STAFF REPORT

PLANNING COMMISSION
DATE: 12/11/23

TO: Planning Commission

FROM: Nathan Fuerst, AICP, Consulting Planner

Jenni Faulkner, Senior Consulting Planner

AGENDA ITEM: PUBLIC HEARING - Preliminary Plat/Planned Unit Development request by At Home Apartments

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BACKGROUND:

At Home Apartments LLC is requesting Preliminary Plat and Planned Unit Development (PUD) approval for a 48-unit rental townhome development on approximately 7.6 acres of land located on the east and west sides of Wildflower Land, north of 39th St. N. The development is proposed as a PUD because the developer is requesting flexibility from the VMX zoning regulations to allow multiple buildings on one lot.

ISSUE BEFORE THE COMMISSION:

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

GENERAL INFORMATION:

Applicant:	At Home Apartments LLC, 1289 Grande Avenue, St. Paul, MN
Property Owner:	1962 Grand Avenue LLC (Parcel 1) 1289 Grand Avenue, St. Paul MN
	Spaulding Rental LLP (Parcel 2) 1289 Grand Avenue, St. Paul, MN
Location:	Unaddressed parcels north of the intersection of 39th St. N. and Wildflower Drive located on the east and west sides of Wildflower Drive
PID#:	1302921210007 (parcel 1) and 12029212200029 (parcel 2)
Request:	Preliminary Plat/Planned Unit Development (PUD)
Site Area:	7.6 acres
Land Use Map:	Village Mixed Use (V-MU)
Current Zoning:	VMX
Proposed Zoning:	VMX/PUD
Surrounding:	LDR north of parcel 2 | MDR/PUD north of parcel 1 | VMX east, west and south of both parcels

History: The parcels are undeveloped and currently zoned VMX. The City reviewed the PUD Concept Plan in July 2023

Deadline: Application Complete – 11/3/23
60 Day Deadline – 1/2/2024
Extension Letter – 11/16/23
120 Day Deadline – 3/4/23

Applicable Code: Article 13 – Village Districts
Article 18 – Planned Unit Development Regulations
Title 103 – Subdivision Regulations

PROPOSAL DETAILS/ANALYSIS:

Site Data.

Total Site Area	7.57 acres
Outlots (A)	0.58 acres
Right-of-Way (R/W)	1.51acres
Number of Units	48
Net Density	6.34 units/acre

The calculation of net density in this case does not allow for netting out any area of the parcel, and is therefore the ratio of proposed units to total site area. The Metropolitan Council determines net density through netting out wetlands and water bodies, dedication for designated arterial right-of-way, wetland buffers, public parks and qualifying preserved open space.

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

PUD Minimum Requirements.
The Developer is proposing the 48 units across two lots which necessitates a PUD. A PUD is a negotiated zoning district, and according to the Lake Elmo Zoning Code, Planned Unit Development Regulations, zoning flexibility can be granted in order to better utilize site features and to obtain a higher quality of development.

City Code establishes minimum thresholds a project must meet in order to qualify as a PUD. Staff has found that the proposed development **does** meet the following minimum requirements of a PUD:

a. Lot Area: The site area exceeds the minimum lot area for of five acres for a PUD development. **Requirement met.**
b. Open Space: The PUD ordinance indicates that at least 20% of the development area not within rights-of-way is to be reserved as open space. **Requirement met.**
c. Street Layout: In existing developed area, the PUD should maintain the existing street grid, where present, and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity in each cardinal

direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at a park or other community facility, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments. **Requirement met.**

PUD Identified Objectives.
When evaluating a PUD proposal, the Planning Commission and City Council must find a PUD meets one or more objectives contained in the ordinance and meet the minimum requirements for a PUD. The Applicant has provided a response to the criteria in their narrative calling out criteria a, d, g, h and a previous standard regarding building design. Staff review of conformance with identified objectives, in ***bold***, is below each relevant criterion:

a. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.
b. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.
   The applicant has indicated that the development will provide housing diversity in the Village area. The proposed development will provide a buffer between more strictly commercial land uses and the single family residential to the north and west.
c. Establishment of appropriate transitions between differing land uses.
   This site and use provide for an appropriate transition between residential uses to the north and mixed uses to the south.
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.
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.
   This development will add to the diversity of housing stock available in Lake Elmo. Rentals can serve as both transitional (step up or step down) and long-term housing which costs less than a typical single-family home.
f. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
g. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.
   Architectural features do reflect those in surrounding development (existing and proposed). Proposed building materials and colors are of quality and reflect City standards.
h. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.
i. Establishing measures to protect and preserve groundwater storage.
j. 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.

Required vs. Proposed V-Mx Bulk Standards
This project is being reviewed as a single family attached development not on separate lots. While the definition for single family attached calls for separate lots, there is reference to such development not on individual lots in Section 105.12.110. The proposed development has a combination of two-unit buildings, four-unit buildings and a six-unit building. All building types require a Conditional Use in the V-MX district (which can be incorporated into this PUD). Although the development will function like a multi-family development because it's rental and on single large lots, the development will look and feel like a single family attached development.

Cells in the 'As Proposed' column shaded in **blue** indicate a deviation from City Code.

Standards (105.12.790)	V-MX Requirement: (Single-Family attached)	As Proposed
Minimum Lot Area	N/A (see *Lot Area Density*)	N/A
Minimum Lot Width	N/A	N/A
Lot Area Density	3,000 sq. feet per unit	4,973 sq. feet per unit
Max Impervious Cover	75%	37.8% (less Road and Walk)
Minimum Setback - Front	25 feet	25 feet
Minimum Setback - Side	10 feet	10+ feet
Minimum Setback - Rear	10 feet	10+ feet
Maximum Height	35 feet	30-34 feet at roof peak depending on building style
Driveway Setback from intersection	50 feet from r-o-w	50 feet
Driveway setback from side lot line	5 feet	N/A as the lots are on one large lot without internal side lot lines. Met where exterior side lot exists.
Driveway Width	20-34 feet measured at r-o-w line	34 feet maximum. Staff recommends allowing up to 40 feet at FY setback for each double garage serving 2 units.

Development Standards for Single-family Attached Dwellings
The development meets the requirements of City Code Sec. 105.12.820(a)(3), standards for single-family attached dwellings, given the following.

a. All primary entrances are located on a façade facing a public street.
b. The proposed lots will ensure at least 300 square feet of open space per dwelling unit at a ratio of approximately 1,818 square feet per unit using just Lots 1 and 2.
c. District setbacks will be met as proposed.

Architecture. City Code Section 105.12.840 requires design review against standards in the Lake Elmo Design Standards Manual. The proposed housing types are provided in the packet and include elevations and floor plans. Staff review of conformance is below:

Site Design

- Building placement – Buildings are oriented perpendicular to the street, with entrances oriented towards the street.
- Streetscape – Concrete sidewalks are provided through the Cul-de-sac. Overstory tree plantings are provided along the street with shrubs and other landscaping. Lighting will meet City requirements.
- Landscaping – Overstory trees will line both sides of the public right of way with additional tree plantings proposed behind or around residential buildings and bordering the abutting properties. Preservation of existing trees and planting of new ones will help blend the site in with surrounding development.
- Parking – While no shared parking areas are provided, each unit would have enough structured parking for 2 vehicles, with the ability to park an additional 2 on the corresponding driveway. Off street parking will be either enclosed or on driveways and effectively screened from 39th St N.

Building Design

- Form and Façade – Buildings are proposed with architecture consistent throughout the site, and the surrounding areas. Facades are articulated to avoid blank wall space.
- Building Materials – Materials and finishes are generally of quality with colors consistent with a requirement for earth or muted tones.
- Mass and Scale – Individually, buildings are consistent or smaller in terms of height and mass of surrounding development. Buildings are articulated to create the appearance of multiple structures.
- Roof Design, Entries, Lighting – features proposed are consistent with City standards for this type of construction and site layout.
- Signage – The subdivision monument sign will be lighted and landscaped consistent with the rest of the development.

The City approved a similar development, Prairie Sky, just to the west of this property in spring of 2023. This project will be compatible and was reviewed similarly in terms of design. Staff note that this project is generally consistent with the Lake Elmo Design Standards Manual. The comments above provide insight into how this development complies with the intent. Building types are not specifically called out in the design standards and this type of development is allowed in the underlying zoning district.

Parking and Driveways. Section 105.12.410 requires 2 spaces per 2-bedroom or larger and 10% for visitor parking. All of the units are between 2 to 4 bedrooms. This equates to 96 off-street parking stalls and 10 guest parking stalls required. While there are no stand-alone, off-street parking areas, there are 2 parking stalls per unit enclosed in each garage, and 2 additional stalls on driveways serving each unit. This satisfies the ordinance requirement. Parallel parking spaces are required to be 9 feet by 22 feet, there are about 12 additional stalls of on street parking if allowed.

Section 9.16.090 details driveway requirements. Standards not meeting the requirement may be allowed as approved by the City. Proposed driveways appear to meet the standards for driveways in mixed use districts. The proposal has tapered driveways to meet the alignment and 10 foot separation at the r-o-w line.

Parks. §103.00.150 Park Land Dedication Requirements. The City Code requires cash in lieu of land for this zoning district. As such, the dedication requirement will be determined with the final plat.

Subdivision Signs. Section 105.12.430 allows one subdivision sign for this residential development with a maximum sign area of 32 sq. ft. One sign is proposed within the 10 foot setback for such signage. There does not appear to be a rationale for deviations to the signage requirements. A condition of approval has been added that the signage is relocated and ultimately conforms with City Code.

Landscaping and Tree Preservation. The City's Consultant Landscape Architect has reviewed the proposed Landscape Plans and provided comments in the memo dated November 27, 2023. Revisions to the plan are recommended to allow for additional review. Specifically, the landscaping plans needs to be revised to meet City Code requirements for screening.

Elevations and cross sections will need to be revised to demonstrate conformance with screening of the land use to parcels to the north and west. Additionally, it is anticipated that the approach to screening the east and west parcels are different. The west parcel should focus on vegetative screening with trees being saved and new ones planted. The east parcel does not have enough space for such a buffer, and installation of a fence and new plantings is likely the best approach.

Fire Chief Comments. The City's Fire Chief provided a comment memo dated November 22, 2023 which details several requirements for plans to meet City standards and state fire code.

Engineering Review. This project has been reviewed by the City Engineer for conformance with the City's Engineering Design Standards Manual. Detailed comments relating to the review are included in the Engineer's memo dated November 30, 2023. Ultimately, the City Engineer is recommending that if approved, the development fully address all City Engineering comments. Key comments are summarized below:

- Revisions are required to the Preliminary Plat, Grading, Utility, and Landscaping Plans in order to bring them into compliance with City Standards.
- A financial contribution to the future right turn lane at Wildflower Drive and 39th St. North is required.
- Sidewalk connection is required along the east side of Wildflower Drive from the current extent to the connection at 39th St. N.

Stormwater Management. This property is located within Valley Branch Watershed District. The Applicant will be required to follow watershed rules and permitting requirements. The District was asked for any comments on the project and have not provided any at the time of writing this report.

RECOMMENDED FINDINGS:

Recommended Findings for Preliminary Plat/Preliminary PUD. Staff recommends approval of the Preliminary Plat/Preliminary Planned Unit Development (PUD) for PIDs 13.029.21.22.0029 and 13.029.21.21.0007 based on the following findings:

1. That the Preliminary PUD Plan would be consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
2. That the preliminary PUD Plan complies with the general intent of the Village-Mixed Use 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 and does not meet the criteria for denial in Section 103.00.090 (d)(2).
5. That the preliminary plat generally complies with the City's design standards.
6. That the preliminary plat generally complies with the City's Zoning Code (including Shoreland Zoning) with the exceptions provided for in the PUD.
7. That the preliminary PUD Plan meets the minimum requirements for a PUD identified in Section 105.12.1150 and items b, c, e, and g from the Identified Objectives for PUDs in Section 105.12.1130 as follows:
    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.
    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.
    g. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.

Recommended Conditions of Approval. Staff recommends approval of the Preliminary Plat/Preliminary Planned Unit Development (PUD) for PIDs 13.029.21.22.0029 and 13.029.21.21.0007 with the following conditions:

1. Prior to the City finding any application for a final plat and final PUD complete, the applicant shall fully address all comments in the following review memos to the satisfaction of the City:
    a. City Engineer's memo dated November 30, 2023.
    b. City Landscape Architect's memo dated November 27, 2023.
    c. City Fire Chief's memo dated November 22, 2023.
2. That prior to the City finding any application for final plat and final PUD complete, the applicant shall demonstrate that the plans reflect compliance with Valley Branch Watershed (VBWD) review requirements 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.

3. That the applicant shall obtain all necessary permits including but not limited to all applicable City permits (building, grading, sign, etc.), NPDES/SWPPP permits and Valley Branch Watershed District approval before starting any grading or construction activities.
4. The applicant/developer is responsible, at their own expense, for installing all required right of way improvements.
5. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat.
6. No stormwater impacts shall be created on CSAH 14 (Stillwater Boulevard).
7. The applicant/developer shall pay the required AUAR fee prior to recording the final plat.
8. The applicant/developer shall provide the City a fee in lieu of park land dedication as required by Section 103.00.150 to be paid prior to recording the final plat.
9. If landscaping is proposed in the City's Right of Way, a landscape and irrigation license agreement in a form acceptable to the City shall be executed and recorded with the final plat.
10. 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.
11. 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.
12. 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.

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

PUBLIC HEARING:

A public hearing is required for this item. The Planning Commission should hold the dually noticed hearing prior to providing a recommendation to the City Council. Two written comments were on file with the City at the time of this report's publication. The first comment was a request for the project plans and the second comment contained concerns summarized as follows:

- Concern regarding the removal of trees along the northern property boundary.
- Concern regarding screening and possible height of future development on the property.
- Concern relating to construction impacts including noise, specifically.

RECOMMENDATION:

Based on the above analysis of the proposed development, City staff find the proposal to be generally in line with the City's adopted ordinances and policies. Staff is therefore recommending the Planning Commission take the following action for the proposed project at PIDs 13.029.21.22.0029 and 13.029.21.21.0007.

Staff acknowledge the Planning Commission's concerns regarding water appropriations. If the Planning Commission finds that it is not in the best interests of the City to approve development, and that this request is considered a Premature Subdivision, it would have to articulate such concerns and find that conditions exist to warrant a denial on that basis. The City's Premature Subdivisions ordinance is found in Section 103.00.025. Subsection C, Lack of adequate water supply, is copied as follows:

> *Lack of adequate water supply. Unless the city has guided the site of the proposed plat or subdivision as rural by the comprehensive plan, a proposed plat or subdivision may be deemed premature if municipal water is not available to serve the proposed subdivision if it is developed to its maximum permissible density without causing and unreasonable depreciation of existing municipal water supplies. The term "available" shall mean existing or readily extended and funded consistent with the phasing in the comprehensive plan, the capital improvement program, and any relevant city ordinances, plans, and policies. If the site of the proposed plat or subdivision is guided as rural by the comprehensive plan, a proposed subdivision shall be deemed premature with respect to a lack of adequate water supply if a private well or wells cannot adequately or safely serve the proposed subdivision.*

If concerns regarding the subdivision relate to the timing of the development relative to the City's water appropriations permit by the MnDNR, the Planning Commission could consider a recommendation that the Preliminary Plat and PUD be approved, but that final approvals cannot occur until such time as the City is conforming to its state water appropriations.

Preliminary PUD/Preliminary Plat

Staff recommends conditional approval of this development. The Planning Commission should recommend approval of the proposed preliminary PUD plan and preliminary plat for the subject property with the recommended findings and conditions of approval listed in the staff report.

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

ATTACHMENTS:

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

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 ORDINANCESBY REZONING ALL PROPERTY AT PIDS 13.029.21.22.0029 AND 13.029.21.21.0007 FROM VMX (VILLAGE MIXED USE) TO VMX PUD (VILLAGE MIXED USE PLANNED UNIT DEVELOPMENT)

SECTION 1. Zoning Map Amendment. The following property is hereby rezoned from VMT – Village Mixed Use to VMX-PUD – Village Mixed Use Planned Unit Development:

> Lot 2, Block 1, WILDFLOWER AND 39TH, according to the recorded plat thereof, Washington County, Minnesota.
>
> AND
>
> That part of Lot 1, Block 3, Brookman 3rd Addition, according to the plat on file and of record in the office of the County Recorder, Washington County, Minnesota, lying Westerly of the following described line: Commencing at the Northeast corner of said Lot 1 then South 89 degrees 21 minutes 23 seconds West, assumed bearing, along the North line of said Lot 1, 74.18 feet to the point of beginning of said line; thence South 07 degrees 03 minutes 15 seconds East, 319.79 feet to the South line of said Lot 1 and said line there terminating. Washington County, Minnesota.

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

1. Multiple Principal Structures – Multiple buildings containing a principal use are permitted on one parcel. Lot 1, Block 1 is limited to __ Principal Structures, and Lot 1, Block 2 is limited to __ Principal Structures.
2. Land Use – Principal uses on the property shall be limited to Single Family Attached for all of Lake Elmo Townhomes 8 First Addition, Washington County, Minnesota.
3. Accessory Uses - Accessory uses shall be incidental to the principal use of this property as described in Section 2.1, above. Accessory structures are allowed as permitted in the City Code.
4. Other Standards – Other standards including but not limited to bulk and design standards shall be those found in the Village Mixed Use (VMX) Zoning District, Article XIII 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.

Ordinance No. XX-YYY

LAKE ELMO CITY COUNCIL

_____
Charles Cadenhead, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

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

PRELIMINARY PLAT APPLICATION
& PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

At Home Apartments, L.L.C. is please to submit its Preliminary Plat and PUD Application for the development of the following parcels: 13.029.21.21.0007 ("Parcel 1 or Lake Elmo East") and 13.029.21.22.0029** ("Parcel 2 or Lake Elmo West) (collectively, the "Subject Parcels or Property"). ***Please note: the PID for Parcel 2 is newly assigned due to the recent replat. This PID number has been confirmed by Washington County property records*.

Lake Elmo East or Parcel 1 is currently owned by 1962 Grand Avenue, L.L.C. and Lake Elmo West or Parcel 2 is owned by Spaulding Rental, LLP (Spaulding Rental LLP has a vendee interest in the property). Both ownership entities are affiliate entities of the Applicant. The Applicant, pending approval from the City of Lake Elmo, intends to improve the property by developing a rental community with forty-eight (48) rental twin and townhome units, with 28 units located on Lake Elmo East and 20 units located on Lake Elmo West.

At Home Apartments, L.L.C. is a property management and development company based in St. Paul, Minnesota. At Home Apartments has a long history of owning, self-managing and developing multifamily communities throughout the Twin Cities metro area including communities like Eagan, Vadnais Heights, White Bear Lake, Minnetonka, and Mendota Heights. A copy of the At Home Apartments company profile has been included with this application. More information about At Home Apartments can also be found at www.athomeapartments.com.

PRELIMINARY PUD APPLICATION NARRATIVE

Address: Parcel 1 does not have a street address, but is generally located on the east corner of Wildflower Dr. N. and 39th Street N. Parcel 2 does not have an assigned street address (newly platted) but is generally located on the west corner of Wildflower Dr. N. and 39th Street N. Please refer to legal descriptions and PIDs.

Legal Descriptions: Please see attached.

Project Description. The proposed development project, which necessitates the subdivision of the current parcels and the PUD classification, is a 48-unit luxury twin and townhome rental community providing several housing options for future Lake Elmo residents. The proposed plan calls for 14 separate buildings which total 48 rental units (5 buildings on Lake Elmo West and 9 Lake Elmo East). The proposed development is designed to be a market rate, general occupancy rental housing community meaning this project is not subsidized and there are no age restrictions on the occupants. The proposed housing use provides a transition between other uses in the area going from detached single-family housing to the north of the Subject Parcels and commercial uses to the south of the Subject Parcels.

Applications. To begin the approval process for the Applicant's proposed development project the application previously submitted a Land Use Application for a Residential Subdivision Sketch/Concept Plan to be reviewed by City staff. City staff completed this review and provided comments to the Applicant via a memorandum dated July 16, 2023. The Applicant now submits a

at home APARTMENTS

PRELIMINARY PLAT APPLICATION
& PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Planned Unit Development (PUD) Preliminary Application along with a Preliminary Plat Application.

Subdivisions/PUD. The proposed project meets the subdivision requirements as outlined in Article XIII, Village Districts, of the Municipal Code and the Engineering Design and Construction Standards Manual for Public Improvements and Private Developments, dated January 2022. Furthermore, the subdivision and proposed project are in harmony with the city's 2040 Comprehensive Plan.

Existing zoning Classification for Subject Parcels and Nearby Parcels. The Subject Parcels are zoned Village Mixed Use (VMX). The parcel which shares the east boundary line with Lake Elmo East is zoned VMX. The properties located south of the Subject Parcels and across 39th street are zoned VMX. The properties located to the north of Lake Elmo West (the single-family homes) are zoned Low Density Residential (LDR). The properties located to the north of Lake Elmo East and across Sunflower are zoned Medium Density Residential (MDR).

While the proposed housing product is an accepted conditional use under the current zoning, the Applicant does not intend to separate or sub-divide the Subject Parcels into individual lots; meaning the buildings will be located upon one parcel, one lot (28 units on Parcel 1 and 20 units on Parcel 2). Because of this, city staff has informed the Application that the properties would need to be rezoned as a Planned Unit Development (PUD). Also, though the Subject Parcels will not be divided into individual lots a re-plat of the parcel is needed to create an outlot for the stormwater basin which will be dedicated to the city.

Under the PUD zoning classification, the following must be considered:

1. Minimum development area of 5 acres. This requirement has been met as the combined acreage between Parcel 1 and Parcel 2 is 7.6 (Parcel 1 is approximately 4.6 acres and Parcel 2 is approximately 3 acres).

2. Open space of at least 20 percent of the project area not within the street right-of-way. This is satisfied as the proposed plan provides for 45.1% of open space.

PUD Identified Objectives.

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

   Response: Conventional approaches may include additional office or business developments for this space, however given the current development of the neighborhood and housing goals of the city the proposed concept is more suitable than other allowed uses. By incorporating a housing community that works with the land, connects with the existing community with trails and sidewalks we provide futures residents of Lake Elmo with alternatives for moving about the neighborhood and community. The land will be developed with appropriate density that does not overcrowd the area, provides future residents with both private and open spaces to use comfortably. A comprehensive landscape plan will add to the existing natural

aesthetic of the area, providing enhanced liability privacy for our residents and their neighbors.

2. *Provision of more adequate, usable, and suitability located open space, recreational amenities, natural resource projection and other public facilities than would otherwise be provided under conventional land development techniques*.

   Response: The proposed plan provides for larger driveways for off-street and guest parking allowing for sidewalks to remain open for our residents to move freely throughout the community. The conscientious layout of the site plan works with the natural setting of the land and the orientation of the buildings gives residents multi-directional views, incorporate ponding, outdoor amenity space, natural landscaping and sidewalks creating a sense of community.

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

   Response: Creating a housing community that compliments existing and surrounding home style is critical for creating a visually pleasing and cohesive neighborhood. The exterior design of the proposed structures was purposeful so it matched the newly constructed single family neighborhoods to the north and northwest of the proposed project. A variety of building materials, multiple exterior appointments, color variations and a mixture of textures enhances the exterior appeal of the proposed project.

4. *Creating more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.*

   Response: The proposed watermain, sanitary sewer and storm sewer have utilized industry standard design and materials to protect the public infrastructure from infiltration and prevent any adverse environmental impacts. The Applicant is also utilizing a single stormwater basin for both Subject Parcels to treat stormwater runoff in an efficient manner and reduce the impact to the existing infrastructure more efficiently. The proposed development is also utilizing grassy swales as much as possible to promote infiltration and reduce the amount of storm water.

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

   Response: As previously stated, there are multiple uses for this site that would be considered conventional under the current zoning guidelines, however providing high-end, luxury rental twin and townhomes is a more attractive use for the site, enhances the surrounding neighborhood, provides a housing stock choice not readily available in the surrounding area, and adds to value to the community. The traditional entry-level townhome, while an option for this site, does not match the existing housing stock located near the site. Our goal with the proposed concept is to provide a housing product type with design elements that look and feel like a single family

for-sale home but offer an rent-by-choice lifestyle option for those who are looking to right-size or down-size from their current housing but desire stay in the community that they love and enjoy the flexibility and freedom of maintenance free living, for those who are early in their professional careers and desire a yard and more living space, for those with a growing family that want to stay in the community they were raised in or want to raise their children in a thriving community with good schools, sense of community and space to play.

Density. The Subject Parcels have a combined total acreage of 7.6 thus the overall density for the proposed project is 6.31 units per acre. For Lake Elmo West (approximately 4.6 acres) the density is 6.08 units per acre and for Lake Elmo East (approximately 3 acres) the density is 6.67. The density calculation, whether you look at the combined acreage or the two separate parcels, is within the density guidelines of the current zoning Village Mixed Use which is 5 to 12 unit/acre. The proposed density also meets the density guidelines for the Future Land Use classification (V-MU) which allows for 5 to 10 units/acre

Staging. The Applicant does intend to phase or stage the development due to the small size of the Subject Parcels. It is the Applicant's intent to grade and construct all utility infrastructures for both Subject Parcels at one time. The grading and utility construction will be further phased by parcel to allow staging on the other parcel. Then, construction on the 28 units located on the east parcel will commence. Once those units are complete, the Applicant will commence construction on the 20 units located on west parcel. Please refer to the staging plan included with the Applicant's submitted materials.

Public/Common Open Space. The proposed development project does not include any areas that are planned for or deemed to be public or common open space except for Outlot A which will contact the stormwater basin. All green space areas outside the units will be common space for the residents of the proposed development to use, however the land will be privately owned by the Applicant.

Restrictive Covenants. There are no restrictive covenants that will be included as part of the proposed development.

Signage. The property will include signage at the entrances of the proposed development off of Wildflower with respect to the residential neighborhood to the North. The Applicant will also reduce signage by each unit having dedicated house numbers.

Financing. As of the date of these applications the Applicant intends to self-finance the construction of the proposed project. There is a possibility, upon market correction, that the Applicant will seek financing through the form of a first mortgage from a local or regional bank. The Applicant has been in operation for over 30 years with a strong financial record and positive borrowing history. The Applicant is a preferred client to many of our local and regional banks such as Bridgewater Bank, Huntington Bank, Old National Bank, Bremer Bank, etc. Bank or financial references can be provided upon request.

Irrigation. The Applicant does not intend to use irrigation from the stormwater as the stormwater basin is dry or consider a dry pond.

Driveways. During the Sketch Plan review of the proposed development the city had several questions or comments about the driveways for the units (these comments are also address in the Engineering section below). The Applicant redesigned driveways so the entrance meets the 34' or less at right-of-way. We also adjusted building locations throughout the proposed development as our best attempt to provide 90-degree entrances.

Screening. Staff comments from the Sketch Plan reviewed said the Applicant's plans did not appear to be in compliance with the city's requirement for screening between different land uses. This has been addressed on the Applicant's Tree Plan and also Landscape Plan submitted with this application. Specially, the Applicant included year-round screening with evergreens proposed for both areas on the north and south property lines for Parcel 2. A more detailed explanation can be found in the Preliminary Plat section of this narrative, Section H.

Engineering. During Sketch Plan review the City Engineer provided several comments and suggestions for the proposed development. Most of the comments submitted by the City Engineer have been addressed and shown in the Applicant's updated plans, however the Applicant needs to seek clarification or provide a response to a few specific comments.

1. *Comment No. 3: Consideration should be made in requesting a cost contribution for a future dedicated right turn lane along Wildflower Drive at the intersection of 39th street.*

   Response: The Applicant would like further clarification on why this consideration is necessary for the proposed development.

2. *Comment No. 8: A new bituminous trail is shown along the east side of Wildflower Drive, along the full extents of the development parcel. It is recommended that the trail be replaced with a 6-ft wide concrete sidewalk and be extended further north to connect to the existing sidewalk at Sunflower Lane.*

   Response: The Applicant adhered to the recommendation to replace the 8' wide bituminous trail with a 6' wide concrete sidewalk. The Applicant's plans do not show the sidewalk extending further north to connect to Sunflower Lane, however the Applicant is open to discussing this recommendation further with city staff and other appropriate stakeholders.

3. *Comment No. 10: The project narrative indicates that the development is proposed 1 set of water/sewer services per building. No water/sewer services have been shown on the utility plan for review. The Public Works Director and Building Official should review and advise on the city accepted practices for this type of development before receiving a Preliminary Plat application.*

   Response: The Applicant, upon further review of building and fire code, revised its proposal to now bring water/sewer services to each unit rather than per building. If one (1) set of services was brought to the building the Applicant would need to build out a utility access room. Even if it was feasible to create a utility access room, it would be required to breach and compromise the fire wall between units.

4. *Comment No. 13: Driveways must have a minimum separation of at least 5-feet, which is not met at Block 1: Lots 8-9, and Lots 12-13, and is potentially not met at Block 2: Lots 12-13.*

   Response: All driveways have been updated for improved configuration and safety. The driveways also meet the minimum 5' separation and maximum 34' width at the right-of-way.

5. *Comment No. 14: Driveway and layout configuration must be improved for Block 1 Lots 8, 9,12,13,19 and 22.*

   Response: All driveways have been updated for improved configuration and safety. The driveways also meet the minimum 5' separation and maximum 34' width at the right-of-way.

6. *Comment: Drainage and utility easement encroachments are shown for the building pad at Block 1: Lots 23, 24, and 25; and Block 2: Lots 5-8. This encroachment is not recommended. If permitted, the property owner will be required to enter into an easement encroachment agreement.*

   Response: The Applicant requests that these encroachments, which are not building encroachments but rather patio encroachments be allowed. The Applicant is agreeable to an easement encroachment agreement.

7. *Comment No. 34: Landscape Improvements. The site plan as proposed does not allow room for landscape improvements along much of the development boundaries due to small/dry utility easements, storm sewer pipes and easements, and stormwater infiltration basin and required maintenance access. Therefore, the site plan may not offer much for screening and buffers. Any preliminary plan application must include a detailed landscape plan that includes all utilities and pond facilities to demonstrate no encroachments.*

   Response: The previously submitted sketch plan did not include a landscape plan. A detailed landscape plan has been provided with this application.

PRELIMINARY PLAT NARRATIVE

A. Contact Information

a. Developer: At Home Apartments, L.L.C.
1289 Grand Avenue
St. Paul, MN 55015
Leanna Stefaniak
651-294-3283
lstefaniak@aha-mn.com

b. Owners: 1962 Grand Avenue, L.L.C. (Parcel 1)
c/o At Home Apartments
1289 Grand Avenue

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St. Paul, MN 55105
Attn: Leanna Stefaniak
651-294-3283
lstefaniak@aha-mn.com

Spaulding Rental, LLP (Parcel 2)
c/o At Home Apartments
1289 Grand Avenue
St. Paul, MN 55015
Attn: Leanna Stefaniak
651-294-3283
lstefaniak@aha-mn.com

c. Primary Contact: Leanna Stefaniak
At Home Apartments, L.L.C.
1289 Grand Avenue
St. Paul, MN 55105
lstefaniak@aha-mn.com
651-294-3283

d. Engineer/Survey: Westwood
Attn: John Blenker
1900 Medical Arts Avenue S. Suite 100
Sartell, MN 56377
John.blenker@westwoodps.com
320-229-2315

B. **Property Data**

a. Address: Parcel 1 and Parcel 2 do not have assigned street addresses. Parcel 1 is located on the east corner of Wildflower Dr N and 39th Street N. Parcel 2 is located on the west corner of Wildflower Dr. N and 39th Street N. (Note: Parcel 2 was recently platted). Please refer to legal descriptions and PIDs.

b. Current zoning: The Subject Parcels are both zoned VMX

c. Parcel Size: Parcel 1 is 4.57 acres or 199,186 square feet. Parcel 2 is 2.99 acres or 130,320 square feet.

d. PID: The PID for Parcel 1 is 13.029.21.21.0007. The PID for Parcel 2 is 12.029.21.22.00029. Please note that the PID for Parcel 2 is newly assigned, but confirmed with Washington County property records.

e. Current Legal: Please see attached.

C. **General Information.** Parcel 1 is the only parcel that will be subdivided and is being subdivided in order to dedicate the stormwater basin to the City (see Outlot A on the provided plans).

D. **Updates/Revisions to Sketch Plan.** City staff completed review of the Applicants sketch plan and provided comments in a memorandum dated July 16, 2023. The Applicant addresses

the comments from the memorandum in the information provided above (see Preliminary PUD narrative).

E. **Intent of Project.** As stated above, the proposed development project, which necessitates the subdivision of the current parcels and the PUD classification, is a 48-unit luxury twin and townhome rental community providing several housing options for future Lake Elmo residents. The proposed plan calls for 14 separate buildings which total 48 rental units (5 buildings on Lake Elmo West and 9 Lake Elmo East). The proposed development is designed to be a market rate, general occupancy rental housing community meaning this project is not subsidized and there are no age restrictions on the occupants. The proposed housing use provides a transition between other uses in the area going from detached single-family housing to the north of the Subject Parcels and commercial uses to the south of the Subject Parcels.

F. **Density.** The Subject Parcels have a combined total acreage of 7.6 thus the overall density for the proposed project equates to 6.31 dwelling units per acre (48 dwelling units divided by 7.6 acres). For Lake Elmo East (approximately 4.6 acres) the density is 6.08 dwelling units per acre (28 dwelling units divided by 4.6 acres) and for Lake Elmo West (approximately 3 acres) the density is 6.67 (20 dwelling units divided by 3 acres). The proposed density calculation, whether you look at the combined acreage or the two separate parcels, is within the density guidelines of the current zoning (Village Mixed Use) which is 5 to 12 dwelling units per acre. The proposed density also meets the density guidelines for the Future Land Use classification (V-MU) which allows for 5 to 10 dwelling units per acre.

G. **Infrastructure Improvements and Phasing thereof (i.e. proposed roadways, sewer systems, water systems sidewalks/trails, parking, etc.) necessary to serve the subdivision.**

a. Proposed roadways: Each parcel of the project is proposed to have a single local street ending in a cul-de-sac. The streets have a 66’ wide right-of-way, 5’ concrete sidewalk on both sides and a 32’ wide street section. The street grading and construction will be completed in one phase, with special consideration on construction sequencing and staging due to the small size of the parcels.

b. Sewer systems: Each parcel will be served with an 8” sanitary sewer main with 4” sewer services to each unit. Storm sewer will be constructed throughout the development to direct stormwater runoff to the stormwater basin. The storm sewer will reinforced concrete pipe throughout. The sewer systems will also be constructed in a single phase, with special consideration on construction sequencing and staging due to the small size of the parcels.

c. Sidewalks/trails: Both parcels include a 5’ wide concrete sidewalk on both sides of the street. Parcel 1 (east) will also have a sidewalk connection to the existing bituminous trail along 39th Street North. Lastly, the Applicant is proposing a 6’ wide concrete sidewalk along the east side of Wildflower Drive North along the property boundary.

d. Parking: The proposed project includes a two-stall parking garage for every unit, and two driveway parking stalls for each unit. The proposed project has three different unit layouts, none of which exceed two bedrooms. With each unit essentially having the capacity to park four (4) vehicles within the specific unit/leased premises, guest parking has been provided. The proposed project does not contemplate parking along the primary street frontage.

H. **Possible Concerns from Neighbors.** The Applicant believes, based on conversations with the developer for neighboring Wildflower community, and from watching planning commission and city council meetings for similar applications, the main concern will be preservation of the existing tree lines. For Parcel 1 many of the trees located on this parcel will have to be removed. However, the applicant has provided a robust screening plan to replace the tree line and screen the different land uses. For Parcel 2, the Applicant is preserving approximately 37 of the 45 existing trees on the north property line. Trees that do need to be removed will be replaced with robust screening.

a. North Property Line; Parcel 2: The north side tree screening for Parcel 2 includes the installation of Black Hills Spruce that will mature and provide year-round screening. This area is already vegetated with existing deciduous trees. These evergreens are placed in areas where the existing trees will need to be removed for grading and construction access.

b. South Property Line; Parcel 2: For the south property line, the landscape plan shows screening with a proposed hedge of 6' high Technito Arborvitae to provide year-round screening for the lot to the south of Parcel 2. These evergreens will be installed outside of the easement area as shown on the plan. This planting bed will outline with a 4" black aluminum edger with brown mulch.

c. Outlot A/Stormwater Basin: The infiltration basis area is designed to have an informal maintenance path 10' wide to allow access for any future repairs or service that may be required.

I. **Potential Conflict with Nearby Land Uses.** The Applicant does not anticipate any conflicts with the nearby land uses. With exception to the properties to the north, the neighboring land uses share the same zoning classification. The proposed development is a transition buffer between single family homes (properties to the north) and business/commercial (properties to the east, west and south).

J. **Potential burdens.** The proposed development is one that is appropriate under the city's current zoning and land uses and is also in compliance with the 2040 Comprehensive Plan meaning the uses anticipated for these spaces were already factored into the city's planning and forecasting of future development. Because the proposed density is on the low end of what is permitted for this area, it is anticipated that the proposed development will have lower impact on roads, sewage, water supply, etc.

K. **Proposed lakeshore access.** Not Applicable.

L. **Parks/Open Space.** The proposed development project does not include any areas that are planned for or deemed to be public or common open space except for Outlot A which will contact the stormwater basin. All green space areas outside the units will be common space for the residents of the proposed development to use, however the land will be privately owned by the Applicant.

M. **Staging.** The Applicant does intend to phase or stage the development due to the small size of the Subject Parcels. It is the Applicant's intent to grade and construct all utility infrastructures for both Subject Parcels at one time. The grading and utility construction will be further phased by parcel to allow staging on the other parcel. Then, construction on the 28 units located on the east parcel will commence. Once those units are complete, the Applicant will commence construction on the 20 units located on west parcel. Please refer to the staging plan included with the Applicant's submitted materials.

PRELIMINARY PLAT APPLICATION
& PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

At Home Apartments, L.L.C.
Written Statement - Addendum

Additional PUD Identified Objectives.

1. *Promotion of integrated land uses, allowed for a mixture of residential, commercial and public facilities.*

   Response: The proposed development promotes integrated land uses by providing housing diversity in the Village Planning Area. The Subject Parcels along with most of the neighboring land uses are zoned Village Mixed Use. The proposed development is the appropriate amount of housing density for the area and blends in with the neighboring land uses (single family and commercial)

2. *Establishment of appropriate transitions between different land uses.*

   Response: The proposed development brings two new housing types to the area - twin homes and townhomes. The proposed development complements the existing developments by being a transition use between the single-family homes to the north of the proposed development and the commercial uses to the south of the proposed development.

3. *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.*

   Response: The proposed development provides a housing stock choice not readily available in the surrounding area and provides an option that answers the housing needs for a variety of demographics. As previously stated, our goal with the proposed concept is to provide a housing product type with design elements that look and feel like a single family for-sale home but offer an rent-by-choice lifestyle for those who are looking to right-size or down-size from their current housing but desire stay in the community that they love and enjoy the flexibility and freedom of maintenance free living; for those who are early in their professional careers and desire a yard and more living space; or for those with a growing family that want to stay in the community they were raised in or want to raise their children in a thriving community with good schools, sense of community and space to play.

   The proposed development is in the Village Planning Area which includes a variety of land uses such as commercial, civic, and residential. The Subject Parcls are close to many businesses and employers located within Lake Elmo and future residents of the proposed development will be in close proximity of a variety of commercial and retail businesses – many of which are within walking distance or a very short drive (less than 5 minutes).

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

   Response: As previously stated, the proposed development utilized industry standard design and materials to protect the public infrastructure from infiltration and prevent any adverse environmental impacts. The proposed development also utilizes a single stormwater basin for both Subject Parcels to treat stormwater runoff in an efficient manner and reduce the impact to the existing infrastructure more efficiently. The proposed development is also utilizing grassy swales as much as possible to promote infiltration and reduce the amount of storm water.

5. *Establishing measures to protect and preserve groundwater storage.*

   Response: The proposed development utilizes grassy swales as much as possible to promote infiltration and there is also an infiltration basin proposed for treatment of stormwater runoff to recharge the water table. The proposed single-family/residential use has very low risk of contaminating the groundwater. All the buildings within the project are also considered detached impervious surfaces to further promote infiltration of stormwater runoff. A majority of the soil borings for the project did not indicate presence of groundwater. We do not anticipate impacting the groundwater during construction, with the exception of connecting to the existing deep sanitary sewer in Wildflower Drive.

6. *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.*

   Response: The proposed plan meets the land use guidelines called for in both the City's current zoning and future land use as defined under the City's 2040 Comprehensive Plan. The proposed development is located within the Village Planning Area which allows for a variety of land uses, but more specifically allows for greater housing density. With housing density comes housing diversity – rental and homeownership, single-family and townhomes, etc. The proposed development brings housing diversity to the area by offering town homes and twin homes that are for rent but still complement the established single-family homes in the area. Additionally, housing diversity aids in the preservation of the existing housing supply. By providing an attractive housing option, the proposed development helps in the turnover of existing housing stock. For example, a long-term resident no longer needs or desires their large single-family home, but they don't want to leave the community. The proposed development provides a housing option that is not widely available in the community and is one that allows the long term resident to sell their house and move into a new home that better fits their needs and at the same time, opens up that existing home to new residents who will continue to preserve and maintain it.

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At Home Apartments, L.L.C. is please to submit the following update to its Preliminary Plat and PUD Application for the development of the following parcels: 13.029.21.21.0007 ("Parcel 1 or Lake Elmo East") and 13.029.21.22.0029 ("Parcel 2 or Lake Elmo West) (collectively, the "Subject Parcels or Property") in response to comments received from city staff.

Lake Elmo East or Parcel 1 is currently owned by 1962 Grand Avenue, L.L.C. and Lake Elmo West or Parcel 2 is owned by Spaulding Rental, LLP (Spaulding Rental LLP has a vendee interest in the property). Both ownership entities are affiliate entities of the Applicant. The Applicant, pending approval from the City of Lake Elmo, intends to improve the property by developing a rental community with forty-eight (48) rental twin and townhome units, with 28 units located on Lake Elmo East and 20 units located on Lake Elmo West.

At Home Apartments, L.L.C. is a property management and development company based in St. Paul, Minnesota. At Home Apartments has a long history of owning, self-managing and developing multifamily communities throughout the Twin Cities metro area including communities like Eagan, Vadnais Heights, White Bear Lake, Minnetonka, and Mendota Heights. A copy of the At Home Apartments company profile has been included with this application. More information about At Home Apartments can also be found at www.athomeapartments.com.

COMMENTS FROM CITY ENINGEER

General Comments

Comment 1: Preliminary Plat Block and Lot labeling needs to be corrected and clarified.

Response: The words Block and Lot have been added to the labels for clarification.

Comment 2: Units 5-8, patios cannot encroach upon drainage and utility easement area.

Response: This has been addressed and the units no longer encroach into the described area. Please see Sheet #6.

Comment 3: Existing Conditions plan is missing all topographic information.

Response: This has been corrected and all topographic information is now shown.

Comment 4: Grading Plans are incomplete (1) existing and proposed spot elevations are required at all existing and proposed corners; (2) Building pad information must be include building type, garage floor elevation, low floor elevations and low opening elevation. Plan should include building pad detail; (3) Emergency overflow elevations and location and EOF flow paths must be identified throughout the project site for all low points (CB inlets); (4) High water elevations (100-year HWL) must be identified throughout the project site for all low points (CB inlets). HWL contours must be

shown; (5) the grading must include and show the stormwater basin maintenance access roadway to the infiltration basin and to all inlet/outlet structures (meeting all city design standards).

Response: (1) all spot elevations for corners (existing and proposed) are provided; (2) This information has been provided, please see Typical Lot Detail on Sheets #17 and 18; (3) This information has been provided, please see Sheets 17 and 18 (4) This information has been provided, please see Sheets 6 and 7 (site plan) and also Sheets 17 and 18 (grading plan); (5) This information has been provided and shown by a gray hatch on Sheets 17 and 18. Also see legend.

Comment 5: Storm sewer must be redesigned and resubmitted meeting city design standards for the minimum pipe cover of 3.0 feet.

Response: This item has been addressed.

Comment 6: The street typical section must be updated to acknowledge and include the boulevard trees and drain tile per city standard details.

Response: Please see Sheet 8 for update typical section detail. Boulevard trees have been removed due to city required utility clearances.

Comment 7: The sidewalk connection to Sunflower Drive remains missing.

Response: Please see sheet insert on Sheet 6 for this connection.

Comment 8: Street lighting plan is completely wrong and does not comply with city design standards. Wrong fixtures and wrong placement. Street lights need to be per city standard Xcel fixture and pole and should be placed at intersections with Wildflower Drive and end of cul-de-sacs only.

Response: This comment has been addressed. Please see updates on Sheets 32 and 33.

Comment 9: No parking signage is required along cul-de-sacs.

Response: Please see Sheets 32 and 33.

Comment 10: Landscape plans must be submitted on scaled drawings and must show all underground utilities. Tree plantings must be revised to eliminate underground utility conflicts.

Response: This comment has been addressed. Please see revised Landscape Plans.

Stormwater Management Report

Comment 1: Exact and proposed discharge rates must be mitigated for all points of discharge (appears to be 6 discharge locations). Update rate control table to report exact and proposed discharge rates for all points of discharge and combined, and for all storm events.

Response: The stormwater report has been updated with tables for discharge rates at each discharge point.

Comment 2: Need evaluation of exact 39th street storm water capacity. What is the exact and proposed site discharge directly to 39th Street storm sewer pipes?

Response: Actual sewer capacity was not modeled or provided by the city. Drainage areas have been updated to reflect discharge to 39th Street storm sewer. Summary tables in the stormwater report reflect discharge points, including 39th Street storm sewer. While the discharge to 39th Street storm sewer east of Wildflower is increased in the proposed condition, the sewer was designed with a 24" stub into the site, while the proposed connection (downstream of the existing stub) is only a 15" pipe. Therefore, the existing pipe has capacity for the proposed flows.

Comment 3: Soil borings are required per city design standards (and VBWD standards). Based on the estimated basin foot print 4 borings must be taken within the basin footprint. There are only 2 borings near the basin and both appear outside of the 100-HWL.

Response: Braun Intertec completed the additional boring as requested and that information can be found on Appendix A the stormwater report.

Comment 4: Infiltration basic design infiltration rate must be based on ONLY soil borings taken within the basin itself. Borings ST-8 and ST-9 reflect very different soil types.

Response: Soil types and infiltration rates have been verified with additional borings. Design infiltration rate has been adjusted based on the 4 borings within the basin. Please see Appendix A the stormwater report.

Comment 5: No geotechnical evaluation or professional opinion was provided for design infiltration rates.

Response: Design infiltration rate is taken from guidance in the Minnesota Stormwater Manual based on the soil classification

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COMMENTS FROM CITY LANDSCAPE ARCHITECT

Comment 1: A tree preservation plan has been submitted that does not meet all the requirements on the basis that:

- The tree inventory as shows for the west parcel is not adequate. The plan on Sheet 4 seems to show tree IDs for the west parcel, but they are not linked to the table on Sheet 5. Significant trees need to be ID-ed on the table by number that corresponds to the plan; they should be identified by type (deciduous hardwood, common, confier/evergreen, or nuisance); and columns should also have labels for clarity. Add a sheet if necessary to fit. The legend on Sheet 4 does not correspond to the trees shown on the west parcel. Please adjust so that all *significant* trees are identified on the plan, and all existing significant trees to remain and existing significant trees to be removed are shown consistently between east and west parcels.

- Response: This comment has been clarified and addressed. Please see Sheets 4 and 5.

- If the table of tree replacement required on sheet 4 remains the same after reformatting the tree inventory, 18.1 trees should be rounded up to 19 and 23.1 trees should be changed to 24.
    - Response: This comment has been addressed. Please see updated tree replacement table on Sheet 4.

- Replace existing tree protection detail on Sheet 5 with the Lake Elmo City standard tree protection detail.
    - Response: This comment has been addressed; please see Sheet 5 of the Civil Plans and also note on Sheets 19 thru 21 as silt fence will be used with signage.

- Show tree protection on grading and landscaping plans around CRZ (critical root zone) of each *significant tree* to be preserved.
    - Response: Please see Sheets 17-20 and 34.

Comment 2: The landscape plans require the following adjustments in order to be approved:

- Scales on each sheet
    - Response: Scales are located on the landscape plans where appropriate.

- Show utilities to confirm that all proposed trees are located at least 10' away from utilities.
    - Response: Utilities are detailed. Please see Sheet 34.

- Adjust hatches on the groundcover sheet legend to match the plan (it is unclear where the gabion rock is on the plan, what the planting beds are mulched with, and the wetland seed mix hatch is not scaled the same in the legend and on the plan, making it hard to read).
    - Response: Hatches have been adjusted for easier identification. Notes have also been added for further clarification. Please see Sheet 34.

- The landscape plan must include a topsoil preservation plan that identifies a stockpile location and other requirements per 101.12.480(a) (9) and (h).
    - Response: Applicant previously discussed with city staff its plan to store topsoil on another property owned by the Applicant and located near the Subject Parcels. Please see Sheet 21 for additional details.

- The landscape plans need to provide the city's standard planting details.
    - Response: Please see Sheet 37 for additional information.

at home APARTMENTS

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- Need to provide provisions for irrigation (noted turn on the groundcover plan, but the trees and planning beds will also need to be irrigated).
    - Response: Please see Sheet 38.

- The plant schedule needs to include height and spread of each plant type at the time of planting and at maturity.
    - Response: Please see updated plan schedule on Sheet 34.

- Minimum tree sizes for deciduous trees at 2.5”
    - Response: Please see Sheet 34.

- Include a table that summarizes the total trees required by code, to include: (1) linear feet street frontage and required street frontage trees (1 per 50lf) (2) total development acres and required development trees (5 per acre) (3) a least 1 tree per 40 linear feet as part of screening required between the development and less intensive uses (the single-family homes along the northern edge of the parcel) (4) total mitigation trees required (24, or an updated number based on tree preservation plan)
    - Response: Please refer to the updated table provided on Sheet 34.

- Add screening required by code along the northern edge of the property between this development and the existing single-family homes. Show on the plan and illustration in elevations a 6’ wall or fence that is 90% or more opaque year-round between the two-land used, with trees at a minimum of every 25’ along the property line. See examples of screening graphics required in 105.12.480(f)(1-2) of the code.
    - Response: Applicant has previously discussed with city staff its desire to provide robust screening between land uses (townhomes and the single-family homes) rather than installing an opaque fence for a variety of reasons including ongoing maintenance concerns, environmental impacts trees and other plantings, visual aesthetics, and neighborhood harmony, etc. The Applicant is in the process of obtaining letters of support for its screening plan in place of a fence from the neighboring homeowner’s associations. Applicant requests this item be a condition that is satisfied prior to execution of the final development agreement and issuance of building permit. While Applicant has been in discussions with representatives for the associations, Applicant has not yet presented its landscape plans to the respective groups out of respect for the city’s application process.

- Final plan approval will be contingent on the plans being signed by a licensed professional.
    - Response: Plans will be signed by a licensed professional.

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ADDIONTAL UPDATES BY APPLICANT

Monument Sign. Applicant has included preliminary location details for a monument sign for the property. Please see Sheet 7. Applicant's monument sign is still going through the design process. A final rendering of the monument sign, should the city require it as part of the approval process, will be included with the final plans for approval. If the details of the monument sign is a requirement of the city, Applicant requests this item be a condition that must be satisfied prior to the execution of a development agreement and/or prior issuance of a building permit.

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CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATERMAIN, STORM SEWER AND STREETS

FOR

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

PREPARED FOR:

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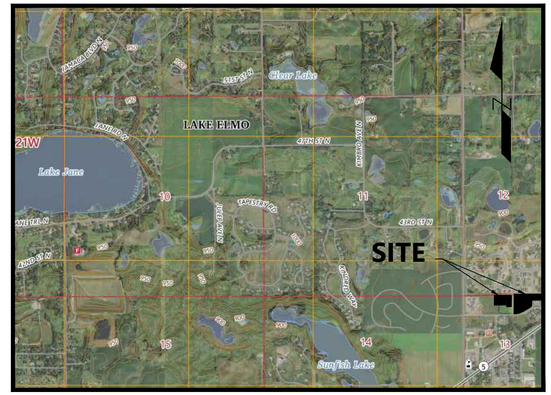
PROJECT NUMBER: 0040496.00
CONTACT: JOHN S. BLENKER



Vicinity Map
(NOT TO SCALE)

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NO.	DATE	REVISION	SHEETS
1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL	
2	07/28/23	PRELIMINARY PUD SUBMITTAL	
3	08/10/23	WATERSHED SUBMITTAL	20-24
4	10/31/23	CITY & WATERSHED COMMENTS	ALL
	.	.	
	.	.	
	.	.	
	.	.	
	.	.	
	.	.	

CONSTRUCTION PLANS
FOR
SANITARY SEWER, WATERMAIN, STORM SEWER AND STREETS
FOR
LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

INITIAL SUBMITTAL DATE: 12/06/22 SHEET: 1 OF 38

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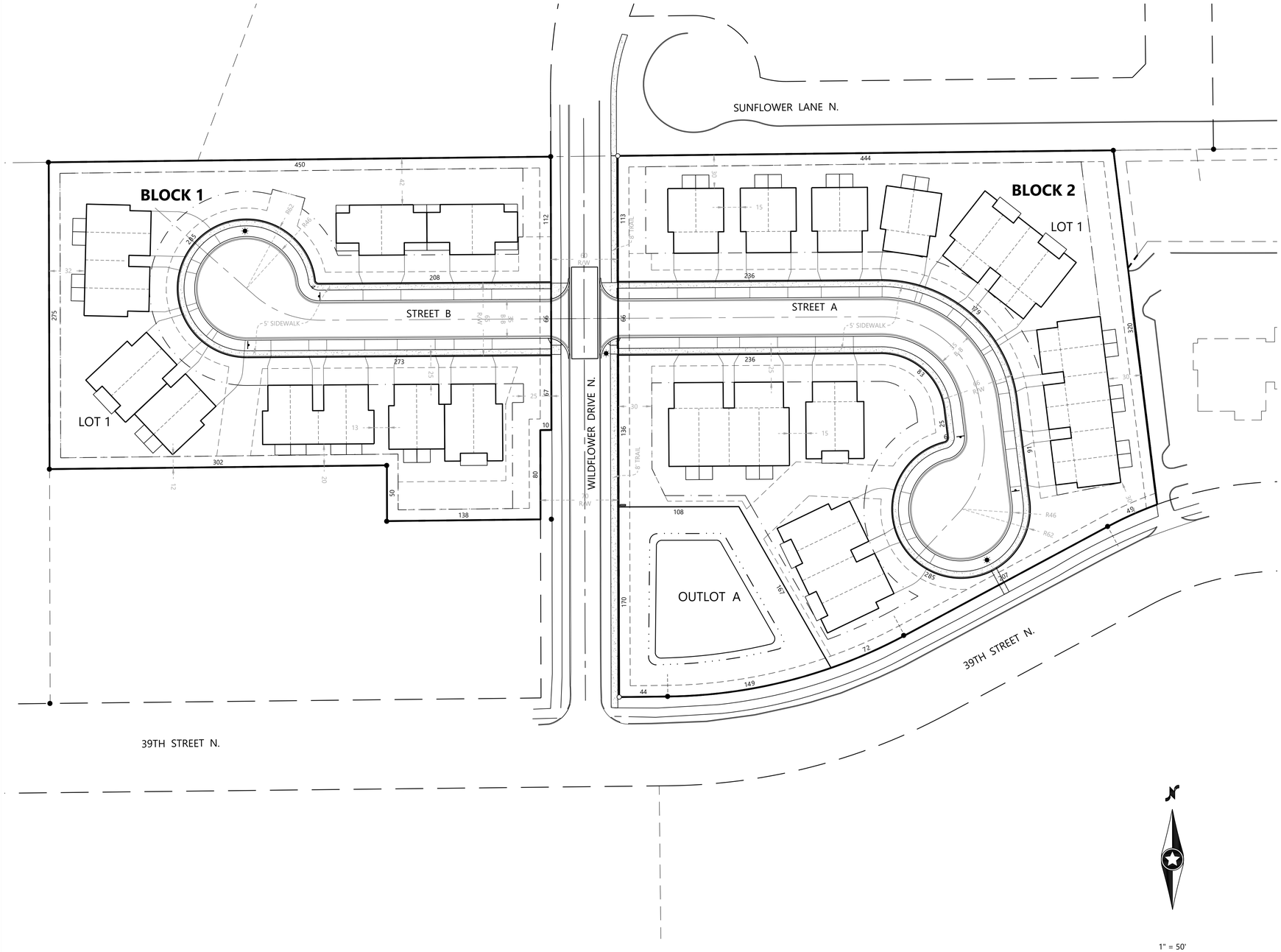

SITE DEVELOPMENT DATA

- EXISTING ZONING: V-MX-VILLAGE MIXED USE
- PROPOSED ZONING: V-MX-VILLAGE MIXED USE

- GROSS SITE AREA: 7.57 AC
  - OUTLOT A: 0.58 AC
  - LOT 1, BLOCK 1: 2.38 AC
  - LOT 1, BLOCK 2: 3.10 AC
  - R/W: 1.51 AC

LOT STANDARDS

STANDARD	
SETBACKS	
FRONT ADJ R/W	25'
SIDE ADJ R/W	25'
REAR	10'

GENERAL NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		WETLAND

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496PP01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
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3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC
1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 2 OF 38
DATE: 10/31/23

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LEGAL DESCRIPTION

Lot 2, Block 1, WILDFLOWER AND 39TH, according to the recorded plat thereof, Washington County, Minnesota.

AND

That part of Lot 1, Block 3, Brookman 3rd Addition, according to the plat on file and of record in the office of the County Recorder, Washington County, Minnesota, lying Westerly of the following described line: Commencing at the Northeast corner of said Lot 1 then South 89 degrees 21 minutes 23 seconds West, assumed bearing, along the North line of said Lot 1, 74.18 feet to the point of beginning of said line; thence South 07 degrees 03 minutes 15 seconds East, 319.79 feet to the South line of said Lot 1 and said line there terminating. Washington County, Minnesota.

REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	REMOVALS	
		CURB & GUTTER
SAN	SAN	SANITARY SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
STO	STO	STORM SEWER
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TUG	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
		CONCRETE
		BITUMINOUS
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION
		TREE LINE

CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE (PERIMETER CONTROL) AND ROCK ENTRANCES
2. TREE REMOVAL ON WEST PARCEL
3. MASS GRADING ON WEST PARCEL, STAGING ON EAST PARCEL
4. TEMPORARILY STABILIZE WEST PARCEL
5. TREE REMOVAL ON EAST PARCEL
6. MASS GRADING ON EAST PARCEL, STAGING ON WEST PARCEL
7. INSTALLATION OF LARGE UTILITIES ON EAST PARCEL, INCLUDING UTILITY CONNECTIONS ON WILDFLOWER DRIVE FOR BOTH PARCELS
8. STREET CONSTRUCTION AND VERTICAL CONSTRUCTION ON EAST PARCEL
9. SMALL/DRY UTILITY CONSTRUCTION ON EAST PARCEL
10. PERMANENT STABILIZATION ON EAST PARCEL
11. INSTALLATION OF LARGE UTILITIES ON WEST PARCEL
12. STREET CONSTRUCTION AND VERTICAL CONSTRUCTION ON WEST PARCEL, STAGING IN WEST CUL-DE-SAC AREA
13. SMALL/DRY UTILITY CONSTRUCTION ON WEST PARCEL
14. PERMANENT STABILIZATION ON WEST PARCEL

1" = 50'

0' 50' 100' 150'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496EX01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/06/22
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5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

EXISTING CONDITIONS & REMOVALS

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 3 OF 38

DATE: 10/31/23

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TREE INVENTORY REQUIREMENTS

TREE REPLACEMENT REQUIREMENTS: MET THROUGH PROPOSED TREE REQ.

