

## **STAFF REPORT**



PLANNING COMMISSION

DATE: 1/22/24

**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 Lane, north of 39<sup>th</sup> St. N. The development, called Lake Elmo Townhomes, is proposed as a PUD because the developer is requesting flexibility from the VMX zoning regulations to allow multiple buildings on one lot.

At its regular meeting on December 11, 2023, the planning commission tabled the review of Lake Elmo Townhomes to allow the Applicant and Staff to work through the following issues:

- Patio Encroachments along the east property boundary,
- Screening along the north property boundary,
- Road width reduction from 32 feet to 28 feet,
- Traffic study or trip generation report.

The above issues are discussed on pages 6-7 of this report.

### **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 39<sup>th</sup> 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 – 3/4/24  
*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)	1.51 acres
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 Article 18, Planned Unit Development Regulations, zoning flexibility can be granted in order to better utilize site features and to obtain a higher quality of development.



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 Article 18 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 is a single family attached development which does not include units on separate lots which necessitates a deviation from City Code through the PUD Process. The proposed development has a combination of two-unit buildings, four-unit buildings and a six-unit building. The proposed land use also requires a Conditional Use Permit in the V-MX district (which can be incorporated into this PUD). The townhome project will look and feel like single family attached, but because it's rental on one-lot it will function like multi-family 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 <i>Lot Area Density</i> )	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 Two-Family 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. Parking will be screened from 39th St.

**Building Design**

- Form and Façade – Buildings are proposed with architecture consistent throughout the site, and the surrounding areas. Facades are articulated with 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.

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 1 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 Landscape Architect has reviewed the proposed landscape plans and provided comments in the memo dated January 10, 2024. Additional plan exhibits and minor revisions to the plans are required.

As of the date of this report, revised landscaping and screening plans are expected from the Applicant prior to the Planning Commission's meeting on January 22, 2024. Those plans will be reviewed for conformance with the City's code. If a deviation is needed through the PUD the City will have several options:

1. Approve the deviation request and landscaping screening as proposed.
2. Approve a deviation to the screening request conditioned upon revisions such as added plantings to further meet the intent of the City's ordinance for an opaque living barrier.
3. Deny the deviation request and require a redesign meeting the code requirements, likely necessitating a combination of fence and plantings.

**Patio Encroachments.** The Applicant has resubmitted plans that show a greater distance between the patio location and storm sewer line. This was accomplished by reducing patio depth, relocating the storm sewer line, and reducing the road width from 32 to 28 feet. Revised plans show the eastern edge of the encroaching patios at 11 feet from the relocated storm sewer. Patio encroachment has been reduced to about 4 feet into the easement area. The City's Public Works Director has indicated that any encroachment will not be recommended.

The City has several options to address this issue:

1. Deny the encroachment request and require reduced patio depth or site redesign,
2. Allow a deviation to the front yard setback from 25 – 21 feet to move the building with units 13-18 closer to the street and move the patios outside of the easement area.
3. Approve the patio encroachments through an encroachment agreement.

4. Approve flexibility to locate the storm sewer line to move further east or reduce the associated easement width.

**Road Width Reduction.** Revised plans show a reduction in the width of the proposed roadway from 32' to 28' between curb faces with a Right of Way width reduction from 66' to 60'. This reduction was found to be acceptable by staff for several reasons:

- Parking on the street would be reduced from both sides to one side, consistent with city policy for such road width reductions, in order to leave adequate room for snow plows and emergency services.
- All buildings were indicated by the Applicant to be sprinkled, thus greatly reducing the concern for fire service access.

A diagram will be submitted by the applicant to indicate the number of parking stalls available with the reduction from both to one side parking.

**Traffic.** A trip generation report was submitted by the Applicant's Engineer, Westwood Professional Services. The report documents the expected traffic generated from this land use. This land use is anticipated to generate a total of 346 trips per week day (173 out and back in). During peak hours, there would be an estimated 23 trips in the AM peak period (highest hour period between 7-9am) and 27 total trips in the PM peak period (highest hour period between 4-6pm).

**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 39<sup>th</sup> St. North is required.
- Sidewalk connection is required along the east side of Wildflower Drive from the current extent to the connection at 39<sup>th</sup> 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 January 10, 2024.
  - 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 provide the City a fee in lieu of park land dedication as required by Section 103.00.150 to be paid prior to recording of the final plat.
8. 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.
9. The Applicant shall submit information demonstrating compliance with a Plat Opinion by the City Attorney, to the satisfaction of the City, before execution or recording of the Final Plat.
10. The Applicant pay the City's AUAR Fee consistent with all development in the Village Area.
11. 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.
12. 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.
13. 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. At the time of writing, no comments have been received on this project.

**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.*

Staff have further considered and are not supportive of approvals conditioned upon a resolution of the water appropriation issue given the complexity and unknown timeline for resolution.

#### ***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 Narratives
3. Preliminary Plat and PUD Plans
4. Unit elevations and floor plans
5. Trip Generation Report
6. City Engineer Memo
7. Landscape Architect Memo
8. Fire Chief Memo
9. Public Comments



**CITY OF LAKE ELMO  
COUNTY OF WASHINGTON  
STATE OF MINNESOTA**

**ORDINANCE NO. XX-YYY**

**AN ORDINANCE AMENDING CHAPTER 105 OF THE LAKE ELMO CITY  
CODE OF ORDINANCES BY REZONING ALL PROPERTY AT 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.
4. Screening along the north lot line of Lot 1, Block 2 is permitted at a reduced opacity consistent with the plans reviewed by the Lake Elmo City Council on \_\_\_\_\_.
5. Front yard setback for units 13-18 of Lot 1, Block 2, is established at 21 feet from the ROW of \_\_\_\_\_.
6. 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.

Ordinance No. XX-YYY

**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 \_\_\_\_\_, 2024, by a vote of \_\_\_\_ Ayes and \_\_\_\_ Nays.

LAKE ELMO CITY COUNCIL

\_\_\_\_\_  
Charles Cadenhead, Mayor

ATTEST:

\_\_\_\_\_  
Julie Johnson, City Clerk

This Ordinance XX-YYY was published on the \_\_\_\_\_ day of \_\_\_\_\_, 2024



## PRELIMINARY PLAT APPLICATION & PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

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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](http://www.athomeapartments.com).

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## 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 39<sup>th</sup> 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 39<sup>th</sup> 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



## 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 39<sup>th</sup> 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

PRELIMINARY PLAT APPLICATION  
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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 protection 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 town 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



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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.

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**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 39<sup>th</sup> 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.





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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.

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**PRELIMINARY PLAT NARRATIVE**

**A. Contact Information**

- |                      |  |
|----------------------|--|
| a. <u>Developer:</u> | At Home Apartments, L.L.C.<br>1289 Grand Avenue<br>St. Paul, MN 55015<br>Leanna Stefaniak<br>651-294-3283<br>lstefaniak@aha-mn.com |
| b. <u>Owners:</u>    | 1962 Grand Avenue, L.L.C. (Parcel 1)<br>c/o At Home Apartments<br>1289 Grand Avenue  |





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St. Paul, MN 55105  
Attn: Leanna Stefaniak  
651-294-3283  
[lstefaniak@aha-mn.com](mailto: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](mailto: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](mailto: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](mailto: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 39<sup>th</sup> Street N. Parcel 2 is located on the west corner of Wildflower Dr. N and 39<sup>th</sup> 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

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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 39<sup>th</sup> Street North. Lastly, the Applicant is proposing a 6' wide concrete sidewalk along the east side of Wildflower Drive North along the property boundary.

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- 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.

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- 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.

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

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**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 Parcels 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).

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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](http://www.athomeapartments.com).

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## 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





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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.



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**Comment 2:** Need evaluation of exact 39<sup>th</sup> street storm water capacity. What is the exact and proposed site discharge directly to 39<sup>th</sup> 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 39<sup>th</sup> Street storm sewer. Summary tables in the stormwater report reflect discharge points, including 39<sup>th</sup> Street storm sewer. While the discharge to 39<sup>th</sup> 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, conifer/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.

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- 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.

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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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**ADDIIONAL 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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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. 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](http://www.athomeapartments.com).

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**COMMENTS and REVISIONS FOLLOWING DECEMBER 11, 2023  
PLANNING COMMISSION MEETING**

As staff is aware, the Applicant attended City of Lake Elmo’s Planning Commission meeting on Monday, December 11, 2023. During the session, staff presented the Applicant’s application and proposed development plan to the Planning Commission’s review and vote (approval or denial). A public hearing was also conducted, during which several community members shared their comments with the Planning Commission. The Applicant also presented additional background on its history, management philosophy, and provided more details about the proposed project. The Applicant responded to questions from the Commissioners.

Staff recommend approving Applicant’s application with conditions. However, the application was tabled in order to allow the Applicant time to address comments from the public and neighbors regarding the proposed development. Below is a summary of the revisions made to the Applicant’s application following the Planning Commission meeting, along with responses to additional comments received by City Staff.

**Summary of Application Revisions:**

**Road Width:** The majority of the public comments focused on the screening requirements, especially regarding the north property lines and tree preservation for the development. The site



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plan presented on December 11, 2023, featured a 32' wide street and 66' wide right-of-way, complying with City requirements. However, adhering to this width resulted in the proposed building structures being situated close to the north property lines, necessitating the removal of all trees located along the north property line of Lot 1, Block 2/Lake Elmo East.

Both the public and the Applicant suggested that if the city permitted a reduction in street width to 28' and 60' right-of-way, aligning other public streets in neighboring communities, it would enable the Applicant to shift the building locations southward to save additional trees. This also provides additional space to provide more dense vegetative screening. The Applicant has since submitted a revised plan featuring a 28' wide street. Consequently, this adjustment allows the preservation of 7 existing trees. We've also improved our impervious surface percentage for the entire project, including the ROW/street. The current overall impervious surface percentage is 40.4%, a reduction from over 48%. These adjustments provided additional site improvements such as increased green space, reduced stormwater runoff, and increased space for new and additional plantings and trees (beyond what was previously shown).

The Applicant is requesting flexibility under the PUD designation to allow for a 28' street width, deviating from the standard 32'. This flexibility harmonizes the existing conditions in the area, promotes additional green space, reduces impervious surface (a public benefit), and facilitates tree preservation and improved screening, as per the public's request.

**Tree Preservation:** As mentioned above, with the revisions made to the proposed street width the Applicant was able to save 7 of the existing trees. Moving the buildings to the south also created more space allowing the Applicant to increase is tree and planting counts, increase the diversity of plant and trees species, and improve the screening between land uses.

**Landscape and Screening Plans:** The Applicant also revised its landscape plans to account for the reduced street width. Reducing the street width is a positive change for landscaping and screening, particularly for the north property line. By moving the buildings southward, there is more space to increase plantings along with tree preservation. When combining the revised landscape plan, with the saved trees and the trees that exist along the boulevard of sunflower (trees outside the Applicant's property line), there is ample screening to properly separate the different land uses. City code requires a 6' high fence with 90% opacity between land uses. The Applicant is requesting flexibility to allow for vegetative screening rather than a fence.

Vegetative screening provides a more natural and visually appealing look when compared to fences. Vegetative screening is also consistent and in harmony with the existing neighborhoods. Plants and trees enhance the beauty of the surroundings and contribute to a more attractive landscape. Unlike fences, vegetation creates softer and less imposing boundaries. This makes the transition between properties and land uses gradual and harmonious, adding to the sense of openness.



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Additionally, while initial landscaping costs may vary, in the long run, maintaining vegetative screening can be more cost effective than installing, repairing, or replacing fences. Once established, plants and trees often require less maintenance, but provide far more benefit for the environment (air, noise reduction, biodiversity and habitat benefits, wind break, etc.).

**ADDITIONAL COMMENTS FROM CITY STAFF FOLLOWING PLANNING  
COMMISSION MEETING:**

**Comment 1:** Encroachments - Encroachments for patios on Block 2 (units 13-18) – As proposed, the site plan will create conflicts for the City to maintain the storm sewer pipe in the future. Regardless of the style of patio construction, the City is seeking to avoid disruptions caused by future maintenance activities. The proposal has the storm sewer pipe located 2-3' from the extent of the patios. In other situations, encroachment agreements are not allowed unless the improvement is a minimum of 10' from the City storm sewer line. It is suggested that the patios be removed, the building footprint be adjusted, or the storm sewer be relocated/redesigned to eliminate the encroachment issue.

Response: Reducing the street width to 28' has created additional space east of units 13-18, providing 11' feet from the patios to the centerline of the storm sewer pipes. The patios have also been reduced by 2'. The Applicant is interested in continuing the discussion of an encroachment agreement following these adjustments.

Acknowledging the concern about potential disruption to residents during future maintenance activities, we emphasize that At Home Apartments remains the property owner. While there may be a possibility of impact on our residents, as they are our customers and renters, it is the Applicant's responsibility to address and resolve any disruptions; this would not be the obligation of the City.

**Comment 2:** Boulevard Trees - If boulevard trees are provided by the project, the sections must include them. If the Landscape Architect has approved tree location and planting outside of boulevards, then the plans may continue not to show trees in those section drawings.

Response: Due to the continued comment of provided boulevard trees per the city typical street section, we have now adjusted locations of proposed trees to include boulevard trees. The typical street sections provided by the city have also been included.

**Comment 3:** Turn Lane Contribution - The City platted existing residential developments in this area in 2015, and required those developments to construct the public infrastructure in place today. The Village area was later re-guided to allow increased residential densities. The Frisbie minor subdivision caused the City to require access to this property from Wildflower Drive instead of 39<sup>th</sup> Street, and Right of Way dedication was required for a future turn lane. Given the



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flexibilities requested by the Applicant, City staff are still suggesting that a financial contribution be made or turn lane be constructed to add to the public benefit from this development.

Response: The Applicant is currently seeking additional information from City staff regarding the suggestion for financial contribution or the expectation that the Applicant be responsible for constructing a turn lane from Wildflower Drive onto 39<sup>th</sup> Street. At this point, until more comprehensive information is provided, the Applicant respectfully registers its objection to this suggestion.

To provide context, the Applicant has submitted a trip generation report that underscores the minimal impact of the additional 48 housing units on existing traffic conditions. Notably, the two parcels that make up the Applicant's proposal were explicitly designed for mixed-used development in the City's 2040 Comprehensive Plan and associated zoning code. Housing, a permitted use under the Village Mixed Use zoning designation, allows for a housing density range of 5 to 12 units per acre. Importantly, the Applicant's proposed development falls at the lower end of this density range (6 units per acre), consistent with the City's code.

When the City staff, the Planning Commission, City Council and other stakeholders collaboratively drafted, approved and adopted the 2040 Comprehensive Plan, it was a signal that this area was intended for development in various forms – commercial, housing, business, etc. Housing, as the least intrusive in terms of traffic impacts, aligns with this vision. It is crucial to note that public infrastructure forecasting would presumably have been conducted to ensure that the approved uses, whether commercial, business or residential, did not unduly burden existing systems. Consequently, the financial responsibility for correcting public infrastructure should not disproportionately fall upon a single property owner.

Moreover, the flexibilities sought by the Applicant, such as reducing the road width to match that of existing public streets within the neighborhood and opting for vegetative screening over fencing, are unrelated to the construction of a right turn lane on Wildflower. Linking these distinct issues creates an unfair conflation. Had the Applicant sought flexibility on density beyond what was already approved for this area, then a request for the Applicant to contribute to future infrastructure needs might be more understandable. However, in this case, such a connection is not applicable.

The Applicant appreciates the ongoing dialogue and collaboration with the City and hopes that further discussions will lead to a resolution that considers both the property development and the boarder community needs.

**Comment 4:** Screening - In discussion with the City's Landscape Architect, it sounded like we can review the proposal to revise the screening if we have the elevations and cross sections that are required for review. It may be difficult to meet the City's requirement for opacity with only vegetative screening. However, if a deviation to screening is ultimately requested, staff may be



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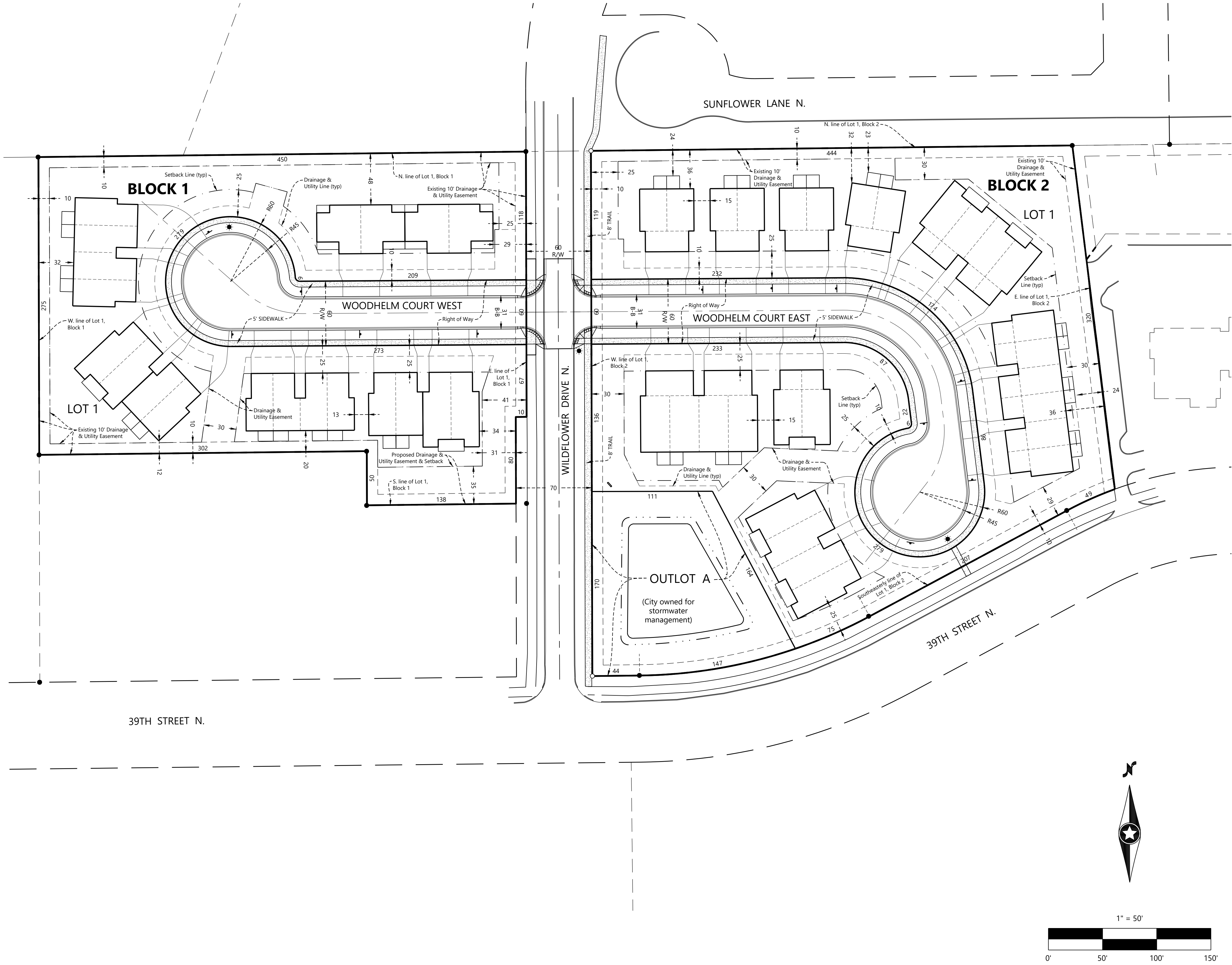
supportive depending on the nature of the proposal and feedback from the community, planning commission, and City Council.

Response: Kindly review the earlier comments regarding revisions to the landscape and screening plans. The Applicant is seeking a deviation from the City's screening requirements, as previously explained.

**Comment 5:** Road width reduction – Staff have discussed the proposed road width reduction (32'-28') as requested by the Applicant and planning commission. Staff are willing to consider and possibly support the width reduction but with the following items addressed: (a) All buildings, including twin homes, must be sprinkled; (b) A parking diagram should be submitted to detail where parking will be located on-street if parking is only allowed on one side of the street. I think detailing how much parking would be lost going from both to one side of the street parking would also be helpful; (c) Areas where additional parking can be located for visitor stalls on the site should be identified. One such area appears to be in the area east of Block 2, unit 23; (d) An approval may be conditioned upon the addition of language to the eventual leases requiring that garage areas be used for parking of vehicles (as opposed to storage, as is often the case) such that the driveways remain open for visitors to park. This would be intended to reducing parking issues during peak utilization periods such as with holidays and events.

Response:

- a. The townhome structures are required to have sprinklers as per the state building code, and the Applicant's plans already include a sprinkler system for these units. Twin homes are not mandated to have a sprinkler system under the state building code. The Applicant wishes to express its concerns about the financial impact this requirement would have on the total project costs. In light of this, the Applicant is seeking a thorough understanding of the rationale behind this requirement and its connection to the Applicant's request to reduce the street width to 28' which is in alignment with other neighborhood streets.
- b. Each unit provides ample parking space for four vehicles – two stall garages and a driveway capable of accommodating two additional parked cars. This results in a total of 192 parking spaces for 48 units, surpassing the city code requirements. The Applicant is confident that even if the city decides to limit on-street parking to one side of the street, there will be no parking shortage. It's noteworthy that despite being classified as a multifamily housing community, the housing product type is designed to resemble a single-family home community, complete with two-stall garages and driveways, aligning with the resident behavior of a twin and town home community and a single-family home community.
- c. The Applicant's residential leases already incorporate provisions prohibiting residents from using the garage stall as a storage unit. This measure is primarily done for safety purposes.



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: 2.42 AC
- LOT 1, BLOCK 2: 3.18 AC
- R/W: 1.39 AC

LOT STANDARDS

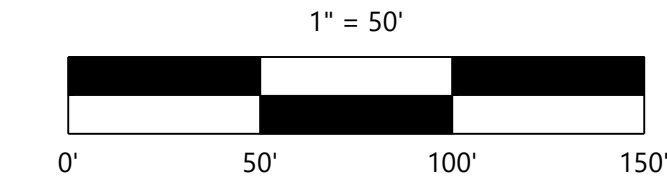
STANDARD	
SETBACKS	
FRONT ADJ R/W	25'
SIDE ADJ R/W	25'
REAR	10'

GENERAL NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- 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



CONSTRUCTION PLANS

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

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
	01/08/24 STREET WIDTH REVISIONS

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: 01/08/24 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

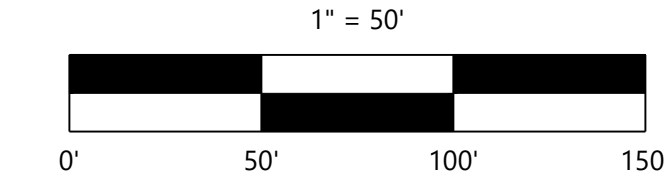
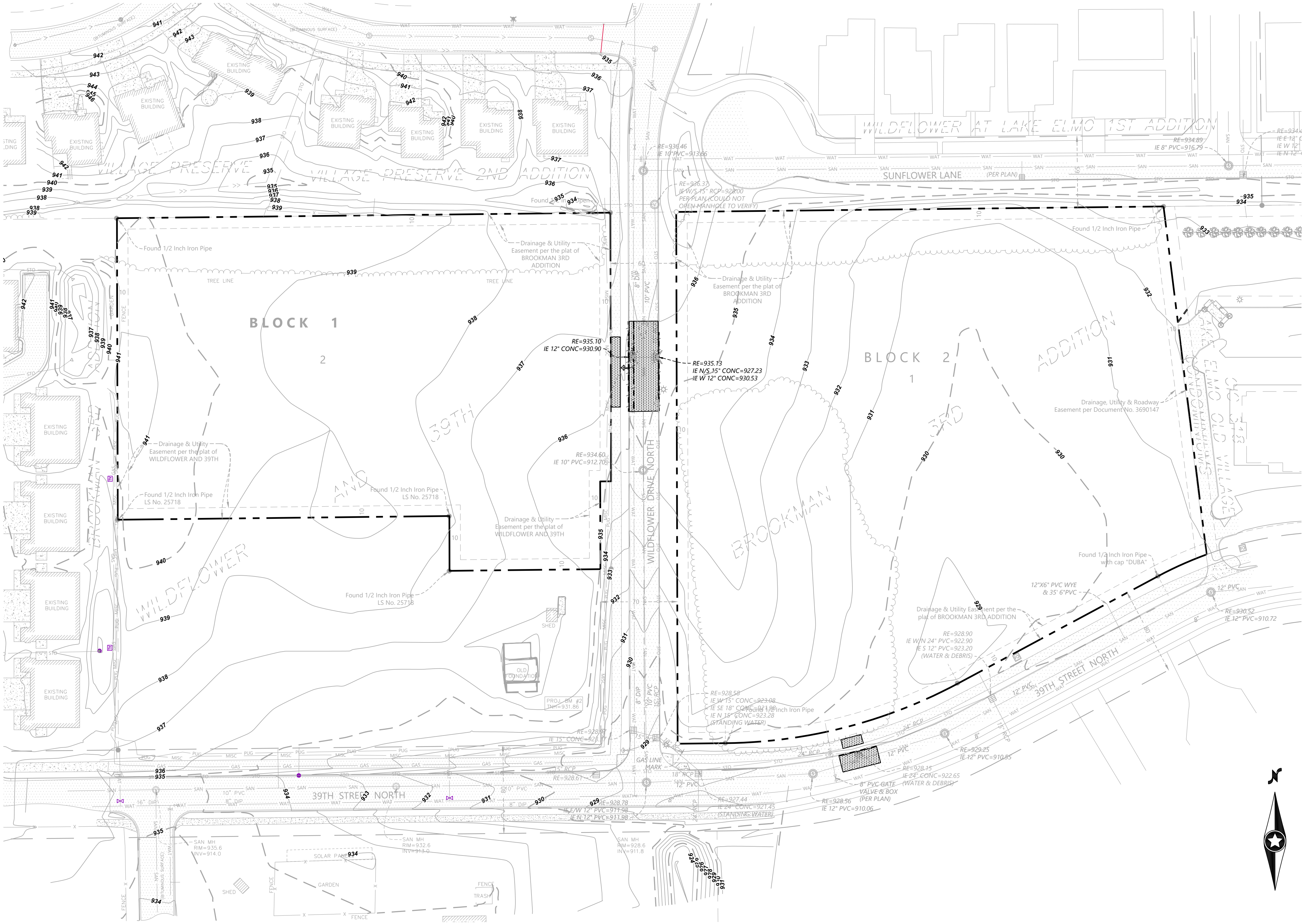
PROJECT NUMBER: 0040496.00

SHEET NUMBER:

2 OF 38

DATE: 01/08/24





CONSTRUCTION PLANS

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

## 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
		CURB & GUTTER
		SANITARY SEWER
		WATER MAIN
		HYDRANT
		STORM SEWER
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		CONCRETE
		BITUMINOUS
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
		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

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

INITIAL ISSUE: 12/06/22  
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01/08/24 STREET WIDTH REVISIONS

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  
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**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: 01/08/24



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.

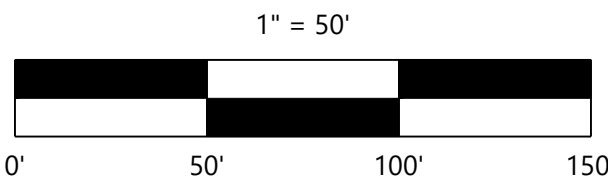
TREE REPLACEMENT CALCULATIONS	
TOTAL CALIPER INCHES ON SITE	2752 DBH IN.
TOTAL CALIPER INCHES REMOVED (INCLUDING EXEMPTIONS FOR TREE HEALTH, UNDERSIZED, NUISANCE AND INVASIVE TREES)	2170 DBH IN.
TOTAL HEALTHY SIGNIFICANT DBH INCHES REMOVED	313 DBH IN.
ON SITE HARDWOODS REMOVED	0 DBH IN.
ON SITE COMMON TREES REMOVED	145 DBH IN.
ON SITE CONIFERS REMOVED	168 DBH IN.
EXCESS TREE REMOVAL:	219.1 DBH IN.

TREE REPLACEMENT REQUIRED		
REPLACEMENT TREES	REPLACEMENT REQUIRED	*EQUIVALENT TREES
COMMON TREES (145" removals less 57.6" allowance)* 0.25	22.0 CAL IN	9.0 TREES
EVERGREEN TREES (168" removals less 78" * 0.50)	45.0 CAL IN	18.0 TREES
HARDWOOD TREES (0" removals * 0.50)	0.0 CAL IN	0.0 TREES
		27.0 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



CONSTRUCTION PLANS

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

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  
△ 01/08/24 STREET WIDTH REVISIONS

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: 01/08/24 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: 01/08/24



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

TAG ID	SPECIES	SIZE (DBH)	MULTI STEM	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			REMOVED-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
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			OFFSITE
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)	MULTI STEM	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	SIL							



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	329,506 SF (7.56 AC)
STREET R.O.W.	1.38 AC
EXISTING UTILITY EASEMENTS	0.71 AC
NET SITE AREA	5.47 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 VISITOR	2 SPACES / UNIT
MULTI-FAMILY (48*2) VISITOR (48/4) PARKING REQUIRED	96 SPACES 12 SPACES 108 SPACES
PARKING PROVIDED	192 SPACES
GARAGE PARKING (2/UNIT) DRIVEWAY PARKING (2/UNIT)	96 SPACES 96 SPACES
COMMON OPEN SPACE	CITY OF LAKE ELMO
V-MDR (MEDIUM DENSITY RESIDENTIAL) V-HDR (HIGH DENSITY RESIDENTIAL)	300 SF / UNIT 200 SF / UNIT
MAX REQUIRED (48*300) PROVIDED	14,400 SF 94,388 SF

LOT STANDARDS

STANDARD	BLOCK 1, LOT 1	BLOCK 2, LOT 1	OUTLOT A	TOTAL
LOT AREA	105,464 SF/2.42 AC	138,583 SF/3.18 AC	25,156 SF/0.58 AC	269,203 SF/6.18 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	41.0%	44.8%	0%	39.1%
DRIVEWAY ±	11,564 SF	15,676 SF	-	27,240 SF
HOMES ±	28,185 SF	42,635 SF	-	70,820 SF
PATIOS ±	3,120 SF	3,912 SF	-	7,032 SF
OPEN SPACE*	31,326 SF (29.7%)	34,513 SF (32.5%)	25,156 SF (100%)	90,995 SF (33.8%)
GREEN SPACE ±	62,182 SF (58.9%)	76,541 SF (55.2%)	25,156 SF (100%)	163,879 SF (60.9%)
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 PROTECTED AS OPEN SPACE

BLOCK 2 OUTLOT TABLE

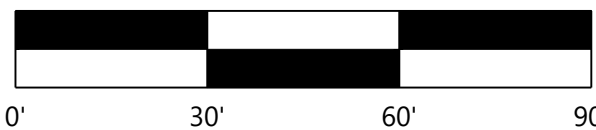
OUTLOT	USE	OWNERSHIP	GROSS AREA
A	STORMWATER	CITY	25,156 SF/0.58 AC

1 SITE KEYNOTES

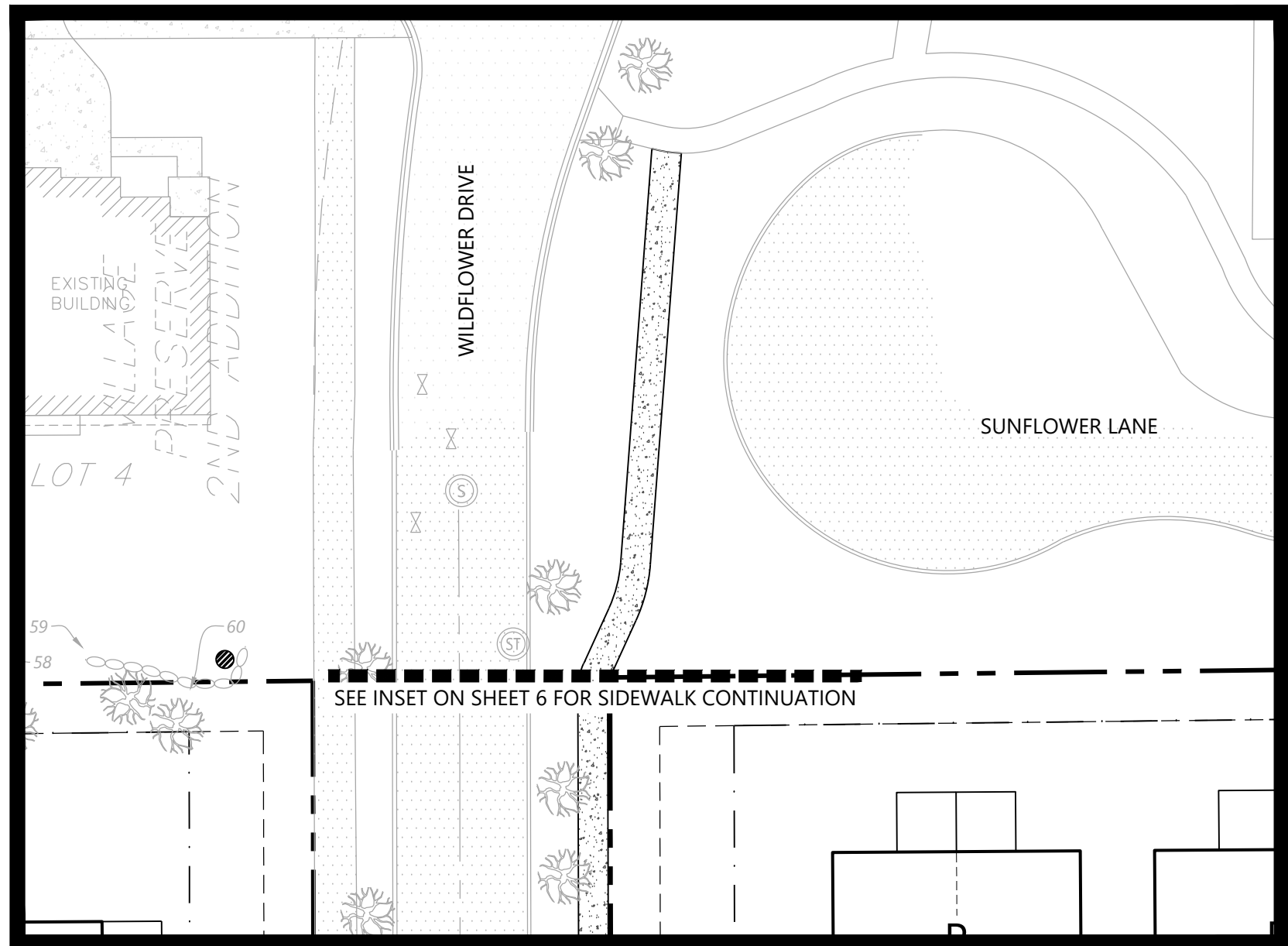
1 CATCH BASIN HIGH WATER LINE (REFERENCE TABLE ON SHEET 18)



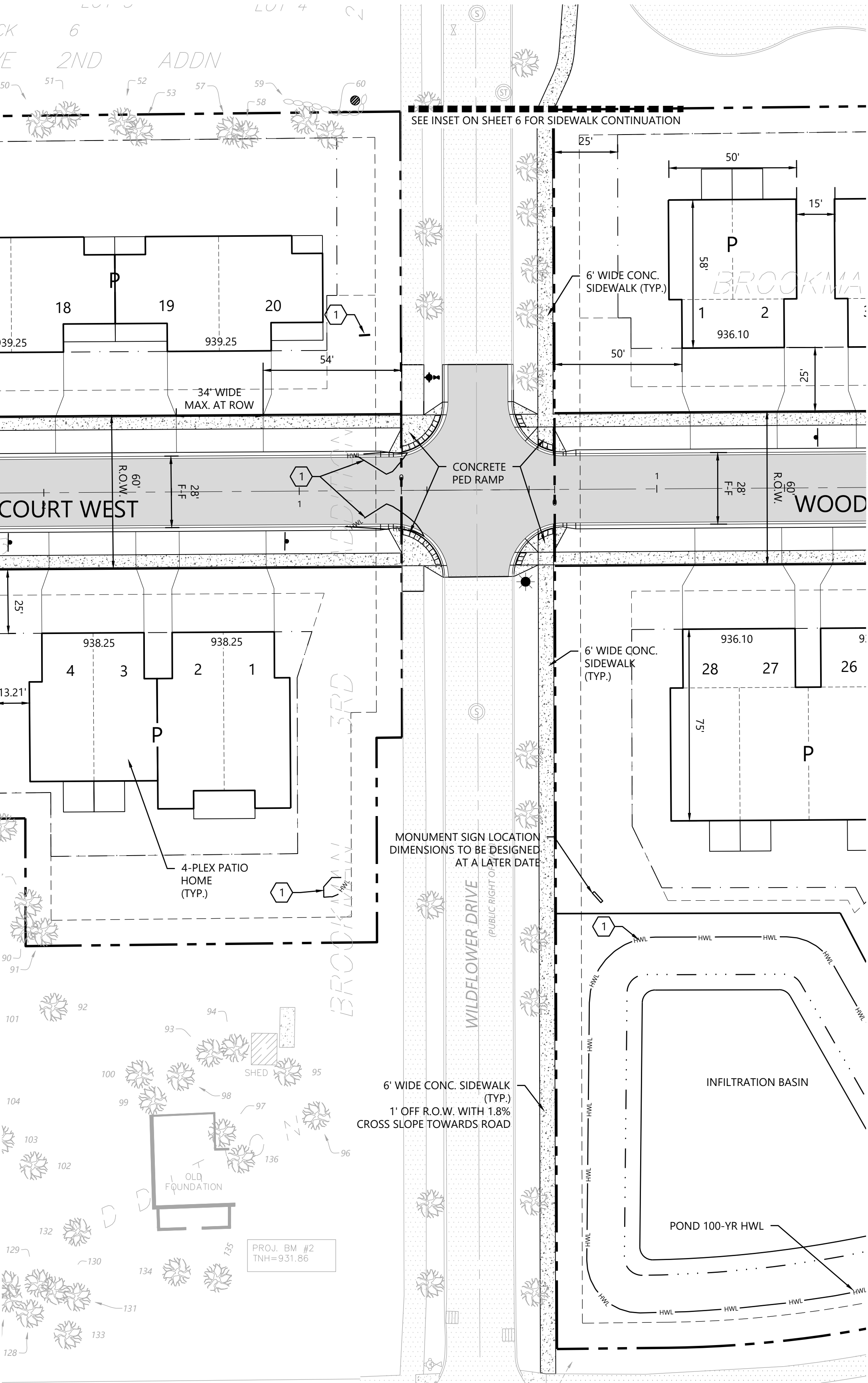
1" = 30'



CONSTRUCTION PLANS



INSET SCALE 1" = 30'



DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	30.0000002"
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
△ 01/08/24	STREET WIDTH REVISIONS

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: 01/08/24 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:

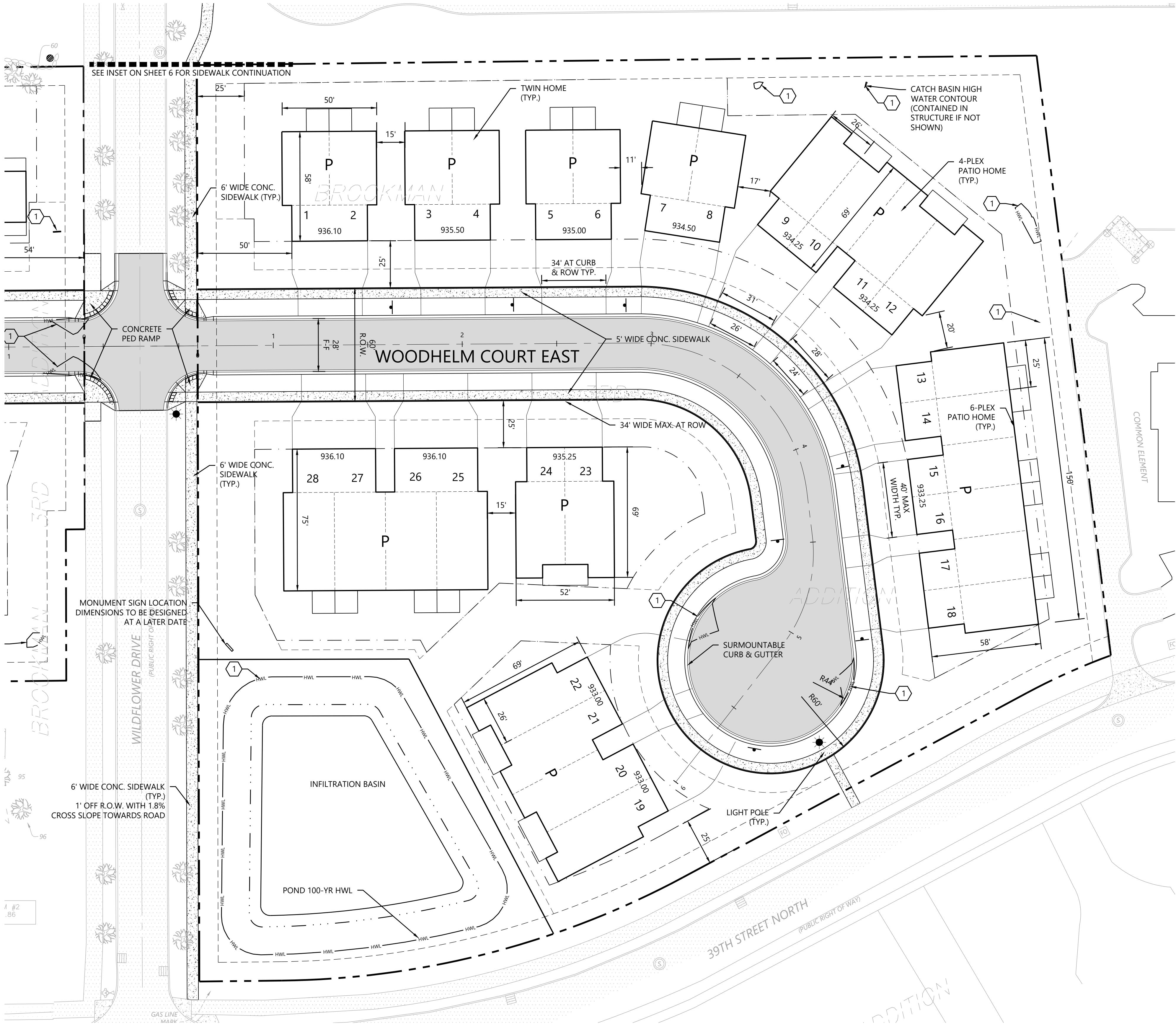
6

OF

38

DATE: 01/08/24





SITE LEGEND

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

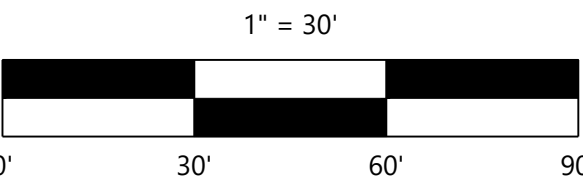
Call 48 Hours before digging:

811 or call811.com

Common Ground Alliance

1 SITE KEYNOTES

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



CONSTRUCTION PLANS

LAKE ELMO TOWNHOMES 8

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

INITIAL ISSUE:	12/06/22
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△ 01/08/24	STREET WIDTH REVISIONS

PREPARED FOR:

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SITE PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER:

7

OF

38

DATE: 01/08/24





## 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.



## CONSTRUCTION PLANS

LAKE ELMO TOWNHOMES 8

INITIAL ISSUE:	12/06/22
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△ 02/13/23	CITY COMMENTS - SKETCH PLAN RESUBMITTAL
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△ 10/31/23	CITY & WATERSHED COMMENTS
△ 01/08/24	STREET WIDTH REVISIONS

**AT HOME APARTMENTS, LLC**

JOHN S. BLENKER  
DATE: 01/08/24 LICENSE NO. 54832

LAKE ELMO, MN

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 10  
Fax (320) 358-2001 Sartell, MN 56377  
Toll Free (800) 270-9495 **westwoodps.com**

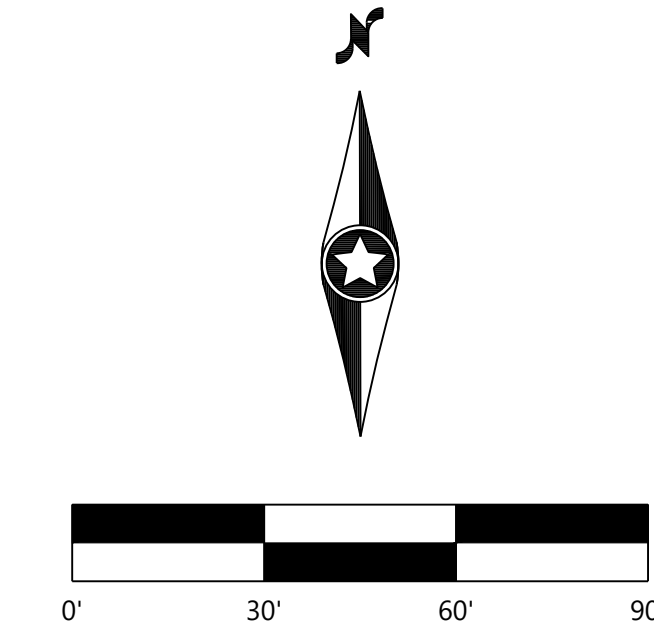
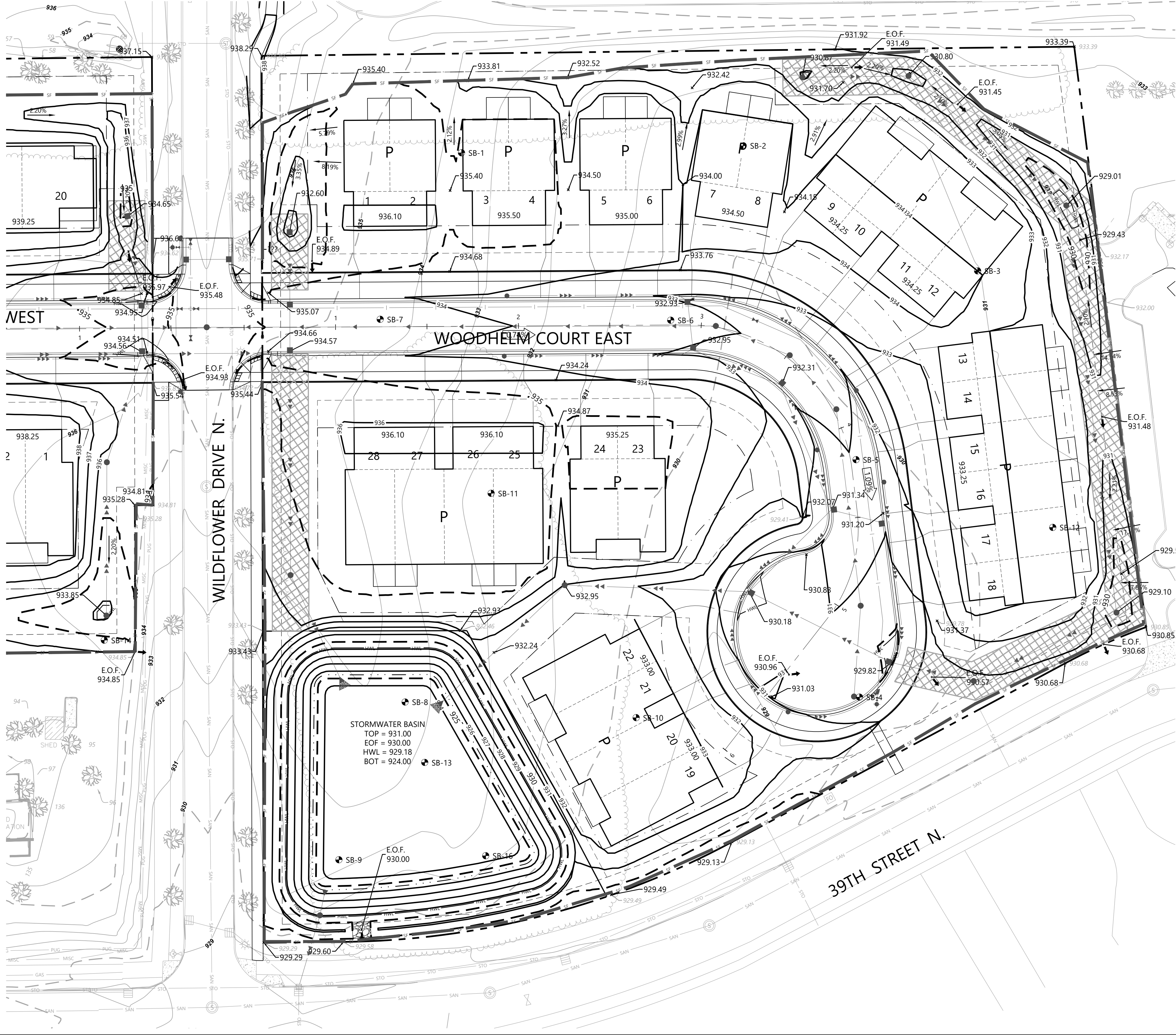
**Westwood Professional Services, Inc.**

PROJECT NUMBER: 0040496.00

17 OF 38

DATE: 01/08/24





## CONSTRUCTION PLANS

## GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- 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.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

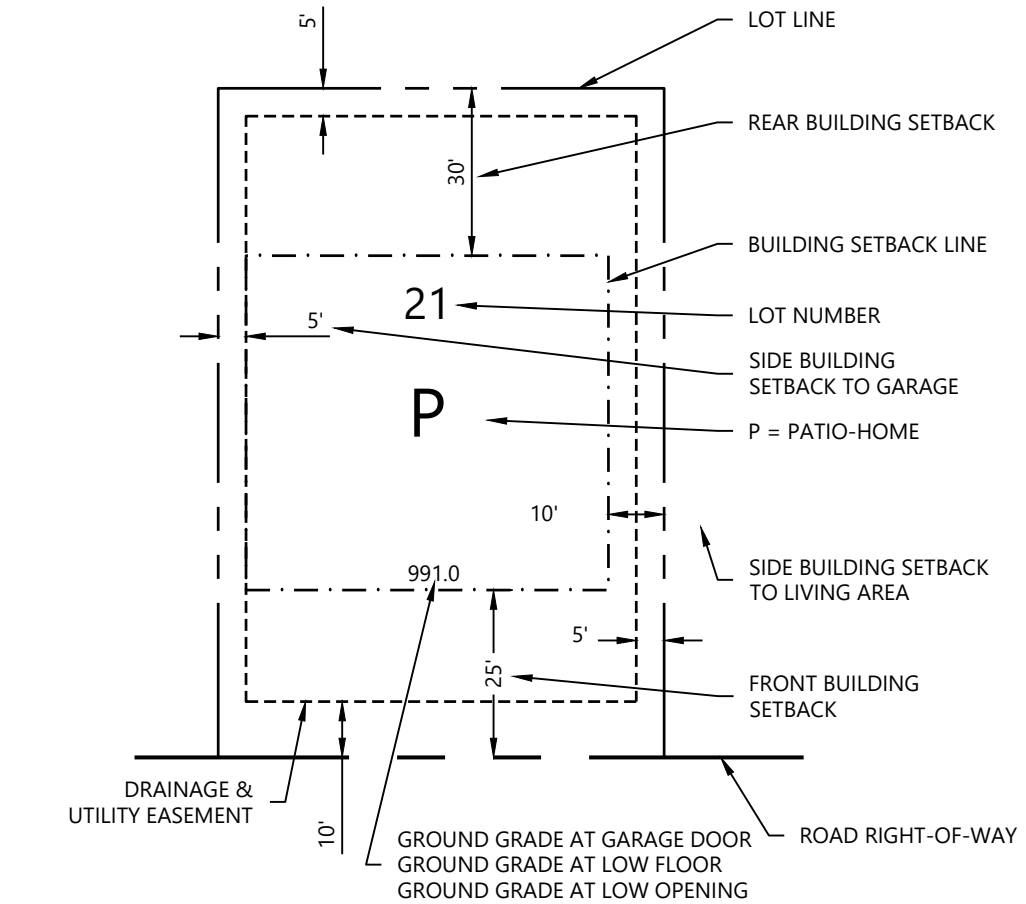
## GRADING LEGEND

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

## LOW POINT CATCH BASIN HWL

STRUCTURE			INLET 100-YR HWL*
NUMBER	RIM ELEV.	SIZE	
202	930.03	72"	930.35
203	929.67	48"	929.94
205	928.95	48"	929.09
206	928.86	48"	929.28
207	930.65	48"	930.80
208	930.72	27"	930.97
302B	932.45	27"	932.56
303	934.28	48"	934.68
303A	934.28	48"	934.65
303B	934.52	27"	934.66
304B	934.90	27"	935.15
305	935.96	27"	936.21
307	933.70	48"	933.95

\*INLET 100-YEAR HWL WAS DETERMINED USING THE LIMITING INLET CAPACITY



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

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

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
△ 01/08/24	STREET WIDTH REVISIONS

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: 01/08/24 LICENSE NO. 54832

## LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

## Westwood

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Toll Free (800) 270-9495 westwoodps.com  
Westwood Professional Services, Inc.

## GRADING & DRAINAGE PLAN

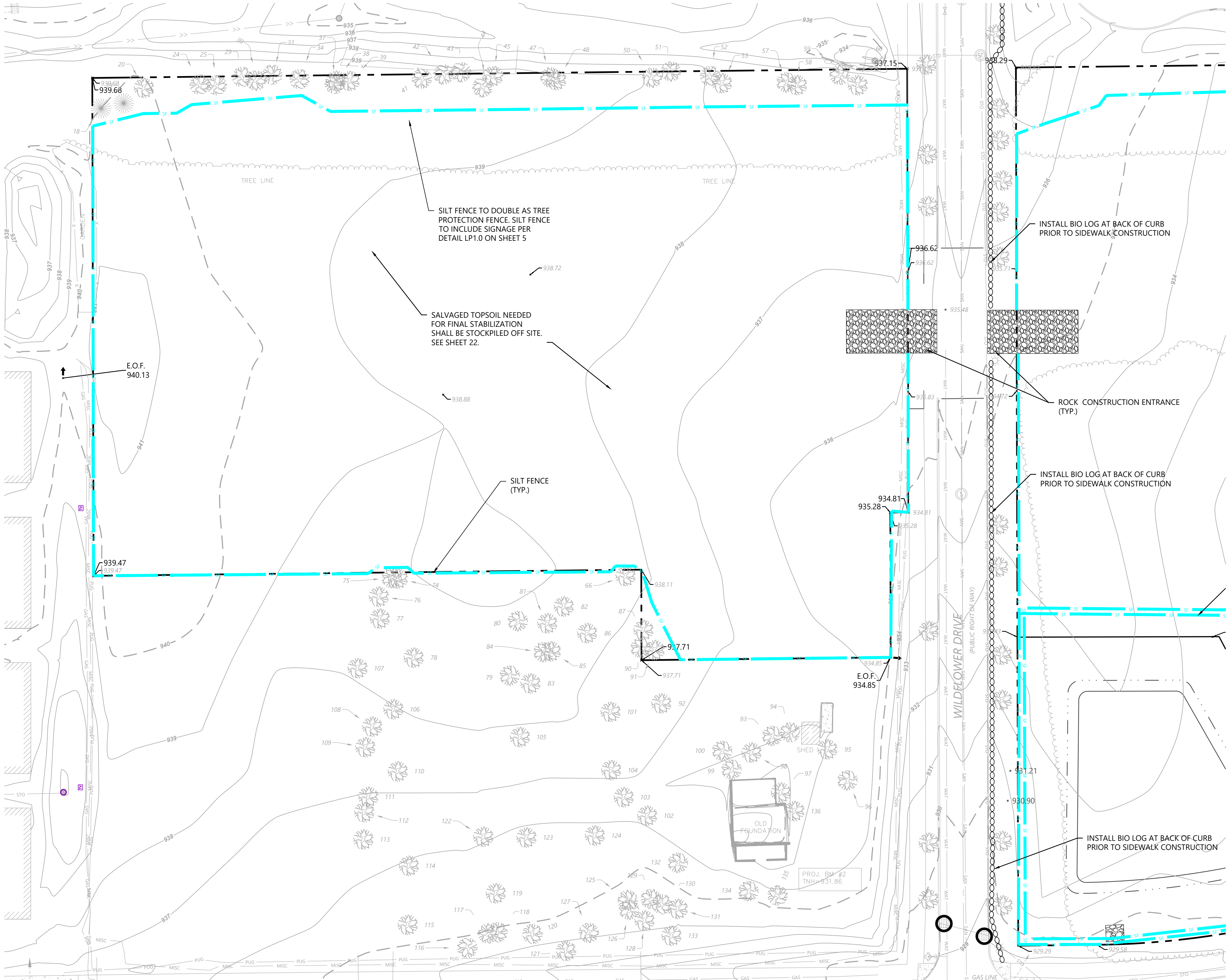
PROJECT NUMBER: 0040496.00

SHEET NUMBER:

18 OF 38

DATE: 01/08/24





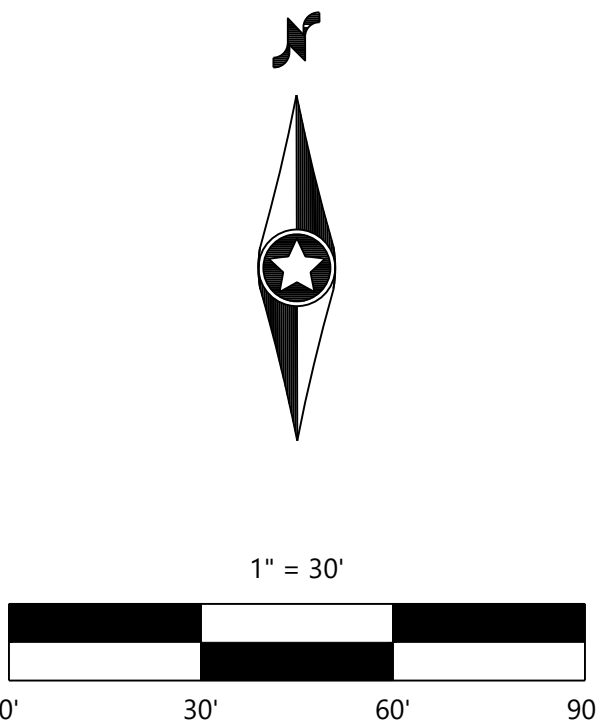
EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		EMERGENCY OVERFLOW
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		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
		DO NOT DISTURB

EROSION CONTROL NOTES

- 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.
- 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.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
  - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
  - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
  - SILT FENCE AND FIBER LOGS; OR
  - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
- TOPSOIL TO BE STOCKPILED AND RESERVED TO RESTORE THE SITE WITH 6" OF TOPSOIL. TOP SOIL TO CONTAIN NO LESS THAN 6% ORGANIC MATTER.



CONSTRUCTION PLANS

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	30.0000002"
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
	01/08/24 STREET WIDTH REVISIONS

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: 01/08/24 LICENSE NO. 54832

**LAKE ELMO TOWNHOMES 8**

LAKE ELMO, MN

**Westwood**

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Westwood Professional Services, Inc.

INITIAL EROSION  
CONTROL PLAN

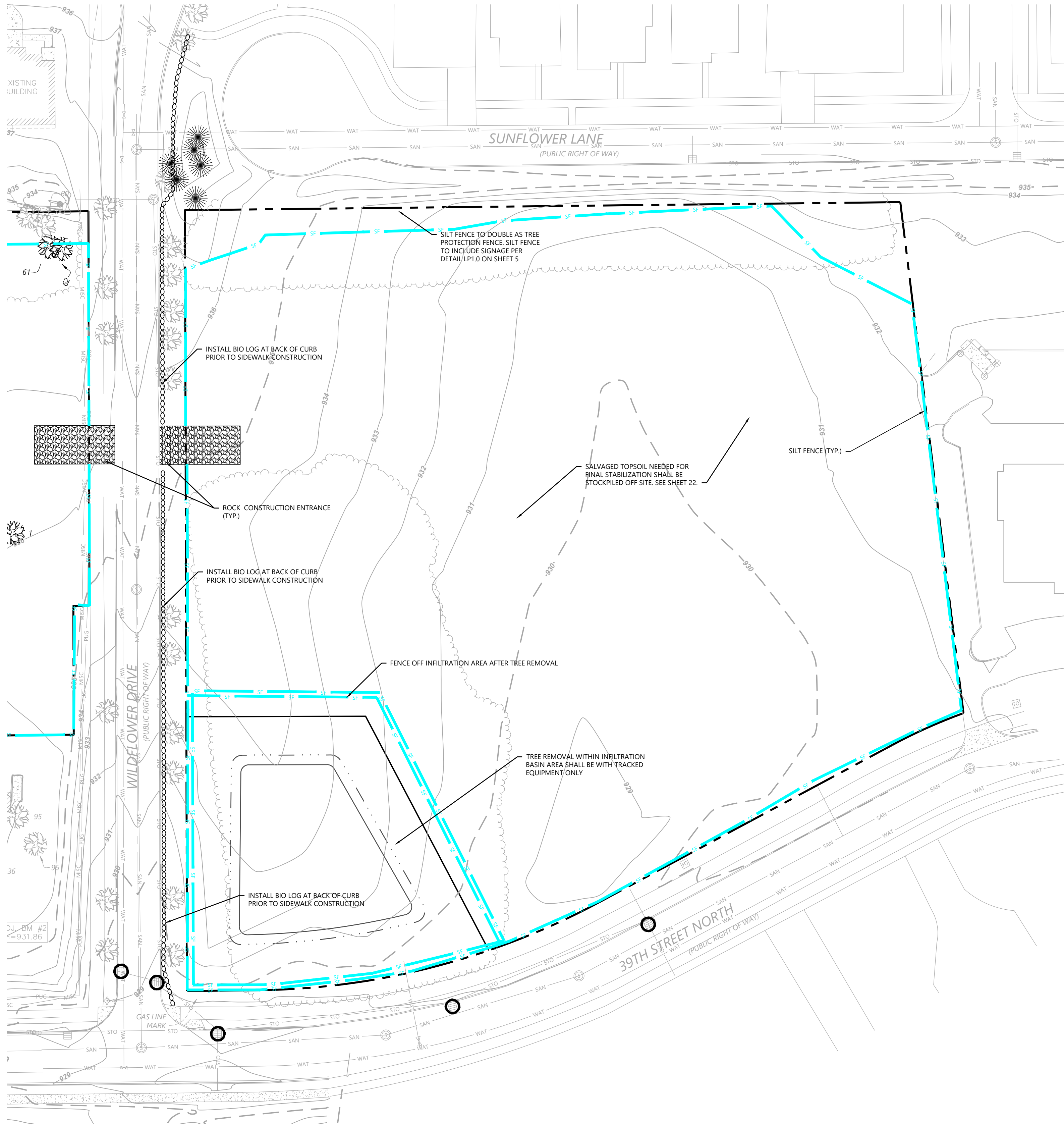
PROJECT NUMBER: 0040496.00

SHEET NUMBER:

19 OF 38

DATE: 01/08/24



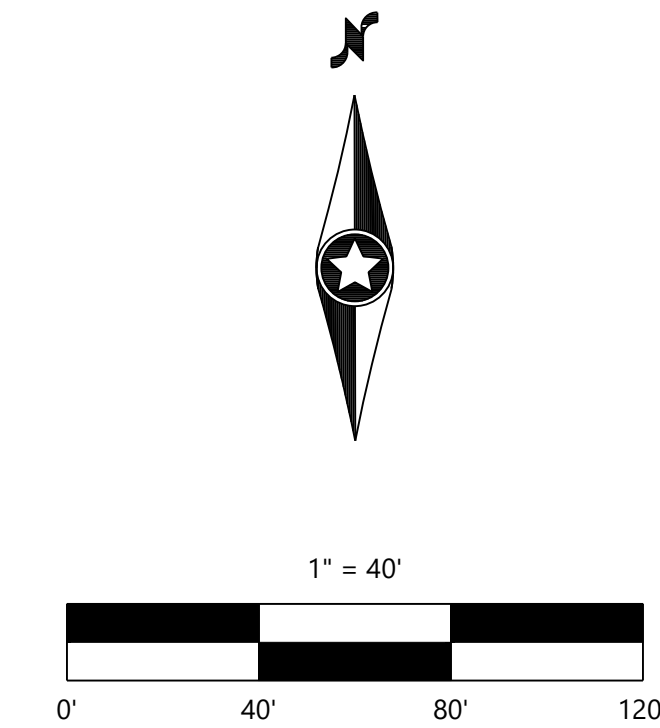


EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		EMERGENCY OVERFLOW
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		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
		DO NOT DISTURB

EROSION CONTROL NOTES

- 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.
- 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.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
  - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
  - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
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  - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
- TOPSOIL TO BE STOCKPILED AND RESERVED TO RESTORE THE SITE WITH 6" OF TOPSOIL. TOP SOIL TO CONTAIN NO LESS THAN 6% ORGANIC MATTER.



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

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
	01/08/24 STREET WIDTH REVISIONS

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

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OF THE STATE OF MINNESOTA  
  
JOHN S. BLENKER  
DATE: 01/08/24 LICENSE NO. 54832

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LAKE ELMO, MN

**Westwood**  
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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: 01/08/24



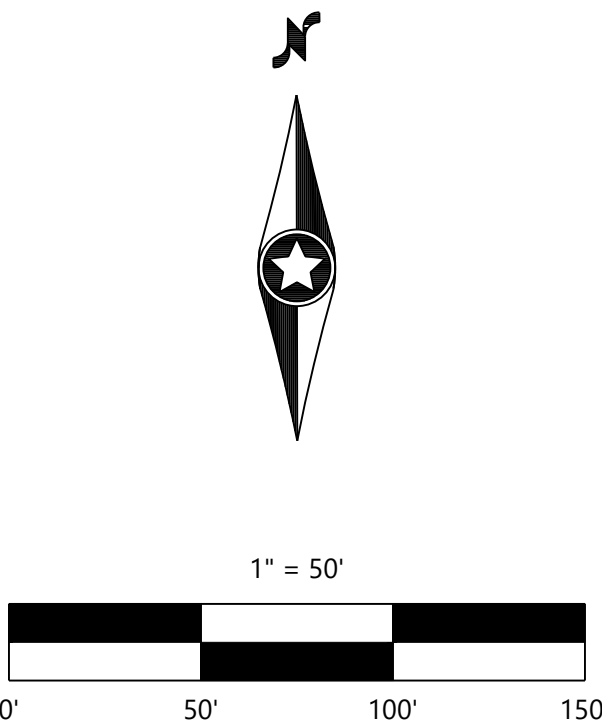


EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		EMERGENCY OVERFLOW
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		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
		DO NOT DISTURB

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- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
- TOPSOIL TO BE STOCKPILED AND RESERVED TO RESTORE THE SITE WITH 6" OF TOPSOIL. TOP SOIL TO CONTAIN NO LESS THAN 6% ORGANIC MATTER.
- TOPSOIL SHALL BE TESTED TO ENSURE IT MEETS MNDOT SPEC 3877



CONSTRUCTION PLANS

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	50.000002"
VERTICAL SCALE:	10' OR 5'

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
	01/08/24 STREET WIDTH REVISIONS

PREPARED FOR:

AT HOME APARTMENTS, LLC

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ST. PAUL, MN 55105

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JOHN S. BLENKER  
DATE: 01/08/24 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

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Westwood Professional Services, Inc.

OFF-SITE TOPSOIL  
STOCKPILE PLAN

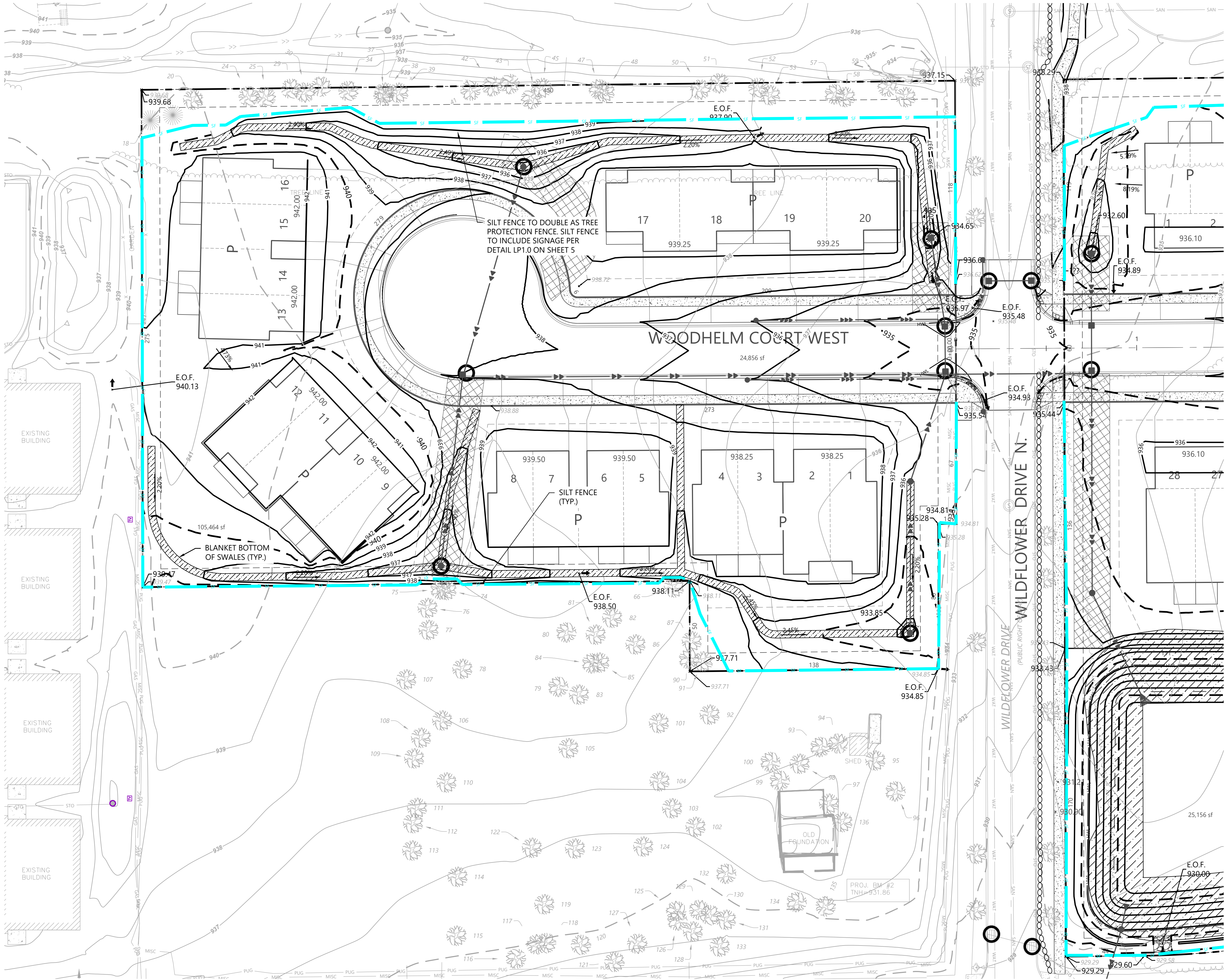
PROJECT NUMBER: 0040496.00

SHEET NUMBER:

21 OF 38

DATE: 01/08/24



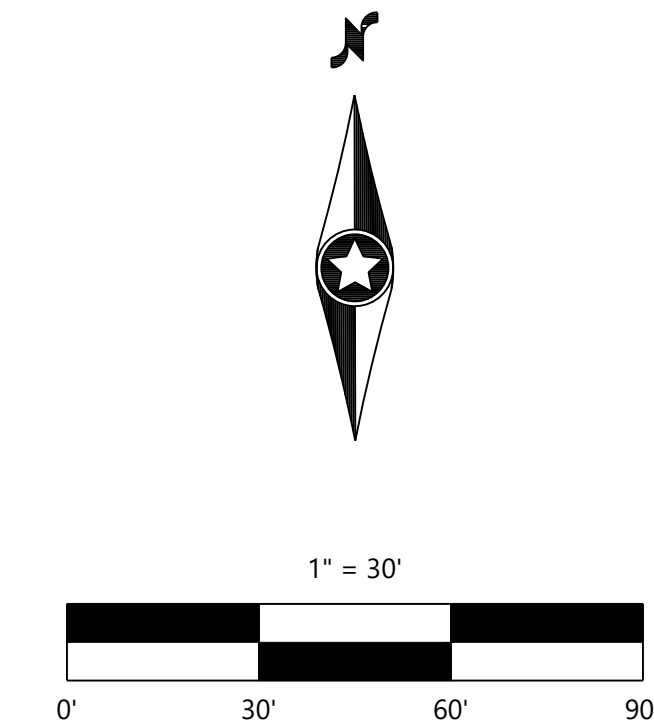


EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		EMERGENCY OVERFLOW
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		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
		DO NOT DISTURB

EROSION CONTROL NOTES

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  - SILT FENCE AND FIBER LOGS; OR
  - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
- ALL PROJECT AREAS OUTSIDE PAVED AREAS SHALL BE TILLED TO A MIN. 6" DEPTH, TO REDUCE COMPACTION, PRIOR TO MIN. 4" TOPSOIL PLACEMENT



CONSTRUCTION PLANS

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	29.999976'
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
	01/08/24 STREET WIDTH REVISIONS

PREPARED FOR:  
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**JOHN S. BLENKER**  
DATE: 01/08/24 LICENSE NO. 54832

**LAKE ELMO TOWNHOMES 8**  
LAKE ELMO, MN

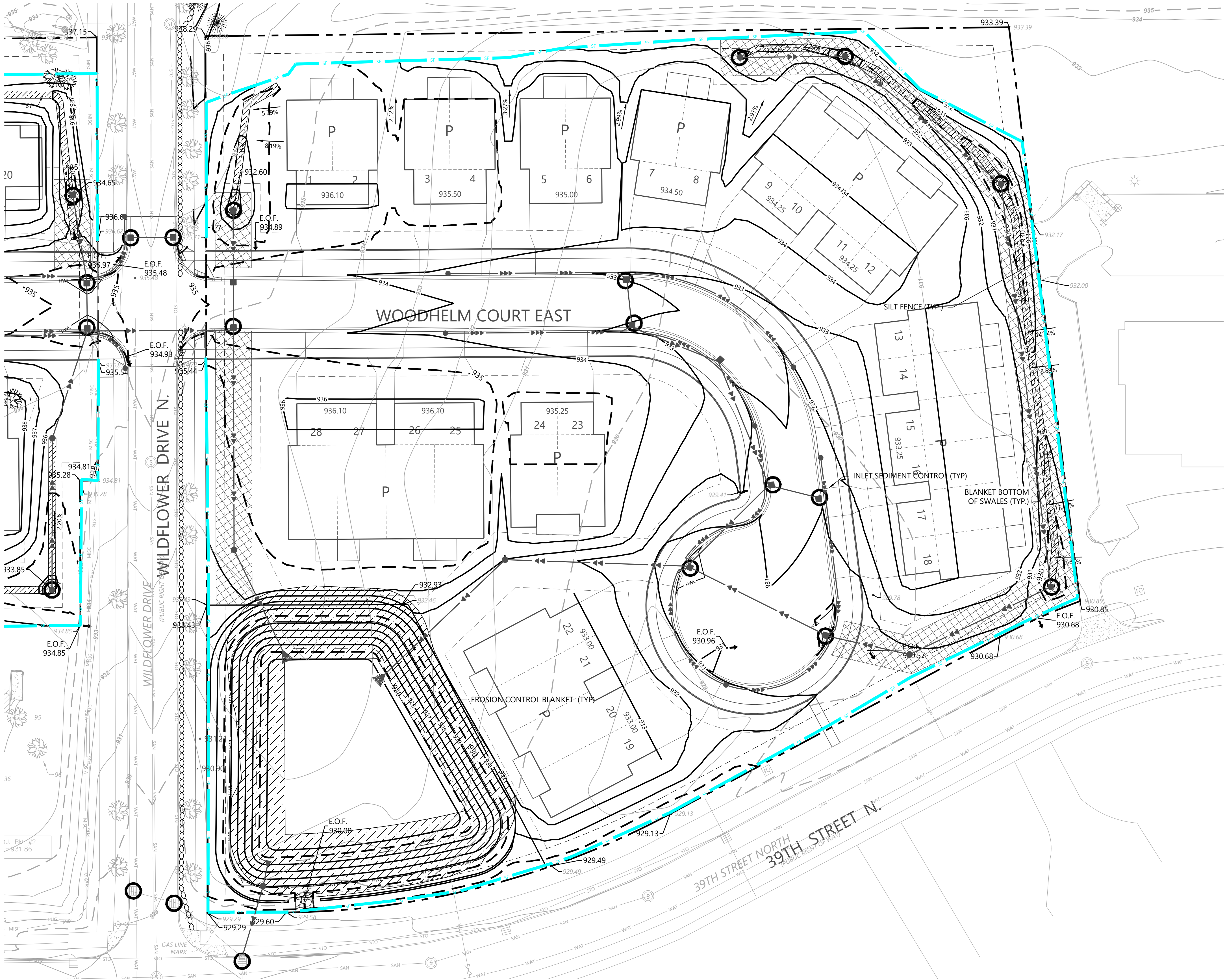
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Westwood Professional Services, Inc.

**FINAL EROSION  
CONTROL PLAN**

PROJECT NUMBER: 0040496.00

SHEET NUMBER:  
**22** OF **38**  
DATE: 01/08/24





EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		EMERGENCY OVERFLOW
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		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
		DO NOT DISTURB

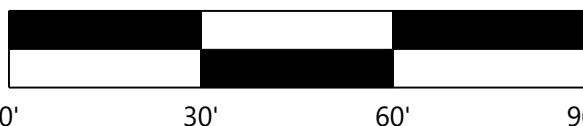
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EROSION CONTROL NOTES

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  - SILT FENCE AND FIBER LOGS; OR
  - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
- 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'



CONSTRUCTION PLANS

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	29.999994"
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
	01/08/24 STREET WIDTH REVISIONS

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: 01/08/24 LICENSE NO. 54832

**LAKE ELMO TOWNHOMES 8**  
LAKE ELMO, MN

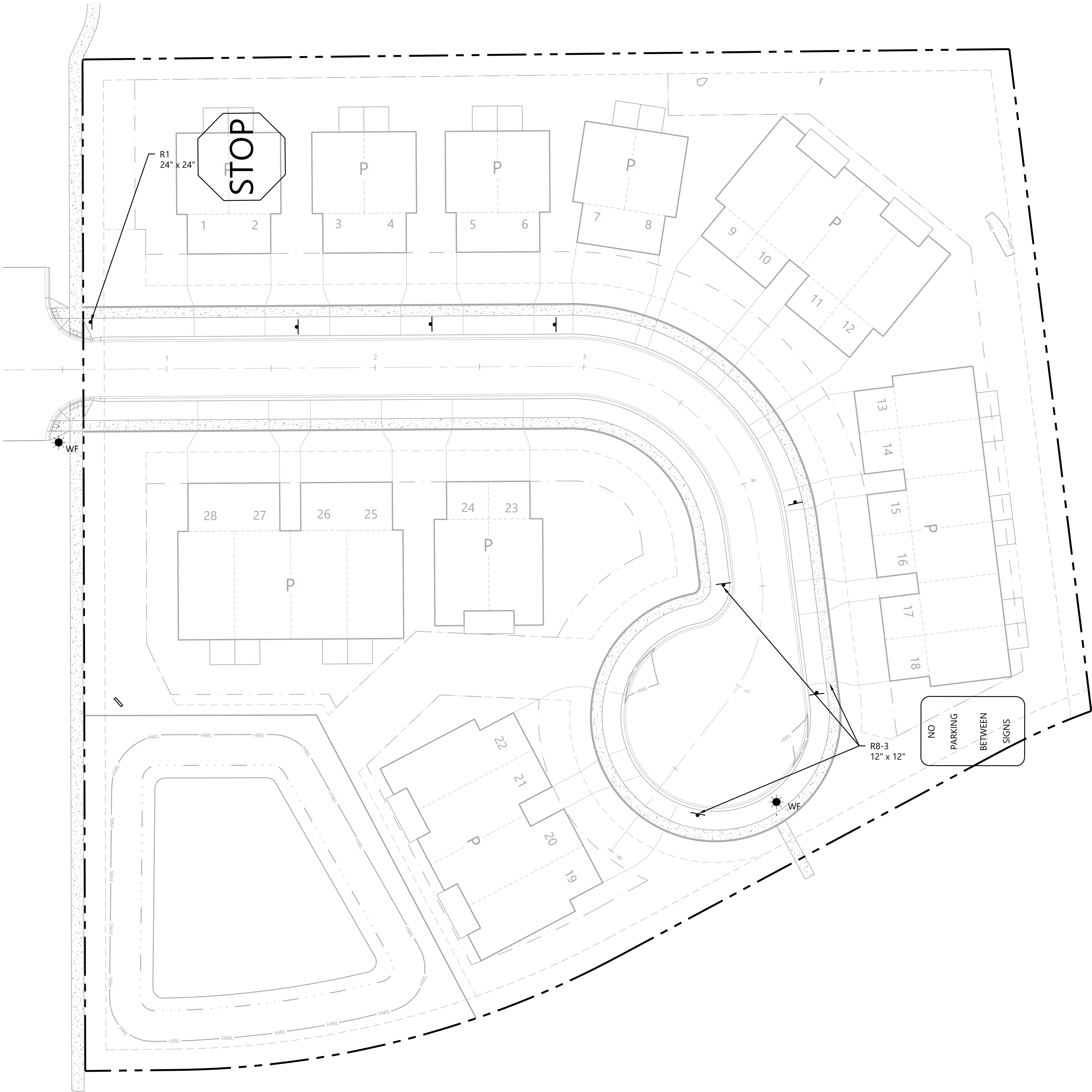
**Westwood**  
Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100  
Fax (320) 358-2001 Sartell, MN 56377  
Toll Free (800) 270-9495 westwoodps.com  
Westwood Professional Services, Inc.

