THE CITY OF LAKE ELMO

3800 Laverne Avenue North
Lake Elmo, MN 55042

(651) 747-3900
www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday September 26, 2022
at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
    i. August 22, 2022
4. Public Hearing
    a) **10212 Stillwater Lane N Variance Request.** A variance request to install septic tanks and a sewage treatment system within 75 feet of a wetland.
    b) **Crossroads East Conditional Use Permits Request.** Heppner's Auto Body, Delwin Transfer, and Carden Equities have applied for conditional use permits to operate in the already constructed Crossroads East business park warehouse at 11160 Hudson Blvd.
5. Unfinished Business
    a) **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.
6. Communications/Updates - City Council Updates
    a. Adopted ordinance amendment to allow Commercial Kennels by CUP in the LC District
    b. Adopted ordinance amendment requiring 40 foot setback from public ROW for most residential development in South Planning Area
    c. Approved CUP for new chapel at Carmelite Hermitage
    d. Approved DA Amendment for Crossroads East
    e. Approved Variance for sideyard setback at 1567 Ivory Ave
    f. Approved Preliminary Plat/PUD, CUP and Rezoning for 9450 Hudson Boulevard
    g. Placed a moratorium on sale of cannabis products
    h. In Workshop, reviewing screening requirements between more and less intense uses
7. Adjourn

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

City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3800 Laverne Avenue North
Minutes of Regular Meeting of August 22, 2022

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

COMMISSIONERS PRESENT: Steil, Mueller, Vrieze

COMMISSIONERS ABSENT: Risner, Rehkamp

STAFF PRESENT: Planning Director Just, City Planner Hetzel

Pledge of Allegiance at 7:00 PM

Approve Agenda:
M/S/P: Mueller / Vrieze made a motion to approve the agenda. **Vote: 3-0, motion carried unanimously.** (Risner, Rehkamp absent)

Approve Minutes:
M/S/P: Steil / Mueller made a motion to approve the 7-25-22 and 8-8-22 meeting minutes. **Vote: 3-0, motion carried unanimously.** (Risner, Rehkamp absent)

Public Hearings:

a) **Impervious Surface Text Amendments.** A City initiated text amendment to change the impervious surfaces definition and increase the maximum impervious lot coverage in the Shoreland Management Overlay Districts.

City Planner Hetzel gave presentation and answered questions:

PROPOSAL DETAILS/ANALYSIS: IMPERVIOUS DEFINITION
Section 1.08.010 defines impervious surface as any structure or surface which interferes to any degree with the direct absorption of water into the ground, including, but not limited to, building footprints, sidewalks, paved or gravel driveways and parking areas, patios, sports courts, or any other similar surface. Decks, pervious landscape fabric, and retaining walls shall not be included as impervious surface.

The current definition aligns with the MN DNR shoreland model ordinance definition and a majority of other local governments.

Staff found that many other communities do not list specific examples of impervious surfaces. The City Council feels examples in the current definition are not necessary and may be confusing.

PROPOSED DEFINITION CHANGES:

Impervious surface means any structure or surface which interferes to any degree with the direct absorption of water into the ground~~, including, but not limited to, building footprints, sidewalks, paved or gravel driveways and parking areas, patios, sport courts, or any other similar surface.~~ Decks, pervious landscaping fabric, the surface water of pools and retaining walls shall not be included as impervious surface.

PROPOSAL DETAILS/ANALYSIS: MAXIMUM IMPERVIOUS LOT COVERAGE

Section 105.12.1260(c)(3) Table 17-3: Shoreland Standards currently restricts unsewered lots to a maximum of 15 percent, while sewered lots are allowed a maximum of 30 percent. This results in a high number of variance requests being submitted to exceed to the maximum 15 percent. The intent of this amendment is to reduce the number of variance requests, while not exceeding the maximum 25 percent allowable per MN Statute 6120.3300 and the DNR Model Ordinance. It is appropriate when a community receives many variance requests from the same standard for that community to review whether the standard should be changed.

There was one email in opposition to this change from resident Ann Bucheck. Her reasoning was that this may have a negative impact on the environment

Public hearing opened at 7:15 PM.

Susan Dunn (11018 Upper 33rd St N Lake Elmo) thanked the Commissioners for their service to the community, and reiterated that the Planning Commission's job is the health, safety and welfare of the residents in the community.

Public hearing closed at 7:16 PM

M/S/P: Vrieze /Mueller moved to recommend to table the adoption of the proposed text amendment while staff works with the Minnesota DNR to review the proposed changes. **Vote: 3-0, motion carried unanimously.** (Risner, Rehkamp absent) Vrieze and Mueller both stated that this text amendment needed more work and appreciate that the city staff will be working with the Minnesota DNR.

b) 40-Foot Residential Setback from a Public Street Text Amendment. A City initiated text amendment to incorporate a 40-foot setback for any new residential development abutting a public street in the area south of 10th Street.

Director Just gave presentation and answered questions:

Public hearing opened at 7:25 PM.

No public comments.

Public hearing closed at 7:25 PM.

M/S/P: Mueller / Steil moved to recommend adoption of the proposed amendment as presented, amending Section 105.12.930 Commercial Lot Dimensions and Building Bulk Requirements to incorporate a 40-foot setback for all new residential development abutting a public street. **Vote: 2-1, (Steil , Mueller: Aye, Vrieze: Nay) motion carried.** (Risner, Rehkamp absent) Mueller stated that the 40 foot setback is reasonable for safety reasons. Steil is also in agreement. Vrieze does not agree with this and believes a homeowner shouldn't be limited in what they can do with their property.

M/S/P: Mueller /Steil moved to recommend adoption of the proposed amendment as presented, amending Section 105.12.720 Lot Dimensions and Building Bulk Requirements to incorporate a 40-foot setback for all new residential development abutting a public street. **Vote: 2-1, (Steil , Mueller: Aye, Vrieze: Nay) motion carried.** (Risner, Rehkamp absent) Mueller stated that the 40 foot setback is reasonable for safety reasons. Steil is also in agreement. Vrieze does not agree with this and believes a homeowner shouldn't be limited in what they can do with their property.

M/S/P: Steil /Mueller moved to recommend adoption of the proposed amendment as presented, amending Section 105.12.880 Mixed-Use Commercial and Mixed-Use Business Park Districts Lot Dimensions and Building Bulk Requirements to incorporate a 40-foot setback for all new residential development abutting a public street. **Vote: 2-1, (Steil , Mueller: Aye, Vrieze: Nay) motion carried.** (Risner, Rehkamp absent) Mueller stated that the 40 foot setback is reasonable for safety reasons. Steil is also in agreement. Vrieze does not agree with this and believes a homeowner shouldn't be limited in what they can do with their property.

Communications/Updates - City Council Updates

Upcoming Meetings

a. September 12th, 2022
b. September 26th, 2022

Meeting adjourned at 7:30 PM.

Respectfully submitted,

Diane Wendt
Permit Technician

STAFF REPORT

DATE: 09/26/2022
REGULAR
ITEM#: 4a – PUBLIC HEARING
MOTION

TO: Planning Commission
FROM: Ben Hetzel, Lake Elmo City Planner
AGENDA ITEM: **10212 Stillwater Lane N Variance Request**
REVIEWED BY: Ben Hetzel, City Planner

INTRODUCTION:

Thomas Buege (Property Owner/Applicant) recently submitted a variance application to install a replacement sewage treatment system and septic tanks within 75 feet of a delineated wetland boundary located at 10212 Stillwater Lane N, parcel 14.029.21.32.0003 (Subject Property). The property owner is proposing to construct a mound septic system to replace the existing failing septic system. To do this, the applicant is proposing to plant a 25 foot vegetative buffer between the rock and sand bed and the delineated wetland boundary. The proposed mound system would consist of a 10 foot by 45 rock and bed, a 14 foot by 45 foot sand absorption area, and three tanks. These components would be installed at the following distances from the delineated wetland boundary:

- Rock Bed: 25 feet
- Absorption Area: 11 feet
- Tanks: 38 feet

ISSUE BEFORE PLANNING COMMISSION:

The Planning Commission is being asked to hold a public hearing, review, and make a recommendation on the request to install a sewage treatment system and septic tanks within 75 feet of a wetland.

VARIANCE REQUEST DETAILS/ANALYSIS:

Address:	10212 Stillwater Lane N
PID:	14.029.21.32.0003
Lot Area:	0.7 acres
Existing Zoning:	Rural Single Family and Valley Branch Watershed District
Surrounding Zoning:	Rural Single Family and Public Facilities
Deadline for Action:	Application Complete – 8/18/2022 60 Day Deadline – 10/12/2022 Extension Letter Mailed – N/A 120 Day Deadline – N/A

Applicable Regulations:	Article V - Zoning Administration and Enforcement Article XI- Wetland Protection and Preservation Overlay District

Reason for Request. The applicant and septic system designer have indicated that the southern portion of the lot consists of mostly fill material and is not suitable for a replacement system. Suitable system area is limited to the proposed location.

Section 105.04.520(5)b. states that no part of any septic tank system or of another sewage disposal requiring on-land or in-the-ground disposal of waste shall be located closer than 75 feet from the edge of a wetland.

CITY AGENCY REVIEW:

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

Valley Branch Watershed District (Email)

The mound system appears to be below the 100 year flood level. The 100 year flood level for the low area appears to be 939-940. Valley Branch Watershed does not prohibit it, but does review any fill below the 100 year flood level so that the fill does not raise the flood level by 0.1 feet.

REVIEW AND ANALYSIS/DRAFT FINDINGS:

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

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

   FINDINGS:

   Strict enforcement of the code would create an inability to properly dispose of domestic wastewater. The parcel configuration, existing structures, and fill material south of the home leave a limited amount of area for a replacement sewage treatment system. The only usable soils are within the 75 foot wetland setback area. Granting a variance would allow the applicant to use the property in a reasonable manner as there is no public sewer service available at this location.

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

   FINDINGS:
   The applicant is not responsible for the parcel configuration, existing structures, or the placement of fill on the southern portion of the parcel. The applicant purchased the property in 2007 with all existing conditions in place.

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

   FINDINGS:
   The proposed sewage treatment system would not alter the essential character of the neighborhood. The proposed mound system would be located in the rear yard with limited visibility from surrounding properties. Upon installation, a vegetative cover would be established to prevent erosion and make the mound system more inconspicuous. Surrounding residential properties also have private sewage treatment systems due to public sewer service not being available to the area.

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

   FINDINGS:
   The proposed request will have no effect on the supply of light and air to adjacent properties or increase congestion in the public streets. Property values should not be diminished from the request. Residential properties in the area are to be served by similar private or community wastewater treatment systems. The system is designed as a Type 3 sewage treatment system, which treats wastewater at higher standard prior to effluent being dispersed to the mound system.

PUBLIC COMMENT:
A hearing notice was sent to surrounding properties on September 14, 2022. A hearing notice was published in the local newspaper on September 16, 2022. Staff have not received any public comments at this time.

FISCAL IMPACT:
None

OPTIONS:
The Planning Commission may:

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

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the request from Thomas Buege for a variance to install a sewage treatment system and septic tanks within 75 feet of a delineated wetland boundary.

"Move to recommend approval of the request from Thomas Buege for a variance to install a sewage treatment system and septic tanks within 75 feet of a delineated wetland boundary at 10212 Stillwater Lane N."

RECOMMENDED CONDITIONS OF APPROVAL

1. The wetland must be fully protected by the installation of a dual silt fence.
2. The mound system and all disturbed areas must be seeded and covered
3. The applicant must obtain all other necessary City, State, County, and other governing body permits and approvals before the commencement of any construction activity onsite. These include, but not limited to, Valley Branch Watershed District approval and a Washington County Subsurface Sewage Treatment System permit.
4. This variance approval is only for a reduced setback in the proposed locations according to the revised site survey dated September 6, 2022. Any deviation in system component locations would require approval from the City of Lake Elmo.
5. This variance approval shall become void if the sewage treatment system and tanks have not been installed within 12 months of the City's approval.
6. The applicant must receive an approved City Wetland Permit prior to any construction.

ATTACHMENTS:

1) Land Use Application
2) Written Statements
3) Location Map
4) Certified Survey
5) Site Photos
6) Wetland Delineation Report
7) Valley Branch Watershed District email

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

THE CITY OF LAKE ELMO

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

VARIANCE APPLICATION

Applicant: THOMAS M. BUEGE
Address: 10212 STILLWATER LN. N LAKE ELMO, MN. 55042
Phone # 651-307-2840
Email Address: bige6469@AOL.COM

Fee Owner: THOMAS M. BUEGE
Address: SAME AS ABOVE
Phone # _____
Email Address: _____

RECEIVED
AUG 12 2022
CITY OF LAKE ELMO

Engineer: _____
Address: _____
Phone # _____
Email Address: _____

Property Location (Address): 10212 STILLWATER LN. N. LAKE ELMO, MN. 55042
Complete Legal Description: SEE ATTACHED

PID#: 14.029.21.32.0003

Detailed Reason for Request: SEPTIC MOUND TREATMENT AREA IS LESS THAN THE REQUIRED 75 FOOT SET BACK FROM WETLAND AREA.

*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: BASED ON SOIL BORINGS AND FINDINGS, THE ONLY LOCATION FOR THE SEPTIC MOUND IS THE CURRENT PROPOSED LOCATION. THE SOIL IN FRONT AND BACK OF HOUSE CONSISTS OF ALL FILL. CURRENT CESSPOOL TANKS ARE STARTING TO FAIL.

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: Thos M. Buege Date: 8/12/2022

Signature of fee owner: Thos M. Buege Date: 8/12/2022

COMMITMENT

EXHIBIT A

RECEIVED
AUG 12 2022
CITY OF LAKE ELMO

File Number: 131817

Legal Description

Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 14, Township 29, Range 21 West, at an iron pipe; thence South along the East line of said Northwest Quarter of the Southwest Quarter a distance of 766.9 feet to the centerline of obsolete Minnesota Trunk Highway Number 212; thence West along center line of said highway a distance of 161.2 feet to point of beginning; thence North and parallel with said East line of the Northwest Quarter of the Southwest Quarter for a distance of 290.4 feet to an iron pipe; thence West and parallel with said center line of highway for a distance of 100 feet to an iron pipe; thence South and parallel with said East line of the Northwest Quarter of the Southwest Quarter for a distance of 290.4 feet to the center line of said highway; thence East along center line of said highway a distance of 100 feet to the point of beginning, containing 0.67 acre, more or less.

2.

RECEIVED
AUG 12 2022
CITY OF LAKE ELMO

A. THOMAS M BUEGE
JONI M. BUEGE

B. LEGAL DESCRIPTION ATTACHED.

C.

D. DUE TO THE SIZE OF THE LOT, SOIL BORINGS AND STUDIES, THE ONLY PRACTICAL LOCATION FOR THE MOUND SYSTEM IS AT THE PROPOSED LOCATION. ALONG WITH THIS LOCATION IS A WETLAND. A DELINEATION REPORT SHOWS THE WETLAND BOUNDARY AND THE DISTANCE AWAY FROM THE MOUND. THIS DISTANCE IS LESS THAN 75 FEET WHICH WILL REQUIRE A VARIANCE.

E. THE WETLAND AREA WAS FIRST NOTICED DURING THE SEPTIC DESIGN PHASE. I WAS THEN TOLD THAT I WOULD NEED A VARIANCE FROM THE CITY.

F. MY CURRENT SEPTIC SYSTEM IS STARTING TO FAIL. WITHOUT THE MOUND SYSTEM INSTALLED AT THE PROPOSED LOCATION, I WILL HAVE NO OTHER OPTIONS DUE TO LOT SIZE AND OTHER REASONS ALREADY MENTIONED.

G. LOT SIZE, SOIL CONDITIONS, NOTHING DONE BY LANDOWNER.

Washington County, MN



December 2, 2021

1:500

0 20 40 80 ft

0 5 10 20 m

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Ed Eklin Septic System Design

2303 County Road F East · White Bear Lake, MN 55110
651-485-2300
zeklins@gmail.com

RECEIVED
AUG 12 2022
CITY OF LAKE ELMO

July 26, 2022

Tom Buege
10212 Stillwater Lane N
Lake Elmo, MN 55042

#2.
G.

Dear Tom:

In regard to the subsurface sewage treatment system design I had performed on your property. It is my opinion as a basic designer that this design is in the only reasonable area on your lot to build a long-lasting subsurface sewage treatment system.

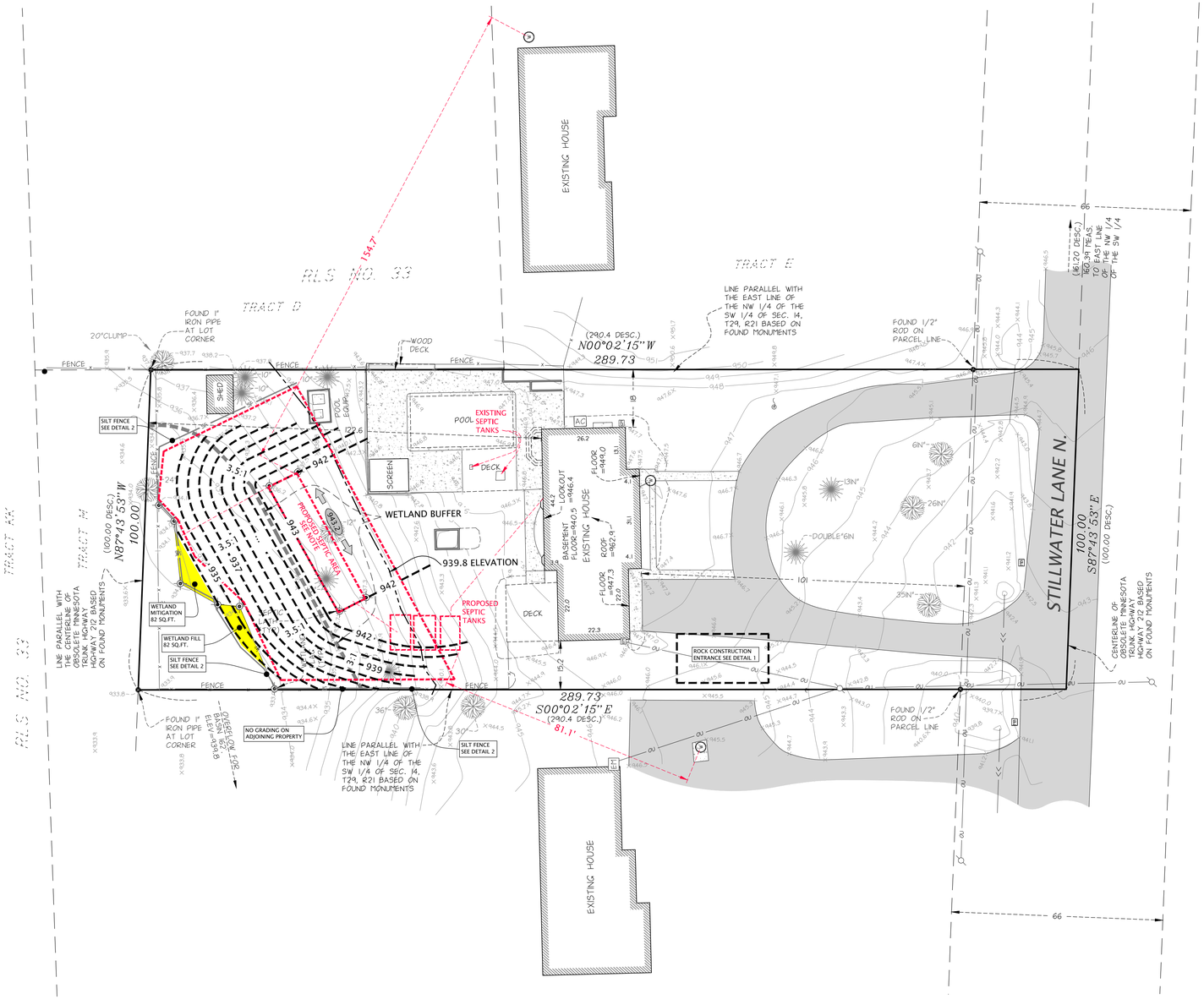
The area south of the home is too small and has fill soils also.

In the current design, I proposed that a retaining wall could be built so no wetland would be filled over with soil. If possible, I would want to propose that approximately 800 square feet of wetland be filled so the mound system could be properly installed.

If you have any questions or concerns, please feel free to call me. I would be glad to help.

Sincerely,

Ed Eklin



LEGAL DESCRIPTION:

(AS SHOWN ON CERTIFICATE OF TITLE NO. 64523)

Commencing at the Northeast corner of the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of Section Fourteen (14), Township Twenty-nine (29) North, Range Twenty-one (21) West, at an iron pipe; thence South along the East line of said Northwest quarter of the Southwest quarter (NW1/4 of SW1/4) a distance of Seven hundred sixty-six and nine-tenths (766.9) feet to the center line of obsolete Minnesota Trunk Highway Number 212; thence West along center line of said highway a distance of One hundred sixty-one and two-tenths (161.2) feet to point of beginning; thence North and parallel with said East line of the Northwest quarter of the Southwest quarter (NW1/4 of SW1/4) for a distance of Two hundred ninety and four-tenths (290.4) feet to an iron pipe; thence West and parallel with said center line of highway for a distance of One hundred (100) feet to an iron pipe; thence South and parallel with said East line of the Northwest quarter of the Southwest quarter (NW1/4 of SW1/4) for a distance of Two hundred ninety and four-tenths (290.4) feet to the center line of said highway; thence East along center line of said highway a distance of One hundred (100) feet to the point of beginning, containing 0.67 acre, more or less.

TITLE NOTES:

1. THERE WERE NO EASEMENTS OR ENCUMBRANCES OF RECORD AS SHOWN ON THE ABOVE MENTIONED CERTIFICATE OF TITLE.
2. SUBJECT TO STILLWATER LANE (OLD HIGHWAY 12) OVER THE SOUTH 33 FEET AS SHOWN ON AVAILABLE MAPS

AREA:

TOTAL AREA AS SHOWN = 28,950 SQ.FT.
INCLUDING 3,300 SQ.FT. OF 33' ROADWAY EASEMENT.

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983.
2. UNDERGROUND UTILITIES NOT SHOWN.
3. DATE OF FIELD TOPOGRAPHY = 8-9-22

WETLAND NOTES:

1. FLAGS FOR WETLAND WERE LOCATED BY CORNERSTONE LAND SURVEYING, INC. ON 8-10-22
2. SEE WETLAND REPORT BY EOR DATED 6-6-22.

EXISTING IMPROVEMENT AREAS:

(IN SQUARE FEET)

HOUSE = 1775
DECKS = 574
SCREEN = 124
DRIVEWAY = 2567
CONCRETE =1619
WALLS = 52
POOL = 511
SHED = 100

TOTAL IMPROVEMENTS = 7362 SQ.FT.
= 28.6% (PARCEL AREA LESS ROAD EASEMENT)

BUEGE RESIDENCE

CONTACT:

Tom Buege
10212 Stillwater Ln N.
Lake Elmo

COUNTY/CITY:

WASHINGTON COUNTY

CITY OF LAKE ELMO

NORTH
0 20 40

REVISIONS:

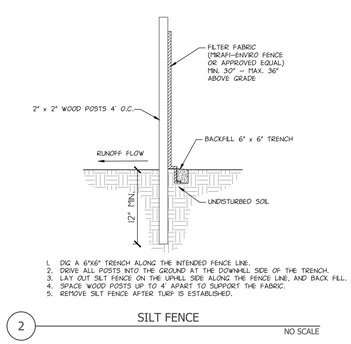
DATE	REVISION
8-9-22	ISSUED
9-6-22	SITE-GRADING
9-20-22	REMOVE WALL

PROPOSED ELEVATIONS:

- SET OFFSET HUB
- X 1025.0 X 925.0 — PROPOSED ELEVATION
- 930 — PROPOSED CONTOUR
- PROPOSED DRAINAGE
- x 985.0 — DENOTES EXISTING ELEV.
- SF — DENOTES SILT FENCE
- 930 — EXISTING CONTOURS

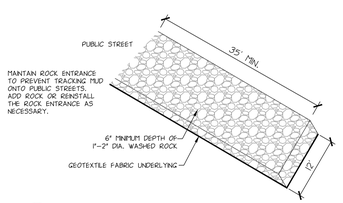
SEPTIC

PROPOSED SEPTIC AREA, GRADING AND WALL LOCATION FROM SKETCH PROVIDED BY ED EKLIN DATED SEPTEMBER 5TH, 2022.



1. DIG A 6"X6" TRENCH ALONG THE INTENDED FENCE LINE.
2. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
4. SPACE WOOD POSTS UP TO 4' APART TO SUPPORT THE FABRIC.
5. REMOVE SILT FENCE AFTER TURF IS ESTABLISHED.

2 SILT FENCE — NO SCALE



1 ROCK CONSTRUCTION ENTRANCE — NO SCALE

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: 8-9-22

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

LEGEND:

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- CABLE TV PEDESTAL
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS MANHOLE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- SANITARY CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN or STORM DRAIN
- FLARED END SECTION
- STORM MANHOLE
- FIRE DEPT. CONNECTION
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- POST INDICATOR VALVE
- WATER VALVE
- BOLLARD
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- TRAFFIC SIGNAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- UE — UNDERGROUND ELECTRIC
- UTV — UNDERGROUND CABLE TV
- UF — UNDERGROUND FIBER OPTIC
- UT — UNDERGROUND TELEPHONE
- OU — OVERHEAD UTILITY
- UG — UNDERGROUND GAS
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- x — FENCE
- CURB [TYPICAL]
- CONCRETE SURFACE
- BITUMINOUS SURFACE

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

PROJECT LOCATION:

10212 STILLWATER LANE N.
PID#1402921320003

CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURVZZ758
PROJECT NO. ZZ22758

SITE PLAN

Ed Eklin Septic System Design

2303 County Road F East · White Bear Lake, MN 55110
651-485-2300
zeklins@gmail.com

September 5, 2022

Tom Buege
10212 Stillwater Lane N
Lake Elmo, MN 55042

Dear Tom:

I have made changes to my design dated December 5, 2021 and the second dated July 14th, 2022, which is currently being reviewed for permit. New information includes a survey and the 100 year flood elevation. If accepted by Washington County and the City of Lake Elmo, this design will replace them.

Since the original design, a wetland delineation has been performed. The closest part of the wetland is 26 feet from the proposed mound rock bed and 12 feet from the proposed mound absorption area. Because the 75 foot wetland setback cannot be met, permission will be needed by the City of Lake Elmo and Washington County. The proposed absorption area is 12 feet from the delineated wetland and the proposed berm would go close to the wetland.

The sewage treatment system is to be placed in a 100 year flood zone, if flooding occurs within 6 inches of the top of the closest part of the retaining wall, elevation 937.5, the tanks must be pumped as soon as possible and no effluent is to discharge into the mound until the water level is 937.5 or lower.

A device must be installed to prevent backup in the home if flooding occurs.

In order to prevent placing fill soils over the wetland, I propose building a retaining wall approximately along part of the wetland. See drawings.

At your request, a site evaluation was performed at the property located at 10212 Stillwater Lane N, Lake Elmo, MN., for a subsurface sewage treatment system.

It is my understanding that there is a Cesspool and a possible seepage pit. Also, there may be an existing drain field in the low area at the northwest part of the lot. The tanks do not meet new requirements. They will need to be pumped out and filled with sandy soils.

After the mound and tanks are installed, I suggest placing extra fill soils uphill of the rock bed to blend it into the hillside.

Because the area is in a flood zone, I have designed a Type 2 sewage treatment system.

I am recommending a pressurized mound system.

For a 3-bedroom home, I recommend that the mound rock bed be 10 feet wide and 45 feet long, which is 450 square feet. There must be at least 36 inches of clean sand below the upslope edge of the rock bed.

I forbid the use of anything other than rock as the distribution media.

The following materials will be needed for construction of the mound system:
The installer should calculate the sand, sandy berm material and top soil needed. A materials worksheet is included.

- Approximately 17 yards of drain field rock.
- Two-1,000-gallon Septic Tanks.
- An effluent filter with alarm. I recommend a high capacity filter such as a Polylok 525.
- A 1,000 gallon pump tank.
- A pump that will handle at least 34 gallons per minute with 16 feet of Total Dynamic Head.
- An alarm for the pump.
- A flow measurement device, such as an event counter or water meter.
- There are to be three,1.5 inch laterals, 43 feet long, spaced 36 inches apart, with 1/4 inch perforations spaced 36 inches apart. The manifold can be placed at the end or center of the laterals.

Access for maintaining/pumping the septic tanks can be from the driveway.

A vegetative cover must be established over the treatment system as soon as possible and the area must be protected from erosion if needed, until the vegetation is established.

Footing or roof drains, chemically-treated hot tubs, pool water, paint, and other products containing hazardous chemicals must not discharge into the sewage treatment system.

Low-flow shower heads and toilets can cut down on water usage. Leaky faucets and toilets can add too much water to the treatment system and should be fixed promptly.

It is the homeowner's responsibility to get the septic tanks pumped in accordance with your local government's ordinances. A licensed maintainer (pumper) will be required to do this. Washington County requires pumping no less than once every 3 years.

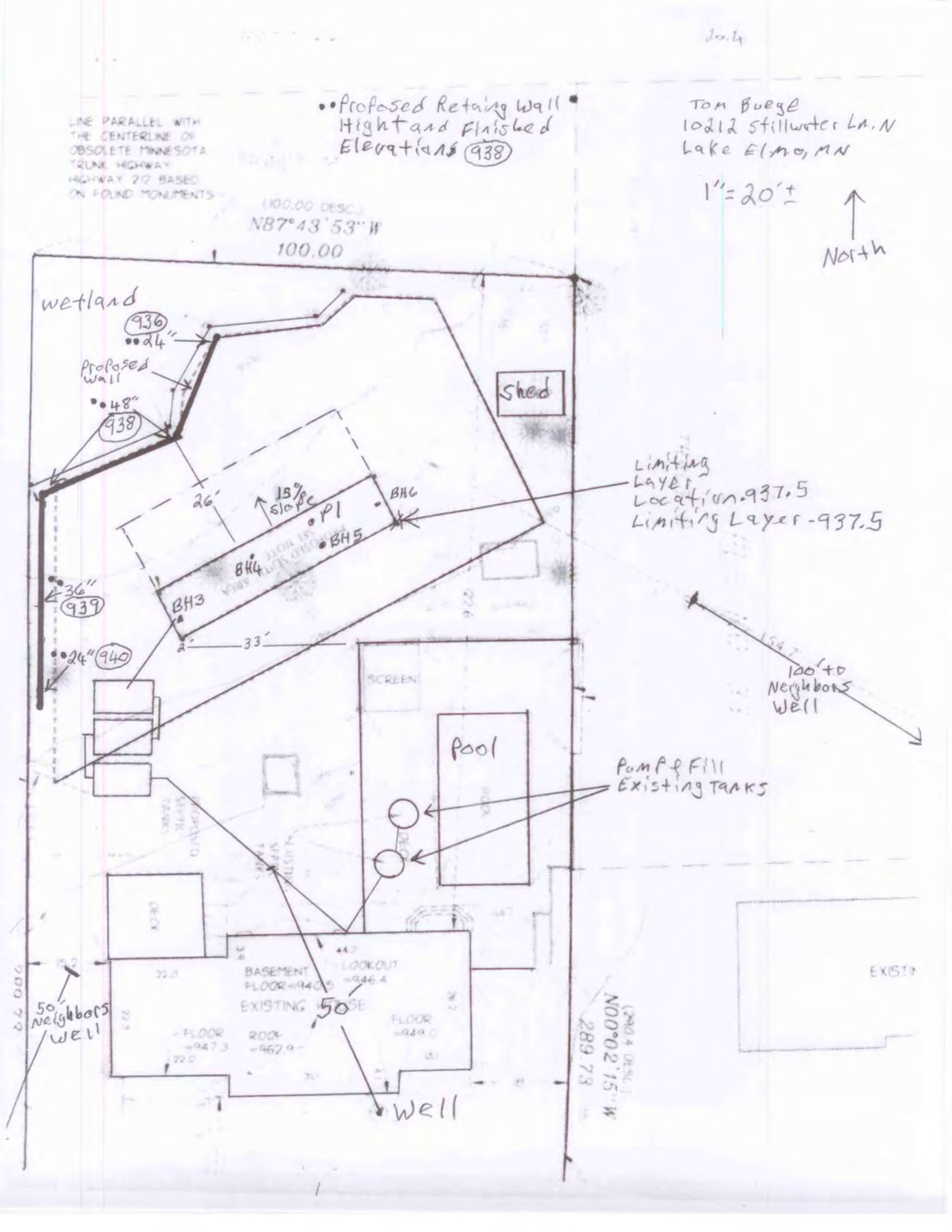
This design must be reviewed by Washington County Public Health and the City of Lake Elmo. A septic permit must be obtained before the installation of any part the subsurface sewage treatment system.

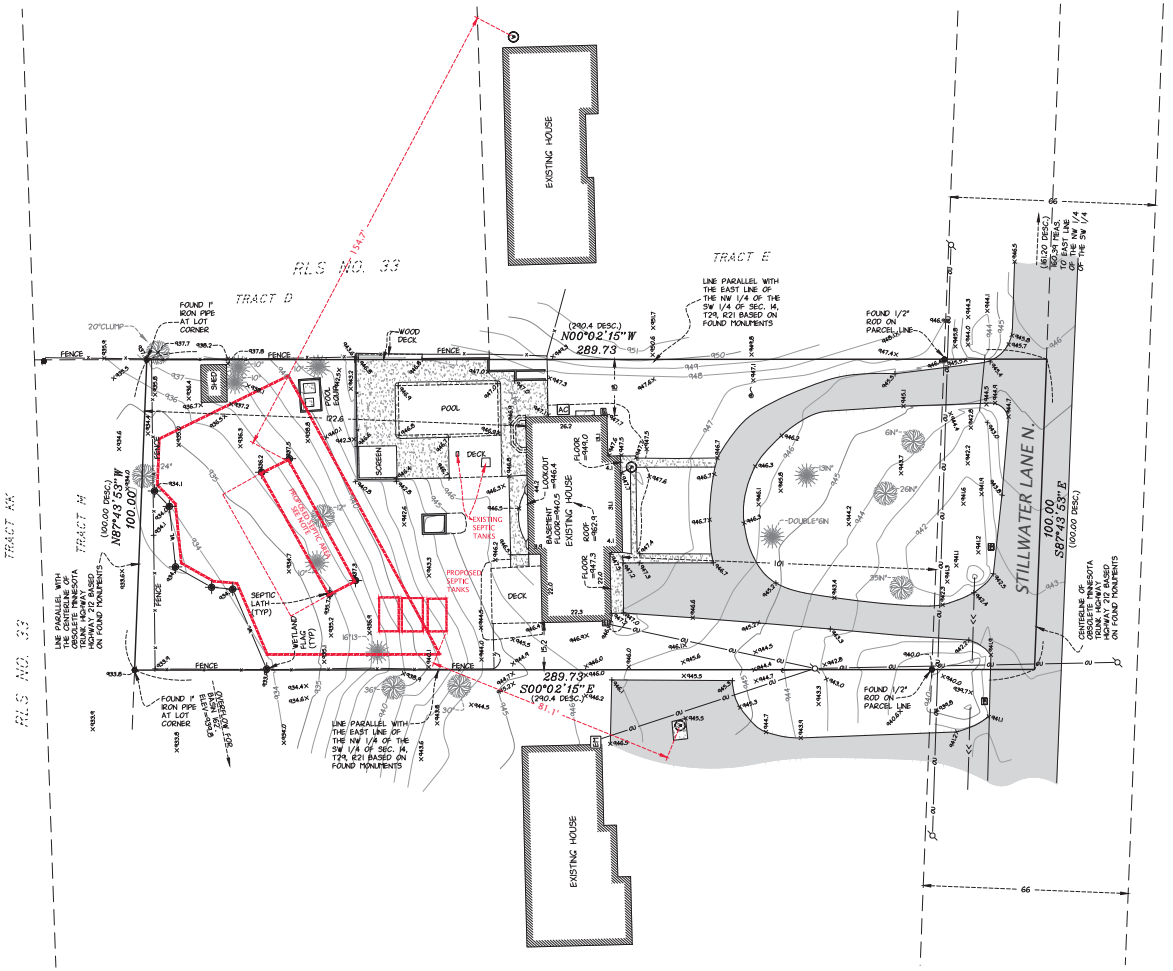
If you have any questions or concerns, please feel free to call me. I would be glad to help.

Sincerely,



Ed Eklin


••Proposed Retaing Wall
Hight and Finished
Elevations (938)
Tom Buege
10212 Stillwater Ln. N
Lake Elmo, MN
1" = 20' ±
North
LINE PARALLEL WITH
THE CENTERLINE OF
OBSOLETE MINNESOTA
TRUNK HIGHWAY
HIGHWAY 212 BASED
ON FOUND MONUMENTS
(100.00 DESC.)
N87°43'53"W
100.00
wetland
936
••24"
Proposed
Wall
••48"
938
Shed
26'
15%
slope
P1
BH6
BH5
BH4
BH3
Limiting
Layer
Location 937.5
Limiting Layer - 937.5
••36"
939
••24" 940
2'
33'
SCREEN
Pool
100'± to
Neighbors
well
Pump & Fill
Existing Tanks
BASEMENT
FLOOR=940.5
LOOKOUT
=946.4
EXISTING HOUSE
FLOOR
=947.3
ROOF
=962.9
FLOOR
=949.0
50'
Neighbors
well
50'
well
EXISTING
(290.4 DESC.)
N00°02'15"W
289.73



LEGEND:

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- CABLE TV PEDESTAL
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS MANHOLE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- SANITARY CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- STORM DRAIN
- FLARED END SECTION
- STORM MANHOLE
- FIRE DEPT. CONNECTION
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- POST INDICATOR VALVE
- WATER VALVE
- BOLLARD
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- TRAFFIC SIGNAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FENCE
- CURB [TYPICAL]
- CONCRETE SURFACE
- BITUMINOUS SURFACE

EXISTING IMPROVEMENT AREAS:

(IN SQUARE FEET)

HOUSE = 1775
DECKS = 574
SCREEN = 124
DRIVEWAY = 2567
CONCRETE =1619
WALLS = 52
POOL = 511
SHED = 100

TOTAL IMPROVEMENTS = 7362 SQ.FT.
= 28.6% (PARCEL AREA LESS ROAD EASEMENT)

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

NORTH
0 20 40

LEGAL DESCRIPTION:

(AS SHOWN ON CERTIFICATE OF TITLE NO. 64523)

Commencing at the Northeast corner of the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of Section Fourteen (14), Township Twenty-nine (29) North, Range Twenty-one (21) West, at an iron pipe; thence South along the East line of said Northwest quarter of the Southwest quarter (NW1/4 of SW1/4) a distance of Seven hundred sixty-six and nine-tenths (766.9) feet to the center line of obsolete Minnesota Trunk Highway Number 212; thence West along center line of said highway a distance of One hundred sixty-one and two-tenths (161.2) feet to point of beginning; thence North and parallel with said East line of the Northwest quarter of the Southwest quarter (NW1/4 of SW1/4) for a distance of Two hundred ninety and four-tenths (290.4) feet to an iron pipe; thence West and parallel with said center line of highway for a distance of One hundred (100) feet to an iron pipe; thence South and parallel with said East line of the Northwest quarter of the Southwest quarter (NW1/4 of SW1/4) for a distance of Two hundred ninety and four-tenths (290.4) feet to the center line of said highway; thence East along center line of said highway a distance of One hundred (100) feet to the point of beginning, containing 0.67 acre, more or less.

TITLE NOTES:

1. THERE WERE NO EASEMENTS OR ENCUMBRANCES OF RECORD AS SHOWN ON THE ABOVE MENTIONED CERTIFICATE OF TITLE.
2. SUBJECT TO STILLWATER LANE (OLD HIGHWAY 12) OVER THE SOUTH 33 FEET AS SHOWN ON AVAILABLE MAPS

AREA:

TOTAL AREA AS SHOWN = 28,950 SQ.FT.
INCLUDING 3,300 SQ.FT. OF 33' ROADWAY EASEMENT.

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983.
2. UNDERGROUND UTILITIES NOT SHOWN.
3. DATE OF FIELD TOPOGRAPHY = 8-9-22

SEPTIC

PROPOSED SEPTIC AREA FROM SKETCH PROVIDED BY ED EKLIN.

WETLAND NOTES:

1. FLAGS FOR WETLAND WERE LOCATED BY CORNERSTONE LAND SURVEYING, INC. ON 8-10-22
2. SEE WETLAND REPORT BY EOR DATED 6-6-22.

BUEGE RESIDENCE

CONTACT:

Tom Buege
10212 Stillwater Ln N.
Lake Elmo

COUNTY/CITY:

WASHINGTON COUNTY
CITY OF LAKE ELMO

REVISIONS:

DATE	REVISION
8-9-22	ISSUED

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: 8-9-22

PROJECT LOCATION:

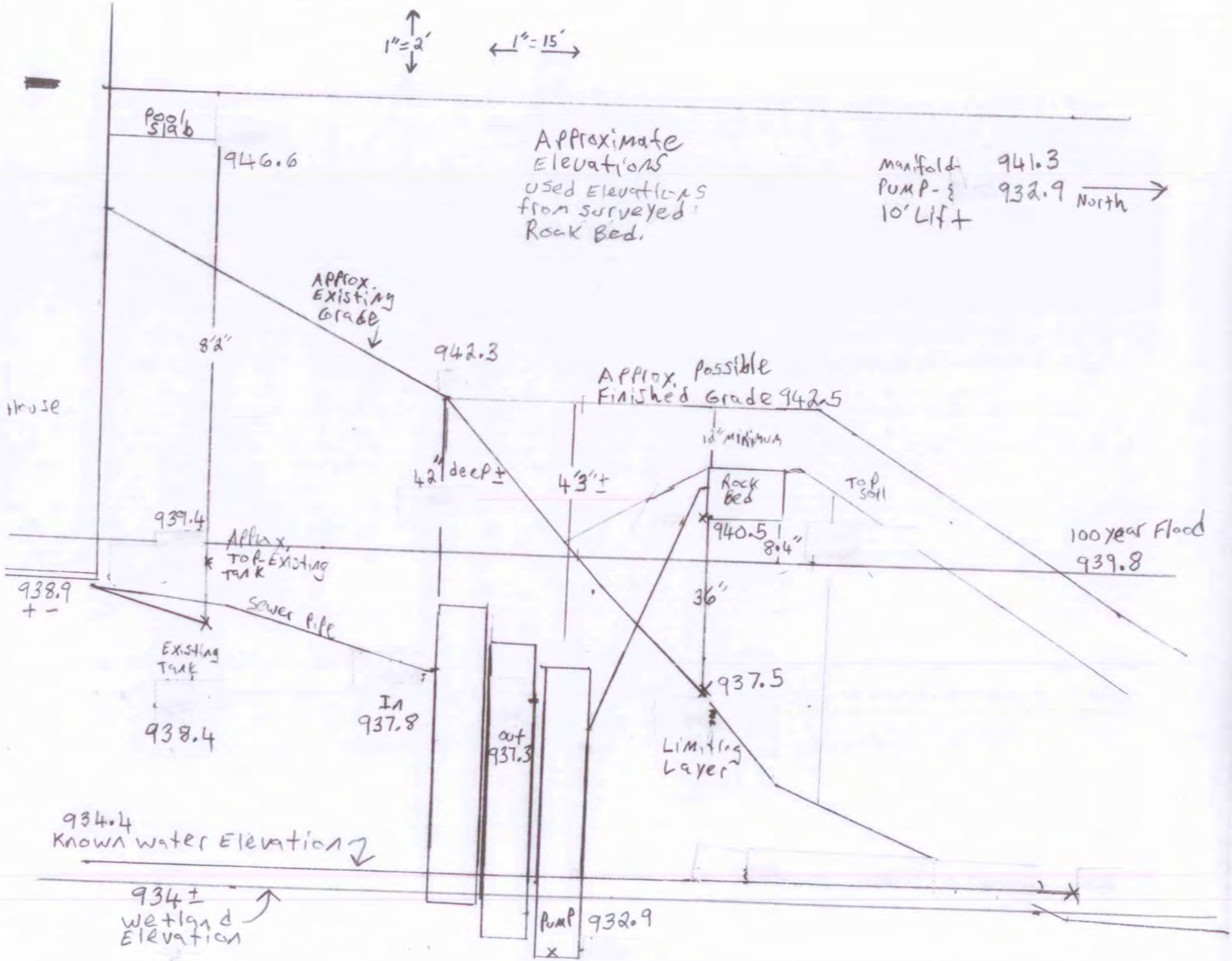
10212
STILLWATER LANE N.
PID#1402921320003

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

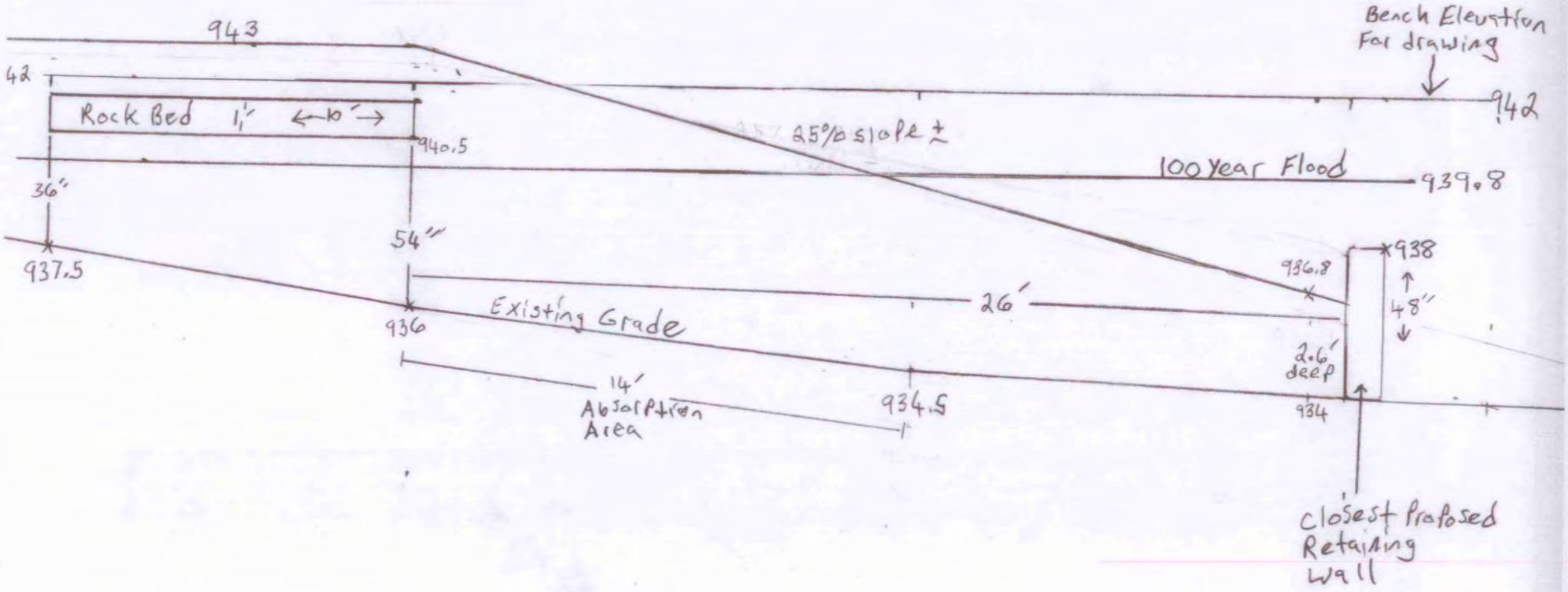
CORNERSTONE
LAND SURVEYING, INC.

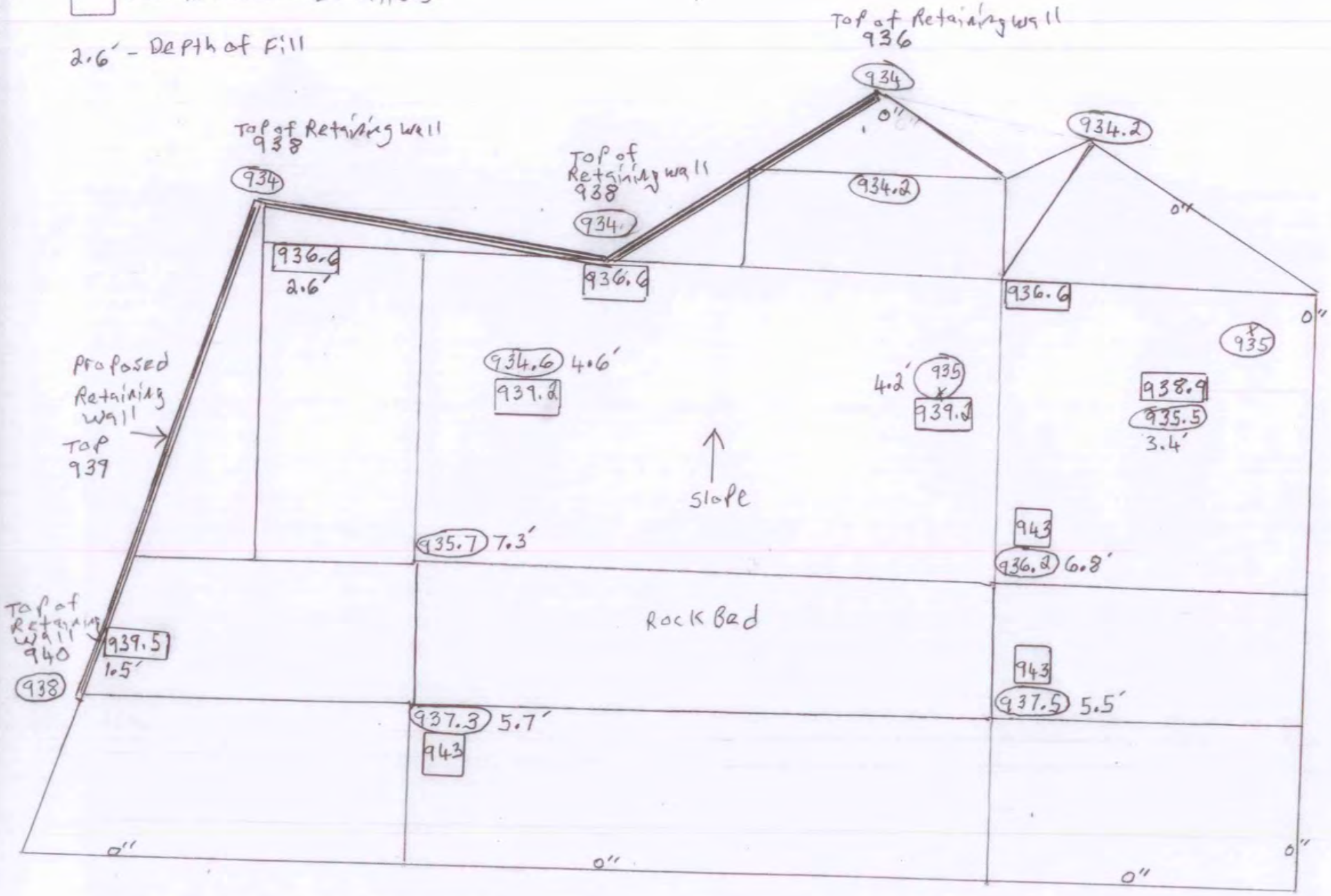
FILE NAME SURVZZ758
PROJECT NO. ZZ22758

CERTIFICATE OF SURVEY


1" = 2'
1" = 15'
Pool Slab
946.6
Approximate Elevations
Used Elevations from surveyed Rock Bed.
manifold 941.3
Pump-§ 932.9
10' Lift
North
Approx. Existing Grade
8'2"
942.3
Approx. possible Finished Grade 942.5
House
12" minimum
42" deep ±
4'3" ±
Rock Bed
Top Soil
939.4
940.5
8.4"
Approx. Top-Existing Tank
100 year Flood
939.8
938.9 +-
36"
Sewer Pipe
Existing Tank
938.4
In 937.8
937.5
out 937.3
Limiting Layer
934.4
Known water Elevation
934 ±
wetland Elevation
Pump 932.9

1" = 4'


943
42
Rock Bed 1' ← 10' →
940.5
36"
937.5
54"
936
Existing Grade
14'
Absorption
Area
934.5
25% slope ±
Bench Elevation
For drawing
942
100 year Flood
939.8
936.8
938
48"
26'
2.6'
deep
934
closest Proposed
Retaining
Wall


○ - Existing Elevations
□ - Approx. Finished Elevations
2.6' - Depth of Fill
Top of Retaining wall 936
934
0"
934.2
Top of Retaining wall 938
934
936.6
2.6'
Top of Retaining wall 938
934
936.6
934.2
0"
936.6
935
0"
Proposed Retaining wall Top 939
934.6
939.2
4.6'
4.2'
935
939.2
938.9
935.5
3.4'
slope
943
935.7
7.3'
936.2
6.8'
Rock Bad
Top of Retaining wall 940
938
939.5
1.5'
943
937.5
5.5'
937.3
5.7'
943
0"
0"
0"
0"







From: Ben Hetzel
To: John P. Hanson
Subject: RE: Wetland Buffer for Septics
Date: Wednesday, August 17, 2022 8:46:00 AM
Attachments: image001.png

Thanks for the explanation John. I understand, just much different than what I am used to coming from Wisconsin. This would not apply to our floodplain code after review. Our code seems to be bound by the Flood Insurance Rate panels.

I will be sending out the official agency review request later today or tomorrow. Thanks again.

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

From: John P. Hanson [mailto:JHanson@barr.com]
Sent: Tuesday, August 16, 2022 4:29 PM
To: Ben Hetzel <BHetzel@lakeelmo.org>
Subject: RE: Wetland Buffer for Septics

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

Ben,

FEMA only maps large basins, large streams, and rivers.

Flood levels can be calculated for all low areas, wetlands, stormwater ponds, etc. These aren't shown on FEMA maps. The water level in this depression from a 100-year 10-day runoff event would be higher than the low area's overflow (939.8, according to the plans you sent). Therefore, the proposed system has the potential to flood in an event more frequent than that. In other words, this proposed system is below the 100-year flood level of the low area.

VBWD requires permits for all grading/filling below 100-year flood levels. This project involves that type of work and will require a VBWD permit. VBWD doesn't prohibit septic systems from being below 100-year flood levels. But, it's a really really bad idea. VBWD does regulate the amount of fill placed below a 100-year flood level so that the fill doesn't raise the 100-year flood level by more than 0.1 foot. In this case, I think the landowner understands the risks of constructing an expensive new system below a 100-year flood level and will be excavating a volume that is equivalent to the amount of fill. However, no grading plan has been submitted.

John

John P. Hanson, PE
Valley Branch Watershed District Engineer
Barr Engineering Co. | 4300 MarketPointe Drive | Bloomington, MN 55435
office: 952.832.2622 | cell: 612.590.1785
JHanson@barr.com | www.barr.com | www.vbwd.org

From: Ben Hetzel <BHetzel@lakeelmo.org>
Sent: Tuesday, August 16, 2022 4:19 PM
To: John P. Hanson <JHanson@barr.com>
Subject: RE: Wetland Buffer for Septics

CAUTION: This email originated from outside of your organization.

John,

I have looked up the floodplain on FEMA and on MN DNR and I fail to see where the 100 year flood level is indicated at 939.

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

From: John P. Hanson [mailto:JHanson@barr.com]
Sent: Tuesday, August 16, 2022 3:48 PM
To: Ben Hetzel <BHetzel@lakeelmo.org>
Subject: RE: Wetland Buffer for Septics

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

Hi Ben,

The issue for this proposal isn't a buffer, it's a flood level. The 100-year flood level of the low area appears to be approximately 939-940. Constructing an expensive septic system near a low area that has the potential to flood is risky. VBWD doesn't prohibit it, but does review any fill below a 100-year flood level so that the fill doesn't raise the 100-year flood level by 0.1 foot. (VBWD requires a permit for all fill and grading below a 100-year flood level, too.) I've asked the consultant (EOR) working with the landowner to provide some calculations if the system is placed below 939. I hadn't

seen a plan until your email.

John

John P. Hanson, PE
Valley Branch Watershed District Engineer
Barr Engineering Co. | 4300 MarketPointe Drive | Bloomington, MN 55435
office: 952.832.2622 | cell: 612.590.1785
JHanson@barr.com | www.barr.com | www.vbwd.org

From: Ben Hetzel <BHetzel@lakeelmo.org>
Sent: Tuesday, August 16, 2022 3:41 PM
To: John P. Hanson <JHanson@barr.com>
Subject: Wetland Buffer for Septics

CAUTION: This email originated from outside of your organization.

Hello Dan,

We received a variance application for a wetland setback encroachment for a septic. Our engineering team mentioned that the Watershed district may have a buffer zone around the wetland depending on ranking. Is this the case? See attached survey.

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

resourceful. naturally.
engineering and environmental consultants

BARR

Valley Branch Watershed District Permit Review Memorandum

Subject: Septic System Installation, Permit 2022-51
Applicant and Owner: Thomas M. Buege
Date: September 14, 2022
Barr Project No.: 23/82-0016.26 2022 001

Location: 10212 Stillwater Lane North, Lake Elmo
Section/Township/Range: Southwest quarter of Section 14, Township 29 North, Range 21 West
Project Purpose: Replace a septic system, which will be below the 100-year flood level of a wetland

Conformance Summary:

Issue		Conforms to VBWD & WCA Rules?	Comments
Stormwater Management	Rate	*NA*	
	Volume	*NA*	
	Quality		
	Maintenance Agreement	*NA*	
	Easement	*NA*	
Erosion Control Plan		*See comment*	*See Applicable Standard Conditions 6–9.*
Wetland Management & Buffers	Delineation	*Yes*	
	MNRAM Evaluation	*Manage 2*	
	Classification		
	Filling/Sequencing	*NA*	
	Excavating	*NA*	
	Buffers	*See comment*	*VBWD rules require a minimum of a 25-foot unmowed vegetative buffer upland from delineated wetlands. For this wetland, an average unmowed vegetive buffer of 50 feet is also required. To avoid wetland fill, the applicant is proposing a retaining wall at the delineated wetland edge. Almost the entire backyard would need to be unmowed buffer to conform to VBWD rules.*
	Hydrology	*NA*	
	Replacement Plan	*NA*	
	Banking Plan	*NA*	
Floodplain Management	100-Year Flood Level	*NA*	
	Minimum Floor Elevations		
	Filling within Floodplain	*No, see comment*	*The proposed mound of the septic system is below the 100-year flood level of the wetland. The applicant claims that it is the only location where it can be placed and that it is infeasible to mitigate for the fill. For the same runoff events, the fill will increase the water levels of the wetland from existing conditions. It does not appear that any structures on other properties would be at risk of flooding. See attachments.*

Issue		Conforms to VBWD & WCA Rules?	Comments
	Easement	*See comment*	*VBWD rules require easements over land up to the 100-year flood level of lowlands, but the Managers have sometimes waived that requirement for somewhat similar projects. The Managers should determine whether to include Applicable Standard Conditions 10 and 11.*
Permit Fee		*NA*	*The Managers typically waive the fee to individuals.*
Surety		*See comment*	*The Managers typically only require surety if a stormwater management practice and/or easement are required.*

Applicable Standard Conditions:

1. The applicant must obtain any necessary approvals from other persons and/or entities with ownership interests on the property affected by the proposed project. It is the applicant's burden to obtain any and all necessary permissions or ownership rights to property not owned by the applicant, including prescriptive easements. The applicant must obtain any necessary permits.
2. This permit is not transferable.
3. The applicant agrees to indemnify and hold harmless the VBWD for any and all future liability, causes of action, or claims relating to or arising out of the District's grant of this permit. Such claims include, but are not limited to, onsite flooding and flooding to neighboring properties.
4. This permit is subject to obtaining all other permits required by governmental agencies having jurisdiction.
5. The VBWD Engineer and Inspector shall be notified at least 3 days prior to commencement of work.
6. Erosion controls shall be installed prior to the commencement of grading operations and must be maintained throughout the construction period until turf is established. Additional erosion controls may be required, as directed by the VBWD Inspector or VBWD Engineer.
7. The following additional erosion controls shall be implemented on the site:
    a. Double row of silt fence or other perimeter erosion control at the wetland edge.
    b. All proposed slopes 3 feet horizontal to 1 foot vertical (3H:1V) should be covered with erosion-control blanket.
    c. Street sweeping shall be performed if sediment collects on streets.
8. All disturbed areas shall be vegetated within 7 days of final grading.
9. The applicant is responsible for removal of all temporary erosion-control measures, including silt fence, upon establishment of permanent vegetation at the project site, as determined by the VBWD Engineer and/or Inspector.
10. Valley Branch Watershed District shall be granted drainage easements that cover land adjacent to stormwater management facilities, wetlands, and lowlands up to their 100-year flood elevations.
11. The required drainage easements and access easements shall be recorded with the Washington County Recorder's Office.
12. Return or allowed expiration of any remaining surety and permit closeout is dependent on the permit holder providing proof that all required documents have been recorded (including but not limited to easements) and providing as-built drawings that show that the project was constructed as approved by the Managers and in conformance with the VBWD Rules and Regulations.
13. This permit becomes invalid if (1) the work is not initiated within 1 year of permit issuance, (2) work is idle for 12 consecutive months, or (3) work is not completed within 3 years of the permit issuance date.

Barr Footer: ArcGIS 10.8.1, 2022-09-12 09:40 File: I:\Client\VBWD\District\Work_Orders\Permit_Mapping\Maps\2022_Permit_Maps\2022-51 Septic System Installation.mxd User: mbs2

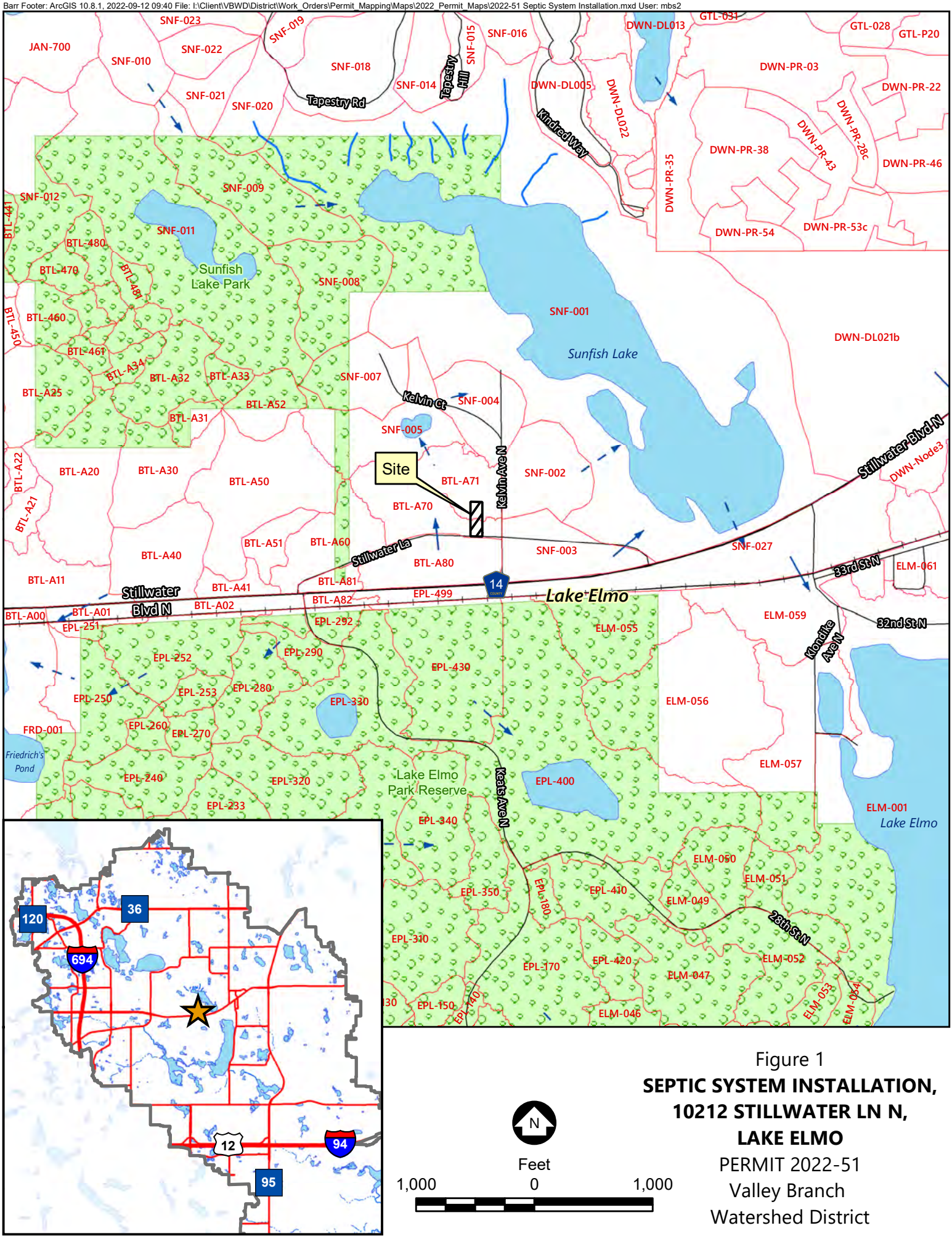


Figure 1

SEPTIC SYSTEM INSTALLATION, 10212 STILLWATER LN N, LAKE ELMO

PERMIT 2022-51

Valley Branch Watershed District

N

Feet

1,000 0 1,000

VALLEY BRANCH WATERSHED DISTRICT
VARIANCE APPLICATION

Return application to:

John Hanson, VBWD Engineer
jhanson@barr.com

Project Information			
Project Name	Septic System Installation		
Location (street address, if known; otherwise major intersection)	10212 Stillwater Ln N		
City or Township	Lake Elmo		
Parcel Identification Number (if known)	14.029.21.32.0003		
Section, Township, Range (if known)	Section: 14	Township: 29	Range: 21
Project Timeline Estimate	Start:	Complete:	

Project Contacts			
	Applicant	**Authorized Agent**	**Owner** (if different than applicant)
Name	Thomas M Buege		
Company (if applicable)			
Address	10212 Stillwater Ln N		
City, State, Zip	Lake Elmo, MN 55042		
Phone	651-307-2840		
Email	bige6469@aol.com		

The Valley Branch Watershed District (VBWD) Board of Managers may grant variances from the VBWD Rules when the Managers find that due to unique physical conditions of the land or waters involved, extraordinary and unnecessary hardship may result from strict compliance. Such variances will not have the effect of nullifying the intent and purpose of the VBWD Rules, or the VBWD Plan. In considering the variance, the Managers shall consider the effect upon the entire VBWD and VBWD Plan.

This application for a variance shall be submitted to the Managers and shall document the exceptional conditions and peculiar difficulties claimed and resulting impacts from approval of the variance.

The Managers shall approve or deny the variance within 60 days of receipt of a complete variance application.

Signatures (Required):

	Applicant	**Authorized Agent**	**Owner** (if different than applicant)
Signature	Thomas M Buege		
Date	09/08/2022		

Variance Request Information

1. Describe or state the variance request.

Installation of a Mound sewage treatment system below the floodplain elevation. Placement of a retaining wall in the wetland buffer zone in order to avoid wetland impact

2. State the applicable Valley Branch Watershed District Rule and describe the extraordinary or unnecessary hardship resulting to the current site condition or proposed project.

See email narrative

3. Describe whether the proposed variance will affect any government services to the property.

No government services will be affected on this property.

4. Describe whether the proposed variance will substantially change the character of or cause material adverse effect to the following:
   a. Water resources,
   b. Flood levels,
   c. Drainage, and
   d. Upstream and downstream water quality and quantity.

a. A wetland delineation was completed and the boundary was approved by the VBWD in a Notice of Decision dated 7/11/2022. The proposed design avoids wetland impacts via the installation of a retaining wall above the wetland boundary.
b. The 100-year floodplain elevation will increase 0.14' from the proposed fill. The cumulative effect of all neighbors filling to a similar degree would cause an increase of 1.27'.

5. Describe how the proposed variance will affect neighboring properties, and whether there will be any detriment to neighboring properties.

No government services will be affected on this property.

6. State options other than the proposed variance that have been considered by the applicant to complete the proposed project within the VBWD Rules.

All possible options have been explored by the Septic designer. See final design and associated attachments from Ed Eklin. Alternative locations were investigated in the front of the house and not feasible due to setback requirements from the existing well location, soils, and location of existing infrastructure such as the driveway. The size of the septic system is the minimum requirement for a 3 bedroom home according to Washington County code. Compensatory floodplain excavation is not feasible within the property. Except for 500 square feet in the northwest corner of the property, fill that is necessary to construct the proposed septic system covers the available floodplain area on the site. The 500 square feet of undisturbed land is in the wetland buffer zone and already meets the maximum slope standard of five feet horizontal to one foot vertical.

7. State whether the landowner, the landowner's agent or representative, or a contractor created the need for the variance.

No alterations have been done to the property to create the need for the variance.

8. List other government entities or agencies that may have authority over the property for approvals or permits, and whether the applicant has contacted those agencies.

City of Lake Elmo: variance application has been sent in to the city for having a Sewage treatment system within the 75 foot set back of a wetland regulation.

9. List the names and addresses of all owners of the property or other persons/entities who have a legal interest in the property.

Thomas M Buege & Joni M Stene Buege (applicants)

10. If the proposed variance may affect neighboring properties, as provided in Number 5, please list the owner names and addresses of any potentially affected properties.

Nancy Gustafson
10194 Stillwater Ln N.
Lake Elmo, Mn. 55042

Antoine Frenier & Andrea Meye
10240 Stillwater Ln N.
Lake Elmo, Mn.55042

Robert & Judy Traverna
10174 Stillwater Ln N.
Lake Elmo, Mn. 55042

Richard & Patricia Hedquist
3440 Kelvin Ave. N.
Lake Elmo, Mn 55042

Current resident
3508 KelvinAve. N
Lake Elmo,Mn. 55042

I have attached a copy of the survey along with the septic design for #11

11. Attach a map of the property showing its current condition and proposed variance/project

I have forwarded an email John from septic designer Ed Elkin with his comments for question # 6

STAFF REPORT
DATE: 9/26/22
REGULAR
ITEM#: 4b – PUBLIC HEARING
MOTION

TO: Planning Commission
FROM: Ben Hetzel, Lake Elmo City Planner
AGENDA ITEM: Crossroads East Conditional Use Permits Request

INTRODUCTION:

Heppner's Auto Body, Carden Equities, and Delwin Transfer recently submitted three conditional use permit applications for a commercial vehicle repair, automotive maintenance and service, and motor freight and warehousing at the northeast quadrant of intersection Hudson Boulevard N and Lake Elmo Avenue N (PID 3602921330020).

The proposed uses would be located in the Crossroads East First Addition Business Park PUD development. City Council approved the Crossroads East First Addition final plat and final planned unit development (PUD) on November 3, 2021. As part of the PUD approval, there are specific uses that are readily permitted that would normally require conditional use permit approval. These three proposed uses were specified as conditional uses in the final approval.

No additional buildings or structures are being proposed as part of these requests. The request is to allow each use to operate and occupy space within the approximate 150,000 square foot Crossroads East Office Warehouse that has already been approved on Block 1 Lot 1 of the Crossroads East First Addition Plat.

REQUEST DETAILS/ANALYSIS:

Applicants:	Heppner's Auto Body, Delwin Transfer, Carden Equities
Property Owner:	Crossroads East LLC
Location:	Northeast quadrant of Hudson Boulevard N and Lake Elmo Avenue N
Request:	Conditional Use Permits for commercial vehicle repair, automotive maintenance and service, and motor freight and warehousing
Site Area:	12.9 acres
Existing Land Use:	Large commercial building under construction
Existing Zoning:	Business Park/ Light Manufacturing PUD
Surrounding:	North - Low Density Residential PUD South - NA East – Rural Transitional West – Rural Transitional

Comprehensive Plan:	Business Park
Deadline for Action:	Application Complete – 8/25/22 60 Day Deadline – 10/25/22 Extension Letter - NA
Regulations:	Article XV Commercial Districts LEC 105.12.110(b)(6) LEC 105.12.110(b)(11)

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 three separate conditional use permits for the following uses:

- Commercial Vehicle Repair (Heppner's Auto Body)
- Automotive Maintenance and Service (Carden Equities)
- Motor Freight and Warehousing (Delwin Transfer)

PROJECT ANALYSIS

Heppner's Auto Body- Commercial Vehicle Repair

- 8,220 total square feet
    - 672 square feet is dedicated to office space
    - 7548 square feet dedicated to warehouse
- 6-8 full time employees
- Located in suites 215-220

Heppners's Auto Body is a metro wide auto body repair company. No body repair or painting work will be conducted at this location. This location only provides camera and sensor calibration services as well as alignment services for the other Heppner's Auto Body shops. Vehicles arriving onsite will already have had body work completed and just need calibration services performed. All vehicles and services will be located inside the building.

Carden Equities- Automotive Maintenance and Service (dba Quality Fab Inc)

- 7722 square feet warehouse space
- 2-3 employees
- Located in suites 140-145

Carden Equities provides metal fabrication and design services that specializes in race cars and street rods. Vehicle chassis would arrive at this location, then the vehicle body is manufactured to fit the chassis. Other work includes suspension installation, fitting race vehicles for wheels and tires, and preassembled engine work. No painting or engine rebuilds are part of the proposed use. All work is to be contained within the building.

Delwin Transfer- Motor Freight and Warehousing

- 3,861 total square feet
    - 618 sqaure feet dedicated to office space
    - 3243 square feet is warehouse

- 3 office staff and up to 17 drivers
- 16 trailers
- Located in suite 345

Delwin Transfer is a contract trucking company that provides transportation for food grad commodities. This location will be used for offices and maintenance of company equipment. Semi-trucks leave the location once in the morning and return in the evening and park in the centrally located truck and trailer parking area.



REVIEW COMMENTS

Fire Department (Summary of Memo dated September 9, 2022)

1. Building address numbers and suite identification shall be plainly visible from the street and have contrasting color from the background. Size and placement shall be approved by the Fire Department.
2. The fire sprinkler system shall be installed compliant with code.
3. Dry chemical fire extinguishers shall be provided and installed.
4. Rooms containing controls for air-conditioning systems, roof access, elevator equipment, sprinkler risers and valves, or other fire detection/suppression equipment shall be identified for the use of the fire department.

Landscape Architect
The applicants would be tenants with the Crossroads east development with no additional exterior improvements/changes being proposed. These CUP applications do not require landscape or tree preservation review.

