STAFF REPORT

DATE: 3/13/2023
REGULAR
ITEM #4B – PUBLIC HEARING
MOTION

TO: Planning Commission

FROM: Jenni Faulkner, Consulting Senior Planner

AGENDA ITEM: Public Hearing Drake Motor Partners for Preliminary Plat/Planned Unit Development

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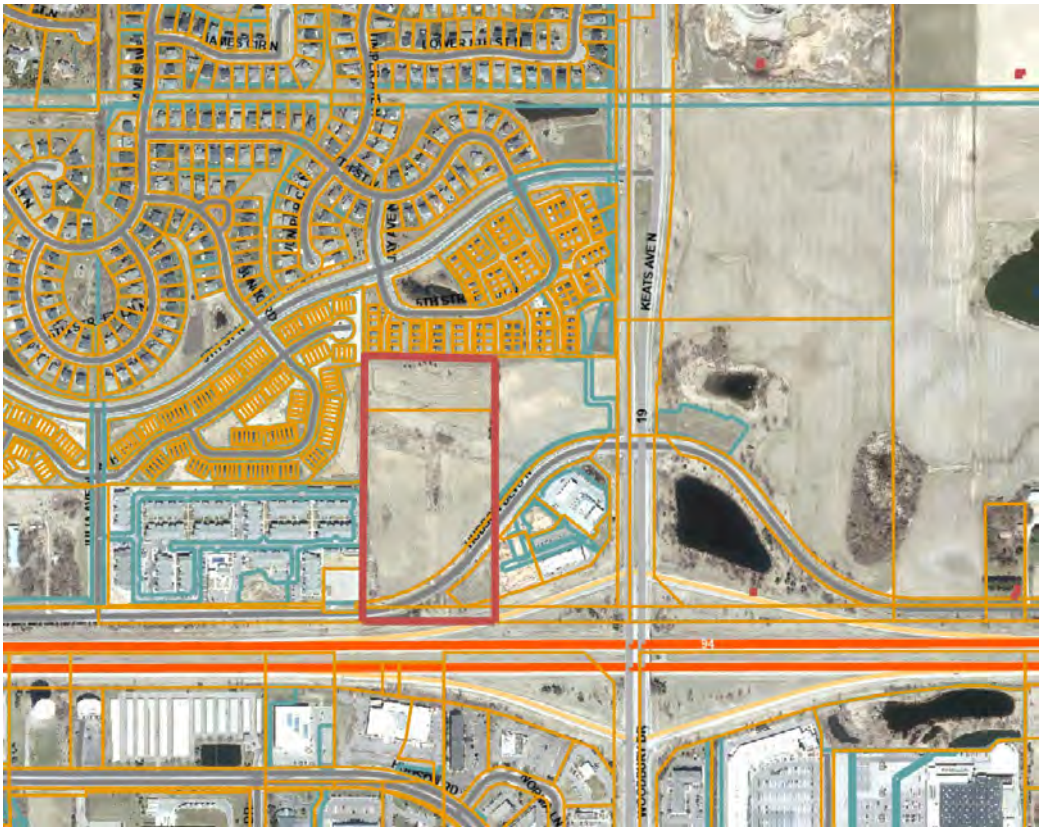
BACKGROUND:

Drake Motor Partners is requesting Preliminary Plat and Planned Unit Development (PUD) approval for a four-lot subdivision to facilitate the construction of an auto dealership (50,527 square feet) and a 3,270 square foot fast-food restaurant. The proposed development is located on Hudson Blvd west of Keats Avenue, abutting the Springs of Lake Elmo development. The developer will be rebuilding a portion of Hudson Blvd in conjunction with the proposed development. Users of two of the lots are currently unknown. The development is proposed as a PUD because the developer is requesting flexibility from the zoning and subdivision regulations.



ISSUE BEFORE THE COMMISSION:

The Planning Commission should hold a public hearing, review and make a recommendation to the City Council for the Preliminary Plat and Preliminary Planned Unit Development (PUD).

GENERAL INFORMATION:

Applicant:	Jon Hauser, 496 S. Broadway, Denver, CO 80209
Property Owner:	Ebertz Enterprises, 1147 Clipper Way, Woodbury, MN
Location:	Two parcels west of Keats Ave and north of Interstate 94
PID#s:	34.029.21.44.0006 and 34.029.21.44.0004
Request:	Preliminary Plat/Planned Unit Development (PUD)
Site Area:	17.06 acres
Land Use Map:	Commercial (C)
Current Zoning:	C – Commercial
Surrounding:	MDR- Medium Density Residential (north); C- Commercial (east); I94/City of Woodbury (south); MDR- Medium Density Residential and HDR- High Density Residential (west)
History:	The parcel is undeveloped and currently zoned C. The City reviewed the PUD Concept Plan on November 28, 2022.
Wetland:	There is a small wetland located in the SW corner of the site
Deadline:	Application Complete – 2/13/23 60 Day Deadline – 4/14/23 Extension Letter – n/a 120 Day Deadline – n/a
Applicable Code:	Article 7- General Regulations Article 13 –Commercial District Article 18 – Planned Unit Development Regulations Title 103 – Subdivision Regulations Lake Elmo Design Guidelines

PROPOSAL DETAILS/ANALYSIS:

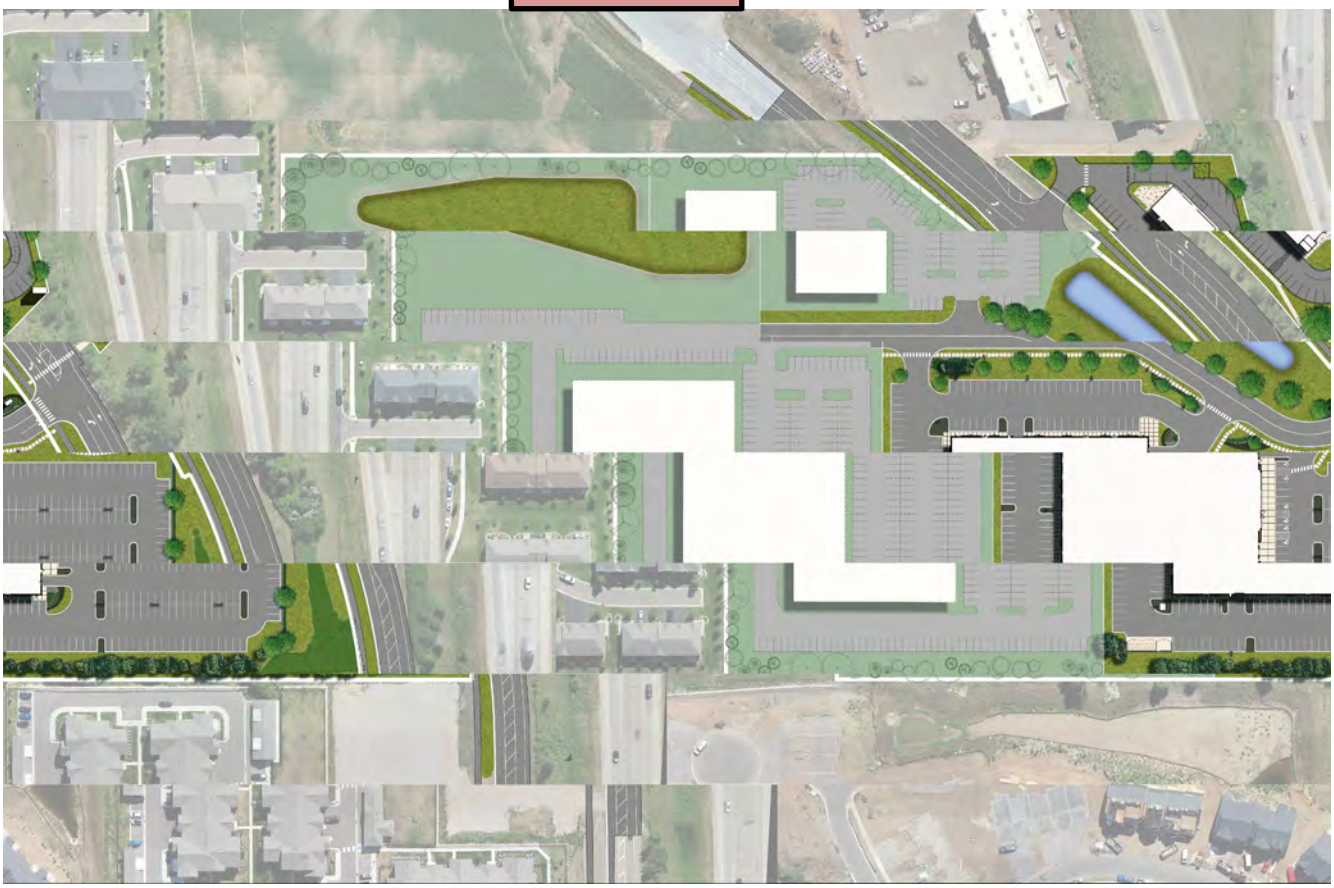
Block 2, on the north side of Hudson Boulevard, consists of three proposed lots with one shared private driveway. The proposed auto dealer on Lot 1 will consist of auto sales, service, parts, and a car wash. Automobile sales and storage lots, car wash, and automobile maintenance services are conditional use while automobile parts/supply are permitted uses. There is a large retaining wall on the adjacent residential property to the west. There are existing overhead powerlines along Hudson Boulevard which are proposed to remain. The users of Lots 2 and 3 are unknown at this time.

On the opposite side of Hudson Boulevard on Block 1, a fast-food restaurant (Dairy Queen) is proposed. The restaurant will have a drive-through and feature a small inside dining area as well as an outdoor dining area. The site will offer an internal driveway connection to the adjacent retail strip mall. Fast food restaurants are permitted use while drive-in (including drive-through's by definition) are a conditional use. Conditional uses are being requested as permitted uses within this PUD.

Site Data.

Total Site Area	17.06 acres
Right-of-Way (R/W)	0.09 acres
Wetlands	0.09 acres

SITE PLAN



PUD Minimum Requirements. The development is being proposed as a PUD because a private access drive is proposed along with shared stormwater ponding and signage. The developer proposes deviation from the zoning standards and 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.

a) Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches. ***The shared access drive and stormwater ponding areas allow for more efficient use of land.***

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

c) Establishment of appropriate transitions between differing land uses. ***This overall PUD provides a buffer between the interstate highway and residential uses. There are site specific plantings proposed to buffer the adjacent high density residential uses and there is opportunity for future buffering with future uses on the northerly part of the PUD.***

d) 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. ***This is achieved with shared stormwater ponding.***

e) Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for lifecycle housing to all income and age groups.

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

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

i) Creation of more efficient provision of public utilities and services, lessened demand on transportation, and/or the promotion of energy resource conservation. ***With the proposed private access drive, there will be less demand on public services.***

j) Establishing measures to protect and preserve groundwater storage.

k) 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.

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.** As a benefit to the PUD, the application is proposing future development on lots 2-3, Block 2 has a minimum of 25% open space. A condition is included.

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. **N/A**

Requested PUD Deviations:

1. Block 2 lots to have sole access from private driveway.
2. Lot 3, Block 2 to be created without street frontage.
3. Driveway width for combined Lots 1 & 2, Block 2.
4. A deviation to allow compatible, but not the same materials for trash enclosures.
5. Consider the longer front lot line of Lot 1 Block 1 the front (it's a corner lot).
6. Required screening from residential to not meet the ordinance along the westerly lot line of Lot 1 Block 2 due to steep grade and existing retaining wall.
7. Deviation to not meet the one tree per 50 feet of frontage (along Hudson Boulevard) and parking lot screening due to existing utilities and overhead powerlines that will remain in the boulevard area and proposed sidewalk/trail.
8. Lighting to exceed 0.4-foot candles at the property line between Lots 1-2, Block 2 and on Lot 1, Block 1.
9. Comprehensive Sign Plan to allow off-premises signs for entire PUD; multi-colored digital sign; digital sign exceeding 40 sq. feet; freestanding sign height of 50'; consider the private driveway to be street frontage; increase in number of wall signs; increase in size of wall signs; decreased ground sign setback; and increase in square footage allowed for ground sign and wall signs.
10. Deviations to design guidelines including allowing the trash enclosure on Lot 1 Block 2 to be within the setback area, allowing more than 60% parking frontage on a public street (Lot 1 Bock 1), allow primary colors on Lot 1, Block 1.

PUD Proposed Uses. Attached is a chart comparing the C-Commercial allowed uses to what the applicant is proposing. The applicant has proposed only permitted uses and those that are generally all of the permitted and conditional C- Commercial uses and some industrial uses. Consideration should be given to the future uses that will be abutting the residential to the north and if they should be allowed outright as requested or if they should remain a Conditional Use. If uses remain conditional, then a conditional use permit or PUD Amendment would be required. This would give the City an opportunity to review for compatibility and for the neighborhood to voice any concerns they may have in order for mitigating factors to be considered. Given the proximity to residential, it is recommended that future PUD uses be consistent with C- Commercial district and that uses listed as conditional remain conditional uses. Further, it is recommended that the proposed industrial uses would be conditional uses within this PUD.

PUD Ordinance: The City Code requires the Planning Commission review a draft PUD Ordinance as part of the a PUD approval. The Ordinance articulates the permitted uses within the PUD and development standards. It is attached for review. The ordinance is adopted as part of the final PUD. The ordinance includes the future permitted and conditional uses to be allowed within the PUD.

Required vs. Proposed C- Commercial Bulk Standards
Cells in the 'As Proposed' column shaded in **blue** indicate a deviation from City Code.

Lots 1-3 Block 2 are proposed to be accessed from a shared private driveway. Setbacks are measured from the actual property lines. The proposed development of Lot 1 meets setbacks as measured from the back of curb (implied property line). A condition is included providing that setbacks are measured from the edge of the driveway for future development.

Lot 1, Block 1 is considered a corner lot due to the curve in Hudson Blvd. and the lot abutting the street right-of-way on both sides (see preliminary plat drawing). Generally, on a corner lot the side with the shortest dimension is considered the front, however given the side is excess right-of-way and not an actual street, and this is a PUD, the longer side fronting the street is being considered the front.

Standards (105.12.930)	C- Commercial	As Proposed Auto sales lot (L1 B2)	Vacant Lot (L2 B2)	Vacant Lot (L2 B2)	As proposed Fast Food Lot (L1 B1)
Minimum Lot Area	20,000 sq. feet	269,112 sq. ft	116,440 sq. feet	312,863 sq. ft	40,681 sq. ft
Minimum Lot Width	100 feet	603 feet	327 feet	n/a	248 feet
Max Impervious Cover	75%	74.1%			67%
Minimum Setback - Front	30 feet	295 feet			63 feet
Minimum Setback - Side	10 feet	107 feet west 98 feet east (to drive centerline)			35 feet
Minimum Setback- Corner side	25 feet	n/a			97 feet
Minimum Setback - Rear	30 feet	86 feet			40 feet
Setback from residential zones	50 feet	107 feet			n/a
Maximum Height	45 feet	30 feet			20 feet
Parking- Front Yard setback	15 feet	15 feet			15.7 feet
Parking – Interior side setback	10 feet	36 feet west 55 feet east (to drive centerline)			n/a

Parking- Corner side yard setback	15 feet	n/a			20 feet
Parking- Rear yard setback	10 feet	10 feet			11.2 feet
Parking setback from residential zones	35 feet	36 feet			n/a
Driveway Setback from intersection	n/a	n/a			n/a
Driveway setback from side lot line	5 feet	met			10.7 feet
Driveway Width	20-34 feet	41 feet, for the shared driveway			28 feet

The developer is proposing a maximum height of 30 feet for the future development of Lots 2-3, Block 2. A condition has been added.

Further, 105.12.950 Commercial Districts has specific regulations for automobile maintenance service and automobile parts/supply and requires that all repairs are conducted within an enclosed building and that the storage or display of inoperable or unlicensed vehicles or other equipment shall meet all setback requirements of a primary structure and shall be totally screened from view from adjacent public streets and adjacent residential properties. A condition has been added.

Architecture: There are two buildings proposed at this time within the PUD. An automobile dealership with sale, service, retail, and car wash are proposed on Lot 1, Block 2, and a fast-food restaurant (Dairy Queen) is proposed on Lot 1 Block 1.

The automobile dealership proposed materials are:

- Painted tip-up concrete panels in dark gray
- Stucco accent panels in light gray
- Metal wall panels (front) light gray
- Glass on front façade
- 2 overhead doors on front and one on each side, none on the rear

A trash enclosure is proposed with painted CMU blocks and steel gates. Section 105.12.940 requires exterior storage to be screened from streets and residential properties. Screen walls are to be of the same materials as the principal building. A deviation to allow compatible, but not the same materials is being requested. The trash enclosure is located 35 feet from the side lot line abutting residential and 30 feet from the rear lot line. This meets required zoning setbacks (but not the design guidelines, discussed further in this report). The enclosure is in the northwest corner of the site adjacent to the residential property to the west. Given the large retaining wall on the residential property to the west, it will be less visible if placed closer to the wall.

The fast food restaurant materials are:

- EFIS- dark panels on the entry façades, light panels on the side and rear, red accent panels on long sides of building, and blue accent for “Blizzard” wall sign.

- Glass throughout (except back façade)
- Metal panel (red around entry); metal coping; drive-up window
- Corrugated metal accent on top front and side facades
- Outdoor seating area is enclosed with decorative fence and stone accents

A trash enclosure is proposed to be located behind the building and is setback the required 10 feet from the side and rear property lines. It is proposed to be constructed of split face block painted with color to match the dark EFIS of the restaurant. Screen walls are to be of the same materials as the principal building. A deviation to allow compatible, but not the same materials is being requested. The gates are constructed of solid composite board materials.

Mechanical Equipment 105.04.040: Requires all mechanical equipment to be screened. The automobile building proposes four mechanical units and a roof-top exhaust. They are completely behind the parapet as viewed from the south (front). One or two are partially visible from the other sides. On the restaurant building three mechanical units are proposed on the roof. They are partially screened with the proposed parapets. Attached are renderings with sightlines.

Design Review Guidelines: The standards in the guidelines call for aesthetically pleasing and compatible site design. The proposed two sites generally meet the standards. While not every suggested standard can be met, overall, this is an auto oriented commercial development that from a design standpoint, will be an asset to the City. The two buildings are modern in design and colors and of good architectural materials. The longer walls of the auto dealer are broken with panels of varying texture and color. The scale of the buildings as viewed from the public street is relative and human scale. The site design incorporates pedestrians ways and landscaping. Parking is oriented away from Hudson Boulevard, except on Lot 1 Block 1, where the site is very limited for alternatives. There is an outdoor dining space at the fast-food restaurant. Having a shared access point for multiple buildings is preferred as well as buildings oriented towards the street frontages. The trash enclosure on Lot 1, Block 2 will be screened better by placing it closer to the property line (within setback area) due to the grades in the vicinity.

Interstate Corridor Overlay District 105.04.590 : This overlay applies to lands near the interstate. The proposed PUD complies with the ten general requirements. Uses may also be subject to additional setbacks to mitigate from adjacent uses. In addition, there are architectural requirements that must be met:

> No galvanized or unfinished steel, galvanized or unfinished aluminum buildings (walls or roofs), except those specifically intended to have a corrosive design finish, such as Corten steel, shall be permitted. Any exposed metal or fiberglass finish on all buildings shall be limited to 50 percent of any one wall. Exterior building finishes shall consist of materials comparable in grade and quality to the following: brick; natural stone; decorative concrete block; cast-in-place concrete or precast concrete panels; wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used such as cedar, redwood, and the like; curtain wall panels of steel, fiberglass, and aluminum (non-structural, non-load bearing), provided the panels are factory fabricated and finished with a durable non-fade surface with fasteners of a corrosive-resistant design; glass curtain wall panels; stucco.

Additional information is needed to determine compliance such as the percentage of metal, and types of metal and finishes. A condition has been added to provide additional detail with the final PUD/Plat submittal.

Parking 105.12.410: City code requires stalls to be 9' by 18' for 90-degree parking. This has been met along with minimum drive aisle of 20' and curbing. For the auto dealer, 351 stalls are proposed. Based on the ordinance for vehicle sales (and related uses) 1 space per 250 square feet of indoor sales area plus one space per 2,000 square feet of outside sales or display area and one space per 2,000 square feet of storage area. This results in 166 stalls being required. The applicant proposes 127 stalls for customers, 39 stalls for employees, and 200 for vehicle display/storage. The number of required parking stalls has been met.

For the restaurant, 31 stalls are proposed. Based on the ordinance, 1 space per three customer seats or each 100 square feet of interior space (the greater), plus one space per 200 square feet exterior seating area. This results in a minimum of 31 stalls being required. The proposed drive-through provides the minimum queuing space for at least three vehicles in advance of the menu board and three vehicles between the menu board and pick-up window.

Loading 105.12.420: City code requires one off-street loading berth shall be provided every 30,000 square feet gross floor area or fraction thereof and that it be designated on the site. A loading berth shall be located at least 25 feet from the intersection of two street rights-of-way and at least 50 feet from a residential district unless within a building. Loading berths shall not occupy the required front yard setback and not be less than 12 feet in width, 50 feet in length and 14 feet in height, exclusive of aisle maneuvering space. No loading areas is noted on the plans. A condition has been added.

Standards for Automotive/Vehicular uses 105.12.530
City code specifies specific standard for car washes and sales and storage lots. The proposed car wash is inside the building and not for general public use.

Car wash criteria are met:

1. The car wash shall be capable of being enclosed when not in operation.
2. Any access drive shall be located at least 30 feet from any public street intersection, measured from the interior curb line commencing at the intersection of the street.
3. Any car wash line exit shall be at least 30 feet distant from any street line.
4. Sound from any speakers used on the premises shall not be audible above a level of normal conversation at the boundary of any surrounding residential district or on any residential property. (Condition added)
5. Water from the car wash shall not drain across any sidewalk or into a public right-of-way.

Automobile sales and storage criteria are met with conditions:

1. Size and location. The site shall be a minimum of 20,000 square feet in size and shall have access to a collector or higher classification street. Vehicular access to the outdoor sales area shall be at least 60 feet from the intersection of any two streets.
2. All vehicle repairs shall be conducted in a completely enclosed building. (Condition added)

3. A site plan shall be submitted showing the layout of vehicles for sale or rent, employee parking and customer parking.
4. Sound from any speakers used on the premises shall not be audible above a level of normal conversation at the boundary of any surrounding residential district or on any residential property. (Condition added)

Standard for Food Service 105.12.520
City code specifies specific standard for restaurants with a drive-through. The proposed Dairy Queen will have a drive-through. The standards are met.

1. Drive-through elements shall not be located between the front facade of the principal building and the street. No service shall be rendered, deliveries made or sales conducted within the required front yard, although tables may be provided for customer use.
2. Site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern. Adequate queuing lane space shall be provided, without interfering with on-site parking/circulation.
3. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building, and with a similar level of architectural quality and detailing.
4. Sound from any speakers used on the premises shall not be audible above a level of normal conversation at the boundary of any surrounding residential district or on any residential property. (Condition added)
5. Each food or beverage drive-through business shall place refuse receptacles at all exits. (Condition added)

Landscaping and Tree Preservation: The City's Consultant Landscape Architect has reviewed the proposed Landscape Plans and provide comments dated February 27, 2023. A revised tree preservation and landscape plan meeting ordinance requirements is required to be submitted with the final plat/PUD. The applicant is requesting PUD flexibility from the one tree per 50 feet of frontage due to existing utilities and overhead powerlines that will remain in the boulevard area.

Screening 105.04.040: Screening is required along Lot 1 Block 2 and Lot 3 Block 2 as they both abut residential uses. Required screening is to be minimum 6 feet tall (above elevation of less intensive use) and 90% opaque year-round. The ordinance says screening up to 8 feet may be required where automotive uses abut residential uses. On Lot 1 Block 2, The applicant is proposing a variety of 8' tall coniferous trees within the westerly buffer area. The grade difference ranges from 4-12' along that side lot line. The applicant is not proposing a fence in this area due to an existing retaining wall and the grades between the properties. The required trees/screen does not cover the entire side lot line abutting residential, however the slopes may be problematic for planting and maintenance. It is reasonable to grant a deviation for screening given the topography of the buffer area.

Screening will also be required along vacant Lot 3, Block 2. Because the use is not known, the developer is proposing a 6' tall privacy fence along the northerly lot line. Plantings are not proposed at this time; however a planting area is identified. A condition has been added that the future use must comply with the screening requirements.

Parkland Dedication 103.00.150: Chapter 6 Parks, Trails & Open Space has area and site-specific recommendations for future parks and trails. A future trail is shown north of this site within residential neighborhoods and east of the site along Keats Avenue. The City Code outlines the type of land that is considered acceptable for park dedication. For C- Commercial district cash payment in lieu of land is required in the amount of $6,000 per acre. This equates to $102,360 if the plat is recorded in 2023. A condition has been added that this is paid prior to recording of the final plat.

Wetlands: There is a small wetland located on Lot 1, Block 2 in the southwest corner. There will be approximately 1,500 sq. feet of this wetland filled which is adjacent to the Hudson Boulevard. A condition regarding required mitigation is included.

Streets and Access: Access to Lots 1-3, Block 2 will be provided from a private shared commercial drive that extends north from Hudson Boulevard through the center of the site. The private driveway is proposed at the approved Hudson Boulevard access location for the north parcel. Due to Fire Code regulations, there are limitations on the size of future buildings accessed from this private drive. A condition has been added limiting the total square feet of buildings on Lots 1-3 Block 2 to not exceed 124,000 sq. feet unless secondary access is approved by the City. Lot 1, Block 1 is also proposing to connect driveways with the adjacent retail strip center. Pedestrian access is proposed with a marked crosswalk across Hudson Boulevard. Sidewalk and trails will be connected within the PUD and to the adjacent properties.

Subdivision requirements: The subdivision has been reviewed in conjunction with the PUD. Deviations from the standards are allowed with the PUD. The proposed lots meet minimum lot area and width requirements. A deviation is being requested to allow lots to front on a private driveway versus a required public street (103.00.140) The City Attorney needs to review the title work and provide a plat opinion prior to review of the final plat. A condition is included. A Developers Agreement will be required as part of future plat approval. The City Engineer has reviewed for conformance with engineering standards. His memo is attached, and all items are to be addressed as part of the final plat submittal.

Lighting 105.04.070: City code requires that light fixtures be downcast and shielded. Light quantities shall exceed one footcandle meter reading as measured from the centerline of the street, nor shall any light or combination of lights, which cast light on an adjacent property, exceed 0.4 footcandles as measured from said property line.

The auto dealer is proposing downcast and shielded light fixtures that are wall mounted and on poles. Pole heights are 8 feet and 25 feet on 2.5-foot base. (Not taller than the building). Foot candles exceed .4 at the property lines along the private drive, between Lots 1-2, Block 2 and are close to zero at the front line (thus meeting centerline foot candles). On the fast-food site, 18-foot-tall poles on 2-foot base are proposed (same height as the building). Foot candles proposed are .6 on the corner side lot line, 1.4 on the rear lot line and 2.6 on the side abutting the retail strip mall. The footcandles meet the ordinance at the centerline of the street. Deviations are being requested to exceed the footcandles as noted on the plans.

Comprehensive Sign Plan: A Comprehensive sign plan is proposed for this PUD (attached). A deviation is being requested to consider the private driveway a street frontage for purposes of this

PUD. The applicant is proposing wall signs, ground signs, and directional and informational signs. Sign permits are required and they must comply with the approved Comprehensive Sign Plan and City Ordinances. The sign ordinance has illumination standards. This information has not been provided. The Comprehensive Sign Plan shall be revised to show how this is met or language added that it will meet sign illumination requirements upon permit submittal.

One wall sign and one ground sign per street frontage is allowed with exceptions. For buildings with over 100 feet of frontage, up to 3 ancillary wall signs are allowed. Maximum allowed wall sign is 1 sq. foot per length of building frontage. Maximum size of any wall sign is 100 sq. feet.

Lot 1, Block 1, the fast-food restaurant has multiple wall signs on three of the four walls. No sizes are given to make a determination. The front façade is 80 feet, resulting in 80 sq. feet of wall signage being allowed on one façade. The proposed sign plan calls for up to 150 sq. feet per façade and 3 walls signs. A condition has been added to amend the Comprehensive Sign Plan to provide additional information and accurately reflect the number of signs proposed.

Lot 1, Block 2, the automobile dealer is proposing a 95 sq. foot primary wall sign on the front of the building along with a 12 sq. foot informational wall sign for the service garage and a 35 sq. foot logo sign. There is a 58 sq. foot wall sign proposed on the east elevation facing the private driveway. The front of the automobile dealer is 197 feet equating to 197 sq feet of signage on that façade. They are not exceeding this amount. However, the proposed sign plan calls for up to 300 sq. feet and the proposed sign plan indicates 150 sq. feet is allowed per façade. This should be updated to accurately reflect what the code allows.

Signage for Lot 2 and Lot 3 of Block 2 are unknown currently. The Comprehensive Sign Plan calls for 3 walls signs and 2 ancillary wall signs with a total of 300 sq. feet being allowed opposed to a total of 150 sq. feet allowed. And future signs are seeking to be up to 150 sq. feet each (rather than 100 sq. feet allowed).

Two ground signs are proposed. Due to the location near the interstate, ground signs may be up to 30’ tall and 250 sq. feet. A 30’ tall directory sign is proposed at the entrance to Lot 1 Block 2 and a 50’ tall ground sign is proposed on the back of Lot 1, Block 1 (the fast-food restaurant) facing Interstate 94. Ground signs setbacks are the same as the height of the sign. The 30’ tall sign at the entrance to the auto dealer meets the size, height, and setbacks allowed. The 50’ tall sign proposed on the fast-foot restaurant site faced the interstate. It is proposed to be 565 sq. feet. and containing a 108sq. foot digital sign panel. The applicant is seeking a deviation to allow multi-colored signs for the digital sign as well as a digital sign larger than 40 sq. feet. This sign would require a 50’ setback given its height. It is shown to be up to the property line. A deviation is requested; however, it should not be located within any public easements. Landscape features are required to be installed at the base of ground signs. A condition has been added.

City Engineer Comments: See attached memo dated February 28, 2023. There are several comments regarding easements and proper dedication of easements. A condition of Preliminary Plat approval requires the applicant to revise the site plans, utility plans and grading plans to address each review comment and condition of approval to the satisfaction of City staff, as part of the Final Plat application. Further, a condition of Preliminary and Final Plat/Plan approval is 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, unless approved otherwise by the City Engineer.

Fire Chief Comments: See attached memo dated March 2, 2023.

Valley Branch Watershed District: The city has not received comments to date from the watershed district. The applicant will have to comply with comments and permits from the watershed.

City Attorney Review: The City Attorney has reviewed the Covenants and Restrictions for the PUD and finds them acceptable. A plat opinion is required prior to recording of the final plat. A condition has been added.

RECOMMENDED FINDINGS:

Recommended Findings for Preliminary Plat/Preliminary PUD. Staff recommends approval of the Preliminary Plat/Preliminary PUD for PID 34.029.21.44.0006 and 34.029.21.44.0004 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 C- Commercial 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 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 PUD Plan must be revised to be consistent with City's landscape plan and tree replacement standards pursuant to the Landscape Architects memo.
9. That the preliminary plat and PUD Plan must be revised to address the comments noted in the Fire Department memo.
10. That the preliminary PUD Plan meets the minimum requirements for a PUD.
11. That the preliminary PUD Plan meets items a, c, d, and i 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. ***The shared access drive and stormwater ponding areas allow for more efficient use of land.***
b) Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.
c) Establishment of appropriate transitions between differing land uses. ***This overall PUD provides a buffer between the interstate highway and residential uses. There are site specific plantings proposed to buffer the adjacent high density residential uses and there is opportunity for future buffering with future uses on the northerly part of the PUD.***
d) 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. ***This is achieved with shared stormwater ponding.***
e) Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for lifecycle housing to all income and age groups.
f) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
h) Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.
i) Creation of more efficient provision of public utilities and services, lessened demand on transportation, and/or the promotion of energy resource conservation. ***With the proposed private access drive, there will be less demand on public services.***
j) Establishing measures to protect and preserve groundwater storage.
k) 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.

12. That the site will be served by public utilities, not have a detrimental impact on traffic, supply adequate off-street parking.

13. That the proposed land uses will be compatible both in terms of internal site plans, and with regard to adjacent land uses.
14. That the site complies with wetland, stormwater management requirements.

15. That the use will maintain standards of architectural design and building quality consistent with the uniform building code and all other applicable city codes,

16. That the proposed use will not create fiscal problems for the city or adversely impact the health, safety, or welfare of the city.

17. That the proposed uses will bring commerce and employment to the city.

Recommended Conditions of Approval. Staff recommends the Planning Commission recommend to the City Council approval of the preliminary PUD and preliminary plat for PID 34.029.21.44.0006 and 34.029.21.44.0004 as proposed with the following conditions:

1. As part of final PUD submittal, plans shall be revised to indicate the location of the required off-street loading area for Lot 1 Block 2. Provision of City Code 105.12.420 Off Street Loading shall be met.
2. As part of final PUD submittal, the plans shall indicate the percentage of building materials and more detail of types of materials to show compliance with Interstate Corridor Overlay District architectural requirements (105.04.610)
3. As part of final PUD submittal, the Comprehensive Sign Plan shall be revised to accurately reflect the number and size of wall signs proposed for Lot 1, Block 1; to accurately reflect the maximum wall area allowed per façade; to incorporate landscape features around the base of all permanent ground signs; provide foot candle measurements or statement to meet the ordinance.
4. That the application for final plat and final PUD Plans identify all requests for flexibility from the City Code.
5. The applicant shall revise the site plans, utility plans and grading plans to address each review comment and condition of approval to the satisfaction of City staff, as part of the Final Plat application.
6. That prior to the City finding any application for final plat and PUD plan complete the applicant shall address all comments in the City Engineer's memo dated February 28, 2023 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 and tree preservation plan in accordance with the City Landscape Architect's memo dated February 27, 2023 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 any comments received by Washington County.
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 March 1, 2023, memo from the Fire Department to the satisfaction of the Fire Chief.
10. The City Attorney shall issue a plat opinion certifying that the plat, title evidence, and all agreements and documents required under this title meet the requirements of the city prior to City Council review or approval of the final plat.
11. The Final Plat/Final PUD shall include all necessary and additional public right-of-way and easements.
12. 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.
13. 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.
14. The total square feet of buildings on Lots 1, 2, and 3 Block 2 shall not exceed 124,000 sq. feet unless a secondary access is approved by the City.
15. Future development of Lots 2-3 Block 2 shall provide a minimum of 25% open space.
16. A maximum height of 30 feet shall be required for the future development of Lots 2 and 3, Block 2.

17. Setbacks for Block 2 along the shared private drive shall be met as measured from the edge of the shared driveway. All other setbacks shall be that of the C underlying zoning district.
18. The future use of Lot 3, Block 2 shall comply with the screening requirements from abutting residential uses to the north.
19. For purposes of this PUD and allowed signage, the private driveway shall be considered street frontage.
20. All automobile repairs are conducted within an enclosed building and the storage or display of inoperable vehicles or other equipment shall meet all setback requirements of a primary structure and shall be totally screened from view from adjacent public streets and adjacent residential properties.
21. Sound from any speakers used on the premises shall not be audible above a level of normal conversation at the boundary of any surrounding residential district or on any residential property.
22. Each food or beverage drive-through business shall maintain refuse receptacles at all exits.
23. Sign permits are required and they must comply with the approved Comprehensive Sign Plan and City Ordinances.
24. 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, unless approved otherwise by the City Engineer.
25. The applicant shall verify compliance with Valley Branch Watershed (VBWD) 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.
26. That the applicant shall obtain all necessary permits including but not limited to all applicable City permits (building, grading, wetland, sign, etc.), NPDES/SWPPP permits and Valley Branch Watershed District approval before starting any grading or construction activities.
27. A wetland permit is required for the proposed wetland filling. Required wetland mitigation shall be provided for at the time of permit.
28. The applicant/developer is responsible, at their own expense, for installing all required right of way improvements. Improvements in Hudson Boulevard shall be consistent with Washington County and city standards.
29. Park dedication in the amount of $102,360.00 shall be paid prior to paid prior to recording of the final plat.
30. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat.
31. A landscape and irrigation license agreement in a form acceptable to the City shall be executed and recorded with the final plat.
32. The finalization, adoption, and publication of an overlay district ordinance shall occur before the recording of the final plat.
33. 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.

34. 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.
35. 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.
36. 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 Preliminary Plat and Preliminary PUD grant entitlements to a developer however there would be no fiscal impact to the City at this time. A final plat/PUD is required along with a Development Agreement which will detail public improvements, development fees, and address other fiscal impacts.

RECOMMENDATIONS:
City staff is recommending the Planning Commission take the following actions for the proposed project at PID34.029.21.44.0006 and 34.029.21.44.0004:

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. Should the Planning Commission modify the conditions, those should be clearly stated and part of the motion.

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

ATTACHMENTS:

1. Application Narrative, including proposed PUD uses
2. Preliminary Plat, PUD, Architectural Plans Auto Dealer
3. Preliminary Plat, PUD, Architectural Plans Fast Food
4. Comprehensive Sign Plan
5. Fire Chief Memo
6. City Engineer Memo
7. Landscape Architect Memo
8. Proposed Use comparison table
9. Draft PUD Ordinance
10. Public Comments

LANDFORM
From Site to Finish

Preliminary Plat and Preliminary Planned Unit Development

Narrative

Lake Elmo, MN

Prepared for:

DRAKE
REAL ESTATE SERVICES

February 28, 2023

SUBMITTED TO
Lake Elmo Planning & Zoning
3880 Laverne Avenue N
Lake Elmo, MN 55042

CREATING MEMORABLE PLACES 25 YEARS

PREPARED BY
Landform Professional Services, LLC
105 5th Ave S, Suite 513
Minneapolis, MN 55401

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Introduction

On behalf of Drake Motor Partners LE LLC, Landform is please to submit this application for Preliminary Plat and Preliminary Planned Unit Development (PUD) approval to allow for the construction of an electric auto dealership and services building and fast food restaurant (Dairy Queen) on the Ebertz property along Hudson Boulevard. Our redevelopment plan includes a plat to create four lots from the two existing lots. We are excited about the improvements for this site.

The property includes the following PIDs:

Parcel #1 – PID 34.029.21.44.0006
Parcel #2 – PID 34.029.21.44.0004

The legal description of the property is as follows:

THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 29, RANGE 21, EXCEPT THAT PART DEPICTED AS PARCEL 33B ON MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-43 FILED MARCH 22, 1982, AS DOCUMENT NO. 429592, WHICH WAS TAKEN BY THE STATE OF MINNESOTA IN FINAL CERTIFICATE DATED OCTOBER 4, 1989, FILED OCTOBER 24, 1989, AS DOCUMENT NO. 613150.

WASHINGTON COUNTY, MINNESOTA

Project Contacts

Owner:	Ebertz Enterprises 1147 Clipper Way Woodbury, MN 55125 jgebertz@aol.com	Applicant:	Jon Hauser 496 South Broadway Denver, CO 80209 hauser@drakeres.com 303-825-6200
Engineer:	Tom Meyer, PE 105 South 5th Avenue Suite 513 Minneapolis, MN 55401 tmeyer@landform.net 612-638-0241	Dairy Queen Engineer:	Joseph Radach, PE 8915 Vernon Street Rockford, MN 55373 jradach@contourcd.com 612-730-2265

Existing Conditions

The site is currently vacant. There is an existing 0.12-acre wetland in the southwest corner of the site. The site is guided and zoned Commercial and surrounding properties are zoned Medium Density Residential PUD to the north, Commercial to the east and High Density Residential PUD to the west. Interstate 94 and the City of Woodbury are located to the south.

The existing south parcel is 14.2-acres in size and the north parcel is 4.0-acres in size. Hudson Boulevard divides the southern parcel into a 13.27-acre section north of the road and a 0.93-acre section south of the road. The northern parcel does not have any existing street frontage.

Preliminary Plat

We are requesting approval of a preliminary plat to establish four lots from two existing lots. The four proposed parcels comply with the minimum lot requirements with the exception of the Lot 3, Block 2 minimum lot width for which flexibility has been requested via the PUD.

Lot 1, Block 1: 0.93-acre lot south of Hudson Boulevard for a fast-food restaurant (Dairy Queen).
Lot 1, Block 2: 6.57-acre lot north of Hudson Boulevard for the auto sales and service.
Lot 2, Block 2: 2.07-acre outlot north of Hudson Boulevard for future commercial development.
Lot 3, Block 2: 7.49-acre outlot north of Hudson Boulevard for future commercial development.

Site Plan

Lots

The proposed development will create four lots, which will comply with the minimum lot requirements for the Commercial district:

	C District Allowed	Lot 1, Block 1 Proposed	Lot 1, Block 2 Proposed	Lot 2, Block 2** Proposed	Lot 3, Block 2** Proposed
Minimum Lot Area	20,000 sq. ft.	40,681 sq. ft.	269,112 sq. ft.	116,440 sq. ft.	312,863 sq. ft.
Maximum Impervious Coverage	75%	63.8%	74.1%	75%	75%
Minimum Lot Width	100 ft.	358.2 ft.	384.6 ft.	453 ft.	N/A
Maximum Building Height	45 ft.	20 ft.	30 ft.	30 ft.	30ft.
Minimum Building Setbacks					
Front Yard	30 ft.	63.3 ft. (*Hudson*)	275.2 ft.	30 ft.	30 ft.
Interior Side Yard*	10 ft.	38.7 ft.	82.2 ft.	10 ft.	10 ft.
Rear Yard	30 ft.	38.7 ft. *(I-94)*	86.5 ft.	30 ft.	30 ft.
Residential Zones	50 ft.	N/A	107 ft.	50 ft.	50 ft.
Minimum Parking Setbacks					
Front Yard	15 ft.	15.7 ft. (*Hudson*)	15 ft.	15 ft.	15 ft.
Interior Side Yard*	10 ft.	10.7 ft.	34.6 ft.	10 ft.	10 ft.
Rear Yard	10 ft.	10.7 ft. *(I-94)*	10 ft.	10 ft.	10 ft.
Residential Zones	35 ft.	N/A	35 ft.	35 ft.	35 ft.

* *Interior side yard setbacks for Lots 1 and 2, Block 2 are measured to the curb line of the interior private drive.*

** *Future uses for proposed Lots 2 and 3, Block 2 will comply with the maximum lot standards required for the Commercial District.*

The following is a summary of the proposed lot coverage:

Lot Number	Total Area	Proposed Open Space	% Open Space
Lot 1 – Block 1	40,681 sq. ft.	14,714 sq. ft.	36.2%
Lot 1 – Block 2	269,112 sq. ft.	69,723 sq. ft.	25.9%
Lot 2 – Block 2 (Future)	116,440 sq. ft.	29,110 sq. ft. (min)	25.0% (min)
Lot 3 – Block 2 (Future)	312,863 sq. ft.	78,216 sq. ft. (min)	25.0% (min)
Total	739,096 sq. ft.	191,763 sq. ft.	25.9%

Access

Access to Lot 1, Block 1 will be directly from Hudson Boulevard. Access to lots in Block 2 will be provided from a private drive that extends north from Hudson Boulevard through the center of the site. The private drive will be designed to meet the City standards for local streets. Sales and storage lots are required to have access to a collector or higher classification street and the site complies as it will have access to Hudson Boulevard which is classified as a major collector in the Comprehensive Plan. The location where the private drive has access from Hudson Boulevard aligns with the approved access location in the Hudson Boulevard Design Standards. None of the lots north of Hudson Boulevard will have direct access from Hudson Boulevard.

The Engineering Design and Construction Standards Manual requires a secondary access street for commercial developments with more than 124,000 square feet of sprinkled building area. The size of buildings for the three lots north of Hudson Boulevard will be restricted as to not exceed this standard. The heights of the building will also be restricted to a maximum of 30 feet. This item is discussed in further detail in the proposed buildings section below.

Proposed Buildings

The proposed Dairy Queen building on Lot 1, Block 1 is 2,875 square feet in size. The design of the Dairy Queen project will be completed by other applicants and no PUD flexibility is requested for that lot.

The proposed electric auto dealership building for Lot 1, Block 2 is 50,527 square feet in size and will house electric auto sales, maintenance and showroom areas. A car wash is included within the maintenance area of the building; this is not a commercial car wash and will be used for maintenance of vehicle inventory. The proposed building complies with the required principal building setbacks for the Commercial district. The dealership building has a 107-foot setback from the west property line which abuts residential lots where a minimum 50-foot setback is required. PUD flexibility is requested to allow the trash enclosures for Lot 1, Block 2 within the 50-foot setback. The PUD flexibility is discussed further in this narrative.

As noted in the prior section, providing a single access street to the site restricts the area north of Hudson Boulevard to a total of 124,000 square feet of sprinkled building area. A 50,527 square foot dealership building is proposed for Lot 1, Block 2. A combined 73,473 square feet of sprinkled building area to be permitted for Lots 2 and 3, Block 2. Plans conceptually show a 15,000 square foot building on Lot 2, Block 2 and a 58,000 square foot building on Lot 3, Block 2, which complies with the single-access building-area threshold. We understand that a condition of the PUD may restrict the building area and height for Lots 2 and 3, Block 2 so as not to exceed 124,000 square foot and 30 feet, respectively.

Parking and Storage Lots

The Zoning Ordinance requires 28 parking stalls for the drive-in fast food restaurant. The site plan for Dairy Queen on Lot 1, Block 1 provides 31 parking stalls in compliance with the parking standards.

The site plan for Lot 1, Block 2 complies with the parking requirements for sales/customer service and outside sales/display areas for auto sale and service. Section 105.12.410 of the Zoning Ordinance requires 151 parking stalls for the auto sales and service use and 351 parking stalls have been provided. The parking/storage lot for the auto sales and service will be used for customer and employee parking and for display and storage of vehicle inventory. The site plan identifies areas proposed for customer and employee parking. The parking lot complies with the 35-foot setback requirement from residential property to the west. Parking proposed along the front property line with Hudson

Boulevard will be buffered by green space and landscaping materials. Landscape islands are provided throughout the development which break up the continuous hardscape.

Proposed uses for Lots 2 and 3, Block 2 have not yet been identified, so the number of required parking spaces is not known. However, there is ample room on each lot to accommodate required parking, which will be determined when they are developed in a future phase.

Landscaping

Landscaping provided for Lot 1, Block 1 is in compliance with the Zoning Ordinance requirements. Eleven trees are provided along the perimeter of the site and existing trees will be preserved along Hudson Boulevard. The trees, in addition to 17 shrubs, will effectively screen the parking lot from adjacent properties and rights-of-way. The design of the Dairy Queen landscaping plan will be completed by other applicants.

