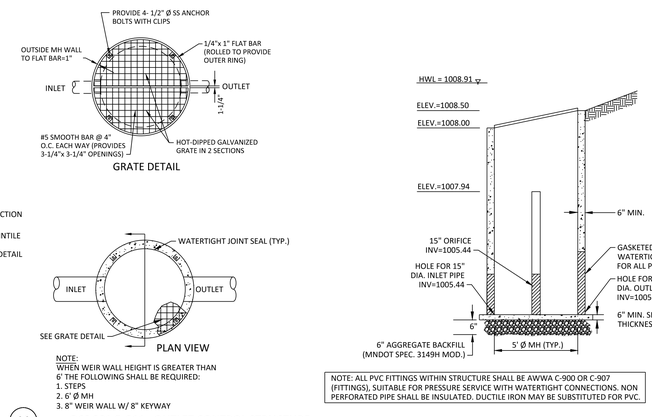
DRAINTILE CROSS SECTION



09 N.T.S. **FILTRATION BASIN WITH LINER**



10 N.T.S. **OCS 401 - OUTLET CONTROL STRUCTURE**



11 N.T.S. **OCS 301 & 311 - OUTLET CONTROL STRUCTURE**

Schafer Richardson
LAKE ELMO APARTMENTS
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PRELIMINARY

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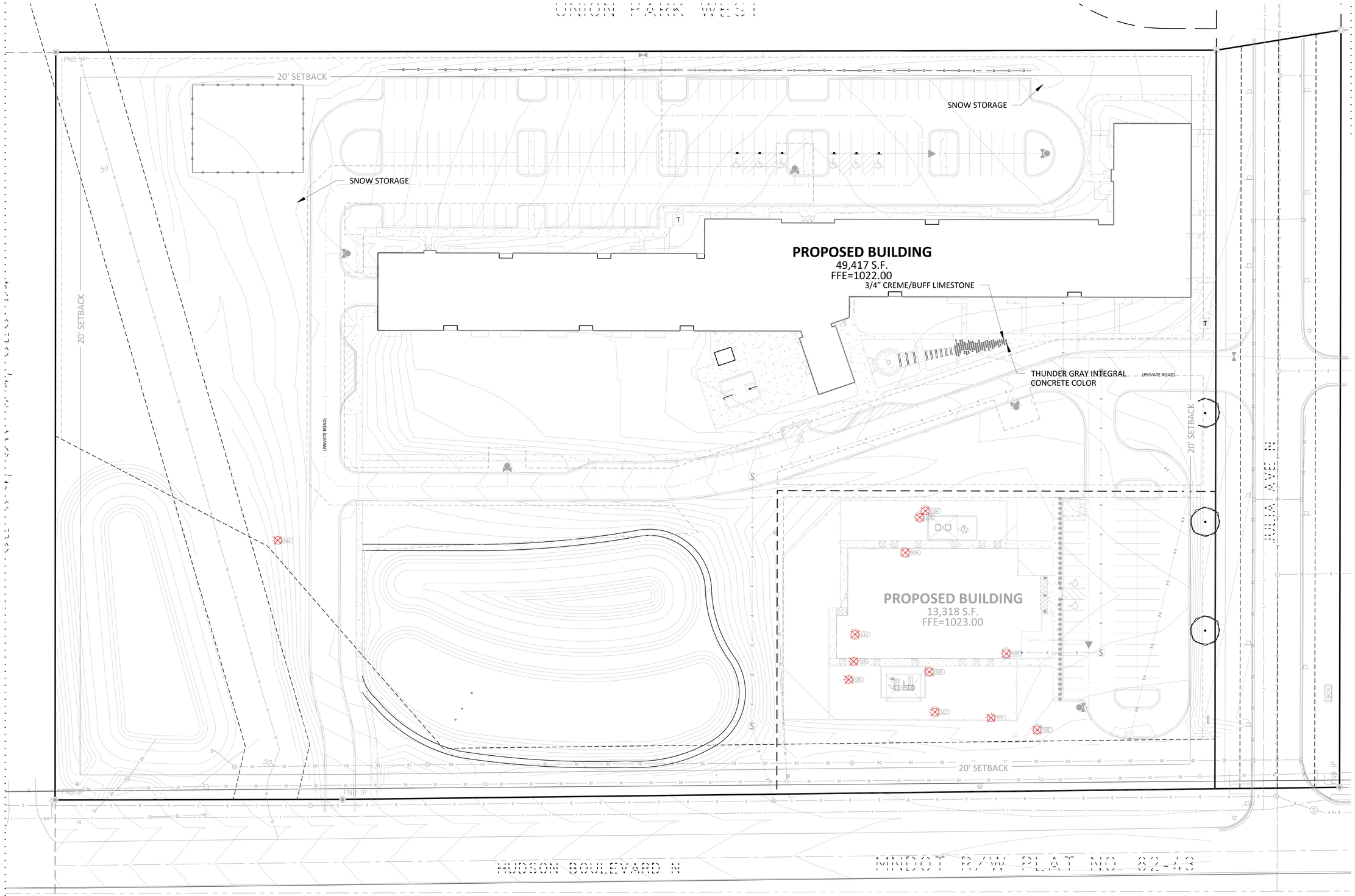
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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

