

3800 Laverne Avenue North  
Lake Elmo, MN 55042

(651) 747-3900  
[www.lakeelmo.org](http://www.lakeelmo.org)

## NOTICE OF MEETING

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Monday August 8, 2022**  
**at 7:00 p.m.**

## AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes - None
4. Public Hearing

**CONDITIONAL USE PERMIT AND VARIANCE.** Kokoro Volleyball has submitted conditional use permit application for an indoor athletic facility at the southeast corner of intersection 39<sup>th</sup> Street North and Lake Elmo Avenue North (PID 1302921220011). A variance is being requested to allow one access point onto a public street where two accesses are required.

**PRELIMINARY PLAT/PUD AND ZONING MAP AMENDMENT.** GWSA Land Development, LLC, for an approximately 295-unit single family detached residential project on 123 acres generally located at 10880 and 10830 Stillwater Boulevard.

### 5. Communications/Updates - City Council Updates

#### i. August 8, 2022

- Approved Conditional Use Permit with conditions for the Carmelite Hermitage Chapel.
- Approved the Animal Inn Zoning Text Amendment request from Animal Inn Training LLC. To allow a Commercial Kennel as a Condition Use in the Limited Commercial Zoning District.
- Approved a second amendment to the development agreement for Crossroads East 1<sup>st</sup> Addition.

### 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.



## **STAFF REPORT**

DATE: 08/8/2022

**REGULAR**

ITEM#: 4a – PUBLIC HEARING

**MOTION**

**TO:** Planning Commission  
**FROM:** Ben Hetzel, Lake Elmo City Planner  
**AGENDA ITEM:** **Kokoro Volleyball Conditional Use Permit and Variance**

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### **INTRODUCTION:**

Raymond Luczak, owner of Kokoro Volleyball, recently submitted a conditional use permit and variance application for a proposed indoor athletic facility at the southeast quadrant of intersection 39<sup>th</sup> Street N and Lake Elmo Avenue N (PID1302921220011). The 27,540 square foot building and parking lot is intended to be a year round volleyball training facility with four full time employees and 52 part time employees. The indoor athletic facility use is permitted by conditional use permit in the zoning district.

The applicant is also requesting a variance to allow one access onto a public street. An indoor athletic facility use requires a minimum of 2 accesses onto a public street according to the Lake Elmo City Code.

### **REQUEST DETAILS/ANALYSIS:**

<i>Applicant:</i>	Kokoro Volleyball
<i>Property Owner:</i>	Lake Elmo Business Park
<i>Location:</i>	Southeast quadrant of intersection 39 <sup>th</sup> Street N and Lake Elmo Avenue N.
<i>Request:</i>	Brookman 3 <sup>rd</sup> Addition Lot 1, Block 1 Conditional Use Permit for an indoor athletic facility Variance to allow a single access on a public street where a minimum of two is required.
<i>Site Area:</i>	2.7 acres
<i>Existing Land Use:</i>	Vacant
<i>Existing Zoning:</i>	Village Mixed Use
<i>Surrounding:</i>	North - Low Density Residential South - Village Mixed Use East - Village Mixed Use West - Village Low Density Residential
<i>Comprehensive Plan:</i>	Village Mixed Use
<i>Deadline for Action:</i>	Application Complete - 7/20/22 60 Day Deadline - 9/20/22

## Extension Letter - NA

### *Regulations:*

Article XIII Village Districts  
 LEC 105.12.550 Indoor Athletic Facilities  
 LEC 105.12.410 Off Street Parking  
 Article VIII Environmental Performance Standards  
 105.04 – XIV Stormwater and Erosion and Sediment Control

### **ISSUE BEFORE PLANNING COMMISSION:**

The Planning Commission is being asked to hold a public hearing, review, and make a recommendation on the requests to approve a conditional use permit for an indoor athletic facility and variance request to allow a single access onto a public street.

### **PROJECT ANALYSIS**

The proposed facility would consist of one large 27,540 square foot building. 21,600 square feet will consist of 6 volleyball courts. The other 5,906 square feet will consist of offices, yoga studio, lounge, restrooms, suites, and a workout and training room. An additional 35,648 square feet is designated as a parking lot.

The applicant estimates that the use will draw 150,000 visitors per year and average 150-200 cars per day. Proposed hours of operation are 3:30 pm-9:30 pm Monday-Friday and 8-4 Saturday and Sunday.

A variance is being requested for a single access due to the inability to gain access onto Lake Elmo Ave N. Washington County manages access to Lake Elmo Ave via a permit process. The County has indicated that it would not support or permit a direct access onto Lake Elmo Ave due to the north bound right turn lane and the proximity to the intersection of Lake Elmo Ave and 39<sup>th</sup> St N. The applicant also suggested a shared access with the parcel to the south, which the County also rejected. Without another access point, a variance is being requested.

### **REVIEW COMMENTS**

#### **City Engineer (Summary of Memo dated July 29, 2022)**

1. Building setback should be increased to meet current city requirements.
2. A pedestrian trail should be required along Lake Elmo Ave as part of the site improvements.
3. Future intersection improvements to Lake Elmo Ave and 39<sup>th</sup> St N that will require realignment of the eastbound lane with the west leg of 39<sup>th</sup> St. This improvement will require the expansion of 39<sup>th</sup> St into the frontage of Kokoro Volleyball, which will shift the current bituminous trail further south.
4. 10 foot drainage easement should be incorporated along the west side of the property.
5. The proposed access location is acceptable and serves to minimize turning conflicts.
6. The proposal is subject to a storm water management plan (SWMP) meeting State, Valley Branch Watershed District (VBWD) and City Rules
7. A permit will be required from Minnesota Pollution Control Agency and VBWD.
8. The current site plan does not meet stormwater management requirements. Post construction drainage volumes must be equal or less than preexisting discharge rates.
9. Municipal water and sanitary sewer is available to the site.

10. Additional boring required at greater depths to investigate basin opportunities through over excavation.

#### **Fire Department (Summary of Memos dated 7/26/22)**

The Minnesota State Fire Code does not require two separate and approved fire apparatus access roads as it does not have a gross building area of more than 62,000 square feet. The building is placed in a way that provides the fire department adequate access if necessary.

#### **Washington County Public Works (Summary of letter dated July 29, 2022)**

In the interest of safe and efficient operation of county highways, Washington County does not support or permit direct access onto CSAH 17.

Any development decisions being made at this time should consider the south adjacent parcel at 3825 Lake Elmo Ave, known as Brookfield 1 building. This section of roadway could see a scenario with a raised median in the future to improve traffic safety, calm speeds, and provide pedestrian refuge for crossing points. Brookfield would not be eligible for a left turn lane due to short spacing from 39<sup>th</sup> Street. Washington County would like to see the existing driveway access disconnected from Lake Elmo Ave with an alternative access. An alternative would be to have a shared access where the proposed volleyball driveway access is located heading south to 3825 Lake Elmo Ave. There are concerns of the proposed stormwater ponding located in this area.

#### **RECOMMENDED CONDITIONAL USE PERMIT FINDINGS**

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

1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. ***The proposed use should not be detrimental or in any way endanger the public health, safety, comfort, convenience, or general welfare of the neighborhood or the city if plans are meeting all stormwater management requirements for State, Valley Branch Watershed District, and City requirements.***
2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***The proposal conforms to the Comprehensive Plan.***
3. The use or development is compatible with the existing neighborhood. ***The proposed use is permitted in the Village Mixed Use District as a Conditional Use. The properties to the south and west are non-residential uses (City Hall and Day Care Center). The residential development to the west is separated by Lake Elmo Ave and the senior living center to north gathers a congregation of people similar to that of the indoor recreation facility.***
4. The proposed use meets all specific development standards for such use listed in the Zoning Code. ***The proposed use requires a minimum of two accesses as per 105.12.550. This criteria would be satisfied with the proposed variance approval.***
5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets



all the specific standards for such use listed in Article XIX (Shoreland Management) and Title 100 (Flood Plain Management). ***The proposed use is not in a flood plain management or shoreland area.***

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

7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. ***The proposed use indoor athletic facility should not create be hazardous or create a nuisance***

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

9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. ***The proposed use will not create excessive additional requirements at public cost 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. ***The proposed use will not produce noise, smoke, fumes, glare or odors. Traffic amounts will increase in the area, but these increases will occur during typical low traffic volume time periods. All activities are to occur indoors.***

11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. ***Traffic amounts will increase in the area, but these increases will occur during typical low traffic volume time periods.***

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

### **RECCOMENDED VARIANCE FINDINGS**

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 105.12.320 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.

*The applicant is unable to obtain a second access point as required by City Code for an indoor athletic facility. Access along Lake Elmo Ave N would require Washington County approval. Washington County will not support an access along Lake Elmo Ave N due to the existing turn lane and proximity to the intersection of 39<sup>th</sup> Street North and Lake Elmo Ave N. The applicant explored other alternatives that were denied, such as a shared access with the existing Day Care Center access to the south. The County would like to remove the day care access in the future with an alternative access. Washington County has recommended to not move the proposed Kokoro Volleyball access any closer to Lake Elmo Ave.*

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

*The unique circumstances were not created by the applicant or property owner. The existing turn lane and intersection were not created by the applicant or property owner. Nor is the proposed site design prohibiting a second access opportunity.*

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

*The request will not alter the essential character. The proposed single access is to align directly across from the existing Senior Living Facility. The directly adjacent parcels are also of a nonresidential use. Adjacent parcels to the south and east also have one access.*

- 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.

*The proposed request should not impair adjacent property values. Traffic numbers will increase, but these increases will occur during typical low traffic volume times. Hours of operation are proposed between as 3:30 pm- 9:30 pm Monday-Friday and 8am -4pm Saturday and Sunday.*

#### **FISCAL IMPACT:**

None

#### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The applicant must obtain all other necessary City, State, and other governing body permits and approvals before the commencement of any construction activity on the site. These include, but not limited to, City of Lake Elmo grading permit, Minnesota Pollution

Control Agency stormwater permit, Valley Branch Watershed District permit, approval of revised plans from the City Engineer, and a building permit.

2. The applicant shall provide a stormwater management plan meeting all city stormwater requirements prior to construction.
3. No construction may begin until all items and changes outlined by the City Engineer in the memorandum dated July 27, 2022 are addressed.
4. No construction may begin until all items and changes outlined by the Fire Department's memorandum dated July 26, 2022 are addressed.
5. Plans must be revised to comply with the landscape requirements of City Code Article VIII Environmental Standards.
6. The applicant shall provide the City with proof approval of a Minnesota Pollution Control Agency stormwater permit and a Valley Branch Watershed District stormwater permit prior to any construction.
7. The applicant must meet all requirements of the Lake Elmo Building Official.

### **PUBLIC COMMENT:**

### **OPTIONS:**

The Planning Commission may:

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

### **RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of the requests from Kokoro Volleyball to construct an indoor athletic facility and allow one access onto a public street where a minimum of two are required.

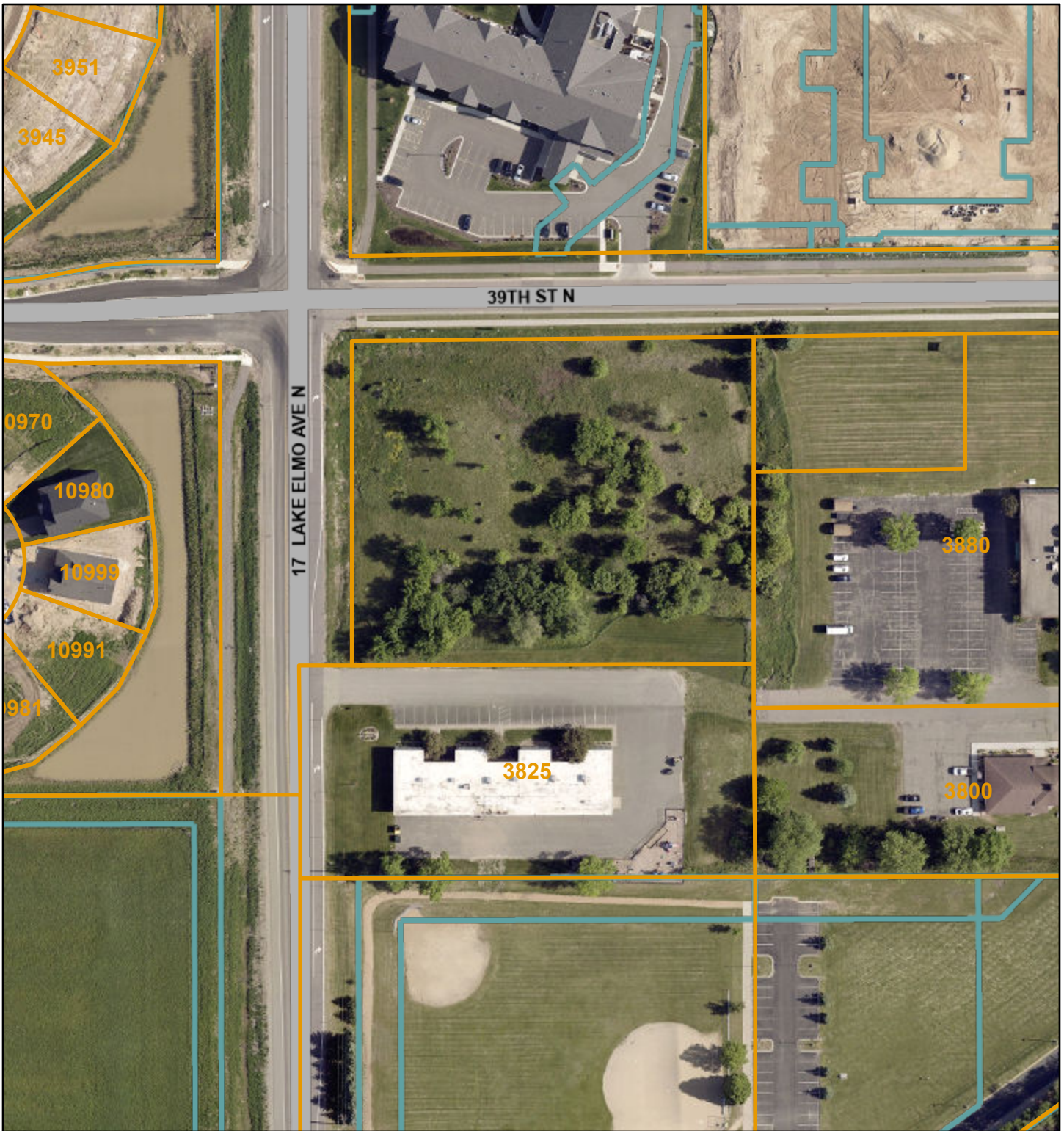
***“Move to recommend approval of the request from Kokoro Volleyball, approving a conditional use permit to construct an indoor athletic facility at property described as Brookman 3<sup>rd</sup> Addition, Lot 1, Block 1.”***

***Move to recommend approval of the request from Kokoro Volleyball, approving a variance to allow one access to a public street where a minimum of two are required.”***

### **ATTACHMENTS:**

- 1) Land Use Applications
- 2) Written Statements
- 3) Location Map
- 4) Plan Sets
- 5) Building Plans
- 6) City Engineer Memo Dated July 29, 2022
- 7) Fire Department Memos Dated July 26, 2022
- 8) Washington County Public Works Letter Dated July 29, 2022
- 9) Washington County Email Correspondence

# ArcGIS Web AppBuilder



8/3/2022, 4:33:24 PM

1:2,257

Parcels

Easement Lines

COMPUTED UTILITY\_DRAINAGE

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Red: Band\_1

Green: Band\_2

Blue: Band\_3 MNWASH026009.sid

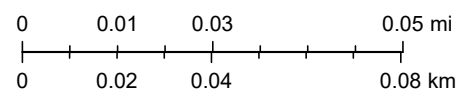
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Red: Band\_1 Green: Band\_2

Green: Band\_2 Blue: Band\_3

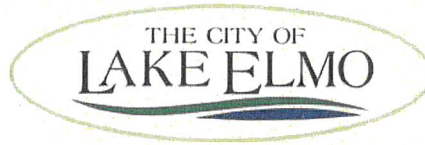
Blue: Band\_3 MNWASH020009.sid

Red: Band\_1





Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Permit #: \_\_\_\_\_



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

## CONDITIONAL USE PERMIT APPLICATION

Property Owner: Lake Elmo Business Park Co.  
Address: 118 S. Main Street, Stillwater, MN 55082  
Phone # 651-439-1412  
Email Address: mick@lynkeyclark.com

Fee Owner: Kokoro Volleyball - Raymond Luczak  
Address: 485 Summit Ridge, Hudson, WI 54016  
Phone # 612-750-2876  
Email Address: rt@kokorovolleyball.com

Property Address: XXX 39th Street, Lake Elmo, MN 55042  
PID#: 13.029.21.22.0011

Engineer Name and Email: Stevens Engineers jraverty@stevensengineers.com

Detailed Reason for Request: Requesting conditional use for an indoor athletic training facility

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: [Signature] Date: 6/23/2022

Signature of property owner: Mick Lynskey Date: 6/23/2022

RECEIVED

JUL 08 2022

CITY OF LAKE ELMO

## **Conditional Use Permit – Kokoro Volleyball, LLC**

### **Written Statements:**

- a) Current owners of the property are Lake Elmo Business Park Company:  
Lake Elmo Business Park Company, a Minnesota general partnership – contact Mick Lynskey, 651-439-1412, [mick@lynskeyclark.com](mailto:mick@lynskeyclark.com)  
Purchasing entity – Kokoro Volleyball, LLC a Minnesota limited liability company – contact Raymond Luczak and Jennifer Brathol, 612-750-2876, [rt@kokorovolleyball.com](mailto:rt@kokorovolleyball.com)  
Engineer – Stevens Engineers, 642 Brakke Drive, Suite 202, Hudson, WI 54016, 715-386-7488, [jraverty@stevensengineers.com](mailto:jraverty@stevensengineers.com)
- b) Address: XXX 39<sup>th</sup> Street N., Lake Elmo, MN 55042  
Current Zoning: Existing use is raw land and current zoning is Village Mixed-Use District (VMX)  
Parcel size: 2.7 acres/117,612 square feet  
PID# 13-029-21-22-0011  
Legal description of property: Lot 1, Block 1, Brookman 3<sup>rd</sup> Addition, Washington County, MN
- c) The property has been vacant land for our known history. It is unknown if other applications have been filed with the City of Lake Elmo.
- d) **A specific written description of the proposed use(s)**

i. The proposed use of the land would be for a volleyball training facility with parking lot. The property is currently vacant, and the building will be constructed based of preliminary designs shown in application. The landscaping and building will meet all city ordinances. The facility will have approximately 52 part time employees varying in schedules, and 4 full time employees with anticipated growth in the next few years.

ii. The facility is open year-round with some busier “seasons” listed below.

Girls Regular Season Twin Cities – November through June  
Girls Regular Season Eau Claire – Starting 2022 – November through June  
Boys Regular Season Twin Cities – Starting 2022 – September through March  
Summer Camp Twin Cities – July through August  
Summer Camp Eau Claire – Starting 2022 – July through August  
Summer Team Program Twin Cities – July  
Fall Team Program Twin Cities – August - October

In preparation for our continued growth, we began expanding the roles of our staff and training additional staff members to fill current and future needs. Current traffic count is around 150,000 visitors per year or averaging about 150-200 cars per day. General hours of operation are 3:30pm-9:30pm Mon-Fri and 8am-4pm Saturday and Sunday. We generally see, at most, 75 cars per two-hour time block.

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

- i. Kokoro will not be a danger to the public health, safety, or comfort but instead an asset for our youth. The services we currently offer to our athletes and families exceeds expectations. All athletes in our program have access to volleyball training services, physical strength services, physical therapy services, mental strength services, academic tutoring services, and mindfulness/meditation services. All those services are included in our regular season participation fees. Additionally, we house a chiropractic service in our facility for those that desire to add that service to their experience.
- ii. The comprehensive plan shows this site as Village- Mixed Use (V-MU). We believe the Kokoro Volleyball facility fits this zoning well and will be a benefit to the commercial and residential neighborhoods in this vicinity. The facility will be a big draw from local Lake Elmo families, many of whom already have children in Kokoro programs. Lake Elmo businesses will also benefit from users outside the area who will help support the local economy.
- iii. The proposed site is in what's listed as the Lake Elmo Business Park. The location is surrounded by Time For Me Early Learning Center and the Lake Elmo City Hall. One block to the south is the Lake Elmo Elementary School and within a quarter mile is Lions Park. The Kokoro Volleyball facility will be built to conforming Lake Elmo standards and will be a beautiful addition to this neighborhood. We believe it is in the best available location and will be very compatible with the existing uses surrounding the site.

Date Received: \_\_\_\_\_  
 Received By: \_\_\_\_\_  
 Permit #: \_\_\_\_\_



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

## VARIANCE APPLICATION

Applicant: Kokoro Volleyball - Raymond Luczak  
 Address: 485 Summit Ridge, Hudson, WI 54016  
 Phone # 612-750-2876  
 Email Address: rt@kokorovolleyball.com

Fee Owner: Lake Elmo Business Park Co.  
 Address: 118 S Main Street, Stillwater, MN 55082  
 Phone # 651-439-1412  
 Email Address: mick@lynskeyclark.com

Engineer: Stevens Engineers  
 Address: 642 Brakke Drive, Suite 202, Hudson, WI 54016  
 Phone # 715-386-7488  
 Email Address: iraverty@stevensengineers.com

Property Location (Address): XXX 39th Street N, Lake Elmo, MN 55042  
 Complete Legal Description: Lot 1, Block 1, Brookman 3rd Addition, Washington County, Minnesota.

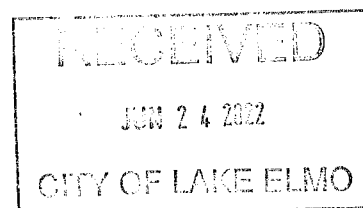
PID#: 13.029.21.22.0011

Detailed Reason for Request: Municipal code 105.12.550 asks for a minimum of two entry point to an athletic facility.

\*Variance Requests: As outlined in LEC Section 103.00.110 (c), the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows: Lake Elmo Avenue is a county road and we are unable to create a new access or use a shared access from that road. We are requesting a variance for one access to the property off 39th street.

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.

DocuSigned by: [Signature] Date: 6/23/2022  
 Signature of applicant: B18ECE1E22E64E8...  
 DocuSigned by: [Signature] Date: 6/23/2022  
 Signature of fee owner: Mick Lynskey  
E2ED59B936874FA...

