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## NOTICE OF MEETING

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Monday, June 23, 2014 at 7:00 p.m.**

## AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
  - a. June 9, 2014
4. Public Hearing
  - a. HUNTER'S CROSSING PRELIMINARY PLAT-RYLAND GROUP. The Planning Commission will review an application for a Preliminary Plat for a proposed development to include 51 single family lots located on the present site of the Country Air Golf Facility.
  - b. EAGLE POINT MEDICAL CENTER – PUD DEVELOPMENT PLAN. The Planning Commission will review an application from Davis Real Estate services for a PUD development plan for a new medical services building to be located within the Eagle Point Business Park, specifically on Lot 1, Block 1 of the Eagle Point Business Park 7<sup>th</sup> Addition. The applicant is requesting that the City review the preliminary and final development plan concurrently since the building is being constructed on a pre-existing platted lot within the business park. PID 33.029.21.42.0014.
  - c. HAMMES SHORELAND VARIANCE - PID 34.029.21.13.0001. The Planning Commission will consider an application from Hammes West, LLC for a variance to the Shoreland Ordinance to allow a reduced riparian dedication around the southern portion of Goose Lake in connection with an application for a Preliminary Plat for a 163-unit single family subdivision.
5. Business Items
  - a. HAMMES ESTATES PRELIMINARY PLAT CONT. - PID 34.029.21.13.0001. The Planning Commission will review updated plans to the Hammes Estates Preliminary Plat previously reviewed by the Planning Commission at a public hearing held on May 12, 2014.
6. Updates

- a. City Council Updates – June 17 , 2014 meeting:
    - i. Wildflower at Lake Elmo PUD Concept Plan approved with additional conditions.
    - ii. Wildflower at Lake Elmo Comprehensive Plan Amendment was tabled due to lack of super majority.
  - b. Staff Updates
    - i. Upcoming Meetings:
      - June 30, 2014 – Special Meeting
      - July 14, 2014
      - July 28, 2014
  - c. Commission Concerns
7. Adjourn



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of June 9, 2014**

Chairman Williams called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

**COMMISSIONERS PRESENT:** Williams, Dodson, Kreimer, Larson, Dorschner and Lundgren.

**COMMISSIONERS ABSENT:** Morreale, Haggard and Yocum;

**STAFF PRESENT:** Community Development Director Klatt, City Planner Johnson and Intern Casey Riley.

**Approve Agenda:**

The agenda was accepted as presented.

**Approve Minutes:** May 28, 2014

M/S/P: Dodson/Kreimer, move to approve the minutes as presented, **Vote: 4-0, motion carried**, with Williams and Lundgren not voting.

**Public Hearing:** *Wildflower at Lake Elmo-PUD and Concept Plan and Comprehensive Plan Amendment*

Klatt started his presentation by explaining why the applicant, Robert Engstrom Companies, is applying for a planned development, as well as why the request includes an amendment to the Comprehensive Plan. Klatt noted that the Planning Commission reviewed a sketch plan of the proposed development at a meeting in April. Klatt presented the project highlights, noting the project includes 145 single family lots on +/- 117 acres. Moving forward, Klatt explained the key changes to the plans since it was reviewed in April. He noted that the access to Trunk Highway 5 was removed. In addition, storm water management facilities were moved from the northeast portion of the development to the southeast along TH 5. Klatt also noted that the applicant has engaged several of the adjacent neighbors, who have noted concern about buffering. Also, Klatt highlighted the specific areas that require amendments to the City's Comprehensive Plan.

To summarize the staff report, Klatt noted the various subjects that were included in the review of the PUD Concept Plan, including Comprehensive Plan and Zoning amendments, Conservation Easements, storm water management, sewer service and

access roads. He highlighted some key issues that relate to Conservation Easements and identified the outlots within Fields of St. Croix II that are pertinent to the discussion. Moving on to the request for the planned development, Klatt noted that the request for smaller streets in targeted areas to serve as internal streets and the request for smaller minimum lot areas led to the decision to proceed with a planned development application. To wrap up his presentation, Klatt briefly touched on the recommended conditions of approval. He also highlighted proposed findings of fact as they relate to the required findings for planned developments under the City's PUD Ordinance.

Dodson asked who owns the other outlots in Fields of St. Croix. Klatt noted that the applicant owns some, and the Home Owners Association owns others. Dodson asked if the City is inspecting or monitoring the areas for which they hold the conservation easements. Klatt noted that they address concerns over conservation easements through complaints. Dodson asked about the internal narrow streets. Klatt explained the perspective of the City Engineer.

Kreimer asked what the distance between the proposed homes and the existing properties in Outlot P. The applicant noted that the distance ranges from 140 feet to 180 feet.

Williams asked about the flood plain in the area to the north, specifically inquiring if homes could be built there. Klatt noted that the area is likely flood fringe, and homes could be built there as long as they were above the regulatory flood protection elevation. Williams noted that the Engineer stated in his memo that the internal narrow streets should be private, but Klatt noted that staff is recommending that they be public. Klatt provided further background information and explained the compromise that was reached between the applicant and the City Engineer. Williams asked about a proposed emergency access located in the southwest cul-de-sac. Klatt noted that the Engineer would recommend that this emergency access not be provided, as the cul-de-sac provides sufficient emergency access. Williams asked if storm water ponds are typically allowed in conservation easements. Klatt noted that they are allowed. To wrap up his questions, Williams asked Klatt what the City is gaining by allowing flexibility. Klatt noted in his opinion the City is gaining a development that is more consistent with the vision for the Village Land Use Plan with smaller lots, greater pedestrian facilities and a more grid-like pattern.

Bob Engstrom, Robert Engstrom Companies, presented his vision for the Wildflower at Lake Elmo subdivision. He discussed the locations of the flood plain and noted that many of these areas would never flood. Engstrom noted that they are committed to bio-retention swales and other innovated storm water techniques. In addition, they are hoping to push as much storm water north as possible to relieve the volume of drainage that flows to Downs Lake sub-watershed. Engstrom then discussed how they came to the vision of the shared courtyards, sharing experiences from a project they completed in St. Paul.



Jerry Mazerra, project architect, discussed the vision of the main boulevard. He noted that the pedestrian facilities are intended to be a main highlight of the neighborhood. The pedestrian facilities will provide circulation throughout the neighborhood, as well as to the conservancy to the north. He also noted that the eastern cul-de-sac has been eliminated to address some of the concerns of the adjacent neighbors.

Engstrom noted that the proposed development is intended for local custom builders as opposed to national or regional builders. Engstrom welcomed questions from the Planning Commission.

Dodson noted that the courtyard homes may be difficult from an architectural standpoint. Engstrom stated that the courtyard lots would be restricted to builders who understood the concept. Dodson then asked why Engstrom retained ownership of Outlots O and P. Engstrom noted that he wanted to ensure that the farming tradition would be continued effectively on these areas. He also noted that he is committed to restoring the habitat for native birds, butterflies, bees and other pollinators.

Kreimer asked how the northwestern lots would be served by sanitary sewer. Klatt noted that the neighborhood would be served either through the northwestern corner of the developer's property, through the Gonyea property, or up Lake Elmo Ave. (CSAH 17).

Larson asked about areas for creative play for kids. Engstrom noted that there would be open areas for informal play, but not park facilities for organized team sports.

Williams asked Engstrom what the City would be gaining by allowing for flexibility with the conservation easement and zoning requirements. Engstrom noted that they intend to place over 60 acres into conservation easement, as well as provide a unique and innovative development.

Public Hearing opened at 8:27 pm.

John Hodler, President of the Fields of St. Croix HOA, referenced an agreement between the HOA and Robert Engstrom Companies related to the development. Hodler noted that there is not development on Outlot O, and there is limited development on Outlot P. Hodler noted that the HOA is requesting that the eastern cul-de-sac be revised and that the Fields HOA will be a party, to the conservation easement for the outlots of the Fields of St. Croix, thereby requiring the HOAs approval to any future changes. Hodler highlighted one final request that all portions of the agreement would be incorporated into the Final Developers Agreement.

Neil Krueger, 4452 Lake Elmo Ave. N., noted that his family was excited that Engstrom Co. was involved in development in Lake Elmo. However, he noted that his family is

opposed to the northwestern lots off of Lake Elmo Ave. He noted that the ridge on the northern portion of the property should be considered a natural feature. He noted that the ridge should have some consideration. He stated that he supports trails, but wants greater connections to other neighborhoods. Mr. Krueger stated he supports parkways, but feels that it is done oddly if it is only in one location.