DETAILS

C9.02



TREE REMOVAL

2501	White Spruce (Picea glauca)	13		Coniferous	Remove
2502	Red Maple (Acer rubrum)	9		Hardwood	Remove
2503	Red Maple (Acer rubrum)	6		Hardwood	Remove
2504	Silver Maple (Acer saccharinum)	16		Common	Remove
2505	Silver Maple (Acer saccharinum)	19		Common	Remove
2506	Silver Maple (Acer saccharinum)	24		Common	Remove
2507	Silver Maple (Acer saccharinum)	31		Common	Remove
2508	Silver Maple (Acer saccharinum)	30		Common	Remove
2509	White Spruce (Picea glauca)	11		Coniferous	Remove
2510	White Spruce (Picea glauca)	10		Coniferous	Remove
2511	Silver Maple (Acer saccharinum)	17,13		Common	Remove
2512	Austrian Pine (Pinus nigra)	13		Coniferous	Remove

LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER				
EASEMENT			CONCRETE PAVING	
BUILDING				
RETAINING WALL			CONCRETE SIDEWALK	
WETLAND LIMITS		WL		
TREELINE				
LANDSCAPE EDING				
STORM SEWER				
SANITARY SEWER				
FORCEMAIN (SAN.)		FM		
WATERMAIN				
YARDDRAIN				
LIMITS OF DISTURBANCE				
TREE PROTECTION FENCE		TP		
TREE TO BE REMOVED				
SIGN				
PIPE BOLLARD				
RIPRAP				

LAKE ELMO LANDSCAPE CODE

CALCULATIONS	REMOVED		REQUIRED TREES	PROPOSED
INCHES REMOVED	212			
ALLOWED REMOVAL (30%)	63.6	REQUIRED INCHES		
CONIFERS INCHES	47	((47*.3)/2) = 16.45	6	6
COMMON INCHES	150	((150*.3)/4) = 26.25	11	11
HARDWOOD INCHES	15	((15*.3)/2) = 5.25	3	3