7. TREE REPLACEMENT CALCULATIONS. THIRTY (30) PERCENT OF THE TOTAL DIAMETER INCHES OF SIGNIFICANT TREES ON THE SITE MAY BE REMOVED WITHOUT REPLACEMENT. ANY PERCENTAGE OVER 30 SHALL BE REPLACED. THE FOLLOWING CALCULATION PROCEDURE MUST BE USED TO DETERMINE TREE REPLACEMENT REQUIREMENTS:
   A. TALLY THE TOTAL NUMBER OF DIAMETER INCHES OF ALL SIGNIFICANT TREES ON THE SITE.
   B. A CALCULATION MUST BE PROVIDED WHICH BREAKS OUT THE NUMBER OF INCHES REMOVED FOR HARDWOOD, EVERGREEN/DECIDUOUS, AND COMMON TREES. THE 30%REMOVAL FIGURE APPLIES TO EACH CATEGORY INDIVIDUALLY AND TREES ARE REPLACED ACCORDING TO THE TREE REPLACEMENT SCHEDULE IN SUBSECTION 8.

8. TREE REPLACEMENT SCHEDULE. TREE REMOVALS OVER THE ALLOWABLE TREE REMOVAL LIMIT ON THE PARCEL SHALL BE REPLACED ACCORDING TO THE FOLLOWING SCHEDULE:
   A. COMMON TREE SPECIES SHALL BE REPLACED WITH NEW TREES AT A RATE OF ONE-FOURTH (1/4) THE DIAMETER INCHES REMOVED.
   B. CONIFEROUS/EVERGREEN TREE SPECIES SHALL BE REPLACED WITH NEW CONIFEROUS OR EVERGREEN TREES AT A RATE OF ONE-HALF (1/2) THE DIAMETER INCHES REMOVED. SINCE CONIFEROUS SPECIES ARE OFTEN SOLD BY HEIGHT RATHER THAN DIAMETER INCH, THE FOLLOWING CONVERSION FORMULA CAN BE USED: HEIGHT OF REPLACEMENT CONIFEROUS TREE/2 = DIAMETER INCHES OF CREDIT
   C. HARDWOOD DECIDUOUS TREE SPECIES SHALL BE REPLACED WITH NEW HARDWOOD DECIDUOUS TREES AT A RATE OF (1/2) THE DIAMETER INCHES REMOVED.
   D. REPLACEMENT TREE SIZE. REPLACEMENT TREES MUST BE A MINIMUM OF ONE (1) INCH IN DIAMETER.

9. SPECIES REQUIREMENT. THE CITY MUST APPROVE ALL SPECIES USED FOR TREE REPLACEMENT. ORNAMENTAL TREES ARE NOT ACCEPTABLE FOR USE AS REPLACEMENT TREES. WHERE TEN OR MORE REPLACEMENT TREES ARE REQUIRED, NOT MORE THAN THIRTY (30) PERCENT OF THE REPLACEMENT TREES SHALL BE OF THE SAME SPECIES OF TREE. NATIVE SPECIES ARE ENCOURAGED, AND HARDINESS AND SALT TOLERANCE SHOULD BE CONSIDERED WHERE APPLICABLE.

DEFINITIONS

SIGNIFICANT TREE:
A HEALTHY TREE MEASURING A MINIMUM OF SIX (6) INCHES IN DIAMETER FOR HARDWOOD DECIDUOUS TREES, 19 FT. IN HEIGHT OR EIGHT (8) INCHES IN DIAMETER FOR CONIFEROUS/EVERGREEN TREES, OR TWELVE (12) INCHES IN DIAMETER FOR COMMON TREES, AS DEFINED HEREIN.

NUISANCE TREE:
(1) ANY LIVING OR STANDING TREE OR PART THEREOF INFECTED TO ANY DEGREE WITH A SHADE TREE DISEASE (SEE SHADE TREE DISEASE BELOW) OR SHADE TREE PEST; (2) ANY LOGS, STUMPS, BRANCHES, FIREWOOD OR OTHER PART OF DEAD OR DYING TREE(S) INFECTED WITH A SHADE TREE DISEASE OR SHADE TREE PEST UNLESS PROPERLY TREATED; AND (3) ANY STANDING DEAD TREES OR LIMBS WHICH MAY THREATEN HUMAN HEALTH OR PROPERTY. ALSO INCLUDED, ARE NOXIOUS OR INVASIVE TREES SUCH AS BUCKTHORN, BOXELDER, AND COTTONWOOD.

TREE REPLACEMENT CALCULATIONS	
TOTAL CALIPER INCHES ON SITE	**2752 DBH IN.**
TOTAL CALIPER INCHES REMOVED	**2316 DBH IN.**
(INCLUDING EXEMPTIONS FOR TREE HEALTH, UNDERSIZED, NUISANCE AND INVASIVE TREES)	
TOTAL HEALTHY SIGNIFICANT DBH INCHES REMOVED	**359 DBH IN.**
ON SITE HARDWOODS REMOVED	0 DBH IN.
ON SITE COMMON TREES REMOVED	145 DBH IN.
ON SITE CONIFERS REMOVED	214 DBH IN.
EXCESS TREE REMOVAL:	**251.3 DBH IN.**

TREE REPLACEMENT REQUIRED		
REPLACEMENT TREES	**REPLACEMENT REQUIRED**	***EQUIVALENT TREES**
COMMON TREES	22.0 CAL IN	9.0 TREES
(145" removals less 57.6" allowance)* 0.25		
EVERGREEN TREES	68.0 CAL IN	28.0 TREES
(214" removals less 78" * 0.50)		
HARDWOOD TREES	0.0 CAL IN	0.0 TREES
(0" removals * 0.50)		
		37.0 TREES
*Replacement deciduous trees proposed @ 2.5" size; conifers @ 6' min. height)		

LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496TP01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: 50.000019'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

NICHOLAS T. MEYER
DATE: 10/31/23 LICENSE NO. 53774

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

TREE PRESERVATION PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 4 OF 38

DATE: 10/31/23

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TAG ID	SPECIES	SIZE (DBH)	MULTISTEM	NOTES	TYPE	DESIGNATION	NOTES	STATUS
1	BOXELDER	33	2x 18 15		NUISANCE TREE			REMOVED-EXEMPT
2	BOXELDER	25	2x 14 11		NUISANCE TREE			REMOVED-EXEMPT
3	SILVER MAPLE	36			COMMON TREE	SIGNIFICANT TREE		REMOVED
4	BOXELDER	15			NUISANCE TREE			REMOVED-EXEMPT
5	HACKBERRY	8			COMMON TREE	N/A		REMOVED-EXEMPT
6	BOXELDER	30			NUISANCE TREE			REMOVED-EXEMPT
7	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
8	BOXELDER	11			NUISANCE TREE			REMOVED-EXEMPT
9	BOXELDER	46	3x 19 19 8		NUISANCE TREE			REMOVED-EXEMPT
10	BOXELDER	24	2x 12 12		NUISANCE TREE			REMOVED-EXEMPT
11	BOXELDER	23	2x 14 9		NUISANCE TREE			REMOVED-EXEMPT
12	BOXELDER	18	2x 10 8		NUISANCE TREE			REMOVED-EXEMPT
13	BOXELDER	41	4x 15 10 10 6		NUISANCE TREE			REMOVED-EXEMPT
14	BOXELDER	24	2x 14 10		NUISANCE TREE			REMOVED-EXEMPT
15	BOXELDER	32	3x 12 12 8		NUISANCE TREE			REMOVED-EXEMPT
16	BOXELDER	30	3x 12 12 6		NUISANCE TREE			REMOVED-EXEMPT
17	BOXELDER	20			NUISANCE TREE			REMOVED-EXEMPT
18	WHITE SPRUCE	15	40ft		CONIFEROUS TREE	SIGNIFICANT TREE		SAVED
19	WHITE SPRUCE	12	40ft		CONIFEROUS TREE	SIGNIFICANT TREE		SAVED
20	BOXELDER	22			NUISANCE TREE			SAVED-EXEMPT
21	WHITE SPRUCE	19	40ft		CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
22	WHITE SPRUCE	8	40ft		CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
23	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
24	BOXELDER	12			NUISANCE TREE			SAVED-EXEMPT
25	BOXELDER	13			NUISANCE TREE			SAVED-EXEMPT
26	BOXELDER	20	2x 10 10		NUISANCE TREE			REMOVED-EXEMPT
27	WHITE SPRUCE	13	40ft		CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
28	WHITE SPRUCE	8	20ft		CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
29	BOXELDER	12			NUISANCE TREE			SAVED-EXEMPT
30	BOXELDER	12			NUISANCE TREE			SAVED-EXEMPT
31	BOXELDER	14			NUISANCE TREE			OFFSITE
32	WHITE SPRUCE	12	20ft		CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
33	WHITE SPRUCE	10	20ft		CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
34	BOXELDER	28	2x 16 12		NUISANCE TREE			SAVED-EXEMPT
35	BOXELDER	13			NUISANCE TREE			REMOVED-EXEMPT
36	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
37	BOXELDER	13			NUISANCE TREE			SAVED-EXEMPT
38	BOXELDER	16			NUISANCE TREE			SAVED-EXEMPT
39	BOXELDER	14			NUISANCE TREE			SAVED-EXEMPT
40	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
41	BOXELDER	15			NUISANCE TREE			SAVED-EXEMPT
42	BOXELDER	12			NUISANCE TREE			SAVED-EXEMPT
43	BOXELDER	13			NUISANCE TREE			OFFSITE
44	BOXELDER	23	2x 12 11		NUISANCE TREE			SAVED-EXEMPT
45	BOXELDER	15			NUISANCE TREE			SAVED-EXEMPT
46	COLORADO SPRUCE	8	30ft		CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
47	BOXELDER	12			NUISANCE TREE			SAVED-EXEMPT
48	BOXELDER	16			NUISANCE TREE			SAVED-EXEMPT
49	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
50	BOXELDER	12			NUISANCE TREE			SAVED-EXEMPT
51	BOXELDER	24	2x 14 10		NUISANCE TREE			SAVED-EXEMPT
52	BOXELDER	13			NUISANCE TREE			SAVED-EXEMPT
53	BOXELDER	14			NUISANCE TREE			SAVED-EXEMPT
54	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
55	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
56	BOXELDER	15			NUISANCE TREE			REMOVED-EXEMPT
57	BOXELDER	12			NUISANCE TREE			SAVED-EXEMPT
58	BOXELDER	12			NUISANCE TREE			SAVED-EXEMPT
59	BOXELDER	12			NUISANCE TREE			SAVED-EXEMPT
60	BOXELDER	12			NUISANCE TREE			SAVED-EXEMPT
61	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
62	BOXELDER	16			NUISANCE TREE			REMOVED-EXEMPT
63	BOXELDER	26			NUISANCE TREE			REMOVED-EXEMPT
64	BOXELDER	17			NUISANCE TREE			REMOVED-EXEMPT
65	BOXELDER	16			NUISANCE TREE			REMOVED-EXEMPT
66	SILVER MAPLE	54	2x 39 15		COMMON TREE	SIGNIFICANT TREE		OFFSITE
67	BOXELDER	28	2x 16 12		NUISANCE TREE			REMOVED-EXEMPT
68	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
69	SILVER MAPLE	25			COMMON TREE	SIGNIFICANT TREE		REMOVED
70	BOXELDER	28	2x 16 12		NUISANCE TREE			REMOVED-EXEMPT
71	BOXELDER	19			NUISANCE TREE			REMOVED-EXEMPT
72	SILVER MAPLE	12			COMMON TREE	SIGNIFICANT TREE		REMOVED
73	BOXELDER	13			NUISANCE TREE			REMOVED-EXEMPT
74	BOXELDER	15			NUISANCE TREE			OFFSITE
75	BOXELDER	15			NUISANCE TREE			OFFSITE
76	BOXELDER	12			NUISANCE TREE			OFFSITE
77	BOXELDER	12			NUISANCE TREE			OFFSITE
78	BUR OAK	38	nice		Deciduous Hardwood	Significant tree		OFFSITE
79	BOXELDER	12			NUISANCE TREE			OFFSITE
80	BOXELDER	12			NUISANCE TREE			OFFSITE
81	SILVER MAPLE	18			COMMON TREE			OFFSITE
82	SILVER MAPLE	14			COMMON TREE			OFFSITE
83	AMERICAN ELM	12			COMMON TREE			OFFSITE
84	SILVER MAPLE	19			COMMON TREE			OFFSITE
85	SILVER MAPLE	19			COMMON TREE			OFFSITE
86	BOXELDER	14			NUISANCE TREE			OFFSITE
87	SILVER MAPLE	28			COMMON TREE	SIGNIFICANT TREE		SAVED
88	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
89	BOXELDER	13			NUISANCE TREE			REMOVED-EXEMPT
90	SILVER MAPLE	19			COMMON TREE	SIGNIFICANT TREE		SAVED
91	BOXELDER	16			NUISANCE TREE			SAVED-EXEMPT
92	BOXELDER	28	2x 14 14		NUISANCE TREE			OFFSITE
93	SILVER MAPLE	38			COMMON TREE			OFFSITE
94	SILVER MAPLE	27	2x 14 13		COMMON TREE	Significant tree		OFFSITE
95	BOXELDER	60	4x 19 17 12 12		NUISANCE TREE			OFFSITE
96	BLACK LOCUST	7			COMMON TREE			OFFSITE
97	BLACK LOCUST	10			COMMON TREE			OFFSITE
98	BOXELDER	12			NUISANCE TREE			OFFSITE
99	BOXELDER	12			NUISANCE TREE			OFFSITE
100	BOXELDER	12			NUISANCE TREE			OFFSITE
101	BUR OAK	32			Deciduous Hardwood	Significant tree		OFFSITE
102	HACKBERRY	10			COMMON TREE			OFFSITE
103	BOXELDER	12			NUISANCE TREE			OFFSITE
104	BOXELDER	17			NUISANCE TREE			OFFSITE
105	BUR OAK	40			Deciduous Hardwood	Significant tree		OFFSITE

TAG ID	SPECIES	SIZE (DBH)	MULTISTEM	NOTES	TYPE	DESIGNATION	NOTES	STATUS
106	BUR OAK	40			Deciduous Hardwood	Significant tree		OFFSITE
107	BOXELDER	21			NUISANCE TREE			OFFSITE
108	BOXELDER	13			NUISANCE TREE			OFFSITE
109	BOXELDER	13			NUISANCE TREE			OFFSITE
110	BUR OAK	19			Deciduous Hardwood	Significant tree		OFFSITE
111	AMERICAN ELM	18			COMMON TREE			OFFSITE
112	BOXELDER	14			NUISANCE TREE			OFFSITE
113	BOXELDER	13			NUISANCE TREE			OFFSITE
114	AMERICAN ELM	14			COMMON TREE			OFFSITE
115	SIBERIAN ELM	13			COMMON TREE			OFFSITE
116	SIBERIAN ELM	14			COMMON TREE			OFFSITE
117	SILVER MAPLE	14			COMMON TREE			OFFSITE
118	SILVER MAPLE	16			COMMON TREE			OFFSITE
119	BOXELDER	12			NUISANCE TREE			OFFSITE
120	SILVER MAPLE	18			COMMON TREE			OFFSITE
121	SILVER MAPLE	12			COMMON TREE			OFFSITE
122	SILVER MAPLE	12			COMMON TREE			OFFSITE
123	BOXELDER	12			NUISANCE TREE			OFFSITE
124	SILVER MAPLE	12			COMMON TREE			OFFSITE
125	HACKBERRY	9			COMMON TREE			OFFSITE
126	HACKBERRY	6			COMMON TREE			OFFSITE
127	RED OAK	10			Deciduous Hardwood	Significant tree		OFFSITE
128	HACKBERRY	12	2x 6 6		COMMON TREE			OFFSITE
129	BOXELDER	12			NUISANCE TREE			OFFSITE
130	SIBERIAN ELM	16			COMMON TREE			OFFSITE
131	HACKBERRY	6			COMMON TREE			OFFSITE
132	BUR OAK	28			Deciduous Hardwood	Significant tree		OFFSITE
133	RED OAK	11			Deciduous Hardwood	Significant tree		OFFSITE
134	SILVER MAPLE	50			COMMON TREE			OFFSITE
135	SILVER MAPLE	38			COMMON TREE			OFFSITE
136	QUAKING ASPEN	12			COMMON TREE			OFFSITE
5001	BOXELDER	22			NUISANCE TREE			REMOVED-EXEMPT
5002	BOXELDER	28	x		NUISANCE TREE			REMOVED-EXEMPT
5003	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5004	BOXELDER	22		bd	NUISANCE TREE		UNHEALTHY	REMOVED-EXEMPT
5005	BOXELDER	16	x		NUISANCE TREE			REMOVED-EXEMPT
5006	BOXELDER	29	x	pd	NUISANCE TREE		UNHEALTHY	REMOVED-EXEMPT
5007	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
5008	BOXELDER	15	x		NUISANCE TREE			REMOVED-EXEMPT
5009	BOXELDER	21			NUISANCE TREE			REMOVED-EXEMPT
5010	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
5011	BOXELDER	16	x		NUISANCE TREE			REMOVED-EXEMPT
5012	BOXELDER	13			NUISANCE TREE			REMOVED-EXEMPT
5013	BOXELDER	16			NUISANCE TREE			REMOVED-EXEMPT
5014	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
5015	BOXELDER	24			NUISANCE TREE			REMOVED-EXEMPT
5016	BOXELDER	13	x	bd	NUISANCE TREE		UNHEALTHY	REMOVED-EXEMPT
5017	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
5018	BOXELDER	14		bd	NUISANCE TREE		UNHEALTHY	REMOVED-EXEMPT
5019	BOXELDER	19			NUISANCE TREE			REMOVED-EXEMPT
5020	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
5021	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
5022	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
5023	BOXELDER	19			NUISANCE TREE			REMOVED-EXEMPT
5024	BOXELDER	12		pd	NUISANCE TREE		UNHEALTHY	REMOVED-EXEMPT
5025	BOXELDER	14	x		NUISANCE TREE			REMOVED-EXEMPT
5026	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5027	BOXELDER	13			NUISANCE TREE			REMOVED-EXEMPT
5028	BOXELDER	28	x	bd	NUISANCE TREE		UNHEALTHY	REMOVED-EXEMPT
5029	BOXELDER	15			NUISANCE TREE			REMOVED-EXEMPT
5030	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5031	BOXELDER	19			NUISANCE TREE			REMOVED-EXEMPT
5032	BOXELDER	15	x		NUISANCE TREE			REMOVED-EXEMPT
5033	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5034	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
5035	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5036	BOXELDER	17			NUISANCE TREE			REMOVED-EXEMPT
5037	BOXELDER	22	x		NUISANCE TREE			REMOVED-EXEMPT
5038	BOXELDER	13	x		NUISANCE TREE			REMOVED-EXEMPT
5039	BOXELDER	15	x		NUISANCE TREE			REMOVED-EXEMPT
5040	BOXELDER	14	x		NUISANCE TREE			REMOVED-EXEMPT
5041	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
5042	BOXELDER	17			NUISANCE TREE			REMOVED-EXEMPT
5043	BOXELDER	16			NUISANCE TREE			REMOVED-EXEMPT
5044	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5045	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5046	BOXELDER	18		bd	NUISANCE TREE		UNHEALTHY	REMOVED-EXEMPT
5047	SILVER MAPLE	13	x		COMMON TREE	SIGNIFICANT TREE		REMOVED
5048	BOXELDER	12	x		NUISANCE TREE			REMOVED-EXEMPT
5049	BOXELDER	14			NUISANCE TREE			REMOVED-EXEMPT
5050	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5051	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5052	BOXELDER	13			NUISANCE TREE			REMOVED-EXEMPT
5053	BOXELDER	21	x		NUISANCE TREE			REMOVED-EXEMPT
5054	BOXELDER	17			NUISANCE TREE			REMOVED-EXEMPT
5055	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5056	SILVER MAPLE	17			COMMON TREE	SIGNIFICANT TREE		REMOVED
5057	SILVER MAPLE	14	x		COMMON TREE	SIGNIFICANT TREE		REMOVED
5058	SILVER MAPLE	16			COMMON TREE	SIGNIFICANT TREE		REMOVED
5059	BOXELDER	14	x		NUISANCE TREE			REMOVED-EXEMPT
5060	BOXELDER	22			NUISANCE TREE			REMOVED-EXEMPT
5061	BOXELDER	15			NUISANCE TREE			REMOVED-EXEMPT
5062	COLORADO SPRUCE	14	x		CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5063	COLORADO SPRUCE	18			CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5064	COLORADO SPRUCE	14			CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5065	COLORADO SPRUCE	16	x		CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5066	COLORADO SPRUCE	17			CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5067	BOXELDER	13	x		NUISANCE TREE			REMOVED-EXEMPT
5068	AMUR MAPLE	12	x		COMMON TREE	SIGNIFICANT TREE	INVASIVE	REMOVED-EXEMPT
5069	COLORADO SPRUCE	15			CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5070	COLORADO SPRUCE	12			CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5071	AMUR MAPLE	8	x		COMMON TREE	N/A	INVASIVE	REMOVED-EXEMPT
5072	AMUR MAPLE	7	x		COMMON TREE	N/A	INVASIVE	REMOVED-EXEMPT
5073	BOXELDER	16			NUISANCE TREE			REMOVED-EXEMPT
5074	BOXELDER	18	x	bd	NUISANCE TREE		UNHEALTHY	REMOVED-EXEMPT

TAG ID	SPECIES	SIZE (DBH)	MULTISTEM	NOTES	TYPE	DESIGNATION	NOTES	STATUS
5075	BOXELDER	17	x		NUISANCE TREE			REMOVED-EXEMPT
5076	COLORADO SPRUCE	13			CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5077	COLORADO SPRUCE	13			CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5078	BOXELDER	24	x		NUISANCE TREE			REMOVED-EXEMPT
5079	AMUR MAPLE	6	x		COMMON TREE	N/A	INVASIVE	REMOVED-EXEMPT
5080	COLORADO SPRUCE	6			CONIFEROUS TREE	N/A		REMOVED-EXEMPT
5081	BOXELDER	26			NUISANCE TREE			REMOVED-EXEMPT
5082	BOXELDER	17			NUISANCE TREE			REMOVED-EXEMPT
5083	COLORADO SPRUCE	7			CONIFEROUS TREE	N/A		REMOVED-EXEMPT
5084	BOXELDER	12	x		NUISANCE TREE			REMOVED-EXEMPT
5085	BOXELDER	22	x		NUISANCE TREE			REMOVED-EXEMPT
5086	SILVER MAPLE	12			COMMON TREE	SIGNIFICANT TREE		REMOVED
5087	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5088	COLORADO SPRUCE	6			CONIFEROUS TREE	N/A		REMOVED-EXEMPT
5089	BOXELDER	18			NUISANCE TREE			REMOVED-EXEMPT
5090	BOXELDER	16			NUISANCE TREE			OFFSITE
5091	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5092	BOXELDER	16	x		NUISANCE TREE			REMOVED-EXEMPT
5093	BOXELDER	12	x		NUISANCE TREE			REMOVED-EXEMPT
5094	COLORADO SPRUCE	10			CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5095	BOXELDER	12			NUISANCE TREE			REMOVED-EXEMPT
5096	COLORADO SPRUCE	13			CONIFEROUS TREE	SIGNIFICANT TREE		REMOVED
5097	BOXELDER	16	x		NUISANCE TREE			OFFSITE

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City of Lake Elmo Tree Preservation Policy
§ 154.250 PURPOSE

Rehder Forestry Consulting

Significant Tree. A healthy tree measuring a minimum of six (6) inches in diameter for hardwood deciduous trees, eight (8) inches in diameter for coniferous/evergreen trees, or twelve (12) inches in diameter for common trees, as defined herein.

Deciduous Hardwood Tree. Includes Birch, Cherry, Hickory, Ironwood, Hard Maples, Oak and Walnut.

Common Tree. Includes Ash, Aspen, Basswood, Box Elder, Catalpa, Cottonwood, Elm, Hackberry, Locust, Poplar, Silver Maple, Willow and any other tree not defined as a hardwood deciduous tree or a coniferous/evergreen tree.

Coniferous/Evergreen Tree. A wood plant, which, at maturity, is at least twelve (12) feet or more in height, having foliage on the outermost portion of the branches year-round. Tamaracks are included as a coniferous tree species.

Coordinates are in Washington County US Survey ft.
A 2x in the notes section denotes a tree with two stems and their respective diameters, etc.

CITY OF LAKE ELMO

APRIL 2017

STANDARD DRAWING NO. LP1.0 LAKE ELMO

Notes:
1-All Tree Protection measures to be field staked prior to installation. Contractor to coordinate field review of proposed Tree Protection locations with the City and project Landscape Architect prior to any Tree Protection installation.

2- See specifications for additional tree protection requirements.

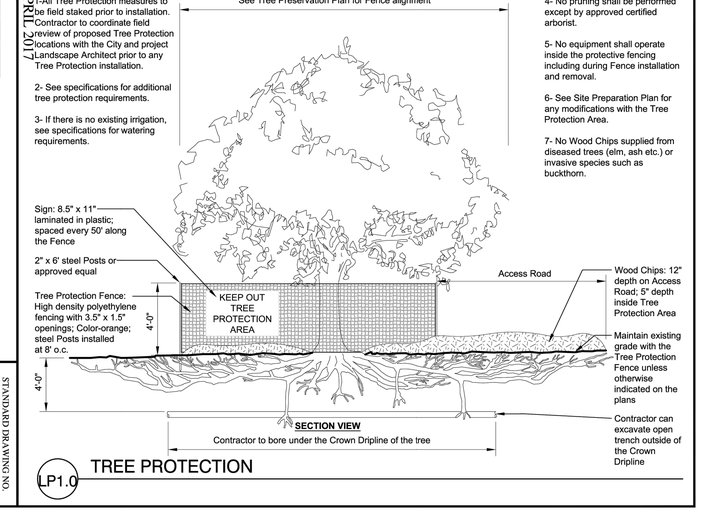
3- If there is no existing irrigation, see specifications for watering requirements.

Notes (cont.):
4- No pruning shall be performed except by approved certified arborist.

5- No equipment shall operate inside the protective fencing including during Fence installation and removal.

6- See Site Preparation Plan for any modifications with the Tree Protection Area.

7- No Wood Chips supplied from diseased trees (elm, ash etc.) or invasive species such as buckthorn.



LP1.0 TREE PROTECTION

TREE INVENTORY DATA FOR PARCEL 1 (EAST) PROVIDED BY WESTWOOD
DATA FOR PARCEL 2 (WEST) PROVIDED BY REHDER FORESTRY CONSULTING

CONSTRUCTION PLANS

LAKE ELMO TOWNHOMES 8

N:\0040496.00\DWG\CIVIL\0040496TP01.DWG

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/06/22
REVISIONS:
1 02/13/23 CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2 07/28/23 PRELIMINARY PUD SUBMITTAL
3 08/10/23 WATERSHED SUBMITTAL
4 10/31/23 CITY & WATERSHED COMMENTS
5 . .

PREPARED FOR:
AT HOME APARTMENTS, LLC
1289 GRAND AVENUE
ST. PAUL, MN 55105

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.
NICHOLAS T. MEYER
DATE: 10/31/23 LICENSE NO. 53774

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

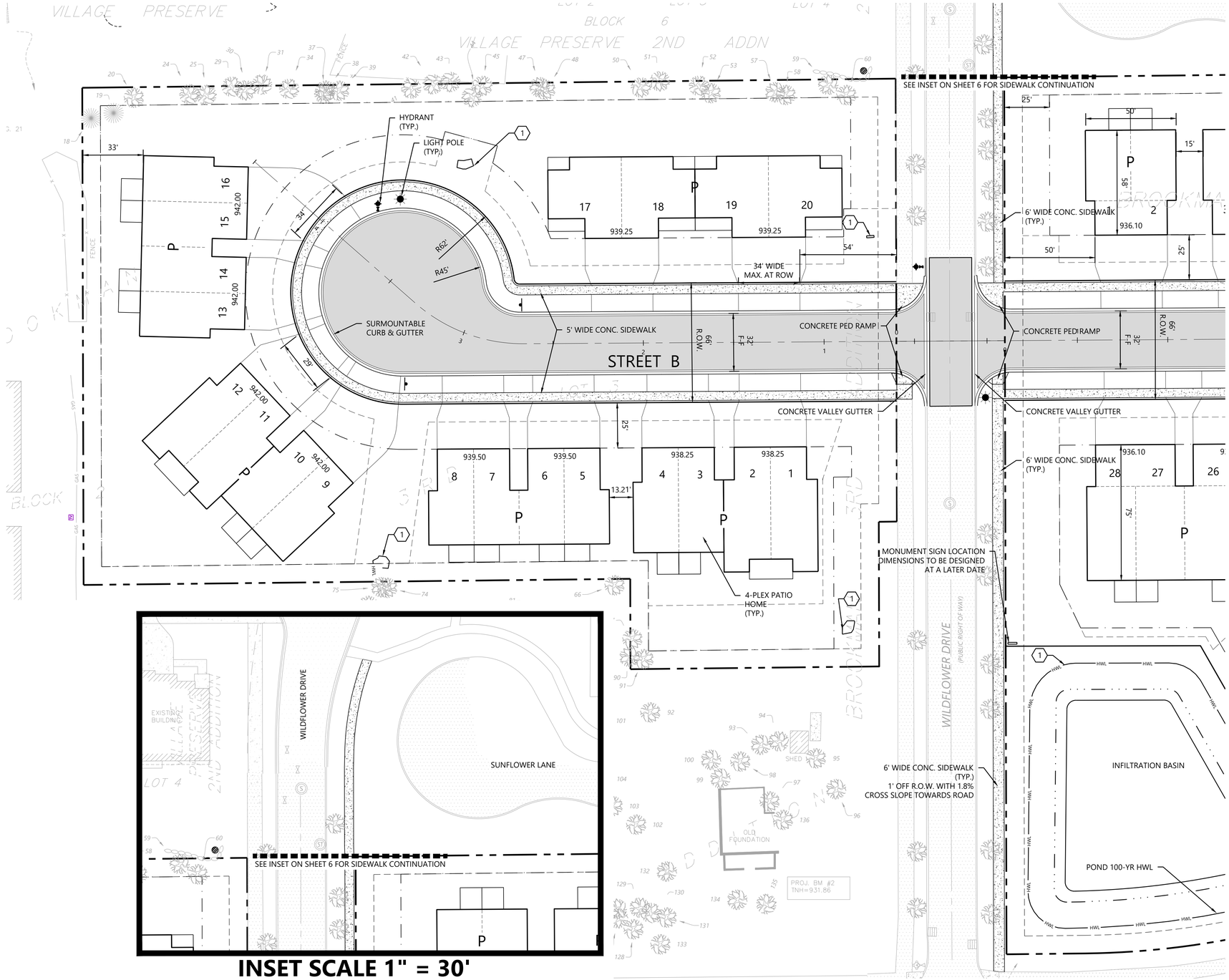
Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

TREE PRESERVATION DATA

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 5 OF 38
DATE: 10/31/23

© 2023 Westwood Professional Services, Inc.



INSET SCALE 1" = 30'

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811 or call811.com
Common Ground Alliance

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POND NORMAL WATER LEVEL

SITE DEVELOPMENT DATA

• EXISTING ZONING	VMX, VILLAGE MIXED USE
• PROPOSED ZONING	PUD
• GROSS SITE AREA	330,308 SF (7.58 AC)
STREET R.O.W.	1.51 AC
EXISTING UTILITY EASEMENTS	0.71 AC
• NET SITE AREA	5.36 AC
• DEVELOPMENT SUMMARY	
TWIN HOMES	10 UNITS
4-PLEX TOWNHOMES	32 UNITS
6-PLEX TOWNHOMES:	6 UNITS
TOTAL UNITS	48
• PARKING RATIO REQUIREMENT	CITY OF LAKE ELMO
MULTI-FAMILY	2 SPACES / UNIT
VISITOR	1 SPACE / 4 UNITS
MULTI-FAMILY (48*2)	96 SPACES
VISITOR (48/4)	12 SPACES
PARKING REQUIRED	108 SPACES
• PARKING PROVIDED	192 SPACES
GARAGE PARKING (2/UNIT)	96 SPACES
DRIVEWAY PARKING (2/UNIT)	96 SPACES
• COMMON OPEN SPACE	CITY OF LAKE ELMO
V-MDR (MEDIUM DENSITY RESIDENTIAL)	300 SF / UNIT
V-HDR (HIGH DENSITY RESIDENTIAL)	200 SF / UNIT
MAX REQUIRED (48*300)	14,400 SF
PROVIDED	112,560 SF

LOT STANDARDS

STANDARD	BLOCK 1, LOT 2	BLOCK 2, LOT 1	OUTLOT A	TOTAL
LOT AREA	103,488/2.38 AC SF	135,062 SF/3.10 AC	25,129 SF/0.58 AC	263,679 SF/6.07 AC
MINIMUM LOT WIDTH	75'/BLDG	75'/BLDG	-	-
REQUIRED LOT WIDTH	75'*5=375	75'*9=675	-	-
PROVIDED LOT WIDTH	770'	1,140'	-	-
IMPERVIOUS COVERAGE	38.3%	44.2%	0%	37.8%
DRIVEWAY ±	10,140 SF	14,230 SF	-	24,370 SF
HOMES ±	26,640 SF	42,100 SF	-	69,370 SF
PATIOS ±	2,880 SF	3,650 SF	-	5,950 SF
OPEN SPACE*	40,771 SF (39.4%)	46,478 SF (34.4%)	25,129 SF (100%)	112,378 SF (42.6%)
GREEN SPACE ±	63,779 SF	73,501 SF	25,129 SF	162,409 SF
SETBACKS			-	
FRONT	25'	25'	-	-
SIDE INTERIOR LOT	10'	10'	-	-
SIDE CORNER LOT	25'	25'	-	-
REAR	10'	10'	-	-

*OPEN SPACE AVAILABLE TO RESIDENTS FOR RECREATIONAL PURPOSES OUTSIDE OF ROW AND UNDERGROUND UTILITY EASEMENTS

BLOCK 2 OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	STORMWATER	CITY	25,129 SF/0.58 AC

① SITE KEYNOTES

1 CATCH BASIN HIGH WATER LINE (REFERENCE TABLE ON SHEET 18)

1" = 30'
0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\C\WIL0040496SP01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: 30.000002'
VERTICAL SCALE: 6' OR 3'

INITIAL ISSUE: 12/06/22
REVISIONS:
△ 02/13/23 CITY COMMENTS - SKETCH PLAN RESUBMITTAL
△ 07/28/23 PRELIMINARY PUD SUBMITTAL
△ 08/10/23 WATERSHED SUBMITTAL
△ 10/31/23 CITY & WATERSHED COMMENTS
△ - -

PREPARED FOR:
AT HOME APARTMENTS, LLC
1289 GRAND AVENUE
ST. PAUL, MN 55105

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
JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 6 OF 38
DATE: 10/31/23

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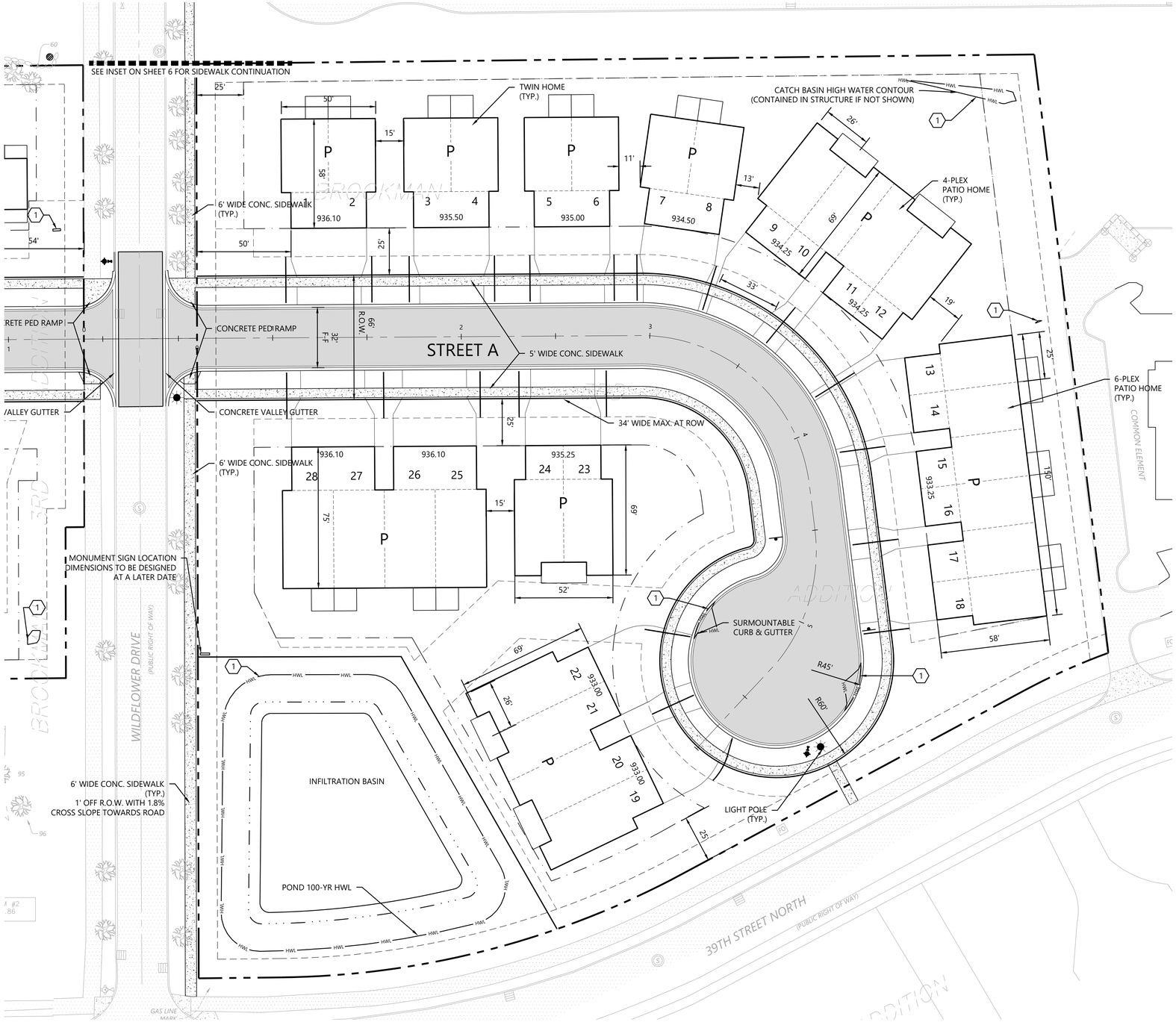
Common Ground Alliance

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POND NORMAL WATER LEVEL



SITE KEYNOTES

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0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\00404965P01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	30.000008'
VERTICAL SCALE:	6' OR 3'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
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4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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JOHN S. BLENKER
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LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

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SITE PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 7 OF 38

DATE: 10/31/23

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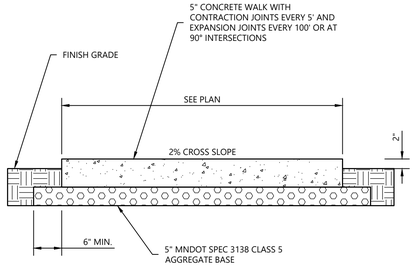
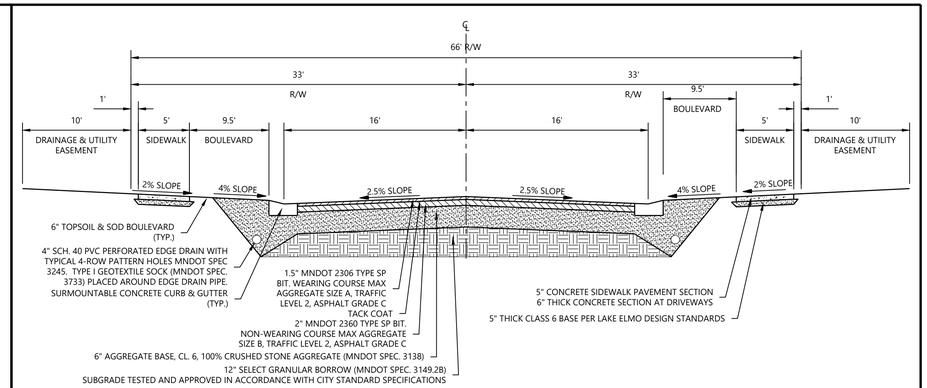


NOTES:
1. SEE ARCHITECTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.
2. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

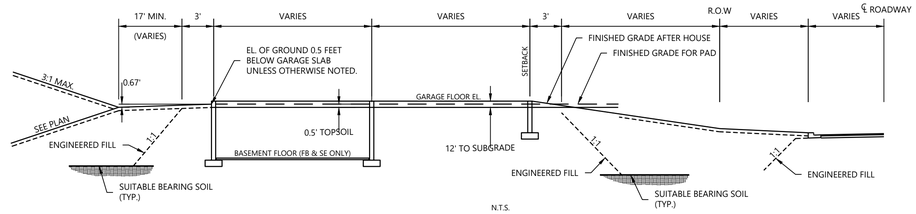
Westwood	CONCRETE SIDEWALK	LAST REVISED: 08/15/17	SI08



TYPICAL STREET SECTION

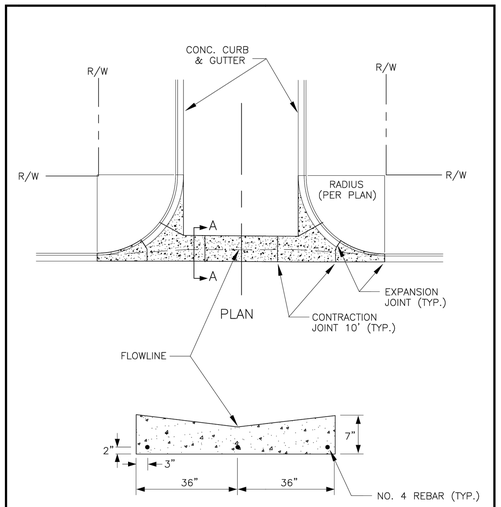
REFER TO PLAN SHEET FOR DIMENSIONS

Westwood	TYPICAL STREET SECTION	LAST REVISED: 08/15/17	SI26



N.T.S.

FULL BASEMENT (FB), SPLIT ENTRY (SE) & SLAB ON GRADE (SOG)

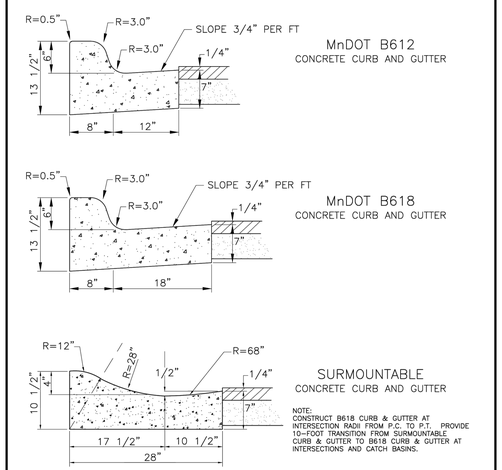


SECTION A–A

CONCRETE VALLEY GUTTER

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 505 LAKE ELMO

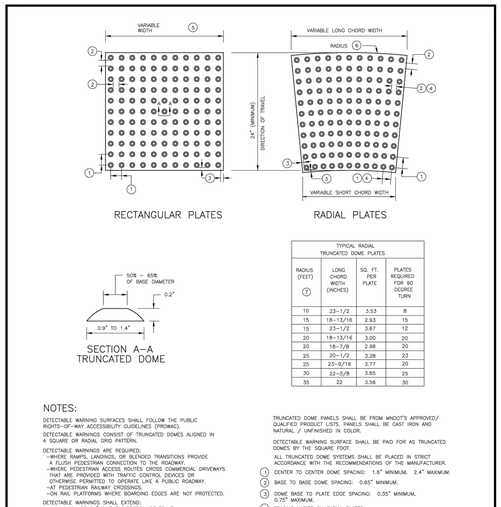


NOTE:
CONSTRUCT B618 CURB & GUTTER AT INTERSECTION RADII FROM P.C. TO P.T. PROVIDE 10-FOOT TRANSITION FROM SURMOUNTABLE CURB & GUTTER TO B618 CURB & GUTTER AT INTERSECTIONS AND CATCH BASINS.

CONCRETE CURB & GUTTER

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 501A LAKE ELMO



TYPICAL RADIAL TRUNCATED DOME PLATES

RADIUS (TEXT) ⑦	LONG CHORD WIDTH (INCHES)	SQ. FT. PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23-1/2	3.53	8
15	18-13/16	2.83	15
15	23-1/2	3.67	12
20	18-13/16	3.00	20
20	18-7/8	2.98	20
25	20-1/2	3.28	23
25	23-9/16	3.77	20
30	22-5/8	3.65	25
35	22	3.56	30

NOTES:

DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.

DETECTABLE WARNINGS ARE REQUIRED:
–AT CURB RAMPS, BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
–WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.
–AT PEDESTRIAN RAILWAY CROSSINGS.
–ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.

DETECTABLE WARNINGS SHALL EXTEND:
–A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL.
–THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION, WITHIN 3" OF FULL WIDTH ON EITHER END.
–THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, ROADWAY, OR WALKWAY, EITHER A LIGHT-ON-DARK OR DARK-ON-LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.

TRUNCATED DOME PANELS SHALL BE FROM MNDOT'S APPROVED/ QUALIFIED PRODUCT LISTS. PANELS SHALL BE CAST IRON AND NATURAL / UNFINISHED IN COLOR.

DETECTABLE WARNING SURFACE SHALL BE PAD FOR AS TRUNCATED DOMES BY THE SQUARE FOOT.

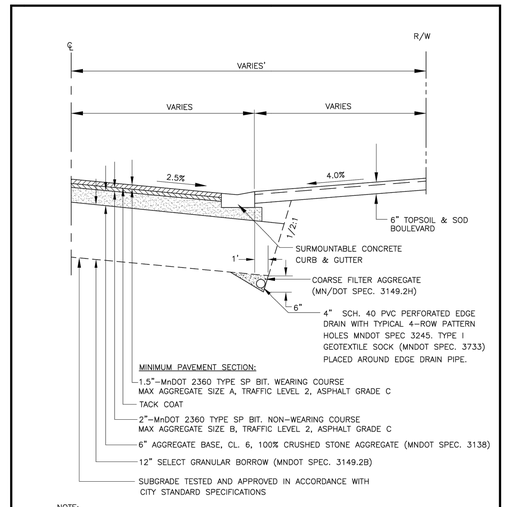
ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

① CENTER TO CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
② BASE TO BASE DOME SPACING: 0.65" MINIMUM.
③ DOME BASE TO PLATE EDGE SPACING: 0.35" MINIMUM, 0.75" MAXIMUM.
④ SPACING VARIES ON RADIAL PLATES.
⑤ TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.
⑥ ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
⑦ TYPICAL RADII. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

DETECTABLE WARNING SURFACE– TRUNCATED DOMES

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 508 LAKE ELMO



NOTE:
1. TACK FACE OF GUTTER PRIOR TO BOTH LIFTS OF BITUMINOUS
2. 4" SCH. 40 PVC PERFORATED EDGE DRAIN REQUIRED AT ALL LOW POINTS. EDGE DRAIN DESIGN PER APPROVAL OF CITY ENGINEER.

TYPICAL LOCAL RESIDENTIAL STREET SECTION
(MINIMUM 7–TON DESIGN)

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 801 LAKE ELMO

N:\0040496.00\DWG\CIVIL\0040496DT01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 8 OF 38
DATE: 10/31/23

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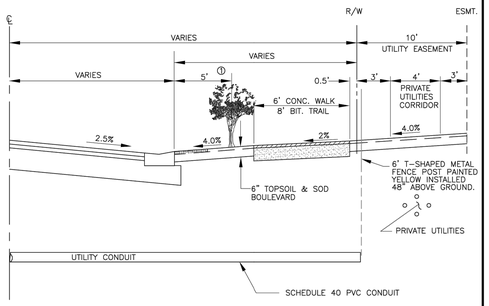
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



NOTES:
1. PLACE BOULEVARD TREES 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.
2. STREET LIGHTS/HYDRANTS SHALL BE LOCATED 5 FEET BACK OF CURB.

TYPICAL RIGHT OF WAY LAYOUT

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 805 LAKE ELMO

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.

2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.

3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.

5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.

6. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.

7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.

STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600A LAKE ELMO

9. DEWATERING. EACH EXCAVATION SHALL BE KEPT DRY DURING THE COURSE OF ALL WORK HEREIN, INCLUDING SUBGRADE CORRECTION, PIPE INSTALLATION, STRUCTURE CONSTRUCTION AND BACKFILLING, TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOATATION OR OTHER DAMAGE RESULTS. ALL EXCAVATIONS SHALL BE DEWATERED TO A DEPTH OF AT LEAST 3 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB OR PIPE TO BE INSTALLED THEREIN. THE CONTRACTOR MAY USE ANY METHOD OR COMBINATION OF METHODS FOR FOR DEWATERING HE CHOOSES; HOWEVER, ALL DEWATERING METHODS AND EQUIPMENT WHICH IN THE OPINION OF THE ENGINEER, ARE INEFFECTIVE SHALL BE ABANDONED, IMPROVED, REPLACED OR THERWISE ALTERED TO OBTAIN EFFECTIVE DEWATERING. THE CONTRACTOR SHALL PROVIDE ALL POWER, PUMPS, MATERIALS AND APPARATUS NECESSARY, AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EXCAVATION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF ANY PIPE, CONDUIT, DITCH, CHANNEL OR NATURAL WATERCOURSE UTILIZED FOR DRAINAGE PURPOSES, AND ALL EROSION, SEDIMENT OR OTHER ADVERSE RESULTS OF THEIR USE SHALL BE REPAIRED.

10. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.

11. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

12. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

STANDARD PLAN NOTES

GRADING AND EROSION CONTOL PLANS

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600B LAKE ELMO

13. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.

14. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.

15. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.

16. DITCH CHECK (BIOROLL BLANKET SYSTEM). BIOROLL AND BLANKET SYSTEMS SHALL BE BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.

17. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

18. CONCRETE WASHOUT ONSITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

STANDARD PLAN NOTES

GRADING AND EROSION CONTOL PLANS

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600C LAKE ELMO

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.

2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.

3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.

4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.

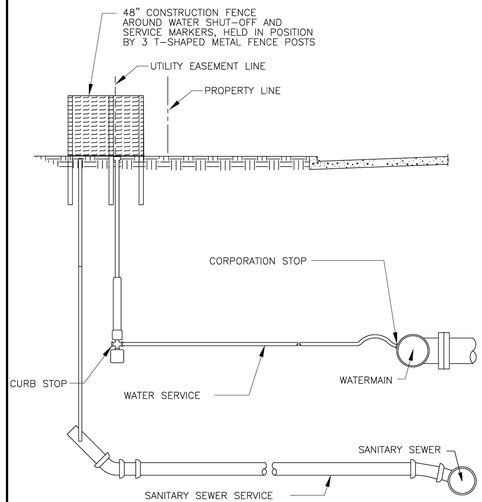
5. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

STANDARD PLAN NOTES

SITE RESTORATION PLANS

JANUARY 2022

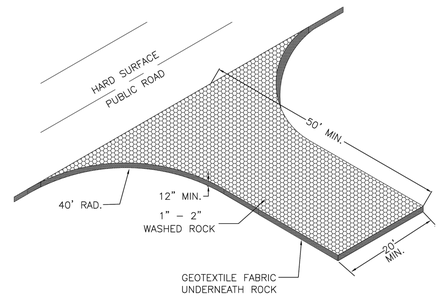
CITY OF LAKE ELMO | STANDARD DRAWING NO. 600D LAKE ELMO



TYPICAL SERVICE PROTECTION

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 606 LAKE ELMO

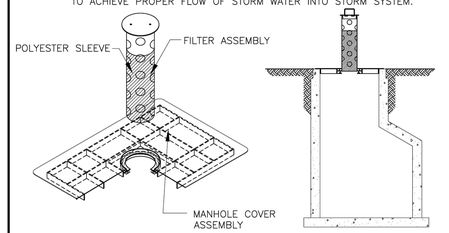


NOTES:
1. MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.
2. A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.
3. CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.
4. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.
5. REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

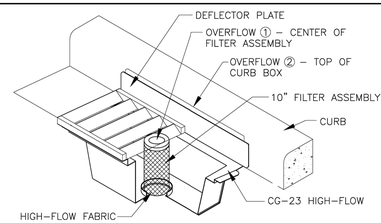
ROCK CONSTRUCTION ENTRANCE

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 605 LAKE ELMO



WIMCO RD-23 OR APPROVED EQUAL



WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

SEDIMENT CONTROL AROUND STORM SEWER INLET

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 604 LAKE ELMO

N:\0040496.00\DWG\CIVIL\0040496T01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 9 OF 38
DATE: 10/31/23

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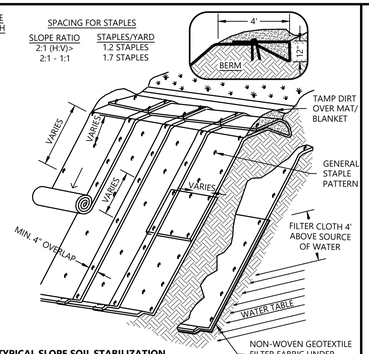
CATEGORY OF BLANKET	STAPLE LENGTH
15	4"
20	6"
25	6"
30	8"
35	8"
45	10"

SPACING FOR STAPLES

SLOPE RATIO	STAPLES/YARD
2:1 (H:V)>	1.2 STAPLES
2:1 - 1:1	1.7 STAPLES

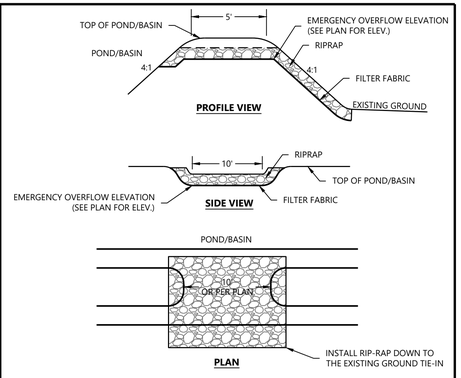


TYPICAL SLOPE SOIL STABILIZATION ISOMETRIC VIEW

WET SLOPE LINING

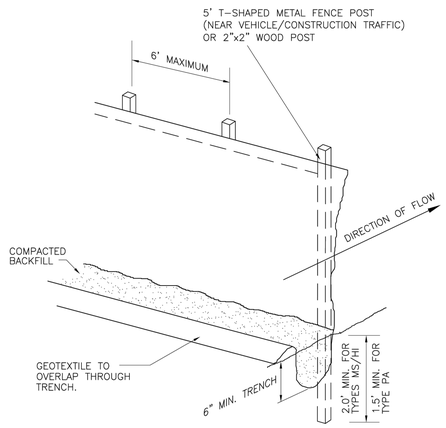
NOTES:
1. MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICK AND GRASS.
3. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL.
5. DO NOT STRETCH.

Westwood	TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR SLOPES	LAST REVISED: 04/20/21 GD21



NOTES:
1. INSTALL RIPRAP PER MNDOT SPEC 3601
2. RIPRAP SHALL BE CLASS II PER MNDOT SPEC 3601

Westwood	RIPRAP OVERFLOW	LAST REVISED: 10/10/22 GD33



NOTE : –SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT2573.3, TYPE MS/HI NEAR VEHICLE/CONSTRUCTION TRAFFIC, TYPE PA AT ALL OTHER LOCATIONS.
–MATERIALS SHALL CONFORM TO MNDOT 3886.

SILT FENCE

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 601 LAKE ELMO

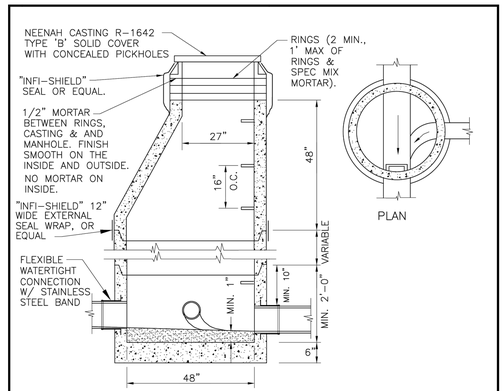
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE).
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4–INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D–3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES. ADDITIONALLY, A BITUMASTIC SEAL STRIP SHALL BE PLACED AT ALL MANHOLE RISER JOINTS
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
9. A 1'–0" TO 1'–6" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.
12. ALL MAINLINE SANITARY SEWER AND SERVICES SHALL HAVE TRACER WIRE PER CITY SPECIFICATIONS AND DETAILS.
13. ALL NEW SANITARY SEWER PIPE SHALL BE FLUSHED AND TELEVISED PRIOR TO SUBSTANTIAL COMPLETION – SEE SPECIFICATION SECTION 1700 – CLOSEOUT REQUIREMENTS.

STANDARD PLAN NOTES
SANITARY SEWER PLANS

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 300A LAKE ELMO



NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC, PER ASTM C478. STEP LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O–RING GASKETS AND LUBRICANT EXCEPT AS OTHERWISE SPECIFIED. PROVIDE BITUMASTIC SEAL STRIP AT ALL MANHOLE SECTION JOINTS.