RECCOMMENDED CONDITIONAL USE 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:

HEPPNERS AUTO BODY
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 will not endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the City.***

2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***The site has already been rezoned to the zoning guided by the 2040 Comprehensive Plan.***

3. The use or development is compatible with the existing neighborhood. ***The proposed use is within the Crossroads East First Addition development that has similar uses that may be readily permitted or also require conditional use permit approval.***

4. The proposed use meets all specific development standards for such use listed in the Zoning Code. ***The use meets all the specific development standards for a commercial vehicle repair use set forth in LEC 105.12.950(h).***

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 does not require the construction of any new buildings or change in appearance of the Crossroads East Office Warehouse. The building has already been approved and near completion.***

7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. ***The use is not hazardous and will not create a nuisance. Vehicles arriving onsite have already had body work completed and just need sensor calibration inside the building.***

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 a public cost.***

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

11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. ***The use will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.***

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

CARDEN EQUITIES

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 will not endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the City.***

2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***The site has already been rezoned to the zoning guided by the 2040 Comprehensive Plan.***

3. The use or development is compatible with the existing neighborhood. ***The proposed use is within the Crossroads East First Addition development that has similar allowable uses that may be readily permitted or also require conditional use permit approval.***

4. The proposed use meets all specific development standards for such use listed in the Zoning Code. ***The use meets all the specific development standards for an automotive maintenance and repair service use in LEC 105.12.950(h).***

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 does not require the construction of any new buildings or change in appearance of the Crossroads East Office Warehouse. The building has already been approved and near completion.***

7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to

existing or future neighboring structures. ***The use is not hazardous and will not create a nuisance. All work is to be conducted indoors.***

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 a public cost.***

10. The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors. ***The propose use will not produce excessive traffic, noise, fumes, glare, or odors. All work is confined to the dedicated space indoors.***

11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. ***The use will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.***

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

DELWIN TRANSFER

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 will not endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the City.***

2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***The site has already been rezoned to the zoning guided by the 2040 Comprehensive Plan.***

3. The use or development is compatible with the existing neighborhood. ***The proposed use is within the Crossroads East First Addition development which has similar allowable uses that may be readily permitted or also require conditional use permit approval.***

4. The proposed use meets all specific development standards for such use listed in the Zoning Code. ***The use meets all the specific development standards for a motor freight and warehousing use in LEC 105.12.110(b).***

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 does not require the construction of any new buildings or change in appearance of the Crossroads East Office Warehouse. The building has already been approved and near completion. Semi trucks and trailers will be parked in a secure parking area which has already been approved,***

7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. ***The use is not hazardous and will not 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. A utilities plan has already been approved.***

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 a public cost.***

10. The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors. ***The propose use will not produce excessive traffic, noise, fumes, glare, or odors. The semi-trucks will not be onsite the majority of the day. Any maintenance work will be conducted indoors.***

11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. ***The use will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. Semi-trucks leave the site once a day early in the morning and then returning once a day midafternoon.***

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

FISCAL IMPACT:
None

HEPPNER'S AUTO BODY RRECOMMENDED CONDITIONS OF APPROVAL

1. The applicant must obtain all other necessary City, State, and other governing body permits and approvals before receiving a certificate of occupancy.
2. All conditions in the Fire Chief's memorandum dated September 9/9/22 must be met before receiving a certificate of occupancy.
3. All work shall be conducted indoors.

4. All serviced vehicles shall be stored indoors.
5. No additional outdoor lighting shall be added without City approval.
6. The hours of operation shall be limited to 7:30 AM to 5:30 PM Monday through Friday.

CARDEN EQUITIES RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must obtain all other necessary City, State, and other governing body permits and approvals before receiving an occupancy permit.
2. All conditions in the Fire Chief's memorandum dated September 9/9/22 must be met prior to receiving an occupancy permit.
3. All work shall be conducted indoors.
4. Outdoor storage of serviced vehicles and parts are not included in this approval.
5. No additional outdoor lighting shall be added without City approval.
6. The hours of operation shall be limited to 7:30 AM to 5:30 PM Monday through Friday.

DELWIN TRANSFER RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must obtain all other necessary City, State, and other governing body permits and approvals before receiving an occupancy permit.
2. All conditions in the Fire Chief's memorandum dated September 9/9/22 must be met prior to receiving an occupancy permit.
3. Outdoor storage of transfer materials is not included in this approval.
4. There shall be no more than 16 trailers located onsite.
5. Tractors and trailers shall not leave the site prior to 6:00 AM or return after 4:30 PM.
6. The office hours of operation shall be limited to 6:00 AM to 4:30 PM Monday through Friday.
7. No additional outdoor lighting shall be added without City approval.
8. Tractors and trailers may only park in the in the designated parking area located in the central northern area of the approved plans.

PUBLIC COMMENT:

A public hearing notice was sent to surrounding property owners on September 14, 2022 and published in the Stillwater Gazette on September 26, 2022. Staff has received one comment via email not in support of the proposed uses.

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 conditional use permit requests from Heppner's Auto Body, Carden Equities, and Delwin Transfer.

"Motion to recommend approval of the request from Heppner's Auto Body with conditions to approve a conditional use permit for a commercial vehicle repair use in suites 215-220 at 11160 Hudson Boulevard N."

AND

"Motion to recommend approval of the request from Carden Equities with conditions to approve a conditional use permit for an automotive maintenance and repair service use in suites 140-145 at 11160 Hudson Boulevard N."

AND

"Motion to recommend approval of the request from Delwin Transfer with conditions to approve a conditional use permit for a motor freight and warehousing use in suite 345 at 11160 Hudson Boulevard N".

ATTACHMENTS:

1) Land Use Applications
2) Written Statements
3) Location Map
4) Site Plan
5) Suite Location
6) Fire Department Memo dated September 9, 2022

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

THE CITY OF
LAKE ELMO

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

LAND USE APPLICATION

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

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

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

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

Applicant: Laura Jacobson Heppner's Auto Body
Address: 11160 Hudson Blvd N Suite 215-220
Phone # 651-403-9148
Email Address: Laura.jacobson@heppnersautobody.com

Property Owner: Crossroads East, LLC
Address: 7200 Hudson Blvd N, Suite 230 Oakdale MN 55128
Phone # 651-731-0708
Email Address: d.johnson@crossroadsproperties.net

Property Address: 11160 Hudson Blvd N Lake Elmo MN 55042
PID#: 36.029.21.33.0020

Detailed Reason for Request: Required conditional use permit per PUD

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

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

Signature of applicant: _____ Date: 08/25/22

Signature of property owner: _____ Date: 8/25/22

RECEIVED
AUG 25 2022
CITY OF LAKE ELMO

Land Use Application -Conditional Use Permit-

Section 2. Written Statement

a. Contact Information:

Crossroads East, LLC 7200 Hudson Blvd. Suite 230, Oakdale, MN 55128.
David Johnson (651)731-0708 d.johnson@crossroadsproperties.net

b. Site Data:

Address	11160 Hudson Blvd N, Lake Elmo MN 55042
Current Zoning	BP Business Park
Parcel Size	Total: 14.20 acres Land: Lot 12.91 acres 562,558 sq. ft. Outlot: 1.28 acres 55,898 sq. ft.
Property ID (PIN)	36.029.21.33.0020 and 36.029.21.33.0022
Legal Description	Lot 1, Block 1, and Outlot A, Crossroads East First Addition

c. Property History:

Past use	Agricultural
Current Use	Single level, 148,999 square foot multi-tenant office warehouse building under construction

d. Proposed use:

Tenant: Heppner's Auto Body

Property: 11160 Hudson Blvd, Lake Elmo, MN

Suite(s): 215-220

Description: Heppner's is a metro-wide autobody repair shop. This location will specialize in camera and sensor calibration and alignment. There is no paint booth or body repair occurring at this location. Vehicles arriving at this location have been repaired and simply need these calibration services. This location would provide these specialized services for the other Heppner's locations in the metro area. All vehicles and services are located within the building. Suite is fully temperature controlled. Small office area will serve primarily as a reception where other Heppner employees will be coming to drop off or pick up vehicles to bring back to the body shop.

Website: https://heppnersautobody.com/

No of Employees: They will start with 6 FTE and eventually have 8 FTE

Office SF 672 SF

Warehouse 7548 SF

Parking Requirements 6-8 daily employee parking spots and occasionally a need for customer parking.

From PUD Allowed Uses

2.e.i Automobile maintenance and repairs, interior only

e. Justification of proposed use: This use meets all requirements in this section.

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

THE CITY OF LAKE ELMO

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

CONDITIONAL USE PERMIT APPLICATION

Property Owner: Crossroads East LLC
Address: 7200 Hudson Blvd N Suite 230 Oakdale MN 55128
Phone # 651-731-0708
Email Address: d.johnson@crossroadsproperties.net

Fee Owner: Crossroads East LLC
Address: 7200 Hudson Blvd N Suite 230 Oakdale MN 55128
Phone # 651-731-0708
Email Address: d.johnson@crossroadsproperties.net

Property Address: 11160 Hudson Blvd N Lake Elmo MN 55042
PID#: 36.029.21.33.0020

Engineer Name and Email: Brian Wurdeman Kimley-Horn brian.wurdeman@kimley-horn.com

Detailed Reason for Request: Required Conditional Use Permit per PUD Hamlet

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

Signature of applicant: _____ Date: 08/25/22

Signature of property owner: _____ Date: 8/25/22

Tenant:	Heppner's Auto Body
Property:	11160 Hudson Blvd, Lake Elmo, MN
Suite(s):	215-220
Description:	Heppner's is a metro-wide autobody repair shop. This location will specialize in camera and sensor calibration and alignment. There is no paint booth or body repair occurring at this location. This location would provide these specialized services to the other Heppner's locations in the metro area. All vehicles and services are located within the building. Suite is fully temperature controlled. Small office area will serve primarily as a reception where other Heppner employees will be coming to drop off or pick up vehicles to bring back to the body shop for customer pickup.
Website:	https://heppnersautobody.com/
No of Employees:	They will start with 6 FTE and eventually have 8 FTE.
Office SF	672 SF
Warehouse	7548 SF
Parking Requirements	6-8 daily employee parking spots and occasionally a need for customer parking. There will be 8-10 vehicles going through the adjustment and calibration services. All vehicles will be indoors or within the secured fenced area waiting for calibration.
Noise Concerns:	All vehicle work is performed within their space. No loud noises are generated by the work.
Lighting	Nothing beyond the standard exterior lighting that we have proposed for the project.
Public Health Concerns	There are no concerns related to endangering public health or welfare for the neighborhood or city.
Confirms to Comprehensive Plans	The development conforms to the city comprehensive plan
LEC 105.12, art IX	The proposed use meets all specific development standard for such use listed in LEC 105.12, art. IX
Floodplain	This is not applicable for this development.

Exterior Character of Project	The proposed use does not modify the current look and construction of the CR East project.
Hazard or Nuisance	The use of this tenant will not be hazardous or create a nuisance, as defined, to existing or future neighboring structures. All vehicles have completed exterior and interior repairs, there are not 'crash' vehicles onsite. They are road ready except for the required calibration of sensors and cameras.
Public Facilities Service	The proposed use will be adequately supplied by the public facilities as per the CR East plan requirements
Add'l Public Costs	There are no additional requirements at public cost for public facilities and services and will not impact the economic welfare of the community.
Traffic, Noise, smoke, etc.	This business does not produce excessive traffic, noise, smoke, fumes, glare or odors.
Vehicle Congestion	This business will not create any traffic congestion or interfere with traffic on the surrounding Hudson Blvd and Lake Elmo Ave roadways.
Destruction Nature	This business will not damage or remove any natural or scenic feature of major importance.

From PUD Allowed Uses

2.e.i Automobile maintenance and repairs, interior only

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

THE CITY OF
LAKE ELMO

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

LAND USE APPLICATION

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

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

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

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

Applicant: Dennis Larson - Carden Equities dba QualityFab Inc
Address: 11160 Hudson Blvd N Lake Elmo MN 55042
Phone # 612-670-3545
Email Address: dlarson@hancousa.com

Property Owner: Crossroads East, LLC
Address: 7200 Hudson Blvd N, Suite 230 Oakdale MN 55128
Phone # 651-731-0708
Email Address: d.johnson@crossroadsproperties.net

Property Address: 11160 Hudson Blvd N Lake Elmo MN 55042
PID#: 36.029.21.33.0020

Detailed Reason for Request: Required conditional use permit per PUD

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

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

Signature of applicant: Dennis K Larson Date: 8/24/2022

Signature of property owner: David W Johnson Date: 8/25/22

RECEIVED
AUG 25 2022
CITY OF LAKE ELMO

Land Use Application -Conditional Use Permit- Section 2. Written Statement

a. Contact Information:

Crossroads East, LLC 7200 Hudson Blvd. Suite 230, Oakdale, MN 55128.
David Johnson (651)731-0708 d.johnson@crossroadsproperties.net

b. Site Data:

Address	11160 Hudson Blvd N, Lake Elmo MN 55042
Current Zoning	BP Business Park
Parcel Size	Total: 14.20 acres Land: Lot 12.91 acres 562,558 sq. ft. Outlot: 1.28 acres 55,898 sq. ft.
Property ID (PIN)	36.029.21.33.0020 and 36.029.21.33.0022
Legal Description	Lot 1, Block 1, and Outlot A, Crossroads East First Addition

c. Property History:

Past use	Agricultural
Current Use	Single level, 148,999 square foot multi-tenant office warehouse building under construction

d. Proposed use:

Tenant: Carden Equities, LLC DBA Quality Fab Inc.

Property: 11160 Hudson Blvd, Lake Elmo, MN

Suite(s): 140-145

Architectural Code: Warehouse F-1

Description: Race car fabricator. Quality metal fabrication and design specializing in race cars and street rods. Typically, the chassis of the vehicle arrives at their location, and they manufacture and fit the body to the chassis. Bodies consist of bend sheet metal panels that have sheet vinyl appliques applied for color, numbers, lettering etc. There is no painting involved. Other related activities involve fitting race vehicles for wheels and tires, installing suspension and racing related parts. Any engine work involves preassembled engines. They do not build or rebuild engines. All work is done internal to the building. The owners also race their own cars and have trailers outfitted to haul race cars and parts that are typically kept indoors for security and temperature reasons.

Website: None

No of Employees: 2-3

Office SF 0 SF

Warehouse 7722 SF

Parking Requirements 1 Center for a trailer and 2 daily parking spots. There are many weeks they aren't there as they are racing around the country.

From PUD Allowed Uses

2.e.i Automobile maintenance and repairs, interior only

e. Justification of proposed use: This use meets all requirements in this section.

Parking Requirements: They will have 16 semi-trailer secure parking spots in the middle of the secure lot. No other secure parking will be needed. Not all tractor trailers run every day. The trucks leave early morning and come back in the afternoon.

They have a need for between 3-17 daily parking spaces depending on business activity.

PUD Requirements

b. Services

xv) Transportation services

e. Justification of proposed use: This use meets all the requirements in this section.

Tenant:	Carden Equities, LLC DBA Quality Fab Inc.
Property:	11160 Hudson Blvd, Lake Elmo, MN
Suite(s):	140-145
Architectural Code:	Warehouse F-1

Description: Race car fabricator. Quality metal fabrication and design specializing in race cars and street rods. Typically, the chassis of the vehicle arrives at their location and they manufacture and fit the body to the chassis. Bodies consist of bend sheet metal panels that have sheet vinyl appliques applied for color, numbers, lettering etc. There is no painting involved. Other related activities involve fitting race vehicles for wheels and tires, installing suspension and racing related parts. Any engine work involves preassembled engines. They do not build or rebuild engines. All work is done internal to the building. The owners also race their own cars and have trailers outfitted to haul race cars and parts that are typically kept indoors for security and temperature reasons.

Website:	None
No of Employees:	2-3
Office SF	0 SF
Warehouse	7722 SF
Parking Requirements	1 Center for a trailer and 2 daily parking spots. There are many weeks they aren't there as they are racing around the country.
Vehicle Number:	Two to five vehicles onsite any time all kept within the tenant space. Two or three trailers all kept within the secured fenced area.
Noise Concerns:	All work is performed within their space and relates to attaching metal body parts, mounting ties, and installing suspension parts. No loud noises are generated by the work.
Lighting	Nothing beyond the stand exterior lighting that we have proposed for the project.
Public Health Concerns	There are no concerns related to endangering public health or welfare for the neighborhood or city.
Conforms to City Comp Plans	The development conforms to the city comprehensive plan

LEC 105.12, art IX	The proposed use meets all specific development standard for such use listed in LEC 105.12, art. IX
Floodplain mgmt.	Not Applicable for this project.
Exterior Character of Project	The proposed use does not modify the current look and construction of the CR East project.
Hazard or Nuisance	The use of this tenant will not be hazardous or create a nuisance, as defined, to existing or future neighboring structures.
Public Facilities Service	The proposed use will be adequately supplied by the public facilities as per the CR East plan requirements
Add'l Public Costs	There are no additional requirements at public cost for public facilities and services and will not impact the economic welfare of the community.
Traffic, Noise, smoke, etc.	This business does not produce excessive traffic, noise, smoke, fumes, glare or odors.
Vehicle Congestion	This business will not create any traffic congestion or interfere with traffic on the surrounding Hudson Blvd and Lake Elmo Ave roadways.
Destruction Nature	This business will not damage or remove any natural or scenic feature of major importance.

From PUD Allowed Uses

2.e.i Automobile maintenance and repairs, interior only

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

THE CITY OF
LAKE ELMO

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

LAND USE APPLICATION

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

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

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

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

Applicant: Delwin Transfer
Address: 11160 Hudson Blvd N Suite 345 Lake Elmo MN 55042
Phone # 651-731-0510
Email Address: delwintransfer@aol.com

Property Owner: Crossroads East, LLC
Address: 7200 Hudson Blvd N, Suite 230 Oakdale MN 55128
Phone # 651-731-0708
Email Address: d.johnson@crossroadsproperties.net

Property Address: 11160 Hudson Blvd N Lake Elmo MN 55042
PID#: 36.029.21.33.0020

Detailed Reason for Request: Required Conditional Use Permit per PUD

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

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

Signature of applicant: Sherrie Wall Date: 8/25/2022

Signature of property owner: David W Johnson Date: 8/25/22

RECEIVED
AUG 25 2022
CITY OF LAKE ELMO

Land Use Application -Conditional Use Permit-

Section 2. Written Statement

a. Contact Information:

Crossroads East, LLC 7200 Hudson Blvd. Suite 230, Oakdale, MN 55128.
David Johnson (651)731-0708 d.johnson@crossroadsproperties.net

b. Site Data:

Address	11160 Hudson Blvd N, Lake Elmo MN 55042
Current Zoning	BP Business Park
Parcel Size	Total: 14.20 acres Land: Lot 12.91 acres 562,558 sq. ft. Outlot: 1.28 acres 55,898 sq. ft.
Property ID (PIN)	36.029.21.33.0020 and 36.029.21.33.0022
Legal Description	Lot 1, Block 1, and Outlot A, Crossroads East First Addition

c. Property History:

Past use	Agricultural
Current Use	Single level, 148,999 square foot multi-tenant office warehouse building under construction

d. Proposed use:

Tenant: Delwin Transfer

Property: 11160 Hudson Blvd, Lake Elmo, MN

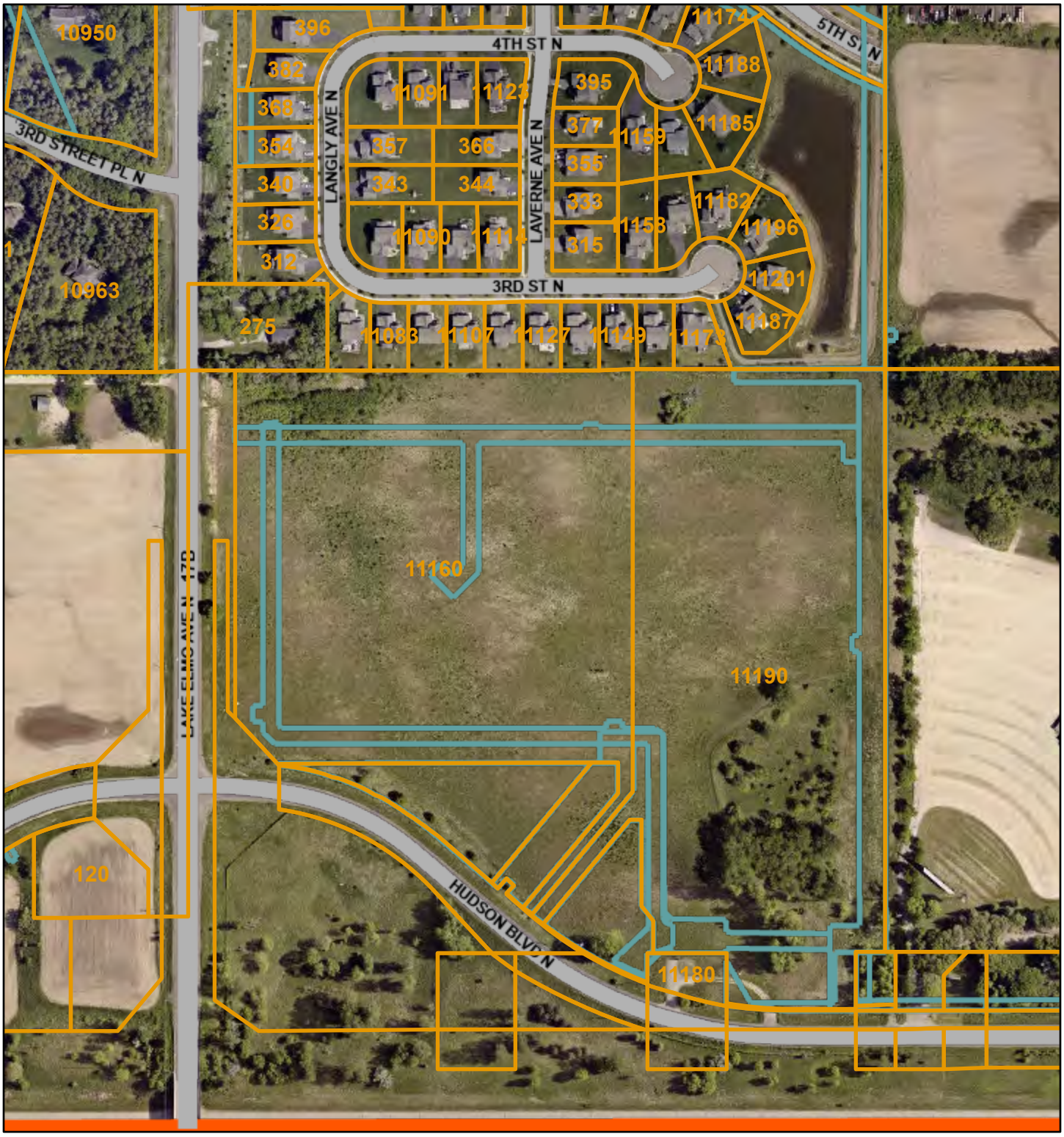
Suite(s): 345

Architecture Occupancy Code: Group B for Office and Group F-1 for Warehouse

Description: Contract trucking company providing transportation services for food grade commodities. Suite will be used for offices and maintenance of company equipment. They contract primarily with General Mills. In the morning their empty semi-trucks leave to go pick up materials, transfer materials to various inner-city locations and return at night empty to park in the secure parking area of the Crossroads East property. They have about 16 trailers that will be going in and out approx. one time per day – morning out and afternoon in. The office staff is primarily providing business support services like scheduling, finance, etc. Typical maintenance work is performed on the tractors and trailers as needed. Warehouse is storage for parts and tools.

Website:	None
No of Employees:	3 office employees and up to 17 drivers
Office SF	618 SF
Warehouse	3243 SF

ArcGIS Web AppBuilder



9/20/2022, 4:50:25 PM

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.09 0.17 km

Parcels

Easement Lines

COMPUTED UTILITY_DRAINAGE

MNWASH038007.sid

Red: Band_1

Green: Band_2

Blue: Band_3

MNWASH032009.sid

Red: Band_1

Green: Band_2

Blue: Band_3

MNWASH026009.sid

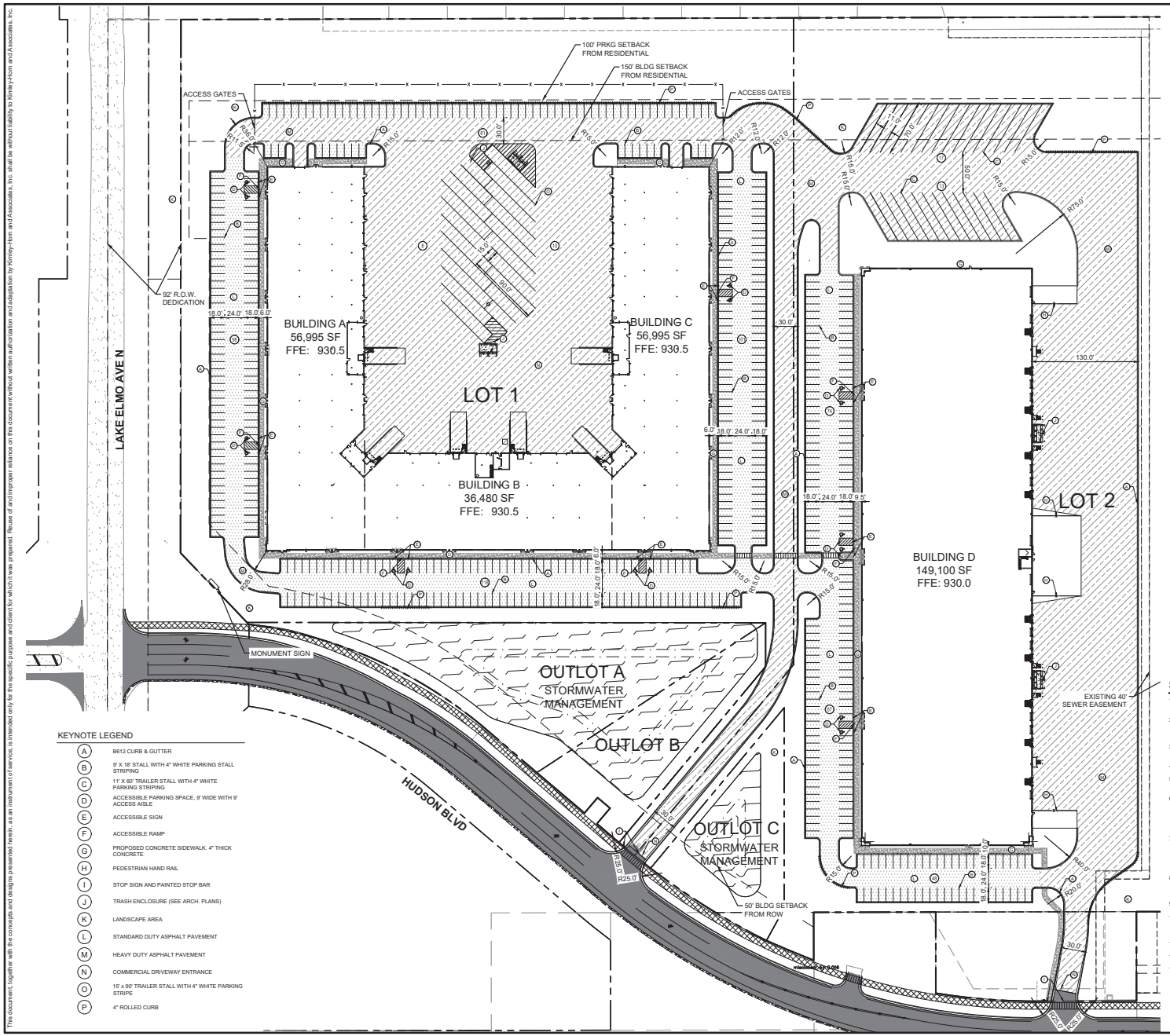
Red: Band_1

Green: Band_2

Blue: Band_3

MNWASH020009.sid

Red: Band_1



KEYNOTE LEGEND

A	B612 CURB & GUTTER
B	9' X 18' STALL WITH 4" WHITE PARKING STALL STRIPING
C	11' X 60' TRAILER STALL WITH 4" WHITE PARKING STRIPING
D	ACCESSIBLE PARKING SPACE, 9' WIDE WITH 9' ACCESS AISLE
E	ACCESSIBLE SIGN
F	ACCESSIBLE RAMP
G	PROPOSED CONCRETE SIDEWALK. 4" THICK CONCRETE
H	PEDESTRIAN HAND RAIL
I	STOP SIGN AND PAINTED STOP BAR
J	TRASH ENCLOSURE (SEE ARCH. PLANS)
K	LANDSCAPE AREA
L	STANDARD DUTY ASPHALT PAVEMENT
M	HEAVY DUTY ASPHALT PAVEMENT
N	COMMERCIAL DRIVEWAY ENTRANCE
O	15' x 90' TRAILER STALL WITH 4" WHITE PARKING STRIPE
P	4" ROLLED CURB

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED ROLLED CURB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

PROPERTY SUMMARY	
CROSSROADS LAUNCH BUSINESS PARK	
TOTAL PROPERTY AREA	1,237,104 SF (28.40 AC)
SITE 1 AREA	564,973 (12.97 AC)
SITE 2 AREA	564,973 (12.97 AC)
OUTLOT A AREA	50,529 (1.16 AC)
OUTLOT B AREA	25,700 (0.59 AC)
OUTLOT C AREA	24,829 (0.57 AC)
PROPOSED IMPERVIOUS AREA	799,7661.60 SF (18.36 AC)
PROPOSED PERVIOUS AREA	437,342.40 SF (10.04 AC)
TOTAL DISTURBED AREA	1,237,104 SF (28.40 AC)

ZONING SUMMARY	
EXISTING ZONING	BP (BUSINESS PARK)
PROPOSED ZONING	BP (BUSINESS PARK)
BUILDING SETBACKS	FRONT = 50' REAR = 150'

BUILDING DATA SUMMARY	
AREAS	
BUILDING A	56,995 SF (4.61% OF TOTAL PROPERTY AREA)
BUILDING B	36,480 SF (2.95% OF TOTAL PROPERTY AREA)
BUILDING C	56,995 SF (4.61% OF TOTAL PROPERTY AREA)
BUILDING D	149,100 SF (12.05 % OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	1 SPACE PER 1,000 SF UP TO 20,000 SF, PLUS 1 SPACE PER 2,000 SF IN EXCESS OR 20,000 SF; SITE 1 = 95 STALLS, SITE 2 = 85 STALLS
PROPOSED PARKING	SITE 1: 398 STALLS @ 2.68 RATIO; SITE 2: 189 STALLS @ 1.26 RATIO
ADA STALLS REQ'D / PROVIDED	15 STALLS / 16 STALLS

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A PRELIMINARY SURVEY BY FOLZ FREEMAN SURVEYING, DATED 02/08/2018.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
12. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
13. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

BRIAN W. WURDEMAN, P.E.
DATE: 02/16/2021 LIC. NO.: 53113
MN

KHA PROJECT 160734016
DATE 02/16/2021
SCALE AS SHOWN
DESIGNED BY BRJ
DRAWN BY DSS
CHECKED BY WDM

CROSSROADS LAUNCH BUSINESS PARK

PREPARED FOR
LAUNCH PROPERTIES/
CROSSROADS PROPERTIES

LAKE ELMO MN

SITE PLAN

SHEET NUMBER
C401

K:\TWC_LDEV\LAUNCH PROPERTIES\LAKE ELMO - INDUSTRIAL\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg April 02, 2021 - 1:58pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.


Delwin-345
SHARED EXIT
40 NET sf
SHARED DOCK AREA
1,396 NET sf
Carden -140-145
BUILDING
COMMON
AREA
806 NET sf
SHARED DOCK AREA
925 NET sf
Heppner's -215-220

Receipt:# 584321

WAR	$46.00
CONV	$5.00
SDT	$7597.97

Transferred Entered
CRV Filed
No Delinquent Taxes

Return to:
LAND TITLE INC
BARB PETERSON
2200 COUNTY RD C WEST
SUITE 2205
ROSEVILLE MN 55113

4361800

Certified Filed and/or recorded on:

3/3/2022 12:00 PM

4361800

Office of the County Recorder
Washington County, Minnesota
Debra Ledvina, County Recorder
Jennifer Wegenius, Auditor Treasurer

Lake Elmo Fire Department

Memorandum

To: Ben Hetzel, City Planner
From: Dustin Kalis, Fire Chief
Date: 9/9/22
Re: Conditional Use Permit: Crossroads East Warehouse at 11160 Hudson Blvd N
Heppner's Auto Body, Delvin Transfer, and Carden Equities

The Lake Elmo Fire Department has completed a Conditional Use Permit review for Crossroads East Warehouse at 11160 Hudson Blvd N (Heppner's Auto Body, Delvin Transfer, and Carden Equities) based on submittals dated 8/25/22 with the following comments:

1) Building address numbers and suite identification shall be plainly visible from the street fronting the property and shall contrasting color from the background. Size and placement of address numbers and suite identification shall be approved by the fire and planning departments.

2) The fire sprinkler system shall be installed compliant with provisions of 2016 NFPA Standard 13, Installation of Sprinkler Systems based on the occupancy use and commodity storage within each individual tenant space. City permit required prior to initiation of work.

3) 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.

4) 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 13, 2016 edition

STAFF REPORT

PLANNING COMMISSION
DATE: 9/26/22

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.



At its August 8, 2022 meeting the Planning Commission held a public hearing and voted to table action on this project until progress was made with the project to address staff concerns. The applicant has made solid progress updating the plans to better reflect compliance with city codes and plans and more clearly depict proposed deviations. Staff is concerned about a lack of transition between the proposed elevation in the southeastern portion of the project and the existing elevation of adjacent properties. The remaining issues that will be addressed prior to any final plat mainly center around the details of right of way improvements and stormwater management. It is standard procedure to require remaining plan revisions before final plat.

ISSUE BEFORE THE COMMISSION:

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

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

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.

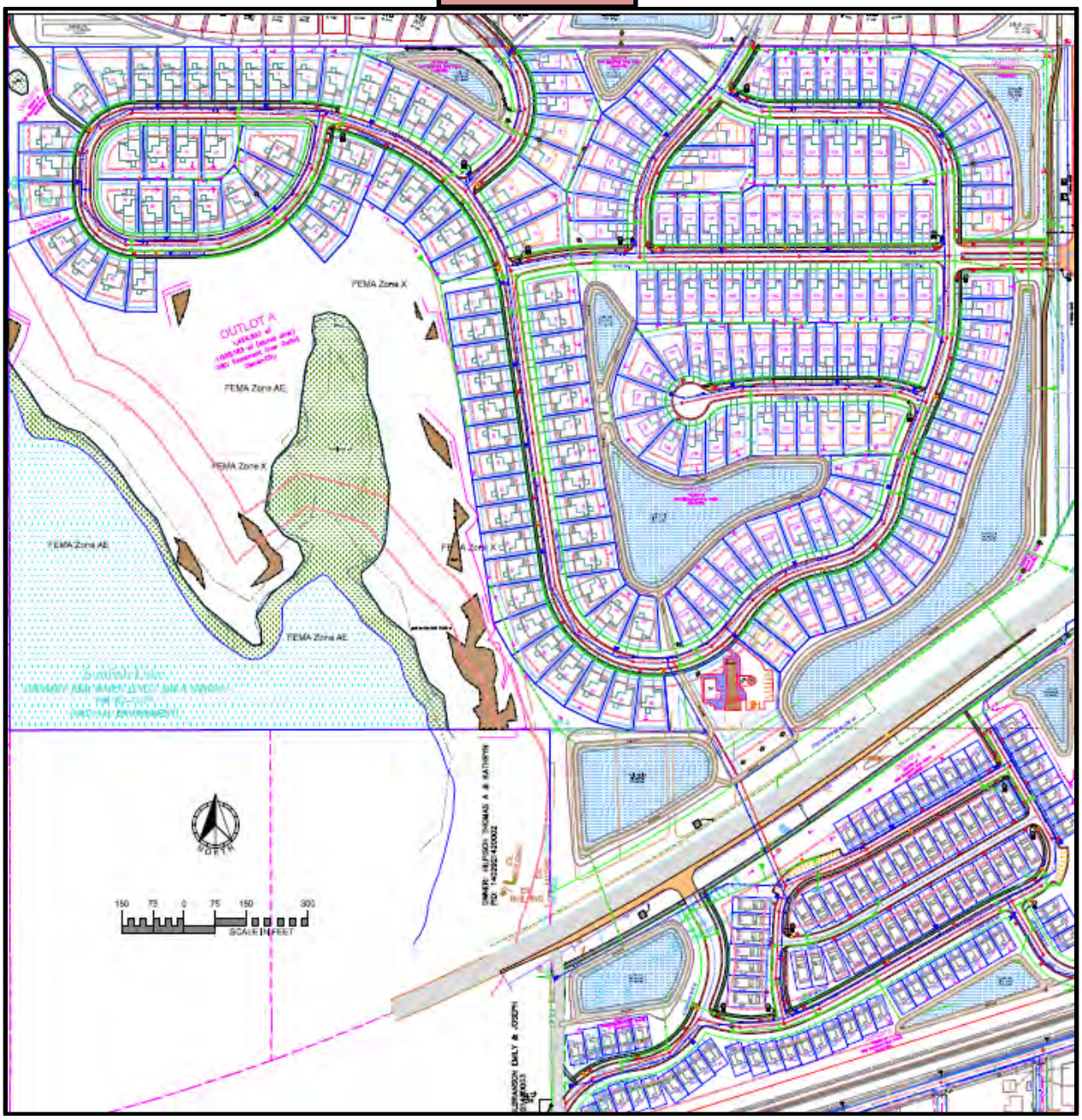
Site Data.

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

SITE PLAN



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 **are** 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. The plans depict pedestrian connectivity to the Old Village where there are employment and commercial facilities.***
    - F. Preservation of historic buildings, structures or landscape features. ***Staff comment: The applicant proposes to preserve the front 24 feet of the large "North Star Farm" barn on the property and build a new building behind it as a community amenity. The buildings would be connected. The silo would be preserved if feasible.***
    - 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 **does** 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. **Requirement met.**
    - 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. **Requirement met.**

Minnesota Department of Natural Resources (MNDNR) Comments. The application has been sent to the MNDNR for review and approval of the PUD and Tiering Plan.

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. This is a MNDNR requirement.

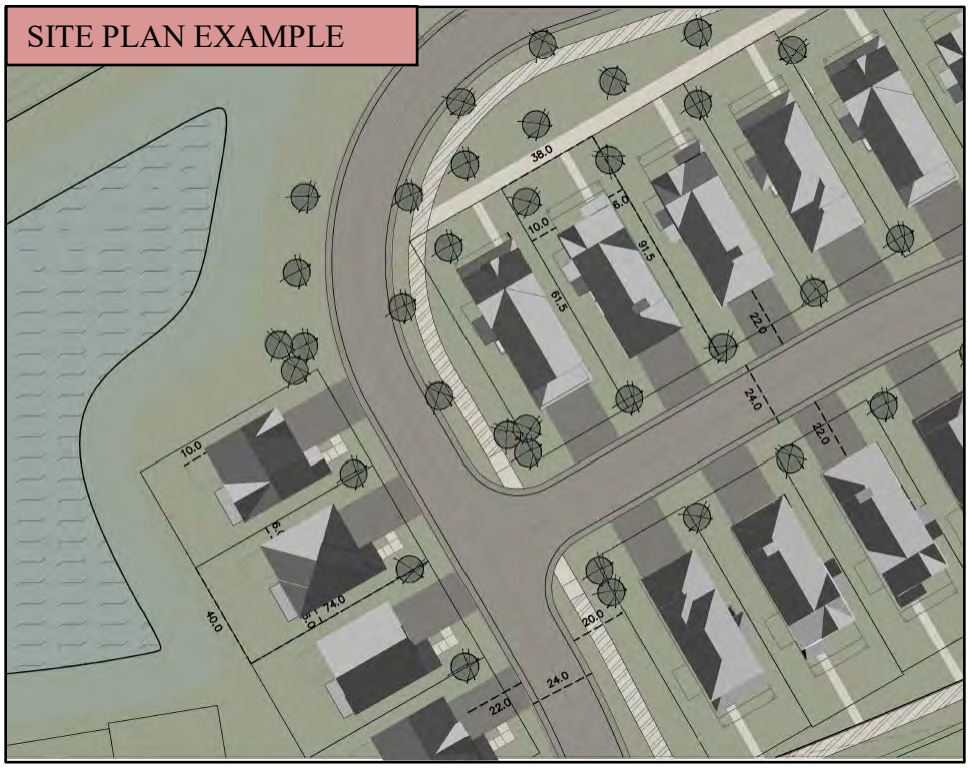
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Proposed Deviations from Shoreland and V-LDR Standards

	Existing Shoreland Overlay Zone (NE)	**Existing V-LDR Zone**	**Proposed Single Style Lots**	**Proposed Villa Style Lots**	**Proposed Multi Style Lots 40 ft**	**Proposed Multi Style Lots 38 ft**
Number of Lots			75	126	53	40
General Location			Western portion of project	Middle and eastern portion of project	South of Stillwater Blvd	South of Stillwater Blvd
Minimum Lot Width	125 ft	70 ft.	65 ft. (No more than 53 lots at minimum)	51 ft. (No more than 82 lots at minimum)	40 ft.	38 ft.
Minimum Lot Area	20,000 sf non-riparian lots	9,000 sf	7,898 Only (1) one lot at minimum	6,250	2,960	3,477
Average Lot Area			9,308	7,613		
Minimum Front Yard Setback		25 ft.	25 ft.	25 ft.	25 ft. garage 20 ft. house	15 ft. (non-garage)
Minimum Side Yard Setback		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.
Minimum Corner Side Yard Setback		15 ft.	See min side yard setback	See min side yard setback	See min side yard setback	See min side yard setback

Minimum Rear Yard Setback		20 ft.	Met	Met	10 ft.	Met
Minimum Setback from County Roads		50 ft.	Met	Met	Met	Met
Maximum Impervious Surface	30%	35%	50%	50%	55%	55%
Minimum Low Floor Elevation Above the 100' flood elevation	2 ft		TBD	TBD	TBD	TBD
Basements			See "Basements Single Style Lots"	Not allowed - slab only	Not allowed – slab only	Not allowed – slab only
Basements Single Style Lots	Not allowed – slab only. Lots 59 and 60 Lookout (LO) only. Lots 3-5, 9, 10, 16-18, 27-29, 36-47, 52-58, and 62 Walkout (WO) only. Lots 6-8, 11-15, 19-22, 30-35, 63-75 Full Basement (FB). Lots 23-26 and 48-51					



Architecture. The proposed housing types are provided in the packet and include elevations and floor plans.



2 STORY SINGLE FAMILY FRONT ELEVATIONS



3 STORY DETACHED TOWNHOME FRONT ELEVATIONS



3 STORY DETACHED TOWNHOME REAR ELEVATIONS

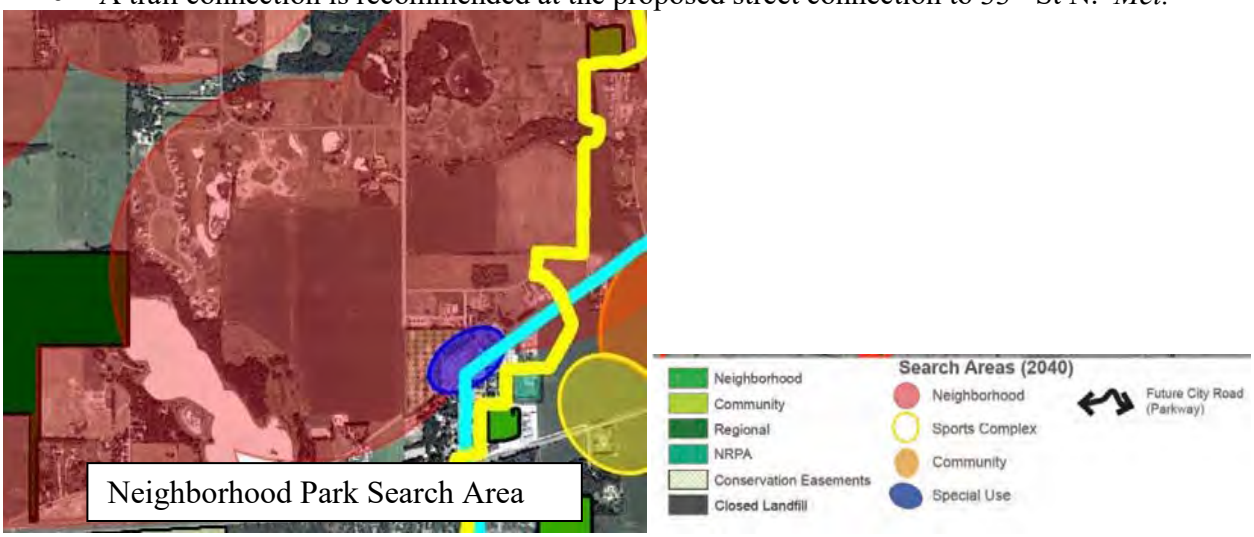
Landscaping and Tree Preservation. The City's Consultant Landscape Architect has reviewed the proposed Landscape Plans and recommends approval of the Landscape and Tree Preservations with a recommended condition of approval that the plans be updated to address the comments in the memo dated September 14, 2022. This memo is attached.

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.
- *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. At their September 19, 2022 meeting, the Parks Commission added this item to their meeting agenda and withdrew their recommendation of support due to lack of detail regarding trail connectivity.

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. *An off-road trail connects this development to Legacy at North Star.*
- The Comprehensive Plan depicts a future road separated trail along Lake Elmo Ave N and along Stillwater Blvd. *There is an existing 10 foot trail along Lake Elmo Ave and the proposed development will add a 10 foot trail 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 33rd St N. *Met.*
- A trail connection is recommended at the proposed street connection to 33rd St N. *Met.*



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 project includes a modified street grid with some deviations from the City's Engineering Design Standards Manual. The developer will extend existing public streets into the project. Kokanee Avenue North and 38th Street North will extend south into the project from Legacy at North Star. There will be three access points for the project on the north side of Stillwater Boulevard. Additionally, the applicant will connect the trails in this project to the off-road trails within Legacy at North Star to the north. The southern portion of the project includes public and private streets. The private streets will function as alleys with the back/garage access facing the alley. Klondike Avenue North will be realigned and a sidewalk will be constructed along the realigned Klondike. Upper 33rd Street will be extended into the project, also with a sidewalk. There will be four access points for the project on the south side of Stillwater Boulevard.

Washington County Review. Lake Elmo Avenue and Stillwater Boulevard are County roads. See attached memo dated September 14, 2022.

Fire Chief Comments. See attached memo dated September 9, 222

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

Stormwater Management. See attached email dated September 16, 2022 from the Valley Branch Watershed District

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 approval of the Rezoning of the subject property from RT (rural transitional) to V-LDR (village low density residential) based on the following finding:

That the proposed rezoning will be consistent with the land use designation of the site which is V-LDR (village low density residential) as depicted in the 2040 Comprehensive Plan.

Recommended Findings for Preliminary Plat/Preliminary PUD. Staff recommends approval of the Preliminary Plat/Preliminary PUD for PID 14.029.21.14.0001, 14.029.21.41.0003, 14.029.21.41.0001 and 14.029.21.41.0002 based on the following findings:

1. That the Preliminary PUD Plan would be consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
2. That the preliminary PUD Plan complies with the general intent of the 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) with the exceptions provided for in the PUD.
7. That the preliminary plat and PUD Plan must be revised to address the comments noted in the City Engineer's memorandum.
8. That the preliminary plat and PUD Plan must be revised to address the comments noted in the memo from Washington County dated September 14, 2022.
9. That the preliminary PUD Plan must be revised to be consistent with City's landscape plan and tree replacement standards pursuant to the Landscape Architects memo dated September 14, 2022.
10. That the preliminary plat and PUD Plan must be revised to address the comments noted in the Fire Department memo dated September 9, 2022.
11. That the preliminary PUD Plan meets the minimum requirements for a PUD.
12. That the preliminary PUD Plan meets items c, d, f and g from the identified PUD objectives identified in Section 105.12.1130. 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.

Recommended Conditions of Approval. Staff recommends the Planning Commission recommend to the City Council approval of the preliminary PUD and preliminary plat for PID 14.029.21.14.0001, 14.029.21.41.0003, 14.029.21.41.0001 and 14.029.21.41.0002 as proposed with the following conditions:

1. That the City approves a Zoning Map Amendment to rezone the site from rural area development (RAD) to V-LDR (village low density residential).
2. That the application for final plat and final PUD Plans identify all requests for flexibility from the City Code.
3. That prior to the City finding any application for final plat and PUD plan complete the applicant shall address all comments in the City Engineer's memo to the satisfaction of the City Engineer.
4. That prior to the City finding any application for final plat and PUD plan complete the applicant shall demonstrate MNDNR approval of the PUD plans and tiering plan.
5. That, consistent with MNDNR requirements, prior to City approval of any application for final plat and PUD plan the applicant shall provide for the preservation and maintenance, in perpetuity, of the open space required by the Shoreland Overlay Zone. The easement must prohibit:
    i. Commercial uses;
    ii. Vegetation and topographic alterations other than routine maintenance;
    iii. Construction of additional buildings or storage of vehicles and other materials; and
    iv. Uncontrolled beaching of watercraft.
6. That prior to the City finding any application for final plat and PUD plan complete the applicant shall resubmit the storm water management plan and it shall be found complete to the satisfaction of the City Engineer.
7. That prior to the City finding any application for final plat and PUD plan complete the applicant shall revise the landscape plan in accordance with the City Landscape Architect's memo dated September 14 to the satisfaction of the City Landscape Architect.
8. That prior to the City finding any application for final plat and PUD plan complete the applicant shall revise the preliminary plat and PUD Plan to address the comments noted in the memo from Washington County dated September 14, 2022.
9. That prior to the City finding any application for final plat and PUD plan complete the applicant shall demonstrate compliance with the items listed in the September 9, 2022 memo from the Fire Department to the satisfaction of the Fire Chief.
10. That prior to the City finding any application for final plat and PUD plan complete the applicant shall demonstrate that the plans reflect compliance with Valley Branch Watershed (VBWD) preliminary review comments and that the applicant provide the City evidence that all conditions attached to a VBWD permit will be met before the starting any grading activity on the site.
11. That the applicant shall obtain all necessary permits including but not limited to all applicable City permits (building, grading, sign, etc.), NPDES/SWPPP permits and Valley Branch Watershed District approval before starting any grading or construction activities.
12. The applicant/developer is responsible, at their own expense, for installing all required right of way improvements. Improvements in Lake Elmo Avenue and Stillwater Boulevard shall be consistent with Washington County standards.

13. The Final Plat/Final PUD shall include all necessary and additional public right-of-way and easements.
14. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat.
15. A landscape and irrigation license agreement in a form acceptable to the City shall be executed and recorded with the final plat.
16. The Preliminary Plat/Preliminary PUD approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in these conditions.
17. That the PUD overlay zoning allow for the following:

	Existing Shoreland Overlay Zone (NE)	**Existing V-LDR Zone**	**Proposed Single Style Lots**	**Proposed Villa Style Lots**	**Proposed Multi Style Lots 40 ft**	**Proposed Multi Style Lots 38 ft**
Number of Lots			75	126	53	40
General Location			Western portion of project	Middle and eastern portion of project	South of Stillwater Blvd	South of Stillwater Blvd
Minimum Lot Width	125 ft	70 ft.	65 ft. (No more than 53 lots at minimum)	51 ft. (No more than 82 lots at minimum)	40 ft.	38 ft.
Minimum Lot Area	20,000 sf non-riparian lots	9,000 sf	7,898 Only (1) one lot at minimum	6,250	2,960	3,477
Average Lot Area			9,308	7,613		
Minimum Front Yard Setback		25 ft.	25 ft.	25 ft.	25 ft. garage 20 ft. house	15 ft. (non-garage)
Minimum Side Yard Setback		10 ft. 5ft for accessory structure	7 ft. (15 ft. between structures)	7 ft. (15 ft. between structures)	5 ft. /5 ft.	4 ft. (patio) / 6 ft.

		or attached garage				
Minimum Corner Side Yard Setback		15 ft.	See min side yard setback	See min side yard setback	See min side yard setback	See min side yard setback
Minimum Rear Yard Setback		20 ft.	Met	Met	10 ft.	Met
Minimum Setback from County Roads		50 ft.	Met	Met	Met	Met
Maximum Impervious Surface	30%	35%	50%	50%	55%	55%
Minimum Low Floor Elevation Above the 100' flood elevation	2 ft		TBD	TBD	TBD	TBD
Basements			See "Basements Single Style Lots"	Not allowed - slab only	Not allowed – slab only	Not allowed – slab only
Basements Single Style Lots	Not allowed – slab only. Lots 59 and 60 Lookout (LO) only. Lots 3-5, 9, 10, 16-18, 27-29, 36-47, 52-58, and 62 Walkout (WO) only. Lots 6-8, 11-15, 19-22, 30-35, 63-75 Full Basement (FB). Lots 23-26 and 48-51					

18. If necessary, the applicant shall provide the City with a copy of written permission for any off-site grading work and storm sewer discharges to adjacent properties before starting any site work, grading and as part of any final plat or final PUD application.
19. Before the installation or construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans to the City for review and obtain a sign permit from the City.
20. Before the execution and recording of a final plat for the development, the developer or applicant shall enter into a Developer's Agreement or a Site Work Agreement with the City. Such an Agreement must be approved by the City Attorney and by the City Council. The Agreement shall delineate who is responsible for the design, construction and payment for the required improvements with financial guarantees therefore. The Agreement shall outline any approved phasing plan.

21. The applicant or developer shall enter into a separate grading agreement with the City before starting any grading activity in advance of final plat/ PUD approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat or final PUD, and said plan shall document the extent of any proposed grading on the site.
22. That the applicant shall submit revised preliminary plat and project plans meeting all conditions of approval for City review and approval. The revised applicant/developer project plans and other materials shall meet all of the above conditions before the City will find complete any final plat or final PUD application for the development and before the start of any clearing or grading activity on the site.
23. That the City's preliminary plat/preliminary PUD approval is good for one year from the date of City Council action, unless the applicant requests and the City Council approves a time extension.

FISCAL IMPACT: Approval of a Zoning Map Amendment, Preliminary Plat and Preliminary PUD grant entitlements to a developer however there would be no fiscal impact to the City at this time. When the property begins to develop it will have urban services and will pay sewer and water connection charges, building permit fees and the like.

RECOMMENDATIONS:
City staff is recommending the Planning Commission take the following actions for the proposed project at PID 14.029.21.14.0001, 14.029.21.41.0003, 14.029.21.41.0001 and 14.029.21.41.0002:

Zoning Map Amendment

Staff recommends the Planning Commission recommend approval of the zoning map amendment (rezoning) of the subject property from RT (rural transitional) to V-LDR (Village Low Density Residential) with the following motion:

"Move to recommend approval of the rezoning of the subject property as requested by GWSA Land Development, LLC from RT (rural transitional) to V-LDR (village low density residential) based on the findings listed in the staff report."

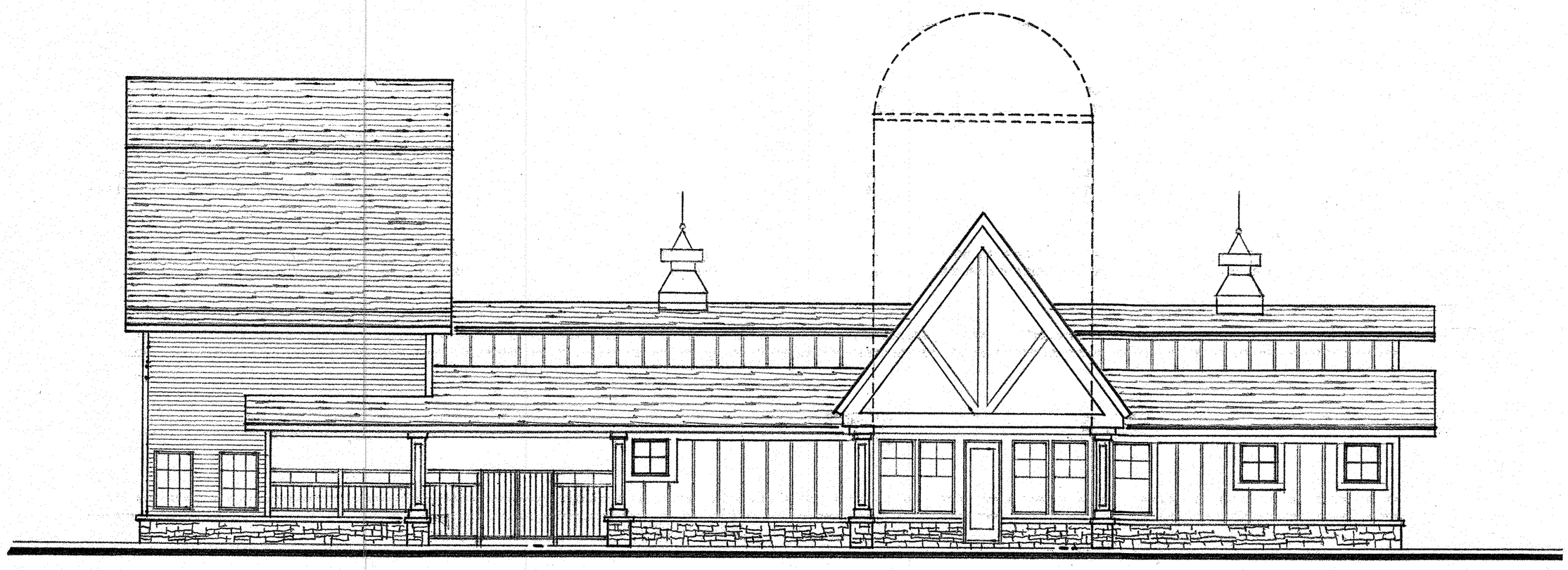
Preliminary PUD/Preliminary Plat

Staff recommends that the Planning Commission recommend approval of the proposed preliminary PUD plan and preliminary plat for the subject property with the recommended conditions of approval listed in the staff report.

"Motion to recommend approval of the preliminary PUD plan and preliminary plat as requested by GWSA Land Development, LLC for the subject property based on the findings of fact and recommended conditions of approval listed in the staff report."

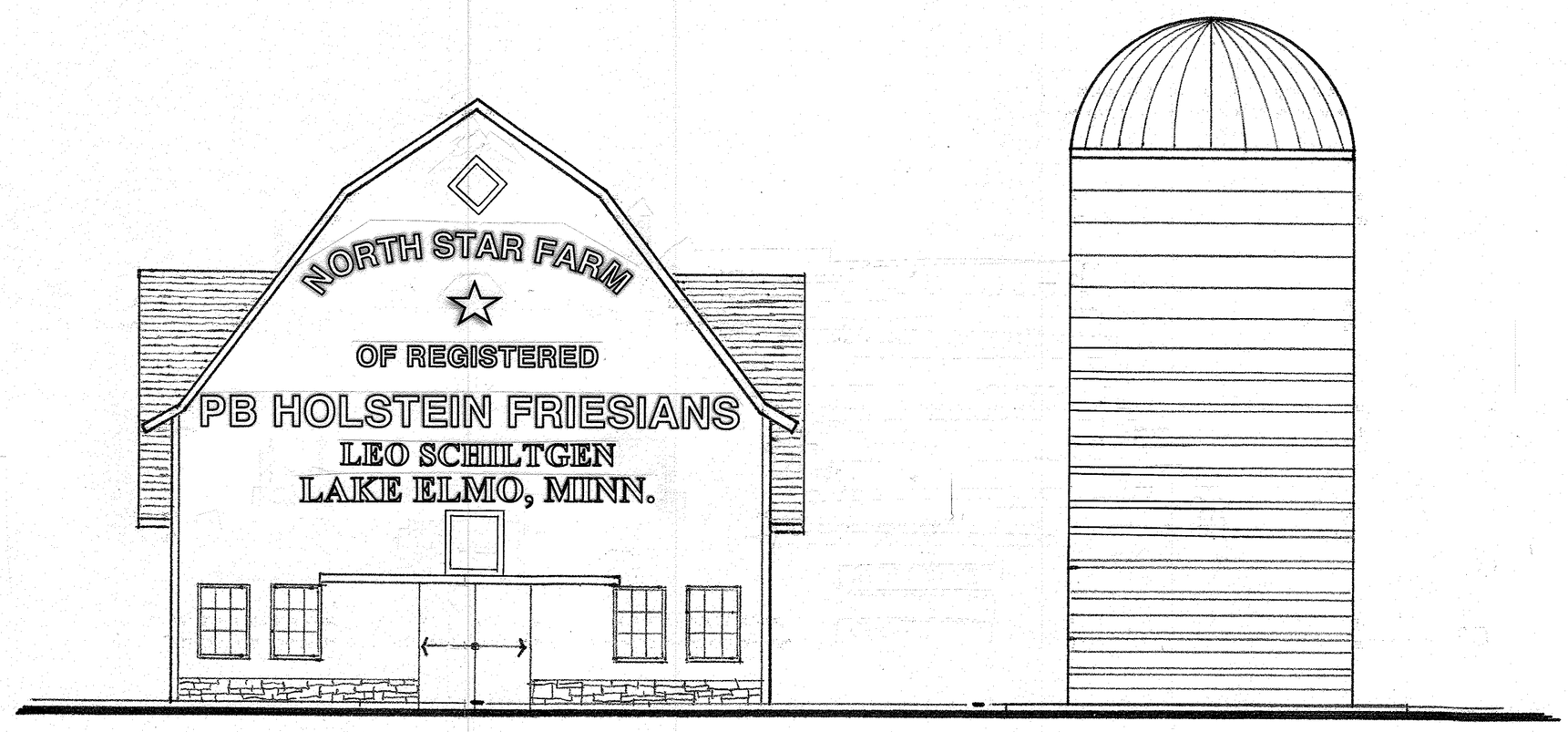
ATTACHMENTS:

1. Application Narrative
2. Preliminary Plat and PUD Plans
3. Concept Plan for Barn
4. Unit elevations and floor plans
5. Washington County Memo
6. Valley Branch Watershed Email
7. Fire Chief Memo
8. City Engineer Memo
9. Landscape Architect Memo



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

Jlamb architects
P.O. Box 310 Forest Lake, Minnesota 55025
(612) 670-0358

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the STATE OF MINNESOTA
Date: 9/9/22 Reg. No. 13629
JERRY W. ANDERSON

SCHILTGEN SOUTH CLUBHOUSE
10880 STILLWATER ROAD - LAKE ELMO, MINNESOTA 55042

Project No. 02117
Date: 9/9/22
Revisions:

A3.1

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

Memorandum

9/14/2022

Molly Just
Planning Director
City of Lake Elmo
3800 Laverne Ave N
Lake Elmo, MN 55042

Schiltgen Farms Development Review

Dear Molly,

Thank you for the opportunity to review the submittal for the proposed Schiltgen Farms development adjacent to County State Aid Highway (CSAH) 14 and CSAH 17 in the City of Lake Elmo. Washington County's Department of Public Works has reviewed the submitted plans and offers the following comments:

- Washington County anticipates improvements to both CSAH 14 and 17 including their common intersection in the future. With the proposed developments, most of the available open space for future storm water treatment is being developed. A review of the storm water management report indicated that 83% of the right-of-way (180 feet) along CSAH 14 and 83% of SB right-of-way along CSAH 17 (assuming 75 feet). The comment response that was provided, the responder indicated they will be treating 85% of the proposed 180-foot CSAH 14 and 150-foot CSAH 17 corridors. This would indicate roughly 9.2 acres of impervious accommodated versus the 8.5 acres in the stormwater management report. Can we get clarification on which calculation method will be used?

- The proposed development access off CSAH 17, across from the school exit, is offset from the school exit. As a potential future traffic signal, it is important to ensure that westbound through movements from the school parking lot to the development are safely accommodated, as are simultaneous left turns from the east and west legs of the intersection and pedestrian crossing movements.
  An offset also exists with the continuation of 37th Street within the development, west of proposed Knightsbridge Trail. This offset could lead to operational issues that result in calls to install stop control for 37th Street traffic, which in turn could cause operational issues at the CSAH 17 intersection. The county strongly recommends that these offsets be corrected prior to construction. Street Access permits will need to be obtained from Washington County for both the CSAH 14 access and the CSASH 17 access prior to construction activity within the right-of-way.

- Both new street access points will require construction of left and right turn lanes to mitigate the safety impacts of these new accesses to county highways. The plans submitted imply that longitudinal pavement joints will exist and that inplace shoulder pavement will be repurposed as lane pavement, neither of which

would meet county requirements. The developer will need to submit sufficiently detailed plans along with the access permit applications for the turn lanes and street access points to ensure that these and other county requirements are satisfied.

- The development proposes water main and sanitary sewer connections under CSAH 14. How are these proposed to be installed? A county permit for these utilities, along with a suitable traffic control plan, will be required. For the water main, the county requires encasement under county roads long enough to allow for future replacement without impacts to county facilities and to contain potential breaks.

- The trail along CSAH 14 appears to only be an 8-foot trail. Can this be increased to a 10-foot trail to match the trail along CSAH 17? The county prefers to use a 10-foot standard trail width unless through a confined corridor.

- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.

If you have any questions or comments on the county's responses to the Schiltgen Farms Development proposal, please contact me at ryan.hoefs@co.washington.mn.us.

Sincerely,

Ryan Hoefs
Engineer II

CC: Wayne Sandberg, Director, County Engineer
Frank Ticknor, Deputy Director
Joe Gustafson, Traffic Engineer
Kevin Peterson, Design Engineer
Lyssa Leitner, Public Works Planning Director
Mitch Bartelt, Engineer II
Jennifer Oehler, Office Specialist

From: Bob Molstad
To: Molly Just
Subject: FW: Schiltgen South - Lake Elmo - App
Date: Friday, September 16, 2022 2:59:01 PM
Attachments: image001.png

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

Robert S. Molstad, P.E.
President

SATHRE-BERGQUIST, INC.
14000 25th Avenue North
Suite 120
Plymouth, Minnesota 55447

Office: 952-476-6000
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From: John P. Hanson <JHanson@barr.com>
Sent: Friday, September 16, 2022 9:15 AM
To: Eric Johnson <ejohnson@sathre.com>
Cc: Craig@gonyeacompany.com; Bob Molstad <molstad@sathre.com>; 'jack.griffin@focusengineeringinc.com' <jack.griffin@focusengineeringinc.com>
Subject: RE: Schiltgen South - Lake Elmo - App

Hi Eric,

The XP-SWMM modeling is still under review. In the meantime, please:

1. Submit readable figures of the existing and proposed drainage areas (e.g., at 1" = 100" scale).
2. Confirm the existing drainage divide at the railroad tracks, generally north of 10867 33rd St N. Based on LiDAR, there is a shallow depression in this area of your project and, once it fills, it is very close to either flowing west (so within the Downs Lake watershed) or flowing to the railroad tracks and east (in the Sunfish Lake watershed). You've assumed it flows to Downs Lake, which might be correct. Keeping watershed boundaries is typically best unless analysis shows no negative impacts or positive impacts.
3. Provide updated calculations for the extreme northwest corner of the project. The divides in the extreme northwest corner of the project need to be more detailed to show that in existing conditions Wetland A overflows to the south-southeast and into a bay of Sunfish Lake on your property. In proposed conditions, Wetland A will overflow to Sunfish Lake near Lot 17, which is not your property. VBWD requires that peak discharge rates and volumes be controlled at every point where runoff leaves a site.

4. Update the plans to show easements for the overflow of Wetland A through Lots 16 and 17.
5. Revise the grading plan or provide more information for the area near the EOF of Pond #3S. Grading appears to be outside your property in this area. Do you permission for this? If not, please revise the plans.
6. Provide more detailed topo along the eastern side of and off the property, south of CSAH 14 to confirm your proposed grading ties into existing grades without grading off your site.
7. Provide details on the transition from curb and gutter to rural section and how runoff will be handled so that erosion doesn't occur where Klondike connects to CSAH 14.
8. Confirm that the City of Lake Elmo will allow the connection to its storm sewer at Upper 33rd St.
9. Review low floor/low openings and make revisions or provide additional documentation. Several structures appear to have low floor and/or low openings less than 2 feet of the adjacent low area's 100-year flood level or 1 foot above the low area's EOF, including:

Lot	Low Floor on Plans	Low Opening on Plans	100-year flood level on plans	EOF on plans
5	943.9	946.0	942.1	945.0 (ultimate EOF near V2/V3)
6	945.9	945.9 (WO)		
20-29	940.6-948.6	948.1+	944.3/944.4	947.0
49-51 and 68-69	NA (road low point)	<946.2 (GF)	NA (road low point)	Appears to be 945.2
S74 and S75	940.1 and 940.6	940.1 and 940.6	NA (road low point)	Unclear—maybe 939.0
S27-S30	940.2	940.2	NA (road low point)	939.45

   VBWD requires that the minimum floor be at least 2 feet higher than the adjacent low area's 100-year flood level. It's my understanding that Lake Elmo requires that the low opening be at least 1 foot higher than the EOF. Please revise the minimum floor elevations for Lots 5 and 20-29 and/or submit documentation that the proposed structures will be protected from high water table and flooding. If VBWD approves documentation for minimum floor elevations lower than 2 feet above the 100-year flood level, perimeter drain tile will be required.
10. Review and update Pond Notes and Watershed Notes on Sheet GP1. No infiltration basins are proposed, correct? The plan sheet should clearly indicate the ponds that will be wet ponds and lined. I suggest the liner specification be revised to have the clay content particle size less than 0.002 mm and an in-place hydraulic conductivity of 1 x 10-7 centimeters per second (cm/s) or less. See the Minnesota Stormwater Manual.
11. Update GP1 so that Lake Elmo grading and erosion control standard plan notes are large enough to be readable.
12. For each lot, provide a table of the assumed maximum impervious surface area and the minimum area that will be irrigated. VBWD will require drainage easements over all areas that must be irrigated to meet VBWD's volume control (unless the VBWD attorney approves a different type of agreement that maintains the needed irrigation area in perpetuity).
13. Update Table 5.12 of your SWMP. For linear projects (roadways, sidewalks, and trails) not part of another development that create 6,000 square feet or more of new and/or fully reconstructed impervious surfaces, shall capture and retain the larger of the following:
    - 0.55 inches of runoff from the new and fully reconstructed impervious surfaces
    - inches of runoff from the net increase in impervious area

    See Rule 2, Standard 6C.
14. Update Table 5.12 of your SWMP. It does not appear to be consistent with the RWMWD Reuse Credit Calculators submitted. Those list 110.9 acres (36% impervious) draining to Schiltgen 1N reuse pond (which calculates to 39.924 acres of impervious surface area) and 13.6 acres (47% impervious) draining to Schiltgen South (assume this is Pond 1S, which calculates to 6.392 acres of impervious surface area). 39.924 plus 6.392 equals 46.316. (Table

5.13 lists 46.0 acres.) Please explain and/or provide consistent data and calculations. Based on the Schiltgen South sheet, it appears inadequate volume control is provided (0.498 ac-ft can be applied but 0.586 ac-ft is needed.) However, since Schiltgen South and Schiltgen 1N ultimately drain to Downs Lake, it appears adequate volume control might be provided for that drainage area. See Comments 12, 3, etc.

15. Provide a soil management and restoration plan so that the post-project soils behave as assumed (rather than becoming compacted, generating more runoff, and not accepting as much irrigation water).
16. Provide a post-project chloride use management plan.
17. Provide an exhibit that shows how snow will be managed.

The irrigation ponds are proposed to have water level fluctuations of 3.2 feet and 7.2 feet. This poses a potential safety issue. Typically, there is a 10H:1V safety bench extending below the "normal" water level. VBWD will consult with the City of Lake Elmo on this issue. Maintaining pleasant aesthetics at a pond (#1S) with a 7.2-foot constant bounce in water levels is questionable. The city might want something nicer since the pond is basically the entrance to the Village.

Thank you,
John

John P. Hanson, PE
Valley Branch Watershed District Engineer
Barr Engineering Co. | 4300 MarketPointe Drive | Bloomington, MN 55435
office: 952.832.2622 | cell: 612.590.1785
JHanson@barr.com | www.barr.com | www.vbwd.org



From: Eric Johnson <ejohnson@sathre.com>
Sent: Tuesday, September 6, 2022 4:54 PM
To: John P. Hanson <JHanson@barr.com>
Cc: Craig@gonyeacompany.com; Bob Molstad <molstad@sathre.com>
Subject: Schiltgen South - Lake Elmo - App

CAUTION: This email originated from outside of your organization.

John,

Below is the link to download the application materials for Schiltgen South, a residential development located in Lake Elmo.

https://sathre.sharefile.com/d-s59143378bbb1444db2f4748a60d6069a

Craig will send/drop off the application fee. Please review and let us know if you need anything else during the review process.

Thanks,

Eric

Eric Johnson, PE
Engineering | Sathre-Bergquist, Inc. |
14000 25th Avenue North, Suite 120 | Plymouth, MN 55447 |
Ph 952.476.6000 | Fax 952.476.0104 |
ejohnson@sathre.com

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Lake Elmo Fire Department

Memorandum

To: Molly Just, Planning Director
From: Dustin Kalis, Fire Chief
Date: 9/9/2022
Re: PUD & Plat Preliminary Plan and Zoning Map Amendment– GWSA Land Development, LLC (Schiltgen Farmstead)

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

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 Bloulevard) 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 for 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 Bouelvard. 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.

Stantec

Memo

File: 227705212

To: Molly Just, City of Lake Elmo Planning Director

From: Sarah Harding, Landscape Architect
Mark Flicker, Landscape Architect

Subject: City of Lake Elmo Landscape Plan Review
GWSA Land Development Schiltgen Farmstead
Preliminary PUD/Plat Review #3

Date: September 14, 2022

Submittals

- Preliminary Plans, dated 8/29/2022, received 8/31/2022.

Review History

- Initial landscape review on June 24, 2022.
- Additional landscape review on August 8, 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: 105.12.470

- A tree preservation plan has been submitted that does not meet all requirements.
  - The plan does not include the City standard tree protection detail. The detail provided is difficult to read on the submitted plans.

- The tree preservation plan meets the required tree replacement calculations.
  - Tree replacement is required because more than thirty (30) percent of the diameter inches of significant coniferous/evergreen trees surveyed will be removed.

- This project is residential development; therefore, mitigation replacement trees shall be in addition to landscape required tree counts.