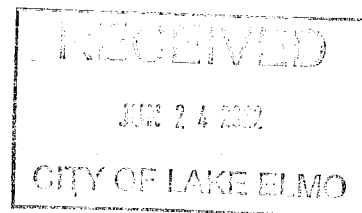




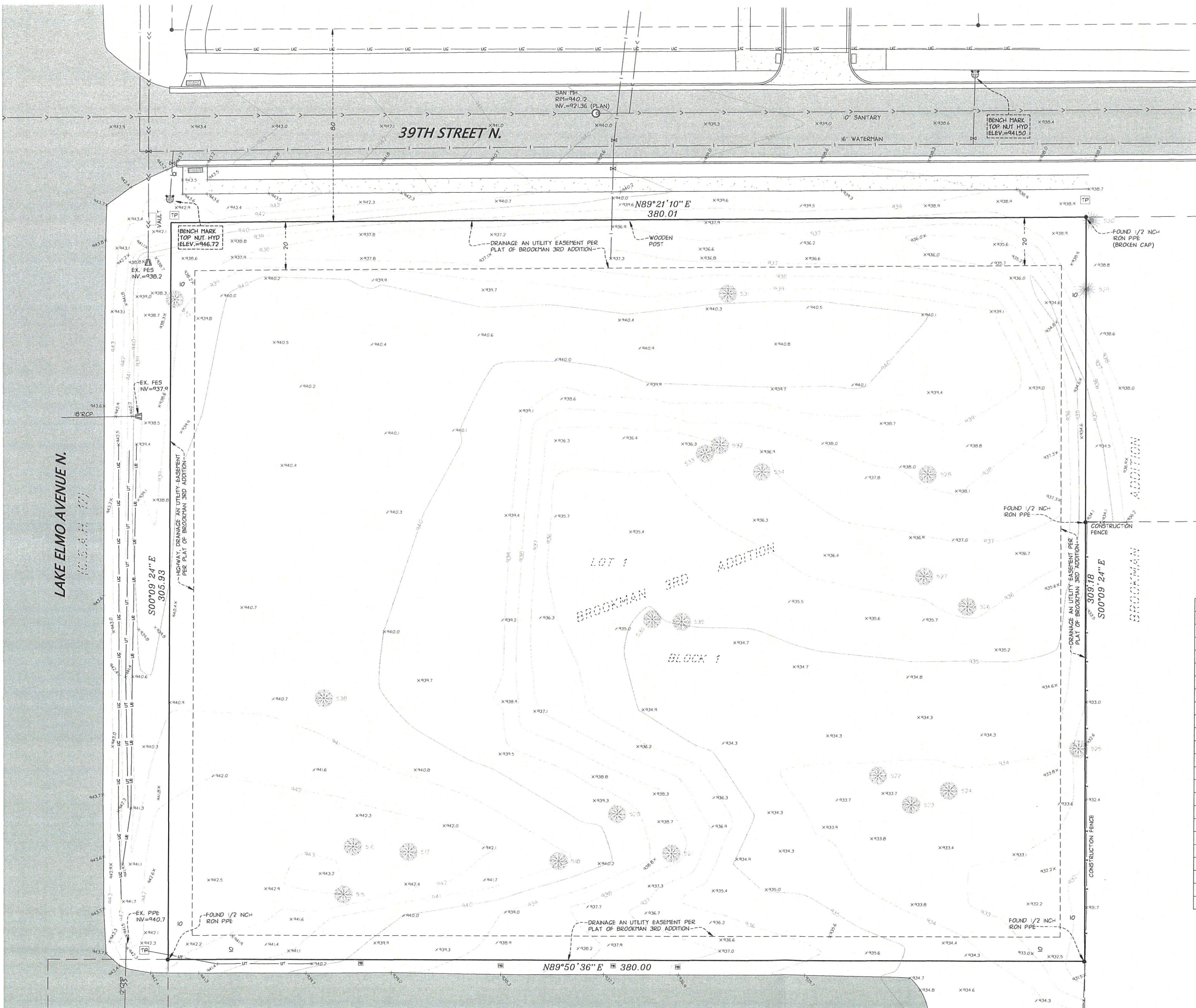
## **Variance Request – Kokoro Volleyball, LLC**

### **Written Statements:**

- a) Current owners of the property are Lake Elmo Business Park Company:  
Lake Elmo Business Park Company, a Minnesota general partnership – contact Mick Lynskey  
Purchasing entity – Kokoro Volleyball, LLC a Minnesota limited liability company – contact Raymond Luczak and Jennifer Brathol
- b) Legal description of property: Lot 1, Block 1, Brookman 3<sup>rd</sup> Addition, Washington County, MN  
PID# 13-029-21-22-0011  
Parcel size: 2.7 acres/117,612 square feet  
Existing use is raw land and current zoning is Village Mixed-Use District (VMX)
- c) Seeking a variance for section 105.12.550 **Standards for Indoor Recreation/Amusement** – minimum of two entry points to such facilities shall be provided.
- d) We are proposing one entry point into the Kokoro facility from 39<sup>th</sup> Street N due to not being able to gain access from the county road Lake Elmo Avenue N. We are also not able to gain access from the adjacent driveway to the south due to its location off Lake Elmo Avenue N as well.
- e) We have had discussions with staff about this who have also talked with Washington County. It was determined that based on required setbacks from the intersection of Lake Elmo Avenue N and 39<sup>th</sup> Street N that two access points off 39<sup>th</sup> Street N was also not attainable. We believe this is the safest alternative for access to the site.
- f) There are no alternatives for a second access to the Kokoro site, so requiring two entry points would make the project unfeasible.
- g) The county will not allow a new access off Lake Elmo Avenue N and will also not allow a shared access from the driveway south.
- h) We believe the Kokoro Volleyball facility will be a beautiful addition to the neighborhood. It will also be a draw for local Lake Elmo businesses who will benefit from users outside the area who will support the local economy.







**LEGAL DESCRIPTION:**  
The following legal description appears on Washington County Quit Claim Deed as Document Number 3989069:  
Lot 1, Block 1, BROOKMAN 3RD ADDITION  
Washington County, Minnesota  
\*\*ADDITIONAL PARCELS ARE DESCRIBED ON SAID DOCUMENT. FOR THE PURPOSES OF THIS SURVEY ONLY LOT 1, BLOCK 1 IS SHOWN.\*\*

**AREA**  
LOT 1 = 116,869 SQ.FT., BEING 2.68 ACRES, MORE OR LESS

**TITLE NOTES:**  
NO TITLE INFORMATION WAS PROVIDED AS A BENEFIT TO THIS SURVEY. ADDITIONAL EASEMENTS MAY EXIST THAT THE SURVEYOR IS UNAWARE OF.

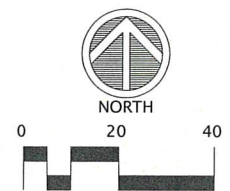
**BENCHMARKS**  
ELEVATIONS BASED ON AN ASSUMED VERTICAL DATUM DERIVED FROM GPS VALUES (NAVD 88). LOCAL PROJECT BENCHMARKS SHOWN GRAPHICALLY.

- SURVEY NOTES:**
1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD83). BEARINGS ARE DIFFERENT THAN SHOWN ON THE RECORDED PLAT. ALL INTERIOR ANGLES MATCH THE RECORDED PLAT ANGLES.
  2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF LAKE ELMO.
  3. THERE MAY BE SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

**UNDERGROUND UTILITIES NOTES:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBERS 221230142, 2021010101 WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

CALL BEFORE YOU DIG!  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

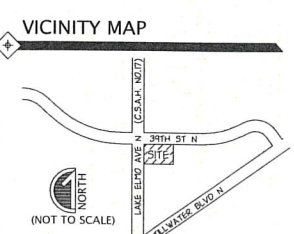
Tag number	Tree tpe	DBH/ HT	Notes
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516	Siberian Elm	20	
517	Siberian Elm	20	
518	Siberian Elm	19	
520	Siberian Elm	19	
521	Siberian Elm	24	
522	Amur Maple	36	Multi Stem
523	Basswood	13	
524	Siberian Elm	17	
525	Amur Maple	45	Multi Stem
526	Amur Maple	29	Multi Stem
527	Crab Apple	22	Multi Stem
528	Bur Oak	8	
529	Spruce	18dbh/30'	
530	Spruce	18dbh/30'	
531	Crab Apple	26	Multi Stem
532	Siberian Elm	14	
533	Siberian Elm	13	
534	Siberian Elm	17	
535	Siberian Elm	16	
536	Siberian Elm	26	Multi Stem
537	Siberian Elm	14	
538	Siberian Elm	13	



# KOKORO VOLLEYBALL LAKE ELMO

**CONTACT:**  
DERRICK BUILDING SOLUTIONS  
Chad Derrick  
1505 Highway 65  
New Richmond, WI 54017  
715-246-2320  
cderrick@derrickbuilt.com

**COUNTY/CITY:**  
WASHINGTON COUNTY  
CITY OF LAKE ELMO



SEC. 13, TWP. 29, RNC. 21,  
CITY OF LAKE ELMO, WASHINGTON COUNTY,  
MINNESOTA

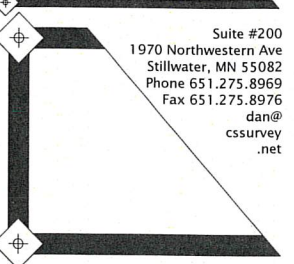
RECEIVED

REVISIONS:  
DATE 05-20-22  
REVISION INITIAL ISSUE

CITY OF LAKE ELMO  
w

**CERTIFICATION:**  
I hereby certify that this plat 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.  
*Daniel L. Thurmes*  
Daniel L. Thurmes Registration Number: 25718  
Date: 05-20-22

**PROJECT LOCATION:**  
XXXXX  
39TH ST. N.  
PID#1302921220011



**CORNERSTONE LAND SURVEYING, INC.**

FILE NAME SURVDC27  
PROJECT NO. DC22027

BOUNDARY AND TOPOGRAPHIC SURVEY  
G3



# KOKORO VOLLEYBALL

## NEW CONSTRUCTION

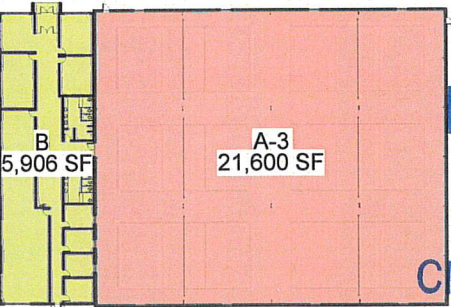
### DESIGN TEAM

<b>OWNER:</b> KOKORO VOLLEYBALL 2280 1ST ST. NORTH NORTH ST. PAUL, MN 55109 CONTACT: R.T. LUCZAK CONTACT: JENNIFER BRATHOL	<b>ARCHITECT:</b> STUDIO EA, LLC 76 COULEE RD HUDSON, WISCONSIN 54016 PH: 715.386.8303 CONTACT:	<b>GENERAL CONTRACTOR:</b> DERRICK BUILDING SOLUTIONS PO BOX 445 1505 HWY 65 NEW RICHMOND, WISCONSIN 54017 PH: 715.243.0529 CONTACT: AARON SUNDEEN	<b>STRUCTURAL:</b> A.M. STRUCTURAL ENGINEERING 112 E MAPLE ST. RIVER FALLS, WISCONSIN 54022 PH: 715.426.4930 CONTACT: DAVE WAGNER	<b>CIVIL:</b> STEVENS ENGINEERS, INC. 642 BRAKKE DRIVE, SUITE 202 HUDSON, WISCONSIN 54016 PH: 715.386.7448 CONTACT: JASON RAVERTY
---	--	---	--	--

### DRAWING CERTIFICATIONS

ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	CIVIL ENGINEER
SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE
DATE	DATE	DATE	DATE
REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER

#	SHEET NAME
T1.1	TITLE SHEET
G3.0	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.0	SITE AND UTILITY PLAN
C2.0	GRADING AND EROSION CONTROL
A2.1	FLOOR PLAN
A2.7	ELEVATIONS
A2.8	ELEVATIONS

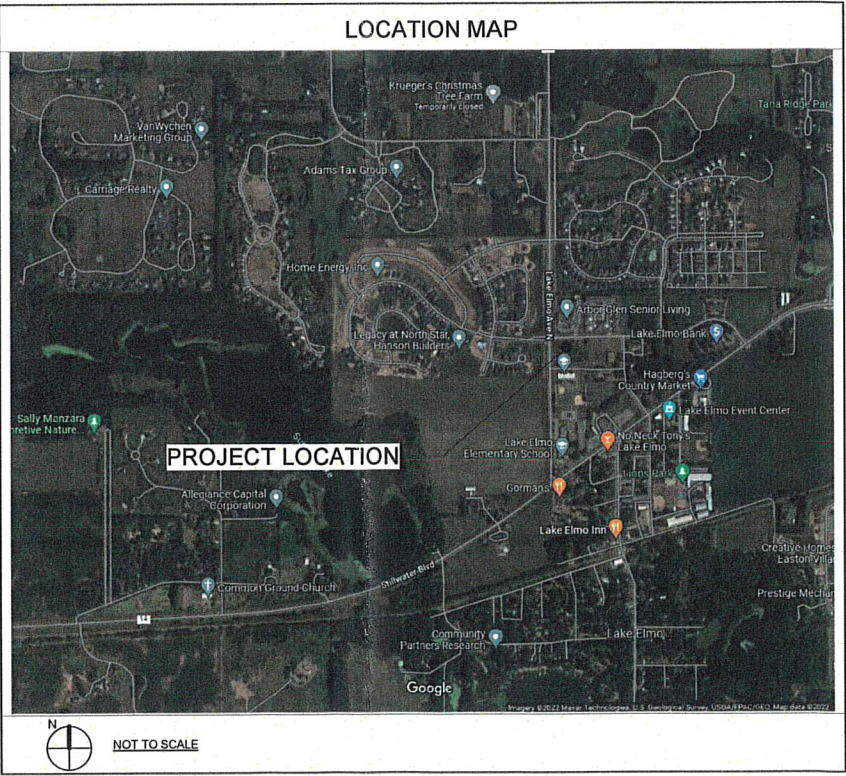


OCCUPANCY AREA














5,906 SF

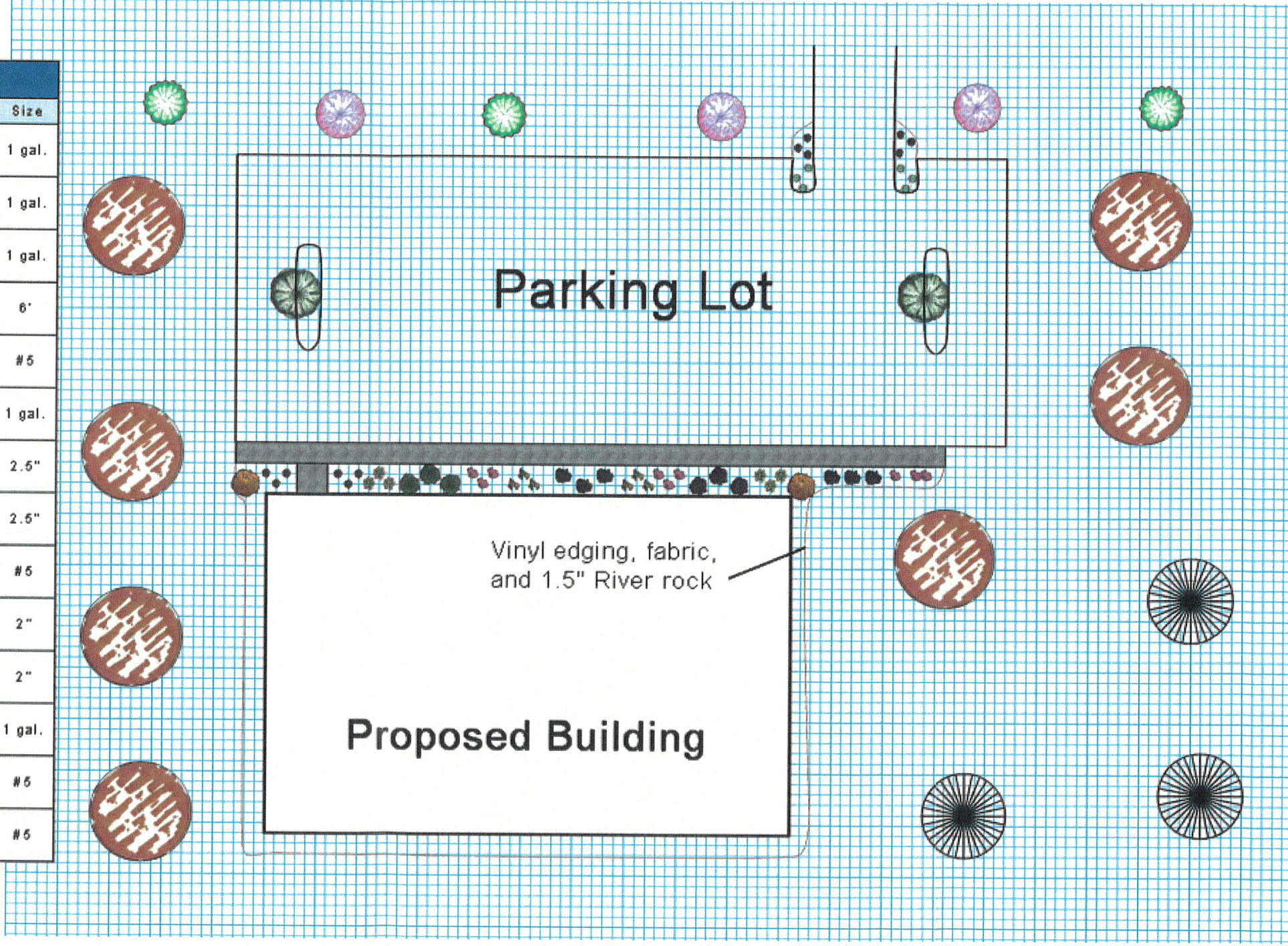
21,600 SF

TOTAL BUILDING AREA: 27,506 SF

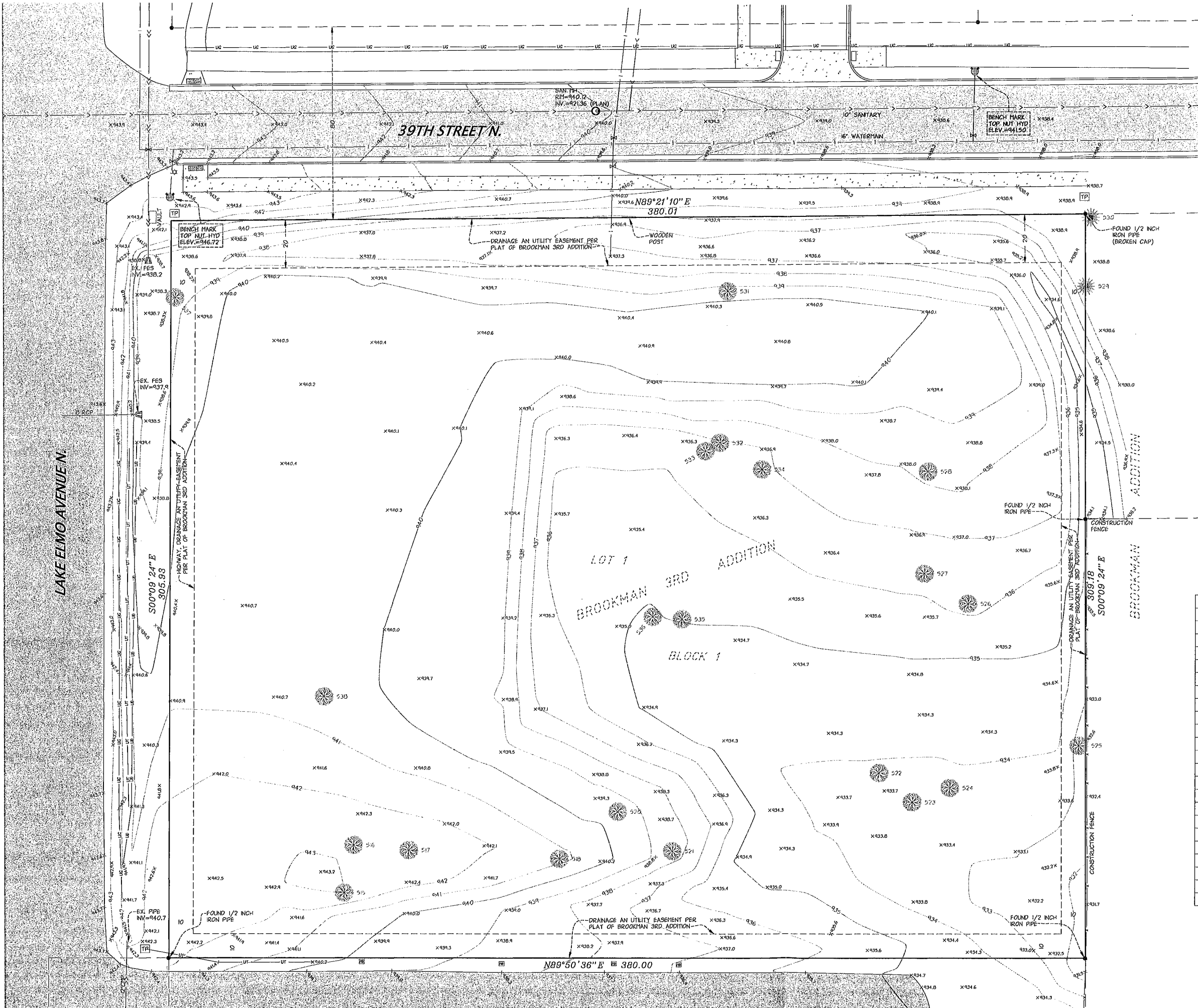




Plant Legend			
Symbol	Qty	Common	Size
	12	Allium 'Millenium'	1 gal.
	9	Autumn Fire Sedum	1 gal.
	6	Black Eyed Susan	1 gal.
	3	Black Hills Spruce	6"
	2	Dwarf Burning Bush	#5
	6	Feather Reed Grass 'Karl Foerster'	1 gal.
	2	Linden	2.5"
	7	Maple	2.5"
	6	Ninebark, Little Devil	#5
	3	Prairie Fire Crabapple	2"
	3	Spring Snow Crabapple	2"
	6	Stella De Oro' Daylily	1 gal.
	3	Taunton Yew	#5
	3	Weigela 'Wine & Roses'	#5







**LEGAL DESCRIPTION:**  
The following legal description appears on Washington County Quit Claim Deed as Document Number 3989069:  
Lot 1, Block 1, BROOKMAN 3RD ADDITION  
Washington County, Minnesota  
  
\*\*ADDITIONAL PARCELS ARE DESCRIBED ON SAID DOCUMENT. FOR THE PURPOSES OF THIS SURVEY ONLY LOT 1, BLOCK 1 IS SHOWN.\*\*

**AREA**  
LOT 1 = 116,869 SQ.FT., BEING 2.68 ACRES, MORE OR LESS

**TITLE NOTES:**  
NO TITLE INFORMATION WAS PROVIDED AS A BENEFIT TO THIS SURVEY. ADDITIONAL EASEMENTS MAY EXIST THAT THE SURVEYOR IS UNAWARE OF.

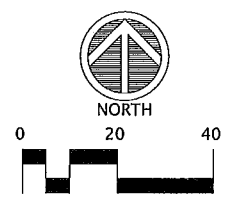
**BENCHMARKS**  
ELEVATIONS BASED ON AN ASSUMED VERTICAL DATUM DERIVED FROM GPS VALUES (NAVD 88). LOCAL PROJECT BENCHMARKS SHOWN GRAPHICALLY.

**SURVEY NOTES:**  
1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD83). BEARINGS ARE DIFFERENT THAN SHOWN ON THE RECORDED PLAT. ALL INTERIOR ANGLES MATCH THE RECORDED PLAT ANGLES.  
2. UNDERGROUND UTILITIES SHOWN PER COPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF LAKE ELMO.  
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

**UNDERGROUND UTILITIES NOTES:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. COPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 221230142. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

 **CALL BEFORE YOU DIG!**  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

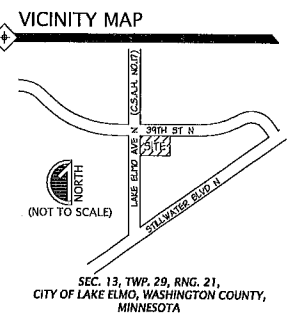
Tag number	Tree tpe	DBH/ HT	Notes
515	Siberian Elm	23	
516	Siberian Elm	20	
517	Siberian Elm	20	
518	Siberian Elm	19	
520	Siberian Elm	19	
521	Siberian Elm	24	
522	Amur Maple	36	Multi Stem
523	Basswood	13	
524	Siberian Elm	17	
525	Amur Maple	45	Multi Stem
526	Amur Maple	29	Multi Stem
527	Crab Apple	22	Multi Stem
528	Bur Oak	8	
529	Spruce	18dbh/30'	
530	Spruce	18dbh/30'	
531	Crab Apple	26	Multi Stem
532	Siberian Elm	14	
533	Siberian Elm	13	
534	Siberian Elm	17	
535	Siberian Elm	16	
536	Siberian Elm	26	Multi Stem
537	Siberian Elm	14	
538	Siberian Elm	13	



# KOKORO VOLLEYBALL LAKE ELMO

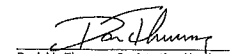
**CONTACT:**  
DERRICK BUILDING SOLUTIONS  
Chad Derrick  
1505 Highway 65  
New Richmond, WI 54017  
715-246-2320  
cderrick@derrickbuilt.com

**COUNTY/CITY:**  
**WASHINGTON COUNTY**  
**CITY OF LAKE ELMO**

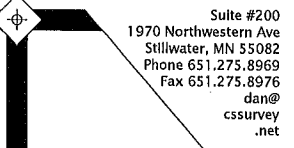


**REVISIONS:**

DATE	REVISION
05-20-22	INITIAL ISSUE

**CERTIFICATION:**  
I hereby certify that this plan 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.  
  
Daniel L. Thurmes Registration Number: 25718  
Date: 05-20-22

**PROJECT LOCATION:**  
**XXXXX**  
**39TH ST. N.**  
**PID#1302921220011**

  
Suite #200  
1970 Northwestern Ave  
Stillwater, MN 55082  
Phone 651.275.8969  
Fax 651.275.8976  
dan@cssurvey.net

**CORNERSTONE LAND SURVEYING, INC.**  
FILE NAME: SURVDC27  
PROJECT NO.: DC22027  
BOUNDARY AND TOPOGRAPHIC SURVEY  
**G3**

25' REQUIRED RIGHT-OF-WAY  
 DEDICATION PER WASHINGTON  
 COUNTY COMPREHENSIVE PLAN

LAKE ELMO AVENUE N  
 (C.S.A.H 17)

20' BUILDING SETBACK

39TH STREET N

20' BUILDING SETBACK

PROPOSED  
 BUILDING

EXISTING DRIVEWAY

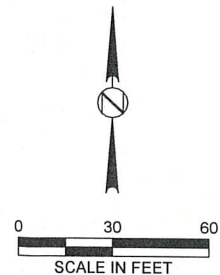
EXISTING BUILDING

10' BUILDING SETBACK

KEYNOTES:

1. ASPHALT PAVEMENT.
2. B612 CONCRETE CURB AND GUTTER. SEE LAKE ELMO STANDARD DRAWING NO. \_\_\_\_.
3. COMMERCIAL CONCRETE DRIVEWAY. SEE LAKE ELMO STANDARD DRAWING NO. 502.
4. 4" CONCRETE SIDEWALK.
5. 24" CONCRETE VALLEY GUTTER.
6. 6" CONCRETE PAVEMENT - DUMPSTER PAD
7. DUMPSTER ENCLOSURE. SEE ARCHITCTURAL
8. INFILTRATION BASIN. SEE GRADING PLAN.
9. PAVEMENT MARKING, HANDICAP SYMBOL (TYP)
10. PAVEMENT MARKING, DIAGONAL 4" WHITE PAINT (TYP)
11. PAVEMENT MARKING, 4" WHITE PAINT (TYP).
12. 4" SCHEDULE 40 PVC SANITARY SEWER SERVICE. INSTALL AT 2.0% MIN. SLOPE. MAINTAIN 4" MIN. COVER ON PIPE. PROVIDE ALL FITTINGS AND APPURTENANCES AS REQUIRED TO INSTALL PIPE. INSTALL CLEAN-OUTS AS REQUIRED PER CODE. VERIFY END LOCATION AND INVERT ELEVATION AT BUILDING WITH PLUMBER.
13. CONNECT TO EXISTING 6" PVC SERVICE STUB. VERIFY LOCATION AND ELEVATION.
14. 6" DIP CL. 52 WATER SERVICE. MAINTAIN 8" MIN. COVER ON PIPE. PROVIDE ALL FITTINGS AND APPURTENANCES AS REQUIRED TO INSTALL PIPE. VERIFY END LOCATION AT BUILDING WITH PLUMBER.
15. CONNECT TO EXISTING 6" DIP WATER SERVICE STUB. VERIFY LOCATION AND ELEVATION.