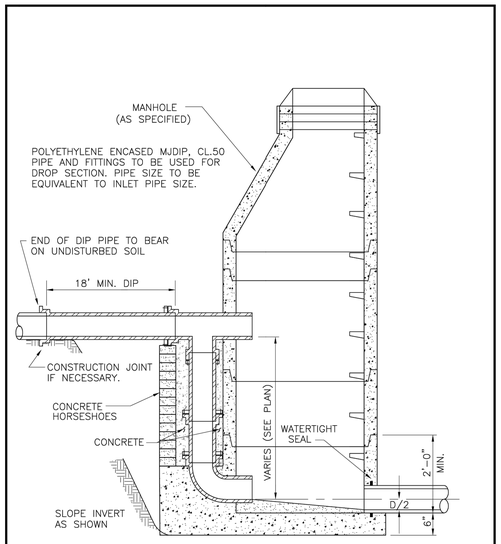
A 12" OR 18" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

PIPE CONNECTIONS TO MANHOLE SHALL BE MADE WITH FLEXIBLE WATERTIGHT CONNECTION. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

SANITARY SEWER MANHOLE, TYPE 301
(PIPES 27" OR LESS)

JANUARY 2022

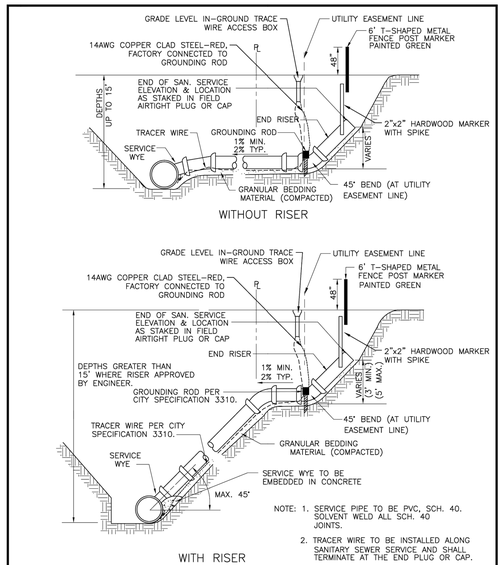
CITY OF LAKE ELMO	STANDARD DRAWING NO. 301 LAKE ELMO



SANITARY SEWER OUTSIDE DROP

JANUARY 2022

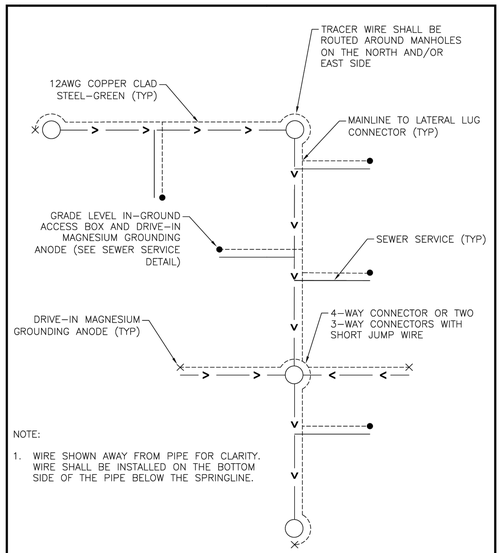
CITY OF LAKE ELMO	STANDARD DRAWING NO. 306 LAKE ELMO



SANITARY SEWER SERVICE

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 313 LAKE ELMO



NOTE:
1. WIRE SHOWN AWAY FROM PIPE FOR CLARITY. WIRE SHALL BE INSTALLED ON THE BOTTOM SIDE OF THE PIPE BELOW THE SPRINGLINE.

TRACER WIRE PLAN VIEW (SANITARY SEWER)

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 315 LAKE ELMO

N:\0040496.00\DWG\CIVIL\0040496DT01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood
Phone (320) 253-9495
Fax (320) 358-2001
Toll Free (800) 270-9495
1900 Medical Arts Ave S, Suite 100
Sartell, MN 56377
westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 10 OF 38
DATE: 10/31/23

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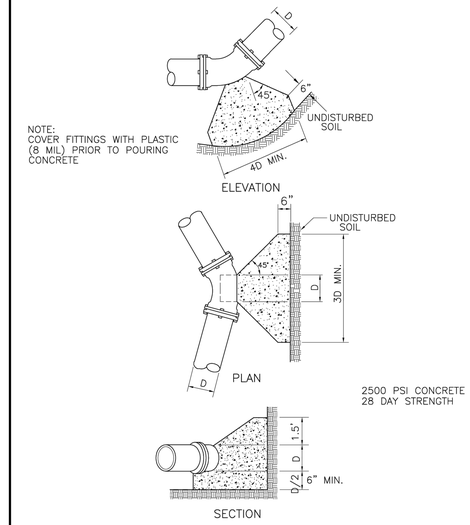
1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
3. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-52.
4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2.C.2.
7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
8. BUTTERFLY VALVES SHALL BE MUELLER LINESEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2.C3.
9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
11. HYDRANTS SHALL BE WATEROUS "PACER," MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP.
13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.
15. THE CONTRACTOR MUST PROVIDE THE FOLLOWING WATER SYSTEM SUPPLIES TO THE CITY:
    1. ONE EXTRA NEW SIX-INCH HYDRANT EXTENSION PER PROJECT.
    2. ONE EXTRA HYDRANT FLEX STAKE MARKER FOR EACH 10 HYDRANTS, MINIMUM ONE PER PROJECT.
    3. ONE HYDRANT STORZ WRENCH OR REPAIR KIT PER PROJECT.
    4. ONE 12-FOOT GATE VALVE KEY PER PROJECT.

STANDARD PLAN NOTES

WATERMAIN PLANS

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 200A | LAKE ELMO



NOTE:
COVER FITTINGS WITH PLASTIC (8 MIL) PRIOR TO POURING CONCRETE

2500 PSI CONCRETE
28 DAY STRENGTH

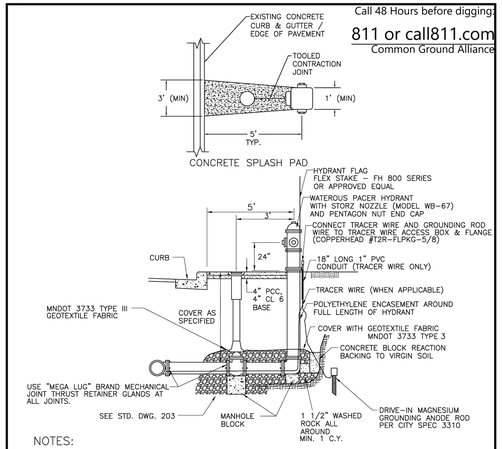
CONCRETE REACTION BACKING

(FOR BENDS)

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 206 | LAKE ELMO

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



NOTES:
1. USE MEGA LUGS ON ALL JOINTS. PROVIDE CONCRETE BLOCKING BEHIND HYDRANT AND TEE. USE COR-BLUE T BOLTS ON ALL FITTINGS.
2. PLUG WEEP HOLES IF GROUNDWATER IS PRESENT.
3. IF WEEP HOLES ARE PLUGGED, PUMPER NOZZLE CAP MUST BE PAINTED GREEN AND A TAG SHALL BE ATTACHED TO THE HYDRANT STATING "DRAIN HOLES PLUGGED".
4. SUPPLY 1 EXTRA FLEX STAKE FOR EVERY 10 HYDRANTS INSTALLED. MINIMUM ONE PER PROJECT.
5. SUPPLY 1 HYDRANT STORZ WRENCH OR HYDRANT REPAIR KIT PER PROJECT.
6. SUPPLY 1 6" HYDRANT EXTENSION AS DIRECTED BY THE ENGINEER.
7. ALL HYDRANTS NOT IN SERVICE SHALL BE COVERED WITH BLACK POLY PLASTIC.
8. CONCRETE SPLASH PAD SURFACE SHALL HAVE BROOMED FINISH.

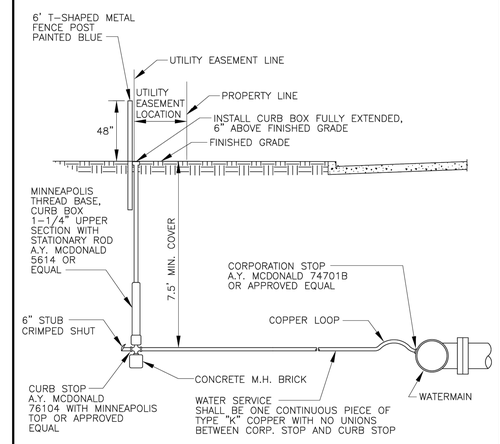
**EXTRA STAKES AND REPAIR KITS ARE TO BE DELIVERED TO THE PUBLIC WORKS BUILDING.

TYPICAL HYDRANT LAYOUT

(VALVE IN BOULEVARD)

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 201 | LAKE ELMO



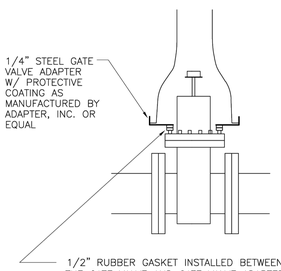
TYPICAL WATER SERVICE 1" TO 2 1/2" COPPER

NOTES:
1. SERVICE TAP TO BE MADE SLIGHTLY ABOVE SPRING LINE SO THAT COPPER COPPER LOOP SHALL NOT EXTEND ABOVE MAIN. MAINTAIN 7.5' MINIMUM COVER EXTEND ABOVE MAIN. MAINTAIN 7.5' MINIMUM SERVICE LINES.
2. IF TAPPING SADDLE IS REQUIRED, IT SHALL BE STAINLESS STEEL DOUBLE-STUD WRAP AROUND TAPPING SADDLE SMITH-BLAIR 372 OR APPROVED EQUAL.

WATER SERVICE ON DIP MAIN

JANUARY 2022

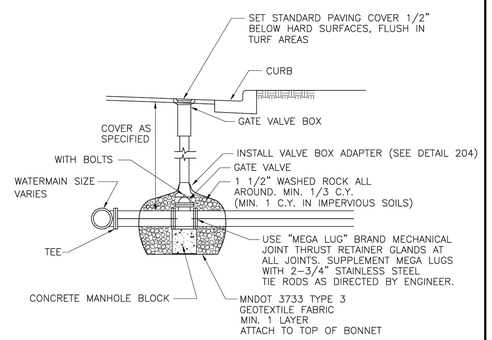
CITY OF LAKE ELMO | STANDARD DRAWING NO. 207A | LAKE ELMO



GATE VALVE ADAPTER

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 204 | LAKE ELMO



NOTES:
1. SUPPLY ONE GATE VALVE KEY PER PROJECT, AS DIRECTED BY THE ENGINEER. EXTRA KEYS SHALL BE DELIVERED TO THE PUBLIC WORKS BUILDING.
2. MAXIMUM DEPTH OF OPERATING NUT ON VALVE TO BE 10 FT.

GATE VALVE INSTALLATION

JANUARY 2022

CITY OF LAKE ELMO | STANDARD DRAWING NO. 203 | LAKE ELMO

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LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/06/22
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5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 11 OF 38

DATE: 10/31/23

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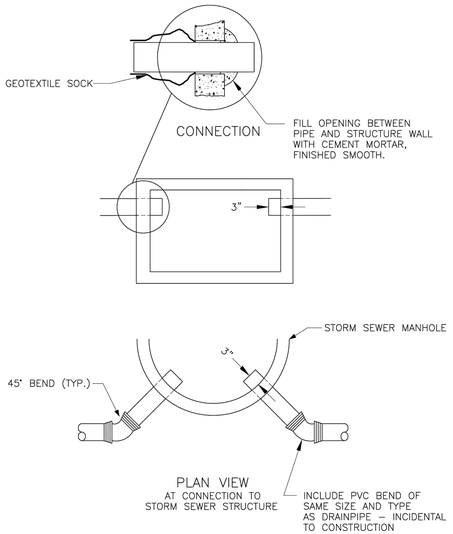
811 or call811.com
Common Ground Alliance

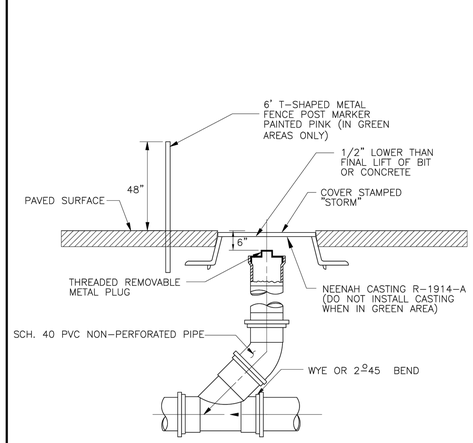


DRAIN TILE CONNECTIONS

JANUARY 2022

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 420 LAKE ELMO



NOTE:
INSTALL CLEANOUTS AT A PROPERTY LINE WHENEVER POSSIBLE.

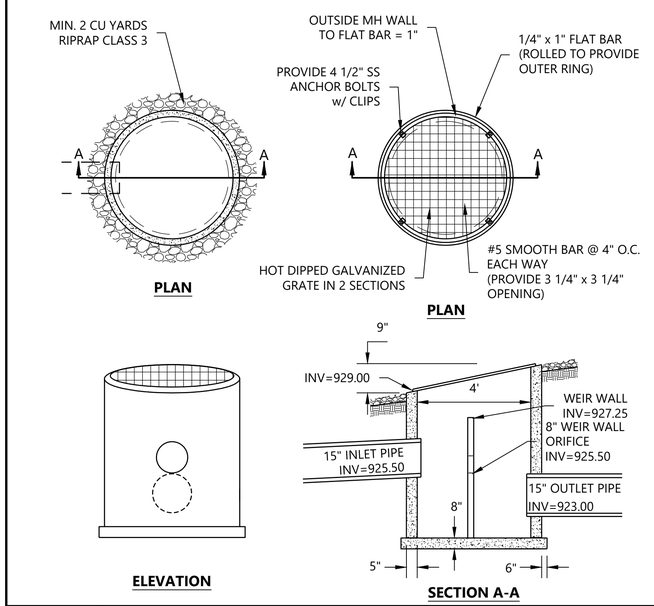
DRAINTILE CLEANOUT

(CASTING USED FOR CURB STOPS IN HARD SURFACES)

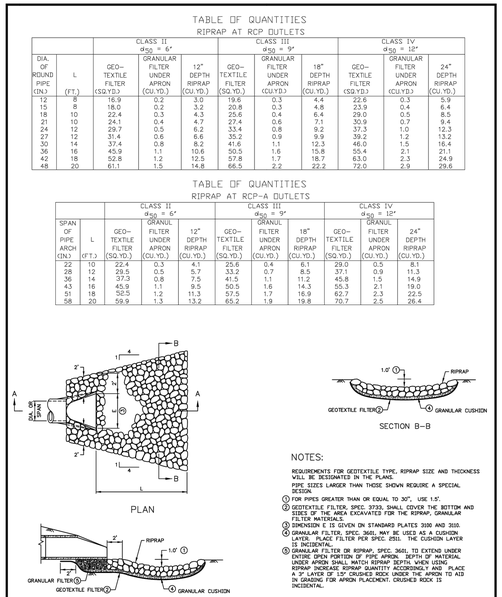
JANUARY 2022

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 419 LAKE ELMO



Westwood — OUTLET CONTROL STRUCTURE - 301 — LAST REVISED: 06/30/23 — ST09

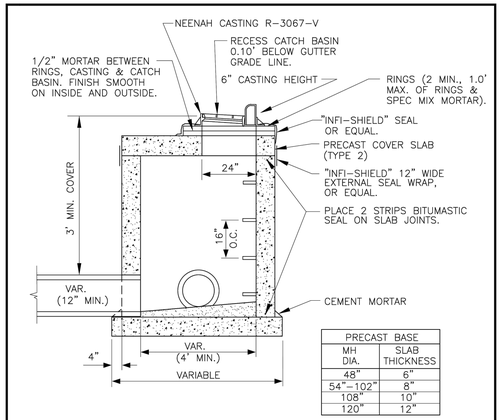


RIPRAP AT RCP OUTLETS

JANUARY 2022

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 411 LAKE ELMO



PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"–102"	8"
108"	10"
120"	12"

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478,

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, OR 8" CONCRETE MANHOLE BLOCK WITH 1/2" MORTARED EXTERIOR.

FURNISH PRECAST CONCRETE MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED. PROVIDE BITUMASTIC SEAL STRIP AT ALL MANHOLE SECTION JOINTS.

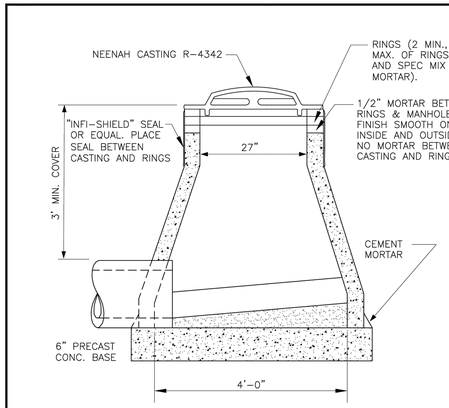
FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN/MANHOLE, TYPE 406

JANUARY 2022

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 406 LAKE ELMO



NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON CATCH BASIN FRAME & COVER CASTINGS PER SPECIFICATIONS.

PRECAST REINFORCED CONCRETE CONE SECTION & PRECAST BASE PER ASTM C478.

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN, TYPE 402

JANUARY 2022

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 402 LAKE ELMO

1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
4. A 1'-0" TO 1'-6" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES. A BITUMASTIC SEAL STRIP SHALL BE PLACED AT ALL MANHOLE RISER JOINTS
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MnDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.
10. STORM SEWER STRUCTURES WITHIN 10 FT OF WATERMAIN ARE TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.
11. ALL NEW STORM SEWER PIPE SHALL BE FLUSHED AND TELEVISED PRIOR TO SUBSTANTIAL COMPLETION – SEE SPECIFICATION SECTION 1700 – CLOSEOUT REQUIREMENTS.

STANDARD PLAN NOTES

STORM SEWER PLANS

JANUARY 2022

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 400A LAKE ELMO

N:\0040496.00\DWG\CIVIL\0040496DT01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/06/22
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PREPARED FOR:

AT HOME APARTMENTS, LLC

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ST. PAUL, MN 55105

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JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

SHEET NUMBER: 12 OF 38

PROJECT NUMBER: 0040496.00 DATE: 10/31/23

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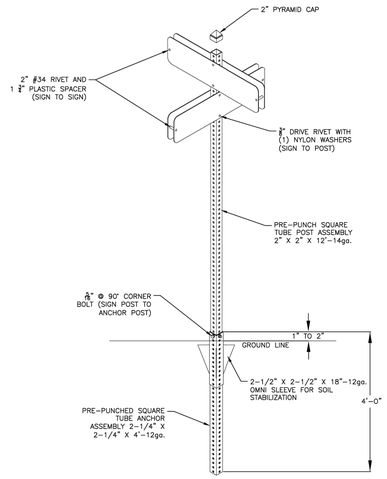
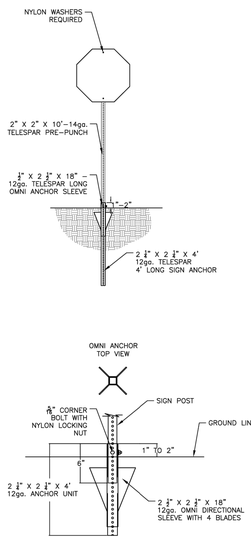


SQUARE TUBE STREET NAME SIGN POST DETAIL

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 903 LAKE ELMO



SQUARE TUBE SIGN STANDARD WITH OMNI BASE

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 902 LAKE ELMO

DIMENSION	30" PANEL	36" PANEL	42" PANEL	48" PANEL
A	30"	36"	42"	48"
B	29.5"	35.5"	41.5"	47.5"
C	20"	26"	N/A	38"
D	2.095"	2.095"	2.095"	2.095"
E	4.06"	4.07"	4.06"	4.06"
F	2.095"	2.095"	2.095"	2.095"
G	1"	1"	1"	1"
H	6.38	6.38"	6.38"	6.38"
I	1"	1"	1"	1"
J	6"	6"	6"	6"
K	8.25"	8.25"	8.25"	8.25"
L	8.75"	8.75"	8.75"	8.75"
M	1.0"	1"	1"	1"

NOTE:
- 9" HIGH STREET SIGN PLATES
- 1 1/2" RADIUS CORNERS
- LONGER NAME SIGN ON BOTTOM
- HIGHER VOLUME STREET SIGN TO BE PLACED ON BOTTOM
- STREET SIGNS TO BE PLACED TO EITHER THE SOUTHEAST OR NORTHWEST CORNER OF CORNER OF THE INTERSECTION
- REFLECTIVITY IS TO BE TYPE IX DIAMOND GRADE (DG3)
- SUFFIXES SHALL BE LOWERCASE FOR ALL NUMBERED STREET NAMES (30th St N)

POSTS:
- STOP SIGNS TO BE PLACED ON STREET SIGN POSTS PER MMUTCD WHEN APPLICABLE
- 2" X 2" X 12' 14 GAUGE PRE PUNCHED POST

STREET SIGNS

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 901 LAKE ELMO

1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
2. ALL SIGNS MUST MEET MMUTCD.
3. ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
4. SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI BASE.
5. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
6. EPOXY RESIN AND DROP-ON GLASS BEADS FOR ALL PAVEMENT MARKINGS, EXCEPT PAVEMENT SYMBOLS, SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION".
7. ALL PAVEMENT MARKING SYMBOLS SHALL BE GROUND IN PREFORMED THERMOPLASTIC PAVEMENT MATERIAL.
8. NO PARKING SIGNS SHALL BE R8-3, 12" BY 12"

STANDARD PLAN NOTES

SIGNING/PAVEMENT MARKINGS/LIGHTING PLANS

JANUARY 2022

CITY OF LAKE ELMO	STANDARD DRAWING NO. 900A LAKE ELMO

N:\0040496.00\DWG\CIVIL\0040496GT01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ##########
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3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 13 OF 38

DATE: 10/31/23

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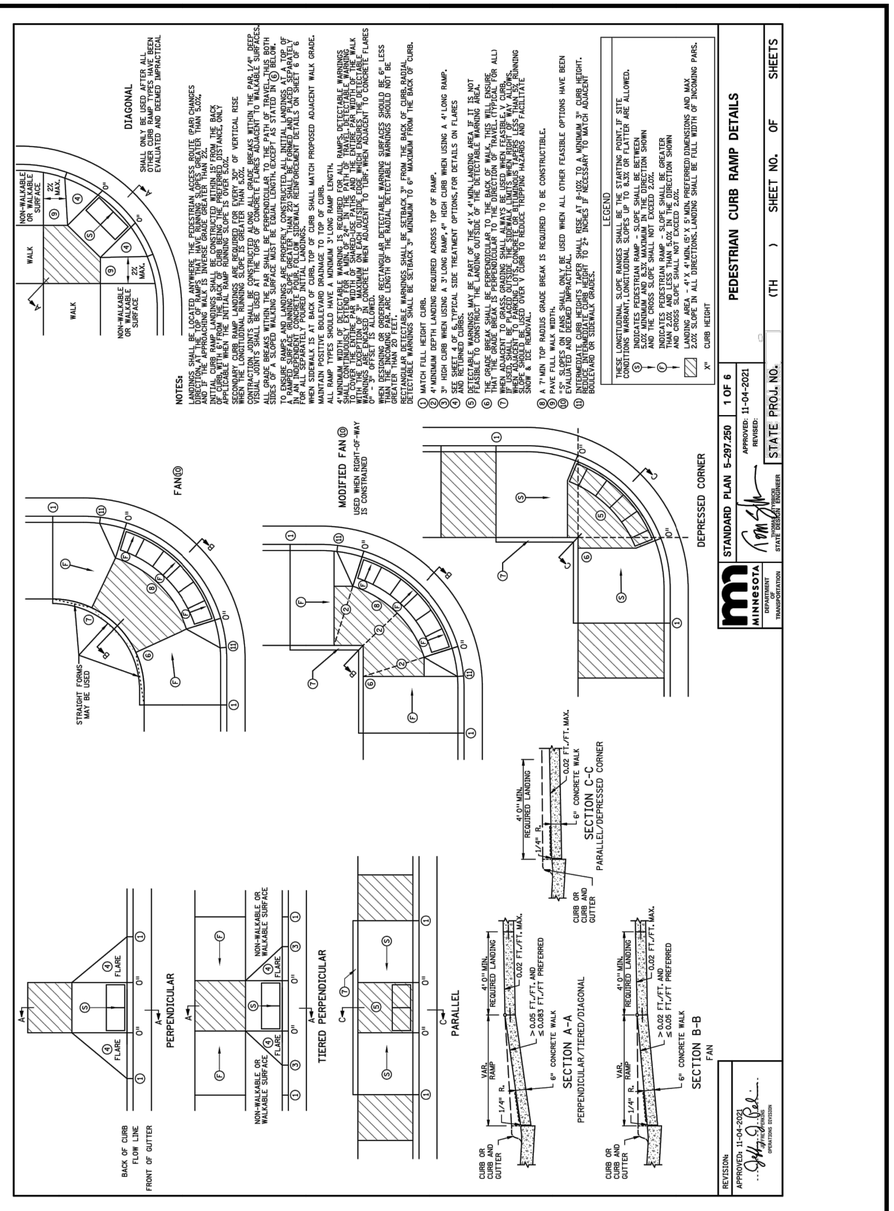
Common Ground Alliance



JANUARY 2022

MnDOT STANDARD PLAN 5-297.250 SHEET 1 OF 6

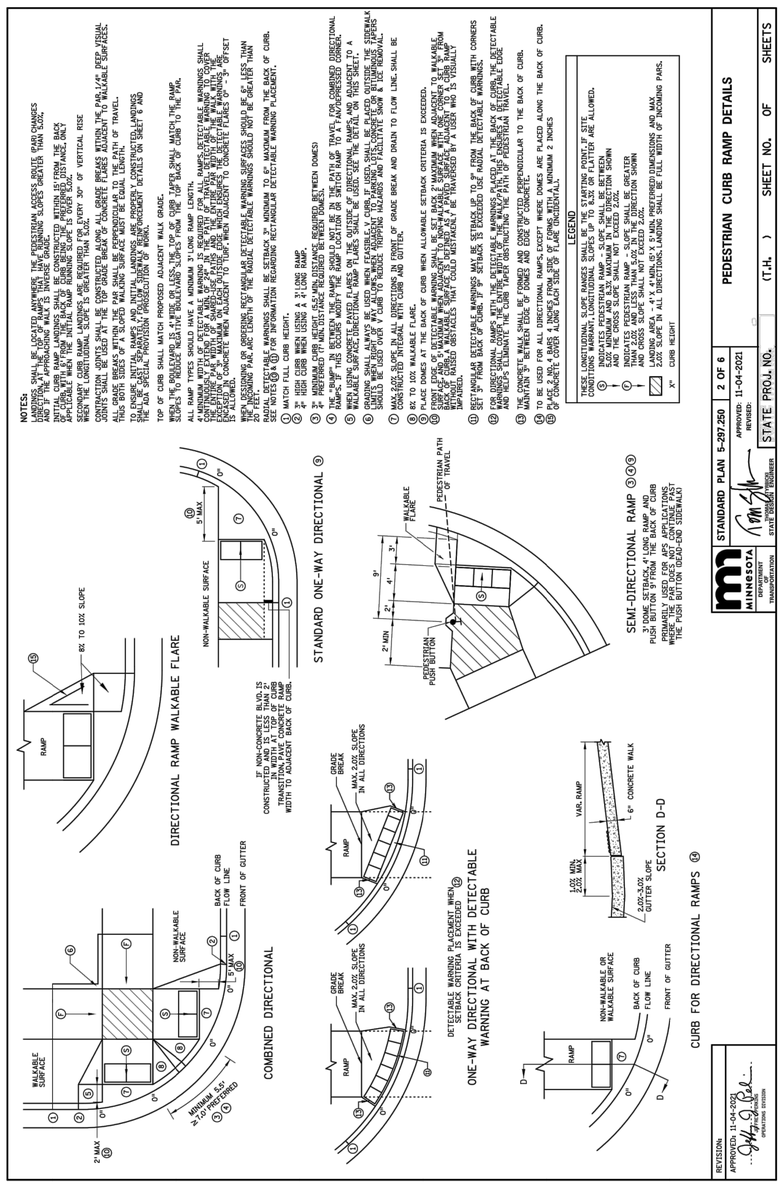
THE CITY OF LAKE ELMO

CITY OF LAKE ELMO

STANDARD DRAWING NO.

507A

LAKE ELMO



JANUARY 2022

MnDOT STANDARD PLAN 5-297.250 SHEET 2 OF 6

THE CITY OF LAKE ELMO

CITY OF LAKE ELMO

STANDARD DRAWING NO.

507B

LAKE ELMO

N:\0040496.00\DWG\CIVIL\0040496DT01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
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PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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DETAILS

PROJECT NUMBER: 0040496.00

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DATE: 10/31/23

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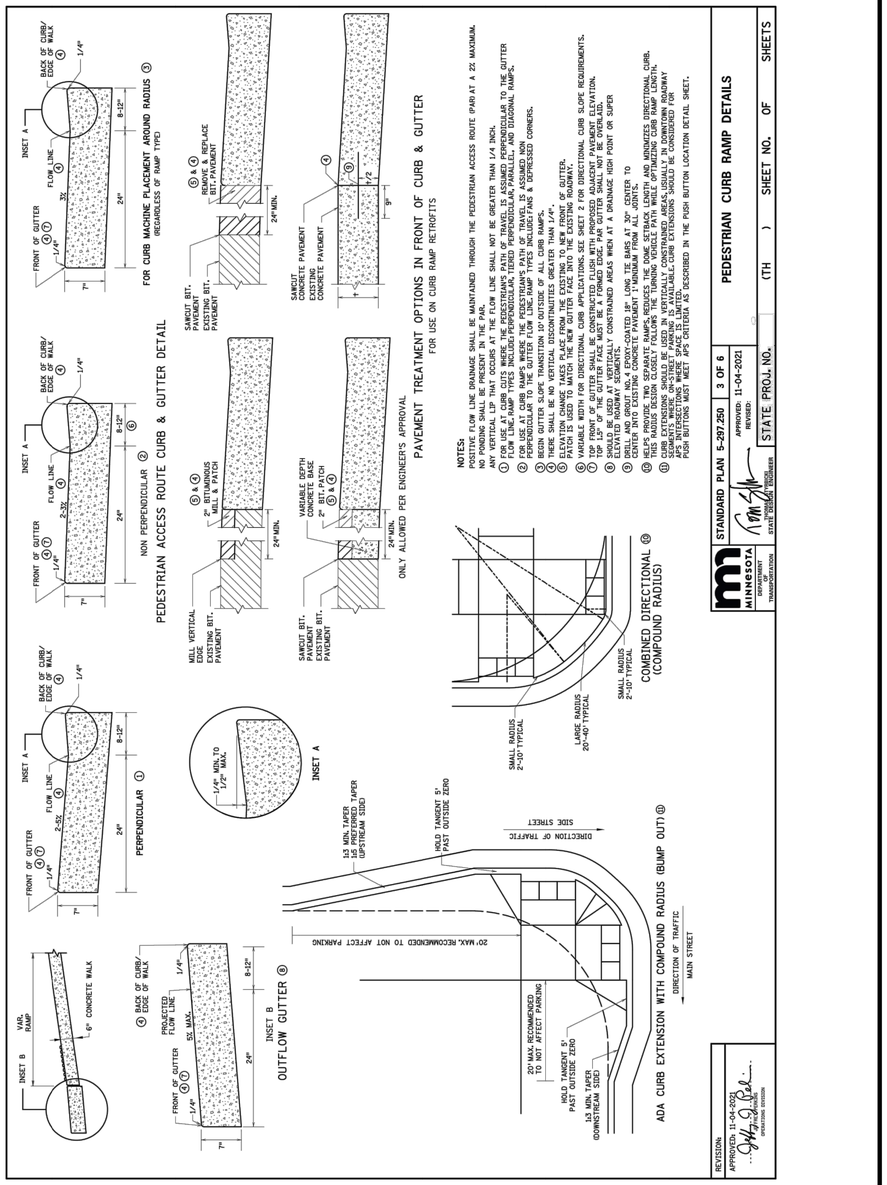


JANUARY 2022

MnDOT STANDARD PLAN 5-297.250 SHEET 3 OF 6

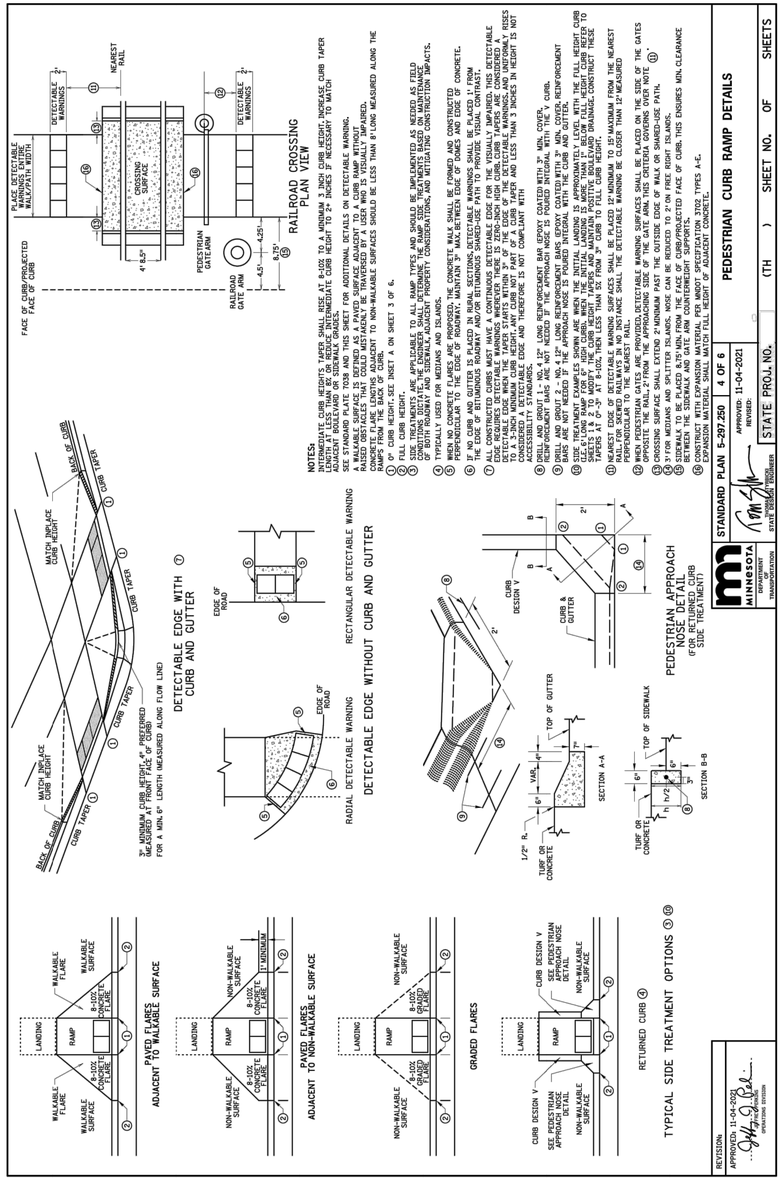
THE CITY OF LAKE ELMO

CITY OF LAKE ELMO

STANDARD DRAWING NO.

507C

LAKE ELMO



JANUARY 2022

MnDOT STANDARD PLAN 5-297.250 SHEET 4 OF 6

THE CITY OF LAKE ELMO

CITY OF LAKE ELMO

STANDARD DRAWING NO.

507D

LAKE ELMO

N:\0040496.00\DWG\CIVIL\0040496DT01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 12/06/22

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PREPARED FOR:

AT HOME APARTMENTS, LLC

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ST. PAUL, MN 55105

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DETAILS

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 15 OF 38

DATE: 10/31/23

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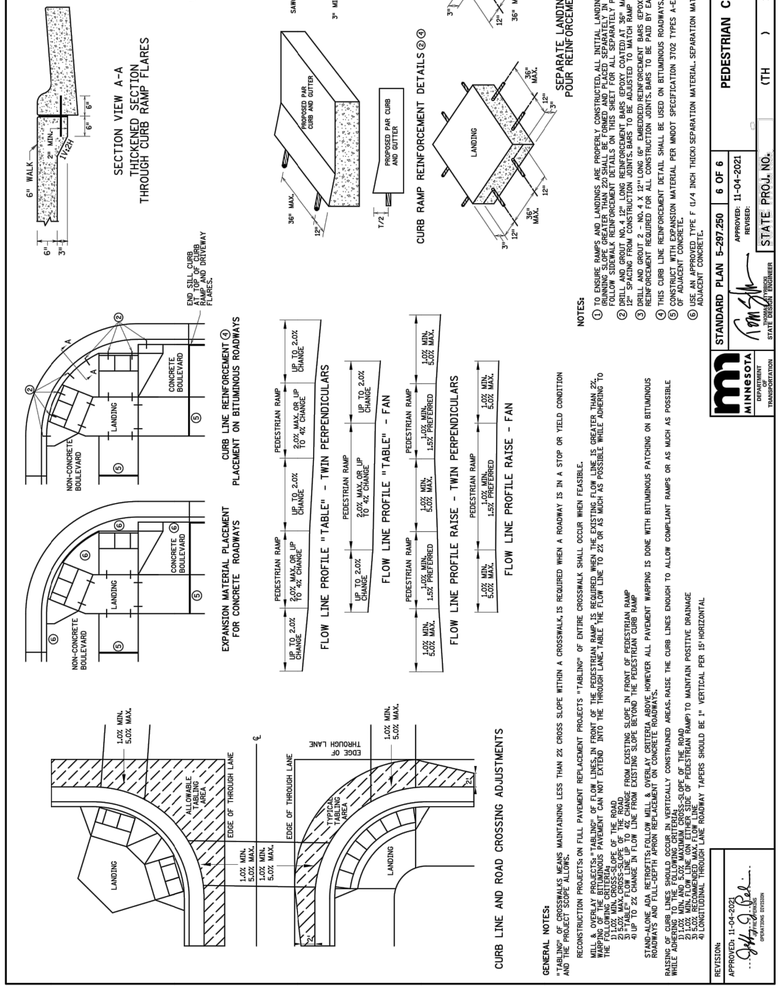


GENERAL NOTES:
"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN THE PROJECT SCOPE ALLOWS.
RECONSTRUCTION PROJECTS ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF FLOW LINES IN FRONT OF THE PEDESTRIAN RAMP IS REQUIRED WHEN THE FLOW LINE DOES NOT EXTEND INTO THE THROUGH LANE, WHILE THE FLOW LINE IS WITHIN THE THROUGH LANE.
MILL & OVERLAY PROJECTS "TABLING" OF FLOW LINES IN FRONT OF THE PEDESTRIAN RAMP IS REQUIRED WHEN THE FLOW LINE DOES NOT EXTEND INTO THE THROUGH LANE, WHILE THE FLOW LINE IS WITHIN THE THROUGH LANE.
THE FOLLOWING CRITERIA APPLY:
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) 5.0% MAX. CROSS-SLOPE OF THE ROAD
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP
STAND-ALONE ADA RETROFITS FOLLOW MILL & OVERLAY CRITERIA ABOVE, HOWEVER ALL PAVEMENT MARKINGS SHALL BE REPLACED IN KIND AFTER THE MILL & OVERLAY IS COMPLETED.
RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH WHILE ADHERING TO THE FOLLOWING MINIMUM CRITERIA:
1) 4.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 4.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF PEDESTRIAN RAMP
3) 4.0% MINIMUM MATCH FLOW LINE SLOPE OF PEDESTRIAN RAMP
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:
① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE TIMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR.
② DRILL AND GROUT NO.4 12" LONG REINFORCEMENT BARS (EPOXY COATED AT 36" MAXIMUM CENTER TO CENTER MINIMUM 3" CLEAR FROM EDGE OF CONCRETE) INTO EXISTING CONCRETE. ALL BARS TO BE PAID BY EACH.
③ DRILL AND GROUT 2 - NO.4 X 12" LONG 90° EMBEDDED REINFORCEMENT BARS (EPOXY COATED).
④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS FOR CONCRETE ROADWAYS, SEE NOTE 6.
⑤ CONSTRUCT JOINT WITH EXPANSION MATERIAL AS SHOWN. USE PREFORMED EXPANSION JOINT MATERIAL, SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.
⑥ USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

STANDARD PLAN 5-297.250	6 OF 6
APPROVED: 11-04-2021	
REVISED:	
STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS

MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

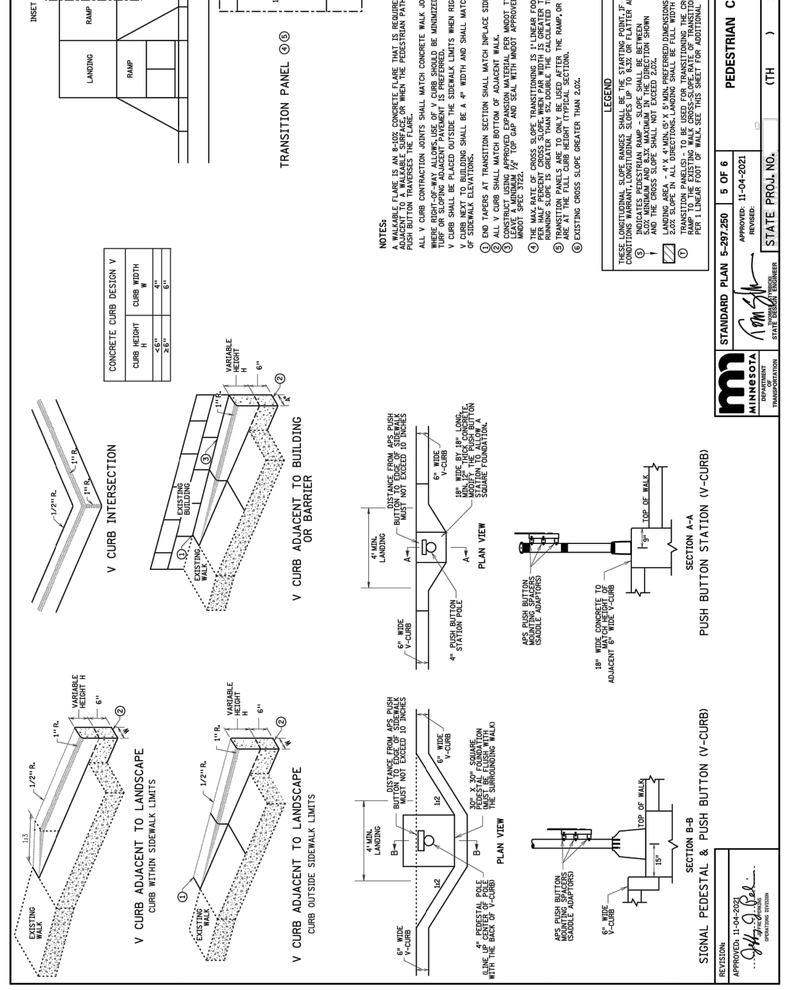
JANUARY 2022

MnDOT STANDARD PLAN 5-297.250 SHEET 6 OF 6

THE CITY OF LAKE ELMO

CITY OF LAKE ELMO

STANDARD DRAWING NO.
507F
LAKE ELMO



NOTES:
A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A PEDESTRIAN FACILITY AND WHERE THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.
ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.
AT NEW CONSTRUCTION, ALL CONCRETE SURFACES SHALL BE BROOMED, DRAGGING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.
V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF CURB HEIGHT ELEVATIONS.
① END TAPERS AT TRANSITION SECTION SHALL MATCH IN-PLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT SPEC. 3325, EXPANSION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE PER MNDOT SPEC 3722.
④ THE MAX RATE OF CROSS SLOPE TRANSITIONING IS 1:1 LINEAR FOOT OF SIDEWALK
⑤ TRANSITION PANEL SHALL BE USED WHEN THE CALCULATED RUNNING SLOPE IS GREATER THAN 5% DOUBLE THE CALCULATED TRANSITION LENGTH.
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT IF SITE CONDITIONS PERMIT. STEEPER SLOPES UP TO 8.3% FOR SHORT LENGTHS (≤ 2 FEET) MAY BE ALLOWED.
① INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 4.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN
② INDICATES LANDING - SLOPE SHALL BE 2.0% MAXIMUM
LANDING AREA - 4' X 4' MIN.-5' X 5' MIN. PREFERRED DIMENSIONS AND MAX. 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PATH.
③ TURNING SPACE - 5' X 5' MIN. PREFERRED DIMENSIONS AND MAX. 2.0% SLOPE IN ALL DIRECTIONS. TURNING SPACE SHALL BE FULL WIDTH OF INCOMING PATH.
④ RAMP TO THE EXISTING WALK CROSS-SLOPE RATE OF TRANSITION SHOULD BE 4.5% FOR 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

STANDARD PLAN 5-297.250	5 OF 6
APPROVED: 11-04-2021	
REVISED:	
STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS

MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

JANUARY 2022

MnDOT STANDARD PLAN 5-297.250 SHEET 5 OF 6

THE CITY OF LAKE ELMO

CITY OF LAKE ELMO

STANDARD DRAWING NO.
507E
LAKE ELMO

N:\0040496.00\DWG\CIVIL\0040496DT01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	12/06/22	
REVISIONS:		
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PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

Phone (320) 253-9495
Fax (320) 358-2001
Toll Free (800) 270-9495

1900 Medical Arts Ave S, Suite 100
Sartell, MN 56377
westwoodps.com

Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 16 OF 38

DATE: 10/31/23

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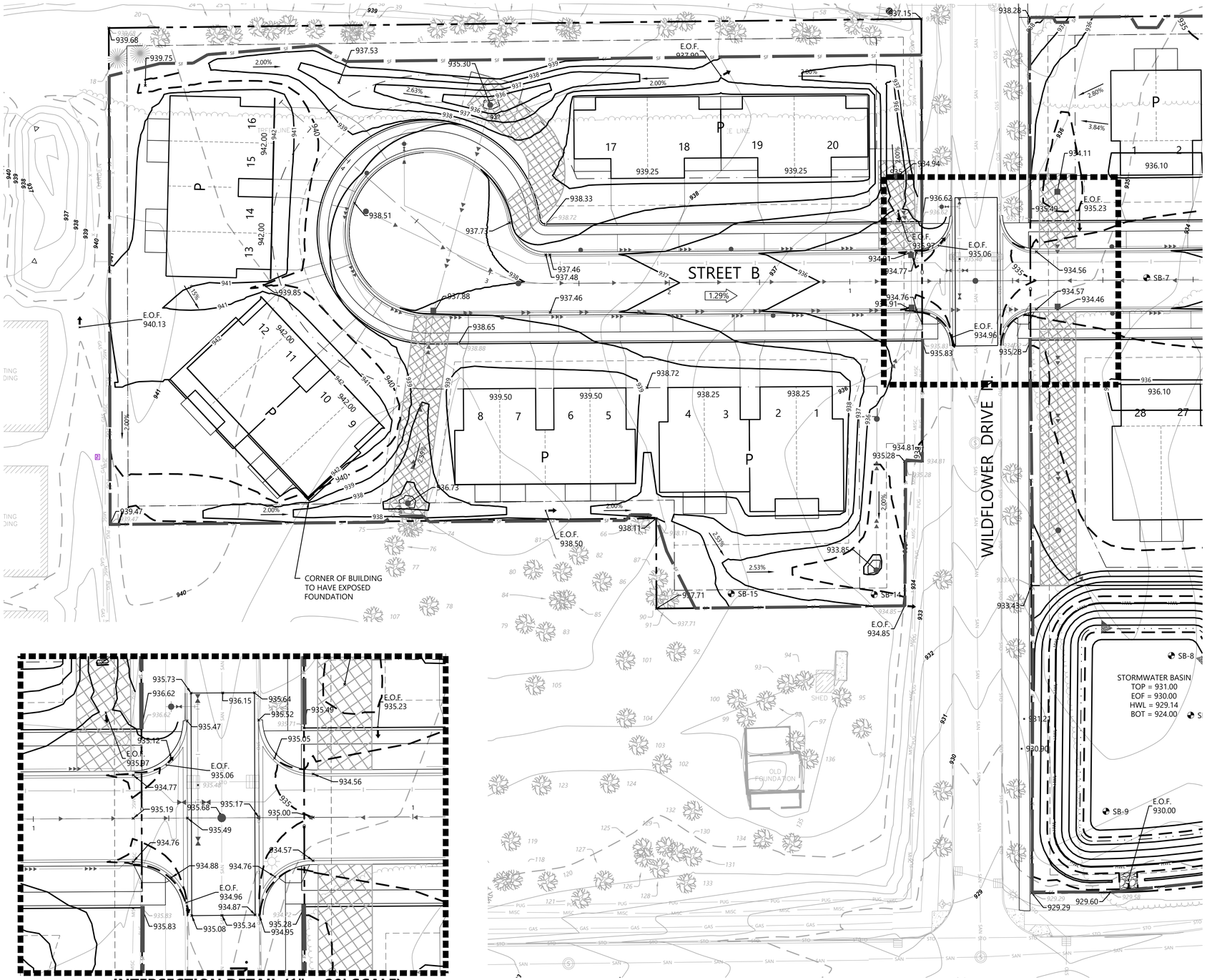

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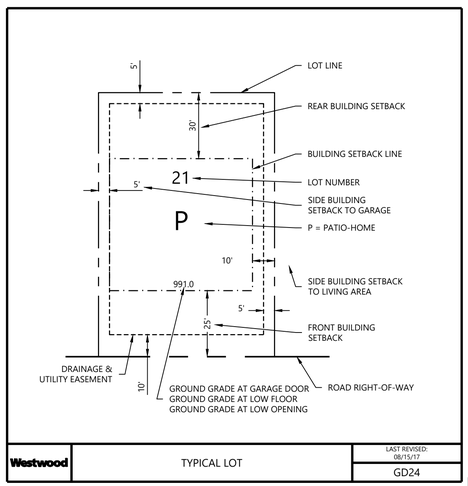
Common Ground Alliance

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	PROPOSED GRADE
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
	XXX%	PROPOSED STREET PROFILE GRADE
STO	STO	STORM SEWER
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
	POST-SF	SILT FENCE & TREE PROTECTION FENCE
	GL	GRADING LIMITS
		POND NORMAL WATER LEVEL
		POND AND CATCH BASIN MAINTENANCE ACCESS
	DND	DO NOT DISTURB

GRADING & DRAINAGE NOTES

1. ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
2. REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
5. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.



Westwood	TYPICAL LOT	LAST REVISED: 08/15/17
		GD24

0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496GD01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	30.000015'
VERTICAL SCALE:	6' OR 3'

INITIAL ISSUE: 12/06/22
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ST. PAUL, MN 55105

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JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

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GRADING & DRAINAGE PLAN

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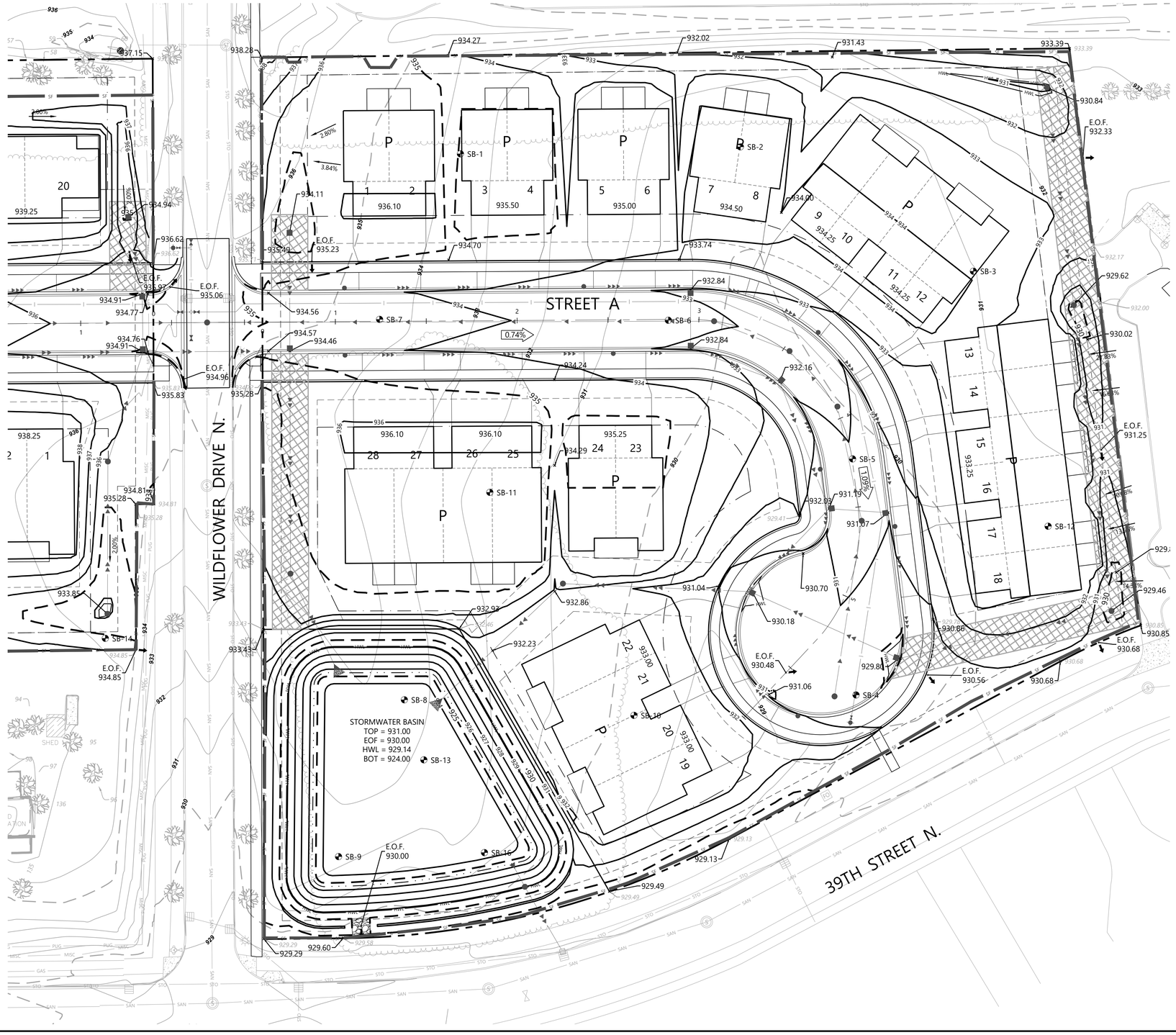

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GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	PROPOSED GRADE
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
	XXX%	PROPOSED STREET PROFILE GRADE
STO	STO	STORM SEWER
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
	POST-SF	SILT FENCE & TREE PROTECTION FENCE
	GL	GRADING LIMITS
		POND NORMAL WATER LEVEL
		POND AND CATCH BASIN MAINTENANCE ACCESS
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4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
5. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

STORM SEWER CASTING SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	SIZE	INLET 100-YR HWL
302A	933.96	27"	934.01
206	930.69	27"	931.13
205	929.47	48"	929.63
204	929.31	48"	929.43
203	929.65	48"	929.93
202	929.97	72"	930.28
307	933.70	48"	933.94
305	936.58	27"	936.82
311	935.15	27"	935.40
310	934.81	27"	934.96

0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496GD01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ## OR ##

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GRADING & DRAINAGE PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 18 OF 38
DATE: 10/31/23

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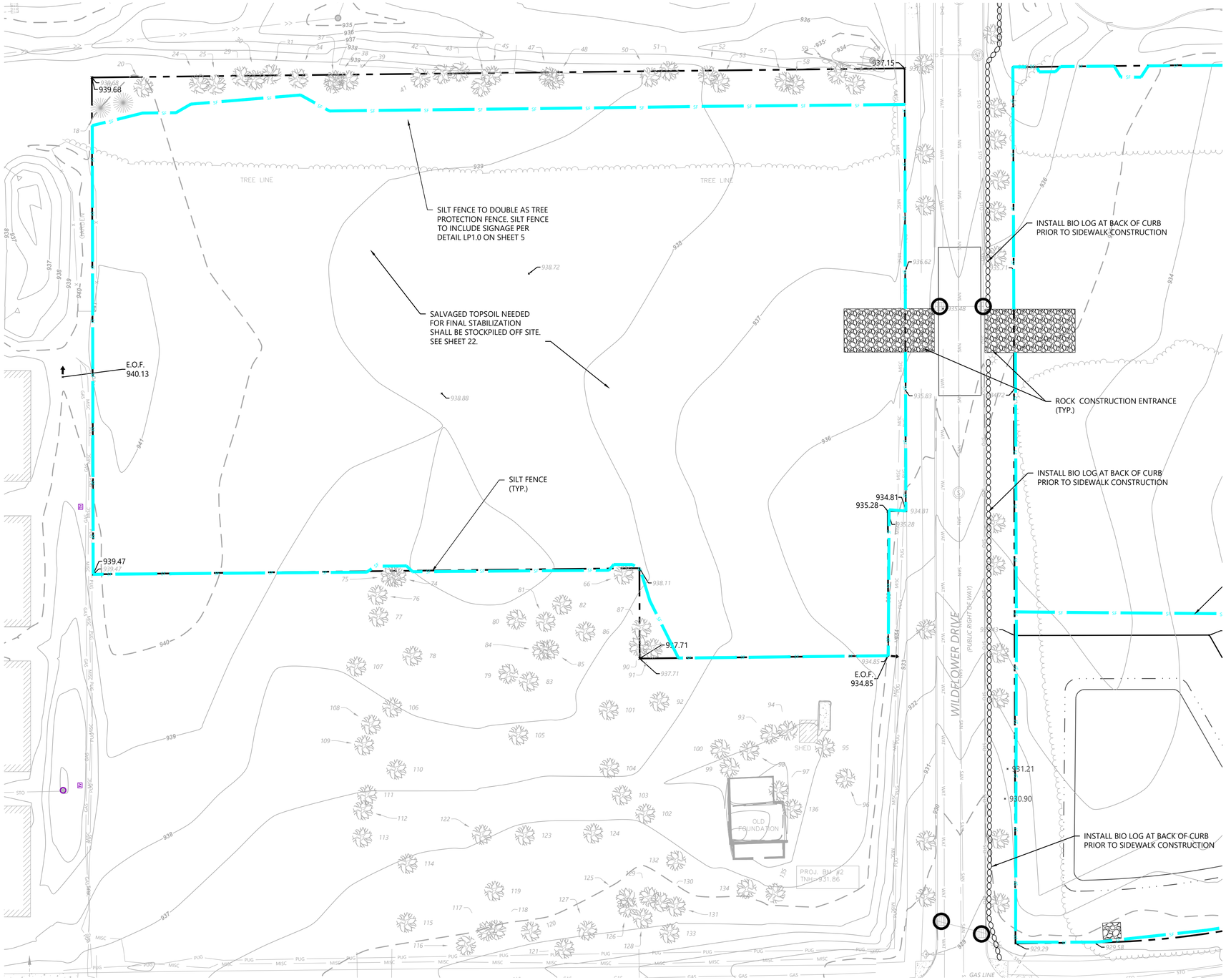

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EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
	E.O.F.	EMERGENCY OVERFLOW
STO		STORM SEWER
		TREE LINE
	TPF	TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
	GL	GRADING LIMITS
	SF	SILT FENCE
	SF	SILT FENCE-POST GRADING
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND AND CATCH BASIN ACCESS MAINTENANCE
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
   - 3.1. TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
5. TOPSOIL TO BE STOCKPILED AND RESERVED TO RESTORE THE SITE WITH 6" OF TOPSOIL. TOP SOIL TO CONTAIN NO LESS THAN 6% ORGANIC MATTER.