**FINAL EROSION  
CONTROL PLAN**

PROJECT NUMBER: 0040496.00

SHEET NUMBER:  
**23** OF **38**  
DATE: 01/08/24





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 (TRADITIONAL COLONIAL LED, TYPE B 4000 LUMENS (BLACK))

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"

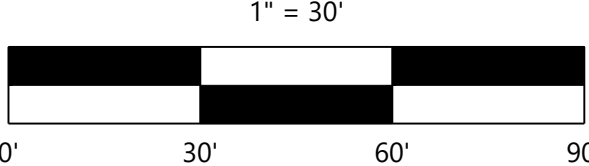
STANDARD PLAN NOTES  
SIGNING/PAVEMENT MARKINGS/LIGHTING PLANS

JANUARY 2022



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
900A  
LAKE ELMO



1" = 30'

CONSTRUCTION PLANS

LAKE ELMO TOWNHOMES 8

DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	30.0000007"
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
	01/08/24 STREET WIDTH REVISIONS

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE  
ST. PAUL, MN 55105

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JOHN S. BLENKER  
DATE: 01/08/24 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: 01/08/24

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 (TRADITIONAL COLONIAL LED, TYPE B 4000 LUMENS (BLACK))

- STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
- ALL SIGNS MUST MEET MMUTCD.
- ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
- SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI BASE.
- DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
- 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".
- ALL PAVEMENT MARKING SYMBOLS SHALL BE GROUND IN PREFORMED THERMOPLASTIC PAVEMENT MATERIAL.
- NO PARKING SIGNS SHALL BE R8-3, 12" BY 12"

STANDARD PLAN NOTES  
SIGNING/PAVEMENT MARKINGS/LIGHTING PLANS

JANUARY 2022

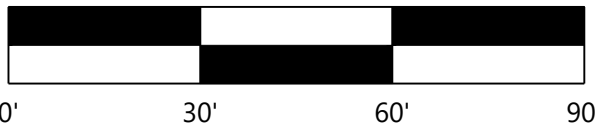


CITY OF LAKE ELMO

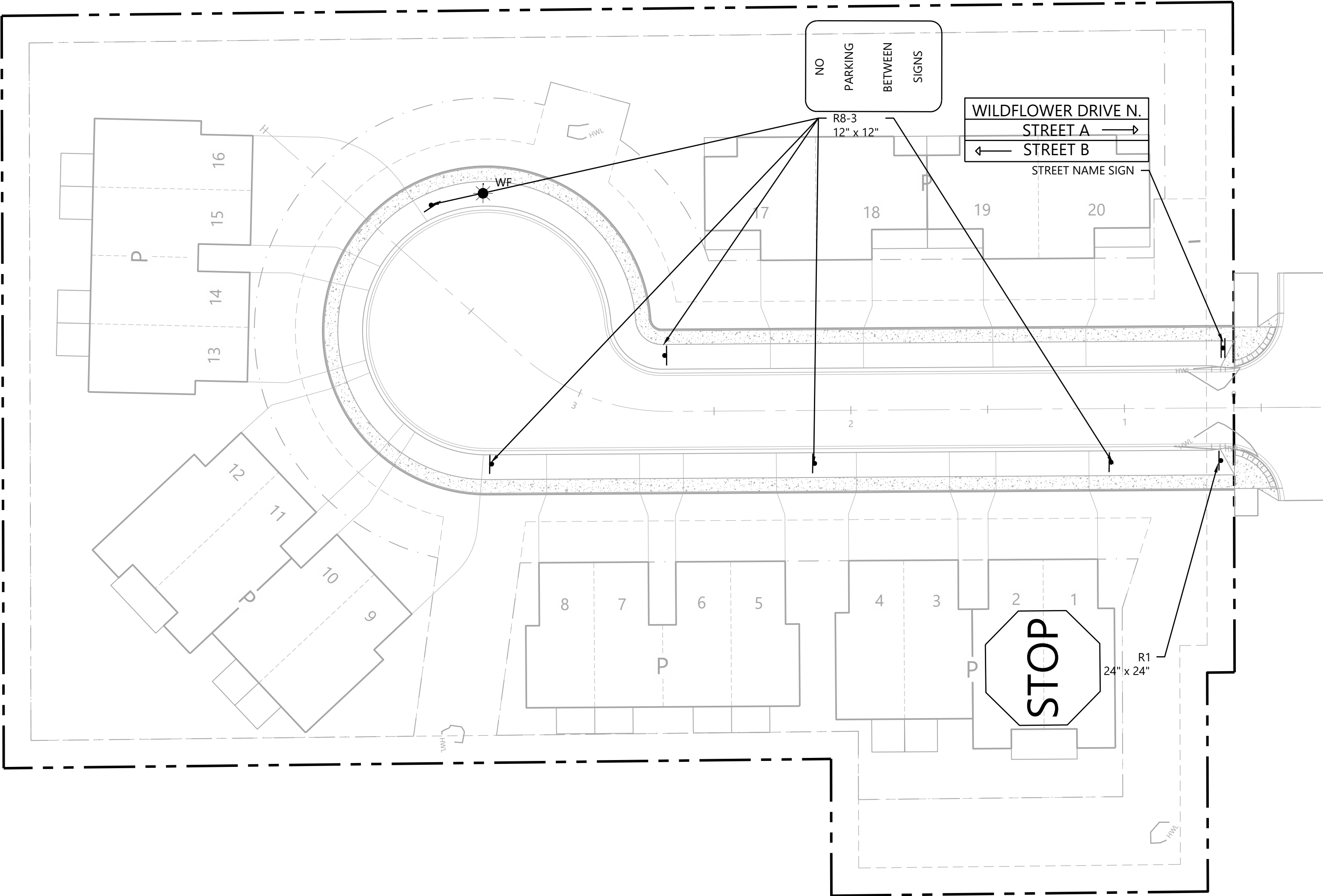
STANDARD DRAWING NO.  
900A  
LAKE ELMO



1" = 30'



CONSTRUCTION PLANS



DESIGNED:	CAW
CHECKED:	JSB
DRAWN:	CAW
HORIZONTAL SCALE:	30.00002"
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
	01/08/24 STREET WIDTH REVISIONS

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE  
ST. PAUL, MN 55105

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JOHN S. BLENKER  
DATE: 01/08/24 LICENSE NO. 54832

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

Westwood

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Toll Free (800) 270-9495 westwoodps.com  
Westwood Professional Services, Inc.

SIGNAGE & LIGHTING  
PLAN

PROJECT NUMBER: 0040496.00

SHEET NUMBER:

33 OF 38

DATE: 01/08/24



PRELIMINARY PLANT SCHEDULE

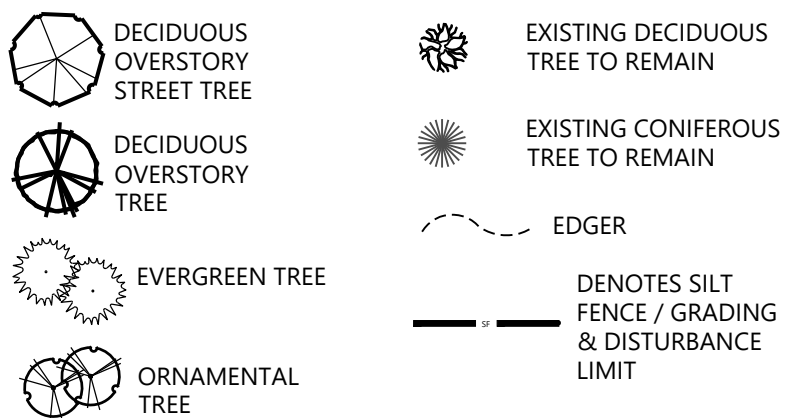
CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	INSTALL SIZE	MATURE SIZE
DECIDUOUS TREES - 67							
ASB	6	AUTUMN SPLENDOR BUCKEYE / AESCULUS X ARNOLDIANA 'AUTUMN SPLENDOR'	2.5" CAL	B&B	AS SHOWN	H 10' W 7'-8"	H 25'-35' W 25'-30"
MFM	9	MATADOR FREEMAN MAPLE / ACER X FREEMANII 'BAILSTON'	2.5" CAL	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.

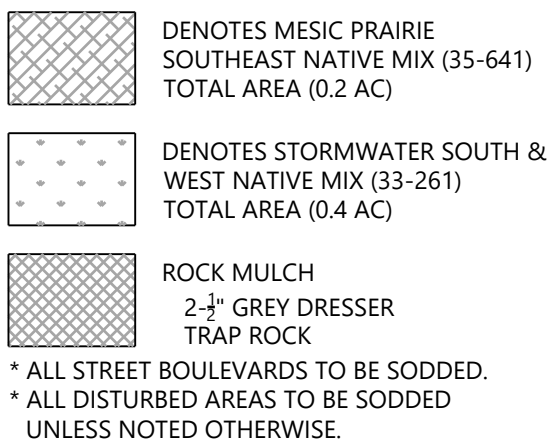
GENERAL NOTES

- TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED PARKING LOT, SIDEWALK, AND UTILITY LOCATIONS.
- 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.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
- NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
- NO DECIDUOUS TREE WITHIN 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 15' OF A PROPOSED SIDEWALK OR TRAIL.
- ALL PLANTING BEDS SHALL HAVE DRIP OR SPRAY-HEAD IRRIGATION. ALL TURF AREAS TO HAVE SPRAY OR ROTOR IRRIGATION.
- SEE SHEET 22 FOR OFF-SITE TOPSOIL STOCK PILE PLAN

PLANTING LEGEND



GROUNDCOVER LEGEND

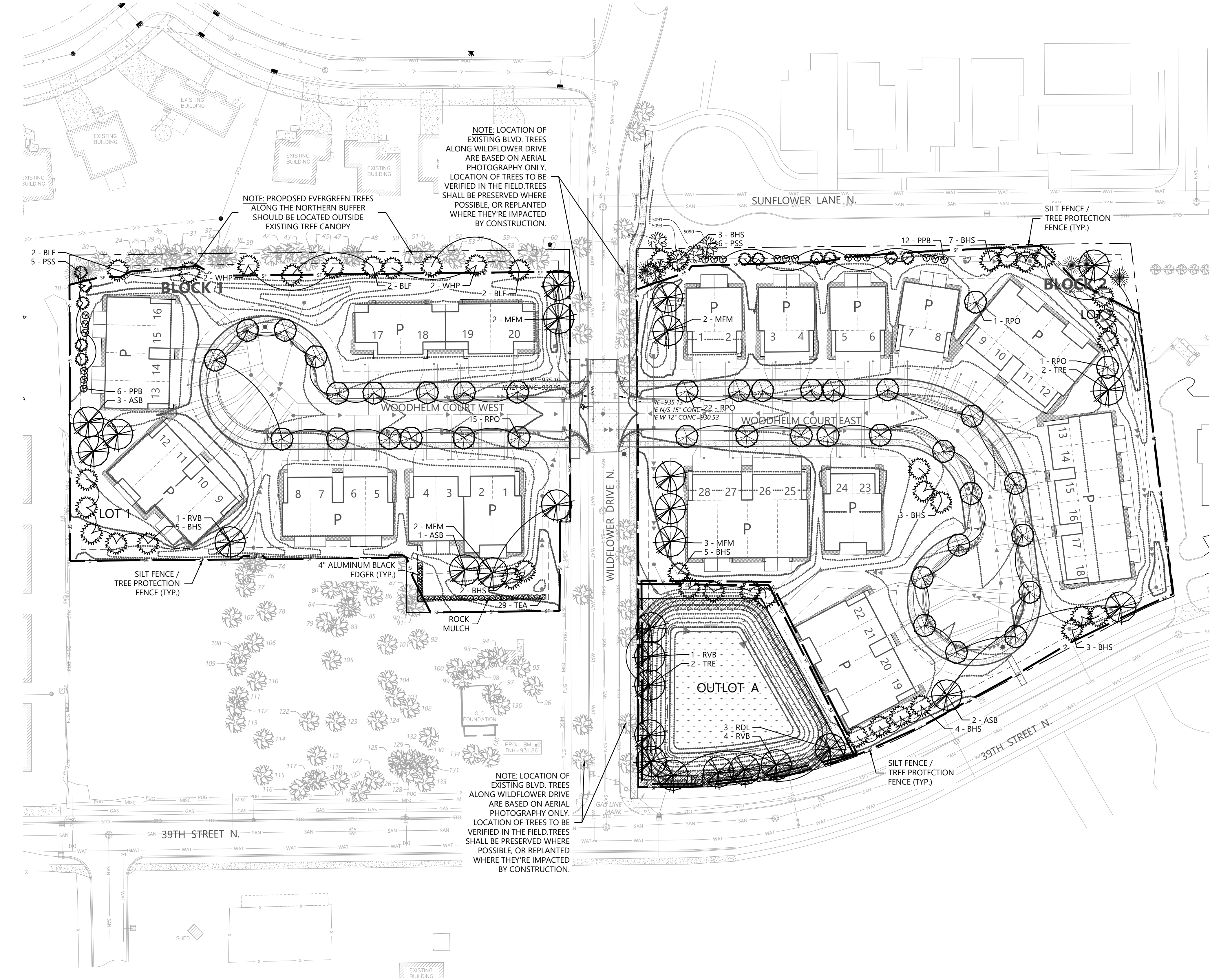
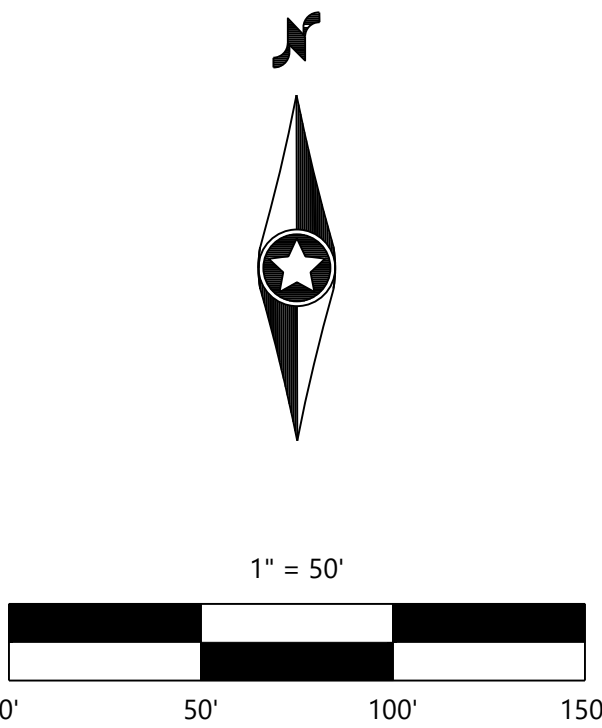


LANDSCAPE REQUIREMENTS

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

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



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

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
△ 01/08/24	STREET WIDTH REVISIONS

PREPARED FOR:

AT HOME APARTMENTS, LLC

1289 GRAND AVENUE  
ST. PAUL, MN 55105

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NICHOLAS T. MEYER  
DATE: 01/08/24 LICENSE NO. 53774

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.

PRELIMINARY  
LANDSCAPE PLAN

PROJECT NUMBER: 0040496.00

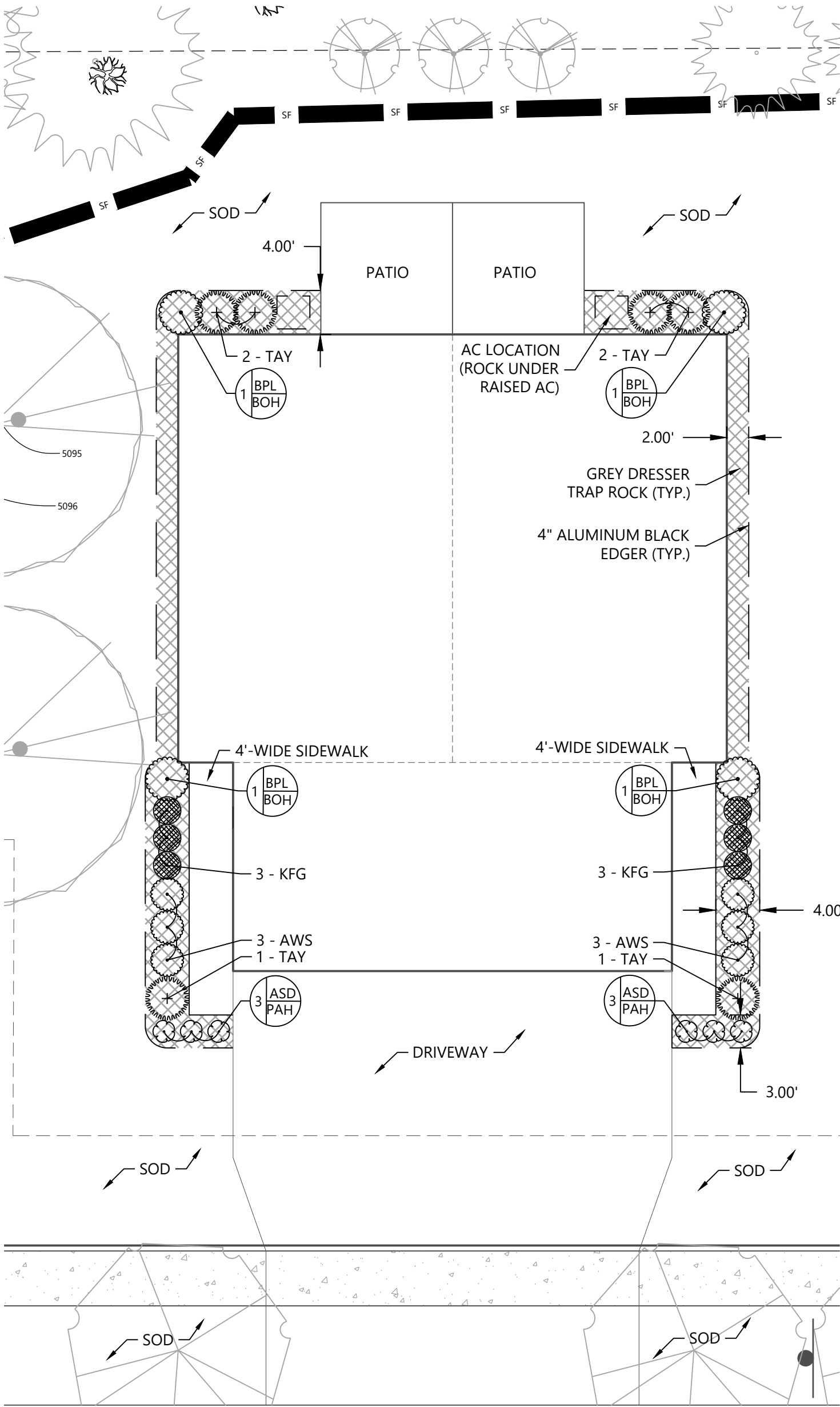
SHEET NUMBER:

34 OF 38

DATE: 01/08/24

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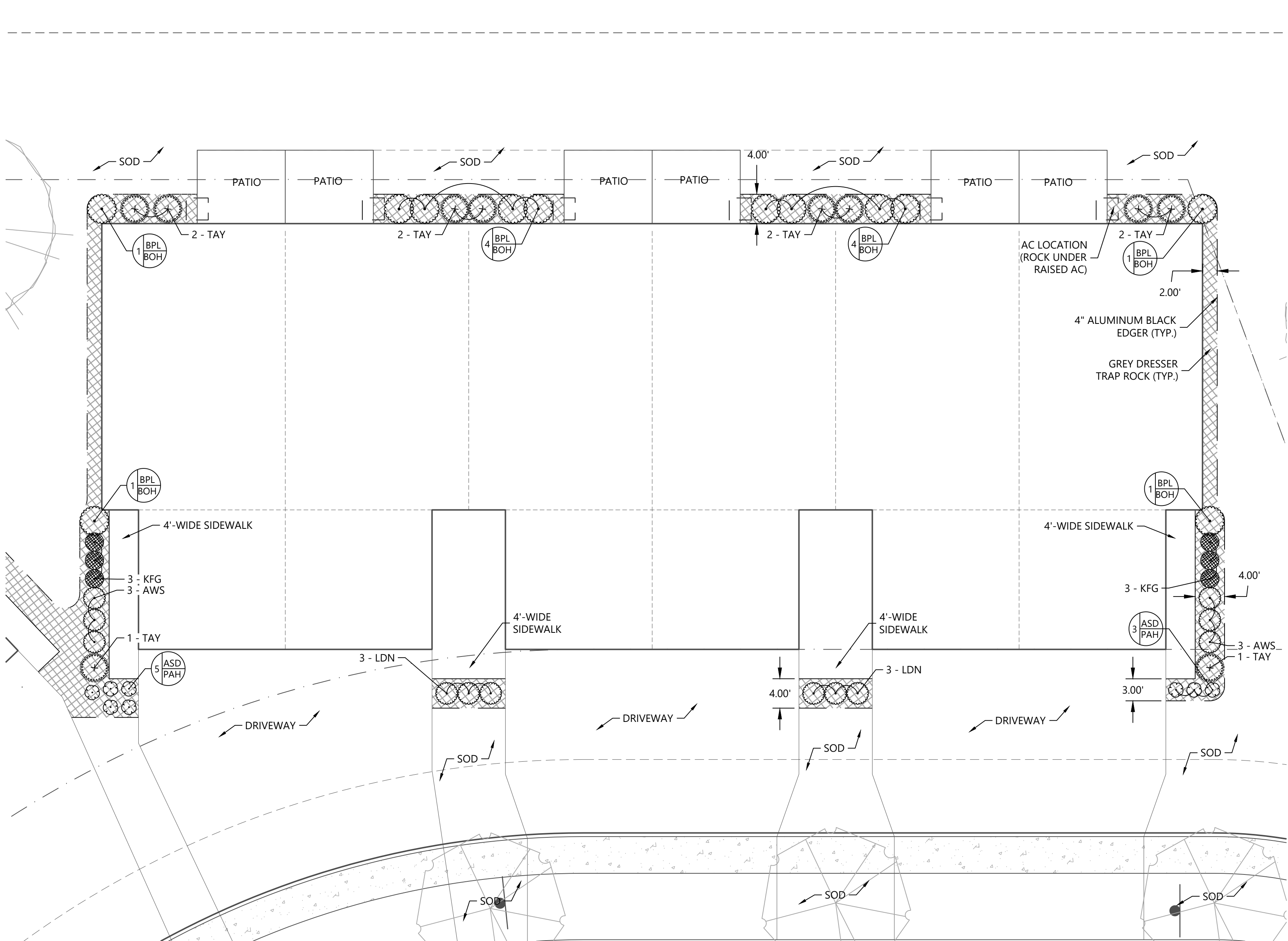
2-UNIT TOWNHOME PLANTING PLAN (BLOCK 2: UNITS 1-8, 23 & 24)



2-UNIT TOWNHOME PLANTING PLAN

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS - 10				
BPL	4	BLOOMERANG DWARF PURPLE LILAC / SYRINGA 'SMNJRPV'	#5 CONT.	4'-0" O.C.
SHADE ALT: BOH 4 BOBO HYDRANGEA / HYDRANGEA PANICULATA 'ILVOBO'				
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 PLAN (BLOCK 2: UNITS 9-12)



6-UNIT TOWNHOME PLANTING SCHEDULE

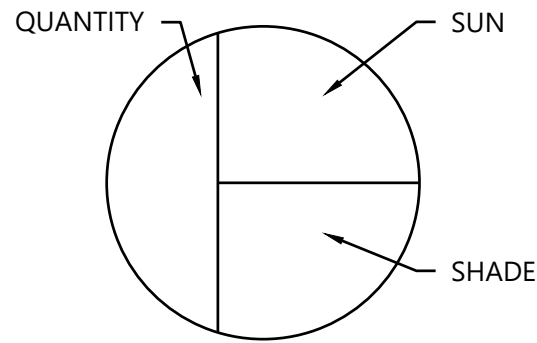
CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS - 24				
BPL	12	BLOOMERANG DWARF PURPLE LILAC / SYRINGA 'SMNJRPV'	#5 CONT.	4'-0" O.C.
SHADE ALT: BOH 12 BOBO HYDRANGEA / HYDRANGEA PANICULATA 'ILVOBO'				
LDN	6	LITTLE DEVIL™ DWARF NINEBARK / PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	#5 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

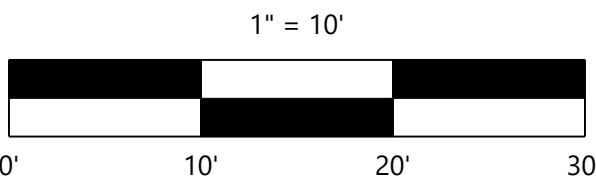
- ROCK MULCH
- 2-1/2" GRAY DRESSER TRAP ROCK
- \* ALL STREET BOULEVARDS TO BE SODDED.
- \* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.
- \* ALL PLANTING BEDS:
  - 4" ALUMINUM BLACK EDGER
  - 2-1/2" ROCK
  - 4oz. WOVEN FABRIC WEED BARRIER

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



N:\0040496.00\DWG\CIVIL\0040496L01.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:  
02/13/23 CITY COMMENTS - SKETCH PLAN RESUBMITTAL  
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DATE: 01/08/24 LICENSE NO. 53774

LAKE ELMO TOWNHOMES 8

LAKE ELMO, MN

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PRELIMINARY  
LANDSCAPE DETAILS

PROJECT NUMBER: 0040496.00

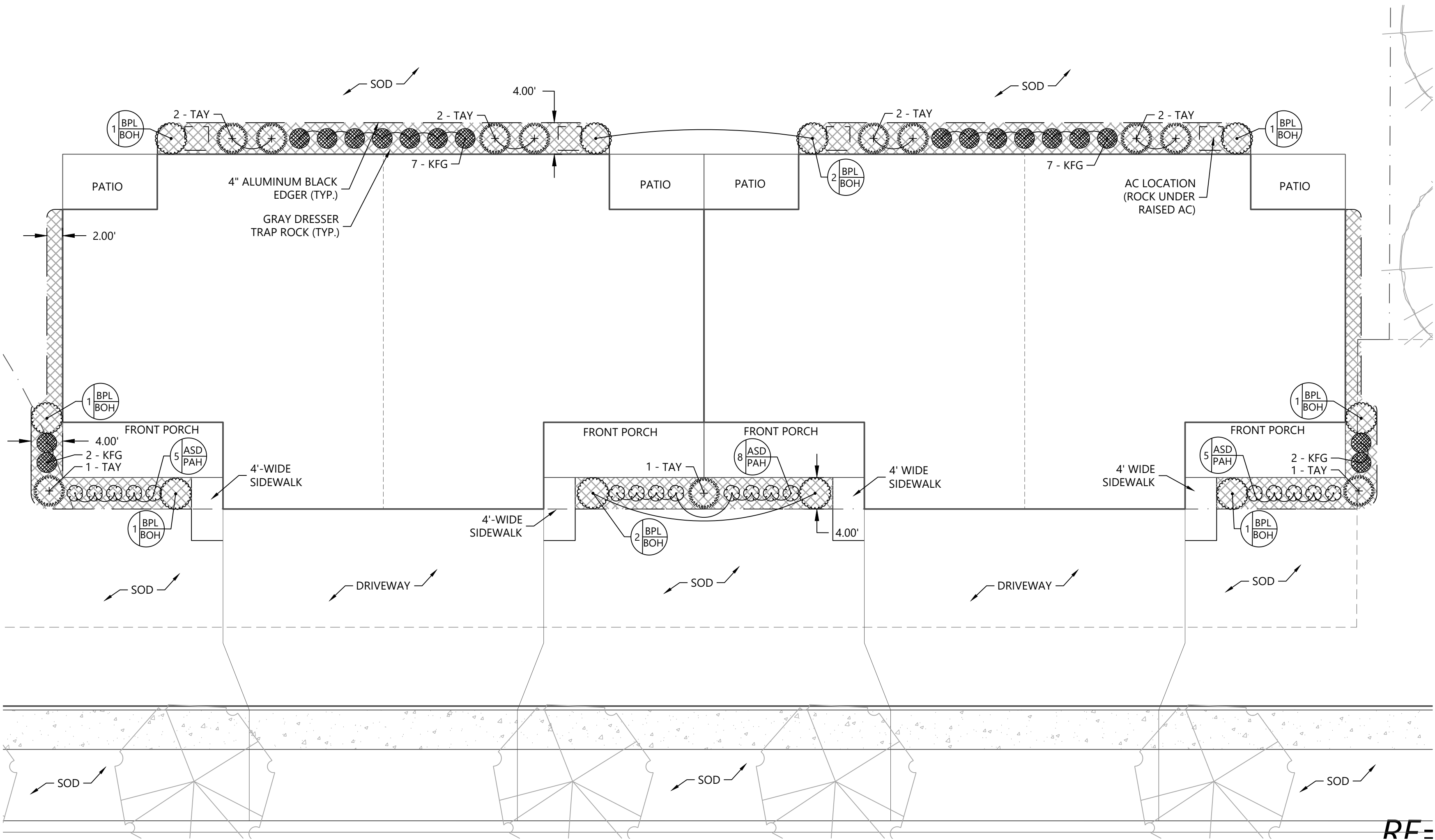
SHEET NUMBER:

35 OF 38

DATE: 01/08/24



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



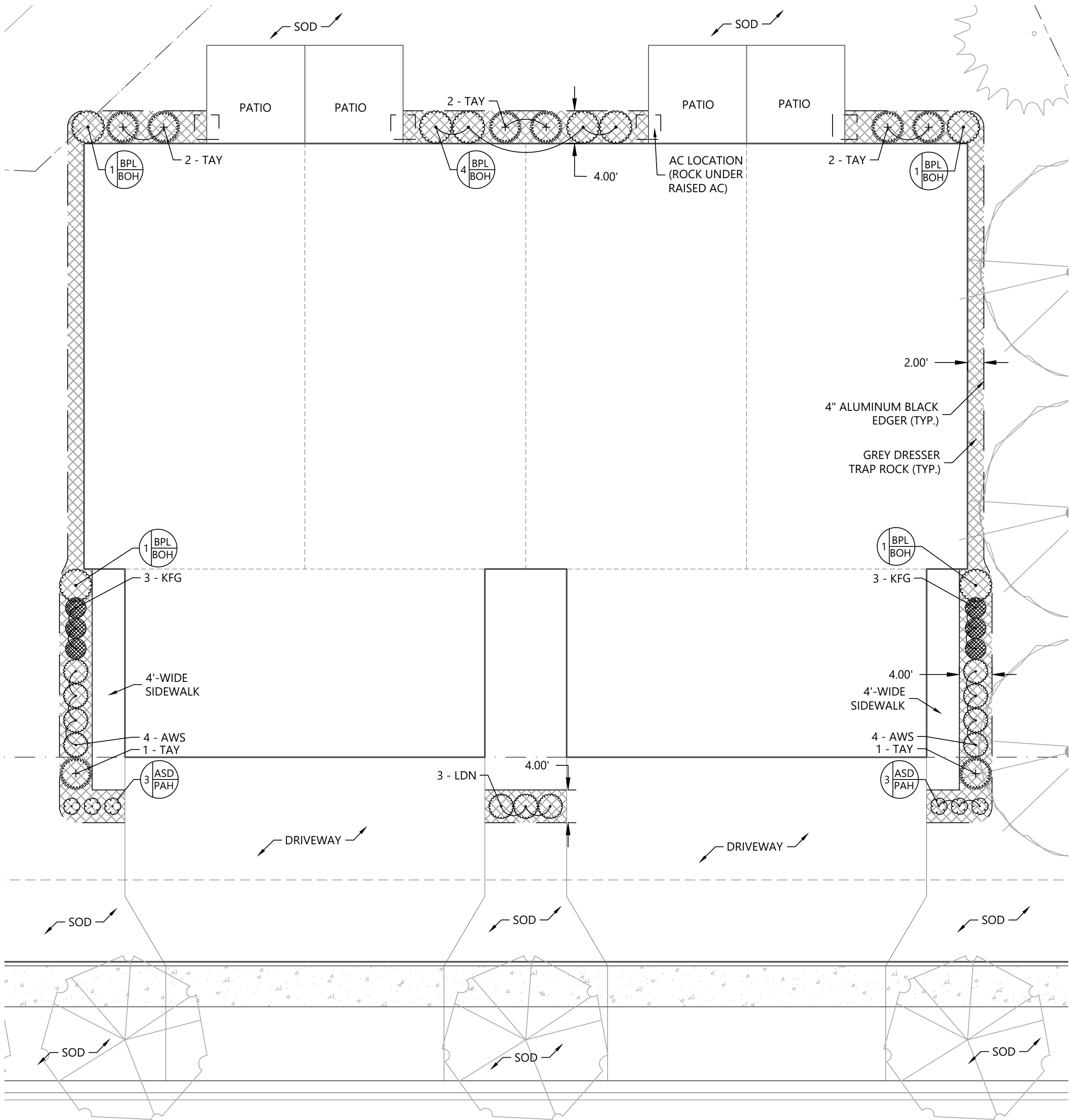
ALTERNATIVE 4-UNIT TOWNHOME PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS - 10				
BPL	10	BLOOMERANG DWARF PURPLE LILAC / SYRINGA 'SMNJRPV'	#5 CONT.	4'-0" O.C.
SHADE ALT: BOH 10 BOBO HYDRANGEA / HYDRANGEA PANICULATA 'LVOBO'				
#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 PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS - 19				
BPL	8	BLOOMERANG DWARF PURPLE LILAC / SYRINGA 'SMNJRPV'	#5 CONT.	4'-0" O.C.
SHADE ALT: BOH 8 BOBO HYDRANGEA / HYDRANGEA PANICULATA 'LVOBO'				
#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.				

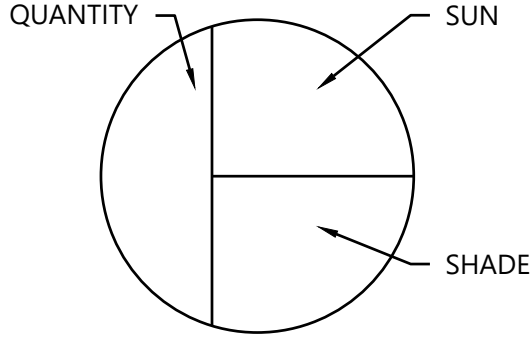
4-UNIT TOWNHOME PLANTING PLAN (BLOCK 1: UNITS 1-16, BLOCK 2: UNITS 9-12, 19-22, 25-28)



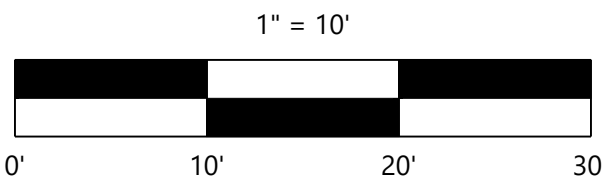
GROUND COVER LEGEND NOTES:

- ROCK MULCH
- 2-1/2" 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
  - 2-1/2" ROCK
  - 4oz. WOVEN FABRIC WEED BARRIER

- \* 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



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

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
△ 01/08/24	STREET WIDTH REVISIONS

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: 01/08/24 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: 01/08/24

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



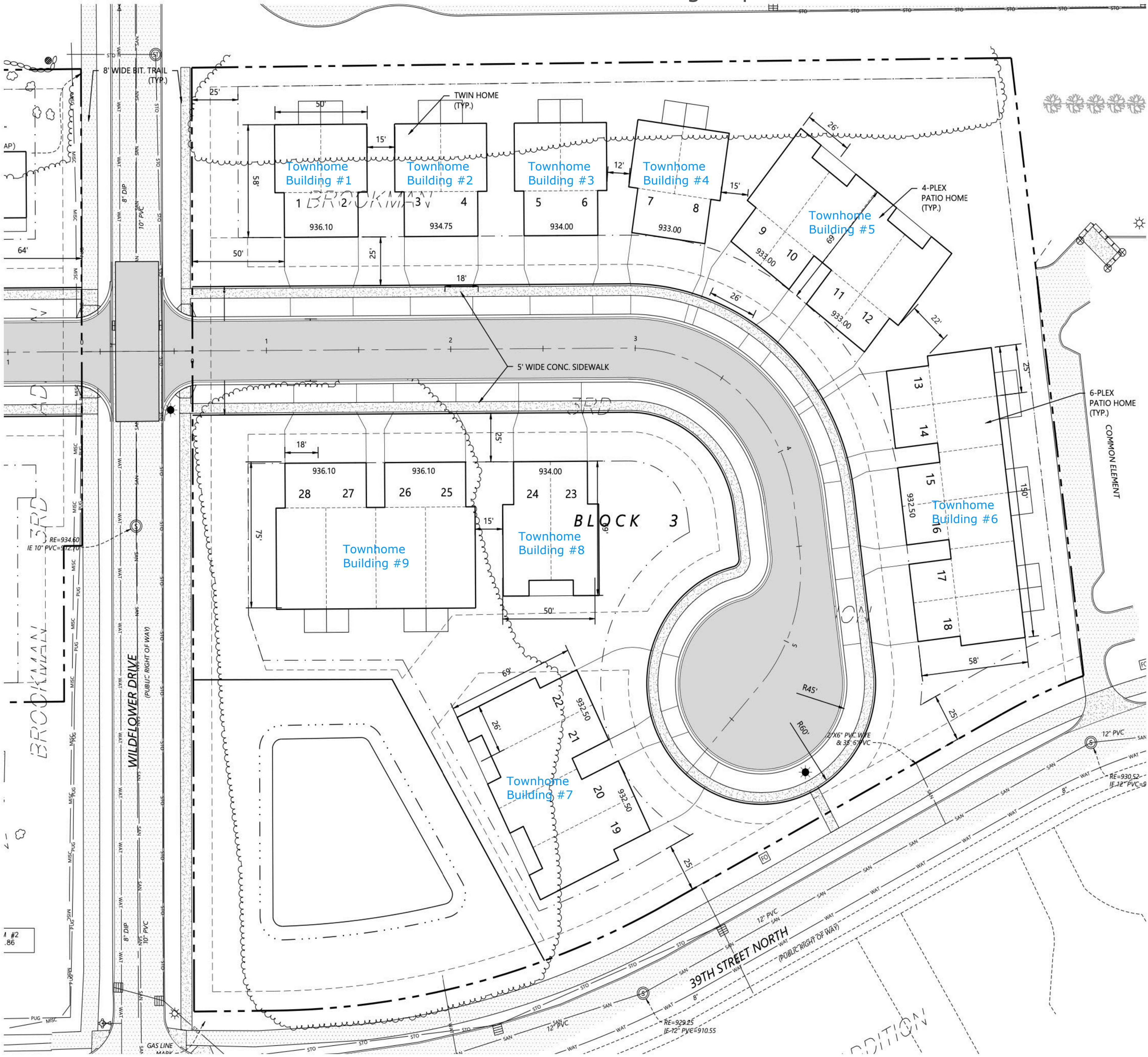
Todd Anderson

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

Lake Elmo Townhomes



Townhome Building Map East of Wildflower Dr.