Bob, Eischen, 11674 Stillwater Blvd. N., stated that he is an immediate neighbor to Outlot P. He noted that during the planning process of Fields II, it was stated that the land in Outlot P would be open space and was required to be so. They were assured that these outlots would always remain in open space for agricultural purposes. Eischen noted that he does not understand the legal path of how land that was placed in conservation easement can be removed in exchange for other lands. He noted that they moved to Lake Elmo for the agricultural character. He also commented that they know that Engstrom will do an excellent job developing the area, but they would like consideration for existing homeowners.

Richard Smith, 11514 Stillwater Blvd, property owners to the north, noted that buffering is his chief concern. Smith noted that he and other adjacent property owners requested to be removed from the Village Planning Area so they would not have development adjacent to their properties. He is hoping for greater design or landscaping that will address the buffering considerations.

Deb Krueger, 4452 Lake Elmo Ave., shared that she was involved in open space and cluster developments in the past. She stated that she is pleased that the garages are in the rear. She added that she supports the trails, especially in that they are public. In terms of location, she would like to see that the trails connect to the east. Deb Krueger added that she would like the view-shed of the ridge preserved with additional plantings. She requested that plantings be considered for Lake Elmo Ave. to make it a green corridor. She noted she would like further information on the location of the lift station. In addition, she asked the City to consider Transfer of Development Rights and Purchase of Development Rights (PDR) programs. Krueger noted that she would like to support lighting restrictions to maintain dark skies. She wrapped up by stating that Engstrom is a developer who goes above and beyond the base standard.

Williams noted that letters were submitted that were part of the public record.

Public Hearing closed at 8:48pm.

Williams noted that he is favorable to the concept, but he has a concern in principal about changing the conservation easement. He noted that if they do it in this case, then others could be changed as well.

Dodson agreed that he is concerned about changing usage on those outlots. When the homeowners purchase these lots, they do so with the understanding that these areas will remain unbuildable.

Lundgren noted that changing the conservation easement is a concern, but she shared that there may be a balance to gaining a greater amount of land in conservation easement, as well as the excellent job that Mr. Engstrom is reported to accomplish.

Kreimer noted that he originally agreed with the position that the outlot should not be changed, but his opinion was changed when reading the letter submitted by the Fields of St. Croix in which they have become agreeable to the development with a certain list of conditions.

Larson asked what implications this decision could have on other outlots or other OP neighborhoods. Klatt noted that some conservation easements are held by the MN Land Trust, and these easements are air tight. Easements held solely by the City are more flexible as they are at the discretion of the City. Klatt added that in the case of Fields of St. Croix, taking the limited amount of area of the conservation easement would not tip the balance to now having less than 50% open space. In addition, the City should consider what is being gained by the much larger amount for land that would be entered into conservation easement. Larson added a follow up question related to the Fields of St. Croix community septic system. Klatt addressed Larson's questions in that the limited removal of land from Outlot P would not negatively impact the community septic system.

Dorschner stated that he first was opposed given the large number of conditions and the idea of setting a precedent. However, if the City wants to promote these types of developments, then we need to have some flexibility.

Williams noted that in terms of the land use trade, he is not convinced that the land in the floodplain area could be developed, so he questions the value of the trade.

Johnson discussed trails and stated that sometimes neighbors are opposed to having trails open to the public. Larson added follow up that other neighborhoods should remain open minded about keeping the trails public.

Engstrom followed up on a number of issues including things they could do to minimize the impact to adjoining neighbors.

Williams asked the Commission if they are amenable to the proposed Comp Plan Amendment for the northwest area of lots. The Planning Commission noted that they are amenable to this amendment.

Dorschner noted that he is concerned about the narrow streets from a maintenance standpoint and would like to hear from Public Works. Klatt explained that staff looked at it at the sketch plan and did not seem concerned.

Williams asked about the issue of Outlot P. Dodson noted that the tradeoff is acceptable to him, as the 17 additional lots help make the project economically viable.

Klatt noted that any updates to the plans should be reflected in the Preliminary Plans, and he asked if the Planning Commission understood the request of the Fields of St. Croix Homeowners Association. The representatives of Fields of St. Croix and Mr. Engstrom explained the agreed upon arrangement. Klatt further clarified that the City would likely own the outlots that had storm water management facilities.

Dodson asked what the working relationship would have to be between these three parties. Klatt noted that each party is in a position of decision making, similar to the arrangement of having the MN Land Trust act as a third party.

Williams suggested reviewing the conditions of approval.

Klatt clarified that there are revisions south of the Smith property and that the circle by outlot P has been changed due to the property owners complaints and concerns. The Planning Commission discussed the concerns of Richard Smith. Williams asked how to best refer to the requested changes to the Concept Plan presented.

Condition #15 will be that Fields of St. Croix will be added as a party to all conservation easements in the document dated 2/28/2000 in the Fields of St. Croix neighborhood.

Condition #16 will be that the plan will be revised to make the changes and adjustments as discussed previously related to the buffering around the smith property and removal of the roundabout near the Eischen property.

Klatt asked for clarification regarding the configuration of the roadway. Engstrom and Co. presented their case and the representatives of the Fields HOA presented their case. Dorschner noted that it seems as if the Developer is working with the neighbors and the Commission likes the developers plan.

M/S/P: Larson/Dorschner, move to recommend approval of the PUD concept plan of Wildflower at Lake Elmo with the 16 conditions of approval as determined by staff and Planning Commission, ***Vote: 6-0, motion carried unanimously.***

M/S/P: Larson/Dodson, move to recommend approval of amendments to the Village Land Use Plan subject to Met Council approval, ***Vote: 6-0, motion carried unanimously.***

**Business Item:** Zoning Text Amendment – Exterior Storage Ordinance Update

Johnson presented an overview of a proposed amendment to the City's exterior storage requirements. Johnson noted that the ordinance represents a continuation of the ongoing process to update the Zoning Ordinance.

Johnson noted that one of the major discussion points from the ordinance concerns the ability of residential property owners to store large trailers and other items on their property. One member of the community has spoken to staff about adding controls to restrict the parking of larger trailers and personal property in rear yards.

Staff has conducted research on how other cities regulate the storage of boats, trailers and other equipment and found that some of these cities do allow some additional flexibility to store larger equipment on driveways and front yards. Staff is seeking direction from the Planning Commission on any additional provisions to include in the proposed ordinance and for authorization to proceed with a public hearing on the proposed ordinance.

Williams suggested that Staff look at the Oakdale, Woodbury and Stillwater ordinances. Dodson asked for any examples of requirements for neighbor notification or permits in other cities. Planning Intern Riley stated that some cities do require permits for certain types of storage.

The Commission generally discussed the various scenarios that might arise concerning the storage of private property and the implications of the proposed ordinance regulations.

Dodson asked for further clarification concerning the requirements for screening.

**Business Item: Zoning Text Amendment – Screening Ordinance Update**

Johnson presented an overview of proposed updates to the provisions of the Zoning Ordinance pertaining to the screening of private property.

Williams noted that the ordinance may not adequately address the quality of screening materials, and especially fences. Johnson noted that the fence ordinance does include some provisions related to maintenance and upkeep of fences in disrepair.

Johnson stated that the next step will be to conduct a public hearing on both the exterior storage and screening ordinances drafted and with some modifications based on ongoing research being conducted by staff. Johnson also noted that staff will be bringing forward recommendations on other related amendments to clean up the ordinance and avoid potential duplication in other sections of the City code. Johnson stated that exterior storage would stay in section 150, while screening would be in the zoning section 154.

## **Updates and Concerns**

### *Council Updates – June 3, 2014 Meeting*

1. Perfecting Comp Plan Amendment passed (Vote: 5-0)
2. Shoreland Amendment Ordinance passed (Vote: 5-0)
3. Garage Ordinance passed (Vote: 5-0)

### *Staff Updates*

1. Upcoming Meetings
  - a. June 23, 2014
  - b. June 30, 2014 – Special Meeting Requested
  - c. July 14, 2014
2. Planning Commissioners Journal – “What Planners Do”
3. Klatt shared that Commissioner Yocum has elected to step down.

### *Commission Concerns –*

Williams shared that if a Commissioner is not able to attend, please notify staff.

Meeting adjourned at 10:12pm

Respectfully submitted,

Joan Ziertman  
Planning Program Assistant



PLANNING COMMISSION  
DATE: 6/23/14  
AGENDA ITEM: 4A – PUBLIC HEARING  
CASE # 2014-23

ITEM: Hunter's Crossing – Preliminary Plat

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner  
Jack Griffin, City Engineer  
Jim Sachs, Public Works – Water  
Greg Malmquist, Fire Chief

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### **SUMMARY AND ACTION REQUESTED:**

The Planning Commission is being asked to consider a Preliminary Plat request from the Ryland Group for a 51 unit single-family residential development to be located on 23.1 acres immediately east of Lake Elmo Avenue and approximately ¼ mile north of Interstate 94. The proposed development site is located within the City's I-94 corridor planning area, and as such, is guided for public sewer and water services. Staff is recommending approval of the request subject to compliance with conditions as listed this report.