1" = 30'
0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496EC01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	30.000002'
VERTICAL SCALE:	6' OR 3'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC
1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

INITIAL EROSION CONTROL PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 19 OF 38
DATE: 10/31/23

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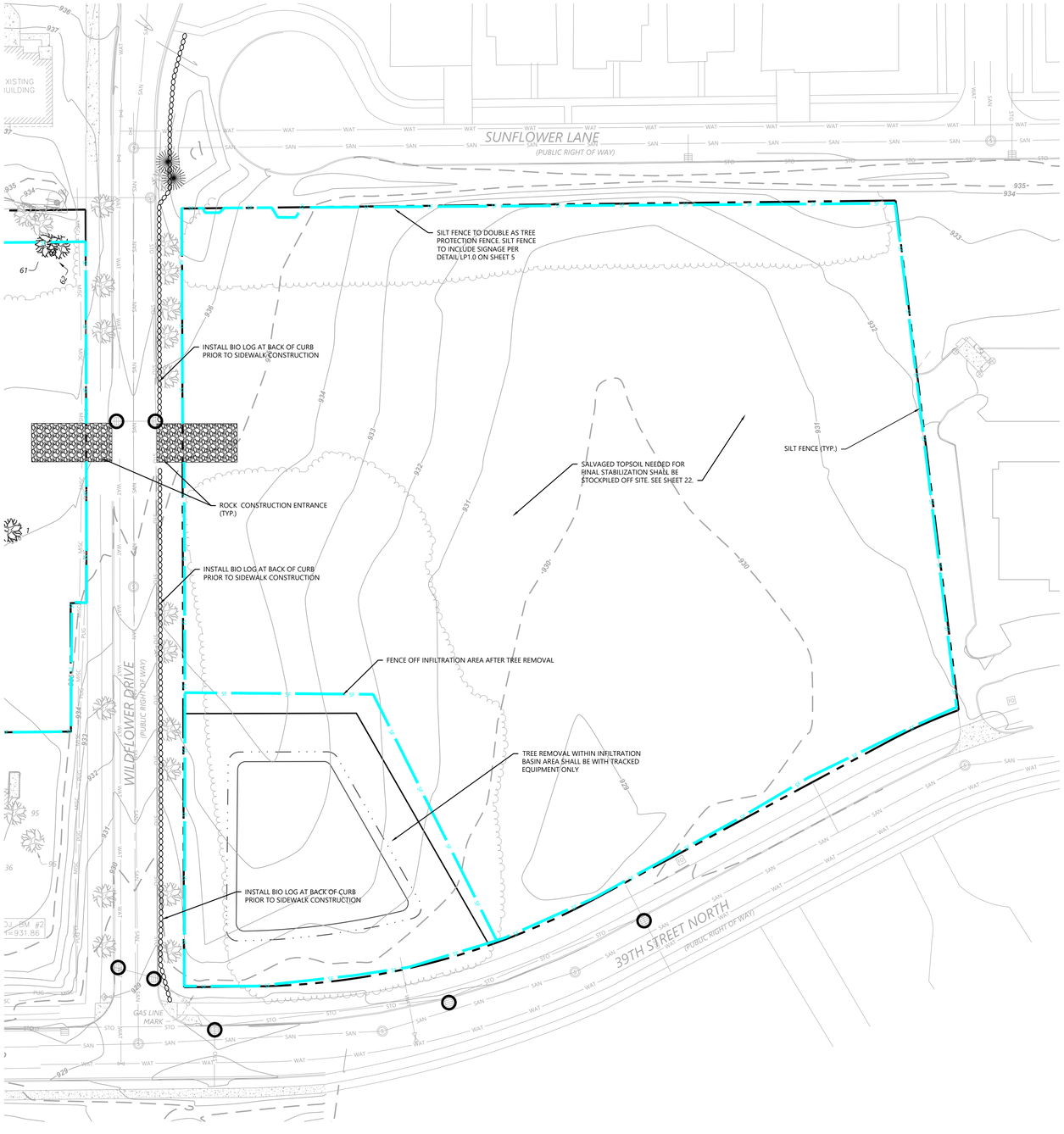
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
	E.O.F.	EMERGENCY OVERFLOW
STO		STORM SEWER
		TREE LINE
TPF	TPF	TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
GL	GL	GRADING LIMITS
SF	SF	SILT FENCE
SF	SF	SILT FENCE-POST GRADING
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND AND CATCH BASIN ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
   - 3.1. TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
5. TOPSOIL TO BE STOCKPILED AND RESERVED TO RESTORE THE SITE WITH 6" OF TOPSOIL. TOP SOIL TO CONTAIN NO LESS THAN 6% ORGANIC MATTER.

1" = 40'

0' 40' 80' 120'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496EC01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	40'
VERTICAL SCALE:	8' OR 4'

INITIAL ISSUE: 12/06/22

REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER

DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

INITIAL EROSION CONTROL PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 20 OF 38

DATE: 10/31/23

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
	E.O.F.	EMERGENCY OVERFLOW
STO		STORM SEWER
		TREE LINE
	TPF	TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
	GL	GRADING LIMITS
	SF	SILT FENCE
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
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   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
5. TOPSOIL TO BE STOCKPILED AND RESERVED TO RESTORE THE SITE WITH 6" OF TOPSOIL. TOP SOIL TO CONTAIN NO LESS THAN 6% ORGANIC MATTER.
6. TOPSOIL SHALL BE TESTED TO ENSURE IT MEETS MNDOT SPEC 3877

N

1" = 50'

0' 50' 100' 150'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496EC03.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: 50.00002'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC
1289 GRAND AVENUE
ST. PAUL, MN 55105

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.

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

OFF-SITE TOPSOIL STOCKPILE PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 21 OF 38

DATE: 10/31/23

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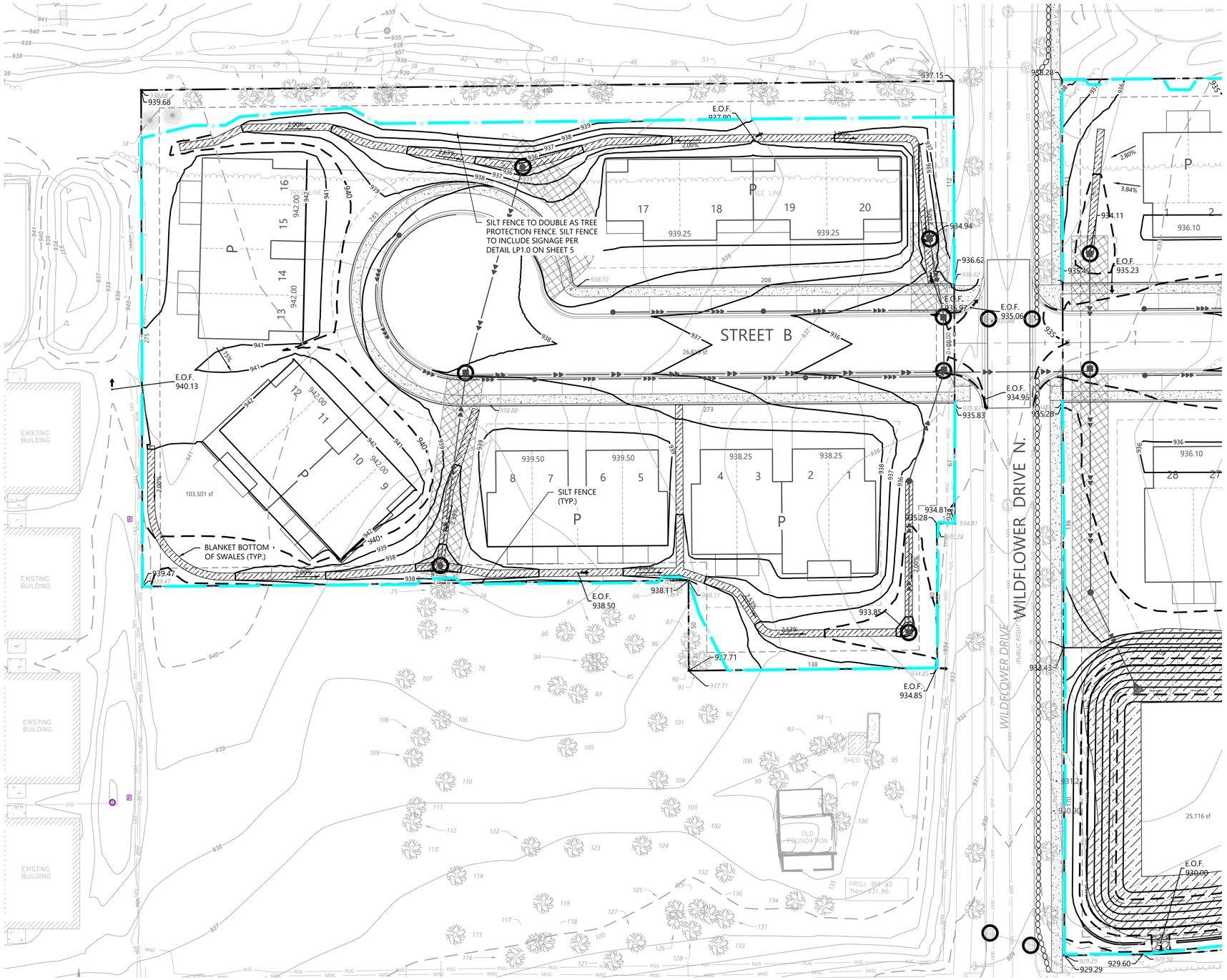

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
	E.O.F.	EMERGENCY OVERFLOW
STO	STO	STORM SEWER
TREE LINE	TREE LINE	TREE LINE
	TPF	TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
	GL	GRADING LIMITS
	SF	SILT FENCE
	SF	SILT FENCE-POST GRADING
	HDSF	HEAVY DUTY SILT FENCE
	RSC	REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND AND CATCH BASIN MAINTENANCE ACCESS
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
   - 3.1. TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
5. ALL PROJECT AREAS OUTSIDE PAVED AREAS SHALL BE TILLED TO A MIN. 6" DEPTH, TO REDUCE COMPACTION, PRIOR TO MIN. 4" TOPSOIL PLACEMENT

1" = 30'
0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496EC01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	29.999976'
VERTICAL SCALE:	6' OR 3'

INITIAL ISSUE:	12/06/22	
REVISIONS:		
1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

FINAL EROSION CONTROL PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 22 OF 38

DATE: 10/31/23

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
	E.O.F.	EMERGENCY OVERFLOW
STO	STO	STORM SEWER
		TREE LINE
	TPF	TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
	GL	GRADING LIMITS
	SF	SILT FENCE
	SF	SILT FENCE-POST GRADING
	HDSF	HEAVY DUTY SILT FENCE
	RSC	REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND AND CATCH BASIN MAINTENANCE ACCESS
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

EROSION CONTROL NOTES

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2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
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   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
5. ALL PROJECT AREAS OUTSIDE PAVED AREAS SHALL BE TILLED TO A MIN. 6" DEPTH, TO REDUCE COMPACTION, PRIOR TO MIN. 4" TOPSOIL PLACEMENT.

N

1" = 30'

0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496EC01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	29.999994'
VERTICAL SCALE:	6' OR 3'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC
1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

FINAL EROSION CONTROL PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 23 OF 38

DATE: 10/31/23

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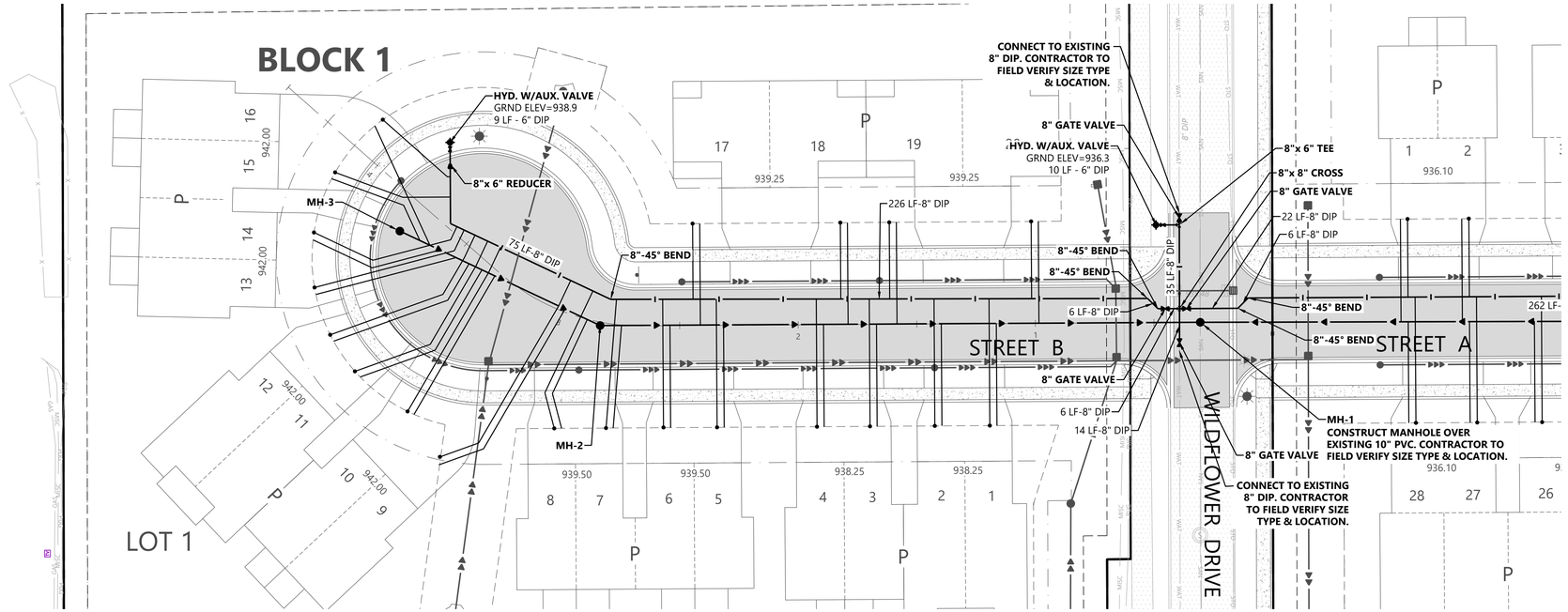
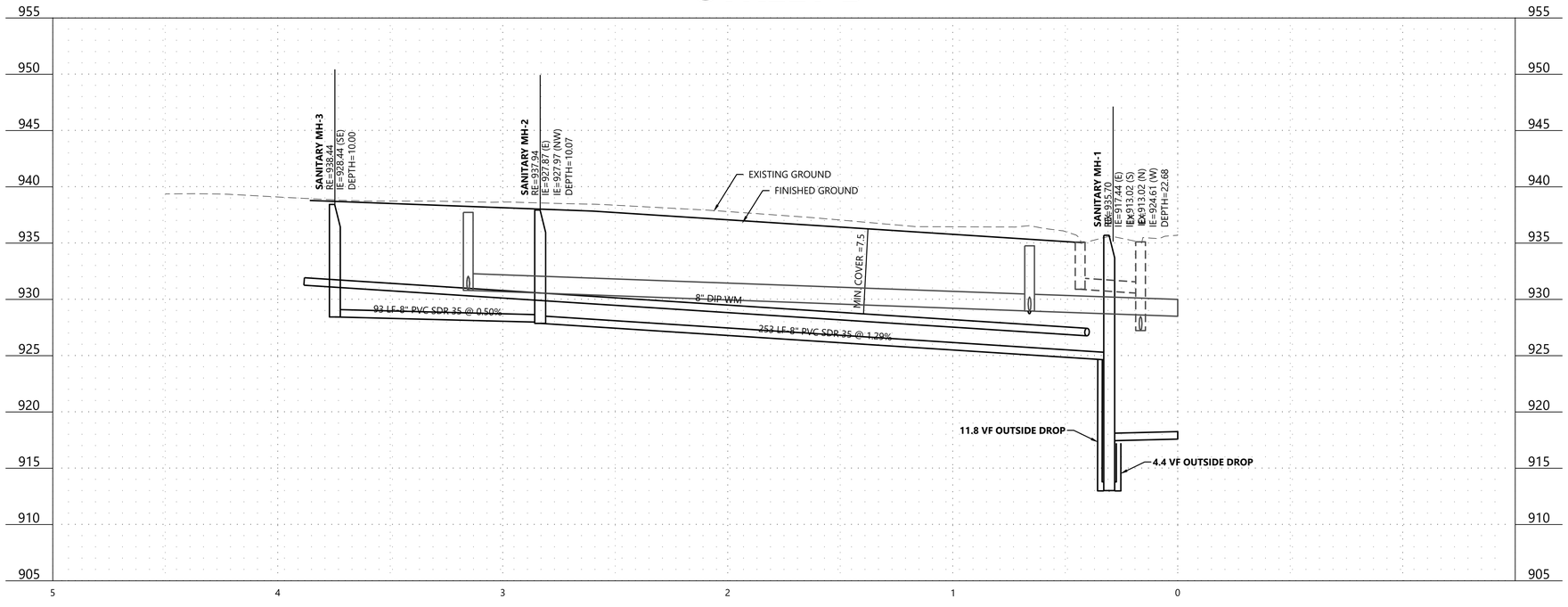


STREET B



UTILITY LEGEND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
6. ALL SANITARY SEWER SERVICES SHALL BE 4" PVC SCH. 40 AND ALL WATER SERVICES SHALL BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED.

N

0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496UT01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	29.999993'
VERTICAL SCALE:	6' OR 3'

INITIAL ISSUE: 12/06/22

REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

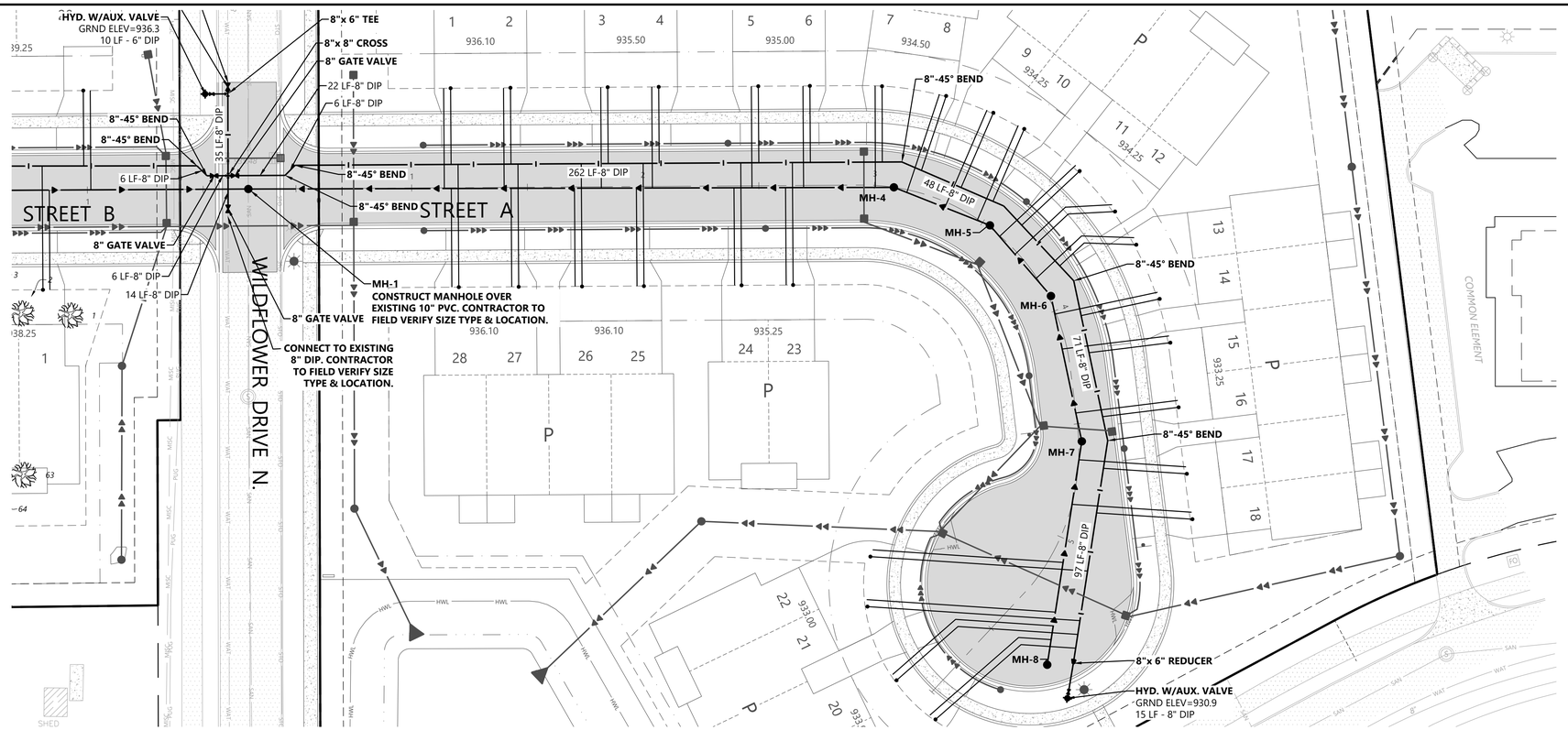
SANITARY SEWER & WATERMAIN PLAN & PROFILE

PROJECT NUMBER: 0040496.00

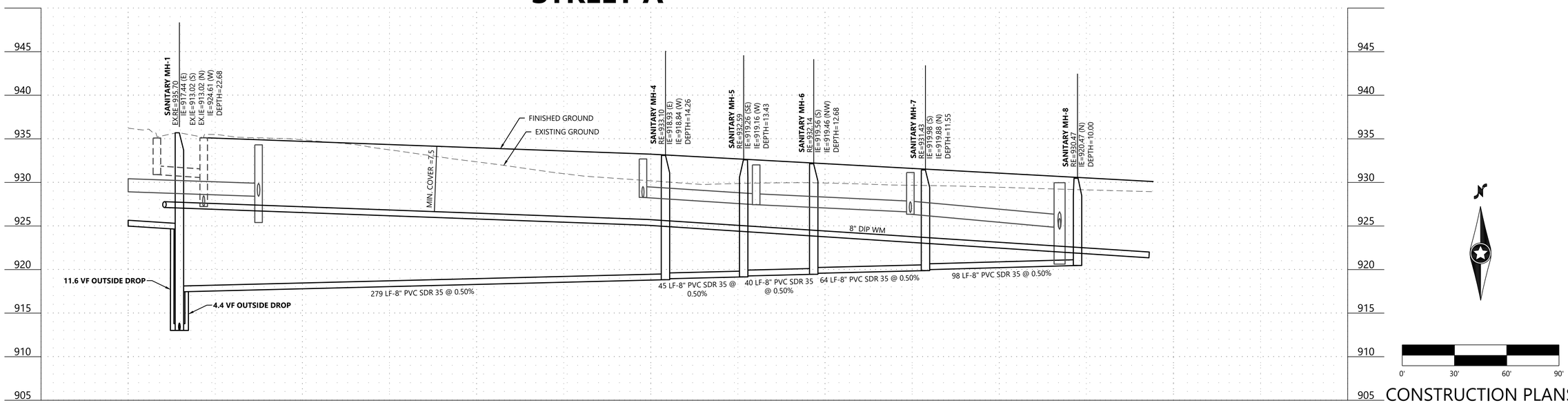
SHEET NUMBER: 24 OF 38

DATE: 10/31/23

© 2023 Westwood Professional Services, Inc.



STREET A



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
6. ALL SANITARY SEWER SERVICES SHALL BE 4" PVC SCH. 40 AND ALL WATER SERVICES SHALL BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED.

0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496UT01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC
1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

SANITARY SEWER & WATERMAIN PLAN & PROFILE
PROJECT NUMBER: 0040496.00

SHEET NUMBER: 25 OF 38
DATE: 10/31/23

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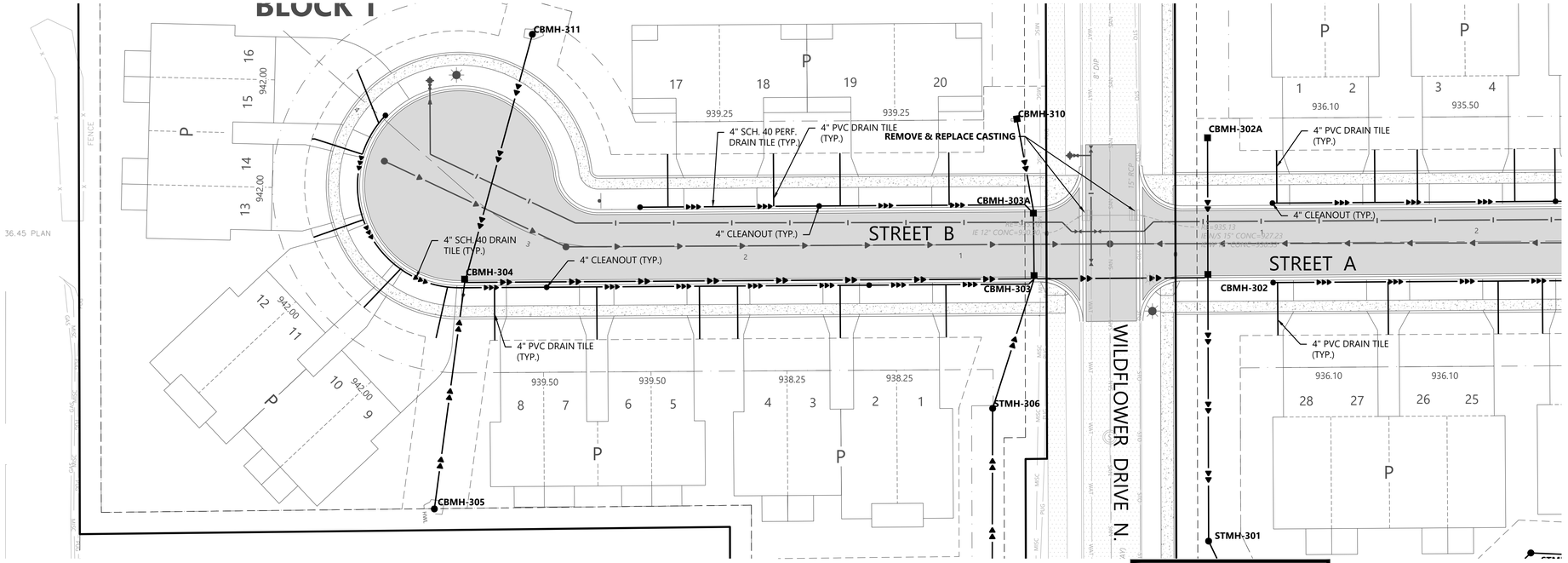
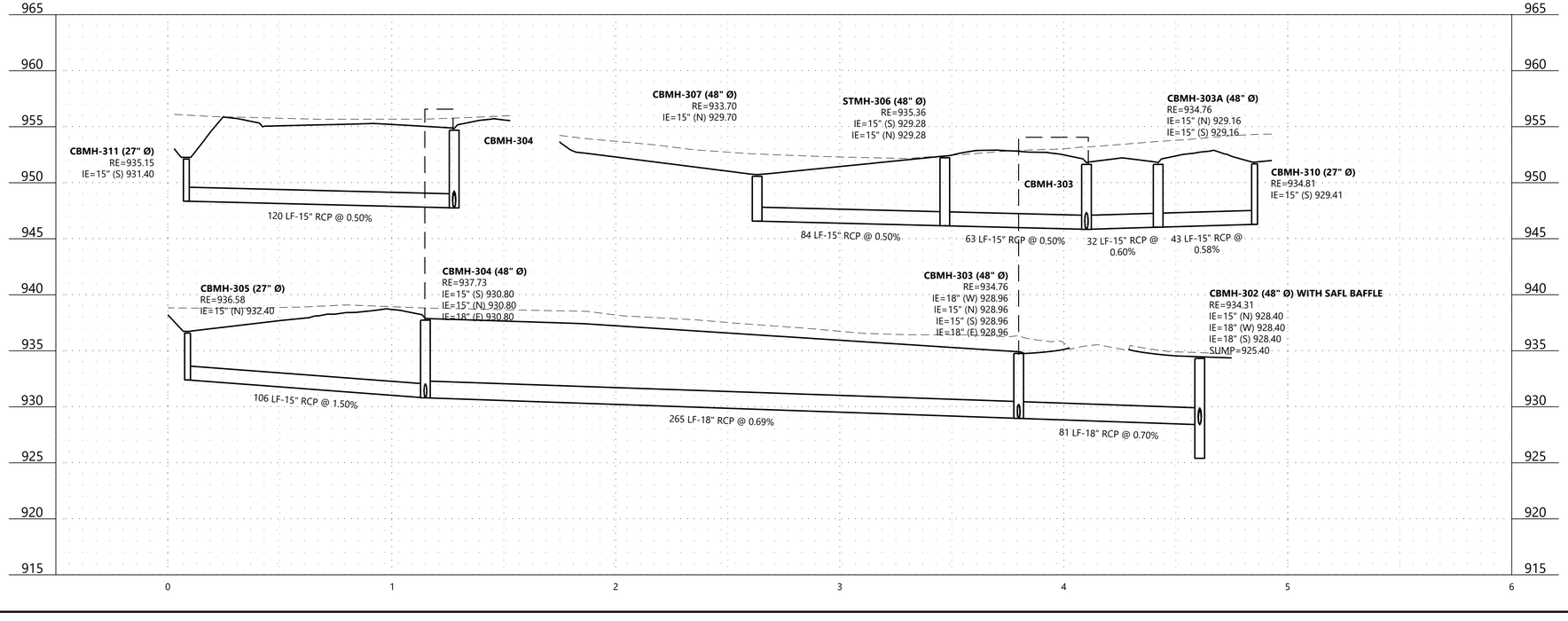


STREET B STORM SEWER



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

GENERAL NOTES

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS 3, EXCEPT FOR 15' SHALL BE CLASS 5.
3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.

0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496ST01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	29.999959'
VERTICAL SCALE:	6' OR 3'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

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Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

STORM SEWER PLAN & PROFILE

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 26 OF 38

DATE: 10/31/23

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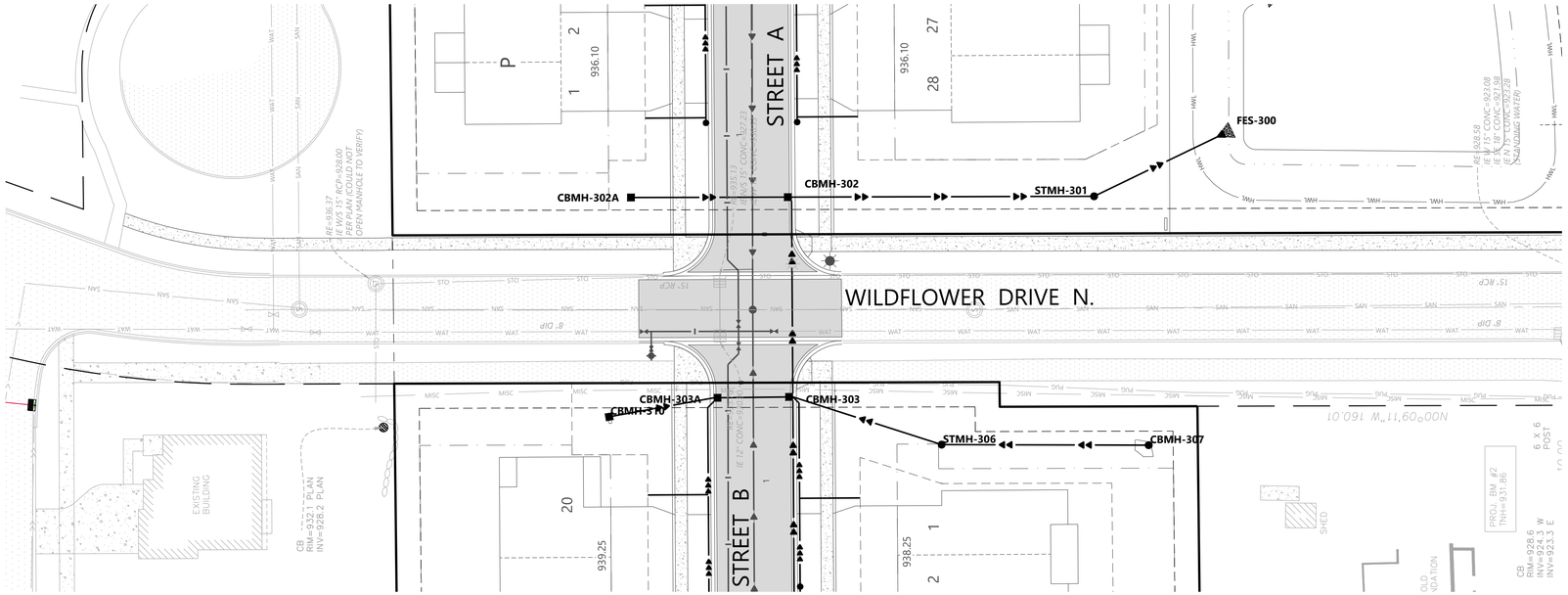
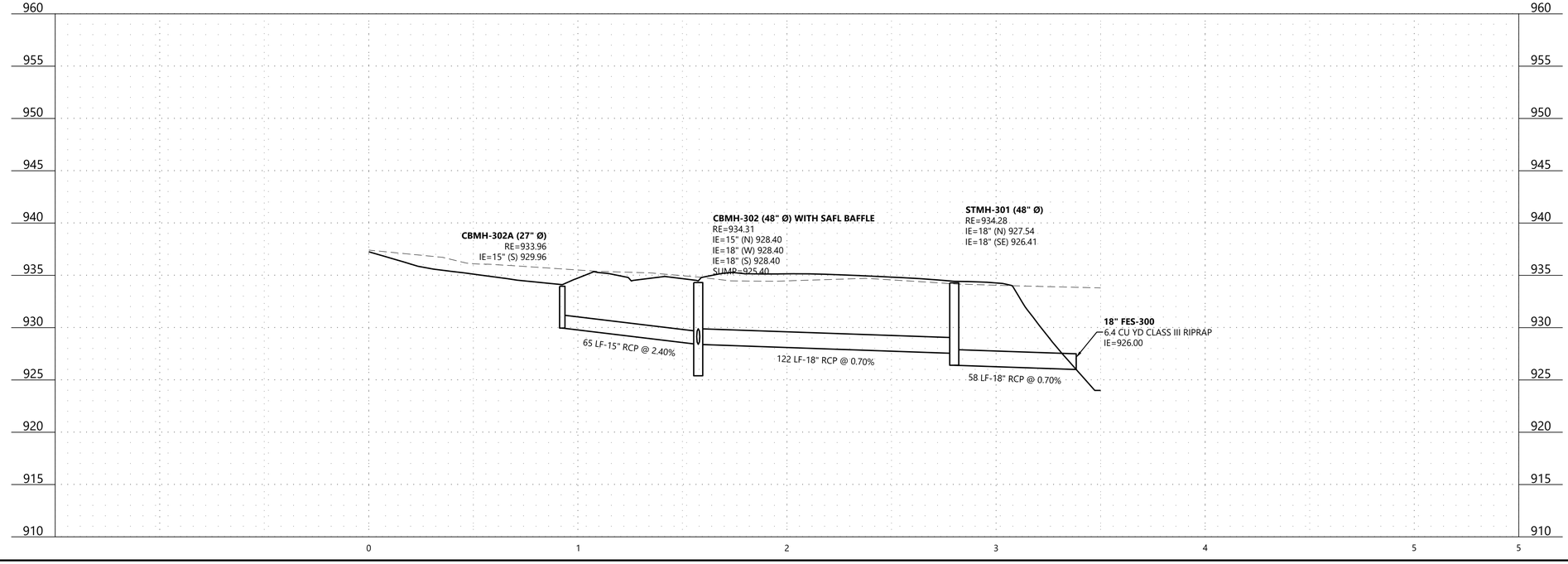


SEE SHEET 26

STREET A STORM SEWER



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

GENERAL NOTES

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0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496ST01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE:	12/06/22	
REVISIONS:		
1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
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4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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JOHN S. BLENKER

DATE: 10/31/23 LICENSE NO. 54832

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LAKE ELMO, MN

Westwood

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Westwood Professional Services, Inc.

STORM SEWER PLAN & PROFILE

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 27 OF 38

DATE: 10/31/23

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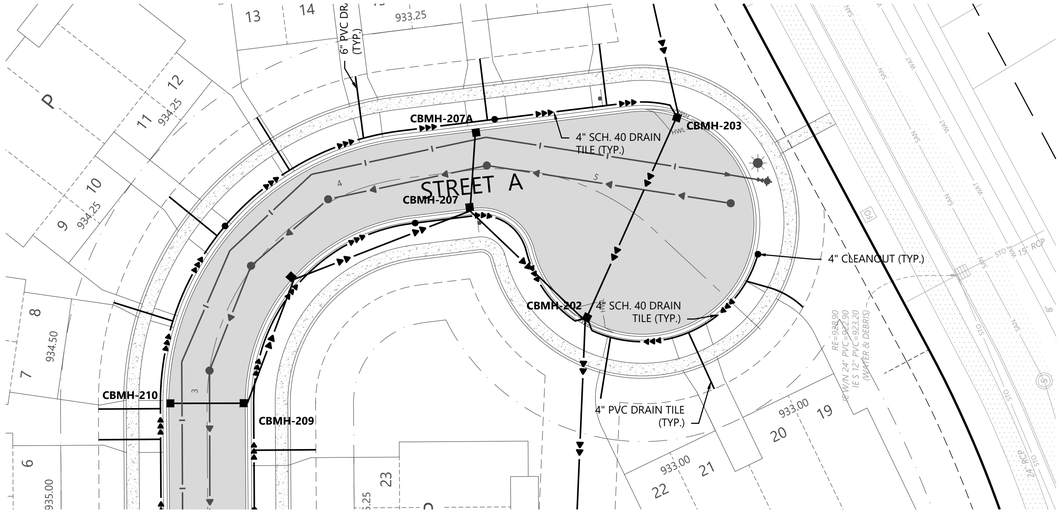
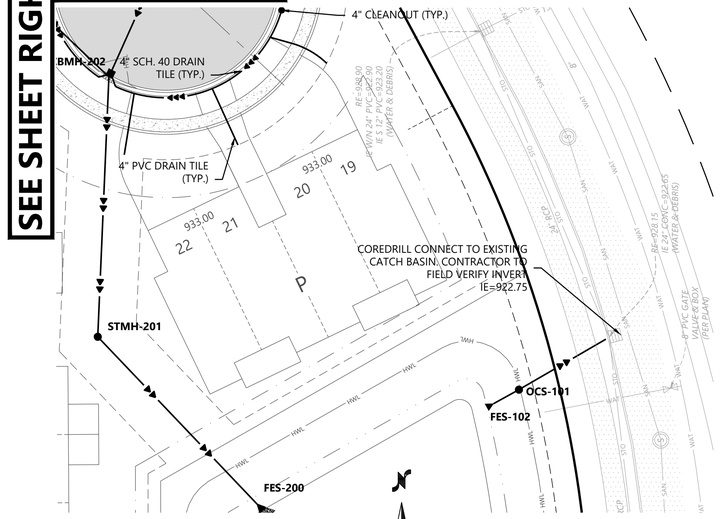
SEE SHEET 29



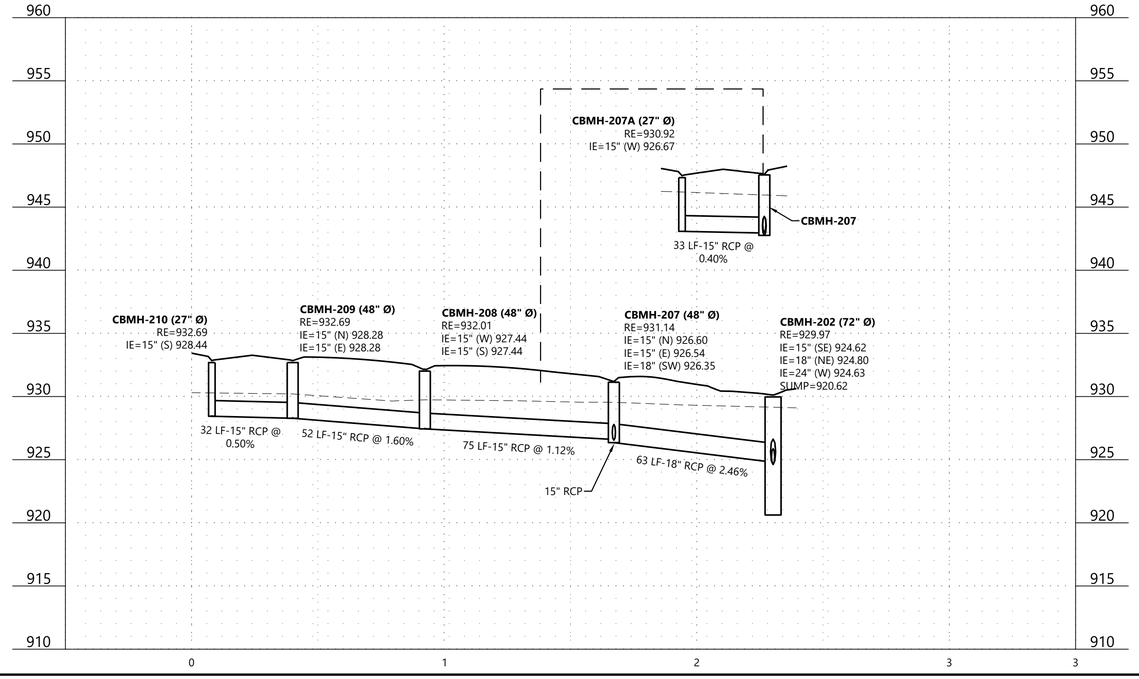
SEE SHEET 29

SEE SHEET RIGHT

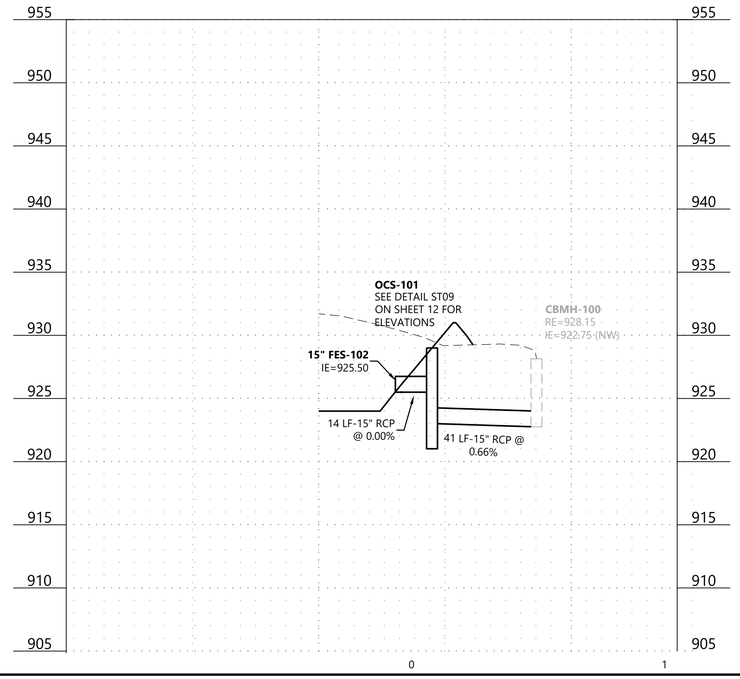


SEE SHEET 29

STREET A STORM SEWER



POND OUTLET



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Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

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0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496ST01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 12/06/22

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4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

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Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

STORM SEWER PLAN & PROFILE

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 28 OF 38

DATE: 10/31/23

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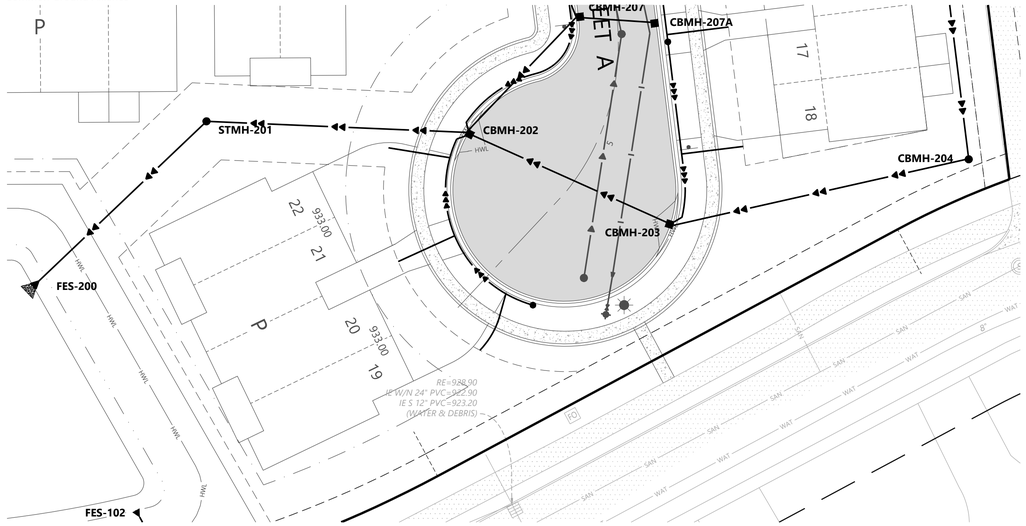
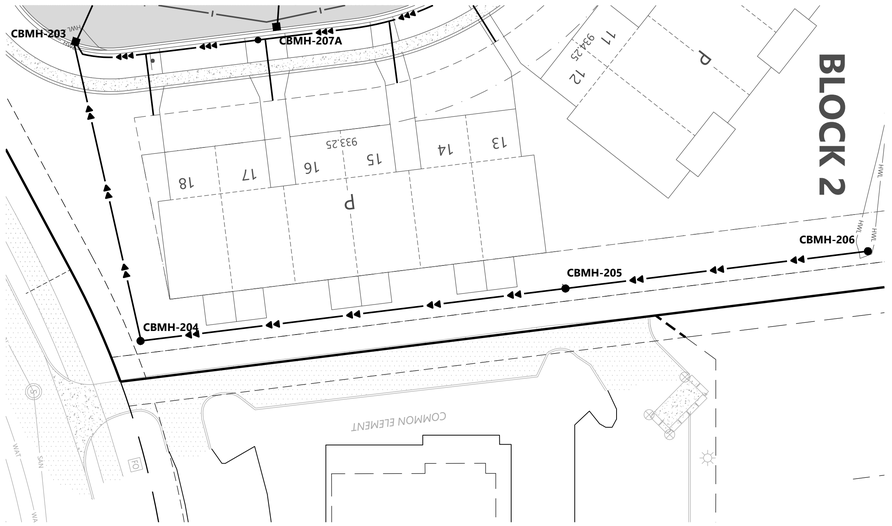
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

SEE SHEET 28

SEE SHEET RIGHT

SEE SHEET LEFT





SEE SHEET 28

UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

GENERAL NOTES

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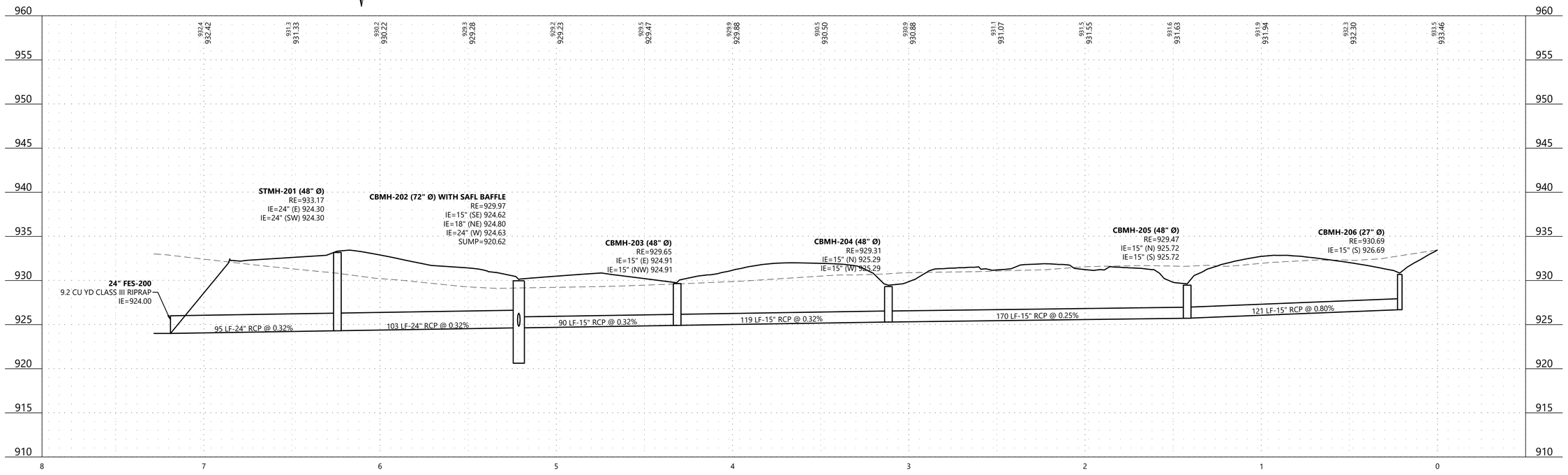
0' 30' 60' 90'

CONSTRUCTION PLANS

STREET A STORM SEWER



N:\0040496.00\DWG\CIVIL\0040496ST01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 12/06/22
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PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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JOHN S. BLENKER

DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

STORM SEWER PLAN & PROFILE

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 29 OF 38

DATE: 10/31/23

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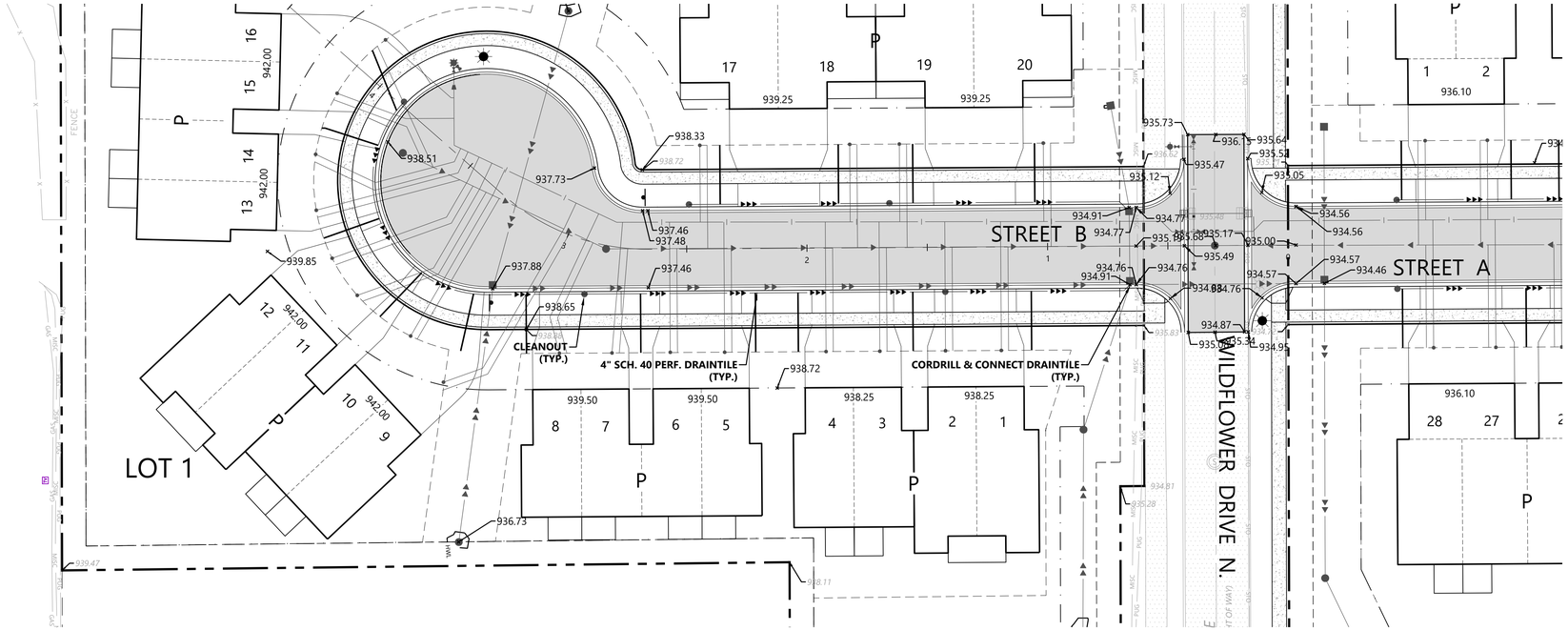


STREET B

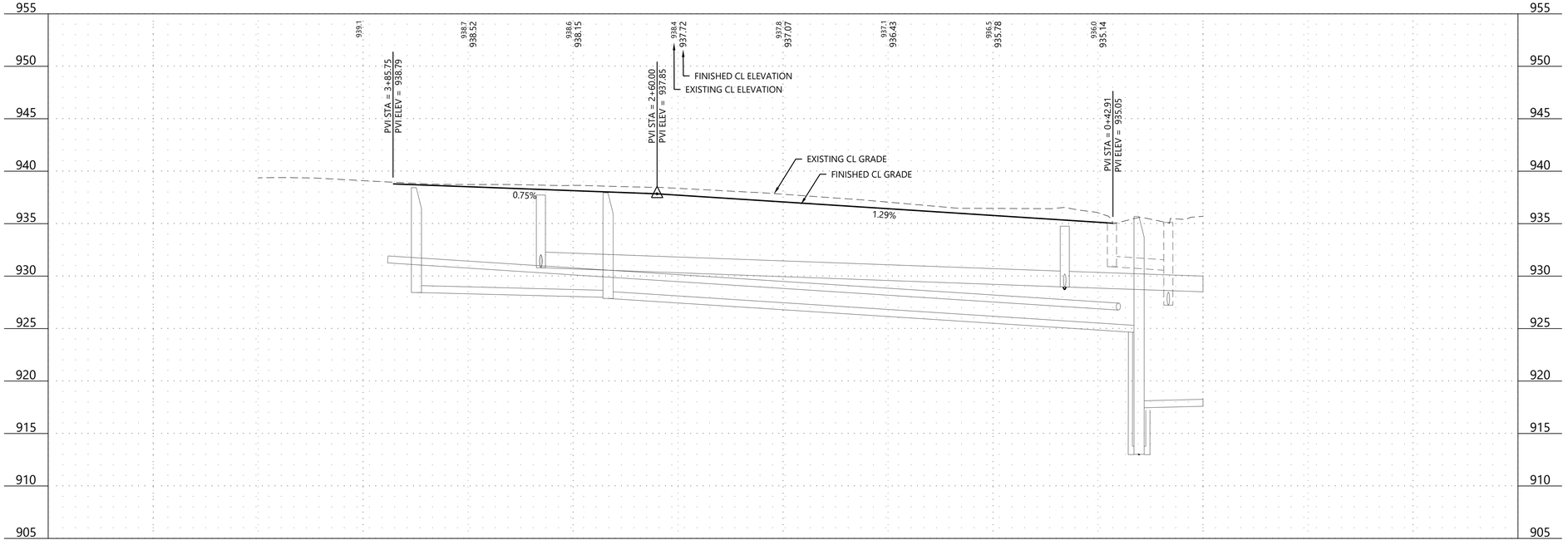
PAVING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		CURB AND GUTTER
		TIP OUT CURB AND GUTTER
		SAW CUT PAVEMENT
		RIDGE LINE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		BITUMINOUS PAVEMENT
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
		LIGHT POLE
		HYDRANT
		STORM SEWER CATCH BASIN
		SANITARY SEWER MANHOLE

0' 30' 60' 90'

CONSTRUCTION PLANS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



PAVING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
4. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
5. ALL CURB AND GUTTER SHALL BE ***B612*** UNLESS OTHERWISE NOTED.
6. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
7. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
8. SEE SOILS REPORT FOR PAVEMENT THICKNESS AND HOLD DOWNS.
9. ALL MANHOLE CASTINGS AND CATCH BASINS SHALL BE SUMPED 0.05' IN PAVED AREAS AND 0.15' IN GUTTERS. RIM ELEVATIONS SHOWN REFLECT SUMPED ELEVATIONS.

N:\0040496.00\DWG\CIVIL\0040496STR01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: 29.999967'
VERTICAL SCALE: 6' OR 3'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
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3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC
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JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

Westwood
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Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

STREET B PLAN & PROFILE

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 30 OF 38
DATE: 10/31/23

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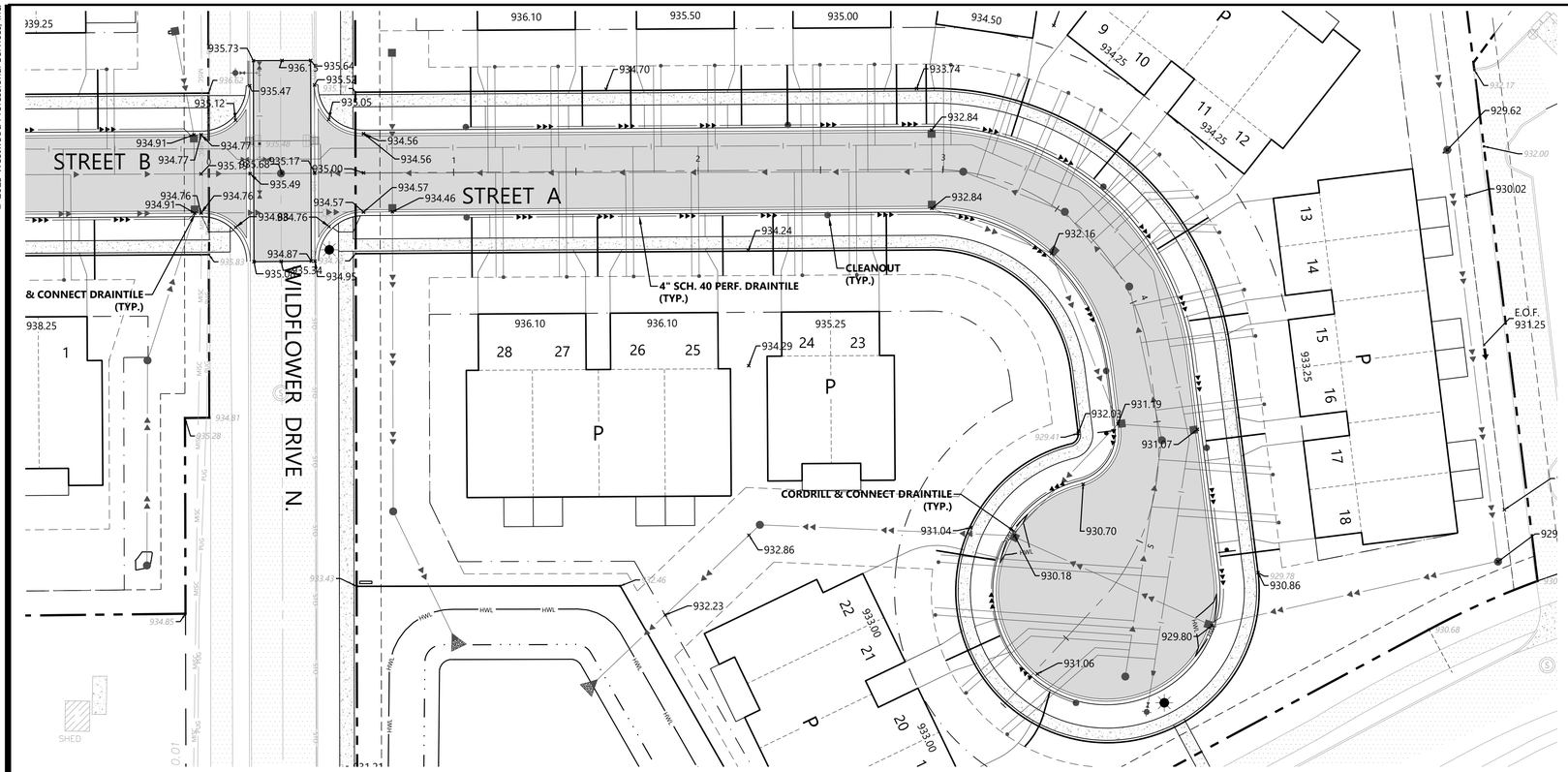

PAVING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		CURB AND GUTTER
		TIP OUT CURB AND GUTTER
		SAW CUT PAVEMENT
		RIDGE LINE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		BITUMINOUS PAVEMENT
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
		LIGHT POLE
		HYDRANT
		STORM SEWER CATCH BASIN
		SANITARY SEWER MANHOLE

0' 30' 60' 90'

CONSTRUCTION PLANS

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811 or call811.com
Common Ground Alliance

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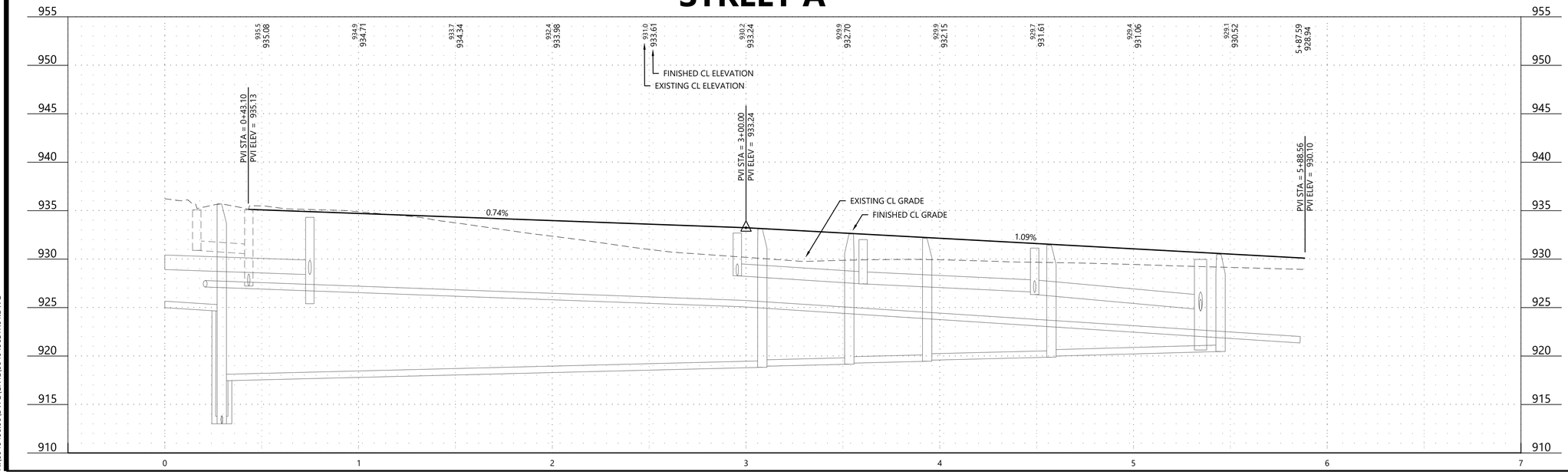
STREET A



DESIGNED:	CAW
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HORIZONTAL SCALE:	29.999967'
VERTICAL SCALE:	6' OR 3'

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5	.	.