Tree replacement calculations. Thirty (30) percent of the total diameter inches of significant trees on the site of new construction, new development, or redevelopment may be removed without replacement. The applicant shall plant all required replacement trees on the site of the proposed new construction, new development, or redevelopment. The following calculation procedure must be used to determine tree replacement requirements:
Tally the total number of diameter inches of all significant trees on the site.
A calculation must be provided which breaks out the number of inches removed for hardwood, evergreen/deciduous, and common trees. The thirty (30) percent removal figure applies to each category individually and trees are replaced according to the Tree Replacement Schedule in subsection (c)(8) of this section.
Tree replacement schedule. Tree removals over the allowable tree removal limit on the parcel or site of new construction, new development, or redevelopment shall be replaced according to the following schedule:
Common tree species shall be replaced with new trees at a rate of one-fourth (1/4) the diameter inches removed.
Coniferous/evergreen tree species shall be replaced with new coniferous or evergreen trees at a rate of one-half (1/2) the diameter inches removed. Since coniferous species are often sold by height rather than diameter inch, the following conversion formula can be used: Height of Replacement Coniferous Tree/2 equals Diameter Inches of Credit.
Hardwood deciduous tree species shall be replaced with new hardwood deciduous trees at a rate of one-half (1/2) the diameter inches removed.
Replacement tree size. Replacement trees must meet the minimum sizes listed in LEC 105.12.480.

NORTH

0 30 60
SCALE IN FEET

Schafer Richardson

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LAKE ELMO, MN

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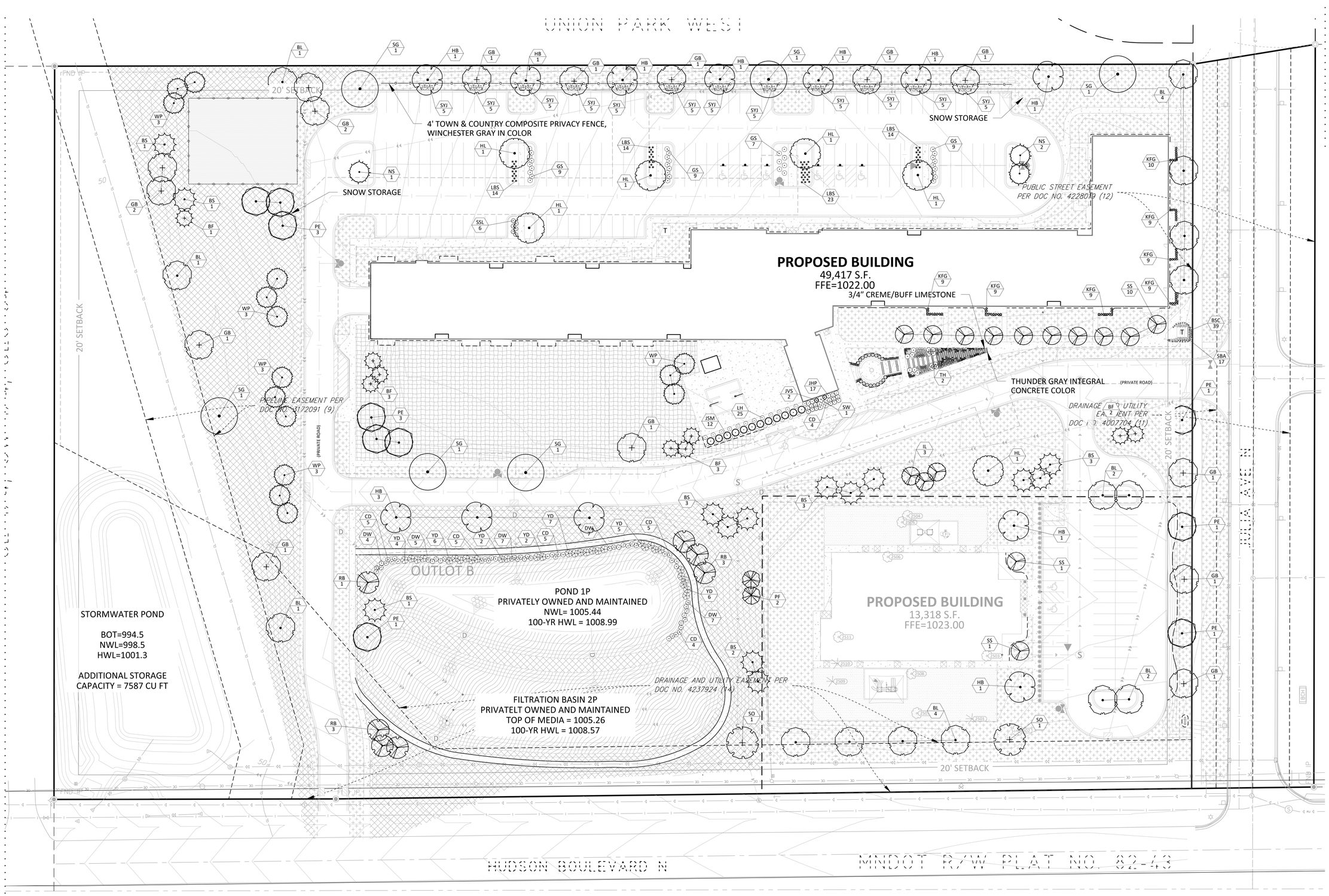
CHECKED BY	JRW