Total Caliper Inches of Significant Trees On-Site:	14278.3	Cal Inches
Common Trees	4502	
Conifer/Evergreen Trees	1219.5	
Hardwood Trees	8526	
Nuisance Trees	0	
Significant Inches Removed On-Site	3149.8	Cal Inches
Common Trees	1300.8	
Conifer/Evergreen Trees	666	
Hardwood Trees	1183	
Nuisance Trees	0	
30% Tree Removal Limits (Cal. Inches)	Allowed	Proposed
Subtract Common Tree Removals	1350.6	
Subtract Conifer/Evergreen Tree Removals	365.85	
Subtract Hardwood Tree Removals	2557.8	
Removals in excess of 30% allowances		Cal Inches
Common Removals in Excess of 30% Allowance	0.0	
Conifer Removals in Excess of 30% Allowance	300.2	
Hardwood Removals in Excess of 30% Allowance	0.0	
Common Tree Replacement Needed (1/4 the dia inches removed)	0.0	Cal Inches
Conifer Tree Replacement Needed (1/2 the dia inches removed)	150.1	Cal Inches
Hardwood Tree Replacement Needed (1/2 the dia inches removed)	0.0	Cal Inches
Common Tree Replacement Required @ 2.5" per Tree	0	**# Trees**
Conifer Tree Replacement Required @ 2.5" per 6' Tall Tree	60	**# Trees**
Hardwood Tree Replacement Required @ 2.5" per Tree	0	**# Trees**

Landscape Requirements: 105.12.480

- The landscape plans meet the overall minimum required number of trees:

	Site Measurement	Code Required	Proposed
Street Frontage (LF)	26,180	*Stillwater Blvd and Interior Streets*	
Required Street Frontage Trees (1 per 50 LF)		**524**	**479**
Development or Disturbed Area (Acres)	89		
Required Development Trees (5 per Acre)		**445**	**490**
Perimeter Parking Lot Frontage (Street) (LF)	194	*Quantity shown included in total per subsection (c)(2)*	
Required Perimeter Lot Frontage Trees (1 per 50 LF)		**4**	**4**
Required Mitigation Trees		**60**	**60**
Required Number of Trees		**1,029**	**1,029**

- 105.12.480(c)(1) A minimum of one tree shall be planted for every 50 feet of street frontage, lake shore or stream frontage, or fraction thereof.
  - The street frontage quantity requirement is not met. The development area south of Stillwater Blvd. appears to have opportunity for street frontage tree placement along Lower 34th St. and Klondike Ave.

- The landscape plans meet the minimum composition of required trees:

	Qty	% Composition	
Deciduous Shade Trees	598	58%	>25% required
Coniferous Trees	431	42%	>25% required
Ornamental Trees	0	0%	<15% required
Tree Count	**1029**		

- Perimeter Parking Lot Landscaping:
  - 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.
  - Applicant has added a 3-ft height berm to the plans. To fully meet code requirement, additional height added to the berm will be necessary and may be in the form of plantings / shrubs or additional berming. Total height will need to be achieved at time of installation.

- Trees planted to meet the minimum code requirements shall be planted in accordance with the developer's agreement with the City, regardless of whether they are planted by the Builder or Developer.

Recommendation:

- It is recommended that a condition of approval include:
  - Submit a tree preservation plan with the City standard tree protection detail in a legible format.
  - Submit a revised landscape plan with revisions to meet the perimeter parking lot landscaping code requirements and street frontage tree locations as noted.

Stantec Consulting Services Inc.

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

To: City of Lake Elmo
From: GWSA Land Development, LLC
Date: June 27, 2022

Schiltgen Farms Preliminary Plan PUD Statement:

Contact Information

Applicant:

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Property Owner:

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10880 Stillwater Boulevard
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Telephone: 651-271-8562 (Lisa Schiltgen)
Email: lschiltgen@hotmail.com

Civil Engineering, Surveying:

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Landscape Architect:

Norby Associates
Robert S. Molstad, P.E.
131 Highland Dr.
Carver, MN 55315
Telephone: 952-361-0644
Email: matt_norbyassoc@earthlink.net

Site Data

Location:

10880 Stillwater Blvd, Lake Elmo

Four Parcels all in Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

PID#s:

1402921140001, 1402921410003, 1402921410001 and 1402921410002

Legal:

See Survey

Written Statement

GWSA Land Development, LLC is proposing to develop four parcels of land in the City of Lake Elmo that will create a community of 293 detached single family homes. The concept plan includes an amenity lot with a four season clubhouse, pool and playground along with +/- 25 acres of open space in an outlot next to Sunfish Lake. We are proposing 74 lots 65' wide, 126 lots 51' wide, 53 lots 40' wide, and 40 lots 38' wide.

The proposed development is located on the Schiltgen Farms property at the corner of Stillwater Boulevard and Lake Elmo Avenue North. The site consists of approximately 123 gross acres with wooded slopes, wetlands and Sunfish Lake to the west, Legacy at North Star to the north and Lake Elmo Elementary to the east. Single family residential is south separated by the railroad. There are three access points to the single family section north of Stillwater Boulevard and three to the single family section south of Stillwater Boulevard. The entire development will provide 51.41 acres of open space.

The single family section north of Stillwater Boulevard will be a mixture of one and two story single family homes on 65' and 51' lots. Most of the neighborhood will back up to natural open space or ponds with very few back to back lots that will provide a very open feel to the neighborhood. The architecture will be similar to Legacy at North Star with a group of local builders offering a large selection of floor plans and finish options.

The single family south of Stillwater Boulevard is designed for smaller lots and setbacks. The goal is to provide another option to help diversify the housing in the Village with a thoughtful, well designed product that will add density within walking distance to the Old Village.

Due to the fact the proposed development falls within the shoreland of Sunfish Lake, it is subject to the City's Shoreland Regulations. In order to get flexibility and develop to the existing land use designation and guidance in the 2040 Comprehensive Plan of V-LDR, a PUD is required. V-LDR guidance allows 1.5-3.0 units/acre. We are proposing 2.88 units/acre.

A PUD will allow us to design a better use for the area than what would otherwise be required with the Shoreland Regulations while meeting the densities desired, and planned

for in the Comprehensive Plan. We believe we are in compliance with the following standards and criteria for a PUD (§154.751):

A. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.

Our design clusters the homes on the flattest portions of the site while providing 50% shoreland overlay open space which provides more distance between development and the lake, preserving most of the trees on site, and preserving the existing terrain near the lake.

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

Our proposal incorporates a mixture of housing types. Larger single family lots close to the lake, smaller single family homes east and along Lake Elmo Avenue, and two denser single family options south of Stillwater Boulevard. This will provide a good mixture of housing types and life cycle housing options.

C. Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.

The use of a PUD will help us conserve over 32 acres of open space within the shoreland overlay. This will help provide a buffer around the lake and wetlands while conserving the slopes and woodlands.

D. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.

The mixture of housing types provided along with the proximity of the development will provide great opportunities for local employees. The location is also ideally located with easy access to current and future local and regional trail connections. The street connections and trail access will provide great access for residents to walk, bike or drive to the Old Village and easy access to area freeways via Stillwater Boulevard and Lake Elmo Avenue.

E. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

More than 25 acres of land will be maintained in perpetuity as private or public open space along Sunfish Lake. This open space will conserve the trees and wildlife and provide a nice gateway to the City.

F. Preservation of historic buildings, structures, or landscape features.

Currently, the plan is to preserve and incorporate portions of the Schiltgen Barns as an amenity for the neighborhood. The barns will be left in an outlot with open space, parking and other amenities for the residents.

G. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.

Our homebuilding partners build quality homes that are architecturally appealing and compatible with the surrounding developments.

H. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

The development is conveniently located at a main intersection within the City of Lake Elmo, within walking, biking and short driving distance to retail, office, local and regional parks and schools. This would allow for the residents to access these services and amenities easily and lessen the demand on transportation.

The development is also proposed with a water re-use irrigation system that will lessen the demand on the local water supply.

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.

The development will utilize a new sewer line that will be built to serve portions of the Old Village and immediately provide sewer hook-ups and cost efficiency. The development will also connect large portions of the County trail system and ultimately connect existing and future parks and open space. The pond proposed at the corner of Lake Elmo Avenue and Stillwater Boulevard will be sized to accommodate additional storage for the City and future County road improvements.

J. Higher standards of site and building design than would otherwise be provided under conventional land development technique.

A PUD will allow for a more interesting and diverse development and provide a mixture of housing types to help meet the needs of a broader demographic. A PUD will also allow for more density that will help justify the sewer extension project.

<u>Proposed Financing</u>

The project will be financed with a combination of private and bank financing. This project is being developed by the same entity and owners as Legacy at North Star and Village Preserve.

Land Use and Open Space

The proposal includes 293 detached single family homes over 101.78 buildable acres equating to 2.88 units per acre. There are 61.83 acres in the shoreland district and within the shoreland, the proposal has 32.32 acres of open space. The entire development has 51.41 acres of open space. Not included in the Open Space total is 1.40 acres for a community amenity with a clubhouse, pool, and park.

All public streets will have parking on one side and on the south parcel, there are 26 additional parking spaces.

Phasing

Currently we are planning on three phases to the development. The first phase will include a large portion of the north parcel. We anticipate completing this phase in the summer of 2023. Assuming current market conditions persist, we anticipate completing a phase every one to two years. As of now, the final phase will be south of Stillwater Boulevard.

Restrictive Covenants

The development will have an HOA with covenants in place. There will also be restrictive covenants placed over the open space provided in the shoreland overlay district.

Architecture

North of Stillwater will have the same or similar architecture as Legacy at North Star. Sketch plans for the units south of Stillwater Boulevard are provided.

To: City of Lake Elmo
From: GWSA Land Development, LLC
Date: June 27, 2022

Schiltgen Farms Preliminary Plat Statement:

A. Contact Information

Applicant:

GWSA Land Development, LLC
10850 Old County Road 15, Suite 200
Plymouth, MN 55441
Telephone: 952-270-4473
Email: craig@gonyeacompany.com

Property Owner:

Schiltgen Farms Inc.
10880 Stillwater Boulevard
Lake Elmo, MN 55042
Telephone: 651-271-8562 (Lisa Schiltgen)
Email: lschiltgen@hotmail.com

Civil Engineering, Surveying:

Sathre-Bergquist, Inc.
Matt Klein
150 South Broadway
Wayzata, Minnesota 55391
Telephone: 952-476-6000
Email: molstad@sathre.com

Landscape Architect:

Norby Associates
Robert S. Molstad, P.E.
131 Highland Dr.
Carver, MN 55315
Telephone: 952-361-0644
Email: matt_norbyassoc@earthlink.net

B. Site Data

Location:

10880 Stillwater Blvd, Lake Elmo

Four Parcels all in Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

PID#s:

1402921140001, 1402921410003, 1402921410001 and 1402921410002

Legal:

See Survey

Requests:	Preliminary Plat approval
Site Area:	123.42 acres (all PIDs)
Residential Development Area:	101.78 acres
Existing Land Use Designation:	V-LDR (Village Low Density Residential)
Proposed Land Use Designation:	V-LDR (Village Low Density Residential)
Current Zoning:	RT – Rural Development Transitional District
Proposed Zoning:	V-LDR/PUD (Village Low Density Residential/PUD)
Surrounding Zoning:	V-LDR/PUD (north)/ PF – Public Facilities (east)/ RS across railroad tracks (south)/ RT and RR (west).

C. General Information

GWSA Land Development, LLC is proposing to develop four parcels of land in the City of Lake Elmo that will create a community of 293 detached single family homes. The concept plan includes an amenity lot with a four season clubhouse, pool and playground along with +/- 25 acres of open space in an outlot next to Sunfish Lake. We are proposing 74 lots 65' wide, 126 lots 51' wide, 53 lots 40' wide, and 40 lots 38' wide.

The proposed development is located on the Schiltgen Farms property at the corner of Stillwater Boulevard and Lake Elmo Avenue North. The site consists of approximately 123 gross acres with wooded slopes, wetlands and Sunfish Lake to the west, Legacy at North Star to the north and Lake Elmo Elementary to the east. Single family residential is south separated by the railroad. There are three access points to the single family section north of Stillwater Boulevard and three to the single family section south of Stillwater Boulevard. The entire development will provide 51.41 acres of open space. Currently, the site has 7.27 acres of Stillwater Boulevard and Lake Elmo Avenue right of way and we are proposing to add an additional 2.6 acres.

The single family section north of Stillwater Boulevard will be a mixture of one and two story single family homes on 65' and 51' lots. Most of the neighborhood will back up to natural open space or ponds with very few back to back lots that will provide a very open feel to the neighborhood. The architecture will be similar to Legacy at North Star with a group of local builders offering a large selection of floor plans and finish options.

The single family south of Stillwater Boulevard is designed for smaller lots and setbacks. The goal is to provide another option to help diversify the housing in the Village with a thoughtful, well designed product that will add density within walking distance to the Old Village.

Due to the fact the proposed development falls within the shoreland of Sunfish Lake, it is subject to the City's Shoreland Regulations. In order to get flexibility and develop to the existing land use designation and guidance in the 2040 Comprehensive Plan of V-LDR, a PUD is required. V-LDR guidance allows 1.5-3.0 units/acre. We are proposing 2.88 units/acre.

D. Issues Addressed since Sketch Plan

All of the issues that were addressed from the sketch plan review are on the south side of Stillwater Boulevard. The sketch plan proposed an attached townhome product and that has now changed to a detached product that is more in-line with what was approved with the previous applicant. The sketch plan proposed 142 townhome and rowhome units and the current proposal has 93 detached rowhome and townhome units. Another change from the sketch plan is the access to the parcel on the south. There are still three access points, but the main entrance was moved west per staff recommendations and Washington County approval in a sketch plan review of the new proposal prior to submittal.

E. Intent/Vision of the Project

The vision of the project remains the same as the original sketch plan. Single family homes north of Stillwater Boulevard that will tie in with the surrounding neighborhoods to the north. On the south, a more dense, smaller lot, affordable option to provide another housing type and life cycle housing option for residents closer to the heart of Lake Elmo.

F. Density and Open Space

Land Areas:

Overall Development Area:	123.42 gross acres
Steep Slopes/Bluffs:	.86 acres
Wetlands:	13.51 acres
ROW	7.27 acres
Net Overall Residential Buildable:	101.78 acres
Shoreland:	*61.83 acres*
Opens Space within Shoreland:	*32.32 acres*
Total Open Space:	*51.41 acres*

Total Proposed Dwelling Units:	293
Density – (293 / 101.78):	2.88

G. Infrastructure Improvements

The proposed development will have access to Stillwater Boulevard and Lake Elmo Avenue. On the north, the main access will be via Lake Elmo Avenue and two additional accesses from the north via Legacy at North Star. On the South, the main access will be off Stillwater Boulevard with additional accesses to Upper 33rd Street and Klondike Avenue south across the railroad. The proposal will dedicate additional right of way to the County on both Lake Elmo Avenue and Stillwater Avenue for future road improvements.

The stormwater will be designed to meet the City and Watershed standards. Additional storage will be provided for all future County road improvements and for City regional ponding. The majority of the development will utilize water reuse.

The sanitary sewer is stubbed south of the railroad and will access the entire development. Water will connect in multiple locations.

The proposal will connect the trail from Legacy at North Star along Lake Elmo Avenue to the south and eventually connect to another trail that runs along the south side of Stillwater Boulevard. Another trail connection will be provided in the northwest corner of the site to the trail in Legacy at North Star.

The phasing of the infrastructure will coincide with the phasing plan provided in the construction plans.

H. Neighbor Concerns

We are providing an outlot that will be deeded to Chavez to access their property in the northwest corner of the site. I have had conversations with Mr. Gorman about his concerns

with the County roundabout and originally proposed access location. Our current access has since moved west and will not connect to the roundabout.

I. Conflicts With Nearby Land Uses

Our proposal is in-line with future guidance for the property. The single family homes proposed on the north parcel will be a continuation of the single family in Legacy at North Star. On the south, we feel the smaller lot single family is an appropriate use considering its location between a restaurant, railroad and Stillwater Boulevard.

The proposal doesn't impact any wetlands and the PUD within a Shoreland Overlay District will guarantee that Sunfish Lake isn't impacted. All development will be clustered away from the lake with over 50% open space in the Shoreland District and permanent restrictive covenants protecting that open space.

J. Burden on Infrastructure

Our proposal is in-line with the future guidance for the property per the Comprehensive Plan. The City has an AUAR in place that would have studied the impacts prior to guiding the property. We are connecting to a new sewer extension that was intended to serve this property. The majority of traffic will enter and exit via County roads. The site is proposing water re-use for irrigation to help ease the burden on the water supply.

K. Lakeshore Access

Currently, Lake Access will be limited to residents of the neighborhood.

L. Parks and Open Space

As of now, all Parks and Open Space are proposed to be private and will be owned and maintained by the HOA.

M. Phasing

Our goal is to have entitlements by late summer 2022 and begin grading as soon as approvals are in place. A phasing plan is included in the construction plans and we anticipate the first phase will go on-line next summer and then additional phases to follow within the next two to three years.

Variance Request

Below is a table outlining the variances from the V-LDR Standard. Due to the shoreland requirement of at least 50% open space within the shoreland, there are a number of variances from the V-LDR standard needed to get the density required. The variances for lot widths, lot areas, setbacks, and impervious surface are all correlated with the clustering of lots away from Sunfish Lake and adding density to areas of the site away from the natural areas along the lake boundaries creating a better site design for the property. The

density on the north side of Stillwater is 2.5 units/acres, less than Legacy at North Star and similar to Village Preserve. We are proposing a more dense design south of Stillwater where we think the site location and characteristics will be better suited for a design that allows density within walking distance to the Old Village.

	V-LDR Standard	**65 ft. SF**	**51 ft. SF**	**40 ft. SF**	**38 ft. SF**
Minimum Lot Width	70 ft.	65 ft.	51 ft.	40 ft.	38 ft.
Minimum Lot Area	9,000 sf	7,898	6,250	2,960	3,477
Minimum Front Yard Setback	25 ft.	25 ft.	25 ft.	20 ft. (25 ft. garage 20 ft. house)	15 ft. (non-garage)
Minimum Side Yard Setback	10 ft./5 ft. or 7.5 ft./7.5 ft.	7 ft. (15 ft. between structures)	7 ft. (15 ft. between structures)	5 ft. /5 ft.	4 ft. (patio) / 6 ft.
Minimum Rear Yard Setback	20 ft.	20 ft.	20 ft.	10 ft.	20 ft.
Maximum Impervious Surface	35%	50%	50%	55%	55%

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

THE CITY OF
LAKE ELMO

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

PRELIMINARY PLAT APPLICATION

Applicant: GWSA Land Development, LLC
Address: 10850 Old County Road 15, Suite 200, Plymouth, MN 55441
Phone #: 952-270-4473
Email Address: craig@gonyeacompany.com

Fee Owner: Schiltgen Farms, Inc
Address: 10880 Stillwater Blvd. N., Lake Elmo, MN 55042
Phone #: 651-271-8562 (Lisa Schiltgen)
Email Address: lschiltgen@hotmail.com

Engineer Name and Email: Sathre-Bergquist, Inc., Robert S. Molstad, P.E., molstad@sath

Property Location (Address): 10880 and 10830 Stillwater Blvd. N., Lake Elmo, MN 55042
Complete Legal Description: See Survey

PID#: 1402921140001, 1402921410003, 1402921410002, 1402921410001

General information of proposed subdivision:
Request for PUD Preliminary Plan review for 200 single family homes north of Stillwater Boulevard and 93 single family homes south of Stillwater Boulevard. For more detail, see project narrative.

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

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

Signature of applicant: _____ Date: 6/25/22

Signature of Fee Owner Peter Schiltgen Date: 6-25-22

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

THE CITY OF LAKE ELMO

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

ZONING MAP AMENDMENT APPLICATION

Applicant: GWSA Land Development, LLC
Address: 10850 Old County Road 15, Suite 200, Plymouth, MN 55441
Phone # 952-270-4473
Email Address: craig@gonyeacompany.com

Fee Owner: Schiltgen Farms, Inc
Address: 10880 Stillwater Blvd. N., Lake Elmo, MN 55042
Phone # 651-271-8562 (Lisa Schiltgen)
Email Address: lschiltgen@hotmail.com

Engineer: Sathre-Bergquist, Inc., Robert S. Molstad, P.E.
Address: 150 South Broadway Wayzata, Minnesota 55391
Phone # 952-476-6000
Email Address: molstad@sathre.com

Property Location (Address): 10880 and 10830 Stillwater Blvd. N., Lake Elmo, MN 55042
Complete Legal Description: See Survey

PID#: 1402921140001, 1402921410003, 1402921410002, 1402921410001

Detailed Reason for Request: Request to change current zoning from RT to V-LDR/PUD

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

Signature of applicant: _____ Date: 6/25/22

Signature of fee owner: Peter Schiltgen Date: 6-25-22

To: City of Lake Elmo
From: GWSA Land Development, LLC
Date: June 27, 2022

Schiltgen Farms Zoning Amendment Statement:

GWSA Land Development, LLC is proposing to develop four parcels of land in the City of Lake Elmo that will create a community of 293 detached single family homes. The concept plan includes an amenity lot with a four season clubhouse, pool and playground along with +/- 25 acres of open space in an outlot next to Sunfish Lake. We are proposing 74 lots 65' wide, 126 lots 51' wide, 53 lots 40' wide, and 40 lots 38' wide. We are asking to change the zoning from RT (Rural Transitional) to V-LDR/PUD (Village Low Density Residential/PUD).

The proposed development is located on the Schiltgen Farms property at the corner of Stillwater Boulevard and Lake Elmo Avenue North. The site consists of approximately 123 gross acres with wooded slopes, wetlands and Sunfish Lake to the west, Legacy at North Star to the north and Lake Elmo Elementary to the east. Single family residential is south separated by the railroad. There are three access points to the single family section north of Stillwater Boulevard and three to the single family section south of Stillwater Boulevard. The entire development will provide 51.41 acres of open space. Currently, the site has 7.27 acres of Stillwater Boulevard and Lake Elmo Avenue right of way and we are proposing to add an additional 2.6 acres.

The single family section north of Stillwater Boulevard will be a mixture of one and two story single family homes on 65' and 51' lots. Most of the neighborhood will back up to natural open space or ponds with very few back to back lots that will provide a very open feel to the neighborhood. The architecture will be similar to Legacy at North Star with a group of local builders offering a large selection of floor plans and finish options.

The single family south of Stillwater Boulevard is designed for smaller lots and setbacks. The goal is to provide another option to help diversify the housing in the Village with a thoughtful, well designed product that will add density within walking distance to the Old Village.

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

THE CITY OF LAKE ELMO

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

ZONING MAP AMENDMENT APPLICATION

Applicant: GWSA Land Development, LLC
Address: 10850 Old County Road 15, Suite 200, Plymouth, MN 55441
Phone # 952-270-4473
Email Address: craig@gonyeacompany.com

Fee Owner: Schiltgen Farms, Inc
Address: 10880 Stillwater Blvd. N., Lake Elmo, MN 55042
Phone # 651-271-8562 (Lisa Schiltgen)
Email Address: lschiltgen@hotmail.com

Engineer: Sathre-Bergquist, Inc., Robert S. Molstad, P.E.
Address: 150 South Broadway Wayzata, Minnesota 55391
Phone # 952-476-6000
Email Address: molstad@sathre.com

Property Location (Address): 10880 and 10830 Stillwater Blvd. N., Lake Elmo, MN 55042
Complete Legal Description: See Survey

PID#: 1402921140001, 1402921410003, 1402921410002, 1402921410001

Detailed Reason for Request: Request to change current zoning from RT to V-LDR/PUD

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

Signature of applicant: _____ Date: 6/25/22

Signature of fee owner: Peter Schiltgen Date: 6-25-22

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

THE CITY OF
LAKE ELMO

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

PRELIMINARY PLAT APPLICATION

Applicant: GWSA Land Development, LLC
Address: 10850 Old County Road 15, Suite 200, Plymouth, MN 55441
Phone #: 952-270-4473
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Fee Owner: Schiltgen Farms, Inc
Address: 10880 Stillwater Blvd. N., Lake Elmo, MN 55042
Phone #: 651-271-8562 (Lisa Schiltgen)
Email Address: lschiltgen@hotmail.com

Engineer Name and Email: Sathre-Bergquist, Inc., Robert S. Molstad, P.E., molstad@sath

Property Location (Address): 10880 and 10830 Stillwater Blvd. N., Lake Elmo, MN 55042
Complete Legal Description: See Survey

PID#: 1402921140001, 1402921410003, 1402921410002, 1402921410001

General information of proposed subdivision:
Request for PUD Preliminary Plan review for 200 single family homes north of Stillwater Boulevard and 93 single family homes south of Stillwater Boulevard. For more detail, see project narrative.

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

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

Signature of applicant: _____ Date: 6/25/22

Signature of Fee Owner Peter Schiltgen Date: 6-25-22

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

THE CITY OF LAKE ELMO

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

LAND USE APPLICATION

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

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

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

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

Applicant: GWSA Land Development, LLC
Address: 10850 Old County Road 15, Suite 200, Plymouth, MN 55441
Phone # 952-270-4473
Email Address: craig@gonyeacompany.com

Fee Owner: Schiltgen Farms, Inc
Address: 10880 Stillwater Blvd. N., Lake Elmo, MN 55042
Phone # 651-271-8562 (Lisa Schiltgen)
Email Address: lschiltgen@hotmail.com

Property Location (Address): 10880 and 10830 Stillwater Blvd. N., Lake Elmo, MN 55042
(Complete (long) Legal Description: See Attached Exhibit A

PID#: 1402921140001, 1402921410003, 1402921410002, 1402921410001

Detailed Reason for Request: Request for PUD Preliminary Plan review for 200 single family homes north of Stillwater Boulevard and 93 single family homes south of Stillwater Boulevard.

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

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

Signature of applicant: _____ Date: 6/7/22

Signature of fee owner: X Peter Schiltgen Date: 6-7-22

THE CITY OF
LAKE ELMO

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

PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN APPLICATION REQUIREMENTS[1]

This handout is intended to provide guidance on putting together and submitting a Planned Unit Development application for a unified development of property in Lake Elmo. Following a general concept plan, the applicant shall submit a preliminary plan application and preliminary plat, in accordance with the requirements described in §153.07.

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

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

Sub: Req:

Sub:	Req:	
❑	❑	Preliminary Plat and information by §153.07.

General Information

❑	❑	The landowner's name and address and his/her interest in the subject property.
❑	❑	The applicant's name and address if different from the landowner.
❑	❑	Address labels: A certified list of property owners located within three hundred fifty (350') feet of the subject property obtained from and certified by a licensed abstractor or through Washington County (see attached form).
❑	❑	The names and addresses of all professional consultants who have contributed to the development of the PUD plan being submitted, including but not limited to attorney, land planner, engineer and surveyor.

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

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

THE CITY OF
LAKE ELMO

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

Sub: Req:

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

Present Status

❑ ❑ The address and legal description of the property.

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

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

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

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

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

i. Contours; minimum 2 foot intervals;

ii. Location, type and extent of tree cover;

iii. Slope analysis;

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

v. Significant rock outcroppings;

vi. Existing drainage patterns;

vii. Vistas and significant views;

viii. Soil conditions as they affect development.

THE CITY OF
LAKE ELMO

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

Sub: Req:

❑ ❑ Schematic drawing of the proposed development concept, including but not limited to the general location of major circulation elements, public and common open space, residential and other land uses.

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

i. Area devoted to residential use by building type;

ii. Area devoted to common open space;

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

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

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

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

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

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

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

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

THE CITY OF
LAKE ELMO

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

Sub: Req:

- ❑ ❑ Schematic utilities plans indicating placement of water, sanitary and storm sewers.
- ❑ ❑ The City may excuse an applicant from submitting any specific item of information or document required in this stage which it finds to be unnecessary to the consideration of the specific proposal.
- ❑ ❑ The City may require the submission of any additional information or documentation which it may find necessary or appropriate to full consideration of the proposed PUD.

Washington County

PUBLIC WORKS DEPARTMENT
SURVEY & LAND MANAGEMENT
DIVISION

Donald J. Theisen, P.E.
Director

Michael J. Welling, P.L.S.
County Surveyor/Division Manager

Washington County Government Center • 14949 62nd Street North • P.O. Box 6 • Stillwater, MN 55082
Phone 651-430-6875 • Fax 651-430-6888 • TTY 651-430-6246

Date of request _____ Parcel Search File No. _____

REQUEST FOR SURROUNDING PROPERTY OWNERS AND ADDRESSES

Requested by: Name_____
Business _____
Street address _____
City/State/Zip code _____

Daytime Phone ( )_____

List of owner names and addresses for parcels located within _____ feet of:

Parcel ID (if known)_____
Owner's Name _____
Street address of subject parcel _____
City or Township_____

Date needed:_____ Mail report_____ Pick up report_____
Mailing labels: Yes_____ No_____
# of sets of labels: _____

PARCEL SEARCH FEES

1st 25 parcels, including subject parcel ($50.00)	$_____
1 sheet of 30 labels ($1.00/set)	_____
Postage, if parcel search is mailed ($2.00)	_____
Fee, if parcel search is faxed ($2.00)	_____

Completion date_____
Service Rep_____
Total # of parcels _____
Total # of labels _____

# of additional parcels _____ x .50 = $_____
# of add'l sheets of labels_____ x 1.00 = _____

Amount due: $_____
Visa/MC____ Check/Cash____ Invoice_____
Payment date _____ Payment received by _____

THIS INFORMATION WAS COMPILED FROM WASHINGTON COUNTY SURVEYOR MAPS AND COUNTY ASSESSOR DATA FILES. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY INACCURACIES IN THE INFORMATION RELIED UPON IN THIS PARCEL SEARCH.

THE CITY OF
LAKE ELMO

City of Lake Elmo
Escrow Agreement for Municipal Review Services

Deposit Agreement

THIS AGREEMENT is made this _____ day of _____ 201 , by the Applicant and Owner (hereinafter individually and collectively referred to as "Applicant") in favor of the City of Lake Elmo, a municipal corporation of Minnesota (hereinafter referred to as "City").

A. "Applicant" whose name and address is:

GWSA Land Development, LLC
10850 Old County Road 15, Suite 200
Plymouth, MN 55441

B. "Owner" whose name and address is:

Schiltgen Farms, Inc
10880 Stillwater Blvd. N.
Lake Elmo, MN 55042

RECITALS

WHEREAS, the Applicant has applied to the City for approval for one or more of the following: (Circle One)

- [ ] 1. Concept / Sketch Plan
- [X] 2 Preliminary Plat
- [ ] 3. Final Plat
- [X] 4. Planned Unit Development
- [ ] 5. Open Space Development
- [ ] 6. Conditional Use Permit
- [ ] 7. Commercial Zoning / Use
- [ ] 8. EAW Review

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

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

NOW THEREFORE, the City and Applicant agree as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Signature Page Follows]

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

APPLICANT
GWSA Land Development, LLC

By: Craig Allen
Its: Chief Manager

By:
Its:

OWNER:
Schiltgen Farms, Inc.

By: Peter Schiltgen
Its: President

By: Peter Schiltgen
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this 7th day of June, 2022, before me a Notary Public within and for said County, personally appeared Craig Allen and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

LORI L CLARK
Notary Public
Minnesota
My Commission Expires January 31, 2023

Lori L Clark
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this 2nd day of June, 2022, before me a Notary Public within and for said County, personally appeared Peter Schiltgen and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

Nicole G Ferguson
Notary Public

NICOLE GALOWITZ FERGUSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2024

CITY OF LAKE ELMO

_____

By: Kristina Handt
Its: City Administrator

_____

Attest: Julie Johnson, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this _____ day of _____, 201 , before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

_____

Notary Public

THE CITY OF
LAKE ELMO

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

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

Signature of applicant _____ Date 6/7/22

Name of applicant Craig Allen Phone 952-270-4473
(Please Print)

Name and address of Contact (if other than applicant) _____

_____

_____

_____

THE CITY OF
LAKE ELMO

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

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of applicant GWSA Land Development, LLC - Craig Allen
(Please Print)

Street address/legal description of subject property 10880 and 10830 Stillwater Blvd. N., Lake Elmo, MN 55042

PID: 1402921140001, 1402921410003, 1402921410002, 1402921410001

Signature

6/7/22
Date

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

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

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

Fee Owner Authorization

Peter Schiltgen: X Peter Schiltgen

Date: 6-2-22

THE CITY OF
LAKE ELMO

City of Lake Elmo
Escrow Agreement for Municipal Review Services

Deposit Agreement

THIS AGREEMENT is made this 22nd day of June 2022, by the Applicant and Owner (hereinafter individually and collectively referred to as "Applicant") in favor of the City of Lake Elmo, a municipal corporation of Minnesota (hereinafter referred to as "City").

A. "Applicant" whose name and address is:

GWSA Land Development, LLC
10850 Old County Road 15, Suite 200
Plymouth, MN 55441

B. "Owner" whose name and address is:

Schiltgen Farms, Inc
10880 Stillwater Blvd. N.
Lake Elmo, MN 55042

RECITALS

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

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

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

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

NOW THEREFORE, the City and Applicant agree as follows:

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

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

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

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

[Signature Page Follows]

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

APPLICANT
GWSA Land Development, LLC

By: Craig Allen
Its: Chief Manager

By:
Its: CHIEF MANAGER

OWNER:
Schiltgen Farms, Inc.

By: Peter Schiltgen
Its: President

By: Peter Schiltgen
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this 30 day of June, 2022, before me a Notary Public within and for said County, personally appeared Craig Allen and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

LORI L CLARK
Notary Public
Minnesota
My Commission Expires January 31, 2023

Lori L Clark
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this 2nd day of June, 2022, before me a Notary Public within and for said County, personally appeared Peter Schiltgen and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

NICOLE GALOWITZ FERGUSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2024

Nicole G Ferguson
Notary Public

THE CITY OF
LAKE ELMO

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

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

Signature of applicant _____ Date 6/25/22

Name of applicant CRAIG ALLEN Phone 952-270-4473
(Please Print)

Name and address of Contact (if other than applicant) _____

_____

_____

_____

THE CITY OF LAKE ELMO

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

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of applicant GWSA Land Development, LLC - Craig Allen
(Please Print)

Street address/legal description of subject property 10880 and 10830 Stillwater Blvd. N., Lake Elmo, MN 55042

PID: 1402921140001, 1402921410003, 1402921410002, 1402921410001

Signature

6/25/22
Date

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

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

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

Fee Owner Authorization:

Peter Schiltgen: X Peter Schiltgen

Date: 6-2-22

Revised 3/13/2014 9:12 AM

To: City of Lake Elmo
From: GWSA Land Development, LLC
Date: June 27, 2022

Schiltgen Farms Preliminary Plan PUD Statement:

Contact Information

Applicant:

GWSA Land Development, LLC
10850 Old County Road 15, Suite 200
Plymouth, MN 55441
Telephone: 952-270-4473
Email: craig@gonyeacompany.com

Property Owner:

Schiltgen Farms Inc.
10880 Stillwater Boulevard
Lake Elmo, MN 55042
Telephone: 651-271-8562 (Lisa Schiltgen)
Email: lschiltgen@hotmail.com

Civil Engineering, Surveying:

Sathre-Bergquist, Inc.
Matt Klein
150 South Broadway
Wayzata, Minnesota 55391
Telephone: 952-476-6000
Email: molstad@sathre.com

Landscape Architect:

Norby Associates
Robert S. Molstad, P.E.
131 Highland Dr.
Carver, MN 55315
Telephone: 952-361-0644
Email: matt_norbyassoc@earthlink.net

Site Data

Location:

10880 Stillwater Blvd, Lake Elmo

Four Parcels all in Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

PID#s:

1402921140001, 1402921410003, 1402921410001 and 1402921410002

Legal:

See Survey

Written Statement

GWSA Land Development, LLC is proposing to develop four parcels of land in the City of Lake Elmo that will create a community of 293 detached single family homes. The concept plan includes an amenity lot with a four season clubhouse, pool and playground along with +/- 25 acres of open space in an outlot next to Sunfish Lake. We are proposing 74 lots 65' wide, 126 lots 51' wide, 53 lots 40' wide, and 40 lots 38' wide.

The proposed development is located on the Schiltgen Farms property at the corner of Stillwater Boulevard and Lake Elmo Avenue North. The site consists of approximately 123 gross acres with wooded slopes, wetlands and Sunfish Lake to the west, Legacy at North Star to the north and Lake Elmo Elementary to the east. Single family residential is south separated by the railroad. There are three access points to the single family section north of Stillwater Boulevard and three to the single family section south of Stillwater Boulevard. The entire development will provide 51.41 acres of open space.

The single family section north of Stillwater Boulevard will be a mixture of one and two story single family homes on 65' and 51' lots. Most of the neighborhood will back up to natural open space or ponds with very few back to back lots that will provide a very open feel to the neighborhood. The architecture will be similar to Legacy at North Star with a group of local builders offering a large selection of floor plans and finish options.

The single family south of Stillwater Boulevard is designed for smaller lots and setbacks. The goal is to provide another option to help diversify the housing in the Village with a thoughtful, well designed product that will add density within walking distance to the Old Village.

Due to the fact the proposed development falls within the shoreland of Sunfish Lake, it is subject to the City's Shoreland Regulations. In order to get flexibility and develop to the existing land use designation and guidance in the 2040 Comprehensive Plan of V-LDR, a PUD is required. V-LDR guidance allows 1.5-3.0 units/acre. We are proposing 2.88 units/acre.

A PUD will allow us to design a better use for the area than what would otherwise be required with the Shoreland Regulations while meeting the densities desired, and planned

for in the Comprehensive Plan. We believe we are in compliance with the following standards and criteria for a PUD (§154.751):

A. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.

Our design clusters the homes on the flattest portions of the site while providing 50% shoreland overlay open space which provides more distance between development and the lake, preserving most of the trees on site, and preserving the existing terrain near the lake.

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

Our proposal incorporates a mixture of housing types. Larger single family lots close to the lake, smaller single family homes east and along Lake Elmo Avenue, and two denser single family options south of Stillwater Boulevard. This will provide a good mixture of housing types and life cycle housing options.

C. Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.

The use of a PUD will help us conserve over 32 acres of open space within the shoreland overlay. This will help provide a buffer around the lake and wetlands while conserving the slopes and woodlands.

D. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.

The mixture of housing types provided along with the proximity of the development will provide great opportunities for local employees. The location is also ideally located with easy access to current and future local and regional trail connections. The street connections and trail access will provide great access for residents to walk, bike or drive to the Old Village and easy access to area freeways via Stillwater Boulevard and Lake Elmo Avenue.

E. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

More than 25 acres of land will be maintained in perpetuity as private or public open space along Sunfish Lake. This open space will conserve the trees and wildlife and provide a nice gateway to the City.

F. Preservation of historic buildings, structures, or landscape features.

Currently, the plan is to preserve and incorporate portions of the Schiltgen Barns as an amenity for the neighborhood. The barns will be left in an outlot with open space, parking and other amenities for the residents.

G. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.

Our homebuilding partners build quality homes that are architecturally appealing and compatible with the surrounding developments.

H. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.

The development is conveniently located at a main intersection within the City of Lake Elmo, within walking, biking and short driving distance to retail, office, local and regional parks and schools. This would allow for the residents to access these services and amenities easily and lessen the demand on transportation.

The development is also proposed with a water re-use irrigation system that will lessen the demand on the local water supply.

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.

The development will utilize a new sewer line that will be built to serve portions of the Old Village and immediately provide sewer hook-ups and cost efficiency. The development will also connect large portions of the County trail system and ultimately connect existing and future parks and open space. The pond proposed at the corner of Lake Elmo Avenue and Stillwater Boulevard will be sized to accommodate additional storage for the City and future County road improvements.

J. Higher standards of site and building design than would otherwise be provided under conventional land development technique.

A PUD will allow for a more interesting and diverse development and provide a mixture of housing types to help meet the needs of a broader demographic. A PUD will also allow for more density that will help justify the sewer extension project.

<u>Proposed Financing</u>

The project will be financed with a combination of private and bank financing. This project is being developed by the same entity and owners as Legacy at North Star and Village Preserve.

Land Use and Open Space

The proposal includes 293 detached single family homes over 101.78 buildable acres equating to 2.88 units per acre. There are 61.83 acres in the shoreland district and within the shoreland, the proposal has 32.32 acres of open space. The entire development has 51.41 acres of open space. Not included in the Open Space total is 1.40 acres for a community amenity with a clubhouse, pool, and park.

All public streets will have parking on one side and on the south parcel, there are 26 additional parking spaces.

Phasing

Currently we are planning on three phases to the development. The first phase will include a large portion of the north parcel. We anticipate completing this phase in the summer of 2023. Assuming current market conditions persist, we anticipate completing a phase every one to two years. As of now, the final phase will be south of Stillwater Boulevard.

Restrictive Covenants

The development will have an HOA with covenants in place. There will also be restrictive covenants placed over the open space provided in the shoreland overlay district.

Architecture

North of Stillwater will have the same or similar architecture as Legacy at North Star. Sketch plans for the units south of Stillwater Boulevard are provided.

To: City of Lake Elmo
From: GWSA Land Development, LLC
Date: June 27, 2022

Schiltgen Farms Preliminary Plat Statement:

A. Contact Information

Applicant:

GWSA Land Development, LLC
10850 Old County Road 15, Suite 200
Plymouth, MN 55441
Telephone: 952-270-4473
Email: craig@gonyeacompany.com

Property Owner:

Schiltgen Farms Inc.
10880 Stillwater Boulevard
Lake Elmo, MN 55042
Telephone: 651-271-8562 (Lisa Schiltgen)
Email: lschiltgen@hotmail.com

Civil Engineering, Surveying:

Sathre-Bergquist, Inc.
Matt Klein
150 South Broadway
Wayzata, Minnesota 55391
Telephone: 952-476-6000
Email: molstad@sathre.com

Landscape Architect:

Norby Associates
Robert S. Molstad, P.E.
131 Highland Dr.
Carver, MN 55315
Telephone: 952-361-0644
Email: matt_norbyassoc@earthlink.net

B. Site Data

Location:

10880 Stillwater Blvd, Lake Elmo

Four Parcels all in Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

PID#s:

1402921140001, 1402921410003, 1402921410001 and 1402921410002

Legal:

See Survey

Requests:	Preliminary Plat approval
Site Area:	123.42 acres (all PIDs)
Residential Development Area:	101.78 acres
Existing Land Use Designation:	V-LDR (Village Low Density Residential)
Proposed Land Use Designation:	V-LDR (Village Low Density Residential)
Current Zoning:	RT – Rural Development Transitional District
Proposed Zoning:	V-LDR/PUD (Village Low Density Residential/PUD)
Surrounding Zoning:	V-LDR/PUD (north)/ PF – Public Facilities (east)/ RS across railroad tracks (south)/ RT and RR (west).

C. General Information

GWSA Land Development, LLC is proposing to develop four parcels of land in the City of Lake Elmo that will create a community of 293 detached single family homes. The concept plan includes an amenity lot with a four season clubhouse, pool and playground along with +/- 25 acres of open space in an outlot next to Sunfish Lake. We are proposing 74 lots 65' wide, 126 lots 51' wide, 53 lots 40' wide, and 40 lots 38' wide.

The proposed development is located on the Schiltgen Farms property at the corner of Stillwater Boulevard and Lake Elmo Avenue North. The site consists of approximately 123 gross acres with wooded slopes, wetlands and Sunfish Lake to the west, Legacy at North Star to the north and Lake Elmo Elementary to the east. Single family residential is south separated by the railroad. There are three access points to the single family section north of Stillwater Boulevard and three to the single family section south of Stillwater Boulevard. The entire development will provide 51.41 acres of open space. Currently, the site has 7.27 acres of Stillwater Boulevard and Lake Elmo Avenue right of way and we are proposing to add an additional 2.6 acres.

The single family section north of Stillwater Boulevard will be a mixture of one and two story single family homes on 65' and 51' lots. Most of the neighborhood will back up to natural open space or ponds with very few back to back lots that will provide a very open feel to the neighborhood. The architecture will be similar to Legacy at North Star with a group of local builders offering a large selection of floor plans and finish options.

The single family south of Stillwater Boulevard is designed for smaller lots and setbacks. The goal is to provide another option to help diversify the housing in the Village with a thoughtful, well designed product that will add density within walking distance to the Old Village.

Due to the fact the proposed development falls within the shoreland of Sunfish Lake, it is subject to the City's Shoreland Regulations. In order to get flexibility and develop to the existing land use designation and guidance in the 2040 Comprehensive Plan of V-LDR, a PUD is required. V-LDR guidance allows 1.5-3.0 units/acre. We are proposing 2.88 units/acre.

D. Issues Addressed since Sketch Plan

All of the issues that were addressed from the sketch plan review are on the south side of Stillwater Boulevard. The sketch plan proposed an attached townhome product and that has now changed to a detached product that is more in-line with what was approved with the previous applicant. The sketch plan proposed 142 townhome and rowhome units and the current proposal has 93 detached rowhome and townhome units. Another change from the sketch plan is the access to the parcel on the south. There are still three access points, but the main entrance was moved west per staff recommendations and Washington County approval in a sketch plan review of the new proposal prior to submittal.

E. Intent/Vision of the Project

The vision of the project remains the same as the original sketch plan. Single family homes north of Stillwater Boulevard that will tie in with the surrounding neighborhoods to the north. On the south, a more dense, smaller lot, affordable option to provide another housing type and life cycle housing option for residents closer to the heart of Lake Elmo.

F. Density and Open Space

Land Areas:

Overall Development Area:	123.42 gross acres
Steep Slopes/Bluffs:	.86 acres
Wetlands:	13.51 acres
ROW	7.27 acres
Net Overall Residential Buildable:	101.78 acres
Shoreland:	*61.83 acres*
Opens Space within Shoreland:	*32.32 acres*
Total Open Space:	*51.41 acres*

Total Proposed Dwelling Units:	293
Density – (293 / 101.78):	2.88

G. Infrastructure Improvements

The proposed development will have access to Stillwater Boulevard and Lake Elmo Avenue. On the north, the main access will be via Lake Elmo Avenue and two additional accesses from the north via Legacy at North Star. On the South, the main access will be off Stillwater Boulevard with additional accesses to Upper 33rd Street and Klondike Avenue south across the railroad. The proposal will dedicate additional right of way to the County on both Lake Elmo Avenue and Stillwater Avenue for future road improvements.

The stormwater will be designed to meet the City and Watershed standards. Additional storage will be provided for all future County road improvements and for City regional ponding. The majority of the development will utilize water reuse.

The sanitary sewer is stubbed south of the railroad and will access the entire development. Water will connect in multiple locations.

The proposal will connect the trail from Legacy at North Star along Lake Elmo Avenue to the south and eventually connect to another trail that runs along the south side of Stillwater Boulevard. Another trail connection will be provided in the northwest corner of the site to the trail in Legacy at North Star.

The phasing of the infrastructure will coincide with the phasing plan provided in the construction plans.

H. Neighbor Concerns

We are providing an outlot that will be deeded to Chavez to access their property in the northwest corner of the site. I have had conversations with Mr. Gorman about his concerns

with the County roundabout and originally proposed access location. Our current access has since moved west and will not connect to the roundabout.

I. Conflicts With Nearby Land Uses

Our proposal is in-line with future guidance for the property. The single family homes proposed on the north parcel will be a continuation of the single family in Legacy at North Star. On the south, we feel the smaller lot single family is an appropriate use considering its location between a restaurant, railroad and Stillwater Boulevard.

The proposal doesn't impact any wetlands and the PUD within a Shoreland Overlay District will guarantee that Sunfish Lake isn't impacted. All development will be clustered away from the lake with over 50% open space in the Shoreland District and permanent restrictive covenants protecting that open space.

J. Burden on Infrastructure

Our proposal is in-line with the future guidance for the property per the Comprehensive Plan. The City has an AUAR in place that would have studied the impacts prior to guiding the property. We are connecting to a new sewer extension that was intended to serve this property. The majority of traffic will enter and exit via County roads. The site is proposing water re-use for irrigation to help ease the burden on the water supply.

K. Lakeshore Access

Currently, Lake Access will be limited to residents of the neighborhood.

L. Parks and Open Space

As of now, all Parks and Open Space are proposed to be private and will be owned and maintained by the HOA.

M. Phasing

Our goal is to have entitlements by late summer 2022 and begin grading as soon as approvals are in place. A phasing plan is included in the construction plans and we anticipate the first phase will go on-line next summer and then additional phases to follow within the next two to three years.

Variance Request

Below is a table outlining the variances from the V-LDR Standard. Due to the shoreland requirement of at least 50% open space within the shoreland, there are a number of variances from the V-LDR standard needed to get the density required. The variances for lot widths, lot areas, setbacks, and impervious surface are all correlated with the clustering of lots away from Sunfish Lake and adding density to areas of the site away from the natural areas along the lake boundaries creating a better site design for the property. The

density on the north side of Stillwater is 2.5 units/acres, less than Legacy at North Star and similar to Village Preserve. We are proposing a more dense design south of Stillwater where we think the site location and characteristics will be better suited for a design that allows density within walking distance to the Old Village.

	V-LDR Standard	**65 ft. SF**	**51 ft. SF**	**40 ft. SF**	**38 ft. SF**
Minimum Lot Width	70 ft.	65 ft.	51 ft.	40 ft.	38 ft.
Minimum Lot Area	9,000 sf	7,898	6,250	2,960	3,477
Minimum Front Yard Setback	25 ft.	25 ft.	25 ft.	20 ft. (25 ft. garage 20 ft. house)	15 ft. (non-garage)
Minimum Side Yard Setback	10 ft./5 ft. or 7.5 ft./7.5 ft.	7 ft. (15 ft. between structures)	7 ft. (15 ft. between structures)	5 ft. /5 ft.	4 ft. (patio) / 6 ft.
Minimum Rear Yard Setback	20 ft.	20 ft.	20 ft.	10 ft.	20 ft.
Maximum Impervious Surface	35%	50%	50%	55%	55%

To: City of Lake Elmo
From: GWSA Land Development, LLC
Date: June 27, 2022

Schiltgen Farms Zoning Amendment Statement:

GWSA Land Development, LLC is proposing to develop four parcels of land in the City of Lake Elmo that will create a community of 293 detached single family homes. The concept plan includes an amenity lot with a four season clubhouse, pool and playground along with +/- 25 acres of open space in an outlot next to Sunfish Lake. We are proposing 74 lots 65' wide, 126 lots 51' wide, 53 lots 40' wide, and 40 lots 38' wide. We are asking to change the zoning from RT (Rural Transitional) to V-LDR/PUD (Village Low Density Residential/PUD).

The proposed development is located on the Schiltgen Farms property at the corner of Stillwater Boulevard and Lake Elmo Avenue North. The site consists of approximately 123 gross acres with wooded slopes, wetlands and Sunfish Lake to the west, Legacy at North Star to the north and Lake Elmo Elementary to the east. Single family residential is south separated by the railroad. There are three access points to the single family section north of Stillwater Boulevard and three to the single family section south of Stillwater Boulevard. The entire development will provide 51.41 acres of open space. Currently, the site has 7.27 acres of Stillwater Boulevard and Lake Elmo Avenue right of way and we are proposing to add an additional 2.6 acres.

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ENLARGED SITE PLAN

5.3.22

WHITTEN ASSOCIATES, INC.

SCHILTGEN FARMSTEAD, LAKE ELMO, MN

RT RESIDENTIAL
GONYEA COMPANY



2 STORY SINGLE FAMILY FRONT ELEVATIONS

5.3.22



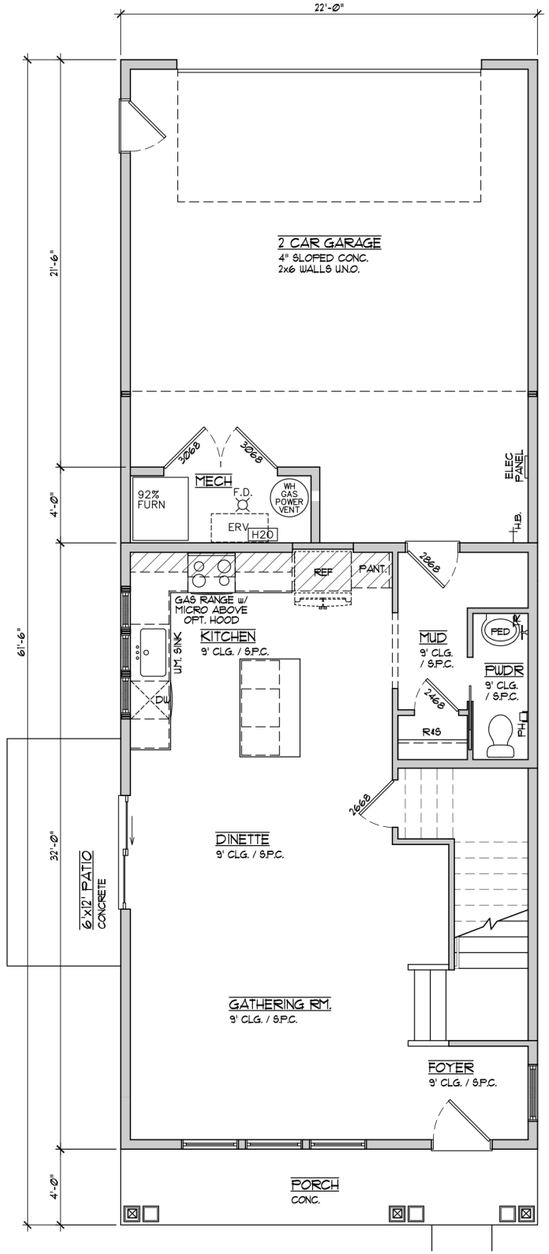
3 STORY DETACHED TOWNHOME FRONT ELEVATIONS

5.2.22

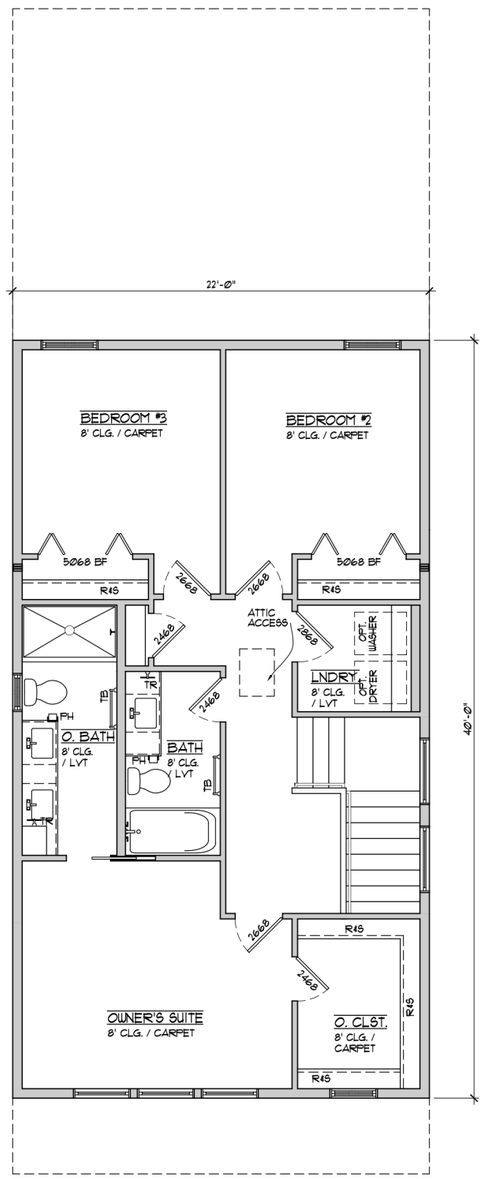


3 STORY DETACHED TOWNHOME REAR ELEVATIONS

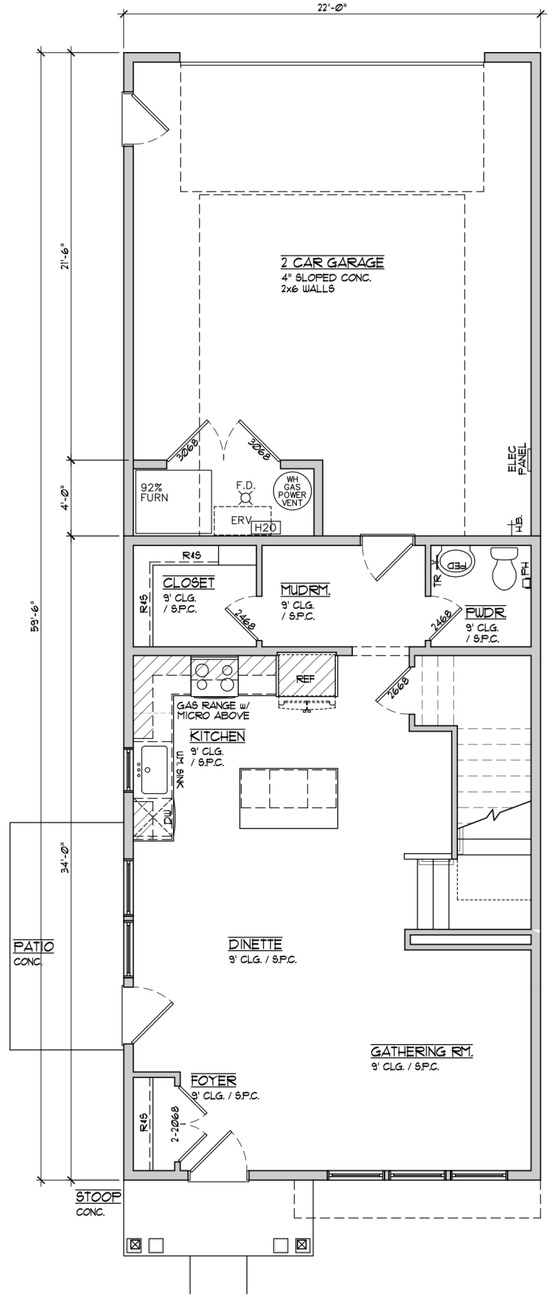
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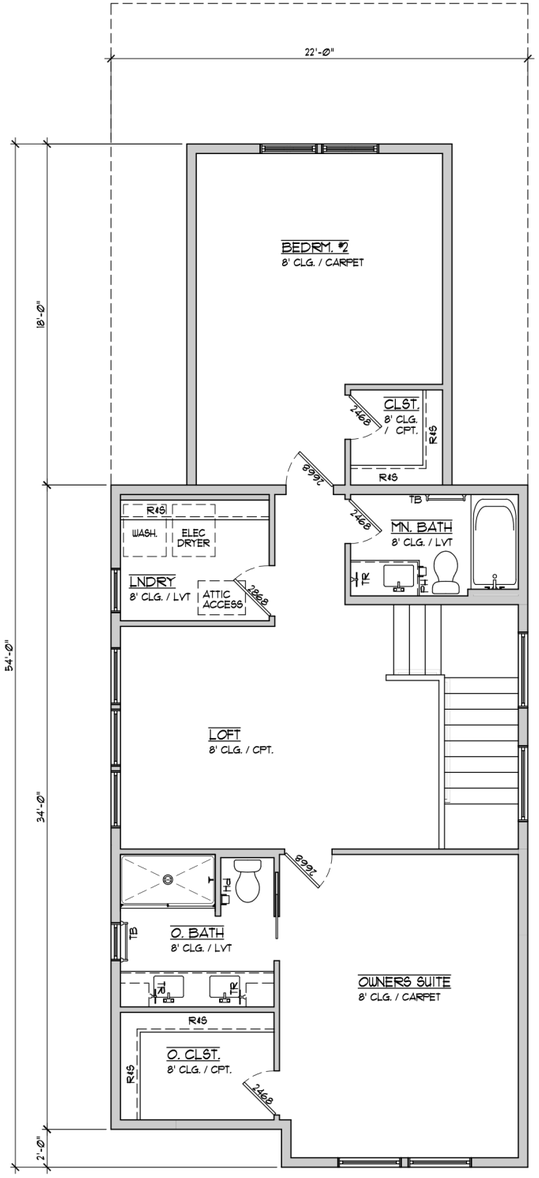
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



UPPER FLOOR PLAN
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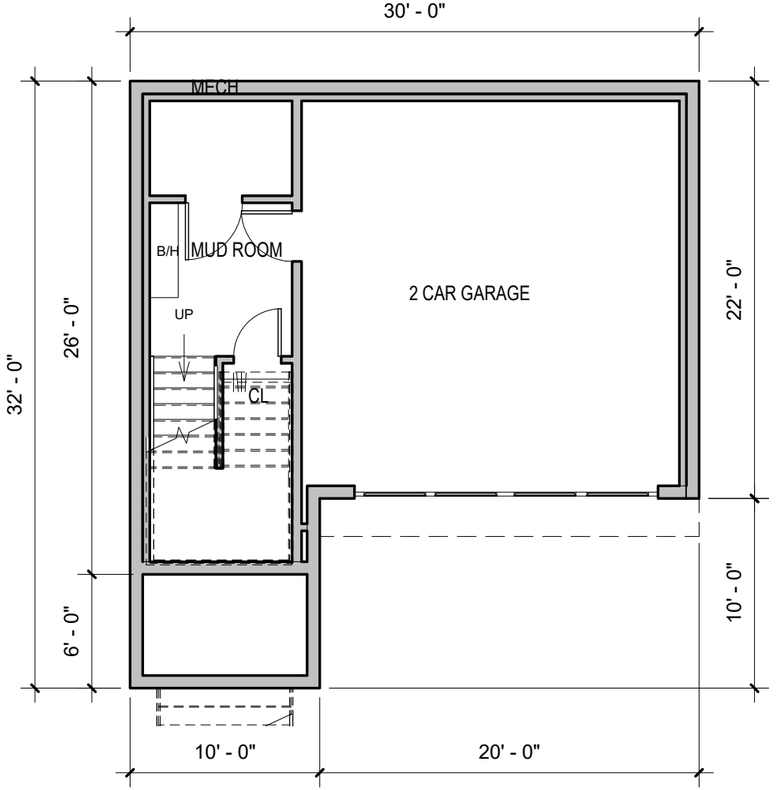
2 STORY SINGLE FAMILY FLOOR PLANS

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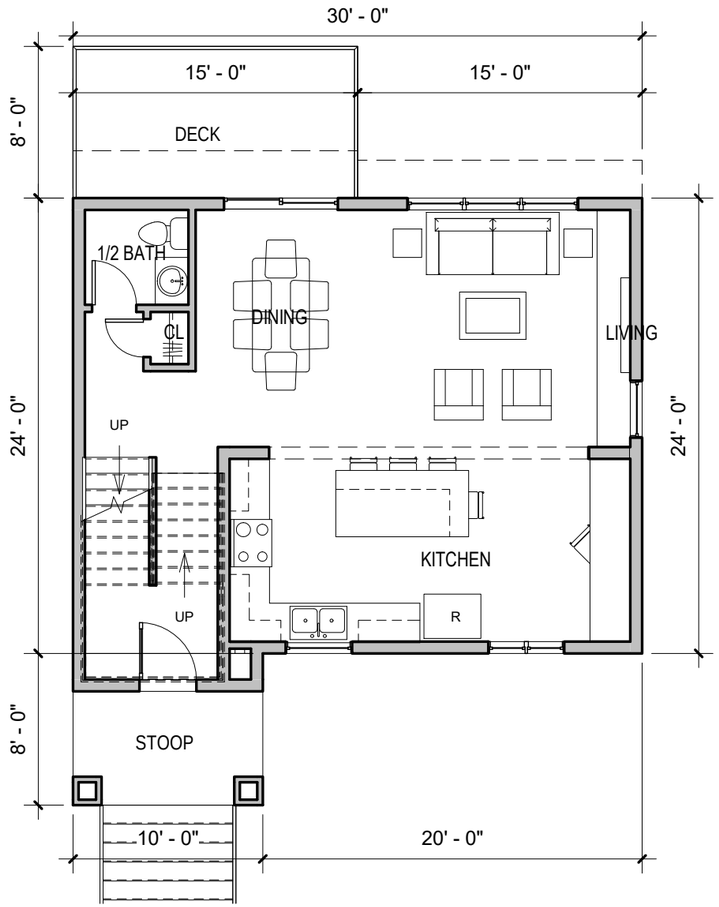
WHITTEN ASSOCIATES, INC.

SCHILTGEN FARMSTEAD, LAKE ELMO, MN

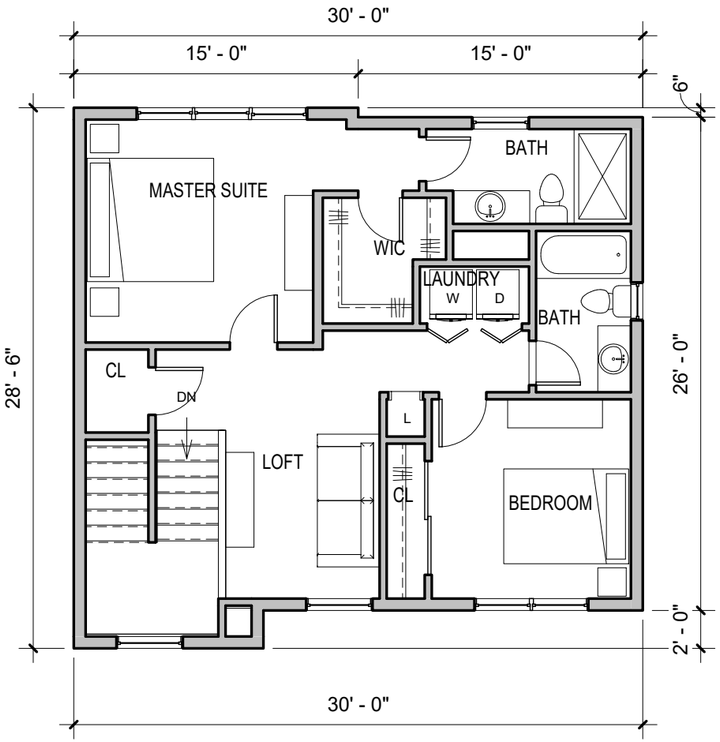
RT RESIDENTIAL
GONYEA COMPANY



GARAGE LEVEL PLAN
SCALE: 1/8"=1'-0"



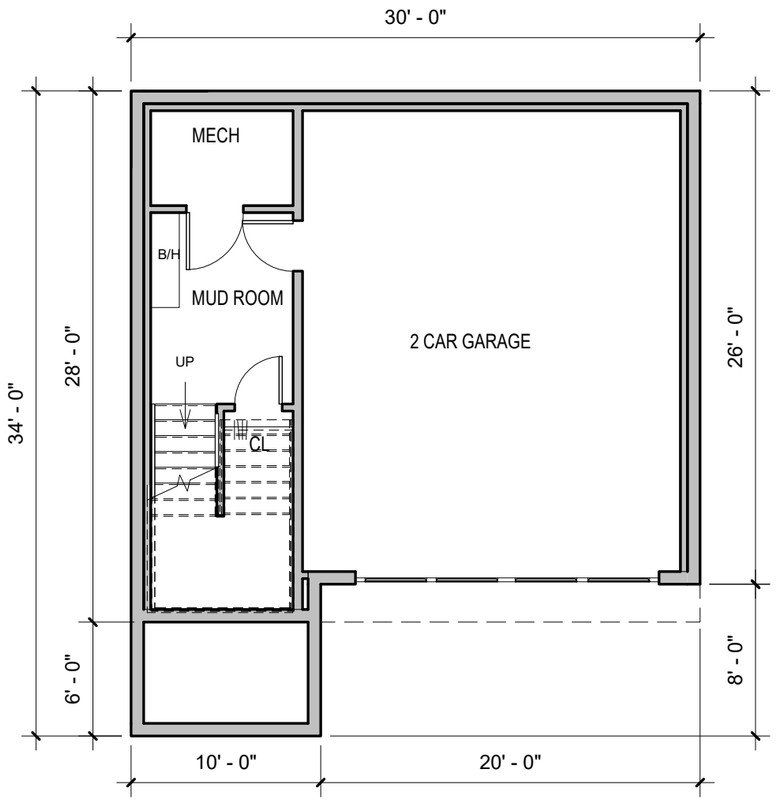
MAIN LEVEL PLAN
SCALE: 1/8"=1'-0" 740sf



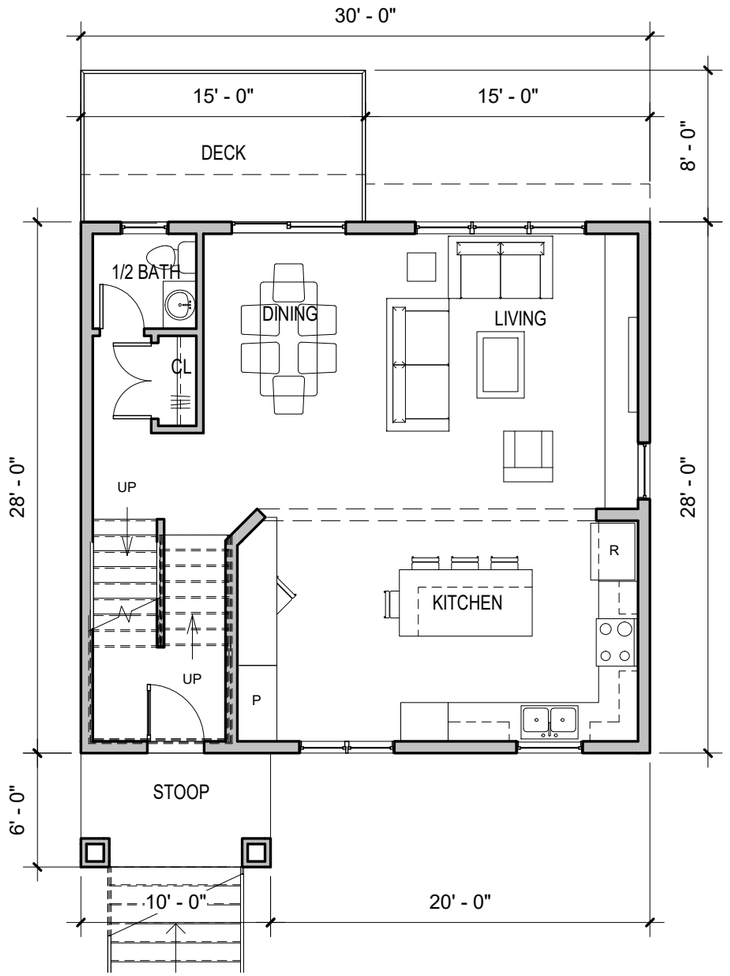
SECOND LEVEL PLAN
SCALE: 1/8"=1'-0" 800sf

5.3.22

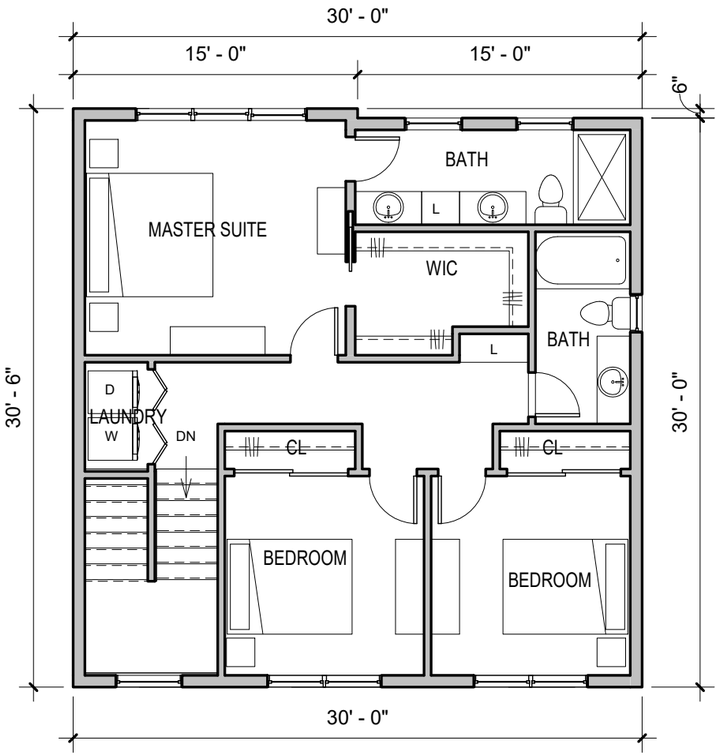
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GARAGE LEVEL PLAN
SCALE: 1/8"=1'-0"



MAIN LEVEL PLAN
SCALE: 1/8"=1'-0" 840sf



SECOND LEVEL PLAN
SCALE: 1/8"=1'-0" 900sf

5.3.22

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ENLARGED SITE PLAN

5.3.22

WHITTEN ASSOCIATES, INC.