PREPARED FOR:

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LAKE ELMO, MN

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Westwood Professional Services, Inc.

STREET A PLAN & PROFILE

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 31 OF 38
DATE: 10/31/23

N:\0040496.00\DWG\CIVIL\0040496STR01.DWG

LAKE ELMO TOWNHOMES 8

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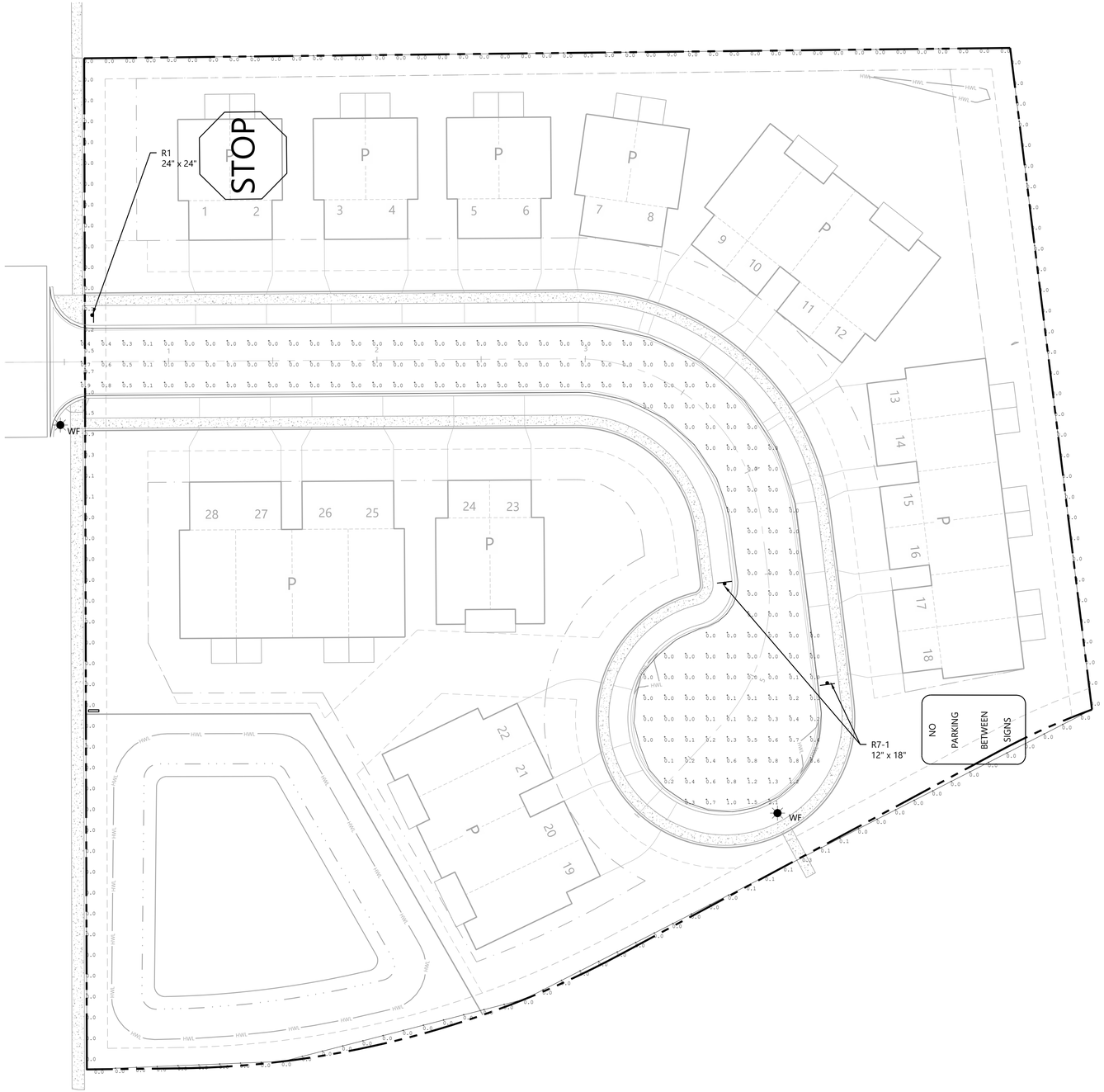

LUMINAIRE SCHEDULE							
TAG	MANUFACTURER	PART NUMBER	MOUNTING HEIGHT	WATTAGE	LUMENS	LIGHT LOSS FACTOR	QUANTITY
WF	EATON	UTLDE02LEDDUT34N7S7030LCFBZSP1	15'	44.13	4224	0.9	2

CALCULATION SUMMARY			
AREA	AVG (FC)	MAX (FC)	MIN (FC)
STREET A	0.13	2.1	0.0
STREET A PROPERTY LINE	0.04	1.5	0.0

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
☼	✹	SITE LIGHTING

1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
2. ALL SIGNS MUST MEET MMUTCD.
3. ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
4. SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI BASE.
5. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
6. EPOXY RESIN AND DROP-ON GLASS BEADS FOR ALL PAVEMENT MARKINGS, EXCEPT PAVEMENT SYMBOLS, SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION".
7. ALL PAVEMENT MARKING SYMBOLS SHALL BE GROUND IN PREFORMED THERMOPLASTIC PAVEMENT MATERIAL.
8. NO PARKING SIGNS SHALL BE R8-3, 12" BY 12"

STANDARD PLAN NOTES
SIGNING/PAVEMENT MARKINGS/LIGHTING PLANS

JANUARY 2022

CITY OF LAKE ELMO

STANDARD DRAWING NO.
900A
LAKE ELMO

COMMODITY GROUPING: 6220 * XCEL ENERGY * MATERIAL SPECIFICATIONS * ELEC. DIST. STANDARDS * IS DATE: 06/17 SS DATE: NEW SHEET 1 OF 3

LIGHT LED, TRADITIONAL LUMINAIRE, (VOLTAGE), (WATTS), (MOUNT), (COLOR), (MINIMUM CRI), (NOMINAL CCT), (IES TYPE), (INITIAL LUMENS)

USE: Dusk to dawn area and street lighting.

ADDITIONAL DESCRIPTION OF ITEM TO APPEAR ON REQUEST FOR QUOTATION AND/OR PURCHASE ORDER
Luminaire shall conform to Xcel Energy specification sheet 6220.0410-S.

Color/RAL	RAL 9017 (Black)		
Cat ID No	-	222794	222795
Color/RAL	RAL 8019 (Dark Bronze)		
Cat ID No	222706	222707	222708
Nominal Watts*	30 W	50 W	70 W
BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2
Voltage	120/208/240/277 V		
Min Power Factor	0.90		
Min Rated Life hr	60,000 hrs.		
Lm	4		
Min CRI	70		
Nominal CCT	3000 K		
ANSI/NEMA Distr. Type	III	III	III
Nominal Initial Lumens	2750 lm	4000 lm	6000 lm
External Label	A	B	C
Min IP Rating	IP54		
Maximum EPA	3 Sq. ft.		
Maximum Weight	50 lbs.		
Mechanical Interface	Slip Fitter - 3" OD Tenon Pipe		
Standard Package	One		
Stock Unit of Issue	EA		

Nominal Wattage reflects the average wattage across the approved product mathematically rounded to nearest 10 W

Indicates Change, also "C" MSCS # 4706
6220.0320

N

1" = 30'

0' 30' 60' 90'

CONSTRUCTION PLANS

LAKE ELMO TOWNHOMES 8

N:\0040496.00\DWG\CIVIL\0040496SS01.DWG

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: 30.000007'
VERTICAL SCALE: 6' OR 3'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

SIGNAGE & LIGHTING PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 32 OF 38

DATE: 10/31/23

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LUMINAIRE SCHEDULE							
TAG	MANUFACTURER	PART NUMBER	MOUNTING HEIGHT	WATTAGE	LUMENS	LIGHT LOSS FACTOR	QUANTITY
WF	EATON	UTLDE02LEDDUT34N7S7030LCFBZSP1	15'	44.13	4224	0.9	1

CALCULATION SUMMARY			
AREA	AVG (FC)	MAX (FC)	MIN (FC)
STREET B	0.14	1.9	0.0
STREET B PROPERTY LINE	0.00	0.0	0.0

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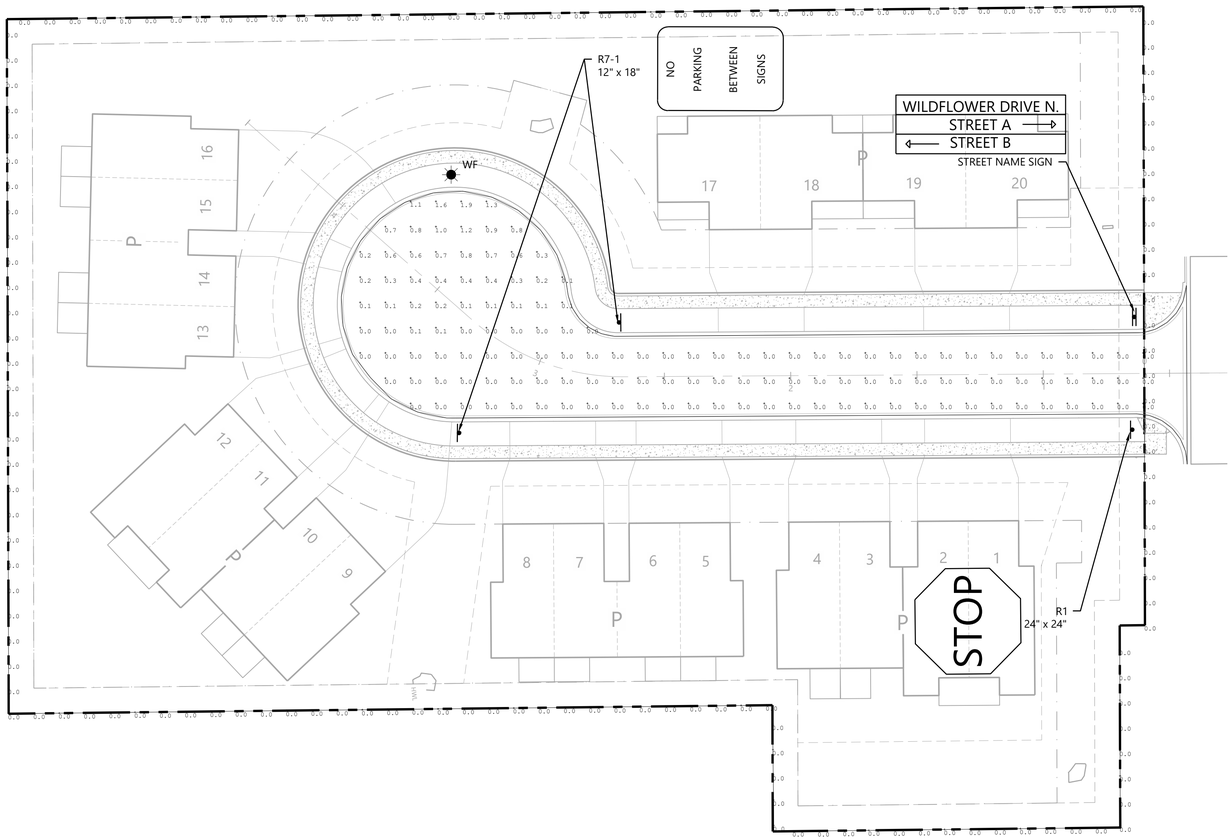
811 or call811.com
Common Ground Alliance

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
☼	☀	SITE LIGHTING



1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
2. ALL SIGNS MUST MEET MMUTCD.
3. ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
4. SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI BASE.
5. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
6. EPOXY RESIN AND DROP-ON GLASS BEADS FOR ALL PAVEMENT MARKINGS, EXCEPT PAVEMENT SYMBOLS, SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION".
7. ALL PAVEMENT MARKING SYMBOLS SHALL BE GROUND IN PREFORMED THERMOPLASTIC PAVEMENT MATERIAL.
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STANDARD PLAN NOTES
SIGNING/PAVEMENT MARKINGS/LIGHTING PLANS

JANUARY 2022

CITY OF LAKE ELMO

STANDARD DRAWING NO.
900A
LAKE ELMO

COMMODITY GROUPING: 6220 * XCEL ENERGY * MATERIAL SPECIFICATIONS * ELEC. DIST. STANDARDS * IS DATE: 06/17 * SS DATE: NEW * SHEET 1 OF 3

LIGHT LED, TRADITIONAL LUMINAIRE, (VOLTAGE) (WATTS), (MOUNT), (COLOR), (MINIMUM CRI), (NOMINAL CCT), (IES TYPE), (INITIAL LUMENS)

USE: Dusk to dawn area and street lighting.

ADDITIONAL DESCRIPTION OF ITEM TO APPEAR ON REQUEST FOR QUOTATION AND/OR PURCHASE ORDER
Luminaire shall conform to Xcel Energy specification sheet 6220.0410-S.

Color/RAL	RAL 9017 (Black)		
Cat ID No:	-	222794	222795
Color/RAL	RAL 8019 (Dark Bronze)		
Cat ID No:	222796	222797	222798
Nominal Watts*	36 W	50 W	70 W
BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2
Voltage	120/208/240/277 V		
Min Power Factor	0.95		
Min Rated Life to L70	60,000 hrs.		
Min CRI	70		
Nominal CCT	3000 K		
ANSI/IES Dist. Type	III	III	III
Nominal Initial Lumens	2750 lm	4000 lm	6000 lm
External Label	A	B	C
Min IP Rating	IP54		
Maximum EPA	.5 Sq. ft.		
Maximum Weight	50 lbs.		
Mechanical Interface	Slip Fitter - 3" OD Tenon Pipe		
Standard Package	One		
Stock Unit of Issue	EA		

*Nominal Wattage reflects the average wattage across the approved product mathematically rounded to nearest 10 W.

Indicates Change, also "C" - MSCS # 4706
6220.0320

1" = 30'
0' 30' 60' 90'

CONSTRUCTION PLANS

LAKE ELMO TOWNHOMES 8

N:\0040496.00\DWG\CIVIL\0040496SS01.DWG

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	30.00002'
VERTICAL SCALE:	6' OR 3'

INITIAL ISSUE:	12/06/22	
REVISIONS:		
1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
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4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

JOHN S. BLENKER
DATE: 10/31/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

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Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

SIGNAGE & LIGHTING PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 33 OF 38

DATE: 10/31/23

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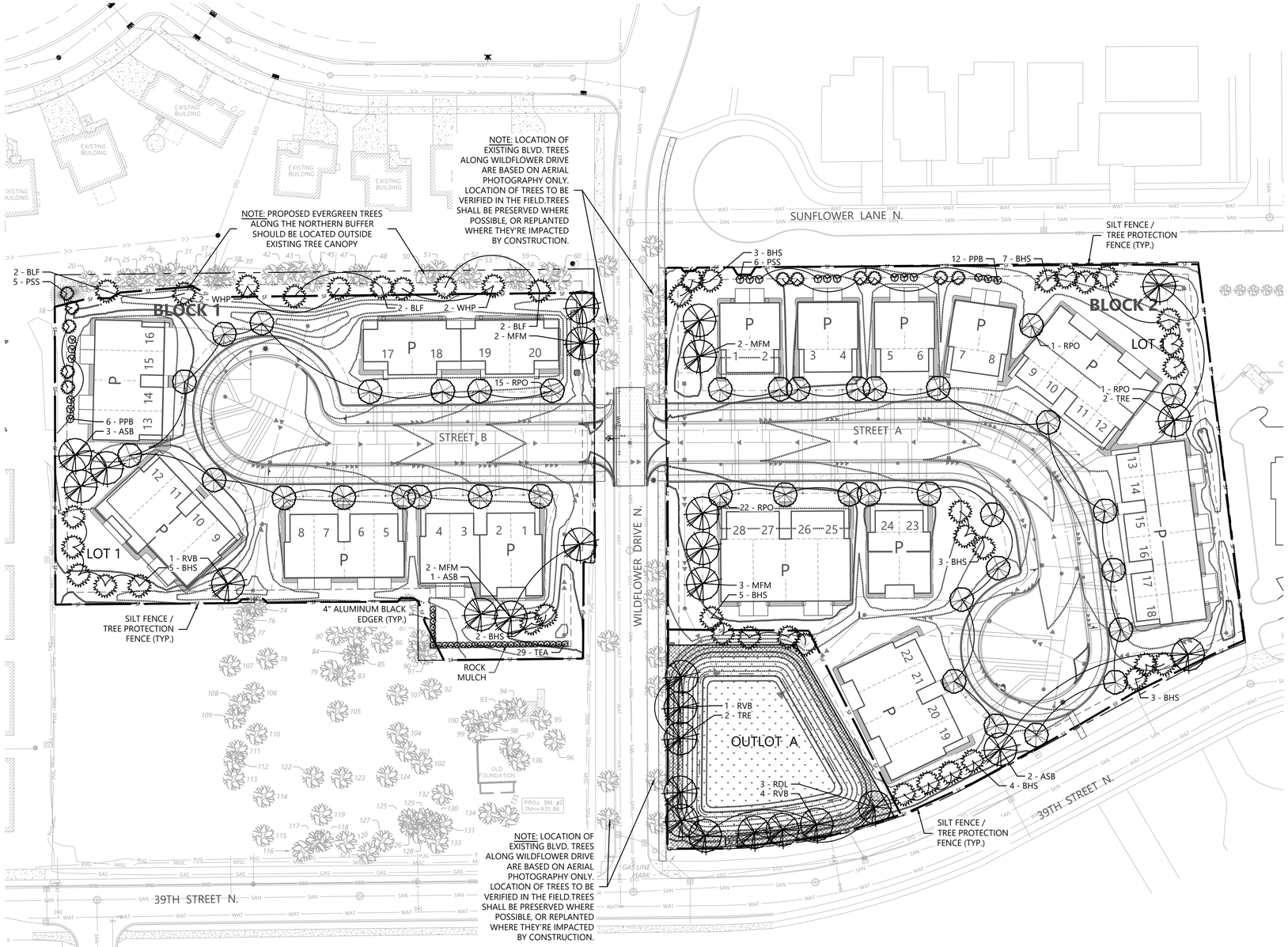
811 or call811.com
Common Ground Alliance



PRELIMINARY PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	INSTALL SIZE	MATURE SIZE
DECIDUOUS TREES - 67							
ASB	6	AUTUMN SPLENDOR BUCKEYE / AESCULUS X ARNOLDIANA 'AUTUMN SPLENDOR'	2.5" CAL.	B&B	AS SHOWN	H 10` W 7`-8`	H 25`-35` W 25`-30`
MFM	9	MATADOR FREEMAN MAPLE / ACER X FREEMANII 'BAILSTON'	2.5" CAL.	B&B	AS SHOWN	H 12` W 7`-8`	H 40`-45` W 25`-30`
RDL	3	REDMOND LINDEN / TILIA AMERICANA 'REDMOND'	2.5" CAL.	B&B	AS SHOWN	H 12`-14` W 7`-8`	H 40`-60` W 25`-35`
RPO	39	REGAL PRINCE® OAK / QUERCUS X WAREI 'LONG'	2.5" CAL.	B&B	AS SHOWN	H 12`-14` W 4`-5`	H 40`-50` W 15`-20`
RVB	6	RIVER BIRCH / BETULA NIGRA	12` HT., CLUMP	B&B	AS SHOWN	H 12` W 7`-8`	H 40`-50` W 30`-40`
TRE	4	TRIUMPH™ ELM / ULMUS X 'MORTON GLOSSY'	2.5" CAL.	B&B	AS SHOWN	H 12`-14` W 8`-10`	H 50`-60` W 35`-40`
EVERGREEN TREES - 82							
BLF	6	BALSAM FIR / ABIES BALSAMEA	6` HT.	B&B	AS SHOWN	H 6` W 3`-4`	H 30`-40` W 15`-20`
BHS	32	BLACK HILLS SPRUCE / PICEA GLAUCA 'DENSATA'	6` HT.	B&B	AS SHOWN	H 6` W 3`-4`	H 35`-45` W 20`-25`
PSS	11	PRAIRIE STATESMAN SWISS STONE PINE / PINUS CEMBRA 'HERMAN'	6` HT.	B&B	AS SHOWN	H 5` W 2`-3`	H 25`-30` W 10`-12`
WHP	4	WHITE PINE / PINUS STROBUS	6` HT.	B&B	AS SHOWN	H 6` W 3`-4`	H 50`-80` W 25`-40`
TEA	29	TECHNITO® ARBORVITAE / THUJA OCCIDENTALIS 'BAIL JOHN'	6` HT.	B&B	AS SHOWN	H 5` W 2`-3`	H 12`-15` W 6`-8`
ORNAMENTAL TREES - 18							
PPB	18	PARKLAND PILLAR BIRCH / BETULA PLATYPHYLLA 'JEFPARK'	2.5" CAL.	B&B	AS SHOWN	H 12`-14` W 2`-3`	H 35`-40` W 6`-7`

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM
O.C. = ON CENTER SP. = SPREAD QTY .= QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

GENERAL NOTES

1. TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED PARKING LOT, SIDEWALK, AND UTILITY LOCATIONS.
2. FRONT YARD TREES SHALL BE PLANTED MIN 12' FROM BACK OF CURB OR SIDEWALK IN A LOCATION THAT DOES NOT INTERFERE WITH INDIVIDUAL SEWER, WATER CONNECTIONS, AND EASEMENTS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
5. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
6. NO DECIDUOUS TREE WITHIN 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 15' OF A PROPOSED SIDEWALK OR TRAIL.
7. ALL PLANTING BEDS SHALL HAVE DRIP OR SPRAY-HEAD IRRIGATION. ALL TURF AREAS TO HAVE SPRAY OR ROTOR IRRIGATION.
8. SEE SHEET 22 FOR OFF-SITE TOPSOIL STOCK PILE PLAN

PLANTING LEGEND

- DECIDUOUS OVERSTORY STREET TREE
- DECIDUOUS OVERSTORY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- EDGER
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

GROUNDCOVER LEGEND

- DENOTES MESIC PRAIRIE SOUTHEAST NATIVE MIX (35-641) TOTAL AREA (0.2 AC)
- DENOTES STORMWATER SOUTH & WEST NATIVE MIX (33-261) TOTAL AREA (0.4 AC)
- ROCK MULCH 2-½" GREY DRESSER TRAP ROCK

* ALL STREET BOULEVARDS TO BE SODDED.
* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.

LANDSCAPE REQUIREMENTS

LANDSCAPING REQUIRED:	137 TREES
OVERALL PROJECT REQUIREMENT * FIVE TREES PER ACRE X TOTAL SITE ACRE (7.57 AC)	38 TREES
STREET TREE REQUIREMENT * ONE TREE PER 50 LINEAR FEET OF STREET (1,910 LF)	39 TREES
BUFFER TREE REQUIREMENT (NORTHERN BUFFER ONLY) * ONE TREE PER 40 LINEAR FEET BETWEEN THE DEVELOPMENT AND LESS INTENSIVE USES (895 LF)	23 TREES
TREE REPLACEMENT REQUIREMENT * PLEASE SEE SHEET 4 FOR THE TREE REPLACEMENT CALCULATIONS	37 TREES

LANDSCAPE PROVISIONS

TOTAL LANDSCAPING PROVIDED:	168 TREES
* OVERSTORY DECIDUOUS STREET TREES	39 TREES
* OVERSTORY DECIDUOUS TREES	28 TREES
* EVERGREEN TREES	82 TREES
* ORNAMENTAL TREES	19 TREES

N

1" = 50'

0' 50' 100' 150'

N:\0040496.00\DWG\CIVIL\0040496LP01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: 50.000019'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	-	-

PREPARED FOR:

AT HOME APARTMENTS, LLC
1289 GRAND AVENUE
ST. PAUL, MN 55105

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

NICHOLAS T. MEYER
DATE: 10/31/23 LICENSE NO. 53774

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 34 OF 38
DATE: 10/31/23

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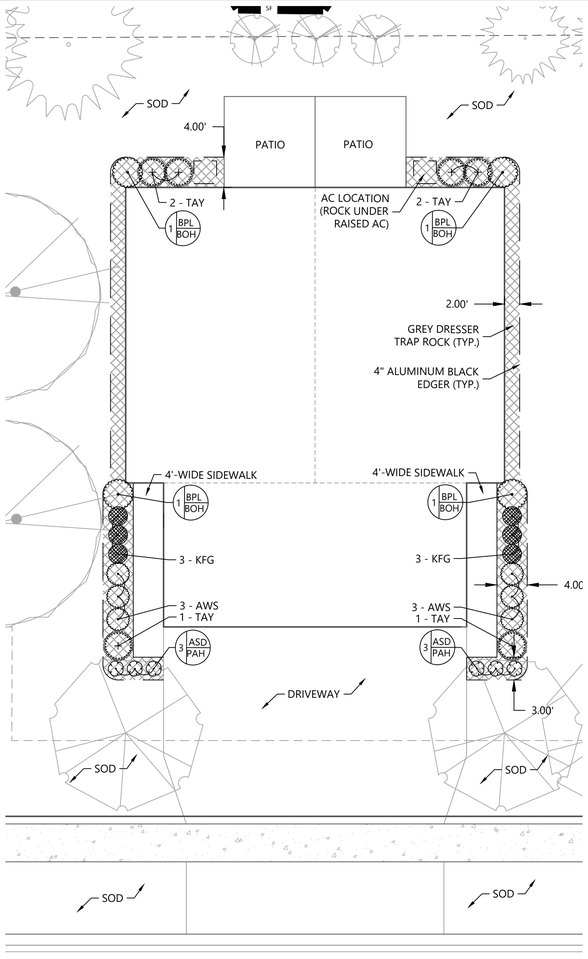
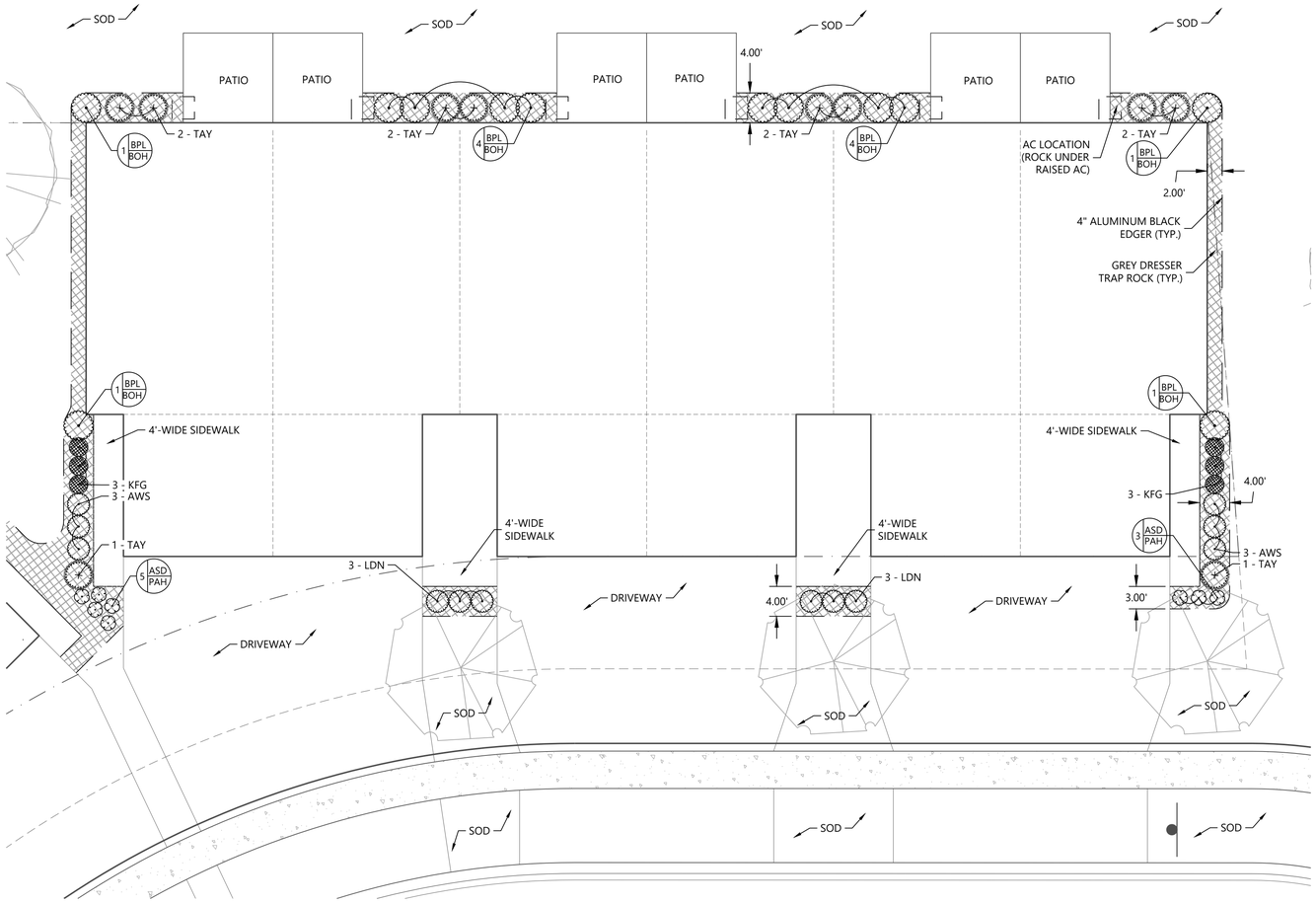
2-UNIT TOWNHOME PLANTING PLAN (BLOCK 2: UNITS 1-8, 23 & 24)



6-UNIT TOWNHOME PLANTING PLAN (BLOCK 2: UNITS 9-12)



2-UNIT TOWNHOME PLANTING PLAN

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS - 10				
BPL	4	BLOOMERANG DWARF PURPLE LILAC / SYRINGA 'SMNJRPU'	#5 CONT.	4'-0" O.C.
SHADE ALT:	*BOH*	*4*	*BOBO HYDRANGEA / HYDRANGEA PANICULATA 'ILVOBO'*	*#5 CONT.*	*4'-0" O.C.*
AWS	6	ANTHONY WATERER SPIREA / SPIREA X BUMALDA 'ANTHONY WATERER'	#5 CONT.	3`-0" O.C.
EVERGREEN SHRUBS - 6				
TAY	6	TAUNTON YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	5`-0" O.C.
GRASSES / PERENNIALS - 12				
KFG	6	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.
ASD	6	APRICOT SPARKLES DAYLILY / HEMEROCALLIS 'APRICOT DAYLILY'	#1 CONT.	30" O.C.
SHADE ALT:	*PAH*	*6*	*PATRIOT HOSTA / HOSTA X 'PATRIOT'*	*#1 CONT.*	*30" O.C.*

6-UNIT TOWNHOME PLANTING SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS - 24				
BPL	12	BLOOMERANG DWARF PURPLE LILAC / SYRINGA 'SMNJRPU'	#5 CONT.	4'-0" O.C.
SHADE ALT:	*BOH*	*12*	*BOBO HYDRANGEA / HYDRANGEA PANICULATA 'ILVOBO'*	*#5 CONT.*	*4'-0" O.C.*
LDN	6	LITTLE DEVIL™ DWARF NINEBARK / PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	#5 CONT.	3`-0" O.C.
AWS	6	ANTHONY WATERER SPIREA / SPIREA X BUMALDA 'ANTHONY WATERER'	#5 CONT.	3`-0" O.C.
EVERGREEN SHRUBS - 10				
TAY	10	TAUNTON YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	5`-0" O.C.
GRASSES / PERENNIALS - 14				
KFG	6	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.
ASD	8	APRICOT SPARKLES DAYLILY / HEMEROCALLIS 'APRICOT DAYLILY'	#1 CONT.	30" O.C.
SHADE ALT:	*PAH*	*8*	*PATRIOT HOSTA / HOSTA X 'PATRIOT'*	*#1 CONT.*	*30" O.C.*

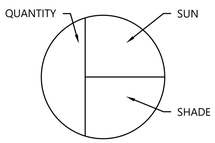
GROUNDCOVER LEGEND

ROCK MULCH
2-½" GRAY DRESSER TRAP ROCK

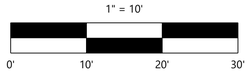
* ALL STREET BOULEVARDS TO BE SODDED.
* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.
* ALL PLANTING BEDS:
  - 4" ALUMINUM BLACK EDGER
  - 2-½" ROCK
  - 4oz. WOVEN FABRIC WEED BARRIER

NOTES:

* QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
* CONTRACTOR TO SUBSTITUTE USING SHADE ALTERNATIVE SPECIES AS DETERMINED BY SOLAR ORIENTATION OF BUILDING (I.E. NORTH SIDE PLANTS RECEIVE SHADE ALTERNATIVE PLANTS)
* THIS IS TYPICAL PLANTING DETAIL. VARIATIONS DUE TO SIDEWALKS, UTILITIES, OR OTHER CONDITIONS WILL REQUIRE SOME FIELD CHANGES TO BE MADE.
* SEE OVERALL LANDSCAPE PLAN FOR TREE SPECIES AND LOCATIONS.



*NORTH VARIES



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N:\0040496.00\DWG\CIVIL\0040496P01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' OR 1'

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
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5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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NICHOLAS T. MEYER
DATE: 10/31/23 LICENSE NO. 53774

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

Phone (320) 253-9495
Fax (320) 358-2001
Toll Free (800) 270-9495

1900 Medical Arts Ave S, Suite 100
Sartell, MN 56377
westwoodps.com

Westwood Professional Services, Inc.

PRELIMINARY
LANDSCAPE DETAILS

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 35 OF 38

DATE: 10/31/23

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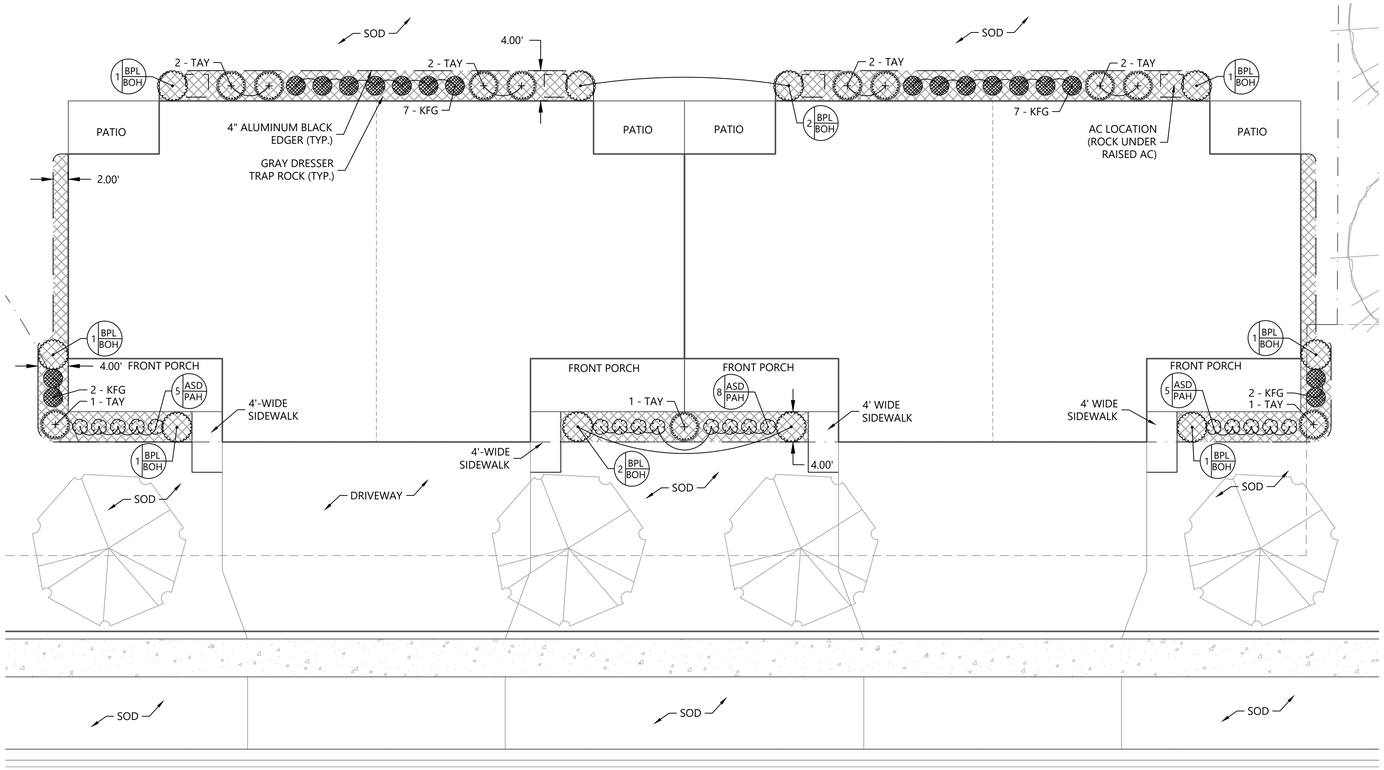
Common Ground Alliance

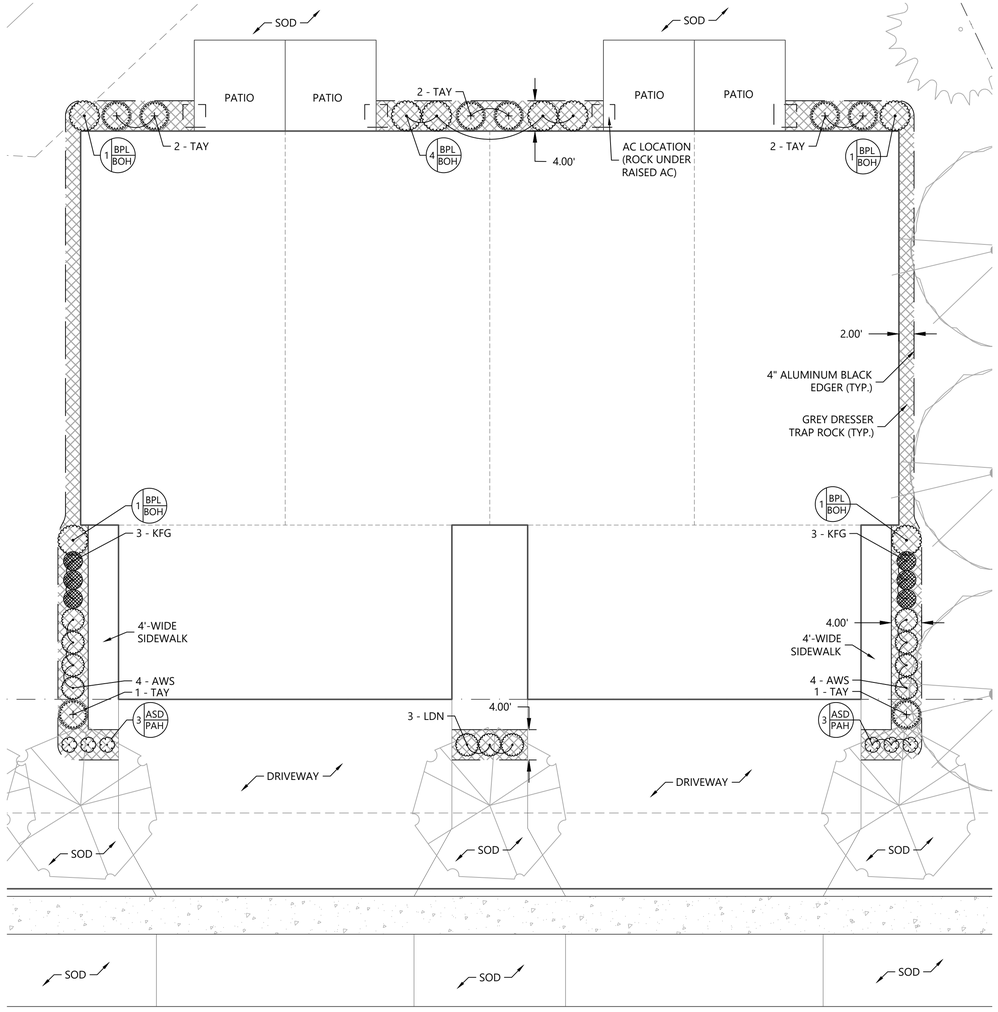
ALTERNATIVE 4-UNIT TOWNHOME PLANTING PLAN (BLOCK 1: UNITS 17-20)



ALTERNATIVE 4-UNIT TOWNHOME PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS - 10				
BPL	10	BLOOMERANG DWARF PURPLE LILAC / SYRINGA 'SMNJRPU'	#5 CONT.	4'-0" O.C.
SHADE ALT:	*BOH*	*10*	*BOBO HYDRANGEA / HYDRANGEA PANICULATA 'ILVOBO'*	*#5 CONT.*	*4'-0" O.C.*
EVERGREEN SHRUBS - 11				
TAY	11	TAUNTON YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	4`-0" O.C.
GRASSES / PERENNIALS - 36				
KFG	18	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.
ASD	18	APRICOT SPARKLES DAYLILY / HEMEROCALLIS 'APRICOT DAYLILY'	#1 CONT.	30" O.C.
SHADE ALT:	*PAH*	*18*	*PATRIOT HOSTA / HOSTA X 'PATRIOT'*	*#1 CONT.*	*30" O.C.*

4-UNIT TOWNHOME PLANTING PLAN (BLOCK 1: UNITS 1-16, BLOCK 2: UNITS 9-12, 19-22, 25-28)



4-UNIT TOWNHOME PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS - 19				
BPL	8	BLOOMERANG DWARF PURPLE LILAC / SYRINGA 'SMNJRPU'	#5 CONT.	4'-0" O.C.
SHADE ALT:	*BOH*	*8*	*BOBO HYDRANGEA / HYDRANGEA PANICULATA 'ILVOBO'*	*#5 CONT.*	*4'-0" O.C.*
LDN	3	LITTLE DEVIL™ DWARF NINEBARK / PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	#5 CONT.	3`-0" O.C.
AWS	8	ANTHONY WATERER SPIREA / SPIREA X BUMALDA 'ANTHONY WATERER'	#5 CONT.	3`-0" O.C.
EVERGREEN SHRUBS - 8				
TAY	8	TAUNTON YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	5`-0" O.C.
GRASSES / PERENNIALS - 12				
KFG	6	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.
ASD	6	APRICOT SPARKLES DAYLILY / HEMEROCALLIS 'APRICOT DAYLILY'	#1 CONT.	30" O.C.
SHADE ALT:	*PAH*	*6*	*PATRIOT HOSTA / HOSTA X 'PATRIOT'*	*#1 CONT.*	*30" O.C.*

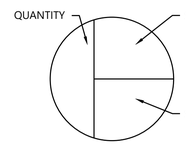
GROUNDCOVER LEGEND

ROCK MULCH
2-½" GRAY DRESSER TRAP ROCK

* ALL STREET BOULEVARDS TO BE SODDED.
* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.
* ALL PLANTING BEDS:
  - 4" ALUMINUM BLACK EDGER
  - 2-½" ROCK
  - 4oz. WOVEN FABRIC WEED BARRIER

NOTES:

* QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
* CONTRACTOR TO SUBSTITUTE USING SHADE ALTERNATIVE SPECIES AS DETERMINED BY SOLAR ORIENTATION OF BUILDING (I.E. NORTH SIDE PLANTS RECEIVE SHADE ALTERNATIVE PLANTS)
* THIS IS TYPICAL PLANTING DETAIL. VARIATIONS DUE TO SIDEWALKS, UTILITIES, OR OTHER CONDITIONS WILL REQUIRE SOME FIELD CHANGES TO BE MADE.
* SEE OVERALL LANDSCAPE PLAN FOR TREE SPECIES AND LOCATIONS.



*NORTH VARIES
1" = 10'
0' 10' 20' 30'

N:\0040496.00\DWG\CIVIL\0040496P01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 12/06/22
REVISIONS:
1 02/13/23 CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2 07/28/23 PRELIMINARY PUD SUBMITTAL
3 08/10/23 WATERSHED SUBMITTAL
4 10/31/23 CITY & WATERSHED COMMENTS
5 . .

PREPARED FOR:
AT HOME APARTMENTS, LLC
1289 GRAND AVENUE
ST. PAUL, MN 55105

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
NICHOLAS T. MEYER
DATE: 10/31/23 LICENSE NO. 53774

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY LANDSCAPE DETAILS

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 36 OF 38
DATE: 10/31/23

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CITY OF LAKE ELMO

APRIL 2017

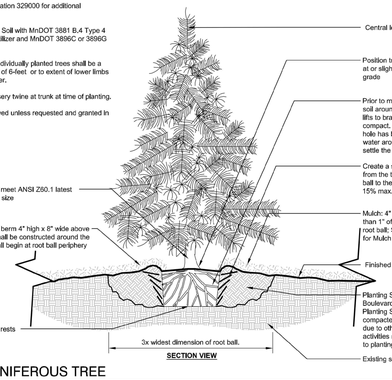
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 6-feet or to extent of lower limbs whichever is greater.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



LP2.3 CONIFEROUS TREE

STANDARD DRAWING NO. LP2.3 LAKE ELMO

CITY OF LAKE ELMO

APRIL 2017

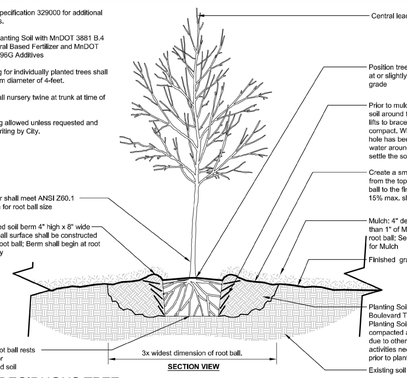
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 4-feet.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



LP2.1 DECIDUOUS TREE

STANDARD DRAWING NO. LP2.1 LAKE ELMO

CITY OF LAKE ELMO

APRIL 2017

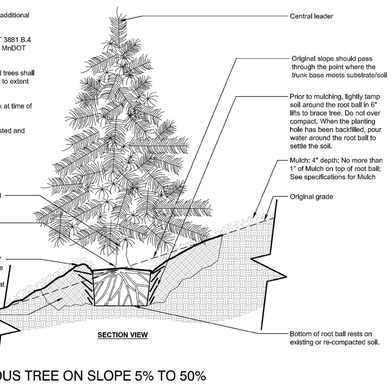
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 6-feet or to extent of lower limbs whichever is greater.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



LP2.4 CONIFEROUS TREE ON SLOPE 5% TO 50%

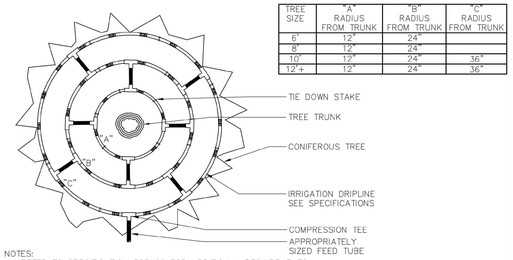
STANDARD DRAWING NO. LP2.4 LAKE ELMO

CITY OF LAKE ELMO

APRIL 2017

CONIFEROUS TREES

TREE SIZE	"A" RADIUS FROM TRUNK	"B" RADIUS FROM TRUNK	"C" RADIUS FROM TRUNK
6'	12"	24"	
8'	12"	24"	
10'	12"	24"	36"
12'+	12"	24"	36"



NOTES:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.
2. ASSEMBLE DRIPLINE IN COMPLIANCE WITH MANUFACTURER RECOMMENDATIONS
3. TREE SIZE REFERENCE–AMERICAN STANDARD FOR NURSERY STOCK Z60.1 LATEST EDITION.
4. TREE WATERING SHALL OCCUR VIA IRRIGATION STATIONS INDEPENDENT OF OTHER PLANT MATERIAL.
5. QUANTITY OF DRIPLINE RINGS, EMITTER SPACING AND FLOWS ARE DEPENDENT ON TREE CALIPER SIZE. SEE GUIDANCE CHART.
6. DRIPLINE EMITTERS SHALL BE 12" MANUFACTURER–SPACED.
7. DRIPLINE RINGS SHALL BE SPACED NOT LESS THAN 12".
8. TIE DOWN STAKES SHALL BE SPACED NOT GREATER THAN 18" OR AS CONDITIONS DICTATE.
9. WATERING FREQUENCY AND DURATION SHALL BE A FUNCTION OF IRRIGATION SCHEDULING.

IR2.6 CONIFEROUS TREE DRIPLINE WATERING RINGS

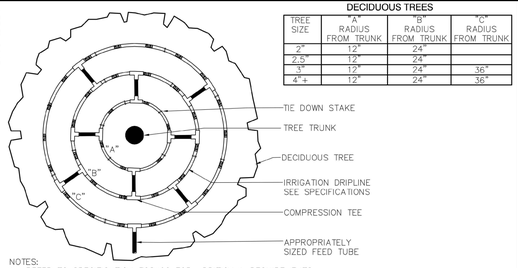
STANDARD DRAWING NO. IR2.6 LAKE ELMO

CITY OF LAKE ELMO

APRIL 2017

DECIDUOUS TREES

TREE SIZE	"A" RADIUS FROM TRUNK	"B" RADIUS FROM TRUNK	"C" RADIUS FROM TRUNK
2"	12"	24"	
2.5"	12"	24"	
3"	12"	24"	36"
4"+	12"	24"	36"



NOTES:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.
2. ASSEMBLE DRIPLINE IN COMPLIANCE WITH MANUFACTURER RECOMMENDATIONS
3. TREE SIZE REFERENCE–AMERICAN STANDARD FOR NURSERY STOCK Z60.1 LATEST EDITION.
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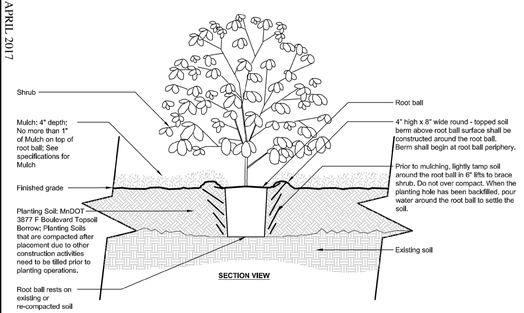
7. DRIPLINE RINGS SHALL BE SPACED NOT GREATER THAN 12".
8. TIE DOWN STAKES SHALL BE SPACED NOT GREATER THAN 18" OR AS CONDITIONS DICTATE.
9. WATERING FREQUENCY AND DURATION SHALL BE A FUNCTION OF IRRIGATION SCHEDULING.

IR2.5 DECIDUOUS TREE DRIPLINE WATERING RINGS

STANDARD DRAWING NO. IR2.5 LAKE ELMO

CITY OF LAKE ELMO

APRIL 2017



Notes:
1- Refer to specification 329000 for additional requirements.

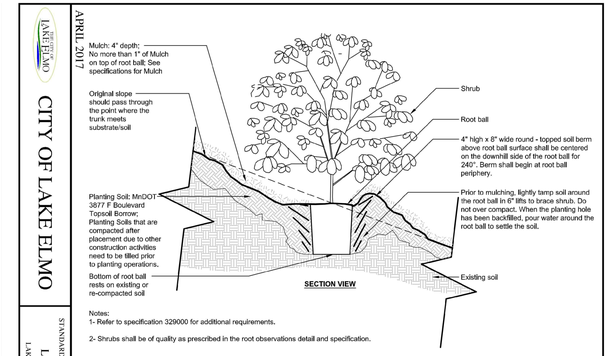
2- Shrubs shall be of quality as prescribed in the root observations detail and specification.

LP2.5 SHRUB

STANDARD DRAWING NO. LP2.5 LAKE ELMO

CITY OF LAKE ELMO

APRIL 2017



Notes:
1- Refer to specification 329000 for additional requirements.

2- Shrubs shall be of quality as prescribed in the root observations detail and specification.

LP2.6 SHRUB ON SLOPE 5% TO 50%

STANDARD DRAWING NO. LP2.6 LAKE ELMO

STANDARD PLAN NOTES
LANDSCAPE PLANS

1. Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utilities exist on-site the Contractor is required to have those located as well.
2. Plant materials shall meet American Standard for Nursery Stock: ANSI Z60.1, latest edition.
3. No plant substitutions shall be made without the prior written authorization from the City.
4. All tree locations to be field staked prior to installation. Contractor to coordinate field review of proposed tree locations with the City and Project Landscape Architect prior to any tree installation.
5. All plants shall be planted immediately upon arrival to project site. No plant material is to be left overnight on the project site without being installed unless written approval by City.
6. All trees, shrubs, perennials, turf lawn and native seeding to have a two-year warranty beginning upon written acceptance by the City. Defective plants as determined by the City shall be replaced within 30 days of notice during the growing season, and replacement materials shall receive the same two year warranty until plants are successfully established.
7. Contractor to protect and maintain all plantings and plant beds, including protection from wildlife, weeding, re-mulching, fertilization, irrigation and all other typical forms of horticultural care until the end of the warranty period as determined and approved by City.
8. All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.
9. An irrigation system or other water supply adequate to support the specified plant materials shall be provided.

APRIL 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. LP2.0 LAKE ELMO

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

N:\0040496.00\DWG\CIVIL\0040496.00CD.DWG 10/31/2023 9:04:01 AM CDT

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

NICHOLAS T. MEYER
DATE: 10/31/23 LICENSE NO. 53774

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

PRELIMINARY
LANDSCAPE NOTES & DETAILS
PROJECT NUMBER: 0040496.00

SHEET NUMBER: 37 OF 38
DATE: 10/31/23

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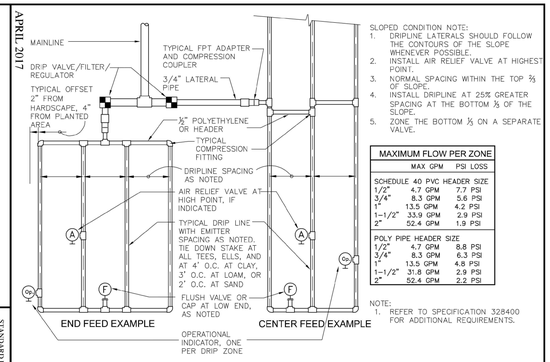
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR2.0 LAKE ELMO



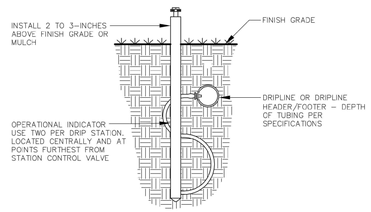
SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

NOTE:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.

IR2.0 TYPICAL DRIPLINE LAYOUT

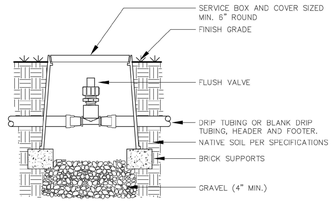
CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR2.3 LAKE ELMO



NOTE:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND BEST PRACTICES.
3. INSTALL POP-UP OPERATION INDICATORS UPON EACH CORRESPONDING IRRIGATION STATION IN LOCATIONS THAT WILL BE VISIBLE AT A DISTANCE, BUT NOT A TRIPPING HAZARD.
4. POP-UP OPERATION INDICATOR WILL SIGNAL OPERATING STATION(S). INDICATOR WILL ALSO FURNISH EVIDENCE OF POTENTIAL DAMAGE TO STATION IF NOT OR PARTIALLY ELEVATED DURING OPERATION.

IR2.3 IRRIGATION DRIPLINE POP-UP OPERATION INDICATOR

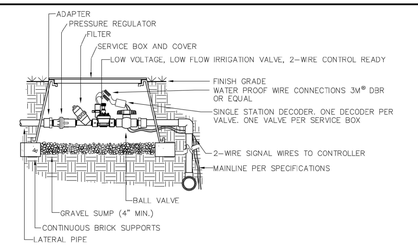
CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR2.4 LAKE ELMO



NOTE:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND BEST PRACTICES.
3. LOCATE FLUSH CAP ASSEMBLY AT LOW POINTS.
4. USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE, LOGICALLY SPACED.
5. FLUSH RATE IS 0.8 GPM.
6. FLUSH PRESSURE IS 2 PSI.
7. THE SYSTEM SHALL BE FLUSHED THOROUGHLY AFTER REPAIRS OR ALTERATIONS ARE MADE TO THE IRRIGATION COMPONENTS. FLUSH CAPS SHALL NOT BE MANIPULATED AS FLUSH POINTS.