Landscaping provided for Lot 1, Block 2 is also in general compliance with the Zoning Ordinance requirements. Trees are provided along adjacent residentially zoned properties which will effectively screen the development. Enhanced landscaping is provided along the private drive to differentiate it as a shared roadway from which each lot has driveway access. Lots 2 and 3, Block 2 show conceptual landscaping at this time and landscaping for these lots will comply with the City requirements when they are developed in the future. Additionally, the landscape plan shows that 77 trees will be provided to replace the 76 trees that are being removed for development.

Flexibility is requested from the one tree per 50 feet of street frontage requirement in Section 105.12.480 of the Zoning Ordinance. Existing utilities and overhead powerlines conflict with potential planting areas for the required trees. Flexibility from the boulevard tree requirement is discussed further in this report.

Phasing

Proposed Lot 1, Block 1 and Lot 1, Block 2 will be developed immediately along with improvements to Hudson Boulevard. Lots 2 and 3, Block 2 are conceptual at this time. Future development will be determined by market demand.

Comprehensive Sign Plan

A comprehensive sign plan has been provided to coordinate the location and copy area provided for each tenant. The comprehensive sign plan provides criteria to establish signage standards for both wall signs and ground signs within the development. The layout of the site, desired visibility to I-94 and requested PUD flexibility necessitates a comprehensive sign plan. The comprehensive sign plan narrative has been included with this submittal for your review. Requested PUD flexibility is discussed further below in this narrative in addition to the Comprehensive Sign Plan narrative.

The following is a summary of the proposed ground signage:

Lot	Ground Signs Allowed	Ground Signs Proposed	Maximum Area Allowed	Proposed Area (*Each Side*)	Maximum Height Allowed	Proposed Height
Lot 1, Block 1	1	1	250 sq. ft.	565 sq. ft.	30 ft.	50 ft.
Lot 1, Block 2	1	0	250 sq. ft.	N/A	30 ft.	N/A
Lot 2, Block 2	1	1	250 sq. ft.	250 sq. ft.	30 ft.	30 ft.
Lot 3, Block 2	1	0	250 sq. ft.	N/A	30 ft.	N/A
TOTAL	4	2	1,000 sq. ft.	815 sq. ft.		

The following is a summary of the proposed wall signage:

Lot	Wall Signs Allowed	Wall Signs Proposed	Ancillary Wall Signs Allowed per Façade	Ancillary Wall Signs Proposed per Façade	Maximum Area Allowed per Façade*	Proposed Area per Façade*
Lot 1, Block 1	2	3	3	1	150 sq. ft.	150 sq. ft.
Lot 1, Block 2	1	3	3	2	150 sq. ft.	300 sq. ft.
Lot 2, Block 2	1	3	3	2	150 sq. ft.	300 sq. ft.
Lot 3, Block 2	0	3	3	2	150 sq. ft.	300 sq. ft.
TOTAL	4	12	9	7		

** Includes combined principal and ancillary sign area.*

Planned Unit Development

Based on the sketch plan review and several meetings with City staff, it was determined that a PUD is necessary to meet the project needs. This is primarily due to the approved access location on Hudson Boulevard. Relocating the approved access to better suit the property would require a redesign of the Hudson Boulevard Design Standards. The proposed private drive provides access to Lot 3, Block 2 because the City has indicated a preference against dedicating right-of-way through the project to provide street frontage for this lot. PUD flexibility is also requested for the location of trash enclosures, shared driveway access for Lot 1, Block 1, landscaping, screening, lighting and signage to place those items most effectively throughout the site.

The proposed project and PUD are intended to serve the commercial market and bring additional commercial business to the City of Lake Elmo. The project will be privately financed.

Flexibility Requested

PUD flexibility is requested to allow:

1. Lot 3, Block 2 without street frontage.
2. Access to lots in Block 2 by means of a private drive.
3. Shared driveway access for Lot 1, Block 1 and the previously approved adjacent commercial development.
4. Location of trash enclosures within the required setback for Lot 1, Block 2.
5. Up to 300 square feet of wall signage on three facades of the proposed buildings where up to 150 square feet of wall signage is permitted per street frontage.
6. Ground signage exceeding 30 feet tall and 250 square feet in area including increased surface area for a multi-color electronic variable message sign.
7. Street frontage trees to be relocated along the proposed private drive.
8. Screening between different land uses and parking lots abutting residential districts.
9. Lighting glare exceeding four-tenths footcandles at the property line between Lots 1 and 2, Block 2.

Lot 3, Block 2 Street Frontage

Flexibility is requested from the required 100-foot minimum lot width required for proposed Lot 3, Block 2. The proposed lot does not have frontage on a public right-of-way from which to measure lot width. As noted above, the City indicated a preference against dedicating a right-of-way through the project which would provide street frontage and lot width for Lot 3, Block 2. The private drive will be designed as a local street and a driveway will provide access

to Lot 3, Block 2 from the private drive. The south lot line where the driveway access is located will serve as the front lot line for Lot 3, Block 2. The proposed lot complies with the remaining Commercial district lot standards as shown on the plans.

Private Drive Access

Flexibility is also requested to provide access to Block 2 via a private drive extending north from the approved access point along Hudson Boulevard. Lots in Block 2 will have driveway access from the private drive which is being designed to meet City standards for a local street. Creating a public street and extending in each cardinal direction does not provide a benefit to the City, applicant or adjacent property owners. Existing topography with over 30 feet of grade change makes it difficult to extend a public road and right-of-way east for a possible future connection.

There will be no parking on either side of the private drive. Lighting, landscaping and pedestrian facilities are also provided along the private drive to distinguish it from driveway access points to the lots.

Shared Driveway Access

The proposed access to Lot 1, Block 1 will be shared with the existing, adjacent commercial property east of the site. This access was previously approved by the City.

Trash Enclosure

Flexibility is to allow the trash enclosure on Lot 1, Block 2 within the required 50-foot building setback from the residential property to the west. There is a steep slope towards the west property line and the adjacent residential property along the west property line is situated at a higher elevation than the proposed development. The difference in elevation creates challenges to effectively screen the trash enclosure from residential property. If the trash enclosure is placed along the west façade of the proposed building, in compliance with the 50-foot setback, it will be clearly visible at a higher elevation from the residential property. We are proposing to situate the trash enclosure at the 35-foot parking setback at the base of the hill rising towards the residential property. The slope of the hill and provided landscaping materials will more effectively screen the trash enclosures than locating the enclosures within the required 50-foot setback. Landscaping is provided along the slope between the parking lot and the residential property which will further enhance screening of the trash enclosures and entire development.

Ground and Wall Signage

Flexibility is requested for ground (monument) and wall signage which is being coordinate for the development as a whole. A Comprehensive Sign Plan has been included with the submittal and indicates the proposed sign standards for the development and where flexibility has been requested from the sign standards.

As a multi-tenant development each occupant will have a varying need for signage. The nature of the site creates challenges with respect to the location and visibility of tenant signs. Flexibility has been requested from the permitted height, sign area and setback standards for ground signs on properties located south of 5th Street and north of I-94. Two ground signs are proposed where four would be permitted. One multi-tenant monument sign for the entire development on Lot 1, Block 1. The proposed sign is 50 feet tall and 565 square feet in area and includes a multi-color electronic variable message sign on one of the panels. The ground sign on Lot 1, Block 1 is designed to increase visibility to the I-94 corridor where existing trees limit the visibility of a shorter sign. Signage along the interstate is an important component of the business design and model and the larger sign area will more effectively display tenant information to vehicles travelling along the I-94 corridor. One multi-tenant sign is also proposed on Lot 2, Block 2 for tenants in Block 2. The Block 2 sign is designed to meet permitted sign standards for lots south of 5th Street and north of I-94. The Zoning Ordinance permits each lot to have one ground sign 30 feet tall and 250 square

feet in area. The requested sign flexibility allows for coordinated signage which reduces the number of monument signs and provides a more uniform design.

Flexibility is requested to provide increased wall signage area and the number of facades eligible for wall signage. The flexibility requested would allow wall signage on building facades without street frontage. This is important because it will allow buildings on Block 2 to have wall signs facing Hudson Boulevard and along frontages with the private access drive. Hudson Boulevard is also a major collector with high-speed vehicle traffic and the proposed buildings on Block 2 exceed the required setbacks from Hudson Boulevard. The speed of vehicle traffic and distance of buildings to Hudson Boulevard supports larger wall signs to be visually effective. Lot 3, Block 2 is also set back a considerable distance from Hudson Boulevard, so increased wall signage area will help with visibility. Specific standards proposed for wall signage are discussed in the Comprehensive Sign Plan Narrative.

Street Frontage Trees

Flexibility is requested from the street frontage tree requirement in Section 105.12.480 of the Zoning Ordinance, which requires a minimum of one tree be planted for every 50 feet of street frontage. There is practical difficulty in meeting this requirement because there are buried utilities and overhead power lines along Hudson Boulevard which conflict with potential planting areas. We are requesting flexibility to provide the required boulevard trees along the private drive and Hudson Boulevard in locations where there will be less conflict with the existing utilities.

Screening Between Different Land Uses and Parking Lots Abutting Residential Districts

City Code requires 6-foot high screening between different uses or districts and 4-6 foot high screening for parking lots adjacent to residential districts. The residential properties adjacent to the west property line include a 20-foot tall retaining wall and a large stormwater pond. We feel that a privacy fence along the west property line will not provide a screening benefit due to the significant elevation difference and the existing separation provided by the stormwater pond. In lieu of a privacy fence, we have focused our landscaping along the west property line, including numerous coniferous trees that will provide year-round screening benefits.

Light Cast at Property Line

Flexibility is also requested from the maximum allowable light cast at the property lines that are shared with other commercial uses. Section 105.04.070(d) of the Zoning Ordinance regulates that light cast glare shall not exceed four-tenths footcandles at the property line. The property line between Lots 1 and 2, Block 2 is situated in the center of the proposed private drive. The footcandle measurement in the private drive may exceed four-tenths because streetlights are proposed along the private drive to illuminate the drive for vehicle and pedestrian safety. Lighting may also exceed four-tenths footcandles along the east property line of Lot 1, Block 1. This lot shares access with the existing commercial property to the east and additional lighting is necessary for vehicle and pedestrian safety. Therefore, we are requesting flexibility from the footcandle requirement on property lines shared with other commercial uses to allow for adequate illumination of the private drive and shared access area.

PUD Benefit

Consider the following list of benefits that will be provided with the development:

- Enhanced design of the private road, including, but not limited to boulevard landscaping, pedestrian connectivity through the site, pedestrian connectivity to Hudson Boulevard and street lighting.
- Building design which includes greater use of high-quality architectural materials such as anodized metal panels and glass storefront.
- Increased building setback to residential properties to the west.
- Coordinated ground signage for the entire development reduces the number of ground signs from four allowed to the two proposed creating less sign clutter.

- Additional landscaping to screen project elements from adjacent residential properties.
- Increased tax base provided through commercial development and site design with a private road versus dedicating public right-of-way.
- Increased opportunities for employment and commercial development in Lake Elmo.

Proposed Uses

The following uses are known proposed permitted uses within the PUD:

1. Sales and Storage Lot on Lot 1, Block 2
2. Automotive Maintenance on Lot 1, Block 2
3. Fast Food Restaurant on Lot 1, Block 1
4. Drive Through Facility on Lot 1, Block 1.

The above uses are proposed to allow for the sale of new and pre-owned automobiles; the sale of auto parts and accessories; test drives, parking and delivery of new and pre-owned automobiles; indoor and outdoor overnight storage of new and pre-owned automobiles; sale of solar panels, batteries and other energy products; general office use; inside car wash (not open to the public); fast food restaurant service, and; fast food drive-through facility.

The following are proposed within the PUD as allowed uses:

1. Public and Civic Uses
    a. Day care center
    b. Schools, public and private
    c. Public assembly
    d. Religious institutions

2. Services
    a. Business service
    b. Business center
    c. Offices
    d. Commercial kennel
    e. Communication services
    f. Educational services
    g. Financial institution
    h. Funeral home
    i. Lodging
    j. Medical facility
    k. Membership organization
    l. Nursing and personal care
    m. Personal services

3. Services
    a. Repair and maintenance shop
    b. Veterinary services

4. Food Services
    a. Standard restaurant
    b. Drive-in restaurant
    c. Drinking and entertainment
    d. Fast food restaurant

5. Sales of Merchandise
    a. General retail sales
    b. Building supplies sales
    c. Warehouse club sales
    d. Furniture and appliance sales
    e. Grocery, supermarket
    f. Liquor store
    g. Garden center
    h. Neighborhood convenience store
    i. Shopping center

6. Sales of Merchandise
    a. Wholesaling

7. Automotive/Vehicular Uses
    a. Automobile maintenance service
    b. Automobile parts/supply
    c. Car wash
    d. Gasoline station

e. Parking facility
f. Sales and storage lots

8. Outdoor Recreation
    a. Outdoor recreation facility
    b. Parks and open areas

9. Indoor Recreation/Entertainment
    a. Indoor athletic facility
    b. Indoor recreation

10. Agricultural and Related Uses
    a. Agricultural sales business
    b. Agricultural sales

11. Industrial and Executive Uses
    a. Light industrial
    b. Non-production industrial
    c. Motor freight and warehousing
    d. Research and testing

12. Transportation and Communications
    a. Broadcasting and communications

13. Accessory Uses
    a. Bed and breakfast
    b. Drive-through facility
    c. Parking facility
    d. Outdoor storage
    e. Outdoor display
    f. Solar equipment
    g. Other structures typically incidental and clearly subordinance to permitted use

Lots 2 and 3, Block 2

The proposed uses for Lots 2 and 3, Block 2 are not known at this time and are reserved for future development with one the allowed uses listed above.

Lot 1, Block 1

The proposed use for Lot 1, Block 1 is a Dairy Queen fast food and drive-through restaurant. The fast food restaurant is a permitted use and the drive-through is a conditional use in the Commercial district. Both uses are proposed permitted uses with the PUD. The conditional use permit standards for a drive-through restaurant are provided below in order to demonstrate the proposed use is compatible as a permitted use in the PUD.

The proposed drive-through use complies with the conditional use permit standards for food services in Section 105.12.520 of the Zoning Ordinance:

(1) Drive-through elements shall not be located between the front facade of the principal building and the street. No service shall be rendered, deliveries made or sales conducted within the required front yard, although tables may be provided for customer use.

The drive-through elements and delivery door are located on the south side of the building, away from the front façade and Hudson Boulevard right-of-way. A concrete walk/patio is situated in the east side yard next to the building.

(2) Site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern. Adequate queuing lane space shall be provided, without interfering with on-site parking/circulation.

Vehicle and pedestrian circulation is typical of similar drive-through restaurants and adequate queuing is provided on site.

(3) Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building, and with a similar level of architectural quality and detailing.

The drive-through canopy will match the design of the primary building.

(4) Sound from any speakers used on the premises shall not be audible above a level of normal conversation at the boundary of any surrounding residential district or on any residential property.

Sound will not be audible above a level of normal conversation beyond the property boundaries. The site does not abut residentially zoned property.

We have also reviewed the proposed site plan for Lot 1, Block 1 in accordance with general Conditional Use Permit standards in Section 105.12.290 and find that the ordinance standards have been met, specifically:

(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 be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the City.

(2) The use or development conforms to the city comprehensive plan.

The property is guided and zoned Commercial. Drive-through establishments are permitted as a conditional use in Commercially zoned properties. The proposed development conforms with the Comprehensive Plan and Zoning Ordinance.

(3) The use or development is compatible with the existing neighborhood.

The proposed use is compatible with the adjacent commercial and retail uses.

(4) The proposed use meets all specific development standards.

The proposed use meets all specific development standards, including the Standards for Food Services in Section 105.12.520 of the Zoning Ordinance, as discussed above.

(5) If the proposed use is in a floodplain management or shore land area, the proposed use meets all the standards.

The proposed use is not located in a floodplain management or shoreland area.

(6) The proposed use will be designed, constructed, operated, and maintained so it will not change the essential character of that area.

The proposed use will be designed, constructed, operated and maintained so as to be compatible with the adjacent commercial and retail uses.

(7) The proposed use will not be hazardous or create a nuisance to existing or future neighboring structures.

The proposed use will not be hazardous or create a nuisance to existing or future neighboring structures.

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

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.

Adequate public facilities and services exist for the proposed use. No public costs are anticipated for the proposed use.

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

The proposed use does not include any uses, activities, equipment or conditions of operation that will be detrimental to the general welfare of any person or property.

(11) Vehicular approaches to the property will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.

Vehicular approaches to the property will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. The site complies with Hudson Boulevard design guidelines.

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

Not applicable.

Lot 1, Block 2

The proposed use for Lot 1, Block 2 is an auto sales and service dealership (automotive sales and storage lots and automotive maintenance services. This includes the sale of new and pre-owned automobiles; the sale of auto parts and accessories; test drives, parking, and delivery of new and pre-owned automobiles; indoor and outdoor overnight storage of new and pre-owned vehicles; maintenance, repair and charging of new and pre-owned automobiles; sale of solar panels, batteries and other energy products; and general office use. All vehicle repairs for this facility will occur within the dealership building.

The proposed uses for Lot 1, Block 2 are permitted as conditional uses in the Commercial district. The Lot 1, Block 2 uses are proposed permitted uses with the PUD. The conditional use permit standards in Section 105.12.290 are provided below in order to demonstrate compatibility as a permitted use in the PUD. We find that the ordinance standards have been met, specifically:

(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 auto dealership and service will not be detrimental or endanger the safety, comfort or welfare of the neighborhood or the city.

(2) The use or development conforms to the city comprehensive plan.

The auto dealership and service is proposed for a lot that is guided and zoned Commercial. The proposed development conforms with the Comprehensive Plan and Zoning Ordinance.

(3) The use or development is compatible with the existing neighborhood.

The auto sales and service dealership is compatible with the existing neighborhood. Adjacent residential developments are high density and provide an appropriate transition between commercial and lower density residential areas. The dealership will add to existing commercial and retail developments at the northwest corner of the I-94 interchange. The proposed use is likely to have a positive effect in the surrounding commercial area with the investment that is put into developing the property and providing access to additional commercial lots.

(4) The proposed use meets all specific development standards.

The proposed use complies with all specific development standards, including additional standards for sales and storage lots and automobile maintenance services.

(5) If the proposed use is in a floodplain management or shore land area, the proposed use meets all the standards.

The auto dealership and service is not located in a floodplain management or shoreland area.

(6) The proposed use will be designed, constructed, operated, and maintained so it will not change the essential character of that area.

The auto dealership and service will be constructed to a high standard of design. Stucco facades and parapets break up the mass of the building. Glazed glass and accented metal panels mark the entrance which faces towards Hudson Boulevard. The dealership will be maintained as a sales lot and servicing facility and is not anticipated to have any negative effect on the essential character of the area.

(7) The proposed use will not be hazardous or create a nuisance to existing or future neighboring structures.

The proposed use will not be hazardous or create a nuisance to existing or future neighboring structures. The facility will also sell and service electric vehicles which do not use carburetor engines or exhaust systems. Electric vehicles are mostly silent.

(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 auto dealership and service 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 auto dealership and service will not create excessive additional requirements at public cost for public facilities and will not be detrimental to the economic welfare of the community. The proposed development will provide access to new commercial lots and promote the economic welfare of the community.

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

The auto dealership and service does not include any uses, activities, equipment or conditions of operation that will be detrimental to the general welfare of any person or property. The facility will sell and service electric vehicles which do not use carburetor engines or exhaust systems.

(11) *Vehicular approaches to the property will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.*

Improvements to Hudson Boulevard are proposed that will adequately control and manage traffic on surrounding public throughfares. The improvement will follow the city's Hudson Boulevard design standards and include construction of turn lanes at previously approved access points into the site.

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

There are no natural or scenic features of major importance on the site.

Summary

We respectfully request approval of the Preliminary Plat and Preliminary PUD to allow for the construction of the electric auto sales dealership and fast food restaurant (Dairy Queen) on the site. We anticipate the application will be heard at the Planning Commission on March 13th with the final action by City Council on April 4th.

Contact Information

This document was prepared by:

Nicholas Ouellette
Landform
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Tom Meyer at tmeyer@landform.net or 612.638.0241.

LANDFORM

From Site to Finish

Preliminary Plat

Written Statements

Lake Elmo, MN

Prepared for:

Drake Real Estate Services

DRAKE REAL ESTATE SERVICES

February 13, 2023

SUBMITTED TO
Lake Elmo Planning & Zoning
3880 Laverne Avenue N
Lake Elmo, MN 55042

CREATING MEMORABLE PLACES 25 YEARS

PREPARED BY
Landform Professional Services, LLC
105 5th Ave S, Suite 513
Minneapolis, MN 55401

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Preliminary Plat Written Statements

On behalf of Drake Real Estates Services, Landform is pleased to submit this application for preliminary plat approval for "Ebertz Addition" a four lot subdivision located on 18.2 acres on Hudson Boulevard west of Keats Avenue North. The following responses are provided as specified by the Preliminary Plat Application Requirements:

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

Owner:	Ebertz Enterprises 1147 Clipper Way Woodbury, MN 55125 jgebertz@aol.com	Applicant:	Jon Hauser 496 South Broadway Denver, CO 80209 hauser@drakeres.com 303-825-6200
Engineer:	Tom Meyer, PE 105 South 5th Avenue Suite 513 Minneapolis, MN 55401 tmeyer@landform.net 612-638-0241	Dairy Queen Engineer:	Joseph Radach, PE 8915 Vernon Street Rockford, MN 55373 jradach@contourcd.com 612-730-2265

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

Address:	No property address assigned.
Current Zoning:	Both parcels are currently zoned Commercial (C)
Parcel #1 PID:	34.029.21.44.0006
Parcel #1 Size:	14.2 acres (618,552 square feet)
Parcel #2 PID:	34.029.21.44.0004
Parcel #2 Size:	4.0 acres (174,240 square feet)
Current Legal:	THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 29, RANGE 21, EXCEPT THAT PART DEPICTED AS PARCEL 33B ON MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-43 FILED MARCH 22, 1982, AS DOCUMENT NO. 429592, WHICH WAS TAKEN BY THE STATE OF MINNESOTA IN FINAL CERTIFICATE DATED OCTOBER 4, 1989, FILED OCTOBER 24, 1989, AS DOCUMENT NO. 613150. WASHINGTON COUNTY, MINNESOTA

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

Proposed Name:	Ebertz Addition
Proposed Lots:	Four lots are proposed.
Open Space:	No acreage is dedicated for open space or public use.

ROW Acreage: 3,870 square feet (.09 acres) or right-of-way will be dedicated to the City for Hudson Boulevard.

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

The project team has met with City staff numerous times to address issues with the sketch plan, including the design of Hudson Boulevard and management of wetlands on site. A response to comments included with this submittal as a separate document describes how project staff have worked to address project issues raised by City staff.

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

The intent and vision of the project is to develop a high quality business park for an electric automotive dealership and services business in addition to a fast food restaurant and two lots for future development. The preliminary PUD narrative included with this submittal describes the intent of the project in further detail.

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

Not applicable. The proposed project is a commercial development.

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

Hudson Boulevard will be reconstructed to the City's design standard. Utility lines will be extended into the property including services for future lots. The infrastructure improvements for this development will be constructed in one phase.

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

No issues have been raised by neighbors. Neighbors will have an opportunity to voice any concerns or issues at the preliminary plat public hearing.

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

The property is guided and zoned Commercial. The proposed development is consistent with the uses planned by the City and screening and landscaping are provided to minimize conflicts with nearby residential developments in compliance with the ordinance requirements. The site plan has been modified to minimize impacts to the wetland in the southwest corner of the site. Required improvements to Hudson Boulevard will have a minor impact on the wetland.

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

The property is zoned Commercial and the planned land use is Commercial in the 2040 Comprehensive Plan. Existing utilities are sufficient to service the proposed development. Hudson Boulevard is classified as a major collector roadway in the 2040 Comprehensive Plan and is sufficient to accommodate increased traffic from the proposed development.

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

Not applicable.

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

Not applicable.

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

The anticipated construction start date is June 1, 2023. Infrastructure and site improvements will be constructed in a single phase. Lots 1 and 3, Block 2 are reserved for future development.

Summary

We respectfully request approval of the Preliminary Plat to allow for the construction of the electric auto sales dealership and fast food restaurant (Dairy Queen) on the site. We are also requiring approval of Preliminary PUD and have submitted a separate narrative for that request. We request that both applications be processed currently and anticipate the application will be heard at the Planning Commission on March 13th and City Council on April 4th.

Contact Information

This document was prepared by:

Nicholas Ouellette
Landform
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Tom Meyer at tmeyer@landform.net or 612.638.0241.

LANDFORM
From Site to Finish

Site Rendering

AUTO DEALERSHIP • Lake Elmo, MN

City Submittal • 02.15.2023

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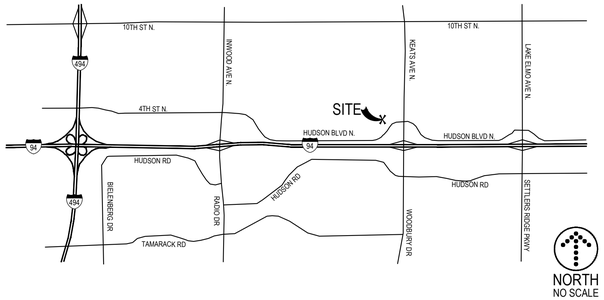
ELECTRIC AUTO SALES & SERVICE

LAKE ELMO, MINNESOTA

PRELIMINARY
NOT FOR
CONSTRUCTION

AREA LOCATION MAP

LAKE ELMO, MN



ABBREVIATIONS

D	Angle
&	And
@	At
100 YR.	100 Year Flood Elevation
A.B.	Anchor Bolt
A.D.	Area Drain
A/C	Air Conditioning Unit
ADD.	Addendum
ADDL.	Additional
ADJ.	Adjacent / Adjust
AHU	Air Handling Unit
ALT.	Alternate
ALUM.	Aluminum
ANOD.	Anodized
APPROX.	Approximate
ARCH	Architect / Architectural
AUTO.	Automatic
AVG.	Average
B.C.	Back of Curb
B.W	Bottom of Wall
BFE	Basement Floor Elevation
BIT.	Bituminous (Asphaltic)
BLDG.	Building
BM	Benchmark
BSMT.	Basement
C.F.	Cubic Feet
C.F.S.	Cubic Feet Per Second
C.G.	Corner Guard
C.J.	Control Joint
C.L.	Centerline
C.M.U.	Concrete Masonry Unit
C.O.	Cleanout
C.O.E.	U.S. Army Corps Of Engineers
C.Y.	Cubic Yards
CB	Catch Basin
CBMH	Catch Basin Manhole
CEM.	Cement
CIP	Cast Iron Pipe
CMP	Corrugated Metal Pipe
CONC.	Concrete (Portland)
CONN.	Connection
CONST.	Construction
CONT.	Continuous
CONTR.	Contractor
COP.	Copper
CU.	Cubic
D.S.	Down Spout
DEG.	Degree
DEMO.	Demolition / Demolish
DEPT.	Department
DET.	Detail
DIA.	Diameter
DIAG.	Diagonal
DIM.	Dimension
DIP	Ductile Iron Pipe
DN	Down
DWG.	Drawing
E.	East
E.J.	Expansion Joint
E.O.	Emergency Overflow
E.O.S.	Emergency Overflow Swale
E.W.	Each Way
EA.	Each EL. Elevation
ELEC.	Electrical
ELEV.	Elevation
EMER.	Emergency
ENGR.	Engineer
ENTR.	Entrance
EQ.	Equal
EQUIP.	Equipment
EQUIV.	Equivalent
EXIST.	Existing
EXP.	Expansion
F & I	Furnish and Install
F.B.O.	Furnished by Others
F.C.	Face of Curb
F.D.	Floor Drain
F.D.C.	Fire Department Connection
F.V.	Field Verify
FB	Full Basement
FBWO	Full Basement Walk Out
FBLO	Full Basement Look Out
FDN.	Foundation
FES	Flared End Section
FFE	Finished Floor Elevation
FLR.	Floor
FT. OR (')	Foot
FUT.	Future
G.B.	Grade Break
G.C.	General Contractor
GAL.	Gallon
GALV.	Galvanized
GFE	Garage Floor Elevation
GL.	Glass
GR.	Grade
H.	Height
H.P.	High Point
HDPEP	High Density Polyethylene Pipe
HGT.	Height
HORIZ.	Horizontal
HVAC	Heating, Ventilation, Air Conditioning
HYD	Hydrant
I.D.	Inside Dimension OR Identification
I.E. or IE	Invert Elevation
IN. OR (")	Inches
INFO.	Information
INL.	Inlet Elevation
INSUL.	Insulation
INV.	Invert Elevation
JT.	Joint
L.F.	Linear Feet
L.P.	Low Point / Liquid Petroleum
LB.	Pound
LGU	Local Government Unit
LB.	Pound
LB.	Longitudinal
LT.	Light / Lighting
MAINT.	Maintenance
MAS.	Masonry
MATL.	Material
MAX.	Maximum
MECH	Mechanical
MED.	Medium
MFR.	Manufacturer
MH	Manhole
MIN.	Minimum / Minute
MISC.	Miscellaneous
MNDOT	Minnesota Department Of Transportation
MOD.	Module / Modular
MUL.	Mullion
N.	North
N.I.C.	Not In Contract
NO. OR #	Number
NOM	Nominal
NTS	Not to Scale
NWE	Normal Water Elevation
NWL	Normal Water Level
O.F.	On Center
O.G.	Outside Dimension
O.H.	Overhead Electric
OH.	Overhead
OHWL	Ordinary High Water Level
OPNG.	Opening
ORIG.	Original
P.C.	Point of Curvature
P.I.	Point of Intersection
PIV	Post Indicator Valve
P.L. OR P/L	Property Line
P.O.B.	Point of Beginning
P.S.F.	Pounds Per Square Foot
P.S.I.	Pounds Per Square Inch
P.T.	Point of Tangency
P.V.C.	Point of Vertical Curvature
P.V.I.	Point of Vertical Intersection
P.V.T.	Point of Vertical Tangency
PE	Polyethylene
PED.	Pedestal / Pedestrian
PERF.	Perforated
PREP.	Preparation
PROJ.	Project
PROP.	Proposed
PVC	Poly-Vinyl-Chloride (Piping)
PVMT.	Pavement
QTR.	Quarter
QTY.	Quantity
R	Radius
RAD.	Radius
RE	Rim Elevation (Casting)
R.D.	Roof Drain
R.E.	Remove Existing
R.O.	Rough Opening
R.P.	Radius Point
RC	Reinforced Concrete Pipe
R.S.	Rough Slab
RSD	Roof Storm Drain
RE.	Regarding
REINF.	Reinforced
REQ'D	Required
REV.	Revision / Revised
RGU	Regulatory Government Unit
ROW OR R/W	Right of Way
S.	South
S.F.	Square Feet
SAN.	Sanitary Sewer
SECT.	Section
SE	Split Entry /Side Exit
SEWO	Split Entry Walk Out /Side Exit Walk Out
SHT.	Sheet
SIM.	Similar
SLNT.	Sealant
SPEC.	Specification
SQ.	Square
SSD	Subsurface drain
STMH	Storm Sewer Manhole
STD.	Standard
STRUCT.	Structural
SYM.	Symmetrical
T	Thickness
T/R	Top of Rim
T/W	Top of Wall
TEMP.	Temporary
THK.	Thick / Thickness
T.J.	Tooled Joint
TNH	Top Nut Hydrant
TYP.	Typical
U.N.O.	Unless Noted Otherwise
V.B.	Vapor Barrier
V.C.	Vertical Curve
V.I.F.	Verify In Field
VER.	Verify
VER.	Vertical
VEST.	Vestibule
W	Width
W.P.T.	Working Point
W.W.F.	Welded Wire Fabric
W/	With
W/O	Without
WO	Walk Out
VER.	Wetland
WP	Waterproof
WETL.	Weight
YD.	Yard
YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
× 234.5	SPOT ELEVATION	× 123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE HEIGHT, TYPE	EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
12"STS >>	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN >	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE		POWER POLE
FO	UNDERGROUND FIBER OPTIC	1.00 %	SLOPE DIRECTION
UE	UNDERGROUND ELECTRIC		CATCH BASIN
G	GAS LINE		MANHOLE
	CONCRETE CURB	FES STS >> RIPRAP	STORM SEWER
X HEIGHT, TYPE X	FENCING	SAN >	SANITARY SEWER-WASTE
	RETAINING WALL	FM >	FORCE MAIN
	SET 1/2" X 14" IRON PIPE	RD >>	ROOF DRAIN SYSTEM
	IRON MONUMENT FOUND	GATE VALVE WTR HYD	WATERMAIN
	SURVEY DISK (BENCHMARK)	FIRE	FIRE LINE (IF SEPARATE)
	POWERPOLE	BLDG.	FIRE DEPT. CONNECTION
	GUY WIRE	C.O. X"SSD	SOIL SUBDRAIN
	GUARD POST	GAS	GAS LINE-UNDERGROUND
GM	GAS METER	ELEC	ELECTRIC-UNDERGROUND
T	TRANSFORMER	TELE	TELEPHONE-UNDERGROUND
	WATER SHUT-OFF VALVE	CATV	UNDERGROUND CABLE/TV
	TRAFFIC SIGN	LSS	LAWN SPRINKLER SLEEVE
	FLAG POLE		
LT	LIGHT POLE		
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
) -	COMPOST/BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2 / 2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 29, RANGE 21, EXCEPT THAT PART DEPICTED AS PARCEL 33B ON MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-43 FILED MARCH 22, 1982, AS DOCUMENT NO. 429692, WHICH WAS TAKEN BY THE STATE OF MINNESOTA IN FINAL CERTIFICATE DATED OCTOBER 4, 1989, FILED OCTOBER 24, 1989, AS DOCUMENT NO. 613150.

WASHINGTON COUNTY, MINNESOTA

BENCHMARK

PROJECT BENCHMARK:

MNDOT NAME: 8282 AX
IN LAKE ELMO, 0.05 MILE EAST ALONG INTERSTATE HIGHWAY 94 FROM THE JUNCTION OF INTERSTATE HIGHWAY 94 AND WOODBURY DRIVE (KEATS AVENUE NORTH) IN LAKE ELMO, AT INTERSTATE HIGHWAY 94 MILEPOINT 251.75, 69.8 FEET NORTH OF WESTBOUND INTERSTATE HIGHWAY 94 FOG LINE, 1.5 FEET SOUTH OF WITNESS POST.

ELEVATION = 938.31 (NAVD 88)

MNDOT NAME: 8282 AY
IN LAKE ELMO, 0.7 MILE EAST ALONG INTERSTATE HIGHWAY 94 ROM THE JUNCTION OF INTERSTATE HIGHWAY 94 AND INWOOD AVENUE NORTH/RADIO DRIVE IN LAKE ELMO, AT INTERSTATE HIGHWAY 94 MILEPOINT 250.85, 38.7 FEET NORTH OF WESTBOUND INTERSTATE HIGHWAY 94 FOG LONE, 41.7 FEET SOUTH OF RIGHT-OF-WAY FENCE, 1.5 FEET SOUTH OF A WITNESS POST.

ELEVATION = 985.73 (NAVD 88)

SITE BENCHMARK:
TBD

ELEVATION = TBD (NAVD 88)

OWNER

DRAKE REAL ESTATE SERVICES
496 S. BROADWAY
DENVER, CO, 80209
TEL (303) 825-6200
CONTACT: JON HAUSER

PROJECT CONTACTS

CIVIL ENGINEER
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: TOM MEYER

SURVEYOR
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: LARRY HUHN

LANDSCAPE ARCHITECT
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: JOSH POPEHN

ARCHITECT
NAMA PARTNERS
6140 GREENWOOD PLAZA BOULEVARD, SUITE 100
GREENWOOD VILLAGE, CO 80111
TEL 720-289-0001
CONTACT: MIKE BRETTMANN

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEET NO.	DESCRIPTION	08.29.22	10.26.22	01.25.23	02.13.23
	SHEETS ISSUED BY DATE				
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X	X	X	X
C1.1	EXISTING CONDITIONS	X	X	X	X
C1.2	PRELIMINARY PLAT		X	X	X
C1.4	TREE PRESERVATION		X	X	X
C2.0	OVERALL SITE PLAN	X	X	X	X
C2.1	LOT 1 BLOCK 2 SITE PLAN		X	X	X
C3.0	OVERALL GRADING, DRAINAGE, PAVING & EROSION CONTROL	X	X	X	X
C3.1	ENLARGED BUILDING GRADING, DRAINAGE, PAVING & EROSION CONTROL		X	X	X
C3.2	SOUTH GRADING, DRAINAGE, PAVING & EROSION CONTROL PLAN		X	X	X
C3.3	NORTH GRADING, DRAINAGE, PAVING & EROSION CONTROL PLAN		X	X	X
C3.4	SWPPP NOTES		X	X	X
C4.0	OVERALL UTILITIES	X	X	X	X
C4.1	STORM SEWER		X	X	X
C4.2	SANITARY & WATER		X	X	X
C5.1	HUDSON BOULEVARD EXISTING CONDITIONS & DEMOLITION		X	X	X
C5.2	HUDSON BOULEVARD ALIGNMENT			X	X
C5.3A	HUDSON BOULEVARD PLAN & PROFILE	X	X	X	X
C5.3B	HUDSON BOULEVARD PLAN & PROFILE			X	X
C5.4	HUDSON BOULEVARD TYPICAL SECTIONS		X	X	X
C5.5	HUDSON BOULEVARD PAVING PLAN		X	X	X
C5.6	HUDSON BOULEVARD CROSS SECTIONS		X		
C5.7	HUDSON BOULEVARD CROSS SECTIONS		X		
C5.8	HUDSON BOULEVARD CROSS SECTIONS		X		
C5.9	HUDSON BOULEVARD CROSS SECTIONS		X		
C5.10	HUDSON BOULEVARD CROSS SECTIONS		X		
C7.1	CIVIL CONSTRUCTION DETAILS		X	X	X
C7.2	CIVIL CONSTRUCTION DETAILS		X	X	X
C7.3	CIVIL CONSTRUCTION DETAILS		X	X	X
C7.4	CIVIL CONSTRUCTION DETAILS				X
L7.0	OVERALL LANDSCAPE PLAN		X	X	X
L2.1	ENLARGED LANDSCAPE PLAN		X	X	X
L4.1	PHOTOMETRICS		X	X	
L7.1	LANDSCAPE DETAILS		X	X	X

CERTIFICATIONS

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. THIS CERTIFICATION IS FOR SHEET NUMBERS BEGINNING WITH "C".

THOMAS O. MEYER, P.E.

LICENSE NUMBER: 42016 DATE: 02/13/2023

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS CERTIFICATION IS FOR SHEET NUMBERS BEGINNING WITH "L".

JOSH POPEHN, RLA

LICENSE NUMBER: 44803 DATE: 02/13/2023

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Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

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SALES & SERVICE

HUDSON BLVD N.
LAKE ELMO, MN 55042

AUG. 29, 2022	CITY SUBMITTAL
OCT. 26, 2022	REVIEW SET
JAN. 25, 2023	PRELIM BID SET
FEB. 13, 2023	CITY SUBMITTAL

DRAWING TITLE

CIVIL & LANDSCAPE TITLE SHEET

PROJECT NUMBER: DRS22002

SHEET NUMBER

C0.1

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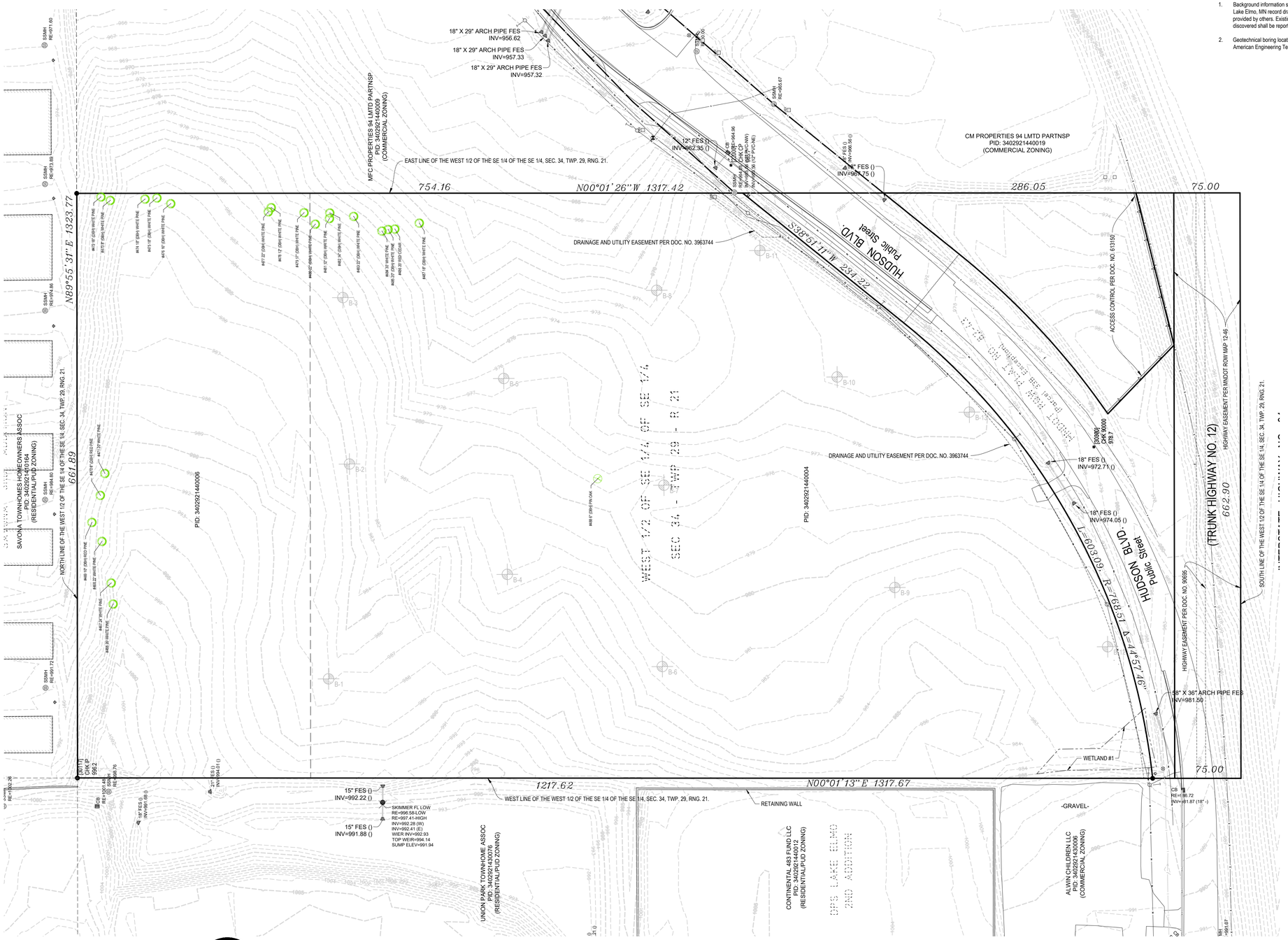
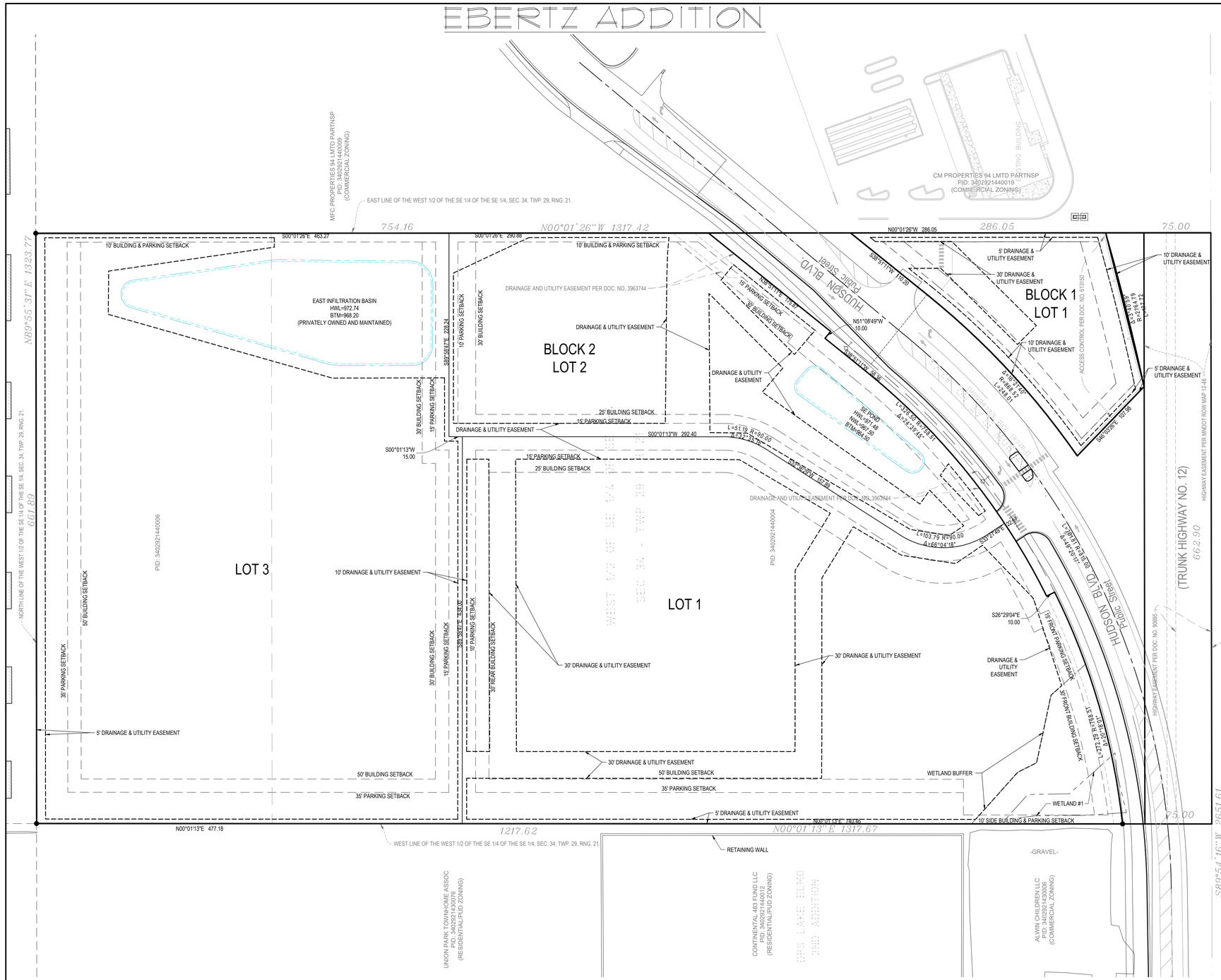
EXISTING CONDITIONS

1. Background information shown is from survey by Landform, Minneapolis, MN, on July 19, 2022, expressly for this project; City of Lake Elmo, MN record drawings; and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer.
2. Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by American Engineering Testing, Albertville, MN, on August 1, 2022.