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### **GENERAL INFORMATION**

*Applicant:* The Ryland Group (Tracey Rust), 7599 Anagram Drive, Eden Prairie, MN

*Property Owner:* Nathan Landucci, 132 20<sup>th</sup> Street Court North, Stillwater, MN

*Location:* Part of Section 36 in Lake Elmo, north of I-94, east of Lake Elmo Avenue, and south of the Cimarron Golf Course property. South of 404 Lake Elmo Avenue North. PID Number 36.029.21.32.0008

*Request:* Application for preliminary plat approval of a 51 unit residential subdivision to be named Hunter's Crossing

*Existing Land Use and Zoning:* Golf driving range and instruction and practice facility, including small nine-hole practice course. Current Zoning: RT – Rural Transitional Zoning District; Proposed Zoning: LDR

*Surrounding Land Use and Zoning:* North – vacant land and Cimarron Manufactured Home Park; East – Trans-City industrial building; West – The Forest residential subdivision; South – currently vacant/agricultural but future site of proposed Air Lake Development business park; also two existing home sites located adjacent to development along Lake Elmo Avenue

*Comprehensive Plan:* Urban Low Density Residential (2.5 – 4 units per acre)

*History:* Sketch Plan review by Planning Commission on 9/23/13. The site has historically been used for a golf driving range and practice facility. The City approved a Conditional Use Permit for the driving range in 1990, and this permit, which is still active, has been amended at least twice since this date. At some point in the past, the home in the extreme northwestern portion of the site (and outside the area to be platted) was split off from the larger parcel. Staff did not find any information in the City's land use files for the site that would impact the proposed subdivision.

*Deadline for Action:* Application Complete – 5/2/14  
60 Day Deadline – 7/2/14  
Extension Letter Mailed – No  
120 Day Deadline – 9/2/14

*Applicable Regulations:* Chapter 153 – Subdivision Regulations  
Article 10 – Urban Residential Districts (LDR)  
§150.270 Storm Water, Erosion, and Sediment Control

## **REQUEST DETAILS**

The City of Lake Elmo has received a request from the Ryland Group for a preliminary plat for Hunter's Crossing, which would facilitate the subdivision of 23.1 acres of land located within the I-94 Corridor planning area into 51 single-family residential housing sites. The City previously reviewed a sketch plan for the property in the fall of 2013, and at the same time approved a Comprehensive Plan Amendment for the parcel that changed the future land use designation from MDR – Medium Density Residential to LDR – Low Density Residential. The applicant has since submitted a request for a preliminary plat for the subdivision with relatively minor revisions from the lot layout proposed in the sketch plan.

The parcel to be subdivided is currently owned by Nathan Landucci, and is currently occupied by the Country Air Golf Practice Facility in the 300 block of Lake Elmo Avenue. The site is 23.1 acres in size and located north of the Hudson Boulevard intersection with Lake Elmo Avenue and immediately across from the Forest residential subdivision. The golf facility is presently accessed via an entrance driveway across from 3<sup>rd</sup> Street Place North, and is occupied by two buildings associated with the business and a small, paved parking area. As would be expected for a driving range, there is not a lot of tree cover on the site, although the practice course is populated by a few moderately-sized trees and there are larger trees around the western and southerly perimeter of the parcel. Another notable site feature is a wetland near the western border of the property.

Two existing lots with single-family homes adjacent to Hunter's Crossing are depicted in the exiting conditions maps provided by the applicant, but are excluded from the preliminary plat. These sites are still guided for MDR – Medium Density Residential land use, however, and could be further subdivided at some point in the future. Because these properties may be redeveloped, Staff has asked that the proposed subdivision provide for future access to these parcels internal to the subdivision in order to avoid new or expanded access on to Lake Elmo Avenue. These access points are platted as Outlots A and D in the proposed subdivision.

The proposed 51 lots within Hunter's Crossing will all be accessed via a new extension of the 5<sup>th</sup> Street minor collector parkway. The attached construction plans for 5<sup>th</sup> Street have been developed to comply with the City's design specifications for this roadway, and are consistent with the final design recently approved for the Savona project. Ryland has submitted a formal petition requesting



that the road be constructed as a public improvement project; however, if this petition is not moved forward the applicant will be responsible to construct the road as part of the subdivision improvements since another full access to Lake Elmo Avenue is not a possibility. All lots within the subdivision will have frontage on a looping road internal to the plat, with two small cul-de-sacs located on the eastern portion of the site. The entrance into the subdivision from 5<sup>th</sup> Street is planned as a divided roadway with a larger right-of-way and median planting area. The applicant is asking to use the exiting driveway to provide temporary access to the site until the portion of 5<sup>th</sup> Street needed for permanent access is completed.

Consistent with the City's specifications for the 5<sup>th</sup> Street roadway segment, the applicant has provided for a 100-foot wide right-of-way, which will provide sufficient room for the construction of a parkway with turning lanes, 10-foot bituminous trail, sidewalk, trees, lighting, and other design elements as planned by the City.

In order to manage storm water runoff from the site and to comply with City and watershed district requirements, the applicant will be constructing a larger storm water retention facility in over Outlots B and C in the eastern portion of the site. Since a portion of the storm water runoff is coming directly from 5<sup>th</sup> street, which straddles the property line between Ryland's site and the property to the north, additional ponding is planned to occur on this northern property. Staff is asking that the applicant provide written authorization from the northern property owner to allow these ponds as a condition of approval. The applicant has indicated that this authorization is forthcoming, and noted that this ponding will be necessary to build 5<sup>th</sup> Street in the planned location. The watershed district will also need to review and approve the applicant's proposal to eliminate the existing wetland to provide room for storm water management.

Other details of the plan include the construction of an eight-foot multi-purpose trail in the eastern portion of the site that will connect into the planned sidewalk system along the internal streets. There is no specific parkland that will otherwise be dedicated with the plat as per the recommendation of the Parks Commission. The attached tree preservation plan documents the trees to be removed from the site to allow for the proposed grading activity, and the applicant has provided a replacement plan that is compliant with the City's tree preservation and protection ordinance. Staff has not yet requested a review of the plan by the City's landscape architecture consultant, and is recommending that this review be completed as a condition of plat approval. Staff is also recommending that additional replacement trees be planted along the exception parcels in the western side of the development to provide a more effective buffer between the existing homes and the new development.

The preliminary plat has been developed in response to the City's recently adopted Comprehensive Plan, which identifies all of the applicant's property for urban low density residential development. The plat incorporates 51 single family lots, most of which are designed with widths of 70 to 80 feet. In working to the address the relatively small space available for construction and the varied topography of the site, the applicant is proposing a well-balanced mix of walk-out, look-out, and full basement lots that takes advantage of existing grades and site circumstances.

Public sanitary sewer service is presently available on the site, which was constructed as part of the Village trunk line project completed late last year. Water is not yet to the site, but was recently ordered for construction by the City Council as a 2014 project. Obviously, this line will need to reach the site before the subdivision can connect to the City's trunk water line along Lake Elmo Avenue.

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## PLANNING AND ZONING ISSUES

The Hunter's Crossing site is guided for urban low density development in the City's Comprehensive Plan, and the appropriate zoning for the site will be LDR – Low Density Residential. The actual rezoning of the property is a necessary step prior to development of this site that will need to be completed prior to approval of the final plat. The overall subdivision plan has therefore been prepared in order to comply with the district standards for the LDR districts in terms of lot size, lot widths, building setbacks, and other design criteria.

The arrangement of lots and blocks follows a very general grid pattern within the subdivision. Given the site characteristics and the adjacent land uses (which are all different than single family), the applicant has had to design the site as an isolated island that is impractical to connect to adjacent properties, while also designing around the existing home sites that could be redeveloped and connect to the subdivision's street system. All streets have been designed to comply with the City's current street standards, which exceed the minimum levels required by the Subdivision Ordinance.

Sidewalks and trails are planned throughout the subdivision, and Staff is recommending that sidewalks be installed on at least one side of all streets. The proposed plans provide for sidewalks consistent with the Staff recommendation. In addition to the internal trails and sidewalks that are proposed by the developer, the City has asked that the 5<sup>th</sup> Street Corridor adhere to the City's standards for a 10-foot bituminous trail on one side of the road and a six-foot sidewalk on the opposite side. The proposed plans conform to this request as well.

A preliminary site plan is included as part of the application materials, and each lot as depicted in the plans includes a description of the lot size, dimensions, and all required setbacks. All of the lots meet the City's minimum area requirement of 8,000 for single-family lots in a LDR district, with the smallest lot proposed at 8,941 square feet. The site plans further illustrate that throughout the single-family area the lots will average 11,094 square feet, which exceeds the minimum requirements by a fairly wide margin.