IR2.4 IRRIGATION DRIPLINE FLUSH VALVE

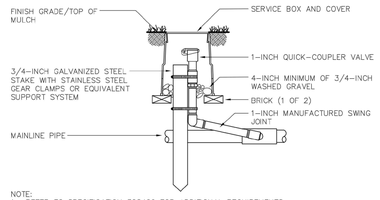
CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR2.2 LAKE ELMO



NOTE:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND BEST PRACTICES.
3. SET SERVICE BOXES AT FINAL GRADE OR HIGHER AS TOPOGRAPHY REQUIRES SO THAT THEY ARE VISIBLE BUT NOT A HAZARD.
4. SERVICE BOX BOTTOMS SHALL BE SUPPORTED ON BRICKS OR SUITABLE HARD MATERIAL AND PLACED NEATLY AND IN WORKMANLIKE FASHION.
5. INSTALL EQUIPMENT IN APPROPRIATELY-SIZED SERVICE BOXES. ONE DEVICE PER BOX AND LOCATED TO ENABLE SERVICING OF DEVICE. SEE IRRIGATION SPECIFICATION.
6. UTILIZE SERVICE BOX EXTENSION KITS AS REQUIRED.
7. ADD FOUR-INCHES OF 3/4-INCH CRUSHED GRAVEL SUMP PER BOX.
8. ALLOW FOR NOT LESS THAN 24" WIRE SLACK COILED NEATLY IN SERVICE BOX.
9. GROUND DECODERS AND/OR 2-WIRE PATH PER MANUFACTURER RECOMMENDATIONS.

IR2.2 IRRIGATION DRIP ZONE CONTROL

CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR3.1 LAKE ELMO



NOTE:
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2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND BEST PRACTICES.
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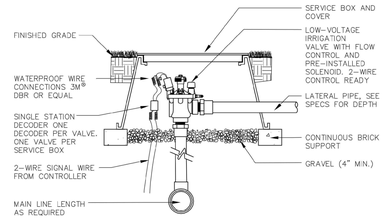
8. ALLOW FOR NOT LESS THAN 24" WIRE SLACK COILED NEATLY IN SERVICE BOX.
9. GROUND DECODERS AND/OR 2-WIRE PATH PER MANUFACTURER RECOMMENDATIONS.

IR3.1 IRRIGATION QUICK COUPLER VALVE

CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR3.0 LAKE ELMO



NOTE:
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2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND BEST PRACTICES.
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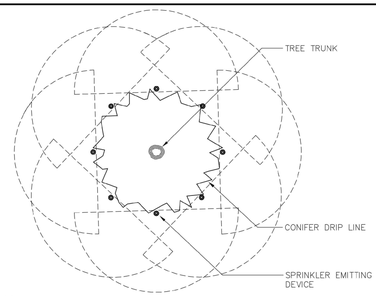
6. UTILIZE SERVICE BOX EXTENSION KITS AS REQUIRED.
7. ADD FOUR-INCHES OF 3/4-INCH CRUSHED GRAVEL SUMP PER BOX.
8. ALLOW FOR NOT LESS THAN 24" WIRE SLACK COILED NEATLY IN SERVICE BOX.
9. GROUND DECODERS AND/OR 2-WIRE PATH PER MANUFACTURER RECOMMENDATIONS.

IR3.0 IRRIGATION VALVE W/ SOLENOID & DECODER

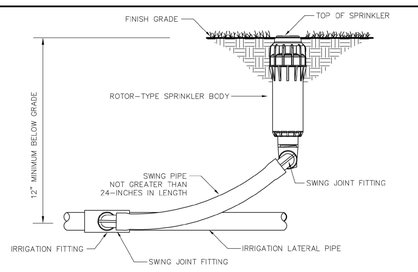
CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR5.0 LAKE ELMO



NOTES:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.
2. LAYOUT AND INSTALLATION OF SPRINKLER EMISSION DEVICES INTENDED TO SERVE TURF AND/OR BEDS SHALL RESULT IN LITTLE OR NO SPRAY ONTO CONIFEROUS PLANTS.
3. DESIGN, LAYOUT AND INSTALL SPRINKLER EMISSION DEVICES OUTSIDE OF CONIFEROUS DRIPLINE AND SPRAY AWAY FROM CONIFEROUS PLANTS.
4. WHERE FEASIBLE, USE LOW-ANGLE NOZZLES TO MINIMIZE OCCASIONS OF OVERSPRAY ONTO CONIFEROUS PLANTS IN GENERAL AND IN PARTICULAR, AS RESULTANT OF OCCASIONAL WIND CONDITIONS.

IR5.0 BROADCAST IRRIGATION IN THE VICINITY OF CONIFERS

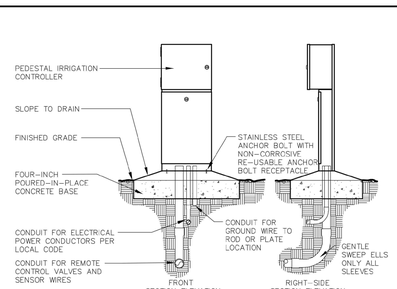
CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR4.0 LAKE ELMO



NOTE:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND BEST PRACTICES.
3. SPRINKLER SHALL OPERATE CLOSE TO DESIGNER SPECIFIED PRESSURE RATING.
4. DO NOT MOUNT SPRINKLER DIRECTLY NEXT TO HARDSCAPES OR FENCES. PLACE 2"–4" AWAY TO ALLOW FOR MAINTENANCE.
5. SPRINKLER SHALL BE PLACED PERPENDICULAR TO FINISHED GRADE FOR OPTIMUM PERFORMANCE.

IR4.0 2 & 4-INCH OUTLET OR SMALLER IRRIGATION ROTOR TYPE SPRINKLER W/ SWING JOINT

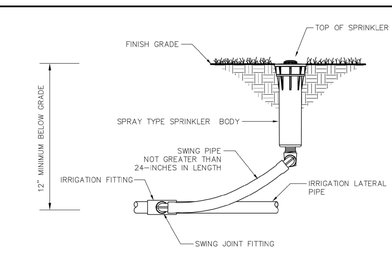
CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR1.1 LAKE ELMO



NOTE:
1. REFER TO SPECIFICATION 328400 FOR ADDITIONAL REQUIREMENTS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, BEST PRACTICES AND LOCAL CODES.
3. HIGH AND LOW VOLTAGE ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN.
4. GROUND CONTROLLER IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION.

IR1.1 2-WIRE PEDESTAL IRRIGATION CONTROLLER

CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR4.1 LAKE ELMO



NOTE:
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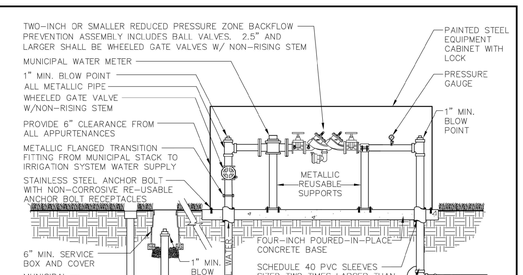
5. SPRINKLER SHALL BE PLACED PERPENDICULAR TO FINISHED GRADE FOR OPTIMUM PERFORMANCE.

IR4.1 4 -INCH TO 12-INCH POP-UP HEIGHT IRRIGATION SPRAY TYPE SPRINKLER W/ SWING JOINT

CITY OF LAKE ELMO | APRIL 2017 | STANDARD DRAWING NO. IR1.0 LAKE ELMO



NOTE:
1. REFER TO SPEC. 328400 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO DETAIL 208 FOR ADDITIONAL REQUIREMENTS.

IR1.0 IRRIGATION WATER SUPPLY (MUNICIPAL)

N:\0040496.00\DWG\CIVIL\0040496LP01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED: CAW
CHECKED: JSB
DRAWN: CAW
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/06/22
REVISIONS:

1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	07/28/23	PRELIMINARY PUD SUBMITTAL
3	08/10/23	WATERSHED SUBMITTAL
4	10/31/23	CITY & WATERSHED COMMENTS
5	.	.

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE
ST. PAUL, MN 55105

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

NICHOLAS T. MEYER
DATE: 10/31/23 LICENSE NO. 53774

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY
LANDSCAPE NOTES & DETAILS
PROJECT NUMBER: 0040496.00

SHEET NUMBER: 38 OF 38
DATE: 10/31/23

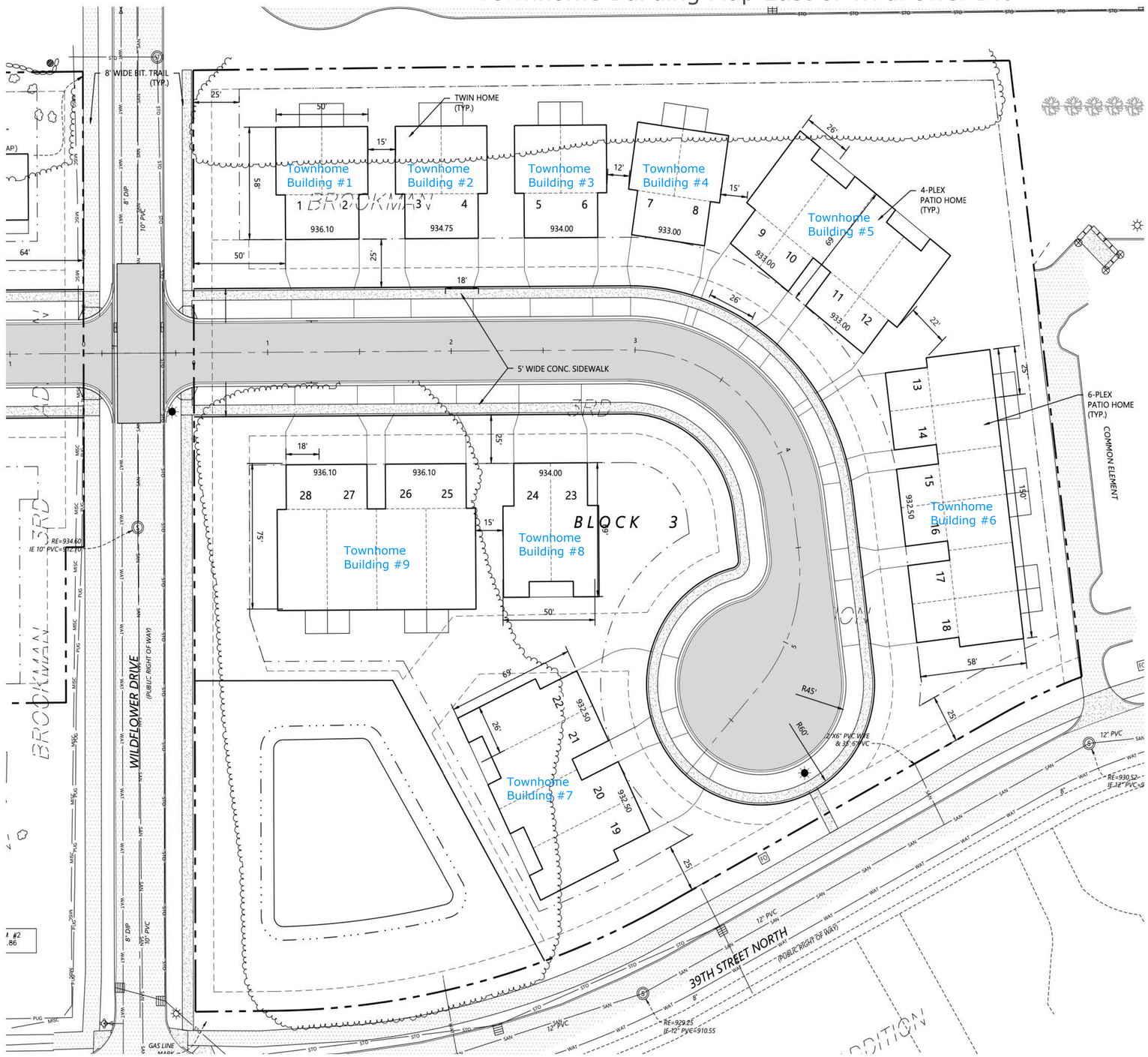
Lake Elmo Townhome Development
East & West of Wildflower Drive
Site Renderings, Townhome Floor Plans and Elevation Drawings

Todd Anderson

At Home Apartments, LLC
1289 Grand Avenue
Saint Paul. MN 55105

© At Home Apartments, LLC Westwood Professional Services, Inc.

Townhome Building Map East of Wildflower Dr.



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL

SITE DEVELOPMENT DATA

• EXISTING ZONING	VMX, VILLAGE MIXED USE
• PROPOSED ZONING	PUD
• GROSS SITE AREA	330,308 SF (7.58 AC)
STREET R.O.W.	1.51 AC
EXISTING UTILITY EASEMENTS	0.71 AC
• NET SITE AREA	5.36 AC
• DEVELOPMENT SUMMARY	
TWIN HOMES	10 UNITS
4-PLEX TOWNHOMES	32 UNITS
6-PLEX TOWNHOMES:	6 UNITS
TOTAL UNITS	48
• PARKING RATIO REQUIREMENT	CITY OF LAKE ELMO
MULTI-FAMILY	2 SPACES / UNIT
VISITOR	1 SPACE / 4 UNITS
MULTI-FAMILY (48*2)	96 SPACES
VISITOR (48/4)	12 SPACES
PARKING REQUIRED	108 SPACES
• PARKING PROVIDED	192 SPACES
GARAGE PARKING (2/UNIT)	96 SPACES
DRIVEWAY PARKING (2/UNIT)	96 SPACES
• COMMON OPEN SPACE	CITY OF LAKE ELMO
V-MDR (MEDIUM DENSITY RESIDENTIAL)	300 SF / UNIT
V-HDR (HIGH DENSITY RESIDENTIAL)	200 SF / UNIT
MAX REQUIRED (48*300)	14,400 SF
PROVIDED	112,560 SF

LOT STANDARDS

STANDARD	BLOCK 1, LOT 2	BLOCK 2, LOT 1	OUTLOT A	TOTAL
LOT AREA	103,488/2.38 AC SF	135,062 SF/3.10 AC	25,129 SF/0.58 AC	263,679 SF/6.07 AC
MINIMUM LOT WIDTH	75'/BLDG	75'/BLDG	-	-
REQUIRED LOT WIDTH	75*5=375	75*9=675	-	-
PROVIDED LOT WIDTH	770'	1,140'	-	-
IMPERVIOUS COVERAGE	38.3%	44.2%	0%	37.8%
DRIVEWAY ±	10,140 SF	14,230 SF	-	24,370 SF
HOMES ±	26,640 SF	42,100 SF	-	69,370 SF
PATIOS ±	2,880 SF	3,650 SF	-	5,950 SF
OPEN SPACE*	40,771 SF (39.4%)	46,478 SF (34.4%)	25,129 SF (100%)	112,378 SF (42.6%)
GREEN SPACE ±	63,779 SF	73,501 SF	25,129 SF	162,409 SF
SETBACKS			-	
FRONT	25'	25'	-	-
SIDE INTERIOR LOT	10'	10'	-	-
SIDE CORNER LOT	25'	25'	-	-
REAR	10'	10'	-	-

*OPEN SPACE AVAILABLE TO RESIDENTS FOR RECREATIONAL PURPOSES OUTSIDE OF ROW AND UNDERGROUND UTILITY EASEMENTS

BLOCK 2 OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	STORMWATER	CITY	25,129 SF/0.58 AC

1" = 30'
0' 30' 60' 90'

CONSTRUCTION PLANS

N:\0040496.00\DWG\CIVIL\0040496P01.DWG

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	30.000008'
VERTICAL SCALE:	6' OR 3'

INITIAL ISSUE: 12/06/22
REVISIONS:
△ 02/13/23 CITY COMMENTS - SKETCH PLAN RESUBMITTAL

PREPARED FOR:
AT HOME APARTMENTS, LLC
1289 GRAND AVENUE
ST. PAUL, MN 55105

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JOHN S. BLENKER
DATE: 02/13/23 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8
LAKE ELMO, MN

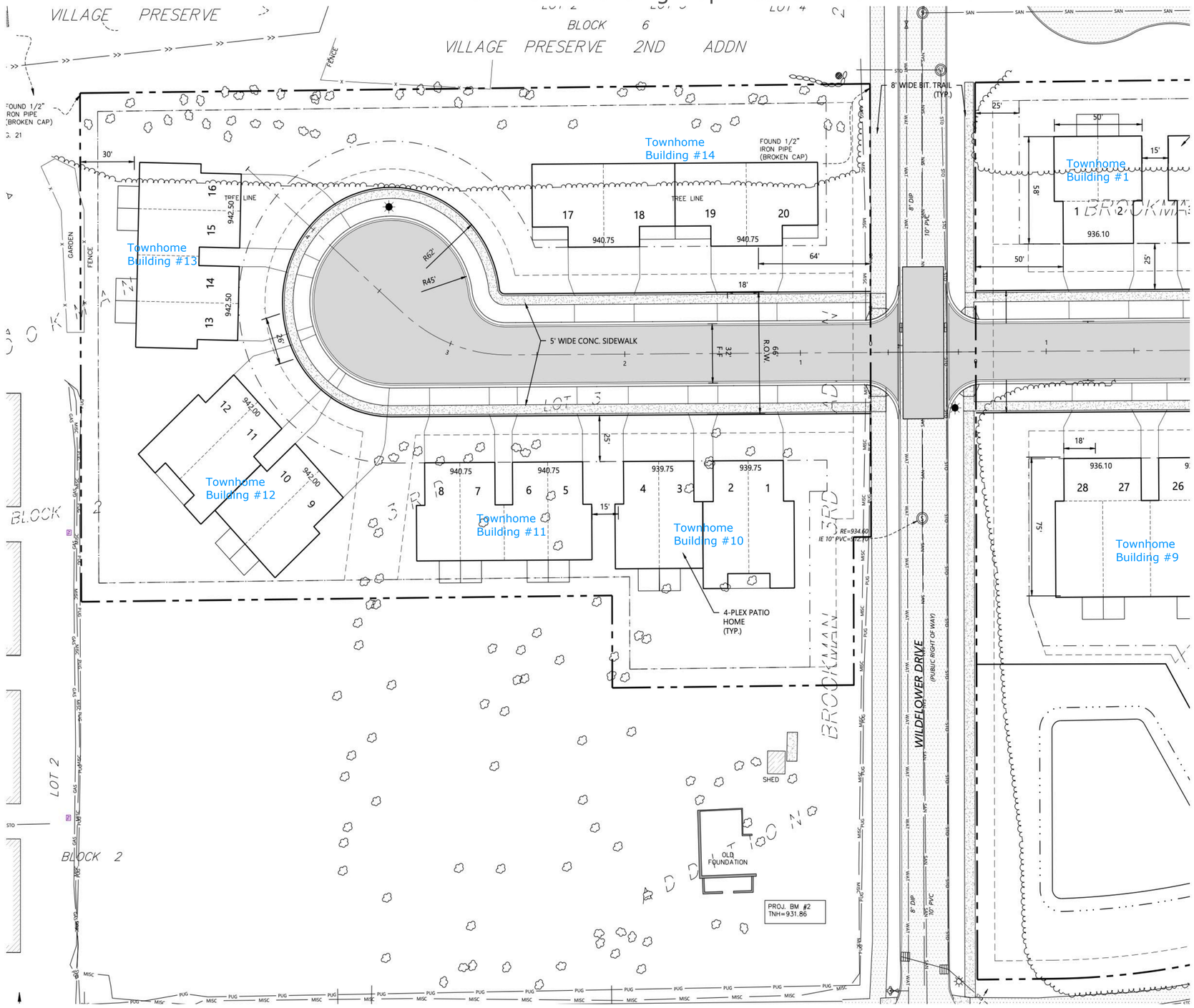
Westwood
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN
PROJECT NUMBER: 0040496.00

SHEET NUMBER: 6 OF XX
DATE: 02/13/23

© At Home Apartments, LLC Westwood Professional Services, Inc.

Townhome Building Map West of Wildflower Dr.



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811 or call811.com
Common Ground Alliance

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CONSTRUCTION PLANS

LAKE ELMO TOWNHOMES 8

N:\0040496.00\DWG\CIVIL\0040496SP01.DWG

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	30.000002'
VERTICAL SCALE:	6' OR 3'

INITIAL ISSUE: 12/06/22
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1	02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
2	.	.
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4	.	.
5	.	.

PREPARED FOR:

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1289 GRAND AVENUE
ST. PAUL, MN 55105

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Westwood Professional Services, Inc.

SITE PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER: 7 OF XX
DATE: 02/13/23

Aerial Entire Townhome Development
A 01
scale:None

4.6 Acre Aerial Looking East

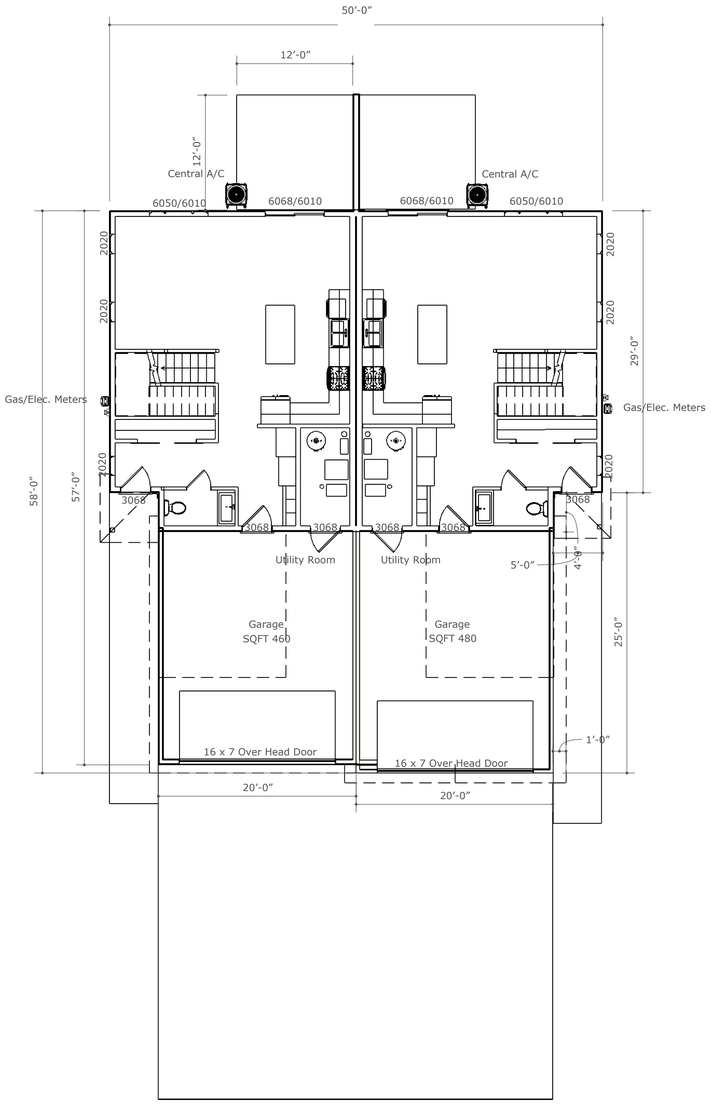
scale: None

A
01

4.6 Acre Aerial Looking NW

scale:None

A
01



Main Floor Plan
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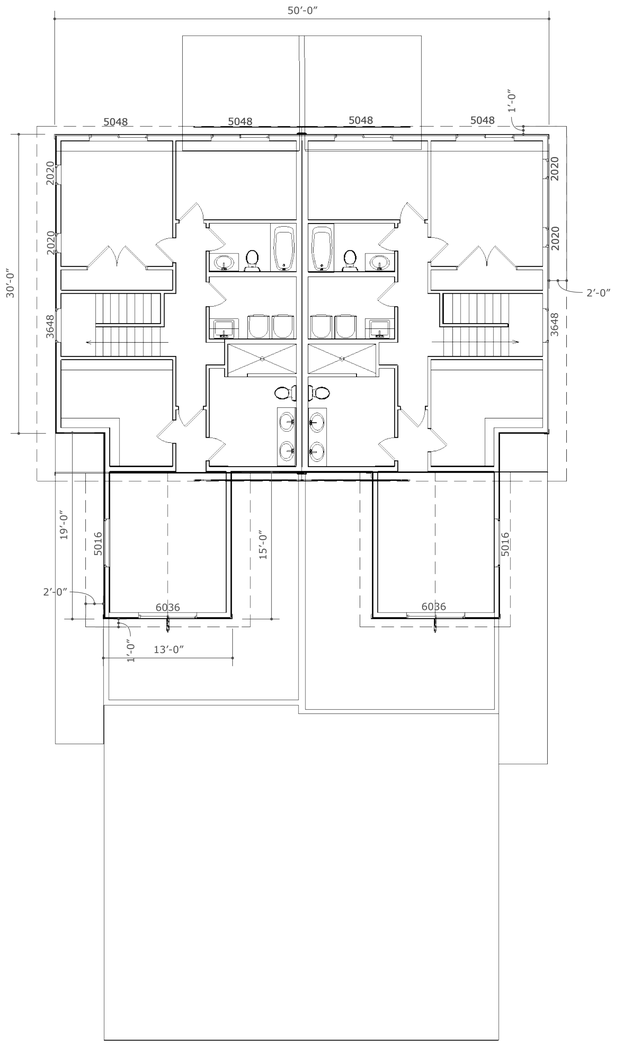
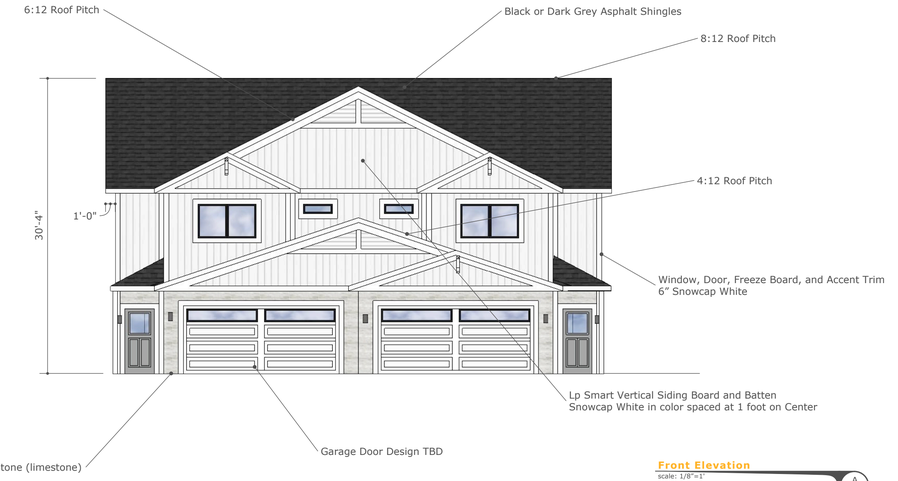
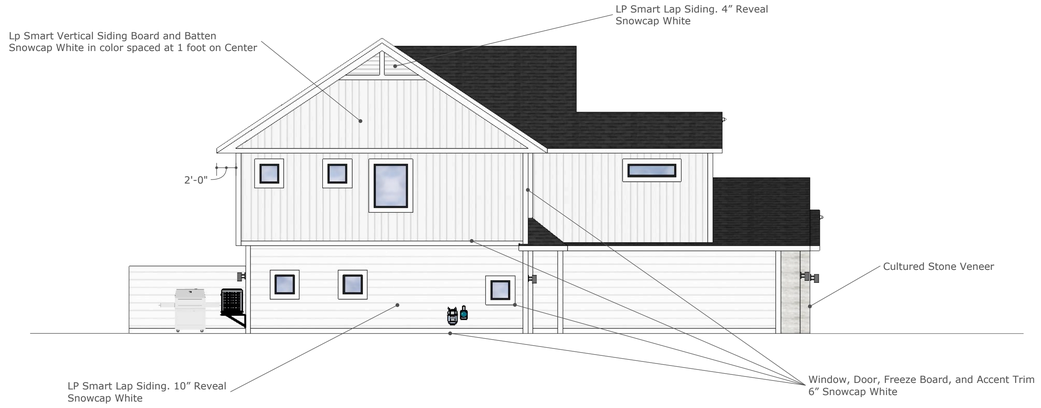
A 01



Upper Floor Plan
scale: 1/8"=1'
A 02



Front Elevation
scale: 1/8"=1'
A 03



Side Elevation
scale: 1/8"=1'
A 04

Notes

A 06

ALL OTHER HVAC EQUIPMENT WILL BE INSTALLED INSIDE EACH UNIT WITH ACCESS FROM GARAGE. REFER TO FLOOR PLANS

CENTRAL A/C EQUIPMENT ARE ON THE BACK OF EACH UNIT USING OUR LOT LINE LANDSCAPE PLANTINGS AS A NATURAL SCREEN

WE HAVE DONE OUR BEST TO ANTICIPATE WHERE XCEL ENERGY WILL PLACE THE GAS AND ELECTRIC METERS. PLEASE REFER TO FLOOR PLANS AND ELEVATION DRAWINGS

OUR INTENTION IS FOR HVAC VENTING TO EXIT OUT ROOF WHENEVER POSSIBLE

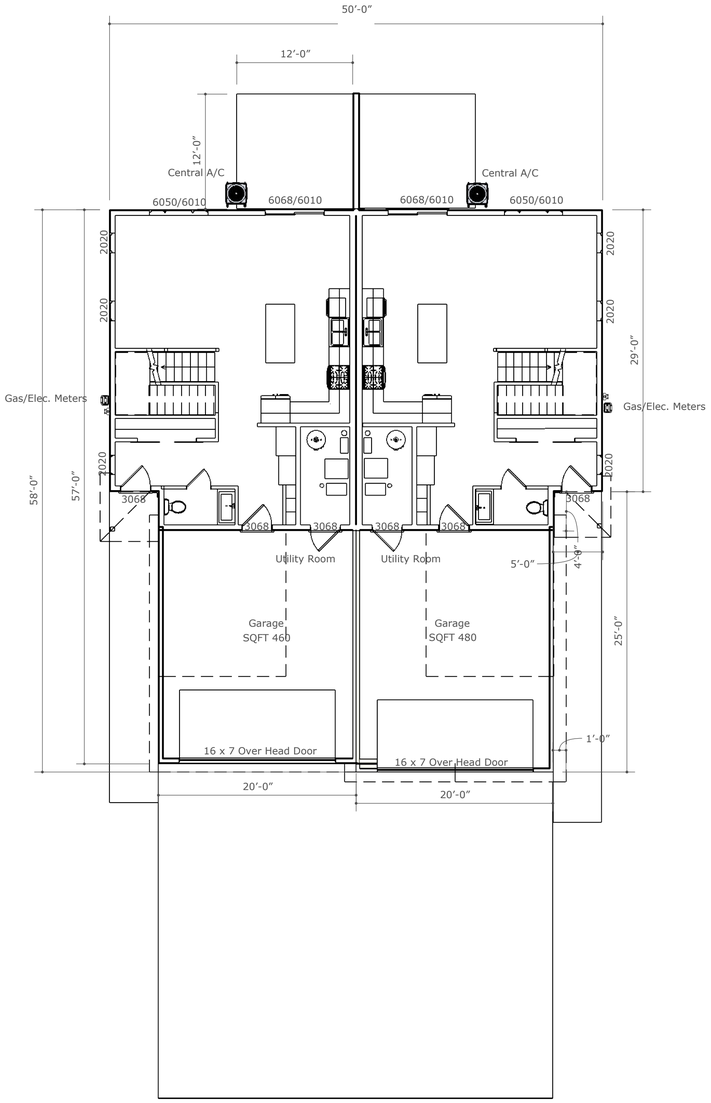
EXTERIOR LIGHTING WILL BE SHIELDED FROM PRODUCING OUTWARD LIGHT

PLEASE REFER TO THE ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING CONDUITS AND ESTIMATED LOCATIONS

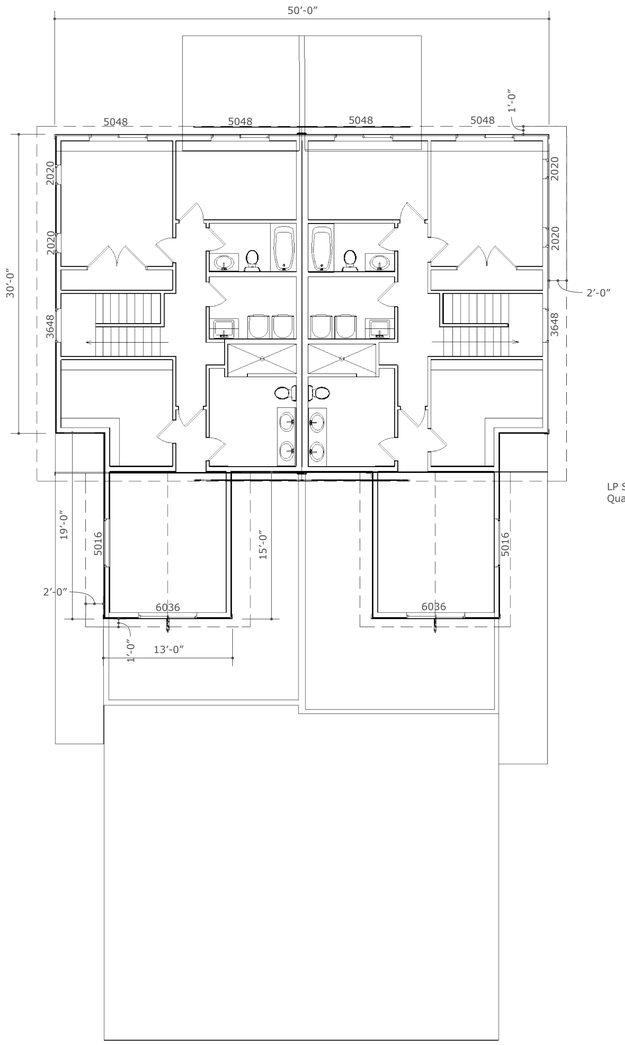
WE WILL NOT HAVE CENTRAL TRASH AREAS EACH UNIT HAS INDIVIDUAL TRASH BINS MEANT TO BE STORED IN EACH OF THE GARAGES.

WE ARE NOT PLANNING ON USING UTILITY VAULTS

Rear Elevation
scale: 1/8"=1'
A 05



Main Floor Plan
scale: 1/8"=1'
A 01



Upper Floor Plan
scale: 1/8"=1'
A 02

Notes

A 06

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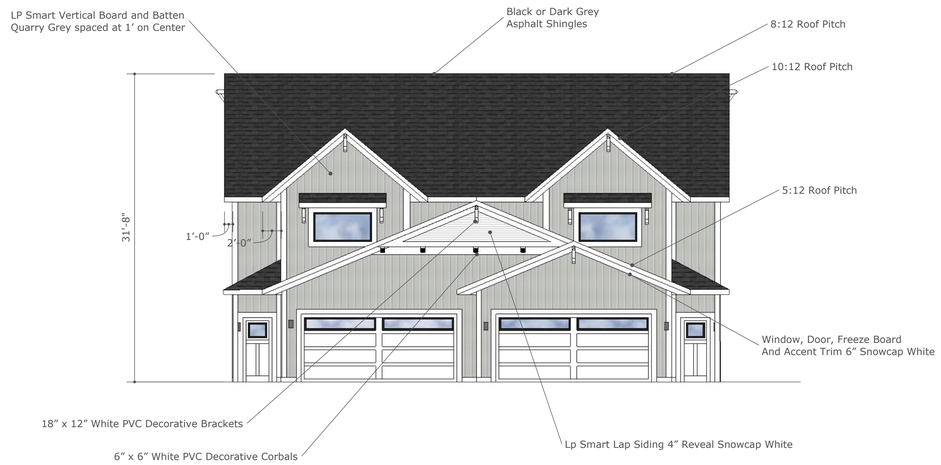
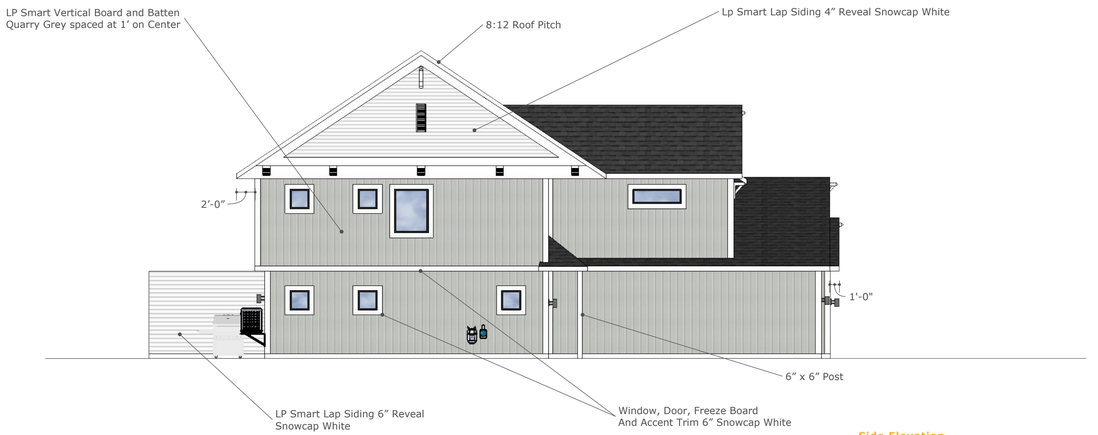
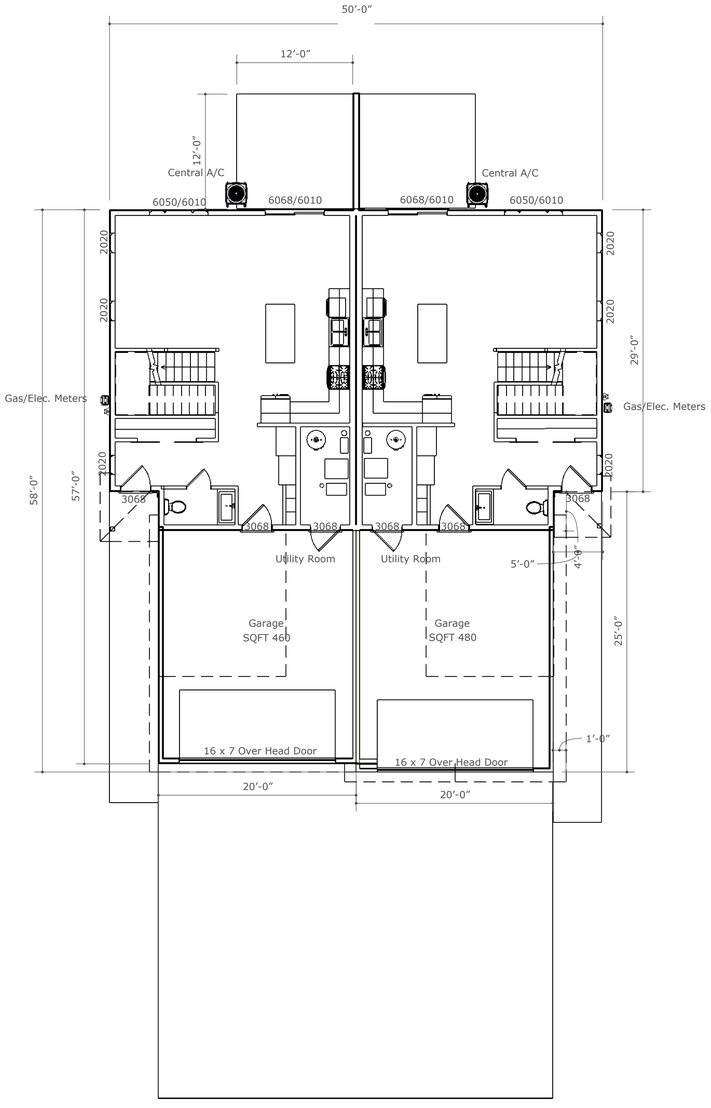


Front Elevation
scale: 1/8"=1'
A 03

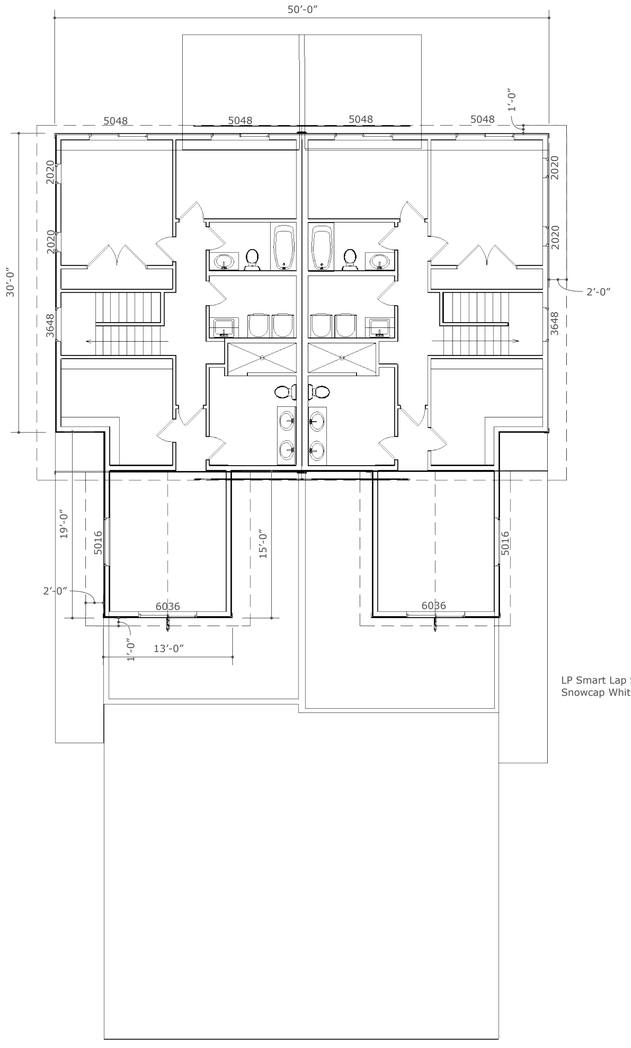


Side Elevation
scale: 1/8"=1'
A 04

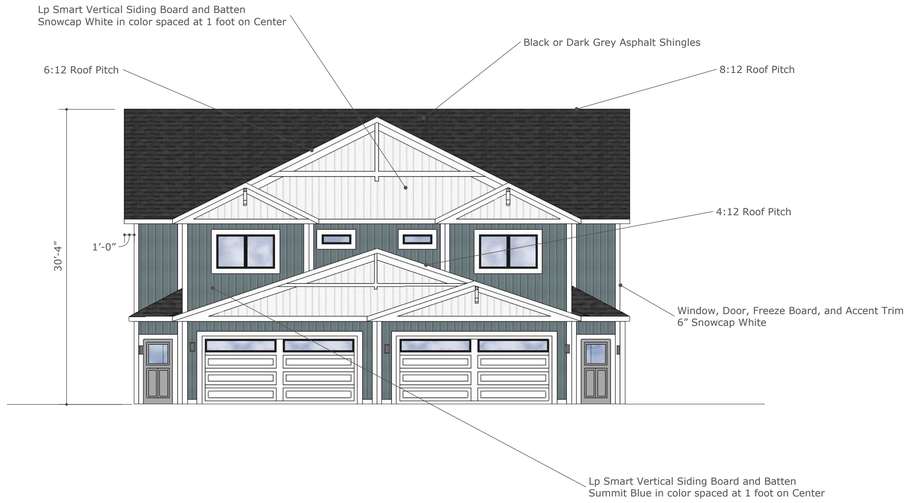
Rear elevation
scale: 1/8"=1'
A 05



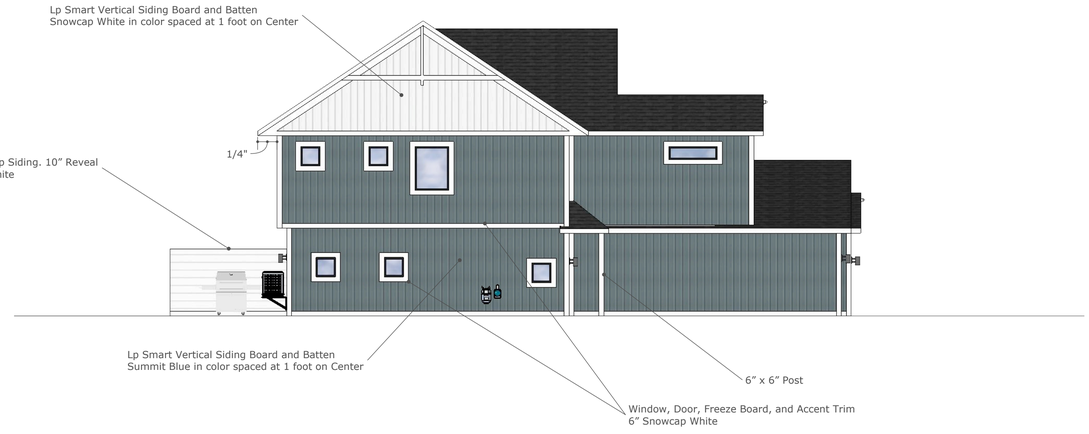
Main Floor Plan
scale: 1/8"=1'
A 01



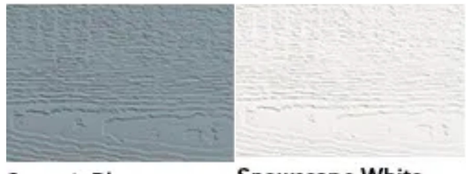
Upper Level Plan
scale: 1/8"=1'
A 02



Front Elevation
scale: 1/8"=1'
A 03



Side Elevation
scale: 1/8"=1'
A 04



Notes

A 06

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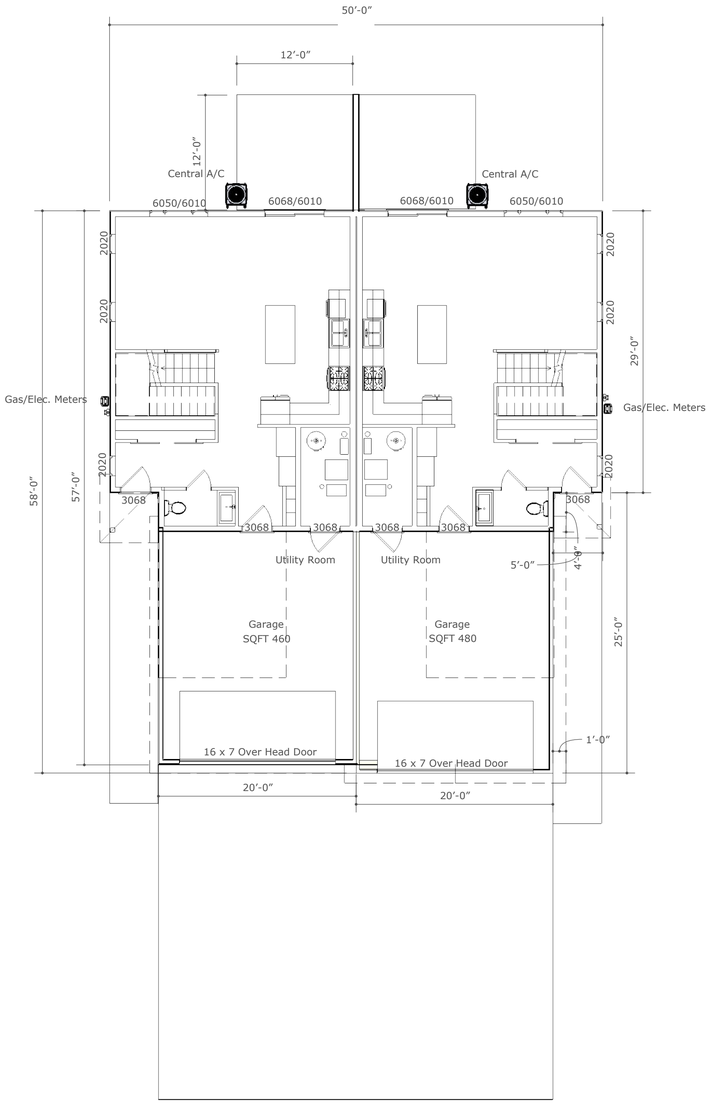
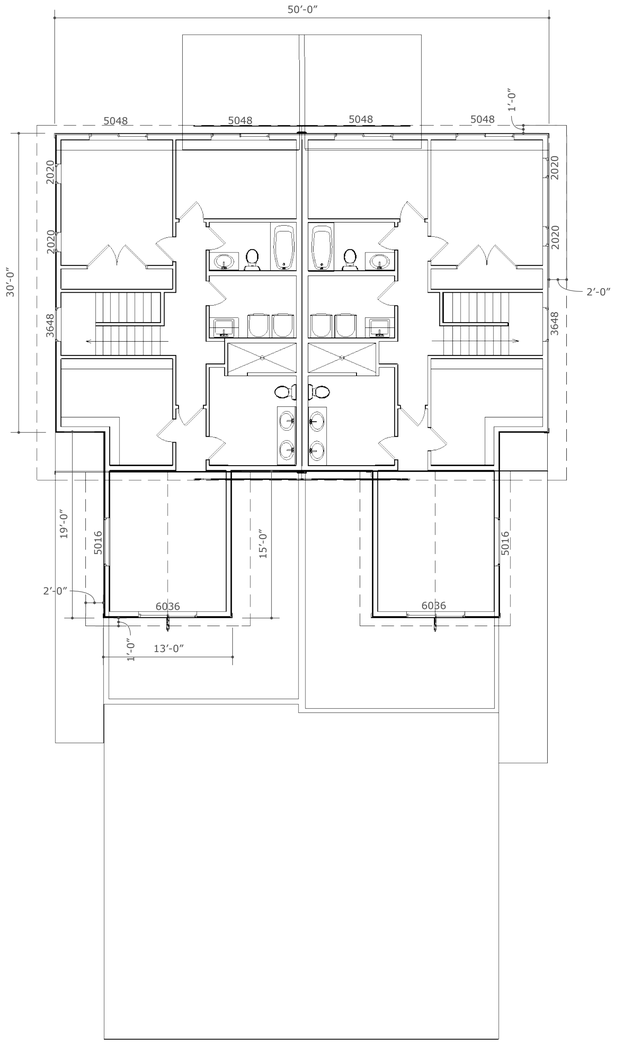
WE ARE NOT PLANNING ON USING UTILITY VAULTS

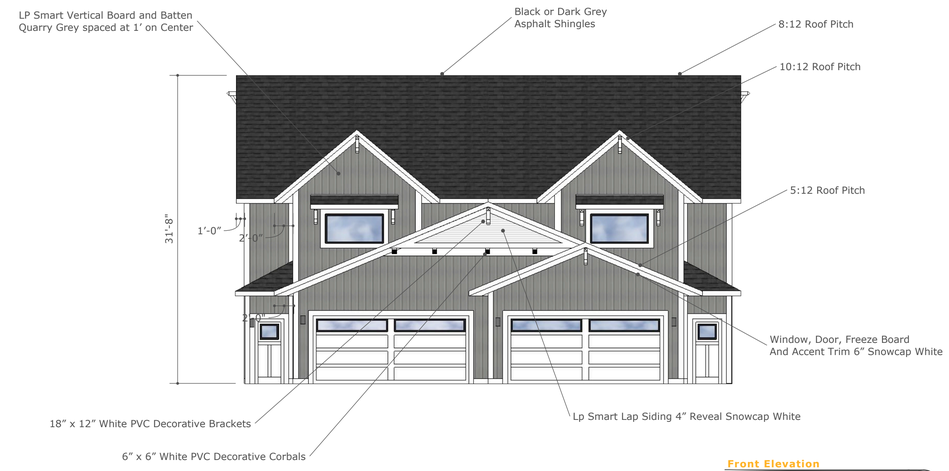
Rear Elevation
scale: 1/8"=1'
A 05



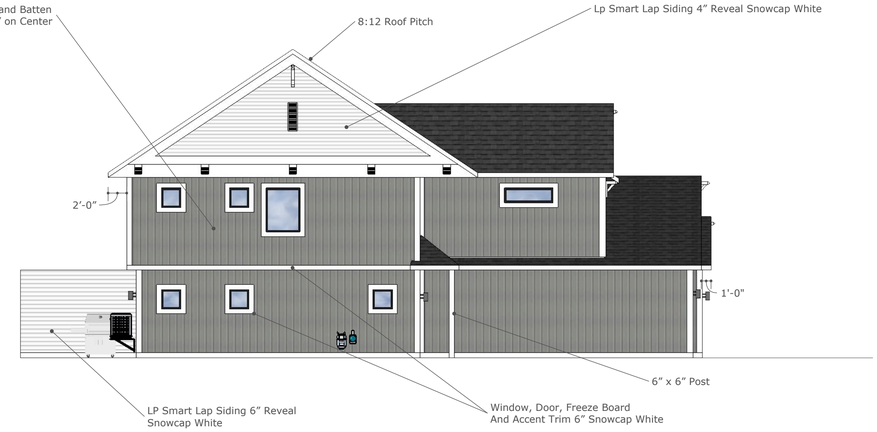
Main Floor Plan
scale: 1/8"=1'
A 01



Upper Floor Plan
scale: 1/8"=1'
A 02

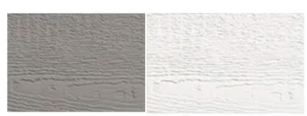


Front Elevation
scale: 1/8"=1'
A 03



Side Elevation
scale: 1/8"=1'
A 04

Rear Elevation
scale: 1/8"=1'
A 05



Notes

A 06

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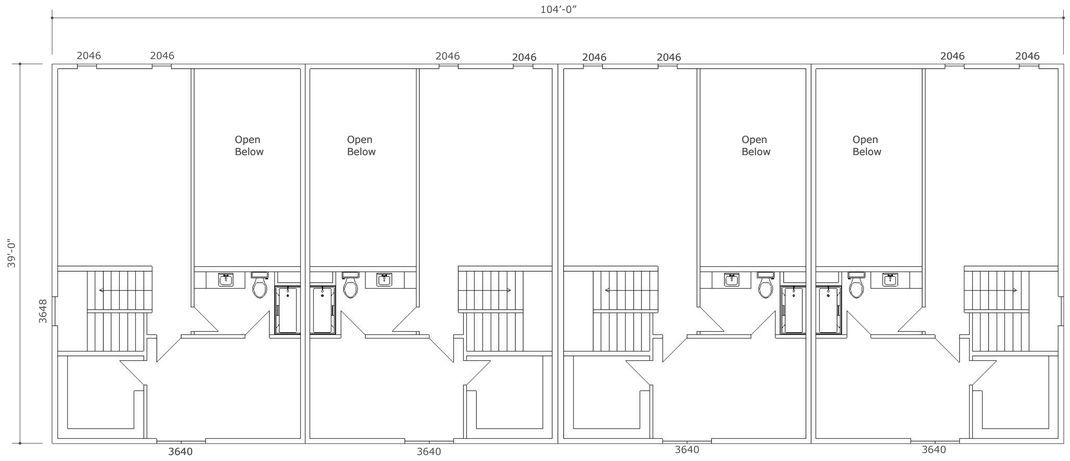
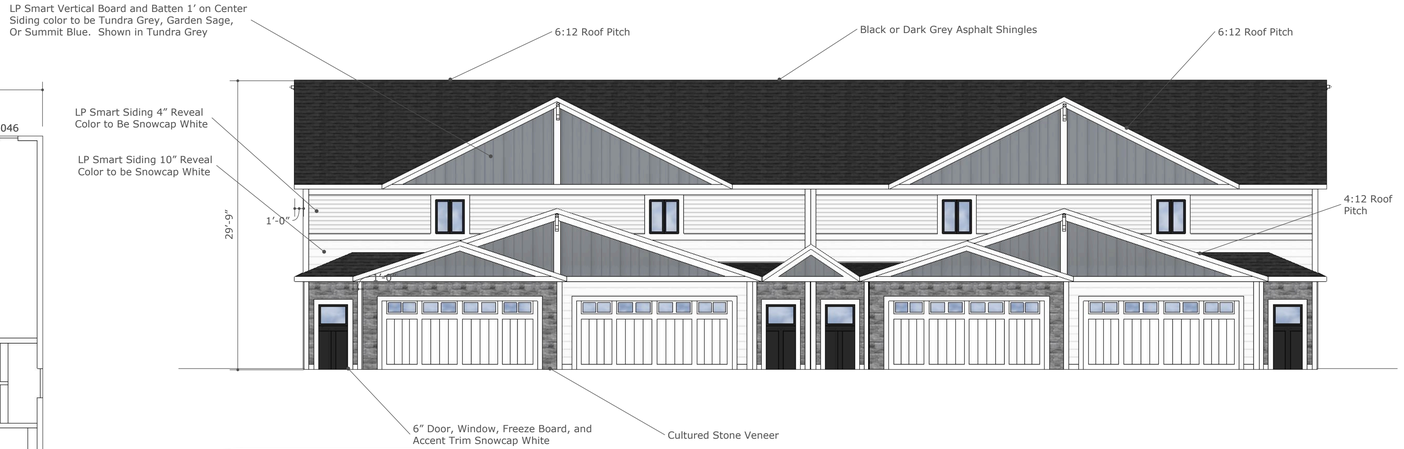
WE ARE NOT PLANNING ON USING UTILITY VAULTS