SCHILTGEN FARMSTEAD, LAKE ELMO, MN

RT RESIDENTIAL
GONYEA COMPANY



2 STORY SINGLE FAMILY FRONT ELEVATIONS

5.3.22



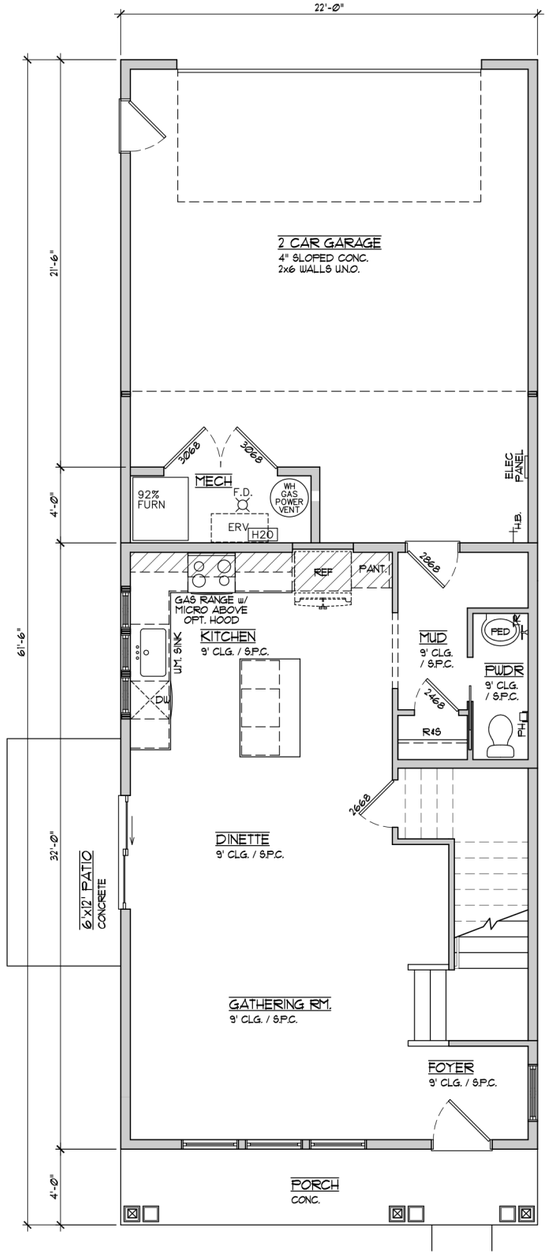
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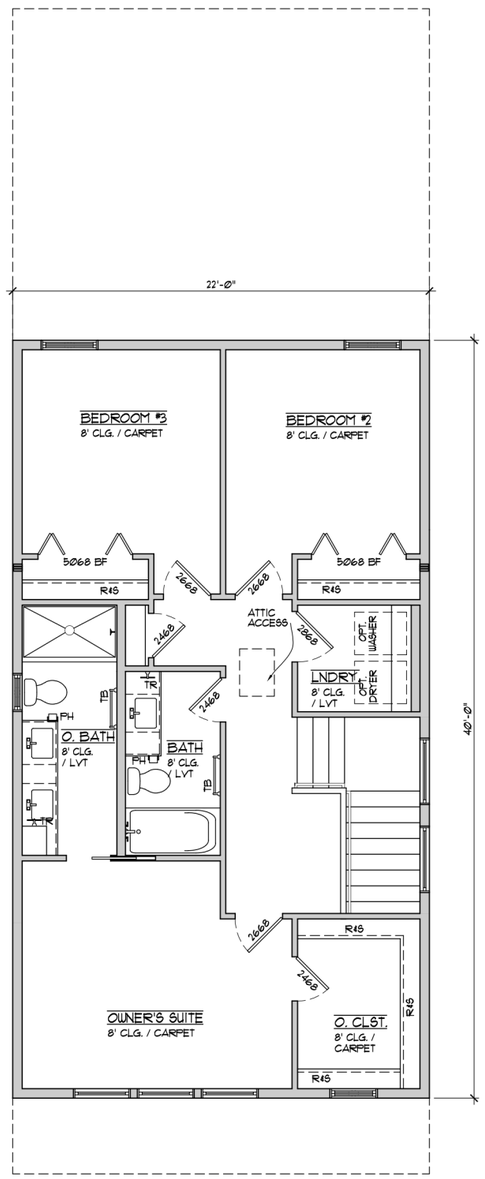


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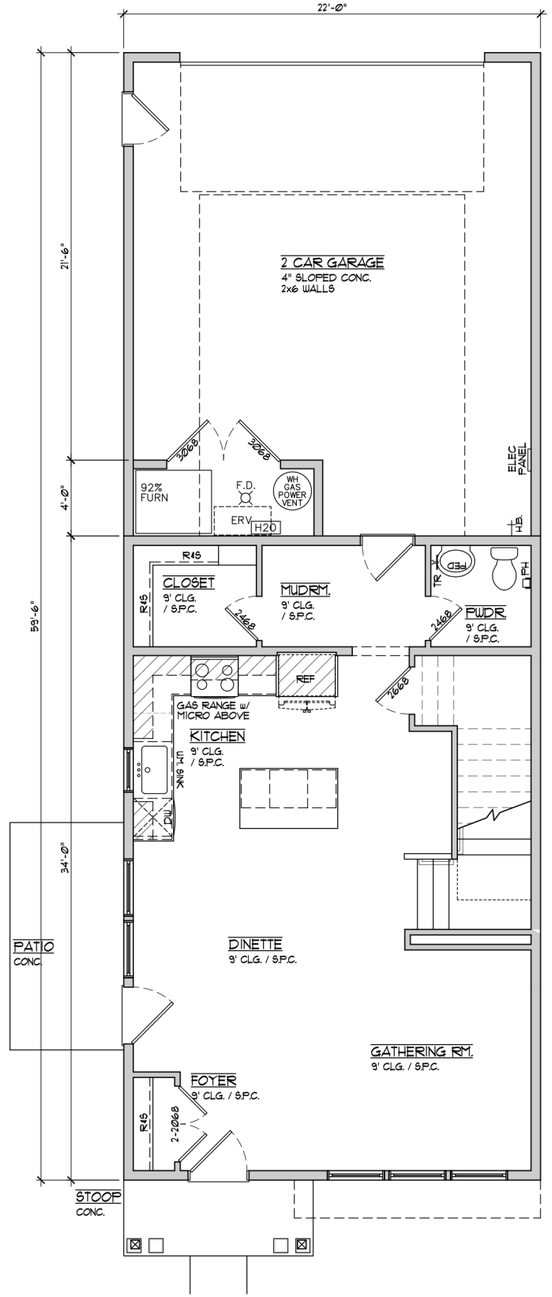
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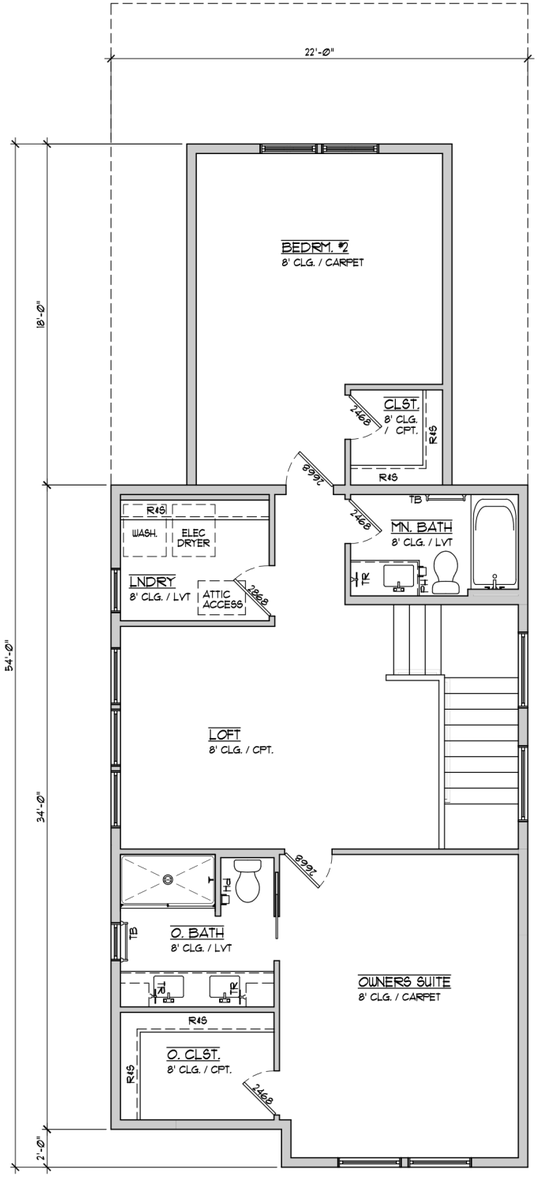
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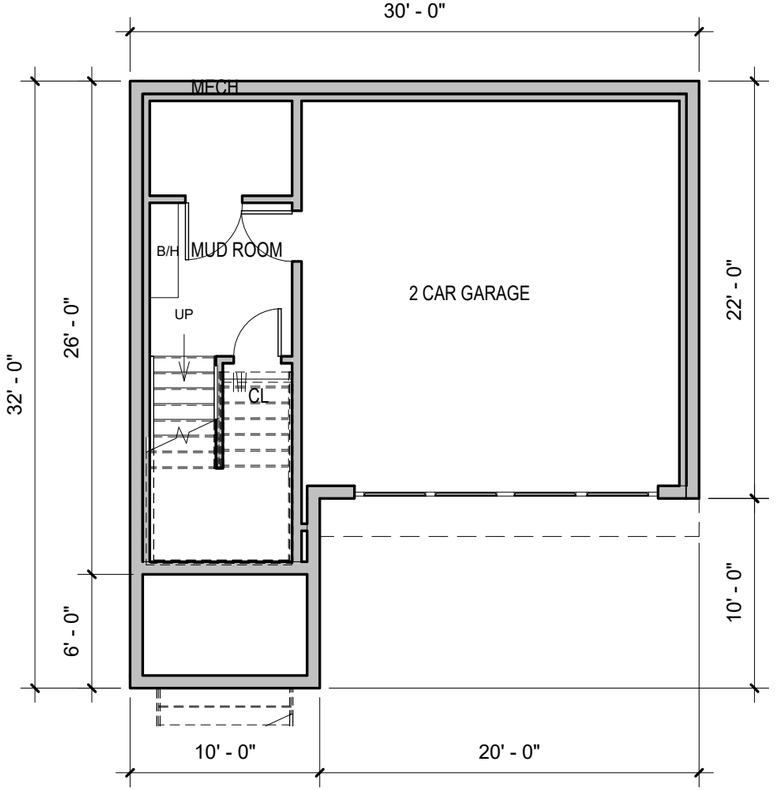
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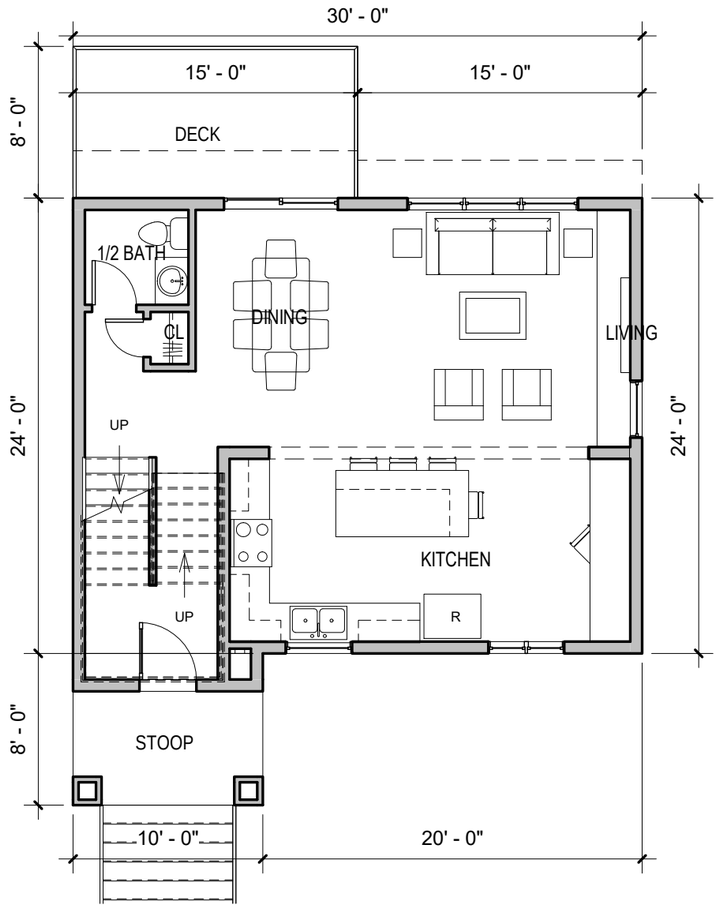
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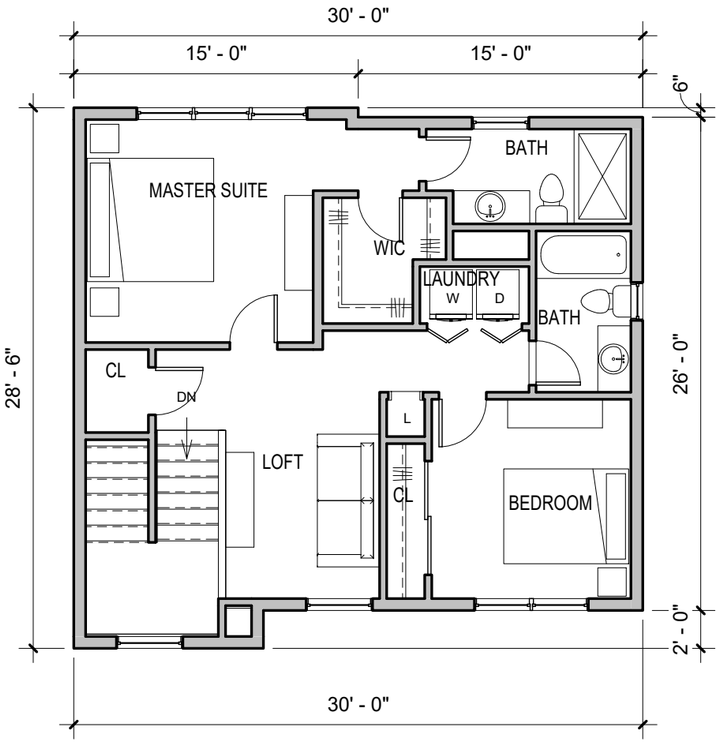
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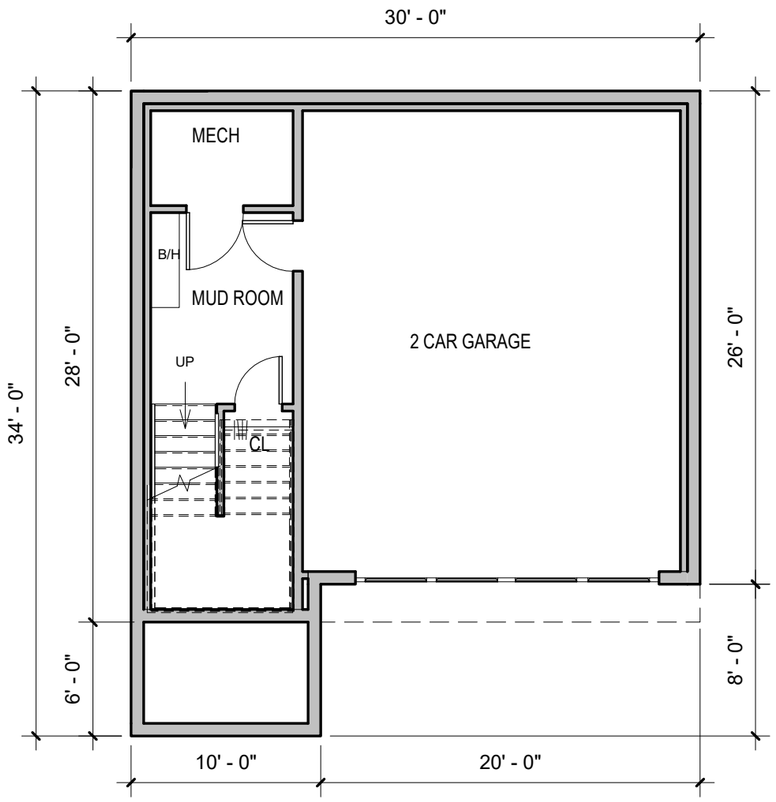
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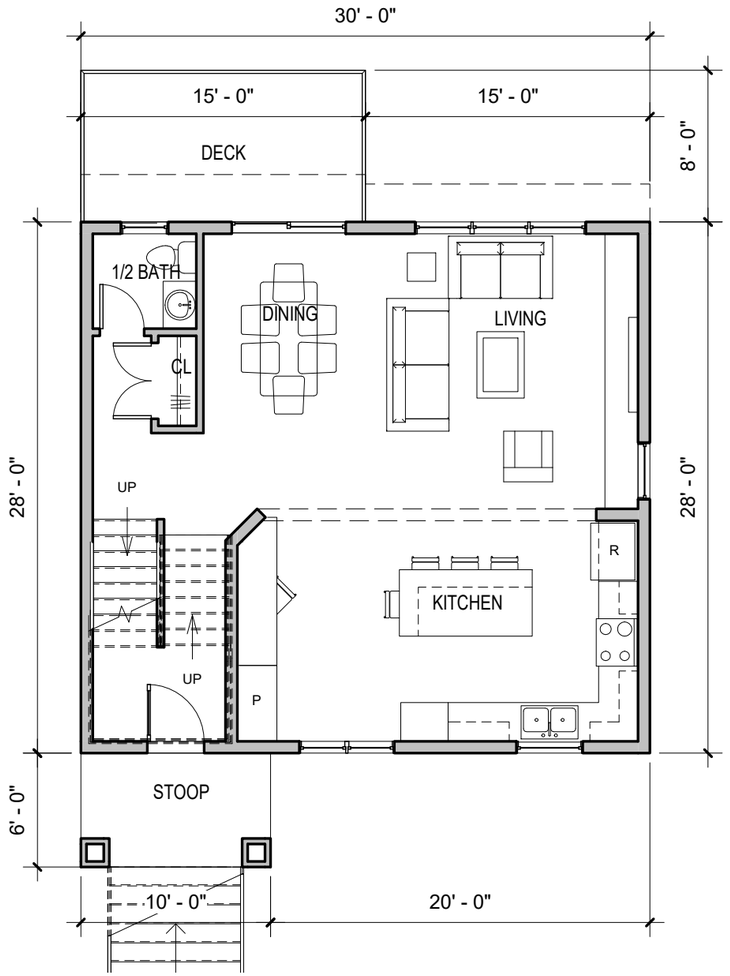
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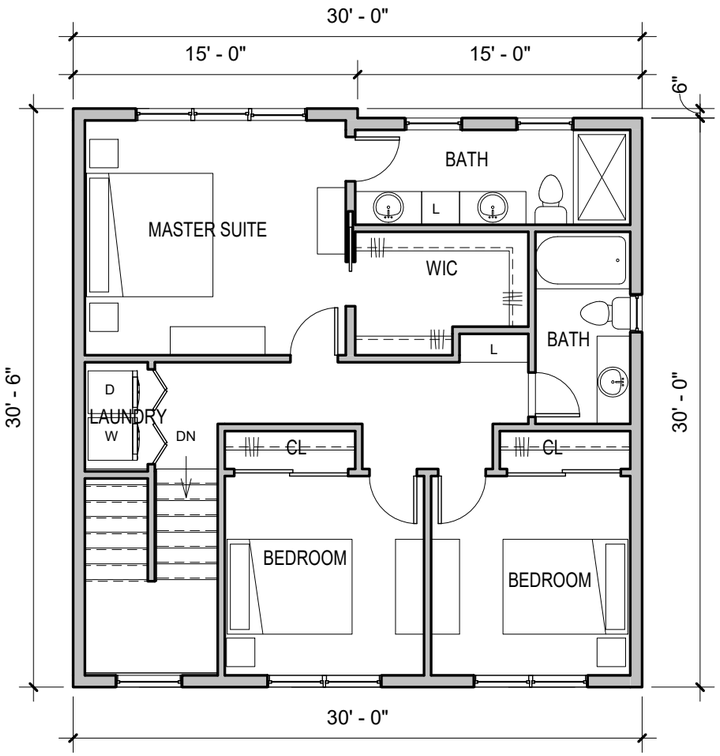
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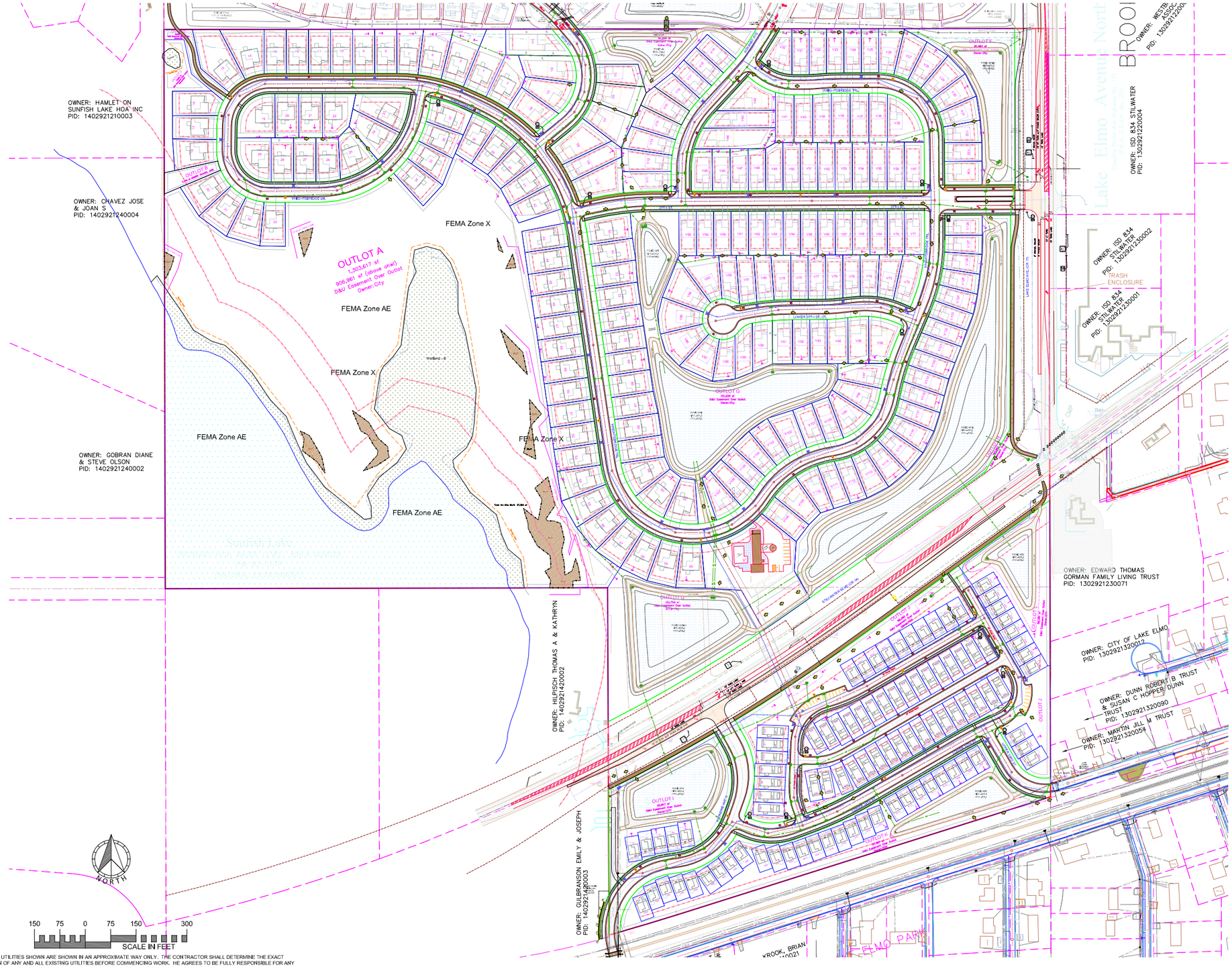
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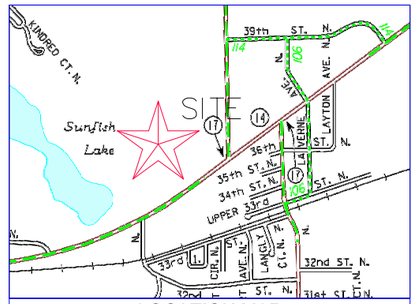


SECOND LEVEL PLAN
SCALE: 1/8"=1'-0" 900sf

5.3.22

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LOCATION MAP

SHEET INDEX TABLE

SHEET	DESCRIPTION
SP	Site Plan
PH	Preliminary Phasing Plan
ALTA	ALTA Survey
DNR	DNR - Shoreland Teiring
PP	Preliminary Plat
SS	Preliminary Signage and Striping Plan
ST	Preliminary Street Plan
UP	Preliminary Utility Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
TS	Preliminary Tree Survey
LS	Preliminary Landscape Plan

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25TH AVE N . SUITE 120 PLYMOUTH, MINNESOTA 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER GWSA LAND DEVELOPMENT, LLC. 10850 OLD COUNTY RD 15, SUITE 200 PLYMOUTH, MN 55441 CONTACT: CRAIG ALLEN PHONE: (952) 270-4473 EMAIL: CRAIG@GONYEACOMPANY.COM

DEVELOPMENT PLAN DATA -

Proposed Zoning: V-LDR PUD

65' Single Family Lots - 74
51' Single Family Lots - 126
Total Lot Count = 293

North of Stillwater Blvd:
60' Row - 28' B-B Streets

Fysb - 25 ft
Sysb - 7.5 ft
Rysb - 20 ft
Corner Lot - 15 ft

South of Stillwater Blvd:

60' ROW - 28' B-B Streets
24' B-B Private Drives

40' Single Family Lots - 53
Fysb-25 ft (gar) 20 ft (hse)
Sysb - 5 ft
Rysb - 10 ft

38' Single Family Lots - 40
Fysb - 15 ft
Sysb - 6 ft , 10 ft (4 ft to patio)
Rysb - 22 ft from private drive

NORTH

150 75 0 75 150 300
SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
SCHILTGEN	1	ERJ	6/30/2022	CITY COMMENT REVISIONS - 06-23-22
DRAWN	2	ERJ	8/24/2022	CITY COMMENT REVISIONS - 08-03-22
MJV				
CHECKED				
RSM				
DATE				
XX/XX/XX				

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

Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 26478

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.

LAKE ELMO, MINNESOTA

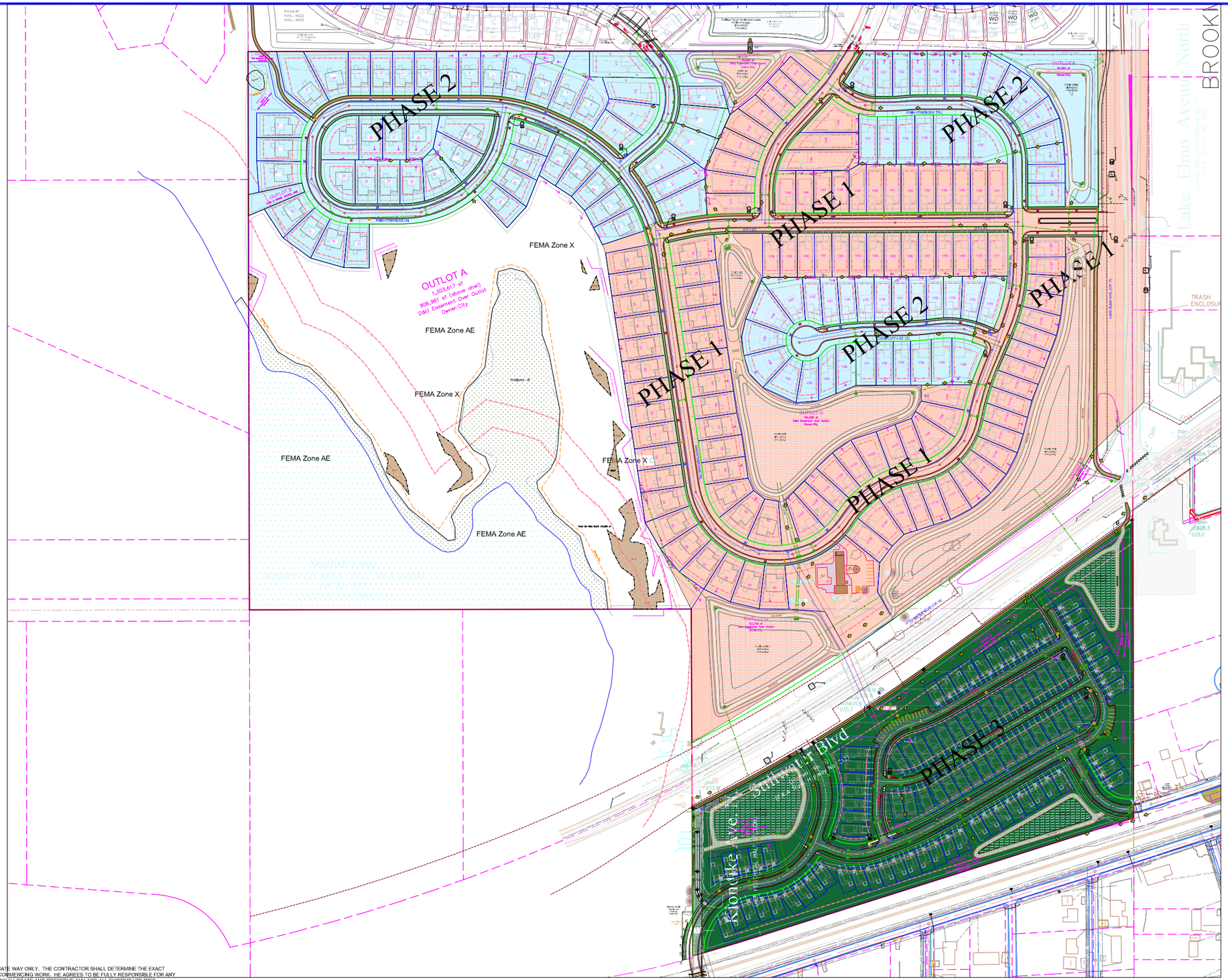
PRELIMINARY SITE PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

SP
SP



PHASE 1

PHASE 2

PHASE 3

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 26428

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.

LAKE ELMO, MINNESOTA

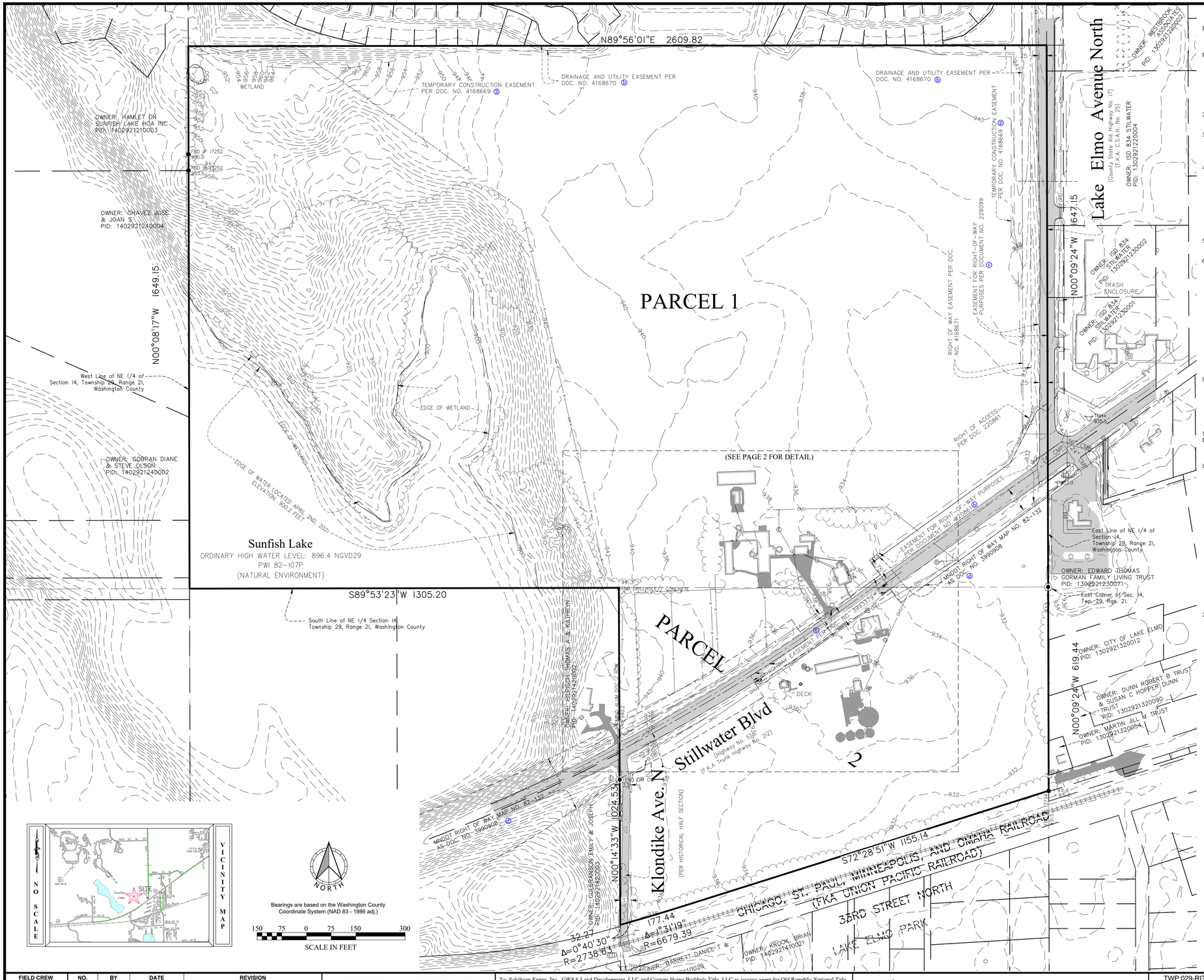
PRELIMINARY PHASING PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

PH / PH



DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

Parcel 1: The Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota, EXCEPT the North 991.97 feet of the East Half of Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota and EXCEPT the North 991.97 feet of the West Half of Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

Parcel 2: That part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota lying northerly of the northerly right-of-way line of the Chicago, St. Paul, Minneapolis and Omaha Railroad.

Abstract Property.

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address**: Parcel 1: 10880 Stillwater Boulevard North, Lake Elmo, Minnesota 55042
Parcel 2: Unassigned Stillwater Boulevard North, Lake Elmo, Minnesota 55042

3) **Flood Zone Information**: Parcel 1 appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown at 899.0 feet. Mandatory flood insurance purchase requirements and floodplain management standards apply.) per Flood Insurance Rate Map, Community Panel No. 27163C0245E effective date of February 3rd, 2010. Parcel 2 appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27163C0332E effective date of February 3rd, 2010.

4) **Parcel Area Information**:

Parcel 1: Gross Area: 4,301,816 s.f.~ 98.756 acres
R/W Area: 189,414 s.f. ~ 4.348 acres
Wet Area: 588,436 s.f. ~ 13.509 acres
Net Area: 3,523,966 s.f.~ 80.899 acres.

Parcel 2: Gross Area: 1,074,427 s.f.~ 24.665 acres
R/W Area: 127,056 s.f. ~ 2.917 acres
Net Area: 962,157 s.f. ~ 21.749 acres.

*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark**: Elevations are based on MN/DOT Geodetic Database Station Name: 8214K which has an elevation of: 935.539 feet (NAVD88). Contours shown hereon are per field observations along with LiDar data obtained from the Minnesota Department of Natural Resources on April 2nd, 2021.

6) **Zoning Information**: The current Zoning for the subject property is RT (Rural Transitional) per the City of Lake Elmo's zoning map dated January 2021. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 25 feet
Side: 10 feet
Rear: 20 feet
Lake: 150 feet (From Ordinary High Water Line)
Height: 35 feet

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

11) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Custom Home Builders Title, LLC, as issuing Agent for Old Republic National Title Insurance Company, File No. 51228 dated March 11, 2021.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:

a) Item no.'s 1-11, 17, 21-22 are not survey related

b) Item no. 12 - Terms and conditions of easement for trunk highway purposes, to erect snow fences, to construct and maintain slopes, and take the right of access as contained in Final Certificate, filed April 23, 1962, as Document No. 220861 (Book 246 of Deeds, page 592). - *Shown Hereon.*

c) Item no. 13 - Terms and conditions of easement for highway purposes, together with the unrestricted right to improve the same as contained in Highway Easement, dated August 25, 1949, filed May 21, 1963, as Document No. 229099 (Book 258 of Deeds, pages 39 and 40). - *Shown Hereon.*

d) Item no. 14 - Subject to Minnesota Department of Transportation Right of Way Plat No. 82-132 filed June 16, 2014, as Document No. 3990908. - *Shown Hereon.*

e) Item no. 15 - Terms and conditions of Highway Easement, in favor of State of Minnesota, as created in document dated July 3, 2014, filed July 10, 2014, as Document No. 3993379. - *Shown Hereon.*

f) Item no. 16 - Terms and conditions of Easement for Easement Deed by Court Order in Settlement of Landowner Action, in favor of Sprint Communications Company L.P., Qwest Communications Company, LLC and Wiltel Communications, LLC, as created in document filed June 26, 2015, as Document No. 4031434. - *Easement lies south of and adjacent to property within railroad wight of way.*

g) Item no. 18 - Terms and conditions of Temporary Construction Easement Agreement, in favor of GWSA Land Development, LLC, as created in document dated June 5, 2018, filed September 17, 2018, as Document No. 4168669. - *Shown Hereon.*

h) Item no. 19 - Terms and conditions of Drainage and Utility Easement, in favor of City of Lake Elmo, as created in document filed September 17, 2018, as Document No. 4168670. - *Shown Hereon.*

i) Item no. 20 - Terms and conditions of Right-of-Way Easement, in favor of City of Lake Elmo, as created in document filed September 17, 2018, as Document No. 4168671. - *Shown Hereon.*

2) We have shown the right of way for Klondike Avenue per the historic half section map. No document was provided in the title commitment.

SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
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- UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
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- WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM AK AK	1	EMW	7/7/2021	UPDATED ROW AREA
DRAWN	2	EMW	11/8/2021	WETLAND FLAGS
EMW	3	EMW	11/23/2021	UPDATED AREAS
CHECKED	4	EMW	12/21/2021	UPDATED CERTIFICATION
DLS	5	EMW	6/7/2022	LAKE ELMO TOPO UPDATE
DATE	6	EJ	6/28/2022	TOPO UPDATE
4-28-21				

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To: Schiltgen Farms, Inc., GWSA Land Development, LLC and Custom Home Builder's Title, LLC as issuing agent for Old Republic National Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 7a, 8, 9 and 11 of Table A thereof. The field work was completed on April 2nd, 2021.

Date of Plat or Map: April 20, 2021

Daniel L. Schmidt, PLS — Minnesota License No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP.029-RGE.21-SEC.14
Washington County

LAKE ELMO, MINNESOTA

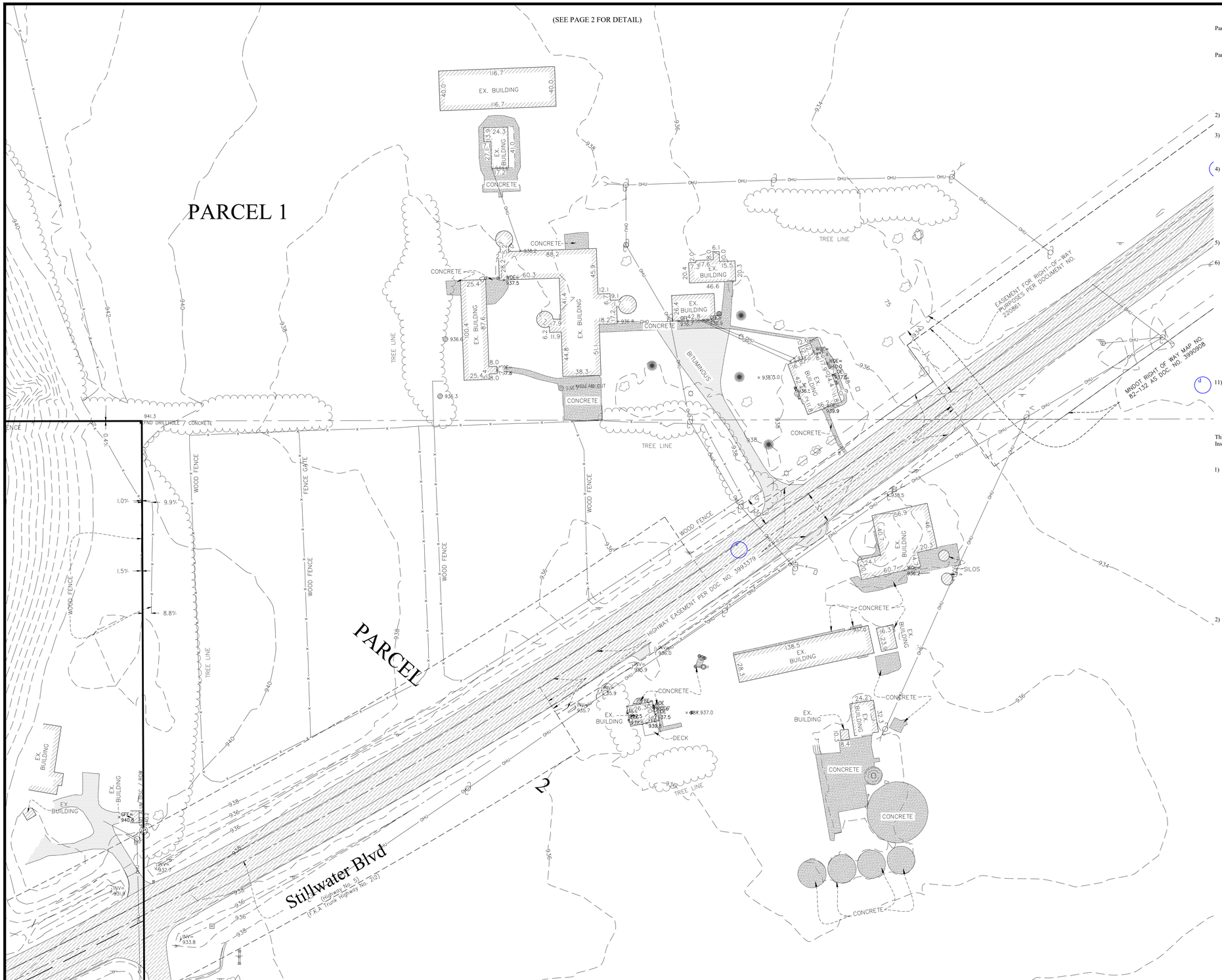
ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

GWSA LAND DEVELOPMENT, LLC

FILE NO. 3120-084

1 / 2



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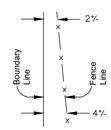
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2) We have shown the right of way for Klondike Avenue per the historic half section map. No document was provided in the title commitment.



Fence ties are shown on the side of the boundary line that the fence is located on.



Bearings are based on the Washington County Coordinate System (NAD 83 - 1986 adj.)

50 25 0 25 50 100
SCALE IN FEET

SURVEY LEGEND

CAST IRON MONUMENT	PIEZOMETER	WOE	WALKOUT ELEVATION
IRON PIPE MONUMENT SET	POWER POLE	FFE	FIRST FLOOR ELEVATION
IRON PIPE MONUMENT FOUND	GUY WIRE	GFE	GARAGE FLOOR ELEVATION
DRILL HOLE FOUND	ROOF DRAIN	TOF	TOP OF FOUNDATION ELEV.
CHISELED "X" MONUMENT SET	LIFT STATION	LOE	LOWEST OPENING ELEV.
CHISELED "X" MONUMENT FOUND	SANITARY MANHOLE		CONCRETE
REBAR MONUMENT FOUND	SANITARY CLEANOUT		BITUMINOUS
PK NAIL MONUMENT SET	STORM MANHOLE		BUILDING SETBACK LINE
PK NAIL MONUMENT FOUND	STORM DRAIN	CTV	CABLE TV
PK NAIL W/ ALUMINUM DISC	CATCH BASIN		CONCRETE CURB
SURVEY CONTROL POINT	FLARED END SECTION	960	CONTOUR EXISTING
A/C UNIT	TREE CONIFEROUS	960	CONTOUR PROPOSED
CABLE TV PEDESTAL	TREE DECIDUOUS		GUARD RAIL
ELECTRIC TRANSFORMER	TREE CONIFEROUS REMOVED	DT	DRAIN TILE
ELECTRIC MANHOLE	TREE DECIDUOUS REMOVED	ELC	ELECTRIC UNDERGROUND
ELECTRIC METER	TELEPHONE MANHOLE	X	FENCE
ELECTRIC OUTLET	TELEPHONE PEDESTAL	FO	FIBER OPTIC UNDERGROUND
YARD LIGHT	UTILITY MANHOLE	GAS	GAS UNDERGROUND
LIGHT POLE	UTILITY PEDESTAL	OHU	OVERHEAD UTILITY
FIBER OPTIC MANHOLE	UTILITY VAULT		TREE LINE
FIRE DEPT. HOOK UP	WATERMAIN MANHOLE	S	SANITARY SEWER
FLAG POLE	WATER METER	SS	STORM SEWER
FUEL PUMP	WATER SPIGOT	TEL	TELEPHONE UNDERGROUND
FUEL TANK	WELL		RETAINING WALL
PROPANE TANK	MONITORING WELL	UTL	UTILITY UNDERGROUND
GAS METER	CURB STOP	W	WATERMAIN
GAS VALVE	GATE VALVE		TRAFFIC SIGNAL
GAS MANHOLE	HYDRANT		RAILROAD TRACKS
GENERATOR	IRRIGATION VALVE		RAILROAD SIGNAL
GUARD POST	POST INDICATOR VALVE		RAILROAD SWITCH
HAND HOLE	SIGN		SATELLITE DISH
MAIL BOX	SOIL BORING		WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM AK AK	1	EMW	7/7/2021	UPDATED ROW AREA
DRAWN	2	EMW	11/8/2021	WETLAND FLAGS
EMW	3	EMW	11/23/2021	UPDATED AREAS
CHECKED	4	EMW	12/21/2021	UPDATED CERTIFICATION
DLS	5	EMW	6/7/2022	LAKE ELMO TOPO UPDATE
DATE				
4-28-21				

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Date of Plat or Map: April 20, 2021

Daniel L. Schmidt, PLS — Minnesota License No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
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TWP:029-RGE.21-SEC.14
Washington County

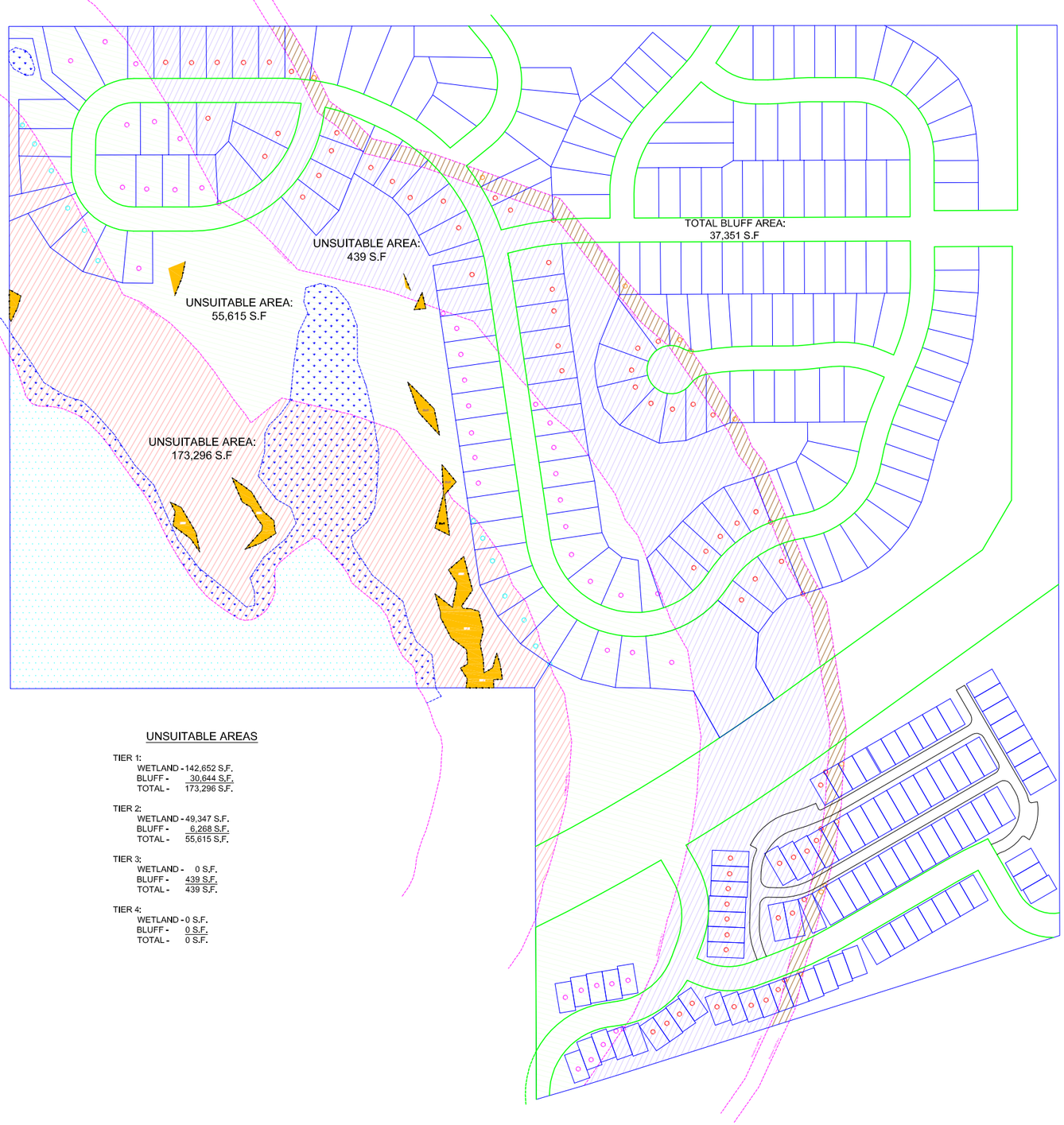
LAKE ELMO, MINNESOTA

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

GWSA LAND DEVELOPMENT, LLC

FILE NO. 3120-084



UNSUITABLE AREAS

TIER 1:
WETLAND - 142,652 S.F.
BLUFF - 30,644 S.F.
TOTAL - 173,296 S.F.

TIER 2:
WETLAND - 49,347 S.F.
BLUFF - 6,268 S.F.
TOTAL - 55,615 S.F.

TIER 3:
WETLAND - 0 S.F.
BLUFF - 439 S.F.
TOTAL - 439 S.F.

TIER 4:
WETLAND - 0 S.F.
BLUFF - 0 S.F.
TOTAL - 0 S.F.

PROPOSED UNITS LEGEND

TIER 1 -
TIER 2 -
TIER 3 -
TIER 4 -

DNR Tiering Area Summary:

Sunfish Lake: OHWL - 896.4 | Natural Environment Lake

	Total Area (sf)	Unsuitable Area (sf)	Suitable Area (sf)	Minimum Lot Size (sf)	Base Density	Bonus Density Factor	Allowable Units Per Tier With Bonus Density	Adjusted Allowable Units Per Tier	Proposed Units	Units Allowed With Transfer	Units Transferred To Next Tier
Tier #1	660,115	173,296	486,819	20,000	24.34	1.2	29		13	29	16
Tier #2	1,030,216	55,615	974,601	20,000	48.73	1.2	58		43	75	32
Tier #3	1,039,102	439	1,038,663	20,000	51.93	1.2	62		72	94	22
Tier #4	125,520		125,520	20,000	6.28	1.2	8		11	30	19
Summary:	2,854,953	229,350	2,625,603		131.28		158		139		
Less Total ROW for Stillwater Blvd	(161,634)										
Net Area (sf) :	2,693,319										
Net Area (ac):	61.83										
50% (ac) -	30.92										

Schiltgen Farmstead Area Summary:

Overall Area:	5,376,242.81	sf	123.42	ac
North Parcel:	4,301,815.73	sf	98.76	ac
South Parcel:	1,074,427.08	sf	24.67	ac
Check	5,376,242.81			
Sunfish Lake (OHWL - 896.4):	396,656.00	sf	9.11	ac
Approximate Wetland #1:	188,840.00	sf	4.34	ac
Approximate Wetland #2:	3,159.00	sf	0.07	ac
Bluff Area:	37,351.00	sf	0.86	ac
Unsuitable Area:	229,350.00	sf	5.27	ac
Existing ROW (Stillwater Blvd):	217,617.00	sf	5.00	ac
Existing ROW (Lake Elmo Ave N):	84,069.00	sf	1.93	ac
Existing ROW (Klondike Ave N):	14,785.00	sf	0.34	ac
Proposed Additional ROW (Stillwater):	74,327.00	sf	1.71	ac
Proposed Additional ROW (Lake Elmo):	39,023.00	sf	0.90	ac

NORTH

150 75 0 75 150 300
SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
SCHILTGEN	1	ERJ	6/30/2022	CITY COMMENT REVISIONS - 06-23-22
DRAWN	2	ERJ	8/24/2022	CITY COMMENT REVISIONS - 08-03-22
MJV				
CHECKED				
RSM				
DATE				
XX/XX/XX				

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

Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 26428

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
--

LAKE ELMO,
MINNESOTA

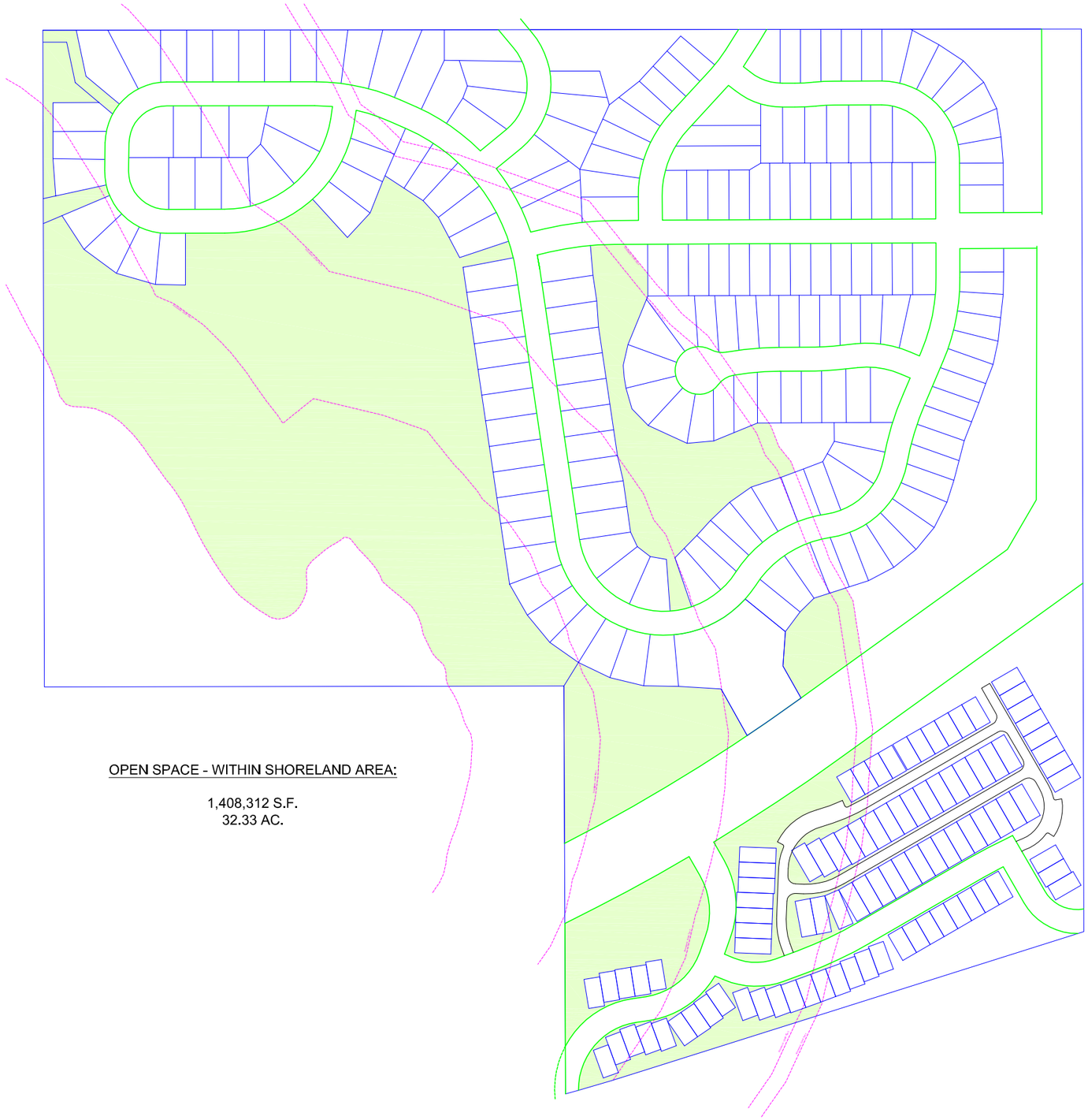
DNR TIERING PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

DNR-1
DNR-3



OPEN SPACE - WITHIN SHORELAND AREA:

1,408,312 S.F.
32.33 AC.

NORTH

150 75 0 75 150 300
SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
SCHILTGEN	1	ERJ	6/30/2022	CITY COMMENT REVISIONS - 06-23-22
DRAWN	2	ERJ	8/24/2022	CITY COMMENT REVISIONS - 08-03-22
MJV				
CHECKED				
RSM				
DATE				
XX/XX/XX				

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

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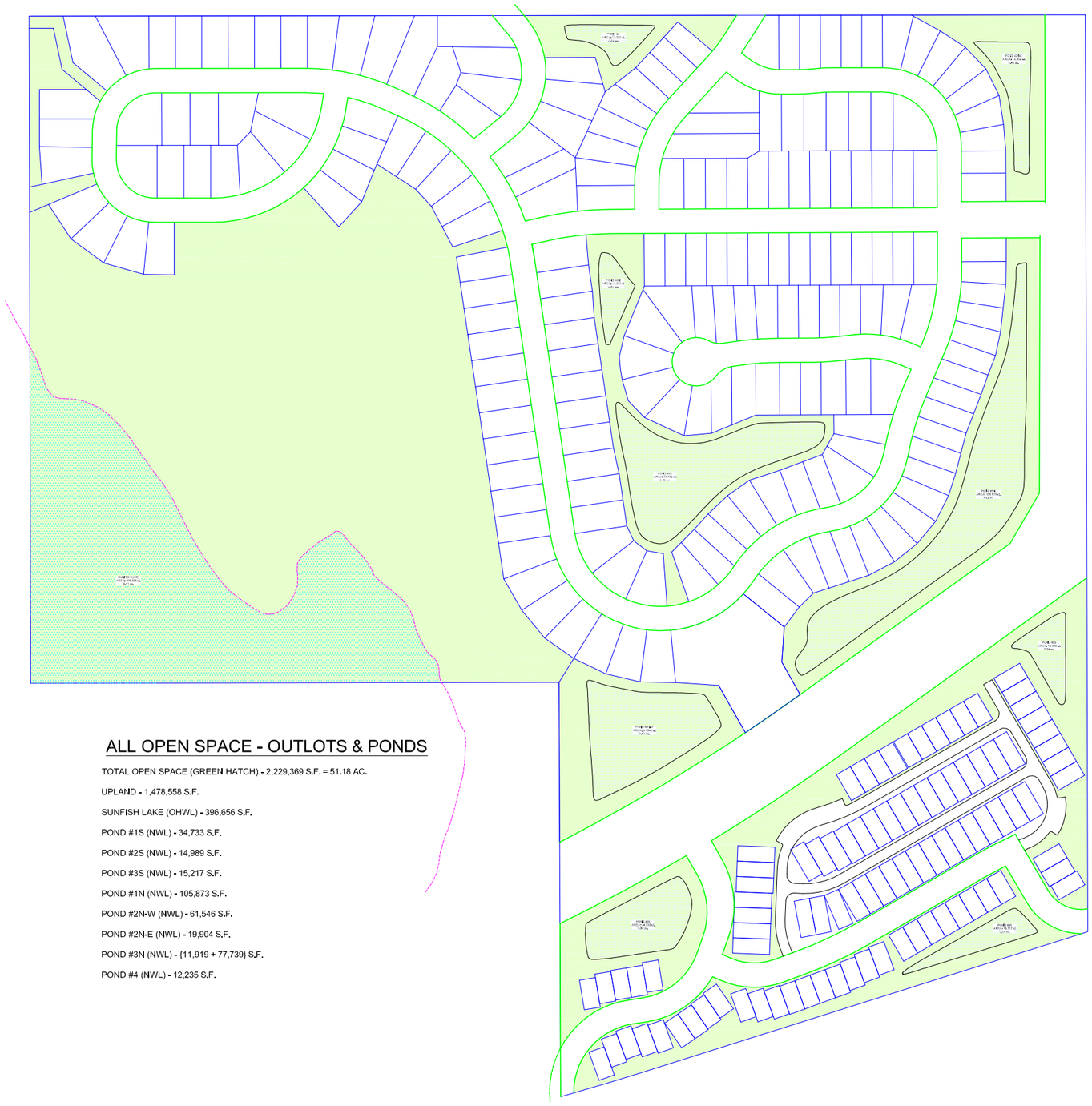
CITY PROJECT NO.
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LAKE ELMO,
MINNESOTA

DNR TIERING PLAN
OPEN SPACE WITHIN SHORELAND AREA
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

DNR-2
DNR-3



ALL OPEN SPACE - OUTLOTS & PONDS

TOTAL OPEN SPACE (GREEN HATCH) - 2,229,369 S.F. = 51.18 AC.

UPLAND - 1,478,558 S.F.

SUNFISH LAKE (OHWL) - 396,656 S.F.

POND #1S (NWL) - 34,733 S.F.

POND #2S (NWL) - 14,989 S.F.

POND #3S (NWL) - 15,217 S.F.

POND #1N (NWL) - 105,873 S.F.

POND #2N-W (NWL) - 61,546 S.F.

POND #2N-E (NWL) - 19,904 S.F.

POND #3N (NWL) - {11,919 + 77,739} S.F.

POND #4 (NWL) - 12,235 S.F.

NORTH

150 75 0 75 150 300

SCALE IN FEET

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LAKE ELMO,
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DNR TIERING PLAN

ALL OPEN SPACE (OUTLOT & POND)

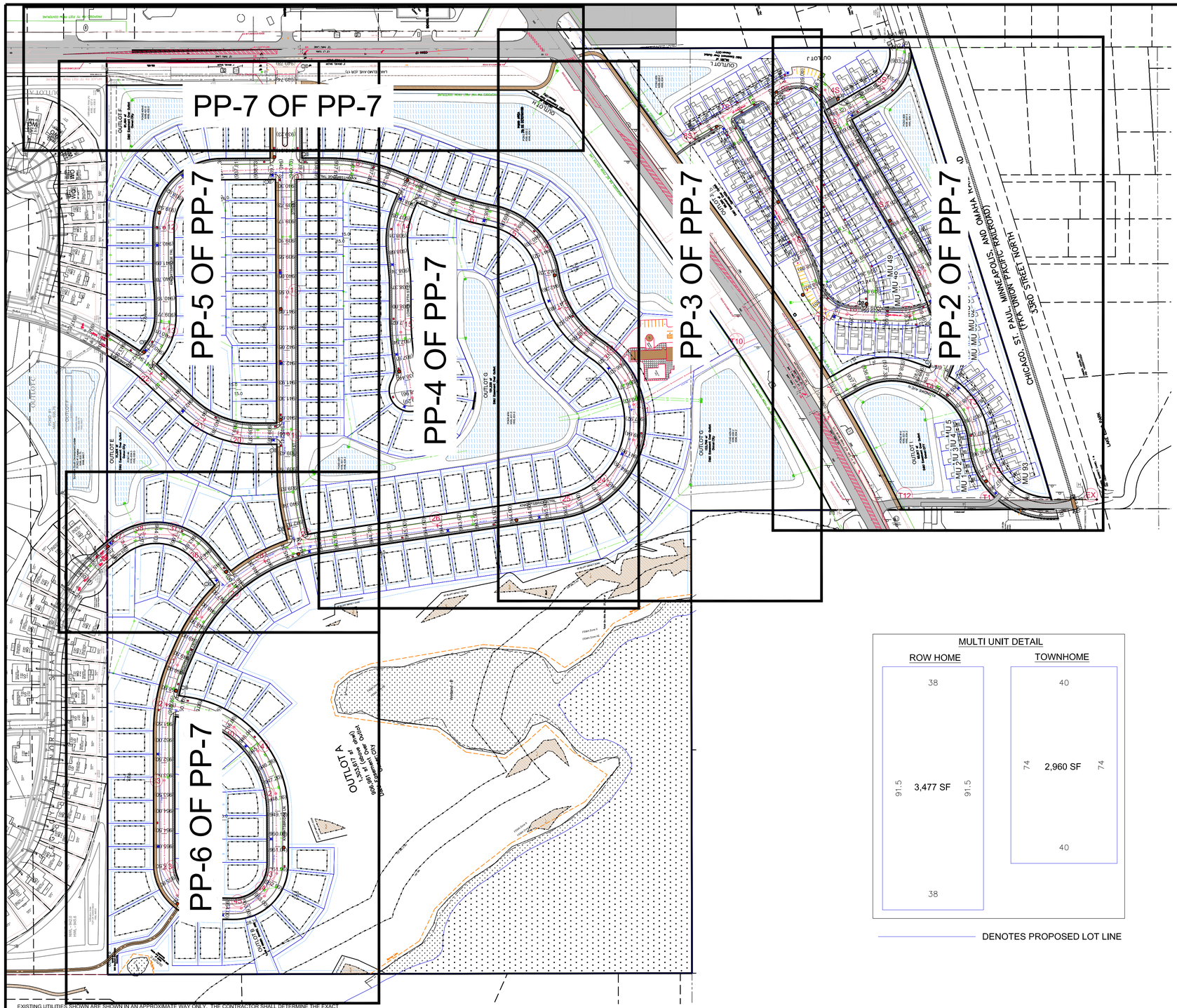
SCHILTGEN SOUTH

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3120-084

DNR-3

DNR-3



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DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Parcel 1: The Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota, EXCEPT the North 991.97 feet of the East Half of Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota and EXCEPT the North 991.97 feet of the West Half of Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

Parcel 2: That part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota lying northerly of the northerly right-of-way line of the Chicago, St. Paul, Minneapolis and Omaha Railroad.

Abstract Property.

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address**: Parcel 1: 10880 Stillwater Boulevard North, Lake Elmo, Minnesota 55042
Parcel 2: Unassigned Stillwater Boulevard North, Lake Elmo, Minnesota 55042

3) **Flood Zone Information**: Parcel 1 appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown at 899.0 feet. Mandatory flood insurance purchase requirements and floodplain management standards apply.) per Flood Insurance Rate Map, Community Panel No. 27163C0245E effective date of February 3rd, 2010. Parcel 2 appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27163C0332E effective date of February 3rd, 2010.

4) **Parcel Area Information**:

Parcel 1: Gross Area: 4,301,816 s.f.~ 98.756 acres
R/W Area: 189,414 s.f. ~ 4.348 acres
Wet Area: 588,436 s.f. ~ 13.509 acres
Net Area: 3,523,966 s.f.~ 80.899 acres.

Parcel 2: Gross Area: 1,074,427 s.f.~ 24.665 acres
R/W Area: 127,056 s.f. ~ 2.917 acres
Net Area: 962,157 s.f. ~ 21.749 acres.
*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark**: Elevations are based on MN/DOT Geodetic Database Station Name: 8214K which has an elevation of: 935.539 feet (NAVD88). Contours shown hereon are per field observations along with LiDar data obtained from the Minnesota Department of Natural Resources on April 2nd, 2021.

6) **Zoning Information**: The current Zoning for the subject property is RT (Rural Transitional) per the City of Lake Elmo's zoning map dated January 2021. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 25 feet
Side: 10 feet
Rear: 20 feet
Lake: 150 feet (From Ordinary High Water Line)
Height: 35 feet

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

11) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25TH AVE N , SUITE 120 PLYMOUTH, MINNESOTA 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : DANIEL SCHMIDT, P.S. EMAIL: SCHMIDT@SATHRE.COM	DEVELOPER GWSA LAND DEVELOPMENT, LLC. 10850 OLD COUNTY RD 15, SUITE 200 PLYMOUTH, MN 55441 CONTACT: CRAIG ALLEN PHONE: (952) 270-4473 EMAIL: CRAIG@GONYEACOMPANY.COM

MULTI UNIT DETAIL

ROW HOME: 38 / 91.5 / 3,477 SF / 91.5 / 38

TOWNHOME: 40 / 74 / 2,960 SF / 74 / 40

DENOTES PROPOSED LOT LINE

NORTH

150 75 0 75 150 300
SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CTV CABLE TV
- CONCRETE CURB
- 960 CONTOUR EXISTING
- 960 CONTOUR PROPOSED
- GUARD RAIL
- DT DRAIN TILE
- ELC ELECTRIC UNDERGROUND
- FENCE
- FO FIBER OPTIC UNDERGROUND
- GAS GAS UNDERGROUND
- OHU OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TEL TELEPHONE UNDERGROUND
- RETAINING WALL
- UTL UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

DRAWING NAME	NO.	BY	DATE	REVISIONS
PP-Schiltgen	1	RSM	6/28/22	City Comments 062422
DRAWN BY	2	EJ	8-12-22	City Comments 081122
EJ				
CHECKED BY				
DLS				
DATE				
4/27/22				

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Dated this 1st day of June, 2022.

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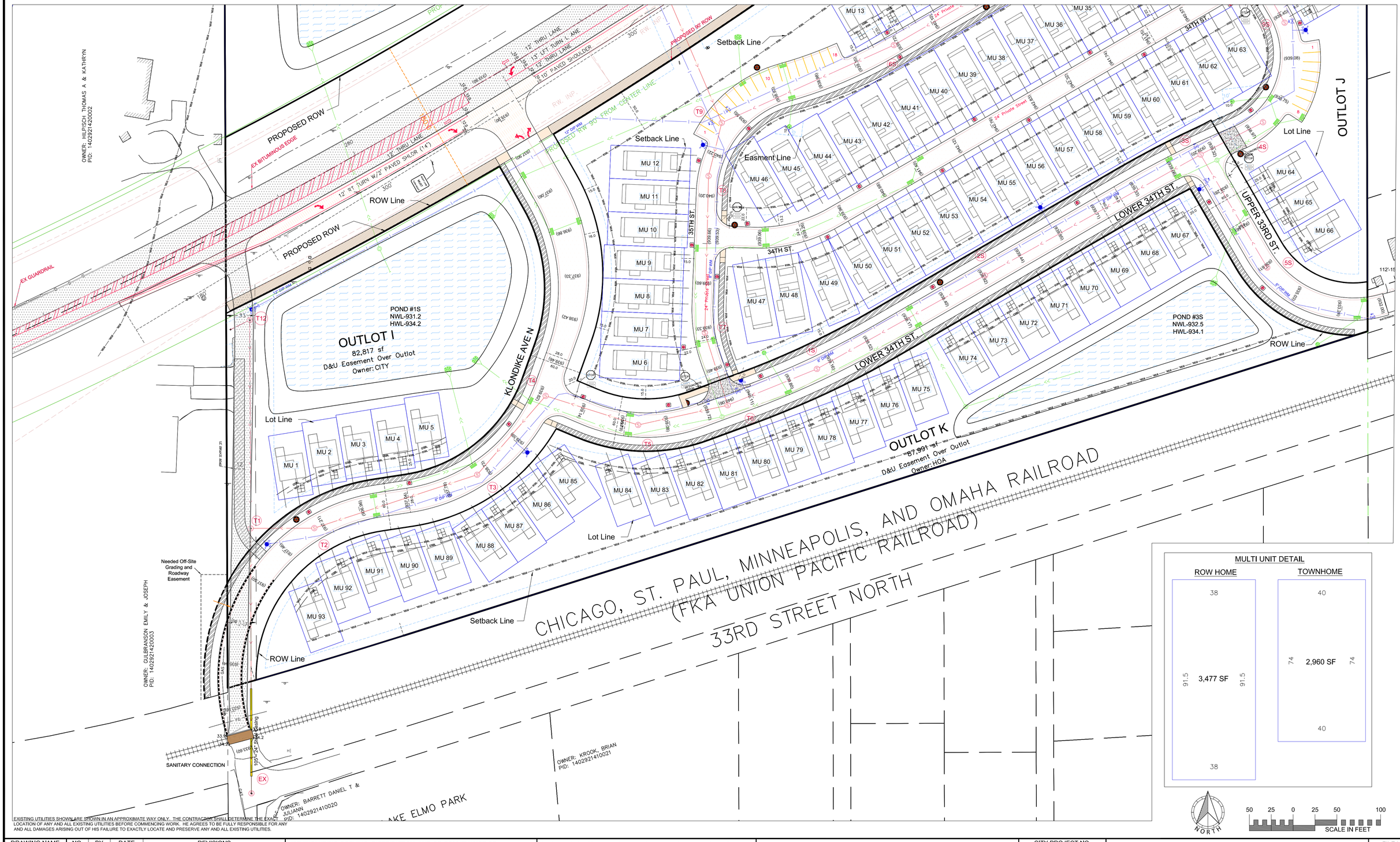
CITY PROJECT NO.

LAKE ELMO, MINNESOTA

PRELIMINARY PLAT
SCHILTGEN FARMSTEAD
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

PP-1
PP-7



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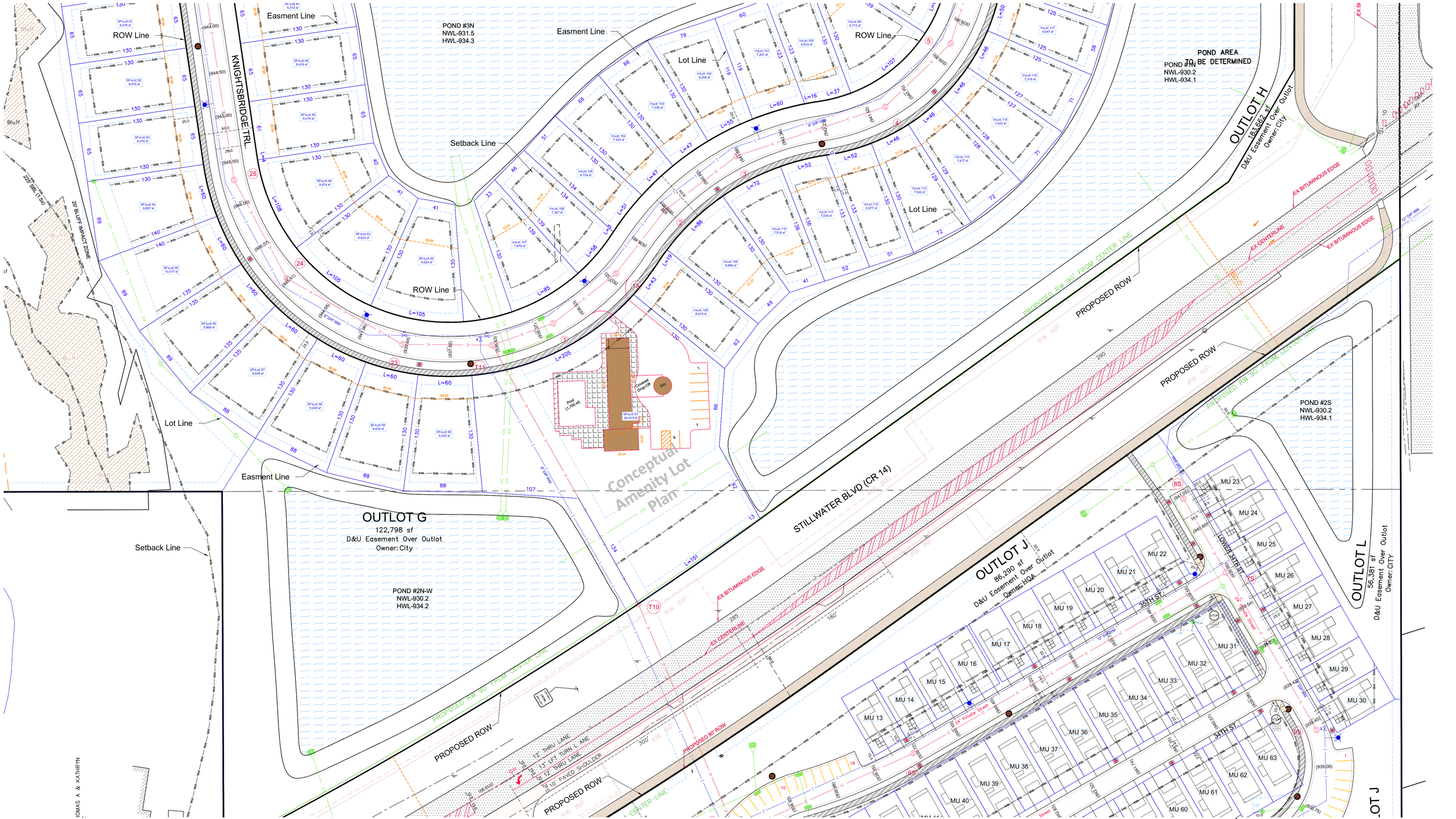
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NORTH

50 25 0 25 50 100
SCALE IN FEET

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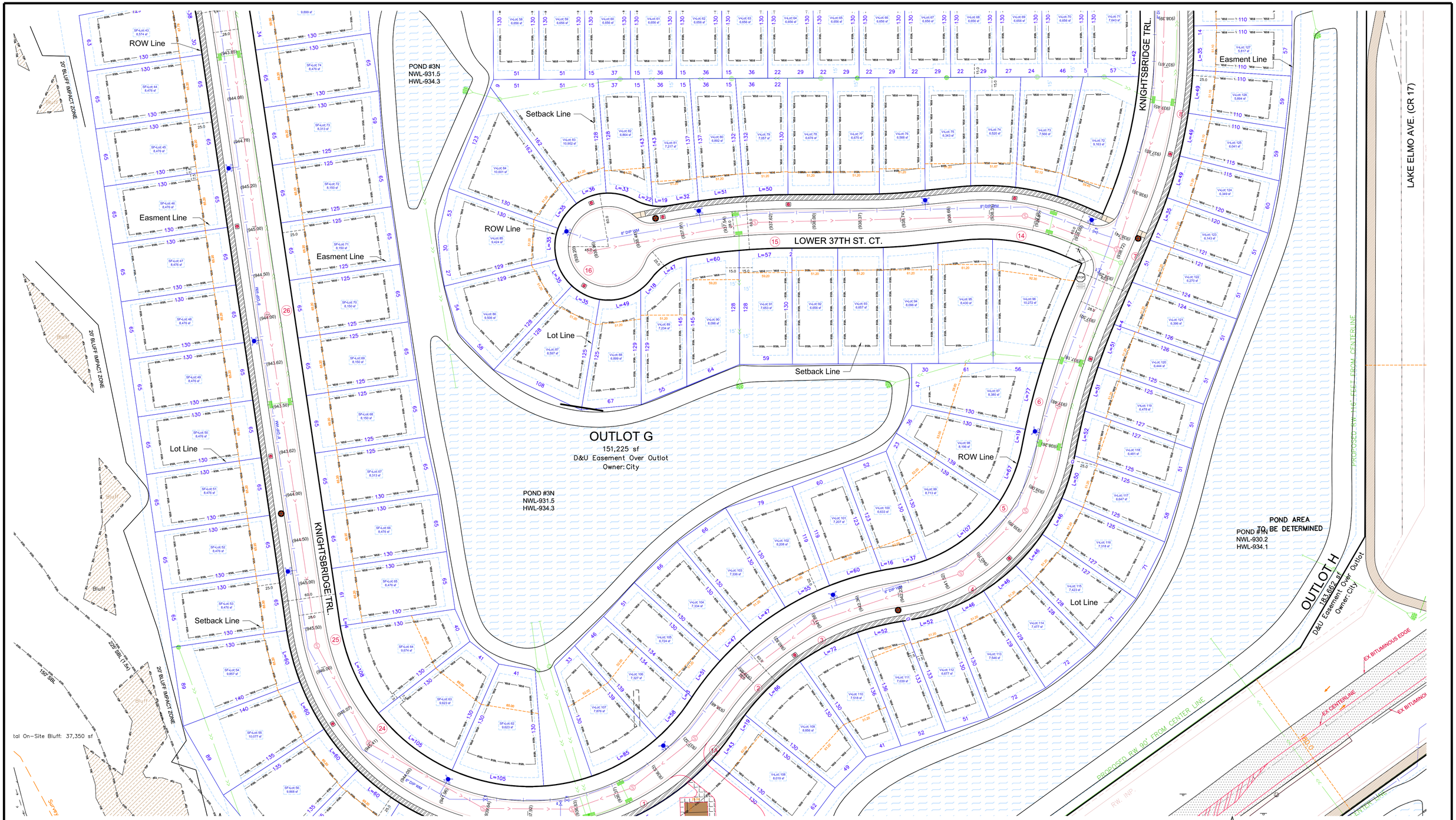
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GWSA LAND DEVELOPMENT, LLC

FILE NO.
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OUTLOT F
CITY OWNED

Schiltgen South Development Update
POND #1-Legacy
NWL-935.75
HWL-940.7

Infiltration Area
NWL-935.75
HWL-940.7

OUTLOT E
41,204 sf
D&U Easement Over Outlot
Owner: City

POND #4
NWL-934.0
HWL-938.0

Setback Line

ROW Line

38TH ST.