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

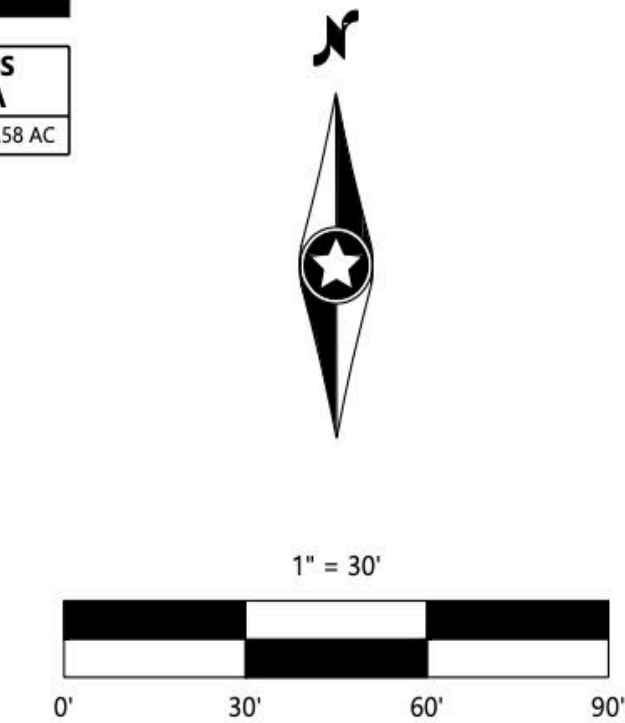
LOT STANDARDS

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



CONSTRUCTION PLANS

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**

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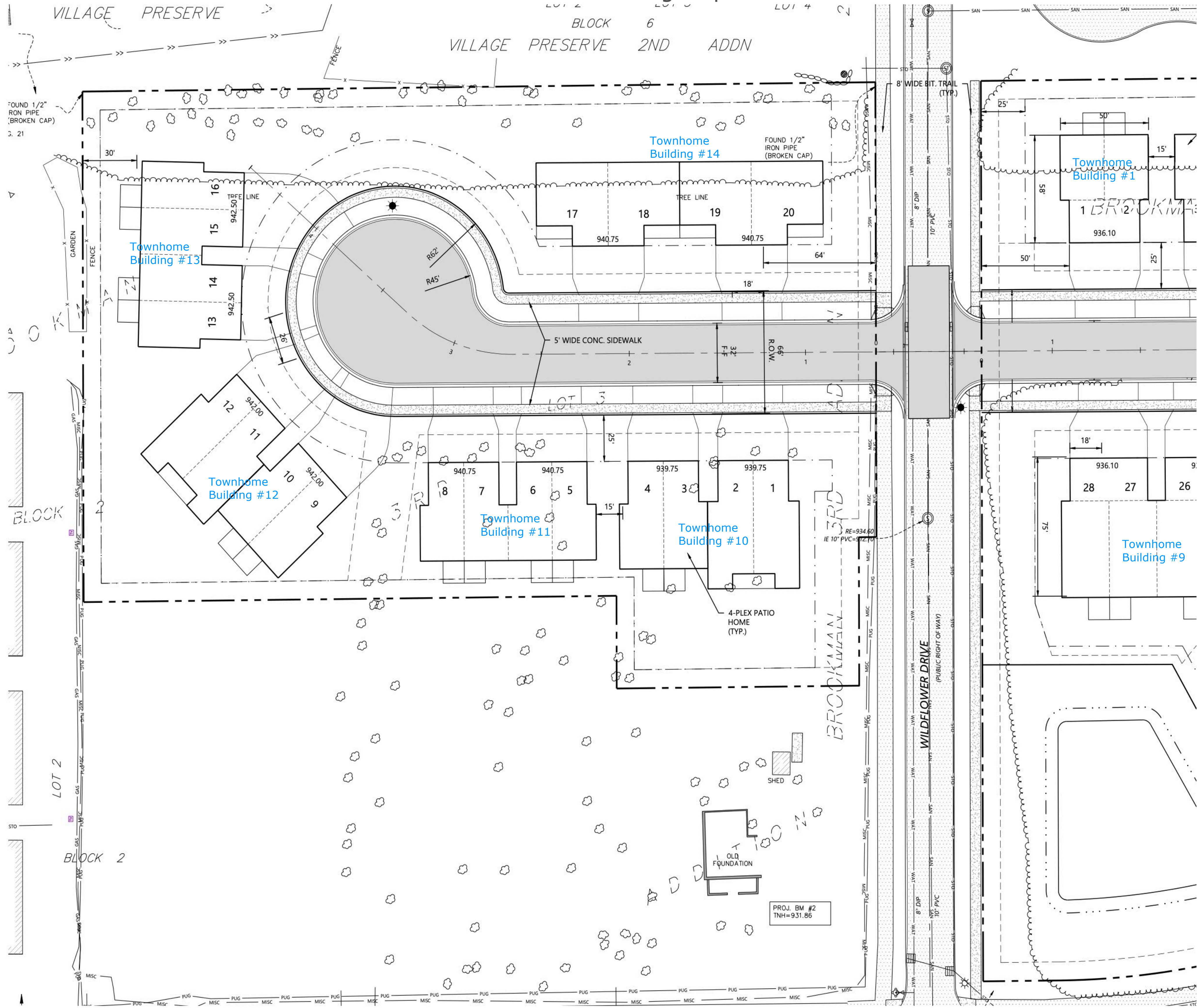
SITE PLAN

PROJECT NUMBER: 0040496.00 DATE: 02/13/23

SHEET NUMBER:  
**6** OF **XX**



# Townhome Building Map West of Wildflower Dr.



## SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
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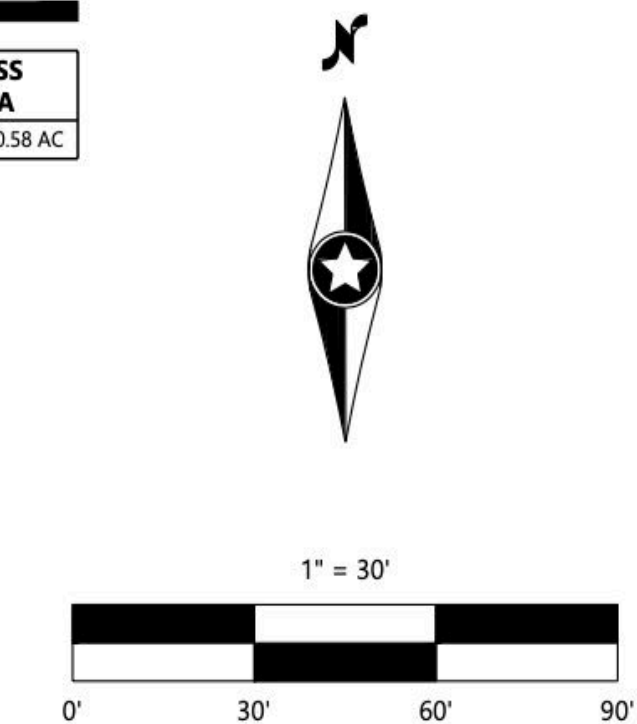
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\*OPEN SPACE AVAILABLE TO RESIDENTS FOR RECREATIONAL PURPOSES OUTSIDE OF ROW AND UNDERGROUND UTILITY EASEMENTS

## BLOCK 2 OUTLOT TABLE

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



## CONSTRUCTION PLANS

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  
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PREPARED FOR:  
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LAKE ELMO, MN

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Westwood Professional Services, Inc.

SITE PLAN

PROJECT NUMBER: 0040496.00 DATE: 02/13/23

SHEET NUMBER:

7

OF

XX



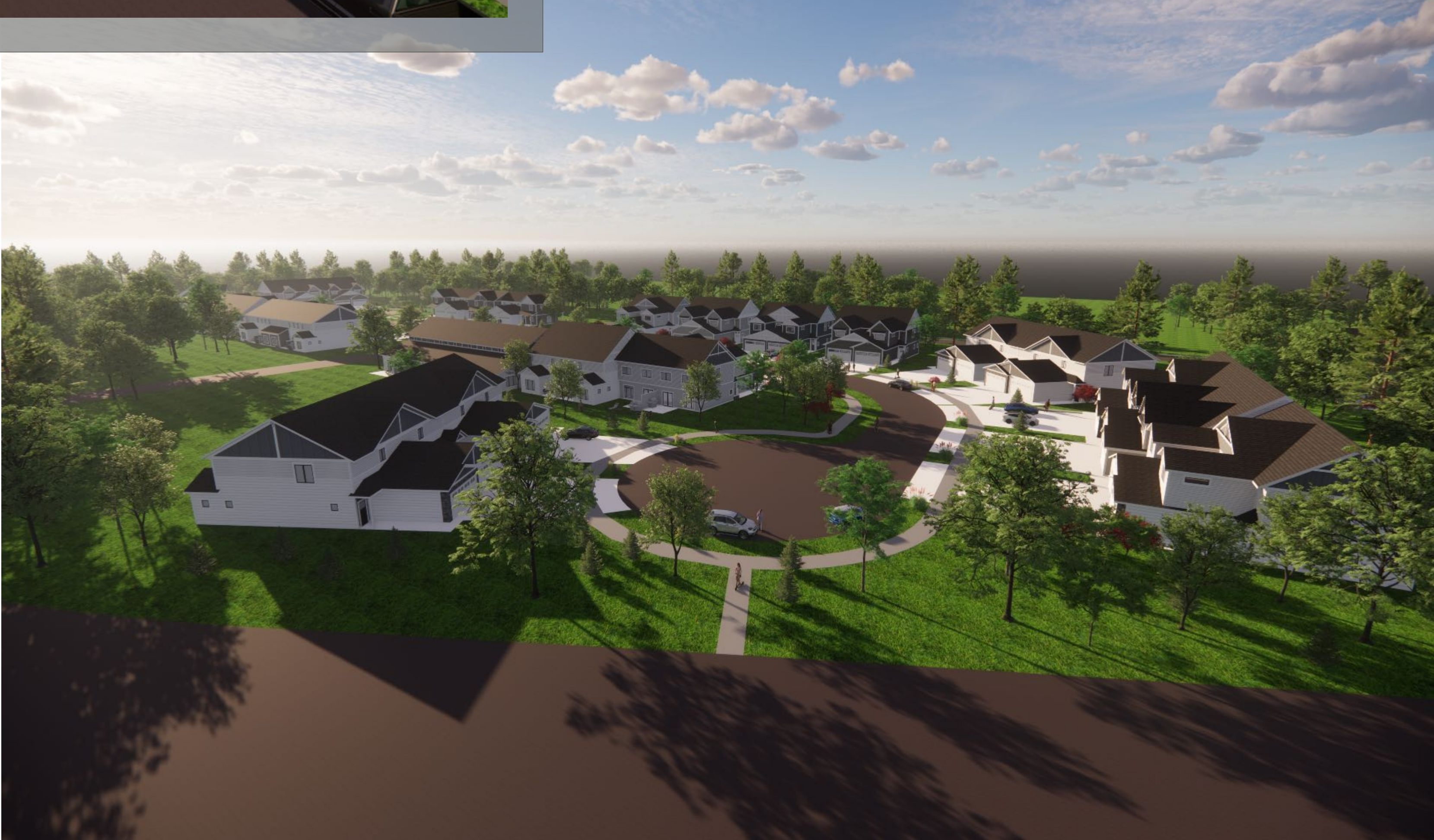
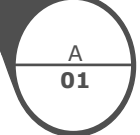






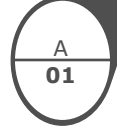
4.6 Acre Aerial Looking East

scale: None

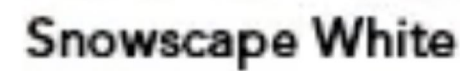


4.6 Acre Aerial Looking NW

scale: None





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 ELEVATION 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

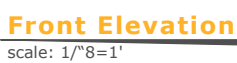
PLEASE REFER TO THE ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING CONDUITS AND ESTIMATED LOCATIONS

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

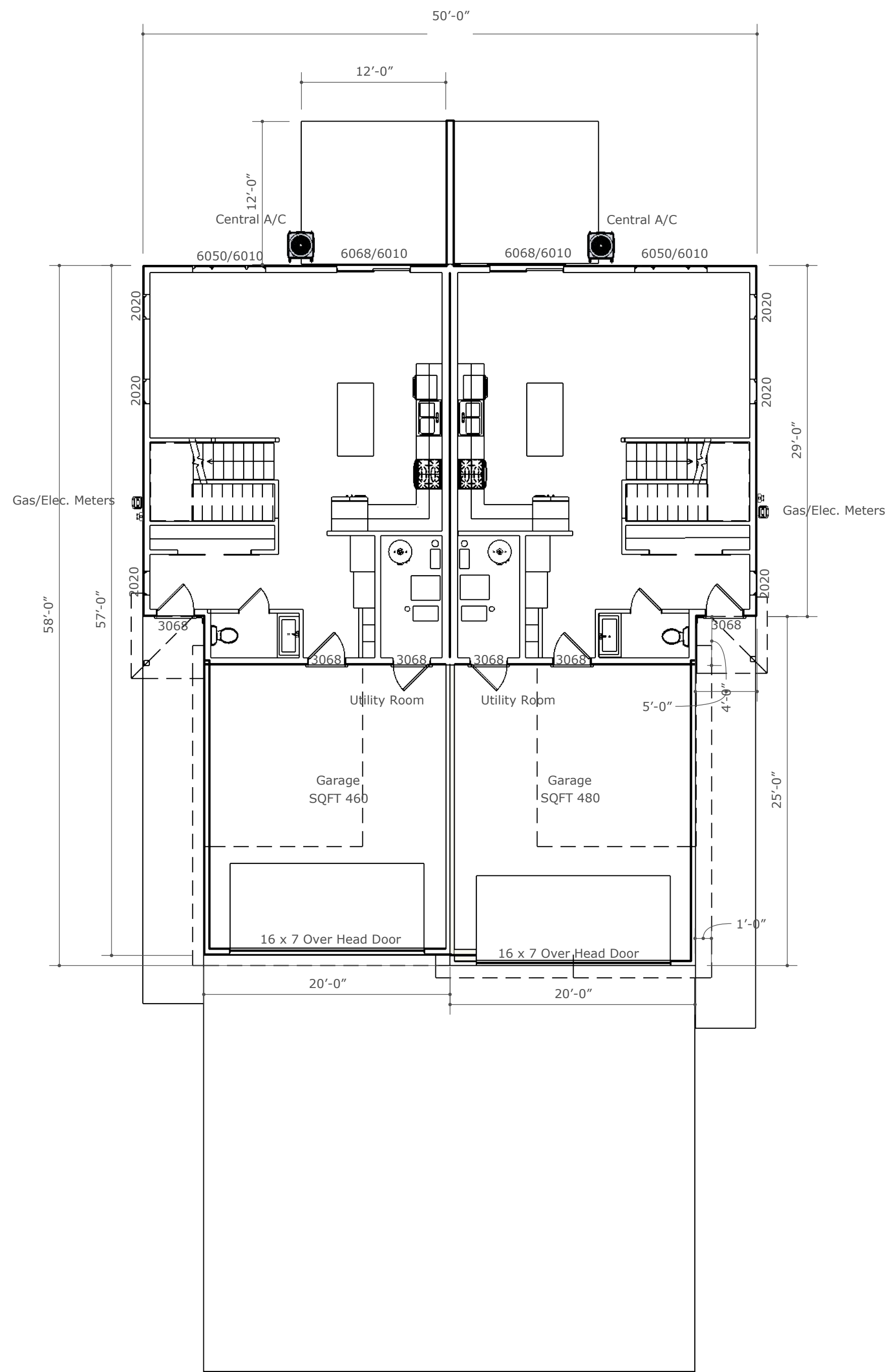
WE ARE NOT PLANNING ON USING UTILITY VAULTS



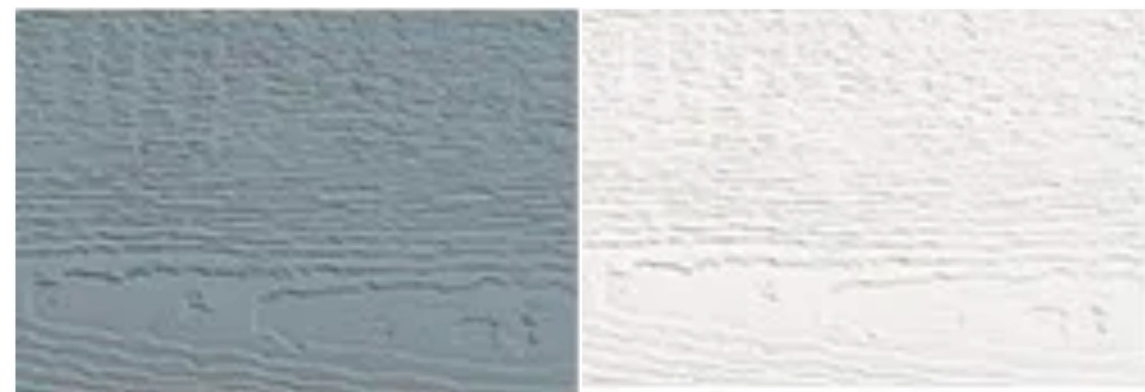


A  
06



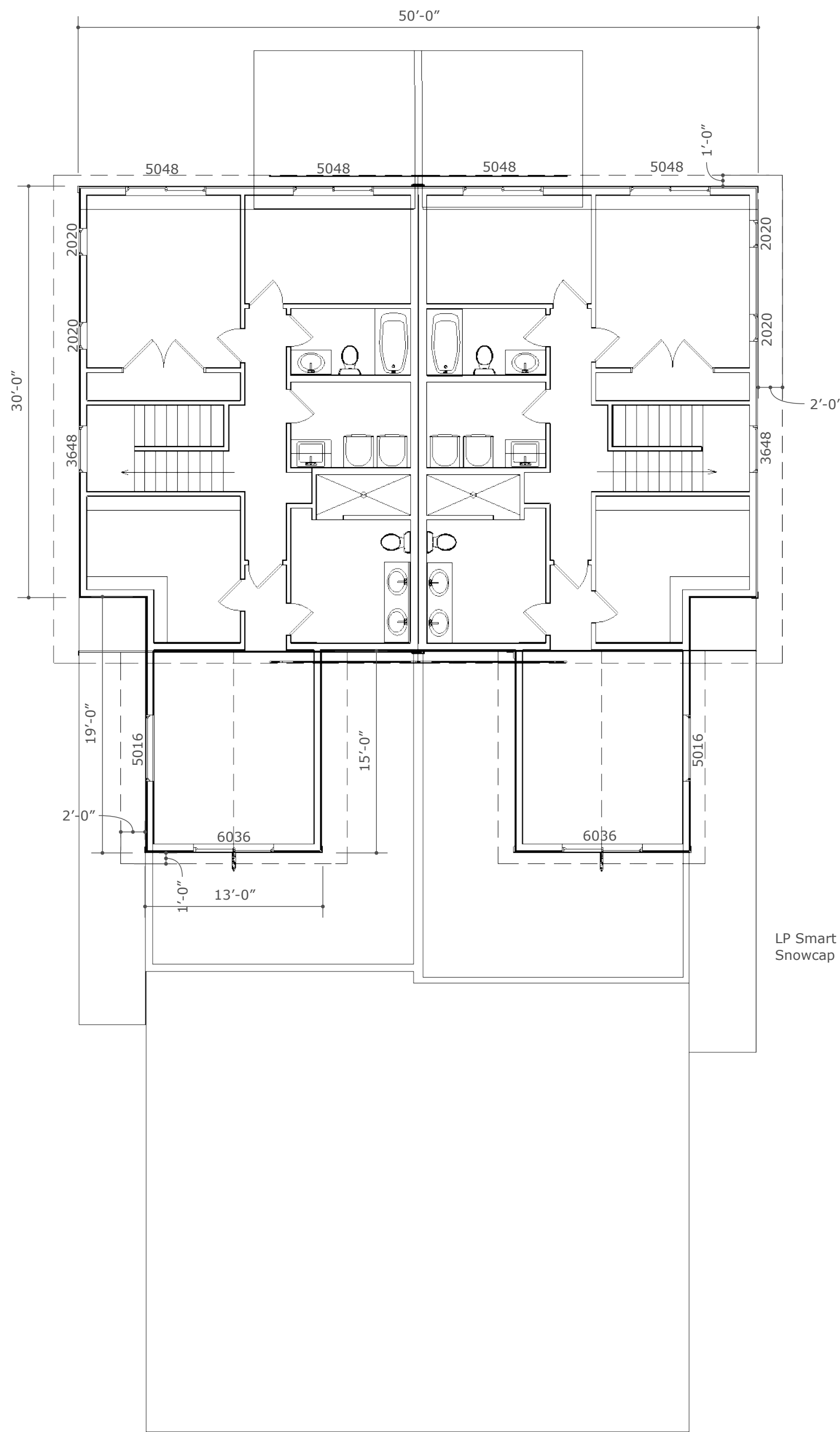


**Main Floor Plan**  
scale: 1/8"=1'



**Summit Blue**

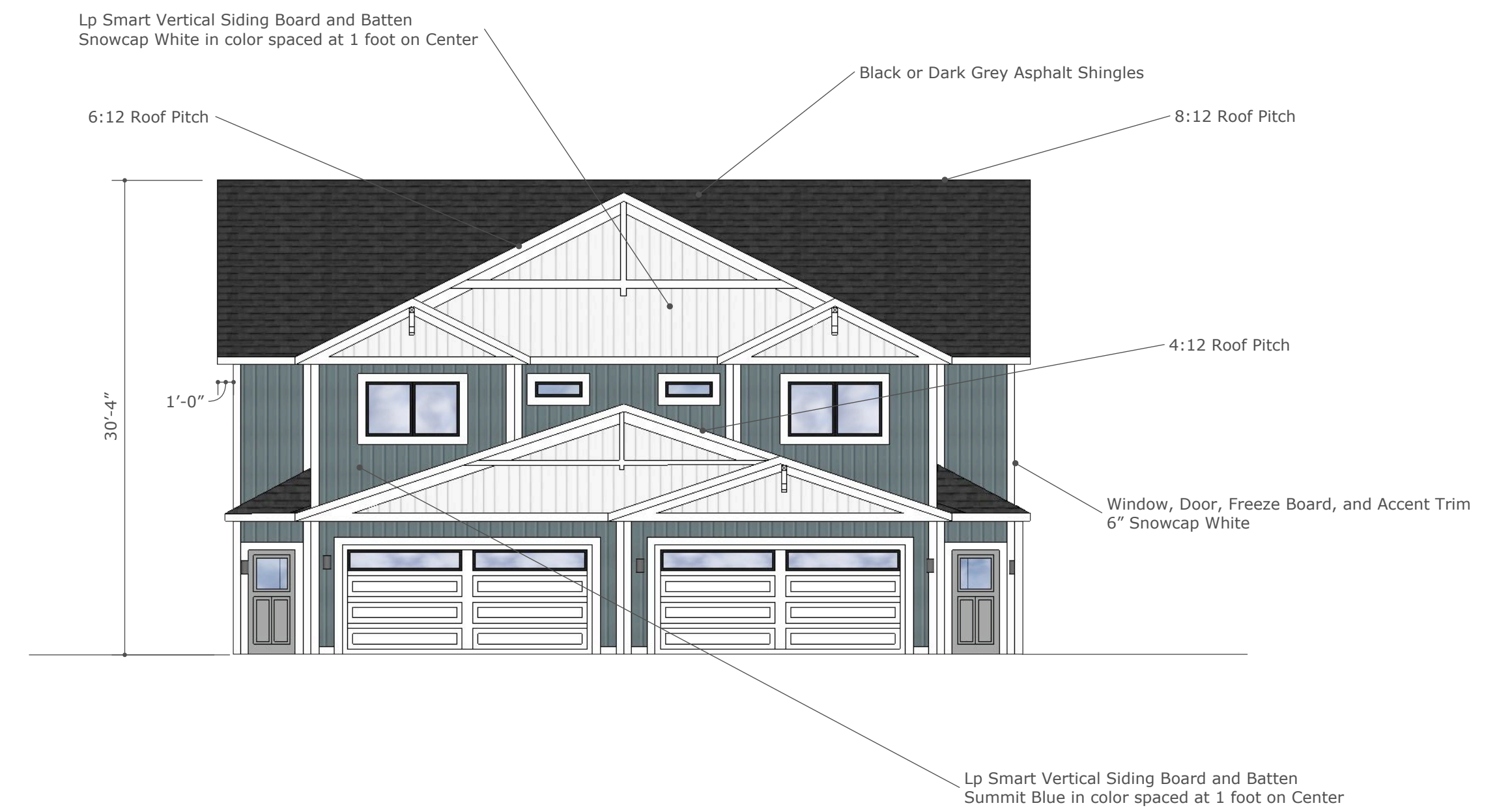
**Snowscape White**



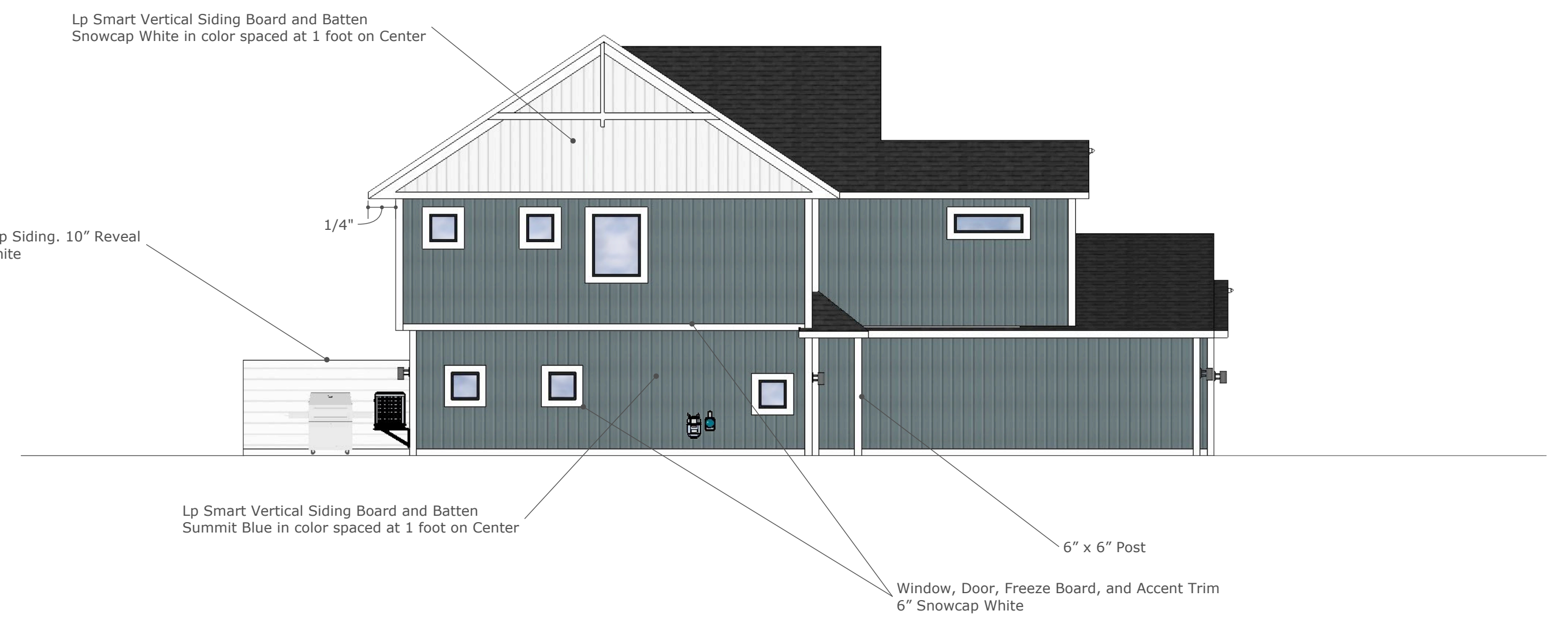
**Upper Level Plan**  
scale: 1/8"=1'

### Notes

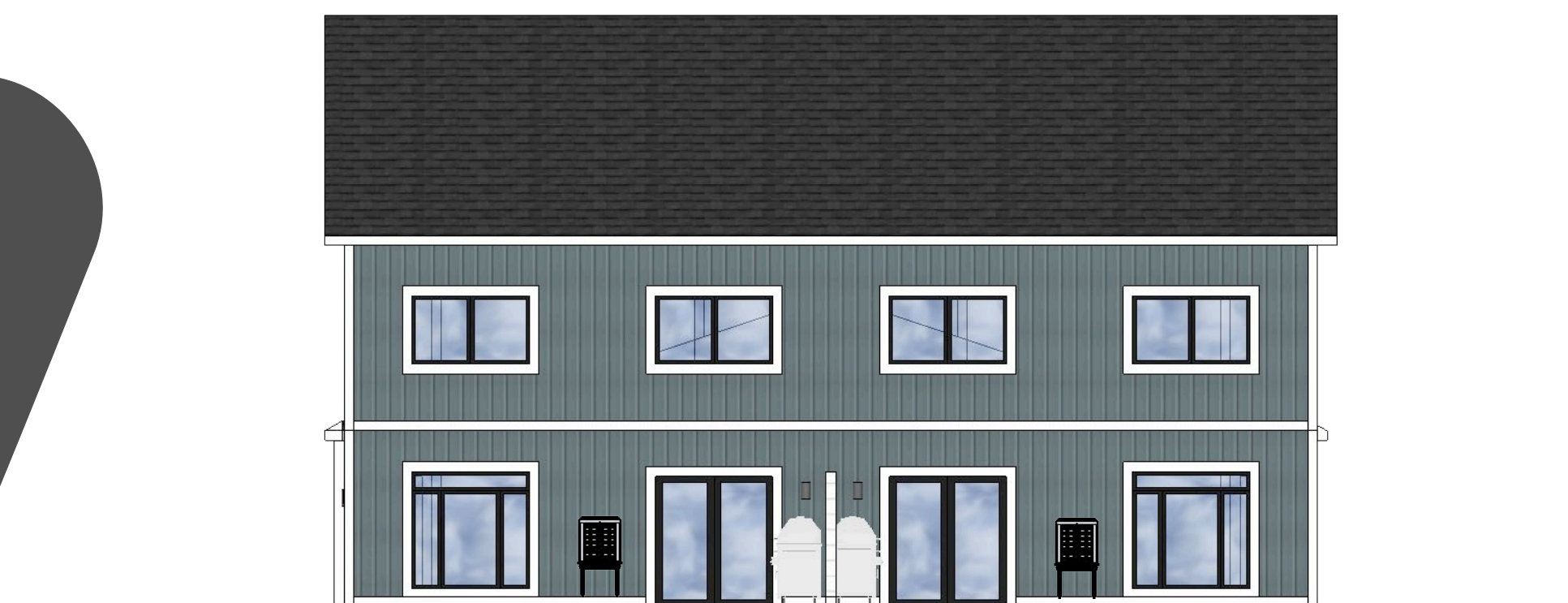
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**Front Elevation**  
scale: 1/8"=1'

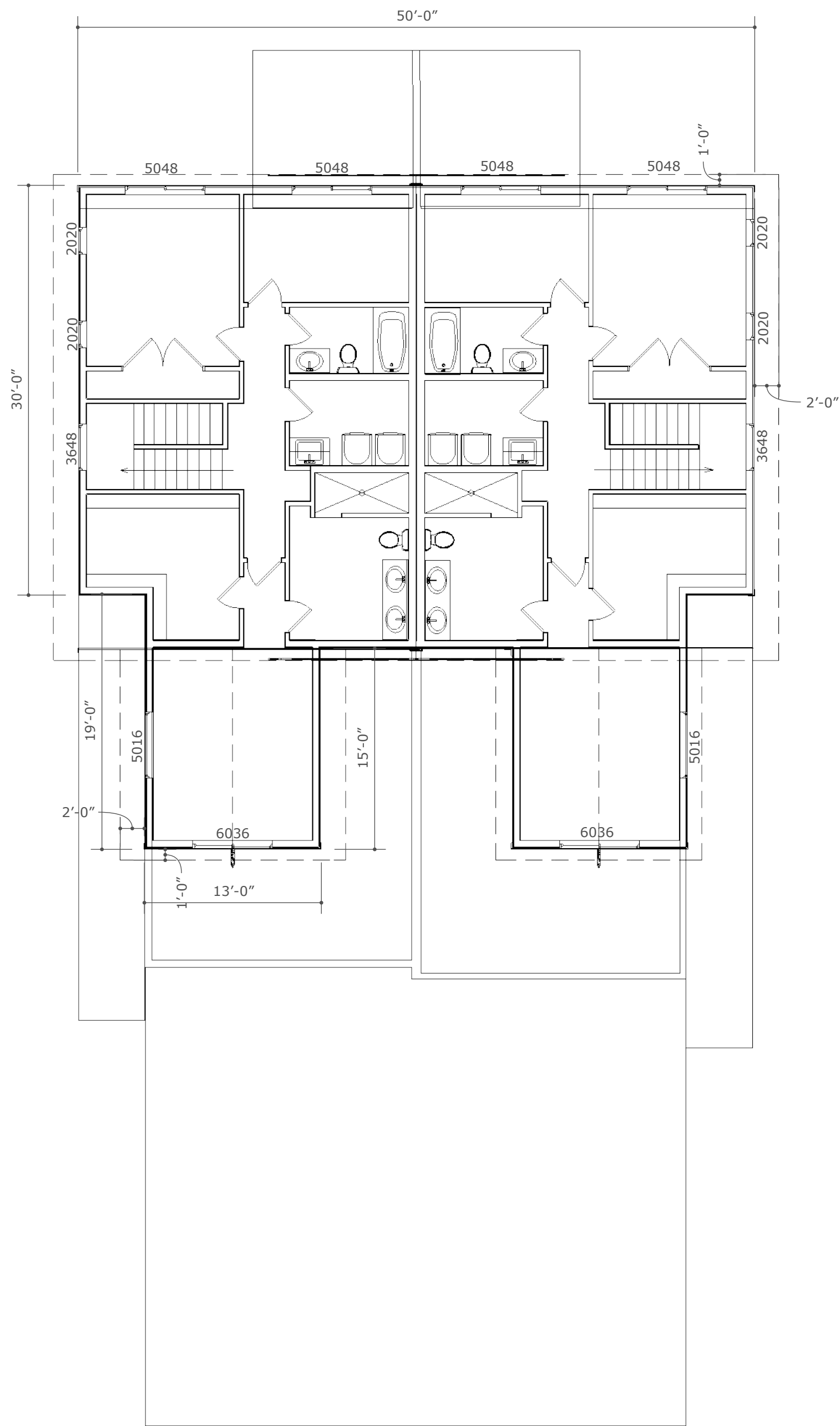
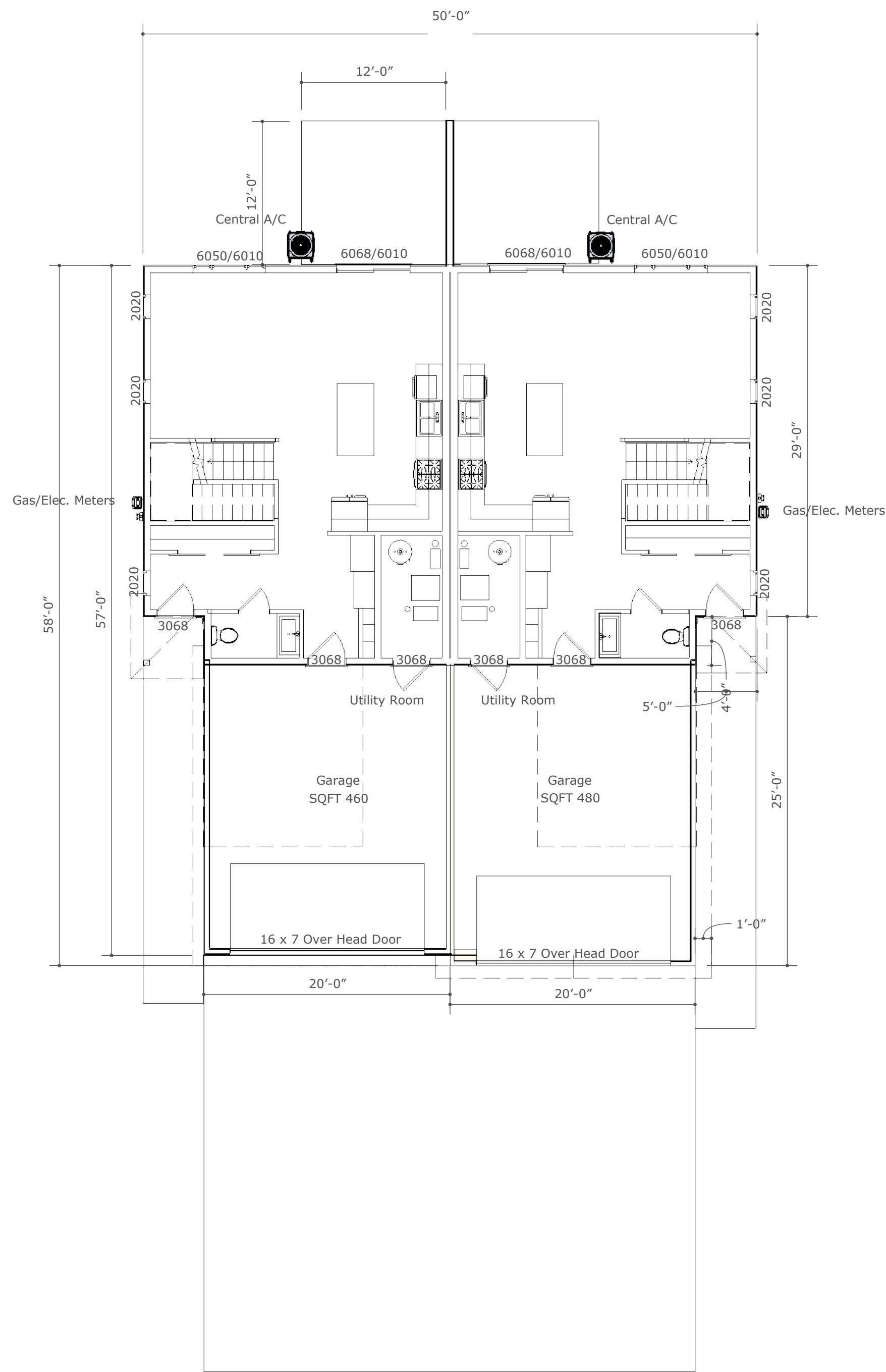


**Side Elevation**  
scale: 1/8"=1'



**Rear Elevation**  
scale: 1/8"=1'





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

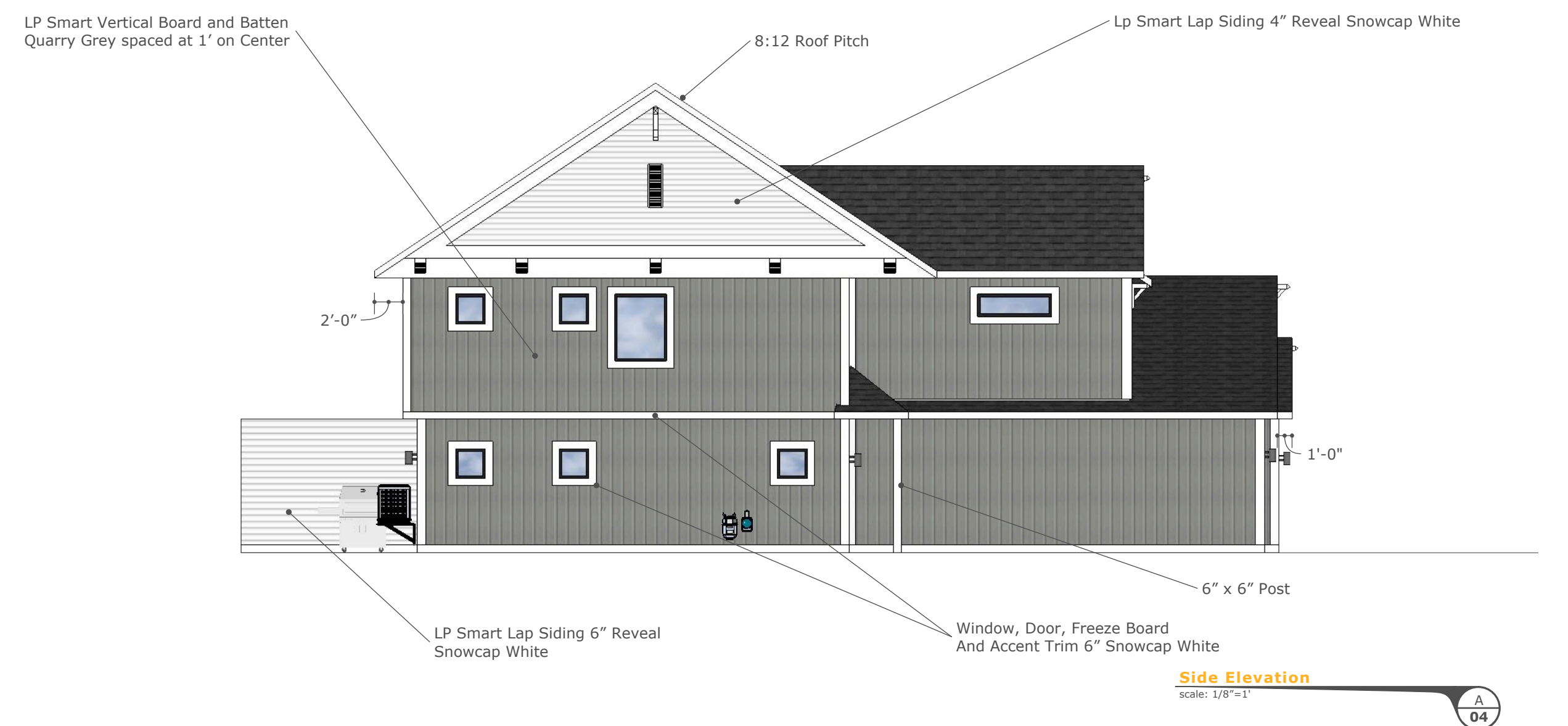
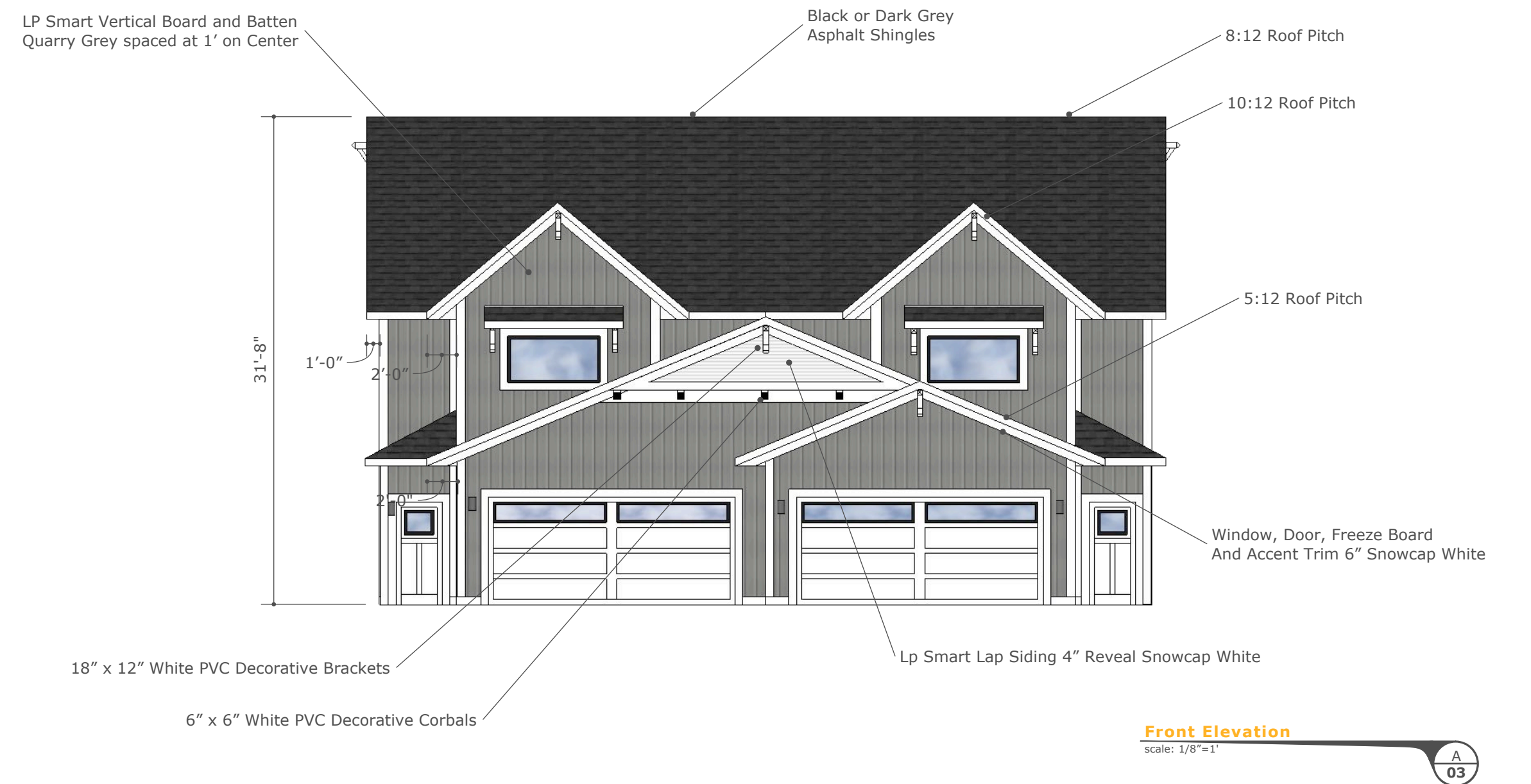
**Upper Floor Plan**  
scale: 1/8"=1'  
A 02