18" X 29" ARCH PIPE FES INV=956.62
18" X 29" ARCH PIPE FES INV=957.33
18" X 29" ARCH PIPE FES INV=957.32
SSMH RE=965.87
12" FES () INV=962.35 ()
SSMH RE=964.96
CB RE=964.76 INV=957.61 (12" PVC-NE)
CB RE=964.76 INV=957.61 (12" PVC-NW)
18" FES () INV=957.75 ()
MFC PROPERTIES 94 LMTD PARTNSP PID: 3402921440009 (COMMERCIAL ZONING)
CM PROPERTIES 94 LMTD PARTNSP PID: 3402921440019 (COMMERCIAL ZONING)
EAST LINE OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4, SEC. 34, TWP. 29, RNG. 21.
754.16
N00°01'26"W 1317.42
286.05
75.00
N89°55'31"E 1323.77
661.89
DRAINAGE AND UTILITY EASEMENT PER DOC. NO. 3963744
HUDSON BLVD
Public Street
S38°51'11"W 2351.22
Proposed 28ft Wide Ingress/Egress Easement
ACCESS CONTROL PER DOC. NO. 613150
SAVONA TOWNHOMES HOMEOWNERS ASSOC PID: 3402921410164 (RESIDENTIAL/PUD ZONING)
NORTH LINE OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4, SEC. 34, TWP. 29, RNG. 21.
SSMH RE=971.60
SSMH RE=973.89
SSMH RE=974.66
SSMH RE=984.60
SSMH RE=991.72
#472 36" (DBH) WHITE PINE
#473 8" (DBH) WHITE PINE
#474 18" (DBH) WHITE PINE
#475 18" (DBH) WHITE PINE
#476 16" (DBH) WHITE PINE
#477 22" (DBH) WHITE PINE
#478 13" (DBH) WHITE PINE
#479 20" (DBH) WHITE PINE
#480 12" (DBH) WHITE PINE
#481 12" (DBH) WHITE PINE
#482 14" (DBH) WHITE PINE
#483 20" (DBH) WHITE PINE
#484 30" WHITE PINE
#485 30" WHITE PINE
#486 30" RED OAK
#487 15" (DBH) WHITE PINE
#488 6" (DBH) PIN OAK
#470 6" (DBH) RED PINE
#471 8" WHITE PINE
#469 10" (DBH) RED PINE
#468 10" (DBH) RED PINE
#467 22" WHITE PINE
#466 20" WHITE PINE
PID: 3402921440006
PID: 3402921440004
SEC 34 - T29 - R21
WEST 1/2 OF SE 1/4 OF SE 1/4
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
B-11
CB RE=980.28
CB RE=980.76
CB RE=980.72
CB RE=981.87 (18" -)
21" FES () INV=964.01 ()
15" FES () INV=992.22 ()
15" FES () INV=991.88 ()
SKIMMER FL LOW RE=998.58-LOW RE=997.41-HIGH INV=992.28 (W) INV=992.41 (E) WEIR INV=992.93 TOP WEIR=994.14 SUMP ELEV=991.94
1217.62
N00°01'13"E 1317.67
WEST LINE OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4, SEC. 34, TWP. 29, RNG. 21.
RETAINING WALL
-GRAVEL-
WETLAND #1
UNION PARK TOWNHOME ASSOC PID: 3402921410001 (RESIDENTIAL/PUD ZONING)
CONTINENTAL 483 FUND LLC PID: 3402921440012 (RESIDENTIAL/PUD ZONING)
EAST LAKE ELMO 2ND ADDITION
ALVIN CHILDREN LLC PID: 3402921430006 (COMMERCIAL ZONING)
(TRUNK HIGHWAY NO. 12)
662.90
HIGHWAY EASEMENT PER MNDOT ROW MAP 12-48
HIGHWAY EASEMENT PER DOC. NO. 99595
SOUTH LINE OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4, SEC. 34, TWP. 29, RNG. 21.
SIGNAL CAB RE=1001.48 INV=990.76
CB RE=1001.48 INV=990.76
CB RE=1001.48 INV=990.76
C

EBERTZ ADDITION



LEGAL DESCRIPTION

THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 29, RANGE 21, EXCEPT THAT PART DEPICTED AS PARCEL 33B ON MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-43 FILED MARCH 22, 1982, AS DOCUMENT NO. 429592, WHICH WAS TAKEN BY THE STATE OF MINNESOTA IN FINAL CERTIFICATE DATED OCTOBER 4, 1989, FILED OCTOBER 24, 1989, AS DOCUMENT NO. 613150.

WASHINGTON COUNTY, MINNESOTA

BENCHMARK

PROJECT BENCHMARK:

MNDOT NAME: 8282 AX
IN LAKE ELMO, 0.05 MILE EAST ALONG INTERSTATE HIGHWAY 94 FROM THE JUNCTION OF INTERSTATE HIGHWAY 94 AND WOODBURY DRIVE (KEATS AVENUE NORTH) IN LAKE ELMO, AT INTERSTATE HIGHWAY 94 MILEPOINT 251.75, 69.8 FEET NORTH OF WESTBOUND INTERSTATE HIGHWAY 94 FOG LINE, 1.5 FEET SOUTH OF WITNESS POST.

ELEVATION = 938.31 (NAVD 88)

MNDOT NAME: 8282 AY
IN LAKE ELMO, 0.7 MILE EAST ALONG INTERSTATE HIGHWAY 94 ROM THE JUNCTION OF INTERSTATE HIGHWAY 94 AND INWOOD AVENUE NORTH/RADIO DRIVE IN LAKE ELMO, AT INTERSTATE HIGHWAY 94 MILEPOINT 250.85, 38.7 FEET NORTH OF WESTBOUND INTERSTATE HIGHWAY 94 FOG LONE, 41.7 FEET SOUTH OF RIGHT-OF-WAY FENCE, 1.5 FEET SOUTH OF A WITNESS POST.

ELEVATION = 985.73 (NAVD 88)

SITE BENCHMARK:
TBD

ELEVATION = TBD (NAVD 88)

AREA SUMMARY

Total Existing Site Area: 742,966 S.F. = 17.06 AC.

Wetland Area: 3,944 S.F. = 0.09 AC.

Upland Area: 739,022 S.F. = 16.97 AC.

ZONING AND SETBACK SUMMARY

The Property is Zoned C- Commercial

Building Setback Information is as follows:
Front Yard = 30 ft.
Rear = 30 ft.
Side (Interior) = 10 ft.
Side (Corner) = 25 ft.

Parking Setback Information is as follows:
Front Yard = 15 ft.
Rear = 10 ft.
Side (Interior) = 10 ft.
Side (Corner) = 15 ft.

LOT AREA TABLE

Lot, Block:	LOT SIZE:
Lot 1, Blk 1	40,681 s.f.
Lot 1, Blk 2	269,112 s.f.
Lot 2, Blk 2	116,440 s.f.
Lot 3, Blk 2	312,863 s.f.

*3,870 s.f. Right-of-Way Dedication

LEGEND

- Property Line
- Interior Lot Line
- Underlying Parcel Line
- Existing Easement
- Proposed Easement
- Proposed Setback

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HUDSON BLVD N.
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ISSUE / REVISION

AUG. 29, 2022	CITY SUBMITTAL
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DRAWING TITLE

PRELIMINARY PLAT

PROJECT NUMBER: DRS22002

SHEET NUMBER

C1.2

811 Know what's Below. Call before you dig.

NORTH

0 60 120

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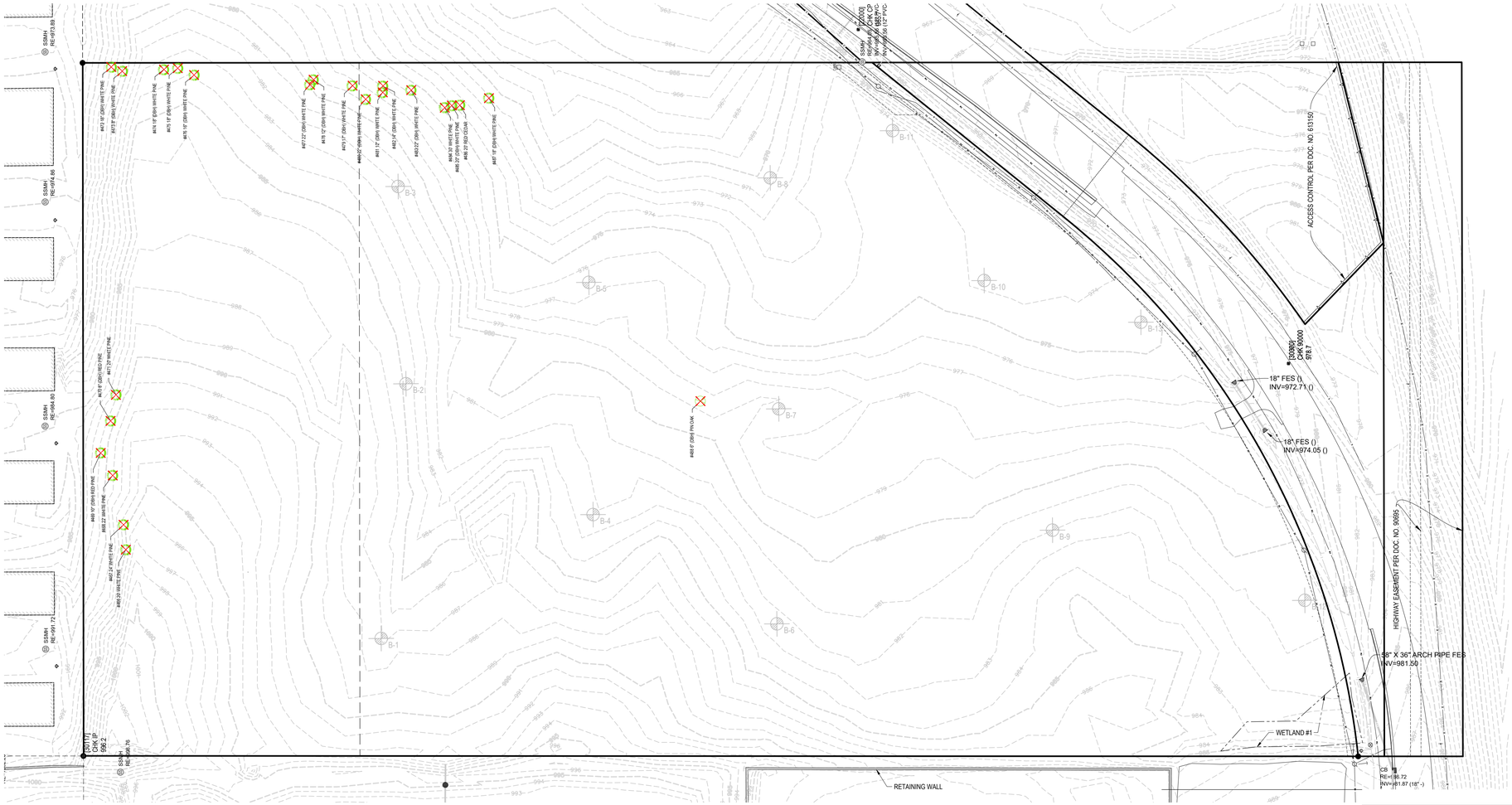

LEGEND

:Tree Removal

TREE PRESERVATION REQUIREMENTS

Code Sec. 105.12.470
Up to 30% removals without replacement. Removal calculations apply to each tree type individually and any replacements needed shall apply to each tree type (hardwood, coniferous, common).

Replacement multipliers
- Hardwoods - 1/2 per inch lost
- Coniferous - 1/2 per inch lost
- Common - 1/4 per inch lost

Tree Type	Total inches	Inches Removed (30% allowed)	Inches Mitigated (70%)	Replacement Inches Required
Hardwoods	6	6	4	2
Coniferous	301	301	211	106 (27-8' ht. trees)
Common	0	0	0	0

Coniferous

Tag #	Size		Species	Health	Category	Remove	Replacement Inches
466	8	Cal	White Pine	H	Conifer	1	4
467	9	Cal	White Pine	H	Conifer	1	4.5
468	9	Cal	White Pine	H	Conifer	1	4.5
469	8	Cal	Red Pine	H	Conifer	1	4
470	8	Cal	Red Pine	H	Conifer	1	4
471	8	Cal	White Pine	H	Conifer	1	4
472	8	Cal	White Pine	H	Conifer	1	4
473	18	Cal	White Pine	H	Conifer	1	9
474	18	Cal	White Pine	H	Conifer	1	9
475	18	Cal	White Pine	H	Conifer	1	9
476	16	Cal	White Pine	H	Conifer	1	8
477	22	Cal	White Pine	H	Conifer	1	11
478	12	Cal	White Pine	H	Conifer	1	6
479	17	Cal	White Pine	H	Conifer	1	8.5
480	20	Cal	White Pine	H	Conifer	1	10
481	12	Cal	White Pine	H	Conifer	1	6
482	14	Cal	White Pine	H	Conifer	1	7
483	22	Cal	White Pine	H	Conifer	1	11
484	20	Cal	White Pine	H	Conifer	1	10
485	8	Cal	White Pine	H	Conifer	1	4
486	8	Cal	Eastern Red Cedar	H	Conifer	1	4
487	18	Cal	White Pine	H	Conifer	1	9
Totals	**301**						

Hardwoods

Tag #	Size		Species	Health	Category	Remove	Replacement Inches
488	6	Cal	Pin Oak	H	Hardwood	1	3
Totals	**6**						

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I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the state of MINNESOTA

Joshua K. Popehn
License No: 44803 Date: 02/13/2023

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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FEB. 13, 2023	CITY SUBMITTAL

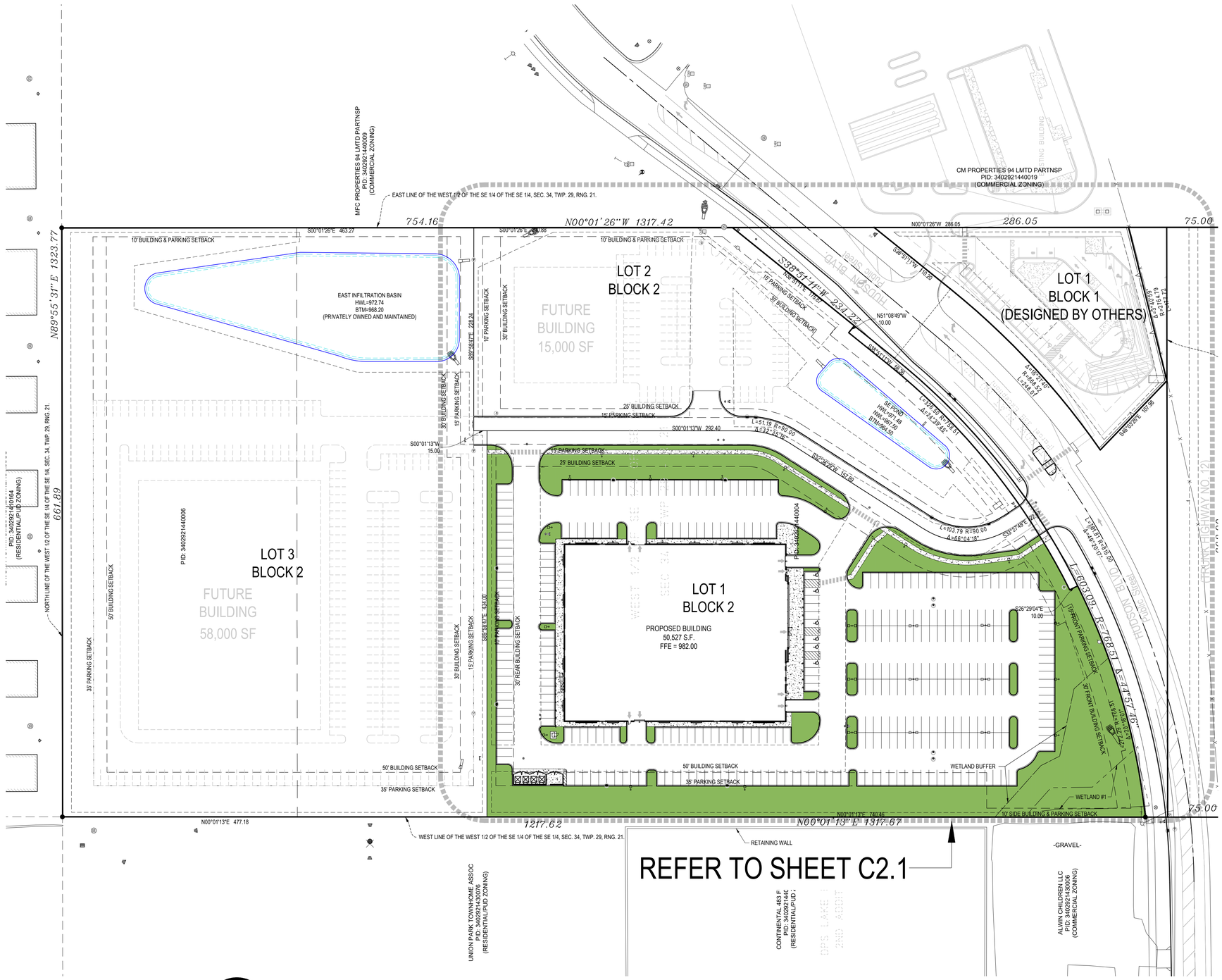
DRAWING TITLE

TREE PRESERVATION

PROJECT NUMBER: DRS22002

SHEET NUMBER

C1.4



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
4. Building layout angles are parallel with or perpendicular to the property line at the location indicated.
5. Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
6. Delineate parking stalls with a 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
7. Trash / Recycling areas: See Architectural drawings.

ZONING AND SETBACK SUMMARY

The Property is Zoned C - Commercial

Building Setback Information is as follows:
Front Yard = 30 ft.
Rear = 30 ft.
Side (interior) = 10 ft.
Side (corner) = 25 ft

Parking Setback Information is as follows:
Front Yard = 15 ft.
Rear = 10 ft.
Side (interior) = 10 ft.
Side (corner) = 15 ft

Lot Coverage Information is as follows:
Lot Area Minimum = 20,000 s.f. = 0.46 ac.
Lot Width Minimum = 100 ft.
Total Site Area = 742,967 s.f. = 17.06 ac.

AREA SUMMARY (LOT 1 - BLOCK 1)

Existing:					
Pervious	40,681	s.f.	0.93	ac.	100.0%
Impervious	0	s.f.	0.00	ac.	0.0%
Total	40,681	s.f.	0.93	ac.	100.0%
Proposed:					
Pervious	14,714	s.f.	0.33	ac.	36.2%
Impervious	25,967	s.f.	0.60	ac.	63.8%
Total	40,681	s.f	0.93	ac.	100.0%

AREA SUMMARY (LOT 1 - BLOCK 2)

Existing:					
Pervious	269,112	s.f.	6.18	ac.	100.0%
Impervious	0	s.f.	0.00	ac.	0.0%
Total	269,112	s.f.	6.18	ac.	100.0%
Proposed:					
Pervious	69,723	s.f.	1.60	ac.	25.9%
Impervious	199,389	s.f.	4.58	ac.	74.1%
Total	269,112	s.f	6.18	ac.	100.0%

AREA SUMMARY (FUTURE LOT 2 - BLOCK 2)

Existing:					
Pervious	116,440	s.f.	2.67	ac.	100.0%
Impervious	0	s.f.	0	ac.	0.0%
Total	116,440	s.f.	2.67	ac.	100.0%
Proposed (Assume 75% Max. Impervious Area):					
Pervious	29,110	s.f.	0.67	ac.	25.0%
Impervious	87,330	s.f.	2.03	ac.	75.0%
Total	116,440	s.f	2.70	ac.	100.0%

AREA SUMMARY (FUTURE LOT 3 - BLOCK 2)

Existing:					
Pervious	312,863	s.f.	7.18	ac.	100.0%
Impervious	0	s.f.	0	ac.	0.0%
Total	312,863	s.f.	7.18	ac.	100.0%
Proposed (Assume 75% Max. Impervious Area):					
Pervious	78,216	s.f.	1.80	ac.	25.0%
Impervious	234,647	s.f.	5.38	ac.	75.0%
Total	312,863	s.f	7.18	ac.	100.0%

PARKING SUMMARY (LOT 1 - BLOCK 2)

Required Parking:

One Stall per 250 s.f. of gross floor area used for sales or customer service. One stall per 2,000 s.f. of outside sales/display area.
37,536 s.f. Total gross floor area
37,536 s.f. / 250 = 151 stalls
29,970 s.f. Total outside sales/display area
29,970 s.f. / 2,000 = 15 stalls

Total Parking Stalls Required		166	ea.
Provided Parking:			
Standard Stalls	(9x18)	345	ea.
Accessible Stalls	(9x18)	6	ea.
Total Parking Stalls Provided		351	ea.

LEGEND

- Green Space (Landscape Area)
- Customer Parking - 127 stalls
- Employee Parking - 39 stalls

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NORTH

0 60 120

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PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan 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.

Tom O. Meyer
License No: 42016 Date:

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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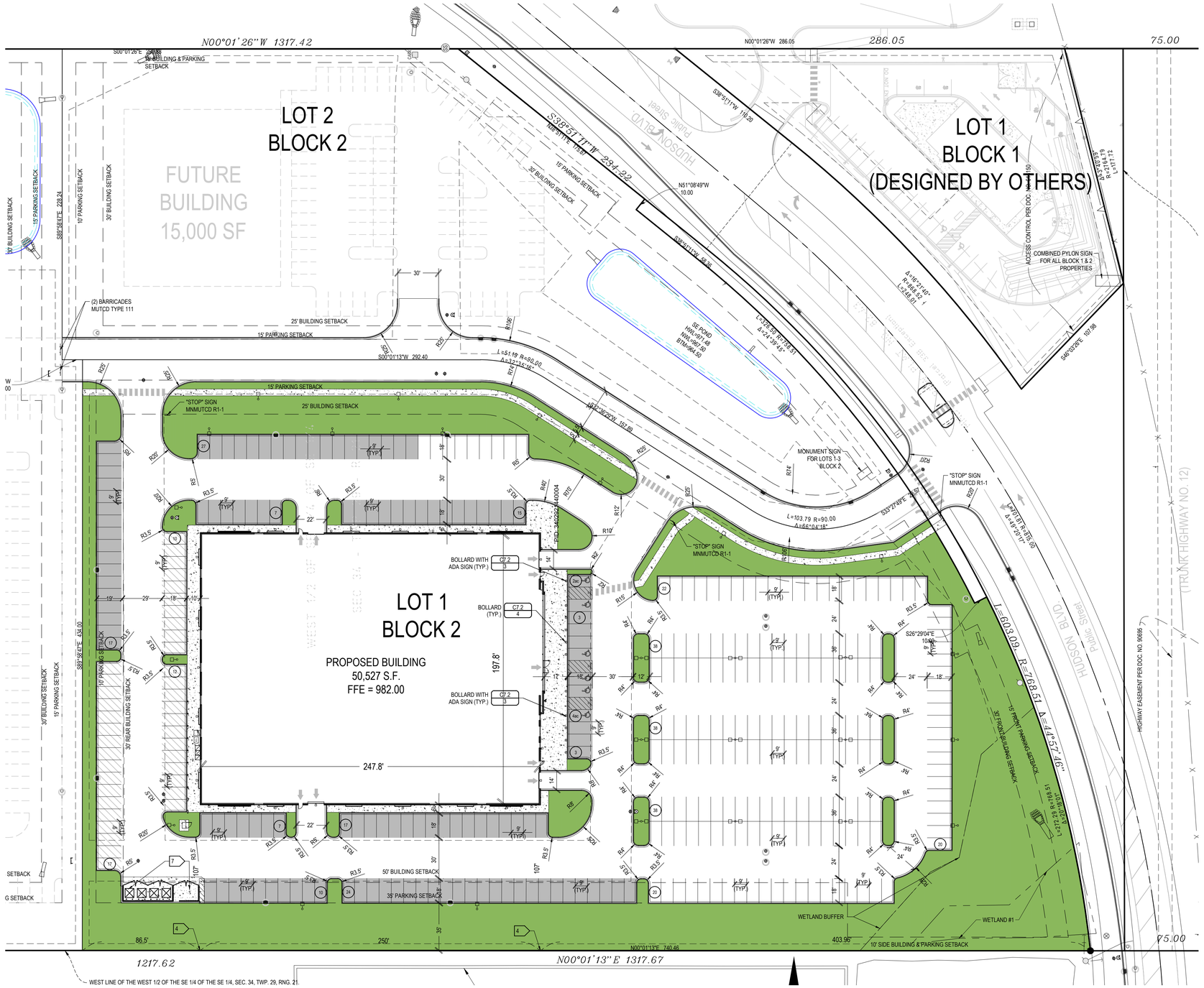
DRAWING TITLE

OVERALL SITE PLAN

PROJECT NUMBER: DRS22002

SHEET NUMBER

C2.0



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SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
4. Building layout angles are parallel with or perpendicular to the property line at the location indicated.
5. Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
6. Delineate parking stalls with a 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
7. Trash / Recycling areas: See Architectural drawings.

ZONING AND SETBACK SUMMARY

The Property is Zoned C - Commercial

Building Setback Information is as follows:
Front Yard = 30 ft.
Rear = 30 ft.
Side (interior) = 10 ft.
Side (corner) = 25 ft

Parking Setback Information is as follows:
Front Yard = 15 ft.
Rear = 10 ft.
Side (interior) = 10 ft.
Side (corner) = 15 ft

Lot Coverage Information is as follows:
Lot Area Minimum = 20,000 s.f. = 0.46 ac.
Lot Width Minimum = 100 ft.
Total Site Area = 742,967 s.f. = 17.06 ac.

AREA SUMMARY (LOT 1 - BLOCK 1)

Existing:					
Pervious	40,681	s.f.	0.93	ac.	100.0%
Impervious	0	s.f.	0.00	ac.	0.0%
Total	40,681	s.f.	0.93	ac.	100.0%
Proposed:					
Pervious	14,714	s.f.	0.33	ac.	36.2%
Impervious	25,967	s.f.	0.60	ac.	63.8%
Total	40,681	s.f	0.93	ac.	100.0%

AREA SUMMARY (LOT 1 - BLOCK 2)

Existing:					
Pervious	269,112	s.f.	6.18	ac.	100.0%
Impervious	0	s.f.	0.00	ac.	0.0%
Total	269,112	s.f.	6.18	ac.	100.0%
Proposed:					
Pervious	69,723	s.f.	1.60	ac.	25.9%
Impervious	199,389	s.f.	4.58	ac.	74.1%
Total	269,112	s.f	6.18	ac.	100.0%

AREA SUMMARY (FUTURE LOT 2 - BLOCK 2)

Existing:					
Pervious	116,440	s.f.	2.67	ac.	100.0%
Impervious	0	s.f.	0	ac.	0.0%
Total	116,440	s.f.	2.67	ac.	100.0%
Proposed (Assume 75% Max. Impervious Area):					
Pervious	29,110	s.f.	0.67	ac.	25.0%
Impervious	87,330	s.f.	2.03	ac.	75.0%
Total	116,440	s.f	2.70	ac.	100.0%

AREA SUMMARY (FUTURE LOT 3 - BLOCK 2)

Existing:					
Pervious	312,863	s.f.	7.18	ac.	100.0%
Impervious	0	s.f.	0	ac.	0.0%
Total	312,863	s.f.	7.18	ac.	100.0%
Proposed (Assume 75% Max. Impervious Area):					
Pervious	78,216	s.f.	1.80	ac.	25.0%
Impervious	234,647	s.f.	5.38	ac.	75.0%
Total	312,863	s.f.	7.18	ac.	100.0%

PARKING SUMMARY (LOT 1 - BLOCK 2)

Required Parking:

One Stall per 250 s.f. of gross floor area used for sales or customer service. One stall per 2,000 s.f. of outside sales/display area.
37,536 s.f. Total gross floor area
37,536 s.f. / 250 = 151 stalls
29,970 s.f. Total outside sales/display area
29,970 s.f. / 2,000 = 15 stalls

Total Parking Stalls Required	166	ea.

Provided Parking:

Standard Stalls	(9x18)	345	ea.
Accessible Stalls	(9x18)	6	ea.
Total Parking Stalls Provided		351	ea.

LEGEND

- Green Space (Landscape Area)
- Customer Parking - 127 stalls
- Employee Parking - 39 stalls

Know what's Below. Call before you dig.

NORTH

0 40 80

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PRELIMINARY NOT FOR CONSTRUCTION

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License No: 42016 Date:

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ISSUE / REVISION

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OCT. 26, 2022	REVIEW SET
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FEB. 13, 2023	CITY SUBMITTAL

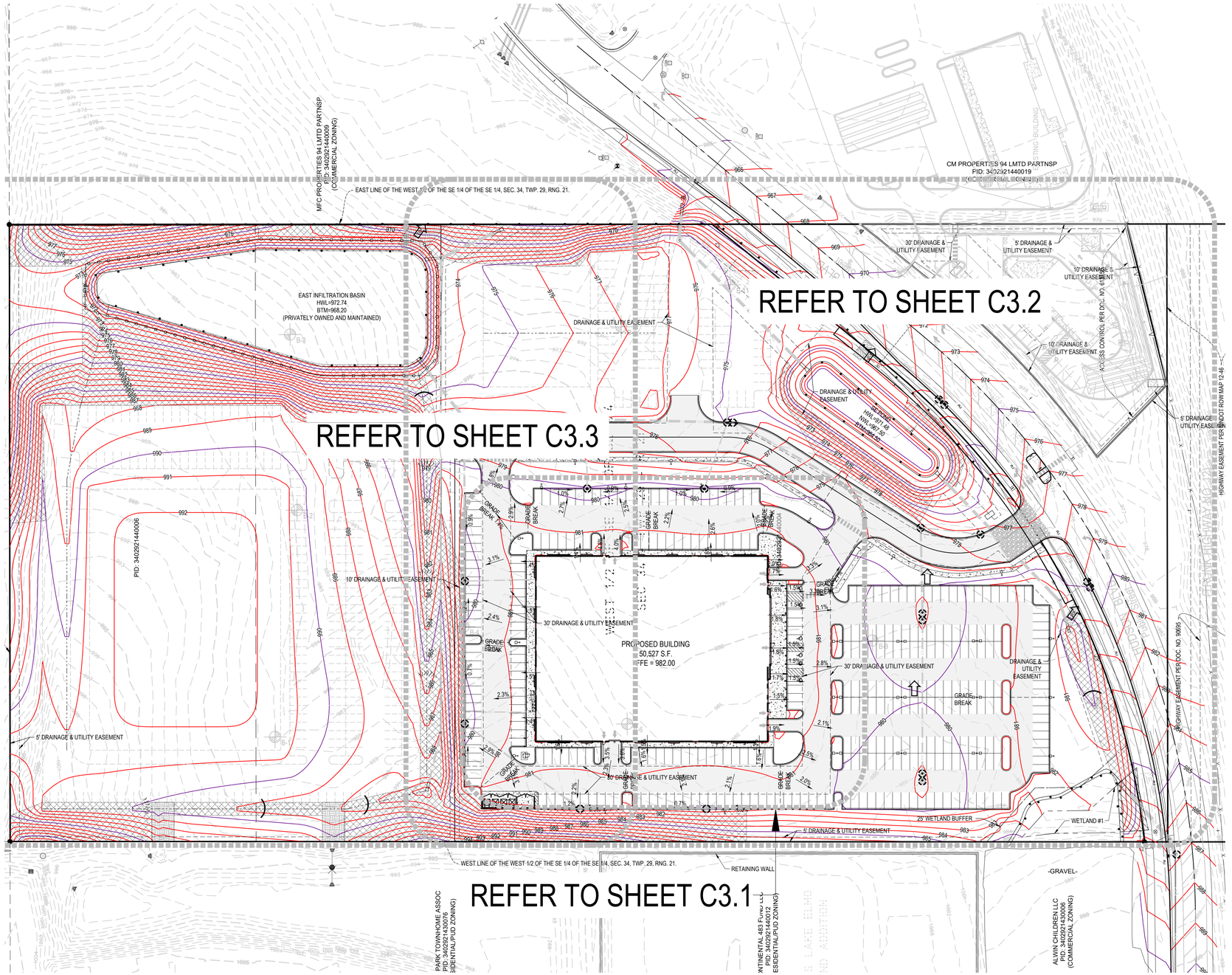
DRAWING TITLE

LOT 1 BLOCK 2 SITE PLAN

PROJECT NUMBER: DRS22002

SHEET NUMBER

C2.1



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2. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.

3. Install inlet protection: Wimco RD or CG models as appropriate, or approved equal. Maintain protection until project is stabilized.

4. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.

5. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.

6. Refer to SWPPP Notes on Sheet C3.4 for additional requirements.

7. Reserved.

8. Contractor shall prevent sediment laden water from entering the filtration / infiltration system until the site is completely stabilized.

9. Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days.

Seed, Sod, Mulch, Erosion Control Blanket, and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
Mulch	MNDOT 3882
(MNDOT Type 1 @ 2 ton/ac., Disc Anchored)	
Erosion Control Blanket	MNDOT 3885
(MNDOT Type 3N (for 12 mo.) 4N (for 24 mo.))	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

10. See Landscape Sheets for permanent turf and landscape establishment.

11. Scrape adjacent streets clean daily and sweep clean weekly.

GRADING NOTES

12. Contact utility service providers for field location of services 72 hours prior to beginning grading.

13. Refer to the Geotechnical Report prepared by American Engineering Testing, Dated 09/14/22, for additional information on backfill material and groundwater conditions.

14. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.

15. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.

16. Rough grade Building Pad to 12 Inches below Finished Floor Elevation (FFE).

17. Refer to Structural Specifications for earthwork requirements for building pads.

18. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.

19. Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.

20. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).

21. Coordinate with Architectural for building stoop locations. Slopes shown on adjacent walks and pavements should continue over stoops.

INFILTRATION BASIN INFORMATION & TESTING

22. Avoid soil compaction of infiltration practices. Any equipment used in infiltration areas should be small scaled and tracked. Install protective fencing as shown before work begins

23. The bottom of surface infiltration basins (not underground) shall be scarified to a depth of 12" prior to placement of topsoil or planting media.

24. DESIGN PERMEABILITY RATES:
Infiltration 1 was designed with a permeability of 0.45 inches/hour.

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Valley Branch Watershed: John Hanson, jhanson@barr.com, 952-832-2622
City of Lake Elmo: Jack Griffin, jack.griffin@Focusengineering.com, 651-300-4264

26. RATE OF TESTING: Contractor shall coordinate with the testing firm to provide permeameter tests at the following rates:

Filtration/Infiltration Basin I.D.	Basin Area (s.f.)	No. of Tests Required
1	32,441	7

27. Test results shall be provided to the Civil Engineer, Geotechnical Engineer, Watershed & City.

PAVING NOTES

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24. Grades between proposed spot elevations shall be continuous and nonvariable. Spot Elevations shall govern over contour lines.

25. Meet and Match existing curb. Transition as needed.

26. Paving Sections (Refer to Geotechnical Report by American Engineering Testing, Dated 09-14-2022)

a. Bituminous Paving (Light Duty)
2-inch Bituminous Wear (MNDOT 2360, SPWEA330F)
Tack Coat (MNDOT 2357)
2-inch Bituminous Base (MNDOT 2360, SPNWB340F)
6-inch Aggregate Base (MNDOT 3138, Class 5)
12-inch Granular Sub-Base (MNDOT 3149.2B4)
Compacted Subsoil

b. Bituminous Paving (Heavy Duty)
2-inch Bituminous Wear (MNDOT 2360, SPWEA440F)
Tack Coat (MNDOT 2357)
2.5-inch Bituminous Base (MNDOT 2360, SPNWB330F)
8-inch Aggregate Base (MNDOT 3138, Class 5)
12-inch Granular Sub-Base (MNDOT 3149.2B4)
Compacted Subsoil

c. Concrete Walkways
4-inch Concrete Walk, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (MNDOT 2301)
4-inch Aggregate Base (MNDOT 3138, CLASS 5)
Compacted Subsoil

d. Concrete Drives, Aprons, and Exterior Slabs
8-inch Concrete, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (MNDOT 2301)
6-inch Aggregate Base (MNDOT 3138, CLASS 5)
Compacted Subsoil

27. Concrete Joints
Install joints as shown and align across sidewalks, curbs, and pavement, paying attention to spacing of expansion joints.
Joint spacing shall be as follows:
a. Tooled joints: Divide panels into nominally equal areas unless shown otherwise.
b. Expansion Joints: Sidewalks - 40 feet max.; Curbs - 60 feet max.; Pavement: 80 feet max.; Adjacent to building foundations and stoops.
c. Contraction Joints: Sidewalks - 8 to 10 feet; Curbs and Aprons - 12 to 15 feet.

28. Accessible Parking Stalls and adjacent access aisles shall not exceed a 2.00% slope in any direction.

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30. Adjust all structure rims to match pavement elevations.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY	SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	21 ea.		:Pavement Sawcut	
	:Silt Fence	2,735 ft.		:Construction Limits	
	:Vehicle Tracking Pad	1 ea.		:Wetland Fill	1,500 s.f.
	:Erosion Control Blanket			:Enkamat 7020	x s.f.
	:Tip Out Curb			:Maintenance Access Route	

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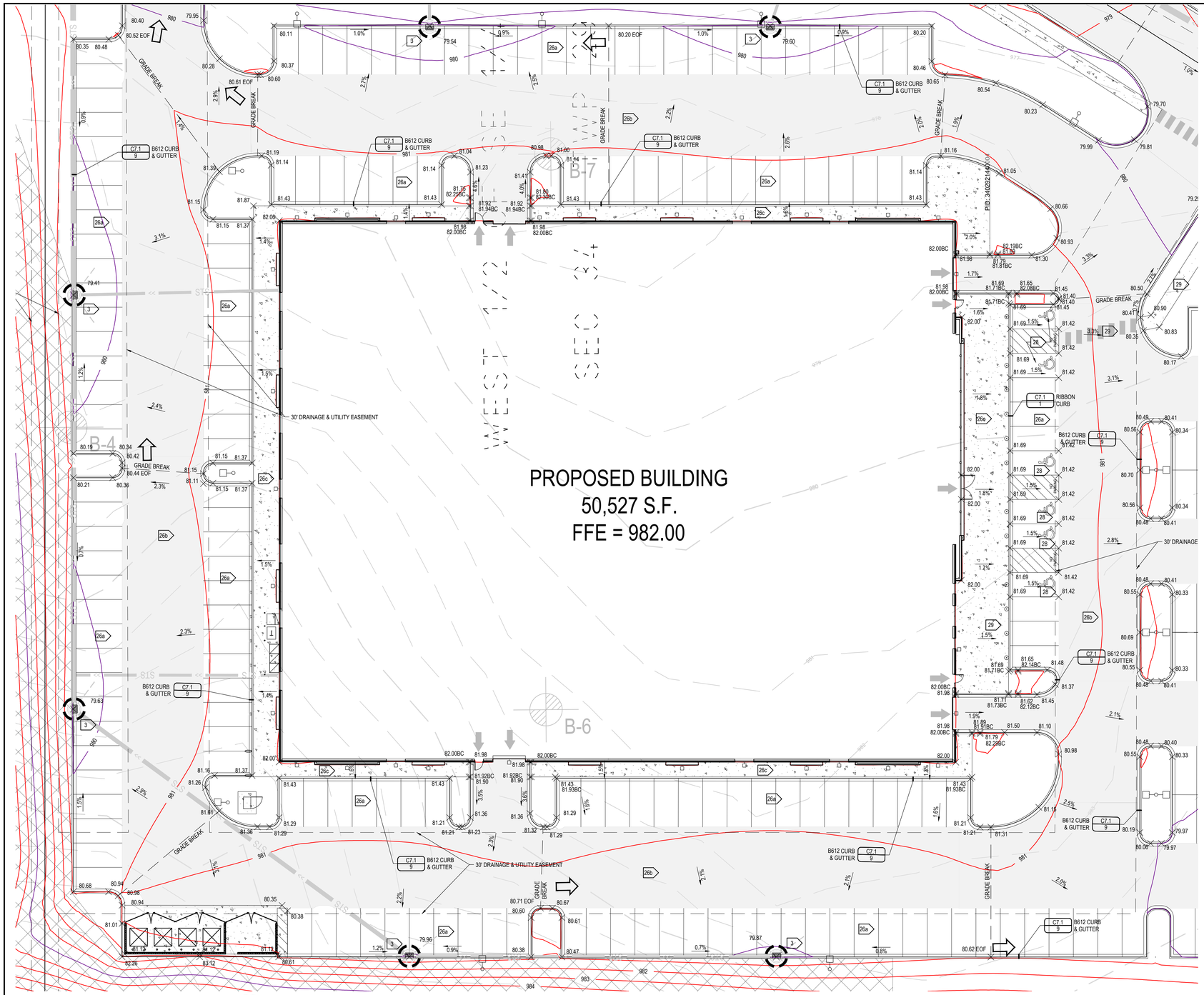
DRAWING TITLE

OVERALL GRADING, DRAINAGE, PAVING, & EROSION CONTROL

PROJECT NUMBER: DRS22002

SHEET NUMBER

C3.0



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    12-inch Granular Sub-Base (MNDOT 3149.2B4)
    Compacted Subsoil

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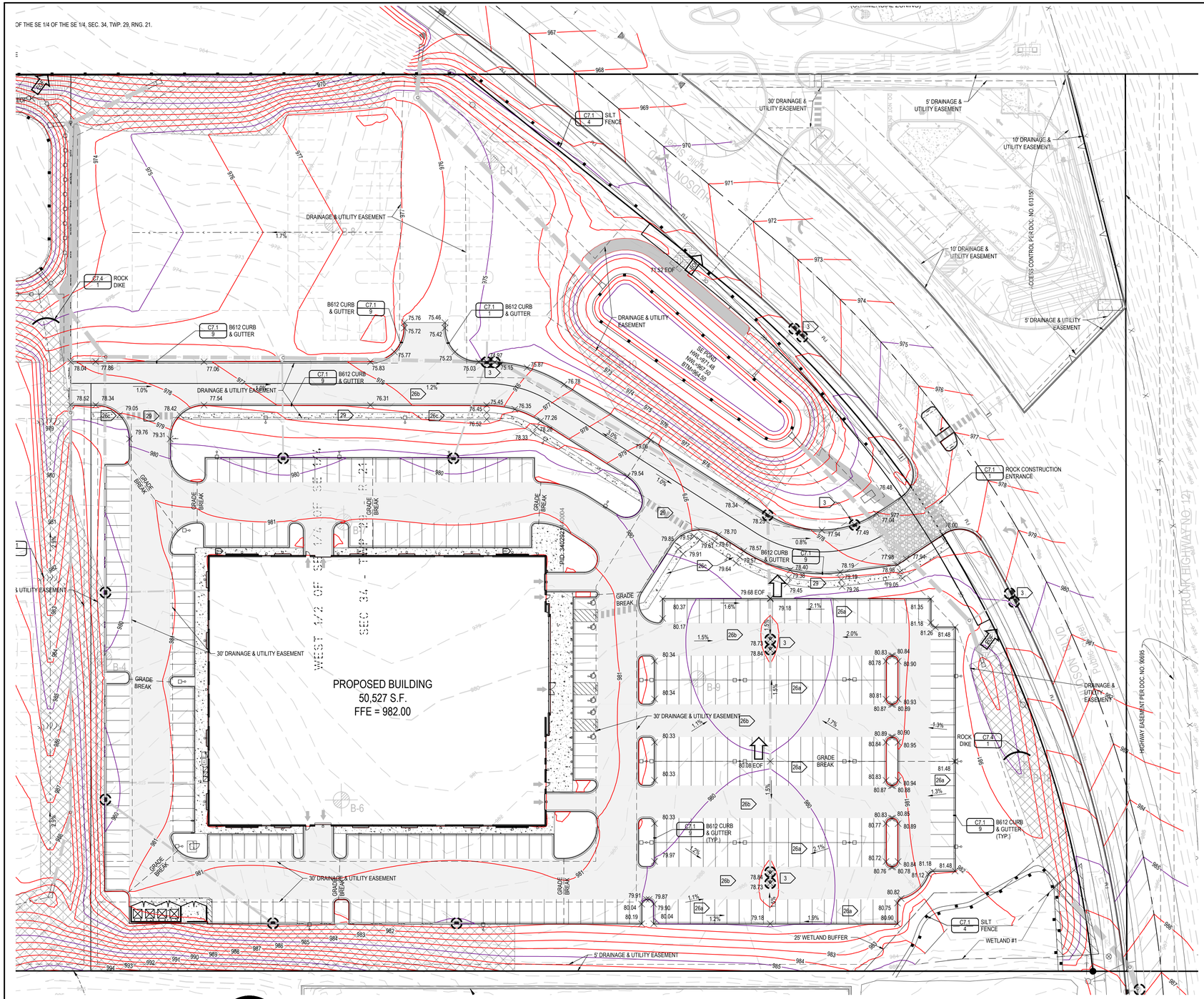
DRAWING TITLE

ENLARGED BLDG GRADING, DRAINAGE, PAVING, & EROSION CONTROL

PROJECT NUMBER: DRS22002

SHEET NUMBER

C3.1



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16. Rough grade Building Pad to 12 Inches below Finished Floor Elevation (FFE).

17. Refer to Structural Specifications for earthwork requirements for building pads.

18. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.

19. Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.

20. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).

21. Coordinate with Architectural for building stoop locations. Slopes shown on adjacent walks and pavements should continue over stoops.

INFILTRATION BASIN INFORMATION & TESTING

22. Avoid soil compaction of infiltration practices. Any equipment used in infiltration areas should be small scaled and tracked. Install protective fencing as shown before work begins

23. The bottom of surface infiltration basins (not underground) shall be scarified to a depth of 12" prior to placement of topsoil or planting media.

24. DESIGN PERMEABILITY RATES:
Infiltration 1 was designed with a permeability of 0.45 inches/hour.

25. TESTING:

a. Infiltration Basins: At the time of basin excavation, and prior to placement of any material (soil, chambers, etc.), permeability testing shall be performed.

b. Filtration Basins: Once filtration basin media has been placed, permeability testing shall be performed.

c. Contractor shall engage a qualified testing firm to measure the permeability of the basin surface utilizing a Double Ring Infiltrometer, Modified Philip Dunn (MPD) Infiltrometer, or other method approved by the Civil Engineer or Geotechnical Engineer. Test results shall be greater than or equal to the following rates to meet long term rates required for design:
Infiltration 1 needs a permeability of 0.9 inches/hour. - - DESIGNER: TESTED RATE SHALL BE TWICE REQ'D.

d. Contractor to contact the following to schedule testing. Representative staff from each entity may wish to observe the tests. Contact shall be made 72 hours prior to testing.