KOKANEE AVE.

KNIGHTSBRIDGE TRL.

OUTLOT F
61,464 sf
D&U Easement Over Outlot
Owner: City

POND #2N-E
NWL-931.0
HWL-935.0

Infiltration Area (A)
NWL - 937.0
HWL - 939.9

Lot Line

Easement Line

Setback Line

ROW Line

37TH ST.

KNIGHTSBRIDGE TRL.

Lot Line

ROW Line

POND #3N
NWL-931.5
HWL-934.3

Easement Line

20' BLUFF IMPACT ZONE

Setback Line

E ELMO AVE. (CR 17)

PROPOSED 75' ROW

PROPOSED RW 103' FEET FROM CENTERLINE

INPLACE RW 75' FEET FROM CENTERLINE

EX 33' BIT TRAIL

Remove Temporary CDS
Extend Drives
Update Irrigation & Sod

WATERMAIN CONNECTION

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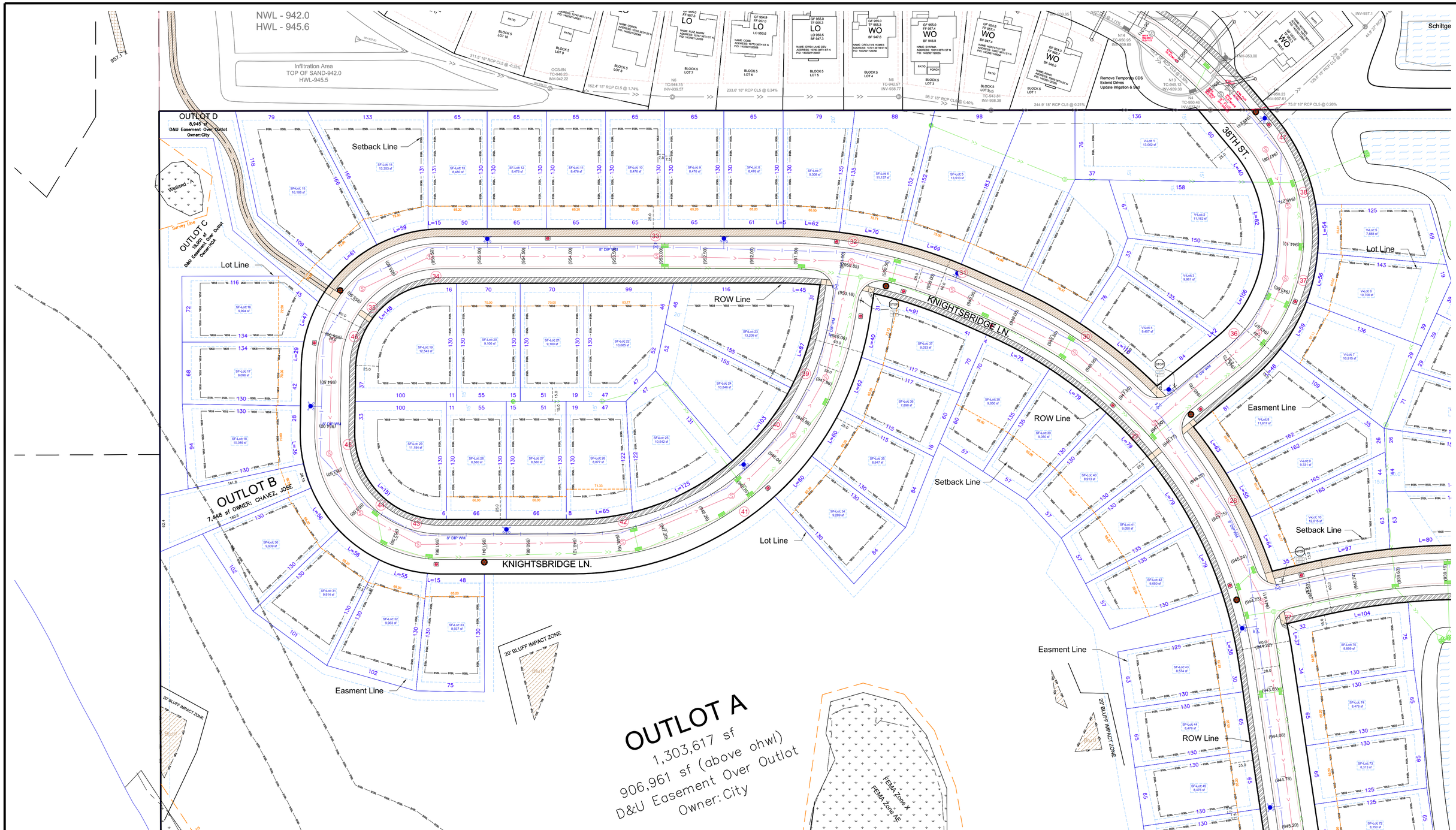
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LAKE ELMO,
MINNESOTA

PRELIMINARY PLAT
SCHILTGEN FARMSTEAD
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DATE				
4/27/22				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

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

Dated this 1st day of June, 2022.

Daniel L. Schmidt, PLS
schmidt@sathre.com
Minnesota License No. 26147

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120 PLYMOUTH MN 55447

CITY PROJECT NO.
—

LAKE ELMO, MINNESOTA

PRELIMINARY PLAT
SCHILTGEN FARMSTEAD
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
PP-Schiltgen	1	RSM	6/28/22	City Comments 062422
DRAWN BY	2	EJ	8-12-22	City Comments 081122
EJ				
CHECKED BY				
DLS				
DATE				
4/27/22				

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

Dated this 1st day of June, 2022.

Daniel L. Schmidt

Daniel L. Schmidt, PLS
Minnesota License No. 26147
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SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120 PLYMOUTH MN 55447

CITY PROJECT NO.
—

LAKE ELMO, MINNESOTA

PRELIMINARY PLAT
SCHILTGEN FARMSTEAD
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

7 / 7

NORTH

50 25 0 25 50 100
SCALE IN FEET

Schiltgen Farms

Lake Elmo, Minnesota

Project # 3120-084 **Date** June 7, 2022

Prepared for: Gonyea Company
10850 Old County Road 15, Ste. 200
Plymouth, MN 55441
Contact: Craig Allen
tel: 952-270-4473

Prepared by: Sathre-Bergquist, Inc.
14000 25th Ave N, Suite 120
Plymouth, MN 55447
Contact: Bob Molstad
tel: 952-476-6000

SINGLE	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	10,905	s.f.	0.25	acres	0	s.f.	10,905	s.f.	0.25	acres	73	+/-	l.f.
Lot 2	9,018	s.f.	0.21	acres	0	s.f.	9,018	s.f.	0.21	acres	65	+/-	l.f.
Lot 3	9,018	s.f.	0.21	acres	0	s.f.	9,018	s.f.	0.21	acres	65	+/-	l.f.
Lot 4	8,681	s.f.	0.20	acres	0	s.f.	8,681	s.f.	0.20	acres	65	+/-	l.f.
Lot 5	10,460	s.f.	0.24	acres	0	s.f.	10,460	s.f.	0.24	acres	73	+/-	l.f.
Lot 6	11,137	s.f.	0.26	acres	0	s.f.	11,137	s.f.	0.26	acres	72	+/-	l.f.
Lot 7	9,308	s.f.	0.21	acres	0	s.f.	9,308	s.f.	0.21	acres	65	+/-	l.f.
Lot 8	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 9	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 10	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 11	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 12	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 13	8,480	s.f.	0.19	acres	0	s.f.	8,480	s.f.	0.19	acres	65	+/-	l.f.
Lot 14	13,353	s.f.	0.31	acres	0	s.f.	13,353	s.f.	0.31	acres	72	+/-	l.f.
Lot 15	14,763	s.f.	0.34	acres	0	s.f.	14,763	s.f.	0.34	acres	72	+/-	l.f.
Lot 16	9,994	s.f.	0.23	acres	0	s.f.	9,994	s.f.	0.23	acres	30	+/-	l.f.
Lot 17	9,096	s.f.	0.21	acres	0	s.f.	9,096	s.f.	0.21	acres	72	+/-	l.f.
Lot 18	10,089	s.f.	0.23	acres	0	s.f.	10,089	s.f.	0.23	acres	70	+/-	l.f.
Lot 19	12,543	s.f.	0.29	acres	0	s.f.	12,543	s.f.	0.29	acres	80	+/-	l.f.
Lot 20	9,100	s.f.	0.21	acres	0	s.f.	9,100	s.f.	0.21	acres	70	+/-	l.f.
Lot 21	9,100	s.f.	0.21	acres	0	s.f.	9,100	s.f.	0.21	acres	70	+/-	l.f.
Lot 22	10,685	s.f.	0.25	acres	0	s.f.	10,685	s.f.	0.25	acres	93	+/-	l.f.
Lot 23	14,572	s.f.	0.33	acres	0	s.f.	14,572	s.f.	0.33	acres	116	+/-	l.f.
Lot 24	9,791	s.f.	0.22	acres	0	s.f.	9,791	s.f.	0.22	acres	88	+/-	l.f.
Lot 25	10,249	s.f.	0.24	acres	0	s.f.	10,249	s.f.	0.24	acres	104	+/-	l.f.
Lot 26	8,877	s.f.	0.20	acres	0	s.f.	8,877	s.f.	0.20	acres	71	+/-	l.f.
Lot 27	8,580	s.f.	0.20	acres	0	s.f.	8,580	s.f.	0.20	acres	66	+/-	l.f.
Lot 28	8,580	s.f.	0.20	acres	0	s.f.	8,580	s.f.	0.20	acres	66	+/-	l.f.
Lot 29	11,184	s.f.	0.26	acres	0	s.f.	11,184	s.f.	0.26	acres	70	+/-	l.f.
Lot 30	9,939	s.f.	0.23	acres	0	s.f.	9,939	s.f.	0.23	acres	65	+/-	l.f.
Lot 31	9,914	s.f.	0.23	acres	0	s.f.	9,914	s.f.	0.23	acres	65	+/-	l.f.
Lot 32	9,963	s.f.	0.23	acres	0	s.f.	9,963	s.f.	0.23	acres	65	+/-	l.f.
Lot 33	8,937	s.f.	0.21	acres	0	s.f.	8,937	s.f.	0.21	acres	65	+/-	l.f.
Lot 34	9,289	s.f.	0.21	acres	0	s.f.	9,289	s.f.	0.21	acres	65	+/-	l.f.
Lot 35	8,647	s.f.	0.20	acres	0	s.f.	8,647	s.f.	0.20	acres	65	+/-	l.f.
Lot 36	7,898	s.f.	0.18	acres	0	s.f.	7,898	s.f.	0.18	acres	65	+/-	l.f.
Lot 37	9,033	s.f.	0.21	acres	0	s.f.	9,033	s.f.	0.21	acres	73	+/-	l.f.
Lot 38	9,050	s.f.	0.21	acres	0	s.f.	9,050	s.f.	0.21	acres	65	+/-	l.f.
Lot 39	9,050	s.f.	0.21	acres	0	s.f.	9,050	s.f.	0.21	acres	65	+/-	l.f.
Lot 40	8,913	s.f.	0.20	acres	0	s.f.	8,913	s.f.	0.20	acres	65	+/-	l.f.
Lot 41	9,050	s.f.	0.21	acres	0	s.f.	9,050	s.f.	0.21	acres	65	+/-	l.f.
Lot 42	9,050	s.f.	0.21	acres	0	s.f.	9,050	s.f.	0.21	acres	65	+/-	l.f.
Lot 43	8,574	s.f.	0.20	acres	0	s.f.	8,574	s.f.	0.20	acres	67	+/-	l.f.
Lot 44	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 45	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 46	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.

Lot 47	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 48	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 49	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 50	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 51	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 52	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 53	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 54	9,857	s.f.	0.23	acres	0	s.f.	9,857	s.f.	0.23	acres	65	+/-	l.f.
Lot 55	10,077	s.f.	0.23	acres	0	s.f.	10,077	s.f.	0.23	acres	65	+/-	l.f.
Lot 56	9,868	s.f.	0.23	acres	0	s.f.	9,868	s.f.	0.23	acres	65	+/-	l.f.
Lot 57	9,868	s.f.	0.23	acres	0	s.f.	9,868	s.f.	0.23	acres	65	+/-	l.f.
Lot 58	9,868	s.f.	0.23	acres	0	s.f.	9,868	s.f.	0.23	acres	65	+/-	l.f.
Lot 59	9,868	s.f.	0.23	acres	0	s.f.	9,868	s.f.	0.23	acres	65	+/-	l.f.
Lot 60	9,868	s.f.	0.23	acres	0	s.f.	9,868	s.f.	0.23	acres	65	+/-	l.f.
Lot 61	61,174	s.f.	1.40	acres	0	s.f.	61,174	s.f.	1.40	acres	237	+/-	l.f.
Lot 62	9,623	s.f.	0.22	acres	0	s.f.	9,623	s.f.	0.22	acres	65	+/-	l.f.
Lot 63	9,623	s.f.	0.22	acres	0	s.f.	9,623	s.f.	0.22	acres	65	+/-	l.f.
Lot 64	9,674	s.f.	0.22	acres	0	s.f.	9,674	s.f.	0.22	acres	65	+/-	l.f.
Lot 65	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 66	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 67	8,313	s.f.	0.19	acres	0	s.f.	8,313	s.f.	0.19	acres	65	+/-	l.f.
Lot 68	8,150	s.f.	0.19	acres	0	s.f.	8,150	s.f.	0.19	acres	65	+/-	l.f.
Lot 69	8,150	s.f.	0.19	acres	0	s.f.	8,150	s.f.	0.19	acres	65	+/-	l.f.
Lot 70	8,150	s.f.	0.19	acres	0	s.f.	8,150	s.f.	0.19	acres	65	+/-	l.f.
Lot 71	8,150	s.f.	0.19	acres	0	s.f.	8,150	s.f.	0.19	acres	65	+/-	l.f.
Lot 72	8,150	s.f.	0.19	acres	0	s.f.	8,150	s.f.	0.19	acres	65	+/-	l.f.
Lot 73	8,313	s.f.	0.19	acres	0	s.f.	8,313	s.f.	0.19	acres	65	+/-	l.f.
Lot 74	8,476	s.f.	0.19	acres	0	s.f.	8,476	s.f.	0.19	acres	65	+/-	l.f.
Lot 75	9,899	s.f.	0.23	acres	0	s.f.	9,899	s.f.	0.23	acres	73	+/-	l.f.
Total	754,081	s.f.	17.31	acres	0	s.f.	754,081	s.f.	17.31	acres			

VILLA	GROSS AREA				WETLAND AREA			NET AREA			WIDTH @ SETBACK		
Lot 1	6,962	s.f.	0.16	acres	0	s.f.	6,962	s.f.	0.16	acres	52	+/-	l.f.
Lot 2	6,989	s.f.	0.16	acres	0	s.f.	6,989	s.f.	0.16	acres	52	+/-	l.f.
Lot 3	8,711	s.f.	0.20	acres	0	s.f.	8,711	s.f.	0.20	acres	52	+/-	l.f.
Lot 4	10,488	s.f.	0.24	acres	0	s.f.	10,488	s.f.	0.24	acres	62	+/-	l.f.
Lot 5	10,109	s.f.	0.23	acres	0	s.f.	10,109	s.f.	0.23	acres	62	+/-	l.f.
Lot 6	11,617	s.f.	0.27	acres	0	s.f.	11,617	s.f.	0.27	acres	69	+/-	l.f.
Lot 7	9,331	s.f.	0.21	acres	0	s.f.	9,331	s.f.	0.21	acres	55	+/-	l.f.
Lot 8	12,015	s.f.	0.28	acres	0	s.f.	12,015	s.f.	0.28	acres	69	+/-	l.f.
Lot 9	8,520	s.f.	0.20	acres	0	s.f.	8,520	s.f.	0.20	acres	59	+/-	l.f.
Lot 10	8,553	s.f.	0.20	acres	0	s.f.	8,553	s.f.	0.20	acres	51	+/-	l.f.
Lot 11	8,371	s.f.	0.19	acres	0	s.f.	8,371	s.f.	0.19	acres	51	+/-	l.f.
Lot 12	7,753	s.f.	0.18	acres	0	s.f.	7,753	s.f.	0.18	acres	51	+/-	l.f.
Lot 13	7,874	s.f.	0.18	acres	0	s.f.	7,874	s.f.	0.18	acres	51	+/-	l.f.
Lot 14	7,485	s.f.	0.17	acres	0	s.f.	7,485	s.f.	0.17	acres	51	+/-	l.f.
Lot 15	6,439	s.f.	0.15	acres	0	s.f.	6,439	s.f.	0.15	acres	51	+/-	l.f.
Lot 16	6,443	s.f.	0.15	acres	0	s.f.	6,443	s.f.	0.15	acres	51	+/-	l.f.
Lot 17	6,629	s.f.	0.15	acres	0	s.f.	6,629	s.f.	0.15	acres	51	+/-	l.f.
Lot 18	8,412	s.f.	0.19	acres	0	s.f.	8,412	s.f.	0.19	acres	88	+/-	l.f.
Lot 19	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 20	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 21	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 22	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 23	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 24	8,059	s.f.	0.19	acres	0	s.f.	8,059	s.f.	0.19	acres	51	+/-	l.f.
Lot 25	7,762	s.f.	0.18	acres	0	s.f.	7,762	s.f.	0.18	acres	51	+/-	l.f.
Lot 26	7,336	s.f.	0.17	acres	0	s.f.	7,336	s.f.	0.17	acres	51	+/-	l.f.

Lot 27	7,336	s.f.	0.17	acres	0	s.f.	7,336	s.f.	0.17	acres	51	+/-	l.f.
Lot 28	7,336	s.f.	0.17	acres	0	s.f.	7,336	s.f.	0.17	acres	51	+/-	l.f.
Lot 29	7,336	s.f.	0.17	acres	0	s.f.	7,336	s.f.	0.17	acres	51	+/-	l.f.
Lot 30	7,120	s.f.	0.16	acres	0	s.f.	7,120	s.f.	0.16	acres	51	+/-	l.f.
Lot 31	6,875	s.f.	0.16	acres	0	s.f.	6,875	s.f.	0.16	acres	55	+/-	l.f.
Lot 32	9,337	s.f.	0.21	acres	0	s.f.	9,337	s.f.	0.21	acres	74	+/-	l.f.
Lot 33	11,720	s.f.	0.27	acres	0	s.f.	11,720	s.f.	0.27	acres	59	+/-	l.f.
Lot 34	7,971	s.f.	0.18	acres	0	s.f.	7,971	s.f.	0.18	acres	55	+/-	l.f.
Lot 35	8,007	s.f.	0.18	acres	0	s.f.	8,007	s.f.	0.18	acres	55	+/-	l.f.
Lot 36	8,018	s.f.	0.18	acres	0	s.f.	8,018	s.f.	0.18	acres	55	+/-	l.f.
Lot 37	8,029	s.f.	0.18	acres	0	s.f.	8,029	s.f.	0.18	acres	55	+/-	l.f.
Lot 38	8,040	s.f.	0.18	acres	0	s.f.	8,040	s.f.	0.18	acres	55	+/-	l.f.
Lot 39	8,144	s.f.	0.19	acres	0	s.f.	8,144	s.f.	0.19	acres	55	+/-	l.f.
Lot 40	10,427	s.f.	0.24	acres	0	s.f.	10,427	s.f.	0.24	acres	88	+/-	l.f.
Lot 41	9,999	s.f.	0.23	acres	0	s.f.	9,999	s.f.	0.23	acres	51	+/-	l.f.
Lot 42	13,707	s.f.	0.31	acres	0	s.f.	13,707	s.f.	0.31	acres	61	+/-	l.f.
Lot 43	7,531	s.f.	0.17	acres	0	s.f.	7,531	s.f.	0.17	acres	61	+/-	l.f.
Lot 44	6,625	s.f.	0.15	acres	0	s.f.	6,625	s.f.	0.15	acres	53	+/-	l.f.
Lot 45	6,650	s.f.	0.15	acres	0	s.f.	6,650	s.f.	0.15	acres	53	+/-	l.f.
Lot 46	6,400	s.f.	0.15	acres	0	s.f.	6,400	s.f.	0.15	acres	51	+/-	l.f.
Lot 47	7,024	s.f.	0.16	acres	0	s.f.	7,024	s.f.	0.16	acres	51	+/-	l.f.
Lot 48	7,270	s.f.	0.17	acres	0	s.f.	7,270	s.f.	0.17	acres	51	+/-	l.f.
Lot 49	7,270	s.f.	0.17	acres	0	s.f.	7,270	s.f.	0.17	acres	51	+/-	l.f.
Lot 50	7,270	s.f.	0.17	acres	0	s.f.	7,270	s.f.	0.17	acres	51	+/-	l.f.
Lot 51	7,270	s.f.	0.17	acres	0	s.f.	7,270	s.f.	0.17	acres	51	+/-	l.f.
Lot 52	7,270	s.f.	0.17	acres	0	s.f.	7,270	s.f.	0.17	acres	51	+/-	l.f.
Lot 53	7,270	s.f.	0.17	acres	0	s.f.	7,270	s.f.	0.17	acres	51	+/-	l.f.
Lot 54	7,270	s.f.	0.17	acres	0	s.f.	7,270	s.f.	0.17	acres	51	+/-	l.f.
Lot 55	8,321	s.f.	0.19	acres	0	s.f.	8,321	s.f.	0.19	acres	58	+/-	l.f.
Lot 56	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 57	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 58	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 59	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 60	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 61	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 62	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 63	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 64	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 65	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 66	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 67	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 68	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 69	7,643	s.f.	0.18	acres	0	s.f.	7,643	s.f.	0.18	acres	59	+/-	l.f.
Lot 70	9,237	s.f.	0.21	acres	0	s.f.	9,237	s.f.	0.21	acres	59	+/-	l.f.
Lot 71	7,818	s.f.	0.18	acres	0	s.f.	7,818	s.f.	0.18	acres	51	+/-	l.f.
Lot 72	6,949	s.f.	0.16	acres	0	s.f.	6,949	s.f.	0.16	acres	51	+/-	l.f.
Lot 73	6,676	s.f.	0.15	acres	0	s.f.	6,676	s.f.	0.15	acres	51	+/-	l.f.
Lot 74	6,676	s.f.	0.15	acres	0	s.f.	6,676	s.f.	0.15	acres	51	+/-	l.f.
Lot 75	6,676	s.f.	0.15	acres	0	s.f.	6,676	s.f.	0.15	acres	51	+/-	l.f.
Lot 76	6,676	s.f.	0.15	acres	0	s.f.	6,676	s.f.	0.15	acres	51	+/-	l.f.
Lot 77	7,057	s.f.	0.16	acres	0	s.f.	7,057	s.f.	0.16	acres	51	+/-	l.f.
Lot 78	6,892	s.f.	0.16	acres	0	s.f.	6,892	s.f.	0.16	acres	51	+/-	l.f.
Lot 79	7,217	s.f.	0.17	acres	0	s.f.	7,217	s.f.	0.17	acres	51	+/-	l.f.
Lot 80	6,864	s.f.	0.16	acres	0	s.f.	6,864	s.f.	0.16	acres	51	+/-	l.f.
Lot 81	10,902	s.f.	0.25	acres	0	s.f.	10,902	s.f.	0.25	acres	51	+/-	l.f.
Lot 82	10,601	s.f.	0.24	acres	0	s.f.	10,601	s.f.	0.24	acres	51	+/-	l.f.
Lot 83	9,424	s.f.	0.22	acres	0	s.f.	9,424	s.f.	0.22	acres	51	+/-	l.f.
Lot 84	9,506	s.f.	0.22	acres	0	s.f.	9,506	s.f.	0.22	acres	51	+/-	l.f.

Lot 85	8,597	s.f.	0.20	acres	0	s.f.	8,597	s.f.	0.20	acres	51	+/-	l.f.
Lot 86	6,899	s.f.	0.16	acres	0	s.f.	6,899	s.f.	0.16	acres	51	+/-	l.f.
Lot 87	7,234	s.f.	0.17	acres	0	s.f.	7,234	s.f.	0.17	acres	51	+/-	l.f.
Lot 88	8,096	s.f.	0.19	acres	0	s.f.	8,096	s.f.	0.19	acres	59	+/-	l.f.
Lot 89	7,653	s.f.	0.18	acres	0	s.f.	7,653	s.f.	0.18	acres	59	+/-	l.f.
Lot 90	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 91	6,656	s.f.	0.15	acres	0	s.f.	6,656	s.f.	0.15	acres	51	+/-	l.f.
Lot 92	7,956	s.f.	0.18	acres	0	s.f.	7,956	s.f.	0.18	acres	61	+/-	l.f.
Lot 93	7,956	s.f.	0.18	acres	0	s.f.	7,956	s.f.	0.18	acres	61	+/-	l.f.
Lot 94	9,850	s.f.	0.23	acres	0	s.f.	9,850	s.f.	0.23	acres	92	+/-	l.f.
Lot 95	8,380	s.f.	0.19	acres	0	s.f.	8,380	s.f.	0.19	acres	58	+/-	l.f.
Lot 96	8,196	s.f.	0.19	acres	0	s.f.	8,196	s.f.	0.19	acres	53	+/-	l.f.
Lot 97	8,713	s.f.	0.20	acres	0	s.f.	8,713	s.f.	0.20	acres	52	+/-	l.f.
Lot 98	6,633	s.f.	0.15	acres	0	s.f.	6,633	s.f.	0.15	acres	52	+/-	l.f.
Lot 99	7,207	s.f.	0.17	acres	0	s.f.	7,207	s.f.	0.17	acres	60	+/-	l.f.
Lot 100	8,208	s.f.	0.19	acres	0	s.f.	8,208	s.f.	0.19	acres	60	+/-	l.f.
Lot 101	7,336	s.f.	0.17	acres	0	s.f.	7,336	s.f.	0.17	acres	51	+/-	l.f.
Lot 102	7,334	s.f.	0.17	acres	0	s.f.	7,334	s.f.	0.17	acres	51	+/-	l.f.
Lot 103	6,724	s.f.	0.15	acres	0	s.f.	6,724	s.f.	0.15	acres	51	+/-	l.f.
Lot 104	7,327	s.f.	0.17	acres	0	s.f.	7,327	s.f.	0.17	acres	52	+/-	l.f.
Lot 105	7,876	s.f.	0.18	acres	0	s.f.	7,876	s.f.	0.18	acres	52	+/-	l.f.
Lot 106	8,019	s.f.	0.18	acres	0	s.f.	8,019	s.f.	0.18	acres	62	+/-	l.f.
Lot 107	8,856	s.f.	0.20	acres	0	s.f.	8,856	s.f.	0.20	acres	61	+/-	l.f.
Lot 108	7,518	s.f.	0.17	acres	0	s.f.	7,518	s.f.	0.17	acres	51	+/-	l.f.
Lot 109	7,039	s.f.	0.16	acres	0	s.f.	7,039	s.f.	0.16	acres	52	+/-	l.f.
Lot 110	6,677	s.f.	0.15	acres	0	s.f.	6,677	s.f.	0.15	acres	51	+/-	l.f.
Lot 111	7,546	s.f.	0.17	acres	0	s.f.	7,546	s.f.	0.17	acres	51	+/-	l.f.
Lot 112	7,477	s.f.	0.17	acres	0	s.f.	7,477	s.f.	0.17	acres	51	+/-	l.f.
Lot 113	7,423	s.f.	0.17	acres	0	s.f.	7,423	s.f.	0.17	acres	51	+/-	l.f.
Lot 114	7,318	s.f.	0.17	acres	0	s.f.	7,318	s.f.	0.17	acres	51	+/-	l.f.
Lot 115	6,647	s.f.	0.15	acres	0	s.f.	6,647	s.f.	0.15	acres	51	+/-	l.f.
Lot 116	6,481	s.f.	0.15	acres	0	s.f.	6,481	s.f.	0.15	acres	51	+/-	l.f.
Lot 117	6,478	s.f.	0.15	acres	0	s.f.	6,478	s.f.	0.15	acres	51	+/-	l.f.
Lot 118	6,444	s.f.	0.15	acres	0	s.f.	6,444	s.f.	0.15	acres	51	+/-	l.f.
Lot 119	6,396	s.f.	0.15	acres	0	s.f.	6,396	s.f.	0.15	acres	51	+/-	l.f.
Lot 120	6,319	s.f.	0.15	acres	0	s.f.	6,319	s.f.	0.15	acres	51	+/-	l.f.
Lot 121	6,250	s.f.	0.14	acres	0	s.f.	6,250	s.f.	0.14	acres	51	+/-	l.f.
Lot 122	6,614	s.f.	0.15	acres	0	s.f.	6,614	s.f.	0.15	acres	51	+/-	l.f.
Lot 123	6,579	s.f.	0.15	acres	0	s.f.	6,579	s.f.	0.15	acres	51	+/-	l.f.
Lot 124	6,583	s.f.	0.15	acres	0	s.f.	6,583	s.f.	0.15	acres	51	+/-	l.f.
Lot 125	6,588	s.f.	0.15	acres	0	s.f.	6,588	s.f.	0.15	acres	51	+/-	l.f.
Lot 126	7,952	s.f.	0.18	acres	0	s.f.	7,952	s.f.	0.18	acres	63	+/-	l.f.
Total	964,018	s.f.	22.13	acres	0	s.f.	964,018	s.f.	22.13	acres			

MULTI	**GROSS AREA**				**WETLAND AREA**		**NET AREA**				**WIDTH @ SETBACK**		
Lot 1	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/-	l.f.
Lot 2	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/-	l.f.
Lot 3	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/-	l.f.
Lot 4	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/-	l.f.
Lot 5	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/-	l.f.
Lot 6	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/-	l.f.
Lot 7	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/-	l.f.
Lot 8	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/-	l.f.
Lot 9	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/-	l.f.
Lot 10	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/-	l.f.
Lot 11	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/-	l.f.
Lot 12	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/-	l.f.
Lot 13	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/-	l.f.

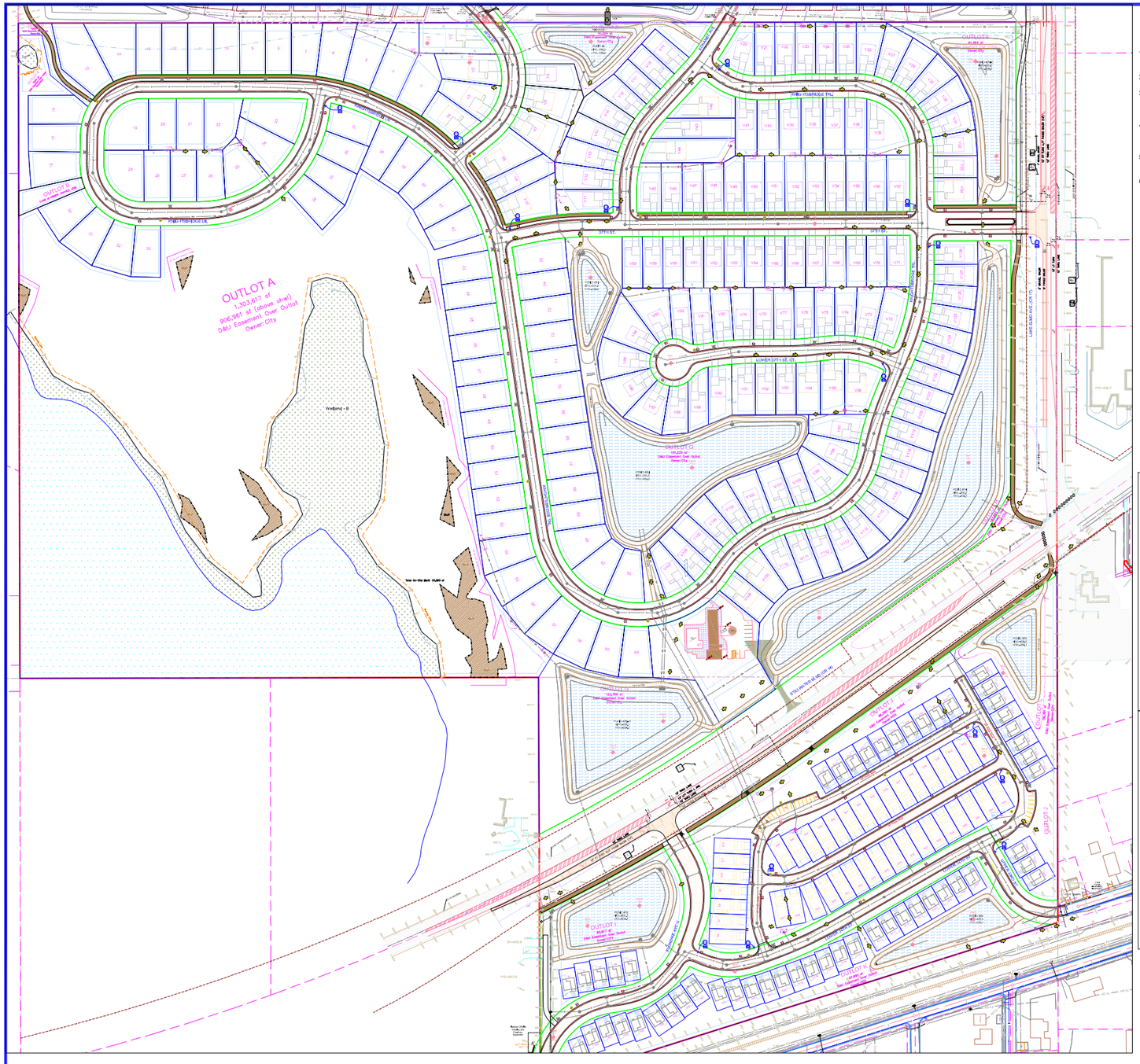
Lot 14	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 15	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 16	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 17	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 18	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 19	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 20	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 21	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 22	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 23	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 24	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 25	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 26	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 27	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 28	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 29	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 30	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 31	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 32	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 33	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 34	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 35	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 36	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 37	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 38	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 39	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 40	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 41	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 42	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 43	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 44	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 45	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 46	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 47	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 48	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 49	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 50	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 51	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 52	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 53	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 54	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 55	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 56	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 57	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 58	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 59	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 60	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 61	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 62	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 63	3,477	s.f.	0.08	acres	0	s.f.	3,477	s.f.	0.08	acres	38	+/- l.f.
Lot 64	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 65	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 66	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 67	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 68	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 69	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 70	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 71	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.

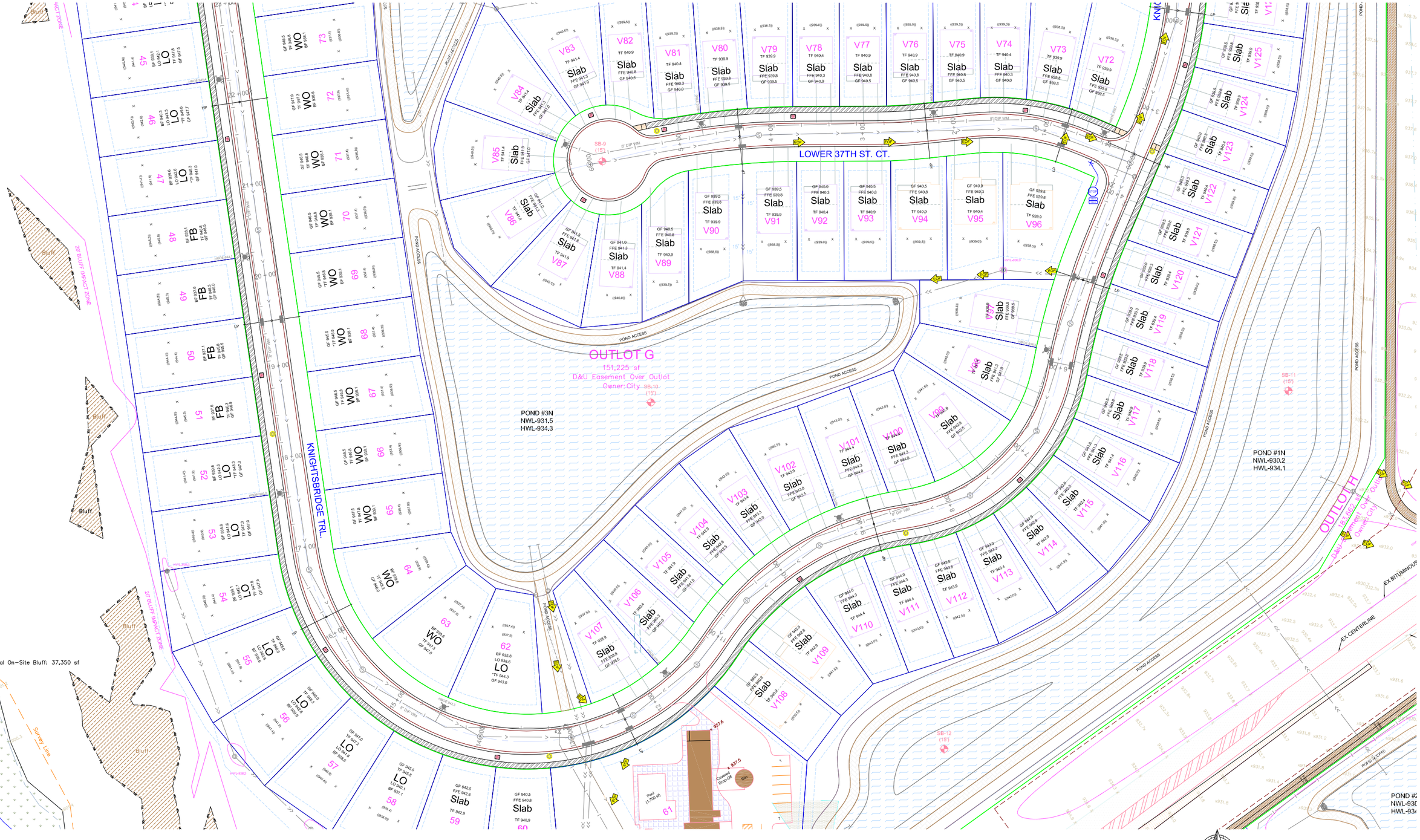
Lot 72	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 73	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 74	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 75	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 76	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 77	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 78	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 79	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 80	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 81	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 82	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 83	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 84	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 85	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 86	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 87	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 88	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 89	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 90	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 91	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 92	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Lot 93	2,960	s.f.	0.07	acres	0	s.f.	2,960	s.f.	0.07	acres	40	+/- l.f.
Total	295,960	s.f.	6.79	acres	0	s.f.	295,960	s.f.	6.79	acres		

OUTLOT	**GROSS AREA**				**WETLAND AREA**		**NET AREA**			
A	1,424,837	s.f.	32.71	acres	585,273	s.f.	839,564	s.f.	19.27	acres
B	7,448	s.f.	0.17	acres	0	s.f.	7,448	s.f.	0.17	acres
C	29,257	s.f.	0.67	acres	0	s.f.	29,257	s.f.	0.67	acres
D	34,389	s.f.	0.79	acres	0	s.f.	34,389	s.f.	0.79	acres
E	28,639	s.f.	0.66	acres	0	s.f.	28,639	s.f.	0.66	acres
F	61,464	s.f.	1.41	acres	0	s.f.	61,464	s.f.	1.41	acres
G	151,225	s.f.	3.47	acres	0	s.f.	151,225	s.f.	3.47	acres
H	183,662	s.f.	4.22	acres	0	s.f.	183,662	s.f.	4.22	acres
I	82,817	s.f.	1.90	acres	0	s.f.	82,817	s.f.	1.90	acres
J	236,169	s.f.	5.42	acres	0	s.f.	236,169	s.f.	5.42	acres
K	87,991	s.f.	2.02	acres	0	s.f.	87,991	s.f.	2.02	acres
Total	2,327,898	s.f.	53.44	acres	585,273	s.f.	1,742,625	s.f.	40.01	acres

R/W	**GROSS AREA**				**WETLAND AREA**		**NET AREA**			
	1,034,287	s.f.	23.74	acres	0	s.f.	1,034,287	s.f.	23.74	acres

TOTAL	**GROSS AREA**				**WETLAND AREA**		**NET AREA**			
	5,376,243	s.f.	123.42	acres	0	s.f.	5,376,243	s.f.	123.42	acres


OUTLOT A
1,303,617 sf
906,951 sf (above ohw)
D&U Easement Over Outlot
Owner: City
Wetland - B
Wetland - A
Wetland - C
Wetland - D
Wetland - E
Wetland - F
Wetland - G
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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 26478

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.

LAKE ELMO, MINNESOTA

PRELIMINARY STREET/SIGNAGE/LIGHTING/STRIPING PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

SI2
SI6



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CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

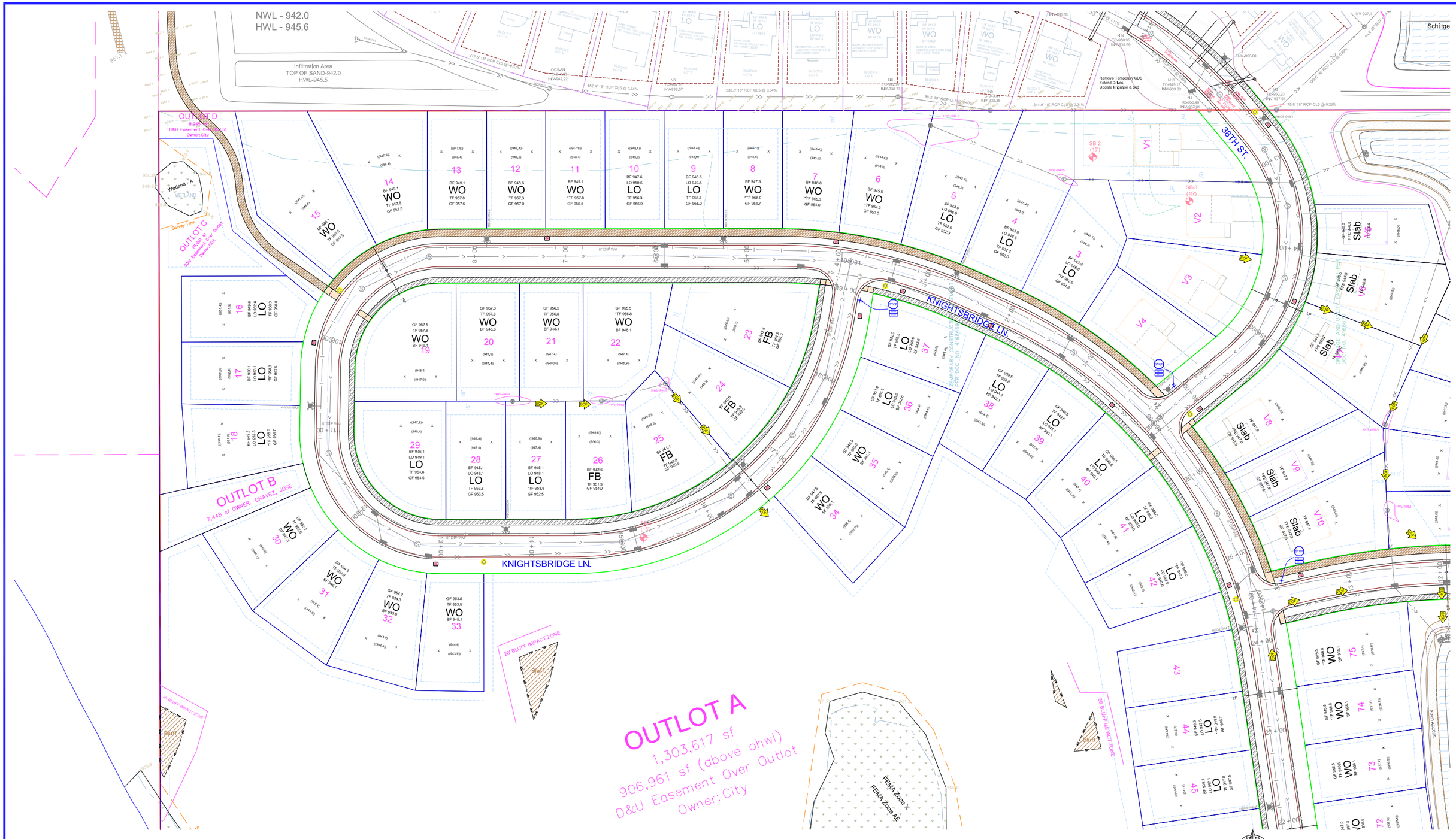
PRELIMINARY STREET/SIGNAGE/LIGHTING/STRIPING PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
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SI3
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LAKE ELMO,
MINNESOTA

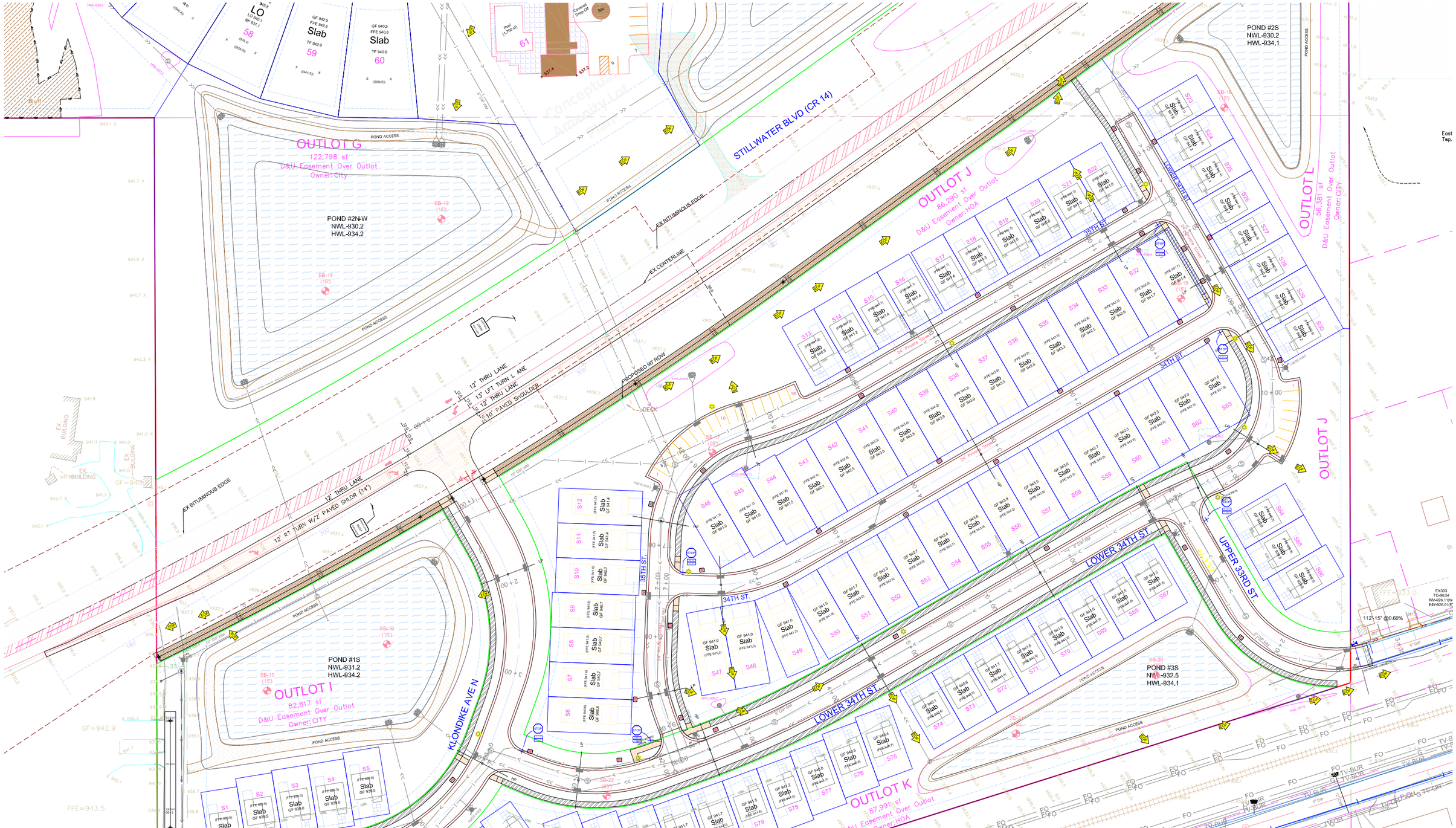
PRELIMINARY SIGNAGE/LIGHTING/MARKING PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

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LAKE ELMO, MINNESOTA

PRELIMINARY STREET/SIGNAGE/LIGHTING/STRIPING PLAN

SCHILTGEN SOUTH

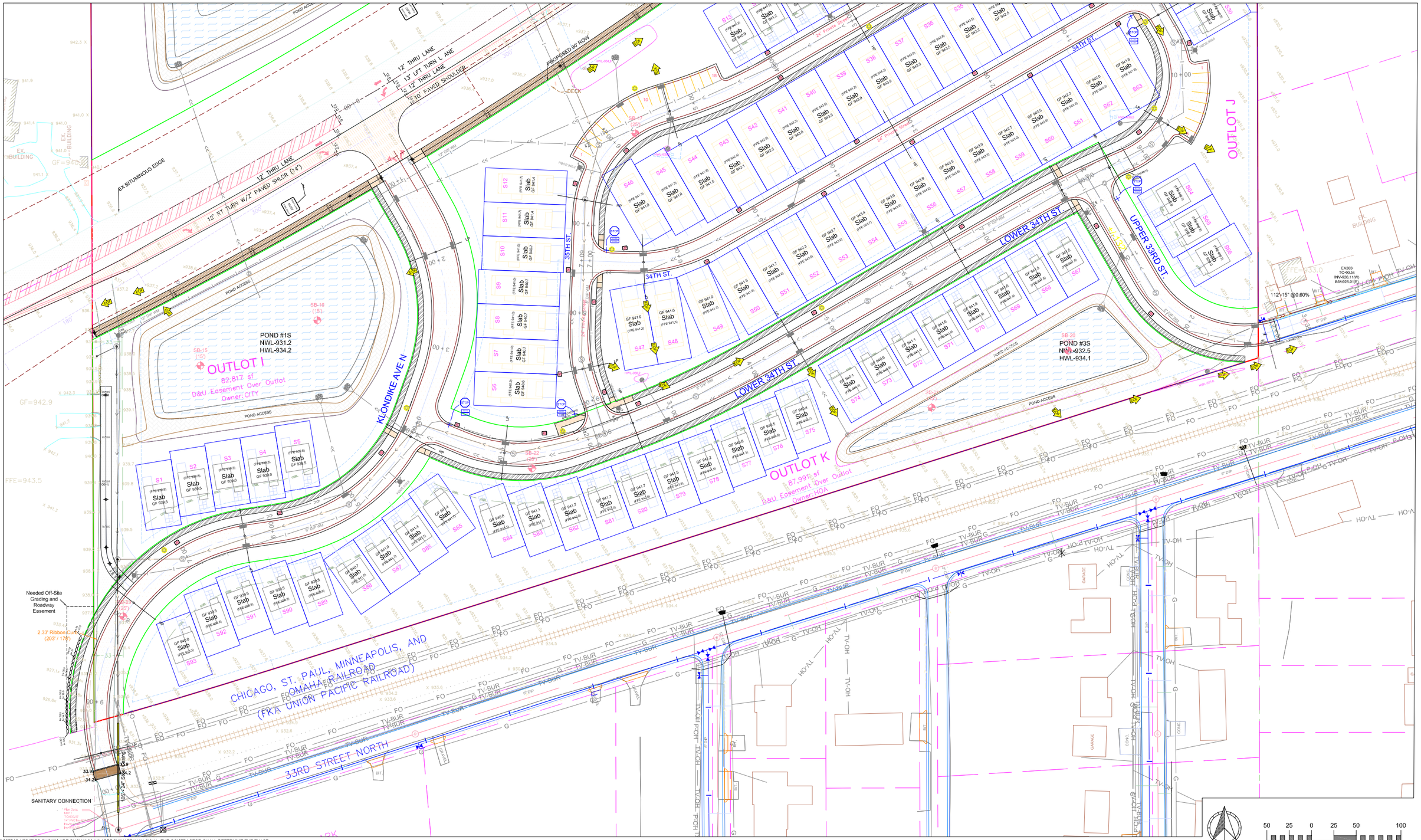
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LAKE ELMO, MINNESOTA

PRELIMINARY STREET/SIGNAGE/LIGHTING/STRIPING PLAN

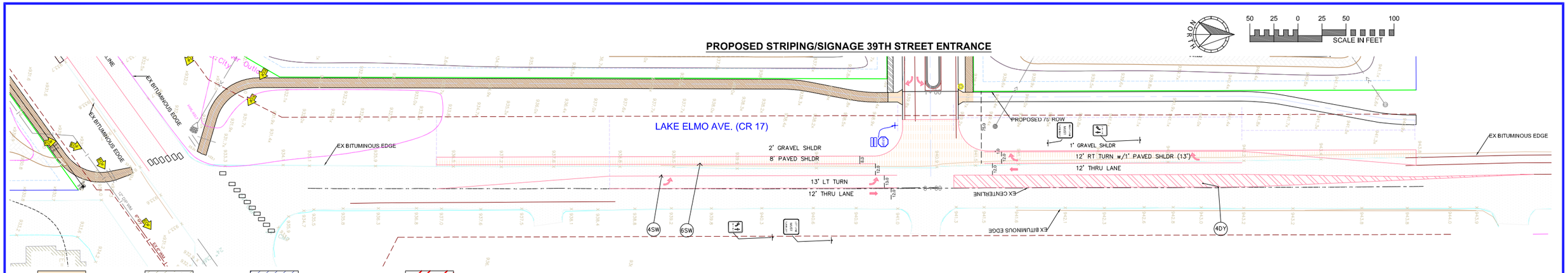
SCHILTGEN SOUTH

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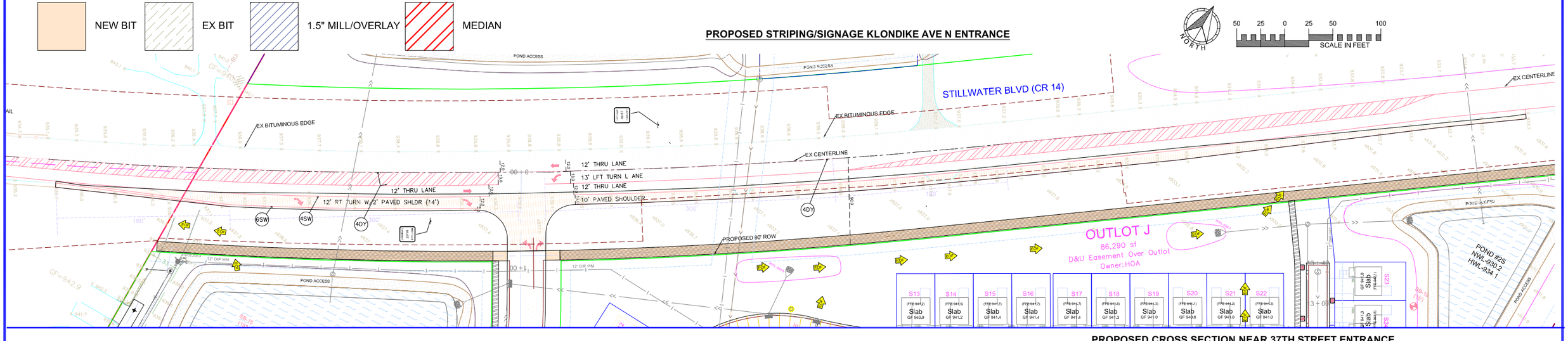
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PROPOSED STRIPING/SIGNAGE 39TH STREET ENTRANCE



PROPOSED STRIPING/SIGNAGE KLONDIKE AVE N ENTRANCE



PAVEMENT SECTION NOTES

1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT "STANDARD SPECIFICATION FOR CONSTRUCTION" AND ALSO THE REQUIREMENTS OF THE OWNERS SOIL ENGINEER.
2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
3. MNDONT SPEC. 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.
4. RECYCLED BITUMINOUS WEAR COURSE MIX WILL NOT BE ALLOWED.
5. FULL WIDTH PAVING ONLY (MUST BE INSTALLED WITH PAVING MACHINE)

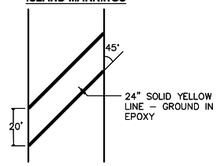
NOTE TO CONTRACTOR

1. NOTIFY RESIDENTS ALONG THE LENGTH OF LAKE ELMO AVE (CR 17) TURN LANE IMPROVEMENTS 72 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE ACCESS AT ALL TIMES.
2. CONTRACTOR MUST NOTIFY WASHINGTON COUNTY AT LEAST 72 HOURS PRIOR TO COMMENCING LAKE ELMO AVE. (CR 17) AND STILLWATER BLVD IMPROVEMENTS (CR 14).

STREET NOTES

1. REMOVE EXISTING SIGNAGE & STRIPING AS NECESSARY FOR NEW CONSTRUCTION.
2. REMOVE EXISTING SHOULDER AS NEEDED FOR NEW CONSTRUCTION.
3. TURN LANE STRIPPNG AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN TO BE APPROVED BY THE ENGINEER PRIOR TO COMMENCMENT OF ROAD IMPROVEMENTS.
4. TYPICAL 8' TURN LANE ARROWS TO BE USED.
5. PLACE SHOULDER BASE AGGREGATE AS DIRECTED BY THE ENGINEER. (1' GRAVEL SHOULDERS SHALL BE 6" THICK)
6. PAVED SHOULDER SECTION SHALL BE 2" BITUMINOUS AND 4" AGGREGATE BASE

TYPICAL LEFT TURN ISLAND MARKINGS



GROUND IN POLY PREFORM

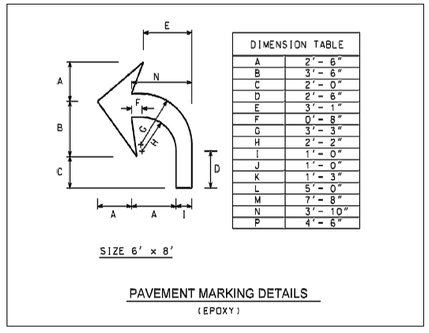
1. THE ENGINEER WILL DIRECT ROAD CLEANING PRIOR TO APPLICATION. CLEANING MUST CONSIST OF AT LEAST BRUSHING WITH A NON METALLIC ROTARY BROOM.
2. GROUND IN POLY PREFORM MARKING APPLICATION MUST OCCUR IMMEDIATELY AFTER PAVEMENT CLEANING HAS BEEN COMPLETED.
3. THE PAVEMENT TEMPERATURE MUST NOT BE LESS THAN 50° F DURING OPERATIONS. PERMANENT MARKINGS MUST NOT BE INSTALLED OVER TEMPORARY MARKINGS.
4. PLACE TEMPORARY STRIPING UNTIL WEAR COURSE IS INSTALLED.

LAKE ELMO AVE STREET SECTION



STRIPING KEY

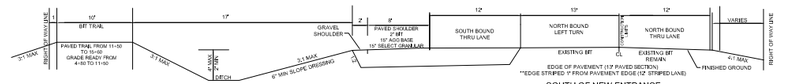
4SW	4" SOLID WHITE
6SW	6" SOLID WHITE
4SY	4" SOLID YELLOW
4DY	4" DOUBLE YELLOW



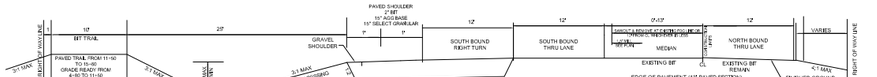
DIMENSION TABLE	
A	2'-6"
B	3'-6"
C	2'-0"
D	2'-6"
E	3'-1"
F	0'-8"
G	3'-3"
H	2'-2"
I	1'-0"
J	1'-0"
K	1'-3"
L	5'-0"
M	7'-8"
N	3'-10"
P	4'-6"

PAVEMENT MARKING DETAILS
(EPOXY)

PROPOSED CROSS SECTION NEAR 37TH STREET ENTRANCE

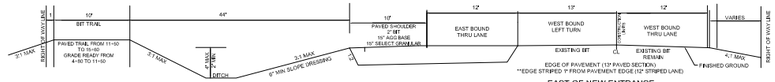


SOUTH OF NEW ENTRANCE
LAKE ELMO AVE TYPICAL SECTIONS

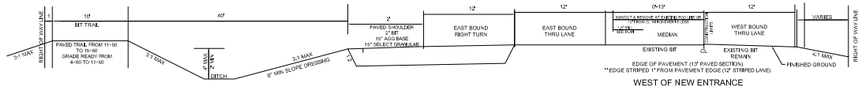


NORTH OF NEW ENTRANCE
LAKE ELMO AVE TYPICAL SECTIONS

PROPOSED CROSS SECTION NEAR KLONDIKE AVE N ENTRANCE



EAST OF NEW ENTRANCE
STILLWATER BLVD TYPICAL SECTIONS



WEST OF NEW ENTRANCE
LAKE ELMO AVE TYPICAL SECTIONS

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CHECKED				
RSM				
DATE				
XX/XX/XX				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 26478

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

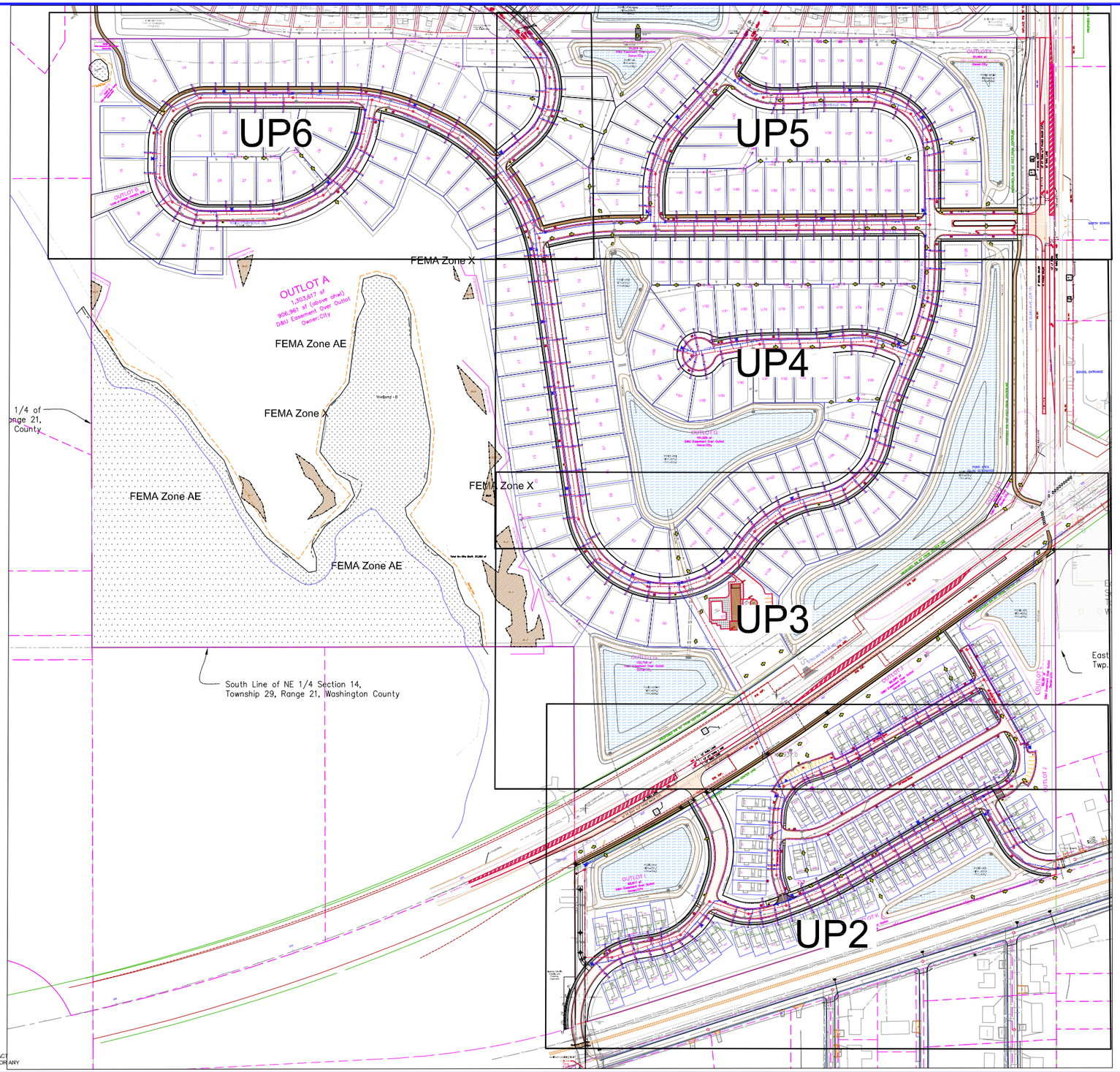
CITY PROJECT NO.
--

LAKE ELMO, MINNESOTA

COUNTY ROAD IMPROVEMENTS
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

S1
S1



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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CITY PROJECT NO.