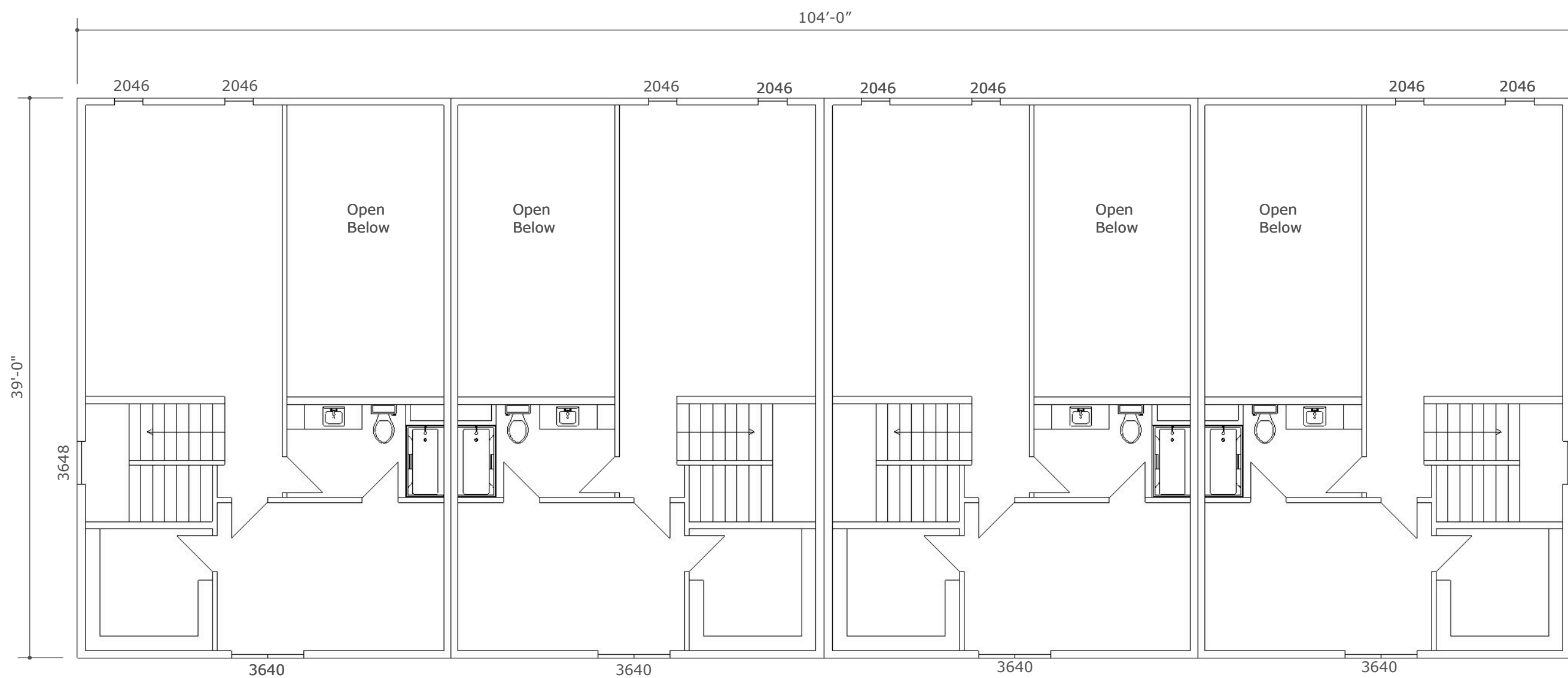
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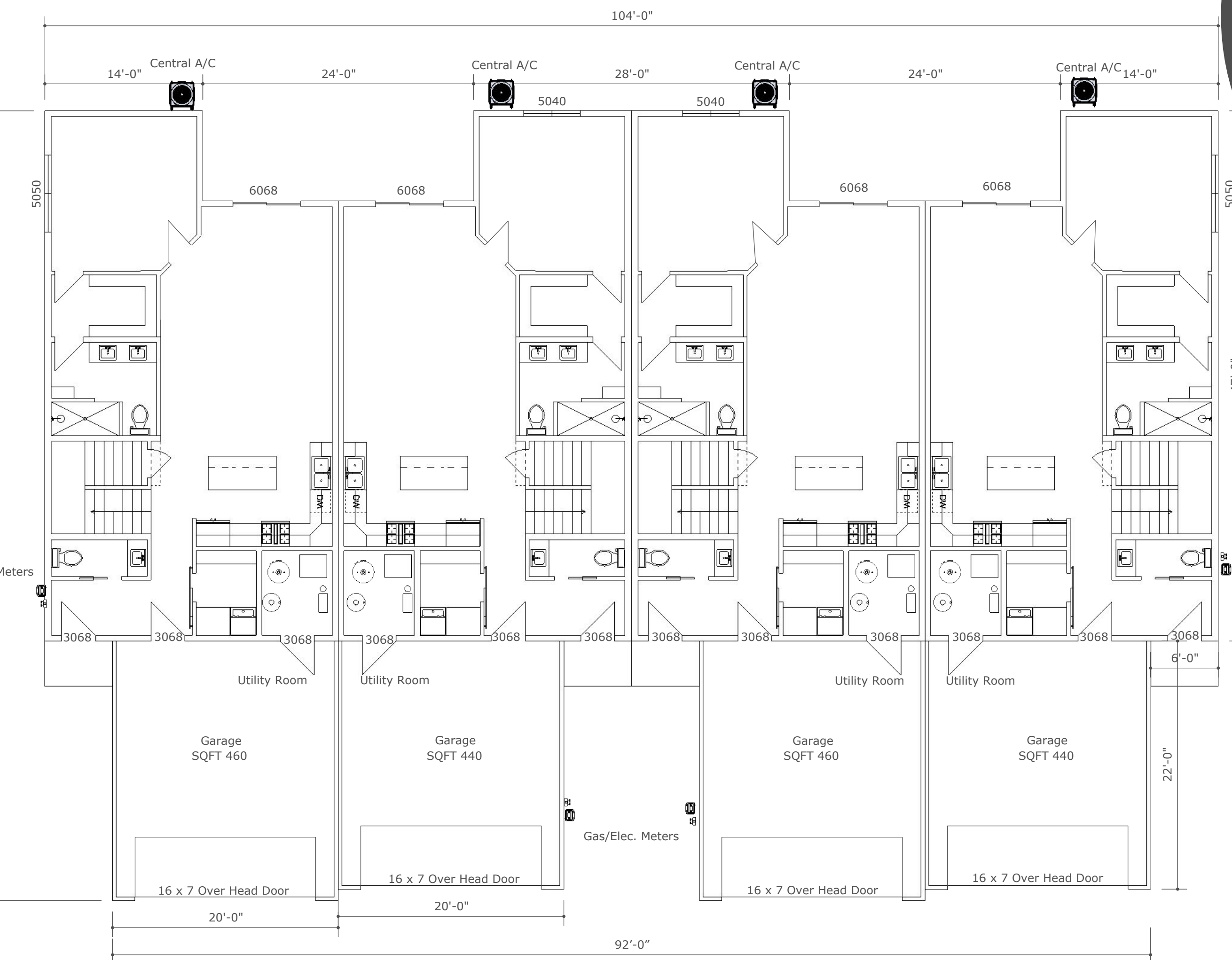
A 06







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

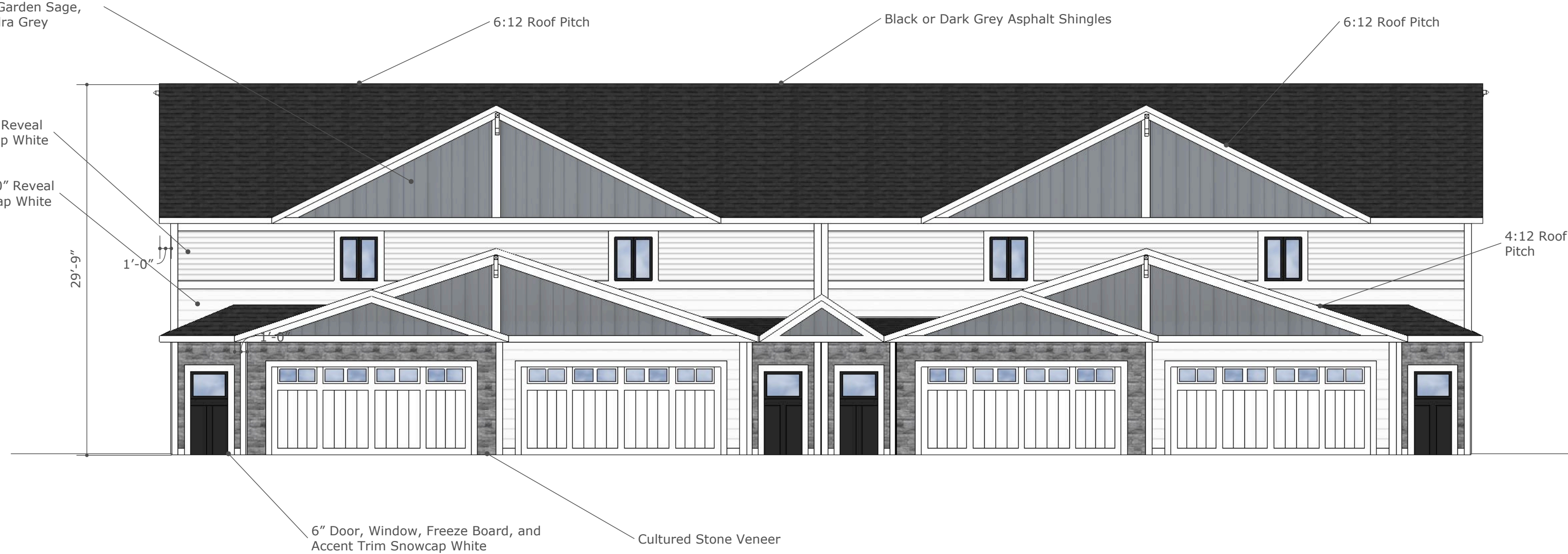


Main Floor Plan  
scale: 1/8"=1'

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

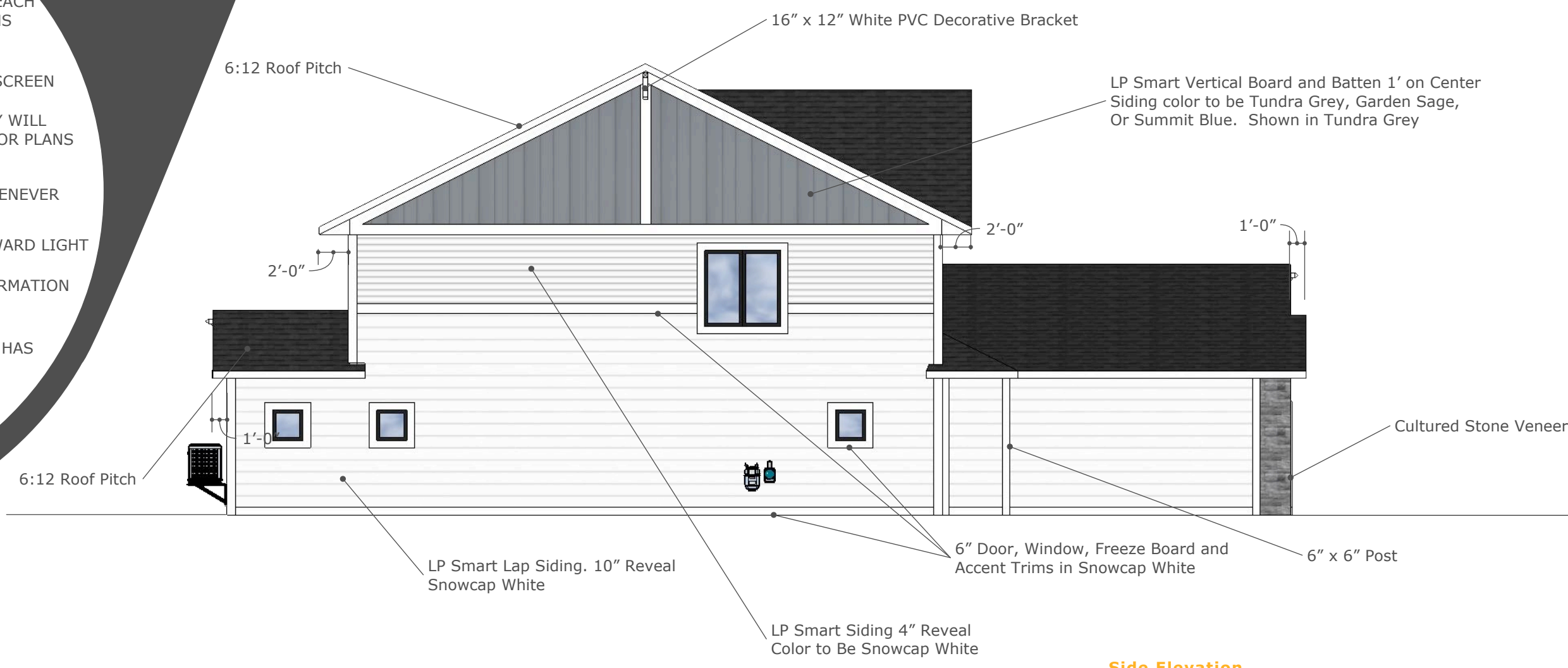
LP Smart Siding 10" Reveal  
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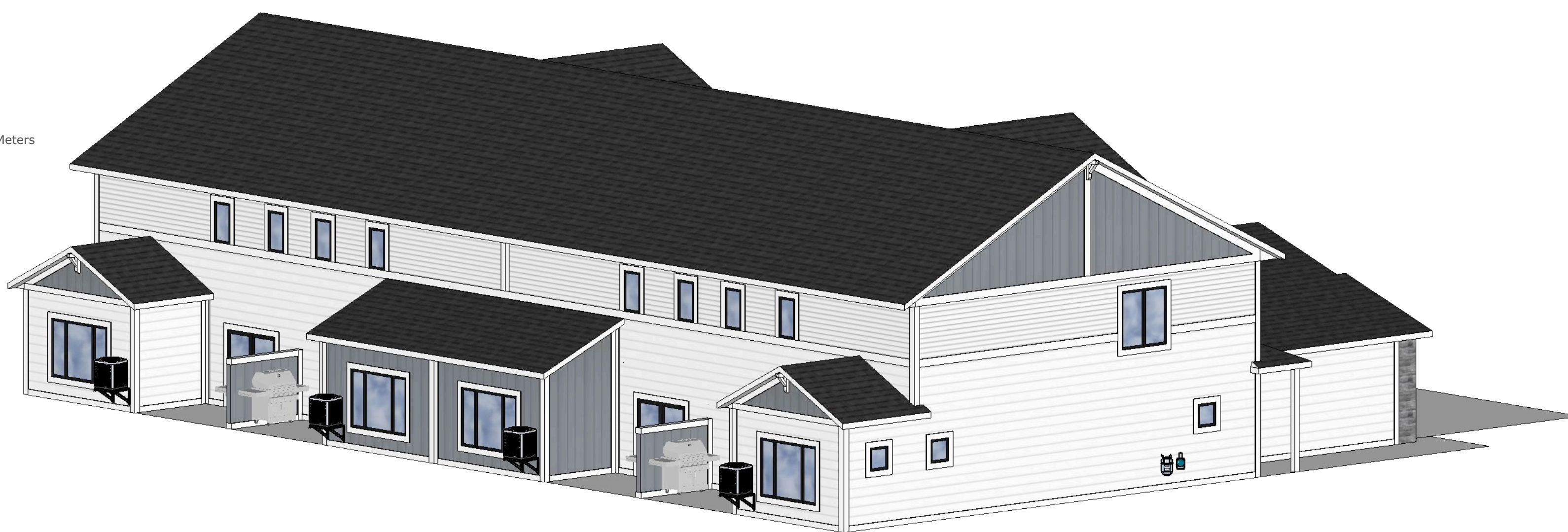
Front Elevation  
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### Notes

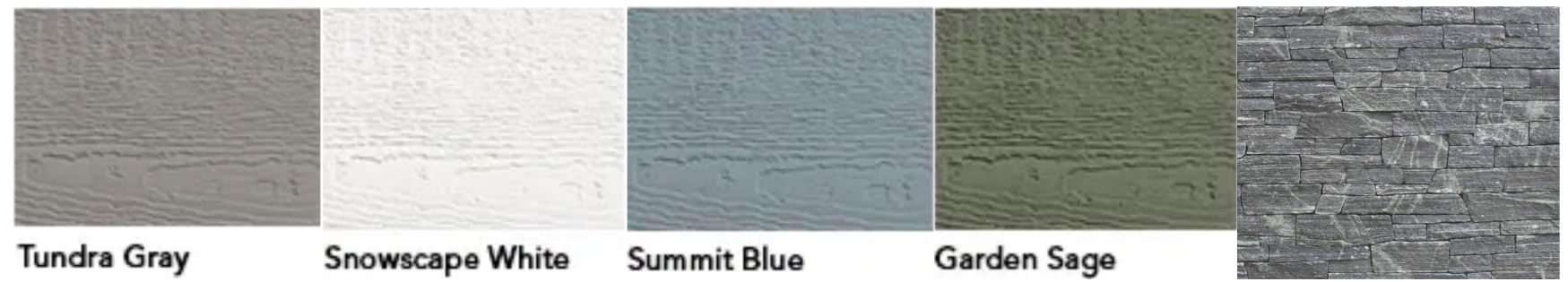
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Side Elevation  
scale: 1/8"=1'



Rear Perspective  
scale: 1/8"=1'

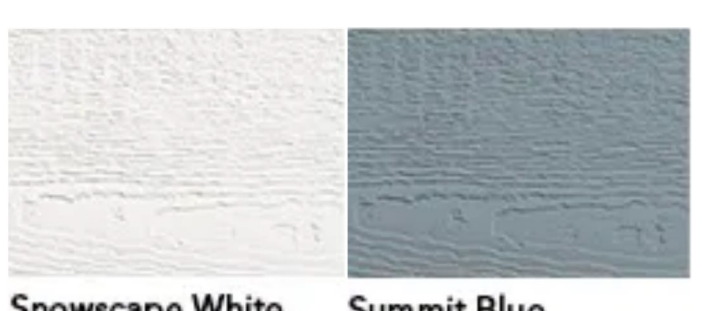


Tundra Grey    Snowscape White    Summit Blue    Garden Sage





Snowscape White

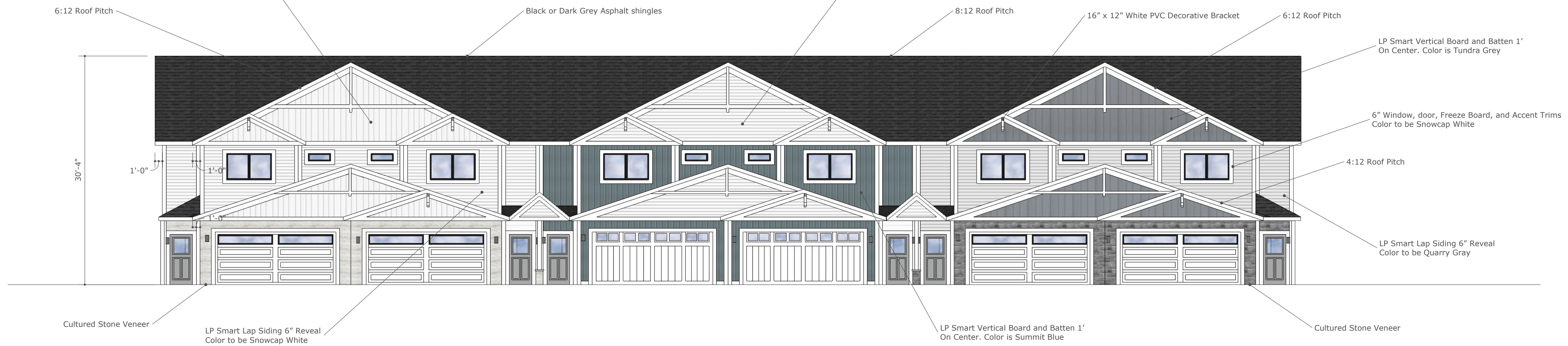


Snowscape White Summit Blue

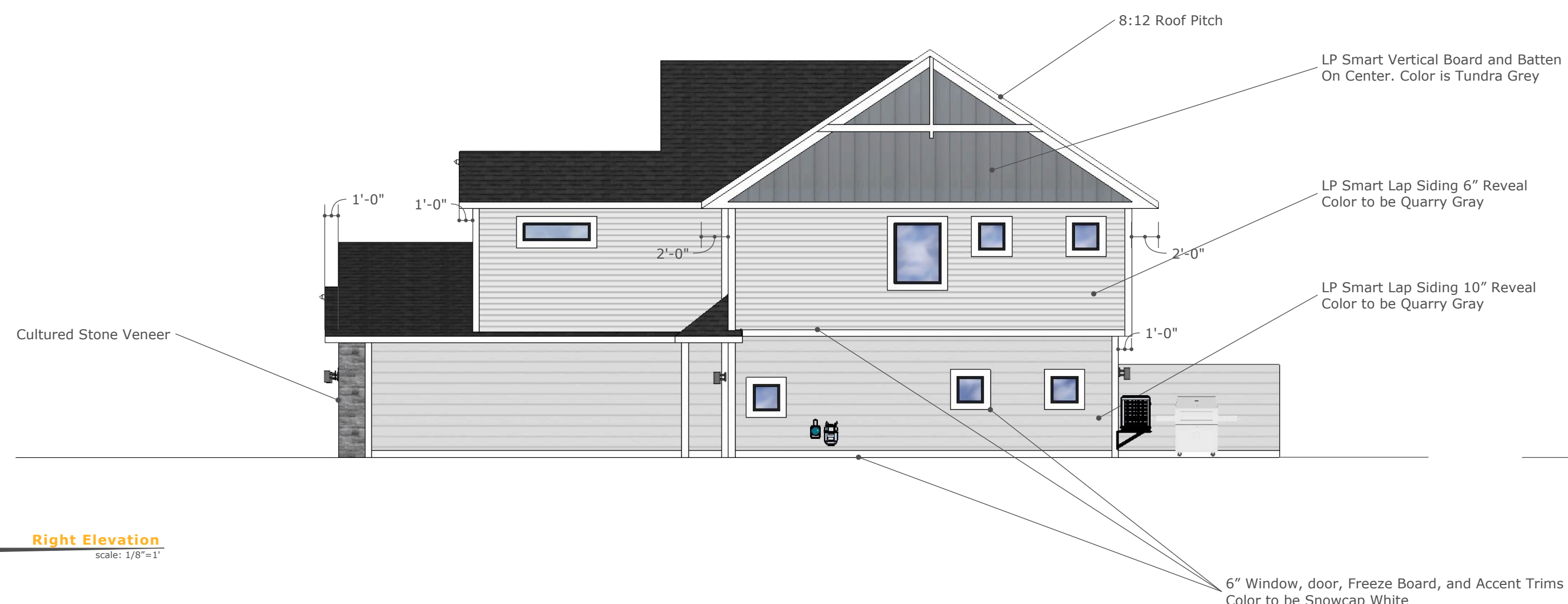


Quarry Gray Tundra Gray

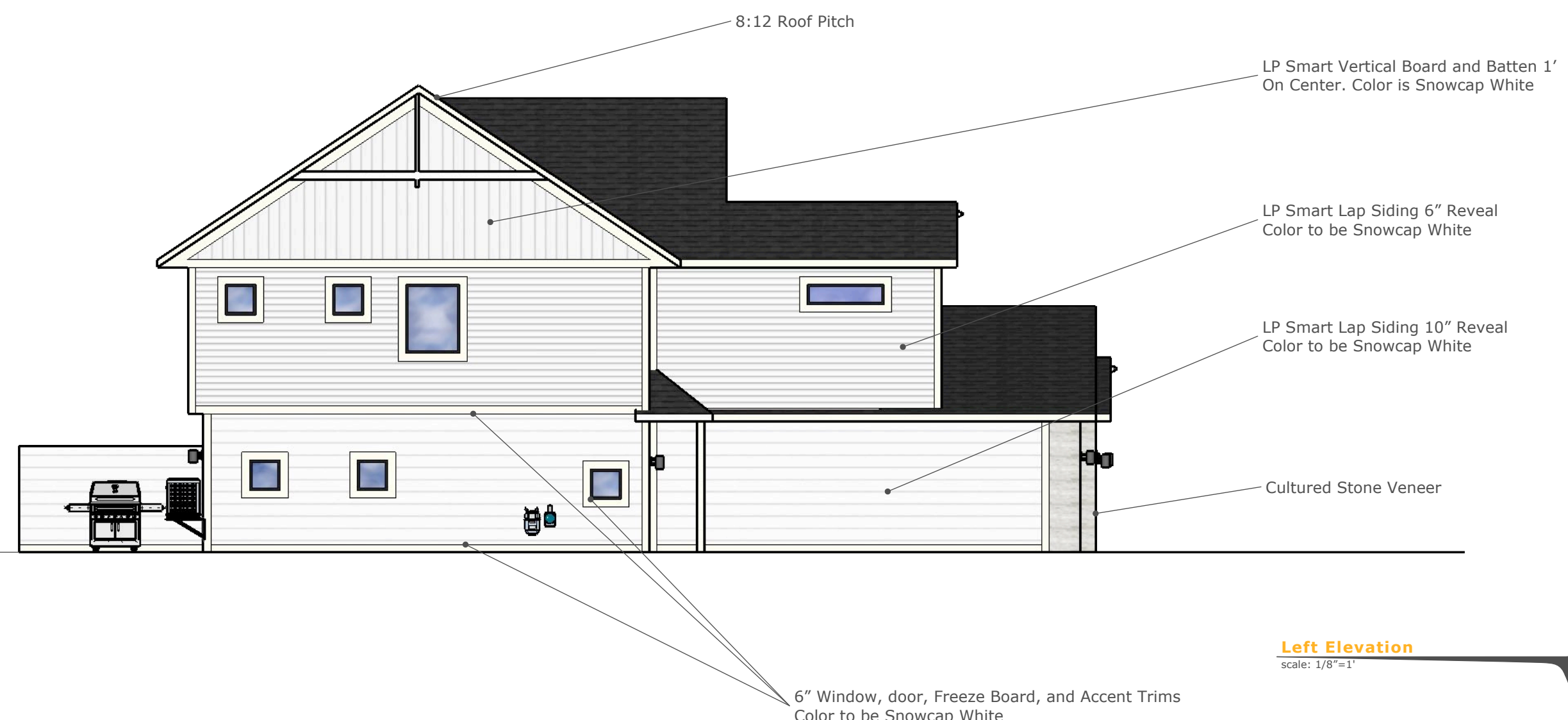
Front Elevation  
scale: 1/8"=1'



Right Elevation  
scale: 1/8"=1'



Left Elevation  
scale: 1/8"=1'



Notes

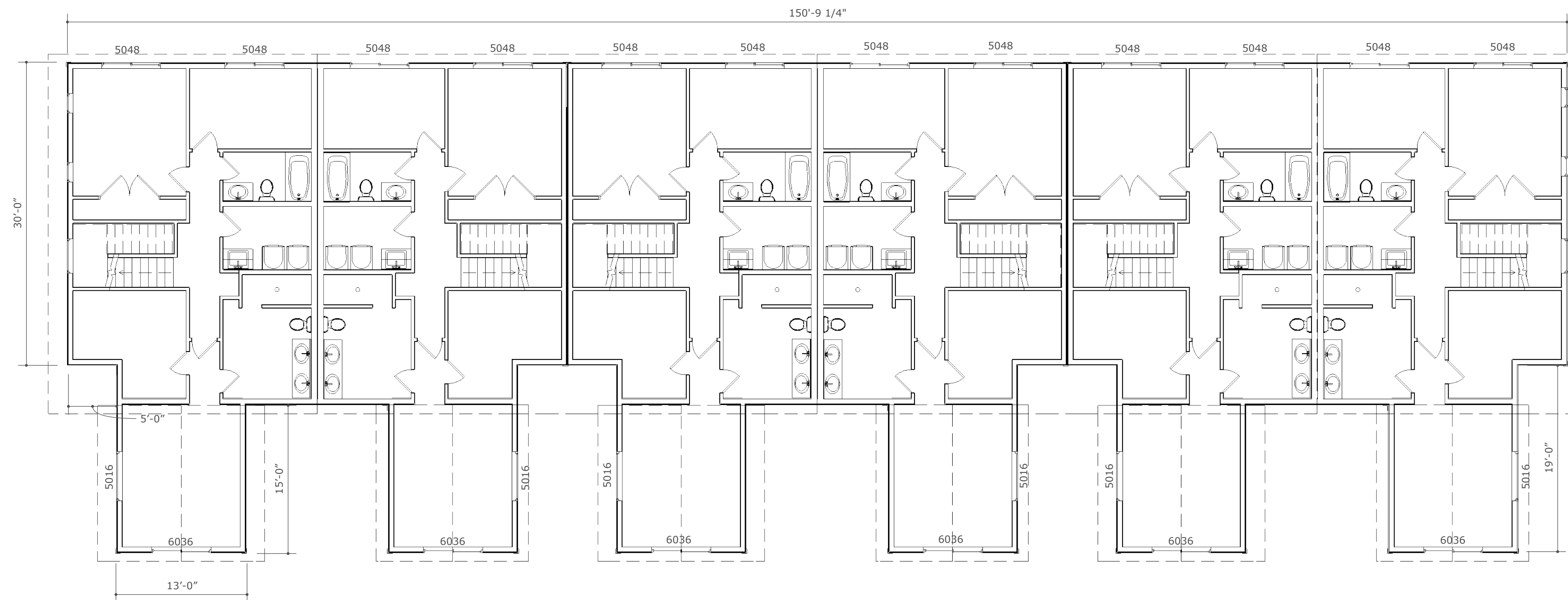
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Rear Perspective  
scale: 1/8"=1'

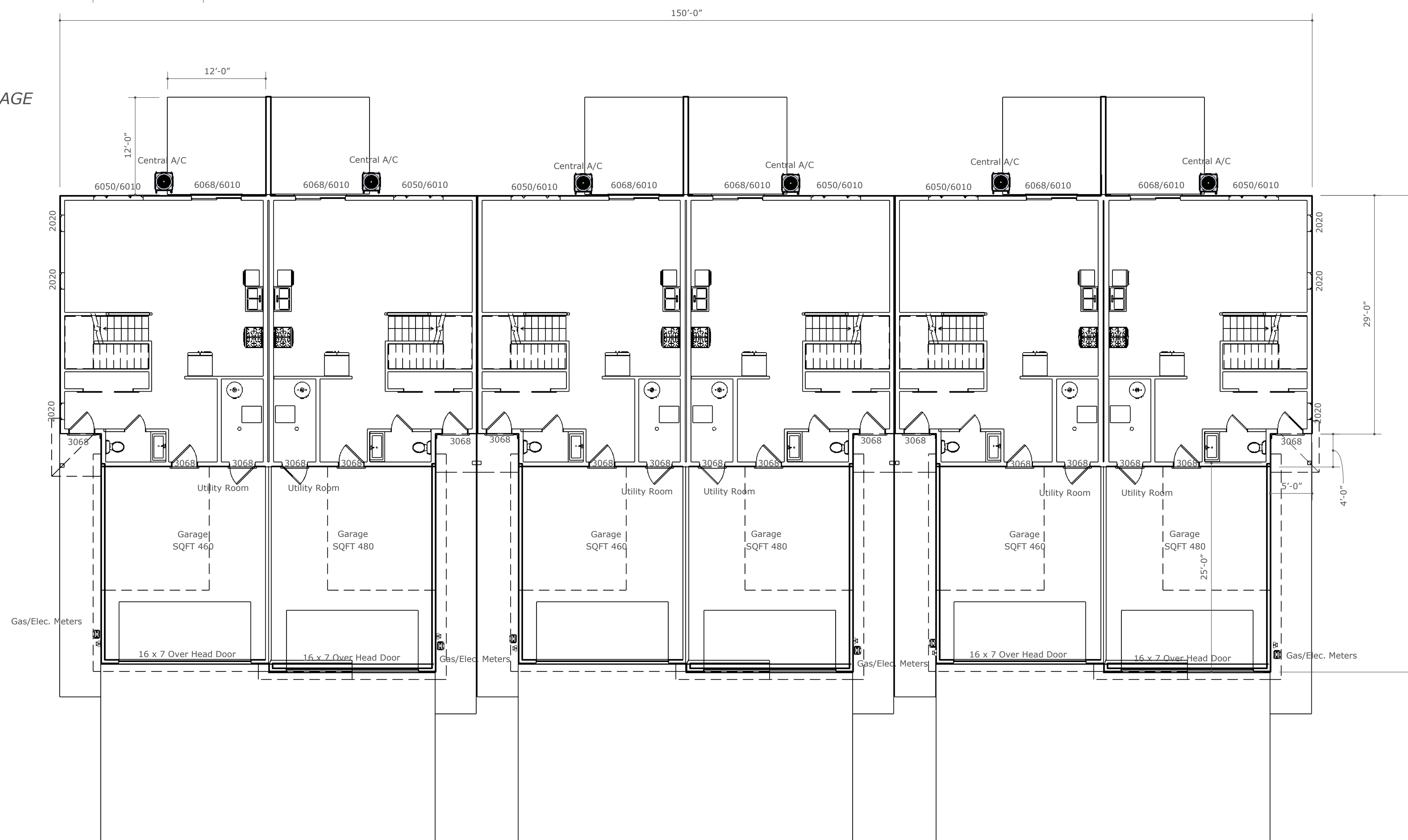


**Upper Floor Plan**  
Scale: 1/8"=1'

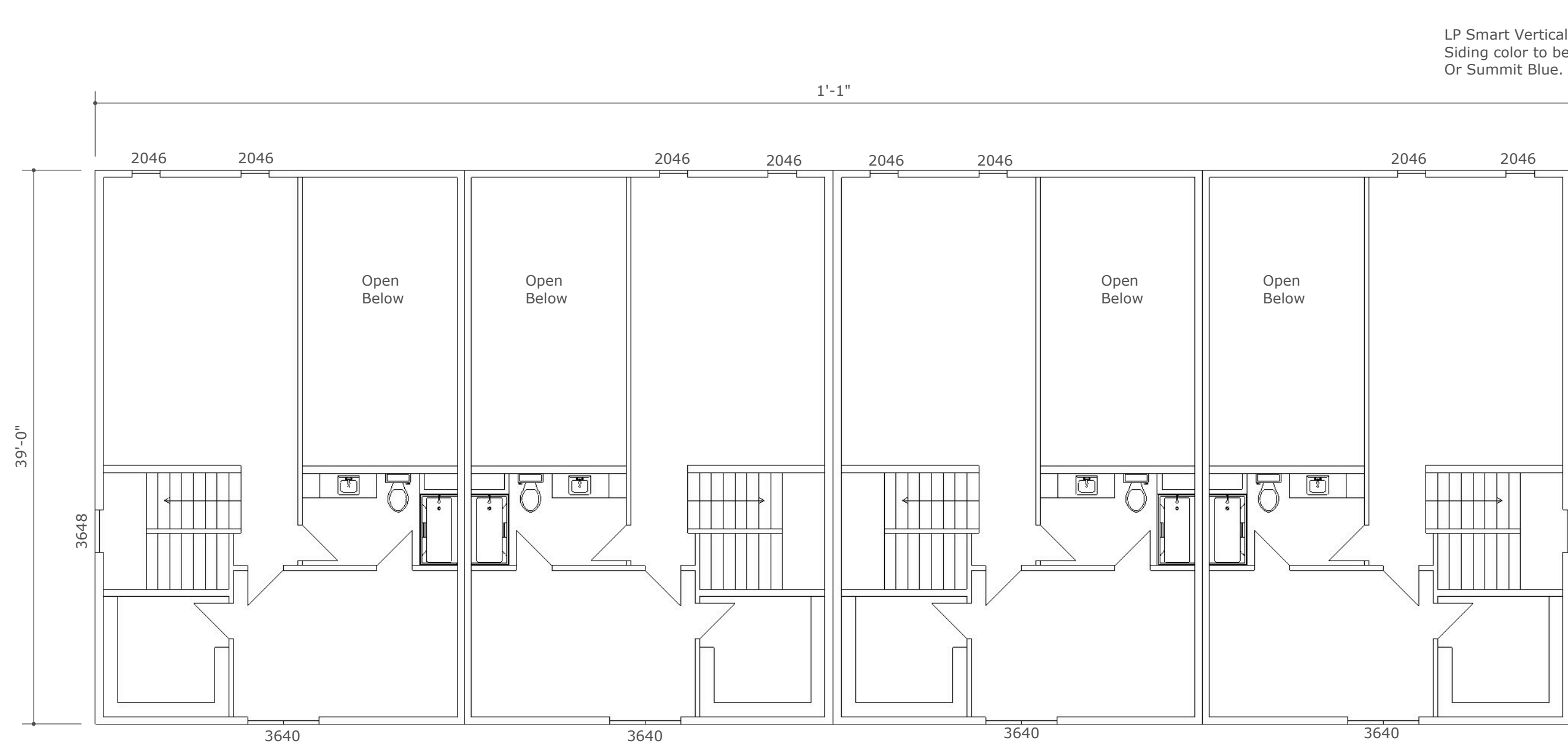


PLEASE REFER TO NOTES ON PREVIOUS PAGE

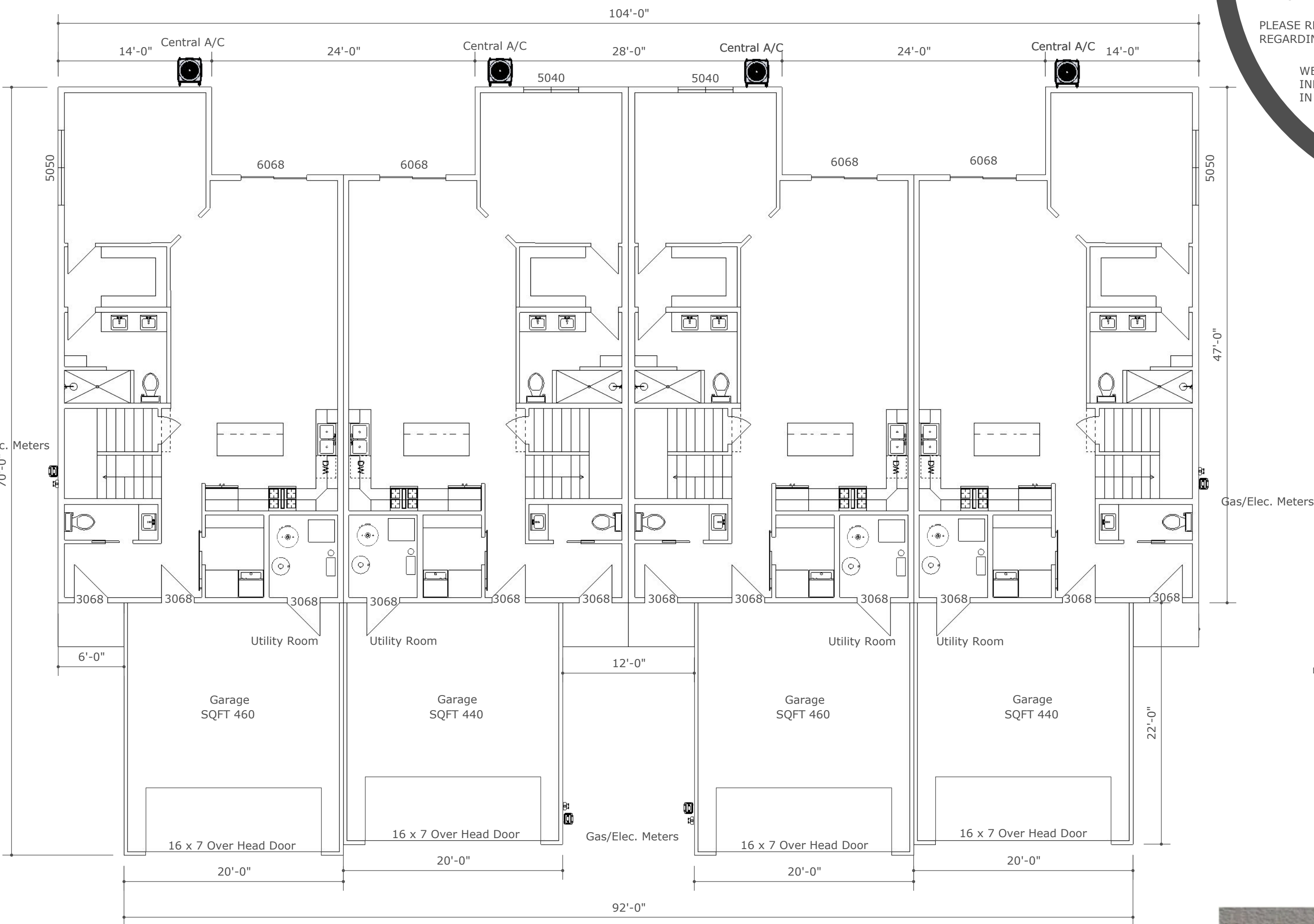
**Main Floor Plan**  
Scale: 1/8"=1'