HARDCOVER CALCULATIONS		
SURFACE	AREA (SF)	% COVER
BUILDING	27,452	28.50%
PARKING LOT	35,648	30.50%
SIDEWALK	1,732	1.50%
TOTAL IMPERVIOUS	64,832	55.50%
TOTAL GREENSPACE	52,037	44.50%
TOTAL LOT AREA	116,869	



NOT FOR CONSTRUCTION

NO	DATE	BY	DESCRIPTION	NO	DATE	BY	DESCRIPTION
	07/07/2022	JRR	VARIANCE AND CUP SUBMITTAL				
REVISIONS				REVISIONS			

DESIGNED BY JRR/BRH	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY BRH	
APPROVED BY JRR	
SIGNATURE:	
PRINTED NAME:	JASON R. RAVERTY
DATE:	REG NO. 41274

PLANS PREPARED BY:



STEVENS ENGINEERS, INC.  
 642 BRAKKE DRIVE, SUITE 202  
 HUDSON, WISCONSIN 54016  
 PHONE: 1.715.386.5819  
 www.stevensengineers.com

PLANS PREPARED FOR:



**DERRICK**  
 Building Solutions

PROJECT NO

400-22-324

DATE

07/07/2022

KOKORO VOLLEYBALL  
 SITE IMPROVEMENT PLANS  
 LAKE ELMO, MINNESOTA

SITE AND UTILITY PLAN

C1



PLOTTED: 7/5/2022 12:18 AM  
MODIFIED: 7/5/2022 12:55 AM

USER: BHEINRICH

S:\DERRICK COMPANIES\400-22-324 KOKORO VOLLEYBALL\DWG\SHEETS\DC4\0022324\_C02.DWG

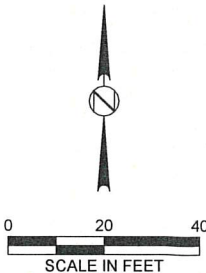
LAKE ELMO AVENUE N  
(C.S.A.H 17)

39TH STREET N

KEYNOTES:

1. STORM MANHOLE
2. STORM CATCH BASIN
3. STORM SEWER PIPING
4. STORM PIPING FOR INTERNAL ROOF DRAIN CONNECTION
5. STORM PIPING FOR DOWNSPOUT CONNECTION
6. INFILTRATION BASIN OUTLET PIPE
7. SILT FENCE (TYP)

INFILTRATION BASIN  
BOTTOM ELEV = 932.00



NOT FOR CONSTRUCTION

NO	DATE	BY	DESCRIPTION	NO	DATE	BY	DESCRIPTION
	07/07/2022	JRR	VARIANCE AND CUP SUBMITTAL				
REVISIONS				REVISIONS			

DESIGNED BY JRR/BRH	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY BRH	
APPROVED BY JRR	
SIGNATURE:	
PRINTED NAME:	JASON R. RAVERTY
DATE:	REG NO: 41274



PLANS PREPARED BY:

STEVENS ENGINEERS, INC.  
642 BRAKKE DRIVE, SUITE 202  
HUDSON, WISCONSIN 54016  
PHONE: 1.715.386.5819  
www.stevensengineers.com

PLANS PREPARED FOR:



PROJECT NO

400-22-324

DATE

07/07/2022

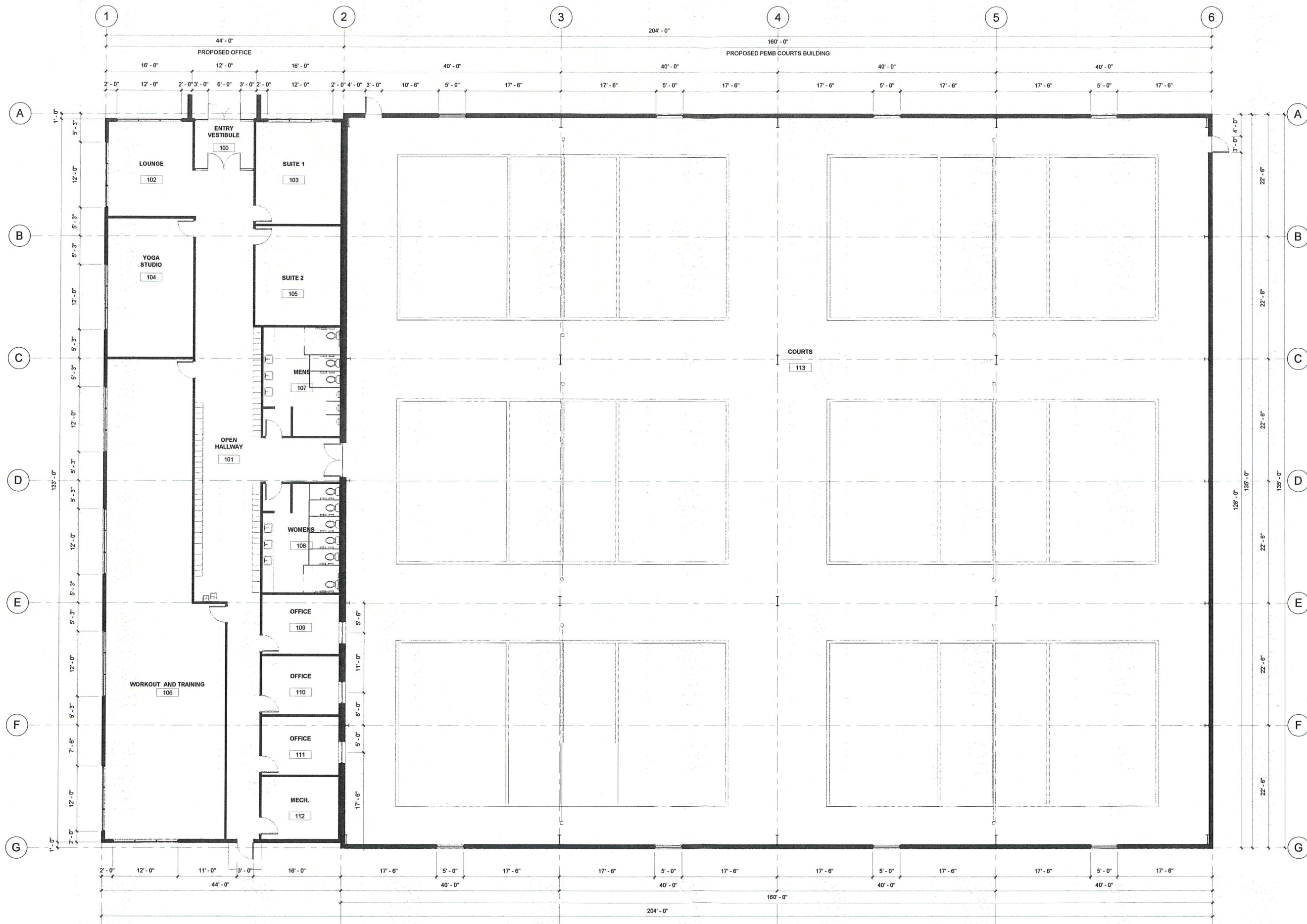
KOKORO VOLLEYBALL  
SITE IMPROVEMENT PLANS  
LAKE ELMO, MINNESOTA

GRADING AND EROSION CONTROL PLAN

C2

5 OF 10





1 MAIN FLOOR PLAN  
1/8" = 1'-0"

STUDIO EA  
76 Coulee Road  
Hudson, WI 54016  
715.386.8303  
WeAreStudioEA.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

KOKORO VOLLEYBALL  
39TH ST. N & LAKE ELMO  
AVE. N LAKE ELMO, MN 55042



SCHEMATIC  
DESIGN

RELEASE DATE  
SCHEMATIC DESIGN 08 JUL 22

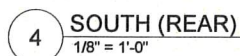
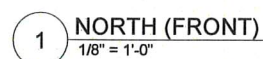
PROJECT NO. 22-3322

FLOOR PLAN

A2.1



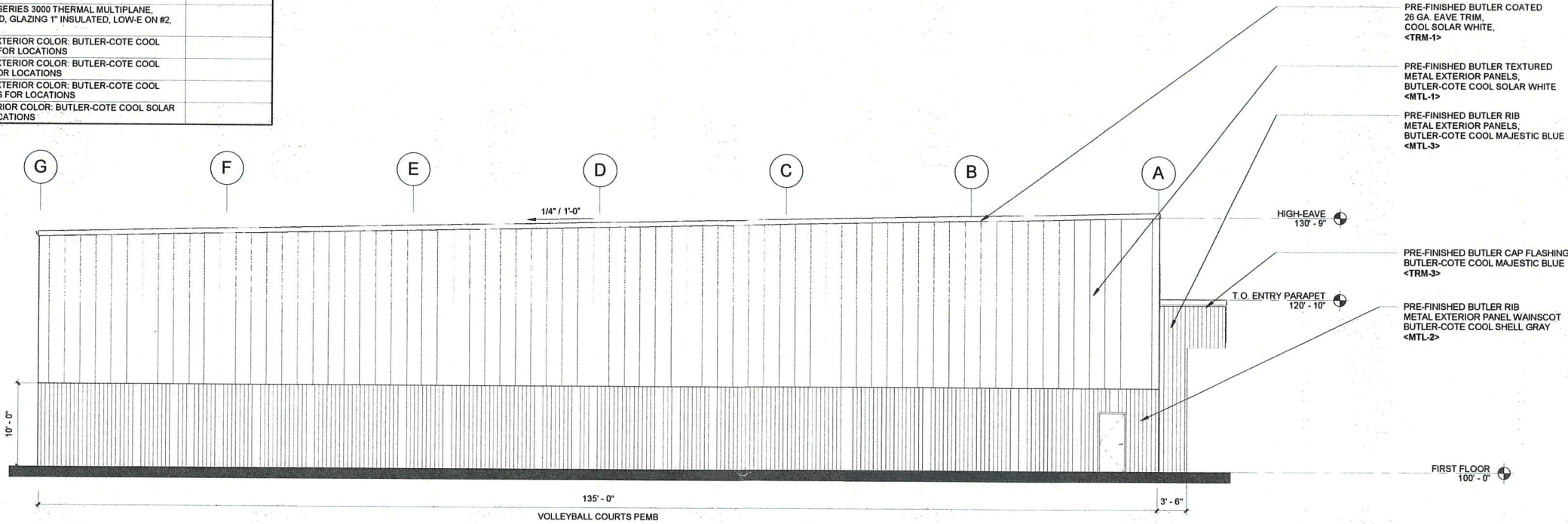
MATERIAL	PRODUCT INFORMATION	NOTES
MTL-1	MANUF: BUTLER BUILDINGS VERTICAL EXTERIOR TEXTURED PANELS. EXTERIOR COLOR: BUTLER-COTE COOL SOLAR WHITE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
MTL-2	MANUF: BUTLER BUILDINGS VERTICAL EXTERIOR RIB PANELS. EXTERIOR COLOR: BUTLER-COTE COOL SOLAR WHITE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
MTL-3	MANUF: BUTLER BUILDINGS VERTICAL EXTERIOR RIB PANELS. EXTERIOR COLOR: BUTLER-COTE COOL MAJESTIC BLUE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
MTL-4	MANUF: VERSA STEEL HORIZONTAL STEEL SIDING PANELS. EXTERIOR COLOR: 482 SMOOTH MATTE GILDEN GRAIN. LOCATIONS: AT ENTRY. SEE ELEVATIONS FOR LOCATIONS	
MTL-5	MANUF: BUTLER BUILDINGS VERTICAL EXTERIOR STANDING SEAM ROOF PANELS. EXTERIOR COLOR: BUTLER-COTE COOL SOLAR WHITE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
R-1	TYPICAL MEMBRANE ROOF SYSTEM. COLOR: BLACK MEMBRANE SYSTEM	
SIGN-1	RAISED LETTERING SIGNAGE. EXTERIOR COLOR: COMPANY LOGO VIOLET-BLUE. SIZE: SIZE VARIES. SEE ELEVATIONS FOR LOCATIONS / SIZES	
SIGN-2	RAISED LETTERING SIGNAGE. EXTERIOR COLOR: COMPANY LOGO ORANGE. SIZE: SIZE VARIES. SEE ELEVATIONS FOR LOCATIONS / SIZES	
THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM	MANUF: OLDCASTLE BUILDING ENVELOPE. SYSTEM: SERIES 3000 THERMAL MULTIPLANE. FRONTSET, SIZE: 2" X 4 1/2". FINISH: CLEAR ANODIZED, GLAZING 1" INSULATED, LOW-E ON #2, ARGON FILLED, CLEAR	
THERMALLY BROKEN ALUMINUM WINDOW	MANUF: OLDCASTLE BUILDING ENVELOPE. SYSTEM: SERIES 3000 THERMAL MULTIPLANE. FRONTSET, SIZE: 2" X 4 1/2". FINISH: CLEAR ANODIZED, GLAZING 1" INSULATED, LOW-E ON #2, ARGON FILLED, CLEAR	
TRM-1	MANUF: BUTLER BUILDINGS TRIM CAP FLASHING. EXTERIOR COLOR: BUTLER-COTE COOL SOLAR WHITE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
TRM-2	MANUF: BUTLER BUILDINGS TRIM CAP FLASHING. EXTERIOR COLOR: BUTLER-COTE COOL SHELL GRAY. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
TRM-3	MANUF: BUTLER BUILDINGS TRIM CAP FLASHING. EXTERIOR COLOR: BUTLER-COTE COOL MAJESTIC BLUE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
TRM-4	MANUF: BUTLER BUILDINGS GUTTER SYSTEM. EXTERIOR COLOR: BUTLER-COTE COOL SOLAR WHITE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	



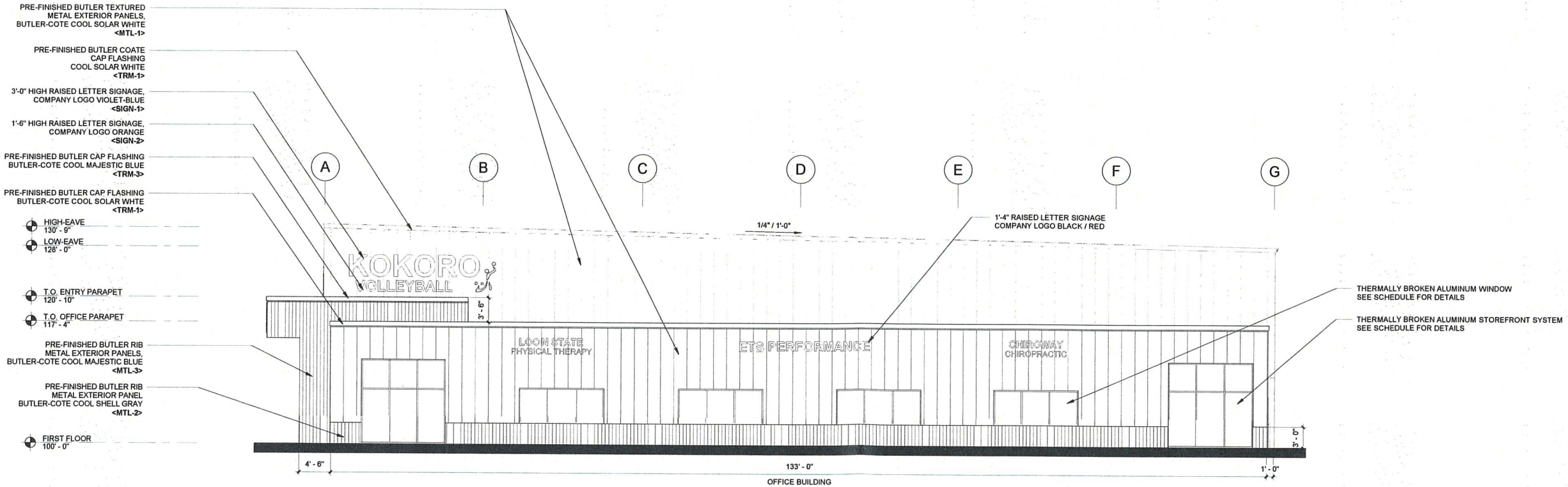


EXTERIOR MATERIAL SCHEDULE

MATERIAL	PRODUCT INFORMATION	NOTES
MTL-1	MANUF: BUTLER BUILDINGS VERTICAL EXTERIOR TEXTURED PANELS. EXTERIOR COLOR: BUTLER-COTE COOL SOLAR WHITE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
MTL-2	MANUF: BUTLER BUILDINGS VERTICAL EXTERIOR RIB PANELS. EXTERIOR COLOR: BUTLER-COTE COOL SHELL GRAY. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
MTL-3	MANUF: BUTLER BUILDINGS VERTICAL EXTERIOR RIB PANELS. EXTERIOR COLOR: BUTLER-COTE COOL MAJESTIC BLUE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
MTL-4	MANUF: VERSA STEEL HORIZONTAL STEEL SIDING PANELS. EXTERIOR COLOR: 462 SMOOTH MATTE GILDEN GRAIN. LOCATIONS: AT ENTRY, SEE ELEVATIONS FOR LOCATIONS	
MTL-5	MANUF: BUTLER BUILDINGS VERTICAL EXTERIOR STANDING SEAM ROOF PANELS. EXTERIOR COLOR: BUTLER-COTE COOL SOLAR WHITE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
R-1	TYPICAL MEMBRANE ROOF SYSTEM. COLOR: BLACK MEMBRANE SYSTEM	
SIGN-1	RAISED LETTERING SIGNAGE. EXTERIOR COLOR: COMPANY LOGO VIOLET-BLUE. SIZE: SIZE VARIES. SEE ELEVATIONS FOR LOCATIONS / SIZES	
SIGN-2	RAISED LETTERING SIGNAGE. EXTERIOR COLOR: COMPANY LOGO ORANGE. SIZE: SIZE VARIES. SEE ELEVATIONS FOR LOCATIONS / SIZES	
THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM	MANUF: OLDCASTLE BUILDING ENVELOPE. SYSTEM: SERIES 3000 THERMAL MULTIPLANE. FRONTSET, SIZE: 2" X 4 1/2". FINISH: CLEAR ANODIZED, GLAZING 1" INSULATED, LOW-E ON #2, ARGON FILLED, CLEAR	
THERMALLY BROKEN ALUMINUM WINDOW	MANUF: OLDCASTLE BUILDING ENVELOPE. SYSTEM: SERIES 3000 THERMAL MULTIPLANE. FRONTSET, SIZE: 2" X 4 1/2". FINISH: CLEAR ANODIZED, GLAZING 1" INSULATED, LOW-E ON #2, ARGON FILLED, CLEAR	
TRM-1	MANUF: BUTLER BUILDINGS TRIM CAP FLASHING. EXTERIOR COLOR: BUTLER-COTE COOL SOLAR WHITE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
TRM-2	MANUF: BUTLER BUILDINGS TRIM CAP FLASHING. EXTERIOR COLOR: BUTLER-COTE COOL SHELL GRAY. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
TRM-3	MANUF: BUTLER BUILDINGS TRIM CAP FLASHING. EXTERIOR COLOR: BUTLER-COTE COOL MAJESTIC BLUE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	
TRM-4	MANUF: BUTLER BUILDINGS GUTTER SYSTEM. EXTERIOR COLOR: BUTLER-COTE COOL SOLAR WHITE. LOCATIONS: SEE ELEVATION NOTES FOR LOCATIONS	

















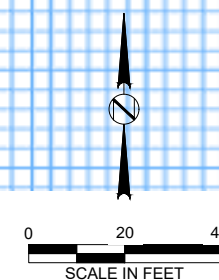
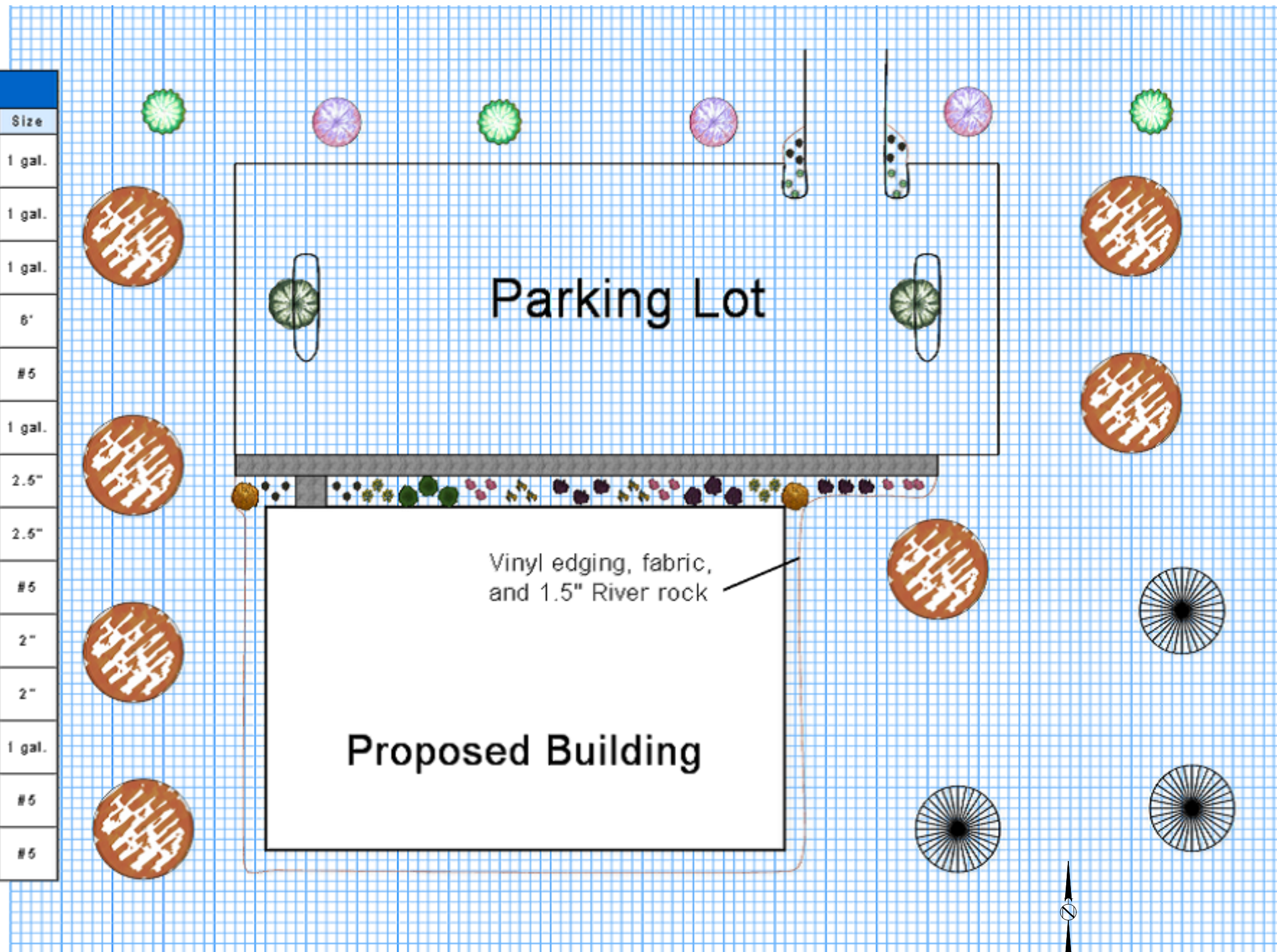
1 EAST (RIGHT)  
1/8" = 1'-0"



2 WEST (LEFT)  
1/8" = 1'-0"



Plant Legend			
Symbol	Qty	Common	Size
	12	Allium 'Millenium'	1 gal.
	9	Autumn Fire Sedum	1 gal.
	6	Black Eyed Susan	1 gal.
	3	Black Hills Spruce	6'
	2	Dwarf Burning Bush	#5
	6	Feather Reed Grass 'Karl Foerster'	1 gal.
	2	Linden	2.5"
	7	Maple	2.5"
	6	Ninebark, Little Devil	#5
	3	Prairie Fire Crabapple	2"
	3	Spring Snow Crabapple	2"
	6	Stella De Oro Daylily	1 gal.
	3	Taunton Yew	#5
	3	Weigela 'Wine & Roses'	#5