LAKE ELMO, MINNESOTA

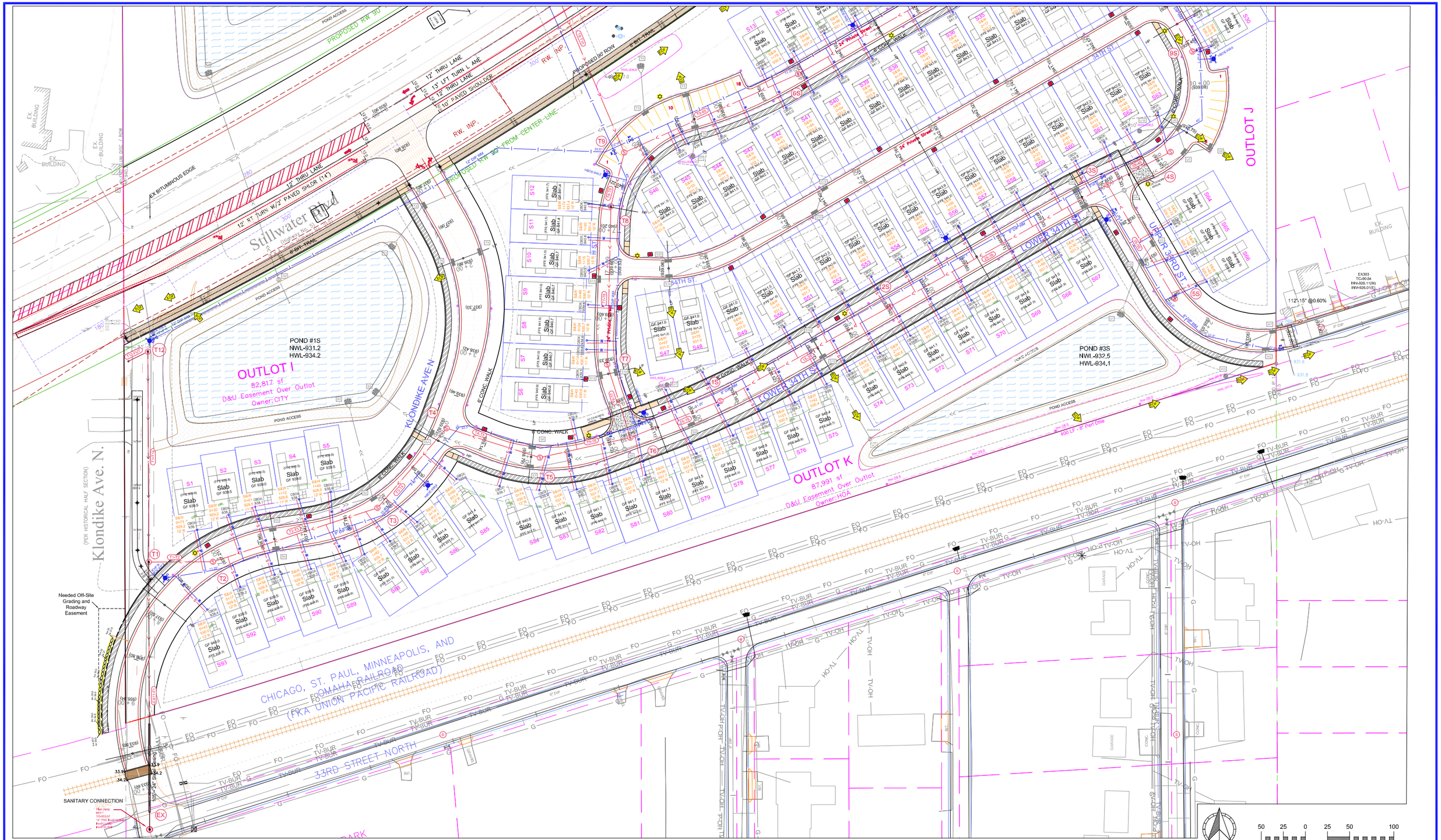
PRELIMINARY SANITARY & WATERMAIN PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO. 3120-084

UP1
UP15



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CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

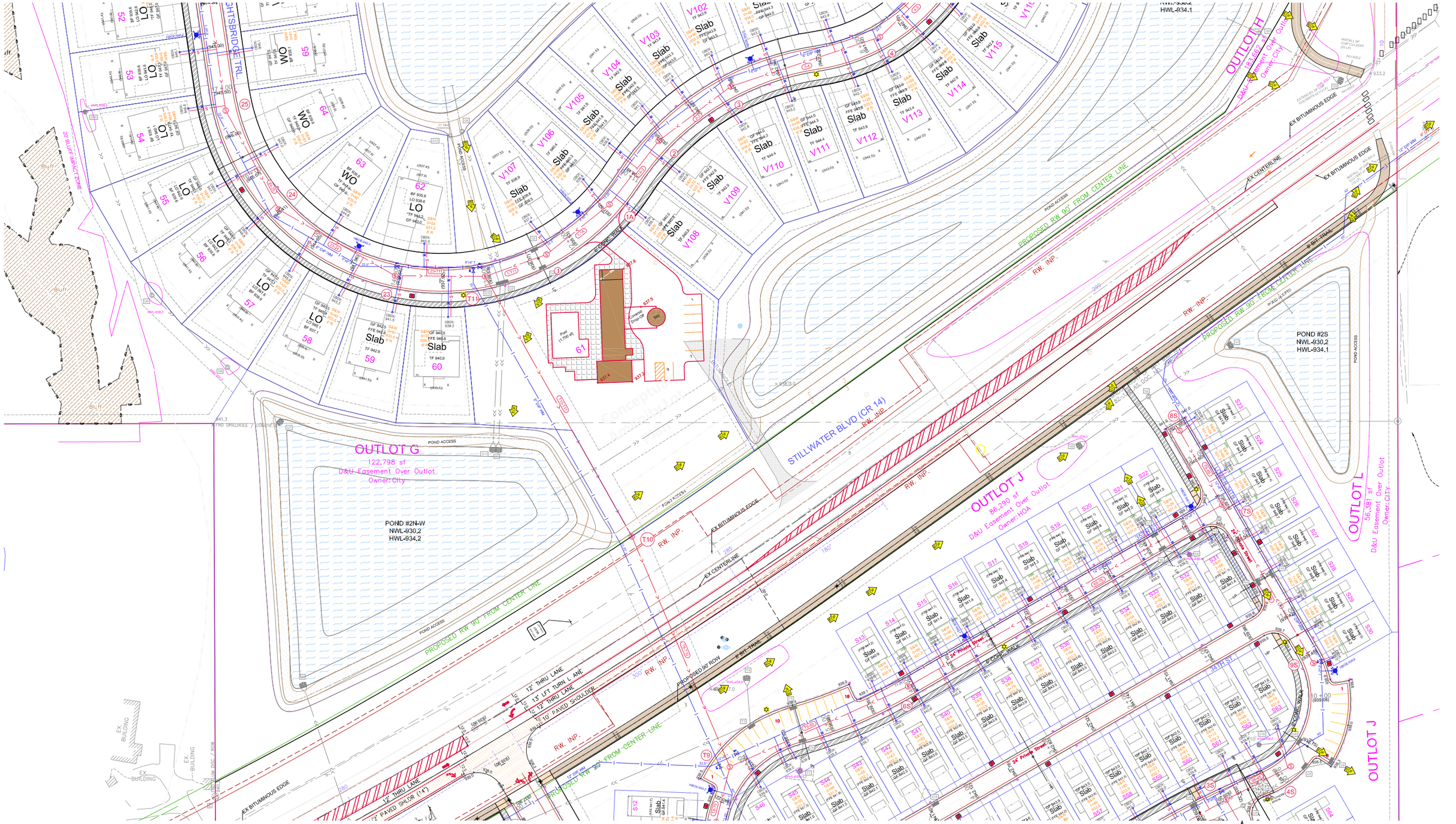
PRELIMINARY SANITARY & WATERMAIN PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP2
UP15



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PLYMOUTH, MN 55447 (952) 476-6000

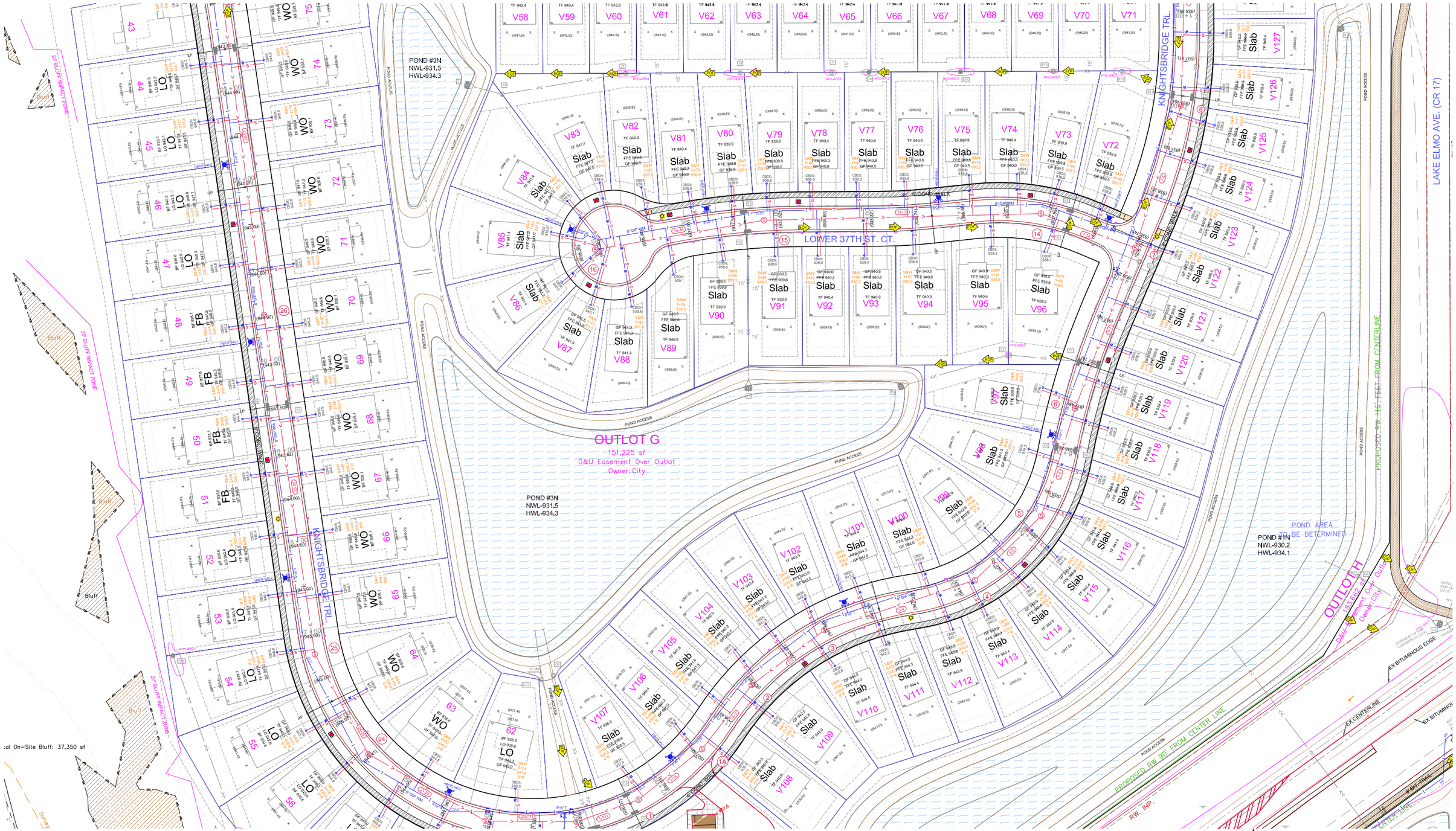
CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

PRELIMINARY SANITARY & WATERMAIN PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP3
UP15



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CITY PROJECT NO.
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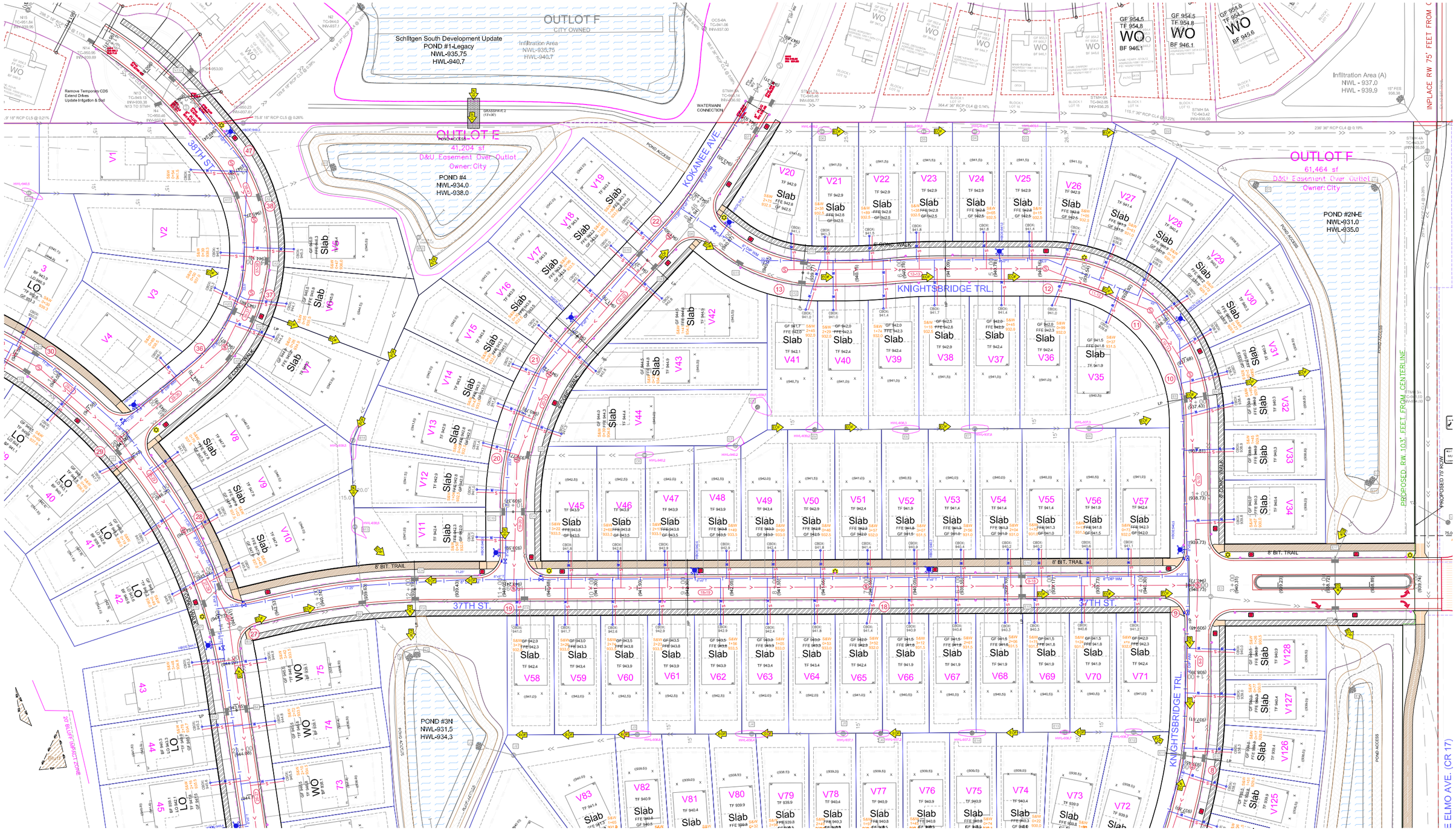
PRELIMINARY SANITARY & WATERMAIN PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP4
UP15



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CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

PRELIMINARY SANITARY & WATERMAIN PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP5
UP15

NWL - 942.0
HWL - 945.6

Infiltration Area
TOP OF SAND-942.0
HWL-945.5

OUTLOT D
19,945 sf
D&U Easement Over Outlot
Owner: City

Wetland - A
WETLAND

Survey Line

OUTLOT C
19,997 sf
D&U Easement Over Outlot
Owner:HOA

OUTLOT B
7,448 sf OWNER: CHAVEZ, JOSE

OUTLOT A
1,303,617 sf
906,961 sf (above ohwl)
D&U Easement Over Outlot
Owner: City

KNIGHTSBRIDGE LN.
6' CONC. WALK

387TH ST.

Remove Temporary CDS
Extend Drives
Update Irrigation & Sod

20' BLUFF IMPACT ZONE

FEMA Zone X
FEMA Zone AE

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LAKE ELMO,
MINNESOTA

PRELIMINARY SANITARY & WATERMAIN PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP6
UP15

NORTH

50 25 0 25 50 100
SCALE IN FEET

STRUCTURE TABLE					
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV
1	MH	48.000	936.4	17.6'	918.8
1A	MH	48.000	937.6	18.3'	919.3
1S	MH	48.000	939.4	17.9'	921.5
2	MH	48.000	939.6	19.8'	919.8
2S	MH	48.000	938.9	15.4'	923.5
3	MH	48.000	941.9	21.6'	920.3
3S	MH	48.000	939.2	14.4'	924.8
4	MH	48.000	941.1	20.0'	921.1
4S	MH	48.000	938.9	12.8'	926.1
5	MH	48.000	939.5	17.9'	921.6
5S	MH	48.000	936.6	11.1'	925.5
6	MH	48.000	937.5	15.3'	922.2
6S	MH	48.000	939.7	15.3'	924.4
7	MH	48.000	938.7	15.5'	923.2
7S	MH	48.000	939.9	13.8'	926.1
8	MH	48.000	937.4	13.4'	924.0
8S	MH	48.000	941.0	12.0'	929.0
9	MH	48.000	940.7	15.8'	924.9
9S	MH	48.000	939.3	12.3'	927.0
10	MH	48.000	937.5	10.2'	927.3
11	MH	48.000	938.5	10.7'	927.8
12	MH	48.000	940.0	11.6'	928.4
13	MH	48.000	939.8	10.0'	929.8
14	MH	48.000	938.0	12.3'	925.7
15	MH	48.000	937.6	10.5'	927.1
16	MH	48.000	939.0	10.0'	929.0
18	MH	48.000	940.6	14.0'	926.6
19	MH	48.000	940.2	11.9'	928.3
20	MH	48.000	939.8	10.8'	929.0
21	MH	48.000	941.7	12.1'	929.6
22	MH	48.000	941.5	11.0'	930.5
23	MH	48.000	939.6	14.1'	925.5
24	MH	48.000	945.4	19.1'	926.3
25	MH	48.000	945.7	18.7'	927.0
26	MH	48.000	944.0	15.3'	928.7
27	MH	48.000	944.4	14.0'	930.4
28	MH	48.000	945.8	16.8'	929.0
29	MH	48.000	947.0	15.4'	931.6
30	MH	48.000	948.2	15.3'	932.9

STRUCTURE TABLE					
31	MH	48.000	949.7	16.0'	933.7
32	MH	48.000	950.9	16.6'	934.3
33	MH	48.000	953.0	11.6'	941.4
34	MH	48.000	955.5	12.0'	943.5
35	MH	48.000	955.7	11.7'	944.0
36	MH	48.000	943.9	11.5'	932.4
37	MH	48.000	943.7	10.9'	932.8
38	MH	48.000	945.2	11.9'	933.3
39	MH	48.000	948.1	13.1'	935.0
40	MH	48.000	946.6	11.1'	935.5
41	MH	48.000	945.9	9.9'	936.0
42	MH	48.000	948.0	10.5'	937.5
43	MH	48.000	952.3	12.0'	940.3
44	MH	48.000	953.0	12.0'	941.0
45	MH	48.000	953.7	12.0'	941.7
46	MH	48.000	955.0	12.0'	943.0
47	MH	48.000	947.7	12.0'	935.7
EX	MH	48.000	933.6	23.5'	910.1
T1	MH	48.000	939.0	27.7'	911.3
T2	MH	48.000	937.2	25.3'	911.9
T3	MH	48.000	938.6	26.0'	912.6
T4	MH	48.000	939.8	26.8'	913.0
T5	MH	48.000	938.3	24.9'	913.4
T6	MH	48.000	940.1	26.2'	913.9
T7	MH	48.000	939.3	24.9'	914.4
T8	MH	48.000	940.3	25.2'	915.1
T9	MH	48.000	939.7	24.3'	915.4
T10	MH	48.000	935.8	20.5'	915.3
T11	MH	48.000	936.8	18.4'	918.4
T12	MH	48.000	937.2	25.2'	912.0

Pipe Table			
Pipe Name	Size	Length	Slope
1-1A	8.0"	88.7 LF	0.45%
1-T11	8.0"	71.8 LF	0.42%
1A-2	8.0"	88.6 LF	0.45%
1S-2S	8.0"	219.7 LF	0.91%
2-3	8.0"	99.5 LF	0.40%
2S-3S	8.0"	282.4 LF	0.42%
3-4	8.0"	173.3 LF	0.40%
3S-4S	8.0"	80.4 LF	1.49%
3S-5S	8.0"	149.9 LF	0.40%
4-5	8.0"	100.9 LF	0.40%
5-6	8.0"	123.1 LF	0.41%
6-7	8.0"	187.4 LF	0.48%
6S-7S	8.0"	400.0 LF	0.40%
7-8	8.0"	163.3 LF	0.43%
7-14	8.0"	109.6 LF	2.19%
7S-8S	8.0"	94.6 LF	2.96%
7S-9S	8.0"	201.4 LF	0.40%
8-9	8.0"	198.3 LF	0.40%
9-10	8.0"	230.4 LF	1.00%
9-18	8.0"	362.2 LF	0.44%

Pipe Table			
Pipe Name	Size	Length	Slope
10-11	8.0"	82.4 LF	0.49%
11-12	8.0"	123.1 LF	0.41%
12-13	8.0"	285.0 LF	0.46%
14-15	8.0"	302.5 LF	0.43%
15-16	8.0"	187.4 LF	0.96%
18-19	8.0"	384.9 LF	0.42%
19-20	8.0"	140.8 LF	0.43%
20-21	8.0"	99.4 LF	0.50%
21-22	8.0"	199.7 LF	0.40%
23-24	8.0"	147.7 LF	0.47%
23-T11	8.0"	99.3 LF	6.75%
24-25	8.0"	123.7 LF	0.49%
25-26	8.0"	375.0 LF	0.43%
26-27	8.0"	394.1 LF	0.41%
27-28	8.0"	108.3 LF	0.46%
28-29	8.0"	121.7 LF	0.41%
29-30	8.0"	117.7 LF	1.02%
29-36	8.0"	152.3 LF	0.46%
30-31	8.0"	151.4 LF	0.46%
31-32	8.0"	115.3 LF	0.43%

Pipe Table			
Pipe Name	Size	Length	Slope
32-33	8.0"	214.6 LF	3.26%
32-39	8.0"	130.8 LF	0.46%
33-34	8.0"	250.0 LF	0.80%
34-35	8.0"	82.4 LF	0.49%
36-37	8.0"	66.0 LF	0.45%
37-38	8.0"	79.8 LF	0.50%
38-47	8.0"	67.2 LF	3.42%
39-40	8.0"	72.7 LF	0.55%
40-41	8.0"	95.5 LF	0.42%
41-42	8.0"	130.1 LF	1.08%
42-43	8.0"	225.5 LF	1.20%
43-44	8.0"	72.7 LF	0.96%
44-45	8.0"	73.8 LF	0.68%
45-46	8.0"	124.9 LF	0.48%
EX11-T1	14.0"	302.7 LF	0.33%
T1-T2	12.0"	72.8 LF	0.55%
T1-T12	14.0"	238.1 LF	0.21%
T2-T3	12.0"	195.9 LF	0.31%
T3-T4	12.0"	119.3 LF	0.25%
T4-T5	12.0"	110.8 LF	0.27%

Pipe Table			
Pipe Name	Size	Length	Slope
T5-T6	12.0"	104.7 LF	0.38%
T6-1S	8.0"	110.1 LF	6.54%
T6-T7	12.0"	86.8 LF	0.46%
T7-T8	12.0"	179.3 LF	0.33%
T8-T9	12.0"	62.6 LF	0.32%
T9-6S	8.0"	215.8 LF	1.11%
T9-T10	12.0"	276.1 LF	0.65%
T10-T11	12.0"	329.2 LF	0.30%
T12-FUT	14.0"	24.5 LF	0.41%

NORTH

50 25 0 25 50 100
SCALE IN FEET

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 26478

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

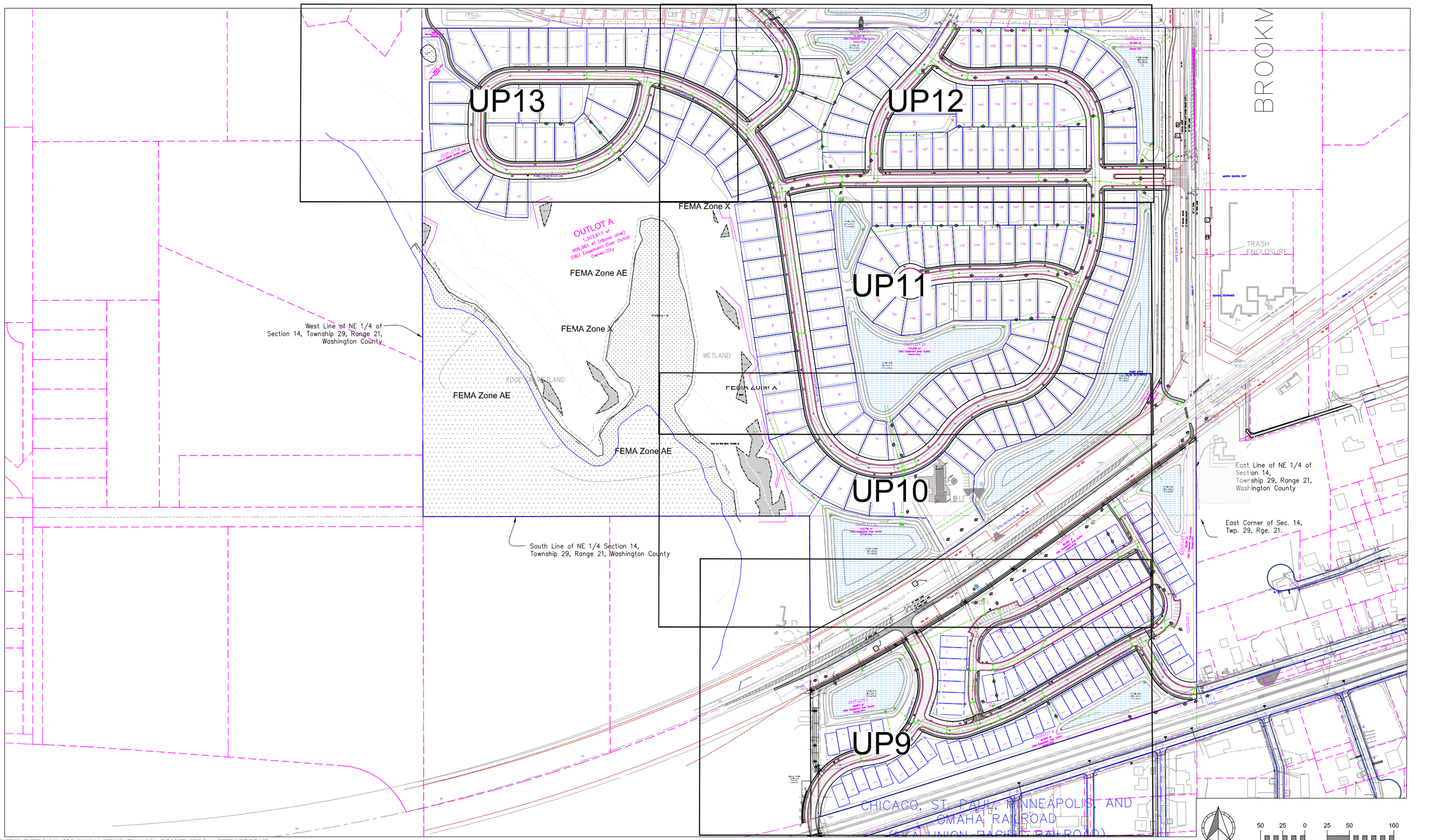
CITY PROJECT NO.
--

LAKE ELMO,
MINNESOTA

PRELIMINARY SANITARY & WATERMAIN PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP7
UP15



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.

LAKE ELMO,
MINNESOTA

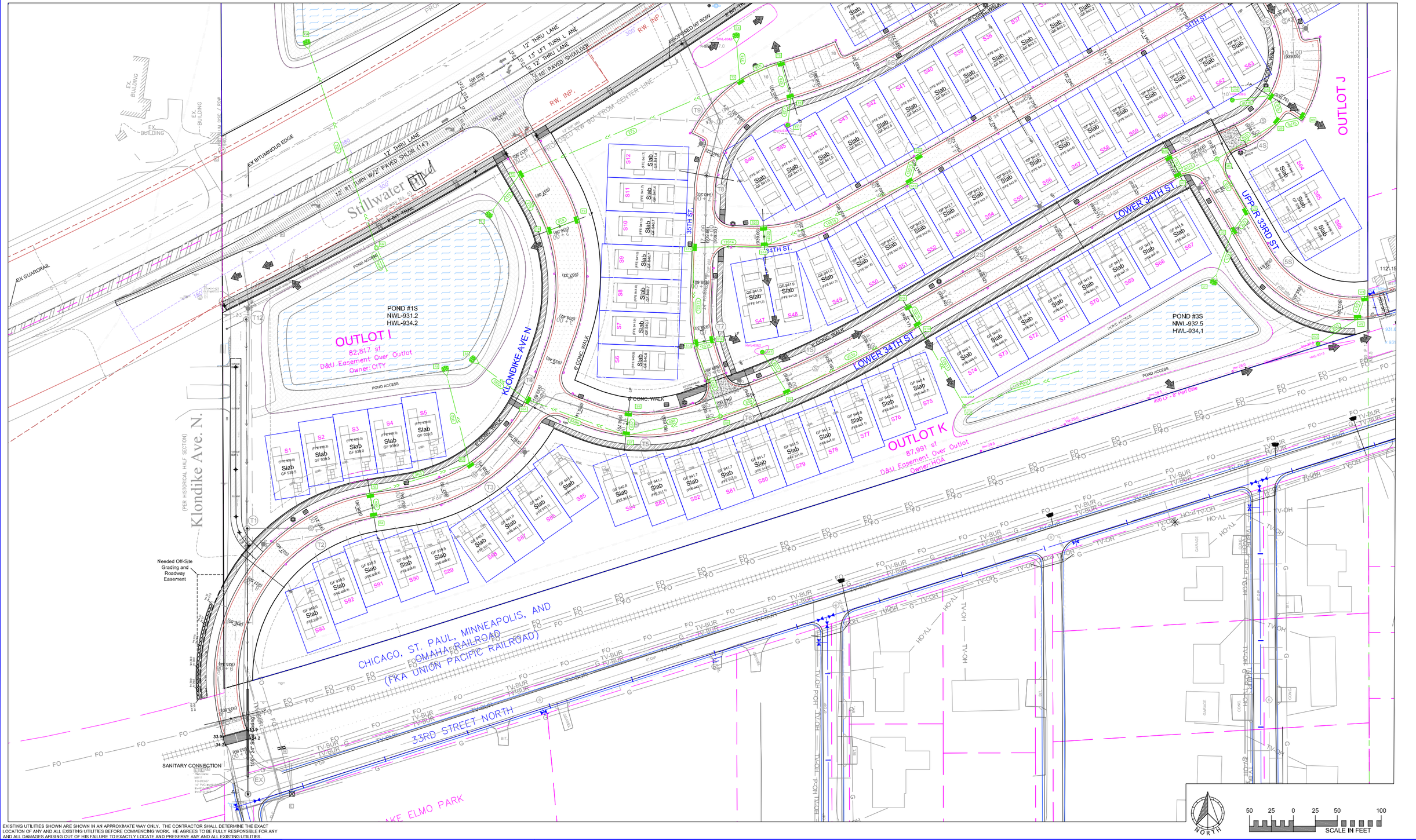
PRELIMINARY STORM PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP8
UP15



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PLYMOUTH, MN 55447 (952) 476-6000

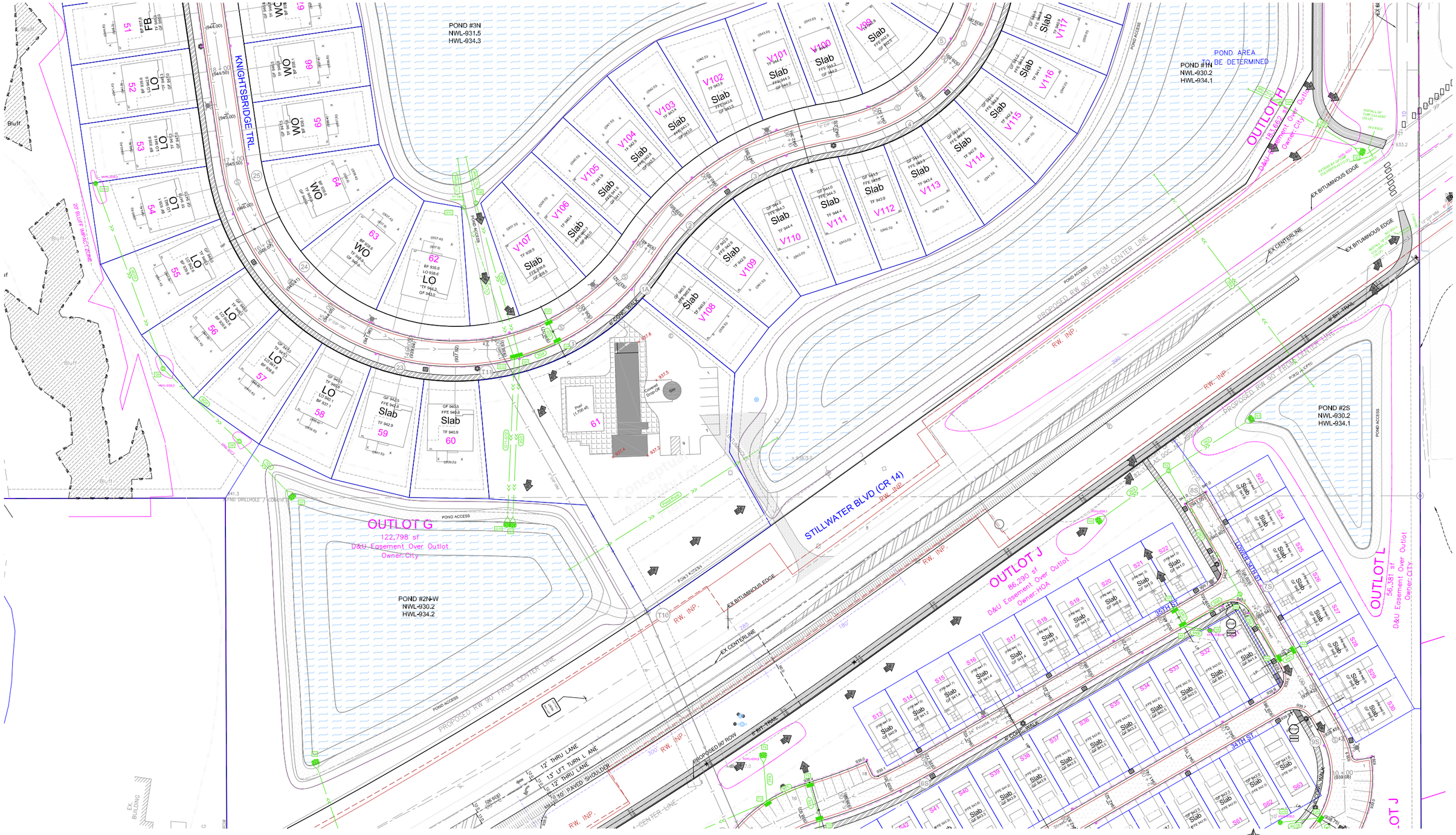
CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

PRELIMINARY STORM PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP9
UP15



NORTH

50 25 0 25 50 100
SCALE IN FEET

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PLYMOUTH, MN 55447 (952) 476-6000

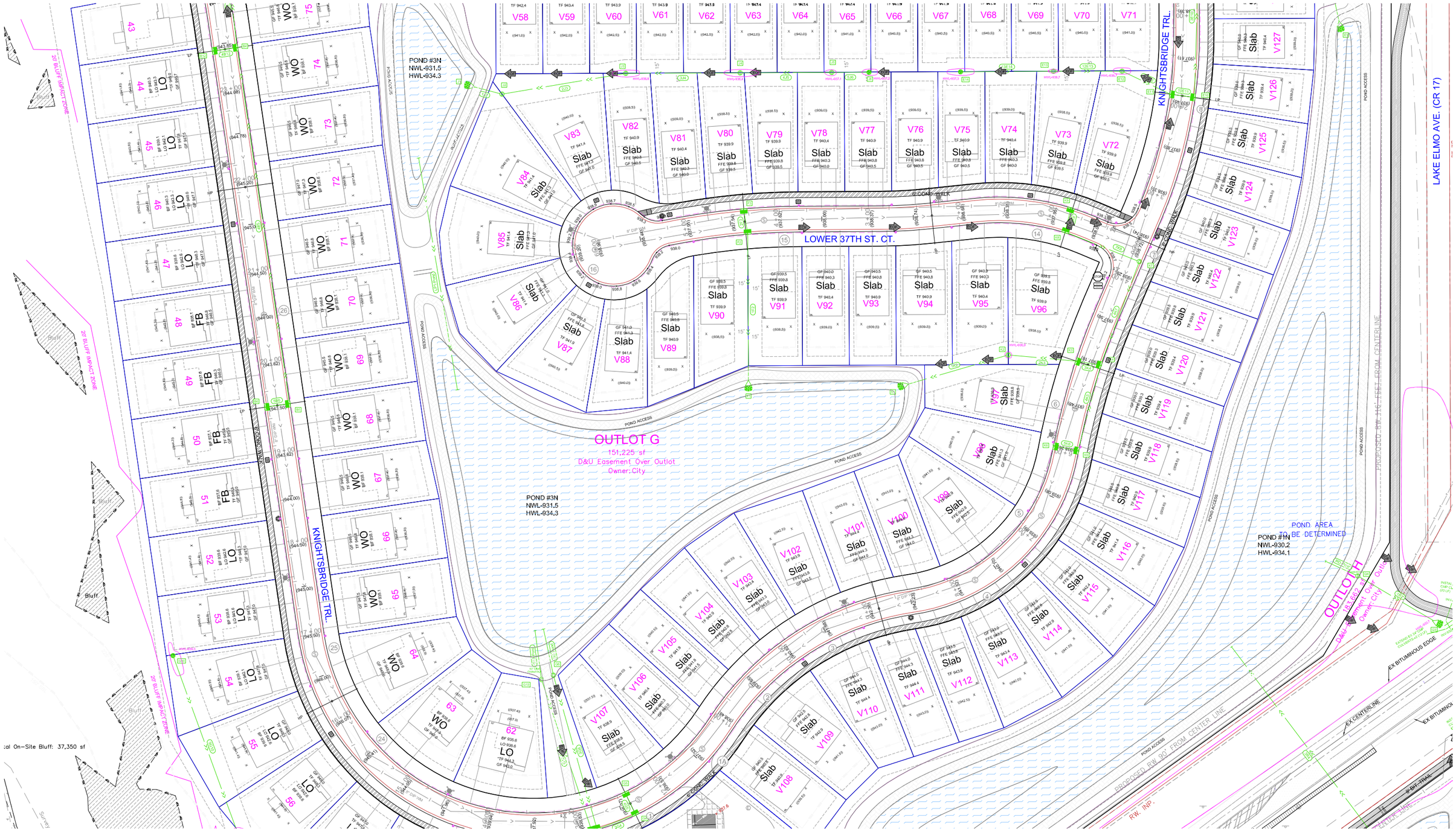
CITY PROJECT NO.
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LAKE ELMO,
MINNESOTA

PRELIMINARY STORM PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP10
UP15



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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Llc. No. 26478

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

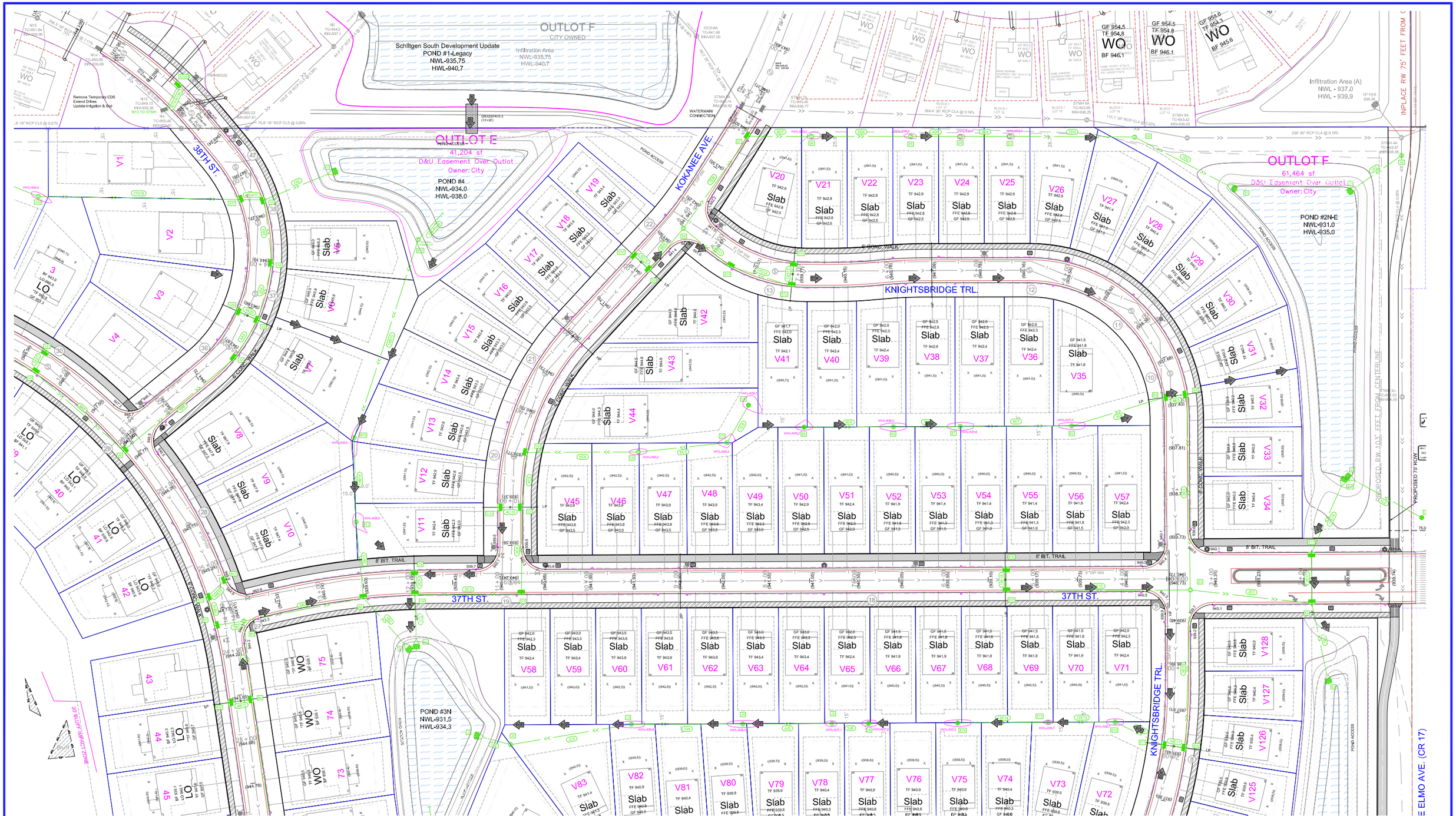
CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

PRELIMINARY STORM PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO. 3120-084

UP11 / UP15



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SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
--

LAKE ELMO,
MINNESOTA

PRELIMINARY STORM PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP12
UP15

NWL - 942.0
HWL - 945.6

Infiltration Area
TOP OF SAND-942.0
HWL-945.5

OUTLOT D
19.95± ac
D&U Easement Over Outlot
Owner: City

Wetland - A
WETLAND

OUTLOT C
19.95± ac
D&U Easement Over Outlot
Owner:HOA

OUTLOT B
7.448 sf OWNER: CHAVEZ, JOSE

OUTLOT A
1,303,617 sf
906,961 sf (above ohwl)
D&U Easement Over Outlot
Owner: City

KNIGHTSBRIDGE LN.
6' CONC. WALK

387TH ST.

8' BIT. TRAIL

20' BLUFF IMPACT ZONE

FEMA Zone X
FEMA Zone AE

Remove Temporary CDS
Extend Drives
Update Irrigation & Sod

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PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
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LAKE ELMO,
MINNESOTA

PRELIMINARY STORM PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP13
UP15

NORTH
50 25 0 25 50 100
SCALE IN FEET

STRUCTURE TABLE								
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	COVER	NOTES
A2	CBMH	48.000	945.3	15.0'	930.3	R-3067-V	7.9	4' SUMP
A3	CBMH	48.000	943.5	8.6'	934.9	R-3067-V	6.3	
A4	CBMH	48.000	943.0	7.9'	935.1	R-3067-V	3.2	
A5	CBMH	48.000	943.3	8.0'	935.3	R-3067-V	5.7	
A6	CBMH	48.000	946.3	10.6'	935.7	R-3067-V	8.3	
A7	CBMH	48.000	947.6	11.5'	936.1	R-3067-V	3.2	
A8	CBMH	48.000	948.7	12.4'	936.3	R-3067-V	10.1	
A9	CBMH	48.000	949.5	12.9'	936.6	R-3067-V	3.0	
A10	STMH	48.000	950.2	13.5'	936.7	R-1642-B	3.0	
A11	CBMH	48.000	946.8	9.5'	937.3	R-3067-V	7.5	
A12	CBMH	48.000	945.0	7.4'	937.6	R-3067-V	4.7	
A13	CBMH	48.000	945.2	4.3'	940.9	R-3067-V	3.0	
A14	CBMH	48.000	946.9	4.4'	942.5	R-3067-V	3.1	
A15	CBMH	48.000	951.3	4.3'	947.0	R-3067-V	3.0	
A16	CB	2X3	947.1	4.3'	942.8	R-3067-V	3.0	
A17	CBMH	48.000	945.6	10.8'	934.8	R-3067-V	9.3	
A18	CBMH	48.000	940.2	4.8'	935.4	R-4342	3.0	
A19	CB	27.000	940.9	3.9'	937.0	R-4342	3.0	
A20	CB	2X3	943.1	4.3'	938.8	R-3067-V	3.0	
A21	CB	2X3	947.7	4.3'	943.4	R-3067-V	3.0	
A22	CB	2X3	949.8	4.3'	945.5	R-3067-V	3.0	
A23	CBMH	48.000	950.8	4.3'	946.5	R-3067-V	3.0	
A24	CBMH	48.000	952.1	4.6'	947.5	R-3067-V	3.3	
A25	CBMH	48.000	944.0	5.1'	938.9	R-4342	3.6	
A26	CBMH	48.000	944.0	4.8'	939.2	R-4342	3.5	
A27	CB	27.000	944.0	4.0'	940.0	R-4342	3.0	
A28	CB	2X3	952.1	4.3'	947.8	R-3067-V	3.0	
A29	CBMH	48.000	945.0	6.8'	938.2	R-3067-V	5.0	
A30	CBMH	48.000	952.0	4.4'	947.6	R-3067-V	3.1	
A31	CB	2X3	952.3	4.3'	948.0	R-3067-V	3.0	
B2	CBMH	48.000	938.8	11.0'	927.8	R-3067-V	4.5	4' SUMP
B3	STMH	48.000	943.8	10.7'	933.1	R-1642-B	8.3	
B4	CBMH	48.000	943.2	7.8'	935.4	R-3067-V	3.2	
B5	CBMH	48.000	942.9	4.6'	938.3	R-3067-V	3.3	
B6	CB	2X3	942.9	4.3'	938.6	R-3067-V	3.0	
B7	CBMH	48.000	943.8	10.2'	933.6	R-3067-V	3.0	
B12	CB	2X3	943.3	4.3'	939.0	R-3067-V	3.0	
B13	CBMH	48.000	938.3	6.2'	932.1	R-4342	4.2	
B14	CBMH	48.000	939.0	6.3'	932.7	R-4342	4.5	
B16	CBMH	48.000	944.3	4.5'	939.8	R-3067-V	3.2	
B17	CB	2X3	944.4	4.3'	940.1	R-3067-V	3.0	
C2	CBMH	48.000	938.6	10.6'	928.0	R-3067-V	4.3	4' SUMP
C3	CBMH	48.000	939.6	6.1'	933.5	R-3067-V	4.6	
C4	CBMH	48.000	938.7	4.7'	934.0	R-3067-V	3.0	
C5	CBMH	48.000	939.3	5.0'	934.3	R-3067-V	3.5	
C6	CBMH	48.000	940.0	5.0'	935.0	R-4342	3.7	
C7	CBMH	48.000	940.0	4.5'	935.5	R-4342	3.2	
C8	CB	27.000	939.5	3.7'	935.8	R-4342	2.4	
C9	CB	2X3	938.6	5.1'	933.5	R-3067-V	3.8	
C10	CB	2X3	938.8	4.2'	934.6	R-3067-V	3.0	
D2	STMH	48.000	940.4	13.1'	927.3	R-1642-B	7.2	
D3	CBMH	48.000	939.5	7.8'	931.7	R-4342	5.8	
D4	CBMH	48.000	939.5	7.6'	931.9	R-4342	5.6	
D5	CBMH	48.000	938.7	6.6'	932.1	R-4342	4.6	
D6	CBMH	48.000	939.0	6.5'	932.5	R-4342	4.5	
D7	CBMH	48.000	944.1	15.4'	928.7	R-3067-V	9.4	4' SUMP
D8	STMH	48.000	941.4	8.2'	933.2	R-3067-V	5.6	
D9	CBMH	48.000	940.5	5.0'	935.5	R-3067-V	3.7	
D10	CB	2X3	940.6	4.4'	936.2	R-3067-V	3.1	

STRUCTURE TABLE								
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	COVER	NOTES
D11	CBMH	48.000	939.7	5.6'	934.1	R-3067-V	4.3	
D12	CBMH	48.000	939.1	4.5'	934.6	R-3067-V	3.8	
D13	CB	2X3	939.2	4.3'	934.9	R-3067-V	3.0	
E2	CBMH	48.000	937.3	10.9'	926.4	R-3067-V	3.4	4' SUMP
E3	STMH	48.000	940.1	9.4'	930.7	R-1642-B	6.7	
E4	CBMH	48.000	936.6	4.6'	932.0	R-3067-V	3.1	
E5	CBMH	48.000	936.6	4.5'	932.1	R-3067-V	3.0	
E6	CBMH	48.000	937.0	4.3'	932.7	R-4342	3.0	
E7	CBMH	48.000	937.5	4.3'	933.2	R-4342	3.0	
E8	CBMH	48.000	938.0	4.3'	933.7	R-4342	3.0	
E9	CB	27.000	939.0	4.3'	934.7	R-4342	3.0	
E10	CBMH	48.000	936.6	5.3'	931.3	R-3067-V	3.8	
E11	CBMH	48.000	936.6	5.0'	931.6	R-3067-V	3.7	
E12	CBMH	48.000	936.5	4.6'	931.9	R-4342	3.3	
E13	CBMH	48.000	936.9	4.7'	932.2	R-4342	3.0	
E14	CB	27.000	937.0	4.3'	932.7	R-4342	3.0	
E15	CBMH	48.000	938.4	4.5'	933.9	R-3067-V	3.2	
E16	CB	2X3	938.5	4.3'	934.2	R-3067-V	3.0	
E17	CBMH	48.000	937.4	6.8'	930.6	R-3067-V	3.8	
F2	CBMH	48.000	936.9	8.9'	928.0	R-3067-V	3.1	4' SUMP
F3	CB	2X3	936.9	4.4'	932.5	R-3067-V	3.4	
G3	CBMH	48.000	936.1	9.3'	926.8	R-3067-V	3.1	4' SUMP
G4	CBMH	48.000	935.7	4.4'	931.3	R-3067-V	2.9	
G5	CB	2X3	935.8	4.3'	931.5	R-3067-V	3.0	
G8	CBMH	48.000	937.0	4.5'	932.5	R-4342	3.0	
G9	CBMH	48.000	938.0	4.5'	933.5	R-4342	3.2	
G10	CB	27.000	939.0	4.5'	934.5	R-4342	3.0	
G12	CBMH	48.000	936.1	9.3'	926.8	R-3067-V	3.1	4' SUMP
J2	STMH	48.000	936.5	8.9'	927.6	R-4342	3.4	
J3	CBMH	48.000	936.5	4.5'	932.0	R-4342	3.0	
J4	CBMH	48.000	936.0	3.5'	932.5	R-4342	2.2	
J5	CBMH	48.000	937.0	3.8'	933.2	R-4342	2.5	
J6	CB	27.000	937.0	3.5'	933.5	R-4342	2.2	
K2	CBMH	48.000	936.8	5.6'	931.2	R-4342	3.8	
K3	CBMH	48.000	936.4	9.0'	927.4	R-3067-V	3.2	4' SUMP
K4	CBMH	48.000	936.4	4.9'	931.5	R-3067-V	3.3	
K5	CBMH	48.000	937.5	4.5'	933.0	R-3067-V	3.2	
K6	CB	2X3	937.6	4.3'	933.3	R-3067-V	3.0	
K7	STMH	48.000	938.3	6.3'	932.0	R-1642-B	4.8	
K8	CBMH	48.000	937.1	4.6'	932.5	R-3067-V	3.3	
K9	CB	2X3	937.1	4.3'	932.8	R-3067-V	3.0	
L2	CB	27.000	937.5	9.5'	928.0	R-4342	4.2	
N2	STMH	48.000	937.6	6.6'	931.0	R-1642-B	4.2	
N3	STMH	48.000	939.7	10.2'	929.5	R-1642-B	4.9	4' SUMP
N4	CBMH	48.000	938.6	4.6'	934.0	R-3067-V	3.3	
N5	CB	2X3	938.6	4.4'	934.2	R-3067-V	3.1	
N6	CBMH	48.000	938.9	4.7'	934.2	R-3067-V	3.3	
N7	CB	2X3	938.9	4.5'	934.4	R-3067-V	3.2	
N8	CB	27.000	939.5	4.5'	935.0	R-4342	3.0	
R2	CBMH	48.000	938.3	10.8'	927.5	R-3067-V	5.3	4' SUMP
R3	CBMH	48.000	936.3	4.5'	931.8	R-3067-V	3.2	
R4	CB	2X3	936.3	4.3'	932.0	R-3067-V	3.0	
S5A	CBMH	48.000	939.2	7.9'	931.3	R-3067-V	5.9	
S6	CB	2X3	938.3	4.3'	934.0	R-3067-V	3.0	
S7	CBMH	48.000	938.3	6.8'	931.5	R-3067-V	3.3	
S8	STMH	48.000	939.6	9.9'	929.7	R-1642-B	5.9	
S9	CBMH	48.000	939.3	7.4'	931.9	R-3067-V	5.2	
S10	CBMH	48.000	937.5	5.3'	932.2	R-3067-V	3.3	
S12	CBMH	48.000	938.7	6.3'	932.4	R-3067-V	3.4	

STRUCTURE TABLE								
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	COVER	NOTES
S13	CBMH	48.000	939.6	6.2'	933.4	R-3067-V	4.7	
S14	CBMH	48.000	938.5	4.6'	933.9	R-3067-V	3.2	
S15	CBMH	48.000	940.7	4.5'	936.2	R-3067-V	3.2	
S16	CB	2X3	941.0	4.5'	936.5	R-3067-V	3.2	
S17	CB	27.000	938.1	4.1'	934.0	R-4342	2.7	
S18	CB	2X3	937.6	4.3'	933.3	R-3067-V	3.0	
S19	CB	2X3	938.7	4.3'	934.4	R-3067-V	3.4	
S20	CB	2X3	938.5	4.3'	934.2	R-3067-V	3.0	
T2	CBMH	48.000	937.2	9.8'	927.4	R-3067-V	4.0	4' SUMP
T3	CBMH	48.000	938.2	6.3'	931.9	R-3067-V	4.5	
T5	CBMH	48.000	938.1	4.9'	933.2	R-3067-V	3.6	
T6	CBMH	48.000	938.3	4.5'	933.8	R-3067-V	3.2	
T7	CB	48.000	938.9	4.5'	934.4	R-4342	3.2	
T8	CBMH	48.000	936.4	4.7'	931.7	R-3067-V	3.2	
T9	CBMH	48.000	936.1	4.2'	931.9	R-3067-V	2.9	
U2	CBMH	48.000	937.0	8.4'	928.6	R-3067-V	2.9	4' SUMP
U3	CBMH	48.000	937.2	4.5'	932.7	R-3067-V	3.0	
U4	STMH	48.000	938.7	5.7'	933.0	R-1642-B	3.8	
U5	CBMH	48.000	938.5	5.0'	933.5	R-3067-V	3.3	
U6	CBMH	48.000	938.1	4.3'	933.8	R-3067-V	2.8	
U7	CBMH	48.000	938.4	4.5'	933.9	R-3067-V	3.2	
U8	CB	2X3	938.4	4.2'	934.2	R-3067-V	2.9	
U9	CB	2X3	938.0	4.3'	933.7	R-3067-V	3.0	
U16	CBMH	27.000	939.8	7.5'	932.3	R-4342	2.9	
W1	CBMH	48.000	932.2	5.4'	926.8	R-3067-V	4.1	
W2	CBMH	48.000	932.4	5.4'	927.0	R-3067-V	4.1	
W3	CB	27.000	931.0	3.7'	927.3	R-4342	2.4	
X2	STMH	72.000	942.0	6.5'	935.5	R-1642-B	3.5	

FES TABLE				
Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
A1	FES	36	934.0	16
B1	FES	30	931.5	13
C1	FES	21	931.5	8
D1	FES	24	931.0	10
E1	FES	42	930.2	19
E18	FES	36	931.0	16
F1	FES	18	931.5	7
G1	FES	36	930.2	16
G7	FES	18	931.0	7
G11	FES	24	930.2	10
J1	FES	18	931.5	7
K1	FES	21	930.9	8
L1	FES	15	931.0	5
N1	FES	15	930.2	5
N9	FES	15	933.0	5
Q1	FES	21	930.2	8
Q3	FES	36	929.8	16
R1	FES	18	931.2	7
S5	FES	24	931.2	10
T1	FES	21	931.2	8
T4	FES	15	932.9	5
U1	FES	18	932.5	7
X1	FES	36	931.0	16

OUTLET STRUCTURE TABLE			
Structure Name	TYPE	INV	DETAIL
B15	OCS	932.0 934.00	SEE STRUCTURE DETAIL
G6	OCS	929.0 931.50	SEE STRUCTURE DETAIL
G13	OCS	929.0 931.50	SEE STRUCTURE DETAIL
Q2	OCS	929.5 931.20	SEE STRUCTURE DETAIL
Q4	OCS	928.0 929.90	SEE STRUCTURE DETAIL
S11	OCS	929.0 932.50	SEE STRUCTURE DETAIL

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DRAWING NAME	NO.	BY	DATE	REVISION
SCHILTGEN	1	ERJ	6/30/2022	CITY COMMENT REVISIONS - 06-23-22
DRAWN	2	ERJ	8/24/2022	CITY COMMENT REVISIONS - 08-03-22
MJV				
CHECKED				
RSM				
DATE				
XX/XX/XX				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 26428

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CITY PROJECT NO.
--

LAKE ELMO,
MINNESOTA

PRELIMINARY STORM PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP14
UP15

Pipe Table			
Pipe Name	Size	Length	Slope
1A2	36.0"	82.6 LF	0.36%
2A3	27.0"	71.2 LF	0.42%
3A4	27.0"	66.2 LF	0.30%
4A5	27.0"	50.1 LF	0.40%
4A20	15.0"	26.2 LF	1.14%
5A6	27.0"	161.8 LF	0.25%
6A7	27.0"	132.7 LF	0.30%
7A8	27.0"	96.2 LF	0.21%
7A21	15.0"	26.4 LF	1.14%
8A9	27.0"	109.2 LF	0.27%
9A10	27.0"	34.5 LF	0.29%
9A22	15.0"	26.3 LF	1.14%
10A11	24.0"	143.3 LF	0.21%
10A23	15.0"	65.9 LF	0.91%
11A12	24.0"	132.2 LF	0.23%
12A13	15.0"	38.7 LF	4.90%
12A29	21.0"	26.5 LF	1.13%
13A14	15.0"	100.0 LF	1.60%
14A15	15.0"	231.6 LF	1.94%
14A16	15.0"	26.3 LF	1.14%

Pipe Table			
Pipe Name	Size	Length	Slope
15A30	15.0"	53.1 LF	1.13%
17A18	18.0"	224.9 LF	0.27%
18A19	12.0"	158.8 LF	0.63%
23A24	15.0"	150.4 LF	0.66%
24A28	15.0"	26.3 LF	1.14%
25A26	15.0"	73.0 LF	0.41%
26A27	12.0"	97.9 LF	0.51%
29A25	18.0"	128.9 LF	0.31%
30A31	15.0"	36.4 LF	1.10%
A2-A17	18.0"	28.3 LF	0.71%

Pipe Table			
Pipe Name	Size	Length	Slope
1B2	30.0"	74.3 LF	0.40%
2B3	21.0"	136.6 LF	0.66%
2B13	24.0"	85.5 LF	0.35%
3B4	15.0"	88.0 LF	1.36%
3B7	18.0"	32.5 LF	0.62%
4B5	15.0"	393.4 LF	0.74%
4B12	15.0"	26.3 LF	1.14%
5B6	15.0"	26.2 LF	1.14%
7B8	18.0"	152.6 LF	0.26%
7B16	15.0"	32.6 LF	0.92%
8B9	15.0"	183.9 LF	0.33%
8B11	18.0"	69.8 LF	5.16%
9B10	12.0"	173.9 LF	0.46%
13B14	24.0"	94.7 LF	0.53%
14B15	24.0"	233.0 LF	0.43%
15B-Pond	24.0"	40.6 LF	-3.70%
16B17	15.0"	29.0 LF	1.04%

Pipe Table			
Pipe Name	Size	Length	Slope
1C2	21.0"	55.8 LF	0.90%
2C3	18.0"	119.2 LF	0.59%
2C9	15.0"	26.3 LF	1.90%
3C4	18.0"	97.1 LF	0.51%
4C5	18.0"	61.7 LF	0.49%
4C10	15.0"	26.3 LF	0.76%
5C6	15.0"	124.9 LF	0.40%
6C7	15.0"	99.9 LF	0.50%
7C8	12.0"	48.5 LF	0.62%

Pipe Table			
Pipe Name	Size	Length	Slope
1D2	24.0"	123.0 LF	0.24%
2D3	24.0"	139.9 LF	0.29%
3D4	24.0"	55.4 LF	0.36%
4D5	24.0"	55.5 LF	0.36%
5D6	24.0"	111.0 LF	0.36%
6D7	24.0"	70.5 LF	0.28%
7D8	21.0"	126.5 LF	0.40%
8D9	15.0"	60.1 LF	1.66%
8D11	18.0"	67.5 LF	0.89%
9D10	15.0"	26.2 LF	2.67%
11D12	15.0"	72.4 LF	0.69%
12D13	15.0"	26.3 LF	1.14%

Pipe Table			
Pipe Name	Size	Length	Slope
1E2	42.0"	86.2 LF	0.26%
2E3	30.0"	137.0 LF	0.20%
2E17	36.0"	56.5 LF	0.32%
3E4	18.0"	219.5 LF	0.55%
3E10	18.0"	177.1 LF	0.28%
3E15	15.0"	205.9 LF	0.87%
4E5	18.0"	26.5 LF	0.38%
5E6	15.0"	107.5 LF	0.37%
6E7	15.0"	124.9 LF	0.40%
7E8	15.0"	75.0 LF	0.67%
8E9	15.0"	100.0 LF	1.00%
10E11	15.0"	26.5 LF	1.13%
11E12	15.0"	58.5 LF	0.51%
12E13	15.0"	74.9 LF	0.40%
13E14	15.0"	101.5 LF	0.49%
15E16	15.0"	26.2 LF	1.14%
17E18	36.0"	87.8 LF	0.46%

Pipe Table			
Pipe Name	Size	Length	Slope
1F2	18.0"	166.4 LF	0.30%
2F3	15.0"	26.3 LF	1.14%

Pipe Table			
Pipe Name	Size	Length	Slope
2G3	36.0"	180.6 LF	0.33%
3G4	18.0"	45.1 LF	0.44%
3G6	36.0"	174.8 LF	0.29%
4G5	15.0"	26.3 LF	0.76%
6G-Pond	36.0"	51.6 LF	-2.91%
7G8	18.0"	80.9 LF	1.85%
8G9	15.0"	115.1 LF	0.87%
9G10	15.0"	215.2 LF	0.46%
G11-G12	24.0"	178.7 LF	0.34%
G12-G13	24.0"	174.0 LF	0.29%
G13-Pond	24.0"	53.8 LF	-2.79%

Pipe Table			
Pipe Name	Size	Length	Slope
1J2	18.0"	36.5 LF	0.27%
2J3	18.0"	137.1 LF	0.29%
3J4	15.0"	124.9 LF	0.40%
4J5	15.0"	100.0 LF	0.70%
5J6	15.0"	40.8 LF	0.74%

Pipe Table			
Pipe Name	Size	Length	Slope
1K2	21.0"	119.6 LF	0.25%
2K3	21.0"	74.7 LF	0.27%
3K4	18.0"	26.8 LF	0.37%
4K5	15.0"	96.7 LF	1.24%
4K7	18.0"	121.0 LF	0.33%
5K6	15.0"	26.2 LF	1.14%
7K8	15.0"	87.2 LF	0.34%
8K9	15.0"	26.3 LF	1.14%

Pipe Table			
Pipe Name	Size	Length	Slope
1L2	15.0"	92.0 LF	1.09%

Pipe Table			
Pipe Name	Size	Length	Slope
1N2	15.0"	103.5 LF	0.77%
2N3	15.0"	155.6 LF	0.90%
2N9	15.0"	91.1 LF	0.94%
3N4	15.0"	82.1 LF	0.61%
3N6	15.0"	70.6 LF	0.99%
4N5	15.0"	22.2 LF	0.90%
6N7	15.0"	22.3 LF	0.90%
6N8	15.0"	28.8 LF	2.43%

Pipe Table			
Pipe Name	Size	Length	Slope
1Q2	21.0"	244.5 LF	0.41%
1R2	36.0"	101.2 LF	0.10%
2Q-Pond	18.0"	29.1 LF	-3.44%
RD-Pond	24.0"	38.5 LF	-3.89%

Pipe Table			
Pipe Name	Size	Length	Slope
1R2	18.0"	108.8 LF	0.28%
2R3	15.0"	118.4 LF	0.25%
3R4	15.0"	26.2 LF	0.76%

Pipe Table			
Pipe Name	Size	Length	Slope
5AS6	24.0"	120.7 LF	0.15%
5S5A	24.0"	73.7 LF	0.14%
6S7	24.0"	26.2 LF	1.14%
6S8	24.0"	109.5 LF	0.18%
8S9	24.0"	80.9 LF	0.22%
8S12	15.0"	88.1 LF	0.45%
9S10	24.0"	167.7 LF	0.18%
9S17	15.0"	55.1 LF	2.18%
10S11	21.0"	105.4 LF	0.28%
10S18	15.0"	26.3 LF	1.52%
11S-Pond	18.0"	135.9 LF	-0.74%
12S13	15.0"	109.6 LF	0.33%
12S19	15.0"	22.3 LF	1.80%
13S14	15.0"	81.6 LF	0.41%
14S15	15.0"	181.2 LF	1.27%
14S20	15.0"	22.2 LF	0.90%
15S16	15.0"	32.0 LF	0.94%

Pipe Table			
Pipe Name	Size	Length	Slope
1T2	21.0"	54.4 LF	0.37%
2T3	21.0"	273.2 LF	0.18%
2T8	18.0"	71.3 LF	0.28%
3T4	15.0"	48.4 LF	1.24%
3T5	15.0"	50.9 LF	1.77%
5T6	15.0"	42.5 LF	1.41%
6T7	15.0"	31.0 LF	1.94%
8T9	15.0"	37.2 LF	0.54%

Pipe Table			
Pipe Name	Size	Length	Slope
1U2	18.0"	58.7 LF	0.17%
2U3	18.0"	29.1 LF	0.34%
3U4	18.0"	68.2 LF	0.44%
4U5	18.0"	81.4 LF	0.61%
4U13	15.0"	48.2 LF	0.62%
5U6	18.0"	31.8 LF	0.31%
5U15	15.0"	29.9 LF	0.67%
6U16	15.0"	42.4 LF	1.18%
13U14	15.0"	26.3 LF	1.14%

Pipe Table			
Pipe Name	Size	Length	Slope
1W2	15.0"	25.9 LF	0.77%
2W3	15.0"	53.2 LF	0.56%
STUB-W1W2	15.0"	116.9 LF	0.57%

Pipe Table			
Pipe Name	Size	Length	Slope
1X2	36.0"	67.6 LF	6.66%

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 26428

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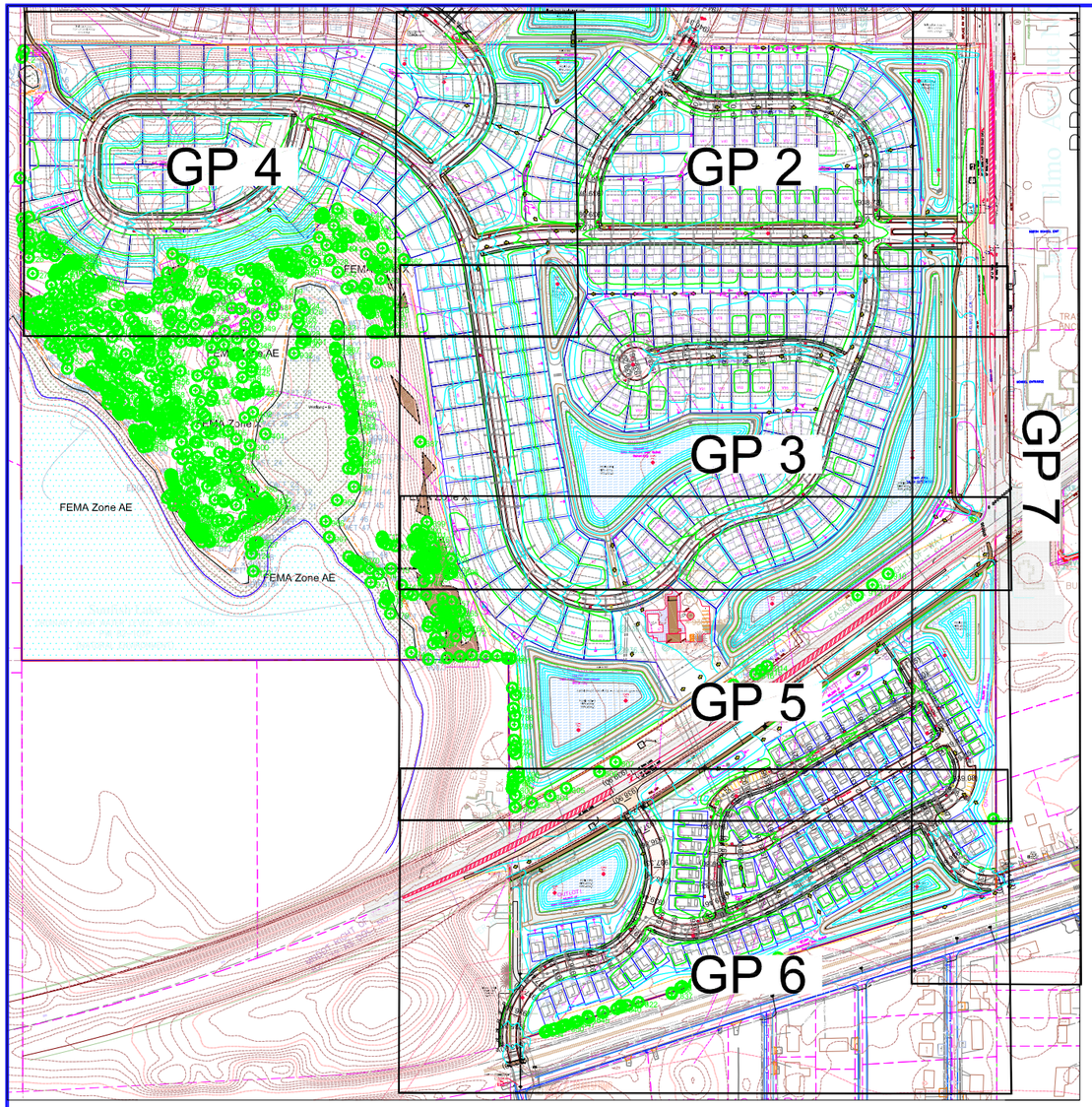
CITY PROJECT NO.
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LAKE ELMO,
MINNESOTA

PRELIMINARY STORM PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

UP15
UP15



GENERAL NOTES:
1. THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.

2. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT. (IF APPLICABLE)

3. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREETS AND OTHER AREAS UNLESS SPECIFICALLY IDENTIFIED AS A DETENTION BASIN OR TEMPORARY DETENTION BASIN. NO PONDING OF WATER IS ALLOWED WITHIN STREET THROUGHOUT CONSTRUCTION.

4. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.

5. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

6. BUILDING PADS ARE 60' OR 70' DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.

7. ALL FUTURE ADDITION STREET SUBGRADE SOILS SHALL HAVE TEMPORARY SEED AND STABILIZATION.

8. ALL STREET SUBCUT AREAS MUST BE GRADED TO MAINTAIN POSITIVE DRAINAGE, OR REQUIRES TEMPORARY MEASURES FOR POSITIVE DRAINAGE, TO AVOID PONDING OF RUNOFF UNTIL STREET CONSTRUCTION IS COMPLETED WITH SUBSEQUENT DEVELOPMENT PHASES.

9. WET POND GRADES MUST BE AS-BUILT AND APPROVED BY CITY PRIOR TO HOLDING WATER. ONCE APPROVED, EROSION CONTROL PROTECTION MUST BE FIRMLY ESTABLISHED AND MAINTAINED THROUGHOUT ALL PERIODS OF CONSTRUCTION TO KEEP PONDS FREE FROM SILT. IF EROSION PROTECTION IS BREACHED, PONDS MAY NEED TO BE FULLY DRAINED AND REGRADED BEFORE IMPROVEMENTS CAN BE ACCEPTED.

10. SEE EROSION CONTROL PLANS FOR GRADING & RESTORATION NOTES

CONSTRUCTION NOTES
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF LAKE ELMO OR DIRECTED BY THE ENGINEER.

2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.

3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.

4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.

5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)

6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.

7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX

8. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)

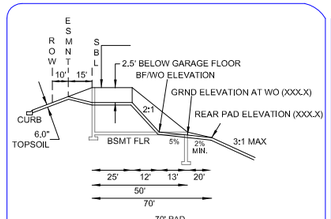
9. RESTORATION - 80.0 ACRES
A. RESTORE ALL DISTURBED AREAS WITH MINIMUM 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
B. SEED POND SLOPES AND DETENTION AREAS WITH MNDOT 33-261 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 23-0-30 AT 350 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MN/DOT 35-241-MESIC PRAIRIE (36.5 PLS LBS/AC) SEED MIX AND FERTILIZE WITH 23-0-30 AT 350 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
C. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 25-141 AT A RATE OF 70 LBS./ACRE AND FERTILIZE WITH 23-0-30 AT 350 LBS./ACRE. (UNLESS OTHERWISE NOTED)
D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
E. SEED TEMPORARY EROSION CONTROL WITH SEED MIXTURE 21-112 AS APPROVED BY ENGINEER.
F. MULCH WITH TYPE 3 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER, OR AS NOTED IN PLANS.
G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS FOR APPROVED DEVICES.
H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

10. GRADE BACK 3' FROM FACE OF ALL RETAINING WALLS

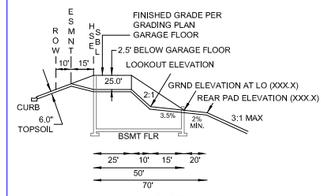
11. SILT FENCE - BEFORE GRADING - 10690 LF, AFTER GRADING - 7,050 LF

POND NOTES:
Wet Pond Lining:
- In-Place Permeability: 1 x 10-6 cm/sec or less.
- Grain Size: P200 content 50 percent by weight or greater, maximum gravel content 5 percent by weight. Maximum particle size of 2.5 inch in any dimension.
- Clay Content: 25 percent by weight or greater (0.02 mm).
- Liquid Limit: 25 percent or greater.
- Plasticity Index: 12 percent or greater.
- Compaction: 95 percent Standard Proctor density or greater depending on Contractor source testing results.
- Source Testing: The Contractor shall supply test results from an independent testing lab for a sample taken at the clay source to verify the above specifications will be met. The results shall be submitted to the Engineer at least two weeks prior to delivery to the site. The specific location of the source must be included with the submittal.
- In-Place Testing: After placement of the clay, the Contractor shall arrange for in-place testing by an independent testing lab to verify the above specifications are met. Testing shall include compaction, grain size, Atterberg limits, and permeability using a relatively undisturbed thin wall sample (Shelby tube). The in-place testing frequency shall be one sample tested every 1,000 CY of clay placed.

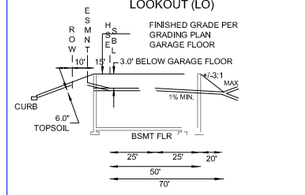
Infiltration basins:
Infiltration basis material shall not be installed until construction in 75% of drainage area is complete and vegetation is established.
Proposed filtration areas shall be staked and marked off from heavy vehicle traffic during construction.



70' PAD
(UNLESS OTHERWISE NOTED)
WALKOUT (WO)

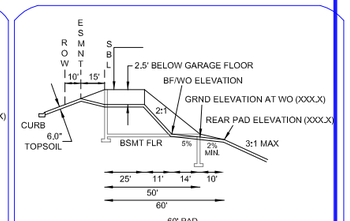


70' PAD
(UNLESS OTHERWISE NOTED)
LOOKOUT (LO)

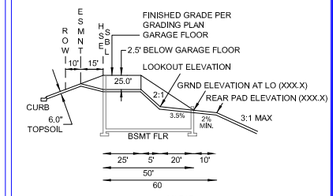


ENSURE FULL BASEMENT PADS ARE DRAINED
70' PAD
(UNLESS OTHERWISE NOTED)
FULL BASEMENT (FB)

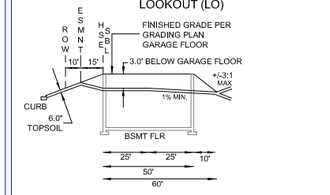
NOTES:
1. GRADE (999.0) BEHIND EACH HOMESITE IS THE LOW GROUND ELEVATION AND PROPOSED TOP OF TOPSOIL. SUBGRADE SHALL BE DOWN 0.50 FEET.
2. ESTABLISH FINISH GRADE AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
3. THESE DETAILS REFERENCE A 8' OR 9' POURED FOUNDATION WALL, AND A 0.7' DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKOUTS.



60' PAD
(UNLESS OTHERWISE NOTED)
WALKOUT (WO)



60' PAD
(UNLESS OTHERWISE NOTED)
LOOKOUT (LO)



ENSURE FULL BASEMENT PADS ARE DRAINED
60' PAD
(UNLESS OTHERWISE NOTED)
FULL BASEMENT (FB)

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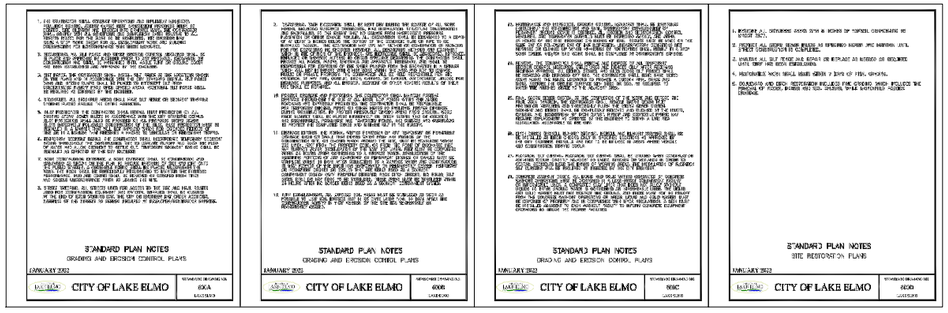
WATERSHED NOTES:
- No construction shall start until all permit conditions are met.
- The infiltration material shall be in conformance with Mn/DOT Specification 3877.1G, or an equivalent approved by the VBWD
- The VBWD Engineer and Inspector shall be notified at least three days prior to the commencement of work.
- All disturbed areas shall be vegetated within 14 days of final grading.