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

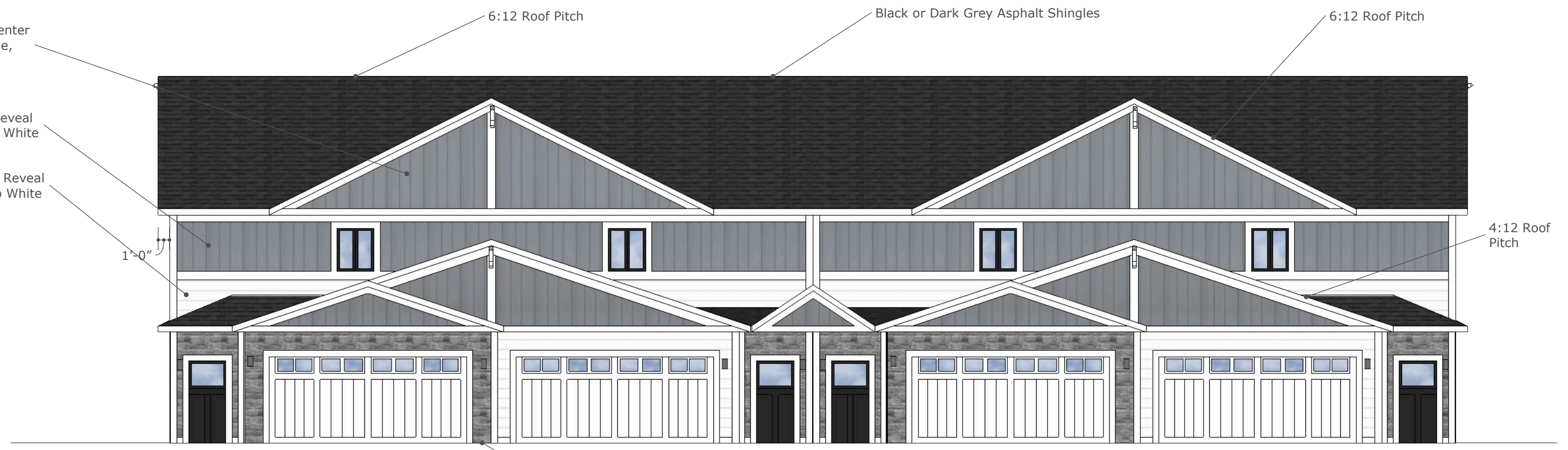


**Main Floor Plan**  
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LP Smart Vertical Board and Batten 1" on Center  
Siding color to be Tundra Grey, Garden Sage,  
Or Summit Blue. Shown in Tundra Grey

LP Smart Siding 4" Reveal  
Color to be Snowcap White

LP Smart Siding 10" Reveal  
Color to be Snowcap White



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

**Notes**

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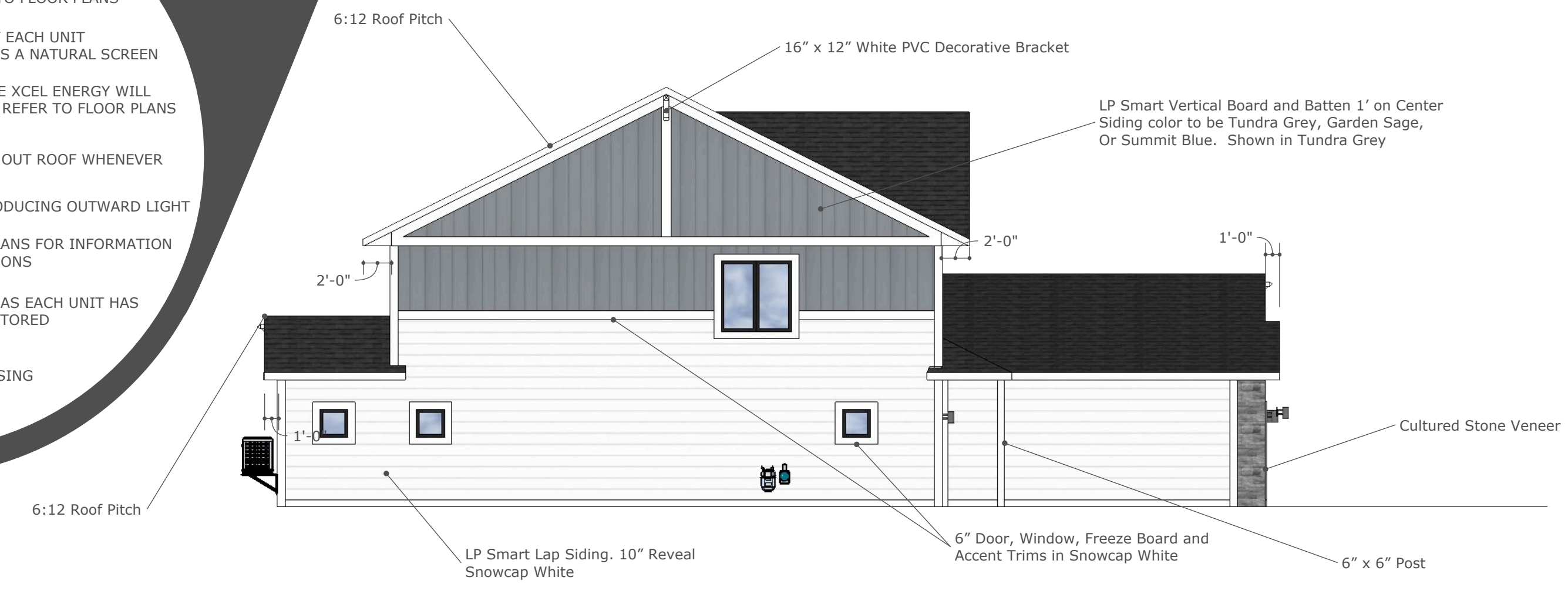
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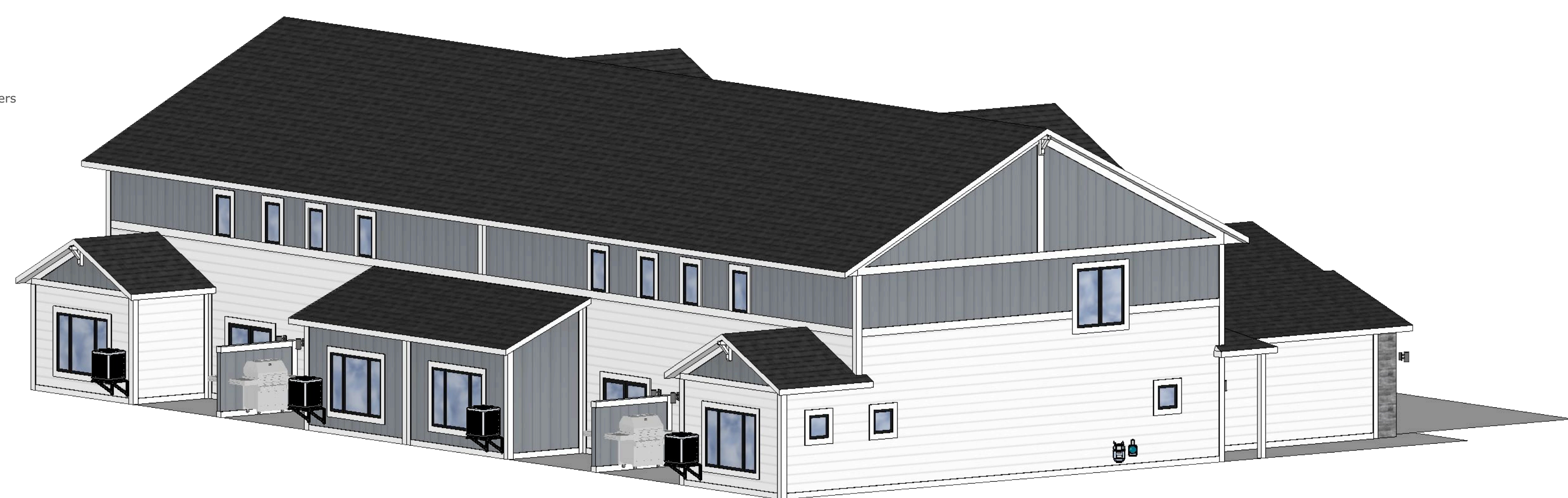
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WE ARE NOT PLANNING ON USING UTILITY VAULTS



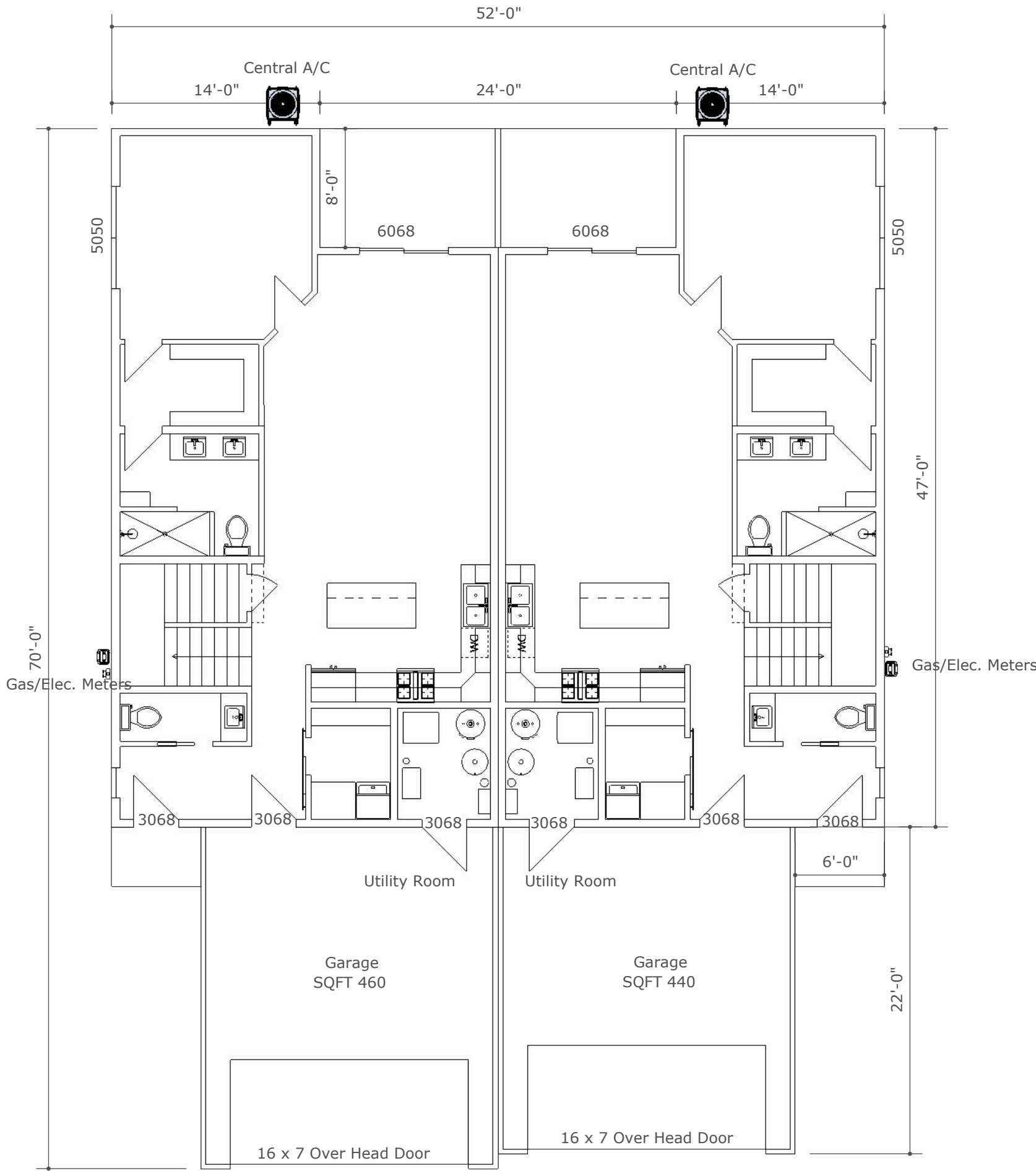
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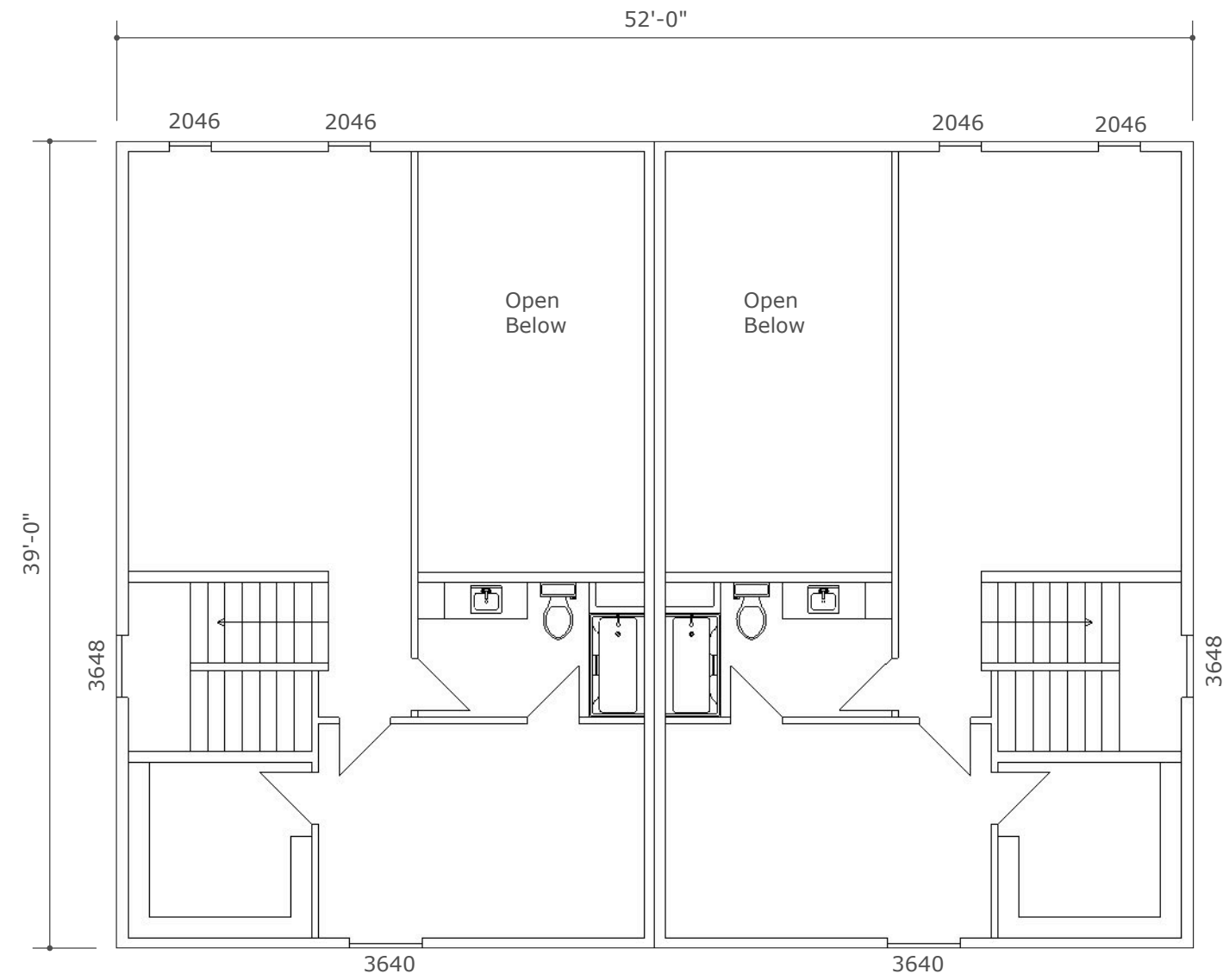
**Rear Perspective**  
scale: 1/8"=1'







**Main floor Plan**  
scale: 1/8"=1'



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

### Notes

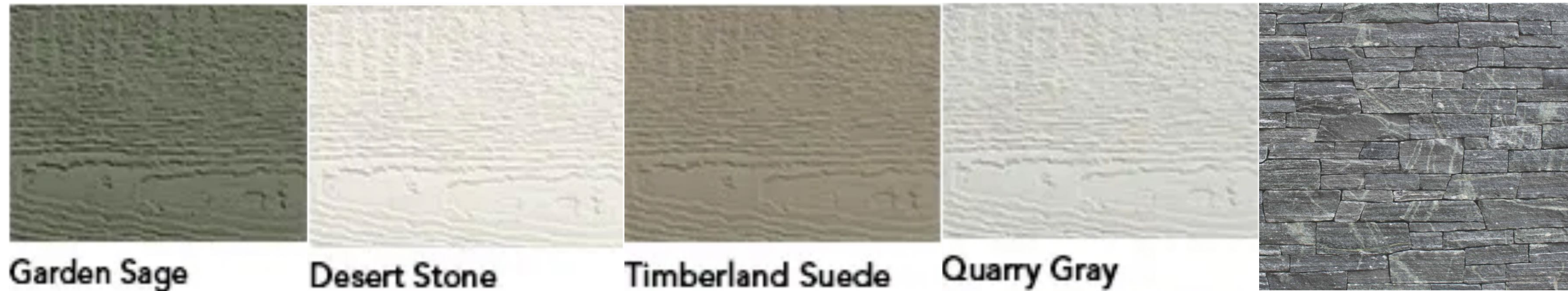
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Shown in Snowcap White



**Snowscape White**

Alternate Color Combinations

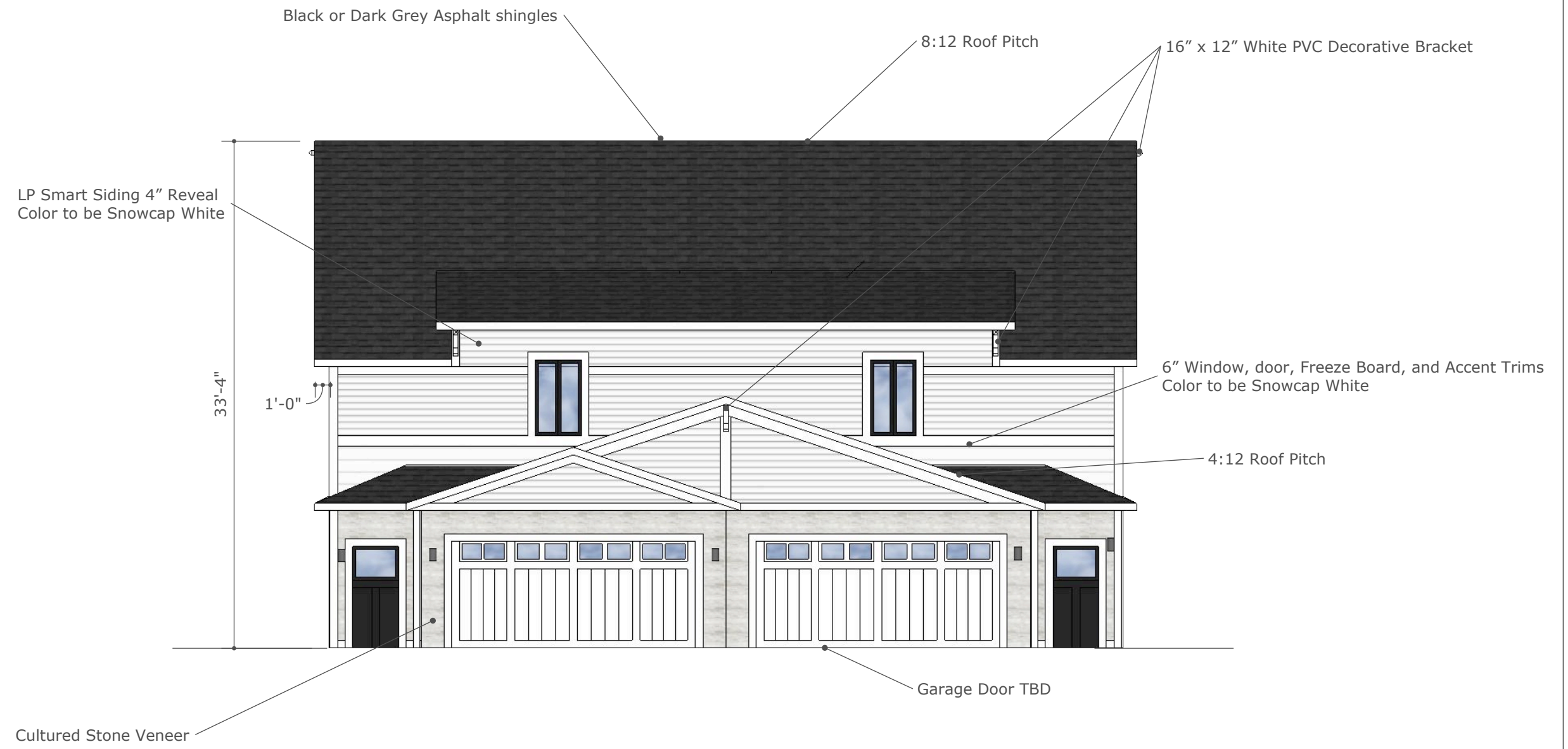


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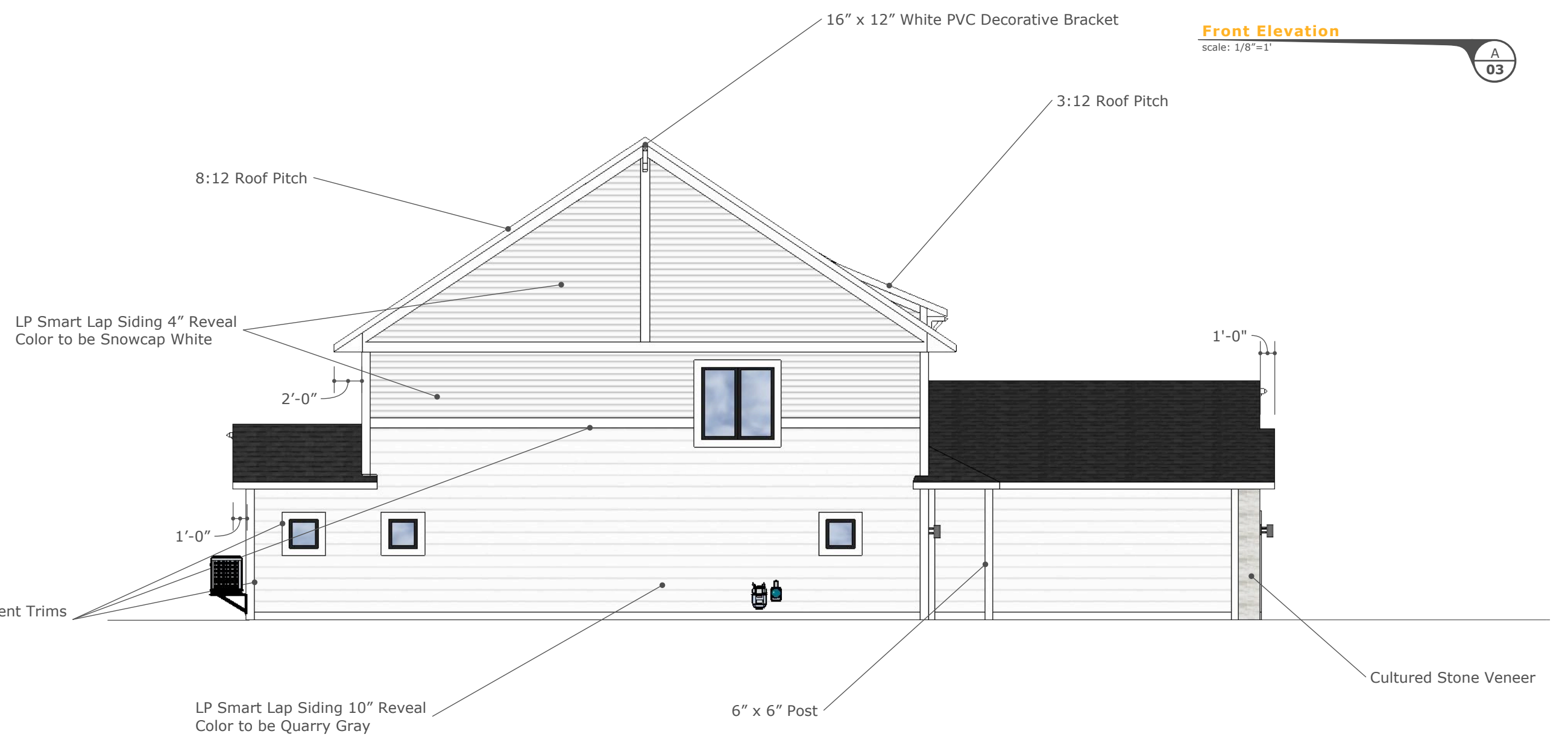
**Desert Stone**

**Timberland Suede**

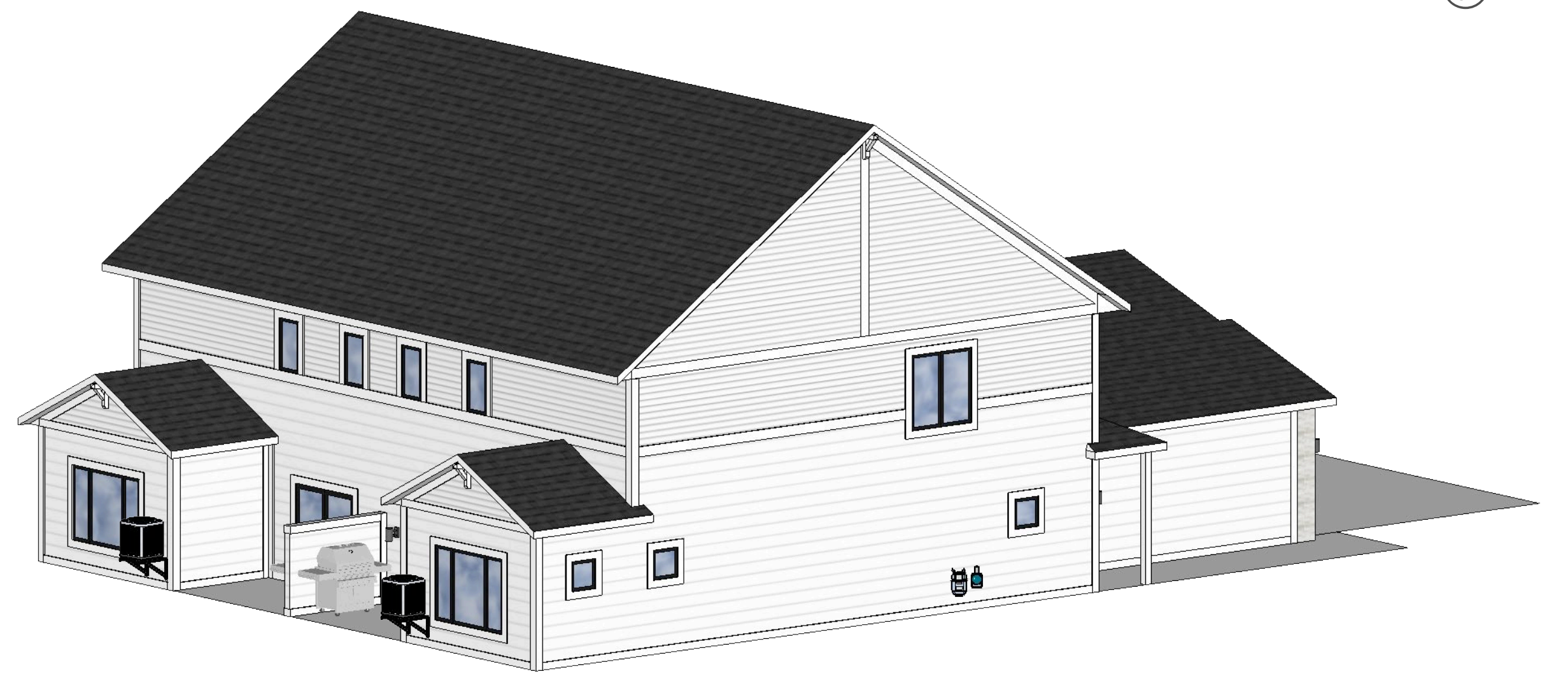
**Quarry Gray**



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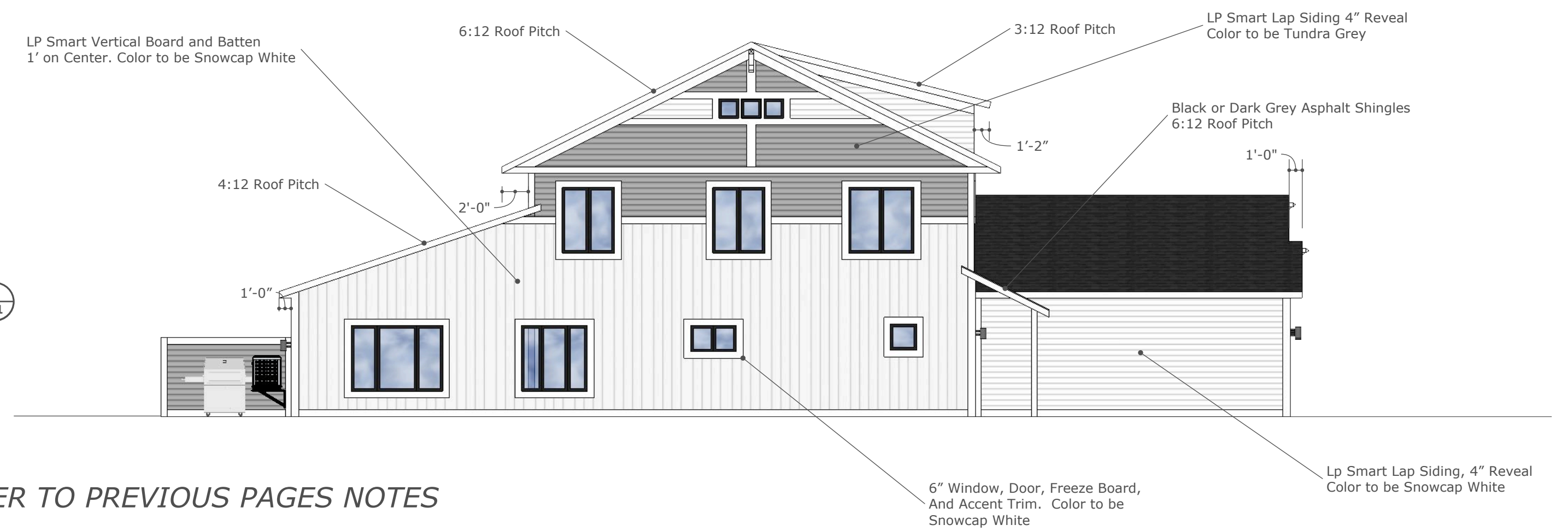
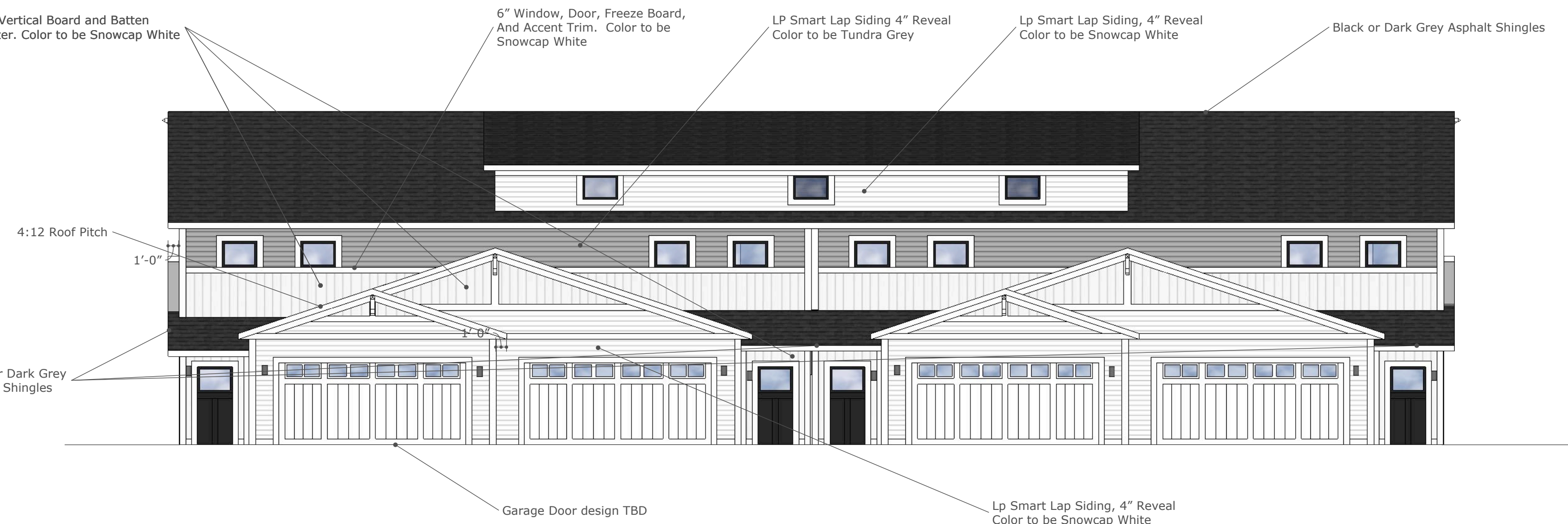
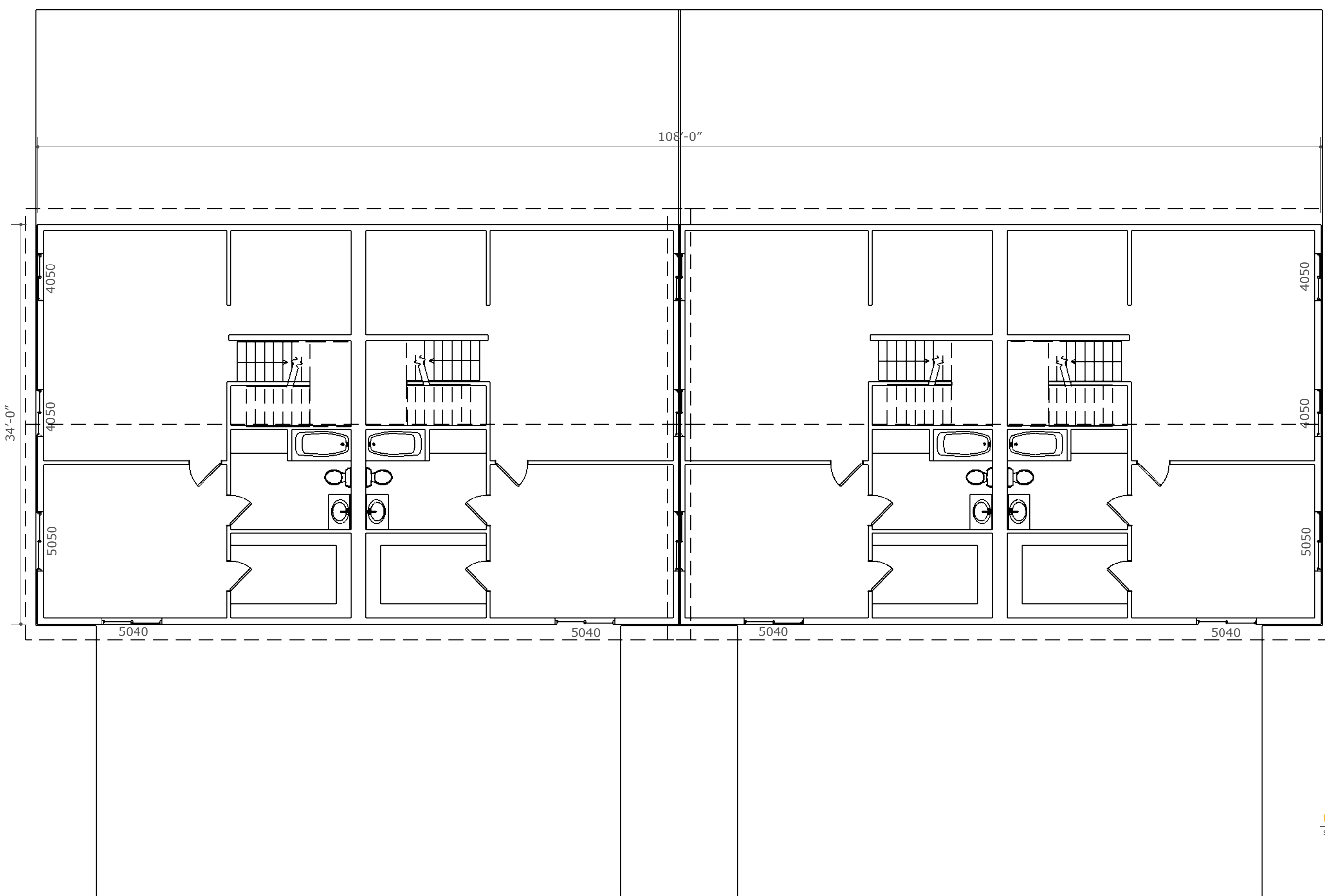
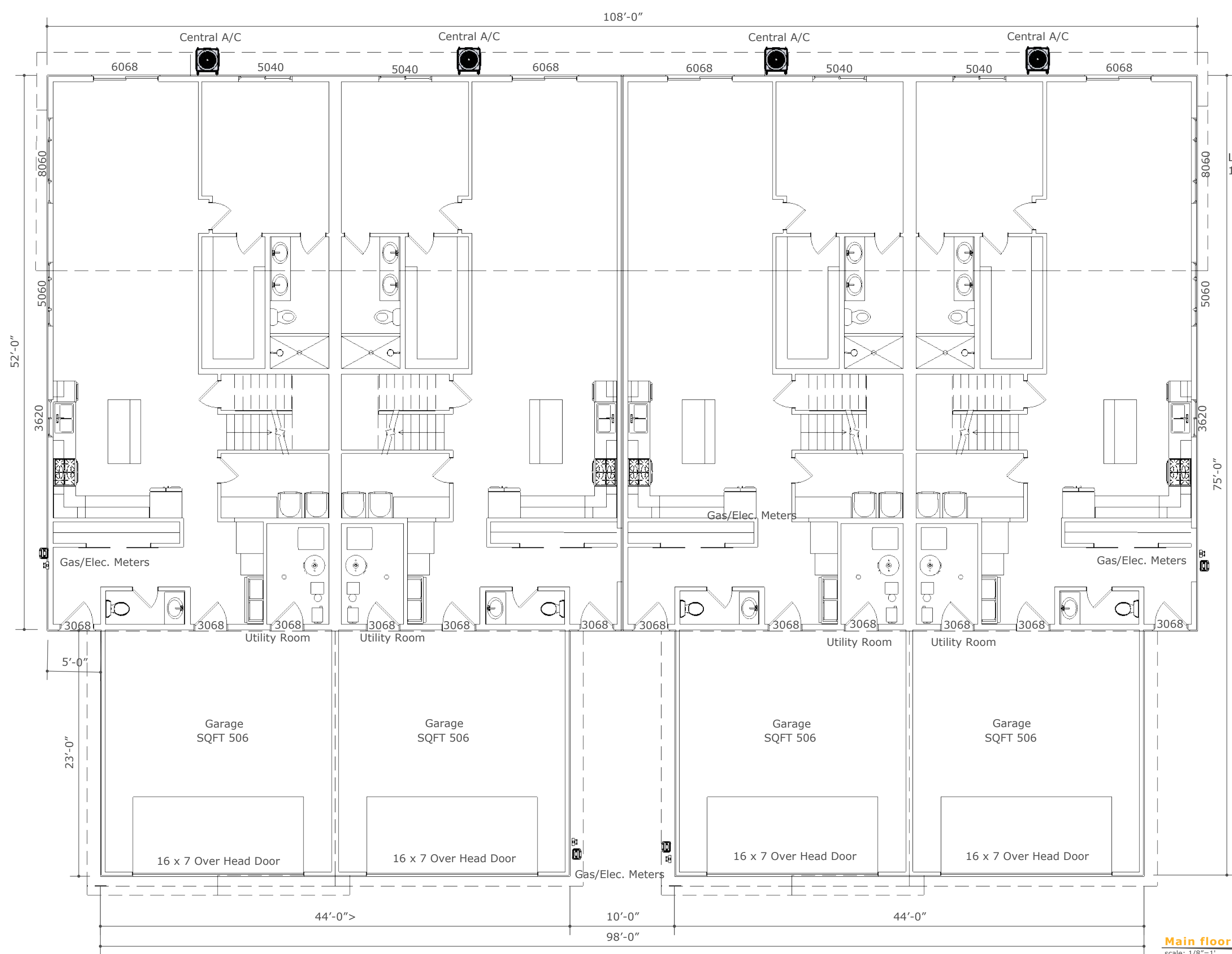