Civil Engineer: Tom Meyer, tmeyer@landform.net, 612-252-9070
Geotechnical Engineer: Rob Olson, rolson@teamAET.com, 651-659-1316
Valley Branch Watershed: John Hanson, jhanson@barr.com, 952-832-2622
City of Lake Elmo: Jack Griffin, jack.griffin@Focusengineering.com, 651-300-4264

26. RATE OF TESTING: Contractor shall coordinate with the testing firm to provide permeameter tests at the following rates:

Filtration/Infiltration Basin I.D.	Basin Area (s.f.)	No. of Tests Required
1	32,441	7

27. Test results shall be provided to the Civil Engineer, Geotechnical Engineer, Watershed & City.

PAVING NOTES

23. Spot Elevations at curblines indicate flowlines unless noted otherwise. See Sheet C4.2 for rim elevations of catch basins.

24. Grades between proposed spot elevations shall be continuous and nonvariable. Spot Elevations shall govern over contour lines.

25. Meet and Match existing curb. Transition as needed.

26. Paving Sections (Refer to Geotechnical Report by American Engineering Testing, Dated 09-14-2022)

a. Bituminous Paving (Light Duty)
- 2-inch Bituminous Wear (MNDOT 2360, SPWEA330F)
- Tack Coat (MNDOT 2357)
- 2-inch Bituminous Base (MNDOT 2360, SPNWB340F)
- 6-inch Aggregate Base (MNDOT 3138, Class 5)
- 12-inch Granular Sub-Base (MNDOT 3149.2B4)
- Compacted Subsoil

b. Bituminous Paving (Heavy Duty)
- 2-inch Bituminous Wear (MNDOT 2360, SPWEA440F)
- Tack Coat (MNDOT 2357)
- 2.5-inch Bituminous Base (MNDOT 2360, SPNWB330F)
- 8-inch Aggregate Base (MNDOT 3138, Class 5)
- 12-inch Granular Sub-Base (MNDOT 3149.2B4)
- Compacted Subsoil

c. Concrete Walkways
- 4-inch Concrete Walk, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (MNDOT 2301)
- 4-inch Aggregate Base (MNDOT 3138, CLASS 5)
- Compacted Subsoil

d. Concrete Drives, Aprons, and Exterior Slabs
- 8-inch Concrete, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (MNDOT 2301)
- 6-inch Aggregate Base (MNDOT 3138, CLASS 5)
- Compacted Subsoil

27. Concrete Joints
Install joints as shown and align across sidewalks, curbs, and pavement, paying attention to spacing of expansion joints. Joint spacing shall be as follows:
a. Tooled joints: Divide panels into nominally equal areas unless shown otherwise.
b. Expansion Joints: Sidewalks - 40 feet max.; Curbs - 60 feet max.; Pavement: 80 feet max.; Adjacent to building foundations and stoops.
c. Contraction Joints: Sidewalks - 8 to 10 feet; Curbs and Aprons - 12 to 15 feet.

28. Accessible Parking Stalls and adjacent access aisles shall not exceed a 2.00% slope in any direction.

29. Accessible Routes shall have a maximum cross slope of 2.00% and a maximum running slope of 5.00%.

30. Adjust all structure rims to match pavement elevations.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY	SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	21 ea.		:Pavement Sawcut	
	:Silt Fence	2,735 ft.		:Construction Limits	
	:Vehicle Tracking Pad	1 ea.		:Wetland Fill	1,500 s.f.
	:Erosion Control Blanket			:Enkamat 7020	x s.f.
	:Tip Out Curb			:Maintenance Access Route	

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NORTH

0 40 80

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PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan 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.

Tom O. Meyer
License No: 42016 Date:

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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LAKE ELMO, MN 55042

ISSUE / REVISION

AUG. 29, 2022	CITY SUBMITTAL
OCT. 26, 2022	REVIEW SET
JAN. 25, 2023	PRELIM BID SET
FEB. 13, 2023	CITY SUBMITTAL

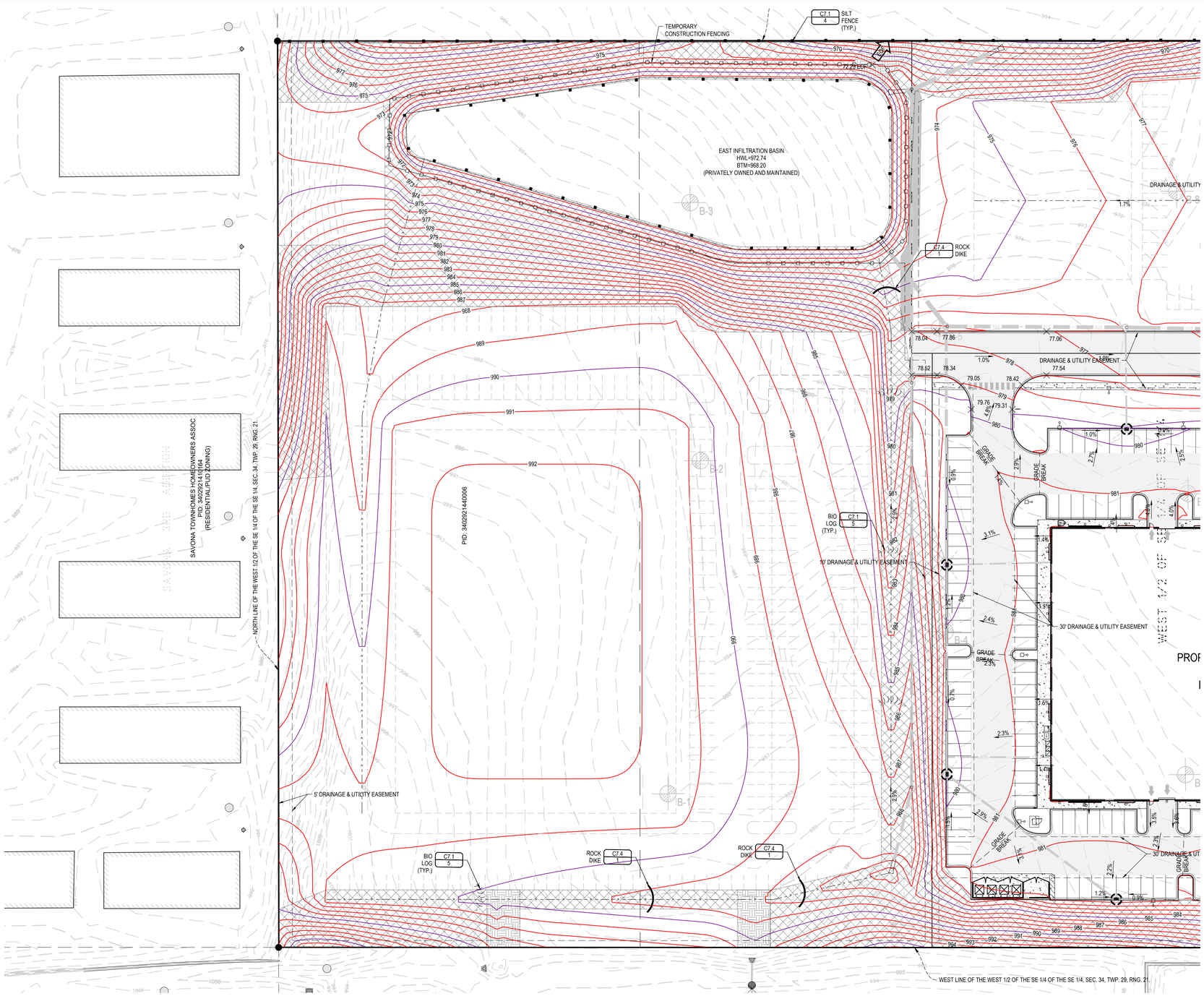
DRAWING TITLE

SOUTH GRADING, DRAINAGE, PAVING, & EROSION CONTROL

PROJECT NUMBER: DRS22002

SHEET NUMBER

C3.2



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LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY	SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	21 ea.		:Pavement Sawcut	
	:Silt Fence	2,735 ft.		:Construction Limits	
	:Vehicle Tracking Pad	1 ea.		:Wetland Fill	1,500 s.f.
	:Erosion Control Blanket			:Enkamat 7020	x s.f.
	:Tip Out Curb			:Maintenance Access Route	

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

2. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
3. Install inlet protection: Wimco RD or CG models as appropriate, or approved equal. Maintain protection until project is stabilized.
4. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
5. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
6. Refer to SWPPP Notes on Sheet C3.4 for additional requirements.
7. Reserved.
8. Contractor shall prevent sediment laden water from entering the filtration / infiltration system until the site is completely stabilized.
9. Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days.

   Seed, Sod, Mulch, Erosion Control Blanket, and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31 MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
Mulch	MNDOT 3882
(MNDOT Type 1 @ 2 ton/ac., Disc Anchored)	
Erosion Control Blanket	MNDOT 3885
(MNDOT Type 3N (for 12 mo.) 4N (for 24 mo.))	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

10. See Landscape Sheets for permanent turf and landscape establishment.
11. Scrape adjacent streets clean daily and sweep clean weekly.

GRADING NOTES

12. Contact utility service providers for field location of services 72 hours prior to beginning grading.
13. Refer to the Geotechnical Report prepared by American Engineering Testing, Dated 09/14/22, for additional information on backfill material and groundwater conditions.
14. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
15. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
16. Rough grade Building Pad to 12 Inches below Finished Floor Elevation (FFE).
17. Refer to Structural Specifications for earthwork requirements for building pads.
18. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
19. Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
20. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
21. Coordinate with Architectural for building stoop locations. Slopes shown on adjacent walks and pavements should continue over stoops.

INFILTRATION BASIN INFORMATION & TESTING

22. Avoid soil compaction of infiltration practices. Any equipment used in infiltration areas should be small scaled and tracked. Install protective fencing as shown before work begins
23. The bottom of surface infiltration basins (not underground) shall be scarified to a depth of 12" prior to placement of topsoil or planting media.
24. DESIGN PERMEABILITY RATES:
    Infiltration 1 was designed with a permeability of 0.45 inches/hour.
25. TESTING:

a. Infiltration Basins: At the time of basin excavation, and prior to placement of any material (soil, chambers, etc.), permeability testing shall be performed.

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1	32,441	7

27. Test results shall be provided to the Civil Engineer, Geotechnical Engineer, Watershed & City.

PAVING NOTES

23. Spot Elevations at curblines indicate flowlines unless noted otherwise. See Sheet C4.2 for rim elevations of catch basins.
24. Grades between proposed spot elevations shall be continuous and nonvariable. Spot Elevations shall govern over contour lines.
25. Meet and Match existing curb. Transition as needed.
26. Paving Sections (Refer to Geotechnical Report by American Engineering Testing, Dated 09-14-2022)
    a. Bituminous Paving (Light Duty)
       2-inch Bituminous Wear (MNDOT 2360, SPWEA330F)
       Tack Coat (MNDOT 2357)
       2-inch Bituminous Base (MNDOT 2360, SPNWB340F)
       6-inch Aggregate Base (MNDOT 3138, Class 5)
       12-inch Granular Sub-Base (MNDOT 3149.2B4)
       Compacted Subsoil

    b. Bituminous Paving (Heavy Duty)
       2-inch Bituminous Wear (MNDOT 2360, SPWEA440F)
       Tack Coat (MNDOT 2357)
       2.5-inch Bituminous Base (MNDOT 2360, SPNWB330F)
       8-inch Aggregate Base (MNDOT 3138, Class 5)
       12-inch Granular Sub-Base (MNDOT 3149.2B4)
       Compacted Subsoil

    c. Concrete Walkways
       4-inch Concrete Walk, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (MNDOT 2301)
       4-inch Aggregate Base (MNDOT 3138, CLASS 5)
       Compacted Subsoil

    d. Concrete Drives, Aprons, and Exterior Slabs
       8-inch Concrete, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (MNDOT 2301)
       6-inch Aggregate Base (MNDOT 3138, CLASS 5)
       Compacted Subsoil

27. Concrete Joints
    Install joints as shown and align across sidewalks, curbs, and pavement, paying attention to spacing of expansion joints.
    Joint spacing shall be as follows:
    a. Tooled joints: Divide panels into nominally equal areas unless shown otherwise.
    b. Expansion Joints: Sidewalks - 40 feet max.; Curbs - 60 feet max.; Pavement: 80 feet max.; Adjacent to building foundations and stoops.
    c. Contraction Joints: Sidewalks - 8 to 10 feet; Curbs and Aprons - 12 to 15 feet.
28. Accessible Parking Stalls and adjacent access aisles shall not exceed a 2.00% slope in any direction.
29. Accessible Routes shall have a maximum cross slope of 2.00% and a maximum running slope of 5.00%.
30. Adjust all structure rims to match pavement elevations.

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan 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.

Tom O. Meyer
License No: 42016 Date:

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LAKE ELMO, MN 55042

ISSUE / REVISION

AUG. 29, 2022	CITY SUBMITTAL
OCT. 26, 2022	REVIEW SET
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FEB. 13, 2023	CITY SUBMITTAL

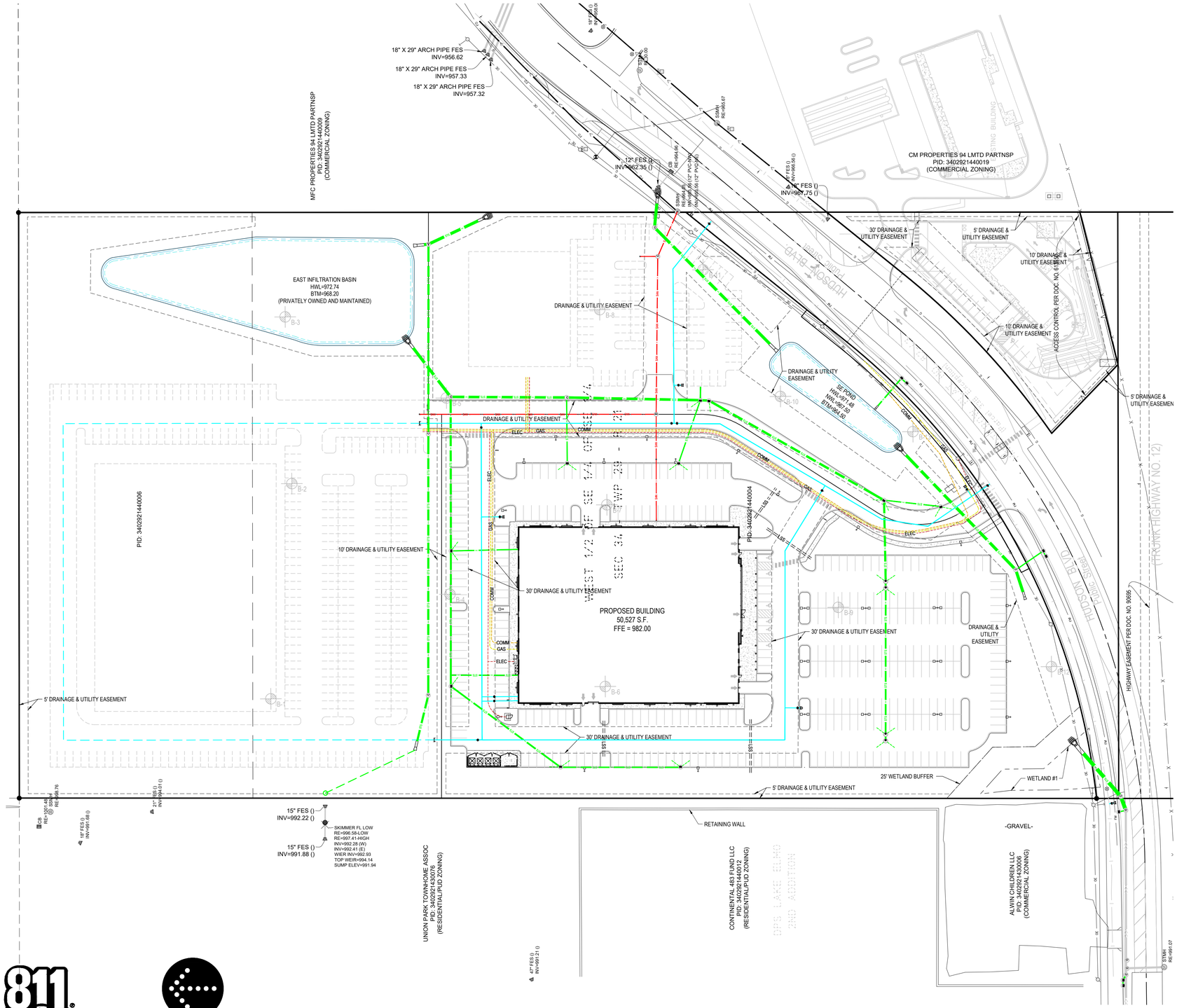
DRAWING TITLE

NORTH GRADING, DRAINAGE, PAVING, & EROSION CONTROL

PROJECT NUMBER: DRS22002

SHEET NUMBER

C3.3



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.
2. Lot 1, Block 1 designed by others and under separate application

UTILITY NOTES

2. Pipe Materials

Watermain	DIP Class 52 (ANSI A21.51/AWWA C151)
Private Sanitary Sewer	PVC Schedule 40 (ASTM: D1785, D2665, F891, F1488, F1760)
Storm Sewer	PVC Schedule 40 (ASTM: D1785, D2665, F891, F1488, F1760)
	RCP 12"-18" Class 5 (ASTM C76)
	RCP 21" Class 4 (ASTM C76)
	RCP 24"-48" Class 3 (ASTM C76)
Drain Tile	PVC (ASTM D2729)

3. Contact utility service providers for field location of services 72 hours prior to beginning.
4. Contractor to field verify location and elevation of all utility points of connection prior to construction of any proposed utilities. Contractor to notify Engineer immediately if there is any discrepancy.
5. Contractor to pothole all utility crossings prior to construction of new utilities to verify depths of existing lines. Contact Engineer immediately if any conflicts are discovered.
6. Provide means and measures to protect adjacent property from damage during utility installation.
7. Pipe lengths shown are from center of structure to center of structure or end of end section.
8. Install tracer wire with all non-conductive utilities in accordance with City of Lake Elmo Standards.
9. Connect to City utilities in accordance with City of Lake Elmo Standards.
10. Contact City of Lake Elmo Public Works at 651.747.3940 for wet tap inspection.
11. Maintain 7.5 feet of cover on water.
12. Deflect water to maintain 18-inch minimum outside separation at sewer crossings. Center pipe lengths to provide greatest separation between joints.
13. Contact City of Lake Elmo Public Works at 651.747.3940 for flushing and pressure test inspections.
14. The water distribution system shall be disinfected per Minnesota Rules, Part 4714.
15. Provide 4-inch rigid foam (ASTM D1621) insulation on sanitary sewer less than 6 feet deep.
16. Refer to Plumbing plans for sand separator detail. The tank and top slab must be designed to handle traffic and soil loads. The tank must be protected from freezing and must comply with all local and state codes.
17. All portions of the storm sewer system, located within 10 feet of the building or water service line must be tested in accordance with Minnesota Rules, Part 4714.
18. All joints and connections in the storm sewer system shall be gastight or water tight. Approved resilient rubber joints must be used to make watertight connections to manholes, catch basins, and other structures.
19. Catch basins in curb and gutter are sumped 2 inches below the gutter grade. Refer to Detail 5 on Sheet C7.3.
20. Rock media in infiltration or filtration systems shall be angular, non-calcareous rock.
21. Irrigation sleeve to be 4 inch Schedule 80 PVC buried 24" below grade. Extend sleeves 3-feet beyond the edge of pavement. Mark each end of sleeve with 3/4-inch rebar 12 inches below finish grade. (Coordinate with irrigation contractor.)
22. Coordinate with Private Utilities to provide electric, natural gas, and communications services to building.
23. The primary electric feed, transformer, and meter are provided and installed by Xcel Energy. The transformer pad design is provided by the Utility and construction is by the Contractor. Contact Utility for pad detail. The secondary electric and conduits shall be installed by the Electrical Contractor.
24. See site lighting plan for additional information.
25. Xcel Energy will furnish and install gas service piping from the mainline to the meter and the meter. Gas service from the meter shall be installed by the Mechanical Contractor.
26. Provide one 4-inch PVC conduit with pull-string from existing telephone service to building.
27. Provide conduits for cable television and other electronic communication.
28. Coordinate with Mechanical, Plumbing, and Electrical Drawings for locations of service connections and continuation of services within building.
29. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
30. Adjust structures to final grade where disturbed. Comply with requirements of Utility. Meet requirements for traffic loading in paved areas.
31. Reinstall salvaged hydrant

INFILTRATION / FILTRATION BASIN REQUIREMENTS

31. Refer to the C3.1 sheet notes for requirements.

PRELIMINARY
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I hereby certify that this plan 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.

Tom O. Meyer
License No: 42016 Date:

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DRAWING TITLE

OVERALL UTILITIES

PROJECT NUMBER: DRS22002

SHEET NUMBER

C4.0

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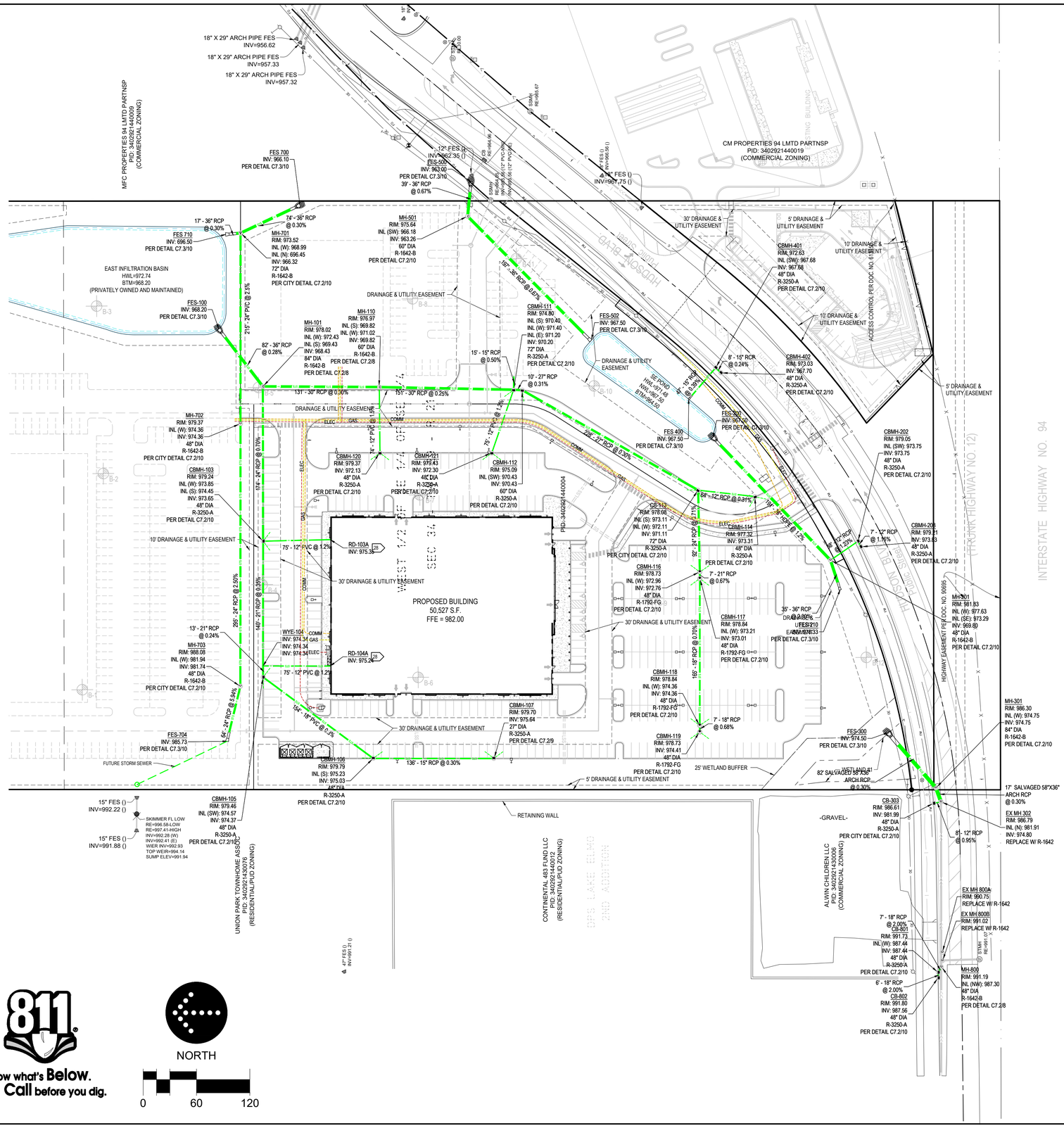

GENERAL NOTES

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2. Lot 1, Block 1 designed by others and under separate application

UTILITY NOTES

2. Pipe Materials
   - Watermain: DIP Class 52 (ANSI A21.51/AWWA C151)
   - Private Sanitary Sewer: PVC Schedule 40 (ASTM: D1785, D2665, F891, F1488, F1760)
   - Storm Sewer: PVC Schedule 40 (ASTM: D1785, D2665, F891, F1488, F1760); RCP 12"-18" Class 5 (ASTM C76); RCP 21" Class 4 (ASTM C76); RCP 24"-48" Class 3 (ASTM C76)
   - Drain Tile: PVC (ASTM D2729)
3. Contact utility service providers for field location of services 72 hours prior to beginning.
4. Contractor to field verify location and elevation of all utility points of connection prior to construction of any proposed utilities. Contractor to notify Engineer immediately if there is any discrepancy.
5. Contractor to pothole all utility crossings prior to construction of new utilities to verify depths of existing lines. Contact Engineer immediately if any conflicts are discovered.
6. Provide means and measures to protect adjacent property from damage during utility installation.
7. Pipe lengths shown are from center of structure to center of structure or end of end section.
8. Install tracer wire with all non-conductive utilities in accordance with City of Lake Elmo Standards.
9. Connect to City utilities in accordance with City of Lake Elmo Standards.
10. Contact City of Lake Elmo Public Works at 651.747.3940 for wet tap inspection.
11. Maintain 7.5 feet of cover on water.
12. Deflect water to maintain 18-inch minimum outside separation at sewer crossings. Center pipe lengths to provide greatest separation between joints.
13. Contact City of Lake Elmo Public Works at 651.747.3940 for flushing and pressure test inspections.
14. The water distribution system shall be disinfected per Minnesota Rules, Part 4714.
15. Provide 4-inch rigid foam (ASTM D1621) insulation on sanitary sewer less than 6 feet deep.
16. Refer to Plumbing plans for sand separator detail. The tank and top slab must be designed to handle traffic and soil loads. The tank must be protected from freezing and must comply with all local and state codes.
17. All portions of the storm sewer system, located within 10 feet of the building or water service line must be tested in accordance with Minnesota Rules, Part 4714.
18. All joints and connections in the storm sewer system shall be gastight or water tight. Approved resilient rubber joints must be used to make watertight connections to manholes, catch basins, and other structures.
19. Catch basins in curb and gutter are sumped 2 inches below the gutter grade. Refer to Detail 5 on Sheet C7.3.
20. Rock media in infiltration or filtration systems shall be angular, non-calcareous rock.
21. Irrigation sleeve to be 4 inch Schedule 80 PVC buried 24" below grade. Extend sleeves 3-feet beyond the edge of pavement. Mark each end of sleeve with 3/4-inch rebar 12 inches below finish grade. (Coordinate with irrigation contractor.)
22. Coordinate with Private Utilities to provide electric, natural gas, and communications services to building.
23. The primary electric feed, transformer, and meter are provided and installed by Xcel Energy. The transformer pad design is provided by the Utility and construction is by the Contractor. Contact Utility for pad detail. The secondary electric and conduits shall be installed by the Electrical Contractor.
24. See site lighting plan for additional information.
25. Xcel Energy will furnish and install gas service piping from the mainline to the meter and the meter. Gas service from the meter shall be installed by the Mechanical Contractor.
26. Provide one 4-inch PVC conduit with pull-string from existing telephone service to building.
27. Provide conduits for cable television and other electronic communication.
28. Coordinate with Mechanical, Plumbing, and Electrical Drawings for locations of service connections and continuation of services within building.
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30. Adjust structures to final grade where disturbed. Comply with requirements of Utility. Meet requirements for traffic loading in paved areas.
31. Reinstall salvaged hydrant

INFILTRATION / FILTRATION BASIN REQUIREMENTS

31. Refer to the C3.1 sheet notes for requirements.

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JAN. 25, 2023	PRELIM BID SET
FEB. 13, 2023	CITY SUBMITTAL

DRAWING TITLE

STORM SEWER

PROJECT NUMBER: DRS22002

SHEET NUMBER

C4.1

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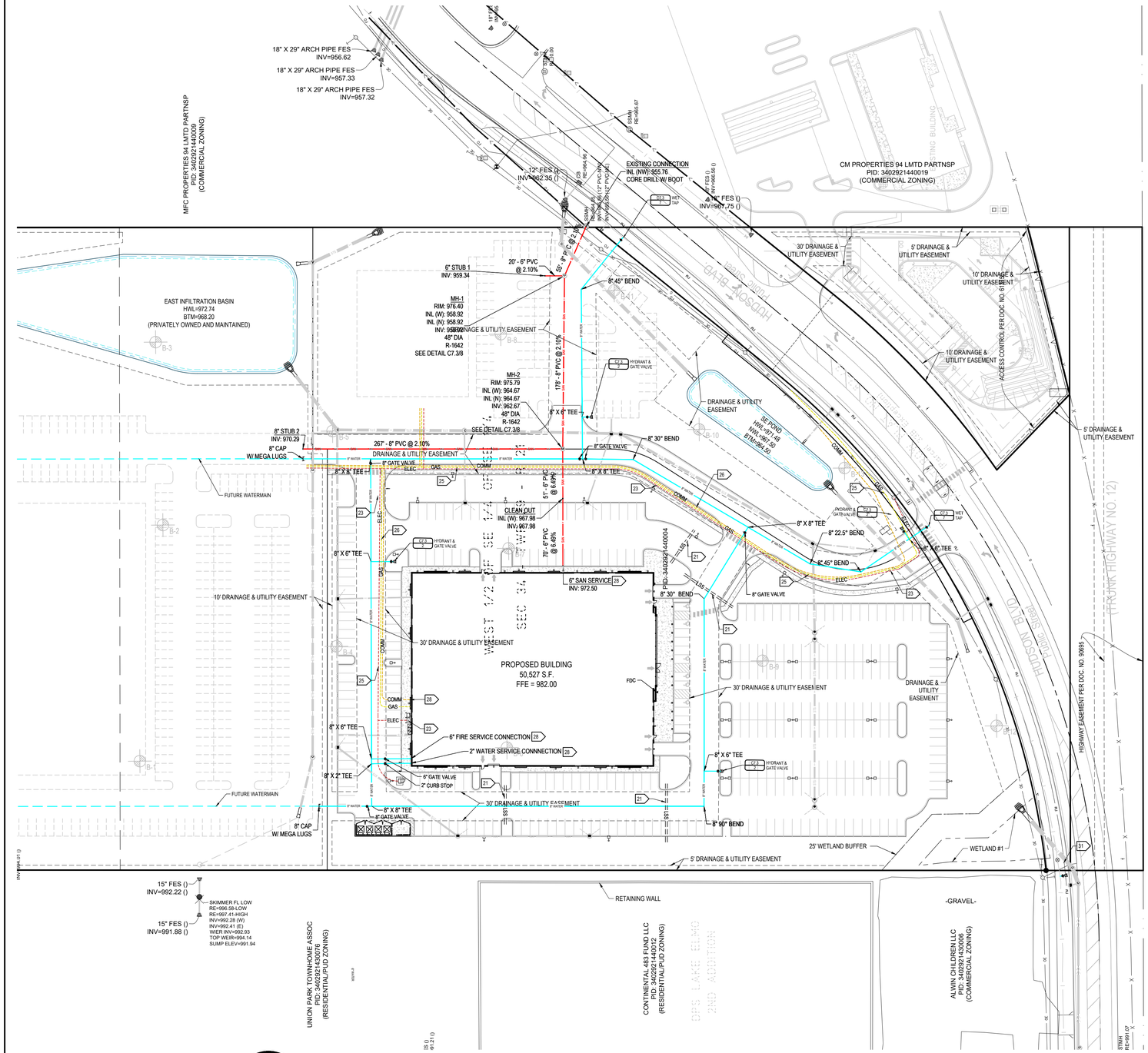

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.
2. Lot 1, Block 1 designed by others and under separate application

UTILITY NOTES

2. Pipe Materials

Watermain	DIP Class 52 (ANSI A21.51/AWWA C151)
Private Sanitary Sewer	PVC Schedule 40 (ASTM: D1785, D2665, F891, F1488, F1760)
Storm Sewer	PVC Schedule 40 (ASTM: D1785, D2665, F891, F1488, F1760) RCP 12"-18" Class 5 (ASTM C76) RCP 21" Class 4 (ASTM C76) RCP 24"-48" Class 3 (ASTM C76)
Drain Tile	PVC (ASTM D2729)

3. Contact utility service providers for field location of services 72 hours prior to beginning.
4. Contractor to field verify location and elevation of all utility points of connection prior to construction of any proposed utilities. Contractor to notify Engineer immediately if there is any discrepancy.
5. Contractor to pothole all utility crossings prior to construction of new utilities to verify depths of existing lines. Contact Engineer immediately if any conflicts are discovered.
6. Provide means and measures to protect adjacent property from damage during utility installation.
7. Pipe lengths shown are from center of structure to center of structure or end of end section.
8. Install tracer wire with all non-conductive utilities in accordance with City of Lake Elmo Standards.
9. Connect to City utilities in accordance with City of Lake Elmo Standards.
10. Contact City of Lake Elmo Public Works at 651.747.3940 for wet tap inspection.
11. Maintain 7.5 feet of cover on water.
12. Deflect water to maintain 18-inch minimum outside separation at sewer crossings. Center pipe lengths to provide greatest separation between joints.
13. Contact City of Lake Elmo Public Works at 651.747.3940 for flushing and pressure test inspections.
14. The water distribution system shall be disinfected per Minnesota Rules, Part 4714.
15. Provide 4-inch rigid foam (ASTM D1621) insulation on sanitary sewer less than 6 feet deep.
16. Refer to Plumbing plans for sand separator detail. The tank and top slab must be designed to handle traffic and soil loads. The tank must be protected from freezing and must comply with all local and state codes.
17. All portions of the storm sewer system, located within 10 feet of the building or water service line must be tested in accordance with Minnesota Rules, Part 4714.
18. All joints and connections in the storm sewer system shall be gastight or water tight. Approved resilient rubber joints must be used to make watertight connections to manholes, catch basins, and other structures.
19. Catch basins in curb and gutter are sumped 2 inches below the gutter grade. Refer to Detail 5 on Sheet C7.3.
20. Rock media in infiltration or filtration systems shall be angular, non-calcareous rock.
21. Irrigation sleeve to be 4 inch Schedule 80 PVC buried 24" below grade. Extend sleeves 3-feet beyond the edge of pavement. Mark each end of sleeve with 3/4-inch rebar 12 inches below finish grade. (Coordinate with irrigation contractor.)
22. Coordinate with Private Utilities to provide electric, natural gas, and communications services to building.
23. The primary electric feed, transformer, and meter are provided and installed by Xcel Energy. The transformer pad design is provided by the Utility and construction is by the Contractor. Contact Utility for pad detail. The secondary electric and conduits shall be installed by the Electrical Contractor.
24. See site lighting plan for additional information.
25. Xcel Energy will furnish and install gas service piping from the mainline to the meter and the meter. Gas service from the meter shall be installed by the Mechanical Contractor.
26. Provide one 4-inch PVC conduit with pull-string from existing telephone service to building.
27. Provide conduits for cable television and other electronic communication.
28. Coordinate with Mechanical, Plumbing, and Electrical Drawings for locations of service connections and continuation of services within building.
29. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
30. Adjust structures to final grade where disturbed. Comply with requirements of Utility. Meet requirements for traffic loading in paved areas.
31. Reinstall salvaged hydrant

INFILTRATION / FILTRATION BASIN REQUIREMENTS

31. Refer to the C3.1 sheet notes for requirements.

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CONSTRUCTION

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Tom O. Meyer
License No: 42016 Date:

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HUDSON BLVD N.
LAKE ELMO, MN 55042

ISSUE / REVISION

AUG. 29, 2022	CITY SUBMITTAL
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DRAWING TITLE

WATER & SANITARY

PROJECT NUMBER: DRS22002

SHEET NUMBER

C4.2

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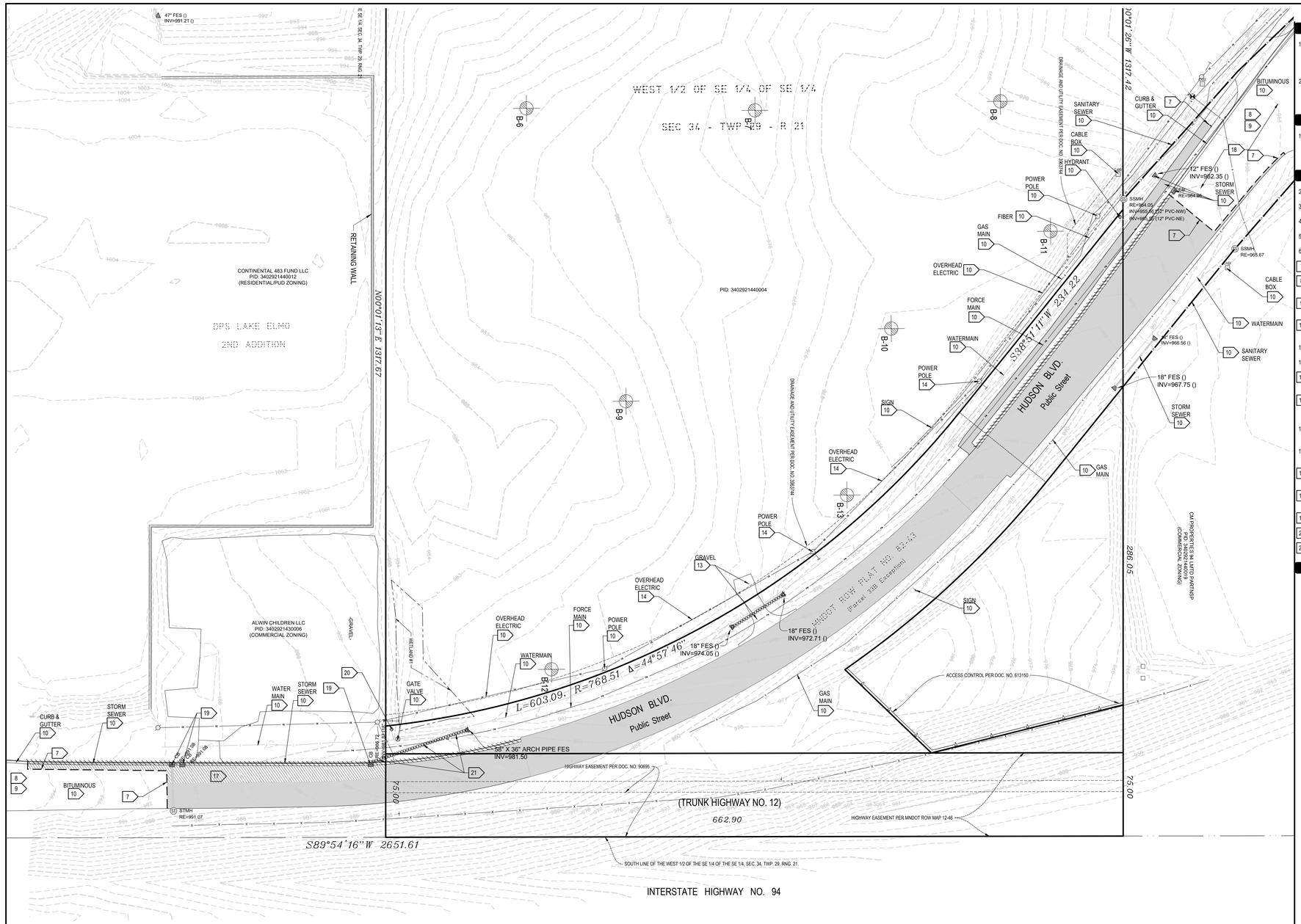

EXISTING CONDITIONS

1. Background information shown is from survey by Landform, Minneapolis, MN, on July 19, 2022, expressly for this project; City of Lake Elmo, MN record drawings; and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
2. Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by American Engineering Testing, Albertville, MN, on August 1, 2022.

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

DEMOLITION AND CLEARING NOTES

2. Obtain permits for demolition, clearing, and disposal prior to beginning.
3. Contact utility service providers for field location of services 72 hours prior to beginning demolition and clearing.
4. See Sheet C3.1 for erosion prevention and sediment control measures that must be in place prior to disturbances to site.
5. Reserved.
6. Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities.
7. Pavement sawcut. Remove concrete walks and curbing to the nearest existing joint beyond construction limits.
8. Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority and provide advance notification to affected emergency response providers.
9. Provide barricades, lights, signs, traffic control, and other measures necessary for protection and safety of the public and maintain throughout construction.
10. Protect structures, utilities, trees, plant material, sod, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition at no additional cost.
11. Reserved.
12. Refer to tree preservation plan for additional information.
13. Remove existing site features including, but not limited to, underground utilities, paving, curbing, walkways, aprons, related foundations, signage, and landscaping within the construction limits unless noted otherwise.
14. Coordinate removal, relocation, termination, and re-use of existing private utility services and appurtenances with the utility companies. Restore electric handholes, pullboxes, powerpoles, guylines, and structures disturbed by construction in accordance with utility owner requirements.
15. Existing piping and conduits may be abandoned in-place if filled with sand and if not in location of proposed building or in conflict with proposed utilities or structures. Terminate existing services at the supply side in conformance with provider's standards.
16. Haul demolition debris off-site to a facility approved by regulatory authorities for the handling of demolition debris, unless noted otherwise.
17. Mill 2" of bituminous surface. Provide a clean vertical edge at connection to existing streets. Refer to Sheets C5.4 and C5.5 for additional information.
18. Remove existing pavement markings necessary for proposed layout. Follow MnDOT specifications for removal. Refer to Sheet C5.2 for proposed striping.
19. Protect structure. Replace casting with Neenah R-1642
20. Remove, salvage, and re-install existing hydrant. See sheet C4.2 for install location.
21. Remove, salvage, and reinstall existing arch storm pipe. Refer to Utility Plan for proposed location.

LEGEND

- :Tree Removal
- :Tree Protection
- :Tree To Be Protected and Transplanted See Landscape Plan (L2.1) for Relocation
- : Mill Bituminous
- : Full Depth Pavement Removal
- B-X :Soil Boring
- :Curb Removal
- XXXXXXXXXXXXXXXXXXXX :Utility Line Removal
- :Pavement Sawcut

PRELIMINARY NOT FOR CONSTRUCTION

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Tom O. Meyer
License No: 42016 Date:

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DRAWING TITLE

HUDSON BOULEVARD EXISTING CONDITIONS & DEMOLITION

PROJECT NUMBER: DRS22002

SHEET NUMBER

C5.1

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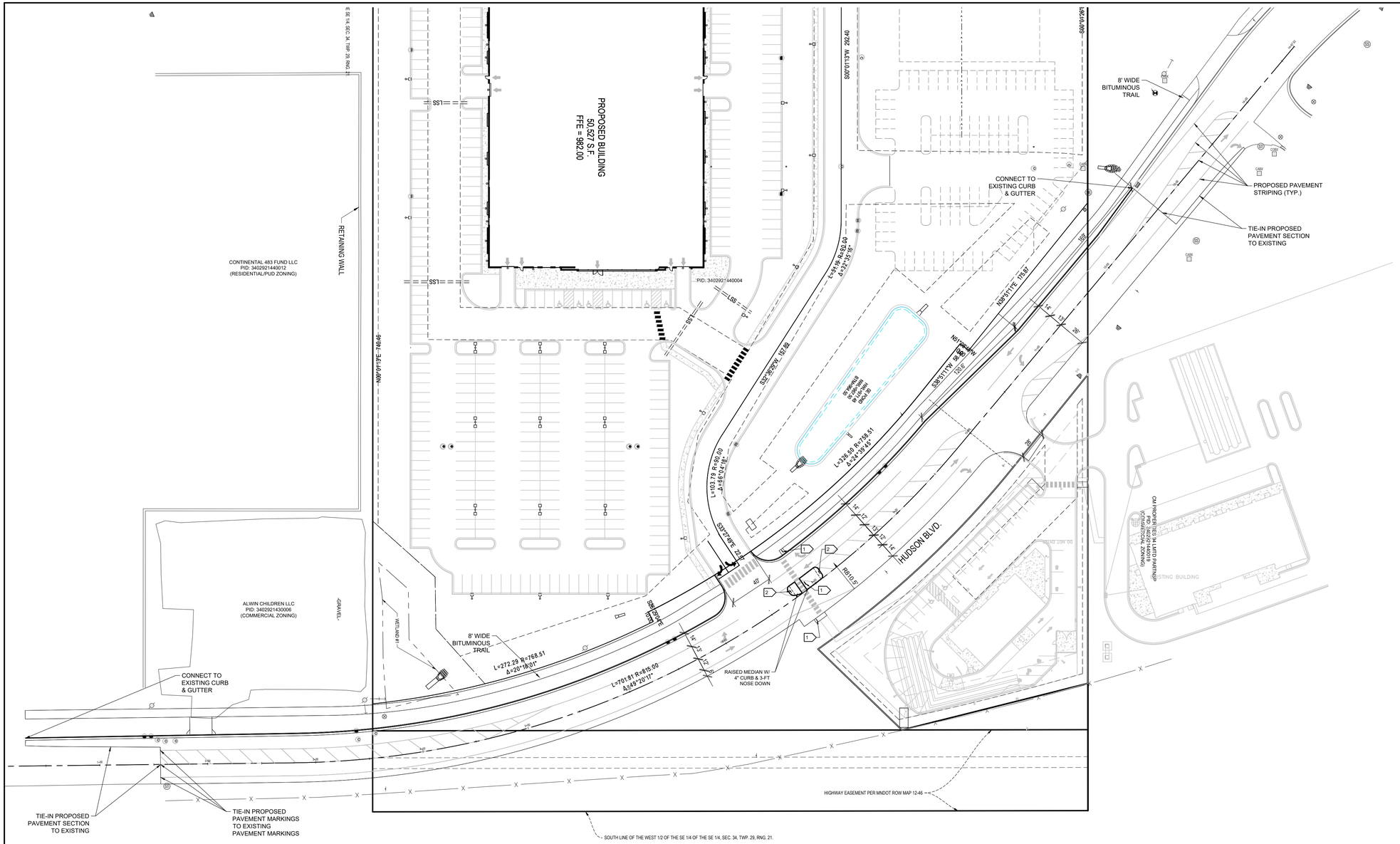
NORTH
0 50 100



NOTES

1. W 11-2 Sign & W 16-7P plaque with rectangular rapid-flashing beacon and pedestrian push-button actuator with R10-25 Sign.
2. OM 1-1 18" x 18" Warning Sign

Know what's **Below.** **Call** before you dig.