The following is a general summary of the subdivision design elements that have proposed as part of the Hunter's Crossing preliminary plat and plans:

### Zoning and Site Information:

- Existing Zoning: RT – Rural Transitional
- Proposed Zoning: LDR – Low Density Residential
- Total Site Area: 23.1 acres
- Total Residential Units: 51
- Proposed Density (Net): 2.5 units per acre
- REC Units from Comp Plan: 58 (based on a gross calculation)

### Proposed Lot Dimensional Standards:

- Min. Lot Width: 72 ft.
- Lot Depth: 122 ft. (128 ft. typical)
- Lot Area: 8,000 sq. ft. (8,941 min.)
- Front Yard Setback: 25 ft.

- Side Yard Setback: 10 ft. living space; 5 ft. garage
- Rear Yard Setback: 20 ft.

Proposed Street Standards:

- ROW Width – Local 60 ft. (per Subdivision Ordinance)
- ROW Width – Minor Collector 100 feet
- Street Widths – Local: 28 ft.(per City standard)
- Street Width – Minor Collector Varies – parkway design proposed

The standards listed above are all in compliance with the applicable requirements from the City's zoning and subdivision regulations. Based on Staff's review of the preliminary plat, the applicant has demonstrated compliance with all applicable code requirements at the level of detail that is required for a preliminary plat.

As with any new subdivision the City Code requires that a portion of the plat be set aside for public park use. In this case, the applicant is proposing to provide a trail corridor along the eastern portion of the plat over Outlot C, but will not otherwise be dedicating land specifically for a public park. It has been Staff's recommendation with other recent subdivisions that the City only accept the trail corridors as part of the park land dedication requirements if the developer constructs the planned trail over these areas in conjunction with other required infrastructure improvements. As a general policy, Staff is recommending that the City consider accepting smaller land dedications in exchange for a more robust and connected trail system that will provide access to the City's numerous parks (including the regional park preserve).

The Subdivision Ordinance requires 10% of the land in urban residential districts to be set aside as open space, which in this case totals 2.8 acres. The trail corridor is roughly 1,100 feet in length, which would translate to about 0.75 acres of equivalent land dedication. Using these assumptions, the developer will need to provide a cash payment in lieu of a land dedication for 2.05 acres of land. This payment would be placed in the City's park land fund, and could be used to acquire new park land or trail corridors or for the improvement of existing park areas.

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## REVIEW AND ANALYSIS

City Staff has reviewed the proposed preliminary plat, and has forwarded the plans to appropriate reviewing agencies in advance of the Planning Commission meeting. In general, the proposed plat will meet all applicable City requirements for approval, and any deficiencies or additional work that is needed is noted as part of the review record. The City has received a detailed list of comments from the City Engineer and the Washington County concerning the proposed subdivision, in addition to general comments from the Valley Branch Watershed District, Building Official, and the Fire Chief which are incorporated into the comments listed below.

In addition to the general comments that have been provided in the preceding sections of this report, Staff would like the Planning Commission to consider the issues and comments related to the following discussion areas as well:

- ***Comprehensive Plan.*** The proposed subdivision is consistent with the Lake Elmo Comprehensive Plan for this area and with the densities that were approved as part of this plan (as recently amended). The net densities for the development fall within the low end of the range allowed for the urban low density, and the requested number of 2.5 units per acre has been determined using the City's new definition for new density. Furthermore, the

overall number of REC units planned matches the overall numbers that were used for projecting the unit counts in this area. Other aspects of the Comprehensive Plan relate to the Hunter's Crossing subdivision as follows:

- **Transportation.** The City's transportation plan calls for the construction of a minor collector road that will connect the eastern and western portions of the I-94 Corridor. Staff views this road as a critical piece of the transportation infrastructure that is needed to serve the densities that have been planned for this area. Ryland has incorporated the right-of-way at the width necessary to construct the minor collector as part of its preliminary plat, and has included the portion of 5<sup>th</sup> Street that follows its northern property line with the proposed improvements for Hunter's Crossing. The developer will need to determine how to build this road if the City does not move forward with a public improvement project for this portion of 5<sup>th</sup> Street.
- **Parks.** The City's park plan identifies proposed locations for neighborhood parks based on the anticipated population that should be served by each park. This subdivision is located at the periphery of a park search area for the area east of Lake Elmo Avenue. During its review of the sketch plan for this subdivision, the Park Commission did not recommend the dedication of land within the subdivision for a new park, and directed the applicant to provide trail connections where feasible. Staff anticipates that a larger park that could be designed in conjunction with the School District near Oakland Junior High would better serve existing and future residents in this portion of the City.
- **Water.** Water is planned for this area via a public improvement project to install water along Lake Elmo Avenue later this year. The final construction plans will need to abide by the recommendations of the City Engineer concerning the extension of water service through this site to service other adjacent sites. In particular, the property to the south may be better served via a connection to the line going into Hunter's Crossing.
- **Sanitary Sewer.** The developer will be required to connect to the gravity sewer main that has been installed under the 5<sup>th</sup> Street right-of-way. The utility plans provided by the applicant document this connection.
- **Phasing.** The Savona subdivision is located within the Stage 2 phasing area for the I-94 Corridor. The City's Comprehensive Plan allows the City to consider accelerating development stages when adequate public services are available. In this case, the sewer and water projects meet this threshold.
- **Zoning.** The proposed zoning for the Hunter's Crossing site is LDR – Low Density Residential and the subdivision has been designed to comply with all applicable requirements of this zoning district.
- **Subdivision Requirements.** The City's Subdivision Ordinance includes a fairly lengthy list of standards that must be met by all new subdivisions, and include requirements for blocks, lots, easements, erosion and sediment control, drainage systems, monuments, sanitary sewer and water facilities, streets, and other aspects of the plans. The majority of these

requirements have been addressed as part of the City Engineer's comments (which are detailed in the Engineer's comment letter) or have been reviewed as part of Staff's ongoing communications with the applicant regarding the project.

- **Infrastructure.** The developer will be required to construct all streets, sewer, water, storm water ponds, and other infrastructure necessary to serve the development.
- **Landscaping.** The applicant has provided a landscape plan for the development that is intended to comply with the City's requirements for number, size and spacing of trees along the public streets. This plan should be reviewed by the City's consulting landscape architect prior to the submission of a final plat. Staff is recommending that some additional trees be planted to help mitigate the existing screening that will be removed around the exception parcels on the western portion of the subdivision.
- **Tree Preservation and Protection.** The City recently adopted a tree preservation and protection ordinance, and the applicant has prepared a tree inventory and tree preservation plan for the site. Overall, there are 2,106 caliper inches of trees on the subject property, and of this amount, 1,677 inches will be removed for the subdivision. This means the developer will need to mitigate for 1,046 caliper inches (the amount that exceeds the allowed 30% removal) in accordance with the ordinance replacement schedule. The species and mix of plantings should be also be reviewed by the City's consulting landscape architect.
- **Green Belt/Buffer/Screening.** There are no planned green belts or buffers on or around the site under consideration. One of the sketch plan comments from Staff was that the applicant should provide additional details concerning the buffering to be provided along the southern property line. The attached plans provide for some additional plantings near this property line, and the applicant states in the attached materials that the subdivision has been designed to help minimize conflicts with adjacent uses.
- **Streets and Transportation.** The proposed street system has been designed to comply with all applicable subdivision requirements and City engineering standards. Staff is recommending that the developer be allowed to use a temporary access to the site at the present driveway location, but that this access be eliminated once the 5<sup>th</sup> Street collector road has been constructed. Staff is also recommending that no more than half of the proposed homes (up to 25) be allowed to be built until the 5<sup>th</sup> Street connection is made.
  - **County Comments.** Comments from Washington County, which focus on needed improvements to Lake Elmo Avenue (CSAH 17) to serve the development are included in an attached letter from the County's Senior Planner. Staff is recommending that compliance with the County's comments be added as a condition of approval for the plat.
- **Street Names.** Staff has forwarded its recommendation for street names to Ryland, and these names should be included on the final plat documents.
- **Adjacent Parcels.** All of the property to the east and to the south is either presently used for industrial activity or is guided for business park development. The City recently approved a concept plan for a 385,000 square foot warehousing and light industrial development

immediately to the south of Hunter's Crossing. With the fairly significant storm water pond system and proposed landscaping to the south, the proposed homes should be well buffered from adjacent incompatible activities. The medium density residential property to the north and the existing rural development to the west are (or will be) separated from the proposed subdivision by a significant roadway.