TREE PRESERVATION

L0.01



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
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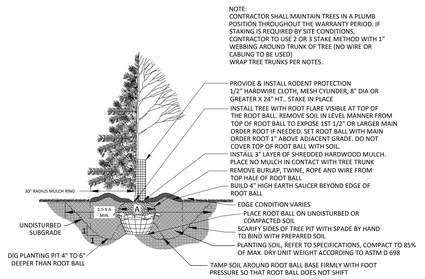
DRAWN BY	JRW
CHECKED BY	JRW

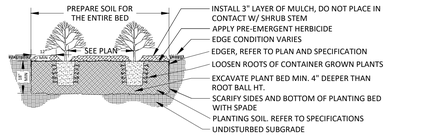
LANDSCAPE PLAN

L1.01



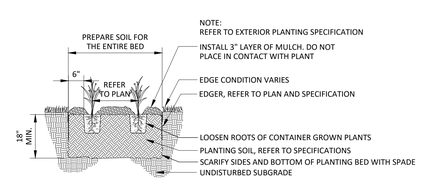
1 L1.02 **TREE PLANTING DETAIL**

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



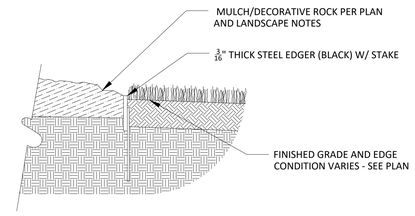
2 L1.02 **SHRUB PLANTING DETAIL**

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



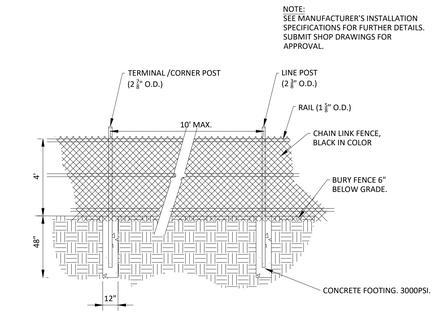
3 L1.02 **PERENNIAL PLANTING DETAIL**

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