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	972	958
MAJOR CONTOUR	970	960
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
D & U REFERS TO DRAINAGE AND UTILITY EASEMENT		
CURB AND GUTTER		
RIGHT-OF-WAY		OR
DRAINTILE W/CLEANOUTS		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	2	4
SANITARY STUCTURE LABEL	3	5
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARRICADE	OR	OR
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.0	x 960.0
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



200 100 0 100 200 400
SCALE IN FEET



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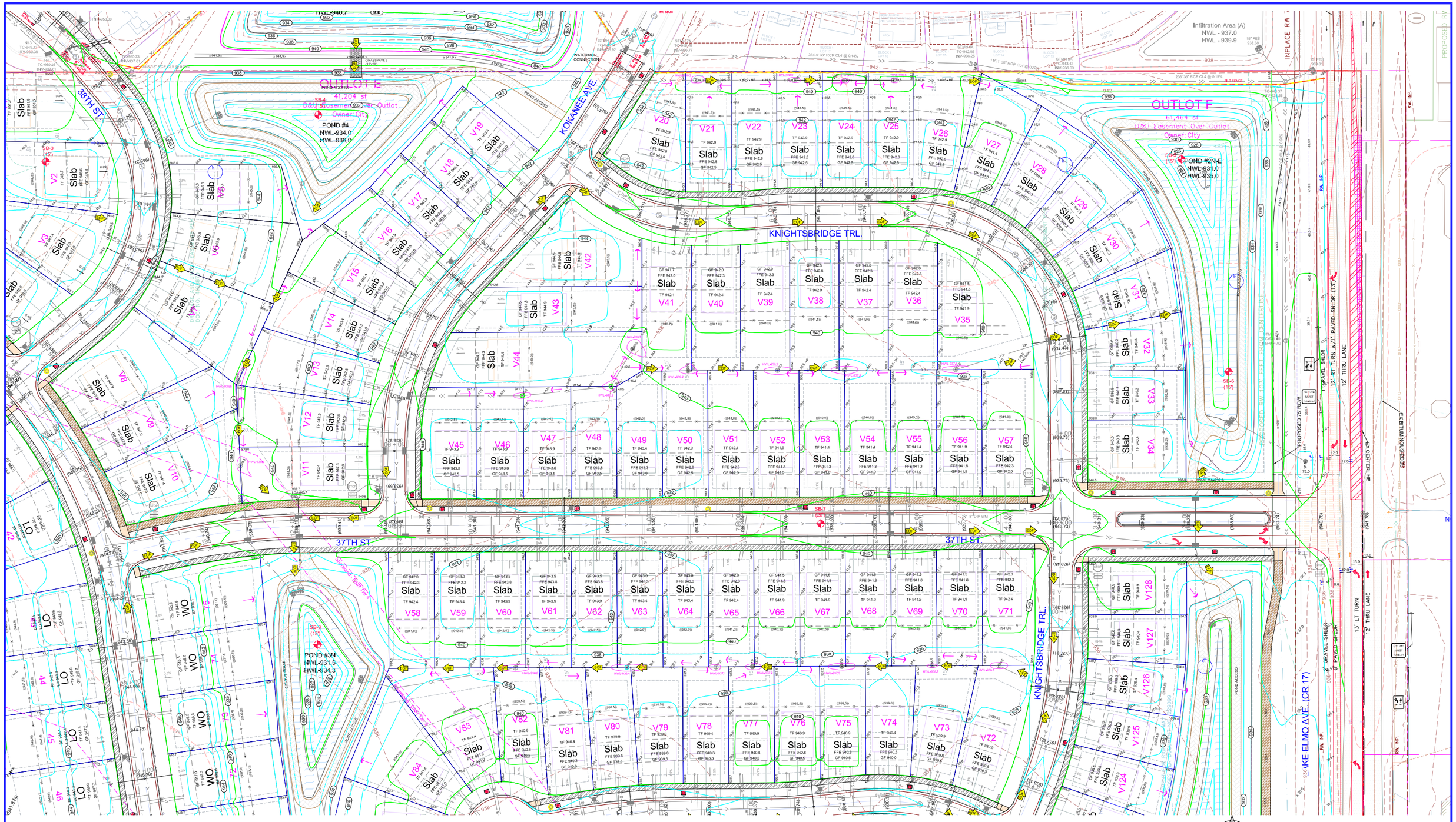
CITY PROJECT NO.
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LAKE ELMO,
MINNESOTA

PRELIMINARY GRADING PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

GP1
GP7



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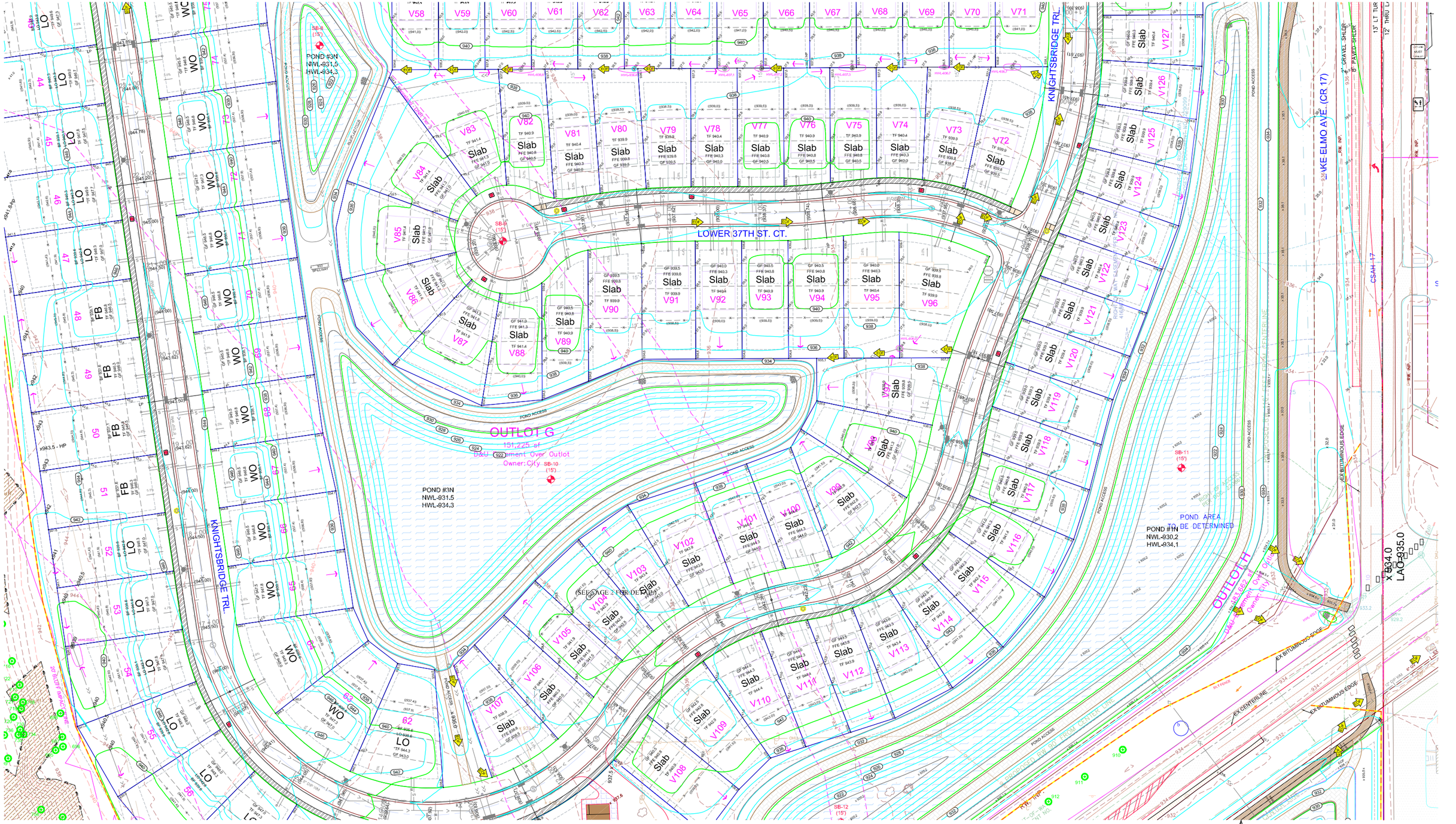
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GP2
GP7



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CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

PRELIMINARY GRADING PLAN

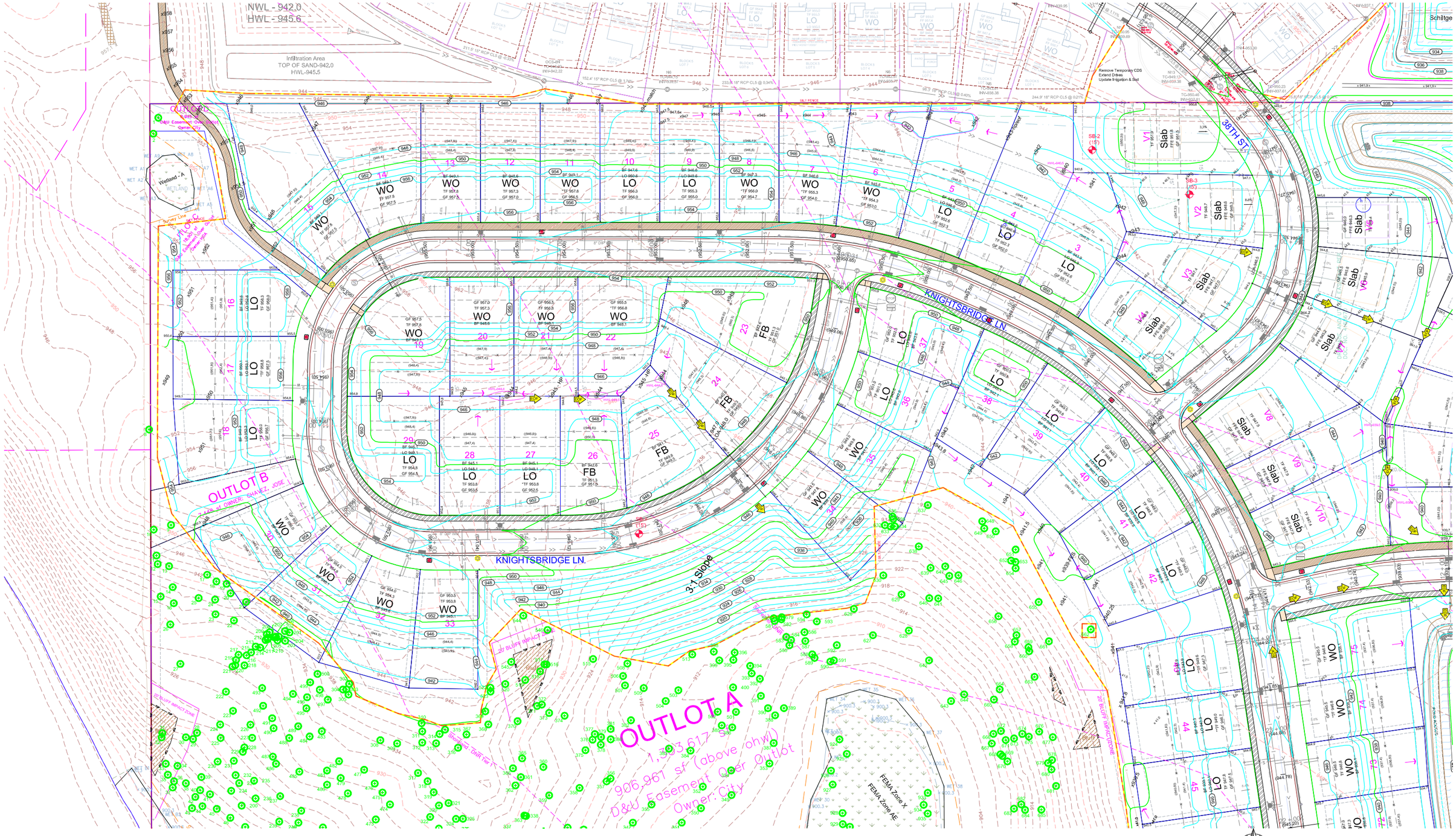
SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO. 3120-084

GP3

GP7



NORTH

50 25 0 25 50 100
SCALE IN FEET

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CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

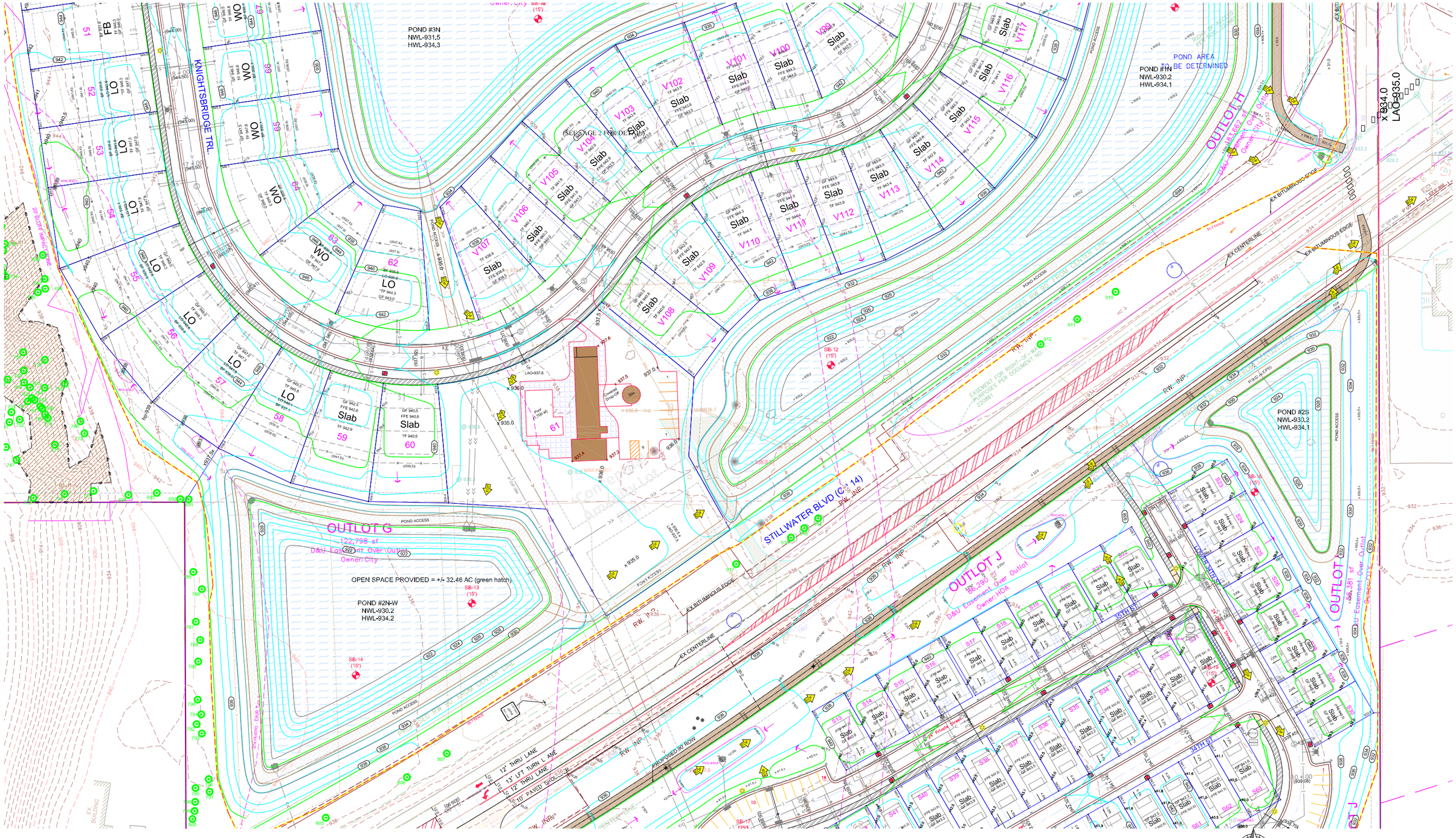
PRELIMINARY GRADING PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

GP4
GP7



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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DRAWN	2	ERJ	8/24/2022	CITY COMMENT REVISIONS - 08-03-22
MJV				
CHECKED				
RSM				
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XX/XX/XX				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 26478

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
--

LAKE ELMO, MINNESOTA

PRELIMINARY GRADING PLAN

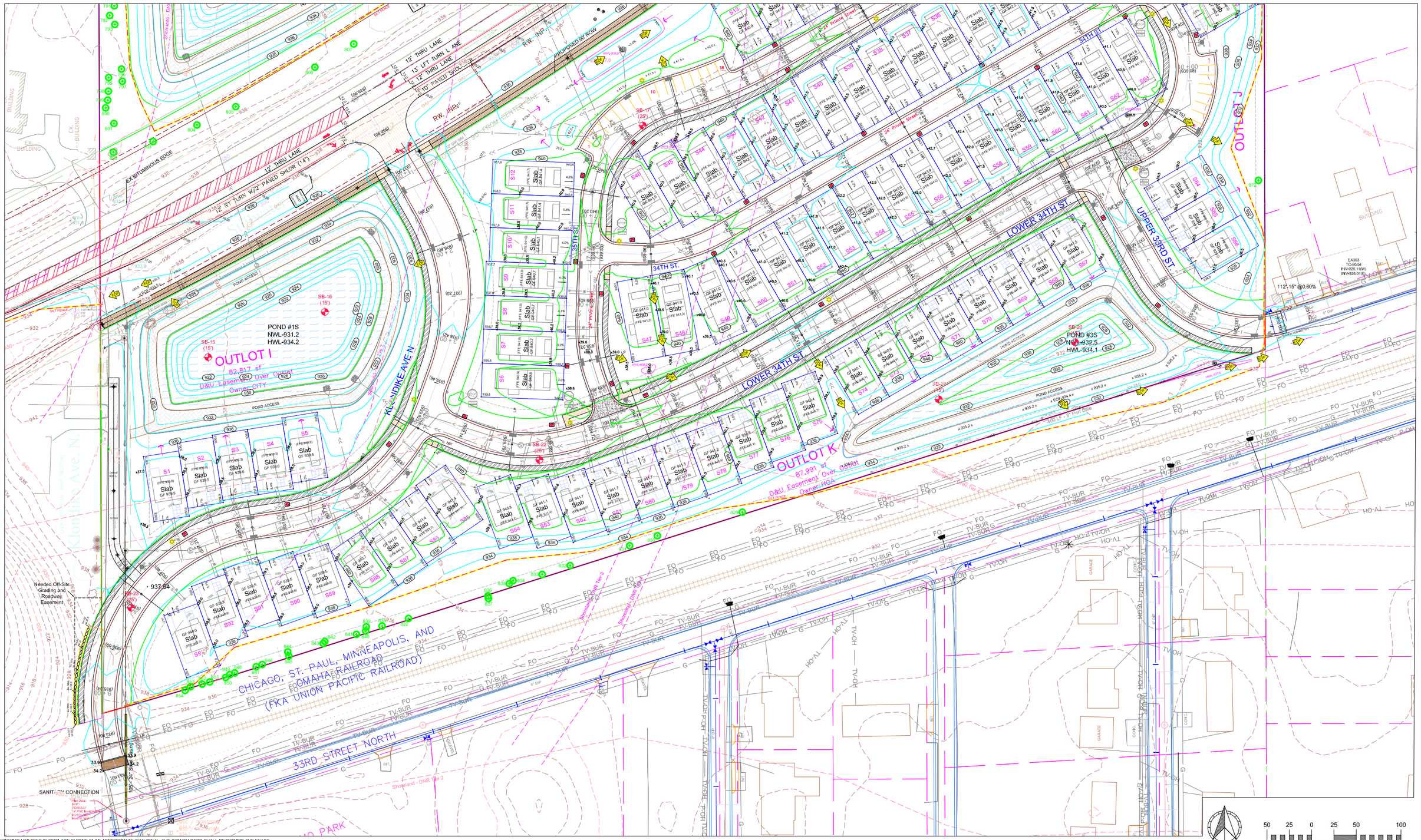
SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

GP5

GP7



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CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

PRELIMINARY GRADING PLAN

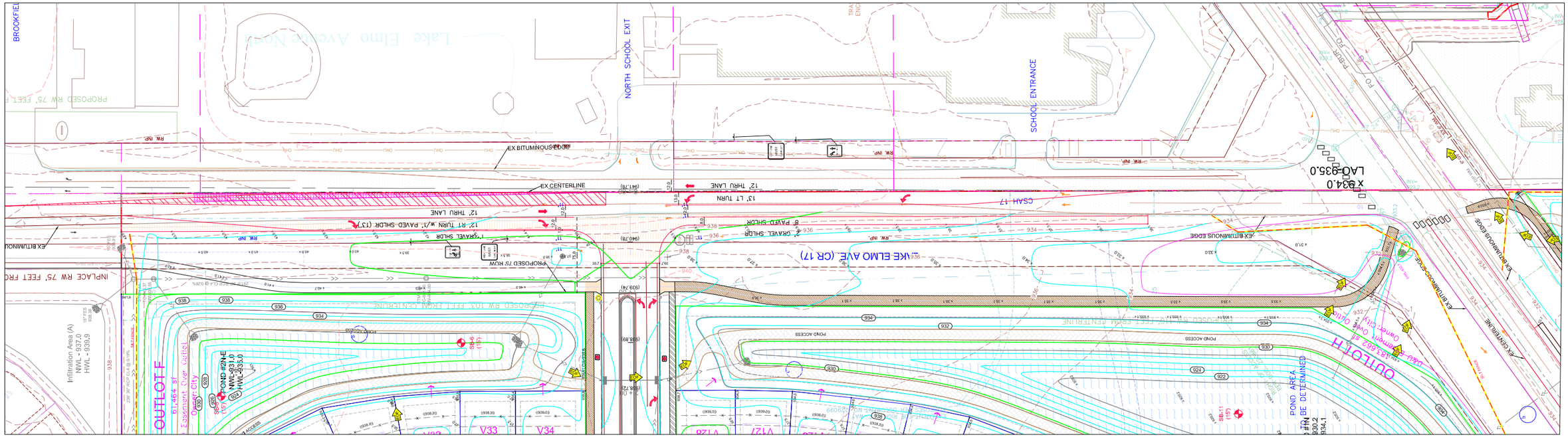
SCHILTGEN SOUTH

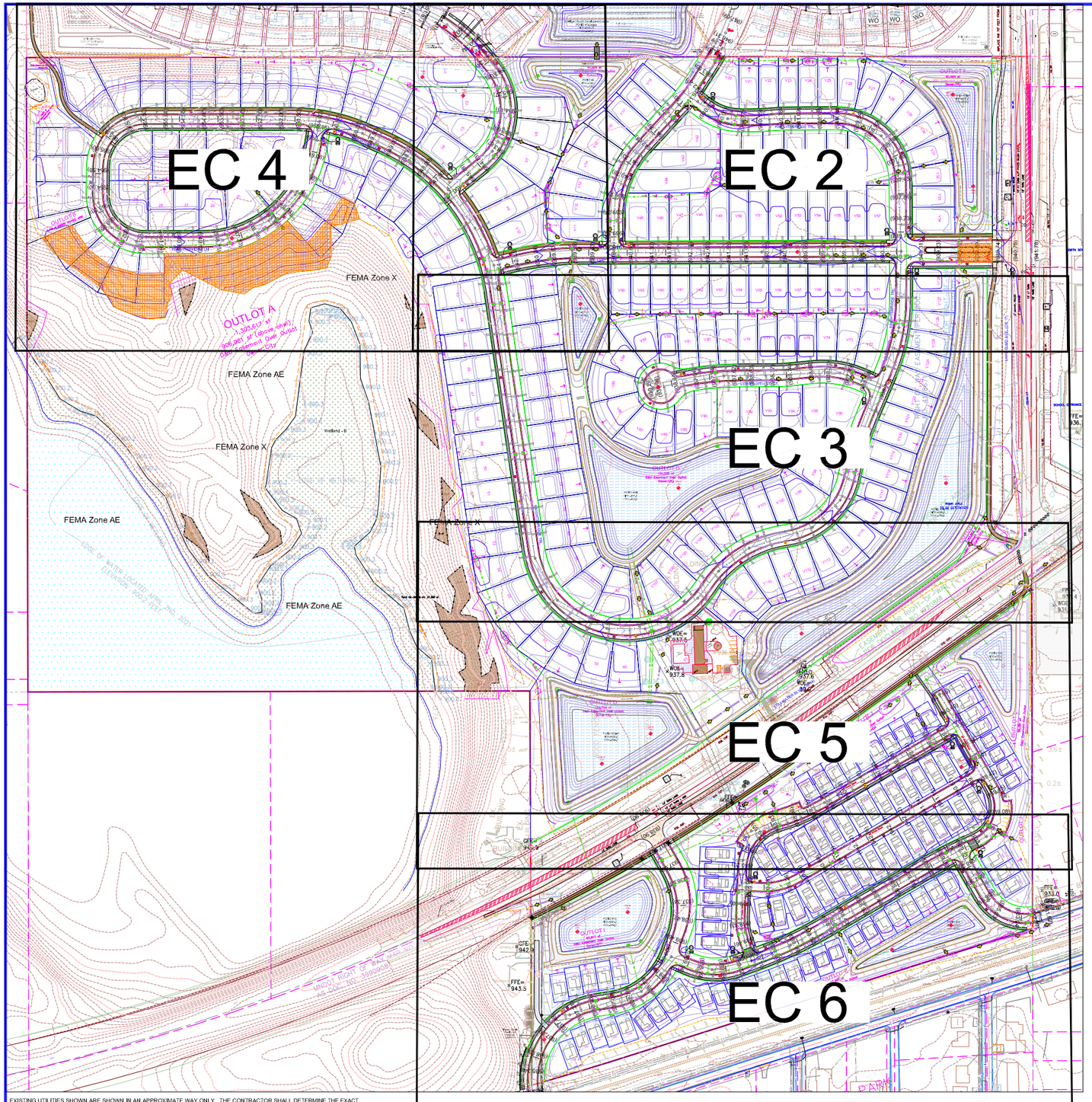
GWSA LAND DEVELOPMENT, LLC

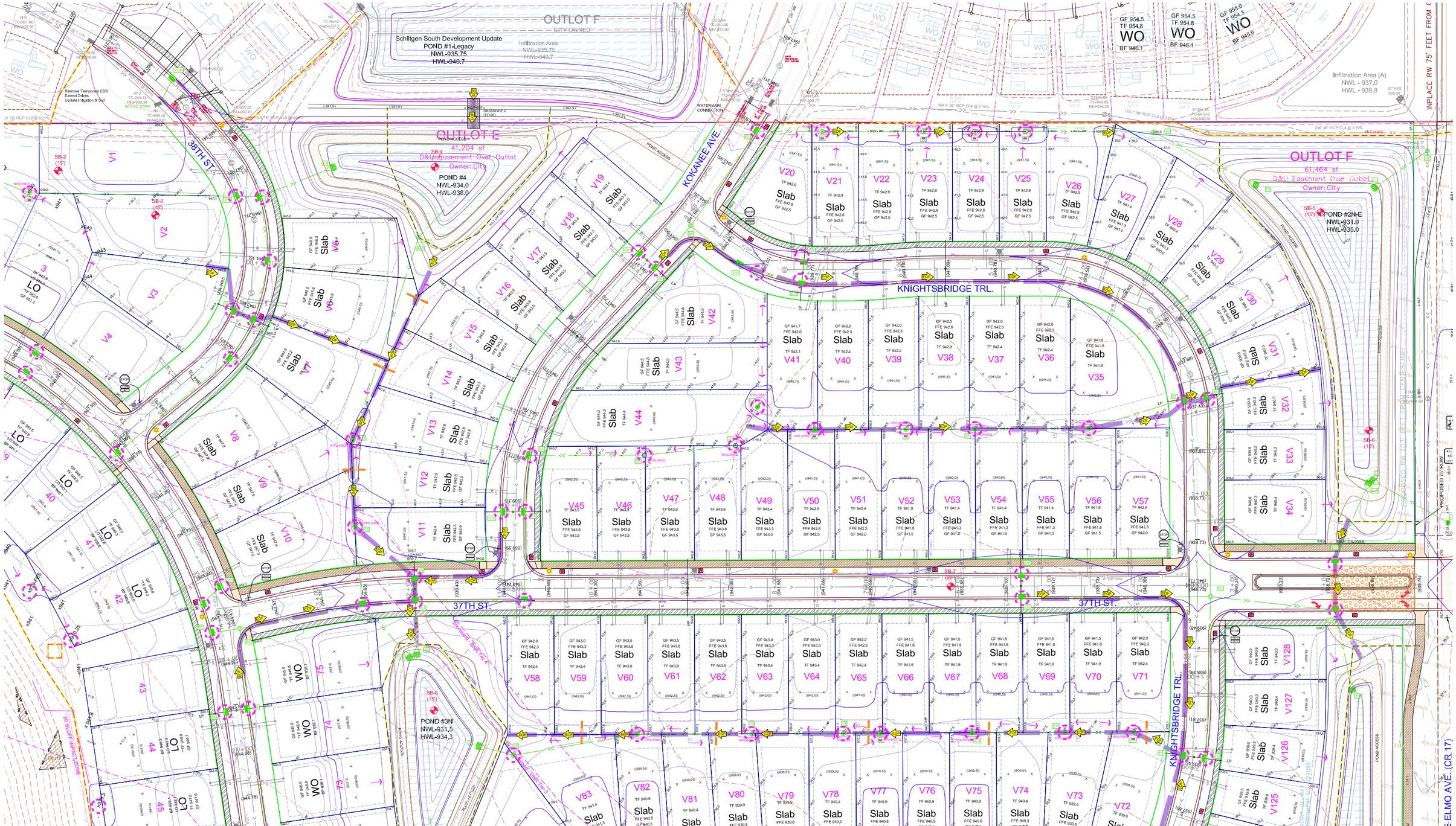
FILE NO.
3120-084

GP6
GP7

NORTH


NORTH SCHOOL EXIT
SCHOOL ENTRANCE
EX BITUMINOUS EDGE
EX CENTERLINE
12' THRU LANE
12' LT TURN
CSAH 17
LAKE ELMO AVE (CR 17)
OUTLOT H
OUTLOT I
OUTLOT J
POND ACCESS
PROPOSED 75' ROW
POND #2N
NWL=931.0
HWL=935.0
POND #3S
NWL=935.2
HWL=934.1
POND #3S
NWL=932.5
HWL=934.1
Infiltration Area (A)
NWL=937.0
HWL=939.9
61,464 sf
Easement Over Outlot
Owner City
EX BITUMINOUS EDGE
EX CENTERLINE
POND AREA
TO BE DETERMINED
LOWER 44TH ST
UPPER 33RD ST
24' Private Street
Slab
GF sig 0
GF sig 1
GF sig 2
GF sig 3
GF sig 4
GF sig 5
GF sig 6
GF sig 7
GF sig 8
GF sig 9
GF sig 10
GF sig 11
GF sig 12
GF sig


EC 4
EC 2
EC 3
EC 5
EC 6
FEMA Zone X
FEMA Zone AE
FEMA Zone X
FEMA Zone AE
FEMA Zone X
FEMA Zone AE
OUTLOT A
1,303,643 sf
906,267 sf (above level)
397,376 sf (below level)
EDC Easement Over Outlot
WOOD
WOOD
WOOD



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14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

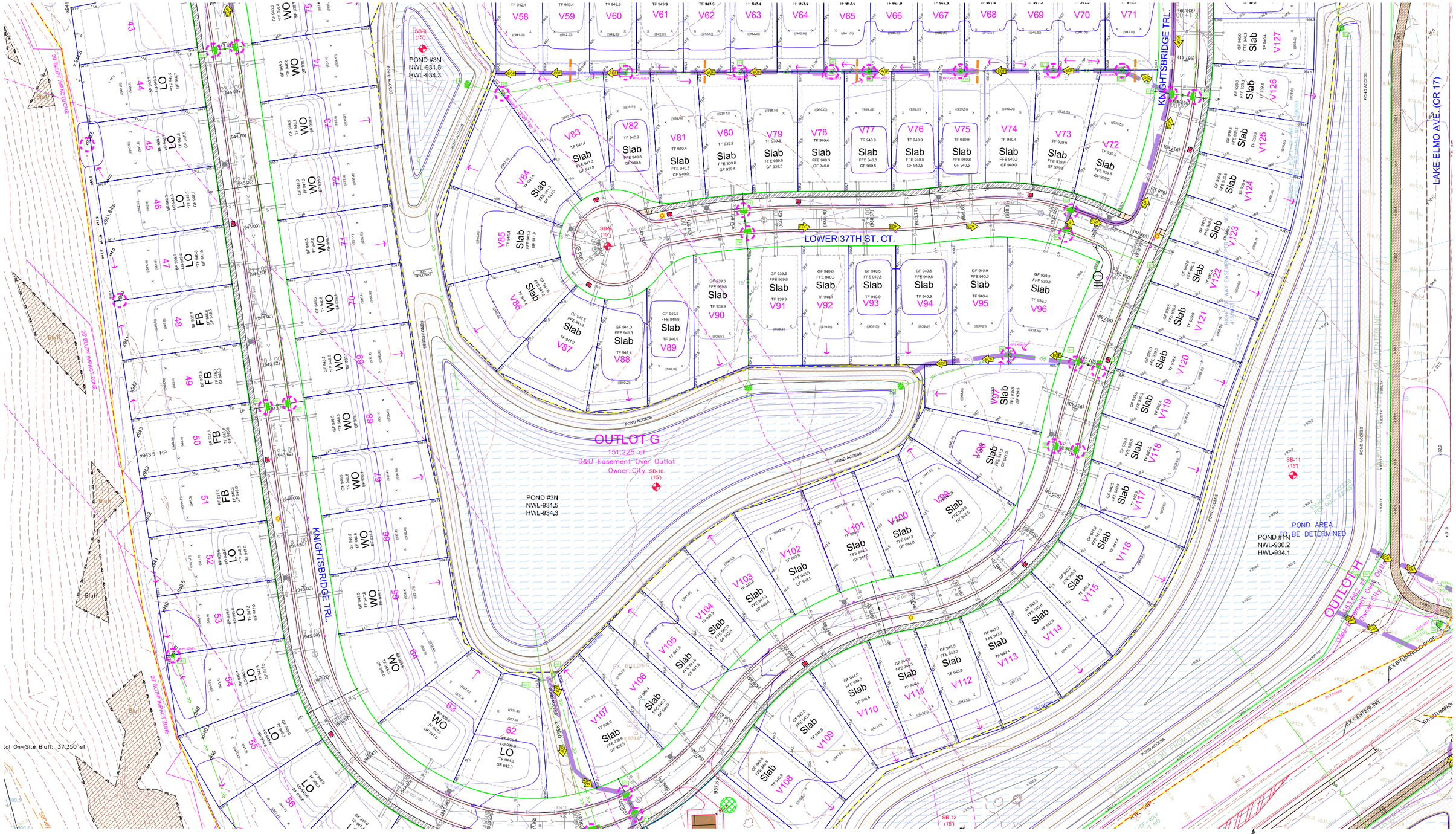
PRELIMINARY EROSION CONTROL PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

EC2
EC6



EOF ---- EOF DENOTES PROPOSED EOF ROUTE

NORTH

50 25 0 25 50 100
SCALE IN FEET

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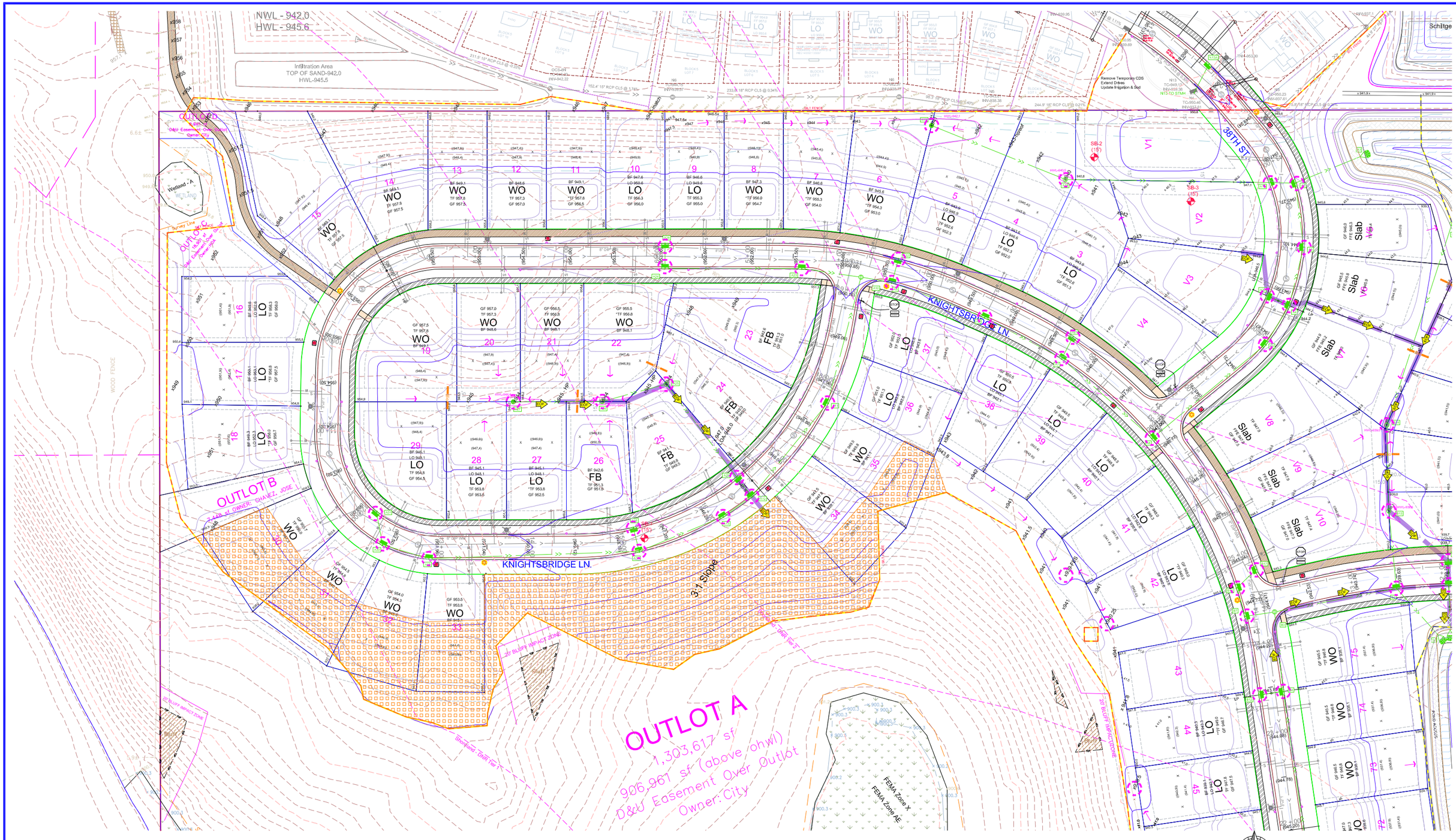
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SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

EC3
EC6



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MINNESOTA

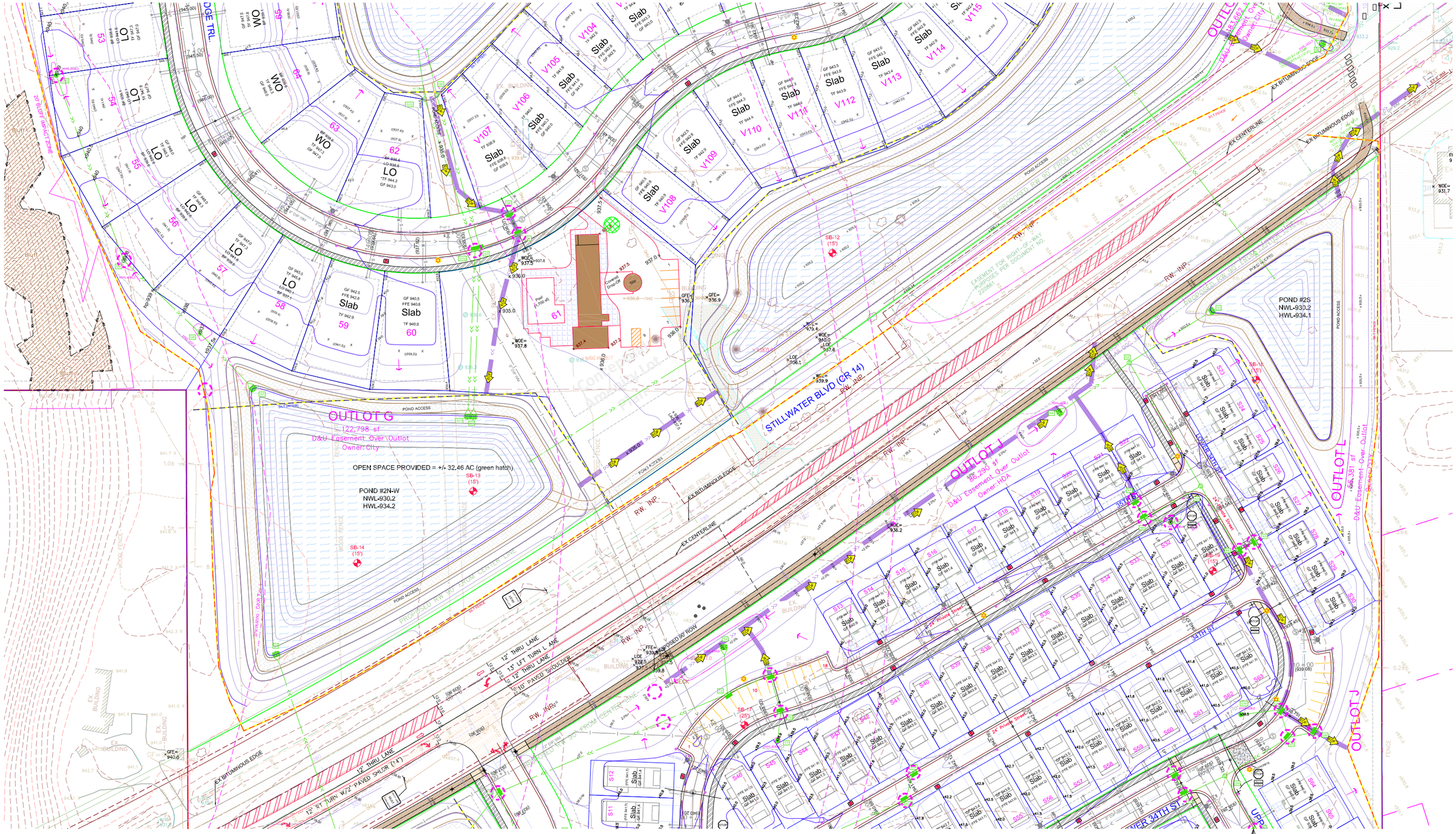
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SCHILTGEN SOUTH

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FILE NO.
3120-084

EC4
EC6



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CITY PROJECT NO.
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LAKE ELMO,
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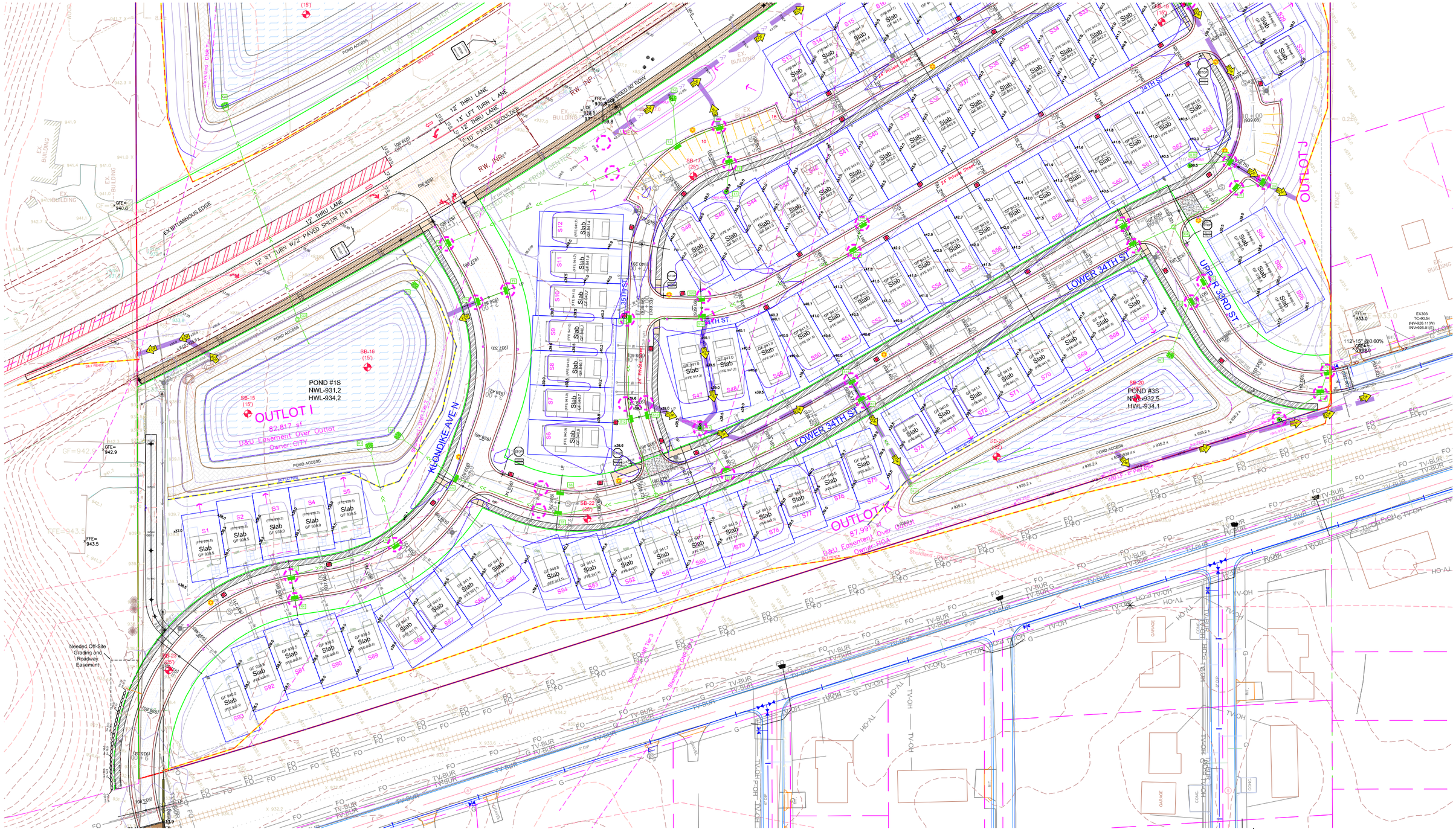
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SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

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EC5
EC6



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CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

PRELIMINARY EROSION CONTROL PLAN

SCHILTGEN SOUTH

GWSA LAND DEVELOPMENT, LLC

FILE NO. 3120-084

EC6 / EC6

OUTLOT E
41,204 sf
D&U Easement Over Outlot
Owner: City

POND #4
NWL-934.0
HWL-936.0

OUTLOT F
61,464 sf
D&U Easement Over Outlot
Owner: City

POND #2N-E
NWL-931.0
HWL-935.0

POND #3N
NWL-931.5
HWL-934.3

NWL - 937.0
HWL - 939.9

38TH ST.
37TH ST.
LOWER 37TH ST. CT.
KOKANEE AVE.
KNIGHTSBRIDGE TRL.
LAKE ELMO AVE. (CR 17)

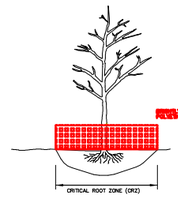
WATERMAIN CONNECTION

GRASSPAVE 2 (12'x30')

POND ACCESS

TREE PRESERVATION – SEE CITY OF LAKE ELMO ENGINEERING STANDARD DETAILS.
ALL TREES NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED AND SAVE FROM DAMAGE DURING CONSTRUCTION W/ BRIGHTLY COLORED HIGH DENSITY POLYETHYLENE SAFETY FENCE AROUND OR ALONG THE TREES TO PROTECT THE CRITICAL ROOT ZONE OF THE TREES. ANY DAMAGE TO TRUNKS OR BRANCHES SHALL BE TREATED IN ACCORDANCE W/ NURSERY APPROVED METHODS. ANY BROKEN BRANCHES SHALL BE TRIMMED AS PER ENGINEER'S DIRECTION. ALL BRUISE AND CUT WOUNDS SHALL BE TREATED WITH ASPHALT BASE TREE PAINT. REMOVAL OF TREE FENCE MAY RESULT IN A STOP WORK ORDER.

CRITICAL ROOT ZONE (CRZ)
RADIUS DISTANCE OF ONE (1) FOOT PER ONE (1) INCH OF TREE DIAMETER



TREE PROTECTION

Tree Inventory Performed by:

Stephen Nicholson	4/30/2021
Stephen Nicholson CF	Date
TreeBiz LLC	

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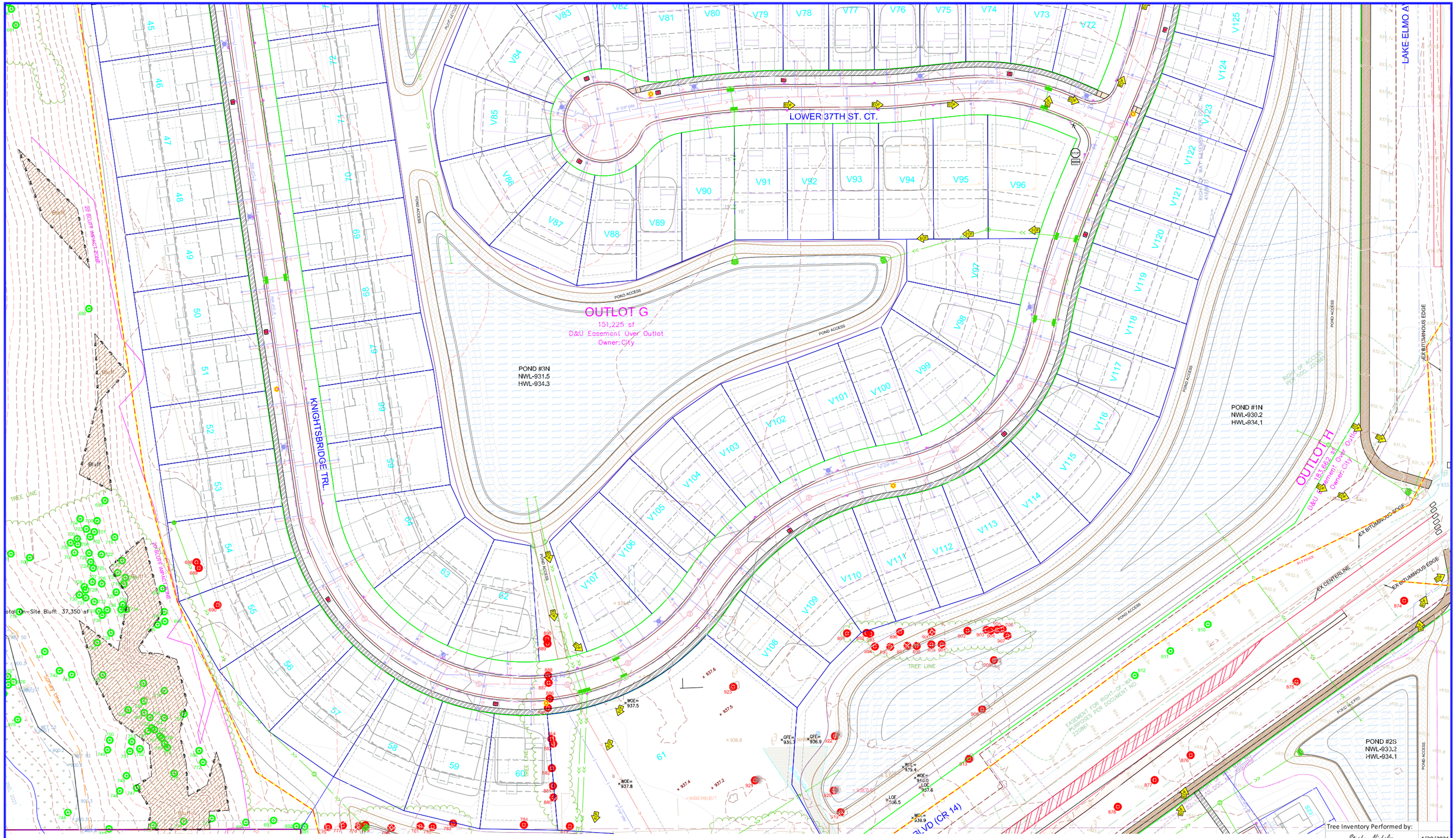
CITY PROJECT NO.

LAKE ELMO,
MINNESOTA

TREE SURVEY
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

TS1
TS8



Tree Inventory Performed by:	
Stephen Nicholson	4/30/2021
Stephen Nicholson CF	Date
TreeBiz LLC	

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CITY PROJECT NO.
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LAKE ELMO, MINNESOTA

TREE SURVEY
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

TS2
TS8

OUTLOT A
1,393,617 sf
906,967 sf (above ohw)
D&U Easement Over Outlot
Owner: City

Wetland - B

FEMA Zone X
FEMA Zone AE

20' BLUFF IMPACT ZONE

Bluff

EDGE OF WETLAND

TREE LINE

SURVEY LINE

Total On-Site Bluff: 37,350 sf

POND #3N
NWL-931.5
HWL-934.3

POND ACCESS

KNIGHTSBRIDGE TRL

OUTLOT G
151,225 sf
D&U Easement Over Outlot
Owner: City

V58 V59 V60 V61 V62 V63 V64 V65 V66 V67 V68 V69 V70 V71 V72 V73 V74 V75 V76 V77 V78 V79 V80 V81 V82 V83 V84 V85 V86 V87 V88 V89 V90 V91 V92 V93 V94 V95 V96 V97 V98 V99 V100 V101 V102 V103 V104 V105 V106 V107

43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75

Sunfish Lake

Tree Inventory Performed by:	
Stephen Nicholson	4/30/2021
Stephen Nicholson CF	Date
TreeBiz LLC	

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
SCHILTGEN	1	ERJ	6/30/2022	CITY COMMENT REVISIONS - 06-23-22
DRAWN	2	ERJ	8/24/2022	CITY COMMENT REVISIONS - 08-03-22
MJV				
CHECKED				
RSM				
DATE				
XX/XX/XX				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Llc. No. 26478

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

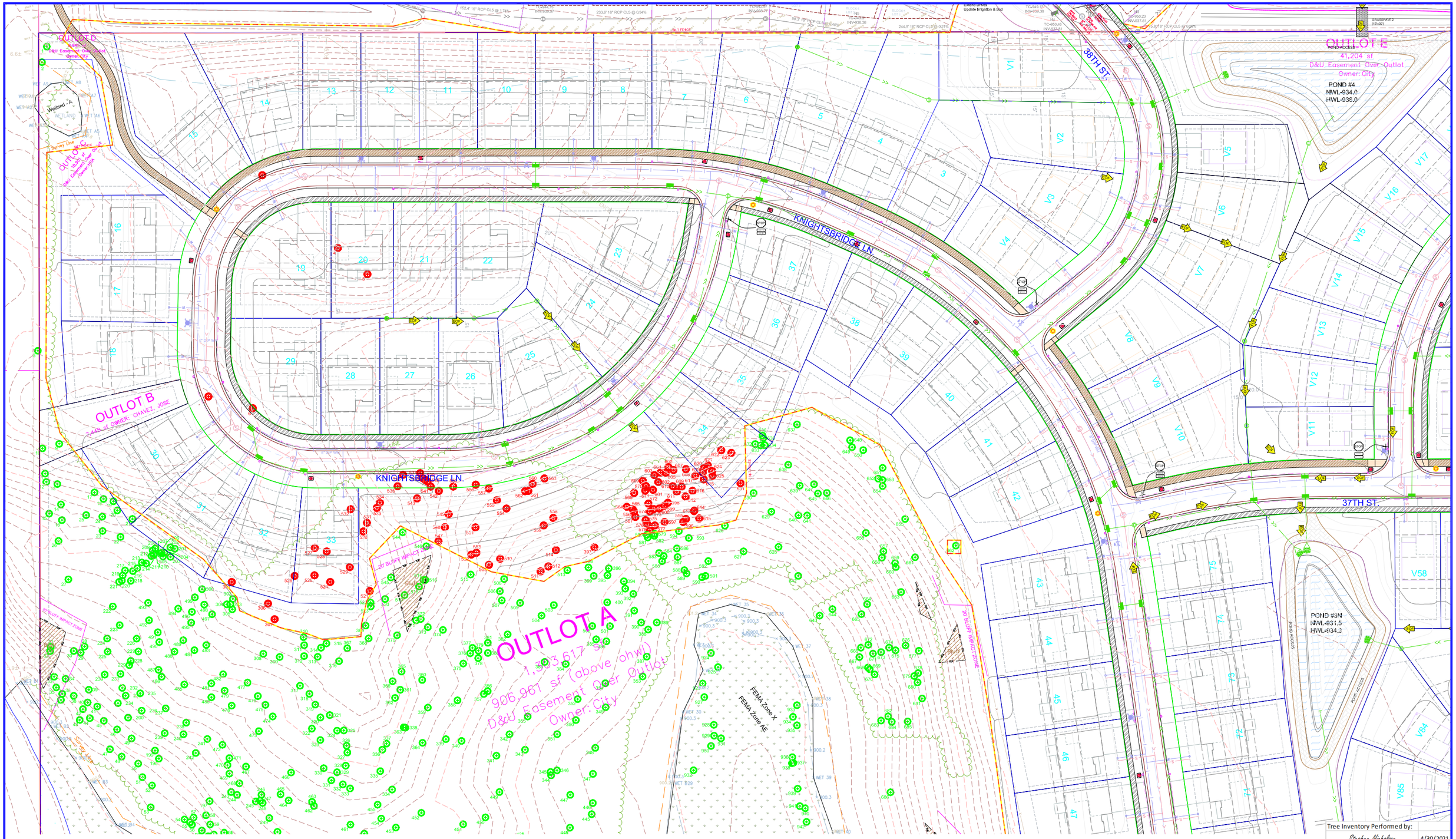
CITY PROJECT NO.
--

LAKE ELMO,
MINNESOTA

TREE SURVEY
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

TS3
TS8



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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SCHILTGEN	1	ERJ	6/30/2022	CITY COMMENT REVISIONS - 06-23-22
DRAWN	2	ERJ	8/24/2022	CITY COMMENT REVISIONS - 08-03-22
MJV				
CHECKED				
RSM				
DATE				
XX/XX/XX				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Llc. No. 26728

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

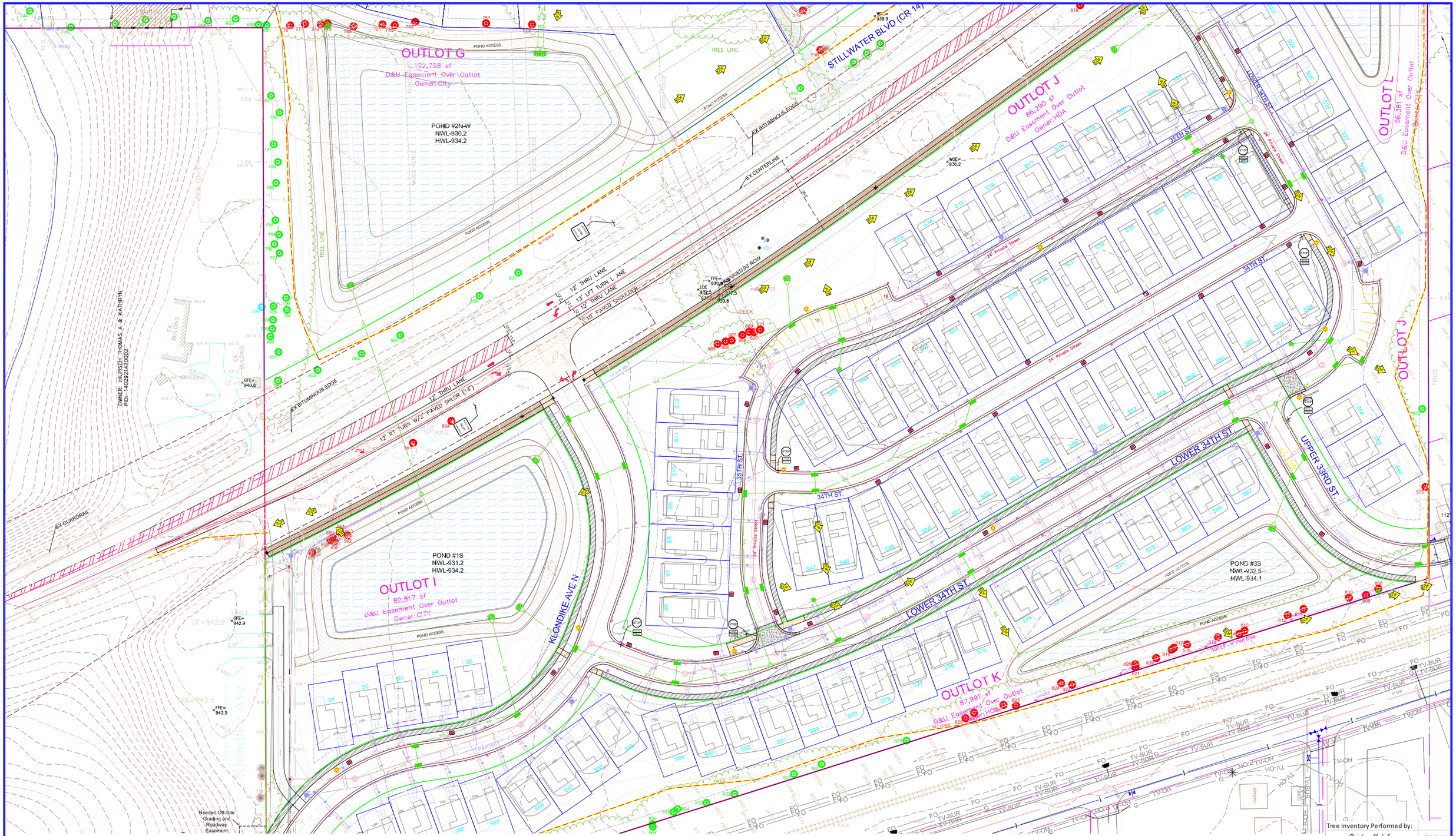
CITY PROJECT NO.
--

LAKE ELMO,
MINNESOTA

TREE SURVEY
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

TS4
TS8



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SCHILTGEN	1	ERJ	6/30/2022	CITY COMMENT REVISIONS - 06-23-22
DRAWN	2	ERJ	8/24/2022	CITY COMMENT REVISIONS - 08-03-22
MJV				
CHECKED				
RSM				
DATE				
XX/XX/XX				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 24428