NORTH

0 50 100

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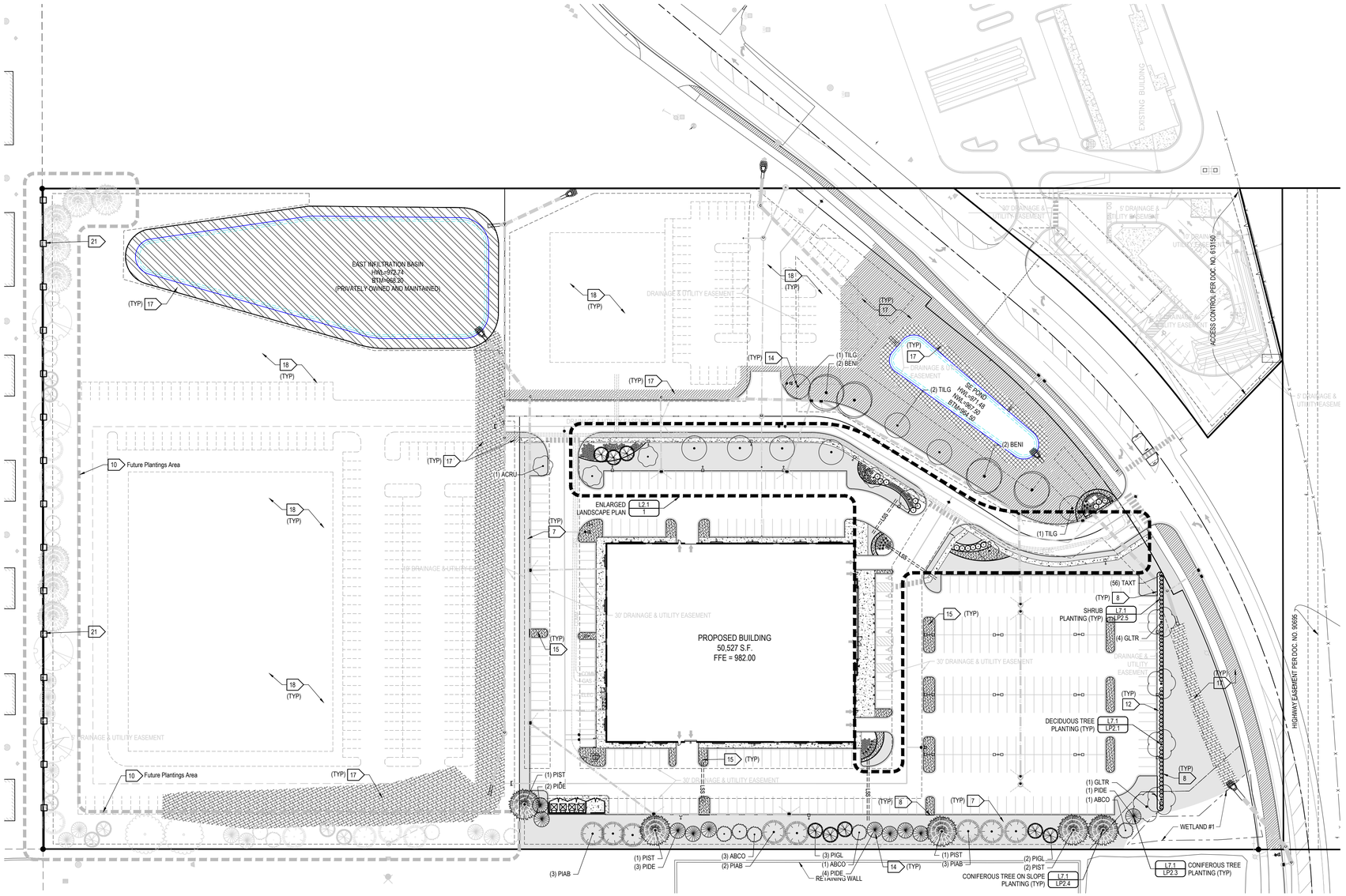
HUDSON BOULEVARD ALIGNMENT

PROJECT NUMBER: DRS22002

SHEET NUMBER

C5.2



GENERAL NOTES

1. For construction Staking and Surveying services contact Landform at 612.252.9070.

LANDSCAPE NOTES

2. Contact Utility Service providers for field location of services 72 hours prior to beginning.
3. Coordinate installation with Contractors performing related work.
4. Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfiguration.
5. All existing deciduous/coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
6. Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard.
7. Spread a minimum of 4 inches of topsoil and sod all turf areas disturbed by Construction.
8. Edge planting beds with 5-inch, 3/16" thick, black, commercial grade steel edging (Sur-Loc or approved equal) except where adjacent to curbing, walks or buildings.
9. Place plants according to layout with proper nominal spacing. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
10. Trees shown in 'Future Plantings' area count towards total quantities for project but will be installed during a later phase.
11. See Details for depth of planting soil.
12. Install 4 inch depth of triple-shredded hardwood mulch in Shrub Bed Areas.
13. Install 2 to 3 inch depth of triple-shredded hardwood mulch in Perennial Bed Areas.
14. Install a 4-foot diameter triple-shredded hardwood mulch dish around trees not placed within a Shrub or Perennial Planting Bed. Edging is not required, unless noted otherwise.
15. Install 2 to 3 inch (nominal size) grey trap rock to a depth of 4 inches in all planting beds unless noted otherwise. Landscape fabric shall be installed under all areas of rock mulch. Secure all edges and seams of fabric with 6-inch landscape staples.
16. Irrigation is required. Irrigation shall be designed by irrigation contractor. Contractor shall submit design plan and all shop drawings and system components to Landscape Architect for review, prior to purchase and installation. Contractor shall follow all applicable codes and obtain all necessary permits from local jurisdiction.
17. Seed mixtures (MNDOT 25-131, MNDOT 33-261 and MNDOT 33-262) as defined in current MNDOT Seeding Manual. Seed mixture (BWSR Native Grass Waterway General) as defined by Minnesota Board of Water and Soil Resources. Native Seeds shall be of Minnesota origin and certified by the Minnesota Crop Improvement Association (MCIA). Provide verifying documentation to the Owner 30 days minimum prior to installation. Refer to Legend below.
18. Remainder of Lots 2 &3, Block 2 shall be seeded with MNDOT 21-112 (Winter Wheat Cover Crop). Seed at rate of 100.0 lbs/acre.
19. Follow MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
20. All plant material shall have a 2-year warranty. The warranty shall begin after the last plant has been installed and the Landscape Architect has approved the installation. Landscape contractor is responsible for replacing any and all plant material that dies during the warranty period. Landscape contractor shall assume all costs to any replacements. All replacements shall be same species and sizes and equal or better vigor as original installation.
21. Six (6') foot privacy fence.

CITY REQUIREMENTS

City of Lake Elmo Code - Overall development requirements (16 acres)

		Required	Provided
1.	Disturbed land = 5 trees per acre disturbed	81 trees	108 trees*
2.	Existing tree replacements (Equivalent trees) See sheet C1.4 for calculations	153.5 inches (76 trees)	155.5 inches (77 trees)

City of Lake Elmo Code - Lot 1 Block 1 requirements (6.2 acres)

		Required	Provided
1.	Interior parking area = min 5% shall be landscaped	6,967 s.f.	7,675 s.f.
2.	Parking area trees = 1 tree per 15 spaces	23 trees	23 trees
3.	Parking at public R.O.W. = 1 deciduous tree per 50 l.f.	5 trees	5 trees
4.	Screening adjacent to Residential District = 1 tree per 40 l.f.	31 trees	31 trees
5.	Disturbed land = 5 trees per acre disturbed	31 trees	59 trees

*49 of 108 proposed trees shall be planted when future Lot 3 Block 2 is developed.

OVERALL PLANT SCHEDULE

CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITION
	ABCO	5	Abies concolor	White Fir	40`H x 20`W	8` HT	B & B
	PIAB	8	Picea abies	Norway Spruce	50`H x 30`W	8` HT	B & B
	PIGL	8	Picea glauca	White Spruce	50`H x 20`W	8` HT	B & B
	PIDE	10	Picea glauca `Densata`	Black Hills Spruce	45`H x 20`W	8` HT	B & B
	PIST	5	Pinus strobus	Eastern White Pine	80`H x 40`W	8` HT	B & B
DECIDUOUS SHADE TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT CONDITION**
	ACRU	6	Acer rubrum `Autumn Spire`	Autumn Spire Maple	50`H x 25`W	2.5" Cal.	B & B
	BENI	4	Betula nigra	River Birch	60`H x 50`W	2.5"Cal	B & B
	GLTR	5	Gleditsia triacanthos `Impcole` TM	Impcole Honeylocust	30`H x 35`W	2.5"Cal	B & B
	TILG	8	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	60`H x 40`W	2.5"Cal	B & B

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDIT
	JUHU	15	Juniperus horizontalis `Hughes`	Hughes Juniper	0.5`H x 7`W	5 GAL.	POT
	JUKA	13	Juniperus x pfitzeriana `Kallay`s Compact`	Kallay`s Compact Juniper	3`H x 5`W	5 GAL.	POT
	TAXT	56	Taxus x media `Tauntonii`	Tauton Yew	4`H x 5`W	#5	POT
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT CONDIT**
	SCSB	14	Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem	2`H x 3`W	1 GAL.	POT
	SPHE	160	Sporobolus heterolepis	Prairie Dropseed	3`H x 3`W	#2	POT
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT CONDIT**
	YUCI	20	Yucca filamentosa `Ivory Tower`	Ivory Tower Yucca	4`H x 4`W	1 GAL.	POT

FUTURE PLANTINGS

DECIDUOUS SHADE TREES	QTY	COMMON NAME	PLANTING SIZE
	4	SWAMP WHITE OAK	2.5" CAL.
	2	SUGAR MAPLE 'FALL FIESTA'	2.5" CAL.
CONIFEROUS TREES	**QTY**	**COMMON NAME**	**PLANTING SIZE**
	8	WHITE PINE	8' HT.
	8	NORWAY SPRUCE	8' HT.
	10	BLACK HILLS SPRUCE	8' HT.
	7	WHITE SPRUCE	8' HT.
	10	WHITE FIR (Species subject to change)	8' HT.

LEGEND

- Denotes area of sod
- Denotes rock mulch
- Denotes Low Maintenance Turf seed mix (MNDOT 25-131) Seed at rate of 220 lbs/acre.
- Denotes Stormwater seed mix (MNDOT 33-261) Seed at rate of 35 lbs/acre.
- Denotes Native Grass Waterway seed mix (BWSR) Seed at rate of 45.21 lbs/acre.
- Denotes Dry Swale/Pond seed mix (MNDOT 33-262) Seed at rate of 44.0 lbs/acre.

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Joshua K. Popehn
License No: 44803 Date: 02/13/2023

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OVERALL LANDSCAPE PLAN

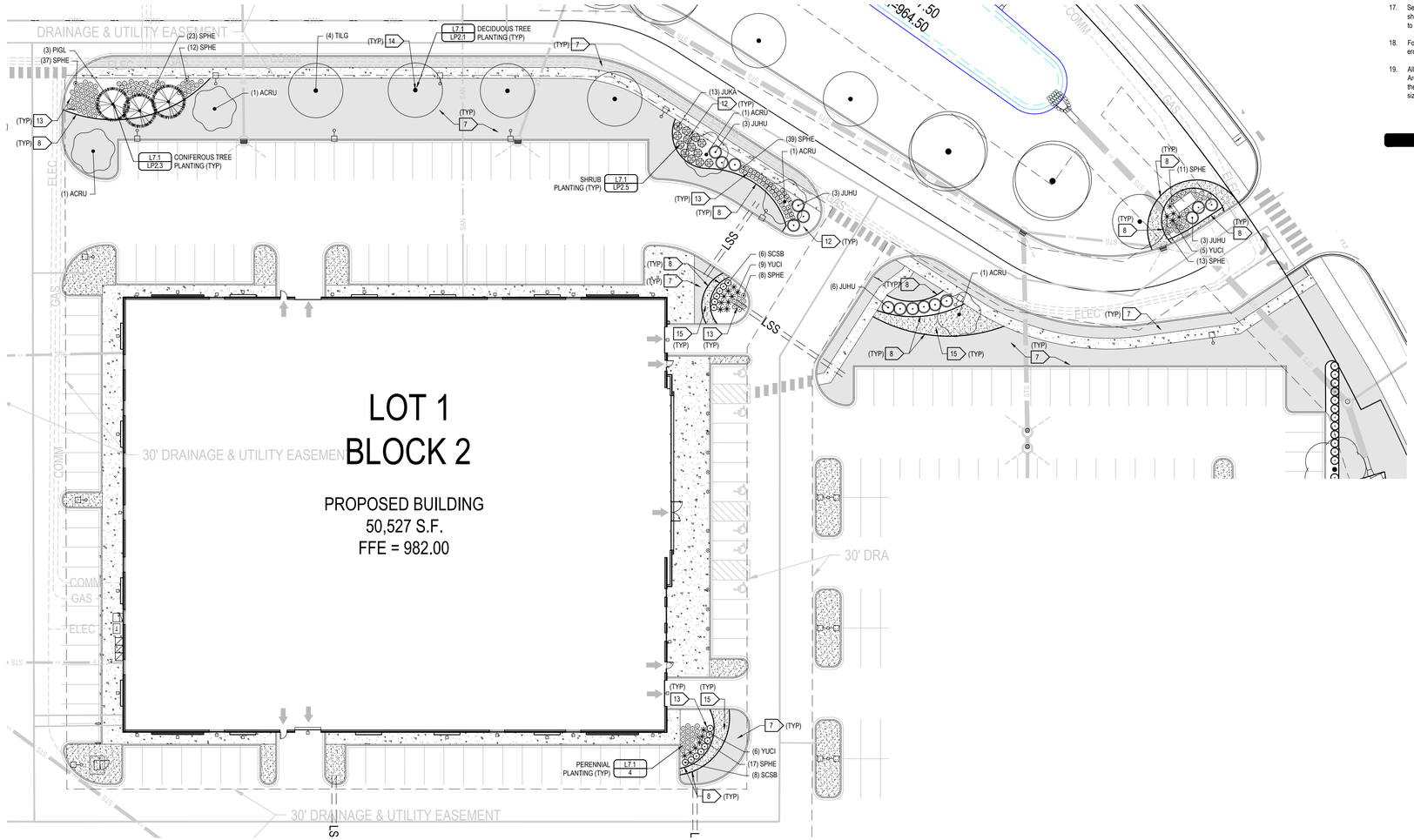
PROJECT NUMBER: DRS22002

SHEET NUMBER

L2.0

PLANT SCHEDULE

CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITIO
	PIGL	3	Picea glauca	White Spruce	50`H x 20`W	8` HT	B & B
DECIDUOUS SHADE TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT CONDITIO**
	ACRU	6	Acer rubrum `Autumn Spire`	Autumn Spire Maple	50`H x 25`W	2.5" Cal.	B & B
	TILG	4	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	60`H x 40`W	2.5"Cal	B & B
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT CONDITIO**
	JUHU	15	Juniperus horizontalis `Hughes`	Hughes Juniper	0.5`H x 7`W	5 GAL.	POT
	JUKA	13	Juniperus x pfitzeriana `Kallay`s Compact`	Kallay`s Compact Juniper	3`H x 5`W	5 GAL.	POT
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT CONDITIO**
	SCSB	14	Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem	2`H x 3`W	1 GAL.	POT
	SPHE	148	Sporobolus heterolepis	Prairie Dropseed	3`H x 3`W	#2	POT
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT CONDITIO**
	YUCI	15	Yucca filamentosa `Ivory Tower`	Ivory Tower Yucca	4`H x 4`W	1 GAL.	POT



GENERAL NOTES

1. For construction Staking and Surveying services contact Landform at 612.252.9070.

LANDSCAPE NOTES

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3. Coordinate installation with Contractors performing related work.
4. Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfiguration.
5. All existing deciduous/coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
6. Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard.
7. Spread a minimum of 4 inches of topsoil and sod all turf areas disturbed by Construction.
8. Edge planting beds with 5-inch, 4" thick, black, commercial grade steel edging (Sur-Loc or approved equal) except where adjacent to curbing, walks or buildings.
9. Place plants according to layout with proper nominal spacing. Quantities shown in Plant Schedule are for this sheet only. See sheet L2.0 for total quantities for design. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
10. Trees shown in 'Future Plantings' area count towards total quantities for project but will be installed during a later phase.
11. See Details for depth of planting soil.
12. Install 4 inch depth of triple-shredded hardwood mulch in Shrub Bed Areas.
13. Install 2 to 3 inch depth of triple-shredded hardwood mulch in Perennial Bed Areas.
14. Install a 4-foot diameter triple-shredded hardwood mulch dish around trees not placed within a Shrub or Perennial Planting Bed. Edging is not required, unless noted otherwise.
15. Install 2 to 3 inch (nominal size) grey trap rock to a depth of 4 inches in all planting beds unless noted otherwise. Landscape fabric shall be installed under all areas of rock mulch. Secure all edges and seams of fabric with 6-inch landscape staples.
16. Irrigation is required. Irrigation shall be designed by irrigation contractor. Contractor shall submit design plan and all shop drawings and system components to Landscape Architect for review, prior to purchase and installation. Contractor shall follow all applicable codes and obtain all necessary permits from local jurisdiction.
17. Seed mixtures (MNDOT 25-131, MNDOT 33-261 and MNDOT 33-262) as defined in current MNDOT Seeding Manual. Native Seeds shall be of Minnesota origin and certified by the Minnesota Crop Improvement Association (MCIA). Provide verifying documentation to the Owner 30 days minimum prior to installation.
18. Follow MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
19. All plant material shall have a 2-year warranty. The warranty shall begin after the last plant has been installed and the Landscape Architect has approved the installation. Landscape contractor is responsible for replacing any and all plant material that dies during the warranty period. Landscape contractor shall assume all costs to any replacements. All replacements shall be same species and sizes and equal or better vigor as original installation.

LEGEND

Denotes area of sod

Denotes rock mulch

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I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the state of MINNESOTA.

Joshua K. Popehn
License No: 44803 Date: 02/13/2023

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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ELECTRIC AUTO
SALES & SERVICE

HUDSON BLVD N.
LAKE ELMO, MN 55042

ISSUE / REVISION

AUG. 29, 2022	CITY SUBMITTAL
OCT. 26, 2022	REVIEW SET
JAN. 25, 2023	PRELIM BID SET
FEB. 13, 2023	CITY SUBMITTAL

DRAWING TITLE

ENLARGED LANDSCAPE PLAN

PROJECT NUMBER: DRS22002

SHEET NUMBER

L2.1

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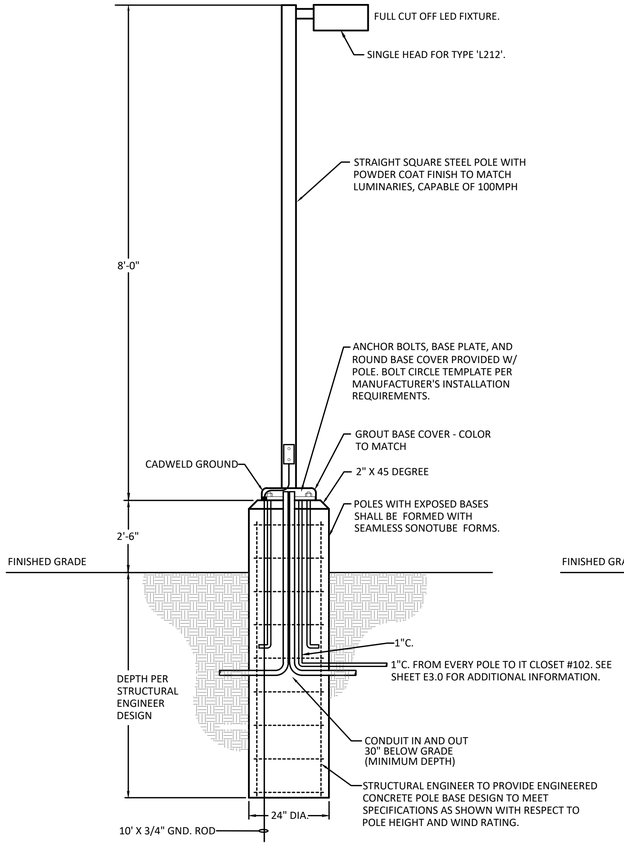
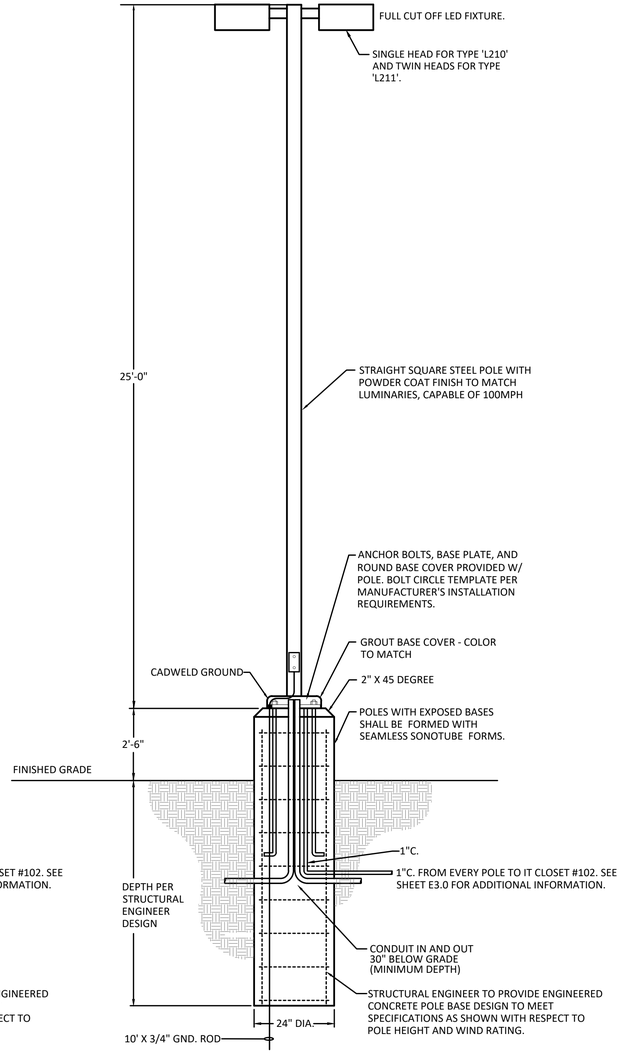


TYPE 'L212' POLE BASE DETAIL - ELEVATED BASE

NOT TO SCALE



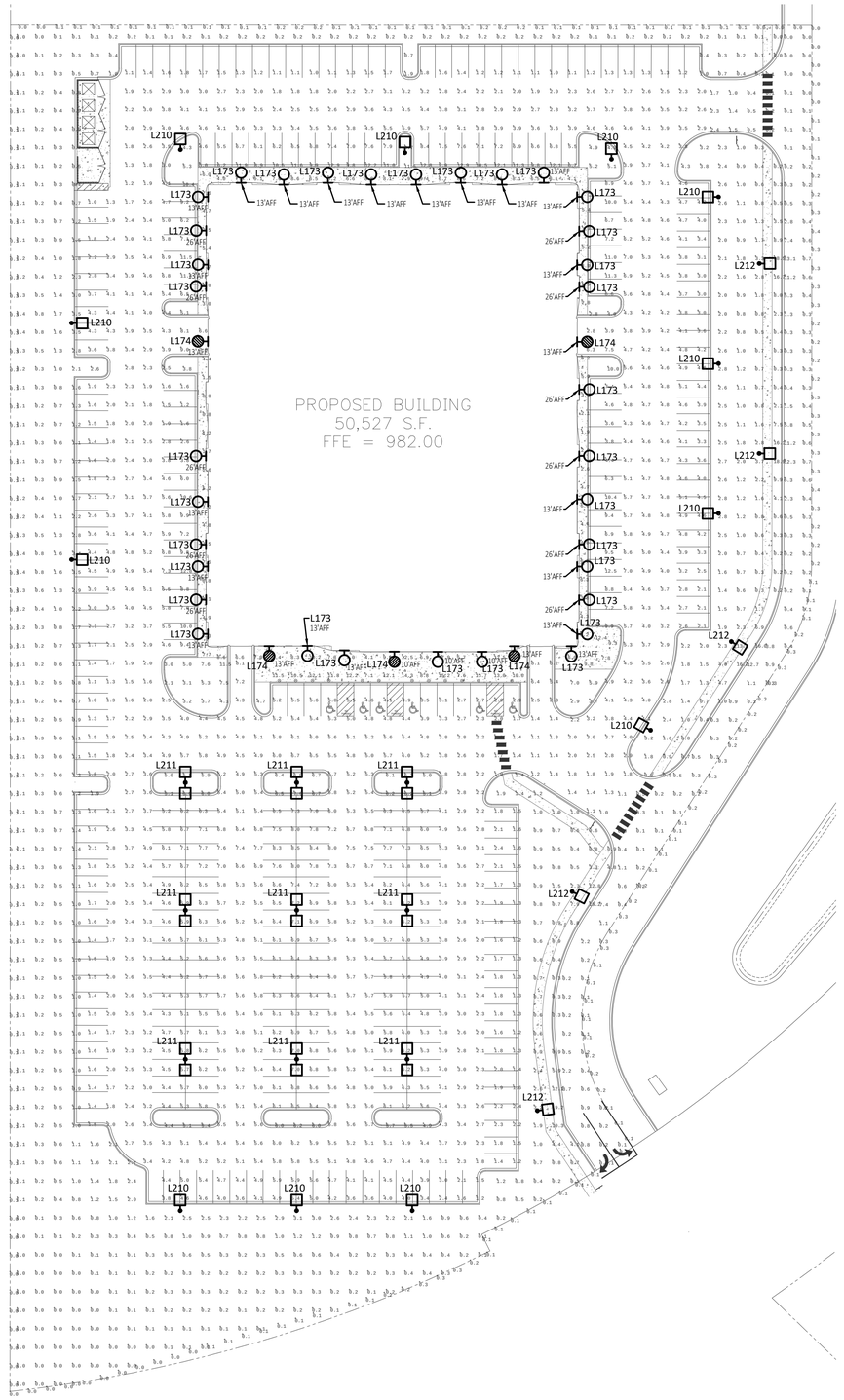
TYPE 'L210' & 'L211' POLE BASE DETAIL - ELEVATED BASE

NOT TO SCALE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Landscape & Sidewalk	Illuminance	Fc	1.47	19.2	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	4.35	12.9	1.0	4.35	12.90
Property Line	Illuminance	Fc	0.13	0.4	0.0	N.A.	N.A.
Sidewalk Around Building E	Illuminance	Fc	5.47	12.4	1.9	2.88	6.53
Sidewalk Around Building N	Illuminance	Fc	7.38	9.4	4.0	1.85	2.35
Sidewalk Around Building S	Illuminance	Fc	10.23	17.9	4.1	2.50	4.37
Sidewalk Around Building W	Illuminance	Fc	4.62	7.7	0.8	5.78	9.63
Street	Illuminance	Fc	1.17	13.1	0.0	N.A.	N.A.

Light Fixture Schedule

Designation	Lamps		Fixture Characteristics	Fixture Mounting				Fixture Specification		
	# of lamps	Lamp Type	Description	Finish	Method	Ceiling Type	Recess Depth	Manufacturer	Catalog #	Voltage
L173	--	LED - 6,615 Lumens, 51 Watts (4000K)	LED Wall Sconce	Natural Aluminum	Wall: See This Sheet	--	--	Lithonia Lighting	ARC2LED-P5-40K-MVOLT-DNAXD	277
L174	--	LED - 6,615 Lumens, 51 Watts (4000K)	Same as Type 'L173' with 90 Minute Emergency Egress Battery Back-up	Natural Aluminum	Wall: See This Sheet	--	--	Lithonia Lighting	ARC2LED-P5-40K-MVOLT-E8WC-DNAXD	277
L210	1	LED - 16,729 Lumens, 100 Watts (4000K)	LED Pole Mounted Fixture with Type III Distribution	Black	Pole: Overall Height 27'-6" AFF	--	--	LinmoreLED	LL-SL1-SM-100WD-40K-T3-UNV-G2-BLK-SA	277
L211	2	LED - 16,729 Lumens, 100 Watts (4000K)	LED Pole Mounted Fixture with Type III Distribution	Black	Pole: Overall Height 27'-6" AFF	--	--	LinmoreLED	LL-SL1-SM-100WD-40K-T3-UNV-G2-BLK-SA	277
L212	1	LED - 16,729 Lumens, 100 Watts (4000K)	LED Pole Mounted Fixture with Type II Distribution	Black	Pole: Overall Height 10'-6" AFF	--	--	LinmoreLED	LL-SL1-SM-50WD-40K-T2-UNV-G2-BLK-SA	277



1 SITE LIGHTING PLAN

SCALE: 1"=40'-0"

ROSSI ENGINEERING INC.
5376 S. Gibraltar Ct.
Centennial, CO 80015
303.720.9827
vrossi@rossiengineering.net

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ISSUE / REVISION

FEB. 09, 2023	CITY SUBMITTAL

DRAWING TITLE

ELECTRICAL SITE PLAN

SCALE: AS NOTED
PROJECT NUMBER: 23-001

SHEET NUMBER

E1.00

ARC2 LED
Architectural Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: (without options) 11 lbs

Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] E8WC Emergency battery backup, CEC compliant (8W, -20°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPD6KV 6kV surge protection[1] FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[2]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.
WSBBW DDBXD U Surface - mounted back box (specify finish)

NOTES
1 347V not available with E4WH, E8WC and SPD6KV.
2 FAO not available with DMG.

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1 TYPE 'L173' & 'L174' CUT SHEETS
SCALE: NOT SET SCALE

LinmoreLED ULTRA PERFORMANCE LIGHTING

PROJECT NAME		DATE	
CAT. NUMBER			
NOTES			

SPEC SHEET

Site Lighter (SL1)
EXTERIOR LED FIXTURE

BUY AMERICAN ACT COMPLIANT

Linmore LED ULTRALINK CONTROLS REIMAGINED — Ready

Guaranteed Performance
Performance of the light fixture is guaranteed for 10 years, including lumen output (L70), color temperature, and LED driver.

Superior Heat Dissipation
Extruded aluminum body is exceptional at moving thermal energy. Plus, the aesthetics are modern and attractive.

Controls and Sensors
Linmore LED driver with 0-10V dimming. Plus motion and dimming sensors, photocell and wireless controls available.

KEY FEATURES

- Up to 174 LPW
- 8,500 to 62,000 lumens
- Up to 55°C
- 200-480V high-voltage driver (optional)
- Dimmable 0-10V
- Calculated L70 > 189,000 hours
- Patented Rapid Mount Bracket (optional)
- Turtle-friendly lighting option available

ORDERING

SERIES MODEL	HOUSING SIZE	WATTAGE (WD)	KELVIN	OPTIC	VOLTS
LL-SL1-	SM Small 50WD, 75WD, 100WD MD Medium 125WD, 150WD, 200WD LG[2] Large 250WD, 300WD XL[2] Extra Large 400WD	50WD 75WD 100WD 125WD 150WD 200WD 250WD 300WD 400WD WD = wattage dimming	22K[1] 2200K 28K[1] 2800K (turtle-friendly) 30K[1] 3000K 35K 3500K 40K 4000K 50K 5000K	T2 Type 2 T3 Type 3 T4 Type 4 T5 Type 5 FR Front Row Right FL Front Row Left F35 Flood 35 degrees F60 Flood 60 degrees	UNV 120-277V 0-10V dimming HV 200-480V 0-10V dimming

GENERATION	HOUSING COLOR	MOUNTING	OPTIONS
G2 Generation 2	BRN Bronze BLK Black WH White CUS* Custom (special order)	RMB Rapid Mount Bracket SF Slip Fitter Bracket SA* Standard Arm Bracket TM Trunnion Mount Bracket * For more information about mounting download our Outdoor Lighting Guide >	PC Photocell, button, mounted in side plate, 120-480V PC-TL Photocell, Twist Lock, 120-480V, depending on model SSP 20kA Surge Suppressor, 120-277V SSPH 20kA Surge Suppressor, 480V GSS[3] Glare Shield Back, contact factory GSS1[3] Glare Shield Side, contact factory FSP-201 Wattstopper 0-10V dimming sensor, 12V FSP-211 Wattstopper 0-10V dimming sensor, 120-277V LL-GBM-WFC-12V-SIL[3] Linmore Bluetooth Wireless Fixture Controller, 12V Input, Silvair Firmware ULTRAHGA[3] Linmore Bluetooth Wireless Fixture Controller, 12V Input, Silvair Firmware, Includes 2.4GHz Omni Directional High-Gain Antenna. ULTRADIM20[3] UltraLink Wireless Fixture Controller with Sensor, PIR, 20FT, BLE ULTRADIM40[3] UltraLink Wireless Fixture Controller with Sensor, PIR, 40FT, BLE

ORDERING EXAMPLES

Standard: LL-SL1-MD-150WD-50K-T3-UNV-G2-BRN-SA
With Options: LL-SL1-MD-150WD-50K-T3-UNV-G2-BRN-SA-**ULTRADIM20-GSB**

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2 TYPE 'L210', 'L211' & 'L112' CUT SHEETS
SCALE: NOT SET SCALE

ROSSI ENGINEERING INC.
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SERVICE CENTER
LAKE ELMO, MN

ISSUE / REVISION
FEB. 09, 2023 CITY SUBMITTAL

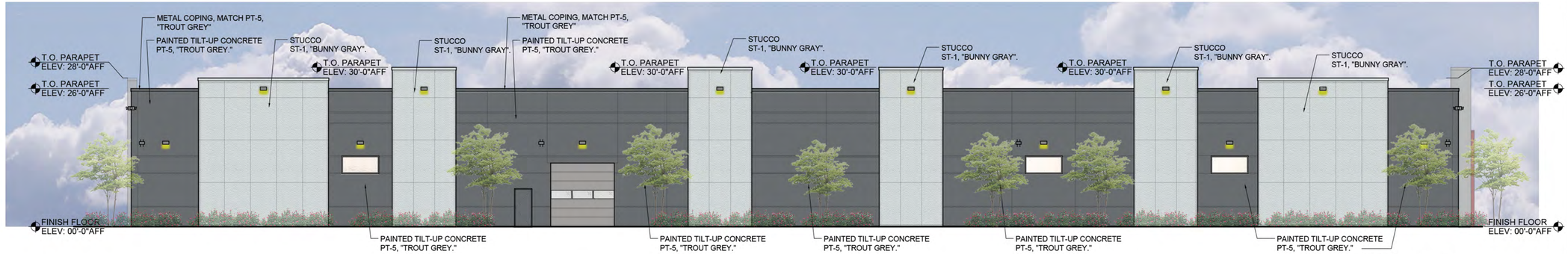
DRAWING TITLE

ELECTRICAL
CUT SHEETS

SCALE: AS NOTED
PROJECT NUMBER: 23-001

SHEET NUMBER

E2.00



WEST ELEVATION 4
SCALE: 3/32" = 1'-0"

LEGEND:

PAINT: (COLORS BY BENJAMIN MOORE)
- PT-5, "TROUT GREY"
- PT-8, "BUNNY GREY"

METAL WALL PANEL: (ALUCOBOND)
- MWP-1, COLOR: "NEON RED"
- MWP-2, COLOR: "CLEAR ANODIZED"
- MWP-8, COLOR: "BUNNY GREY"

STUCCO: (COLORS BY BENJAMIN MOORE)
- ST-1, "BUNNY GREY" SANDED FINISH

STOREFRONT:
- SF-1 CLEAR ANODIZED #14 (KAWNEER) WITH CLEAR GLAZING

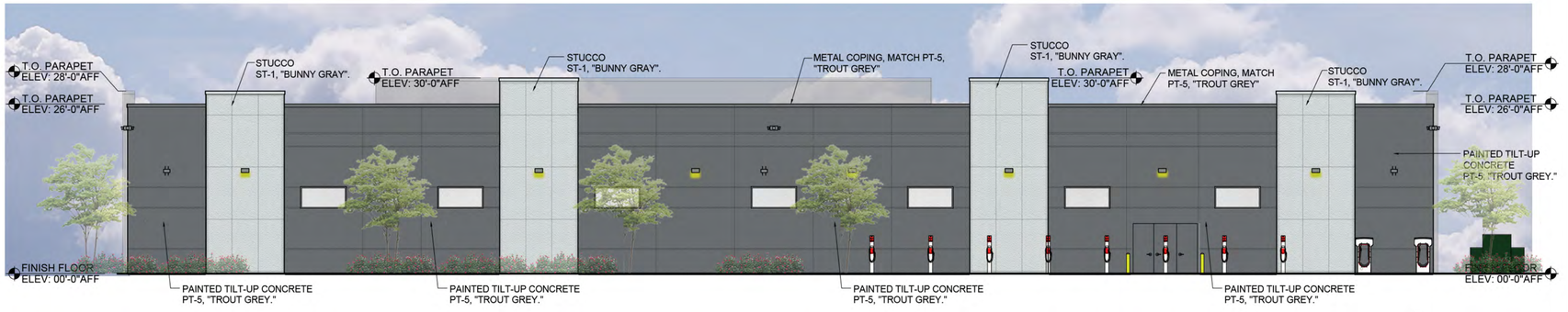
COPING / FLASHING:
- TO MATCH ADJACENT COLOR

DOORS:
- TO MATCH ADJACENT COLOR

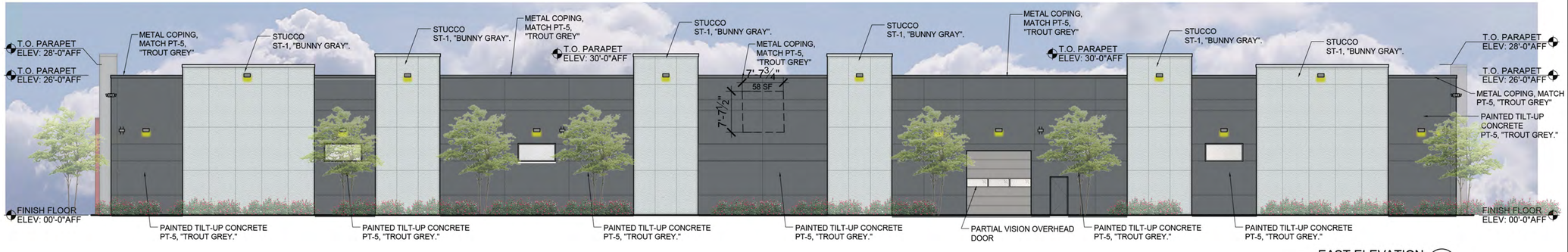
SECURITY CAMERA

EXTERIOR WIRELESS ACCESS POINT

LIGHT FIXTURE

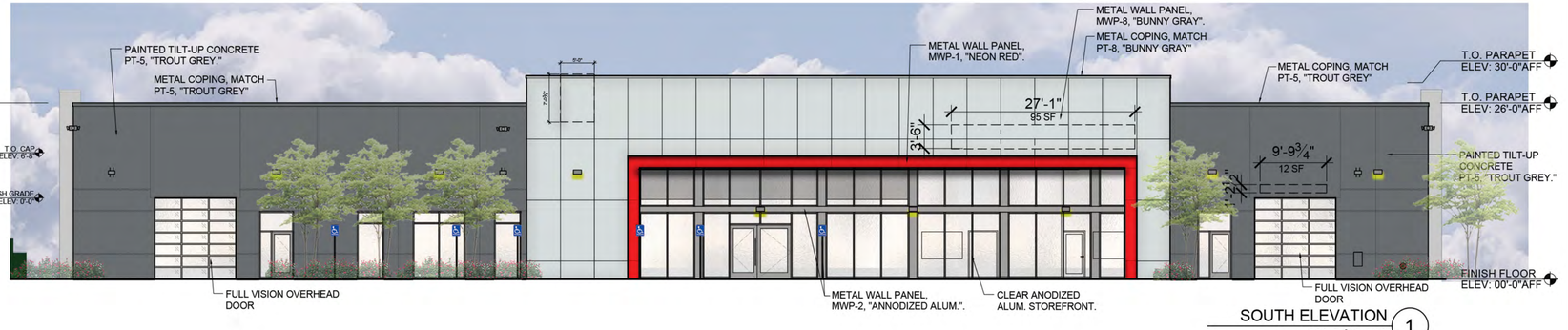


NORTH ELEVATION 3
SCALE: 3/32" = 1'-0"



EAST ELEVATION 2
SCALE: 3/32" = 1'-0"

TIRE/TRASH ENCLOSURE 5
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION 1
SCALE: 3/32" = 1'-0"

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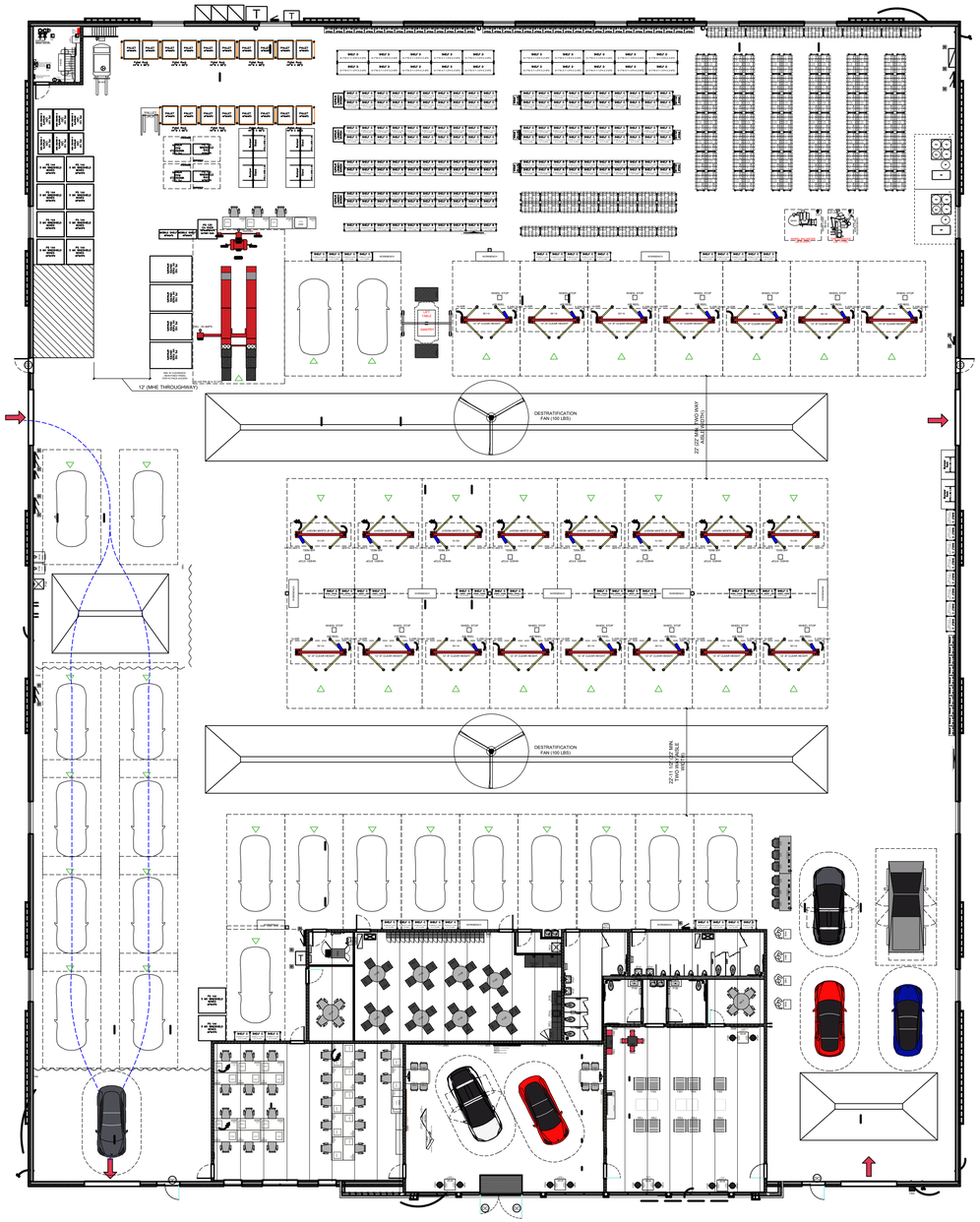
TRD ID: 27755

DRAWING TITLE

RENDERED EXTERIOR ELEVATIONS



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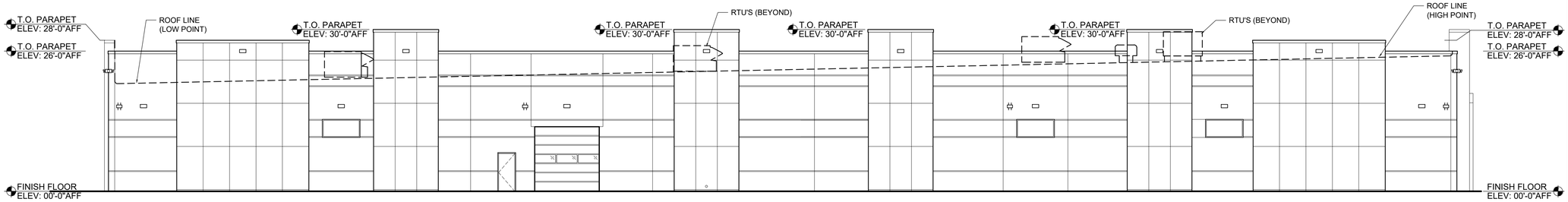
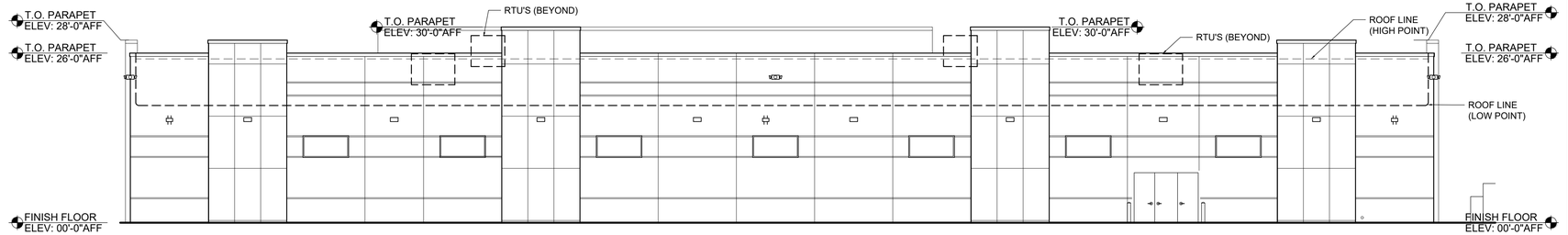
TRD ID: 27755