KOKORO VOLLEYBALL

06-06-2022

CONCEPT IMAGE 1



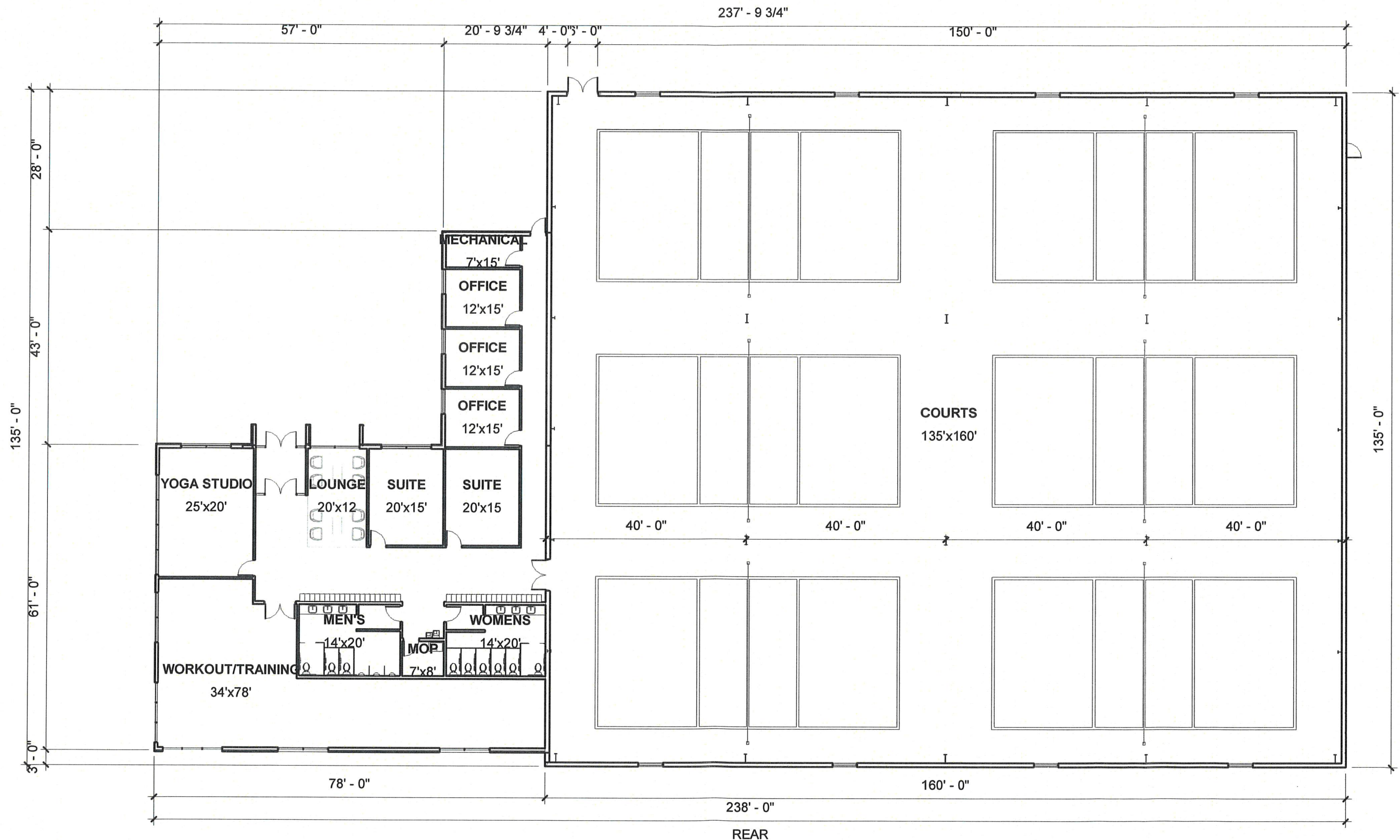


KOKORO VOLLEYBALL

06-06-2022

CONCEPT IMAGE 2





# KOKORO VOLLEYBALL

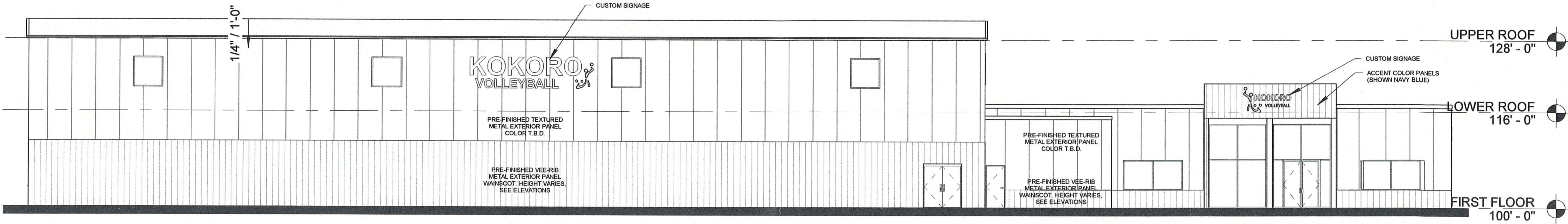
06-06-2022

## FLOOR PLAN D

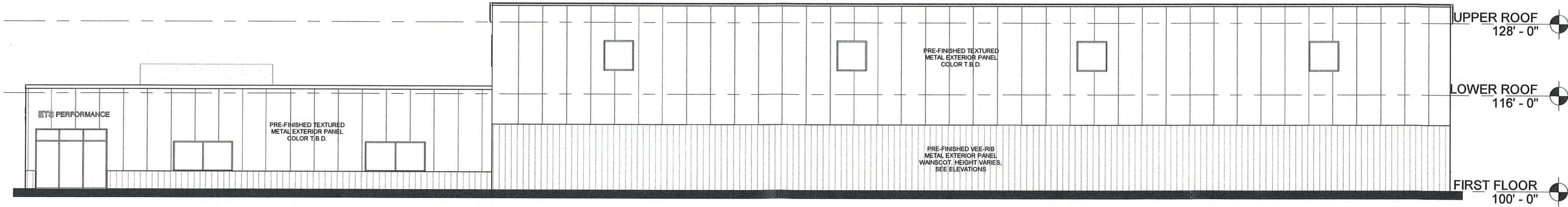
1" = 20'-0"



NOTE: FINAL COLORS, MATERIALS, AND FINISHES T.B.D. BY OWNER



1 NORTH (FRONT)  
1/16" = 1'-0"



4 SOUTH (REAR)  
1/16" = 1'-0"

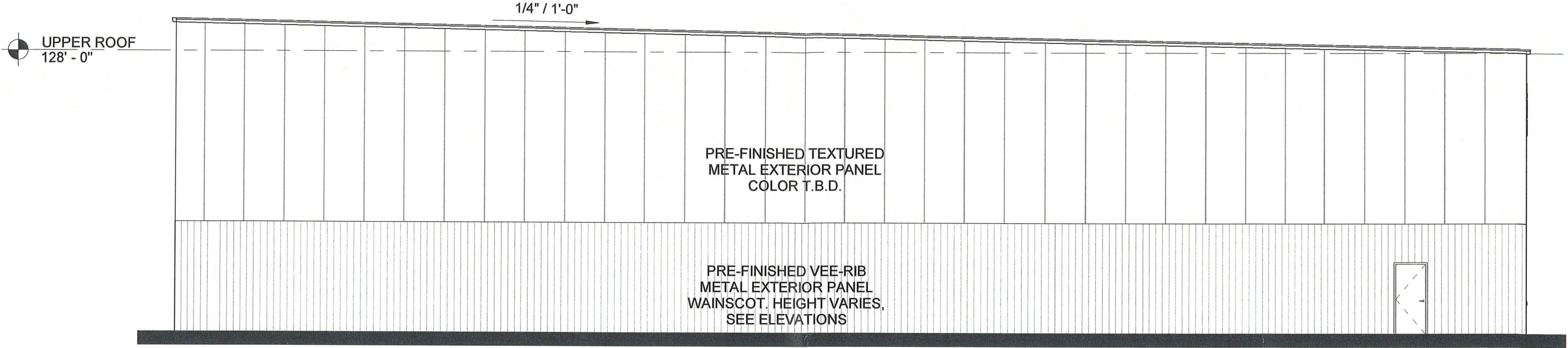
KOKORO VOLLEYBALL

06-06-2022

ELEVATIONS

1/16" = 1'-0"

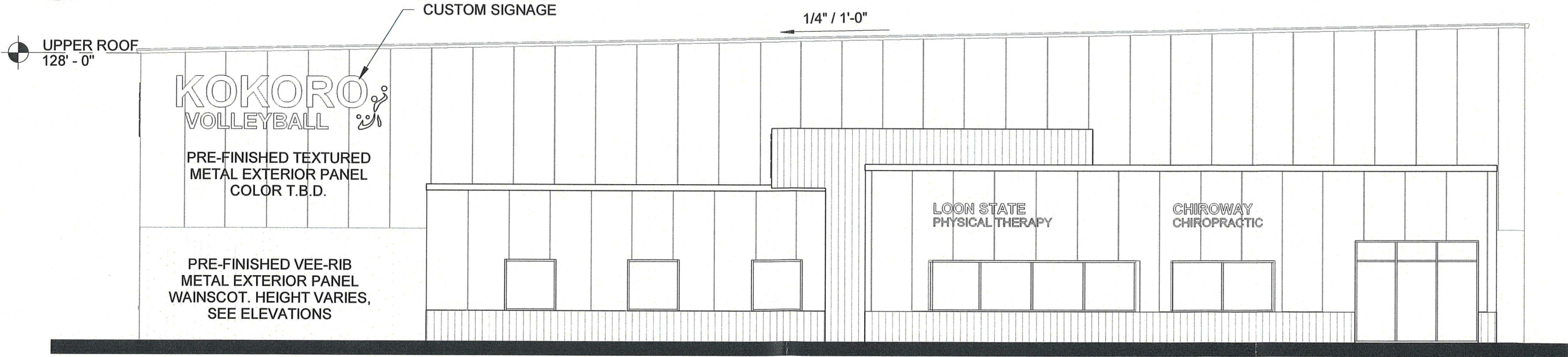




1

EAST (RIGHT)

3/32" = 1'-0"



2

WEST (LEFT)

3/32" = 1'-0"

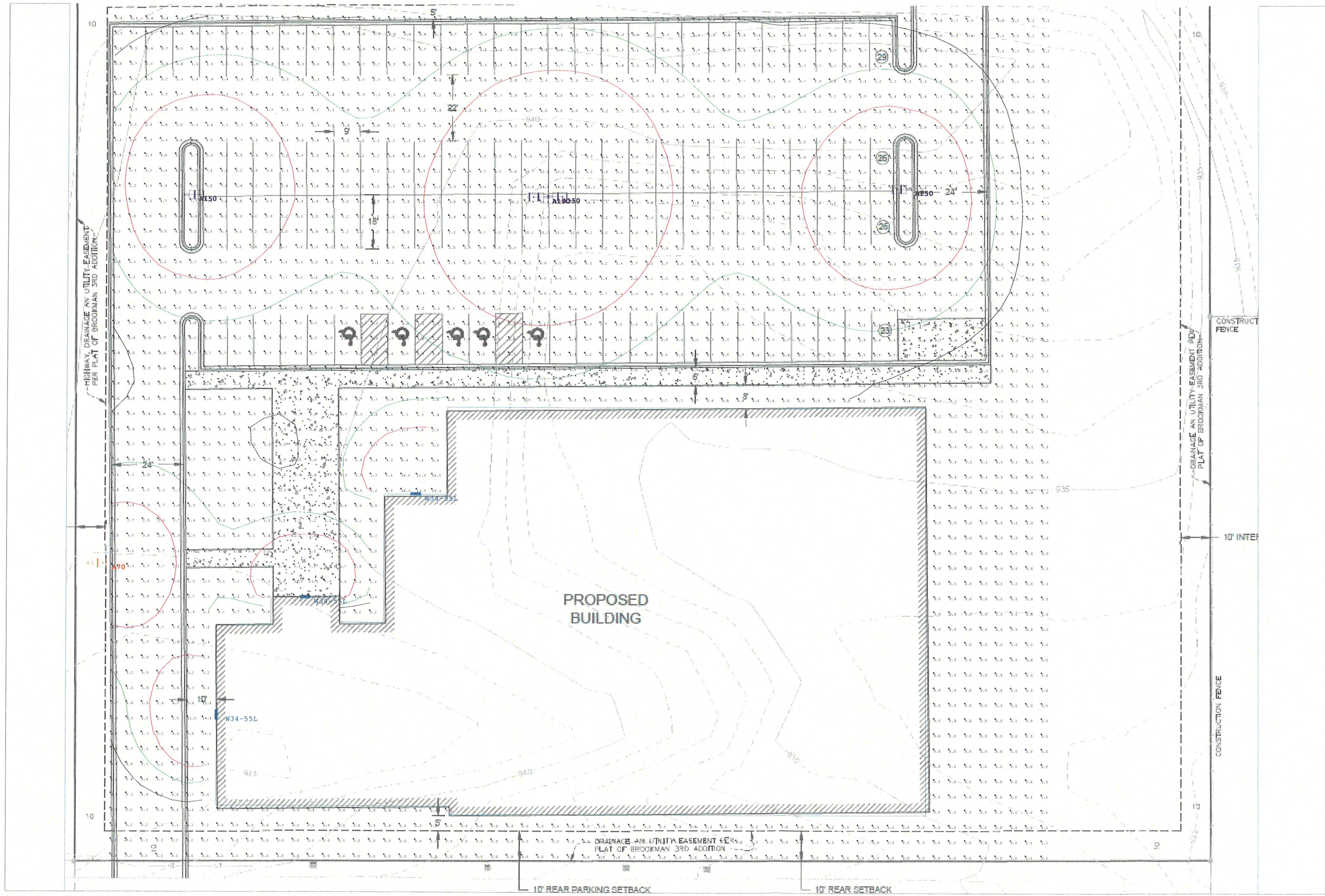
# KOKORO VOLLEYBALL

06-06-2022

## ELEVATIONS

3/32" = 1'-0"





Scale: 1 inch= 14.29 Ft.

**ROUZER**  
GROUP

Prepared For: Neo



Job Name: Kokoro  
Lighting Layout  
Version A

Scale: as noted

Date: 6/29/2022

Filename: Kokoro.AGI

Drawn By: Bailey Ganske

Filename: C:\Users\bailey\OneDrive\Documents\BAI\Router\Inside Documents\BAI\Router Layouts\Baileys AGI\Ganske - AGI\Kokoro.AGI

The Lighting Analysis, including, Energy Analysis and/or Visual Simulation ("Lighting Design") has been prepared by Neo Electrical Solutions ("Neo") based upon design information and data provided by the client. These design documents are based upon the design information and data provided by the client and are not intended to be a final design. The Lighting Design is based upon the design information and data provided by the client and is not intended to be a final design. The Lighting Design is based upon the design information and data provided by the client and is not intended to be a final design. The Lighting Design is based upon the design information and data provided by the client and is not intended to be a final design.






### Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts_1	Illuminance	Fc	1.57	14.6	0.0	N.A.	N.A.		5	5	Horizontal

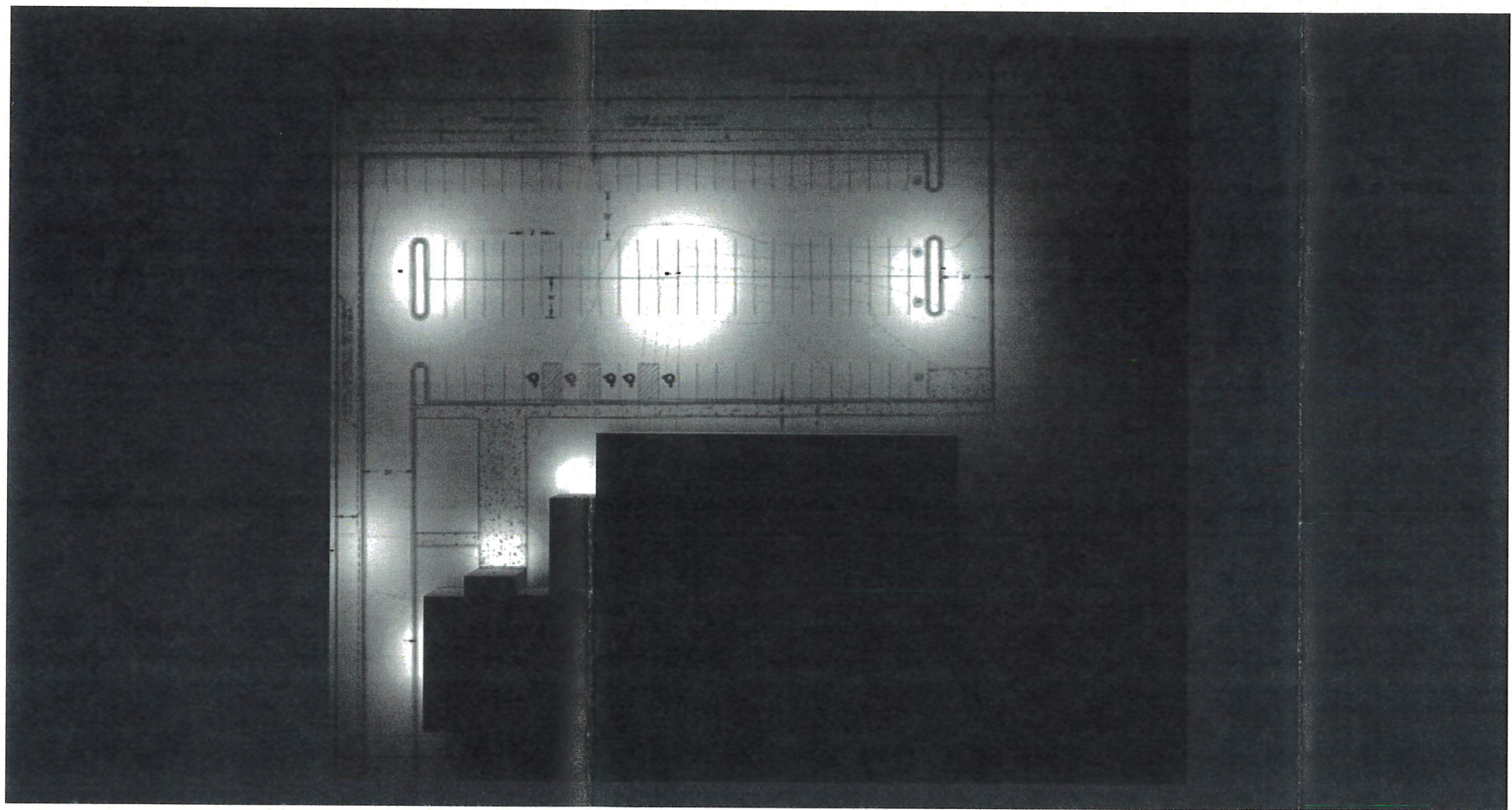
\*\*\*LAYOUT AND BOM ARE SUBJECT TO APPROVAL\*\*\*

### Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	4	A150	a17-4t150	SINGLE	21117	21117	1.000	A17-4T150	149.17	149.17	596.68	a17-4t150.ies
	1	A70	a17-3t70	SINGLE	10044	10044	1.000	A17-3T70	69.84	69.84	69.84	a17-3t70.ies
	3	W34-55	W34-55L	SINGLE	5375	5375	1.000	W34-55L	51.1	51.1	153.3	W34-55L-RAB04717MOD50.IES

### Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A70	11.902	108.106	23	0	15
2	A150	274.387	231.666	23	180	0
3	A150	40.723	229.211	23	0	0
4	A150	160.245	228.938	23	0	0
5	A150	154.918	228.802	23	180	0
7	W34-55	78.592	97.06	12	90	0
8	W34-55	49.542	58.396	12	180	0
9	W34-55	114.596	131.018	12	90	0
Total Quantity: 8						



NOTES:

\* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

\* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

\* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

\* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

\* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal  
Patents issued or pending apply.

[illegible]

Scale: as noted

Date: 6/29/2022

Filename: Kokoro.AGI

Drawn By: Bailey Ganske

**Job Name: Kokoro**

Lighting Layout  
Version A

Prepared For: Neo

Filename: C:\Users\bailey\Rouzer Group\Rouzer Inside Documents\RAB\Rouzer Layouts\Baileys AG\Ganske - AG\Kokoro\_AGI

**ROUZER**  
**GROUP**



# COMMITTED TO BUILDING GREEN

All standard Butler-Cote™ 25-year fluoropolymer color finishes feature a Solar Reflectance Index (SRI) of 29 or greater.

## ENHANCE AND PROTECT THE BEAUTY

The standard exterior paint finish for all Butler panels and trim is the Butler-Cote system, consisting of a full strength 70% Kynar 500® or Hylar 5000® PVDF resin-based fluoropolymer finish.

The Butler-Cote system resists the chalking and fading that often leaves a building looking drab

and faded. Our 25-year warranty guarantees that, on roof and wall panel standard colors, chalking will not exceed a rating of #3 and fading will not exceed 5ΔE color difference units. The warranty also covers peeling, cracking, or chipping of the paint finish.

While many manufacturers' warranties are prorated after a certain period of time, we offer our Butler-Cote roof and wall panel warranty for a full 25 years—with no prorating. It's a testament to our high performance standards.

## FLUOROPOLYMER FINISH VS. SILICONE POLYESTER AFTER 8 YEARS OF WEATHERING.

Butler-Cote™ Fluoropolymer Finish	Industry Standard Silicone Polyester Coating
Original Color	
Level of Chalking Allowable Within Warranty Terms	
Warranty Period	10 years

## BUTLER-COTE™ FINISH SYSTEM SOLAR REFLECTANCE DATA

Available Standard "Cool" Colors	Initial Solar Reflectance	Initial Emittance	Solar Reflectance Index (SRI)	Color Number
Cool Solar White - MR-24®	71.7	0.85	87	BN5W204B
Cool Solar White (Galvalume® substrate)	74.9	0.84	91	BN5W184B
Cool Igloo White	62.4	0.87	74	BN5W183B
Cool Ivory White	62.3	0.85	74	BN5I137B
Cool Birch White	63.7	0.85	75	BN5I135B
Cool Shell Gray	55.1	0.84	63	BN5A221B
Cool Country Wheat	60.3	0.84	71	BN5I136B
Cool Desert Beige	49.0	0.85	55	BN5N235B
Cool Gray Stone	37.1	0.85	39	BN5A222B
Cool Marsh Green	32.9	0.84	33	BN5G179B
Cool Emerald Green	29.7	0.85	29	BN5G174B
Cool Palm Green	28.7	0.86	29	BN5G176B
Cool Ocean Blue	33.0	0.84	33	BN5L148B
Cool Majestic Blue	30.8	0.85	30	BN5L149B
Cool Brick Red	32.9	0.84	33	BN5R143B
Cool Harvest	31.1	0.84	31	BN5N239B
Cool Onyx Black	29.6	0.84	29	BN5B114B
Galvalume® Plus	68.0	0.30	65	



Butler Manufacturing  
Kansas City, MO  
816-968-3000

www.butlermfg.com



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Form No. 4828 06/14

# BUTLER-COTE™ FINISH SYSTEM

for Butler® Building Systems

Featuring a full palette of Butler-Cote™ colors each with an SRI of 29 or greater.





# BUTLER-COTE™ FINISH SYSTEM


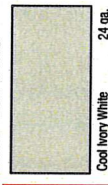

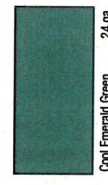

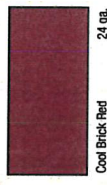

for Butler® Building Systems

All Butler-Cote™ fluoropolymer finishes have a Solar Reflectance Index of 29 or greater.



## ROOF SYSTEMS

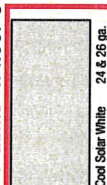
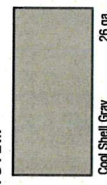


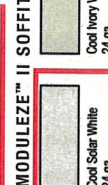
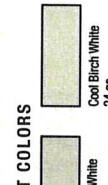
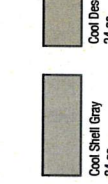
### MR-24" AND CMR-24" ROOF SYSTEMS

	Cool Solar White 22 & 24 ga.		Cool Ivory White 24 ga.		Cool Shell Gray 22 & 24 ga.		Cool Emerald Green 24 ga.
	Cool Ocean Blue 24 ga.		Cool Brick Red 24 ga.		Cool Harvest 22 & 24 ga.		

### VSR 11" ROOF SYSTEM

	Cool Solar White 24 ga.		Cool Ivory White 24 ga.		Cool Gray Stone 24 ga.		Cool Shell Gray 24 ga.
	Cool Country Wheat 24 ga.		Cool Desert Beige 24 ga.		Cool Palm Green 24 ga.		Cool Marsh Green 24 ga.
	Cool Emerald Green 24 ga.		Cool Brick Red 24 ga.				Cool Majestic Blue 24 ga.