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

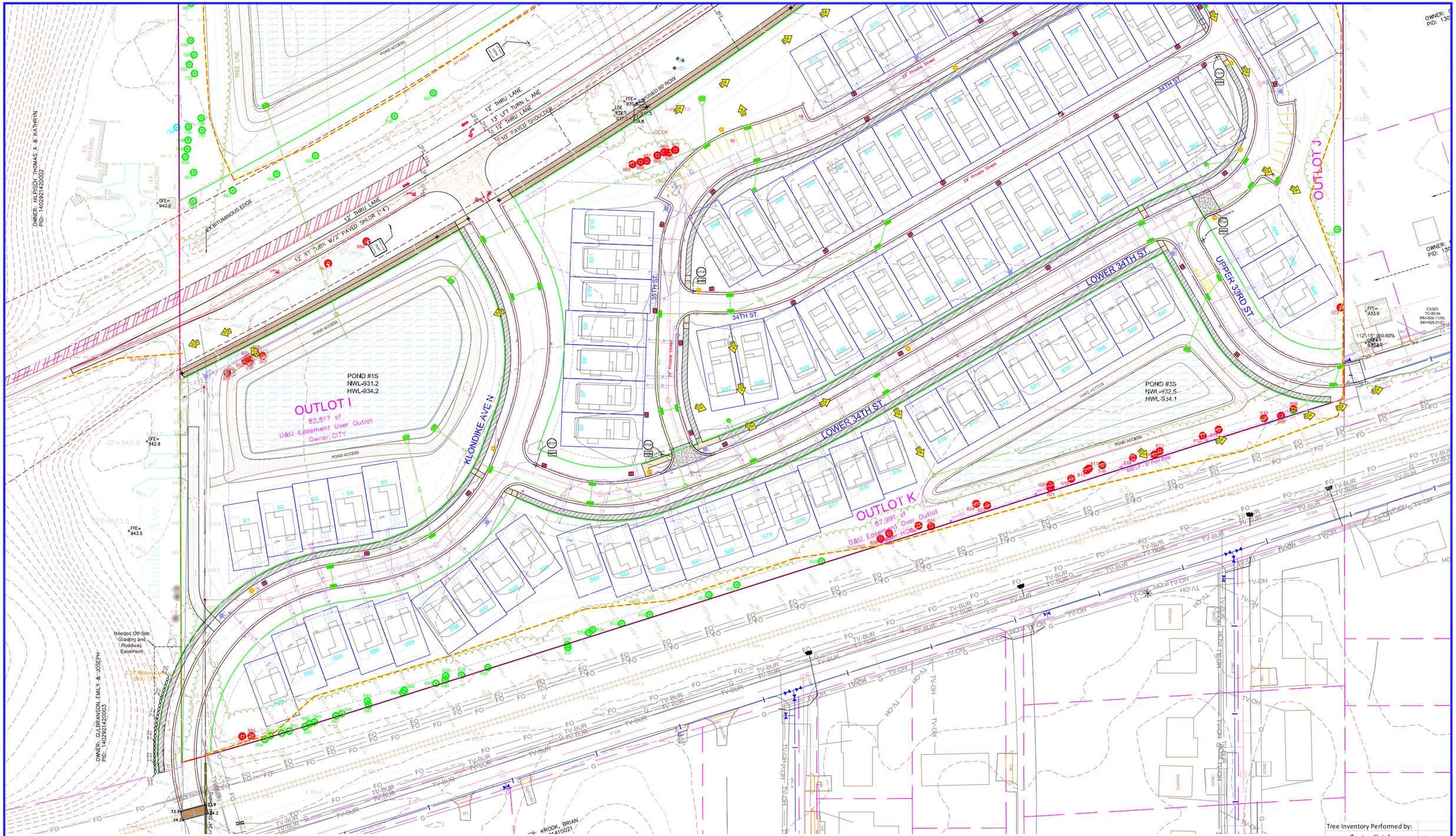
CITY PROJECT NO.
--

LAKE ELMO, MINNESOTA

TREE SURVEY
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

TS5
TS8



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/07/2022 Lic. No. 26478

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
--

LAKE ELMO, MINNESOTA

TREE SURVEY
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

TS6
TS8

			Saved			Removed				
			Coniferous/			Coniferous/				
Tree #	Species	DBH	Hardwood	Evergreen	Common	Hardwood	Evergreen	Common	Exempt	Offsite
1	Boxelder	13.5			13.5					
2	Boxelder	12.0			12.0					
3	Ash, green	15.0						15.0		
4	Ash, green	14.0						14.0		
5	Ash, green	20.0						20.0		
6	Ash, green	12.0						12.0		
7	Ash, green	13.0						13.0		
8	Birch, paper	7.0	7.0							
9	Cherry, black	7.5	7.5							
10	Oak, red	32.5	32.5							
11	Oak, white	19.0	19.0							
12	Oak, white	17.0	17.0							
13	Oak, bur	22.5	22.5							
14	Oak, bur	27.0	27.0							
15	Oak, bur	29.0	29.0							
16	Oak, bur	23.0	23.0							
17	Oak, red	6.0	6.0							
18	Oak, red	7.0	7.0							
19	Oak, bur	8.0	8.0							
20	Oak, bur	9.5	9.5							
21	Oak, bur	8.0	8.0							
22	Oak, red	10.0	10.0							
23	Oak, red	8.0	8.0							
24	Oak, red	7.0	7.0							
25	Cherry, black	7.0	7.0							
26	Oak, bur	27.0	27.0							
27	Oak, bur	35.5	35.5							
28	Oak, bur	38.0	38.0							
29	Oak, white	20.0	20.0							
30	Oak, white	17.0	17.0							
31	Ash, green	15.5			15.5					
32	Ash, green	14.0			14.0					
33	Oak, red	8.5	8.5							
34	Cherry, black	7.0	7.0							
35	Oak, red	7.0	7.0							
36	Cherry, black	7.0	7.0							
37	Oak, red	7.5	7.5							
38	Cherry, black	7.0	7.0							
39	Oak, white	16.0	16.0							
40	Birch, paper	8.5	8.5							
41	Cherry, black	7.5	7.5							
42	Cherry, black	7.5	7.5							
43	Oak, red	9.5	9.5							
44	Birch, paper	10.0	10.0							
45	Birch, paper	10.0	10.0							
46	Oak, red	28.0	28.0							
47	Oak, bur	28.0	28.0							
48	Oak, red	7.5	7.5							
49	Birch, paper	7.0	7.0							
50	Oak, red	6.5	6.5							
51	Oak, red	10.0	10.0							
52	Oak, red	9.5	9.5							
53	Oak, red	9.0	9.0							
54	Elm, Siberian	14.0			14.0					
55	Oak, red	10.5	10.5							
56	Oak, red	8.5	8.5							
57	Oak, red	6.0	6.0							
58	Oak, red	7.5	7.5							
59	Cherry, black	6.0	6.0							
60	Oak, red	7.5	7.5							
61	Oak, red	8.0	8.0							
62	Oak, red	6.5	6.5							
63	Oak, red	11.0	11.0							
64	Cherry, black	6.5	6.5							
65	Oak, white	26.0	26.0							
66	Cherry, black	6.5	6.5							
67	Oak, red	6.5	6.5							
68	Oak, red	9.0	9.0							
69	Oak, red	8.5	8.5							
70	Oak, red	6.0	6.0							
71	Cottonwood	13.0			13.0					
72	Cherry, black	7.0	7.0							
73	Oak, red	8.0	8.0							
74	Oak, red	6.0	6.0							
75	Oak, red	7.0	7.0							
76	Oak, red	7.0	7.0							
77	Oak, red	7.5	7.5							
78	Birch, paper	7.0	7.0							
79	Birch, paper	6.0	6.0							
80	Birch, paper	6.0	6.0							
81	Oak, red	6.0	6.0							
82	Birch, paper	13.0	13.0							
83	Oak, red	7.0	7.0							
84	Oak, red	6.0	6.0							
85	Oak, red	8.0	8.0							
86	Oak, red	8.5	8.5							
87	Oak, red	6.0	6.0							
88	Oak, red	12.5	12.5							
89	Oak, red	10.0	10.0							
90	Oak, red	12.0	12.0							
91	Oak, red	8.5	8.5							
92	Oak, red	8.5	8.5							
93	Oak, red	10.0	10.0							
94	Oak, red	9.0	9.0							
95	Oak, red	6.0	6.0							
96	Oak, red	7.0	7.0							
97	Oak, red	6.0	6.0							
98	Oak, white	6.5	6.5							
99	Oak, red	6.0	6.0							
100	Cherry, black	7.0	7.0							
101	Cottonwood	13.5			13.5					
102	Cherry, black	7.5	7.5							
103	Oak, red	6.5	6.5							
104	Cottonwood	12.5			12.5					
105	Birch, paper	8.0	8.0							
106	Oak, red	7.0	7.0							
107	Oak, red	8.0	8.0							
108	Oak, red	10.0	10.0							
109	Oak, red	7.0	7.0							
110	Oak, red	6.5	6.5							
111	Oak, red	7.0	7.0							
112	Oak, red	6.0	6.0							
113	Oak, red	14.0	14.0							
114	Oak, red	8.0	8.0							
115	Oak, red	8.0	8.0							
116	Oak, red	9.0	9.0							
117	Oak, red	8.0	8.0							
118	Oak, red	6.5	6.5							
119	Oak, red	7.5	7.5							
120	Oak, red	9.5	9.5							
121	Oak, bur	20.0	20.0							
122	Oak, bur	16.5	16.5							
123	Cottonwood	32.0			32.0					
124	Cottonwood	19.0			19.0					
125	Aspen	26.0			26.0					
126	Cottonwood	14.0			14.0					
127	Cottonwood	38.0			38.0					
128	Oak, red	11.5	11.5							
129	Oak, red	6.0	6.0							
130	Oak, red	10.0	10.0							
131	Oak, red	9.0	9.0							
132	Oak, red	6.0	6.0							
133	Oak, red	10.0	10.0							
134	Birch, paper	12.5	12.5							
135	Oak, red	7.5	7.5							
136	Oak, red	7.0	7.0							
137	Birch, paper	10.0	10.0							
138	Birch, paper	11.0	11.0							
139	Birch, paper	9.0	9.0							
140	Oak, red	6.5	6.5							
141	Oak, red	6.0	6.0							
142	Oak, red	7.0	7.0							
143	Oak, red	7.0	7.0							
144	Aspen	12.5			12.5					
145	Birch, paper	7.0	7.0							
146	Oak, red	6.0	6.0							
147	Oak, red	7.0	7.0							
148	Oak, red	6.5	6.5							
149	Oak, white	17.0	17.0							
150	Oak, white	25.0	25.0							
151	Oak, white	22.5	22.5							
152	Oak, white	32.5	32.5							
153	Oak, white	24.0	24.0							
154	Oak, white	22.0	22.0							
155	Oak, white	26.0	26.0							
156	Oak, white	19.5	19.5							
157	Oak, white	23.5	23.5							
158	Oak, red	8.0	8.0							
159	Birch, paper	7.0	7.0							
160	Oak, red	9.0	9.0							
161	Oak, red	7.5	7.5							
162	Birch, paper	6.0	6.0							
163	Oak, red	10.5	10.5							
164	Oak, red	10.0	10.0							
165	Oak, red	8.5	8.5							
166	Oak, red	7.5	7.5							
167	Oak, red	8.0	8.0							
168	Oak, white	25.0	25.0							
169	Birch, paper	7.5	7.5							
170	Birch, paper	9.0	9.0							
171	Birch, paper	12.0	12.0							
172	Birch, paper	10.0	10.0							
173	Birch, paper	12.0	12.0							
174	Birch, paper	6.5	6.5							
175	Birch, paper	6.5	6.5							
176	Birch, paper	7.0	7.0							
177	Birch, paper	6.0	6.0							
178	Birch, paper	6.5	6.5							
179	Birch, paper	11.0	11.0							
180	Birch, paper	10.0	10.0							
181	Oak, red	8.0	8.0							
182	Birch, paper	8.0	8.0							
183	Oak, red	6.5	6.5							
184	Oak, red	6.0	6.0							
185	Oak, red	7.0	7.0							
186	Redcedar	8.0						8.0		
187	Oak, red	11.0	11.0							
188	Oak, red	39.0	39.0							
189	Oak, red	27.0	27.0							
190	Cherry, black	6.5	6.5							
191	Birch, paper	8.0	8.0							
192	Oak, red	6.0	6.0							
193	Birch, paper	6.0	6.0							
194	Birch, paper	6.5	6.5							
195	Oak, red	7.0	7.0							
196	Cherry, black	7.5	7.5							
197	Oak, white	14.5	14.5							
198	Oak, white	23.5	23.5							
199	Oak, white	20.0	20.0							
200	Oak, white	11.5	11.5							
201	Oak, red	14.0	14.0							
202	Oak, red	16.0	16.0							
203	Birch, paper	12.0	12.0							
204	Birch, paper	6.0	6.0							
205	Birch, paper	9.0	9.0							
206	Birch, paper	6.5	6.5							
207	Birch, paper	6.5	6.5							
208	Birch, paper	9.0	9.0							
209	Birch, paper	7.0	7.0							
210	Birch, paper	9.0	9.0							
211	Birch, paper	7.0	7.0							
212	Birch, paper	7.5	7.5							
213	Birch, paper	10.5	10.5							
214	Birch, paper	12.0	12.0							
215	Birch, paper	9.5	9.5							
216	Aspen	14.0						14.0		
217	Birch, paper	9.5	9.5							
218	Birch, paper	7.0	7.0							
219	Birch, paper	6.5	6.5							
220	Birch, paper	7.0	7.0							
221	Birch, paper	15.0	15.0							
222	Cherry, black	6.0	6.0							
223	Oak, red	25.0	25.0							
224	Oak, white	22.0	22.0							
225	Oak, white	18.5	18.5							
226	Oak, white	21.5	21.5							
227	Oak, white	14.0	14.0							
228	Oak, white	18.5	18.5							
229	Oak, white	19.0	19.0							
230	Cherry, black	7.0	7.0							
231	Cherry, black	7.5	7.5							
232	Cherry, black	7.0	7.0							
233	Cherry, black	6.0	6.0							
234	Oak, white	17.0	17.0							
235	Oak, white	17.5	17.5							
236	Oak, white	17.5	17.5							
237	Oak, red	31.0	31.0							
238	Oak, white	12.5	12.5							
239	Cherry, black	6.0	6.0							
240	Oak, red	24.0	24.0							
241	Oak, red	28.0	28.0							
242	Oak, white	18.5	18.5							
243	Oak, white	18.5	18.5							
244	Oak, white	21.0	21.0							
245	Oak, white	14.0	14.0							
246	Oak, white	12.0	12.0							
247	Oak, white	9.5	9.5							
248	Oak, white	9.5	9.5							
249	Oak, white	20.0	20.0							
250	Oak, white	15.0	15.0							
251	Oak, white	23.5	23.5							
252	Oak, red	20.0	20.0							
253	Cherry, black	6.0	6.0							
254	Birch, paper	11.5	11.5							
255	Birch, paper	11.0	11.0							
256	Birch, paper	8.0	8.0							
257	Birch, paper	7.5	7.5							
258	Birch, paper	7.5	7.5							
259	Birch, paper	7.5	7.5							
260	Birch, paper	9.0	9.0							
261	Birch, paper	11.0	11.0							
262	Birch, paper	7.5	7.5							
263	Cherry, black	6.5	6.5							
264	Cherry, black	12.0	12.0							
265	Cherry, black	9.5	9.5							
266	Mountainash	6.5						6.5		
267	Birch, paper	7.0	7.0							
268	Oak, white	20.0	20.0							
269	Cherry, black	6.0	6.0							
270	Oak, white	13.0	13.0							
271	Oak, white	14.0	14.0							
272	Oak, white	19.0	19.0							
273	Oak, white	20.0	20.0							
274	Oak, white	14.0	14.0							
275	Oak, white	24.0	24.0							
276	Oak, white	23.5	23.5							
277	Oak, white	17.0	17.0							
278	Oak, white	19.5	19.5							
279	Oak, white	12.5	12.5							
280	Oak, white	23.5	23.5							
281	Oak, white	18.5	18.5							
282	Oak, white	23.0	23.0							
283	Oak, white	23.0	23.0							
284	Oak, white	23.0	23.0							
285	Oak, white	19.5	19.5							
286	Oak, white	20.0	20.0							
287	Oak, white	17.5	17.5							
288	Oak, white	21.0	21.0							
289	Oak, white	17.5	17.5							
290	Oak, white	19.0	19.0							
291	Oak, white	20.5	20.5							
292	Oak, white	15.5	15.5							
293	Oak, white	14.0	14.0							
294	Oak, white	19.5	19.5							
295	Oak, white	20.0	20.0							
296	Oak, white	41.5	41.5							
297	Oak, white	19.5	19.5							
298	Oak, white	21.0	21.0							
299	Cherry, black	7.0	7.0							
300	Cherry, black	8.0	8.0							
301	Birch, paper	6.0				6.0				
302	Birch, paper	11.0	11.0							
303	Birch, paper	9.5	9.5							
304	Birch, paper	11.0	11.0							
305	Birch, paper	8.5	8.5							
306	Oak, white	25.0				25.0				
307	Oak, white	33.5				33.5				
308	Oak, white	27.0	27.0							
309	Oak, red	28.5	28.5							
310	Oak, white	18.5	18.5							
311	Oak, white	19.5	19.5							
312	Oak, white	15.5	15.5							
313	Oak, white	16.0	16.0							
314	Oak, white	13.0	13.0							
315	Oak, white	17.5	17.5							
316	Oak, white	23.5	23.5							
317	Cherry, black	6.0	6.0							
318	Oak, white	23.0	23.0							
319	Oak, white	15.5	15.5							
320	Cherry, black	10.0	10.0							
321	Cherry, black	6.0	6.0							
322	Cherry, black	8.5	8.5							
323	Oak, white	18.0	18.0							
324	Oak, white	16.0	16.0							
325	Oak, white	18.5	18.5							
326	Oak, white	14.5	14.5							
327	Oak, white	20.0	20.0							
328	Oak, white	17.0	17.0							
329	Oak, white	19.0	19.0							
330	Oak, white	25.0	25.0							
331	Oak, white	14.5	14.5							
332	Oak, white	25.0	25.0							
333	Oak, white	19.5	19.5							
334	Elm, American	14.5			14.5					
335	Elm, American	12.0			12.0					
336	Oak, white	23.5	23.5							
337	Oak, white	17.0	17.0							
338	Oak, white	23.5	23.5							
339	Boxelder	12.5			12.5					
340	Oak, white	21.0	21.0							
341	Oak, white	29.0	29.0							
342	Oak, white	23.0	23.0							
343	Oak, white	17.0	17.0							
344	Oak, white	19.0	19.0							
345	Oak, white	24.0	24.0							
346	Oak, white	14.0	14.0							
347	Elm, American	17.0			17.0					
348	Ash, green	16.0			16.0					
349	Ash, green	12.0			12.0					
350	Oak, white	34.0	34.0							
351	Boxelder	16.0			16.0					
352	Cherry, black	10.0	10.0							
353	Ash, green	12.5			12.5					
354	Ash, green	15.5			15.5					
355	Cherry, black	6.0	6.0							
356	Oak, white	25.0	25.0							
357	Oak, white	18.0	18.0							
358	Ash, green	13.0			13.0					
359	Cherry, black	10.5	10.5							
360	Ash, green	16.5			16.5					
361	Cherry, black	7.5	7.5							
362	Oak, red	31.5	31.5							
363	Oak, white	15.5	15.5							
364	Boxelder	12.0			12.0					
365	Oak, white	16.0	16.0							
366	Oak, white	21.0	21.0							
367	Oak, white	17.0	17.0							
368	Oak, white	23.0	23.0							
369	Cherry, black	7.0	7.0							
370	Oak, white	21.0	21.0							
371	Oak, white	14.0	14.0							
372	Oak, white	12.0	12.0							
373	Oak, white	19.5	19.5							
374	Oak, white	14.5	14.5							
375	Cherry, black	14.0	14.0							
376	Oak, white	14.5	14.5							
377	Oak, white	21.5	21.5							
378	Cherry, black	9.5	9.5							
379	Cherry, black	8.5	8.5							
380	Cherry, black	13.5	13.5							
381	Cherry, black	11.5	11.5							
382	Oak, white	18.0	18.0							
383	Cherry, black	13.0	13.0							
384	Cherry, black	13.0	13.0							
385	Cherry, black	8.0	8.0							
386	Oak, white	19.5	19.5							
387	Ash, green	14.0			14.0					
388	Boxelder	12.5			12.5					
389	Ash, green	15.0			15.0					
390	Cherry, black	8.5	8.5							
391	Birch, paper	9.0	9.0							
392	Oak, red	8.5	8.5							
393	Oak, red	7.0	7.0							
394	Oak, red	11.5	11.5							
395	Ash, green	12.0			12.0					
396	Oak, red	12.0	12.0							
397	Ash, green	14.0						14.0		
398	Oak, red	7.0	7.0							
399	Ash, green	12.0			12.0					
400	Ash, green	14.5			14.5					
401	Cottonwood	34.0			34.0					
402	Ash, green	16.5			16.5					
403	Ash, green	15.0			15.0					
404	Cherry, black	6.0	6.0							
405	Boxelder	13.5			13.5					
406	Oak, white	25.0	25.0							
407	Cherry, black	7.5	7.5							
408	Oak, white	17.5	17.5							
409	Oak, white	19.0	19.0							
410	Oak, white	18.5	18.5							
411	Oak, white	37.0	37.0							
412	Oak, white	17.5	17.5							
413	Oak, white	14.5	14.5							
414	Oak, white	22.5	22.5							
415	Cherry, black	6.0	6.0							
416	Oak, white	20.0	20.0							
417	Oak, white	28.5	28.5							
418	Oak, white	21.0	21.0							
419	Cherry, black	10.0	10.0							
420	Cherry, black	9.0	9.0							
421	Birch, paper	17.5	17.5							
422	Birch, paper	14.0	14.0							
423	Birch, paper	9.0	9.0							
424	Birch, paper	11.0	11.0							
425	Birch, paper	11.0	11.0							
426	Cherry, black	6.0	6.0							
427	Birch, paper	11.0	11.0							
428	Birch, paper	12.0	12.0							
429	Birch, paper	8.0	8.0							
430	Birch, paper	15.5	15.5							
431	Cherry, black	7.5	7.5							
432	Aspen	13.0			13.0					
433	Oak, white	25.0	25.0							
434	Cherry, black	6.0	6.0							
435	Oak, white	25.5	25.5							
436	Oak, white	20.0	20.0							
437	Oak, white	21.5	21.5							
438	Oak, white	20.5	20.5							
439	Ash, green	12.0			12.0					
440	Elm, American	16.0			16.0					
441	Ash, green	15.0			15.0					
442	Cottonwood	26.0			26.0					
443	Cottonwood	12.0			12.0					
444	Ash, green	12.0			12.0					
445	Ash, green	12.0			12.0					
446	Ash, green	15.5			15.5					
447	Ash, green	13.0			13.0					
448	Ash, green	14.5			14.5					
449	Oak, white	27.0	27.0							
450	Oak, white	16.5	16.5							
451	Oak, white	27.0	27.0							
452	Oak, white	16.0	16.0							
453	Cherry, black	9.0	9.0							
454	Oak, white	12.5	12.5							
455	Cherry, black	10.5	10.5							
456	Oak, white	21.0	21.0							
457	Oak, white	19.5	19.5							
458	Birch, paper	10.5	10.5							
459	Oak, white	23.0	23.0							
460	Oak, white	18.0	18.0							
461	Oak, white	23.0	23.0							
462	Oak, white	19.0	19.0							
463	Oak, white	18.0	18.0							
464	Oak, white	13.5	13.5							
465	Oak, white	14.0	14.0							
466	Cherry, black	6.0	6.0							
467	Oak, white	18.0	18.0							
468	Oak, red	24.0	24.0							
469	Oak, white	23.0	23.0							
470	Oak, white	16.0	16.0							
471	Oak, white	13.0	13.0							
472	Oak, white	19.0	19.0							
473	Oak, white	20.5	20.5							
474	Oak, white	16.0	16.0							
475	Oak, white	15.5	15.5							
476	Oak, white	21.0	21.0							
477	Oak, white	14.5	14.5							
478	Oak, white	11.0	11.0							
479	Oak, white	21.5	21.5							
480	Oak, white	18.5	18.5							
481	Oak, white	17.0	17.0							
482	Oak, white	19.0	19.0							
483	Oak, white	15.5	15.5							
484	Oak, white	15.5	15.5							
485	Oak, white	16.0	16.0							
486	Oak, red	26.5	26.5							
487	Oak, white	14.0	14.0							
488	Oak, white	20.0	20.0							
489	Oak, white	24.0	24.0							
490	Oak, white	23.0	23.0							
491	Oak, white	13.5	13.5							
492	Oak, white	16.5	16.5							
493	Oak, bur	25.0	25.0							
494	Cherry, black	15.0	15.0							
495	Elm, American	12.0			12.0					
496	Cherry, black	6.5	6.5							
497	Oak, white	16.0	16.0							
498	Oak, bur	21.0	21.0							
499	Oak, white	20.5	20.5							
500	Oak, bur	27.0	27.0							

Tree Inventory Performed by:

Stephen Nicholson — 4/30/2021

Stephen Nicholson CF — Date

TreeBiz LLC

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT O

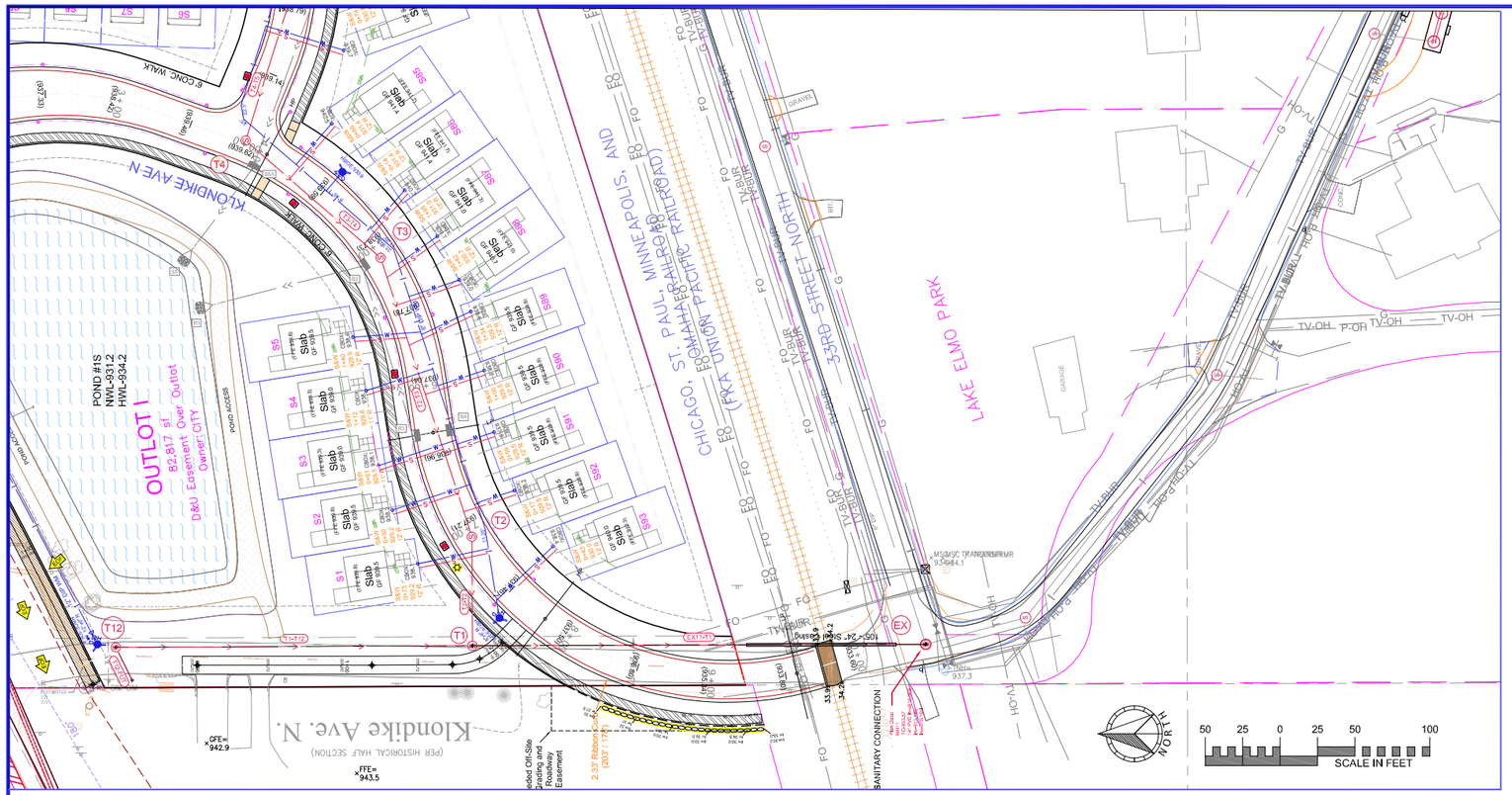
			Saved			Removed				
			Coniferous/			Coniferous/				
Tree #	Species	DBH	Hardwood	Evergreen	Common	Hardwood	Evergreen	Common	Exempt	Offsite
501	Cherry, black	7.5	7.5							
502	Oak, white	24.5	24.5							
503	Oak, white	33.5	33.5							
504	Maple, silver	27.0			27.0					
505	Oak, white	21.0	21.0							
506	Cherry, black	6.5	6.5							
507	Cherry, black	11.5	11.5							
508	Cherry, black	15.0	15.0							
509	Elm, American	12.0						12.0		
510	Elm, American	12.0						12.0		
511	Ash, green	14.0						14.0		
512	Ash, green	12.0						12.0		
513	Ash, green	12.5	12.5							
514	Ash, green	14.5						14.5		
515	Oak, white	16.0	16.0							
516	Maple, sugar	7.0	7.0							
517	Oak, white	17.0	17.0							
518	Oak, white	11.0	11.0							
519	Oak, white	21.5	21.5							
520	Oak, white	19.0	19.0							
521	Oak, white	19.0				19.0				
522	Cherry, black	8.0				8.0				
523	Cherry, black	11.0				11.0				
524	Oak, white	29.0				29.0				
525	Oak, white	21.0				21.0				
526	Ash, green	13.0						13.0		
527	Cherry, black	7.0				7.0				
528	Cherry, black	7.0				7.0				
529	Oak, white	19.5				19.5				
530	Oak, white	23.0				23.0				
531	Oak, white	13.5				13.5				
532	Cherry, black	12.0				12.0				
533	Oak, white	19.0				19.0				
534	Cherry, black	6.5				6.5				
535	Birch, paper	13.0				13.0				
536	Birch, paper	23.0				23.0				
537	Ash, green	12.5						12.5		
538	Crabapple	7.5						7.5		
539	Mountainash	7.0						7.0		
540	Cherry, black	11.5				11.5				
541	Cherry, black	8.5				8.5				
542	Cherry, black	12.5				12.5				
543	Cherry, black	6.0				6.0				
544	Oak, white	25.0	25.0							
545	Cherry, black	6.5	6.5							
546	Oak, white	17.5	17.5							
547	Cherry, black	15.5				15.5				
548	Oak, white	18.0				18.0				
549	Oak, white	26.0				26.0				
550	Oak, red	6.0				6.0				
551	Ash, green	13.0						13.0		
552	Oak, white	24.0				24.0				
553	Oak, white	23.0				23.0				
554	Cherry, black	20.0				20.0				
555	Cherry, black	11.0				11.0				
556	Oak, white	32.0				32.0				
557	Ash, green	13.0						13.0		
558	Ash, green	12.5						12.5		
559	Ash, green	12.0						12.0		
560	Cherry, black	9.5				9.5				
561	Cherry, black	11.0				11.0				
562	Cherry, black	7.0				7.0				
563	Ash, green	15.5						15.5		
564	Oak, red	18.0				18.0				
565	Oak, red	6.5				6.5				
566	Oak, red	7.5				7.5				
567	Oak, red	7.0				7.0				
568	Oak, red	10.0				10.0				
569	Oak, red	16.0				16.0				
570	Oak, red	6.5				6.5				
571	Oak, red	6.0				6.0				
572	Oak, red	12.0				12.0				
573	Oak, red	7.0				7.0				
574	Oak, red	7.0				7.0				
575	Oak, white	10.0				10.0				
576	Oak, red	7.5				7.5				
577	Oak, red	6.0				6.0				
578	Oak, red	17.0				17.0				
579	Oak, red	10.0				10.0				
580	Oak, red	7.0				7.0				
581	Oak, red	11.5				11.5				
582	Oak, red	10.0				10.0				
583	Oak, red	12.0	12.0							
584	Oak, red	13.5	13.5							
585	Oak, red	11.0	11.0							
586	Cherry, black	15.0	15.0							
587	Oak, red	10.0	10.0							
588	Oak, red	7.5	7.5							
589	Oak, red	12.5	12.5							
590	Cottonwood	17.5			17.5					
591	Cottonwood	16.0			16.0					
592	Oak, bur	28.5	28.5							
593	Oak, red	6.0	6.0							
594	Cherry, black	11.5				11.5				
595	Cherry, black	7.5				7.5				
596	Cherry, black	9.0				9.0				
597	Cherry, black	8.5				8.5				
598	Oak, red	8.0				8.0				
599	Oak, red	7.5				7.5				
600	Oak, red	6.0				6.0				
601	Oak, red	9.0				9.0				
602	Oak, red	16.5				16.5				
603	Oak, red	7.5				7.5				
604	Oak, red	9.0				9.0				
605	Oak, red	11.0				11.0				
606	Oak, red	9.0				9.0				
607	Oak, red	8.0				8.0				
608	Oak, red	10.0				10.0				
609	Oak, red	6.5				6.5				
610	Oak, red	11.5				11.5				
611	Birch, paper	16.0				16.0				
612	Oak, red	7.5				7.5				
613	Cherry, black	8.5				8.5				
614	Cherry, black	7.0				7.0				
615	Cherry, black	12.5				12.5				
616	Oak, red	7.0				7.0				
617	Oak, red	12.0				12.0				
618	Oak, red	9.0				9.0				
619	Oak, red	8.0				8.0				
620	Oak, red	9.0				9.0				
621	Oak, red	7.5				7.5				
622	Oak, red	11.5				11.5				
623	Ash, green	16.0							16.0	
624	Oak, red	11.0				11.0				
625	Oak, red	10.0				10.0				
626	Cherry, black	6.0				6.0				
627	Elm, American	12.0						12.0		
628	Oak, white	28.0	28.0							
629	Ash, green	14.0						14.0		
630	Oak, bur	28.0				28.0				
631	Oak, red	6.5				6.5				
632	Ash, green	14.0						14.0		
633	Cherry, black	7.0	7.0							
634	Cherry, black	7.5	7.5							
635	Cherry, black	10.0	10.0							
636	Cherry, black	9.5	9.5							
637	Oak, red	10.5	10.5							
638	Ash, green	12.0						12.0		
639	Cherry, black	8.0	8.0							
640	Cherry, black	9.0	9.0							
641	Cherry, black	8.5	8.5							
642	Oak, white	6.5	6.5							
643	Cottonwood	15.5						15.5		
644	Oak, red	12.0	12.0							
645	Cherry, black	9.0	9.0							
646	Ash, green	14.0						14.0		
647	Cherry, black	7.5	7.5							
648	Locust, black	16.0						16.0		
649	Locust, black	14.0						14.0		
650	Locust, black	15.0						15.0		
651	Locust, black	20.0						20.0		
652	Locust, black	15.0							15.0	
653	Locust, black	14.0							14.0	
654	Locust, black	14.0							14.0	
655	Ash, green	15.0						15.0		
656	Oak, bur	29.0	29.0							
657	Oak, red	8.5	8.5							
658	Oak, red	30.0	30.0							
659	Oak, red	13.5	13.5							
660	Oak, red	17.0	17.0							
661	Oak, bur	8.0	8.0							
662	Elm, American	22.0						22.0		
663	Oak, white	11.5	11.5							
664	Oak, bur	7.5	7.5							
665	Oak, bur	8.0	8.0							
666	Oak, white	12.0	12.0							
667	Oak, white	10.0	10.0							
668	Birch, paper	11.0	11.0							
669	Oak, white	6.0	6.0							
670	Ash, green	12.0						12.0		
671	Oak, white	7.0	7.0							
672	Oak, red	7.5	7.5							
673	Oak, white	7.0	7.0							
674	Oak, red	13.5	13.5							
675	Oak, white	10.5	10.5							
676	Oak, red	14.0	14.0							
677	Oak, white	6.0	6.0							
678	Oak, red	14.0	14.0							
679	Oak, red	11.0	11.0							
680	Oak, red	12.0	12.0							
681	Oak, red	12.0	12.0							
682	Oak, white	9.5	9.5							
683	Oak, white	7.0	7.0							
684	Cherry, black	12.0	12.0							
685	Oak, white	7.5	7.5							
686	Elm, Siberian	12.5						12.5		
687	Elm, American	17.5						17.5		
688	Boxelder	29.0							29.0	
689	Boxelder	23.5							23.5	
690	Ash, green	14.0							14.0	
691	Douglasfir	21.0					21.0			
692	Douglasfir	15.0					15.0			
693	Crabapple	13.0						13.0		
694	Catalpa	16.0						16.0		
695	Boxelder	37.5						37.5		
696	Boxelder	18.5						18.5		
697	Boxelder	21.0						21.0		
698	Boxelder	18.0						18.0		
699	Ash, green	15.0						15.0		
700	Pine, jack	17.0					17.0			
701	Pine, red	14.0		14.0						
702	Pine, red	11.0		11.0						
703	Ash, green	13.5			13.5					
704	Oak, red	12.5	12.5							
705	Pine, red	14.0		14.0						
706	Pine, red	11.0		11.0						
707	Pine, jack	16.0		16.0						
708	Pine, red	16.5		16.5						
709	Oak, red	6.5	6.5							
710	Redcedar	8.5		8.5						
711	Oak, red	9.5	9.5							
712	Cherry, black	8.0	8.0							
713	Cherry, black	9.0	9.0							
714	Aspen	14.5			14.5					
715	Cottonwood	12.5			12.5					
716	Pine, jack	18.0		18.0						
717	Pine, jack	9.5		9.5						
718	Boxelder	24.0			24.0					
719	Pine, red	8.5		8.5						
720	Pine, red	11.0		11.0						
721	Pine, red	10.0		10.0						
722	Pine, red	14.0		14.0						
723	Pine, red	10.0		10.0						
724	Pine, red	14.5		14.5						
725	Pine, red	9.0		9.0						
726	Pine, red	10.0		10.0						
727	Cottonwood	34.0			34.0					
728	Pine, red	12.5		12.5						
729	Pine, red	11.5		11.5						
730	Ash, green	12.0			12.0					
731	Pine, red	13.0		13.0						
732	Pine, red	8.5		8.5						
733	Pine, red	12.5		12.5						
734	Pine, red	10.0		10.0						
735	Pine, red	10.5		10.5						
736	Pine, red	10.0		10.0						
737	Pine, red	13.0		13.0						
738	Pine, red	8.5		8.5						
739	Boxelder	13.5			13.5					
740	Cottonwood	30.5			30.5					
741	Cottonwood	15.0			15.0					
742	Oak, red	20.0	20.0							
743	Oak, red	12.0	12.0							
744	Boxelder	12.0			12.0					
745	Ash, green	13.5			13.5					
746	Boxelder	24.0			24.0					
747	Cherry, black	6.5	6.5							
748	Ash, green	14.5			14.5					
749	Boxelder	14.0			14.0					
750	Oak, red	12.0	12.0							
751	Pine, red	16.5		16.5						
752	Pine, red	11.0		11.0						
753	Ash, green	19.0			19.0					
754	Pine, red	15.0		15.0						
755	Cherry, black	9.0	9.0							
756	Boxelder	15.5			15.5					
757	Elm, American	14.5			14.5					
758	Pine, red	10.5		10.5						
759	Pine, red	14.5		14.5						
760	Pine, red	12.5		12.5						
761	Pine, red	13.0		13.0						
762	Pine, red	9.0		9.0						
763	Pine, red	11.5		11.5						
764	Pine, red	9.5		9.5						
765	Boxelder	23.0			23.0					
766	Pine, red	12.0		12.0						
767	Pine, red	9.0		9.0						
768	Pine, red	11.0		11.0						
769	Pine, red	12.0		12.0						
770	Pine, red	10.0		10.0						
771	Cherry, black	16.0	16.0							
772	Boxelder	22.5			22.5					
773	Boxelder	16.5			16.5					
774	Boxelder	13.0			13.0					
775	Boxelder	22.0			22.0					
776	Douglasfir	16.0						16.0		
777	Oak, bur	17.0				17.0				
778	Douglasfir	15.5						15.5		
779	Douglasfir	19.0						19.0		
780	Boxelder	28.0							28.0	
781	Douglasfir	12.0						12.0		
782	Douglasfir	21.0						21.0		
783	Ash, green	20.5							20.5	
784	Douglasfir	25.0						25.0		
785	Boxelder	26.0			26.0					
786	Boxelder	25.0			25.0					
787	Boxelder	21.0			21.0					
788	Boxelder	16.5			16.5					
789	Oak, bur	34.0	34.0							
790	Elm, American	15.0			15.0					
791	Oak, bur	32.0	32.0							
792	Elm, American	15.0			15.0					
793	Oak, bur	34.0	34.0							
794	Maple, silver	30.0								30.0
795	Boxelder	12.0			12.0					
796	Maple, silver	24.0			24.0					
797	Maple, silver	19.5			19.5					
798	Maple, silver	19.5			19.5					
799	Maple, silver	45.5			45.5					
800	Maple, silver	15.0			15.0					
801	Maple, silver	16.5			16.5					
802	Oak, bur	34.0	34.0							
803	Crabapple	9.5			9.5					
804	Crabapple	9.0						9.0		
805	Crabapple	12.0			12.0					
806	Crabapple	9.5			9.5					
807	Crabapple	12.5			12.5					
808	Boxelder	18.0						18.0		
809	Elm, American	18.5						18.5		
810	Boxelder	16.0						16.0		
811	Walnut	15.0				15.0				
812	Walnut	12.0				12.0				
813	Walnut	13.0				13.0				
814	Walnut	12.0				12.0				
815	Elm, Siberian	12.0						12.0		
816	Boxelder	13.5						13.5		
817	Maple, silver	18.0						18.0		
818	Maple, silver	18.0						18.0		
819	Elm, American	17.0						17.0		
820	Maple, silver	16.0						16.0		
821	Maple, silver	25.0						25.0		
822	Walnut	16.0	16.0							
823	Maple, silver	23.0						23.0		
824	Boxelder	14.0						14.0		
825	Boxelder	13.0						13.0		
826	Boxelder	16.0						16.0		
827	Maple, silver	15.0						15.0		
828	Elm, Siberian	14.0						14.0		
829	Walnut	26.5	26.5							
830	Boxelder	13.0						13.0		
831	Elm, American	20.0						20.0		
832	Maple, silver	38.0						38.0		
833	Ash, green	14.0						14.0		
834	Ash, green	24.5						24.5		
835	Walnut	7.5	7.5							
836	Walnut	19.0	19.0							
837	Walnut	9.0	9.0							
838	Walnut	27.5	27.5							
839	Walnut	7.5	7.5							
840	Walnut	7.0	7.0							
841	Walnut	8.0	8.0							
842	Walnut	8.0	8.0							
843	Boxelder	20.0						20.0		
844	Walnut	11.0	11.0							
845	Boxelder	12.0						12.0		
846	Ash, green	13.0						13.0		
847	Boxelder	19.0						19.0		
848	Boxelder	28.5						28.5		
849	Boxelder	17.0						17.0		
850	Boxelder	12.5						12.5		
851	Boxelder	14.0							14.0	
852	Boxelder	13.0							13.0	
853	Walnut	6.5				6.5				
854	Boxelder	13.5							13.5	
855	Boxelder	27.0							27.0	
856	Boxelder	36.0							36.0	
857	Boxelder	59.5							59.5	
858	Boxelder	12.0							12.0	
859	Boxelder	19.0							19.0	
860	Boxelder	25.0							25.0	
861	Boxelder	24.8							24.8	
862	Boxelder	22.0							22.0	
863	Crabapple	6.5							6.5	
864	Crabapple	10.5							10.5	
865	Birch, paper	13.5				13.5				
866	Spruce, blue	9.0					9.0			
867	Spruce, blue	10.0					10.0			
868	Spruce, blue	15.0					15.0			
869	Spruce, blue	12.0					12.0			
870	Spruce, blue	11.0					11.0			
871	Spruce, blue	14.0					14.0			
872	Walnut	11.0	11.0							
873	Boxelder	18.0						18.0		
874	Crabapple	11.0						11.0		
875	Crabapple	11.0						11.0		
876	Crabapple	10.0						10.0		
877	Crabapple	8.5						8.5		
878	Crabapple	8.5						8.5		
879	Douglasfir	21.0					21.0			
880	Pine, Austrian	21.0					21.0			
881	Pine, Austrian	11.0					11.0			
882	Ash, green	25.5						25.5		
883	Pine, Austrian	14.0					14.0			
884	Pine, Austrian	24.0					24.0			
885	Maple, silver	51.5						51.5		
886	Pine, Austrian	15.5					15.5			
887	Pine, Austrian	18.0					18.0			
888	Pine, Austrian	18.0					18.0			
889	Pine, Austrian	15.5					15.5			
890	Pine, Austrian	21.5					21.5			
891	Douglasfir	13.5					13.5			
892	Douglasfir	18.5					18.5			
893	Douglasfir	10.5					10.5			
894	Spruce, white	11.0					11.0			
895	Spruce, white	10.5					10.5			
896	Douglasfir	17.5					17.5			
897	Spruce, white	16.5					16.5			
898	Spruce, white	9.5					9.5			
899	Spruce, white	13.5					13.5			
900	Douglasfir	20.5					20.5			
901	Spruce, white	10.5						10.5		
902	Douglasfir	16.5						16.5		
903	Douglasfir	22.5						22.5		
904	Douglasfir	8.5						8.5		
905	Douglasfir	14.0						14.0		
906	Douglasfir	19.0						19.0		
907	Maple, silver	95.0							95.0	
908	Birch, paper	25.5				25.5				
909	Crabapple	24.0							24.0	
910	Crabapple	13.0			13.0					
911	Crabapple	11.0			11.0					
912	Crabapple	15.0			15.0					
913	Boxelder	30.0							30.0	
914	Maple, silver	33.5			33.5					
915	Maple, silver	44.0			44.0					
916	Maple, silver	38.0			38.0					
917	Maple, silver	28.0			28.0					
918	Spruce, white	15.0						15.0		
919	Ash, green	16.5							16.5	
920	Spruce, blue	16.5						16.5		
921	Spruce, white	25.0						25.0		
922	Spruce, blue	18.0						18.0		
923	Birch, paper	15.5				15.5				
924	Aspen	14.5			14.5					
925	Aspen	24.5			24.5					
926	Aspen	14.0			14.0					
927	Aspen	13.0			13.0					
928	Cottonwood	23.0			23.0					
929	Cottonwood	17.5			17.5					
930	Cottonwood	15.0			15.0					
931	Cottonwood	15.0			15.0					
932	Cottonwood	21.5			21.5					
933	Cottonwood	17.0			17.0					
934	Aspen	14.5			14.5					
935	Aspen	14.5			14.5					
936	Aspen	14.0			14.0					
937	Aspen	16.5			16.5					
938	Aspen	13.5			13.5					
939	Cottonwood	18.0			18.0					
940	Cottonwood	13.0			13.0					
941	Cottonwood	16.0			16.0					
942	Cottonwood	16.5			16.5					
943	Cottonwood	12.5			12.5					
944	Aspen	14.0			14.0					
945	Cottonwood	13.0			13.0					
946	Aspen	25.0			25.0					
947	Willow	23.5			23.5					
948	Cottonwood	17.0			17.0					
949	Aspen	15.5			15.5					
950	Willow	15.0			15.0					
951	Cottonwood	15.5			15.5					
952	Cottonwood	17.0			17.0					
953	Cottonwood	12.0			12.0					
954	Cottonwood	14.0			14.0					
955	Cottonwood	12.5			12.5					
956	Cottonwood	14.0			14.0					
957	Cottonwood	13.0			13.0					
958	Cottonwood	14.0			14.0					
959	Aspen	12.0			12.0					
960	Aspen	21.0			21.0					
961	Aspen	16.5			16.5					
962	Cottonwood	13.0			13.0					
963	Cottonwood	19.0			19.0					
964	Cottonwood	16.0			16.0					
965	Cottonwood	21.0			21.0					
966	Aspen	16.5			16.5					
967	Cottonwood	27.0			27.0					
968	Cottonwood	13.0			13.0					
969	Aspen	12.0			12.0					
970	Aspen	13.0			13.0					
971	Aspen	12.5			12.5					
972	Cottonwood	13.0			13.0					
973	Aspen	14.0			14.0					
974	Cottonwood	14.0			14.0					
975	Aspen	18.0			18.0					
976	Aspen	13.0			13.0					
977	Aspen	14.0			14.0					
978	Willow	12.0			12.0					
979	Aspen	14.5			14.5					
Totals		**14278.3**	**7343.0**	**553.5**	**3202.0**	**1183.0**	**666.0**	**1300.8**	**0.0**	**30.0**

Tree Classification

Deciduous Hardwood Tree:	Birch, paper; Cherry, black; Maple, sugar; Oak, red; Oak, white; Oak, bur; Walnut
Coniferous/Evergreen Tree:	Douglasfir; Pine, Austrian; Pine, jack; Pine, red; Spruce, blue; Spruce, white; Redcedar
Common Tree:	Ash,green; Aspen; Boxelder; Catalpa; Crabapple; Cottonwood; Elm, American; Elm, Siberian; Locust, black; Maple, silver; Mountainash; Willow

Tree Summary

Hardwood Diameter Saved (in.):	7343.00
Hardwood Diameter Removed (in.):	1183.00
Hardwood Diameter Total (in.):	8526.00
Hardwood Removal Percentage:	**13.88%**
Allowable Inches Removed (30%)	2557.8
Removed Inches Beyond Threshold	0
Required Replacement (in.) (0.5" DBH removed):	0
2.5" Trees (5' Tree):	0
Coniferous/Evergreen Diameter Saved (in.):	553.50
Coniferous/Evergreen Diameter Removed (in.):	666.00
Coniferous/Evergreen Diameter Total (in.):	1219.50
Coniferous/Evergreen Removal Percentage:	**54.61%**
Allowable Inches Removed (30%)	365.85
Removed Inches Beyond Threshold	300.15
Conifer Tree Replacement (in.) [0.5" DBH removed]	150.08
2.5" Trees (5' Tree):	60
Common Diameter Saved (in.):	3202.00
Common Diameter Removed (in.):	1300.80
Common Diameter Total (in.):	4502.80
Common Removal Percentage:	**28.89%**
Allowable Inches Removed (30%)	1350.84



LEGEND

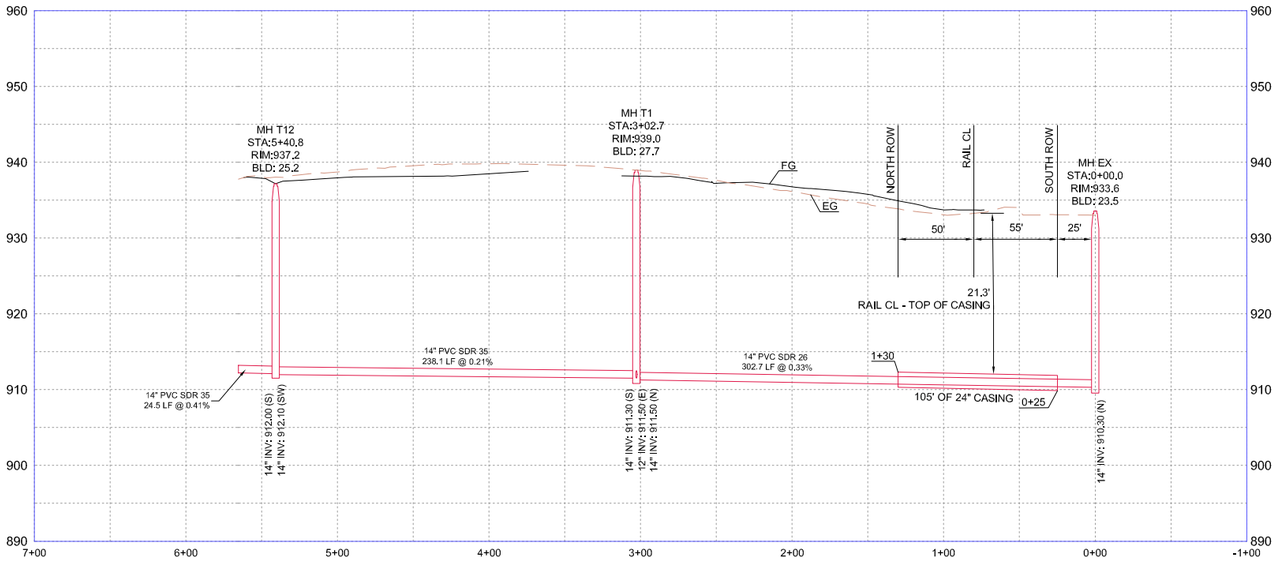
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	S W	S W
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	SH10	SH10
SANITARY SEWER MANHOLE	S	S
WATERMAIN		
HYDRANT		
GATE VALVE		

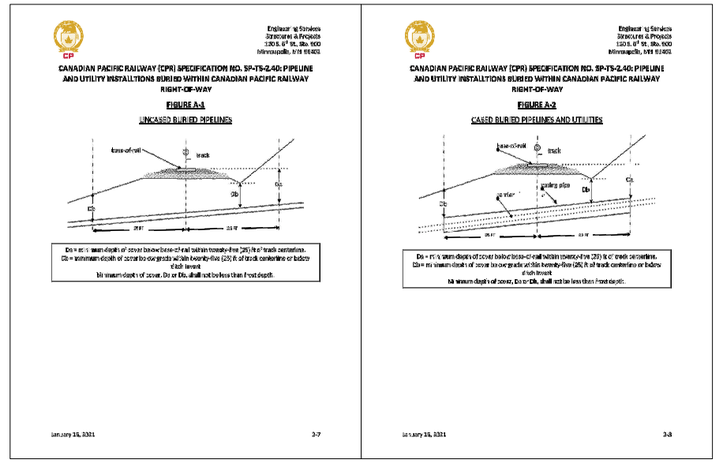
GENERAL NOTES

- For all utility crossings the utility must be protected by a casing for the full width of CN's right-of-way or 50 ft whichever is greater.
- All casing pipes shall be sloped not less that 0.3%.
- Any excavation must not be located on CN right-of-way or within a minimum of 50 ft from the centerline of track, whichever is greater.
- Utility markers shall be installed at any intersection of any utility and CN right-of-way. Marker should show accurate owner, contact, and CN Agreement Number.
- Monitoring by a qualified geotechnical personnel and report to CN on a daily basis.
- Over-excavation does not occur, and the liner / casing is installed tight to the excavation.
- The excavation is fully supported until the liner / pipe installation is complete.
- The bulkhead is installed at the end of every work shift or during any prolonged stoppage of work.
- Voids are fully grouted to refusal immediately after the completion of liner / pipe installation.Report theoretical vs. actual volumes of grout pumped.
- A summary of the daily ground surface and subsurface movements showing a comparison to a baseline reading taken before the start of construction, settlements of greater than 3/8" shall be reported to CN Immediately.
- Submit ground surface and subsurface monitoring reports to CN on a daily basis, showing a comparison to baseline readings taken prior to the commencement of construction. Settlement of 3/16" is to be reported to CN immediately, and a settlement of 3/8" or greater the work is stopped until a resolution is achieved.

COMPLETE SUBSURFACE INVESTIGATION

- Boreholes are required at each end of the crossing and at each entry/exit pit with a maximum spacing between boreholes of 150 ft.
- The boreholes shall be drilled to a depth of 20 ft below the proposed crossing depth or to 20 ft below the maximum feasible crossing depth if the proposed crossing depth has not yet been determined.
- Soils samples shall be obtained at 3 ft intervals to a depth of 15 ft and also within the proposed utility horizon (i.e., from at least 7 ft or one pipe/casing diameter above the proposed utility obvert to at least 7 ft or one pipe/casing diameter below the proposed utility invert). At other depths, soil samples may be obtained at 5 ft intervals; No boreholes will be completed between ties or tracks in double track territory.
- If bedrock is encountered at the proposed location, the bedrock will be cored to establish the competency and engineering characteristics of the bedrock. The bedrock shall be cored to at least 5 ft below the invert of the proposed crossing.
- Soil classification testing (i.e., water content determination, Atterberg Limits testing and grain size distributions) shall be carried out on soil samples obtained from all major soil strata and on soil samples obtained from every layer that the proposed tunnel would intersect.
- The stabilized groundwater elevation must be established by installation of piezometer/monitoring well(s); at least one piezometer/monitoring well must be maintained in operation and checked prior to construction to confirm the groundwater elevation.





CANADIAN PACIFIC RAILWAY (CPR) SPECIFICATION NO. SP-TS-2.40: PIPELINE AND UTILITY INSTALLTIONS BURIED WITHIN CANADIAN PACIFIC RAILWAY RIGHT-OF-WAY

FIGURE A-1

UNCASED BURIED PIPELINES

January 15, 2021 3-7

CANADIAN PACIFIC RAILWAY (CPR) SPECIFICATION NO. SP-TS-2.40: PIPELINE AND UTILITY INSTALLTIONS BURIED WITHIN CANADIAN PACIFIC RAILWAY RIGHT-OF-WAY

FIGURE A-2

CASED BURIED PIPELINES AND UTILITIES

January 15, 2021 3-8

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
SCHILTGEN	1	ERJ	6/30/2022	CITY COMMENT REVISIONS - 06-23-22
DRAWN	2	ERJ	8/24/2022	CITY COMMENT REVISIONS - 08-03-22
MJV				
CHECKED				
RSM				
DATE				
XX/XX/XX				

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

Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 06/09/2022 Lic. No. 26478

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

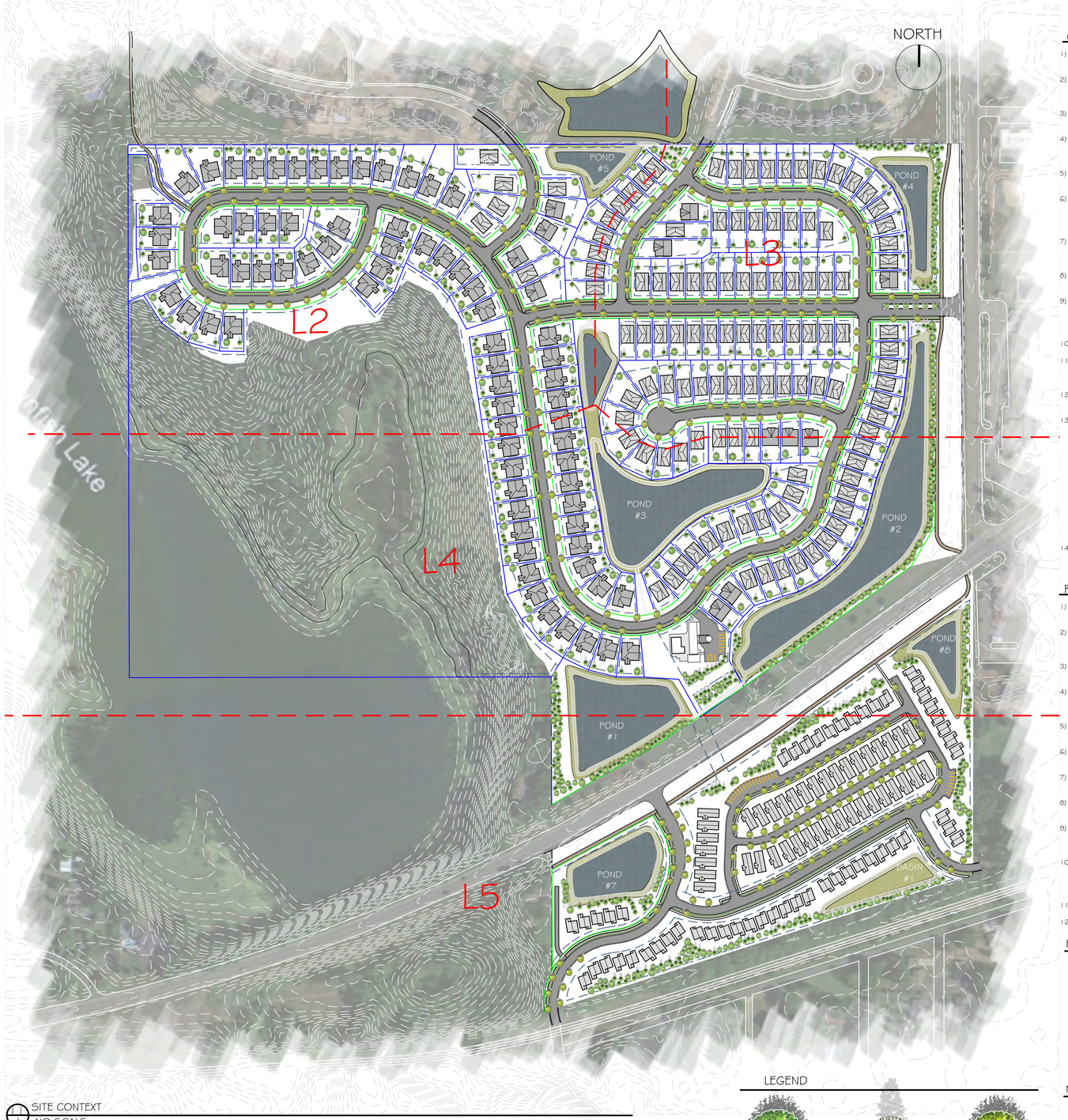
CITY PROJECT NO.

LAKE ELMO, MINNESOTA

TRUNK SANITARY SEWER PLAN
SCHILTGEN SOUTH
GWSA LAND DEVELOPMENT, LLC

FILE NO.
3120-084

EX
EX



SITE CONTEXT
NO SCALE

PLANTING REQUIREMENTS

Tree Preservation/ Replacement:
60 trees-per tree survey

Disturbed Acre Planting Requirement:
5 Tree to be planted for every acre disturbed (89 acres= 445 trees)

BLVD. Planting Requiremnt:
1 Tree to be planted per 50' of road (26,180/ 50'= 524 trees)

PLANTING PROPOSAL

Tree Preservation/ Replacement:
60 tree to be planted as buffer plantings

Disturbed Acre Planting Requirement:
821 Trees to be planted as lot and buffer plantings by the developer (two character identification) and as lot plantings planted by the builder during house construction (three character identification)

BLVD. Planting Requiremnt:
316 of the 524 trees to be planted, due to intersection, utility, and service conflicts remaining trees to be planted as buffer plantings. Planting planted by the developer (two character identification)
and by builder during home construction (three character identification)

GENERAL LANDSCAPE NOTES:

1) THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.

2) THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

4) THE CONTRACTOR SHALL PROTECT EXISTING ROADS,CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION.DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

5) THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

6) THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

7) THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

8) THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.

9) EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETYFENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING

10) LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

11) CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION. ALL STREET FRONTAGE TREE PITS AND BACK FILL SHALL BE FREE OF CLASS V OR SIMILAR MATERIAL. TREES ARE TO BE BACKFILLED WITH NATIVE ON SITE TOPSOIL.

12) ALL STREET FRONTAGE TREES SHALL BE PLANTED 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.

13) PLAN REPRESENTS APPROXIMATE LOCATION OF TREES AND SERVICE UTILITIES, DUE TO THE CUSTOMIZATION OF EACH LOTS HOME THE DRIVEWAYS HAVE NOT BEEN REPRESENTED.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF UTILITY LOCATION BY CALLING GOPHER ONE STATE PRIOR TO BEGINNING WORK, TO ENSURE ALL TREES ARE PLANTED OUTSIDE OF 10' UTILITY EASEMENT, MEASURED FROM TREE TRUNK TO PIPE, AS WELL AS THE CONTRACTOR SHALL NOT PLANT ANY STREET TREE PRIOR TO THE INSTALTION OF THE DRIVEWAY TO ENSURE THE 10' SETBACK CAN BE MEASURED .

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL DAMAGED UTILITIES AS A RESULT OF LANDSCAPING CONSTRUCTION AT NO COST TO THE OWNER.

14) MINIMUM OF 2 ROWS OF SOD BEHIND CURB. AREAS WITH SIDEWALKS SHALL BE SODDED FROM BACK OF CURB TO SIDEWALK. SOD SHALL MEET MNDOT 3878 C

PLANTING NOTES:

1) TREES SHALL BE PLANTED AT LEAST 10' FROM UTILIITES, STREET LIGHTS, STREET SIGNS AND FROM DRIVEWAY EDGES (MEASURED FROM CENTER OF TRUCK)

2) DUE TO ON SITE CHANGES AND ADJUSTMENTS CONTRACTOR SHALL VERIFY UTILITIES, STREET LIGHTS, STREET SIGNS AND FROM DRIVEWAY EDGES BEFORE THE TREE IS INSTALLED TO ENSURE 10' OFFSET IS MAINTAINED

3) TREES SHALL BE PLANTED SO MAX WIDTH DRIPLINE DOES NOT OVERHANG ANY STRUCTURE WHEN TREE IS MATURED

4) TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIRCLED THE TREE,TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.

5) ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH 6' DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.

6) THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION

7) PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.

8) TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE ONSITE SOIL AND TOP SOIL AT A RATIO OF 1:1.

9) CONTRACTOR SHALL EXCAVATE 8" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 8" OF UNSCREENED TOPSOIL, ENOUGH ESTABLISH A POSITIVE GRADE FROM STRUCTURES, FOUNDATIONS, PATIOS, ETC..

10) PLANTING BEDS PROPOSED WITH ROCK MULCH SHALL BE LAID OVER MIN. 6 MIL. BLACK POLY.PLANTING BEDS PROPOSED WITH BARK MULCH, A PRE EMERGENT HERBICIDE SHALL BE SPREAD AT PRODUCT RECOMMENDED RATIOS BEFORE BARK MULCH IS SPREAD. POLY AND FABRIC UNDERLAYMENTS ARE NOT TO BE USED UNDER BARK MULCH.

11) ALL VINYL EDGING TO BE STAKED 7' ON CENTER, HORIZONTALLY.

12) NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEENCOMPLETED IN THE IMMEDIATE AREA.

EXECUTION

Ground Preparation

Prior to seeding, the Contractor shall spray the proposed seeding area with a non-selective glyphosate herbicide such as Round-Up. Approximately three to four weeks later the site should be cultivated using a deep-tine plow and then disked to produce a smooth firm seed bed. Allow weeds to germinate and grow. When weed seeds and roots have reached a height of 2-4 inches, the site should again be sprayed with a second herbicide application. Wait 10 days and then shallow till the soil to a depth of 1 inch. Tilling deeper will bring additional weed seeds to the surface.

Once the area to be planted has been properly prepared, the Contractor shall commence with seeding.

LEGEND

OVERSTORY
Lot & Buffer Tree
(2.5" BB)

CONIFEROUS
Lot & Buffer Tree
(6' BB)

OVERSTORY
StreetTree
(2.5" BB)

MN Dot 33-261 (Seeded)- Spread from low to high watermarks in ponds and

Lot & Outlot Mix (Seeded)

Turf (Sod)-Laid from back of curb to sidewalk/ trail edge

MAINTENANCE

Year 1
During the first season, the seeded area shall be cut back approximately once each month to prevent the production of weed seeds and to reduce shade on the maturing native plantings. When the seeded area has reached a height of 8-10 inches, a flail-type mower shall be used to cut weeds and native plantings to a height of 4-6 inches. Rotary mowers and sickle bar mowers are not acceptable. In no case shall the seeded area be allowed to exceed 10 inches in height during the first season.

Pulling weeds is not recommended as this can uproot small, undeveloped native seedlings. Spot spray thistle, reed canary grass and any other problematic weeds.

Year 2
In the spring of the second season, the plantings should be mowed again. Mowing should occur approximately 3-4 times during the second season. If weeds continue to persist during the second year additional mowings may be required. Do not let weeds go to seed. Seeded areas shall not be burned during the second year.

Year 3
Spot spray perennial weeds if necessary.

Years 4-5
Continue spot treatment spray of weeds and conduct burning (3-5 year rotation) alternate spring and fall

SEEDING

A. Native plant community seeding can take place during two periods of the year. The first window of opportunity is from the time the site preparation work is concluded in the spring, until approximately July 15. The second period is in the fall between October 1st and freeze-up. The latter is considered a dormant seeding and the seedlings do not germinate until late spring of the following growing season. It is recommended that the native seeding be conducted in June and early July.

B. All native grass seed should be applied with a Truax native seed drill, at a rate as specified according to individual specifications PLS (pure live seed) per acre. In areas too narrow or steep for equipment, grass seed may be hand broadcast. Cover crop of oats shall be applied after Native Mix has been seeded.

C. Raking or dragging and rolling shall follow all seeding to insure good soil contact.

*The Contractor shall mulch all seeded areas with clean straw or marsh hay at a rate of 2 tons/acre and shall be disc anchored into place

*All seeded areas to receive 50 oats cover at 50 lbs. per acre

PLANT SCHEDULE

Code	Common Name	Botanical Name	Cont.	Qty.
DEVELOPER DISTURBED ACRE PLANTINGS				
AS	Summer Shimmer Aspen	Populus tremuloides 'Select Klaus'	2.5" BB	86
QA	Quacking Aspen	Populus tremuloides	2.5" BB	13
RB	River Birch	Betula nigra	2.5" BB	21
AM	Autumn Blaze Maple	Acer x freemanii `Jeffersed`	2.5" BB	26
FM	Sienna Glen	Acer x freemanii `Sienna`	2.5" BB	26
SO	Swamp White Oak	Quercus bicolor	2.5" BB	5
PO	Northern Pin	Quercus ellipsoidalis	2.5" BB	34
			TOTAL	211
BF	Balsam Fir	Abies balsamea	6' BB	60
LA	American Larch	Larix lancina	6' BB	45
NP	Norway Pine	Pinus resinosa	6' BB	59
WP	White Pine	Pinus strobus	6' BB	60
BH	Black Hills Spruce	Picea glauca densata	6' BB	71
NS	Norway Spruce	Picea abies	6' BB	58
			TOTAL	353
DEVELOPER STREET TREE PLANTINGS				
RL	Redmond Linden	Tilia americana 'Redmond'	2.5" BB	42
AE	American Elm	Ulmus americana 'Princeton'	2.5" BB	35
HB	Common Hackberry	Celtis occidentalis	2.5" BB	37
HL	Honey Locust	Gleditsia tnacanthos var. inermis	2.5" BB	34
AL	American Linden	Tilia americana	2.5" BB	27
RM	Red Maple	Acer rubrum	2.5" BB	27
SM	Sugar Maple	Acer saccharum	2.5" BB	28
PS	Praine Stature	Quercus x bimundorum 'Midwest'	2.5" BB	18
			TOTAL	248
BUILDER DISTURBED ACRE PLANTINGS				
QA1	Quacking Aspen	Poplulus tremuloides	2.5" BB	16
RB1	River Birch	Betula nigra	2.5" BB	21
GK1	Ginko	Ginko biloba	2.5" BB	8
AM1	Autumn Blaze Maple	Acer x freemanii `Jeffersed`	2.5" BB	16
SO1	Swamp White Oak	Quercus bicolor	2.5" BB	10
			TOTAL	71
BF1	Balsam Fir	Abies balsamea	6' BB	25
NP1	Norway Pine	Pinus resinosa	6' BB	26
WP1	White Pine	Pinus strobus	6' BB	18
BH1	Black Hills Spruce	Picea glauca densata	6' BB	7
NS1	Norway Spruce	Picea abies	6' BB	2
			TOTAL	78
BUILDER STREET TREE PLANTINGS				
RL1	Redmond Linden	Tilia americana 'Redmond'	2.5" BB	10
AE1	American Elm	Ulmus americana 'Princeton'	2.5" BB	12
HB1	Common Hackberry	Celtis occidentalis	2.5" BB	8
HL1	Honey Locust	Gleditsia tnacanthos var. inermis	2.5" BB	9
AL1	American Linden	Tilia americana	2.5" BB	10
RM1	Red Maple	Acer rubrum	2.5" BB	10
SM1	Sugar Maple	Acer saccharum	2.5" BB	6
PS1	Praine Stature	Quercus x bimundorum 'Midwest'	2.5" BB	3
			TOTAL	68

Outlot Cover Mix

Nurse/Cover			
Common	Scientific	Rate	Acre
Oats	Avena saitva	30	lbs/acre
TOTAL		30	lbs
Native Grasses			
Common	Scientific	Rate	Acre
Little Bluestem	Andropogon scoparius	3	lbs/acre
Sideoats Grama Grass	Bouteloua curtipendla	3	lbs/acre
Praine Dropseed	Sporabolus heterolepis	1	lbs/acre
Blue Grama Grass	Bouteloua gracilis	1	lbs/acre
Quatro Sheep Fescue	Festuca ovina	30	lbs/acre
TOTAL		38	lbs
Native Wildflowers			
Common	Scientific	Rate	Acre
Purple Praine Clover	Petalostemum purpureum	2	oz/acre
Black-eyed Susan	Rudbeckia hirta	4	oz/acre
Praine Blazing Star	Liatris pynostachya	2	oz/acre
Common Milkweed	Asclepias synaca	2	oz/acre
Wild Bergamot	Monarda fistulosa	2	oz/acre
TOTAL		12	oz

Lot Cover Mix

Common	Scientific	Rate	lbs/acre
Redtop	Agrostis alba	2.1	lbs/acre
Perennial Rye	Lolium perenne	14.7	lbs/acre
Timothy	Phleum praetense	2.1	lbs/acre
Canada Bluegrass	Poa compressa	9.8	lbs/acre
Kentucky Bluegrass	Poa pratensis	20.3	lbs/acre
White Clover	Trifloium	2.1	lbs/acre
Chewings Fescue	Festuca rubra	12	lbs/acre
Tall Fescue	Festuca arundinacea	12	lbs/acre
	TOTAL	75.1	lbs.

Seeding Rate: 70 lbs. per acre

* all seeded areas to receive 50 Oats at 50 lbs per acre

* all seeded areas to be mulched with straw at a rate of 2000 lbs per acre and disc anchored

Landscape Architect:

Norby Associates
Landscape Architects, LLC

Client:

GONYEA COMPANY

Project Location:

THE CITY OF LAKE ELMO

Certification:

I herby certify that this plan, plan set, specification or report was prepared by me or under my direct supervision and that I am duly registered Landscape Architect under the laws of the State of Minnesota

Kevin Norby Registration #: 20144

Date: **08,29,2022**

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SCHILTGEN FARMSTEAD

LANDSCAPE PLAN

Drawn By: Matt Klein
Checked By: Kevin Norby
Original Issue Date: 05.06.2022
Reissue Date: 08.29.2022

Revisions:

#	By	Date	Remarks
01	MK	220606	Revise per city comments
02	MK	220623	Revise per city comments
03	MK	220707	Revise per city comments
04	MK	220826	Revise per city comments

Project Number: **City Number:**

L1 / 6

0 50' 100'

NORTH

PLANTING PLAN
SCALE: 1" = 50'

Landscape Architect:

Norby Associates
Landscape Architects, LLC

Client:

GONYEA COMPANY

Project Location:

THE CITY OF LAKE ELMO

Certification:

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SCHILTGEN FARMSTEAD

LANDSCAPE PLAN

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Original Issue Date: 05,06,2022

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03	MK	220707	Revise per city comments
04	MK	220826	Revise per city comments

Project Number: **City Number:**

L2 / 6

0 50 100

NORTH

PLANTING PLAN
SCALE: 1" = 50'

Landscape Architect:

Norby Associates
Landscape Architects, LLC

Client:

GONYEA COMPANY

Project Location:

THE CITY OF LAKE ELMO

Certification:

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SCHILTGEN FARMSTEAD

LANDSCAPE PLAN

Drawn By: Matt Klein

Checked By: Kevin Norby

Original Issue Date: 05,06,2022

Reissue Date: 08,29,2022

Revisions:

#	By	Date	Remarks
01	MK	220606	Revise per city comments
02	MK	220623	Revise per city comments
03	MK	220707	Revise per city comments
04	MK	220826	Revise per city comments

Project Number: **City Number:**

L3 / 6



Landscape Architect:

Norby Associates
Landscape Architects, LLC

Client:

GONYEA COMPANY

Project Location:

THE CITY OF LAKE ELMO

Certification:

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Kevin Norby Registration #: 20144

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SCHILTGEN FARMSTEAD

LANDSCAPE PLAN

Drawn By: Matt Klein

Checked By: Kevin Norby

Original Issue Date: 05.06.2022

Reissue Date: 08,29,2022

Revisions:

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01	MK	220606	Revise per city comments
02	MK	220623	Revise per city comments
03	MK	220707	Revise per city comments
04	MK	220826	Revise per city comments

Project Number:

City Number:

L4 / 6



PLANTING PLAN
SCALE: 1" = 50'

Landscape Architect:

Norby Associates
Landscape Architects, LLC

Client:

GONYEA COMPANY

Project Location:

THE CITY OF LAKE ELMO

Certification:

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Kevin Norby Registration #: 20144

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SCHILTGEN FARMSTEAD

LANDSCAPE PLAN

Drawn By: Matt Klein
Checked By: Kevin Norby
Original Issue Date: 05.06.2022
Reissue Date: 08.29.2022

Revisions:

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01	MK	220606	Revise per city comments
02	MK	220623	Revise per city comments
03	MK	220707	Revise per city comments
04	MK	220826	Revise per city comments

Project Number: **City Number:**

L5 / 6

STANDARD PLAN NOTES

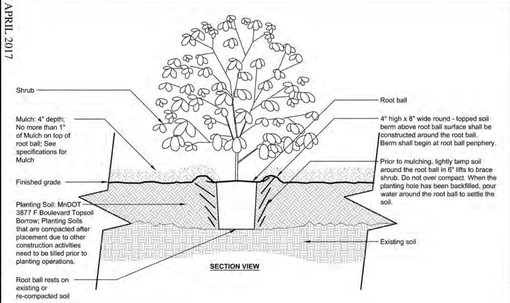
LANDSCAPE PLANS

1. Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utilities exist on-site the Contractor is required to have those located as well.
2. Plant materials shall meet American Standard for Nursery Stock: ANSI Z60.1, latest edition.
3. No plant substitutions shall be made without the prior written authorization from the City.
4. All tree locations to be field staked prior to installation. Contractor to coordinate field review of proposed tree locations with the City and Project Landscape Architect prior to any tree installation.
5. All plants shall be planted immediately upon arrival to project site. No plant material is to be left overnight on the project site without being installed unless written approval by City.
6. All trees, shrubs, perennials, turf lawn and native seeding to have a two-year warranty beginning upon written acceptance by the City. Defective plants as determined by the City shall be replaced within 30 days of notice during the growing season, and replacement materials shall receive the same two year warranty until plants are successfully established.
7. Contractor to protect and maintain all plantings and plant beds, including protection from wildlife, weeding, re-mulching, fertilization, irrigation and all other typical forms of horticultural care until the end of the warranty period as determined and approved by City.
8. All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.
9. An irrigation system or other water supply adequate to support the specified plant materials shall be provided.

APRIL 2017

CITY OF LAKE ELMO	STANDARD DRAWING NO. LP2.0 LAKE ELMO

APRIL 2017 — CITY OF LAKE ELMO — STANDARD DRAWING NO. LP2.5 LAKE ELMO

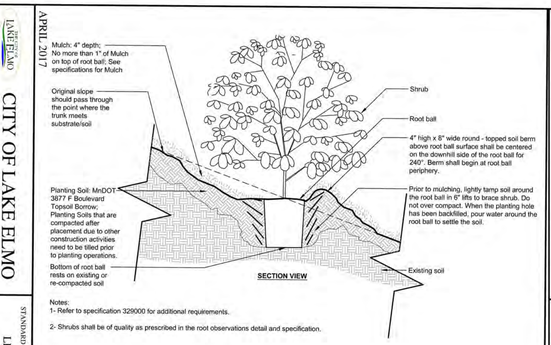


Notes:
1- Refer to specification 329000 for additional requirements.

2- Shrubs shall be of quality as prescribed in the root observations detail and specification.

LP2.5 SHRUB

APRIL 2017 — CITY OF LAKE ELMO — STANDARD DRAWING NO. LP2.6 LAKE ELMO

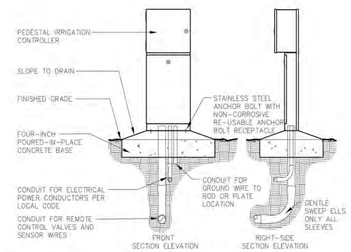


Notes:
1- Refer to specification 329000 for additional requirements.

2- Shrubs shall be of quality as prescribed in the root observations detail and specification.

LP2.6 SHRUB ON SLOPE 5% TO 50%

APRIL 2017 — CITY OF LAKE ELMO — STANDARD DRAWING NO. IR1.1 LAKE ELMO



NOTE:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, BEST PRACTICES AND LOCAL CODES.
3. HIGH AND LOW VOLTAGE ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN.
4. GROUND CONTROLLER IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION.

IR1.1 2-WIRE PEDESTAL IRRIGATION CONTROLLER

APRIL 2017 — CITY OF LAKE ELMO — STANDARD DRAWING NO. LP2.3 LAKE ELMO

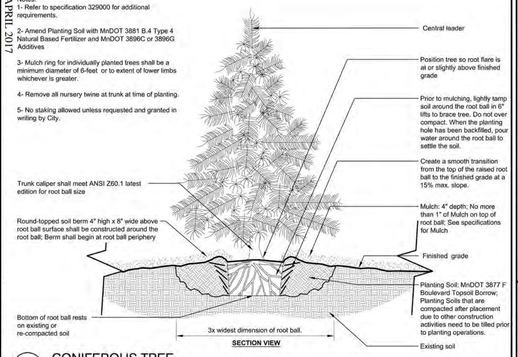
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 6-feet or to extent of lower limbs whichever is greater.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



LP2.3 CONIFEROUS TREE

APRIL 2017 — CITY OF LAKE ELMO — STANDARD DRAWING NO. LP2.4 LAKE ELMO

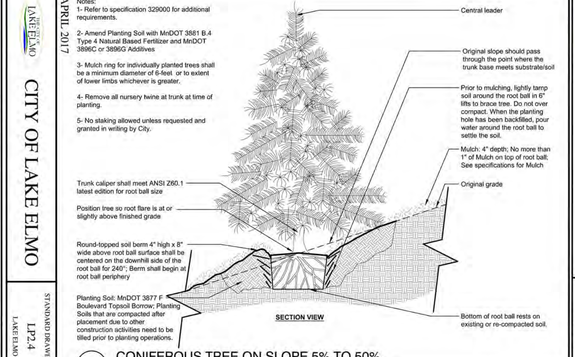
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 6-feet or to extent of lower limbs whichever is greater.

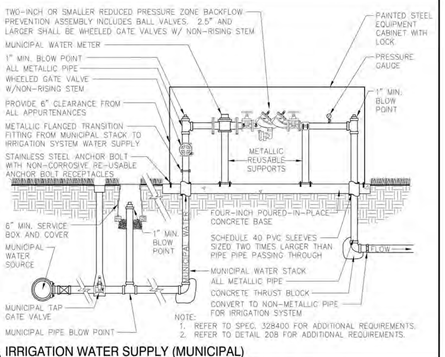
4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



LP2.4 CONIFEROUS TREE ON SLOPE 5% TO 50%

APRIL 2017 — CITY OF LAKE ELMO — STANDARD DRAWING NO. IR1.0 LAKE ELMO



NOTE:
1. REFER TO SPEC. 328400 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO DETAIL 208 FOR ADDITIONAL REQUIREMENTS.

IR1.0 IRRIGATION WATER SUPPLY (MUNICIPAL)

APRIL 2017 — CITY OF LAKE ELMO — STANDARD DRAWING NO. LP2.1 LAKE ELMO

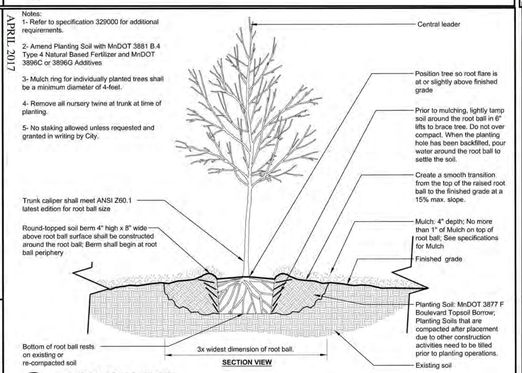
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 4-feet.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



LP2.1 DECIDUOUS TREE

APRIL 2017 — CITY OF LAKE ELMO — STANDARD DRAWING NO. LP2.2 LAKE ELMO

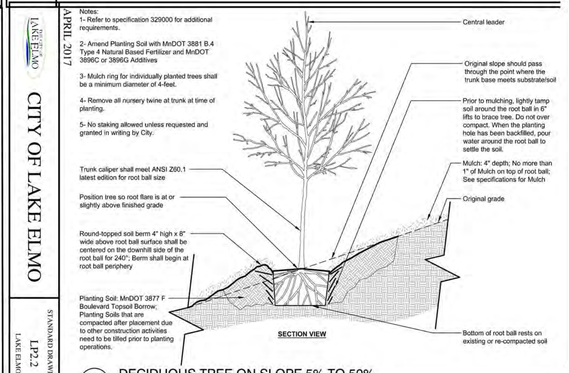
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

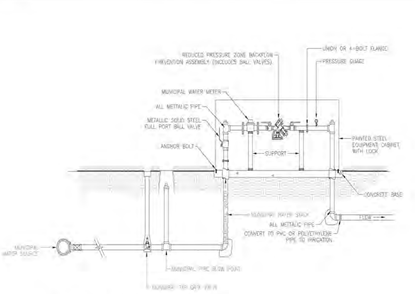
3- Mulch ring for individually planted trees shall be a minimum diameter of 4-feet.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



LP2.2 DECIDUOUS TREE ON SLOPE 5% TO 50%



1 WATER SUPPLY (MUNICIPAL) SAMPLE

CITY OF LAKE ELMO	STANDARD DETAILS OCTOBER 2015	IRRIGATION DETAIL	LT3

Landscape Architect:

Norby Associates
Landscape Architects, LLC

Client:

GONYEA COMPANY

Project Location:

THE CITY OF LAKE ELMO

Certification:

I hereby certify that this plan, plan set, specification or report was prepared by me or under my direct supervision and that I am duly registered Landscape Architect under the laws of the State of Minnesota

Kevin Norby Registration #: 20144

Date: 08,29,2022

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SCHILTGEN FARMSTEAD

LANDSCAPE PLAN

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