- **City Engineer Review.** The City Engineer has provided the Planning Department with a detailed comment letter as a summary of his preliminary plat review. Staff has incorporated the more significant issues identified by the Engineer as part of the recommended conditions of approval, and has also included a general condition that all issues identified by the City Engineer must be addressed by the applicant prior to approval of a final plat for any portion of Hunter's Crossing.
- **Watershed District.** The project area lies within the Valley Branch Watershed District and the developer will need to secure permits from the watershed district in order to proceed with the development as planned. One of the recommended conditions of approval is that the applicant receive plan approval from the watershed district prior to submission of a final plat for Hunter's Crossing.
- **Storm Water Management.** As noted on the City Engineer's report the proposed development eliminates an existing wetland in order to provide room for the proposed storm water ponding system. This action will need to be permitted by the Valley Branch Watershed District. Additionally, the Engineer has pointed out that the proposed storm water plan includes the use of iron filters that will also require approval from the watershed district in order to construct on the site in the place of a traditional infiltration system.
- **Fire Department Review.** The Fire Chief has reviewed the plat and has requested that any cul-de-sacs (including those with islands) be designed to allow for the efficient turning movement of larger fire vehicles. He has also asked that the spacing of fire hydrants comply with the City's requirements. The City Engineer will be taking these comments into consideration during its review of future construction plans for this subdivision.
- **Washington County Review.** County Staff has reviewed the Savona plat and provided specific comments to the City in a letter dated June 17, 2014. The most significant of the County's concerns is that the applicant will need to make improvements to the County road system in order to provide the necessary access to Savona. As a condition of approval, Staff has noted that the applicant will be responsible for including all improvements to TH17 as required by the County as part of the construction plans for the development. In addition, the County has noted that the required right-of-way dedication for Lake Elmo Avenue should be 92 feet as opposed to the 90 feet shown.

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to move forward with a final plat. The recommended conditions are as follows:

***Recommended Conditions of Approval:***

- 1) Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; and b)

the applicant shall pay all fees associated with the preliminary plat. The above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site.

- 2) The landscape plan and tree preservation plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans.
- 3) The final landscape plan shall incorporate additional planting where feasible adjacent to the shared property lines with the parcels at 404 and 275 Lake Elmo Avenue North.
- 4) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated June 17, 2014. The required improvements shall include, but not be limited to the construction of a northbound right turn lane and southbound center turn lane.
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.
- 6) The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.
- 7) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording.
- 8) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision.
- 9) The temporary access to Lake Elmo Avenue must be eliminated when access to 5<sup>th</sup> Street is provided. The City will not issue building permits for more than 25 lots within Hunter's Crossing until such time that the temporary access is closed.
- 10) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
- 11) All required modifications to the plans as requested by the City Engineer in a review letter dated May 23, 2014 shall be incorporated into the plans prior to consideration of a final plat.

- 12) The applicant is encouraged to preserve or re-use as many trees as possible that are currently located on the property and to incorporate these trees as part of the landscape plan for the subdivision.
- 13) The applicant shall provide written consent from the adjacent property owner to the north agreeing to the grading and storm sewer work depicted on this property.

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## **DRAFT FINDINGS**

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Hunter's Crossing preliminary plat:

- That the Hunter's Crossing preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Hunter's Crossing preliminary plat complies with the City's Urban Low Density Residential zoning districts.
- That the Hunter's Crossing preliminary plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances.
- That the Hunter's Crossing preliminary plat complies with the City's subdivision ordinance.
- That the Hunter's Crossing preliminary plat is consistent with the City's engineering standards provided the plans are updated to address the City Engineer's comments documented in a letter dated May 23, 2014.

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## **RECCOMENDATION:**

Staff recommends that the Planning Commission recommend approval of the Hunter's Crossing preliminary plat with the 13 conditions of approval as listed in the Staff report. Suggested motion:

***“Move to recommend approval of the Hunter's Crossing preliminary plat with the 13 conditions of approval as drafted by Staff”***

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## **ATTACHMENTS:**

1. Application Forms (3)
2. Application Narrative and Information
3. Legal Description
4. Tree Inventory
5. Review Comments:
  - a. City Engineer
  - b. Washington County
6. Location Map (Landucci Property)
7. Preliminary Plat and Plans (20 sheets)



- a. Cover Sheet
- b. Existing Conditions
- c. Preliminary Plat
- d. Preliminary Site Plan
- e. Preliminary Utility Plan
- f. Preliminary Grading and Drainage Plan
- g. Erosion Control Plan
- h. Preliminary Street Plan
- i. Details
- j. Landscape Plan
- k. Tree Preservation Plan

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**ORDER OF BUSINESS:**

- Introduction .....Planning Staff
- Report by Staff .....Planning Staff
- Questions from the Commission ..... Chair & Commission Members
- Open the Public Hearing .....Chair
- Close the Public Hearing.....Chair
- Discussion by the Commission ..... Chair & Commission Members
- Action by the Commission..... Chair & Commission Members

Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
LU File #: \_\_\_\_\_



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

## PRELIMINARY PLAT APPLICATION

Applicant: The Ryland Group ATTN: TRACEY RUST  
Address: 7599 Anagram Dr. Eden Prairie, MN 55344  
Phone #: (952) 229-6063  
Email Address: trust@ryland.com

Fee Owner: Nathan Landucci  
Address: 13230 20th St. Ct. N., Stillwater, MN  
Phone #: \_\_\_\_\_ 55082  
Email Address: \_\_\_\_\_

Property Location (Address and Complete (long) Legal Description):  
404 Lake Elmo Ave. N., Lake Elmo, MN 55042  
See attached Legal Description

General information of proposed subdivision: Proposed neighborhood  
consisting of 51 single family lots with  
necessary ponding, streets and utilities and  
Right-of-way for Lake Elmo Ave and the  
future 5th street corridor.

Conducted pre-application meeting with Staff?

☒ Yes

☐ No

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

Signature of applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Tracey Rust 4/28/14

### City Use Only

Planning: Zoning District: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Subject to the following conditions: \_\_\_\_\_

Engineering: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Subject to the following conditions: \_\_\_\_\_

## **ACKNOWLEDGEMENT OF RESPONSIBILITY**

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

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

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

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

Signature of applicant Tracey Rust Date 4/28/14

Name of applicant Tracey Rust Phone (952) 229-6063  
(Please Print)

Name and address of Contact (if other than applicant) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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

## AFFIRMATION OF SUFFICIENT INTEREST

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

Name of applicant Nathan Landucci

(Please Print)

Street address/legal description of subject property

104 Lake Elmo Ave. N.  
Lake Elmo, MN 55042

Parcel Number: 36.029.21.32.0008

### Legal Description:

PT NW1/4-SW1/4 LYING SLY OF FOLL DESC "LINE X": COM AT WEST QTR COR SD SEC 36 THN S00DEG02'54"W ALG W LN SD NW1/4-SW1/4 DIST 474.06FT TO S LN OF N 474.06FT OF SD NW1/4-SW1/4 AND PT OF BEG THN CONT ALG SD W LN S00DEG02'54"W DIST 161.15FT TO POB SD "LINE X" THN N89DEG48'29"E DIST 406.17FT THN N00DEG02'54"E DIST 161.15FT TO SD S LN OF N 474.06FT THN N89DEG48'29"E ALG SD S LN DIST 912.76FT TO E LN SD NW1/4-SW1/4 AND SD "LINE X" THERE TERM EXCEPT: PT SD NW1/4-SW1/4 DESC AS FOLL: BEG AT SW COR SD NW1/4-SW1/4 THN E ALG S LN SD NW1/4-SW1/4 DIST 264FT THN N ALG LN PARL/W W LN SD NW1/4-SW1/4 DIST 165FT THN W ALG LN PARL/W AS S LN DIST 264FT TO SD W LN THN D ALG SD W LN DIST 165FT TO POB SECTION 36 TOWNSHIP 029 RANGE 021

Signature

4/16/14

Date

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

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

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



## TWIN CITIES DIVISION

7599 Anagram Drive  
Eden Prairie, MN 55344

952.229.6000 Tel  
952.229.6024 Fax

[www.ryland.com](http://www.ryland.com)

April 29, 2014

Kyle Klatt  
Planning Director  
City of Lake Elmo  
3800 Laverne Ave. N.  
Lake Elmo, MN 55042

**RE: Hunters Crossing – Preliminary Plat Application**

Dear Mr. Klatt:

Ryland Homes is pleased to submit to the City of Lake Elmo a Preliminary Plat application for Hunters Crossing located on the east side of Lake Elmo Ave. N. approximately ¼ mile north of Interstate Hwy 94. The following written statements are being provided as part of the submittal requirements for the development:

**A. Contact Information**

- |                               |   |
|-------------------------------|---|
| a. Property Owner/Seller:     | Nathan Landucci<br>404 Lake Elmo Ave. N.<br>Lake Elmo, MN 55042<br>(651) 894-2582                         |
| b. Developer/Buyer/Applicant: | The Ryland Group – Tracey Rust<br>7599 Anagram Drive<br>Eden Prairie, MN 55344<br>(952) 229-6063          |
| c. Engineer/Surveyor:         | Pioneer Engineering – Paul Cherne<br>2422 Enterprise Drive<br>Mendota Heights, MN 55120<br>(651) 251-0630 |

**B. Site Data**

- a. Address: 404 Lake Elmo Ave. N., Lake Elmo, MN 55042
- b. Zoning: On October 1, 2013 the City Council approved the Comprehensive Plan Amendment request from Medium Density Residential (MDR) to Low Density Residential (LDR). Existing zoning RT-Rural Transitional with proposed zoning of LDR-Urban Low Density Residential.
- c. Parcel Size: 23.10 Acres (1,006,236 SF)
- d. PID: 36.029.21.32.0008
- e. Legal Description: See attached-Per Title Commitment

C. General Information:

- a. Proposed Development Name: Hunters Crossing
- b. Number of Proposed Lots: 51 Lots
- c. Proposed Open Space (Outlots): 3.84 Acres
- d. Proposed Right of Way Area: 6.27 Acres

D. Sketch Plan Comments:

- a. Buffer Areas: Ryland is proposing to provide additional landscape screening along the south property line to provide an additional buffer from the Commercial development.
- b. Parks and Trails: Ryland will pay the parkland dedication fee in lieu of providing a pocket park within the development. In discussions with the City Staff, Ryland understands that a regional park is being proposed. A trail is proposed along the east property line and then connecting into the development at the southeast corner of the site. The trail is proposed within Outlot C which will be dedicated to the City.
- c. Streets: Ryland is proposing one (1) access point off of the future 5<sup>th</sup> Street collector with a temporary construction access point at the existing driveway off of Lake Elmo Avenue. 5<sup>th</sup> Street will be platted with the development. The emergency access for the site will be via the trail connection from the southeast corner and then along the east property line. All proposed streets, right of ways, sidewalks, easements and cul-de-sacs are designed per City standards. Ryland will provide shared mailboxes for this development.
- d. Utilities:
  - i. Watermain: In September 2013, Ryland requested the City to extend the watermain trunk line along Lake Elmo Avenue to service the site with public water. It's our understanding that the City will be receiving bids for the watermain extension on May 15, 2014.
  - ii. Sanitary Sewer: In the fall/winter of 2013, the City extended sanitary sewer along the east and north property line to service the site.
- e. Storm Water: Ryland and Pioneer Engineering met with Valley Branch Watershed to discuss design options prior to engineering the storm water management system. The site contains two stormwater basins along the eastern portion of the site and one stormwater basin north of the site to account for a portion of the 5<sup>th</sup> Street storm drainage.

E. The intent of this project is to develop 51 single-family lots with necessary ponding, streets, sidewalks, a trail connection and utilities. The lots on average are 72 ft. wide and 130 ft. to 140 ft. in depth. This is consistent with the sketch plan that was submitted to the City Council on October 1, 2013.

F. Density: The net density for the site is 3.93 lots/acre. This calculation is based on the number of lots divided by the acreage excluding outlots and right of way (51 lots / (23.10 - 3.84 - 6.27) Acres = 3.93 lots/acre.)

G. Infrastructure Improvements: Hunters Crossing will ultimately have access from the future 5<sup>th</sup> Street corridor. The temporary access point for the site will be via the existing driveway entrance off of Lake Elmo Avenue. The internal streets with sidewalks parallel Lake Elmo Avenue and 5<sup>th</sup> Street with 2 cul-de-sacs on the east side of the property adjacent to the proposed stormwater basin. The stormwater basin located on the east side of the property has been designed in this location due to the low area of the site as well as allowing a natural buffer between the residential and future business park use. A trail is proposed along the south and east side of the basin to provide a connection from the development to 5<sup>th</sup> Street. Sanitary sewer service will be provided within the internal

roadway system with connection to the 24" sanitary sewer service that the City recently installed to service this and other sites. Watermain service will also be provided within the internal roadway and connect to the watermain trunk service that is proposed to be extended by the City to the site in the summer of 2014.

H. Neighbor Concerns:

- a. Neighbor at Southwest corner - Ryland has discussed this project with the neighbors directly adjacent to the site. The neighbor at the southwest corner of the site mentioned concern for future grading and drainage entering their property and if Lake Elmo Avenue improvements would affect their property and/or driveway. Ryland's grading plan addresses the grading by matching existing grades at the property line. The current Lake Elmo Avenue & 5<sup>th</sup> Street intersection improvements do not extend south past the development therefore those improvements will not affect the current property owner at the southwest corner.
- b. Neighbor to the East – Ryland has met with the adjacent neighbor to the east to discuss the development and to acquire a grading easement on their property. Discussions with them have been favorable regarding the location of 5<sup>th</sup> Street and the need for a grading easement for Ryland to do some minor grading to ensure proper flow from the stormwater basin's ultimate outlet.

I. Conflicts with nearby land uses: Ryland believes that not only is this development not creating conflicts with nearby land uses or future uses but that it is encouraging future uses with it being the first development in the area and contributing to utility trunk service extensions and roadway improvements. There is one wetland area on the site that will be disturbed during the development. Ryland is currently working with wetland experts to determine that the benefit to saving this wetland is low due to the sanitary sewer installation that has already taken place, the future 5<sup>th</sup> Street alignment and the elevation of the proposed stormwater basin lower than the existing wetland. Ryland is looking into paying into a wetland bank in lieu of wetland avoidance and/or mitigation.

J. No excessive burden on the City: With the City of Lake Elmo's plan to expand and create developments in Lake Elmo and given the size of this first development into the area, we do not anticipate any burdens on roadways, utilities, parks, schools, fire, police, or other services in the area.

K. Proposed lakeshore access: Not applicable.

L. Parks and/or open space: The City staff has recommended that a park is not necessary within the proposed development and that Ryland will pay a parkland dedication fee to contribute to a future regional park within the area. Outlot B & C on the site are open areas that will contain stormwater management basins and will be dedicated to the City for future maintenance.

M. Development Schedule: The development will be constructed in two (2) phases with the first phase utilizing the existing access off of Lake Elmo Avenue until 5<sup>th</sup> Street is constructed and complete. Phase I will consist of 18-20 lots along the north side of the site with necessary streets, utilities and the stormwater basins. The following is a preliminary schedule for design/approvals and construction.


- a. Preliminary Plat Submittal – April 29, 2014
- b. Preliminary Plat Approval – June 2014
- c. Begin Site Grading – July 2014

- d. Phase I Final Plat Approval – August 2014
- e. Phase I Site Construction (Streets & Utilities) – August – November 2014
- f. City Watermain Extension – June – October 2014
- g. 5<sup>th</sup> Street Construction – Spring 2015
- h. Phase II Final Plat Approval – April 2015
- i. Phase II Site Construction – June – August 2015
- j. Home Construction - November 2014 – December 2016

Ryland Homes has appreciated City Staff's comments and direction so far with this project and we look forward to continuing to work with City Staff to make this a successfully new neighborhood for the City of Lake Elmo. Please feel free to contact Tracey Rust at 952.229.6063 with any questions.

Sincerely,

**THE RYLAND GROUP, INC.**



Tracey Rust, PE  
Entitlement Manager

Attachment: Legal Description



Legal description per title commitment

The Northwest Quarter of the Southwest Quarter of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota, lying southerly of the following described "Line X":

Commencing at the West Quarter corner of said Section 36; thence South 00 degrees 02 minutes 54 seconds West, orientation of bearing system is assumed along the west line of said Northwest Quarter of the Southwest Quarter, a distance of 474.06 feet to the south line of North 474.06 feet of said Northwest Quarter of the Southwest Quarter; thence continuing along said west line, South 00 degrees 02 minutes 54 seconds West, a distance of 161.15 feet to the point of beginning of "Line X"; thence North 89 degrees 48 minutes 29 seconds East a distance of 406.17 feet; thence North 00 degrees 02 minutes 54 seconds East a distance of 161.15 feet, to the said south line of the North 474.06 feet; thence North 89 degrees 48 minutes 29 seconds East, along said south line, a distance of 912.76 feet to the east line of said Northwest Quarter of the Southwest Quarter of said "line X" there terminating.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows:

Beginning at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence East along the south line of said Northwest Quarter of the Southwest Quarter a distance of 16 Rods; thence North along a line parallel with the west line of said Northwest Quarter of the Southwest Quarter a distance of 10 rods; thence West on a line parallel with the south line of said Northwest Quarter of the Southwest Quarter a distance of 16 rods to said west line; thence South along said west line a distance of 10 rods to the point of beginning.