DRAWING TITLE

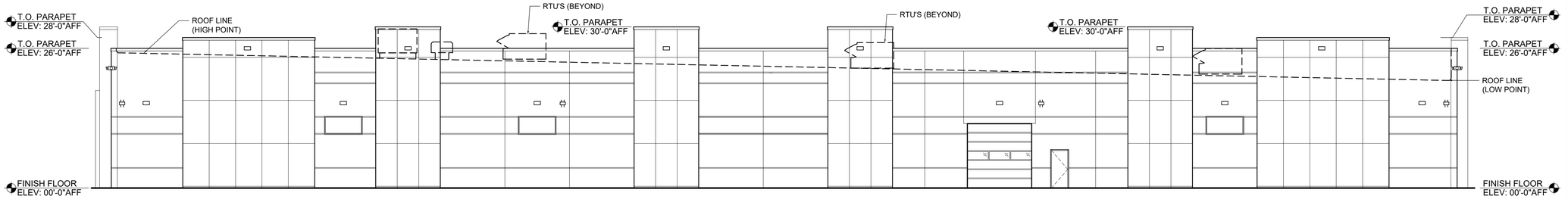
FLOOR PLAN



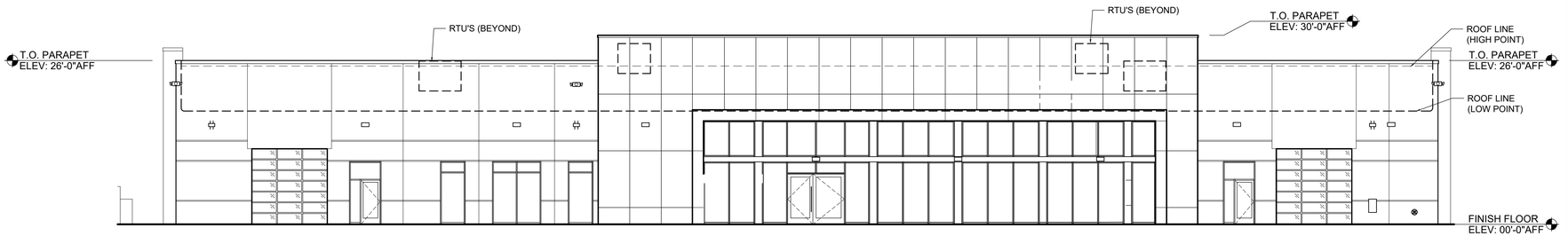
WEST ELEVATION 4
SCALE: 3/32" = 1'-0"



NORTH ELEVATION 3
SCALE: 3/32" = 1'-0"



EAST ELEVATION 2
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION 1
SCALE: 3/32" = 1'-0"

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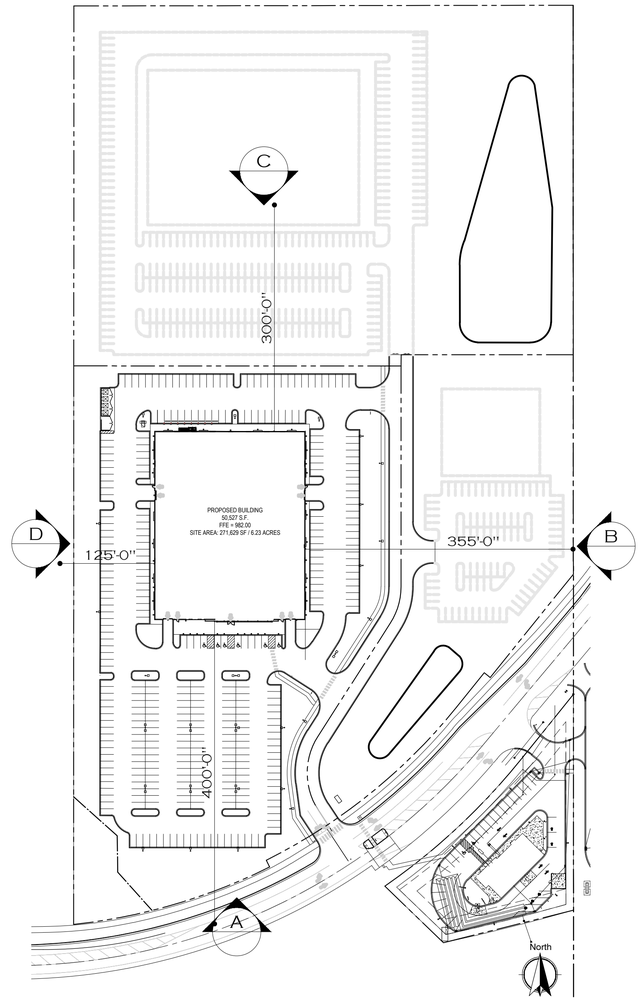
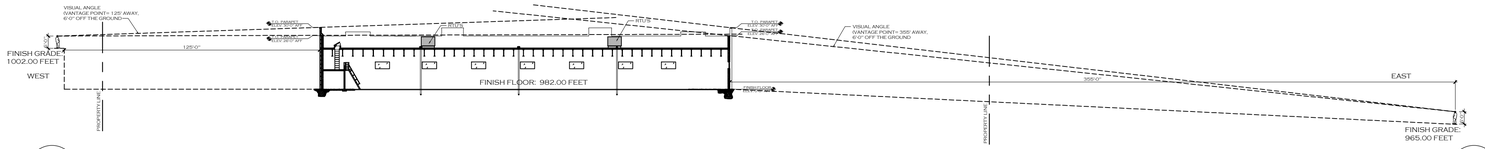
DRAWING TITLE

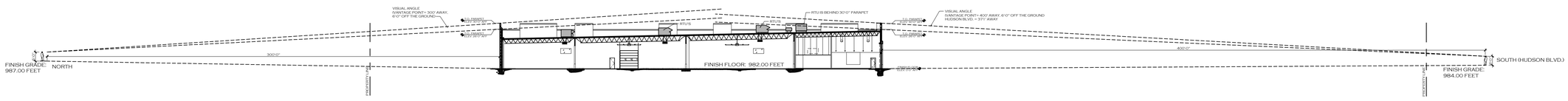
EXTERIOR
ELEVATIONS





D SITE LINES

SITE LINES B



C SITE LINES

SITE LINES A

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SERVICE CENTER
LAKE ELMO, MN

TRD ID: 27755

DRAWING TITLE

BUILDING
SECTIONS

AS NOTED

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Site Rendering

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Dairy Queen

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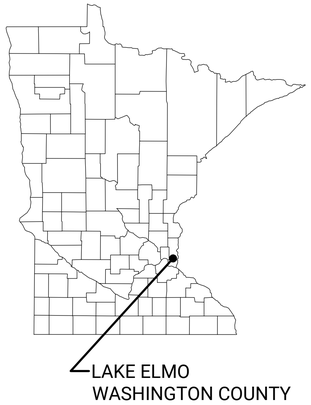


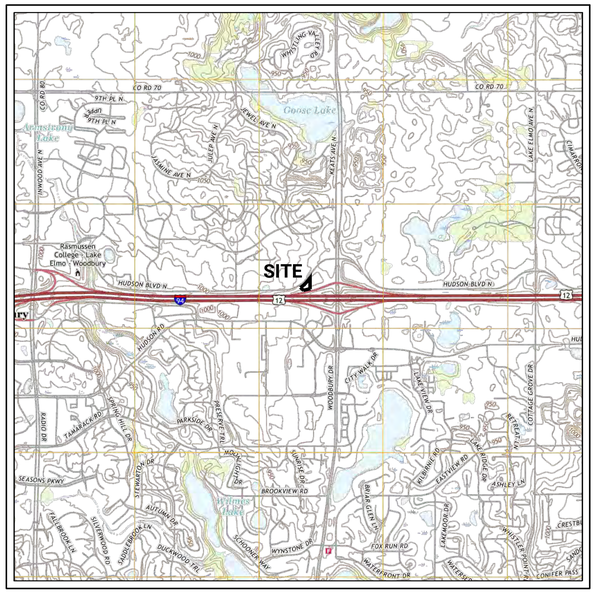
SITE CONSTRUCTION PLANS

FOR

DAIRY QUEEN STORE #70891

LAKE ELMO, MN

SITE LOCATION MAP



AERIAL MAP

SHEET INDEX

C0.0	TITLE SHEET
V1.1	ALTA/NSPS LAND TITLE SURVEY
C1.1	EXISTING CONDITIONS & REMOVALS PLAN
C2.1	SITE PLAN
C3.1	UTILITY PLAN
C4.1	GRADING AND DRAINAGE PLAN
C5.1	EROSION CONTROL PLAN, PHASE I
C5.2	EROSION CONTROL PLAN, PHASE II
C5.3	SWPPP NARRATIVE
C6.1	DETAILS
C6.2	DETAILS
C6.3	DETAILS
C6.4	DETAILS
C6.5	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
E1.1	PHOTOMETRIC PLAN

CONTOUR CIVIL DESIGN
8195 VERNON STREET, ROCKFORD, MN 55373
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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

NAME: JOSEPH T RADACH PE

SIGNATURE:

DATE: 06/10/22 LIC #: 45889

REVISIONS	ISSUE DATE: 06/10/22	BY: JTR
1.	02/13/23 PUD SUBMITTAL	
2.		
3.		
4.		
5.		
6.		
7.		

OWNER

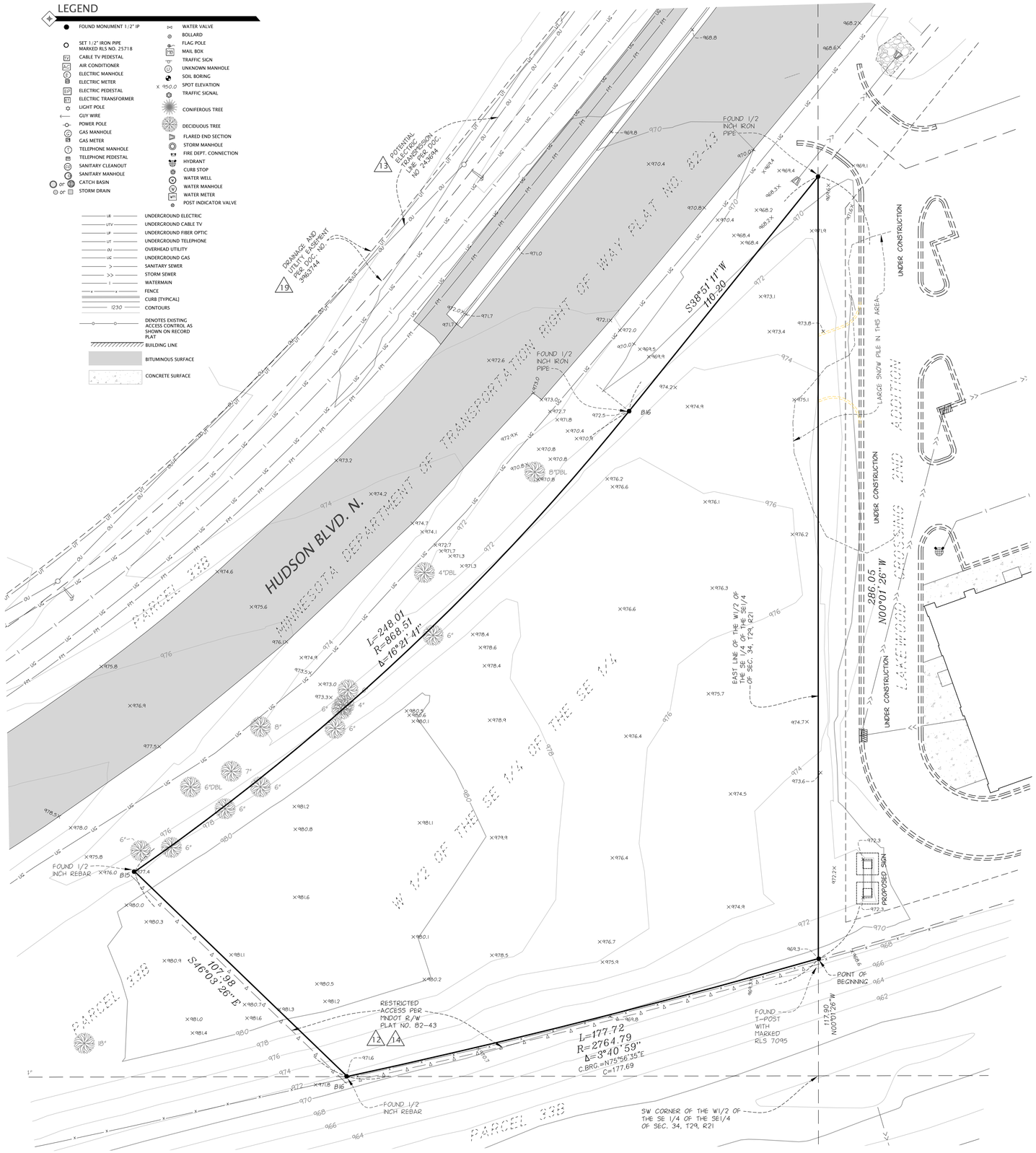
LYNSKEY & CLARK
PO BOX 36, 118 S. MAIN STREET
STILLWATER, MN 55082

TITLE SHEET

DAIRY QUEEN STORE #70891
LAKE ELMO, MINNESOTA

SHEET NUMBER
C0.0

02/10/23 c:\users\contour civil\dropbox\cgis\desktop\contour_cgis\23002 - lake elmo dq\cad\23002_cover.dwg



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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 221081552. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

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

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983. BEARINGS/AZIMUTHS SHOWN ARE DIFFERENT THAN SHOWN ON THE MNDOT RECORDED PLAT. ALL INTERIOR ANGLES MATCH THE RECORDED MNDOT PLAT ANGLES .
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF LAKE ELMO ENGINEERING DEPARTMENT.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
4. SURVEY INFORMATION SHOWN FROM FIELD COLLECTED DATED ON 3-7-22 AND 4-29-22
5. EXISTING ICE AND SNOW AT THE TIME OF THE SURVEY MAY HAVE HINDERED OUR ABILITY TO LOCATE OBVIOUS IMPROVEMENTS.

EXISTING PARKING:

THERE ARE NO VISIBLE PARKING STALLS DESIGNATED ON THIS PARCEL INCLUDING 0 HANDICAP STALLS.

FLOOD INFORMATION:

THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27163C335E HAVING AN EFFECTIVE DATE OF FEBRUARY 3RD, 2010.

AREA:

TOTAL AREA AS SHOWN = 40,681 SQ.FT.

CERTIFICATION:

To: FSA Title Services, First American Title Insurance Company and BKJ RE LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 8, 9, 11, 16, 18, and 19 of Table A thereof. The field work was completed on April 29th, 2022.

CORNERSTONE LAND SURVEYING, INC.
Dated: 5-18-22
Revised:

By :
Daniel L. Thurmes
Minnesota License No. 25718

The FSA Title Services, as agent for First American Title Insurance Company Title Commitment No. 220241, dated March 28th, 2022, as listed on this survey was relied upon for matters of record. Other easements may exist that were not shown in this commitment and are not shown on this survey. (COVERS ADDITIONAL PROPERTY)

TABLE A NOTES:

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THE SURVEY.
16. THERE IS OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK ON THIS SITE.
18. NO MARKERS OF WETLANDS DELINEATED BY A QUALIFIED SPECIALIST WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
19. PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES ARE SHOWN ON THE SURVEY.

PROPOSED LEGAL DESCRIPTION:

(THE FOLLOWING LEGAL DESCRIPTION WILL BE A RESULT OF AN ADMINISTRATIVE LOT DIVISION OF THE OVERLALL PARCEL FOR PID# 3402921440004 AND 3402921440004 (WALTER EBERTZ PARCEL) (NOT RECORDED)

That part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota, described as follows: BEGINNING at a point on the east line of said West Half of the Southeast Quarter of the Southeast Quarter of Section 34, distant 117.90 feet north of the southwest corner thereof, said point also being on the boundary of Parcel 33B, Minnesota Department of Transportation Right of Way Plat Numbered 82-43, according to the recorded plats thereof; thence North 00 degrees 01 minutes 26 seconds West, assumed bearing, along said east line 286.05 feet to said Parcel 33B boundary; thence South 38 degrees 51 minutes 11 seconds West, along said boundary, 110.20 feet a point designated as B16 on said plat; thence southwesterly 248.01 feet along said boundary, being a tangential curve concave to the northwest having a radius of 868.51 feet and a central angle of 16 degrees 21 minutes 41 seconds to a point designated as B15 on said plat; thence South 46 degrees 03 minutes 26 seconds East, along said boundary, 107.98 feet to a point designated as B14 on said plat; thence northeasterly 177.72 feet along said boundary, being a tangential curve concave to the northwest having a radius of 2764.79 feet, a central angle of 03 degrees 40 minutes 59 seconds and a chord which bears North 75 degrees 56 minutes 35 seconds East to the POINT OF BEGINNING.

EASEMENT NOTES:

The following survey related easements and encubrances appear on the FSA Title Services, as agent for First American Title Insurance Company Title Commitment No. 220241, dated March 28th, 2022.

12 Easement for highway purposes together with the right to construct and maintain temporary snow fences on lands adjacent thereto, as evidenced by Final Certificate, recorded as Document No. 200753, in Book 220 of Deeds, page 11. (AFFECTS SUBJECT PROPERTY, NOT SHOWN)

13 Easement for electric transmission line purposes per Document No. 243694, in Book 277 of Deeds, page 553. Assigned to Xcell Energy Inc. per Document No. 3145752. (APPEARS TO LIE NORTH OF SUBJECT PROPERTY)

14 Minnesota Department of Transportation Right of Way Plat No. 82-43, recorded as Document No. 429592. Right of access from the Land to N. Frontage Rd (aka Hudson Blvd. N.) is restricted, amended and conveyed to the City of Lake Elmo, as shown by Quit Claim Deed dated 11/13/2013, recorded 12/30/2013, as Document No. 3975938. (RESTRICTED ACCESS SHOWN)

Assessments, covenants, conditions, terms, restrictions, easements, and obligations contained per Document No. 3963742. (AFFECTS SUBJECT PROPERTY, NOT SHOWN)

Assessments, covenants, conditions, terms, restrictions, easements, and obligations contained per Document No. 3963743. (AFFECTS SUBJECT PROPERTY, NOT SHOWN)

19 Covenants, conditions, terms, restrictions, and easements contained in PERMANENT PUBLIC DRAINAGE & UTILITY EASEMENT AND AGREEMENT, per Document No. 3963744. (LIES NORTH OF SUBJECT PROPERTY)

BENCHMARKS

ELEVATIONS SHOWN ARE BASED ON GPS DERIVED VALUES FOR NAVD 88.

CONTACT:

LYNSKEY AND CLARK CO.
Mick Lynskey
PO Box 36, 118 S. Main Street
Stillwater, MN 55082
Office: 651-439-1412
Cell: 651-210-0075
Fax: 651-439-8071
E-mail: mick@lynskeyclark.com

COUNTY/CITY:

WASHINGTON COUNTY
CITY OF LAKE ELMO

NORTH
0 20 40

REVISIONS:

DATE	REVISION
5-18-22	INITIAL ISSUE

PROJECT LOCATION:

9XXX
HUDSON BLVD. N.
PART OF PID#3402921440004
PART OF PID#3402921440006

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

FILE NAME SURVLC83
PROJECT NO. LC22083

BOUNDARY/TOPOGRAPHY SURVEY

LEGEND

EXISTING	REMOVALS	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
	AS NOTED	CURB LINE
		SANITARY SEWER
		WATER MAIN
		STORM SEWER
OU		OVERHEAD UTILITY
UE		UNDERGROUND ELECTRIC
UG		UNDERGROUND GAS
UF		UNDERGROUND FIBER OPTIC
UT		UNDERGROUND TELEPHONE
UTV		UNDERGROUND CABLE TV
x x		FENCE
SEE SURVEY		STORM CATCH BASIN
		STORM MANHOLE
		STORM FLARED END SECTION
		HYDRANT
		GATE VALVE
SEE SURVEY		OTHER SYMBOLS
970		10' CONTOUR
968		2' CONTOUR

REMOVAL PLAN NOTES

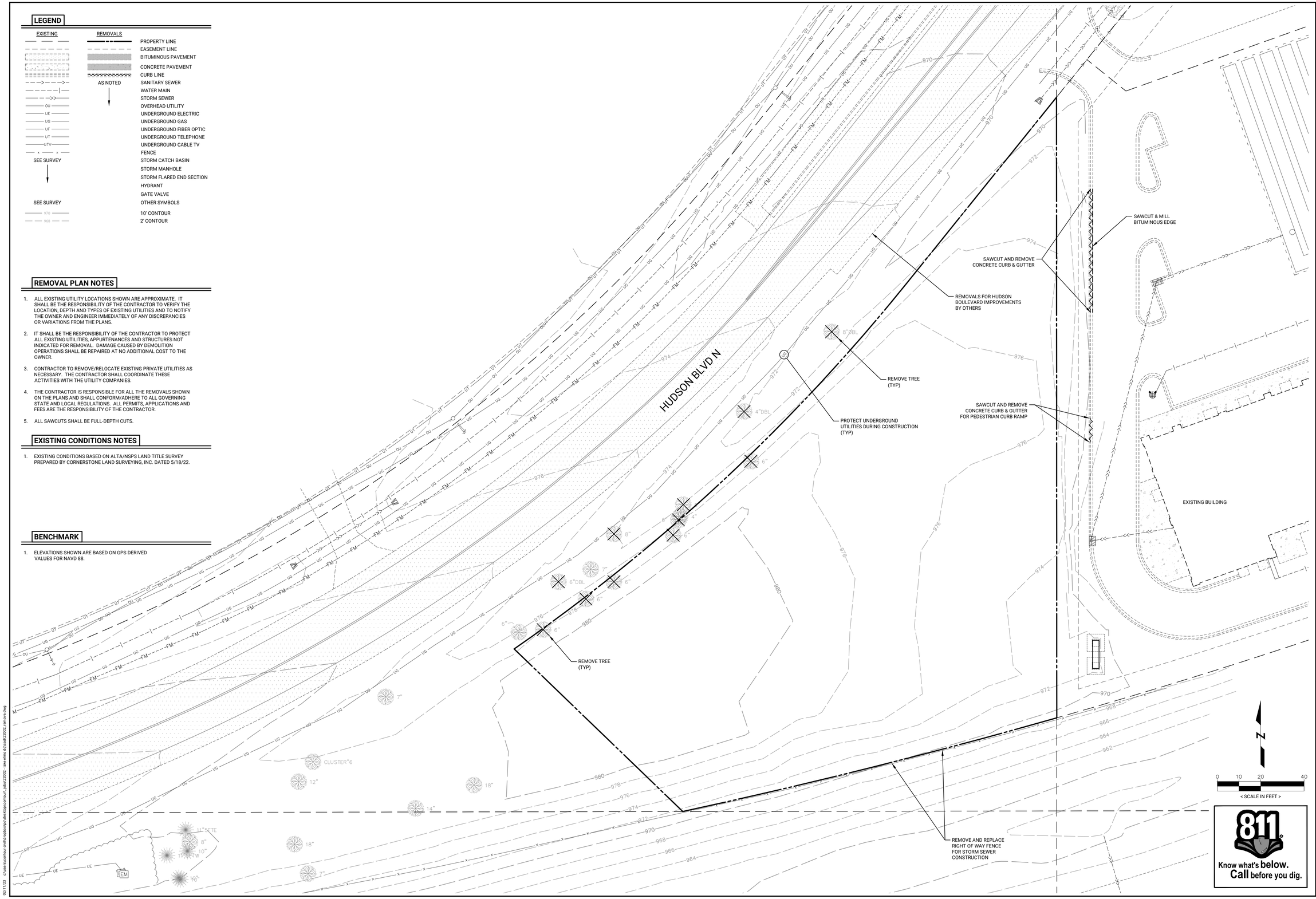
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SAWCUTS SHALL BE FULL-DEPTH CUTS.

EXISTING CONDITIONS NOTES

1. EXISTING CONDITIONS BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY CORNERSTONE LAND SURVEYING, INC. DATED 5/18/22.

BENCHMARK

1. ELEVATIONS SHOWN ARE BASED ON GPS DERIVED VALUES FOR NAVD 88.



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8195 VERNON STREET, ROCKFORD, MN 55373
TEL: 612.730.2265 | WWW.CONTOURCD.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

NAME: JOSEPH T RADACH PE

SIGNATURE:

DATE: 06/10/22 LIC #: 45889

REVISIONS	ISSUE DATE: 06/10/22	BY: JTR
1. 02/13/23	PUD SUBMITTAL	
2.		
3.		
4.		
5.		
6.		
7.		

OWNER

LYNSKEY & CLARK
PO BOX 36, 118 S. MAIN STREET
STILLWATER, MN 55082

EXISTING CONDITIONS & REMOVALS PLAN

DAIRY QUEEN STORE #70891
LAKE ELMO, MINNESOTA

SHEET NUMBER
C1.1

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LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		CURB LINE
		SANITARY SEWER
		WATER MAIN
		STORM SEWER
OU		OVERHEAD UTILITY
UE		UNDERGROUND ELECTRIC
UG		UNDERGROUND GAS
UF		UNDERGROUND FIBER OPTIC
UT		UNDERGROUND TELEPHONE
UTV		UNDERGROUND CABLE TV
x		FENCE
SEE SURVEY		STORM CATCH BASIN
		STORM MANHOLE
		STORM FLARED END SECTION
		HYDRANT
		GATE VALVE
SEE SURVEY		OTHER SYMBOLS

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3. TYPICAL PARKING STALLS ARE 9' X 18'. HANDICAP PARKING STALLS ARE 9' X 18'.
4. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
5. UNLESS OTHERWISE SHOWN IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES PER THE FOLLOWING REQUIREMENTS:

   CONTROL JOINTS: WALKS @ 8' SPACING
   OTHERS @ 10' SPACING

   SAWCUT CONTROL JOINTS MINIMUM ¼ CONCRETE THICKNESS.

   EXPANSION JOINTS: WALKS @ 24' SPACING
   OTHERS @ 40' SPACING

   PROVIDE EXPANSION JOINT AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT.

   DOWEL ALL EXPANSION JOINTS AT 24" SPACING MAX.

SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS SHALL INCLUDE HARDWARE, POST, FOOTING, CASING, AND ALL APPURTENANCES REQUIRED FOR TYPICAL INSTALLATION.
3. PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE 4" SOLID WHITE PAINT. ALL PAVEMENT LETTERING SHALL BE 12" HEIGHT.
4. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

SIGN SCHEDULE

A.	STOP SIGN:	R1-1 (24" X 24")
B.	HANDICAP PARKING SIGN:	R7-8m W/R7-8b (12" X 18")
C.	NO PARKING SIGN:	R8-3a (12" X 18")
D.	TENANT SIGNAGE:	PER TENANT SPECIFICATIONS

KEYNOTES

1. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
2. MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
3. CONCRETE WALK/PATIO.
4. CONCRETE PAVEMENT/APRON.
5. PEDESTRIAN CURB RAMP.
6. 6" CONCRETE FILLED PIPE BOLLARD.
7. MONUMENT SIGN (BY OTHERS).
8. TRASH ENCLOSURE.
9. 4" SOLID WHITE LINE.
10. CROSS-WALK PAVEMENT MARKINGS, SOLID WHITE.
11. SOLID WHITE PAVEMENT MARKING.
12. TRANSFORM PAD (TBD).
13. LIGHT POLE AND BASE.
14. TENANT EQUIPMENT, FINAL DESIGN PENDING.

SITE DATA

EXISTING ZONING:	C, COMMERCIAL
PROPOSED ZONING:	PUD
PARCEL AREA:	40,681 SF
IMPERVIOUS AREA:	
BUILDING 1:	3,270 SF 8%
PAVEMENTS:	24,123 SF 59%
TOTAL:	27,393 SF 67%
PERVIOUS AREA:	13,288 SF 33%

PARKING SUMMARY

PARKING REQUIRED

1 SPACE PER THREE SEATS OR EACH 100 SF OF INTERIOR SPACE PLUS ONE SPACE PER 200 SF OF EXTERIOR SEATING AREA

47 SEATS	~~15.7~~
2,875 SF INTERIOR SPACE	28.8
520 SF EXTERIOR SPACE	2.6
	31

PARKING PROVIDED

STANDARD STALLS:	29
HANDICAP STALLS:	2
TOTAL STALLS:	31

HUDSON BLVD N

HUDSON BOULEVARD IMPROVEMENTS BY OTHERS

PROPOSED BUILDING

EXISTING BUILDING

DO NOT ENTER

30 FT. BUILDING SETBACK

15 FT. PARKING SETBACK

25 FT. BUILDING SETBACK

10 FT. PARKING SETBACK

10 FT. BUILDING SETBACK

0 10 20 40

< SCALE IN FEET >

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OWNER

LYNSKEY & CLARK
PO BOX 36, 118 S. MAIN STREET
STILLWATER, MN 55082

SITE PLAN

DAIRY QUEEN STORE #70891
LAKE ELMO, MINNESOTA

SHEET NUMBER
C2.1

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		CURB LINE
		SANITARY SEWER
		WATER MAIN
		STORM SEWER
OU		OVERHEAD UTILITY
UE		UNDERGROUND ELECTRIC
UG		UNDERGROUND GAS
UF		UNDERGROUND FIBER OPTIC
UT		UNDERGROUND TELEPHONE
UTV		UNDERGROUND CABLE TV
x x x		FENCE
SEE SURVEY		STORM CATCH BASIN
		STORM MANHOLE
		STORM FLARED END SECTION
		HYDRANT
		GATE VALVE
SEE SURVEY		OTHER SYMBOLS

GOVERNING SPECIFICATIONS

1. ALL WORK SHALL CONFORM TO THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS. WHERE CITY SPECIFICATION DOES NOT COVER THE WORK, THE LATEST EDITIONS OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR CONSTRUCTION', THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATION, AND THE MINNESOTA PLUMBING CODE SHALL APPLY.
2. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

UTILITY NOTES

1. SEE SHEET C6.2 FOR CITY STANDARD UTILITY NOTES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. FINAL BUILDING UTILITY SERVICES AND DOWNSPOUT LOCATIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND PLUMBING PLANS .
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.

KEYNOTES

(1.) GREASE TRAP PER TENANT REQUIREMENTS.

(2.) LOWER WATER BELOW SANITARY SEWER TO PROVIDE 24" MIN. SEPARATION.

UTILITY CROSSINGS

(1.) TOP 8" WATER: 959.0
BTM 6" SANITARY : 961.0
SEPARATION: 2.0

(2.) TOP 8" WATER: 962.0
BTM 12" STORM: 965.8
SEPARATION: 3.8

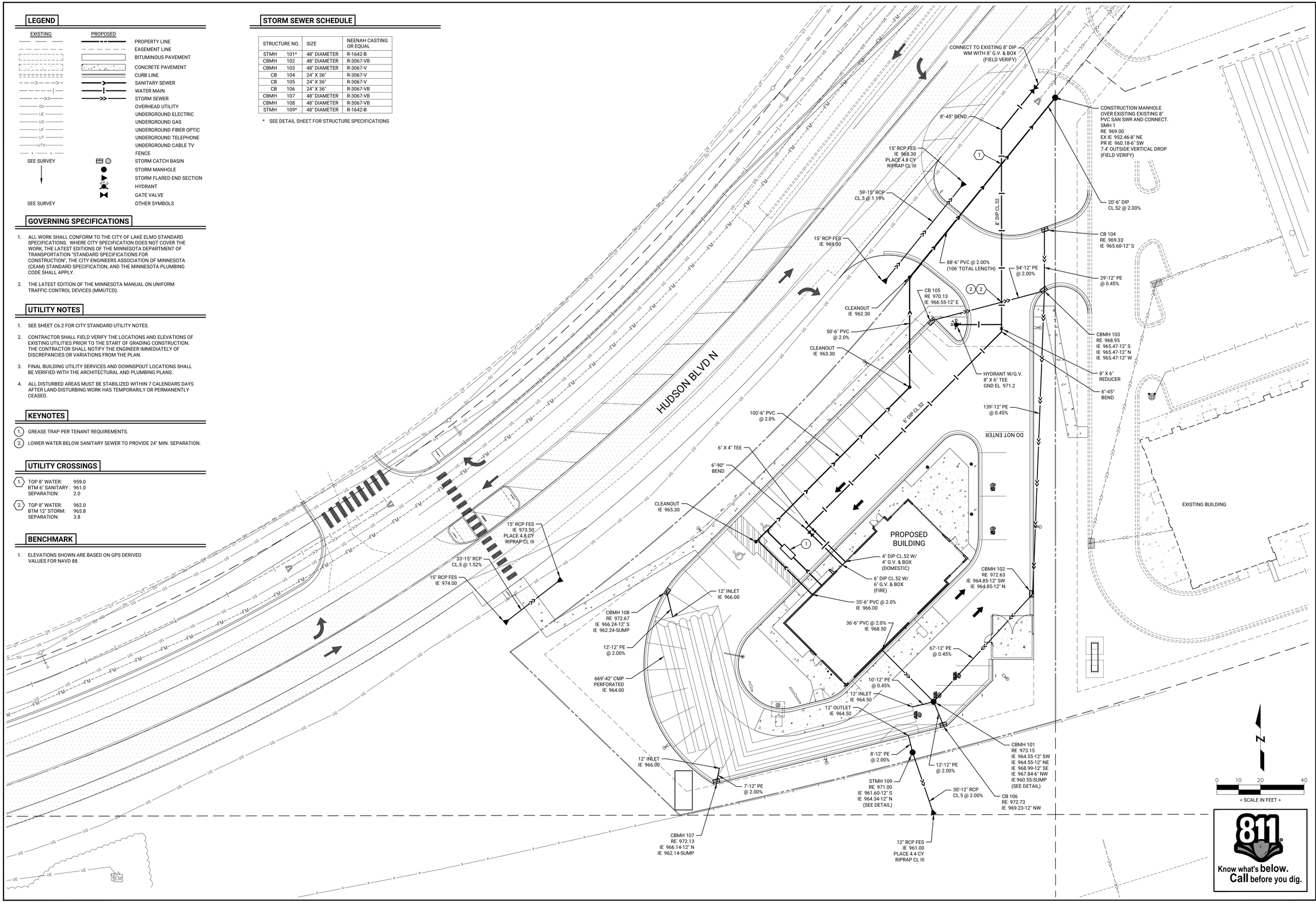
BENCHMARK

1. ELEVATIONS SHOWN ARE BASED ON GPS DERIVED VALUES FOR NAVD 88.

STORM SEWER SCHEDULE

STRUCTURE NO.		SIZE	NEENAH CASTING OR EQUAL
STMH	101*	48" DIAMETER	R-1642-B
CBMH	102	48" DIAMETER	R-3067-VB
CBMH	103	48" DIAMETER	R-3067-V
CB	104	24" X 36"	R-3067-V
CB	105	24" X 36"	R-3067-V
CB	106	24" X 36"	R-3067-VB
CBMH	107	48" DIAMETER	R-3067-VB
CBMH	108	48" DIAMETER	R-3067-VB
STMH	109*	48" DIAMETER	R-1642-B

* SEE DETAIL SHEET FOR STRUCTURE SPECIFICATIONS



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NAME: JOSEPH T RADACH PE

SIGNATURE:

DATE: 06/10/22 LIC #: 45889

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OWNER

LYNSKEY & CLARK
PO BOX 36, 118 S. MAIN STREET
STILLWATER, MN 55082

UTILITY PLAN

DAIRY QUEEN STORE #70891
LAKE ELMO, MINNESOTA

SHEET NUMBER
C3.1

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LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		CURB LINE
		SANITARY SEWER
		WATER MAIN
		STORM SEWER
OU		OVERHEAD UTILITY
UE		UNDERGROUND ELECTRIC
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UTV		UNDERGROUND CABLE TV
x x x		FENCE
SEE SURVEY		STORM CATCH BASIN
		STORM MANHOLE
		STORM FLARED END SECTION
		HYDRANT
		GATE VALVE
SEE SURVEY		OTHER SYMBOLS
970	970	10' CONTOUR
968	968	2' CONTOUR
00.0	00.0	SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)
		SILT FENCE
		RIPRAP

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF LAKE ELMO SPECIFICATIONS.
2. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. SEE SHEET C6.2 FOR CITY STANDARD GRADING NOTES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.

BENCHMARK

1. ELEVATIONS SHOWN ARE BASED ON GPS DERIVED VALUES FOR NAVD 88.

HUDSON BLVD N

ROCK CONSTRUCTION ENTRANCE

SILT FENCE (COORDINATE W/ADJACENT PROPERTY OWNER FOR OFF-SITE GRADING)

PROPOSED BUILDING FFF = 974.5

EXISTING BUILDING

TIP-OUT CURB (TYP)

2% MAX. SLOPE IN THIS AREA

DO NOT ENTER

POND 10P
669'-42" PERFORATED CMP
ROCK IE 963.5
PIPE IE 964.0
OUTLET EL 964.93
100 YR HWL 967.6

SILT FENCE (TYP)

< SCALE IN FEET >

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NAME: JOSEPH T RADACH PE

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7.		

OWNER

LYNSKEY & CLARK
PO BOX 36, 118 S. MAIN STREET
STILLWATER, MN 55082

GRADING AND DRAINAGE PLAN

DAIRY QUEEN STORE #70891
LAKE ELMO, MINNESOTA

SHEET NUMBER
C4.1

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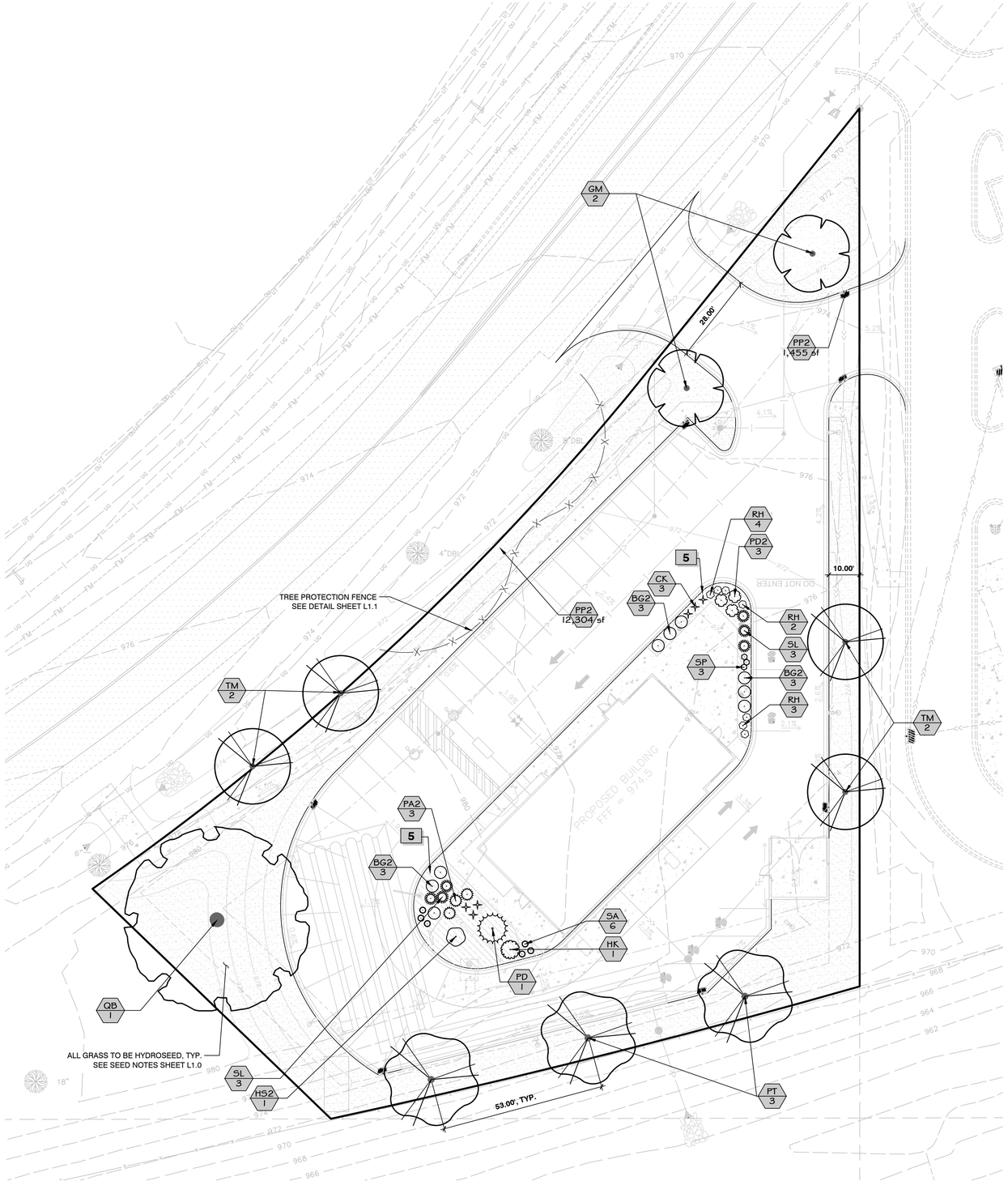


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
GM	Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree	2.5" Cal.	B&B	2	
PT	Populus tremuloides / Quaking Aspen	2.5" Cal.	B&B	3	
QB	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B	1	
TM	Tilia mongolica `Harvest Gold` / Harvest Gold Linden	-		4	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
BG2	Buxus microphylla `Green Borders` / Green Borders Boxwood	#2		9	
HS2	Hosta sieboldiana `Elegans` / Elegans Hosta	#10		1	
PA2	Perovskia atriplicifolia / Russian Sage	#2		3	
PD2	Physocarpus opulifolius 'Donna May' TM / Little Devil Dwarf Ninebark	#5		3	
PD	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark	#5		1	
GRASSES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#2		6	
SL	Schizachyrium scoparium / Little Bluestem	#1		6	
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
HK	Hosta x 'Krossa Regal' / Krossa Regal Hosta	#1		1	
RH	Rudbeckia hirta / Black-eyed Susan	#1		7	
SA	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1		6	
SP	Sedum x 'Purple Emperor' / Purple Emperor Stonecrop	#1		3	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	PP2	Poa pratensis / Kentucky Bluegrass	Hydroseed		12,992 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
5	3" Rock Mulch - Color: To be determined by owner	13.98 cy

SEED:

1. THE GRASS SEED MIXTURES SHALL MEET MNDOT SPECIFICATION 3876, FOR THE APPLICABLE AREA TO BE RESTORED. UNLESS OTHERWISE CALLED FOR ON THE PLANS, THE GRASS SEED SHALL MEET MNDOT SPECIFICATION 3876

CITY OF LAKE ELMO DESIGN STANDARDS AND GUIDELINES FOR LANDSCAPING:

1. PARKING, PUBLIC AND STREETSCAPE AREAS SHOULD UTILIZE TREES, PLANT BEDS, AND POTTED PLANTS TO ADD VISUAL INTEREST AND BREAK UP CONTINUOUS HARDSCAPE.
2. PARKING, SERVICE, STORAGE AND UTILITY AREAS SHOULD BE BUFFERED BY PLANTINGS. NEAR AREAS OF PEDESTRIAN CIRCULATION, THESE PLANTINGS SHALL NOT EXCEED 4 FEET IN HEIGHT FOR SAFETY PURPOSES.
3. HARDY AND NATIVE PLANT MATERIALS THAT ARE RESISTANT TO THE CLIMATE, DISEASE AND SALT ARE ENCOURAGED. MAKING USE OF SIMILAR PLANT MATERIALS A ADJACENT PROPERTIES AND PUBLIC SPACES IS ENCOURAGED TO CREATE CONTINUITY.
4. MATURE TREES LOCATED ON BUILDING SITES SHOULD BE RETAINED WHENEVER POSSIBLE.
5. BARE SOILS SHOULD BE PLANTED OR MULCHED WITH BARK, STONE OR OTHER SUITABLE MATERIAL TO AVOID UNNECESSARY RUNOFF.
6. THE LINEAR MEASUREMENT OF SURFACE PARKING AREAS PARALLEL TO THE PUBLIC STREET ARE ENCOURAGED NOT TO EXCEED MORE THAN 60% OF PRIMARY STREET FRONTAGES. SITES OR PROJECTS THAT ARE UNABLE TO MEET THIS GUIDELINE ARE ENCOURAGED TO INSTALL BERMS AND/OR ADDITIONAL LANDSCAPING ALONG AREAS OF SURFACE PARKING ADJACENT TO THE PRIMARY STREET FRONTAGE.THE ENTRANCE TO PARKING FACILITIES SHOULD BE LOCATED ON SECONDARY STREETS WHEN POSSIBLE.
7. SHARED PARKING FACILITIES BETWEEN ADJACENT USES OR BUSINESSES ARE ENCOURAGED WHEN POSSIBLE TO AVOID EXCESSIVE AMOUNTS OF PARKING.STRUCTURE PARKING IS ENCOURAGED, AND SHOULD BE LOCATED BEHIND OR BENEATH PRIMARY BUILDINGS WHEN POSSIBLE.
8. STRUCTURE PARKING OR PARKING AREAS LOCATED BENEATH THE PRIMARY STRUCTURE SHOULD BE SCREENED WITH ARCHITECTURAL ELEMENTS THAT MATCH THE PRIMARY BUILDING

.

9. PARKING AREAS SHOULD BE SCREENED FROM VIEW OF PUBLIC STREETS BY MEANS OF GRADING AND/OR LANDSCAPING.
10. PARKING AREAS SHOULD BE SCREENED FROM ADJACENT STRUCTURES WITH LANDSCAPING STRIPS NOT EXCEEDING 4 FEET IN HEIGHT IN ORDER TO ENSURE PEDESTRIAN SAFETY.
11. LANDSCAPED ISLANDS SHOULD BE INSTALLED WITHIN SURFACE PARKING AREAS TO BREAK UP CONTINUOUS HARDSCAPE AND REDUCE CONCENTRATION OF IMPERVIOUS SURFACE.

STANDARD PLANTING NOTES:

1. CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL 811 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. NOT 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 FILED 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 MATERIAL SHALL BE PROVIDED DESIGN-BUILD BY THE CONTRACTOR.