Upper Floor Plan
scale: 1/8"=1'
A 02



Front Elevation
scale: 1/8"=1'
A 03

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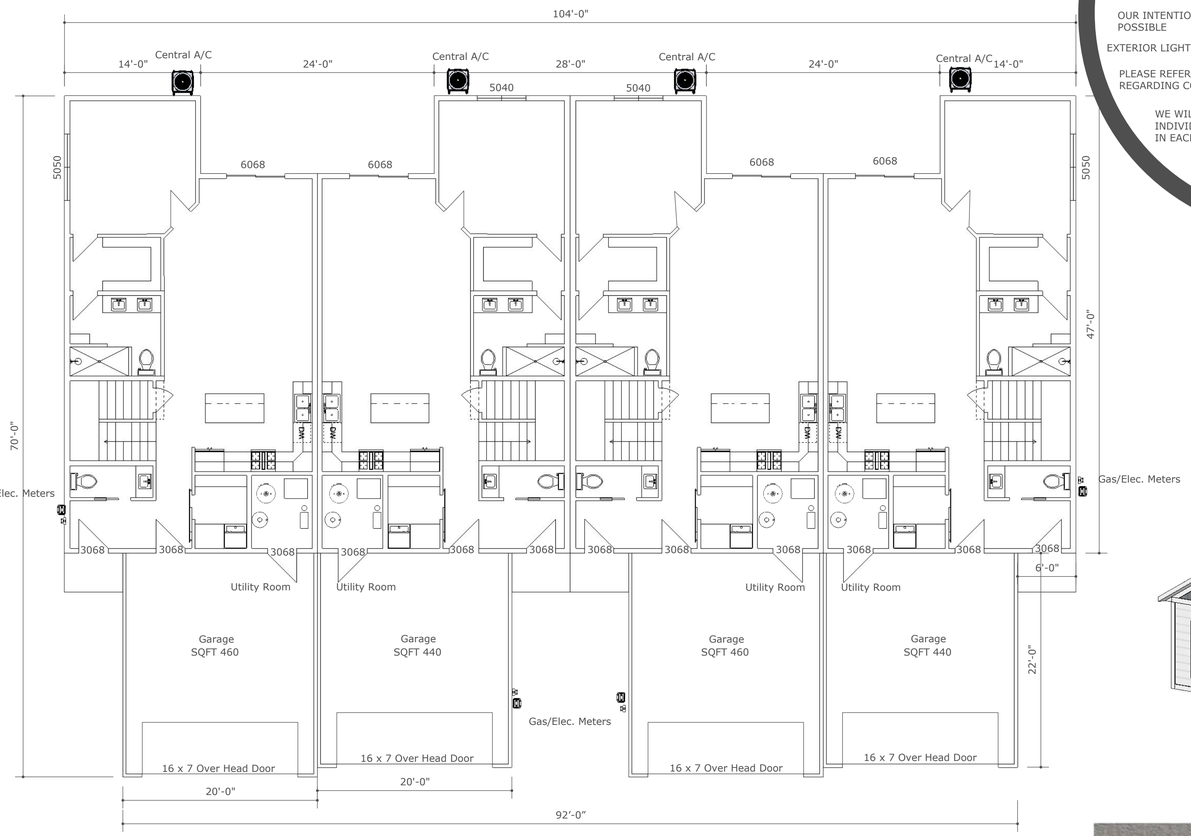
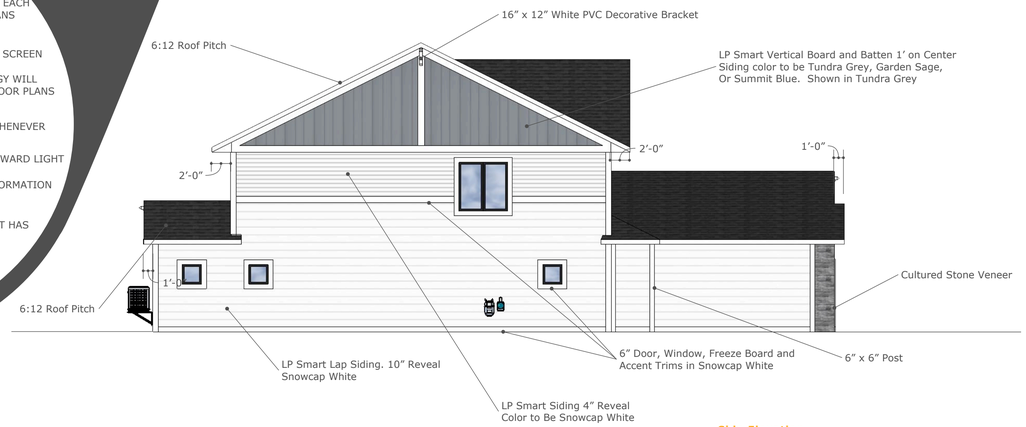
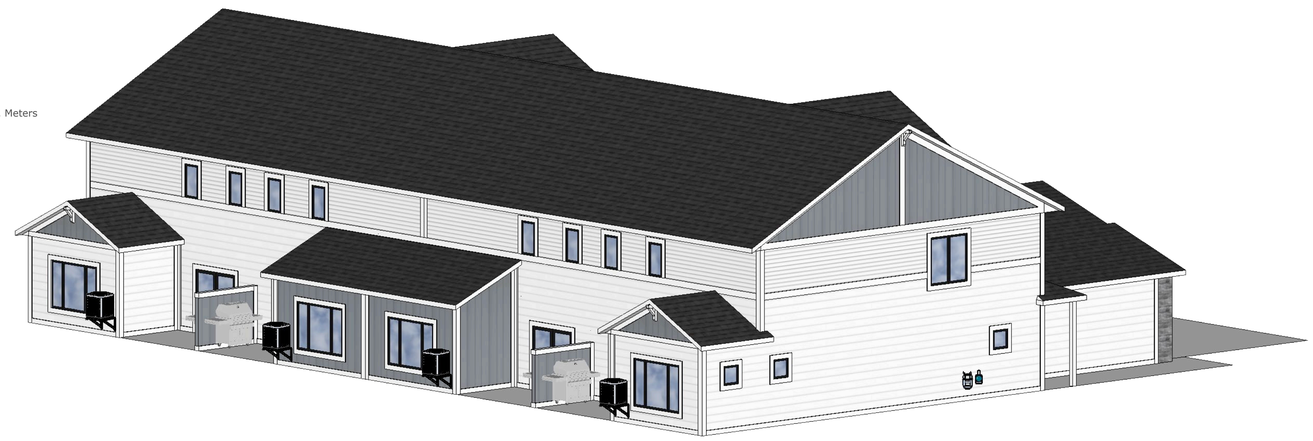
A 06



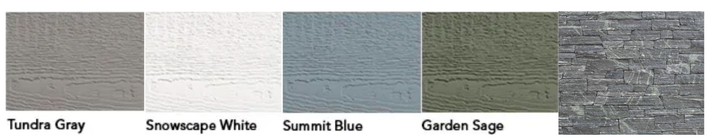
Main Floor Plan
scale: 1/8"=1'
A 01



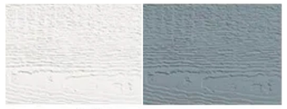
Side Elevation
scale: 1/8"=1'
A 04



Rear Perspective
scale: 1/8"=1'
A 04

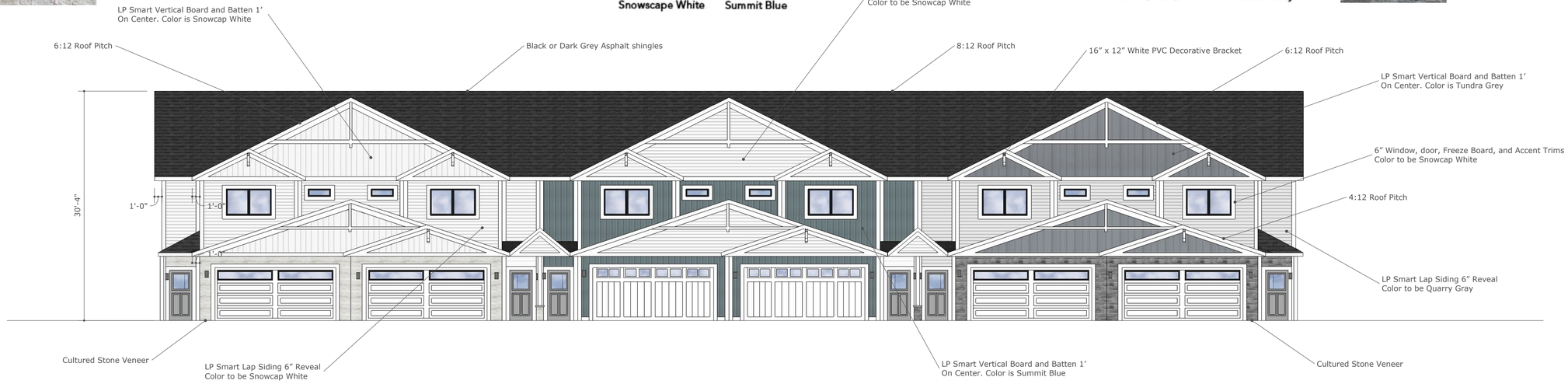


Snowscape White

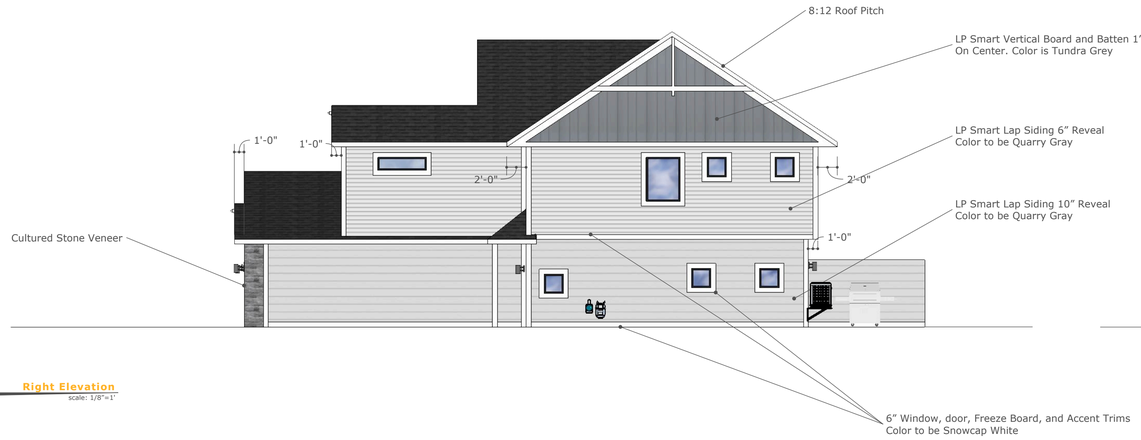


Snowscape White Summit Blue

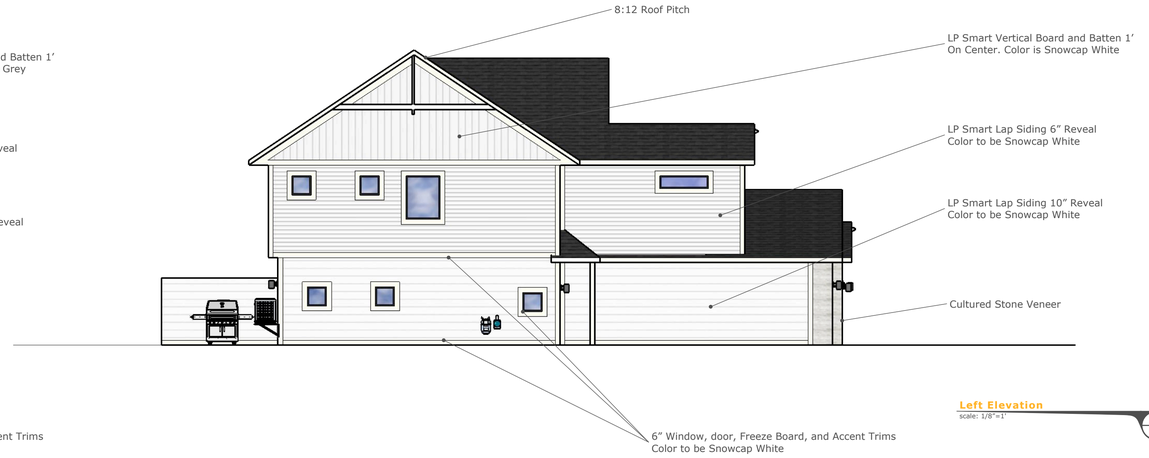
Quarry Gray Tundra Gray



Front Elevation
scale: 1/8”=1’
A 01



Right Elevation
scale: 1/8”=1’
A 02



Left Elevation
scale: 1/8”=1’
A 03

Notes

A 05

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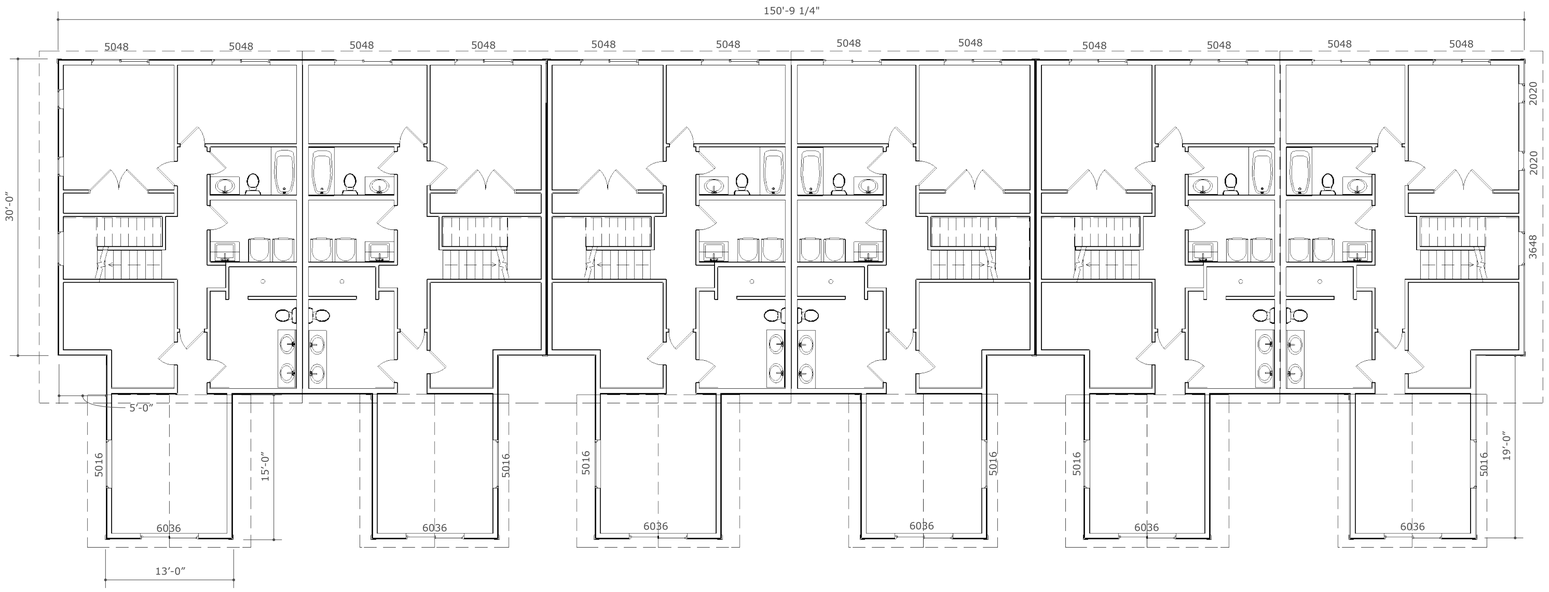
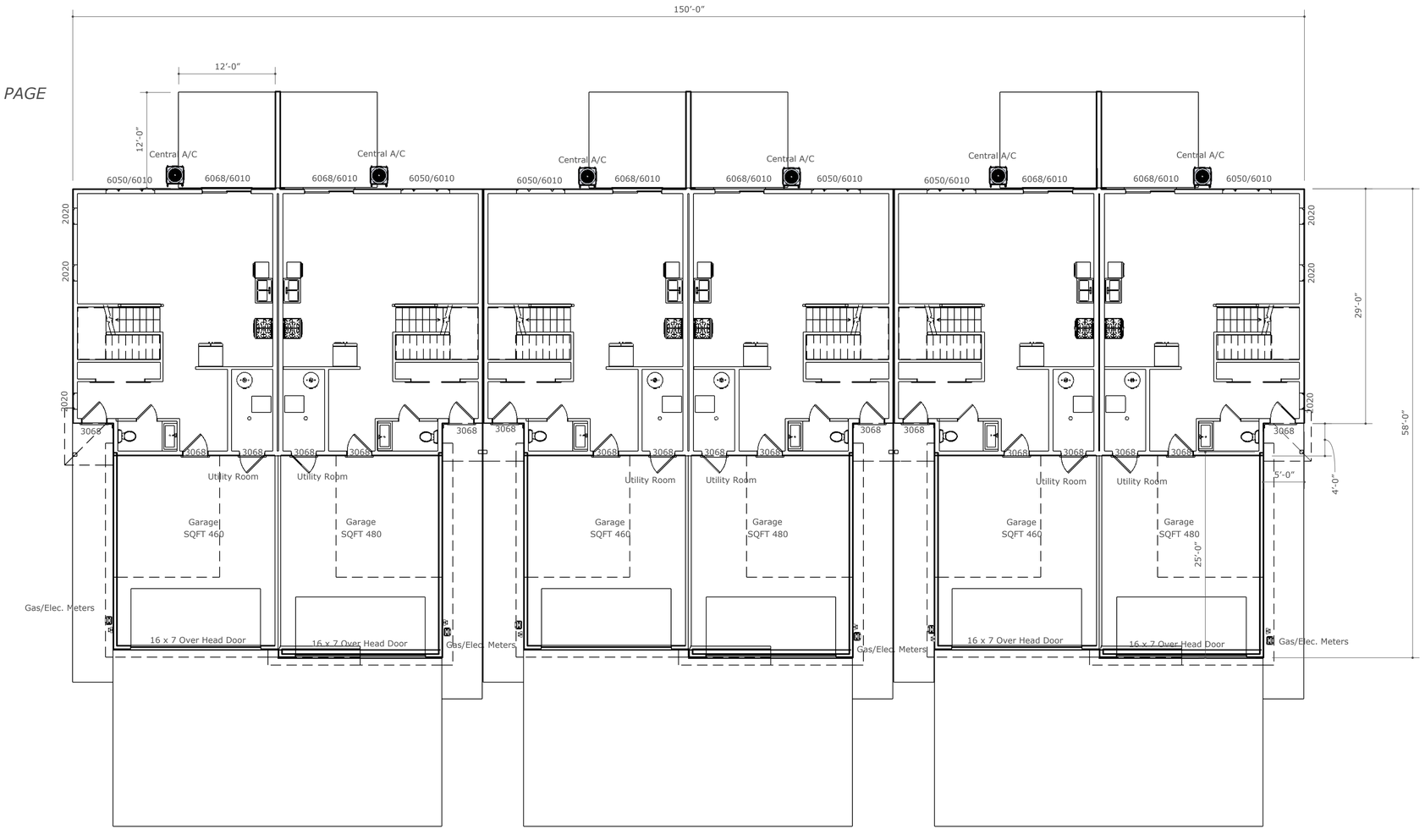
Rear Perspective
scale: 1/8”=1’
A 04

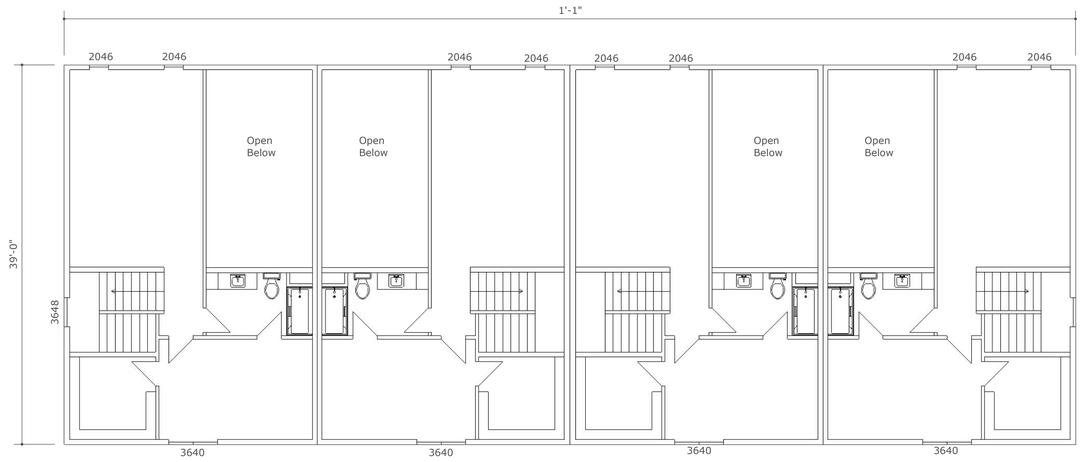
Upper Floor Plan
scale: 1/8"=1'
A
01



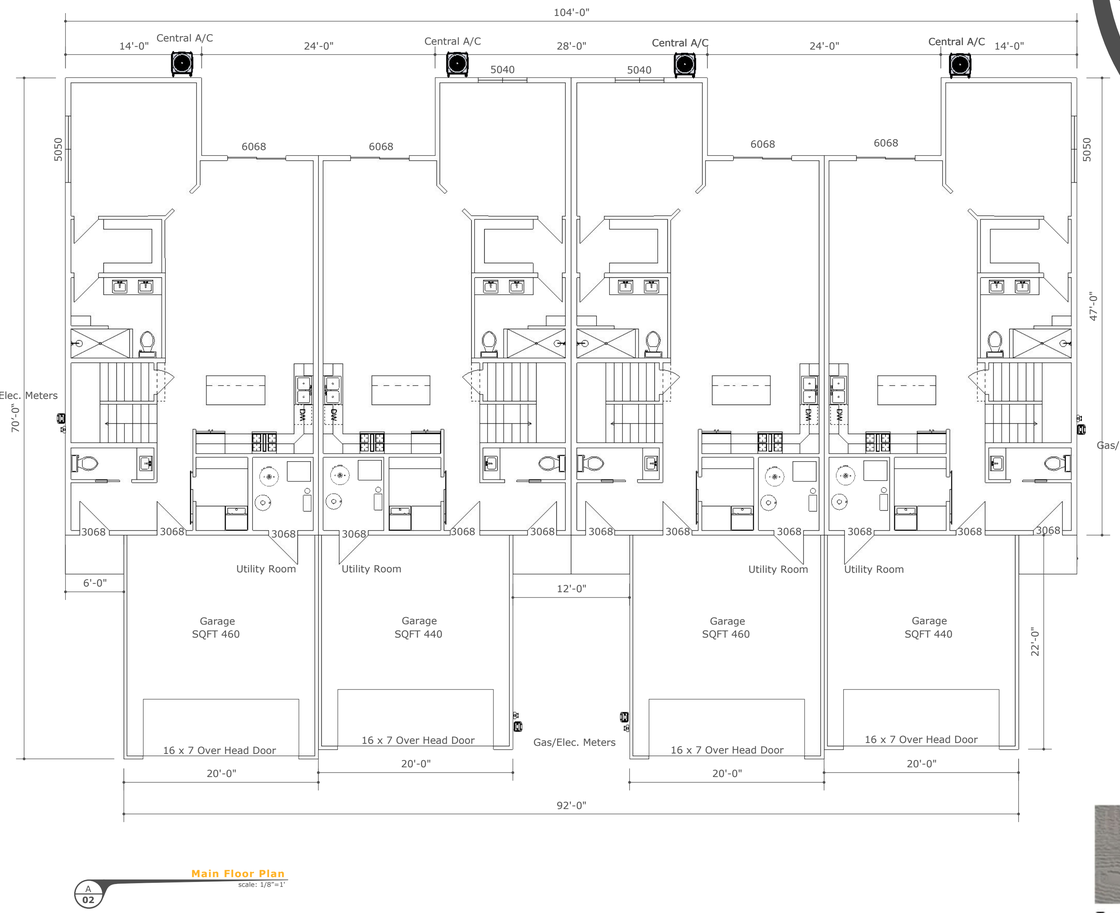
Main Floor Plan
scale: 1/8"=1'
A
02



PLEASE REFER TO NOTES ON PREVIOUS PAGE



Upper Floor Plan
scale: 1/8"=1'
A 01



Main Floor Plan
scale: 1/8"=1'
A 02

LP Smart Vertical Board and Batten 1' on Center Siding color to be Tundra Grey, Garden Sage, Or Summit Blue. Shown in Tundra Grey

LP Smart Siding 4" Reveal Color to Be Snowcap White

LP Smart Siding 10" Reveal Color to be Snowcap White

1'-0"

6:12 Roof Pitch

Black or Dark Grey Asphalt Shingles

6:12 Roof Pitch

4:12 Roof Pitch

Cultured Stone Veneer

Front Elevation
scale: 1/8"=1'
A 03

Notes

A 06

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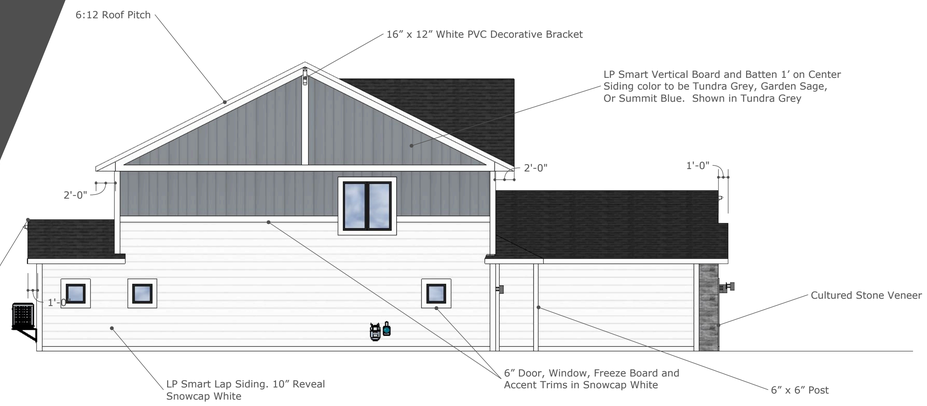
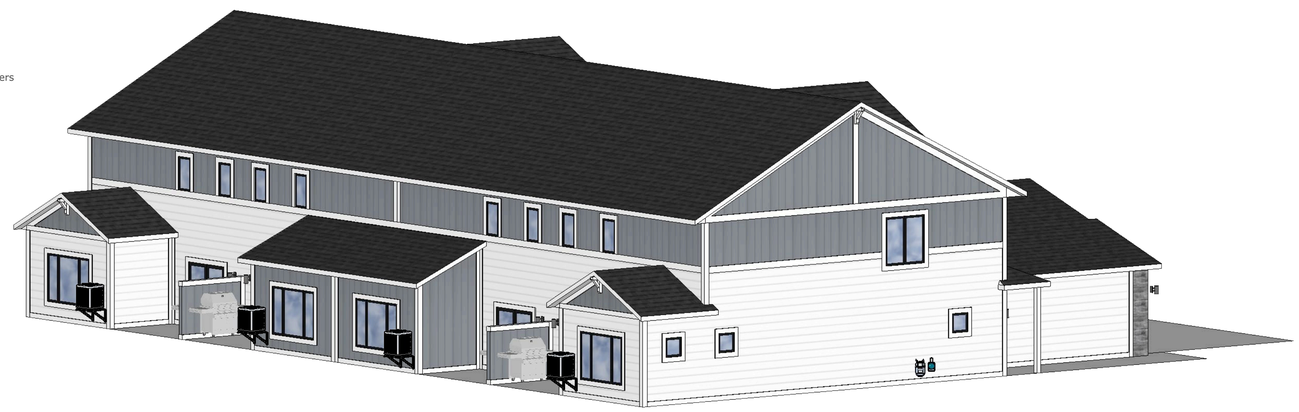
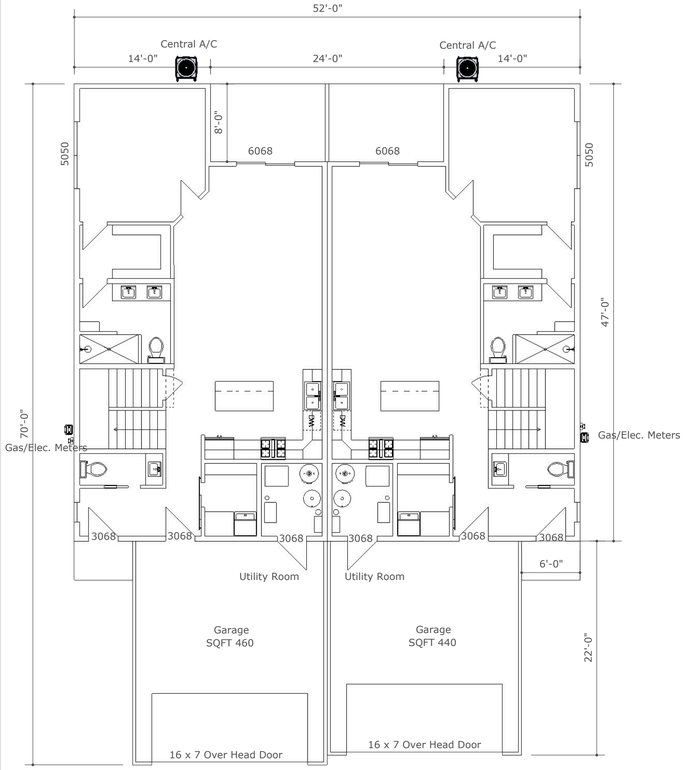


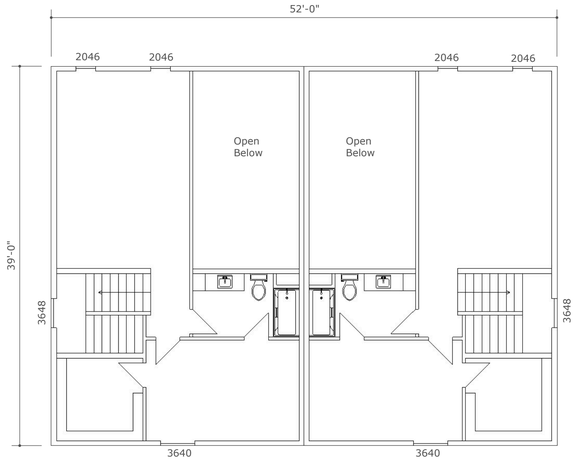
Side Elevation
scale: 1/8"=1'
A 04



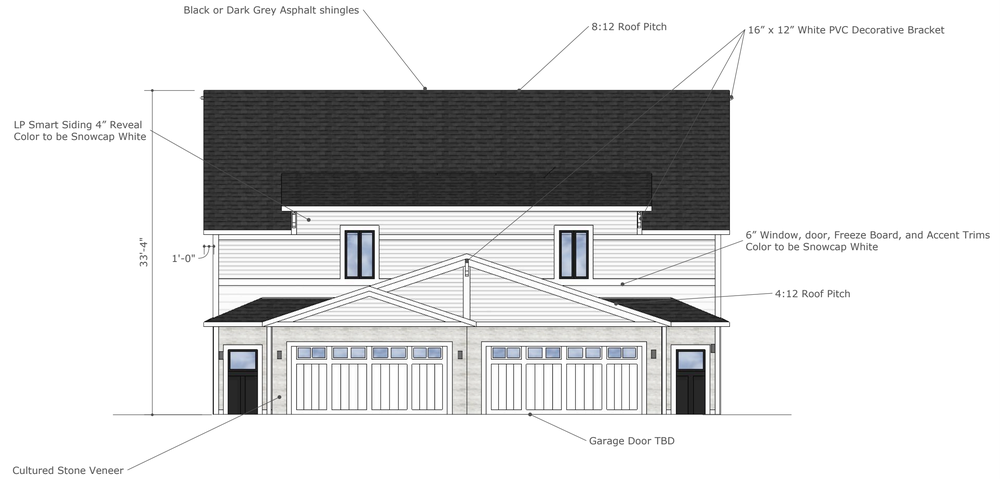
Rear Perspective
scale: 1/8"=1'
A 05



Main floor Plan
A 01
scale: 1/8"=1'



Upper Floor Plan
A 02
scale: 1/8"=1'



Front Elevation
A 03
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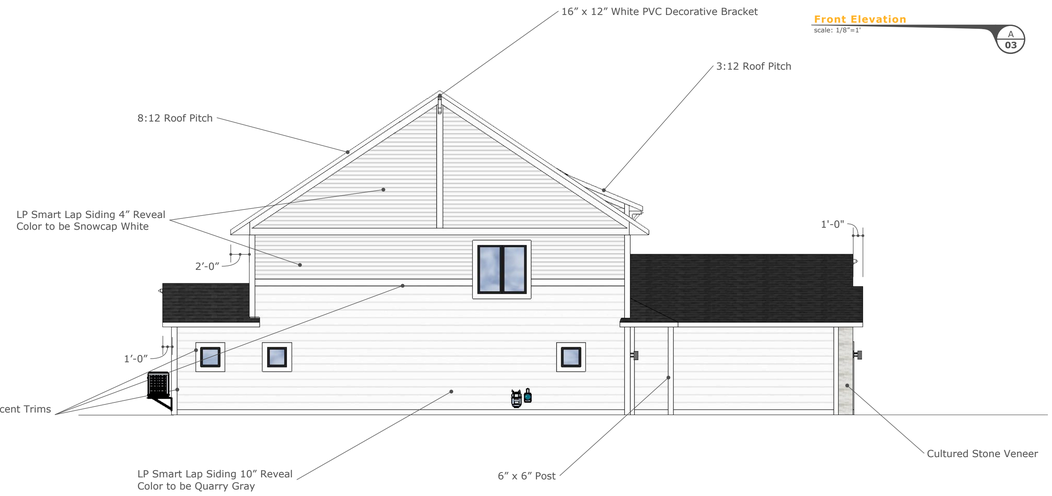

Side Elevation
A 04
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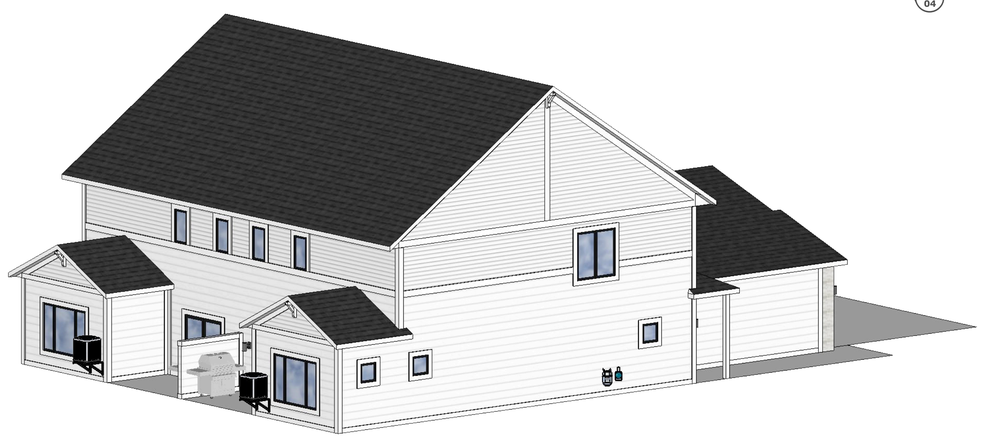

Rear Perspective
A 05
scale: 1/8"=1'

Notes

A 06

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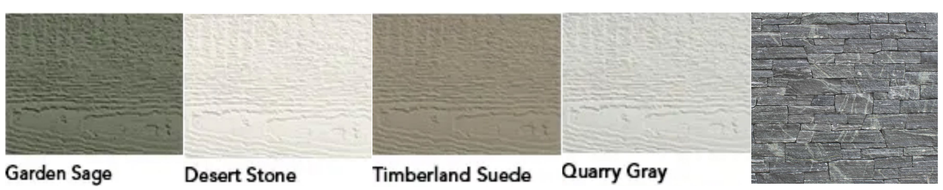
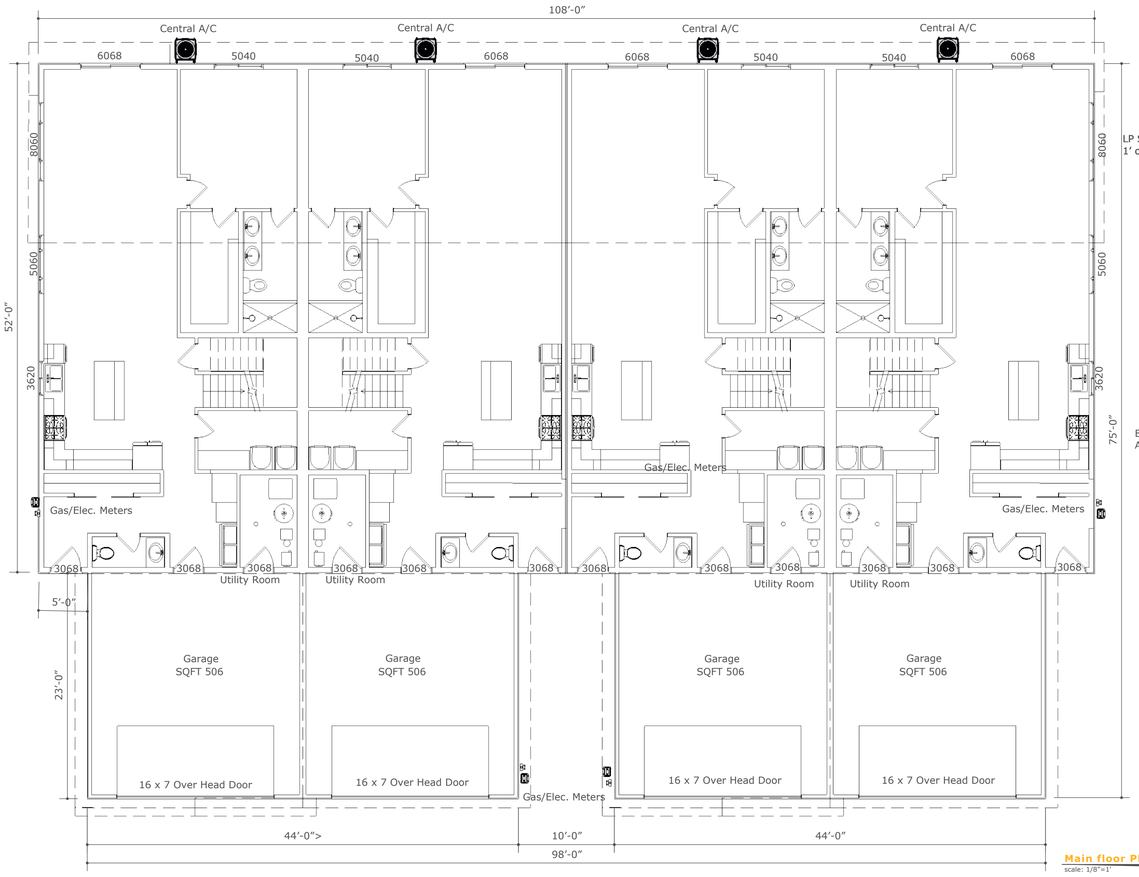
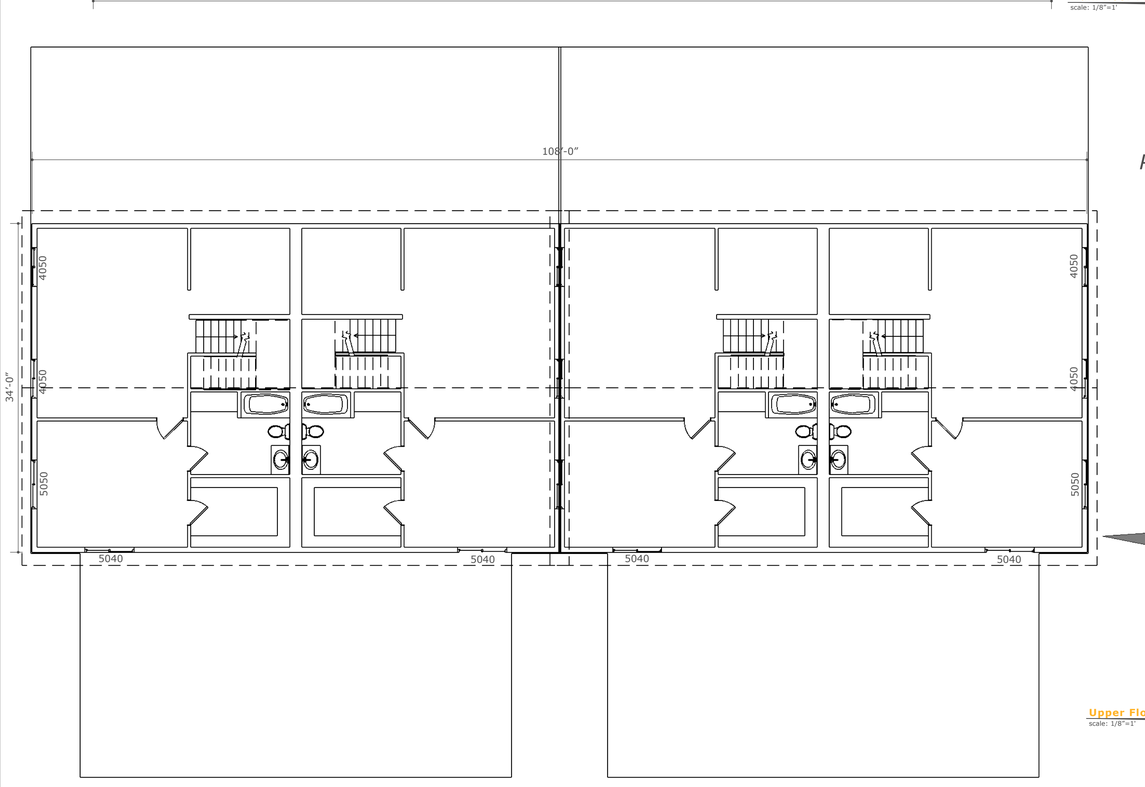
Shown in Snowcap White

Alternate Color Combinations

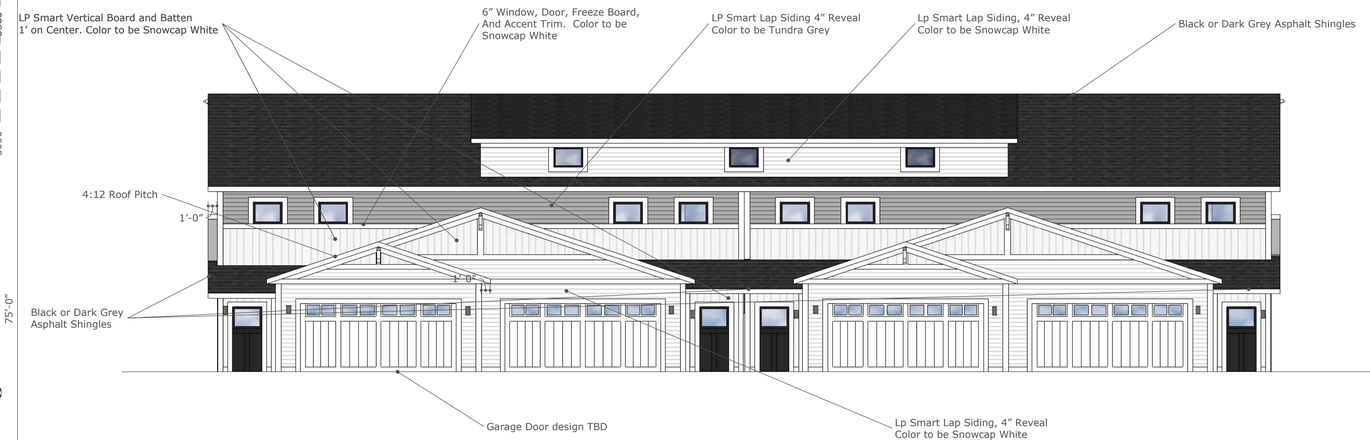




Main floor Plan
scale: 1/8"=1'
A 01



Upper Floor Plan
scale: 1/8"=1'
A 02



Front Elevation
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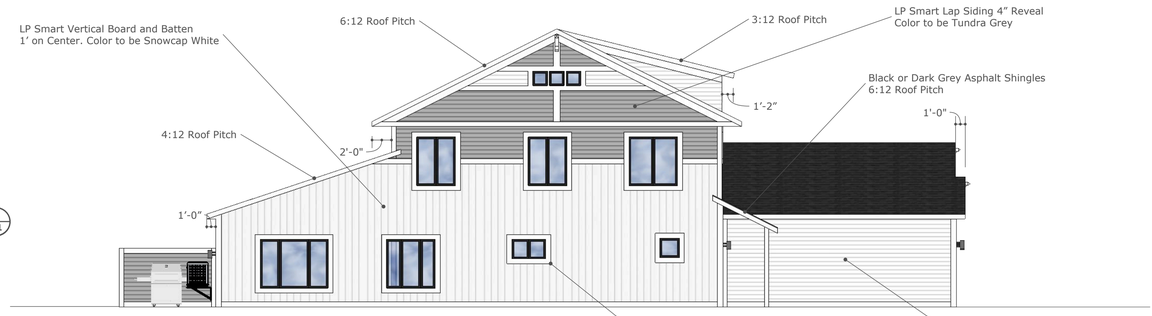
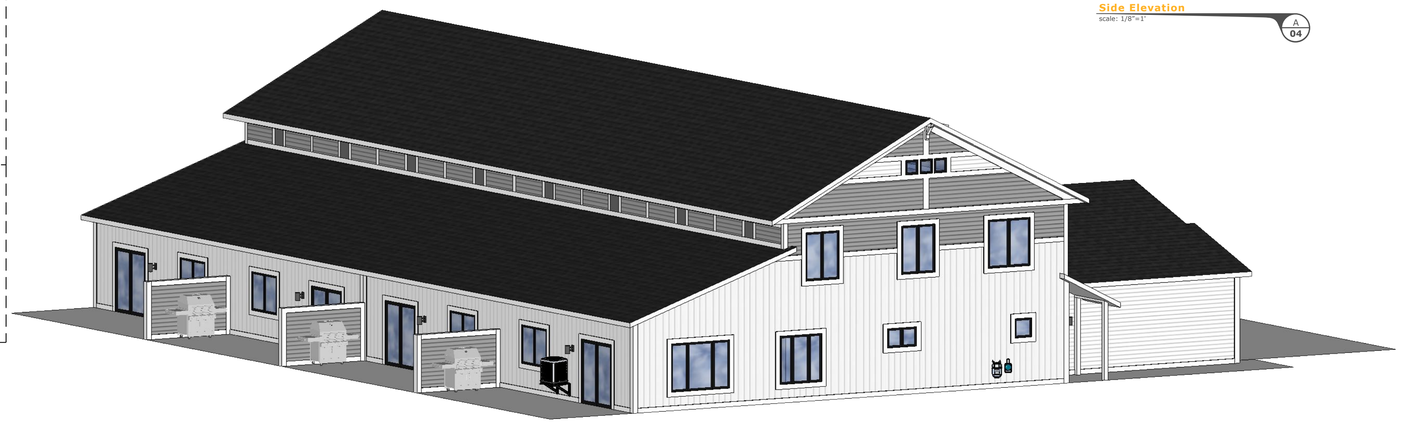
A 03

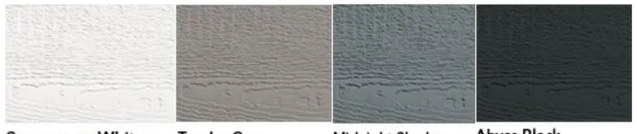


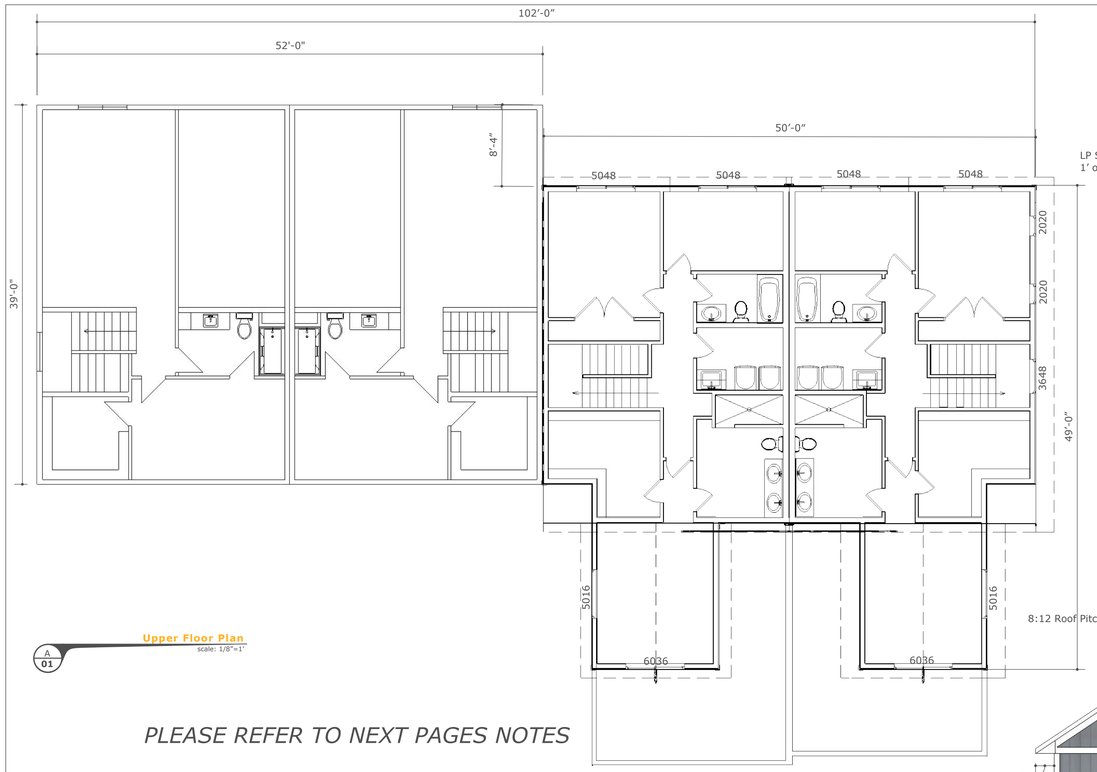
PLEASE REFER TO PREVIOUS PAGES NOTES

Side Elevation
scale: 1/8"=1'
A 04



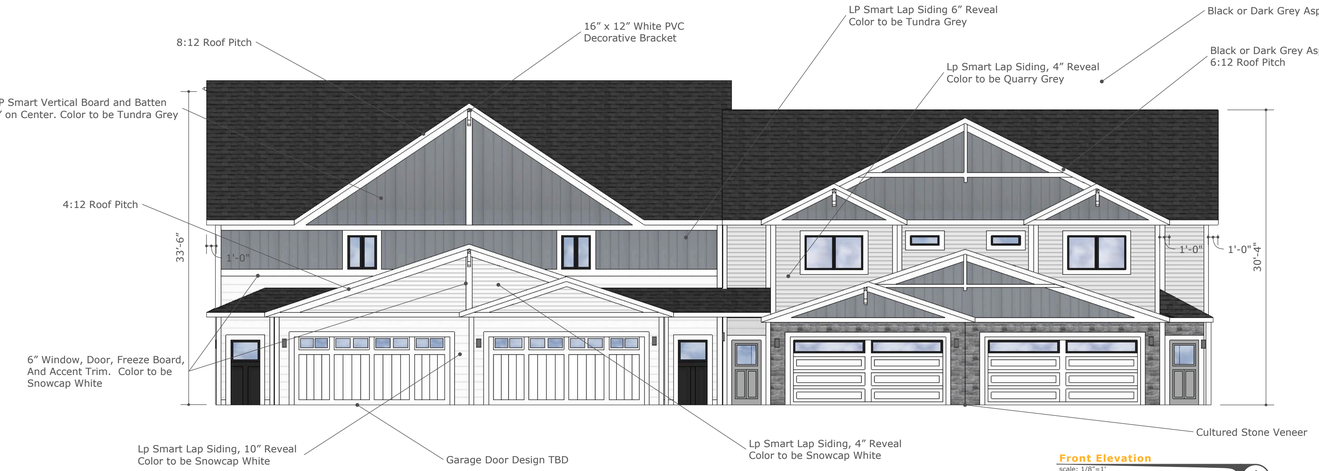
Rear Perspective
scale: 1/8"=1'
A 05



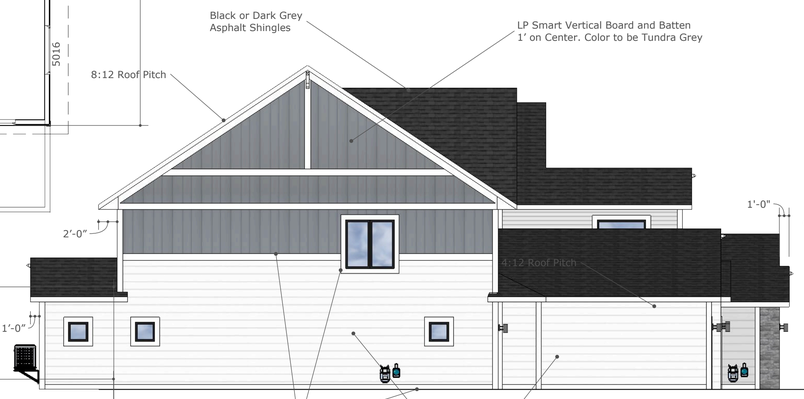


Upper Floor Plan
scale: 1/8"=1'
A 01

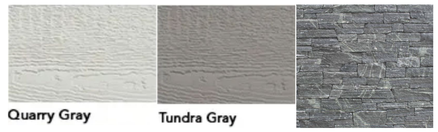
PLEASE REFER TO NEXT PAGES NOTES

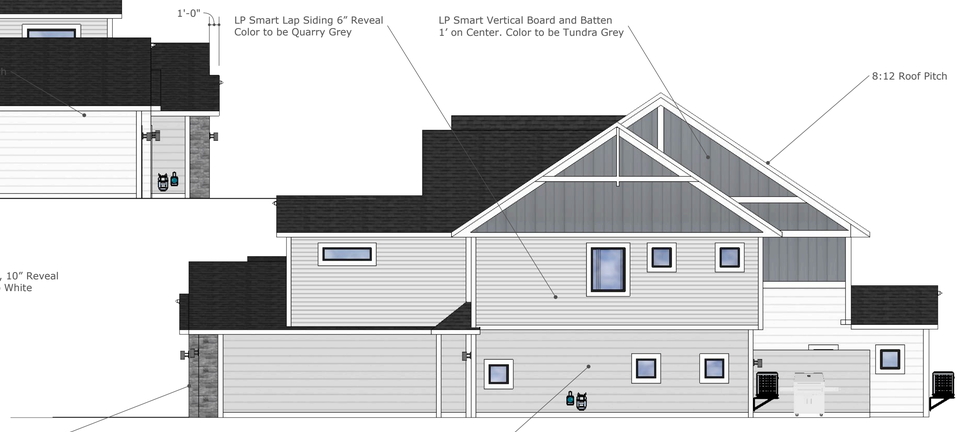


Front Elevation
scale: 1/8"=1'
A 03

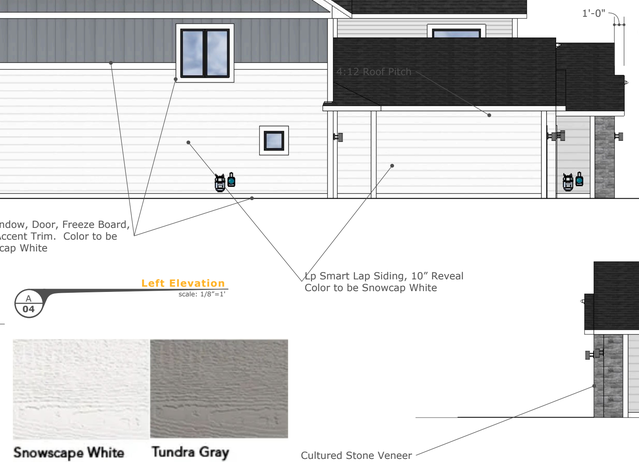


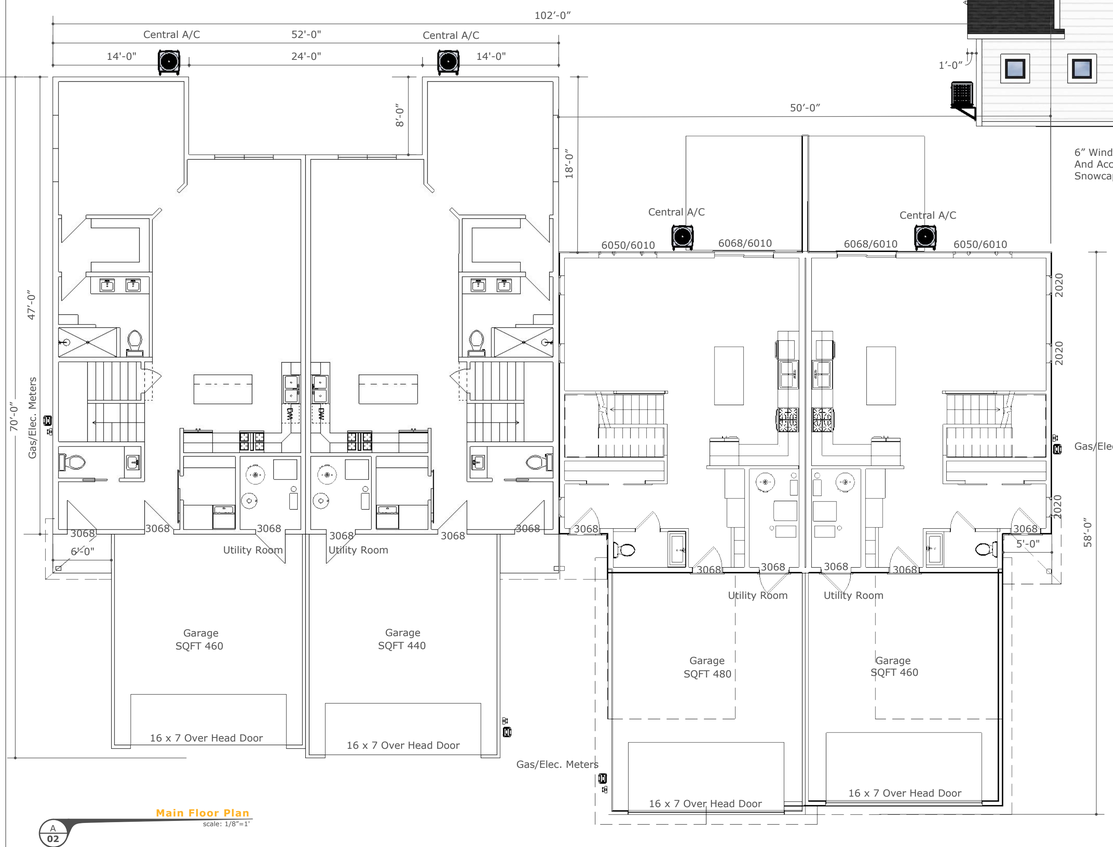
Left Elevation
scale: 1/8"=1'
A 04



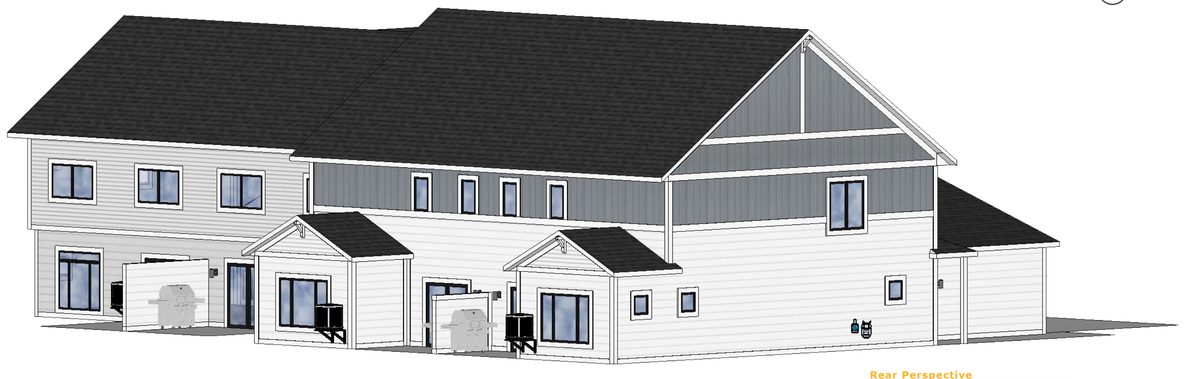


Right Elevation
scale: 1/8"=1'
A 05

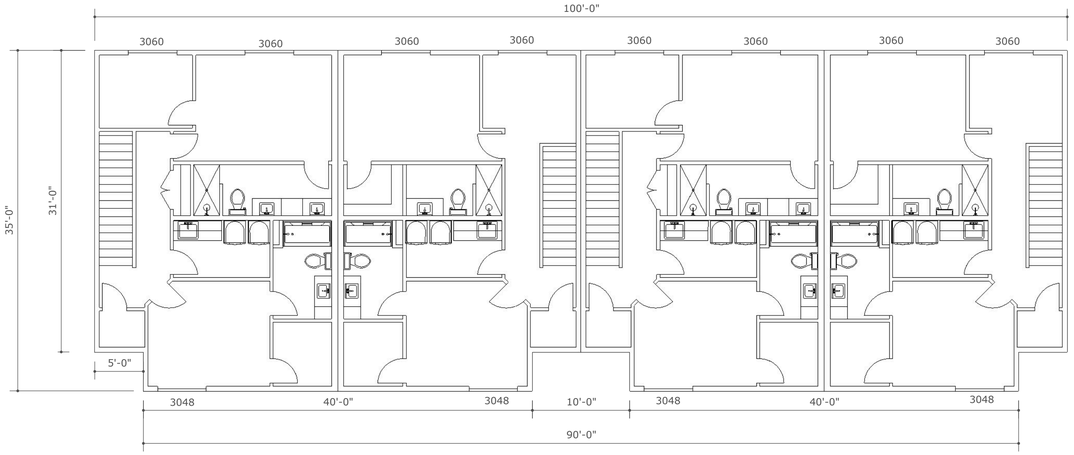


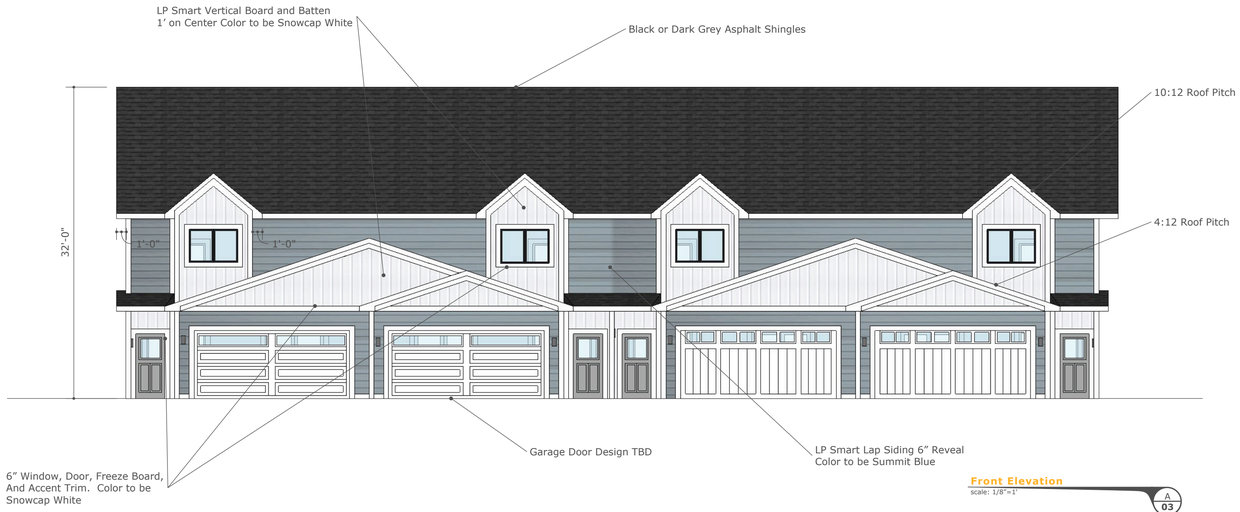


Main Floor Plan
scale: 1/8"=1'
A 02



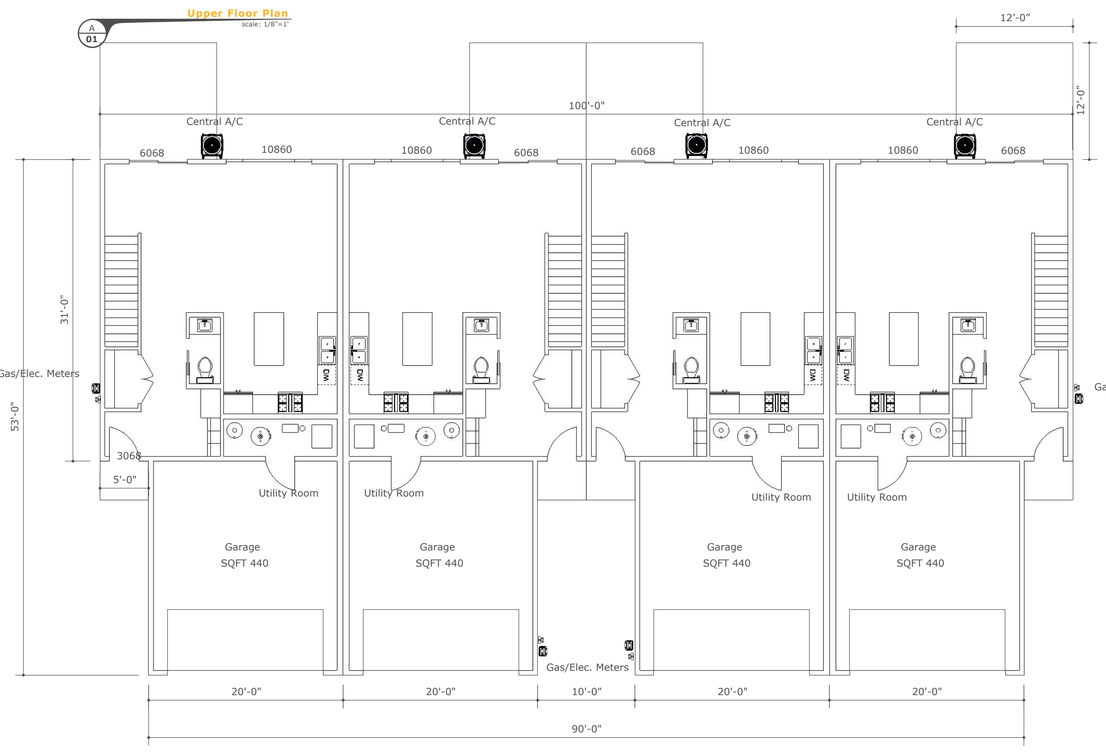
Rear Perspective
scale: 1/8"=1'
A 06





Front Elevation
scale: 1/8"=1'
A 03

Upper Floor Plan
scale: 1/8"=1'
A 01



Main Floor Plan
scale: 1/8"=1'
A 02

Notes

A 06

ALL OTHER HVAC EQUIPMENT WILL BE INSTALLED INSIDE EACH UNIT WITH ACCESS FROM GARAGE. REFER TO FLOOR PLANS

CENTRAL A/C EQUIPMENT ARE ON THE BACK OF EACH UNIT USING OUR LOT LINE LANDSCAPE PLANTINGS AS A NATURAL SCREEN

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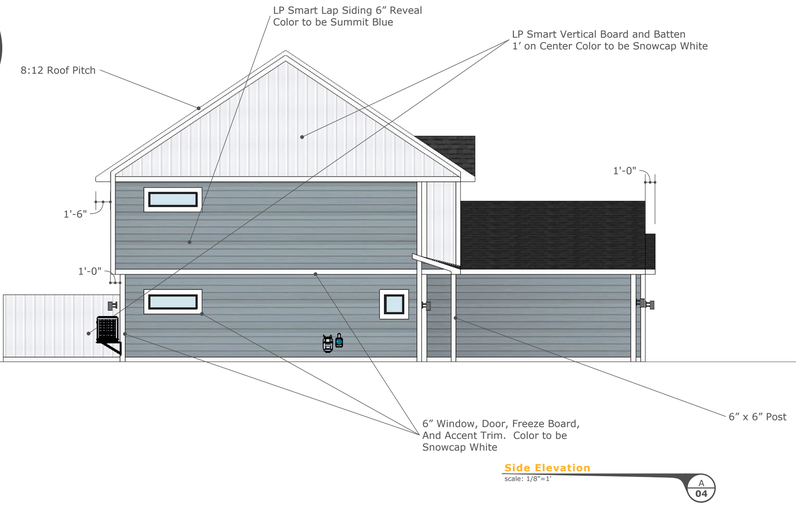