# Hunters Crossing Tree Inventory

April 29, 2014

**RYLAND HOMES®**

Tree Inventory by:

**Ken Arndt**

Forest Ecologist/Wetland Specialist

Midwest Natural Resources, Inc.

1032 West Seventh St. #150

St. Paul, MN 55102

(651)-788-0641

Tree Preservation Plans provided by:

**PI** **NEER***engineering*

2422 Enterprise Drive

Mendota Heights, MN 55120

651-681-1914

Tag #	Size	Common Name	Scientific Name	Native/Non-Native	Notes	Status
1225	24/16	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1226	17/12/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1227	20	Siberian Elm	<i>Ulmus pumila</i>	non-native		Off-Site
1228	14/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1229	14/10/10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1230	10/10/7	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1231	10/9/6/6	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1232	13/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1233	14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1234	18	Siberian Elm	<i>Ulmus pumila</i>	non-native		Off-Site
1235	22	Boxelder	<i>Acer negundo</i>	native		Remove
1236	22	Boxelder	<i>Acer negundo</i>	native		Remove
1237	14/10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1238	19	American Elm	<i>Ulmus americana</i>	native		Remove
1239	20/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1240	16	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	native	Not shown on plan, Hardwood	Remove
1241	34	Cottonwood	<i>Populus deltoides</i>	native		Remove
1242	30	Cottonwood	<i>Populus deltoides</i>	native		Remove
1243	19	Cottonwood	<i>Populus deltoides</i>	native		Remove
1244	20	Boxelder	<i>Acer negundo</i>	native		Remove
1245	14/14/14	Green Ash	<i>Fraxinus pennsylvanica</i>	native	1 of 3 has internal decay along stem	Remove
1246	15/14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1247	10/10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1248	11	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1249	16/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1250	18/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1251	24	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1252	20	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1253	26	Black Willow	<i>Salix nigra</i>	native		Remove
1254	18	Black Willow	<i>Salix nigra</i>	native		Remove
1255	19	Black Willow	<i>Salix nigra</i>	native		Remove
1256	24	Black Willow	<i>Salix nigra</i>	native		Remove
1257	18	Black Willow	<i>Salix nigra</i>	native		Remove
1258	8	Green Ash	<i>Fraxinus pennsylvanica</i>	native		Remove
1259	17	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1260	8	Green Ash	<i>Fraxinus pennsylvanica</i>	native		Remove
1261	6/6	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1262	6/6	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1263	7	Green Ash	<i>Fraxinus pennsylvanica</i>	native		Remove
1264	12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1265	15	Siberian Elm	<i>Ulmus pumila</i>	native		Remove
1266	12/8	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1267	13/8	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1268	16/12/8	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1269	13	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1270	22/22/20/14	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1271	13	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1272	14	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1273	11	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1274	10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1275	7	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1276	10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1277	10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1278	8	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1279	17	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1280	17	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1281	28/19	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1282	25	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1283	29	Silver Maple	<i>Acer saccharinum</i>	native	40% top dead, internal decay @ base	Remove
1284	12	Jack Pine	<i>Pinus banksiana</i>	native	Coniferous	Remove
1285	18/17/16/16/16	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1286	28	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1287	14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1288	16	Green Ash	<i>Fraxinus pennsylvanica</i>	native		Remove
1289	16/10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1290	9	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1291	25	Siberian Elm	<i>Ulmus pumila</i>	non-native	Not shown on plan	Remove
1292	14	Siberian Elm	<i>Ulmus pumila</i>	non-native	Not shown on plan	Remove
1293	7	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1294	20/16/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1295	8/7	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1296	14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1297	11	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save

Tag #	Size	Common Name	Scientific Name	Native/Non-Native	Notes	Status
1298	16	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1299	13/10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1300	12/8	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1301	13/7	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1302	11	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1303	10/10/8	Boxelder	<i>Acer negundo</i>	native		Save
1304	10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1305	10	American Elm	<i>Ulmus americana</i>	native		Save
1306	8	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1307	10/6	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1308	12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1309	12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1310	12/12/10/8	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1311	10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1312	14	American Elm	<i>Ulmus americana</i>	native		Save
1313	18	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1314	10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1315	15	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1316	14/12	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1317	10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1318	14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1319	13	Green Ash	<i>Fraxinus pennsylvanica</i>	native		Save
1320	14	Siberian Elm	<i>Ulmus pumila</i>	non-native		Off-Site
1321	16/15	Siberian Elm	<i>Ulmus pumila</i>	non-native		Save
1322	9	Quaking Aspen	<i>Populus tremuloides</i>	native		Remove
1323	16/10	Siberian Elm	<i>Ulmus pumila</i>	non-native		Remove
1324	20/15/10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1325	16/10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1326	15	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1327	12/10	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1328	16	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1329	12/6/6	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1330	12	Silver Maple	<i>Acer saccharinum</i>	native		Remove
1331	9	Silver Maple	<i>Acer saccharinum</i>	native		Remove

Total Inches: 2,106"

Allowed 30% Removal: 631"

Total Inches Removed: 1,677"

Total Inches to Mitigate: 1,046"

Common Tree Removal: 1,018"

Coniferous Tree Removal: 12"

Hardwood Tree Removal: 16"

Common Tree Removal: 1,018"

Replace at a rate of 1/4: 1,018"/4=255"

Conifersous Tree Removal: 12"

Replace at a rate of 1/2: 12"/2=6"

Hardwood Tree Removal: 16"

Replace at a rate of 1/2: 16"/2=8"

Total Inches Required: 269"



## MEMORANDUM

# FOCUS ENGINEERING, inc.

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

Date: May 23, 2014

To: Kyle Klatt, Planning Director  
Cc: Nick Johnson, City Planner  
From: Jack Griffin, P.E., City Engineer

Re: Hunters Crossing – Ryland Homes  
Preliminary Plat Review

An engineering review has been completed for the Hunters Crossing development by Ryland Homes. A Preliminary Plan submittal was received on May 5, 2014. The submittal consisted of the following documentation prepared by Pioneer Engineering:

- Preliminary Plat Application dated April 29, 2014.
- Preliminary Plans dated April 28, 2014.
- Preliminary Stormwater Management Plan, dated April 29, 2014.

**STATUS/FINDINGS:** The following information was found to be missing or information provided is not in conformance with City requirements.

### GENERAL REQUIREMENTS AND COMMENTS

1. Plan revisions are necessary to fully incorporate and comply with the Lake Elmo engineering design standards. Any changes proposed in the Lake Elmo engineering design standards, standard details, plan notes, or specifications must be clearly identified in a "change request" letter by the developer's engineer and submitted for consideration.
2. The plans must include all applicable City standard details and must use City standard plan notes for the applicable plan sheets. All other plan notes must be removed where they duplicate or contradict the City standards. Plan standard details shall retain the Lake Elmo title block.
3. Existing Conditions: Update plan to include all existing utilities including pipe size, type and inverts; update plan to include existing on-site septic systems and private wells within 150 feet of the plat boundaries; and update plan to include the HWL for all existing wetlands and water bodies.
4. Preliminary Plat: Update plan to provide 30 foot minimum utility easements; update plan to incorporate Basin 601P within an Outlot dedicated to the City including a maintenance access road to the facility; and update plan to identify ownership of all proposed Outlots.

### STREETS AND TRANSPORTATION

1. The plat dedicates the required R/W to accommodate 5th Street N, a collector roadway that must be constructed to serve the development. However, the preliminary plat is dependent upon the construction of 5th Street North from CSAH 17 to the easterly edge of the property. Preliminary Plat approval must be conditioned upon the construction of 5th Street North as part of the development or the City Council ordering the public improvement project and assessing the costs to the benefitting properties.
2. A temporary access is proposed to initiate the development construction. The temporary access must be abandoned concurrently with 5th Street North being placed in service. This requirements should be included in the development phasing plan.

3. The construction of 5<sup>th</sup> Street must include all necessary improvements to CSAH 17 (Lake Elmo Avenue) as required by Washington County.
4. 5<sup>th</sup> Street North must be constructed in strict conformance to the City Standard Typical Section for 5<sup>th</sup> Street North, including all geometrics, clear zones, reaction zones, turn lanes, landscaping, street lighting, sidewalk, and trail placement. The typical section must be added to the preliminary plans and the preliminary street plans revised accordingly.
5. The street geometric plan for 5<sup>th</sup> Street must be detailed on the preliminary street plan indicating the curve radii, and tangent locations.
6. Revise the vertical sag curve along 5th Street N at station 1+00.00 to the minimum K-value of 64.
7. The City Standard typical residential street section must be added to the preliminary plans and the preliminary street plans revised accordingly. This will reduce the street width from 30 to 28 feet B-B.
8. Revise the vertical sag curve along Street A at station 0+70.00 to the minimum K-value of 37.
9. Outlot A and Outlot D must be provided with access to the proposed internal local street system as part of the development improvements.