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

SIGNATURE: Jillian E. Reiner

TYPED OR PRINTED NAME: JILLIAN E. REINER

DATE: 6/9/22 LICENSE NUMBER: 55038

DBA: JILLIAN REINER

Professional Landscape Architect
1003 Bay Ln NE
Alexandria, MN 56308
phone 320.815.4580

DAIRY QUEEN STORE #70891

LAKE ELMO, MN

LANDSCAPE PLAN

DESIGN PHASE

- ☐ CONCEPTUAL PHASE
- ■ CONSTRUCTION DRAWING

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	PUD SUBMITTAL	2/13/23

DATE: 06/10/22

DRAWN BY:

CHECKED BY:

APPROVED BY:

SCALE: 1" = 20'

SHEET NO.: L1.0

PROJECT NO.: 22-23

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	7	AA3	Single	0.900	EX-LITE 100W T3 40K MOUNT ON 18FT POLE WITH 2FT BASE	100	13967

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.18	7.4	0.0	N.A.	N.A.

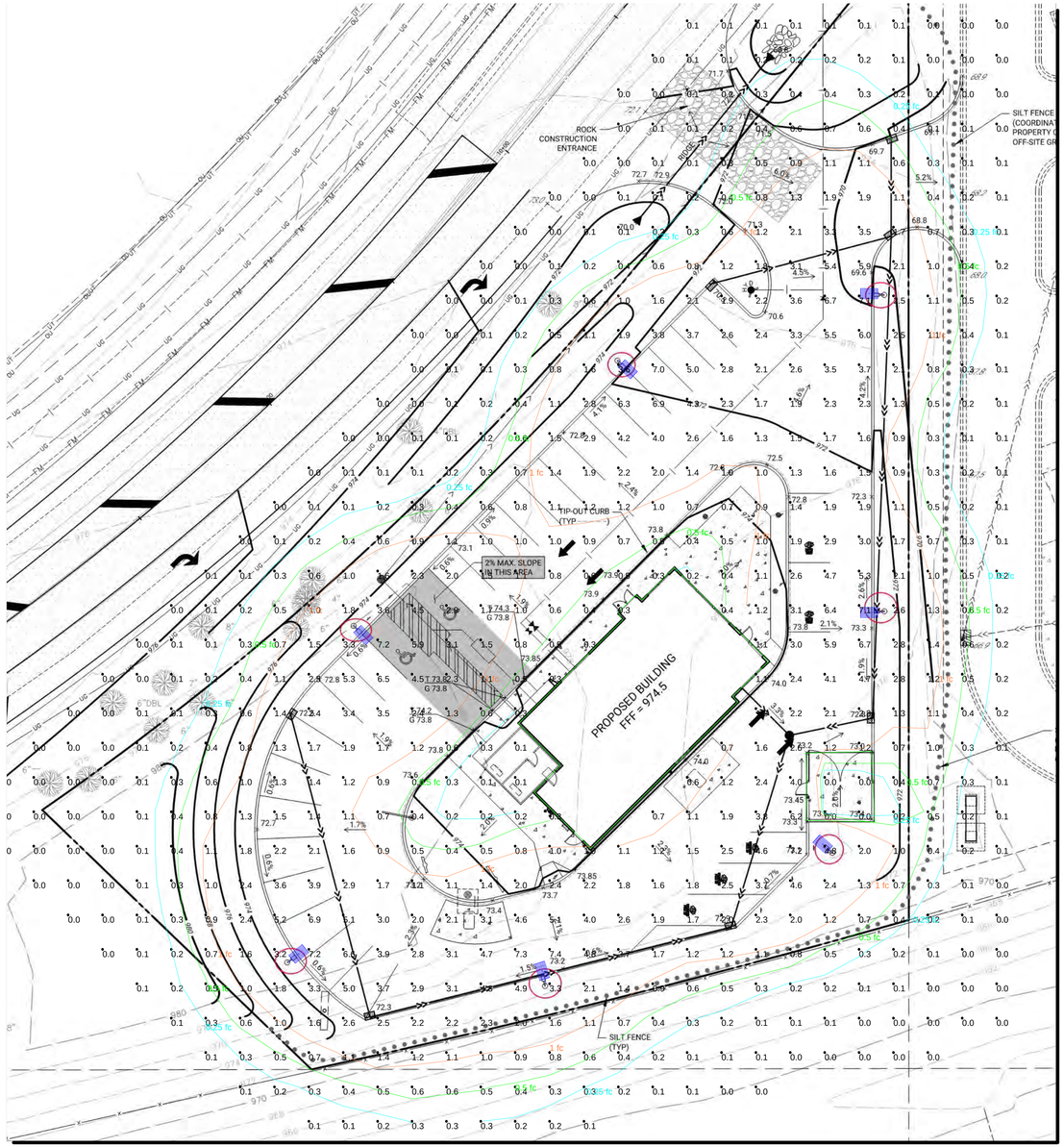
TYPE AA

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINCE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



Plan View
Scale: 1 inch= 20 Ft.

PULSE never ordinary

#	Date	Comments

Revisions

Drawn By: SANDY
Checked By: ROB C.
Date:6/9/2022

Scale: AS NOTED

DQ

LAKE ELMO, MN

E1.1

"THESE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT MEANT TO BE AN EXACT DEPICTION OF THE RENDITION SHOWN. ANY RELIANCE ON THESE RENDERINGS SHALL BE AT THE USER'S SOLE RISK. ALLIANCE CONSTRUCTION & DESIGN, INC. IS NOT RESPONSIBLE FOR ANY RELIANCE OR MISUSE OF THESE RENDERINGS AND/OR DAMAGES, CLAIMS, LOSSES OR LIABILITY THAT MAY RESULT."

PLAN FOR SITE PLAN APPROVAL

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Alliance
CONSTRUCTION & DESIGN
WWW.ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

REVISIONS		
#	STAGE	DATE

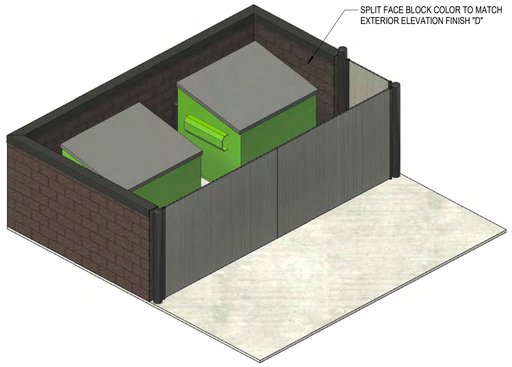
PLAN START DATE:	7/14/2022
APPROVED FOR BID	
APPROVED FOR REVIEW	
APPROVED FOR CONSTRUCTION	

PROJECT INFO:
22-039
PLAN FOR SITE PLAN APPROVAL
DAIRY QUEEN
LAKE ELMO
WASHINGTON COUNTY, MN

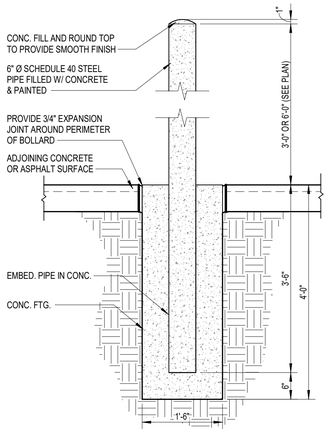
CURRENT AS OF:	2/13/2023 12:16:26 PM
DRAWN BY:	O.R.V.
SCALE:	

SHEET NAME:
PERSPECTIVES

008

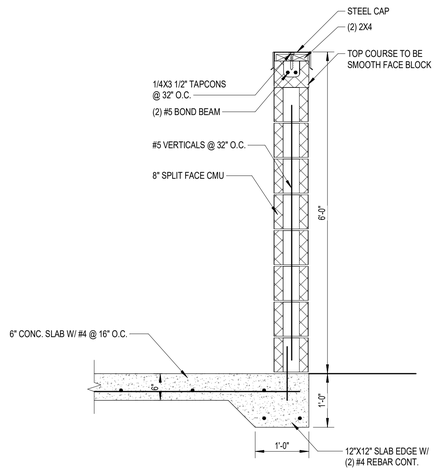


DUMPSTER ENCLOSURE
9 3D VIEW

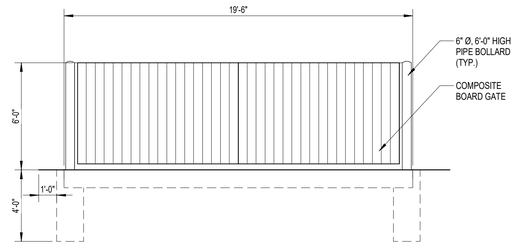


SECTION

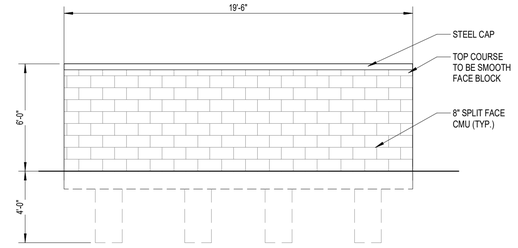
DUMPSTER ENCLOSURE
8 6" PIPE BOLLARD DETAIL
3/4" = 1'-0"



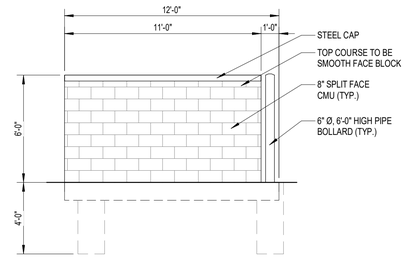
DUMPSTER ENCLOSURE
7 WALL SECTION
3/4" = 1'-0"



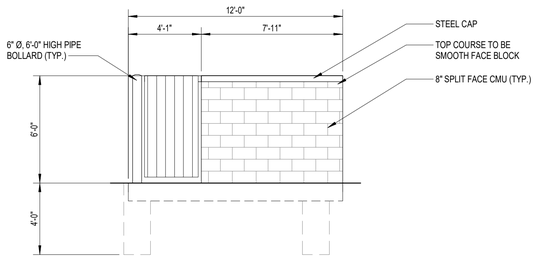
DUMPSTER ENCLOSURE
3 FRONT ELEVATION
1/4" = 1'-0"



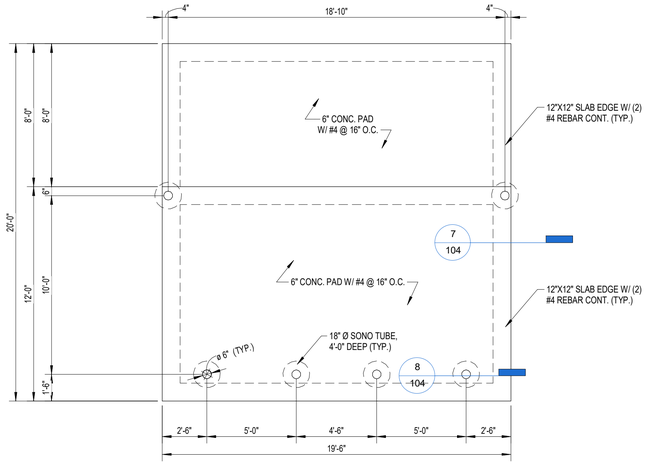
DUMPSTER ENCLOSURE
4 REAR ELEVATION
1/4" = 1'-0"



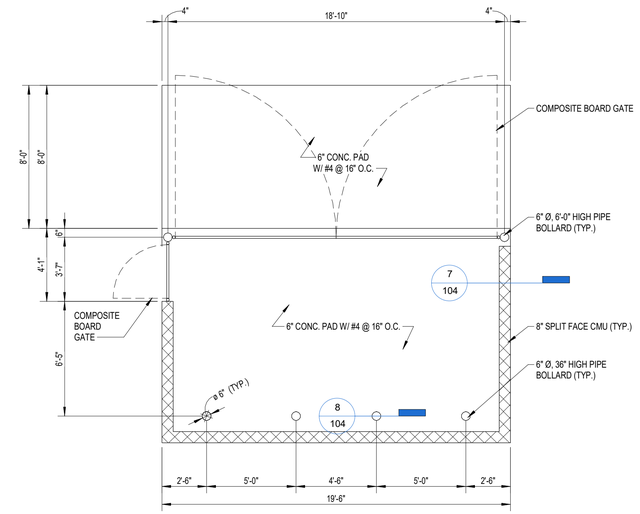
DUMPSTER ENCLOSURE
5 SIDE ELEVATION
1/4" = 1'-0"



DUMPSTER ENCLOSURE
6 SIDE ELEVATION w/ GATE
1/4" = 1'-0"



DUMPSTER ENCLOSURE
1 FOUNDATION
1/4" = 1'-0"



DUMPSTER ENCLOSURE
2 FLOOR PLAN
1/4" = 1'-0"

PLAN FOR SITE PLAN APPROVAL

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1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE

PLAN START DATE: 7/14/2022
APPROVED FOR BID
APPROVED FOR REVIEW
APPROVED FOR CONSTRUCTION

PROJECT INFO:
22-039
PLAN FOR SITE PLAN APPROVAL
DAIRY QUEEN
LAKE ELMO
WASHINGTON COUNTY, MN

CURRENT AS OF: 2/13/2023 12:16:29 PM
DRAWN BY: O.R.V.
SCALE: As indicated

SHEET NAME:
DUMPSTER ENCLOSURE DETAILS

104

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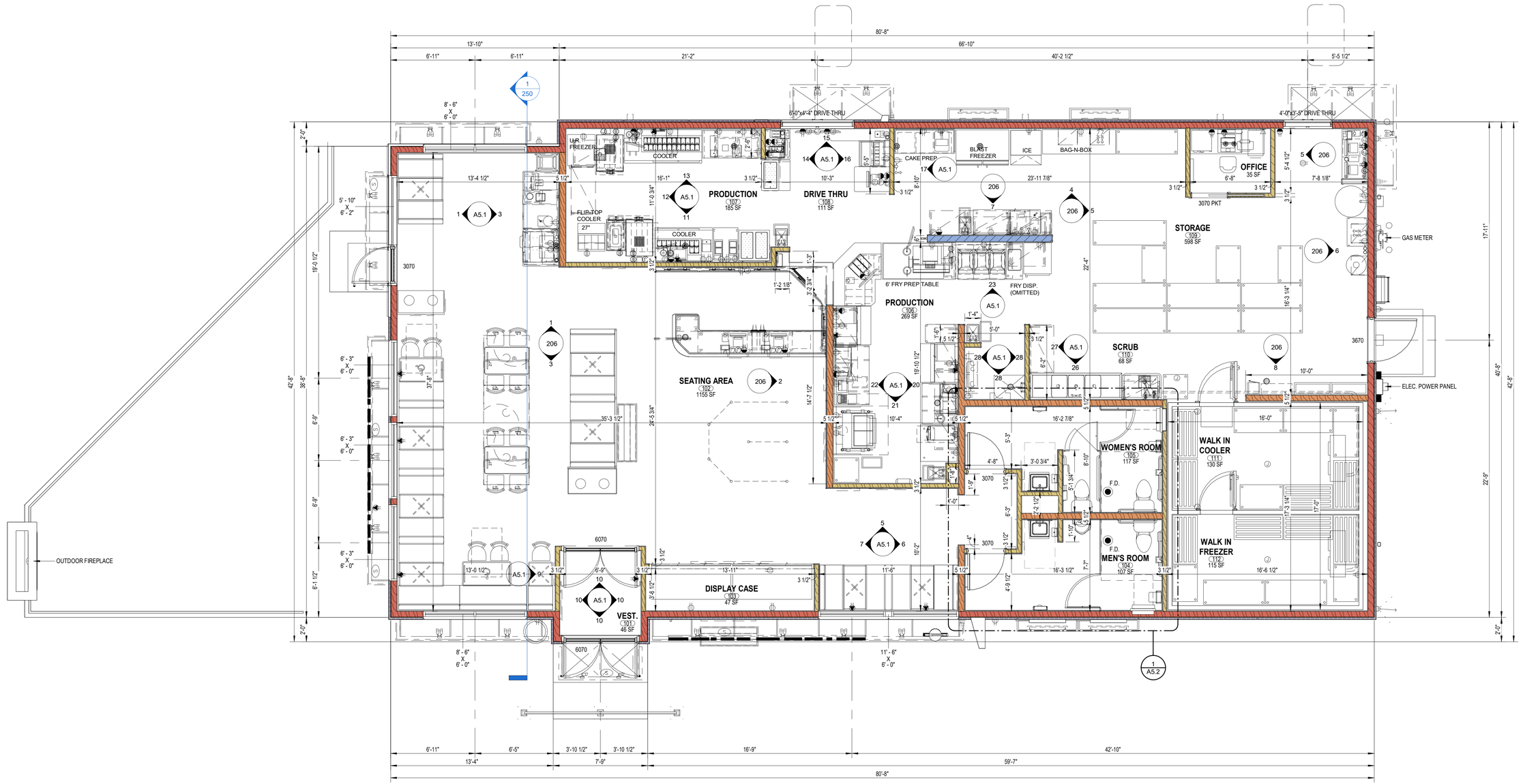

1 FLOOR PLAN
1/4" = 1'-0"

PLAN FOR SITE PLAN APPROVAL

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PROJECT INFO:
22-039
PLAN FOR SITE PLAN APPROVAL
DAIRY QUEEN
LAKE ELMO
WASHINGTON COUNTY, MN

CURRENT AS OF:	2/13/2023 12:16:31 PM
DRAWN BY:	BB
SCALE:	1/4" = 1'-0"

SHEET NAME:
FLOOR PLAN

200

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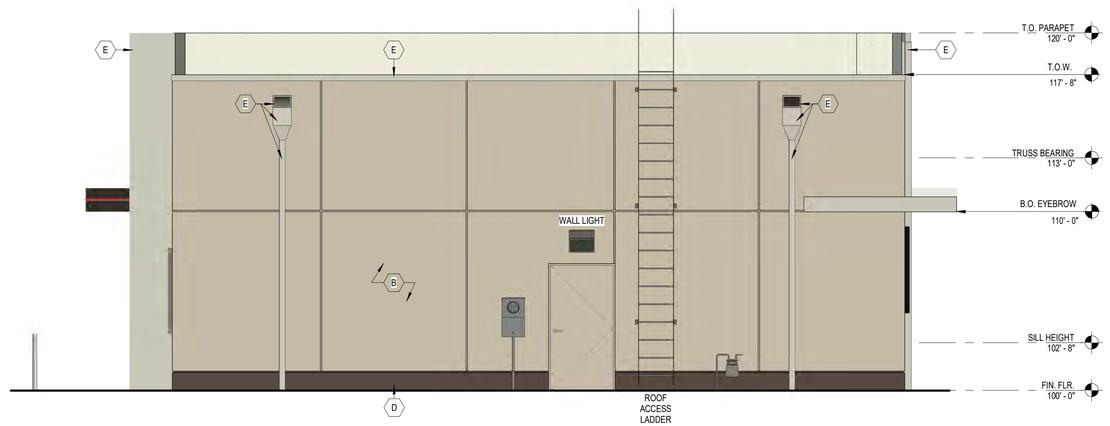
1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES:

NOTE: THIS IS A PROTOTYPICAL SCHEDULE. ALL FINISHES MAY NOT BE USED.

A STONE:
MFGR: BORAL STONE PRODUCTS LLC
STYLE: PRO-FIT® LEDGESTONE, DRY STACK
COLOR: PLATINUM
NOTE: CAPSTONE: ELDORADO STONE - CHISELED EDGE COLUMN CAP, COLOR: SMOKE

B EIFS: (LIGHT)
MFGR: STO CORPORATION
COLOR: NA19-0021 (MATCHES BENJAMIN MOORE, TEMPORAL SPIRIT 965)
FINISH: 310 STO (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

C EIFS: (RED)
MFGR: STO CORPORATION
COLOR: NA19-0022 (MATCHES BENJAMIN MOORE, CALIENTE AF-290)
FINISH: 130D STOLIT 1.0D (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

D EIFS: (DARK)
MFGR: STO CORPORATION
COLOR: NA19-0023 (MATCHES BENJAMIN MOORE, DEEP CREEK 1477)
FINISH: 130D STOLIT 1.0D (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

E COPING & SCUPPERS:
MFGR: FIRESTONE UNA-CLAD
MATL: 24 GA. STEEL
COLOR: SILVER METALLIC
FINISH: KYNAR 500
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

E.1 PAINT PATIO RAILING, LIGHTS, PERGOLA COLUMNS:
MFGR: BENJAMIN MOORE
COLOR: P28 COBBLESTONE PATH 1606
PRODUCT: ULTRA SPEC HP DTM ACRYLIC SEMI-GLOSS ENAMEL HP28
PRIMER: ULTRA SPEC HP DTM ACRYLIC METAL PRIMER HP04

F METAL PANEL:
MFGR: ALPOLIC
STYLE: 4MM
COLOR: SHIMMER DQS MAROON GOLD
NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

G METAL EYEBROW, OUTRIGGERS, & FLASHINGS:
MFGR: FIRESTONE UNA-CLAD
MATL: .040 ALUMINUM
COLOR: EXTRA DARK BRONZE
FINISH: KYNAR 500
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

H EIFS: (BLUE)
MFGR: STO CORPORATION
COLOR: NA19-0024 (MATCHES BENJAMIN MOORE, BIG COUNTRY BLUE #2066-30)
FINISH: 130D STOLIT 1.0 (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

K STOREFRONT:
STYLE: 2"x4 1/2"
FINISH: DARK BRONZE
GLAZING: CLEAR, 1" INSULATED, LOW E

L EIFS: (MEDIUM)
MFGR: STO CORPORATION
COLOR: NA20-0019 (MATCHES BENJAMIN MOORE, WILLOW CREEK #1468)
FINISH: 310 STO (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

M CORRUGATED METAL:
MFGR: METAL SALES MANUFACTURING CORPORATION
MATL: 7/8" CORRUGATED 24 GA. STEEL
COLOR: ACRYLIC COATED GALVALUME
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

N METAL EYEBROW, OUTRIGGERS, & FLASHINGS:
MFGR: FIRESTONE UNA-CLAD
MATL: .040 ALUMINUM
COLOR: CLEAR ANODIZED
FINISH: SATIN
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

P PAINT:
MFGR: BENJAMIN MOORE
COLOR: TEMPORAL SPIRIT 965
PRODUCT: AURA EXTERIOR PAINT, EGG SHELL LOW LUSTRE #634
PRIMER: FIRST COAT - AURA EXTERIOR PAINT

Q TRASH ENCLOSURE SOLID COLOR STAIN:
MFGR: BENJAMIN MOORE
COLOR: DEEP CREEK 1477
PRODUCT: ARBORCOAT WATERBORNE SOLID DECK & SIDING STAIN #640
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)

Q.1 TRASH ENCLOSURE PAINT:
MFGR: BENJAMIN MOORE
COLOR: DEEP CREEK 1477
PRODUCT: AURA EXTERIOR PAINT, EGG SHELL LOW LUSTRE #634
PRIMER: FIRST COAT - AURA EXTERIOR PAINT

R METAL PANEL:
MFGR: ALPOLIC
STYLE: 3MM
COLOR: TBX SILVER
NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

T AWNING:
MFGR: SUNBRELLA
COLOR: CHARCOAL TWEED 6007-000
VENDOR: SIGN SOURCE

W PERGOLA SOLID COLOR STAIN:
MFGR: BENJAMIN MOORE
COLOR: COBBLESTONE PATH 1606
PRODUCT: ARBORCOAT WATERBORNE SOLID DECK & SIDING STAIN #640
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)

X WALKIN COOLER/FREEZER:
MFGR: KOLPAK
COLOR: FACTORY FINISH
VENDOR: WASSERSTROM
NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS

PLAN FOR SITE PLAN APPROVAL

Alliance CONSTRUCTION & DESIGN
WWW.ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

REVISIONS		
#	STAGE	DATE
1	for review/construction/bid	--/--/2021

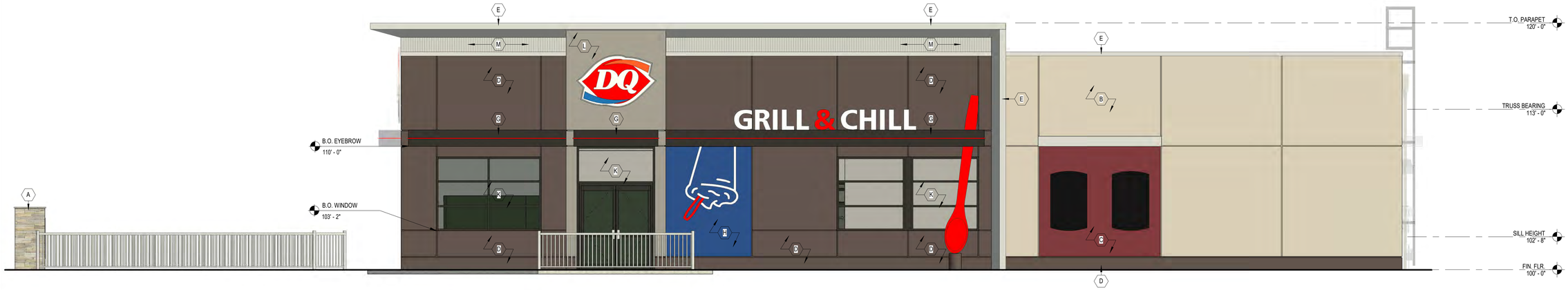
PLAN START DATE: 7/14/2022
APPROVED FOR BID
APPROVED FOR REVIEW
APPROVED FOR CONSTRUCTION

PROJECT INFO:
22-039
PLAN FOR SITE PLAN APPROVAL
DAIRY QUEEN
LAKE ELMO
WASHINGTON COUNTY, MN

CURRENT AS OF: 2/13/2023 12:16:39 PM
DRAWN BY: O.R.V.
SCALE: 1/4" = 1'-0"
SHEET NAME:
ELEVATIONS

240

P:\22-039 DQ Lake Elmo MN\Design Revit\22-039 DQ Lake Elmo.rvt



1 ENTRANCE ELEVATION
1/4" = 1'-0"

2 DRIVE-THRU ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES:

NOTE: THIS IS A PROTOTYPICAL SCHEDULE, ALL FINISHES MAY NOT BE USED.

(A) STONE:
MFGR: BORAL STONE PRODUCTS LLC
STYLE: PRO-FIT® LEDGESTONE, DRY STACK
COLOR: PLATINUM
NOTE: CAPSTONE: ELDORADO STONE - CHISELED EDGE COLUMN CAP, COLOR: SMOKE

(B) EIFS: (LIGHT)
MFGR: STO CORPORATION
COLOR: NA19-0021 (MATCHES BENJAMIN MOORE, TEMPORAL SPIRIT 965)
FINISH: 310 STO (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

(C) EIFS: (RED)
MFGR: STO CORPORATION
COLOR: NA19-0022 (MATCHES BENJAMIN MOORE, CALIENTE AF-290)
FINISH: 130D STOLIT 1.0D (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

(D) EIFS: (DARK)
MFGR: STO CORPORATION
COLOR: NA19-0023 (MATCHES BENJAMIN MOORE, DEEP CREEK 1477)
FINISH: 130D STOLIT 1.0D (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

(E) COPING & SCUPPERS:
MFGR: FIRESTONE UNA-CLAD
MATL: 24 GA. STEEL
COLOR: SILVER METALLIC
FINISH: KYNAR 500
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

(E.1) PAINT PATIO RAILING, LIGHTS, PERGOLA COLUMNS:
MFGR: BENJAMIN MOORE
COLOR: P28 COBBLESTONE PATH 1606
PRODUCT: ULTRA SPEC HP DTM ACRYLIC SEMI-GLOSS ENAMEL HP28
PRIMER: ULTRA SPEC HP DTM ACRYLIC METAL PRIMER HP04

(F) METAL PANEL:
MFGR: ALPOLIC
STYLE: 4MM
COLOR: SHIMMER DQS MAROON GOLD
NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

(G) METAL EYEBROW, OUTRIGGERS, & FLASHINGS:
MFGR: FIRESTONE UNA-CLAD
MATL: .040 ALUMINUM
COLOR: EXTRA DARK BRONZE
FINISH: KYNAR 500
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

(H) EIFS: (BLUE)
MFGR: STO CORPORATION
COLOR: NA19-0024 (MATCHES BENJAMIN MOORE, BIG COUNTRY BLUE #2066-30)
FINISH: 130D STOLIT 1.0 (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

(K) STOREFRONT:
STYLE: 2"x4 1/2"
FINISH: DARK BRONZE
GLAZING: CLEAR, 1" INSULATED, LOW E

(L) EIFS: (MEDIUM)
MFGR: STO CORPORATION
COLOR: NA20-0019 (MATCHES BENJAMIN MOORE, WILLOW CREEK #1468)
FINISH: 310 STO (FINE SAND)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

(M) CORRUGATED METAL:
MFGR: METAL SALES MANUFACTURING CORPORATION
MATL: 7/8" CORRUGATED 24 GA. STEEL
COLOR: ACRYLIC COATED GALVALUME
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

(N) METAL EYEBROW, OUTRIGGERS, & FLASHINGS:
MFGR: FIRESTONE UNA-CLAD
MATL: .040 ALUMINUM
COLOR: CLEAR ANODIZED
FINISH: SATIN
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

(P) PAINT:
MFGR: BENJAMIN MOORE
COLOR: TEMPORAL SPIRIT 965
PRODUCT: AURA EXTERIOR PAINT, EGG SHELL LOW LUSTRE #634
PRIMER: FIRST COAT - AURA EXTERIOR PAINT

(Q) TRASH ENCLOSURE SOLID COLOR STAIN:
MFGR: BENJAMIN MOORE
COLOR: DEEP CREEK 1477
PRODUCT: ARBORCOAT WATERBORNE SOLID DECK & SIDING STAIN #640
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)

(Q.1) TRASH ENCLOSURE PAINT:
MFGR: BENJAMIN MOORE
COLOR: DEEP CREEK 1477
PRODUCT: AURA EXTERIOR PAINT, EGG SHELL LOW LUSTRE #634
PRIMER: FIRST COAT - AURA EXTERIOR PAINT

(R) METAL PANEL:
MFGR: ALPOLIC
STYLE: 3MM
COLOR: TBX SILVER
NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.
VENDOR: ARCHITECTURAL METALS, SEE NATIONAL VENDORS LIST

(T) AWNING:
MFGR: SUNBRELLA
COLOR: CHARCOAL TWEED 6007-000
VENDOR: SIGN SOURCE

(W) PERGOLA SOLID COLOR STAIN:
MFGR: BENJAMIN MOORE
COLOR: COBBLESTONE PATH 1606
PRODUCT: ARBORCOAT WATERBORNE SOLID DECK & SIDING STAIN #640
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)

(X) WALKIN COOLER/FREEZER:
MFGR: KOLPAK
COLOR: FACTORY FINISH
VENDOR: WASSERSTROM
NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS

PLAN FOR SITE PLAN APPROVAL

Alliance CONSTRUCTION & DESIGN
WWW.ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

#	REVISIONS	
#	STAGE	DATE

PLAN START DATE: 7/14/2022
APPROVED FOR BID
APPROVED FOR REVIEW
APPROVED FOR CONSTRUCTION

PROJECT INFO:
22-039
PLAN FOR SITE PLAN APPROVAL
DAIRY QUEEN
LAKE ELMO
WASHINGTON COUNTY, MN

CURRENT AS OF: 2/13/2023 12:16:50 PM
DRAWN BY: O.R.V.
SCALE: 1/4" = 1'-0"
SHEET NAME:
ELEVATIONS

242

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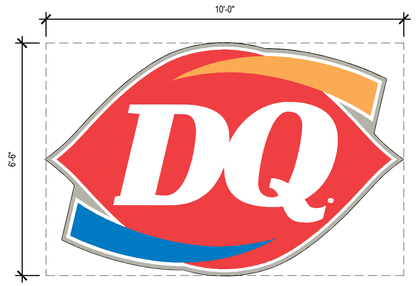
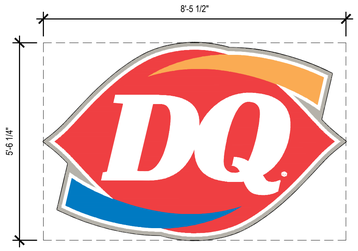
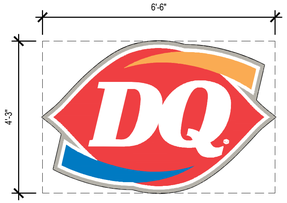


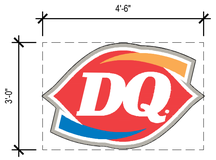
A DAIRY QUEEN LOGO (ILLUM.)
PROFILE = 46.4 SF RECTANGULAR = 65.3 SF



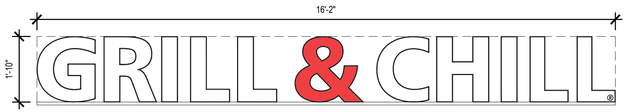
B DAIRY QUEEN LOGO (ILLUM.)
PROFILE = 33.1 SF RECTANGULAR = 46.7 SF



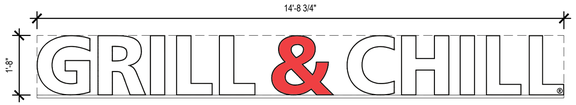
C DAIRY QUEEN LOGO (ILLUM.)
PROFILE = 19.6 SF RECTANGULAR = 27.6 SF



D DAIRY QUEEN LOGO (ILLUM.)
PROFILE = 9.3 SF RECTANGULAR = 13.5 SF



101 1'-10" H. CHANNEL LETTERS
INTERNALLY ILLUMINATED
PROFILE AREA: 14.78 SF RECTANGULAR AREA: 29.64 SF

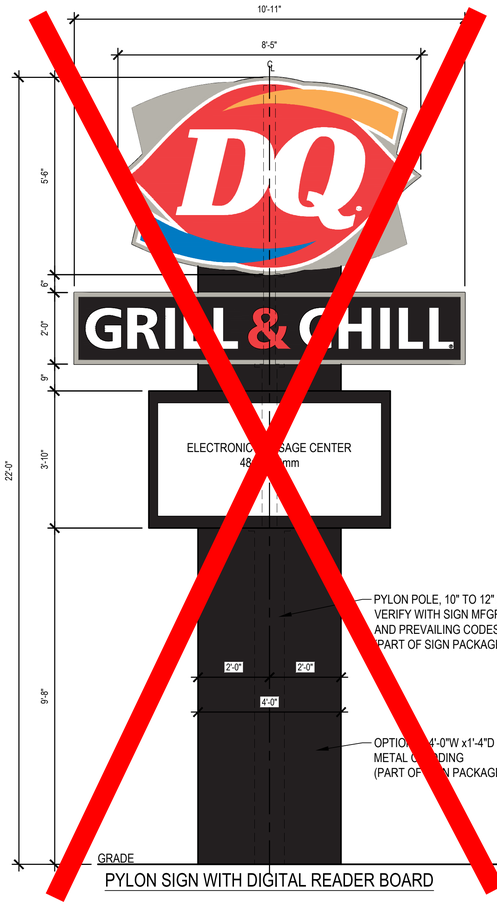


102 1'-8" H. CHANNEL LETTERS
INTERNALLY ILLUMINATED
PROFILE AREA: 12.22 SF RECTANGULAR AREA: 24.55 SF

103 1'-6" H. CHANNEL LETTERS
INTERNALLY ILLUMINATED
PROFILE AREA: 9.90 SF RECTANGULAR AREA: 19.88 SF

104 1'-6" H. CHANNEL LETTERS
INTERNALLY ILLUMINATED
PROFILE AREA: 5.99 SF RECTANGULAR AREA: 12.03 SF

2 A3.3 BUILDING SIGNAGE
SCALE: 1/2" = 1'-0"



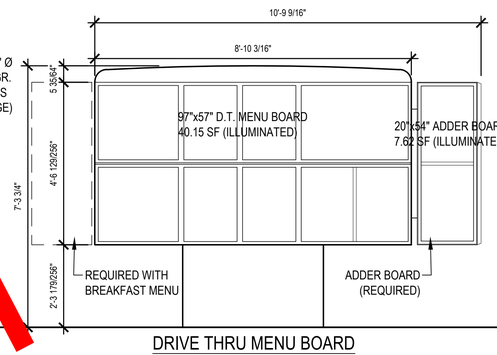
PYLON SIGN WITH DIGITAL READER BOARD

PYLON SIGN WITH READER BOARD

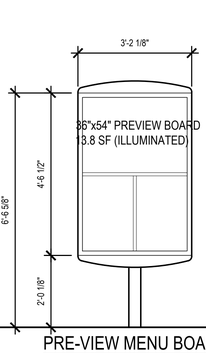
H 5'-6"x8'-5" (NOMINAL)
DAIRY QUEEN LOGO DOUBLE SIDED
INTERNALLY ILLUMINATED
PROFILE = 33.1 SF
RECTANGULAR = 46.7 SF

33 PYLON BOWTIE SIGNAGE
IS OPTIONAL COORD.
WITH FRANCHISEE

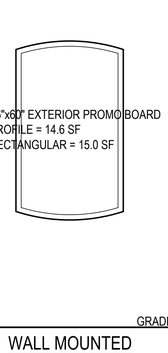
82 50" X 73" READER BD. (ILLUM.)
PROFILE = 24.46 SF
RECTANGULAR = 25.0 SF



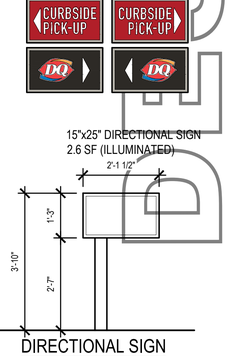
DRIVE THRU MENU BOARD



PRE-VIEW MENU BOARD
(OPTIONAL)



WALL MOUNTED
EXTERIOR PROMO BOARD



DIRECTIONAL SIGN
(OPTIONAL)

1 A3.3 SITE SIGNAGE
SCALE: 1/2" = 1'-0"

PRELIMINARY

MAIN STREET
TOWN SQUARE
ANY TOWN, USA.

GRILL & CHILL®

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

*REGISTERED U.S. PATENT OFFICE. AMERICAN DAIRY QUEEN CORPORATION. THIS DRAWING, IT'S DESIGN DETAIL AND INVENTION ARE THE PROPERTY OF AMERICAN DAIRY QUEEN INC. (ADQ) AND SHALL NOT BE COPIED IN ANY MANNER NOR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT ADQ CONSENT.

BUILDING TYPE:
DAIRY QUEEN GRILL & CHILL
CORE46

DRAWN, CHECKED, & APPROVED BY: ADQ DESIGN-ARCHITECTURE-CONSTRUCTION (DAC) DEPARTMENT

NORTH THIS IS "PLAN" NORTH FOR ACTUAL BUILDING ORIENTATION REFER TO SITE PLAN (BY OTHERS)

ISSUE DATE: 6-19-2020

REVISION DATE:

7-30-2020	1	PLAN REVISION BULLETIN #1
12-16-2020	2	PLAN REVISION BULLETIN #2
7-16-2021	3	PLAN REVISION BULLETIN #3
11-30-2021	4	PLAN REVISION BULLETIN #4
7-5-2022	5	PLAN REVISION BULLETIN #5
1-6-2023	6	PLAN REVISION BULLETIN #6

SIGNAGE MATRIX

SHEET NUMBER:
A3.3

THESE IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT MEANT TO BE AN EXACT DEPICTION OF THE RENDITION SHOWN. ANY RELIANCE ON THESE RENDERINGS AND/OR DAMAGES, CLAIMS, LOSSES OR LIABILITY THAT MAY RESULT.

Alliance
CONSTRUCTION & DESIGN
WWW.ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

#	REVISIONS	
#	STAGE	DATE

PLAN START DATE: 7/14/2022
APPROVED FOR BID
APPROVED FOR REVIEW
APPROVED FOR CONSTRUCTION

PROJECT INFO:
22-039
FOR BIDDING PURPOSES ONLY
DAIRY QUEEN
LAKE ELMO
WASHINGTON COUNTY, MN

CURRENT AS OF: 2/22/2023 3:28:20 PM
DRAWN BY: O.R.V.
SCALE:
SHEET NAME:
3D RENDERING

006

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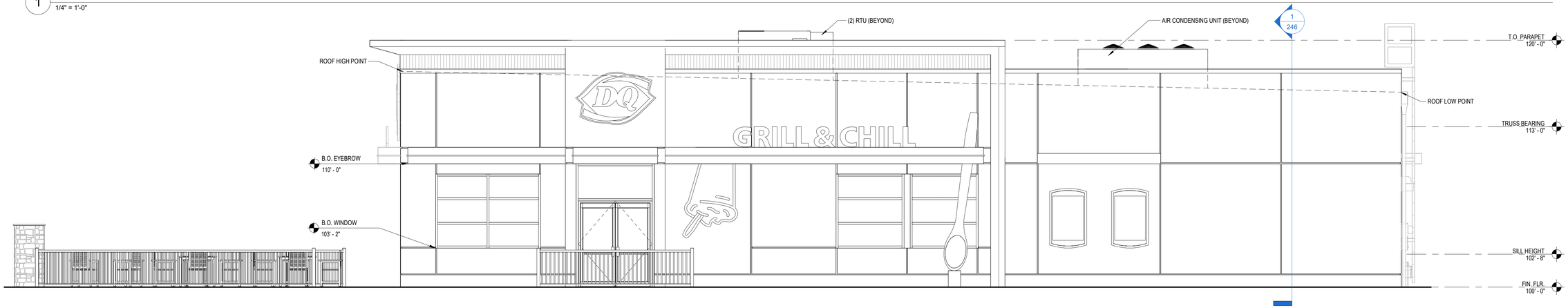
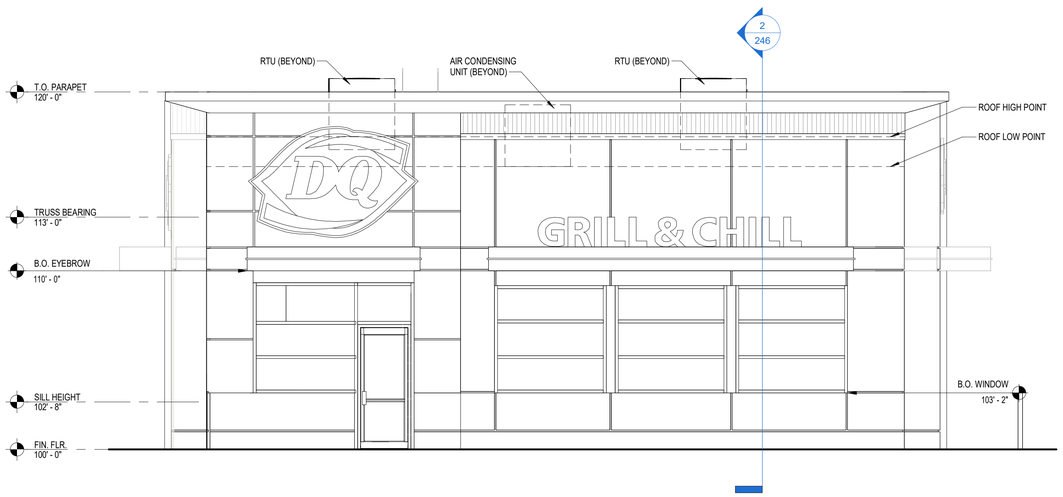
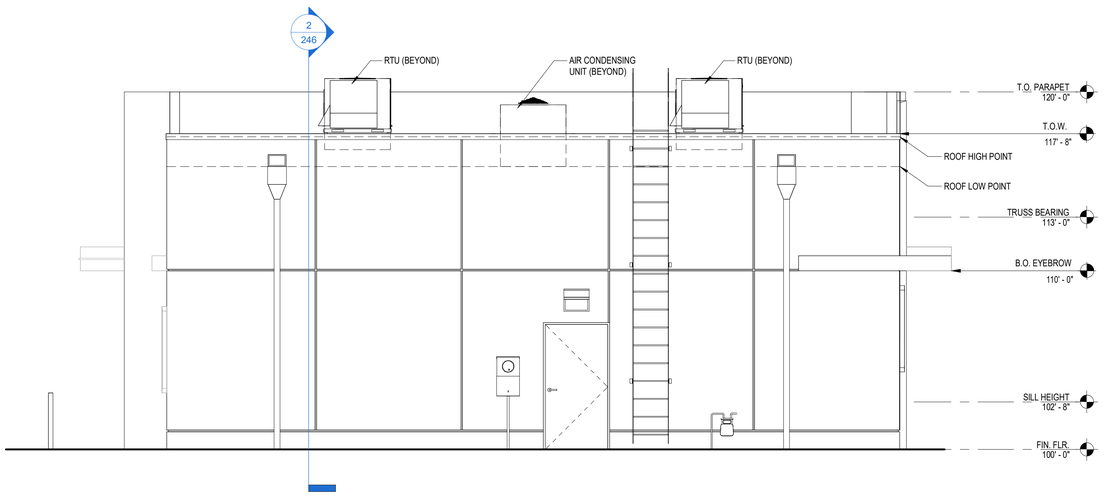
1 DRIVE-THRU ELEVATION
1/4" = 1'-0"



2 ENTRANCE ELEVATION
1/4" = 1'-0"



3 FRONT ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"

FOR SITE PLAN APPROVAL

Alliance CONSTRUCTION & DESIGN
WWW.ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE

PLAN START DATE: 7/14/2022
APPROVED FOR BID
APPROVED FOR REVIEW
APPROVED FOR CONSTRUCTION

PROJECT INFO:
22-039
FOR SITE PLAN APPROVAL
DAIRY QUEEN
LAKE ELMO
WASHINGTON COUNTY, MN

CURRENT AS OF: 2/23/2023 10:49:19 AM
DRAWN BY: O.R.V.
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SHEET NAME:
SIGHTLINE ELEVATIONS

244

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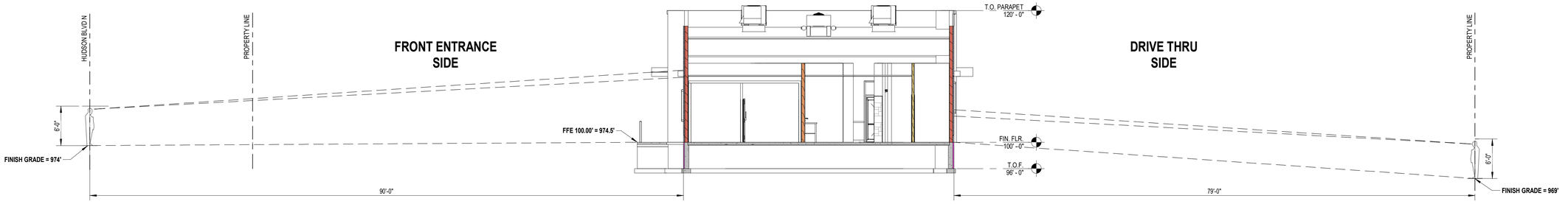
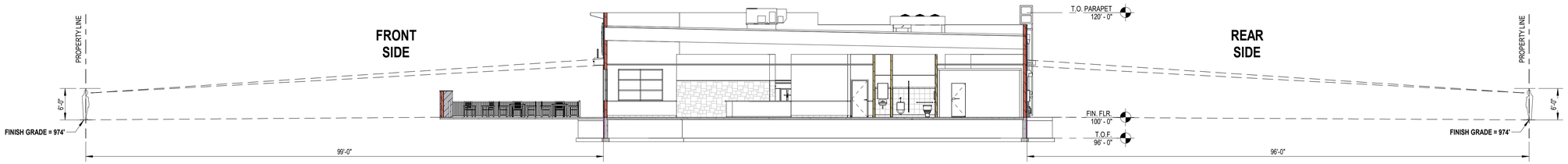


1 SIGHTLINES @ FRONT ENTRANCE & DRIVE THRU SIDES
1/8" = 1'-0"



2 SIGHTLINES @ FRONT & REAR SIDES
3/32" = 1'-0"

FOR SITE PLAN APPROVAL
NOT FOR CONSTRUCTION

Alliance CONSTRUCTION & DESIGN
WWW.ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

REVISIONS

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PROJECT INFO:
22-039
FOR SITE PLAN APPROVAL
DAIRY QUEEN
LAKE ELMO
WASHINGTON COUNTY, MN

CURRENT AS OF: 2/23/2023 10:49:20 AM
DRAWN BY: O.R.V.
SCALE: As indicated
SHEET NAME:
SIGHTLINES

246

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L A N D F O R M

From Site to Finish

Comprehensive Sign Plan Narrative

Lake Elmo, MN

Prepared for:

Drake Real Estate Services

DRAKE REAL ESTATE SERVICES

February 28, 2023

SUBMITTED TO
Lake Elmo Planning & Zoning
3880 Laverne Avenue N
Lake Elmo, MN 55042

CREATING MEMORABLE PLACES 25 YEARS

PREPARED BY
Landform Professional Services, LLC
105 5th Ave S, Suite 513
Minneapolis, MN 55401

Landform®, SensiblyGreen® and Site to Finish® are registered service marks of Landform Professional Services, LLC

TABLE OF CONTENTS

Comprehensive Sign Plan 1
Ground Sign Standards 1
Wall Sign Standards 2
Other Signage 3
Contact Information 3

Comprehensive Sign Plan

This narrative provides a summary of the Comprehensive Sign Plan as requested as part of the PUD.