### BUTLERIB® II ROOF SYSTEM







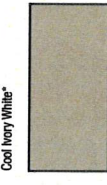

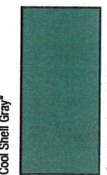
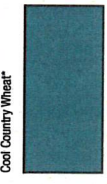






	Cool Solar White 24 & 26 ga.		Cool Shell Gray 26 ga.		Cool Emerald Green 26 ga.		Cool Harvest 24 ga.
	Cool Ivory White 24 ga.		Cool Birch White 24 ga.		Cool Desert Beige 24 ga.		

### MODULEZE™ II SOFFIT COLORS

	Cool Solar White 24 ga.		Cool Ivory White 24 ga.		Cool Birch White 24 ga.		Cool Desert Beige 24 ga.
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## WALL SYSTEMS


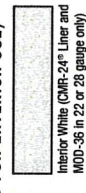
SHADOWWALL™, BUTLERIB® II, STYLWALL® II, FLAT AND FLUTED WALL SYSTEMS, AND MOD-36 (GABLE TRIM, EAVE TRIM, GUTTER AND DOWNSPOUTS)

	Cool Solar White*		Cool Igloo White*		Cool Ivory White*		Cool Birch White*
	Cool Shell Gray*		Cool Country Wheat*		Cool Desert Beige*		Cool Gray Stone
	Cool Emerald Green		Cool Ocean Blue		Cool Majestic Blue		Cool Brick Red
	Cool Harvest*		Cool Onyx Black (Trim Only)		Cool Marsh Green		Cool Palm Green

## BUTLER THERMAWALL™ WALL SYSTEM

	Cool Solar White		Cool Birch White		Cool Shell Gray		Cool Country Wheat
	Cool Igloo White				Cool Palm Green		Cool Birch White

## INTERIOR FINISH COLORS (NOT FORMULATED FOR EXTERIOR USE)

	Light Gray (Butlerib® II roof & wall, StyWall® II Fluted, ShadowWall®, & TextureWall®) USDA-approved MR-24", VSR II™ and MOD-36"
	Interior White (CMR-24" Liner and MOD-36 in 22 or 28 gauge only)

## GAUGE AVAILABILITY

Butlerib® II & ShadowWall™ - 26 gauge  
StylWall® II Flat - 26 gauge  
StylWall® II Fluted - 24 gauge  
MOD-36 - 22, 24, 26, and 28 gauge  
Trim - 26 gauge

\*Also available in 24 gauge for Butlerib® II.

All color selections are close representations, but are limited by processing and viewing conditions. Lead times may vary by product selection. Contact your Butler Builder® for more information.

## NOTE:

EXTERIOR FINISH COLORS CHOSEN ON THIS SHEET ARE CALLED OUT WITH RED RECTANGLE. PLEASE REFER TO PROJECT EXTERIOR ELEVATIONS FOR FINISH LOCATIONS.

For color, gauges, or color/panel combinations not shown, additional charges apply and a minimum order is required.



# V E S T A<sup>®</sup>

SPACE REDEFINED





# VESTA®

SPACE REDEFINED

888.784.0878

[QualityEdge.com/VESTA](http://QualityEdge.com/VESTA)

U.S. Patent No.: 10,508,455  
Canadian Patent Pending

U.S. Copyright:  
© Sand Dollar Woodgrain Artwork VAu1-378-183  
© Driftwood Woodgrain Artwork VAu1-378-232  
© Autumn Thistle Woodgrain Artwork VAu1-378-233  
Gilded Grain Woodgrain Artwork Copyright Pending



**Quality Edge Headquarters**

2712 Walkent Drive NW  
Walker, MI 49544

**Quality Edge Georgia**

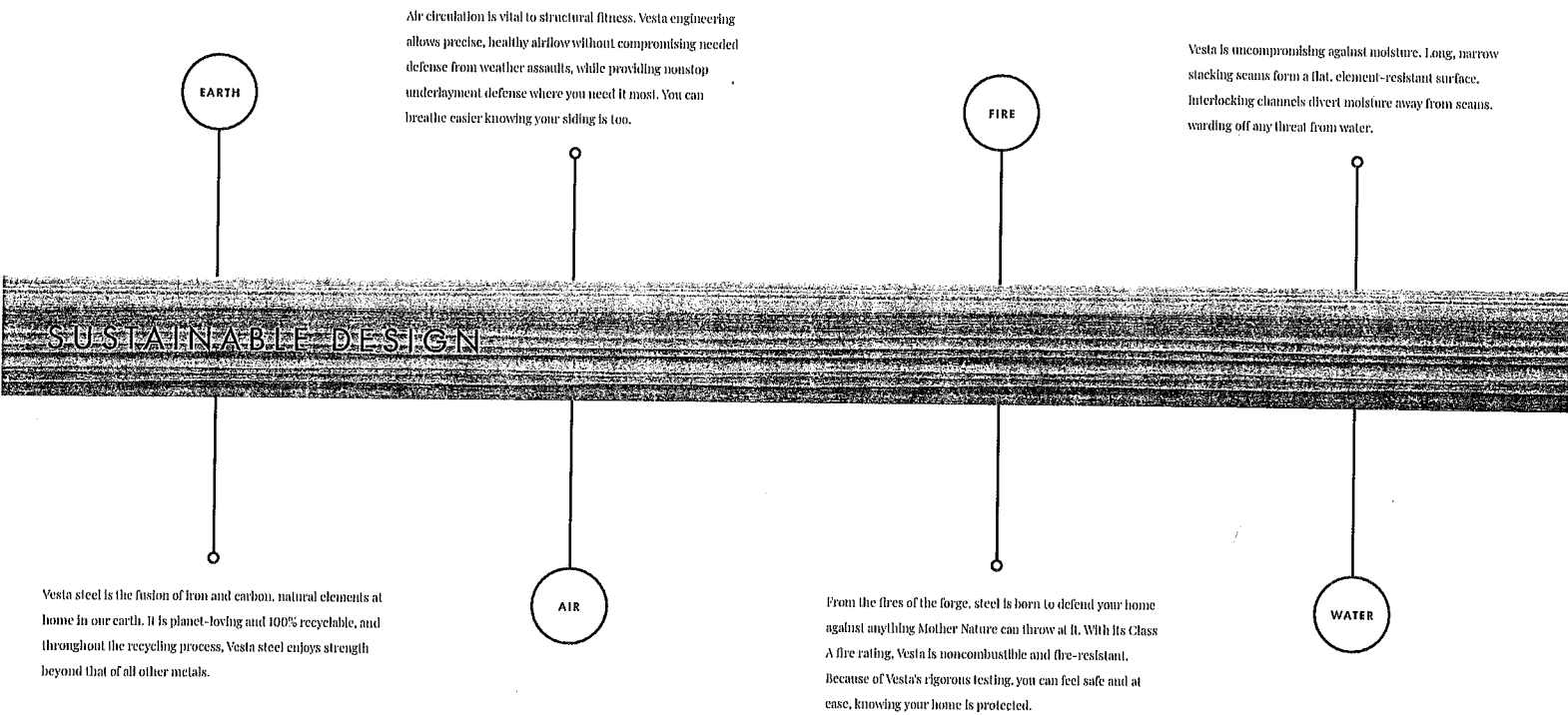
5520 Export Boulevard  
Garden City, GA 31408

**Quality Edge Texas**

634 107th Street  
Arlington, TX 76011

VPBROCH Rev. 02/20



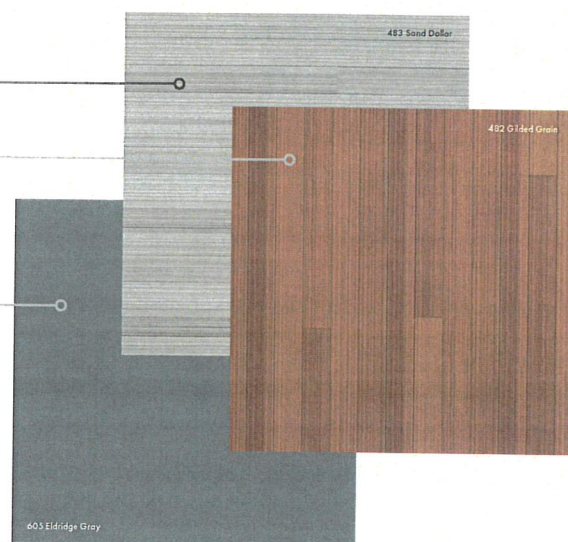




GILDED GRAIN





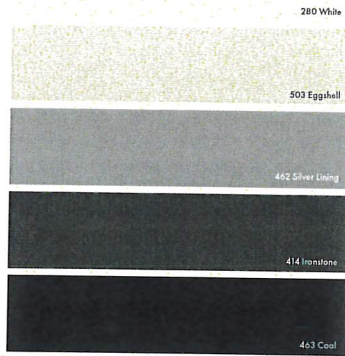


## THE LOOK

- Vesta Plank in Gilded Grain (vertical installation)
- Vesta Plank as porch ceiling and siding in Sand Dollar
- fascia, drip edge, window and door trim in Eldridge Gray

# THE PALETTE

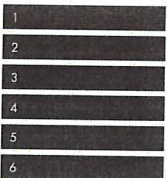
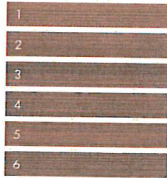
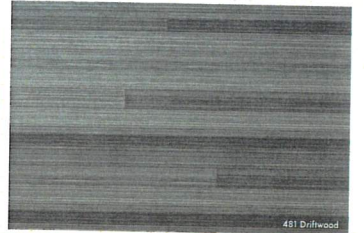
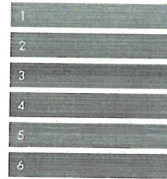
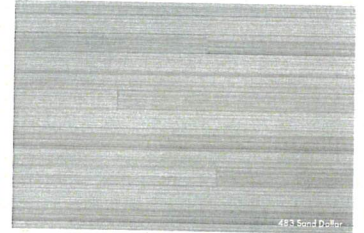
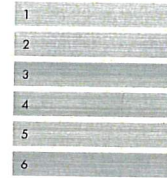
## NEUTRAL



## BOLD



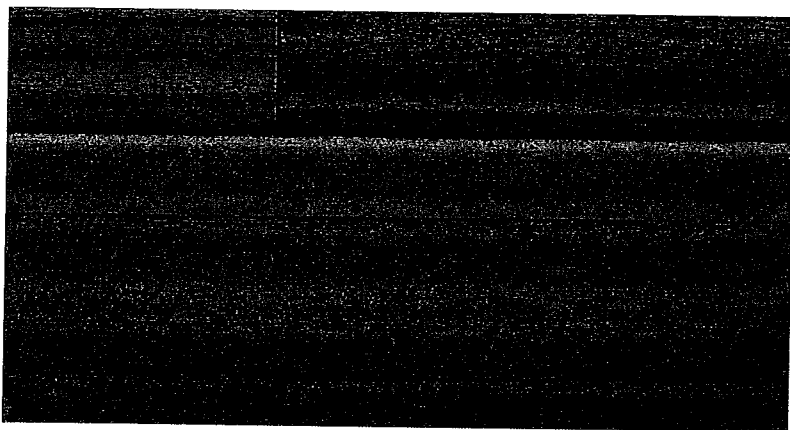
## HD3 WOODGRAINS AND VARIEGATES



Although we make every effort to ensure color accuracy in our printing process, your final product may not be an exact match to those displayed.



We go to great lengths to ensure that form, feel and functionality all come together; from brick ledge flashing to specialized steel-cutting saw blades, Vesta cladding accessories account for every angle. And when compared to the competition, there is none.



	All Vesta Colors	Vesta Solids	Vesta Woodgrains
<b>SIDING PROFILES</b>			
Plank, 8 ft			*
Plank, 12 ft		*	
<b>ACCESSORIES</b>			
Starter Trim	*		
Outside Corner Post	*		
Inside Corner Block	*		
H-Channel	*		
J-Channel	*		
Drip Cap	*		
Trim Coll	*		
Support Trim	*		
Utility Trim	*		
Brick Ledge Flashing	*		
I-Flashing	*		
Touch-Up Paint	*		
1.5" Nails	*		
1.5" Screws	*		

	Vesta	Engineered Wood <sup>1</sup>	Fiber Cement <sup>2</sup>	Vinyl <sup>3</sup>
Warranty	Lifetime	50 years	30 years	20 years
Warp-/Shrink-Resistant	•	•		
Moisture-Resistant	•			•
Fire-Rated	•			
Weather-Resistant	•	•		
Noncombustible	•		•	
100% Recyclable	•			
Zero Associated Health Risks	•			
Lifetime Paint/Color System	•			
Real Woodgrain Look	•	•	•	

**SOURCES:**

1. "Buyer's Guide for Exhaler Sizing," <https://www.danaher.com/buyers-guide-to-exhaler-sizers/buyers-guide-for-exhaler-sizing>.
2. "NOSH Research: First Protocol Solution to Controlling Hand-to-Hand Virus Spreading: Filter-Cased Sizing." Centers for Disease Control and Prevention. The National Institute for Occupational Safety and Health. 18 June 2015. Web. 4 Dec. 2015.
3. Braslow, Emily. "Viral Spreading: Hand Concerns." *Safety Magazine*. N.p., n.d. Web. 8 Oct. 2012.



# A17-4T150



Color: Bronze

Weight: 13.2 lbs

Project:

Type:

Prepared By:

Date:

## Driver Info

Type	Constant Current
120V	1.50A
208V	0.80A
240V	0.70A
277V	0.06A
Input Watts	149.17W

## LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	21,378
Efficacy	143.3 lm/W

## Technical Specifications

### Compliance

#### UL Listed:

Suitable for wet locations

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PLA17VEV0J4H

### Electrical

#### Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

#### Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

#### THD:

3.54% at 120V, 9.1% at 277V

#### Power Factor:

99.7% at 120V, 93.2% at 277V

#### Surge Protection:

10kV

### Performance

#### Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

### Construction

#### IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

#### Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

#### Lens:

Polycarbonate lens

#### Housing:

Die-cast aluminum housing, lens frame and mounting arm

## Technical Specifications (continued)

### Construction

#### IP Rating:

Ingress protection rating of IP65 for dust and water

#### Vibration Rating:

3G vibration rating per ANSI C136.31

#### EPA:

- 1 Fixture: 0.46
- 2 Fixtures at 90°: 0.60
- 2 Fixtures at 180°: 0.93
- 3 Fixtures at 90°: 0.93
- 4 Fixtures at 90°: 0.93

#### EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

- 1 Fixture: 0.66
- 2 Fixtures at 90°: 0.80
- 2 Fixtures at 180°: 1.32
- 3 Fixtures at 90°: 1.32
- 4 Fixtures at 90°: 1.32

#### Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

#### Finish:

Formulated for high durability and long-lasting color

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

### LED Characteristics

#### LEDs:

Long-life, high-efficiency, surface-mount LEDs

#### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Other

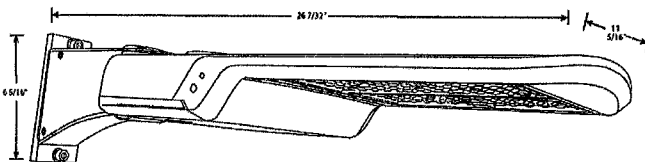
#### 5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Dimensions



### Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

## Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	4T	150			
	3T = Type III	70 = 70W/10,000LM	Blank = Universal Pole Mount	Blank = 5000K Cool	Blank = 120-277V, 0-10V	Blank = No Option
	4T = Type IV	100 = 100W/15,000LM	SF = Slipfitter (Factory installed	N = 4000K Neutral	Dimming	/3PRS = 3-pin Receptacle and
	5T = Type V	150 = 150W/22,500LM	SF available in 150W)		/480 = 480V, 0-10V	Shorting Cap
		200 = 200W/30,000LM			Dimming <sup>1</sup>	/7PRS = 7-pin Receptacle and
		240 = 240W/36,000LM				Shorting Cap
		300 = 300W/45,000LM				/MVS = Microwave Motion
		375 = 375W/51,800LM				Sensor
						/LC = Lightcloud® Controller

<sup>1</sup> 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories

# W34-55L



Ultra-economy wall pack with traditional look.

Color: Bronze

Weight: 10.4 lbs

Project:

Type:

Prepared By:

Date:

## Driver Info

Type	Constant Current
120V	0.45A
208V	0.24A
240V	0.21A
277V	0.19A
Input Watts	51.4W

## LED Info

Watts	50W
Color Temp	5000K (Cool)
Color Accuracy	84 CRI
L70 Lifespan	50,000 Hours
Lumens	6,528
Efficacy	127 lm/W

## Technical Specifications

### Compliance

#### UL Listed:

Suitable for wet locations. Suitable for mounting within 4 feet of the ground.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
DLC Product Code: P57TGKTN

### Performance

#### Lifespan:

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

### Electrical

#### Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.45A, 208V: 0.24A, 240V: 0.21A, 277V: 0.19A

#### THD:

4.37% at 120V, 5.18% at 277V

#### Power Factor:

99.8% at 120V, 97% at 277V

#### Note:

All values are typical (tolerance +/- 10%)

### LED Characteristics

#### LEDs:

Long-life, high-efficacy, surface-mount LEDs

#### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Construction

#### Housing:

Die-cast aluminum

#### Lens:

Glass

#### Reflector:

Specular aluminum

#### Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)



## Technical Specifications (continued)

## Construction

## Mounting:

Die-cast backbox with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged door for easy re-assembly.

## Green Technology:

Mercury and UV free. RoHS-compliant components.

## Finish:

Formulated for high durability and long-lasting color

## Other

## Replacement:

Replaces up to 175W Metal Halide

## Equivalency:

Equivalent to 150W Metal Halide

## 5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

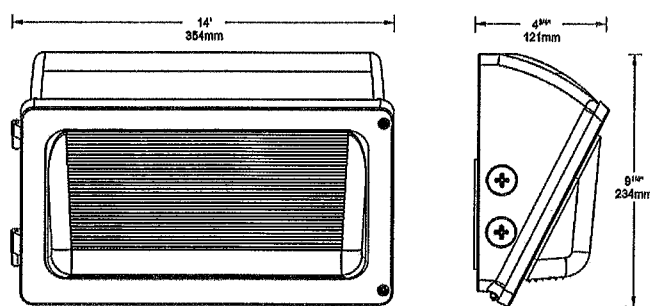
## Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

## Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions



## Features

- Economy-grade wall pack with traditional look
- Covers footprint of medium-sized HID wall packs
- Available in various lumen packages
- Integrated 0-10V dimming
- 50,000-Hour LED lifespan

## Ordering Matrix

Family	Lumen Package	CRI/Color Temp	Voltage	Options
W34	55L			
	55L = 6,500lm, 51W 70L = 8,500lm, 69W 90L = 10,000lm, 87W	Blank = 80 CRI / 5000K 840 = 80 CRI / 4000K 830 = 80 CRI / 3000K	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = No Option /PCU = 120-277V Button Photocell /MVS = Microwave Motion Sensor /LC = 120-277V Lightcloud® Controller

All values are nominal with +/- 10% tolerance. See spec sheet for more details.

# A17-3T70



Color: Bronze

Weight: 10.8 lbs

Project:

Type:

Prepared By:

Date:

## Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	69.84W

## LED Info

Watts	70W
Color Temp	5000K (Cool)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	10,234
Efficacy	146.5 lm/W

## Technical Specifications

### Compliance

#### UL Listed:

Suitable for wet locations

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PLDHBT6T92Z4

### Electrical

#### Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

#### Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

#### THD:

3.24% at 120V, 13.52% at 277V

#### Power Factor:

99.6% at 120V, 91.7% at 277V

#### Surge Protection:

10kV

### Performance

#### Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

### Construction

#### IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

#### Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

#### Lens:

Polycarbonate lens

#### Housing:

Die-cast aluminum housing, lens frame and mounting arm

## Technical Specifications (continued)

### Construction

#### IP Rating:

Ingress protection rating of IP65 for dust and water

#### Vibration Rating:

3G vibration rating per ANSI C136.31

#### EPA:

- 1 Fixture: 0.46
- 2 Fixtures at 90°: 0.60
- 2 Fixtures at 180°: 0.93
- 3 Fixtures at 90°: 0.93
- 4 Fixtures at 90°: 0.93

#### EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

- 1 Fixture: 0.66
- 2 Fixtures at 90°: 0.80
- 2 Fixtures at 180°: 1.32
- 3 Fixtures at 90°: 1.32
- 4 Fixtures at 90°: 1.32

#### Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

#### Finish:

Formulated for high durability and long-lasting color

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

#### LED Characteristics

##### LEDs:

Long-life, high-efficiency, surface-mount LEDs

##### Color Uniformity:

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### Other

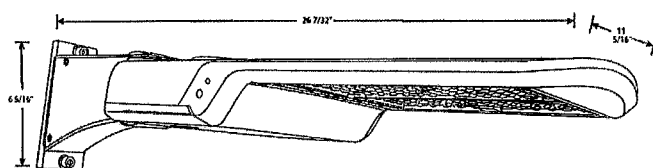
#### 5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Dimensions



### Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

## Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	3T	70			
	3T = Type III	70 = 70W/10,000LM	Blank = Universal Pole Mount	Blank = 5000K Cool	Blank = 120-277V, 0-10V	Blank = No Option
	4T = Type IV	100 = 100W/15,000LM	SF = Slipfitter (Factory installed	N = 4000K Neutral	Dimming	/3PRS = 3-pin Receptacle and
	5T = Type V	150 = 150W/22,500LM	SF available in 150W)		/480 = 480V, 0-10V	Shorting Cap
		200 = 200W/30,000LM			Dimming <sup>1</sup>	/7PRS = 7-pin Receptacle and
		240 = 240W/36,000LM				Shorting Cap
		300 = 300W/45,000LM				/MVS = Microwave Motion
		375 = 375W/51,800LM				Sensor
						/LC = Lightcloud® Controller

<sup>1</sup> 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories

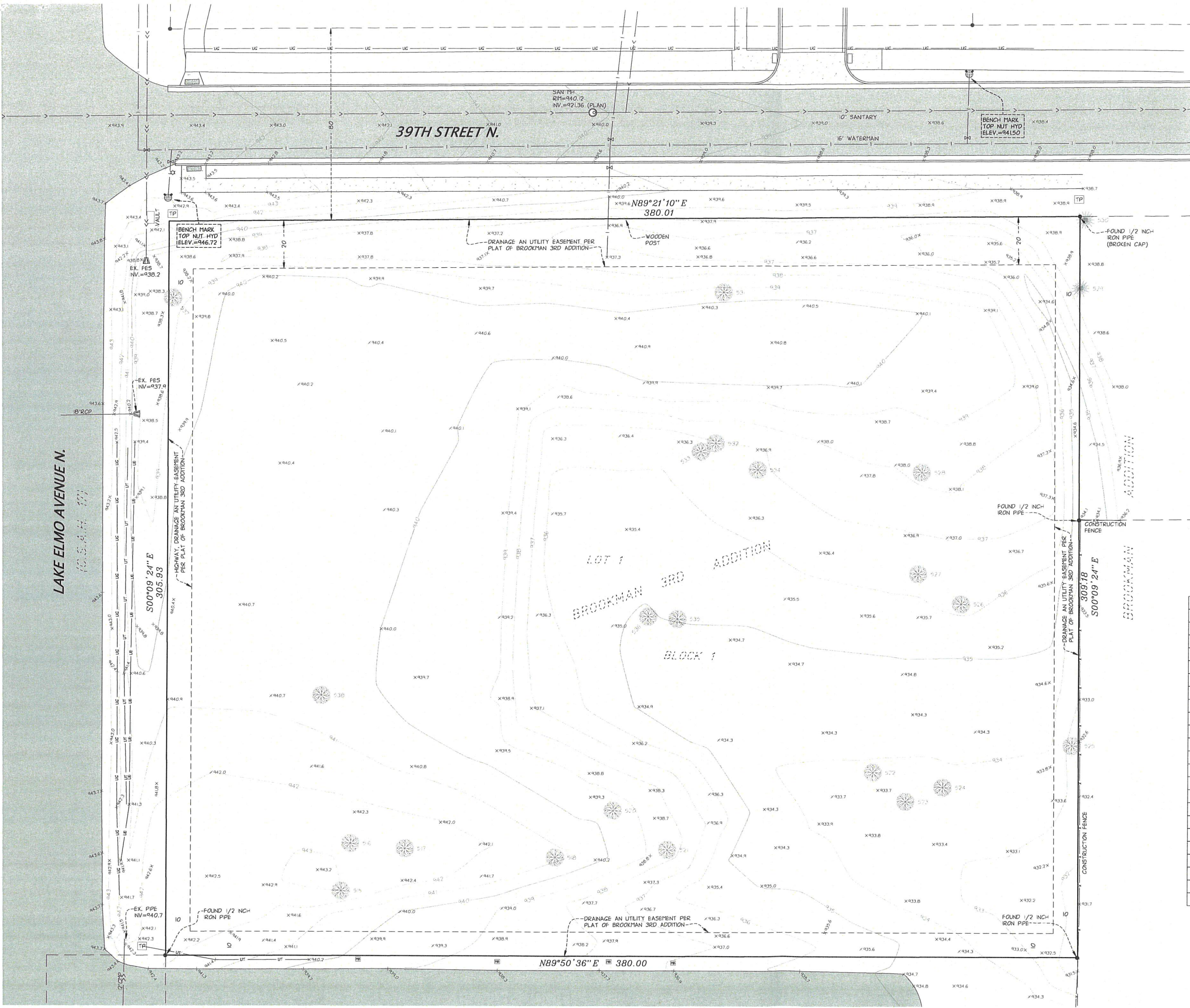
## **Kokoro Volleyball Tree Preservation**

On the survey performed by Cornerstone Land Surveying, Inc. on May 20<sup>th</sup>, 2022, twenty-three qualifying trees were found and tagged on the site. Of those trees, seventeen are listed in the category of invasive or nuisance trees in the City of Lake Elmo ordinance. The species of these trees are Siberian Elm and Amur Maple.