Side Elevation
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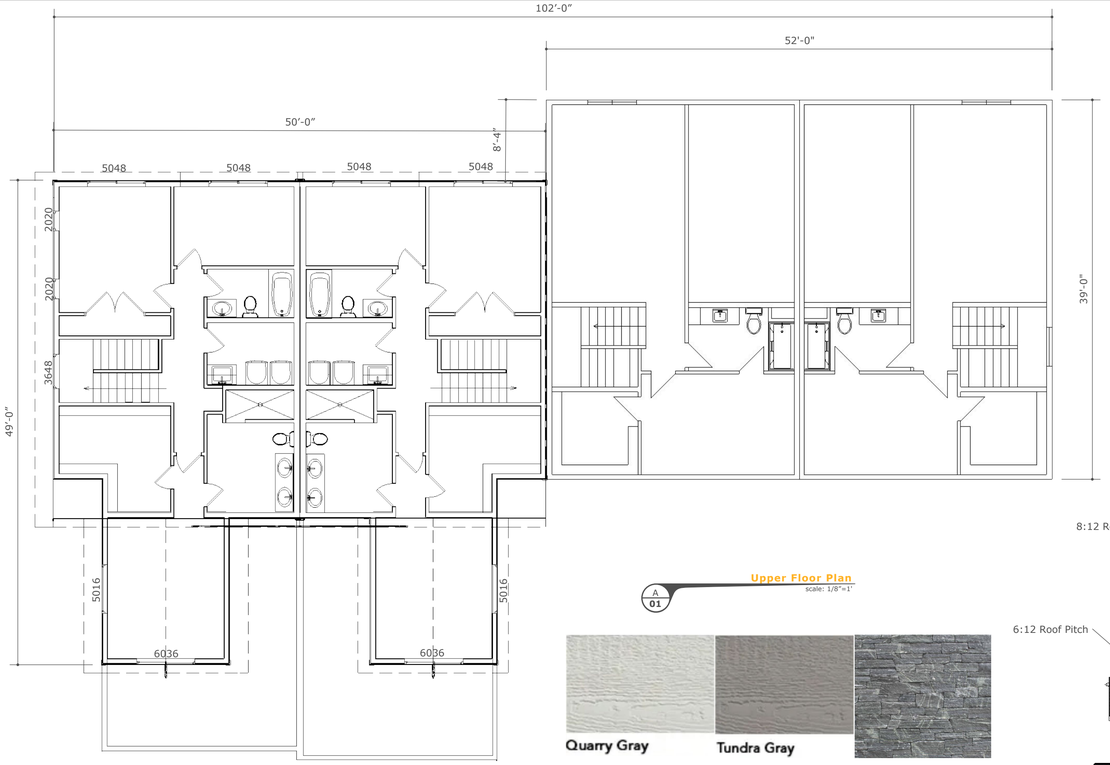
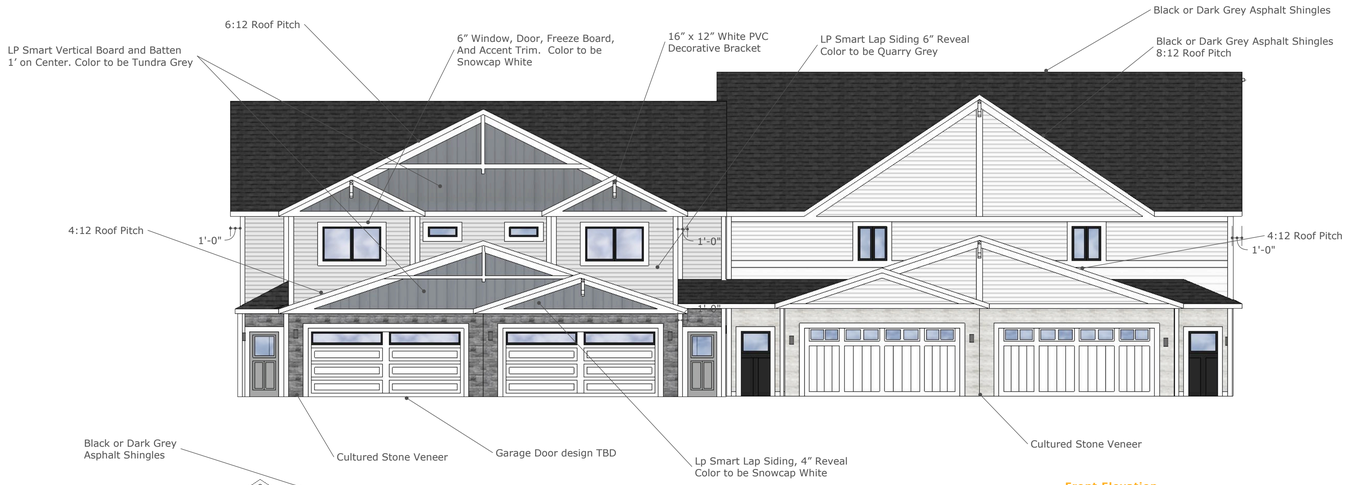
A 04

Snowscape White Summit Blue

Rear Perspective
scale: 1/8"=1'
A 05



Upper Floor Plan
A 01
scale: 1/8"=1'



Front Elevation
A 03
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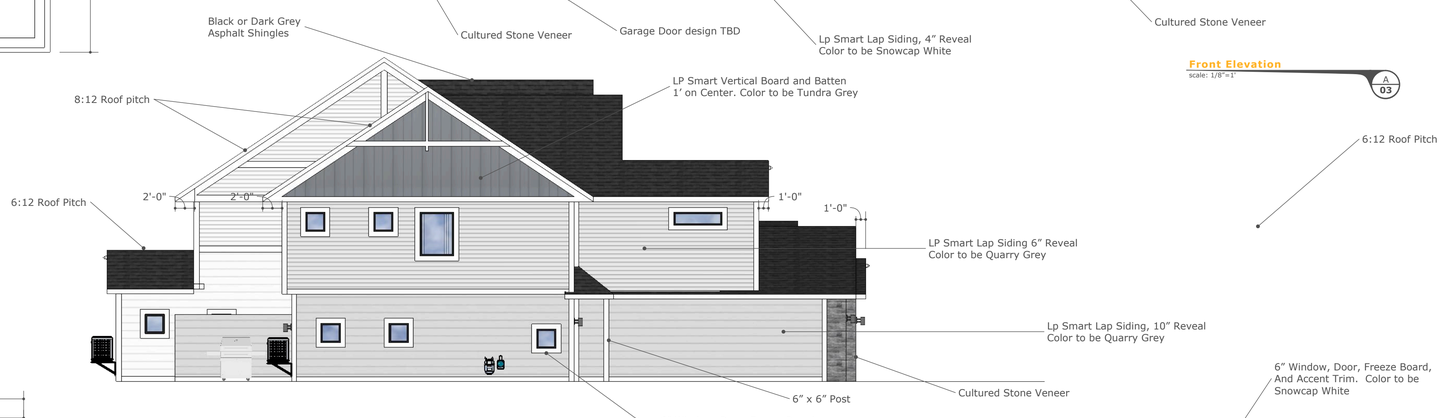

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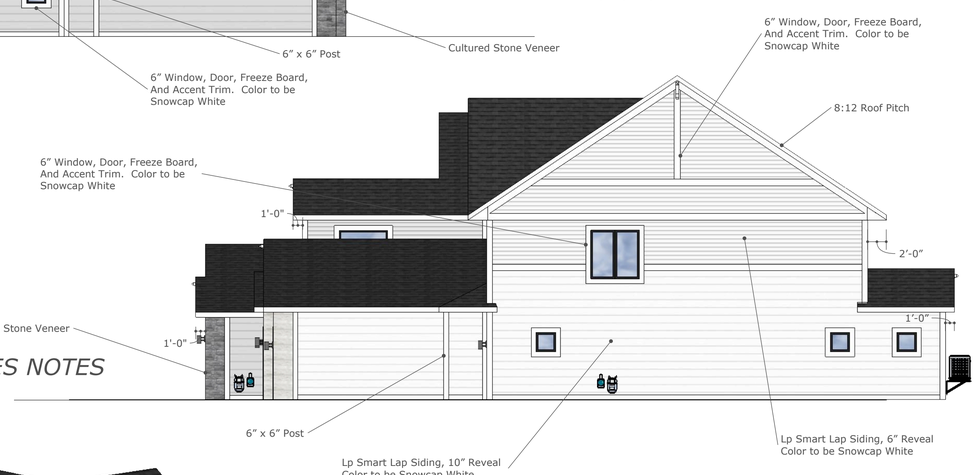
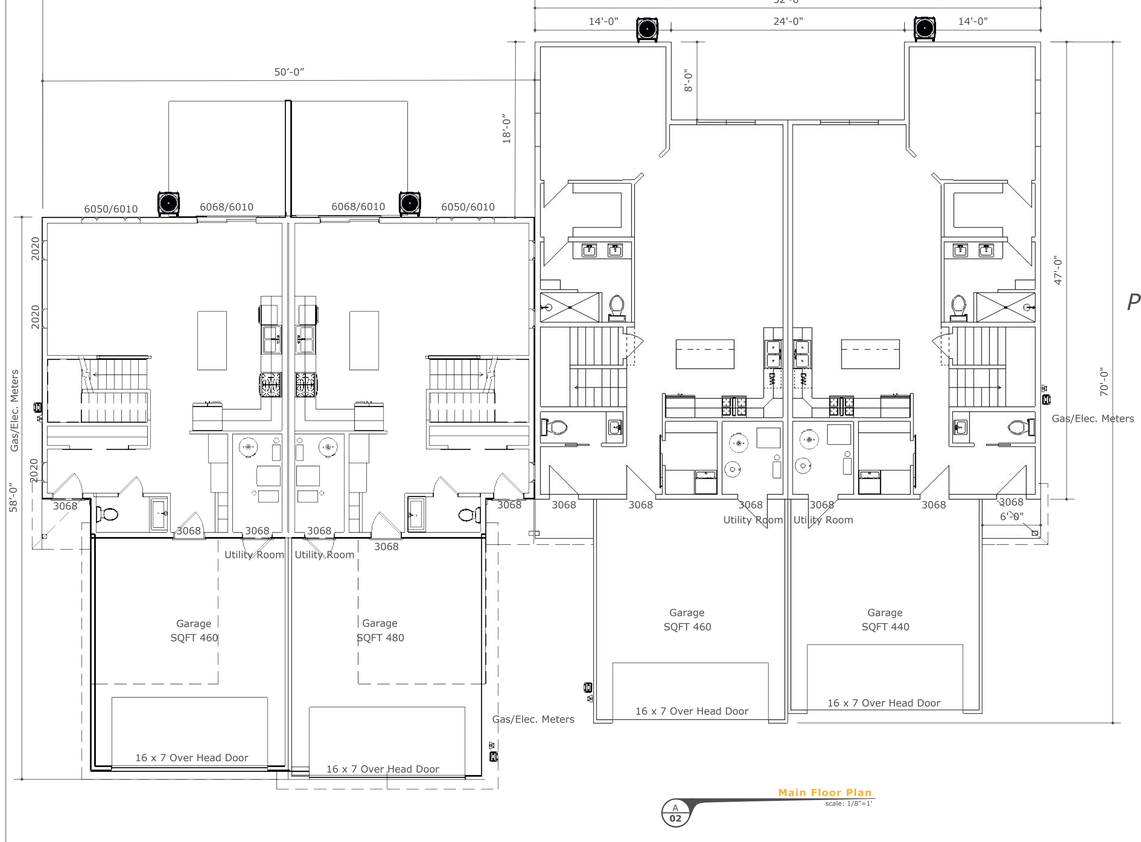
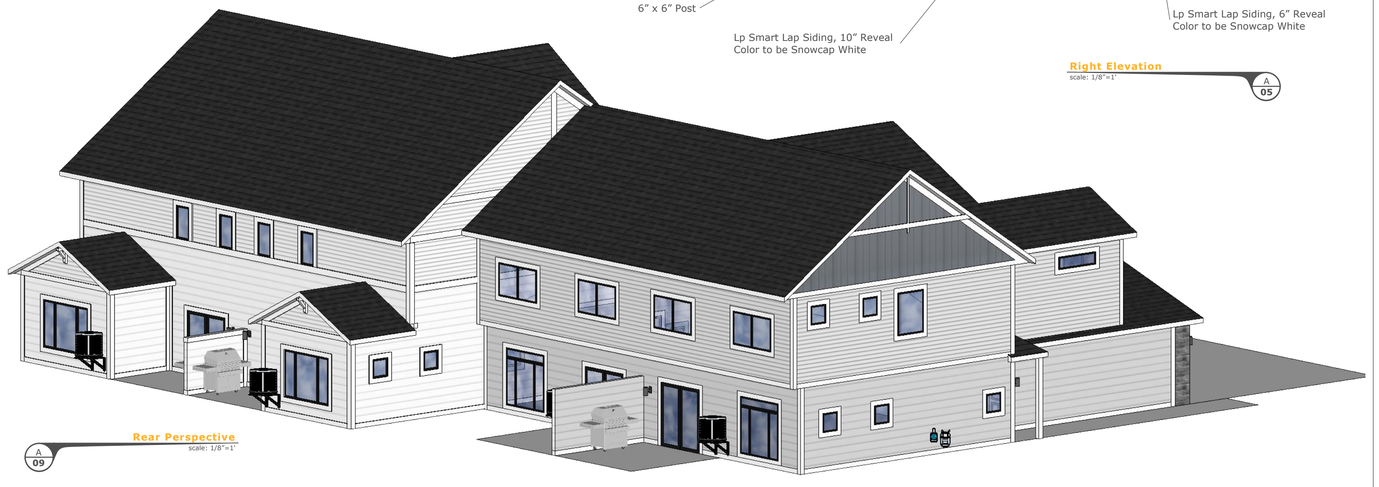


Right Elevation
A 05
scale: 1/8"=1'

PLEASE REFER TO PREVIOUS PAGES NOTES



Main Floor Plan
A 02
scale: 1/8"=1'



Rear Perspective
A 09
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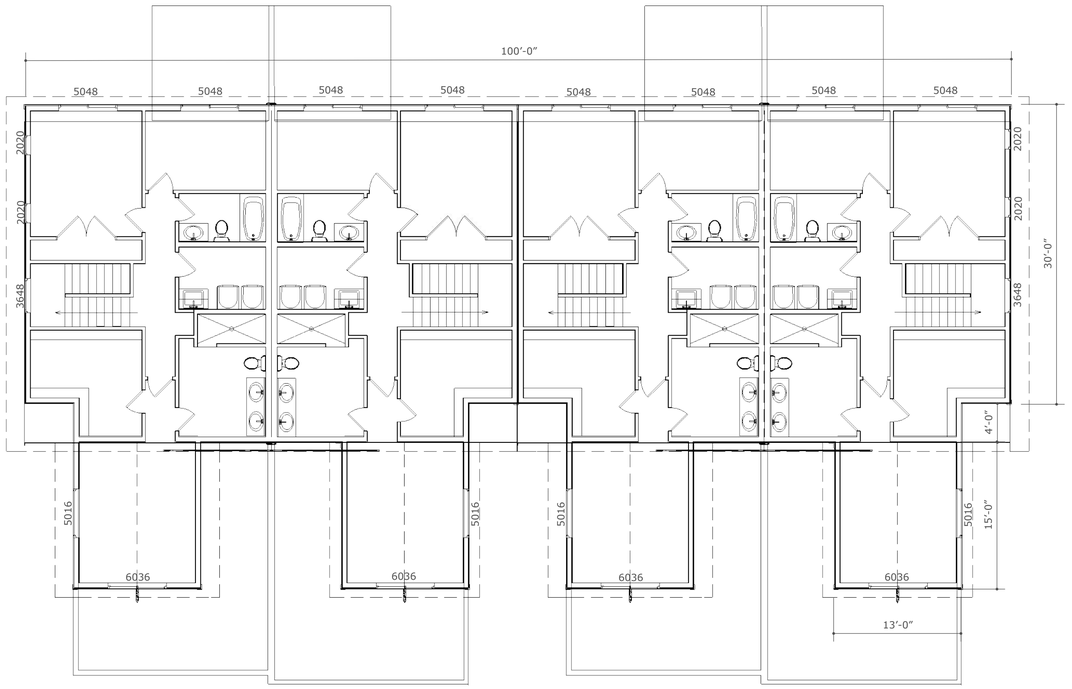
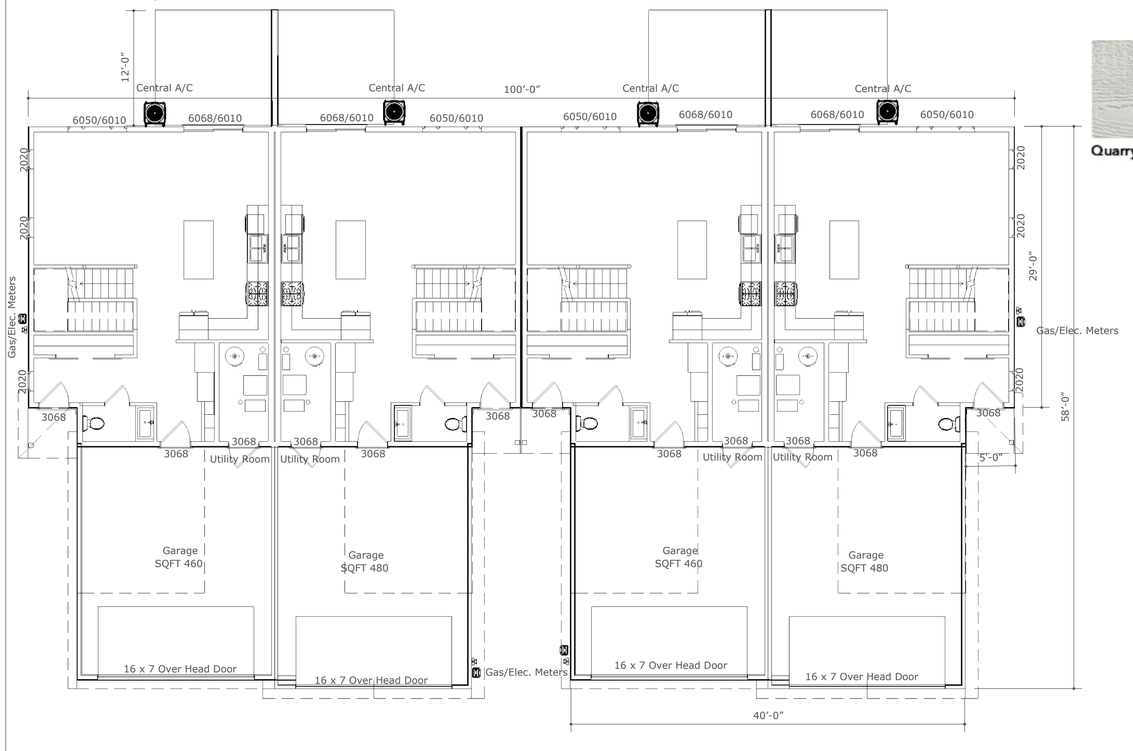


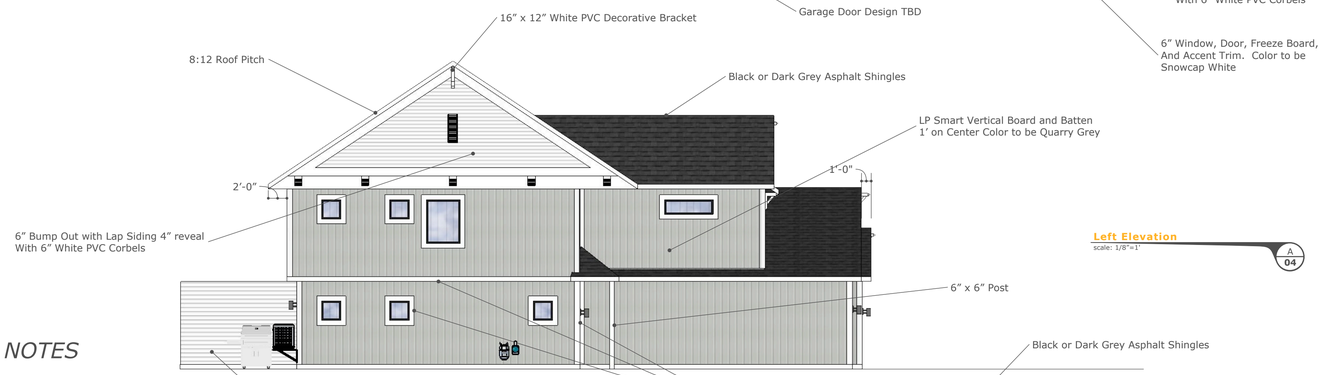
A 01 **Upper Floor Plan**
scale: 1/8"=1'

PLEASE REFER TO NEXT PAGES NOTES



A 02 **Main Floor Plan**
scale: 1/8"=1'

A 03 **Front Elevation**
scale: 1/8"=1'



A 04 **Left Elevation**
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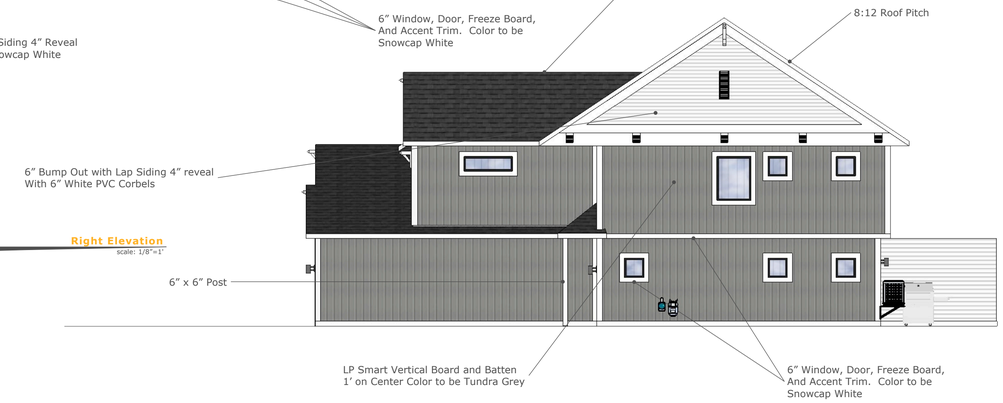

A 05 **Right Elevation**
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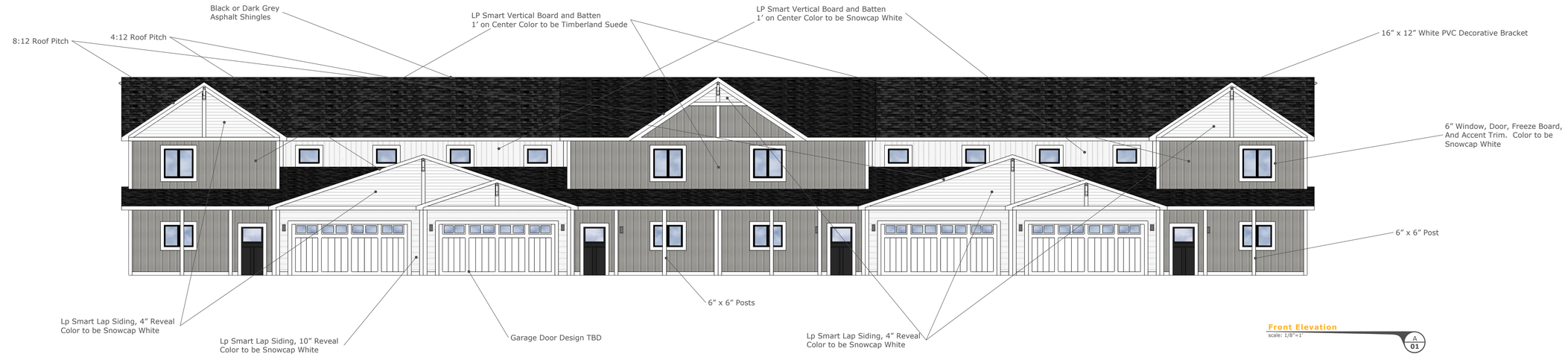
A 06 **Rear Perspective**
scale: 1/8"=1'



Front Elevation
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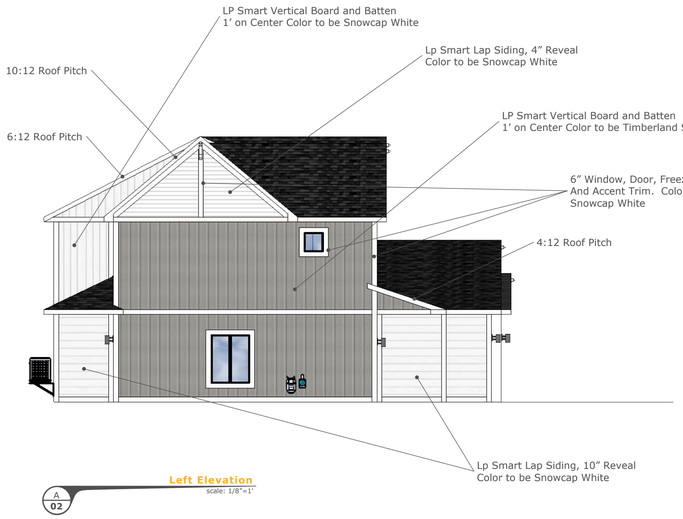

Left Elevation
scale: 1/8"=1'
A 02

Front Perspective
scale: 1/8"=1'
A 03

Right Elevation
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A 04

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Rear Elevation
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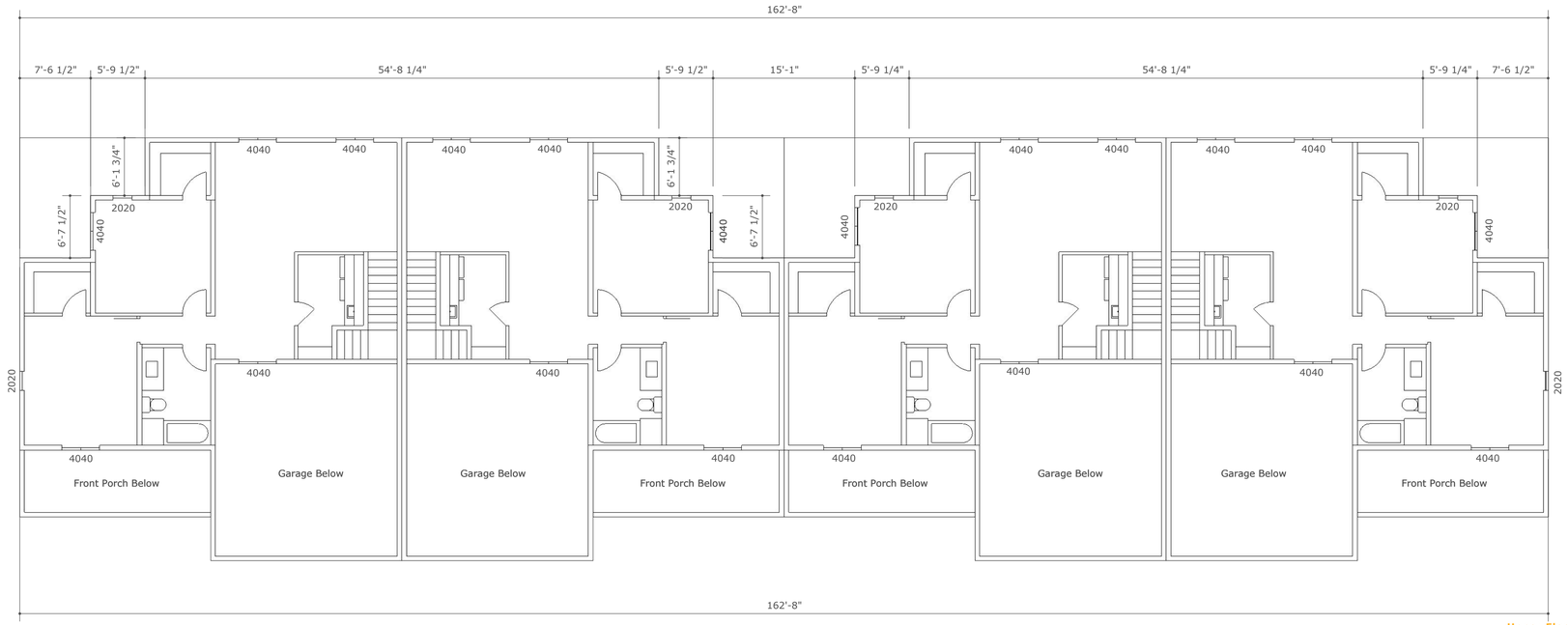
A 05



Upper Floor Plan
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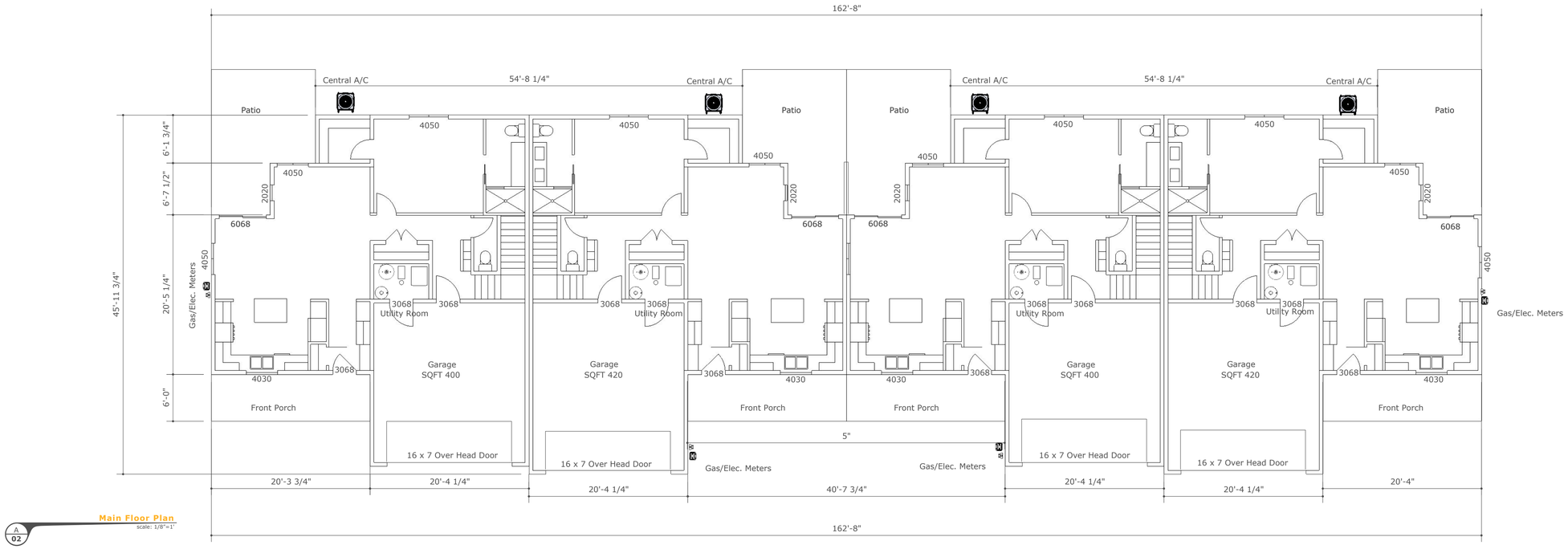
A 01

PLEASE REFER TO NOTES ON PREVIOUS PAGE



Main Floor Plan
scale: 1/8"=1'
A 02

MEMORANDUM

FOCUS ENGINEERING INC

Date: November 30, 2023

To:	Sophia Jensen, City Planner	Re:	Lake Elmo Townhomes 8 (At Homes Apartments) Preliminary Plat and PUD PID 13.029.21.22.0029 and 13.029.21.21.0007
Cc:	Nathan Fuerst, Planning Consultant Marty Powers, Public Works Director Dustin Kalis, Fire Chief Chad Isakson, PE, Assistant City Engineer		
From:	Jack Griffin, PE, City Engineer		

An engineering review has been completed for the Lake Elmo Townhomes 8 (At Home Apartments LLC) Preliminary Plat and PUD located along Wildflower Drive just north of 39th Street. The submittal consisted of the following documentation received on November 3, 2023:

- Lake Elmo Townhomes 8 Project Narrative, file dated November 3, 2023.
- Lake Elmo Townhomes 8 Construction Plans dated October 31, 2023.
- Lake Elmo Townhomes 8 Stormwater Management Plan dated October 16, 2023.

STATUS/FINDINGS: A condition of Preliminary Plat approval, if granted, must require the applicant to revise and resubmit Preliminary Plat/Plans to address each review comment and condition of approval to the satisfaction of city staff prior to the city accepting a Final Plat/Plan application. Engineering has prepared the following review comments to be addressed. A point-by-point response letter must accompany the plan resubmittal.

It is further recommended that it be a condition of Preliminary Plat/Plan approval that all subdivision 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. The Preliminary Plat/Plans must be revised accordingly.

PRELIMINARY PLAT/SITE PLANS

1. The Preliminary Plat must be revised to clarify all proposed Lot and Block boundaries. The Preliminary Plat has been prepared using inconsistent line types with no labeling of lot lines and easement lines. The Preliminary Plat document must be revised to clearly depict all Lot and Block boundaries, all Outlot boundaries, all proposed right-of-way and all proposed easement lines. Right-of-way and easement widths must be labeled.
2. The Preliminary Plat and Plans must be revised to show Outlot ownership and dedication. Outlot A must be shown on the Preliminary Plat and Preliminary Plans as city owned for stormwater management.
3. The Preliminary Plat and Plans must be revised to incorporate all required easements consistent with the city engineering design standards, including all required utility easements and all required easements over all 100-year high water levels on site (including catch basin inlets). Additional drainage and utility easement is required to cover the 100-year HWL at CBMH-206 and to maintain 15 ft. in each direction from structure CBMH 302A.
4. The Site Plans must be revised to remove all easement encroachments. Drainage and utility easement encroachments are shown for the patios for Block 2: Units 13-18. The site plans must be revised to remove

all encroachments and must be revised to eliminate any rear doorways to these Units since the easements are proposed up to the physical building structure.

5. Building and garage setbacks are shown at 25 feet from the right-of-way (back of sidewalk) as required. The minimum 25 feet setback must be maintained for all plan revisions to avoid vehicle overhang into the sidewalk path.
6. It is recommended that Preliminary and Final Plat approval include a condition to require a design/construction quality control plan for all driveways that incorporates staking and city inspections prior to driveway construction to avoid unacceptable design changes at the building permit phase or field changes by contractors.
7. Phasing Plan. A condition of Preliminary and Final Plat approval must include the requirement for all utilities, stormwater management, street and sidewalk improvements including curb and gutter and the first lift of asphalt, sidewalks, and any off-site public improvements (if required) to be constructed and accepted by the city prior to issuance of any building permits, including model homes. The development sequencing will be important due to a single site access along each street combined with small, tight construction sites.
8. No construction parking and staging will be allowed along 39th Street or Wildflower Drive.
9. Written landowner permission must be submitted with the Final Plat application for any off-site permanent and temporary construction easements required to implement the development improvements, including off-site improvements and temporary stock pile sites.

STREET AND TRANSPORTATION IMPROVEMENTS

1. Future Intersection Improvements. A financial contribution to a future right turn lane along Wildflower Drive at the intersection of 39th Street should be requested.
2. Site Access. Access to the proposed subdivision is shown from a new public street connecting to Wildflower Drive and extending both west and east from Wildflower Drive. The new streets are proposed as a 350-ft long cul-de-sac to the west and a 550-ft long cul-de-sac to the east. The proposed access is acceptable from an access management and sight line perspective. Revisions to the new intersection at Wildflower Drive will be required to relocate existing storm sewer catch basins so that they are located outside of the new intersection. Revised catch basin castings are not approved as presented.
3. Secondary access is not required and dead-end cul-de-sac streets are acceptable as long as the number of residential units remains below 30 for each Block.
4. Each street is shown to be 32-ft. wide within a 66-ft right-of-way. A typical section was submitted that shows the proposed street and right-of-way widths meeting city requirements. The street typical section shown in the plans must be revised to meet all city design standards. The typical sections as presented are not approved. Use and reference to city standard details are required and boulevard trees are required.
5. Sidewalks are shown along both sides of the street as required in multi-family subdivisions. A sidewalk connection to the trail along 39th Street is also shown as required to enhance pedestrian connectivity.
6. A new 6-ft. wide concrete sidewalk is shown along the east side on Wildflower Drive, along the full extents of the development parcel and connecting to the existing sidewalk at Sunflower Lane as required. The site plans, grading plans and existing conditions for the extended sidewalk remain incomplete as presented.
7. Ten (10) foot utility easements are required on either side of all right-of-way. The 10-ft corridors must be reserved for the installation of small/dry utilities, and must remain free from all encroachments, including retaining walls, trees, and signs/monuments.
   - A monument sign is proposed within the small/utility corridor drainage and utility easement. The monument must be relocated to remain outside of all required easement areas.
8. Driveways. Preliminary Pla/Plan approval must be contingent upon all driveways being installed in accordance with all city ordinances, including minimum distance from intersections, driveway angles installed at 90-degrees as they cross public right-of-way, and distance between driveways.
   - Driveway widths must be shown to indicate the maximum width, the width at the right-of-way and the width at the curb cut, to verify city ordinances are met.
   - Driveways must have a minimum separation of at least 5-feet. Driveway separation distances must be labeled on the site plans to verify city ordinances are met.

- Driveway layout and configuration must be improved for Block 2: Units 8 and 9, and Units 12 and 13.

9. Signing and Lighting Plan. The subdivision will require street lights to be installed per city standards at the intersection with 39th Street and at the end of cul-de-sac. Revise the plans by removing the photometric numbers from the street surfaces, removing the luminaire schedule, removing the calculation summary table, and removing the street fixture cut sheet. Add plan note to call out the street lights to be as follows:
    - Street Light Fixture: Traditional Colonial LED, Type B 4000 Lumens (Black).
    - Street Light Pole: 15-ft Washington Fluted Black Aluminum Pole.
10. Signing and Lighting Plan. Revise No parking signage to include three (3) no parking signs per cul-de-sac using the city standard no parking sign, R8-3 (12" x 12"). Add No Parking sign call out to the plans and add a sign schedule.
11. The Street and Storm Sewer Plans must be prepared meeting all city design standards and plan format requirements, including the use of city standard plan notes, details and specifications.

GRADING PLANS, STORMWATER MANAGEMENT AND STORM SEWER SYSTEM

1. The proposed development is subject to a Stormwater Management Plan (SWMP) meeting State, Valley Branch Watershed District (VBWD) and city rules. A VBWD permit is required. 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. Approval of the Preliminary Plat/Plans for the development is contingent upon all SWMP revisions, as required by the VBWD or other applicable permitting agency, being submitted to the city for review and approval.
3. The existing and proposed drainage exhibits must be revised to incorporate all contributing drainage areas (on and off site), and must clearly show and label all points of discharge from the site. No discharge locations have been identified on the exhibits.
4. Rate and volume control requirements must be met for all points of discharge from the site. The storm water management plan must be revised as the plan currently shows the discharge to 39th Street storm sewer being exceeded in the post development condition.
5. The SWMP must be revised to provide a summary table of the 100-year HWL elevation for each BMP, and for each catch basin low point. The grading plans must be revised to show the 100-year HWL elevation at each catch basin low point including the 100-year HWL contour. A note must be shown with the table indicating that the catch basin low point 100-year HWL was determined using the limiting inlet capacity and not the pipe capacity.
6. The proposed BMP infiltration basin has been placed in Outlot A as required. Outlot A must be dedicated to city ownership for stormwater management. Outlot ownership must be shown on the Preliminary Plat and on the Grading, Utility and Site Plans. The grading plan must be revised to indicate that the storm water basin is an infiltration basin.
7. Overland emergency overflow (EOF) elevations are required throughout the site, requiring a system of interconnecting drainage ways. Low openings for adjacent structures must maintain 1-foot above any adjacent EOF in the as-built condition.
8. Approval of the preliminary grading plans for the development is contingent upon all grading plans being reviewed and approved by the City Engineer prior to the start of any grading or construction.
    - All drainage swales must be designed to meet a minimum 2% as-built grade. Design grades must exceed 2% to account for construction tolerances. The grading plans must be revised accordingly.
    - The grading plans must be revised to show the proposed approved grading plan for the Lil Explorers daycare to ensure the two project designs are compatible.
    - Preliminary plat approval must be contingent upon the 100-year HWL elevation/contour for all localized low points and catch basins being protected by drainage and utility easement dedicated on the Plat.
    - Revise the erosion control plans to show double silt fence around all BMPs and all stockpile sites.
    - Landscaping improvements must be closely coordinated with the preparation of the construction plans to ensure that tree plantings do not encroach drainage swales, EOF flow paths, utility easements, and pond access routes.

9. The storm sewer system shall be designed to maintain the city standard minimum pipe cover of 3.0 feet under all pavement surfaces, unless approved by the City Engineer. Drain tile is required as part of the city standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements at low points. Drain tile inverts must be shown at all catch basin connection points.
10. The maximum curb run prior to a catch basin is 350 feet.
11. Storm sewer pipe located outside of the public right-of-way must maintain minimum 30-ft easements centered over the pipe/structure without encroachments from buildings, footings, retaining walls, trees, or other permanent structures.
    - The site plans must be revised to remove all drainage and utility easement encroachments from the patios for Units 13-18.
    - Additional easement area is required over CBMH 302A.
12. The street profiles must be revised to create low points on Street A and Street B immediately adjacent to Wildflower Drive to better facilitate the intersection drainage. The proposed valley gutters must be removed and the existing catch basins along Wildflower Drive relocated. An additional catch basin is required on Street A, between CBMH 302A and CBMH 302, to accommodate required drainage low point.
13. An additional catch basin is required in the cul-de-sac of Street B to improve the cul-de-sac drainage.
14. Revise all sump manholes to minimum 4-foot depth per city and VBWD design standards. Label all sump manholes in profile view.
15. Remove all drain tile service stubs to each building. Drain tile service stubs are not permitted for connection to the street subdrainage system.
16. Offsite Topsoil Stockpile plan to be approved by Lake Elmo Public Works and Washington County.
17. The Grading and Erosion Control Plans must be prepared meeting all city design standards and plan format requirements, including the use of city standard plan notes, details and specifications.

MUNICIPAL WATER SUPPLY

1. Municipal drinking water is available to the site with a connection to an existing 8-inch watermain stub located along 39th Street North.
2. The developer will be responsible to extend municipal water into the development at the developer's sole cost with the extension of an 8-inch DIP watermain.
3. The watermain alignment must be revised at the intersection with Wildflower Drive to remove the proposed offset. The existing storm sewer and catch basins must be relocated to allow the watermain alignment to be adjusted accordingly.
4. No watermain oversizing is applicable for this development and the watermain does not need to be extended to serve adjacent properties or looped to connect at 39th Street.
5. The developer will be responsible to place hydrants and water system valves internal to the site as determined by the Lake Elmo Public Works Director and Fire Department. At a minimum, an additional gate valve must be installed along the easterly watermain extension to maintain the maximum number of services for isolation at 20 units.
6. The plans must be revised such that all water/sewer services are installed perpendicular to the main with no bends. When the use of bends is unavoidable, they must be located outside of the paved street.
7. The watermain construction Plans must be prepared meeting all city design standards and plan format requirements, including the use of city standard plan notes, details and specifications.

MUNICIPAL SANITARY SEWER

1. The proposed site is located in the Old Village MUSA area in the city's Comprehensive Plan and will discharge to the MCES Cottage Grove Ravine Interceptor.
2. Sanitary sewer service is available to the site with a connection to an existing 8-inch sanitary sewer stub located along 39th Street North.
3. The developer will be responsible to extend sanitary sewer service into the development at the developer's sole cost with the extension of an 8-inch PVC sanitary sewer main.

4. No sanitary sewer oversizing is applicable for this development and the sewer does not need to be extended to serve adjacent properties.
5. The plans must be revised such that all water/sewer services are installed perpendicular to the main with no bends. When the use of bends is unavoidable, they must be located outside of the paved street.
6. The sanitary sewer construction Plans must be prepared meeting all city design standards and plan format requirements, including the use of city standard plan notes, details and specifications.

LANDSCAPE IMPROVEMENTS

1. Revise the landscape plans to remove all conflicts with storm water pond maintenance access routes and emergency overflow pathways. Some encroachments/conflicts remain.
2. Landscaping Improvements. The site plan shows tree plantings placed immediately along easement lines in many locations leaving zero tolerance for installation error. Tree plantings therefore must be field surveyed to ensure encroachments are avoided. The plans must be revised to clearly call out installation requirements.
3. City design standard boulevard trees have been eliminated from the plans. The plans must be revised to be in accordance with city design standards or specific permission must be requested and granted by the city before the landscape plans and street typical sections can be approved.

Hoisington Koegler Group Inc.

Creating Places that Enrich People's Lives

MEMORANDUM

TO: Sophia Jensen

FROM: Sarah Evenson, PLA

DATE: 11/27/2023

RE: City of Lake Elmo Landscape Plan Review | At Home Apartments

At Home Apartments

Submittals

1. At Home Apartments Sketch Plan Review Application: Narrative received January 5, 2023.
2. Lake Elmo Townhomes Sketch Plans, dated December 06, 2022, received January 5, 2023.
3. Sketch Plan for Lake Elmo Townhomes, dated February 13, 2023, received February 15, 2023.
4. Sketch Plan Review Application: UPDATE, dated February 13, 2023, received February 15, 2023.
5. Lake Elmo Townhome Elevation Drawings, dated February 10, 2023, received February 15, 2023.
6. Preliminary Plat / PUD Submittal, dated July 27, 2023, received July 31, 2023.
7. Preliminary Plat / PUD Submittal, dated October, 31, 2023, received November 15, 2023.

Review History

Initial sketch plan review on January 9, 2023.

Revised sketch plan review on February 23, 2023.

Preliminary Plat / PUD review on August 9, 2023.

Preliminary Plat / PUD review on November 27, 2023.

Location: South of Sunflower Lane, East of Wildflower Drive, and north of 39th Street North

Current Land Use Category: V-MU

Adjacent and Surrounding Land Use: Village medium-density residential (V-MDR) to the north, Village mixed-use (V-MU) to the east, west, and south

Special Landscape Provisions in addition to the zoning code: none

Tree Preservation: *105. 12. 470*

- A tree preservation plan has been submitted that meets all requirements.

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

Landscape Requirements: *105. 12. 480*

The landscape plan does not satisfy the screening requirements.

- Elevations and cross-sections showing the screening approach along the northern edge of the property between this development and the existing single-family homes will be required to illustrate proposed mitigation of impacts of the development on less intense adjacent land uses. See examples of the screening graphics required in 105.12.480 (f)(1-2) of the code.

Notes on screening approach:

- Because the west parcel contains existing trees along its northern edge, efforts should be made to achieve the 90% opacity required by code through vegetative means, rather than by installing a fence that would potentially impact existing tree roots and their overall health.
- Because existing trees along the northern edge of the eastern parcel are proposed to be removed, screening here can be achieved by installation of a fence and planting of trees, as code advises.

Recommendation:

- Make the noted adjustments to the landscape plan and resubmit for review.

Hoisington Koegler Group, Inc.

Sarah Evenson, PLA (MN)

City of Lake Elmo Municipal Landscape Architect
P: (262) 391-7653
E: Sarah@hkgi.com

LAKE ELMO FIRE DEPARTMENT – OFFICE OF THE FIRE MARSHAL

Fire Prevention, Code Enforcement, and Public Education

November 22, 2023

Sophia Jensen, Planner
City of Lake Elmo

Re: Preliminary Plat and PUD – At Home Apartments

Prepared by: Anthony Svoboda, Fire Marshal
Approved by: Dustin Kalis, Fire Chief

Applicable Codes:

- 2020 Minnesota State Fire Code
- 2020 Minnesota State Building Code
- Lake Elmo Fire Department Fire Code Policies
- NFPA 13, 2016 edition
- NFPA 13D, 2016 edition

Fire Department Comments:

Roads, Drive Lanes, and Parking Areas

- All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.
- Approved fire apparatus roads shall be provided and maintained throughout all development phases in coordination with engineering, public works, planning, and fire departments.

- An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads. On-street parking shall be provided in approved locations following review by Engineering and Public Works. Parking shall be prohibited on both sides of private drive lanes.

- All parking areas shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

Fire Detection and Suppression

- Fire sprinkler systems shall be installed in the townhome buildings compliant with provisions of 2016 NFPA Standard 13D, Installation of Sprinkler Systems in One- and Two-Family Dwellings or IRC P2904. City permit required prior to initiation of work.

- The fire department recommends the installation of fire sprinkler systems within the twin homes in order to achieve the same level of life safety protection within the development.

- Fire hydrants shall be provided in approved locations following review by Engineering and Public works.

Address and Street Naming Systems

- Building address numbers shall be plainly visible from the street fronting the property and shall be contrasting color from the background.
- Size and placement of address numbers shall be approved by the fire and planning departments.
- Street names and addressing shall be consistent with the Washington County Uniform Street Naming and Property Numbering System. Street names shall be approved by the City of Lake Elmo.

Gates, Locks, and Access

- Project construction phasing shall accommodate emergency access to the entire construction zone at all times.

Questions, clarifications, or the request to provide code documents can be made using the contact information listed below.

Respectfully,

Anthony Svoboda

Anthony Svoboda | Assistant Chief
Lake Elmo Fire Department
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651-747-3907 *office* | www.lakeelmo.org

Nathan Fuerst

From: Crain, Lisa <Lisa.Crain@jll.com>
Sent: Sunday, December 3, 2023 9:43 PM
To: Sophia Jensen
Subject: Lake Elmo Public Hearing

You don't often get email from lisa.crain@jll.com. Learn why this is important

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

Hello Sophia– I received a letter regarding proposed PUD regarding At Home Apartments. Can you provide the location of the development and proposed renderings is available of the complex.

I do have several comments regarding the proposed development and the issues with Fields of Arbor Glen complex that was built several years ago. I had purchased my home 4040 Lady Slipper Road when there was no building in the empty cornfield behind my house. I am aware that development would happen behind our homes, but the disregard or no effort to minimize the effect of 3 story building behind our homes was not considered with design, variances granted to the developer that solely benefited the developer, the construction process and screening between the building and homeowner's backyards I know my comments will have minimal affect on how this project moves forward, but hope you would consider remedies to the consistent problems we had during the Fields at Arbor Glen construction project and how these current and future buildings in our backyards affects our daily lives.

1) Are there any plans for additional road improvements for access around the development. I am hoping the renderings shows vehicle access points out of this new development.
2) Can you PLEASE add additional evergreens to the tree line (this tree line is the only separation between our lots and buildings. We had requested numerous times during the Fields of Arbor Glen planning to add trees/evergreens between the building and told the developer is not required to make these requests. Again, this is crucial for screening and to provide some type of privacy for all residents.
3) For 1 year we had loud music starting at 7 am until 8 pm for the entire spring, summer and fall during construction of the Fields We had called the police, the construction supervisor and the city with no resolution. When you have small children or work from home, windows had to be shut and try to find a quiet place to do your daily activities. I know this is not a major concern with the developer, but when you have 6 months of consistent music echoing in the backyards of our homes it was frustrating. I called the police 2 times to correct the issue and sent numerous emails to the city to address with the construction supervisor. Unfortunately, there are no ordinances in Lake Elmo that prevent music from being loud on a construction site.
4) I am not sure on how much trees/bushes will be removed from the natural tree line between the buildings and homes, but please preserve as much as possible. The Fields of Arbor Glen removed many trees/bushes for their building's set back which defeated any screening for residents. I would highly recommend some type of closed fencing that provides additional privacy and screening on the lot line. We had requested this for the Fields and was told there were no plans for this by the developer.

Thank you for your time and look forward to the documents.

Lisa Crain
4040 Lady Slipper Road
[redacted]