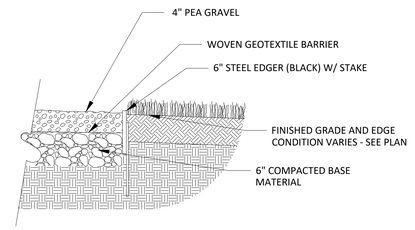
4 L1.02 **STEEL EDGER**

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

9400 HUDSON BOULEVARD
LAKE ELMO, MN, 55042

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PRELIMINARY

NOT FOR CONSTRUCTION

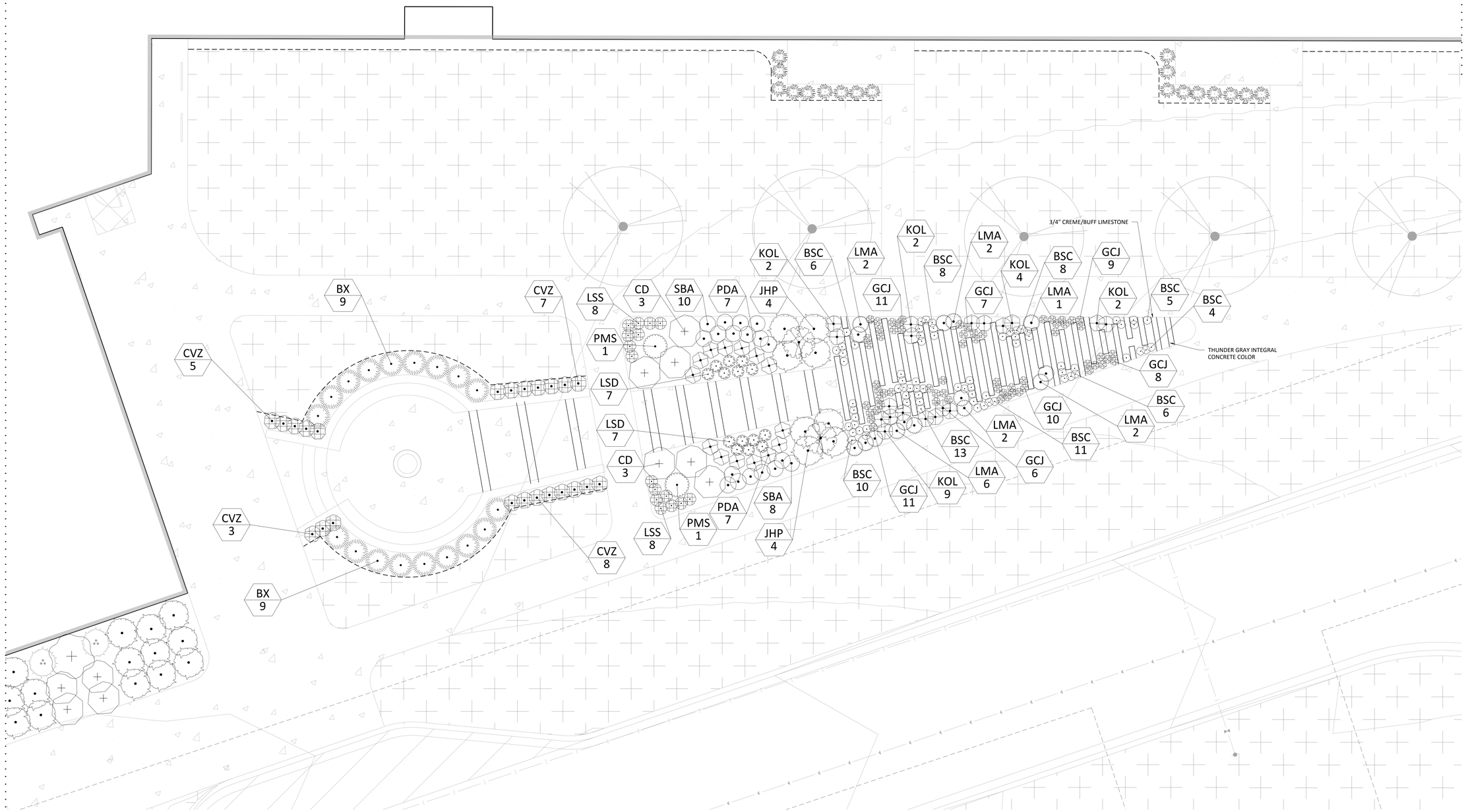
PRELIMINARY PLAT SUBMITTAL
06.01.2022

REVISIONS

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

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06.01.2022

REVISIONS

DATE	06/01/2022
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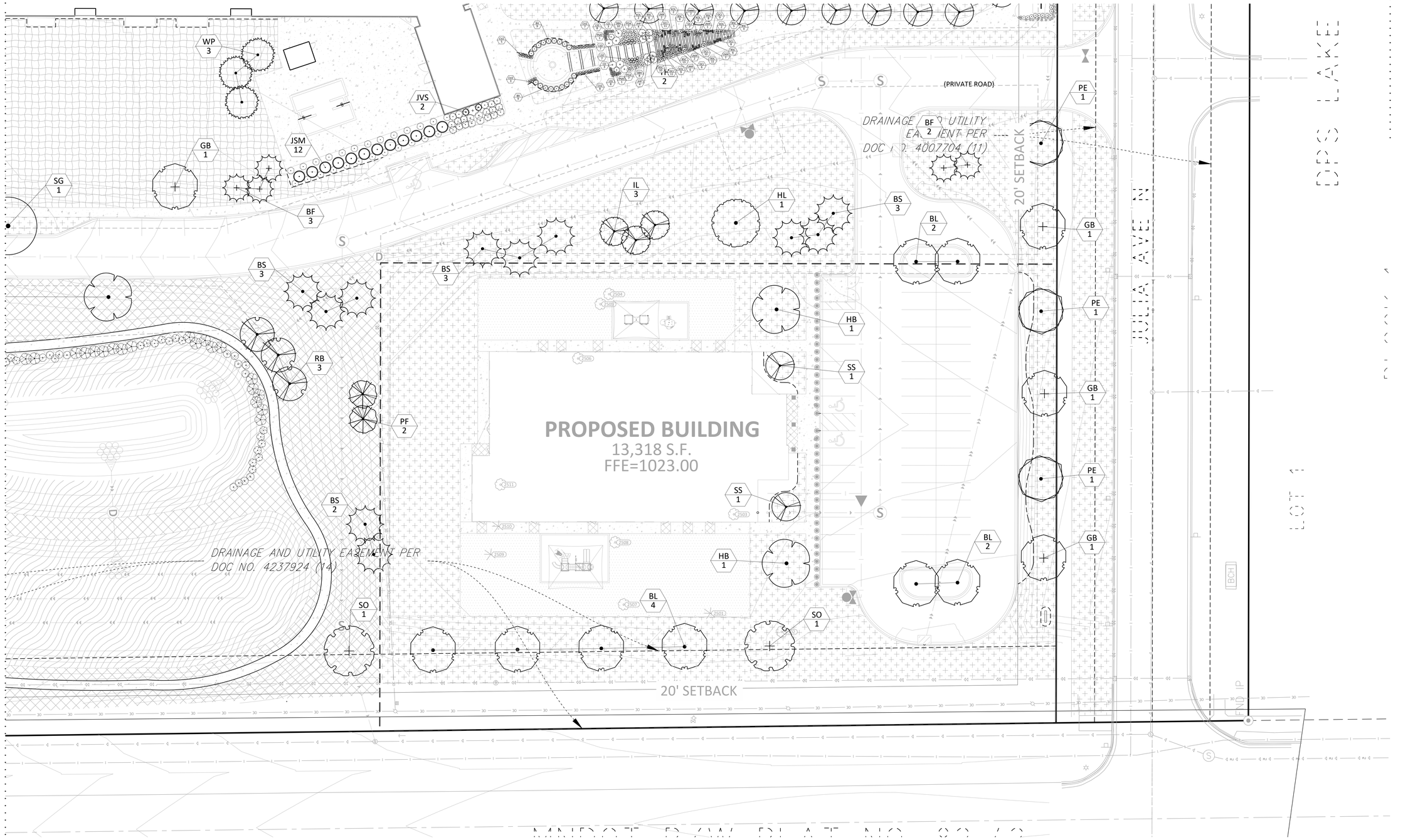
DRAWN BY	JRW
CHECKED BY	JRW

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	
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FORCEMAIN (SAN.)	FM	
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LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

NORTH

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SCALE IN FEET

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LAKE ELMO, MN

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PRELIMINARY PLAT SUBMITTAL
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REVISIONS

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

LANDSCAPE PLAZA

L1.04

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)
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