Two of the six significant trees, the spruce trees on the northeast corner of the site will remain. The remaining four significant trees and the seventeen invasive trees will all be removed. This equates to only seventeen percent (17%) of the significant trees being removed from the property, below the thirty percent (30%) requirement placed by the City to require a tree replacement schedule.

Based on the ordinance, it does not appear we need to submit a tree preservation plan for this project.





**LEGAL DESCRIPTION:**  
The following legal description appears on Washington County Quit Claim Deed as Document Number 3989069:  
Lot 1, Block 1, BROOKMAN 3RD ADDITION  
Washington County, Minnesota  
\*\*ADDITIONAL PARCELS ARE DESCRIBED ON SAID DOCUMENT. FOR THE PURPOSES OF THIS SURVEY ONLY LOT 1, BLOCK 1 IS SHOWN.\*\*

**AREA**  
LOT 1 = 116,869 SQ.FT., BEING 2.68 ACRES, MORE OR LESS

**TITLE NOTES:**  
NO TITLE INFORMATION WAS PROVIDED AS A BENEFIT TO THIS SURVEY. ADDITIONAL EASEMENTS MAY EXIST THAT THE SURVEYOR IS UNAWARE OF.

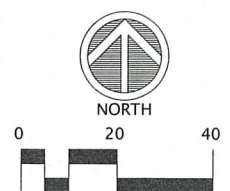
**BENCHMARKS**  
ELEVATIONS BASED ON AN ASSUMED VERTICAL DATUM DERIVED FROM GPS VALUES (NAVD 88). LOCAL PROJECT BENCHMARKS SHOWN GRAPHICALLY.

- SURVEY NOTES:**
1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD83). BEARINGS ARE DIFFERENT THAN SHOWN ON THE RECORDED PLAT. ALL INTERIOR ANGLES MATCH THE RECORDED PLAT ANGLES.
  2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF LAKE ELMO.
  3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

**UNDERGROUND UTILITIES NOTES:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 221230142. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.



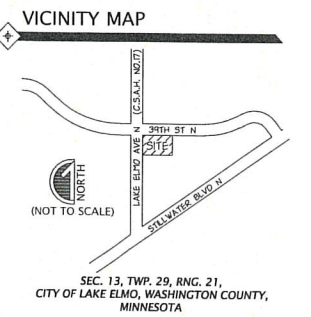
Tag number	Tree tpe	DBH/ HT	Notes
515	Siberian Elm	23	
516	Siberian Elm	20	
517	Siberian Elm	20	
518	Siberian Elm	19	
520	Siberian Elm	19	
521	Siberian Elm	24	
522	Amur Maple	36	Multi Stem
523	Basswood	13	
524	Siberian Elm	17	
525	Amur Maple	45	Multi Stem
526	Amur Maple	29	Multi Stem
527	Crab Apple	22	Multi Stem
528	Bur Oak	8	
529	Spruce	18dbh/30'	
530	Spruce	18dbh/30'	
531	Crab Apple	26	Multi Stem
532	Siberian Elm	14	
533	Siberian Elm	13	
534	Siberian Elm	17	
535	Siberian Elm	16	
536	Siberian Elm	26	Multi Stem
537	Siberian Elm	14	
538	Siberian Elm	13	



# KOKORO VOLLEYBALL LAKE ELMO

**CONTACT:**  
DERRICK BUILDING SOLUTIONS  
Chad Derrick  
1505 Highway 65  
New Richmond, WI 54017  
715-246-2320  
cderrick@derrickbuilt.com

**COUNTY/CITY:**  
WASHINGTON COUNTY  
CITY OF LAKE ELMO



**REVISIONS:**

DATE	REVISION
05-20-22	INITIAL ISSUE

**CERTIFICATION:**  
I hereby certify that this plan 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.  
*Daniel L. Thurmes*  
Daniel L. Thurmes Registration Number: 25718  
Date: 05-20-22

**PROJECT LOCATION:**  
XXXXX  
39TH ST. N.  
PID#1302921220011

Suite #200  
1970 Northwestern Ave  
Stillwater, MN 55082  
Phone 651.275.8969  
Fax 651.275.8976  
dan@cssurvey.net

**CORNERSTONE LAND SURVEYING, INC.**

FILE NAME: SURVDC27  
PROJECT NO.: DC22027

BOUNDARY AND TOPOGRAPHIC SURVEY  
**G3**



# 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: July 29, 2022

To: Ben Hetzel, City Planner  
Cc: Molly Just, Planning Director  
Dutin Kalis, Fire Chief  
Chad Isakson, PE, Assistant City Engineer  
From: Jack Griffin, PE, City Engineer

Re: Korkoro Volleyball Facility CUP  
PID 1302921220011

Engineering has reviewed the Korkoro Volleyball Facility CUP Site Plans received on July 15, 2022. The review consisted of the following documentation:

- Site Plans dated June 24, 2022.
- Boring Logs (no Geotechnical Evaluation) dated May 2, 2022.

1. Lake Elmo Avenue Right-of-way dedication. The Washington County Comprehensive Plan requires the preservation of right-of-way along Lake Elmo Avenue measuring 75 feet from the current centerline. The site plan correctly shows the building setback being measured from this future required right-of-way, however the setback should be increased to meet current city requirements.
2. Pedestrian Trail. The construction of a bituminous trail along Lake Elmo Avenue should be required as part of the site improvements to continue the trail development and connectivity created from similar recent developments, and consistent with a walkable Downtown. The trail should connect from 39th Street North to the south end of the property.
3. Future Intersection Improvements to Lake Elmo Avenue and 39th Street. As addressed in Washington County's plan review dated July 29, 2022, the County anticipates signalized intersection improvements at Lake Elmo Avenue and 39th Street that will require the alignment of the eastbound through lane with the west leg of 39th Street. This improvement will require the expansion of 39th Street along the frontage of the proposed Korkoro site, including the need for additional right-of-way and moving the existing bituminous trail further to the south (see attached exhibit).
4. Drainage and Utility Easements. A 10-ft drainage and utility easement should be dedicated as part of the site development, along the west side of the property, immediately adjacent to the future right-of-way of Lake Elmo Avenue. The existing 10-ft drainage and utility easement will be incorporated into the County right-of-way.
5. Site Access. The commercial driveway access is proposed to align directly across from Senior Living Facility. This access location is acceptable and serves to minimize turning conflicts along 39th Street.
6. Secondary Access. No secondary access is proposed. Secondary access to Lake Elmo Avenue is prohibited. A joint access should be encouraged between the proposed site and the adjacent property to the south at 3825 Lake Elmo Avenue. Future improvements along Lake Elmo Avenue will result in the elimination of a full access to 3825 Lake Elmo Avenue. Therefore, access considerations should be planned for 3825 Lake Elmo Avenue to avoid creating a landlocked parcel.
7. The proposed site plan is subject to a storm water management plan (SWMP) meeting State, Valley Branch Watershed District (VBWD) and City rules. In addition to meeting City storm water regulations, a permit will be required from the Minnesota Pollution Control Agency and VBWD.



8. The site plan as proposed will not meet stormwater management requirements. Rate and volume control is required to be maintained onsite. Post construction discharge rates and volumes must be equal or less than pre-existing discharge rates at all discharge locations and cumulative for the site. The existing downstream drainage basins for the 39th Street storm sewer system do not have available treatment or storage capacity to accommodate new development. Several downstream properties already experience flood conditions.
9. With any site redesign, 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.
10. Soil borings provided are not adequate for infiltration basin analysis. Additional borings must be taken and at much greater depths to investigate infiltration basin opportunities through over excavation.
11. Municipal water supply is available to the site. Connections to existing public watermain at 39th Street will be required, including all connection and permit fees. The developer may 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. The developer would be responsible to extend municipal water into the development at the developer's sole cost.
12. All internal site hydrants, and watermains feeding any hydrant (if needed), will remain City owned and operated. Minimum 30-foot easements centered over the pipe/hydrant would be required without encroachments from retaining walls, trees, other small/dry utilities, or storm water management BMPs. Easements must be dedicated to the City in the City's standard easement agreement form, and shown on the final site plans.
13. Sanitary sewer service is available to the site with an existing 6-inch sanitary sewer stub located along 39th Street North. The developer will be responsible to extend sewer service into the development at the developer's sole cost and pay all connection and permit fees.
14. Existing conditions plan is incomplete. Existing conditions is required for a minimum distance of 150 feet from the proposed parcel and from any off-site improvements. All street and right-of-way widths must be labeled and dimensioned, and all utilities must be identified as type, material, size and inverts (if applicable). All future applications related to this project should be deemed incomplete until this information is fully provided.

Potential future signal or  
roundabout

39TH ST N

Additional R/W





# Lake Elmo Fire Department

## Memorandum



To: Ben Hetzel, City Planner

From: Dustin Kalis, Fire Chief

Date: 7/26/22

Re: Conditional Use Permit: Kokoro Volleyball

---

The Lake Elmo Fire Department has completed a Conditional Use Permit review for Kokoro Volleyball (PID 13.029.21.22.0011) based on submittals dated 6/23/22 with the following comments:

- 1) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.
- 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.
- 4) Building address numbers shall be plainly visible from the street fronting the property and shall contrasting color from the background. 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. 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. City permit required prior to initiation of work.
- 7) Fire Department sprinkler connection locations to be approved prior to installation.
- 8) The fire alarm system shall be installed compliant with provisions of 2016 NFPA Standard 72, National Fire Alarm Code. City permit required prior to initiation of work.
- 9) The sprinkler system shall be properly monitored by a qualified monitoring company.
- 10) Install emergency egress illumination in the means of egress including exit discharge compliant with 2020 MSFC.
- 11) Install compliant exit signage as required by the 2020 MSFC.
- 12) 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.

*"Proudly Serving Neighbors & Friends"*

# Lake Elmo Fire Department

## Memorandum



To: Ben Hetzel, City Planner

From: Dustin Kalis, Fire Chief

Date: 7/26/22

Re: Variance Request: Kokoro Volleyball

---

The Lake Elmo Fire Department has completed a Variance Request review for Kokoro Volleyball (PID 13.029.21.22.0011) based on submittals dated 6/23/22 with the following comments:

- 1) The 2020 Minnesota State Fire Code does not require two separate and approved fire apparatus access roads for this building as it does not have a gross building area of more than 62,000 square feet.
- 2) As shown in current plans, the building is placed in a way that does provide the fire department adequate access if necessary. In addition to the main entrance and parking area off 39<sup>th</sup> Avenue, additional access to the building can be made from Lake Elmo Avenue and the parking lot of the neighboring building to the south.

### **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

*“Proudly Serving Neighbors & Friends”*



- 13) 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



## PUBLIC WORKS

Wayne Sandberg, P.E., Director, County Engineer  
Frank D. Ticknor, P.E., Deputy Director

July 29, 2022

Molly Just  
Planning Director  
City of Lake Elmo  
3880 Laverne Avenue North  
Lake Elmo, MN 55042

Dear Molly:

Washington County Public Works appreciates this opportunity to comment on the proposed variance regarding access to a proposed development ("Kokoro Volleyball") in the southeast quadrant of County State Aid Highway (CSAH) 17 (Lake Elmo Avenue) at its intersection with 39<sup>th</sup> Street North in the City of Lake Elmo. Although Washington County does not oppose the proposed variance, this letter will detail several concerns related to access for adjacent parcels and right-of-way for future transportation improvements.

In the interest of safe and efficient operation of county highways, Washington County manages access to county highways via a permit process, enforced via Washington County Ordinance Number 188 and as detailed by access management guidelines contained in the Washington County 2040 Comprehensive Plan (Page 5-45). Per these guidelines and as indicated in an email to the city dated June 10<sup>th</sup>, 2022, Washington County Public Works would not support or permit a direct access for this parcel to CSAH 17.

Any development decisions being made at this time should carefully consider the adjacent parcel at 3825 Lake Elmo Avenue, also known as the "Brookfield 1" building, which contains the Time for Me Learning Center. Washington County does not yet have improvements to CSAH 17 scheduled in our current five-year Capital Improvement Plan, but we are aware of numerous needs on this section of roadway, especially as it relates to pedestrian connections to the new residential developments and Lake Elmo Elementary School. In addition to new trail connections, one likely scenario is that CSAH 17 would have a raised median in the future, to improve traffic safety, calm speeds, and provide pedestrian refuge at key crossing points.

Due to the short spacing from 39<sup>th</sup> Street, the Brookfield 1 building would not be eligible for left turn lane or median opening, since a southbound left turn lane would overlap with the necessary northbound left turn lane to 39<sup>th</sup> Street. Therefore, access to and from the Brookfield 1 building would occur via right turns only. A safer and more orderly option for county road drivers, trail users, and users of the Brookfield 1 building would be for the existing driveway access to be disconnected from CSAH 17 entirely. Therefore, it is important to consider now how the Brookfield 1 building might obtain alternate access, either to the north or to the east (or both), thus providing a route to the county highways via properly designed (and potentially controlled) intersections.

We encourage the city to work with the property owners to consider an arrangement that would allow for the Brookfield 1 building to have access to 39<sup>th</sup> Street via a cross-access easement or a planned public street. An alternative would be to restore eastward access to Laverne Avenue, past the Lake Elmo City Hall and fire station.

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We are concerned that both of these potential routes are planned to be obstructed by stormwater infiltration areas on the Kokoro Volleyball site and on the City Hall/fire station site, as shown on the attached summary diagram.

Future improvements to CSAH 17 in this area, although not yet designed or scheduled, could plausibly include a southward extension of the separated trail along the west side of the roadway, a controlled intersection (traffic signal or roundabout) at 39<sup>th</sup> Street, and/or the raised concrete median mentioned earlier in this letter. Right-of-way for these improvements is currently constrained in this area, with 50 feet of right-of-way from the CSAH 17 centerline. We see and appreciate that the site plan for the volleyball site indicates planned dedication of an additional 25 feet of right-of-way as per the Washington County 2040 Comprehensive Plan.

Approximately 40 feet of city-owned right-of-way appears to currently exist from the 39<sup>th</sup> Street centerline. Some expansion of 39<sup>th</sup> Street would be required in the event of a future traffic signal at this location, including a dedicated right turn lane for westbound-to-northbound turns and potentially a realignment of the eastbound receiving lane, which is not currently aligned with the eastbound approach lane and therefore may be unsuitable for eastbound through movements on a green traffic signal indication.

Thank you for the opportunity to comment on this proposed variance and the associated transportation challenges affecting this site and surrounding parcels. Please feel free to contact our office with any questions; by phone at 651-430-4351 or via email at [joe.gustafson@co.washington.mn.us](mailto:joe.gustafson@co.washington.mn.us).

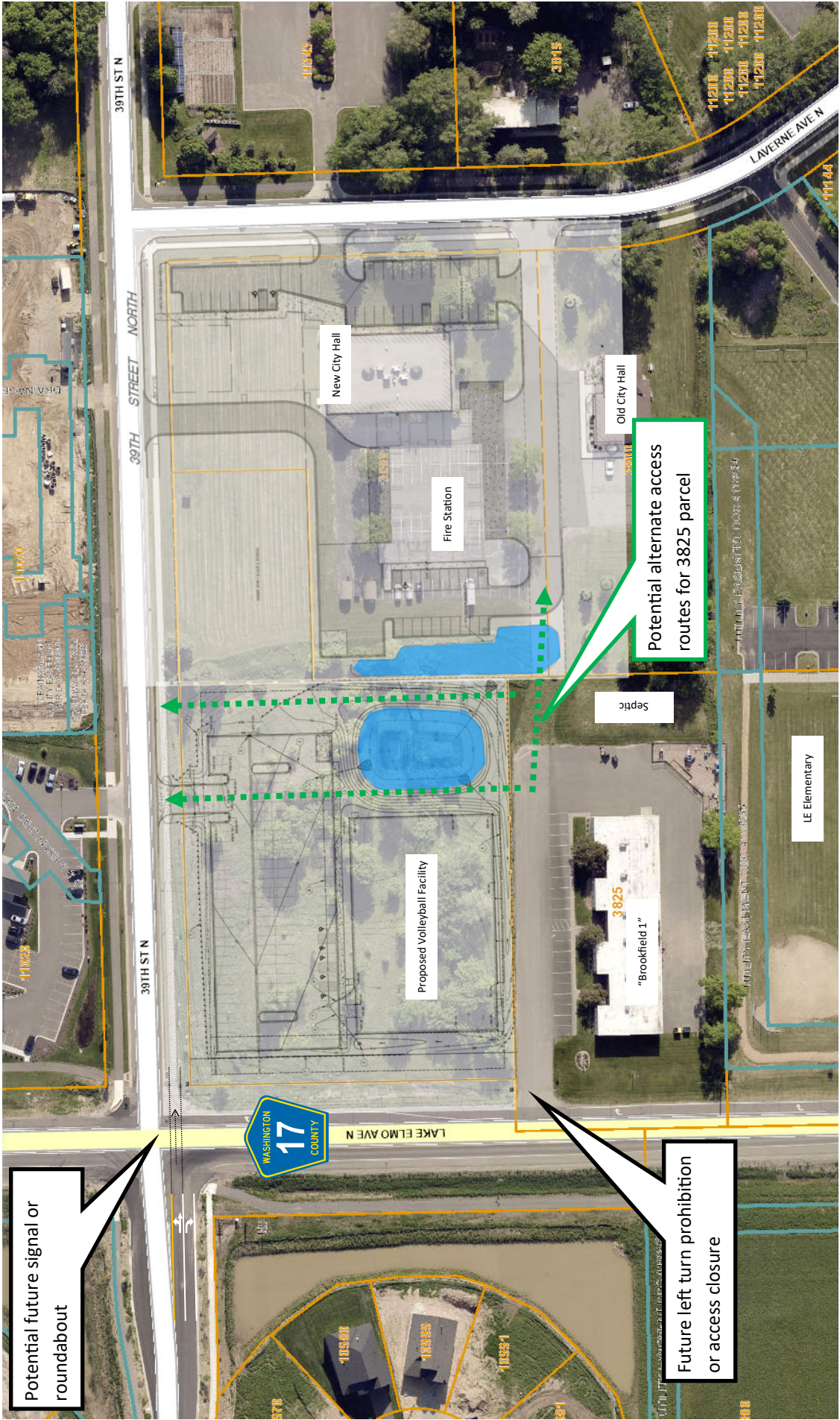
Sincerely,



Joe Gustafson, PE, PTOE  
Traffic Engineer

Attachment:

CC: Wayne Sandberg, Director/County Engineer  
Frank Ticknor, Deputy Director  
Lyssa Leitner, Planning Director  
Jack Griffin, City of Lake Elmo Engineer



Access and Drainage Issues—Kokoro Volleyball Site





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## **STAFF REPORT**



PLANNING COMMISSION

DATE: 8/8/22

ITEM #: 4B– PUBLIC HEARING ITEM

**TO:** Planning Commission  
**FROM:** Molly Just, Planning Director  
**AGENDA ITEM:** Schiltgen Farmstead Zoning Map Amendment, Preliminary Plat/Planned Unit Development

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### **BACKGROUND:**

GWSA Land Development is requesting Preliminary Plat and Planned Unit Development (PUD) approval for a 293-unit single family residential development on 123.42 acres of the area known as Schiltgen Farm. The development requires a zoning map amendment from the Rural Transitional district. The development is proposed as a PUD because the developer is requesting flexibility from the zoning regulations of the Shoreland Ordinance, the V-LDR zoning regulations and the City's Engineering Design Standards Manual dated January 2022.

---

### **ISSUE BEFORE THE COMMISSION:**

The Planning Commission should review, hold a public hearing, provide feedback to the developer, and make a recommendation to the City Council for the Zoning Map Amendment, Preliminary Plat, and Preliminary Planned Unit Development (PUD) for Schiltgen Farmstead.

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### **GENERAL INFORMATION:**

*Applicant:* GWSA Land Development, 10850 Old County Road 15, Suite 200, Plymouth, MN 55441  
*Property Owner:* Schiltgen Farms Inc. 10880 Stillwater Boulevard  
*Location:* Four parcels on the west side of Lake Elmo Avenue with 99 acres on the north side of Stillwater Boulevard and 24 acres on the south side of Stillwater Boulevard.  
*PID#s:* 1402921140001, 1402921410003, 1402921410001 and 1402921410002  
*Request:* Zoning Map Amendment and Preliminary Plat/Planned Unit Development (PUD)  
*Site Area:* 123.42 acres  
*Land Use Map:* Village Low Density Residential



*Current Zoning:* RT – Rural Development Transitional District and Shoreland Overlay

*Proposed Zoning:* V-LDR/PUD and Shoreland Overlay

*Surrounding:* V-LDR (north)/ PF, VMX and RS (east)/ RS (south)/ OP, RR and RT (west).

*History:* The parcels are part of the Schiltgen Farm property and are currently zoned RT. The City reviewed the PUD Concept Plan on August 10, 2021.

*Deadline:* Application Complete – 7/7/22  
60 Day Deadline – 9/5/22  
Extension Letter – 8/3/22  
120 Day Deadline – 11/4/22

*Applicable Code:* Article 13 – Village Districts  
Article 18 – Planned Unit Development Regulations  
Article 19 – Shoreland Management Overlay District  
Title 103 – Subdivision Regulations  
§15.12.280 Zoning Amendments

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### **PROPOSAL DETAILS/ANALYSIS:**

The proposed development will be located between the Union Pacific Railroad and the Legacy at Northstar subdivision on the west side of Lake Elmo Avenue. The development is proposed as a PUD because the developer is requesting flexibility from the zoning regulations of the Shoreland Ordinance, the V-LDR zoning regulations and the City's Engineering Design Standards Manual.



**Environmental Review.** The entire Village Area was subject to an Alternative Urban Areawide Review (AUAR) when the area was brought into the Municipal Urban Service Area (MUSA). The AUAR was updated in early 2022 as required. No further environmental review is required.

**Zoning Map Amendment.** In order to develop the site, the developer will be required to rezone the property to V-LDR/PUD, consistent with the City's Comprehensive Plan guidance for the area. The comprehensive plan and the V-LDR zoning district allow for a density of 1.5-3 units per acre.

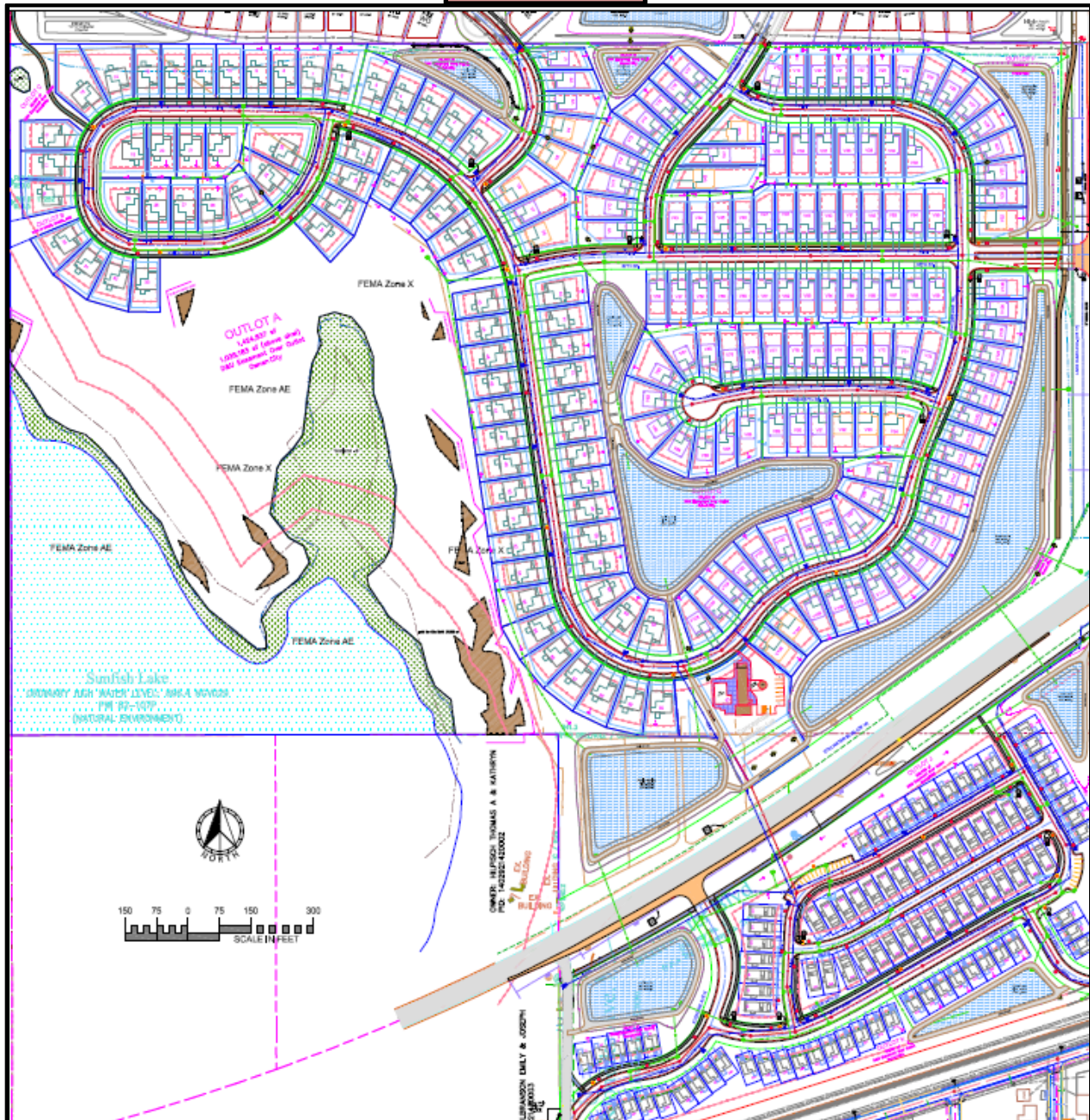
**Site Data.**

Total Site Area	123.42 acres
Outlots	53.44 acres (13.5 ac wetland, ponds)
Right-of-Way (R/W)	23.74 acres

The calculation of net density is as follows. The Metropolitan Council determines net density through netting out wetlands and water bodies, dedication for designated arterial right-of-way, wetland buffers, public parks and qualifying preserved open space.