**Side Elevation**  
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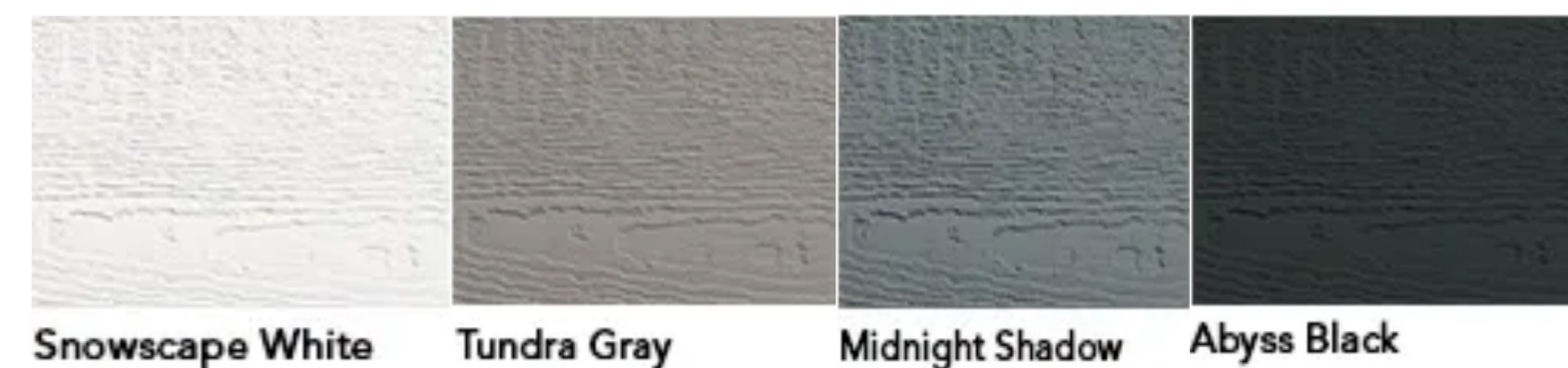
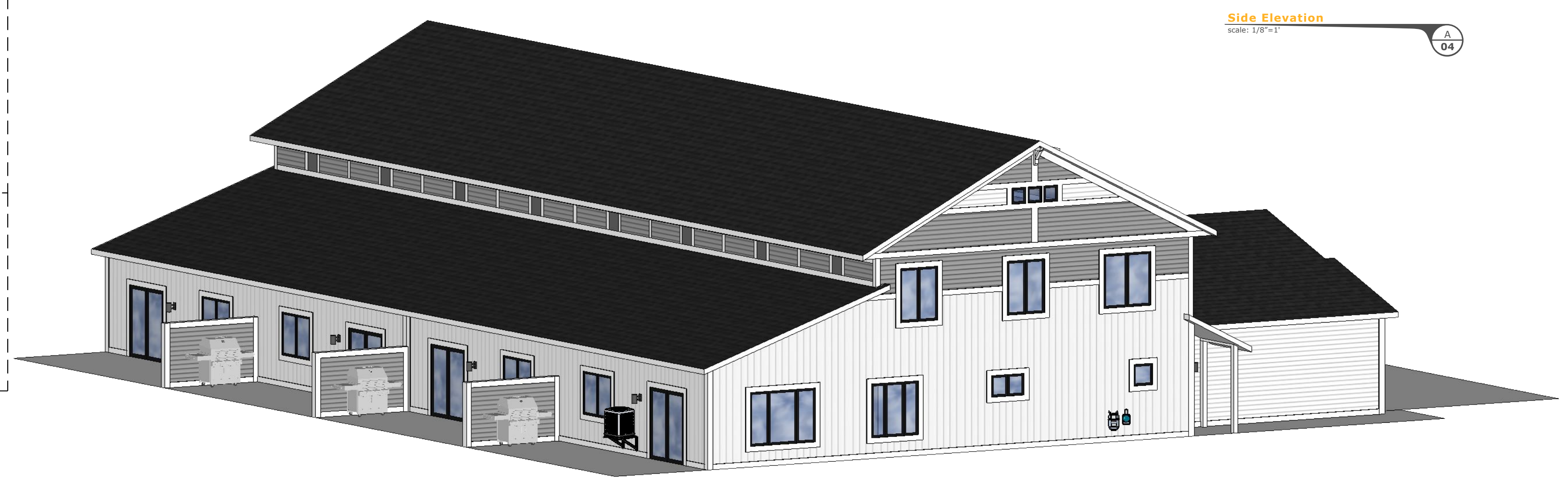


**Rear Perspective**  
scale: 1/8"=1'

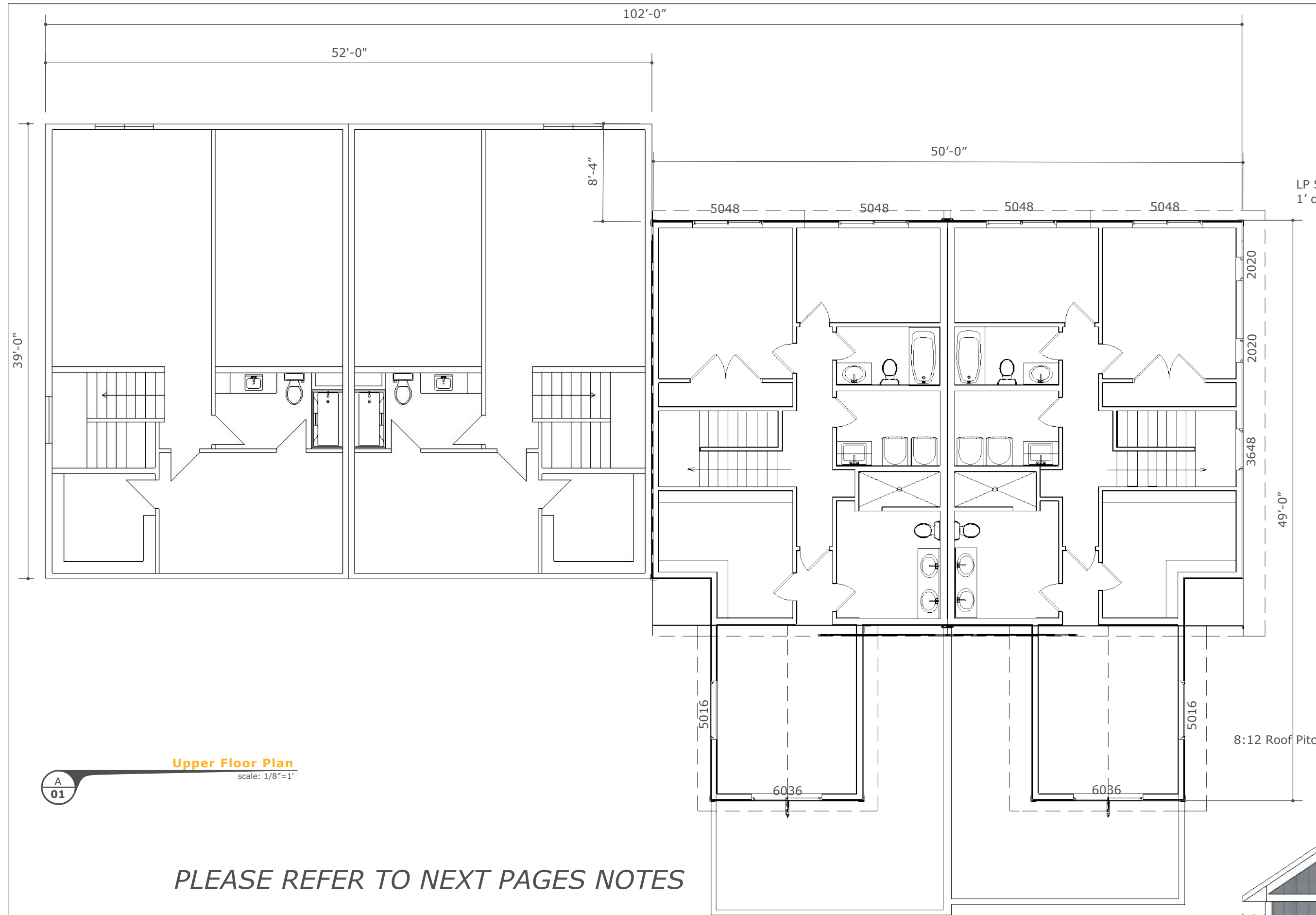




PLEASE REFER TO PREVIOUS PAGES NOTES

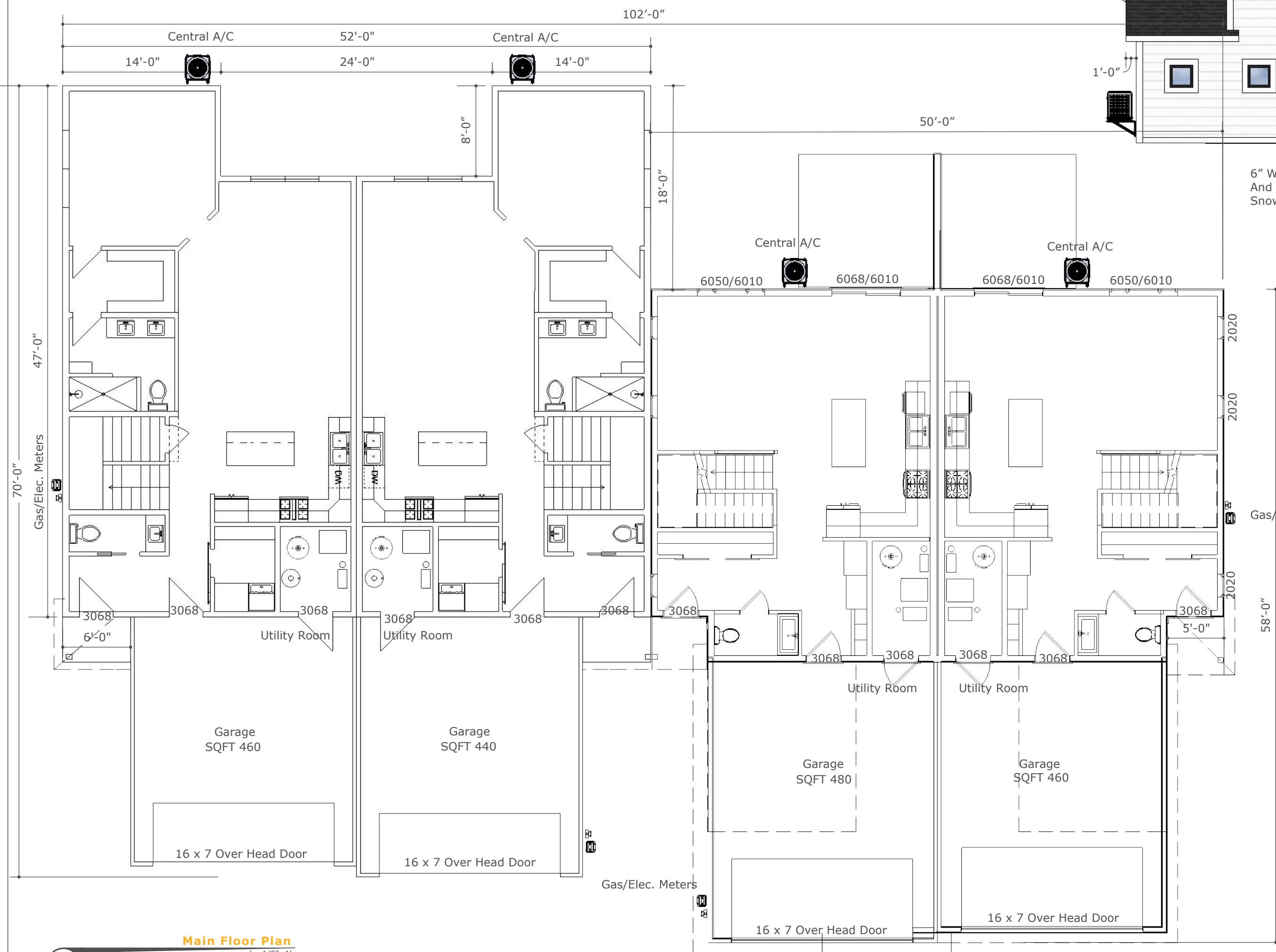




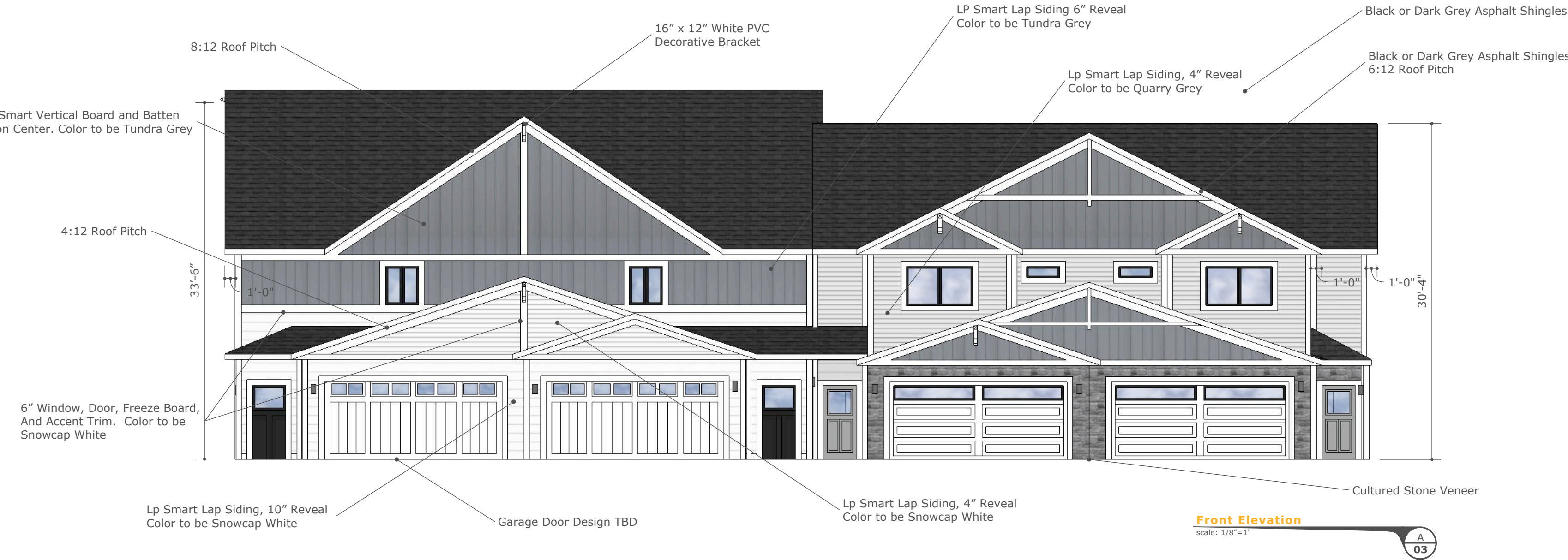


Upper Floor Plan  
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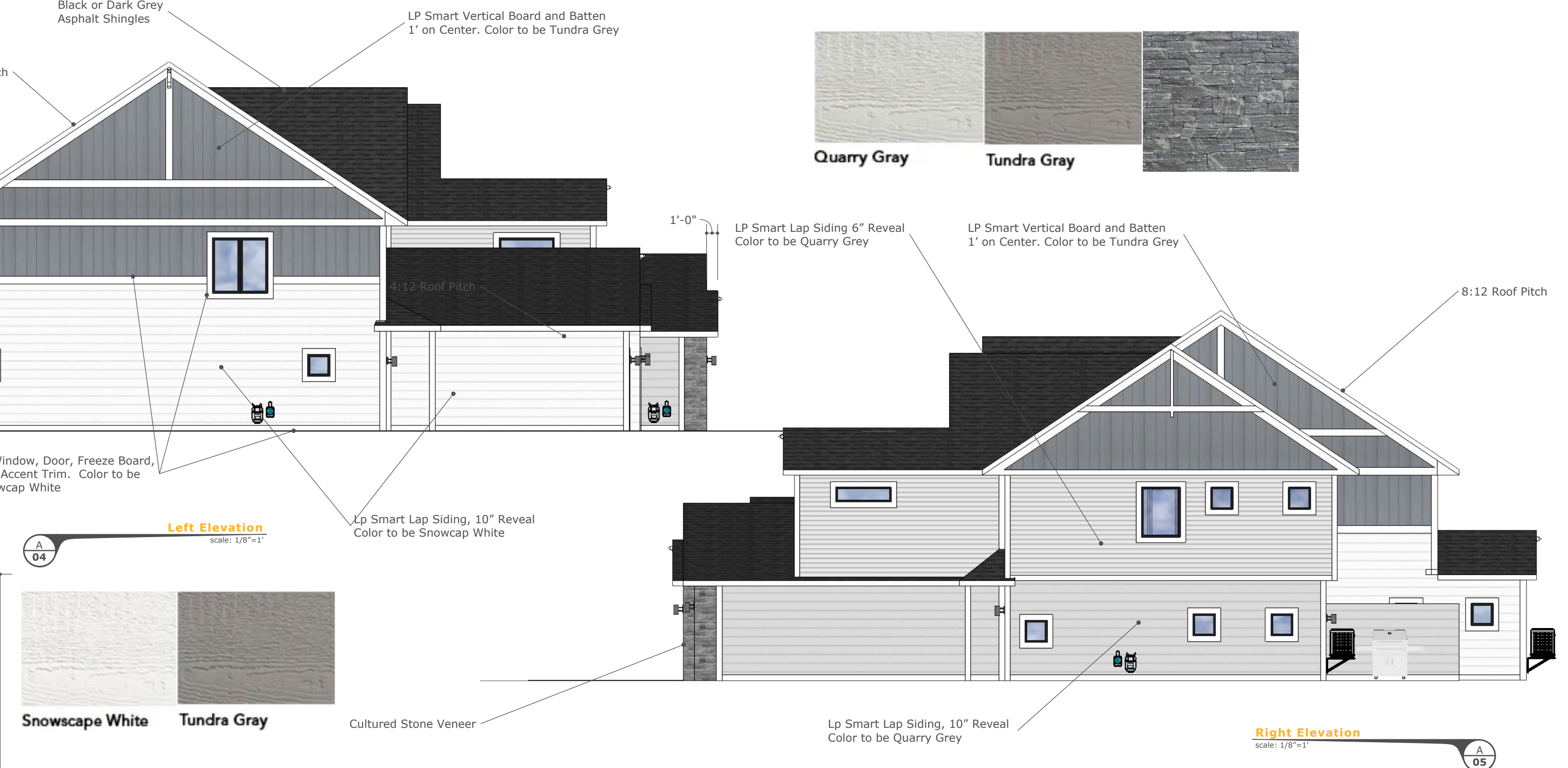
PLEASE REFER TO NEXT PAGES NOTES



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



Front Elevation  
scale: 1/8"=1'



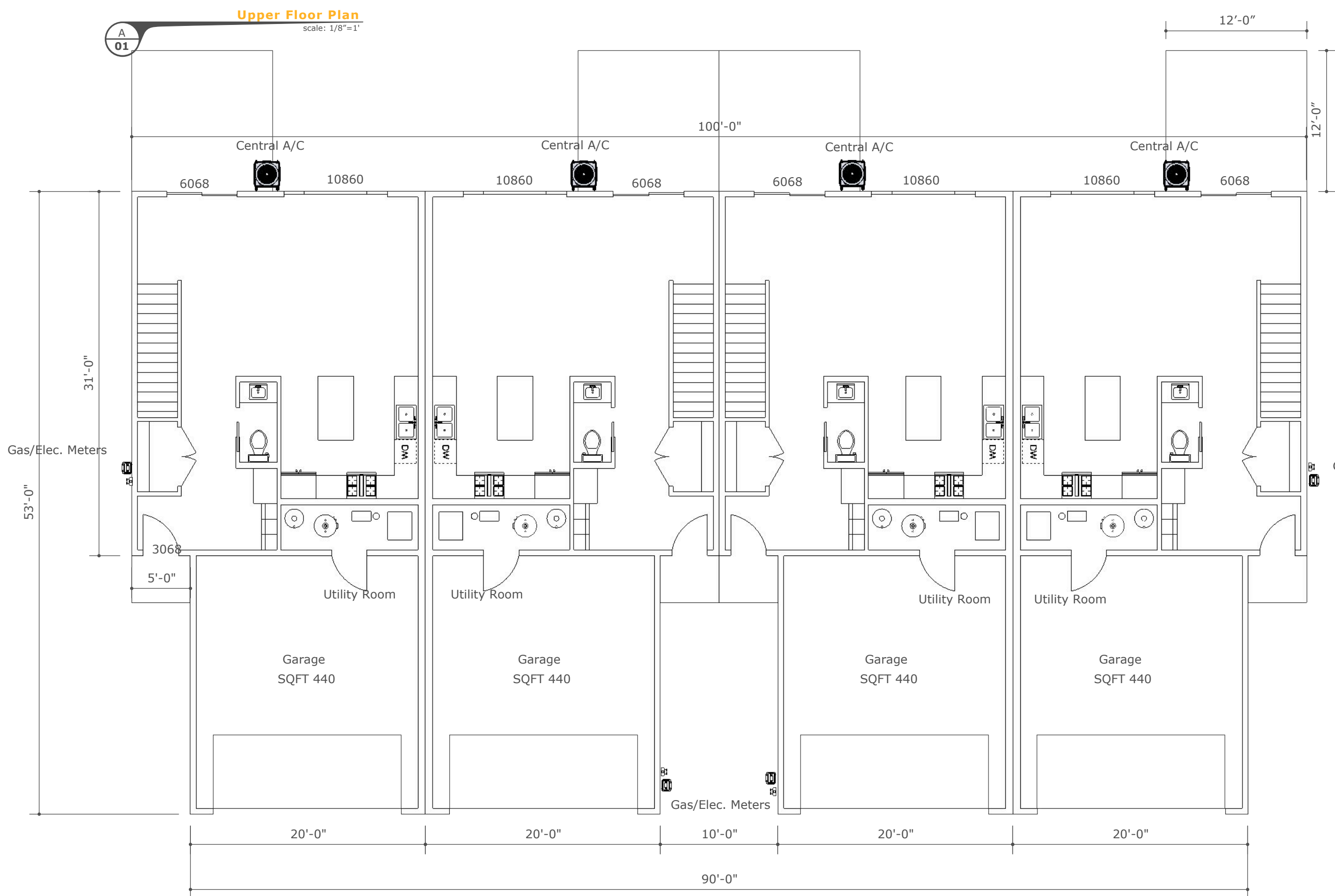
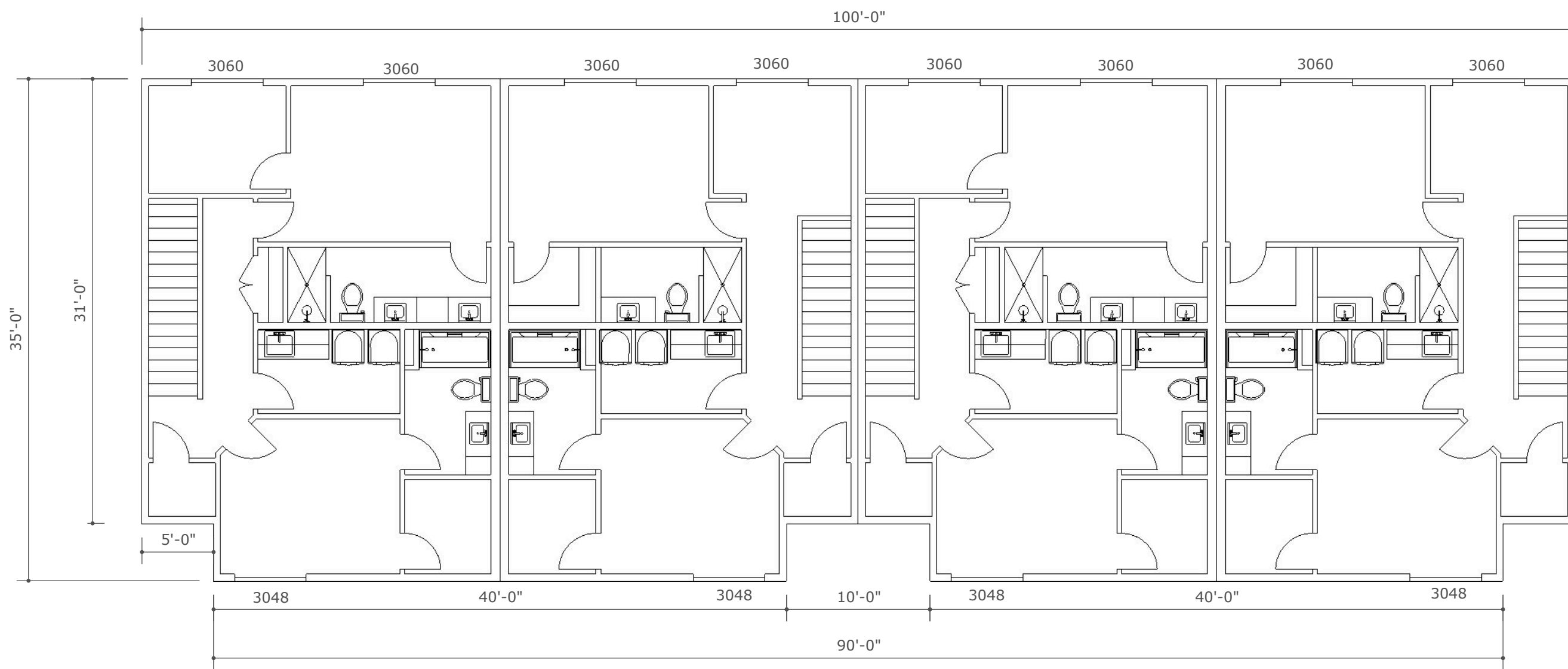
Left Elevation  
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Right Elevation  
scale: 1/8"=1'



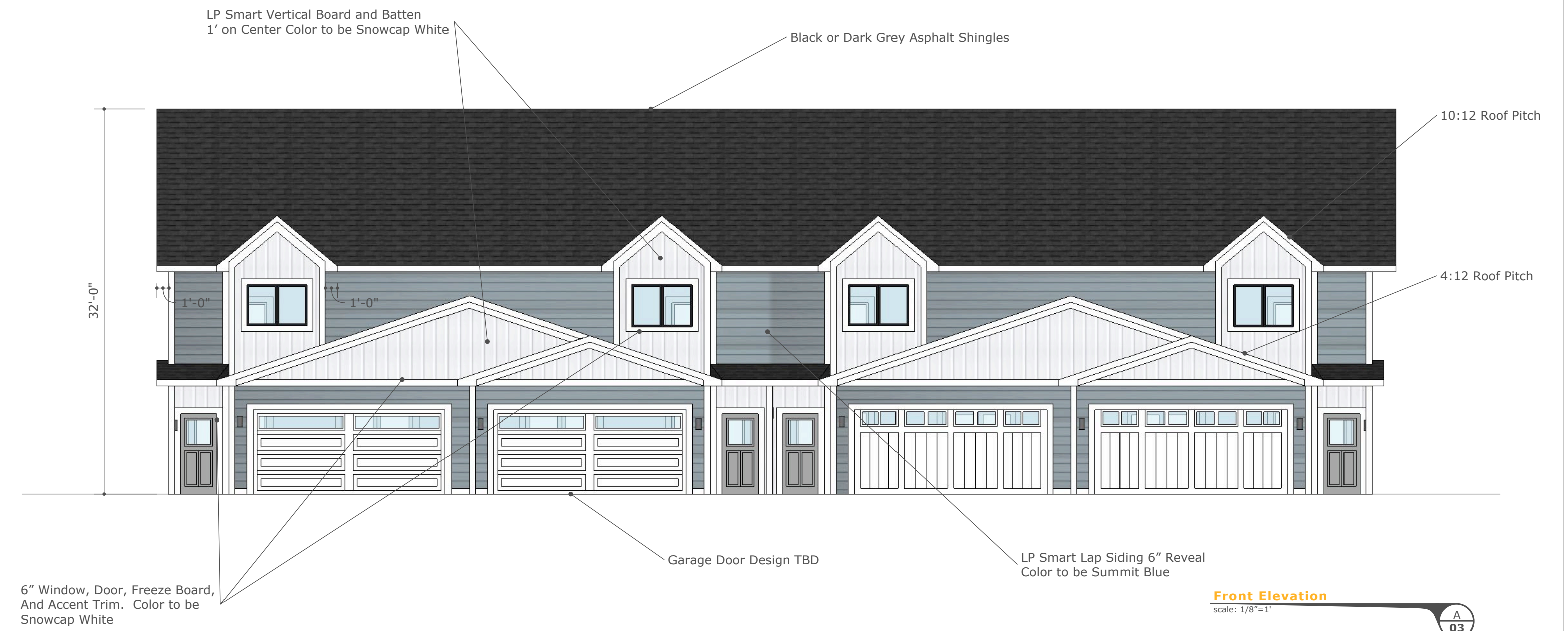
Rear Perspective  
scale: 1/8"=1'





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

02



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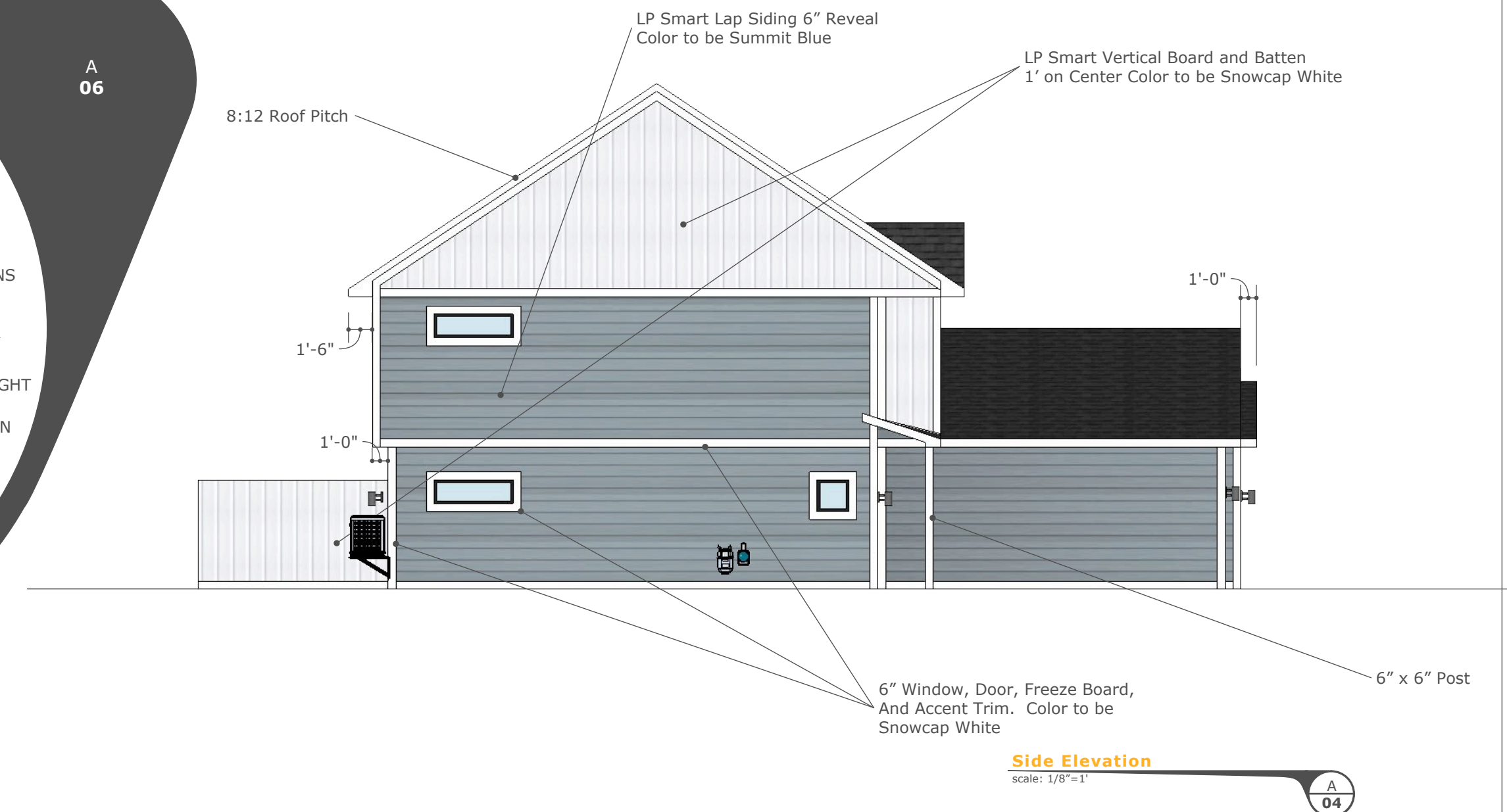
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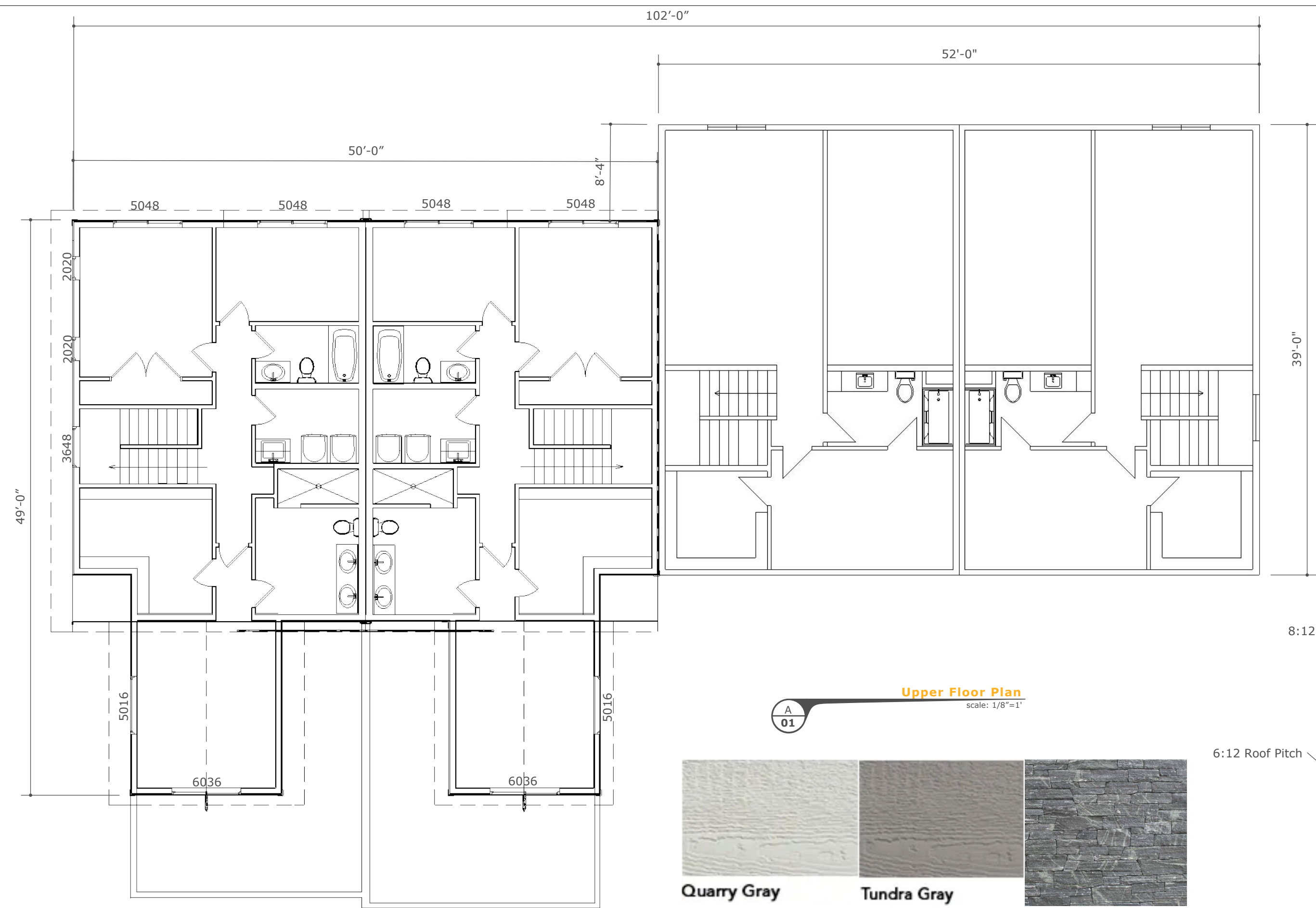
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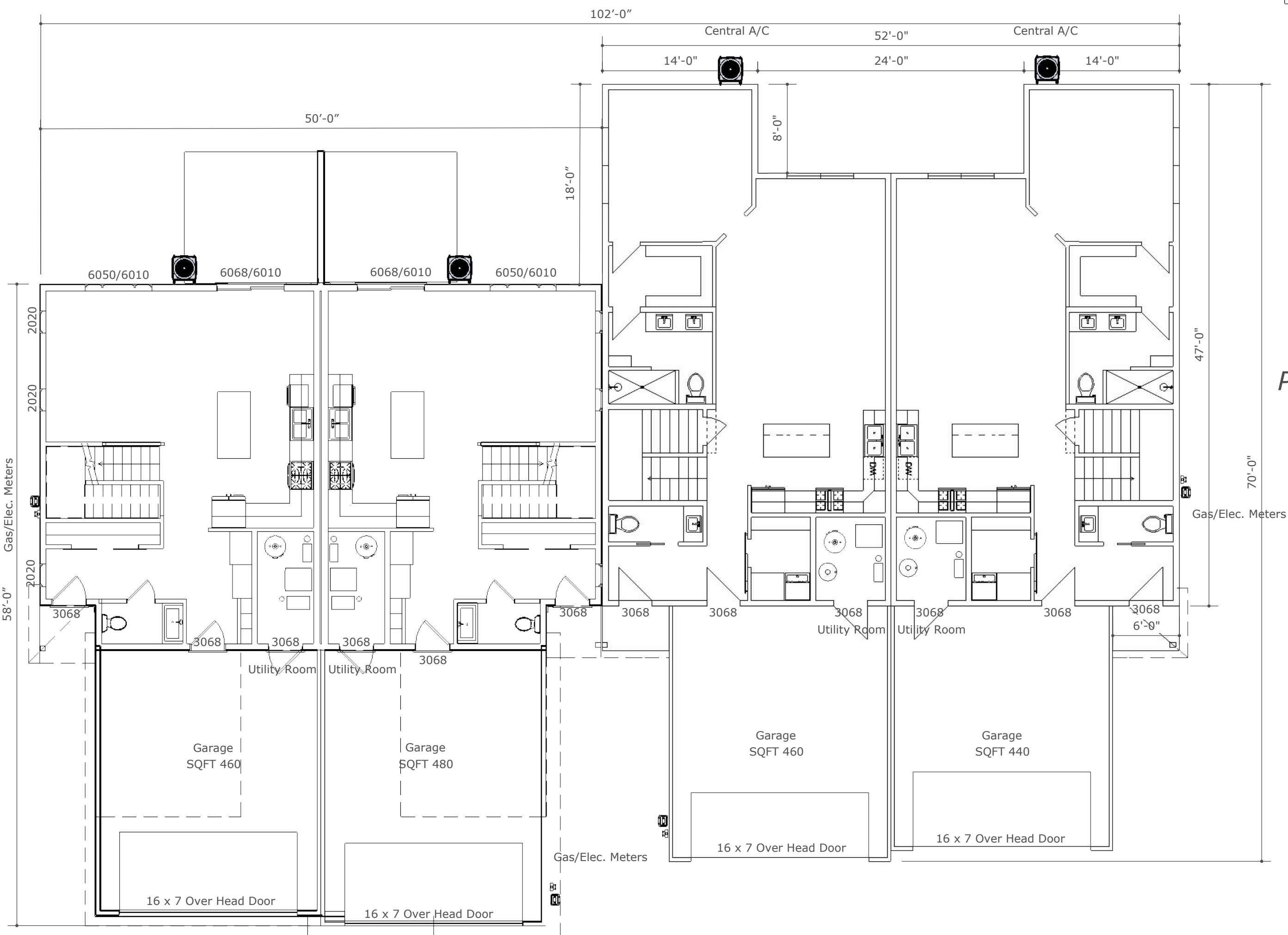
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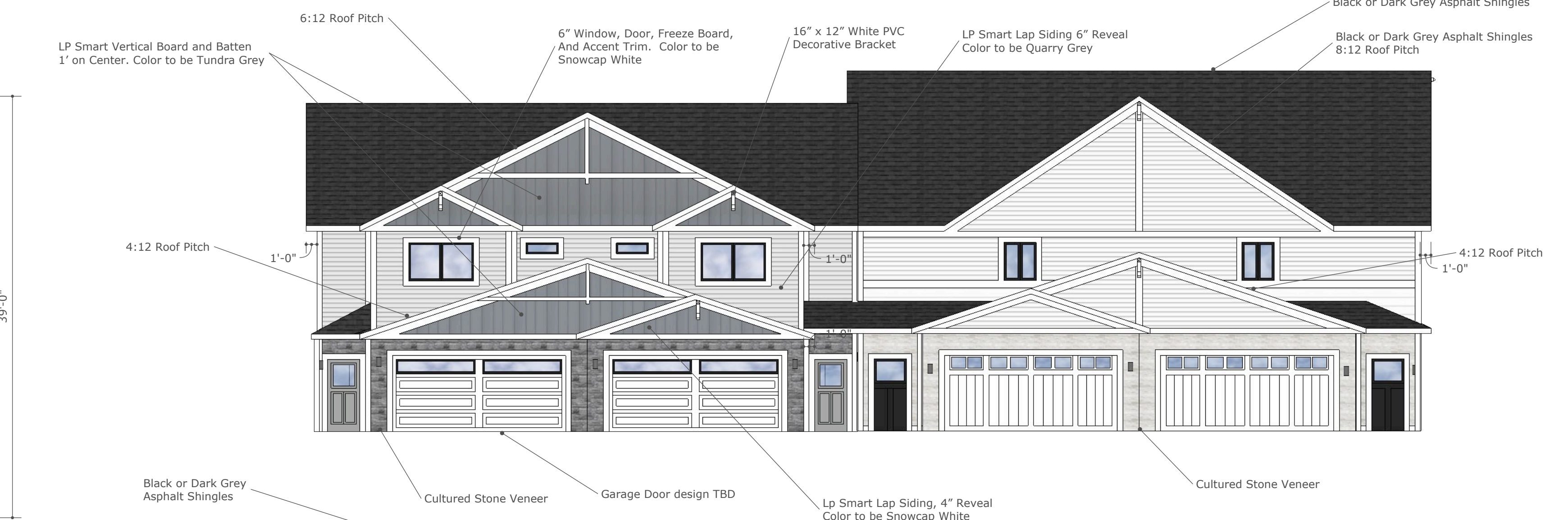