The *italicized text* below indicates sign standards from Section 105.12.430 of the Zoning Ordinance. This text has been included to highlight where flexibility from sign standards has been requested.

Ground Sign Standards

Two ground signs are proposed where the development would be permitted four ground signs (one for each lot). The two proposed ground signs will have multiple sign panels to be shared by the lot users. The ground signs will be located on Lot 1, Block 1 and Lot 2, Block 2. Tenants in the development will be allocated a certain amount of sign area for each ground sign. The total permitted area for ground signs shall in addition to the permitted wall sign area.

The following is a summary of the proposed ground signage:

Lot	Ground Signs Allowed	Ground Signs Proposed	Maximum Area Allowed	Proposed Area (*Each Side*)	Maximum Height Allowed	Proposed Height
Lot 1, Block 1	1	1	250 sq. ft.	565 sq. ft.	30 ft.	50 ft.
Lot 1, Block 2	1	0	250 sq. ft.	N/A	30 ft.	N/A
Lot 2, Block 2	1	1	250 sq. ft.	250 sq. ft.	30 ft.	30 ft.
Lot 3, Block 2	1	0	250 sq. ft.	N/A	30 ft.	N/A
TOTAL	4	2	1,000 sq. ft.	815 sq. ft.		

Block 1 Ground Sign Standards

The following standards are proposed for the ground sign on Block 1:

1. One ground sign is permitted for Lot 1, Block 1 with a maximum height of 50 feet and sign area of 565 square feet.
    a. *Section 105.12.430(h.2) permits one ground sign with a maximum height of 30 feet and up to 250 square feet in area.*
2. An electronic variable message sign displaying multi-colored copy is allowed and shall not exceed 20% of the permitted sign area. Electronic variable message sign area will be included with the maximum aggregate sign area allowed.
    a. *Section 105.12.430(h.4) of the Zoning Ordinance permits electronic variable message signs up to 40 square feet in area.*
    b. *Section 105.12.430(h.4) limits electronic variable message signs to one color only, with light copy on a dark background.*
3. The total permitted ground sign area is in addition to the permitted wall sign area.

Block 2 Ground Sign Standards

The following standards are proposed for the ground sign on Block 2:

1. One ground sign is permitted for Block 2 and shall be located on Lot 2, Block 2 with a maximum height of 30 feet and up to 250 square feet.
    a. *Section 105.12.430(h.2) permits one ground sign with a maximum height of 30 feet and up to 250 square feet in area for each lot.* The Zoning Ordinance would allow for three ground signs (one on each lot in Block 2).

2. An electronic variable message sign is not proposed for the ground sign on Block 2.

Wall Sign Standards

The following is a summary of the proposed wall signage:

Lot	Wall Signs Allowed	Wall Signs Proposed	Ancillary Wall Signs Allowed per Façade	Ancillary Wall Signs Proposed per Façade	Maximum Area Allowed per Façade*	Proposed Area per Façade*
Lot 1, Block 1	2	3	3	1	150 sq. ft.	150 sq. ft.
Lot 1, Block 2	1	3	3	2	150 sq. ft.	300 sq. ft.
Lot 2, Block 2	1	3	3	2	150 sq. ft.	300 sq. ft.
Lot 3, Block 2	0	3	3	2	150 sq. ft.	300 sq. ft.
TOTAL	4	12	9	7		

** Including allowable principal and ancillary sign area.*

Block 1 Wall Sign Standards

The following standards are proposed for wall signs on Block 1:

1. No building occupant shall display more than one wall sign per building façade except as provided for below:
    a. Signage will be allowed on three facades of each building.
        i. Section 105.12.430(h.1) permits one wall sign per street frontage.
    b. Up to one ancillary sign will be allowed. Any ancillary sign shall not exceed 50% of the net area of the largest permitted wall sign displayed on that façade.
        i. Section 105.12.430(h.1) permits up to three (3) ancillary wall signs on buildings measuring at least 100 feet in length along the front property line.
    c. The aggregate area of the principal and ancillary signs shall not exceed 150 square feet per façade.
2. No individual wall sign shall exceed 100 square feet in area.
3. The total permitted wall sign area for a building shall be in addition to the permitted ground sign area.

Block 2 Wall Sign Standards

The following standards are proposed for wall signs on Block 2:

1. No building occupant shall display more than one wall sign per building façade except as provided for below:
    a. Signage will be allowed on three facades of the building.
        i. Section 105.12.430(h.1) permits one wall sign per street frontage.
    b. Up to two ancillary sign may be displayed on buildings. Any ancillary sign shall not exceed 50% of the net area of the largest permitted wall sign displayed on that façade.
        i. Section 105.12.430(h.1) permits up to three (3) ancillary wall signs on buildings measuring at least 100 feet in length along the front property line.
    c. The aggregate area of the principal and ancillary signs sign shall not exceed 300 square feet per façade.
2. No individual wall sign shall exceed 150 square feet in area.
    a. Section 105.12.430(h.1) of the Zoning Ordinance restricts that no individual wall sign shall exceed 100 square feet in area.
3. The total permitted wall sign area for a building shall be in addition to the permitted ground sign area.

Other Signage

Directional Signage

Directional signage within the development will comply with the directional sign standards in Section 105.12.430(h.0).

1. No more than three directional signs are permitted per lot, not including a maximum of one directional sign allowed per driveway entrance/exit.
2. Directional signage shall not serve an additional advertising purpose.
3. Surface area per sign shall not exceed three feet.
4. Logos shall not exceed two square feet per sign.
5. Sign height shall not exceed five feet above the ground elevation at the base of the sign.

Menu Signs

Menu signs are proposed for the Dairy Queen fast food restaurant. All menu signs within the development will comply with the menu sign standards in Section 105.12.430(k.12).

1. Menu signs up to 55 square feet in area and six feet in height, provided they are located within 15 feet of the commercial building with which they are associated or advertise and in a manner such that the copy is not readily viewable from the public right-of-way or a residential occupancy on an adjacent lot.

Contact Information

This document was prepared by:

Nicholas Ouellette
Landform
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401

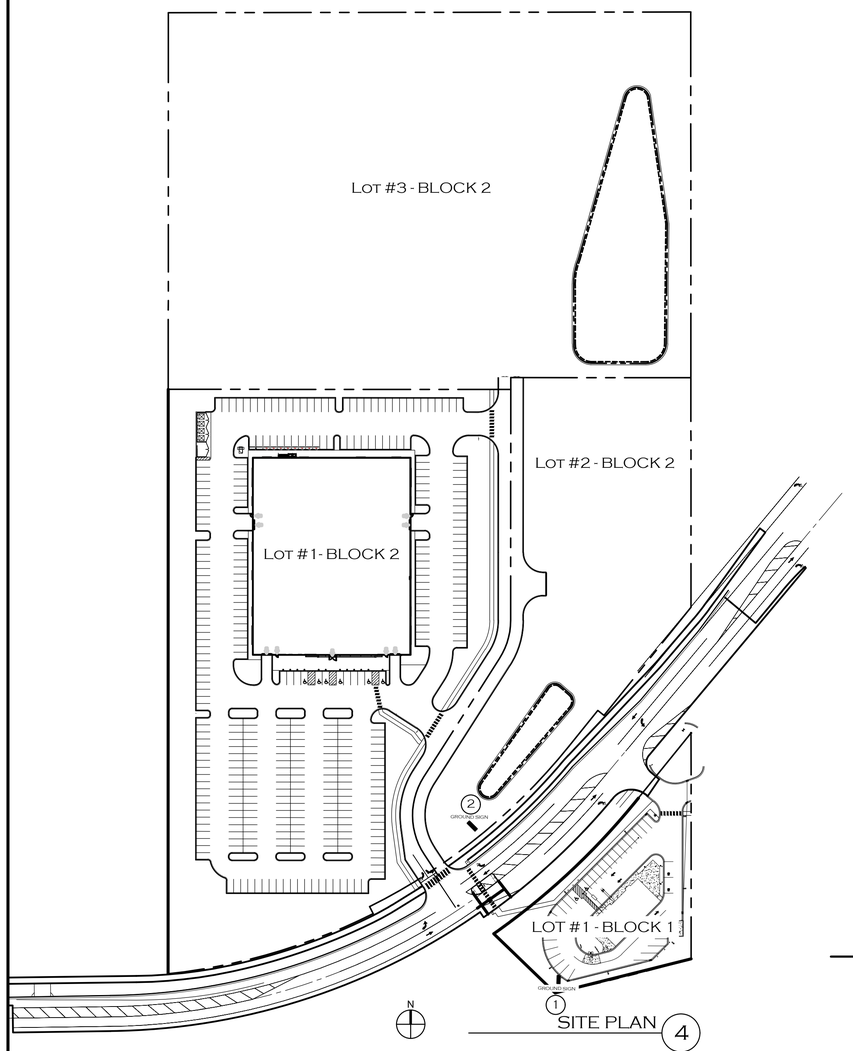
Any additional questions regarding this application can be directed to Tom Meyer at tmeyer@landform.net or 612.638.0241.

LAKE ELMO COMMONS
AN OFFICIAL SIGN DEVELOPMENT PLAN
CITY OF LAKE ELMO, COUNTY OF WASHINGTON, STATE OF MINNESOTA

LAKE ELMO COMMONS - GROUND SIGNAGE SUMMARY:

LOT #:	MAX ALLOWED:	PROPOSED:	MAX. AREA (SF)	PROPOSED SIGN AREA (SF)	MAX. HEIGHT (FT)	PROPOSED HEIGHT (FT)
LOT 1 - BLOCK 1	1	1	250	565 (EACH SIDE)	30	50
LOT 2 - BLOCK 2	1	1	250	250 (EACH SIDE)	30	30
TOTAL:	2	2	500	815 (EACH SIDE)		

SIGN SIZE JUSTIFICATION:
1. VERTICAL SIGNS HAVE A SMALLER FOOTPRINT AND ALLOW MORE LANDSCAPING AND FIT IN SMALLER AREAS.
2. PANEL SIZE: PANELS TO BE EQUAL IN SIZE BUT LARGE ENOUGH FOR TENANT BRANDING.
3. "LAKE ELMO COMMONS" WILL BE ON EACH SIGN, LETTERS MOUNTED HIGH ENOUGH TO AVOID BEING COVERED BY LANDSCAPING.
4. MULTI-TENANT SIGNS MAY PROVIDE SIGNAGE FOR TENANTS FOR ANY LOT.
5. SIGN DESIGN IS FOR EASY PANEL RECONFIGURATION.
6. FREESTANDING SIGNS MAY BE CHANGED OR UPDATED WITHOUT MASTER SIGN PLAN CHANGES.



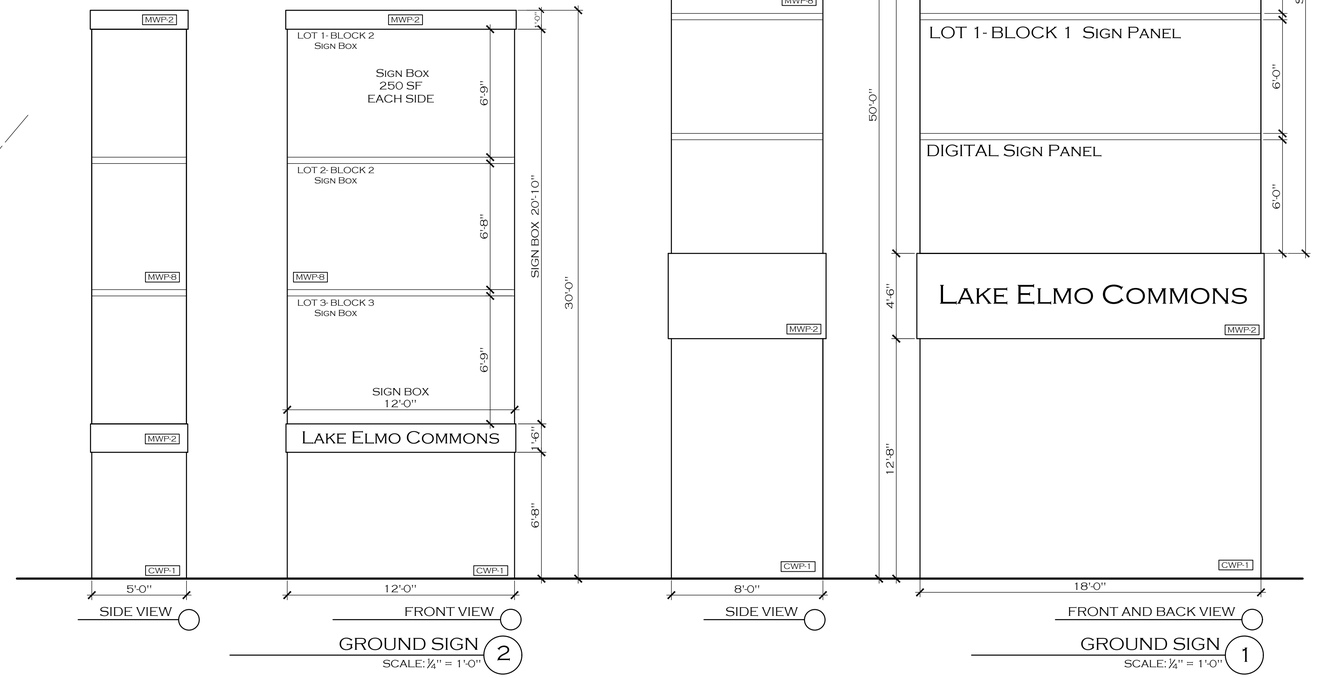
SITE PLAN 4

MATERIAL LEGEND:

PAINT: (COLORS BY BENJAMIN MOORE)
- PT-5, "TROUT GREY"

METAL WALL PANEL: (ALUCOBOND)
- MWP-2, COLOR: "CLEAR ANODIZED"
- MWP-8, COLOR: "BUNNY GREY"

CONCRETE WALL PANEL:
- CWP-1, COLOR: "TROUT GREY"



npnama partners llc
Architecture . Interior Design. Planning. Graphics
2287 Pinto Trail, Elizabeth, CO
Tel. 303.905.7567

DRAKE
MOTOR PARTNERS LE, LLC
496 S. BROADWAY
DENVER, CO 80209
TEL. 303.825.6200
WWW.DRAKERES.COM

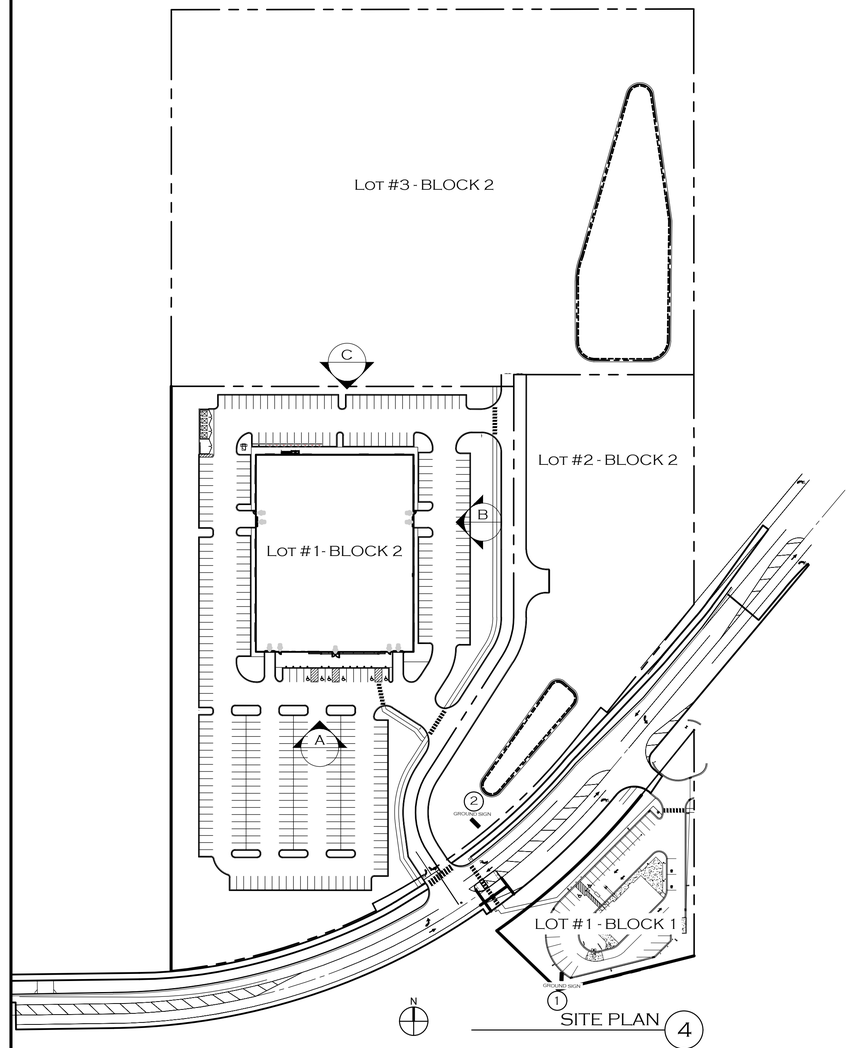
LAKE ELMO COMMONS

LAKE ELMO, MN

DRAWING TITLE

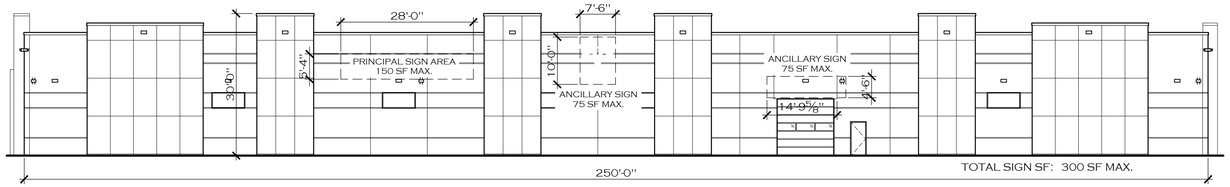
SIGN DESIGN STANDARDS

LAKE ELMO COMMONS
AN OFFICIAL SIGN DEVELOPMENT PLAN
CITY OF LAKE ELMO, COUNTY OF WASHINGTON, STATE OF MINNESOTA

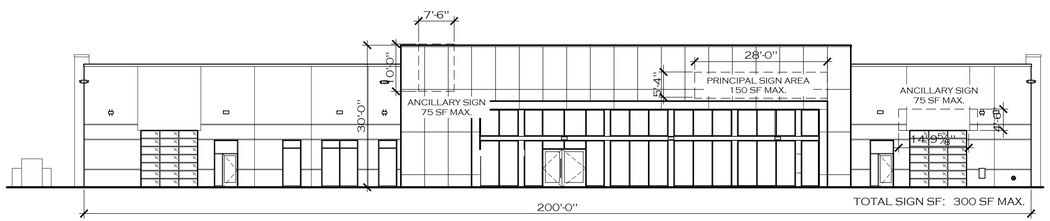


SITE PLAN 4

BUILDING SIGNAGE EXAMPLES



EAST ELEVATION B
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION A
SCALE: 1/8" = 1'-0"

npnama partners llc
Architecture . Interior Design. Planning. Graphics
2287 Pinto Trail, Elizabeth, CO
Tel. 303.905.7567

DRAKE
MOTOR PARTNERS LE, LLC
496 S. BROADWAY
DENVER, CO 80209
TEL. 303.825.6200
WWW.DRAKERES.COM

LAKE ELMO
COMMONS

LAKE ELMO, MN

DRAWING TITLE

SIGN DESIGN
STANDARDS

Lake Elmo Fire Department

Memorandum

To: Sophia Jensen, City Planner
From: Dustin Kalis, Fire Chief
Date: 3/1/23
Re: Preliminary Plat / PUD: Drake Motor Partners, LE LLC

The Lake Elmo Fire Department has completed a Preliminary Plat / PUD review for Drake Motor Partners, LE LLC based on submittals dated 2/16/23 with the following comments:

Lot 1, Block 1 & Block 2, Lots 1, 2, 3:

1) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.

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

3) Fire hydrants shall be provided in approved locations following review by Engineering and Public Works.

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

5) A Fire Department approved lock box (KNOX) is required for emergency access to buildings at an approved location. Provide keys for emergency access into and throughout the occupancies as required.

6) The fire sprinkler system shall be installed compliant with provisions of "2016 NFPA Standard 13, Installation of Sprinkler Systems" and the Minnesota State Fire Code. City permit required prior to initiation of work.

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

8) The fire alarm system shall be installed compliant with provisions of "2016 NFPA Standard 72, National Fire Alarm Code" and the Minnesota State Fire Code. City permit required prior to initiation of work.

9) The sprinkler system shall be properly monitored by a qualified monitoring company.

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

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

12) Provide and install dry chemical fire extinguishers certified for service and tagged as required. Service classification rating shall be a minimum 2A classification rating and maximum travel distance of 75 feet to extinguishers. The minimum classification rating may be upgraded for special or extra hazard areas within the occupancy.

13) Rooms containing controls for air-conditioning systems, roof access, elevator equipment, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

Lot 1, Block 1

14) All parking areas shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds. Area of underground storm water storage shall also meet this requirement.

15) Commercial kitchens will require a review of fire suppression, ventilation and fuel source systems. Type I hood and duct systems shall be in compliance with code.

16) The hood and duct wet chemical extinguishing system(s) shall be installed compliant with provisions of 2016 NFPA Standard 17A, Installation of Standard for Wet Chemical Extinguishing Systems. City permit required prior to initiation of work.

17) A minimum of one Class K extinguisher shall be installed in the commercial kitchen at an approved location. The minimum classification rating may be upgraded for special or extra hazard areas within the occupancy.

Block 2, Lots 1,2,3:

18) The gross building area of Lots 1, 2, and 3 of Block 2 shall not exceed 124,000 square feet unless an approved secondary access road is provided.

19) A review of hazardous/flammable/combustible liquids, battery and parts storage layout including commodities, quantities and rack construction and heights is required. The developer and architect shall provide the fire department a detailed plan for all storage, storage systems, racks and fluids management within the building.

20) The fire department will review operations with the developer and tenant to address specific emergency response and fire department training needs related to the service, storage and replacement of battery packs and power cells and any other emergency hazards related to their automobiles and energy systems.

Codes and Standards Used for this Review

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

- 2020 Minnesota State Fire Code
- Lake Elmo Fire Department Fire Code Policy
- NFPA 72, 2016 edition
- NFPA 13, 2016 edition
- NFPA 17A, 2016 edition

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E.	**651.300.4261**
Jack Griffin, P.E.	**651.300.4264**
Ryan Stempski, P.E.	**651.300.4267**
Chad Isakson, P.E.	**651.300.4285**

Date: February 28, 2023

To: Sophia Jensen, City Planner
Cc: Jenni Faulkner, Planning Director
Marty Powers, Public Works Director
Chad Isakson, PE, Assistant City Engineer
From: Jack Griffin, PE, City Engineer

Re: Ebertz (Drake-Electric Auto Sales & DQ)
PID 3402921440004 and 3402921440006
Preliminary PUD Plat/Plans

Engineering has reviewed the Ebertz (Drake-Electric Auto Sales and Dairy Queen) Preliminary PUD Plat/Plans received on February 15, 2023. The review consisted of the following documentation:

- Preliminary Plat and Preliminary PUD Narrative dated February 13, 2023.
- Civil Site Plans for Electric Auto Sales and Service dated February 13, 2023.
- Stormwater Management Plan for Electric Auto Sales and Service dated February 13, 2023.
- Site Construction Plans for Dairy Queen Store dated February 13, 2023.
- Stormwater Management Plan for Dairy Queen Store dated February 13, 2023.

STATUS/FINDINGS: A condition of Preliminary Plat approval must require the applicant to revise the site plans, utility plans and grading plans to address each review comment and condition of approval to the satisfaction of City staff, as part of the Final Plat application. 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 and Final 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, unless approved otherwise by the City Engineer.

PRELIMINARY AND FINAL PLAT/EASEMENTS

1. The Preliminary and Final Plat must be revised to clarify and revise the existing and proposed right-of-way dedication along Hudson Boulevard.
   - Right-of-way dedication along Hudson Boulevard must include a minimum distance of 50-feet north and 50-feet south of the existing Hudson Boulevard roadway centerline.
   - Right-of-way dedication must include the portion of property covered by the Highway Easement Document No. 90695.
   - Additional right-of-way dedication is required along the north boulevard of Hudson Boulevard to ensure the proposed trail and 2-foot clear zone is fully incorporated into the right-of-way.
2. All easement areas must be free from all encroachments other than those approved by the City Engineer and upon execution of an easement encroachment agreement. Prohibited encroachments include, but are not limited to trees, landscaping, fences, retaining walls, and building structures.
3. Drainage and utility easements are shown to be dedicated on the Preliminary Plat along all lot lines as required. The site plans, utility plans and grading plans must be revised as needed to show the easements

on the plans. The Site plans must also be revised as needed to preserve all easements along the public right-of-way for use by small/dry utilities, free from encroachments and at grades that do not exceed 4:1.

- A 10-ft drainage and utility easement abutting the full length of the Hudson Boulevard right-of-way must be provided as part of the Final Plat on both the north and south sides of the roadway.
- All easements must be shown on the site plans for the Dairy Queen Store. The Site plans must be revised to remove all easement encroachments.

4. The drainage and utility easement along the south property line of Lot 3, Block 2 must be increased to 40-feet to fully incorporate and protect the proposed drainage swale.
5. The drainage and utility easement over the East Infiltration basin (Lots 2 and 3, Block 2) must be revised to incorporate the 100-year HWL elevation/contour, and to incorporate the BMP maintenance access road needed to access both the storm sewer inlet and outfall structures. The BMP access road must be provided in accordance with the city engineering design standards.
6. The drainage and utility easement at the northeast corner of Lot 2, Block must be revised to maintain a minimum distance of 15-feet from the storm sewer run from STMH 710 to FES 700.
7. The drainage and utility easements over Lot 1, Block 2 must be revised to fully incorporate the 100-year HWL elevation/contour for the SE Pond, including the BMP maintenance access road to the pond maintenance bench. The BMP access road must be provided in accordance with the city engineering design standards.
8. Drainage and utility easements over Lot 1, Block 2 must be provided to fully incorporate the drainage pathways and 100-year HWL elevations/contours for the localized low areas from FES 300 to FES 210. The 100-year HWL elevation and contour for each localized low area must be shown on the grading plans.
9. A dedicated drainage and utility easements must be provided over the existing wetland, including the 100-year HWL and wetland buffer. The post development 100-year HWL elevation and contour for the wetland must be shown on the grading plans.
10. Public watermain and sanitary sewer easements must be provided to maintain a minimum 15-ft from centerline of pipe/hydrant or pipe/structure in all directions. Utility easements must be free from all encroachments, including retaining walls, trees, other small/dry utilities, or storm water management BMPs. Easements must be dedicated to the city as part of the plat. Dedicated watermain and sanitary sewer easements must be shown on all site, grading, utility, and landscape plans when submitting a Preliminary and Final Plat application.
    - Private utilities internal to the site (gas/electric/telecom) must be relocated outside of the dedicated water/sewer easements.
    - Watermain and sanitary sewer easement revisions are necessary to cover all proposed hydrants and the water/sewer service stubs to Lot 3, Block 2.
    - Easement revisions may be necessary to reflect any changes to the utility layout and alignments, including Lot 1, Block 1 on the south side of Hudson Boulevard.
11. The storm water pond, infiltration basin and underground storm water BMP will remain privately owned and maintained. As part of the development approvals, the applicant(s) will be required to sign a Storm Water Maintenance and Easement Agreement in the city's standard form of agreement. The storm water BMPs must be shown on the Preliminary Plat, site plans, utility plans and grading plans, including the 100-year high water level areas, maintenance access roadways and maintenance benches.
    - The Preliminary Plat, and site plans must be revised to include the underground storm water BMP for Lot 1, Block 1.
12. All off-site permanent and temporary easements necessary to construct the proposed subdivision improvements must be acquired and provided to the city prior to the approval of the construction plans. Each easement must be provided in the city standard form of easement agreement.
    - A permanent off-site drainage and utility easement is required for the proposed storm sewer run from STMH 501 to FES 500 and to incorporate the 100-year HWL elevation.
    - A temporary construction easement is needed to facilitate the construction and grading for FES 700.
13. No Outlots are proposed as part of the Preliminary and Final Plat.

TRANSPORTATION IMPROVEMENTS

1. Site Access and Access Management. Access to Lots 1-3, Block 2 will be provided from a private shared commercial drive that extends north from Hudson Boulevard through the center of the site. The private driveway is proposed at the approved Hudson Boulevard access location for the north parcel. Access to Lot 1, Block 1 will extend south directly from Hudson Boulevard at the approved Hudson Boulevard access location for the south parcel. However, per agreement with the property owners, the south access location can only be permitted with the closure of the adjacent temporary Lakewood Crossing access.
   - The scope of the subdivision and Hudson Boulevard improvements (and development agreement for the subdivision) must include the removal/phasing of the adjacent strip mall entrance. The proposed new access to Lot 1, Block 1 (Dairy Queen Site) cannot be opened for public use until the adjacent access is permanently closed.
2. Secondary Access. No secondary access is proposed for any lot within this subdivision. As a condition of Preliminary and Final Plat approval, the future uses and build-out for Lots 2 and 3, Block 2 must be limited to developments not requiring secondary access per the State Fire Code.
3. Preliminary and Final Plat approval must be contingent upon the applicant completing improvements to Hudson Boulevard as part of the subdivision improvements. The Hudson Boulevard Improvements must be completed in conformance with the Hudson Boulevard Design Standards, with an Urban section on both the north and south boulevards with a bituminous trail along the north side across the full frontage of the development parcel, and a sidewalk or trail along the south side across the full frontage of the south development parcel. Revisions to the Hudson Boulevard construction plans will be required as directed and approved by the City Engineer.
4. Pedestrian Crossing. A mid-block pedestrian crossing must be provided as shown on the city provided 2D linework, and a minimum 6-ft wide sidewalk constructed along the south boulevard to the existing Lakewood Crossing development.
   - The proposed Hudson Boulevard Improvements will need to be revised to urbanize the south side of the roadway along the entire frontage of Lot 1, Block 1, with a public sidewalk/trail extended within the right-of-way from the pedestrian crossing to the adjacent Lakewood Crossing subdivision. The proposed plans show a sidewalk across the property to be privately owned and terminating at the Dairy Queen. The sidewalk is not located in the right-of-way or within a public easement.
   - Hudson Boulevard plans will need to be revised to depict the existing conditions, in particular as it relates to existing trails, curb and gutter, storm sewer on each end of improvements, and including the location of the existing trail installed by Springs Apartments.
   - An overall Hudson Boulevard improvement plan must be provided with the Final Plat application (as part of the overall subdivision improvements) that includes all lane configurations, lane widths, turn lane lengths, taper rates and lengths, and pavement markings.
   - The raised island for the pedestrian crossing should be revised to provide a minimum 8-ft. opening to match the 8-ft. trail on the north side.
   - The plans will need to be revised to label all plan contours to facilitate review by the city. Cross sections will be required as part of the Hudson Boulevard construction plans.

GRADING PLANS, STORMWATER MANAGEMENT AND STORM SEWER SYSTEM

1. The subdivision improvements are subject to a storm water management plan (SWMP) meeting State, Valley Branch Watershed District (VBWD) 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. The SWMP will be required to accommodate all site improvements and all public improvements needed to support the development of the property, including the required Hudson Boulevard Improvements. Stormwater Management must be constructed to serve each proposed lot.
   - The SWMP must be revised to identify impervious surface calculations by lot and by public improvements. The site design breakdown is required to establish and memorialize the allowable impervious surfaces for development on future lots.

3. The SWMP will be required to verify that rate control and volume control requirements are met for all points of discharge from the site, and for each phase of the subdivision build-out. The existing and proposed drainage exhibits must be revised to label all points of discharge from the site. The SWMP rate control summary tables must reference each discharge location independently and combined using the same labeling as depicted on the exhibits. SWMP revisions are necessary to provide rate control for all points of discharge and for all storm events.
4. Soil borings are required in accordance with the City Engineering Design Standards Manual dated January 2022 to determine the design infiltration rates. Borings must be taken as part of the SWMP submitted for preliminary and final plat and must be taken within the foot print of the proposed basin.
   - Infiltration rates used for design purposes must be based on actual soil borings taken within the proposed BMP footprint. Soil borings are required in the number and depth as outlined in the City Engineering Design Standards. Geotechnical reports must provide analysis and recommendations on proposed design infiltration rates.
   - The assumed infiltration rate for the proposed underground infiltration system must be revised to be at a rate of 50% of the recommended infiltration rate based on actual soil borings.
   - A soil boring map must be included in the Geotechnical Reports and overlaying the proposed improvements to detail soil boring locations relative to the proposed BMPs.
5. The SWMP must be revised to provide a summary table of all proposed site BMPs necessary to provide storm water management for the Project. The table must label each BMP consistent with the project plans and must identify the 100-year HWL elevation for each BMP.
6. The storm water facilities constructed for this development should remain privately owned and maintained. The applicant will be required to execute and record a Stormwater Maintenance and Easement Agreement in the City's standard form of agreement. The grading plans must indicate that the storm water basins are "Privately Owned and Maintained" and to include the drainage and utility easement areas.
7. The grading plans must be revised to show all emergency overflow (EOF) locations and elevations for all BMPs and localized low areas. All EOFs and flow pathways must be protected by easement.
8. Revise the storm sewer layout as necessary to maintain all discharge velocities to be less than 5 fps. The storm sewer calculations show FES 200 at 10.3 fps and FES 300 at 6.3 fps. The Dairy Queen storm sewer calculations show the FES discharge to be 6.41 fps. Storm sewer calculations must be updated to include all proposed storm sewer pipe runs. The diary queen store pipe discharge
9. Revise the storm sewer pipe from CBMH-202 to MH-201 to be minimum 15-inch RCP.
10. Revise the DQ storm sewer pipe run from STMH 109 to FES to be minimum 15-inch RCP.

MUNICIPAL WATER AND SANITARY SEWER

1. Public watermain and sanitary sewer are available to serve the subdivision with existing utilities located in the Hudson Boulevard right-of-way. The developer will be responsible for all costs to extend utilities within and throughout the subdivision to fully serve each proposed lot.
2. Hydrant locations and system valves must be placed internal to the site as directed by the Lake Elmo Public Works and Fire Departments. Plan and easement revisions will be required accordingly. All internal site hydrants, and watermains feeding any hydrant, will remain city owned and operated. Minimum 30-foot easements centered over the pipe/hydrant will be required without encroachments.
3. The watermain and sanitary sewer plans must be revised to specify the public watermain and public sewer mains vs. the "begin location" for each private water/sewer service to each lot. A curb-stop or gate valve is required and the end point of the public watermain and each private service must be clearly labeled. Plan notes must be added to indicate that the private water/sewer services are to be constructed per state building code.
4. The applicant has indicated that the estimated WAC and SAC units for the subdivision include 19 WAC/SAC units for the auto service and office, 10 WAC/SAC units for the restaurant, and an additional 30 WAC/SAC units for the future development of Lots 2 and 3, Block 2. In addition, the estimated fire flow demand has been reported to be 1,200 GPM for a 4-hour duration.

Hoisington Koegler Group Inc.

Creating Places that Enrich People's Lives

MEMORANDUM

TO: Sophia Jensen

FROM: Tim Solomonson, PLA

DATE: 2/27/2023

RE: Preliminary Plat and PUD Review - Ebertz Property

The Hendrix Apartments – Permit Set Addendum 1

Submittals

The Preliminary Plat and PUD dated 2/13/23

Review History

- Initial Sketch Plat landscape review on 9/20/2022.
- PUD Pre-Application and plan documents dated 10/26/2022.

Location: HUDSON BLVD N. LAKE ELMO, MN 55042

Current Land Use Category: Commercial (C)

Adjacent and Surrounding Land Use: Medium Density Residential PUD (MDR PUD) to the north and west, High Density Residential PUD (HDR PUD) to the west, Public ROW to the south, and Commercial (C) to the east.

Special Landscape Provisions in addition to the zoning code: none

Tree Preservation: *105. 12. 470*

- A tree preservation plan has been submitted that does not meet all Code requirements.
    - Site mass graded without reasonable effort made to preserve existing specimen trees
    - Plan missing required information, see 105.12.470 requirements

Landscape Requirements: *105. 12. 480*

- A landscape plan has been submitted and does not meet all requirements.
    - Plan missing required information, see 105. 12. 480 requirements
        - Provide details and cross section of all required screening
        - Parking lot tree requirements not met
        - Street frontage tree requirements not met

Hoisington Koegler Group Inc.
800 Washington Ave. N., Suite 103
Minneapolis, Minnesota 55401
(612) 338-0800 www.hkgi.com

- Landscape frontage strip requirement not met
- Residential buffer strip requirement not met

Recommendation:

- Landscape and tree preservation plans are incomplete and lack basic information (scale, north arrow, linework, etc.) required to evaluate for compliance.
- Bulleted items listed above are major items of concern, but are not inclusive of all missing or omitted information.
- It is recommended that the landscape and tree preservation plans be resubmitted to meet landscape and tree preservation code (and plan) requirements.

Hoisington Koegler Group, Inc.

Tim Solomonson, PLA (MN)

City of Lake Elmo Municipal Landscape Architect
P: (612) 802-0142
E: tim@hkgi.com

	City Code for C-Commercial	Proposed PUD
Residential Uses		
Single Family Attached	C	
Multi-family dwelling	C	
Live-work unit	C	
Group Living		
Semi-transient accommodations	C	
Congregate housing	C	
Public and Civic Uses		
Colleges and universities	C	
Community service	C	
Day care center	C	P
Schools, public and private	C	P
Public assembly	C	P
Religious institutions	C	P
Services		
Business service	P	P
Business center	P	P
Offices	P	P
Commercial kennel	C	P
Communication services	P	P
Educational services	P	P
Financial institution	P	P
Funeral home	P	P
Lodging	P	P

	City Code for C-Commercial	Proposed PUD
Services (continued)		
Medical facility	C	P
Membership organization	P	P
Nursing and personal care	C	P
Personal services	P	P
Repair and maintenance shop	P	P
Veterinary services	P	P
Food Services		
Standard restaurant	P	P
Drive-in restaurant	C	P
Drinking and entertainment	P	P
Fast food restaurant	P	P
Sales of Merchandise		
General retail sales	P	P
Building supplies sales	C	P
Warehouse club sales	C	P
Furniture and appliance sales	P	P
Grocery, supermarket	P	P
Liquor store	P	P
Garden center	P	P
Neighborhood convenience store	P	P
Shopping center	P	P
Wholesaling	P	P

Automotive/Vehicular Uses		
Automobile maintenance service	C	P
Automobile parts/supply	P	P
Car wash	C	P
Gasoline station	C	P
Parking facility	C	P
Sales and storage lots	C	P
Outdoor Recreation		
Outdoor recreation facility	C	P
Parks and open areas	P	P
Indoor Recreation/Entertainment		
Indoor athletic facility	P	P
Indoor recreation	C	P
Agricultural and Related Uses		
Agricultural sales business	P	P
Agricultural sales	C	P
Agriculture support	C	
Waysides Stand	P	
Industrial and Executive Uses		
Light industrial		P
Non-production industrial		P
Motor freight and warehousing		P
Research and testing		P
Light industrial		P

Transportation and Communications		
Broadcasting and communications	P	P
Accessory Uses		P
Bed and breakfast	P	P
Drive-through facility	C	P
Parking facility	P	P
Outdoor storage	C	P
Outdoor display	C	P
Solar equipment	P	P
Wind generator- ground mounted	C	
Wind Generator- roof/structure mounted	C	
Other structures typically incidental and clearly subordinance to permitted use	P	P

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. XX-YYY

AN ORDINANCE AMENDING CHAPTER 105 OF THE LAKE ELMO CITY CODE OF ORDINANCES BY REZONING ALL PROPERTY AT PID 34.029.21.44.0006 and 34.029.21.44.0004 **FROM C (COMMERCIAL) TO C-PUD (COMMERICAL PLANNED UNIT DEVELOPMENT)**

SECTION 1. Zoning Map Amendment. The following property is hereby rezoned from C-Commercial to C–PUD –Commercial Planned Unit Development:

THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 29, RANGE 21, EXCEPT THAT PART DEPICTED AS PARCEL 33B ON MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-43 FILED MARCH 22, 1982, AS DOCUMENT NO. 429592, WHICH WAS TAKEN BY THE STATE OF MINNESOTA IN FINAL CERTIFICATE DATED OCTOBER 4, 1989, FILED OCTOBER 24, 1989, AS DOCUMENT NO. 613150.

Washington County, Minnesota.

SECTION 2. PUD District Regulations. Permitted uses and regulations acceptable to the PUD are hereby established as follows:

1. Land Use – Use of the property shall be the same as the C-Commercial district and the following industrial uses are allowed as conditional uses within this PUD.
    A. Light industrial
    B. Non-production industrial
    C. Motor freight and warehousing
    D. Research and testing

2. Accessory Uses - Accessory uses shall be incidental to the principle uses of the property and as allowed in the C- Commercial district.

3. Bulk Standards – Unless a PUD deviation has been granted or conditions imposed, the standards for this property shall be those found in the C-Commercial zoning District, Article XV of the Zoning Ordinance.

SECTION 3. Zoning Map. The zoning map of the City of Lake Elmo shall be republished in the ordinary course to show the aforesaid zoning, and in the interim the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

SECTION 4. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 5. Adoption Date. This Ordinance XX-YYY was adopted on this ___day of _____, 2023, by a vote of ___ Ayes and ___ Nays.

LAKE ELMO CITY COUNCIL

_____

__

Mike Pearson, Mayor

ATTEST:

_____

Julie Johnson, City Clerk

This Ordinance XX-YYY was published on the _____ day of _____, 2023

a. Bed and breakfast
b. Drive-through facility
c. Parking facility
d. Outdoor storage
e. Outdoor display
f. Solar equipment
g. Other structures typically incidental and clearly subordinance to permitted use

3. Bulk Standards – Unless a PUD deviation has been granted or conditions imposed, the standards for this property shall be those found in the C- Commercial zoning District, Article XV of the Zoning Ordinance.

SECTION 3. Zoning Map. The zoning map of the City of Lake Elmo shall be republished in the ordinary course to show the aforesaid zoning, and in the interim the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

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SECTION 5. Adoption Date. This Ordinance XX-YYY was adopted on this ___ day of _____, 2023, by a vote of ___ Ayes and ___ Nays.

LAKE ELMO CITY COUNCIL

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

This Ordinance XX-YYY was published on the _____ day of _____, 2023

From:	Sophia Jensen
To:	Jenni Faulkner
Subject:	FW: Subject: Preliminary Plat and Planned Unit Development (PUD). Property ID # 34.029.21.44.0006 and 34.029.21.44.0004. Drake Motor Partners LE LLC - four lot subdivision with one lot proposed as an auto dealership, one as fast-food restaurant and two va
Date:	Tuesday, March 7, 2023 3:49:39 PM

From: Nita Dave <ndave5@icloud.com>
Sent: Tuesday, March 7, 2023 3:49 PM
To: Sophia Jensen <SJensen@lakeelmo.org>
Subject: Subject: Preliminary Plat and Planned Unit Development (PUD). Property ID # 34.029.21.44.0006 and 34.029.21.44.0004. Drake Motor Partners LE LLC - four lot subdivision with one lot proposed as an auto dealership, one as fast-food restaurant and two vac...

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

Nita Dave
181 Junco Road N
Lake Elmo, MN 55042
520-271-7707
Email: ndave5@icloud.com

3/7/2023

To: sjensen@lakeelmo.org
City Hall
3880 Laverne Ave. N.,
Lake Elmo, MN 55042

Subject: Preliminary Plat and Planned Unit Development (PUD). Property ID # 34.029.21.44.0006 and 34.029.21.44.0004. Drake Motor Partners LE LLC - four lot subdivision with one lot proposed as an auto dealership, one as fast-food restaurant and two vacant lots.

Dear Council Members:
I am writing as a concerned resident. Although we are in favor of developing Lake Elmo, we are not happy to have auto dealership with bright lights right adjacent to this proposed development. Higher traffic and loss of unobstructed view from our home citing the reason why we decided to buy. We leave our blinds open at night to see the natural night light. We don't want to see bright lights at night and disturb our sleep. We bought our house with the intention of clear view.
We are not in favor of auto dealership development adjacent to our home.
Thank you,
Nita Dave
520-271-7707