Development Area	123.42 acres
Wetlands	13.54 acres
Open Space (none qualifying)	-
Net Density	2.66 du/acre





**PUD Minimum Requirements.** The development is being proposed as a PUD because a portion of the proposed development is within a shoreland, and any deviance from the minimum lot size requirements of the shoreland district requires that an area be developed through the PUD process. Additionally, the developer proposes deviation from the zoning standards for the lots outside of the shoreland zone. The developer also proposes to deviate from certain standards in the City's Engineering Design Standards Manual regulating public and private roads in Lake Elmo.

A PUD is a negotiated zoning district, and according to the Lake Elmo Zoning Code Article 18, Planned Unit Development Regulations, zoning flexibility can be granted in order to better

utilize site features and to obtain a higher quality of development. When evaluating a PUD proposal, a PUD must meet one or more objectives contained in Article 18 and meet the minimum requirements for a PUD.

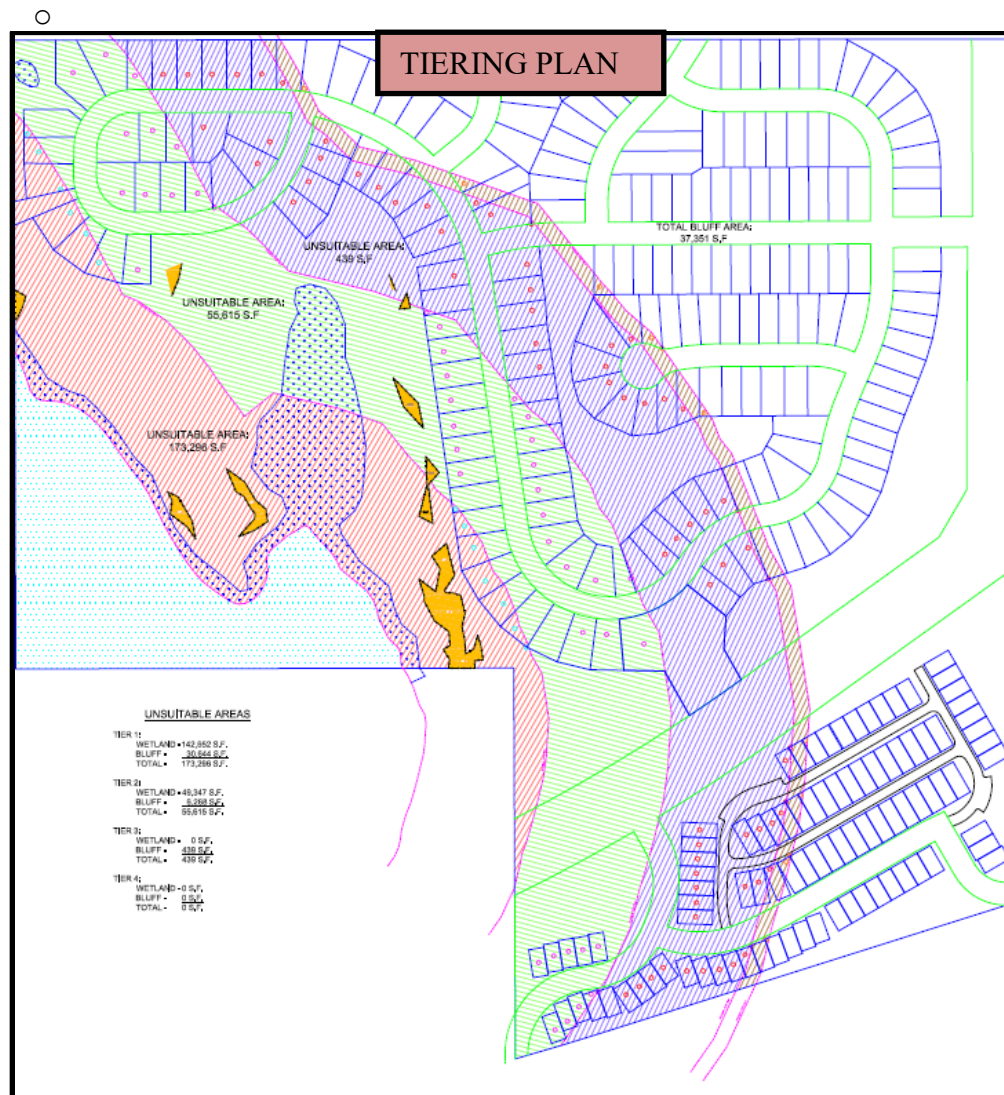
- *Identified Objectives.* Staff has found that the following objectives **may be** met with the proposed PUD:
  - C. Provision of more adequate, usable, and suitably located open space and recreational amenities and other public facility than would otherwise be provided under conventional development techniques. ***Staff comment: With no riparian lots proposed and an area around Sunfish Lake remaining undeveloped this objective is met.***
  - 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. ***Staff comment: With a variety of lot sizes there should be a variety of price points in this development which while not affordable housing should provide new housing at a variety of price points. If the plans are updated to depict pedestrian connectivity off-site and to the Old Village then convenient access to employment and commercial facilities will be provided.***
  - F. Preservation of historic buildings, structures or landscape features. ***Staff comment: The plan depicts a “Conceptual Amenity Lot Plan” that incorporates an existing barn. If the barn is preserved then this objective is met.***
  - G. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses. ***Staff comment: The large development will offer a variety of coordinated architectural styles.***
- *Minimum Requirements for PUD.* Staff has found that the proposed development **may** meet the following minimum requirements of a PUD:
  - a. Lot Area: The site area exceeds the minimum lot area for of five acres for a PUD development. **Requirement met.**
  - b. Open Space: The PUD ordinance indicates that at least 20% of the development area not within rights-of-way is to be reserved as open space. While of significant environmental value most of the open space consists of steep slopes down to Sunfish Lake and this area will only be open to residents. ***There is little information provided about committed usable open space.***
  - 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. ***This requirement may be met if sidewalks are continued as required and addressed in the engineering memo.***



**Minnesota Department of Natural Resources (MNDNR) Comments.** The application has been sent to the MNDNR.

**Shoreland Tier Analysis.** The western portion of the site is within the shoreland of Sunfish Lake. Because the development does not conform to the base dimensional standards of the shoreland district, a PUD is required and a shoreland tier analysis is required.

*Shoreland Tier Analysis.* A total of 61.83 acres of the development is within a shoreland, and the developer has proposed 32.32 acres of open space within this shoreland area. The developer indicates that there will be restrictive covenants placed on the open space within the shoreland area. The MNDNR has to approve of the proposed tiering plan.



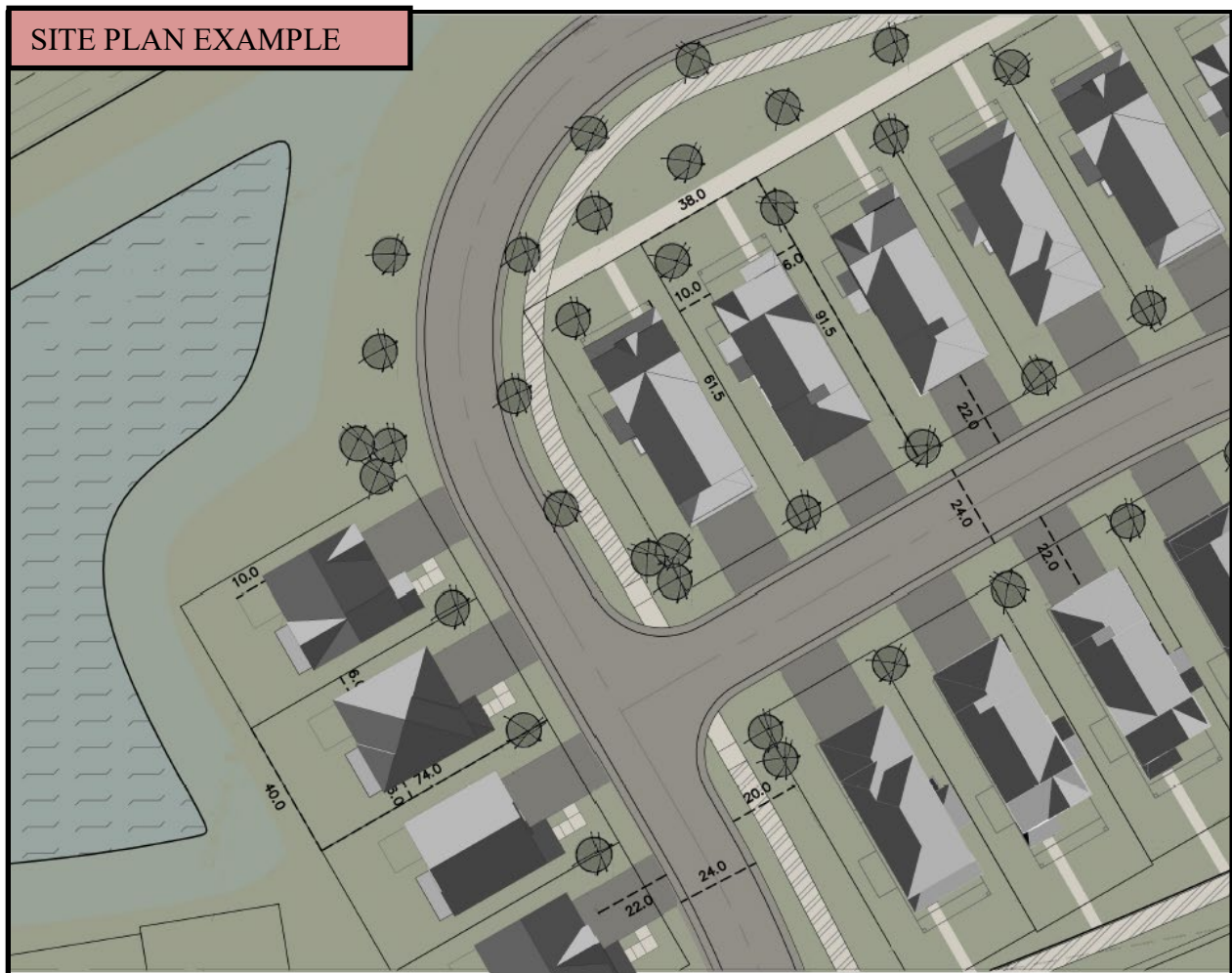
**Proposed Deviations from Shoreland and V-LDR Standards**

	<b>Shoreland Standard (NE)</b>	<b>V-LDR Standard</b>	<b>65 ft. SF</b>	<b>51 ft. SF</b>	<b>40 ft. SF</b>	<b>38 ft. SF</b>
<b>Minimum Lot Width</b>	125 ft	70 ft.	65 ft.	51 ft.	40 ft.	38 ft.
<b>Minimum Lot Area</b>	20,000 sf non- riparian lots	9,000 sf	7,898	6,250	2,960	3,477
<b>Minimum Front Yard Setback</b>		25 ft.	25 ft.	25 ft.	20 ft. (25 ft. garage 20 ft. house)	15 ft. (non- garage)
<b>Minimum Side Yard Setback</b>		10 ft. 5ft for accessory structure or attached garage	7 ft. (15 ft. between structures)	7 ft. (15 ft. between structures)	5 ft. /5 ft.	4 ft. (patio) / 6 ft.
<b>Minimum Corner Side Yard Setback</b>		15 ft.				
<b>Minimum Rear Yard Setback</b>		20 ft.	20 ft.	20 ft.	10 ft.	20 ft.
<b>Minimum Setback from County Roads</b>		50 ft.	unknown	unknown	unknown	unknown
<b>Maximum Impervious Surface</b>	30%	35%	50%	50%	55%	55%
<b>Minimum Low Floor Elevation Above the 100' flood elevation</b>	2 ft	unknown	unknown	unknown	unknown	unknown



*Staff cannot provide a recommendation to the Planning Commission for these deviations as requested. Updated plans need to include a layout for each lot type and depict all possible site features and City required components. Staff cannot support allowing lookout or walkout basements for those lots with reduced side yards given the impact on stormwater management and erosion control.*

The front yard setback in low and medium density residential districts in the City's MUSA is 25. Anything less raises concerns about cars overhanging into the sidewalk and boulevard, not being able to fit landscaping and other requirements such as the City's standard drainage and utility easement. It is unclear if the reduced setbacks could accommodate City required easements.



**Architecture.** The proposed housing types are provided in the packet and include elevations and floor plans. Staff cannot support allowing lookout or walkout basements for those lots with reduced side yards given the impact on stormwater management and erosion control.

**Landscaping and Tree Preservation.** The City's Consultant Landscape Architect has reviewed the proposed Landscape Plans and cannot recommend approval of the proposed landscape plan. Their memo dated August 1, 2022 is attached. The tree preservation plan is not sufficient and does

not account for likely impacts to preserved trees. The landscape plans do not depict the minimum required number or composition (types) of trees. The street plans and landscape plans depict conflicting information in areas where trees should be depicted.

## Parks.

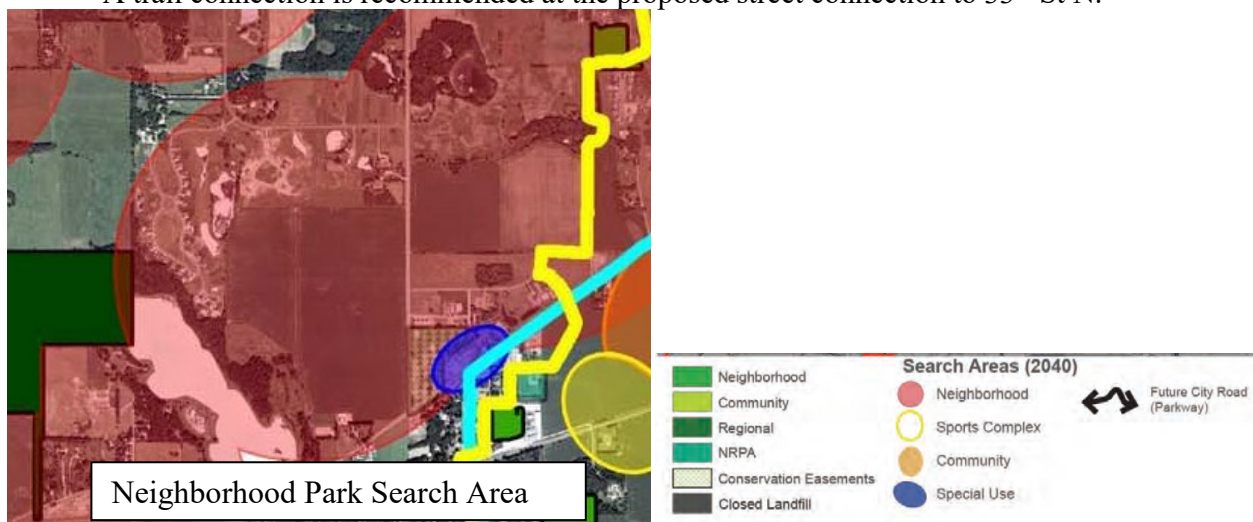
§103.00.150 Park Land Dedication Requirements. The City Code outlines the type of land that is considered acceptable for park dedication.

- *Park Dedication Requirement.* The developer is required to provide the City with either physical land, cash payment, or a combination of both. The dedication requirement is 10% of the land area which equals 12.34 acres. The developer proposes all open spaces and amenities be owned and maintained by the neighborhood HOA with no land conveyed in fee or easement to the City. Therefore the requirement would have to be met as a payment in lieu of land.
- *Trails.* Trails constructed by a subdivider within dedicated public open space having at least 30 feet of width are eligible for park credit. The amount of trail dedication credit shall not exceed 25% of the total dedication.
- *Parks Commission Review of Concept PUD Plan.* The Parks Commission reviewed the plan on July 18, 2022. Not knowing that the open space would only be privately accessible the Parks Commission recommended acceptance of the open space proposed on the plans.

## Comprehensive Plan.

Chapter 6 Parks, Trails & Open Space has area and site specific recommendations that should influence the recommendation of the Parks Commission. Relevant plan maps are attached for reference.

- The Comprehensive Plan identifies a City Trail Search Corridor on the north portion of the development.
- The Comprehensive Plan depicts a future road separated trail along Lake Elmo Ave N and along Stillwater Blvd.
- The plan identifies a neighborhood park search area and community park with sports complex search area over the proposed development area.
- A trail connection is recommended at the proposed street connection to Upper 33<sup>rd</sup> St N.
- A trail connection is recommended at the proposed street connection to 33<sup>rd</sup> St N.





**Subdivision Signs.** Section 154.212 allows a maximum of 2 subdivisions signs per residential development with a maximum sign area of 24 sq. ft. per sign. No additional signs have been proposed.

**Streets and Access.** The developer is proposing a modified street grid and is proposing some deviations from the City's Engineering Design Standards Manual. Not enough information has been provided for staff to recommend consideration of approval of the deviations.

**Washington County Review.** See comments in the engineering memo. Planning Staff is seeking a formal letter of review from Washington County.

**Fire Chief Comments.** See attached memo dated July 26, 2022

**Street Names.** The proposed street names generally adhere to the City's Street Naming Policy.

**Stormwater Management.** The City Engineer's memorandum addresses general stormwater management considerations that will be required as part of this development.

**Municipal Sewer and Water.** The City Engineer's memorandum provides a review of municipal sewer and water considerations.

### **RECOMMENDED FINDINGS:**

**Recommended Finding for Rezoning:** Staff recommends tabling a vote on the rezoning so that a motion can be made on the three land use applications at one time.

**Recommended Findings for Preliminary Plat/Preliminary PUD.** Before recommending approval of the Preliminary Plat/Preliminary PUD the following findings must be met:

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 Village-Low Density Residential zoning district with PUD modifications.
3. That the preliminary PUD Plan generally complies with the Lake Elmo Design Guidelines and Standards Manual.
4. That the preliminary plat generally complies with the City's Subdivision regulations.
5. That the preliminary plat generally complies with the City's design standards.
6. That the preliminary plat generally complies with the City's Zoning Code (including Shoreland Zoning).
7. That the preliminary PUD Plan must be revised to be more consistent with the City's engineering standards to address other comments in the City Engineer's memorandum dated August 3, 2022.

8. 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 dated August 1, 2022.
9. That the preliminary PUD Plan must be revised to be consistent with the City's fire department memo dated July 26, 2022.
10. That the preliminary PUD Plan meets the minimum requirements for a PUD.
11. That the preliminary PUD Plan meets one or more of the required PUD objectives identified in Section 154.751 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.

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**FISCAL IMPACT:** Approval of a Zoning Map Amendment, Preliminary Plat and Preliminary PUD grant entitlements to a developer. The plat and plans depicted should not be approved as-is as there are many unknown costs to successful development of the house lots that should not be borne by the public.

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**ATTACHMENTS:**

1. Application Narrative
2. Preliminary Plat and PUD Plans
3. Unit elevations and floor plans
4. Valley Branch Watershed Memo
5. Fire Chief Memo
6. City Engineer Memo
7. Landscape Architect Memo

## Memorandum

**To:** Molly Just, Lake Elmo Planning Director  
**From:** John Hanson, Valley Branch Watershed District Engineer  
**Subject:** Schiltgen Farms  
**Date:** July 26, 2022  
**Project:** 23820016.26 2022 001

### Introduction

As requested, this memorandum provides preliminary comments on the proposed Schiltgen Farms development, which is west of the Lake Elmo Avenue and north of the Union Pacific railroad. The project will require a Valley Branch Watershed District (VBWD) permit. Once a VBWD permit application is submitted, a thorough review will be done to determine whether the project conforms to VBWD rules and regulations.

### Background

While the site is directly adjacent to Sunfish Lake, most of the site ultimately drains to Downs Lake. Downs Lake and Sunfish Lake have recently experienced high-water issues. The proposal should be designed so it will not exacerbate flooding.

### Issues

#### Stormwater Management

VBWD requires no increases in stormwater runoff rates from existing conditions for the 2-, 10-, and 100-year 24-hour runoff events and the 10-day 100-year snowmelt at each discharge location. Table 5.6 of the Stormwater Management Plan shows peak stormwater runoff increases for the 2- and 10-year 24-hour rainfall events at the northeast discharge point of the site. Additional stormwater management will be needed to comply with VBWD rules.

The project relies on capturing stormwater and using it for irrigation to satisfy VBWD's stormwater runoff volume control requirements. Section 5.4 of the Stormwater Management Plan incorrectly states the VBWD stormwater runoff volume control rule. New, non-linear developments must be designed to retain on site for 1.1 inches of runoff from impervious. In other words, the volume retained shall be 1.1 inches times the impervious surface without any abstractions/losses. The report includes so-called required retention values for parts of the site that are less than 1.1 inches times the proposed impervious surface area. However, Table 5.15 appears to indicate that an excess of the correct required volume control will be provided. A more detailed review of the supporting calculations and documents will be done through the VBWD permitting process to determine the accuracy of the values reported in Table 5.15. VBWD will require that the areas used for irrigation to satisfy VBWD's rule be preserved by dedication and/or perpetual easement to the VBWD. Areas that will not be irrigated cannot be included in the calculations. Irrigation is also prohibited on hard surfaces (e.g., sidewalks, parking lots, driveways) and slopes steeper than 4 feet horizontal to 1 foot vertical (4H:1V).



Compacted soils can act as paved surfaces. A soil management and restoration plan, including but not limited to the specifications for the amount of compost and/or topsoil to be imported, plans showing areas where each soil treatment/decompaction option will be applied, and plans of any stockpiling or staging areas should be included with the VBWD permit submittal.

A plan for post-project management of chloride use should be included in the VBWD permit submittal if the City will not be maintaining the roads. At a minimum, the plan should include:

- A. Designation of an individual authorized to implement the chloride-use plan
- B. Designation of an MPCA-certified salt applicator to implement the chloride-use plan for the site

An exhibit showing how snow will be managed on the site should also be submitted with the VBWD permit application.

### **Wetland Management and Buffers**

Two wetlands are on the site: Sunfish Lake and a 0.05-acre wetland in the northwest corner. The VBWD, as the local government unit responsible for administering the Minnesota Wetland Conservation Act, approved the wetland delineations on January 12, 2022. It appears that the project design will provide the VBWD-required minimum and average vegetative buffers.

### **Floodplain Management**

To protect from flooding, the minimum elevations of all buildings must be at least 2 feet higher than 100-year flood level of the nearby low area, stormwater management facility, etc. This includes parking structures. Conforming to this standard can be a challenge in high-density developments with minimal slope. The freeboard summary tables in the Stormwater Management Plan seem to indicate conformance to the VBWD requirement. A more detailed review of the plans and calculations will be done through the VBWD permitting process.