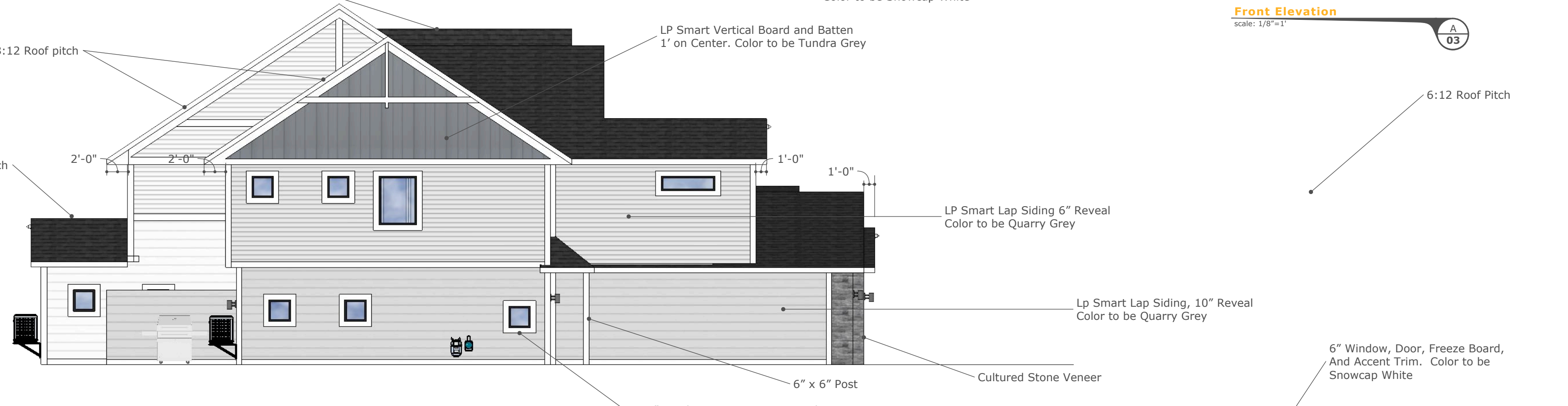
**Upper Floor Plan**  
scale: 1/8"=1'



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



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



**Left Elevation**  
scale: 1/8"=1'



PLEASE REFER TO PREVIOUS PAGES NOTES

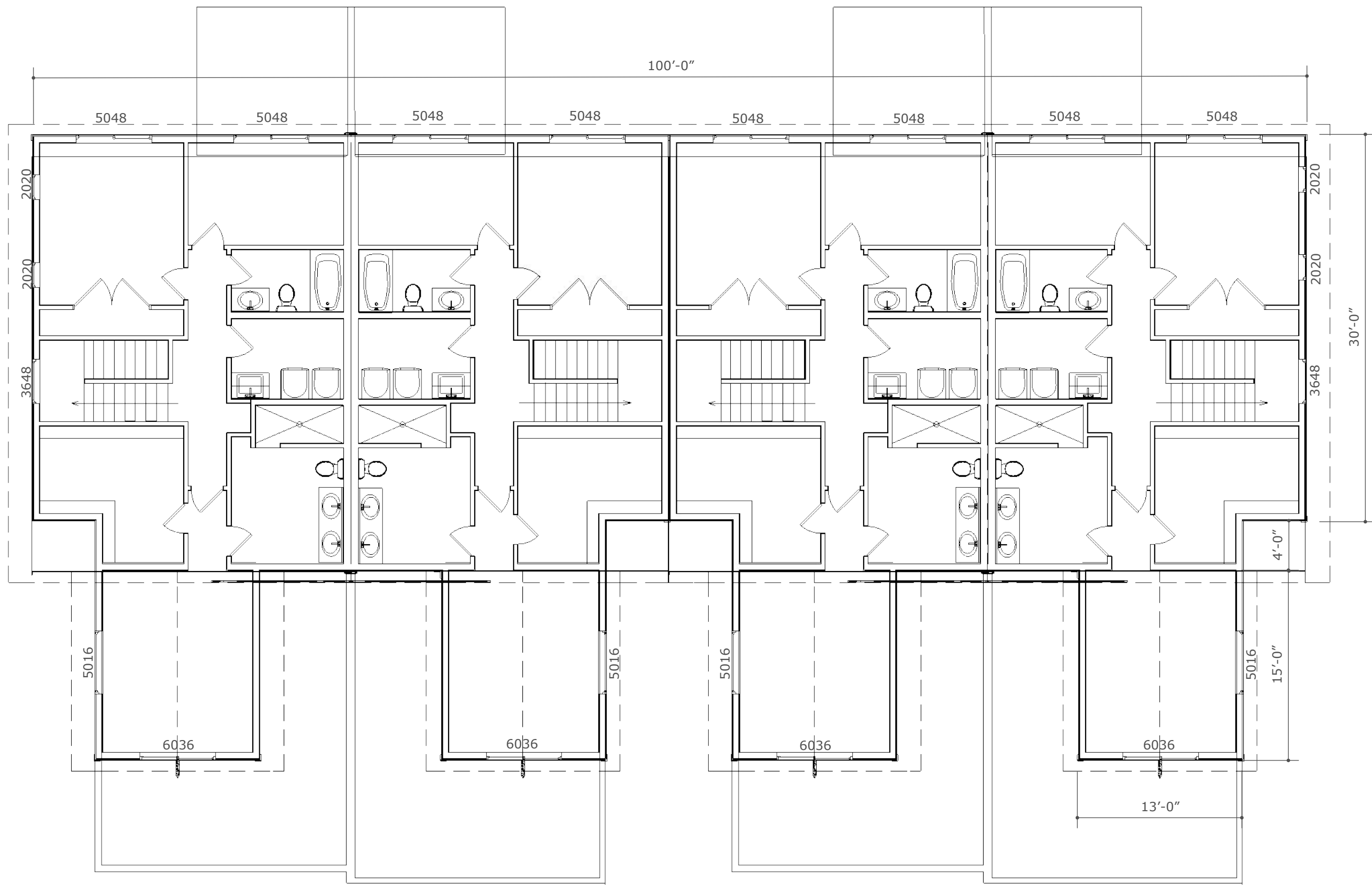


**Right Elevation**  
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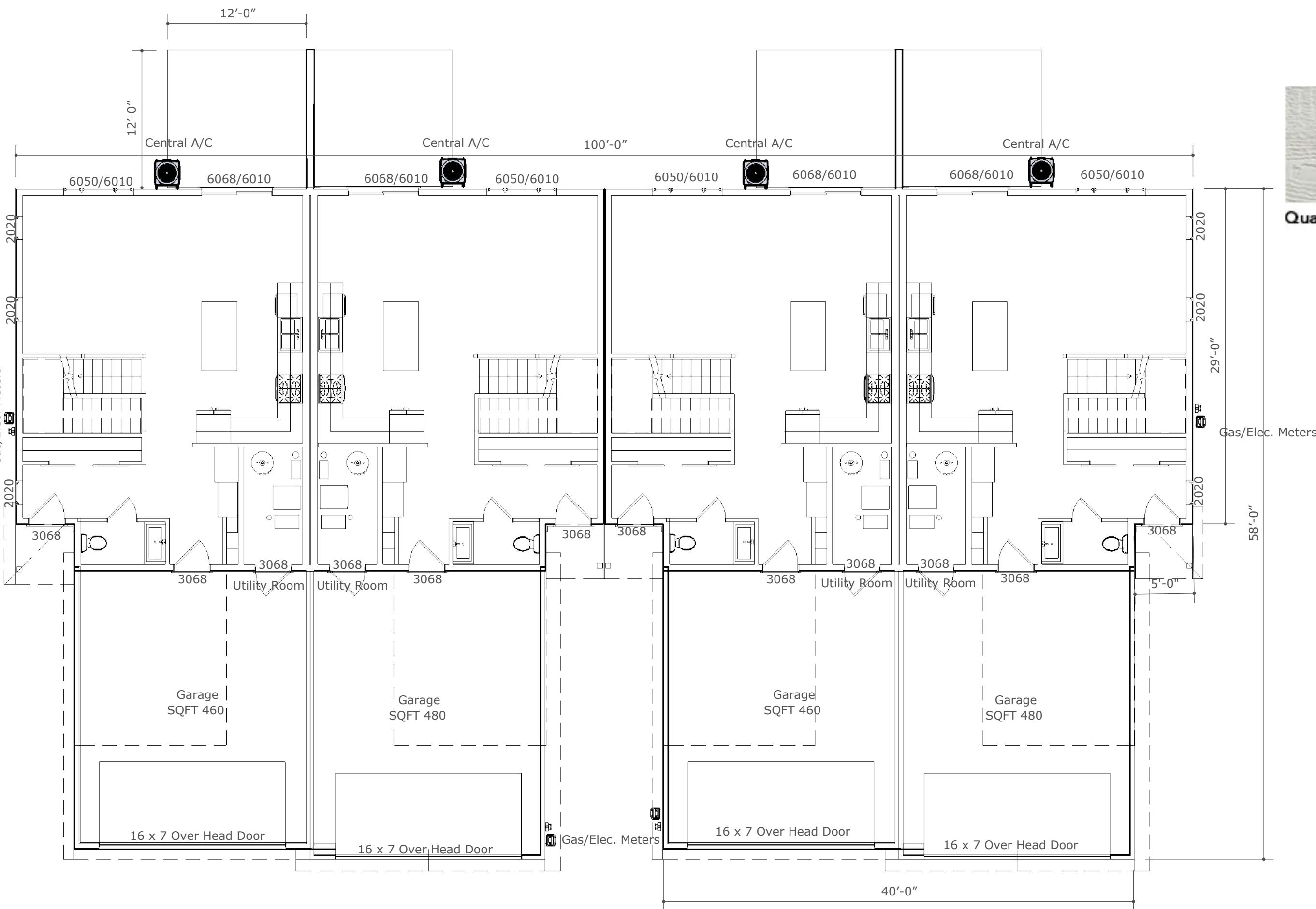


**Rear Perspective**  
scale: 1/8"=1'





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

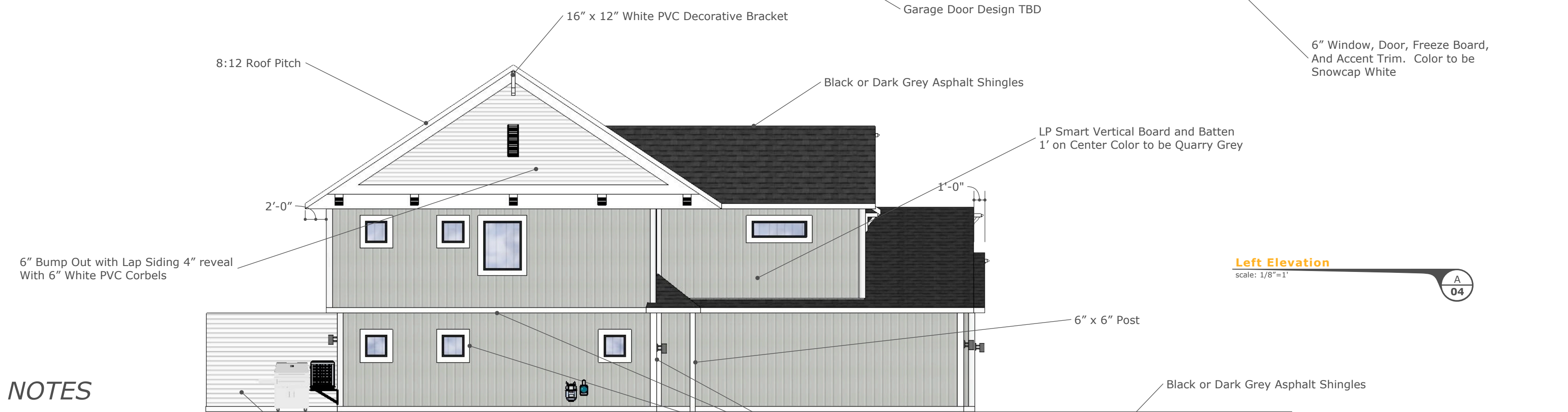


**Main Floor Plan**  
scale: 1/8"=1'

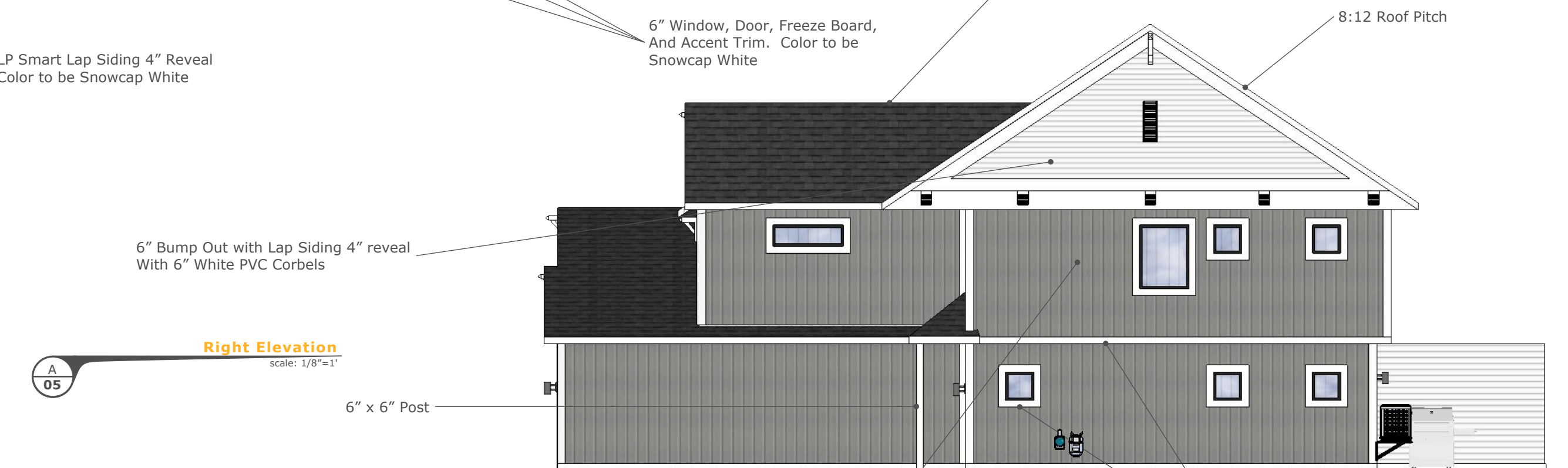
PLEASE REFER TO NEXT PAGES NOTES



**Front Elevation**  
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**Left Elevation**  
scale: 1/8"=1'

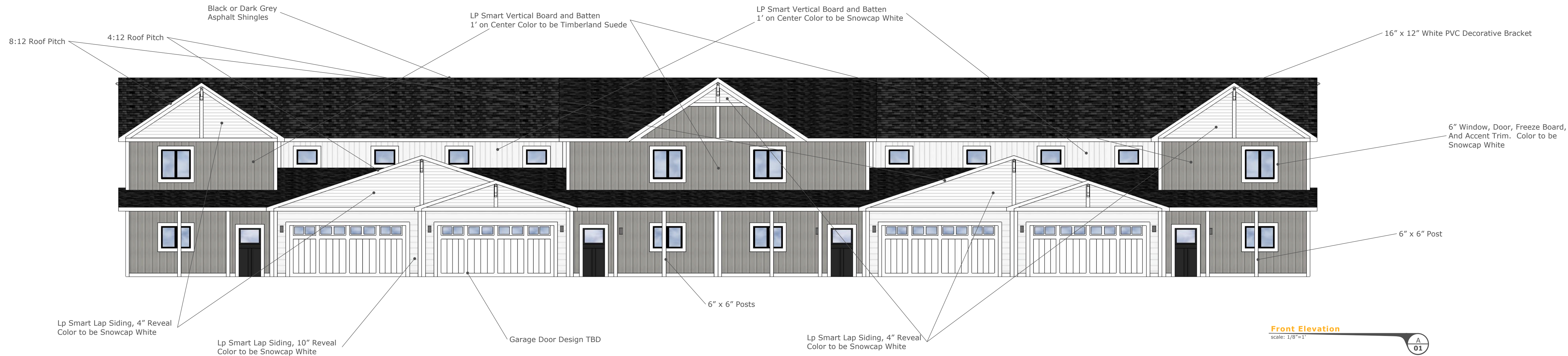


**Right Elevation**  
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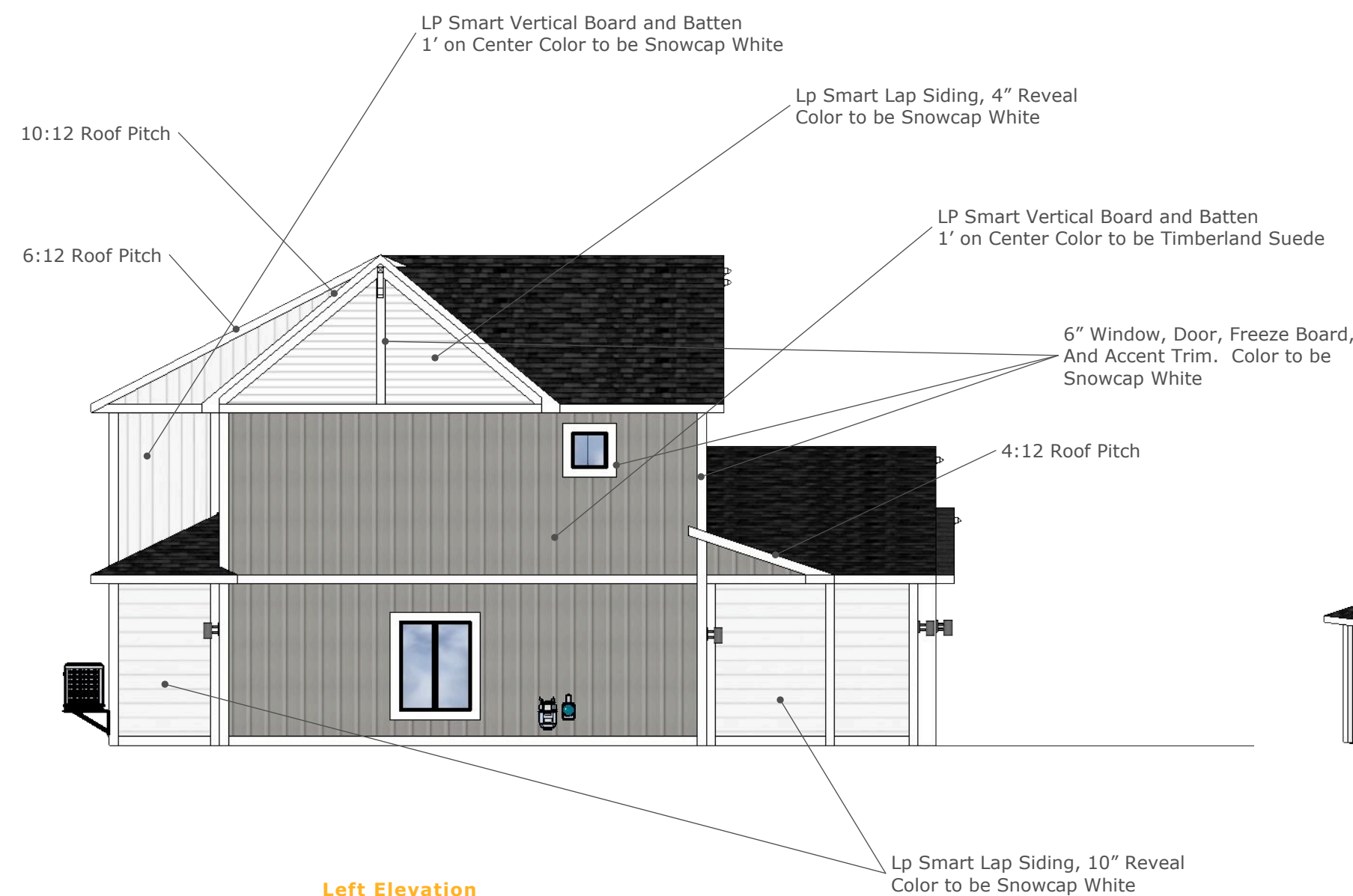


**Rear Perspective**  
scale: 1/8"=1'

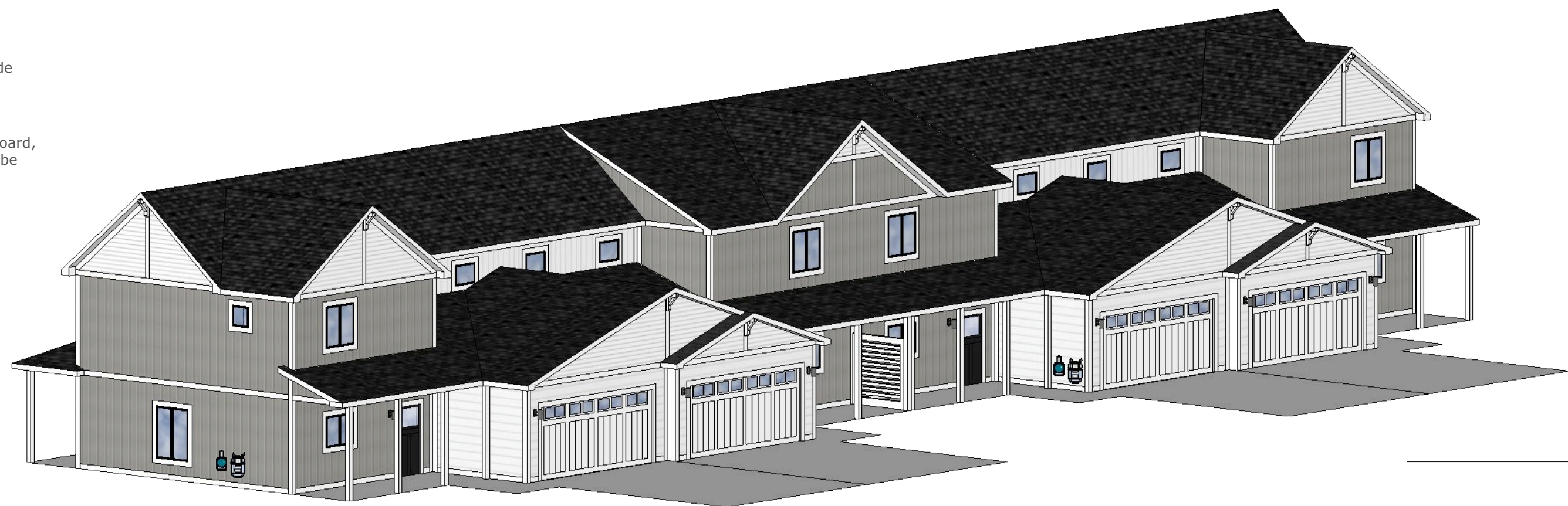




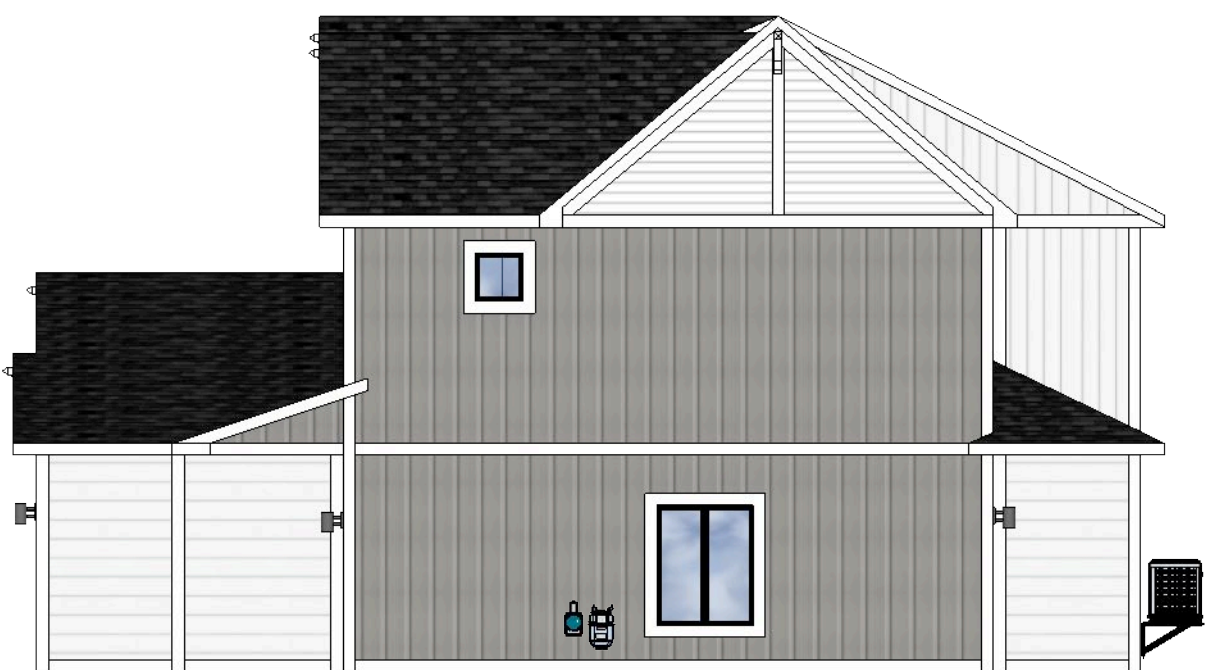
**Front Elevation**  
scale: 1/8"=1'  
A  
01



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



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



**Right Elevation**  
scale: 1/8"=1'  
A  
04

## Notes

A  
06

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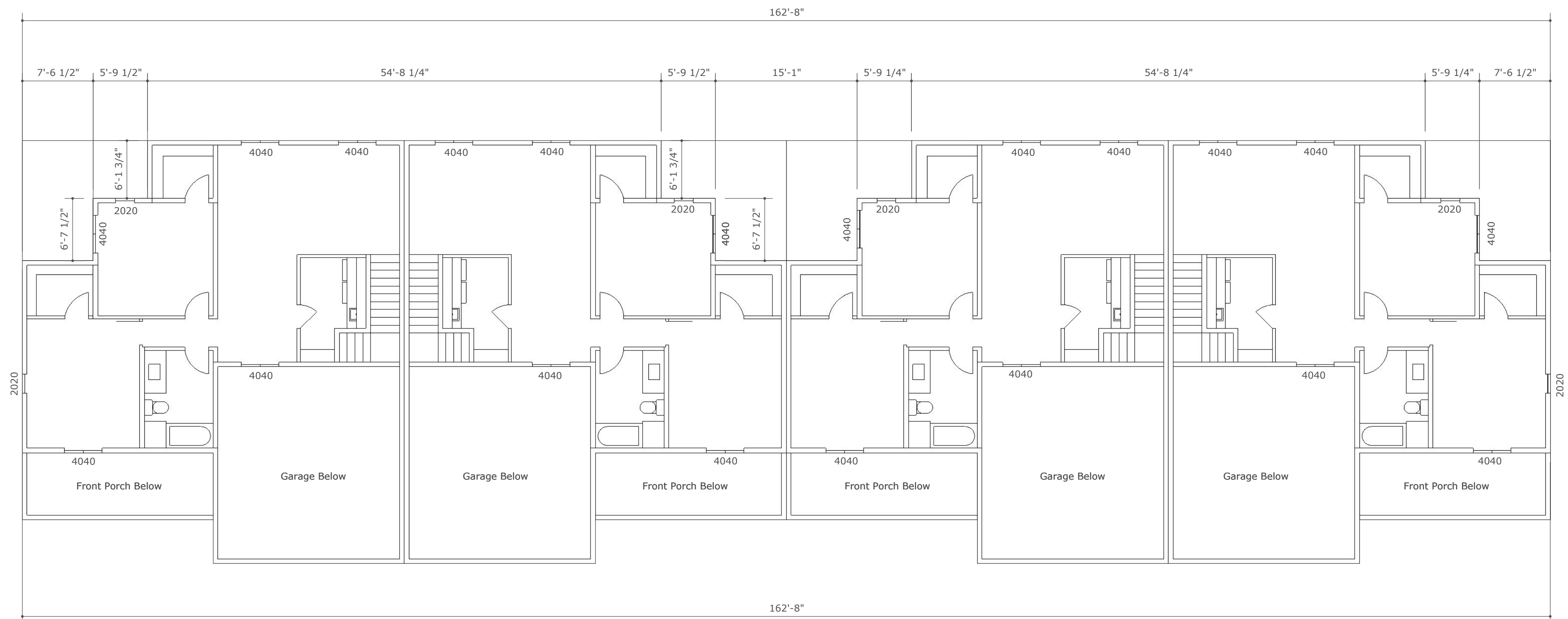


**Rear Elevation**  
scale: 1/8"=1'  
A  
05



**Timberland Suede    Snowscape White**

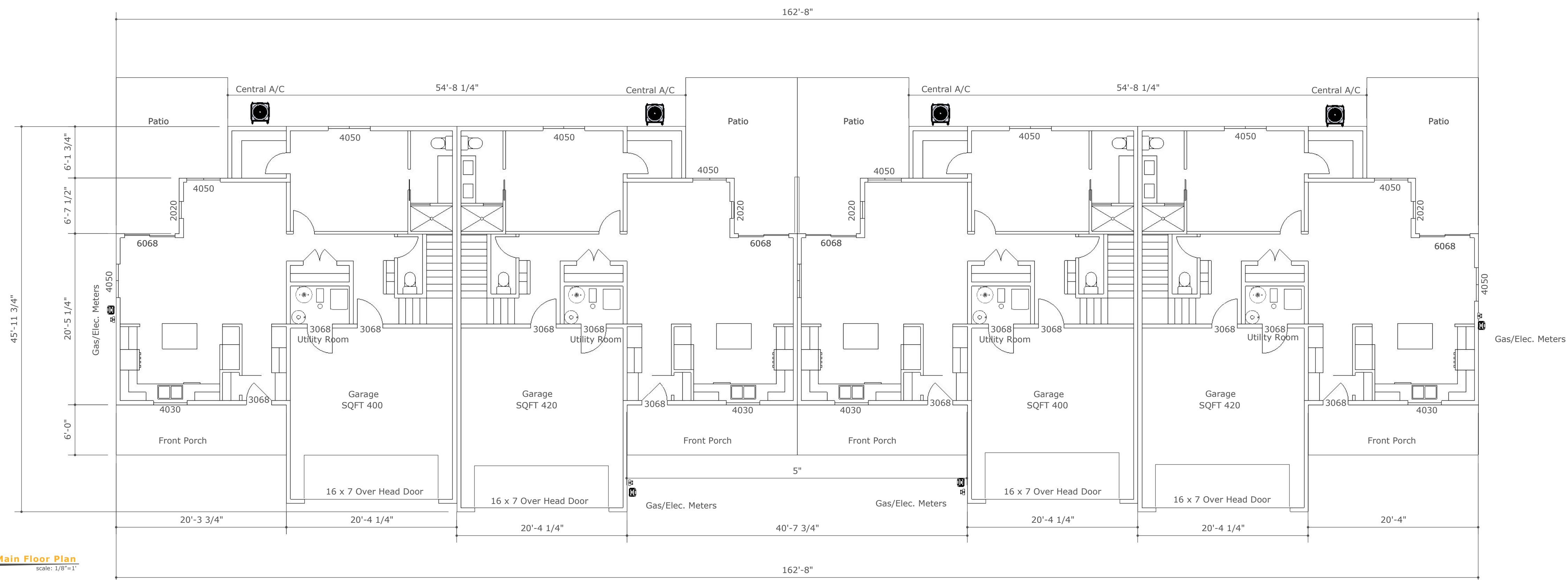




Upper Floor Plan

A  
01

PLEASE REFER TO NOTES ON PREVIOUS PAGE



Main Floor Plan

A  
02



## MEMORANDUM

Date: January 5, 2024

Re: **Lake Elmo Townhomes 8**  
File 0040496.00

To: At Home Apartments, LLC  
1289 Grand Avenue  
St. Paul, MN 55105

Cc: John Blenker, Westwood

From: Brandi Swanson  
Camie Ferrier, P.E., PTOE

### Introduction

Westwood was retained by At Home Apartments, LLC to complete an Engineering Study to calculate the trip generation of the proposed townhomes located near Wildflower Drive in Lake Elmo, MN. This trip generation study will be conducted utilizing the Institute of Transportation Engineers *Trip Generation Manual, 11<sup>th</sup> Edition*.

### Proposed Conditions

The development site is located in the northwest and northeast quadrants of the intersection of Wildflower Drive and 39<sup>th</sup> Street North in Lake Elmo, Minnesota. 39<sup>th</sup> Street North connects to Lake Elmo Avenue North to the west and Stillwater Boulevard North to the east. See the location map below for more details.





## MEMORANDUM

Roadway data is as follows:

Roadway	Classification	Speed Limit	Average Daily Traffic (ADT)
Wildflower Drive	Local Street	Not Posted	N/A
39 <sup>th</sup> Street North	Minor Collector	30 MPH	1,369 (2021)
Lake Elmo Avenue North	Minor Arterial	55 MPH	4,872 (2023)
Stillwater Boulevard North	Minor Arterial	40 MPH	10,400 (2018)

Sources for the above listed data are MnDOT Functional Classification System Map and MnDOT Traffic Mapping Application. Speed Limit was found using Google Street View.

### Trip Generation Calculations

To complete the analysis for the trip generation, the following data was used from the proposed development plan:

Proposed Site		
Building Type	Units	ITE Land Use (ITE Code)
Duplex	10	Single-Family Attached Housing (215)
4-plex	32	Single-Family Attached Housing (215)
6-plex	6	Single-Family Attached Housing (215)

Per the ITE Trip Generation manual, land use code 215 is described as “duplexes ... and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).” For development details, see **Attachment 1: Proposed Development Layout**.

### Trip Generation Calculations

The anticipated traffic volumes for the existing and proposed land uses were calculated based on the trip generation data published in the Institute of Transportation Engineers (ITE), 11<sup>th</sup> Edition, September 2021.

ITE Trip Generation (11 <sup>th</sup> Edition)				
Land Use	Units	Weekday Daily Trips		
		Total	In	Out
Single-Family Attached Housing (215)	48	346	173	173
Total		346	173	173



**MEMORANDUM**

ITE Trip Generation (11 <sup>th</sup> Edition)							
Land Use	Units	AM Peak Hour Trips			PM Peak Hour Trips		
		Total	In	Out	Total	In	Out
Single-Family Attached Housing (215)	48	23	6	17	27	16	11
Total		23	6	17	27	16	11

**Pass-by Trips**

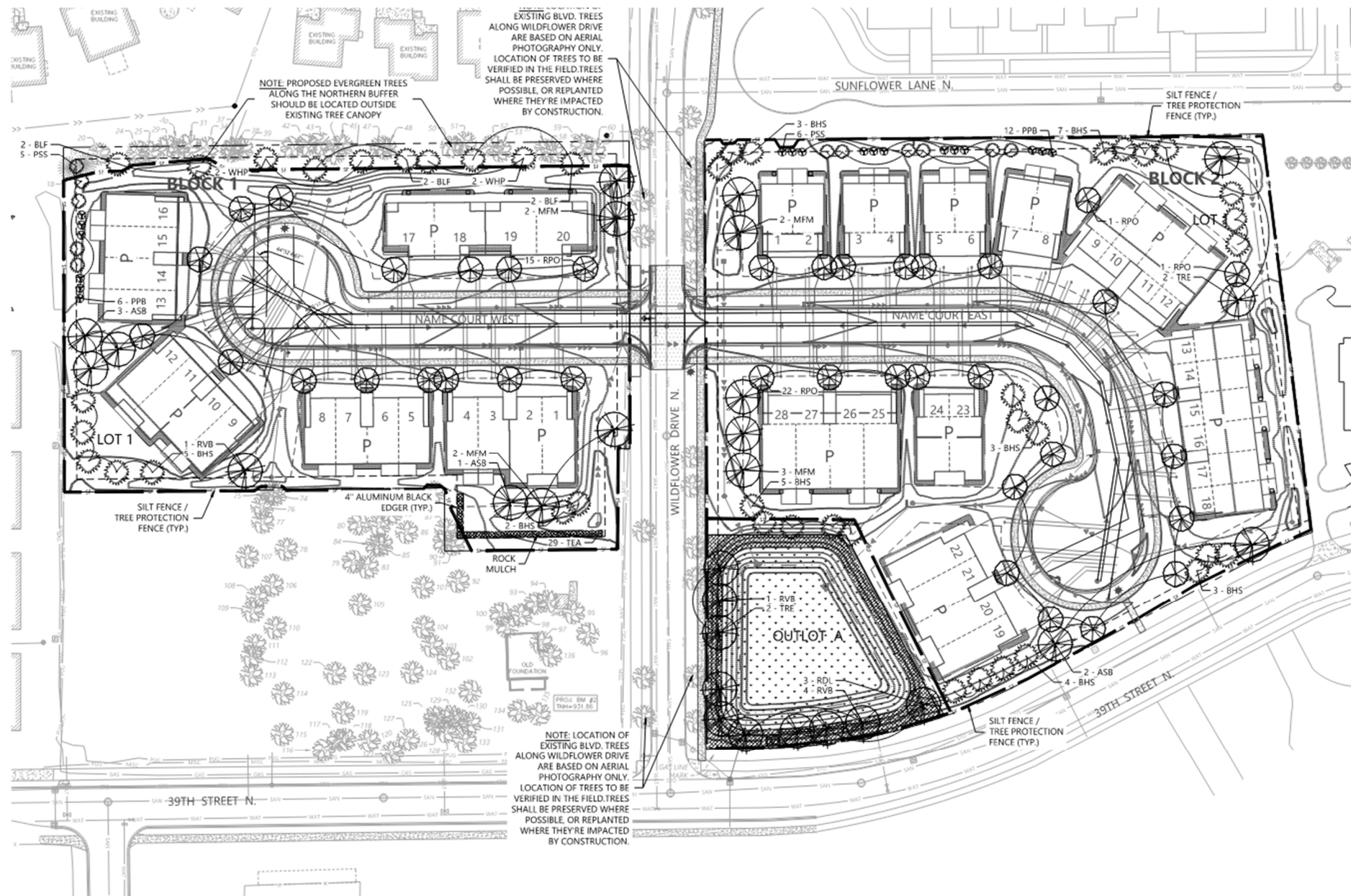
The ITE Trip Generation Manual provides estimates for the number of pass-by trips for the AM and PM Peak Hours for various land uses. These are the number of trips that will use the site roadway but are not new trips to the external roadway system. The ITE Trip Generation Manual shows that the proposed land use shown in the tables above have a 0% pass-by rate, meaning that all the trips within the proposed development will be new to the external roadway network.

**Summary**

The proposed development will change the land use from undeveloped to residential and therefore the proposed development will generate all new trips. The proposed development is estimated to generate 23 new roadway weekday morning peak hour trips (6 entering/17 exiting) and 27 new roadway weekday evening peak hour trips (16 entering/11 exiting), with a total of 346 new weekday roadway trips (173 entering/173 exiting).



Attachment 1: Proposed Development Layout





# MEMORANDUM



Date: November 30, 2023

---

To:	Sophia Jensen, City Planner	Re:	Lake Elmo Townhomes 8 (At Homes Apartments)
Cc:	Nathan Fuerst, Planning Consultant		Preliminary Plat and PUD
	Marty Powers, Public Works Director		PID 13.029.21.22.0029 and 13.029.21.21.0007
	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.



# MEMORANDUM

**TO:** Sophia Jensen  
**FROM:** Sarah Evenson, PLA  
**DATE:** 01/10/2024  
**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.
8. Preliminary PUD Plans Submittal and narratives, dated January 8, 2024, received January 9, 2024.

### 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 39<sup>th</sup> 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 already been submitted that meets all requirements, which means that the updated tree preservation plan will also suffice. However, it should be noted that removals of some of trees along the northeast lot line may impact trees now intended to be preserved. If possible, fell the trees without removing the root system, as excavation could impact the critical root zone (CRZ) of trees intended to be preserved.
  - 105.12.470 (c) (13) b. says that “If an applicant damages or removes a significant tree that is intended to be preserved to the point that City staff believes the tree will not survive, the applicant must remit to the City a cash mitigation, calculated per diameter inch of the removed or damaged tree in the amount set forth in the City fee schedule.”

**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:

- Along the north edge of the western parcel, efforts appear to have been 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. Elevations/cross-sections will be required to confirm the efficacy of this strategy.
- Now that the applicant intends to preserve some existing trees along the northern edge of the eastern parcel, screening here can be achieved by a mixture of vegetative means (additional planting) where trees remain, and installation of a fence and planting of trees (as code advises) where many trees are being removed. Currently the planting plan does not appear to provide adequate year-round screening, as the applicant is proposing deciduous trees. Screening should be amended to include fencing, or additional evergreen plantings. Again, elevations and cross-sections will be required.

**Recommendation:**

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

**Hoisington Kogler 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.

“Proudly Serving Neighbors and Friends”



## LAKE ELMO FIRE DEPARTMENT – OFFICE OF THE FIRE MARSHAL

*Fire Prevention, Code Enforcement, and Public Education*



### ***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

Fire Station #1 - 3510 Laverne Ave N. | Lake Elmo, MN | 55042

651-747-3907 office | [www.lakeelmo.org](http://www.lakeelmo.org)



## Nathan Fuerst

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**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]