# Lake Elmo Fire Department

## Memorandum



To: Molly Just, Planning Director

From: Dustin Kalis, Fire Chief

Date: 7/26/2022

Re: Preliminary Plat/PUD Plan Review – GWSA Land Development, LLC (Schiltgen Farmstead)

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The Lake Elmo Fire Department has completed a Preliminary Plat/PUD Application review of GWSA Land Development, LLC (Schiltgen Farmstead) based on submittals dated 6/25/22 with the following comments:

- 1) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses. Provide layout showing Lake Elmo Fire Apparatus turning radius overlay on roads and drive lanes specifically for the townhouses and row houses in the development area south of Stillwater Boulevard.
- 2) Approved fire apparatus roads shall be provided and maintained throughout all development phases in coordination with engineering, public works, planning, and fire departments.
- 3) Due to the change in occupancy of the barn structure, a fire sprinkler system shall be installed compliant with provisions of Minnesota State Building Code Chapter 1306.0020 Municipal Option Subpart 3 and 2016 NFPA Standard 13, Installation of Sprinkler Systems. City permit required prior to initiation of work.
- 4) Automatic residential fire sprinkler systems may need to be installed in the townhouses and row houses in the development area south of Stillwater Boulevard based on distances between structures. Automatic residential fire sprinkler systems shall be designed and installed in accordance with IRC section P2904 or NFPA 13D.
- 5) On-street parking shall be provided in approved locations following review by Engineering and Public Works.
- 6) Parking shall be prohibited on both sides of the private drive lanes.
- 7) An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads.
- 8) Fire hydrants shall be provided in approved locations following review by Engineering and Public Works.
- 9) Building address numbers shall be plainly visible from the street fronting the property and shall contrasting color from the background.

### **Codes and Standards Used for this Review**

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

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

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# MEMORANDUM

# FOCUS ENGINEERING, inc.

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

Date: August 3, 2022

---

To: Molly Just, Planning Director  
Cc: Marty Powers, Public Works Director  
Dustin Kalis, Fire Chief  
Chad Isakson, PE, Assistant City Engineer  
From: Jack Griffin, P.E., City Engineer  
Re: Schiltgen Farms West (Stillwater Blvd.)  
Preliminary PUD Plat/Plan Review

---

An engineering review has been completed for the Schiltgen Farms West (Stillwater Boulevard) Preliminary PUD Plat/Plans received on July 15, 2022. The submittal consisted of the following documentation:

- Schiltgen Farmstead PUD Preliminary Plat/Plans, dated June 9, 2022.
  - Schiltgen Farmstead PUD Narrative dated June 27, 2022.
  - Stormwater Management Plan dated June 3, 2022.
  - Geotechnical Report dated June 2, 2022.
- 

**STATUS/FINDINGS:** The Preliminary Plat/Plans as submitted require sufficient revisions. It is recommended as a condition of approval that the Preliminary Plat/Plans be revised and resubmitted for City review and approval prior to the City accepting an application or plans for final plat. Engineering has prepared the following review comments to be addressed. A point-by-point response letter must accompany the plan resubmittal.

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. The preliminary plat must be revised to clearly show the existing and proposed right-of-way dedication along Stillwater Boulevard (CSAH 14) and Lake Elmo Avenue (CSAH 17) for City and County review and approval.
2. The preliminary plat must be revised to provide an exhibit clearly showing the property lines and full extents of each proposed Outlot, together with proposed Outlot ownership and easements. Preliminary Plat approval must be contingent upon plat revisions dedicating Outlots to City ownership as determined by the City.
  - Outlot A is proposed as City owned. Pond #2NW should be removed from Outlot A and a new Outlot created for the pond. Both Outlot A and the new Outlot should be dedicated to the City.
  - Outlot B is dedicated to a private owner (Chavez) for driveway access as required.

- Outlot C is proposed as City owned and includes the trail connection to Legacy at North Star. A new Outlot should be created, 30 feet in width, centered over the proposed trail centerline. The remaining areas should remain HOA owned Outlots.
  - Outlots D, E, F, G are proposed as City owned for stormwater management. Outlot F must be revised to incorporate the pond maintenance access road into the Outlot.
  - Outlot H is proposed as City owned for stormwater management and should include the additional Regional Pond area (see Stormwater Management comments below).
  - Outlot I, J and K are proposed as HOA owned. They include stormwater management, city sanitary sewer, city watermain, storm sewer, and private streets. A drainage and utility easement dedicated to the City is shown over all of each Outlot.
  - Even though drainage and utility easements are dedicated over the HOA owned Outlots, the preliminary plat, site plans, utility plans and grading plans must show a dedicated 10-ft wide corridor for small/dry utilities with no encroachments.
3. Preliminary Plat revisions are required for Outlot I, J, and K to increase effective maintenance areas (offsets from proposed lots/buildings) for public utilities and to provide dedicated small/dry utility corridors.
  4. The preliminary plat application requests flexibility to reduce front yard, rear yard and side yard setbacks for the various lot sizes. It is recommended to maintain minimum front yard setbacks at 25 feet and from rear yard at 20 feet to protect against encroachments and limiting the street and utility corridors, in particular along private street corridors.
  5. Minimum side yard setbacks should be maintained in accordance with City ordinances for all lots with proposed pipe infrastructure or an emergency overflow pathway runs along the lot line.
  6. If setback flexibility is approved as part of the preliminary plat, the minimum setbacks from right-of-way to garage front must be 25 feet for all lots. Along private streets the minimum setbacks must be 25 feet from garage fronts to the sidewalk, or 25 feet to the street back of curb if no sidewalk is present.
  7. Written landowner permission must be submitted for any off-site grading work required for the project implementation.

#### TRANSPORTATION IMPROVEMENTS

1. Right-of-way dedication requirements shown on the preliminary plat should be reviewed and approved by Washington County and the City of Lake Elmo prior to receipt of a final plat application. The preliminary plat, as presented, remains unclear in regards to the existing and proposed right-of-way along Lake Elmo Avenue. The preliminary plat must be revised to clearly show all the existing and proposed right-of-way to be dedicated as part of the subdivision.
2. Right-of-way dedication consisting of a minimum 75 feet from centerline is required along the full length of Lake Elmo Avenue (CSAH 17), with additional right-of-way required for turn lanes and the potential realignment of Lake Elmo Avenue along this roadway corridor as it approaches the future roundabout.
3. Right-of-way dedication consisting of 180 feet is shown as required along the full length of Stillwater Boulevard (CSAH 14) with additional right-of-way at the intersection to accommodate a future roundabout, approximately 90 feet from the centerline of the roundabout outer drive lane.
4. Access Management north of Stillwater Boulevard. Access for development north of Stillwater Boulevard (CSAH 14) is consistent with County and City requirements. Primary access to Lake Elmo Avenue (CSAH 17) appears to be located consistent with the requirements of Washington County and aligns with the access for the Lake Elmo Elementary School. Secondary access is completed through two residential street connections to Legacy at North Star.
5. Access Management south of Stillwater Boulevard. Access Management for development south of Stillwater Boulevard (CSAH 14) includes the realignment of Klondike Avenue as required, to relocate the intersection with Stillwater Boulevard (CSAH 14). The intersection relocation is necessary to allow for the construction of dedicated right and left turn lanes along Stillwater Boulevard at Klondike Avenue. This connection includes improvements to Klondike Avenue meeting City design standards together with Stillwater Boulevard (CSAH 14) turn lanes and intersection improvements as required by Washington County. Secondary access is provided through the connection to Upper 33rd Street North which includes a



direct connection between the new development of the Old Village Downtown area. The connection to Upper 33rd Street should be phased to occur after development build-out to avoid construction traffic into the Downtown area.

6. Intersection Improvements. The applicant will be responsible to construct all intersection and turn lane improvements at all development access locations, meeting design standards approved by Washington County. Turn lane improvements have been shown on the plans. Revisions may be required to meet Washington County approval.

#### RESIDENTIAL STREETS

1. All public streets must be designed to meet the City's Engineering Design Standards including right-of-way width, street width and cul-de-sac radii(s). The preliminary plat/plans show the public street widths of 28-feet located within 60-foot right-of-way. The city standards require a minimum 66-foot right-of-way to accommodate 32-foot-wide streets along with the required boulevard tree and sidewalk layout.
2. The preliminary plans must be revised to include a typical section to represent each public and private street section for City review and comment. Since private streets do not include standard right-of-way and easements, the typical sections must detail minimum separation distances from curb to garage front, building setbacks, boulevard trees, hydrant placement, and utility placement within the typical section.
3. The entrance island typical section must be revised to provide a minimum 16 ft boulevard along each side of street with minimum 4% boulevard grade draining to the street. A sidewalk must be added along the south side of the street.
4. Private streets are proposed for a portion of the lots located south of Stillwater Boulevard (CSHA 14). The plans show private street widths of 24-feet and lack adequate overall corridor width to accommodate public and private utilities. Preliminary plat approval should be conditioned on the City determining each street as public or private prior to the City receiving an application for final plat, and the preliminary plans being revised accordingly. City determination would be made at staff level following additional plan details being submitted by the developer, including detailed typical street sections.
5. Private streets should be designed to accommodate parking, at minimum, along one side of the street, unless the number of driveways prohibits parking.
6. All street intersections must be at 90 degrees and maintain 50 feet of tangent with maximum slopes of 2.5%. Residential maximum longitudinal grade is 6% with sidewalks. Revisions to the preliminary plans will be required accordingly.
7. For both public and private streets, surmountable concrete curb and gutter shall be installed in single family residential areas with future driveways and B618 curb installed along entrance roadways and roadway stretches with no lots.
8. Six (6) foot sidewalks must be provided along all residential streets and as may be required for connectivity. Sidewalks are shown along one side of all public streets as required, except for the realigned Klondike Avenue, the Upper 33rd Street connection to Downtown, and the 37th Street entrance road at Lake Elmo Avenue. Plans must be revised to include sidewalks along all streets as determined by the City. Sidewalks must also be provided along all private streets and must maintain a minimum 5-foot boulevard.
9. Pedestrian connectivity to the Village Area Downtown has not been provided. Plans should be revised to incorporate a sidewalk/trail connection to the Village area. A public sidewalk/trail system must be created as part of the development that is not disconnected by privately owned segments.
10. A bituminous trail is proposed along the entrance road for the development area north of Stillwater Boulevard. The trail should be extended along 37th Street and Knight Bridge Road to facilitate the trail connection to the Legacy at North Star subdivision. When trails are extended along residential streets, a sidewalk should be constructed on the opposite side.
11. A bituminous trail is shown along Lake Elmo Avenue and along Stillwater Boulevard as required, and may potentially become part of the Greenway Trail Corridor. The trails must be constructed as directed by Washington County, including intersection crossing improvements at the Lake Elmo Avenue and Stillwater Boulevard signalized intersection.

12. Ten (10) foot utility easements are required on either side of all right-of-way and the corridors reserved for the installation of small/dry utilities. Along private streets or private Outlots, 10-foot corridors must be shown on the plan to preserve the corridor use for the placement of small/dry utilities.

#### GRADING PLANS, STORMWATER MANAGEMENT AND STORM SEWER SYSTEM

1. The subdivision is subject to a storm water management plan meeting State, Valley Branch Watershed District and City rules. Storm water facilities proposed as part of the development to meet State and watershed permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual dated January 2022.
2. As part of the city's Capital Improvement Plan (CIP), the city has identified the need for a Regional Pond to be located at the intersection of Stillwater Boulevard and Lake Elmo Avenue. The Regional Pond is planned as a "wet pond" with a 3-acre permanent pool with requirements to significantly reduce the discharge rates for the 2-year, 10-year and 100-year storm events. The required ponding is intended to provide additional discharge rate reduction that significantly exceed the reductions necessary by the development to meet City, VBWD and State permitting requirements. The capacity and area dedicated for the required regional pond will need to be incorporated into the development plans and storm water model prior to preliminary plat/plan approval. The model as presented does not currently account for this regional pond requirement. The storm water model must be revised to reduce the post development discharge rate for all storm events and including all on and off-site improvements. The post development discharge rate must be significantly reduced for all events discharging to the Old Village area to provide the intended flood mitigation anticipated by the City's proposed Regional Pond.
3. The storm water model must be revised to detail and clarify the impervious areas along Lake Elmo Avenue (CSAH 17) and Stillwater Boulevard (CSAH 14) that are included in the storm water analysis, providing the specific area for each roadway included in square feet and including an exhibit to clearly show the extents of the impervious areas.
4. The SWP executive summary must report on meeting city standards with all site and off-site improvements intended to be constructed as part of this subdivision. The SWP executive summary must also report pre and post rate control for all events with the future expansion improvements along the Stillwater Boulevard corridor. It is recommended that the City require additional storm water facilities to accommodate any future improvements to Stillwater Boulevard and Lake Elmo Avenue adjacent to the development. Once the area develops, it will not be possible to implement storm water management for these future improvements.
5. The storm water plan proposes stormwater reuse irrigation in place of infiltration. Therefore, all storm water basins are proposed as wet ponds. City design standards require that flood management provisions be implemented for all new developments assuming no storm water reuse irrigation is operating. The SWP executive summary must be revised to clarify that all 100-year HWL flood elevations were determined assuming no reduction for storm water reuse irrigation.
6. The SWM executive summary must be revised to fully detail the proposed storm water irrigation reuse system, including adherence to the Lake Elmo storm water irrigation reuse design standards, identifying system ownership operation and maintenance responsibilities, clearly detailing through exhibits the areas to be irrigated, and detailing through exhibits the irrigation system routing that is proposed. Irrigation system supply and feeder lines must be shown to not encroach City drainage and utility easements with the exceptions of perpendicular crossings.
7. Stormwater irrigation reuse is proposed from City owned Pond #1N, City owned Pond #2NW and HOA owned Pond #2S. Pond ownership and maintenance responsibilities for irrigation reuse must be determined and potentially revised prior to final plat application.
8. All storm water basins must be placed in Outlots and must fully incorporate the 100-year HWL, 10-foot maintenance bench and all maintenance access roads. Maintenance access roads meeting city standards must be provided for all storm water facilities and structures. All adjacent lot corners must be +.2 ft above the 100-year HWL to meet construction tolerance and maintain HWL on Outlot.
  - Pond #5. Revise grading plan to remove retaining wall from Outlot D. No retaining walls are permitted within Outlots to be dedicated to the City.



- Pond #4. Revise grading to maintain 100-year HWL from encroaching adjacent lots. Revise grading plans to create a reinforced EOF pathway from Legacy Pond 1.
  - Pond #3N. Revise grading plans to provide a more direct pond access to the northern pond area.
  - Pond #3N. EOF separation is exactly 1.0 feet for many lots with zero construction tolerance.
  - Pond #2NE. Revise grading to maintain 100-year HWL from encroaching adjacent lots.
  - Pond #2NE. Revise Outlot F to fully include pond maintenance access road.
  - Pond #2NE. Revise adjacent lot elevations to maintain 1-ft. above pond EOF elevation of 938.8.
  - Pond #2NW. Revise plans to clarify the Pond EOF location and elevation. Revise EOF in SWMP Table.
  - Pond #1NE. Provide second pond access due to size of pond.
  - Pond #3S. The Pond 100-year HWL must be +2-ft above the low floor of the adjacent existing property to the east. Existing condition information is incomplete to verify compliance.
  - Pond #3S. Revise pond grading to maintain 100-year HWL within pond area. Revise EOF to create a controlled point overflow. Currently the EOF is stated to be the Pond HWL.
  - Pond #2S. The Pond 100-year HWL must be +2-ft above the low floor of the adjacent existing property to the east. Existing condition information is incomplete to verify compliance.
  - Pond #1S. Revise plans to include pond EOF location and elevation.
9. Revise pond grading to maintain 4 ft of depth over the maximum wetted pond area. Revise pond grading for Pond #1NE to eliminate wetted area behind lots V124-V126; revise pond grading for Pond #2NE to eliminate wetted area behind lots V30-V32; and revise pond grading for Pond #3S to eliminate shallow wetted area with limited pond depth.
  10. Revise all pond maintenance roads/benches to facilitate vehicle traffic to be able to pass by all flared end sections without driving over rip rap areas.
  11. Storm water ponding adjacent to roadway corridors may not encroach the right-of-way or small utility easement corridors along either side of all right-of-way. Right-of-way boulevards must all maintain the city standard 4% grade to the street.
  12. The grading plans must be revised to include the localized 100-year HWL elevation and contour for all low points, including catch basin locations. The 100-year HWL inundation area must be covered by drainage and utility easement that is shown on the preliminary plat, grading, utility and site plans.
  13. Provide 100-year HWL contours and elevations at the existing culvert near CSAH14/CSAH17 intersection.
  14. Revise grading plans by adding off-site viewport areas to clearly show the drainage routing for all off-site discharges. Existing conditions information should be provided for a minimum distance of 150 feet. All grading match points must be clearly presented.
  15. Overland emergency overflow (EOF) elevations are required throughout the site, requiring a system of interconnecting drainage ways. Low openings for adjacent structures must maintain 1-foot above any adjacent EOF. The preliminary plans must be revised to include an EOF flow path exhibit that provides all EOF locations and elevations together with building elevations.
  16. All drainage swales must be designed to meet a minimum 2% as-built grade. Design grades should exceed 2% to account for construction tolerances. Revise grading along north property line of Outlot J to provide minimum 2% drainage grades.
  17. Revise grading along rear yards of lots 5-12 to provide defined drainage swale to prevent drainage encroachment onto Legacy subdivision properties.
  18. Revise grading plans to provide wider easements and more distinct drainage pathway for critical EOF pathway to prevent property encroachments (lots V4-V5 and lots V29-V30).
  19. The storm sewer system shall be designed to maintain the City standard minimum pipe cover of 3.0 feet. Drain tile is required as part of the City standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements at low points.
  20. The maximum curb run prior to a catch basin is 350 feet.
  21. Per City requirements all storm sewer pipe easements must be a minimum 30-feet in width.

#### MUNICIPAL WATER SUPPLY

1. Municipal water supply is available in several locations, immediately adjacent to the proposed development. The applicant is responsible to extend the municipal water supply into the development

site at developer's sole cost. Watermain distribution lines and connections will be required wherever reasonably possible to create a looped network.

2. On the south end of the development, an 8-inch watermain must be extended to connect to the existing watermain along Upper 33rd Street. A 12-inch trunk watermain must be connected to the existing 6-inch watermain located on the southeast corner of Stillwater Boulevard and Lake Elmo Avenue, and routed through the development with a 12-inch trunk watermain stub installed at the westerly plat boundary at Stillwater Boulevard.
3. On the north end of the development, connection to the existing 8-inch watermain in the Legacy at North Star subdivision will be required in two locations.
4. Hydrants and system valves must be installed as part of the development as directed by the Lake Elmo Fire Department and Public Works Director.
5. Watermain oversizing may be required along Stillwater Boulevard (CSAH 14) as part of the City's trunk watermain line between the Village Area and Jamaca Avenue. Watermain oversizing will be reviewed in more detail with final construction plans. Oversizing cost reimbursement is addressed as part of the development agreements for each phase.

#### MUNICIPAL SANITARY SEWER

1. Municipal sanitary sewer service is not yet available to serve this site. Construction work for the Old Village Phase 5 and 6 Street and Utility Improvements remains in progress with completion expected in the Fall 2022. This project will install a 15-inch trunk sanitary sewer main to the south side of the UP Railroad, at the intersection of Klondike Avenue and 33rd Street North. This sewer stub represents the connection point that will serve the entire development, both north and south of Stillwater Boulevard (CSAH 14).
2. The applicant is responsible to extend sanitary sewer north across the UP Railroad into and throughout the development at developer's sole cost. A 15-inch trunk sanitary sewer must be extended north across the UP Railroad to Stillwater Boulevard (CSAH 14) with a 15-inch stub installed to the western boundary of the development for future extension along Stillwater Boulevard (CSAH 14). The remaining parts of the subdivision can be served with the extension of 8-inch gravity sanitary sewer.
3. Sanitary sewer oversizing is typically reimbursed to the developer for the added pipe diameter over a minimum 8-inch sewer pipe. Per standard policy, no reimbursement is made for added pipe depths. Oversizing cost reimbursement is addressed as part of the development agreements for each phase.



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To: Molly Just, City of Lake Elmo Planning Director

From: Sarah Harding, Landscape Architect

Subject: City of Lake Elmo Landscape Plan Review  
GWSA Land Development Schiltgen  
Farmstead  
Preliminary PUD/Plat Review #2

Date: August 1, 2022

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### Submittals

- Preliminary Plans, dated 6/30/2022, received 7/15/2022.

### Review History

- Initial landscape review on June 24, 2022.

**Location:** Four Parcels north and south of Stillwater Boulevard North at 10880 Stillwater Boulevard North

**Current Land Use Category:** Rural Transitional (RT)

**Future Land Use Category:** Village Low Density Residential (V-LDR)(PUD)

**Adjacent and Surrounding Land Use:** V-LDR to north, Public Facilities (PF) to east, RS adjacent railroad tracks to the south, and RT and RR to west of site.

**Special landscape provisions in addition to the zoning code:** Sunfish Lake - Shoreland Overlay

### Tree Preservation: Tree Preservation 105.12.470

- Code requires that the tree preservation plan be prepared by a certified forester or landscape architect. The tree survey plan has been updated to include that the survey was performed by Stephen Nicholson, Certified Forester.
- Trees 801-899 are now included in the tabulation on sheet TS8.
- The current tree removal calculation on Sheet TS8 does not break down existing trees onsite and proposed removals by hardwood, coniferous/evergreen, or common trees.
  - Per section 105.12.470 (c)(7) b. A calculation must be provided which breaks out the number of inches removed for hardwood, evergreen/coniferous, 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.
- Review the definition of Critical Root Zone (CRZ) in section 105.12.470(b), compare with the grading and improvement impacts and tree protection fencing locations and update the plans or tree removal calculations accordingly. There are several trees shown to be preserved which have grading impacts and tree protection fencing well within their CRZ. For example, Trees 544 and 662 are 25-inch and 22-inch hardwood trees which have 25-ft and 22-ft CRZ radii, respectively. Grading and tree protection fencing is shown less than 8-ft from the tree which is well within their CRZ.
  - If significant trees shown to be preserved are damaged or removed, Code implications may include:
    - o Per (c)(13) b. If an applicant damages or removes a significant tree that is intended to be preserved to the point that City staff believes the tree will not survive, the applicant must remit

to the City a cash mitigation, calculated per diameter inch of the removed or damaged tree in the amount set forth in the City fee schedule.

- o Per (c)(13) d. Instances where a significant tree is removed due to new development, redevelopment, new construction activity or were disturbed, and the removal was not noted on the landscaping or tree removal plan will result in a one-to-one replacement penalty regardless of if the removal is over the thirty percent (30%) allowance.
- There are 2 deciduous hardwood specimen trees, #307 and #556, identified in the tree inventory as a removal. There are 15 hardwood specimen trees, #10, 27, 28, 152, 188, 237, 296, 350, 362, 411, 503, 658, 789, 791, and 802, identified in the tree inventory to be saved.
- The tree survey plans does not include the City Standard Tree Protection Detail.

**Landscape Requirements:** Landscape Requirements 105.12.480

- Trees planted to meet the minimum code requirements shall be planted per the developer's agreement with the City, regardless of whether they are planted by the Builder or Developer.
- The landscape plans do not meet the minimum code required number of trees:

	Site Measurement	Code Required	Proposed
Street and Lake Frontage (LF)	26,180		
<b>Total Frontage in Linear Feet</b>	26,180		
<b>Required Frontage Trees (1 per 50 LF)</b>		<b>524</b>	<b>356</b>
Development or Disturbed Area (Acres)	89		
<b>Required Development Trees (5 per Acre)</b>		<b>445</b>	<b>525</b>
Interior Parking Lot Spaces	26		
<b>Required Parking Lot Trees</b>		<b>0</b>	
Required Mitigation Trees		<i>Refer to above Tree Preservation comments</i>	
<b>Required Number of Trees</b>		<b>969</b>	<b>881</b>

- Parking areas shall be screened from public streets including the 18-stall lot south of Stillwater Boulevard North. Screening shall meet 105.12.480 (e) (1) and can be a combination of berm, wall, fence, or hedge that is 3.5-ft to 4-ft in height and not less than 50-percent opaque.
- The landscape plans do not meet the minimum composition of required coniferous trees:

	Qty	% Composition	
Deciduous Shade Trees	669	76%	>25% required
Coniferous Trees	212	24%	>25% required
Ornamental Trees	0	0%	<15% required
<b>Tree Count</b>	<b>881</b>		



August 1, 2022

Molly Just  
Planning Director  
**City of Lake Elmo**  
Page 3 of 3

- Recommend plans specify a DED-resistant cultivar of the American Elm rather than the straight species.
- General Landscape and Seeding notes on Sheet L1 appear to be incomplete/cut off from view.
- All utilities and pavements are not shown on the landscape plan or are shown differently than the street plans and so could not be reviewed for tree placement conflicts.
- Final grading is not shown on the landscape plan to review for tree placement and seeding extent conflicts.
- The landscape plan's depiction of the proposed seed mixes (MnDOT 33-262, MnDOT 34-271, Lot and Outlot Mixes) cannot be differentiated; recommend changing the hatch patterns and/or color to distinguish between the four seed mixes, especially since the 3 native seed mixes will have a different maintenance regime from the turf seed.
- Correct discrepancies between permanent seed mixes, wet pond seeding and basin seeding called for on the grading plan versus the landscape plans.

**Recommendation:**

It is recommended that the tree preservation plan and landscape plan be revised and resubmitted as mentioned above.

**Stantec Consulting Services Inc.**

A handwritten signature in blue ink, reading "Sarah Harding".

**Sarah Harding, PLA (MN)**

City of Lake Elmo Municipal Landscape Architect

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