**STORMWATER MANAGEMENT:** The preliminary plat may require significant revisions if the VBWD requires the existing wetland to be protected as part of the project and/or the VBWD requires infiltration to be incorporated into the project.

1. The Storm Water Management Plan does not meet VBWD/City requirements for rate control for the NR drainage area for the 100-year, 10-day snowmelt condition. Please revise and resubmit a compliant plan.
2. The Storm Water Management Plan is proposing the use of iron enhanced filtration practices and sand filters in place of infiltration basins. Please provide documentation from the VBWD indicating that these treatment practices are acceptable alternatives for this project.
3. Provide documentation from the VBWD that the existing wetland may be mitigated as proposed.

#### **GRADING, BUILDING PAD AND EROSION CONTROL**

1. All storm water facility HWLs must be fully contained within Outlots. Revise the Preliminary Plat and Grading Plans to place Basin 601P within an Outlot dedicated to the City.
2. The grading plans must be revised to provide maintenance access roads meeting the engineering design standards for all storm water facilities and pipe outlets. Maintenance access roads must be shown on the plans and incorporated within Outlots dedicated to the City.
3. Provide written documentation from the adjacent property owner to the north agreeing to the grading and storm sewer construction work to be completed on the property for storm water basins 4P and 1NP. Permanent drainage and utility easements must be provided for this infrastructure.
4. Provide written documentation from the adjacent property owner to the east agreeing to the grading and storm sewer construction work and the direct storm water discharge onto the property at FES 1A. Permanent drainage and utility easements must be provided for this infrastructure.
5. Provide the NWL for all proposed storm water basins.
6. Provide HWL elevations for all grading low points (i.e. at rear yard catch basins). Extend drainage and utility easements to fully incorporate all HWL areas.
7. Provide overland emergency overflow points for all low points within the Plat. EOFs must be identified with elevation and must be in **BOLD** text.
8. Update the building pad elevations on Sheet 17 to provide the vertical measurement for basement to first floor and from garage floor to first floor.
9. Consider grading revisions for Lots 1-4, Block 3. The grading appears flat in the rear yard.
10. Revise the rear lot grading for Lot 7, Block 4 to direct runoff away from the Lot 6, Block 4 building pad.
11. Please review the grading and landscaping plans carefully and make revisions necessary to avoid planting obstructions within drainage swales.

#### SITE UTILITIES

1. Utility easement widths must be a minimum of 30 feet. Wider easements may be required for deep pipes to meet OSHA excavation requirements. Utility easements must be revised to meet this requirement and shown on the Preliminary Plat, Preliminary Utility Plans, and Grading and Drainage Plans.
2. The minimum City standard pipe size for storm sewer is 15-inches except for storm sewer lead pipes within the street. Please revise storm sewer as necessary.
3. Storm sewer pipe shall have a minimum cover of 3 ½-feet. Revise manhole builds to meet this requirement.
4. Storm sewer design calculations must be submitted as part of the construction plans (following preliminary plat approval) to verify compliance with minimum and maximum pipe velocities and discharges.
5. Show detail or note for drain tile connection to catch basins. Drain tile invert to be located above top of effluent storm sewer pipe and extending 3-inches into the catch basin structure.
6. The extension of trunk watermain from the Village to the future 5th Street intersection with CSAH 17 has not yet been authorized for construction by the City. Preliminary Plat approval must be conditioned upon municipal water service being extended to the development.
7. A 12-inch diameter watermain pipe may be required to be extended through the development and stubbed for connection access by the property to the south of the development. A stub should be extended along the proposed trail alignment between Lot 10, Block 5 and Lot 19, Block 3. The City's practice has been to reimburse the developer for oversize costs for pipe sizes over 8-inch diameter.





**Public Works Department**

Donald J. Theisen, P.E.  
Director

Wayne H. Sandberg, P.E.  
Deputy Director/County Engineer

June 17, 2014

Kyle Klatt  
Community Development Director  
City of Lake Elmo  
3600 Laverne Avenue North  
Lake Elmo, MN 55042

**RE: Washington County comments on the Preliminary Plat for Hunters Crossing Residential Development, City of Lake Elmo**

Dear Kyle:

Thank you for providing Washington County with the preliminary plat for the Hunters Crossing subdivision, in Section 34 ,Township 29N , Range 21W along County Road (CR)17B/Lake Elmo Avenue in the City of Lake Elmo. The project consists of 51 detached residential dwelling units on 23.10 acres of land. Based on the plan provided, we have the following comments:

- Washington County commented on the concept plan in a letter to Kyle Klatt dated July 3, 2013 stating that CR 17B is classified as an "A" Minor arterial roadway with 184 feet future right-of-way necessary. There is currently 50 feet of right-of-way from the center line of the road; therefore, an additional 42 feet should be dedicated on the plat .The preliminary plat dated 4/29/2014 identifies 90 feet of right-of-way. This should be 92 feet on the **final plat**.
- According to the *Trip Generation Manual, 7<sup>th</sup> Addition ITE, 2003*, this development will generate 488 Average Vehicle Trips (AVT) per day.
- The temporary access point on CR17B is acceptable to the County on a short term/temporary basis. There is currently a right turn lane in place that can accommodate northbound traffic into the site. The temporary access shall remain until the completion of 5<sup>th</sup> Street. A Washington County Access Permit will be required for the temporary access.
- Driveway access from the plat to the residential parcels to the south and north of the plat have been considered through Outlot A and Outlot D.
- The Washington County Comprehensive Plan 2030, Planned Trail System, does not identify a trail corridor along this section of CR17B; however, future plans and county road projects may incorporate trails. The County will work with the city on those future efforts.
- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume



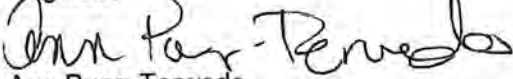
June 16, 2014  
Hunter's Crossing

and rate of stormwater run-off into the county right-of way will not increase as part of the project.

- Access control must be dedicated to Washington County along the CSAH 19/Keats Avenue frontage, except for the opening corresponding to the City's right-of-way for the collector roadway.
- Improvements to CR 17B are required at the new 5<sup>th</sup> Street section.  
A Washington County Right of Way Permit is required for the improvements which will include a northbound right turn lane and a southbound center left turn lane. A plan section will need to be prepared and approved by the county traffic engineer.
- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.
- Any grading within County right-of-way will require a Washington County Right of Way Permit.
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.

Thank you for the opportunity to comment on this preliminary plat. If you have any questions, please contact me at 651-430-4362 or [ann.pung-terwedo@co.washington.mn.us](mailto:ann.pung-terwedo@co.washington.mn.us). For permit applications, please contact Carol Hanson at [Carol.hanson@co.washington.mn.us](mailto:Carol.hanson@co.washington.mn.us).

Regards,

  
Ann Pung-Terwedo  
Senior Planner

C: Carol Hanson, Office Specialist



# Location Map

Lake Elmo Ave

Landucci Property

The Forest

Interstate 94

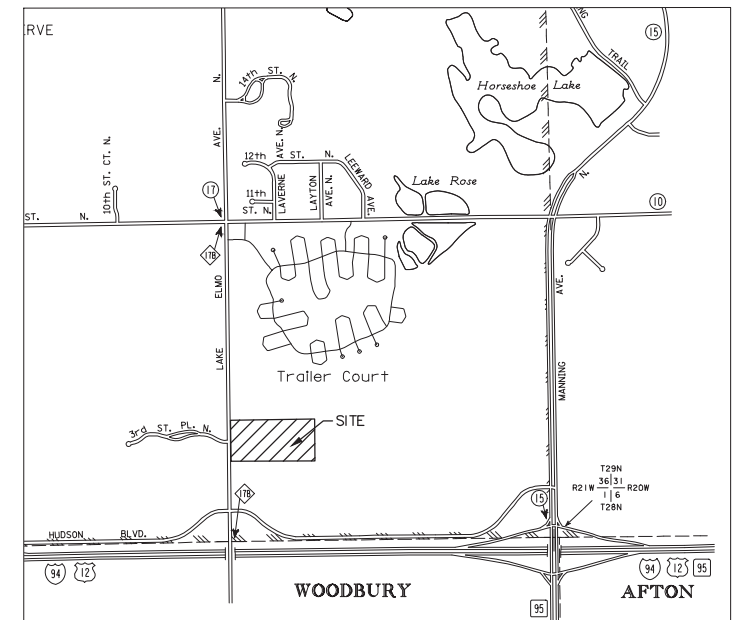




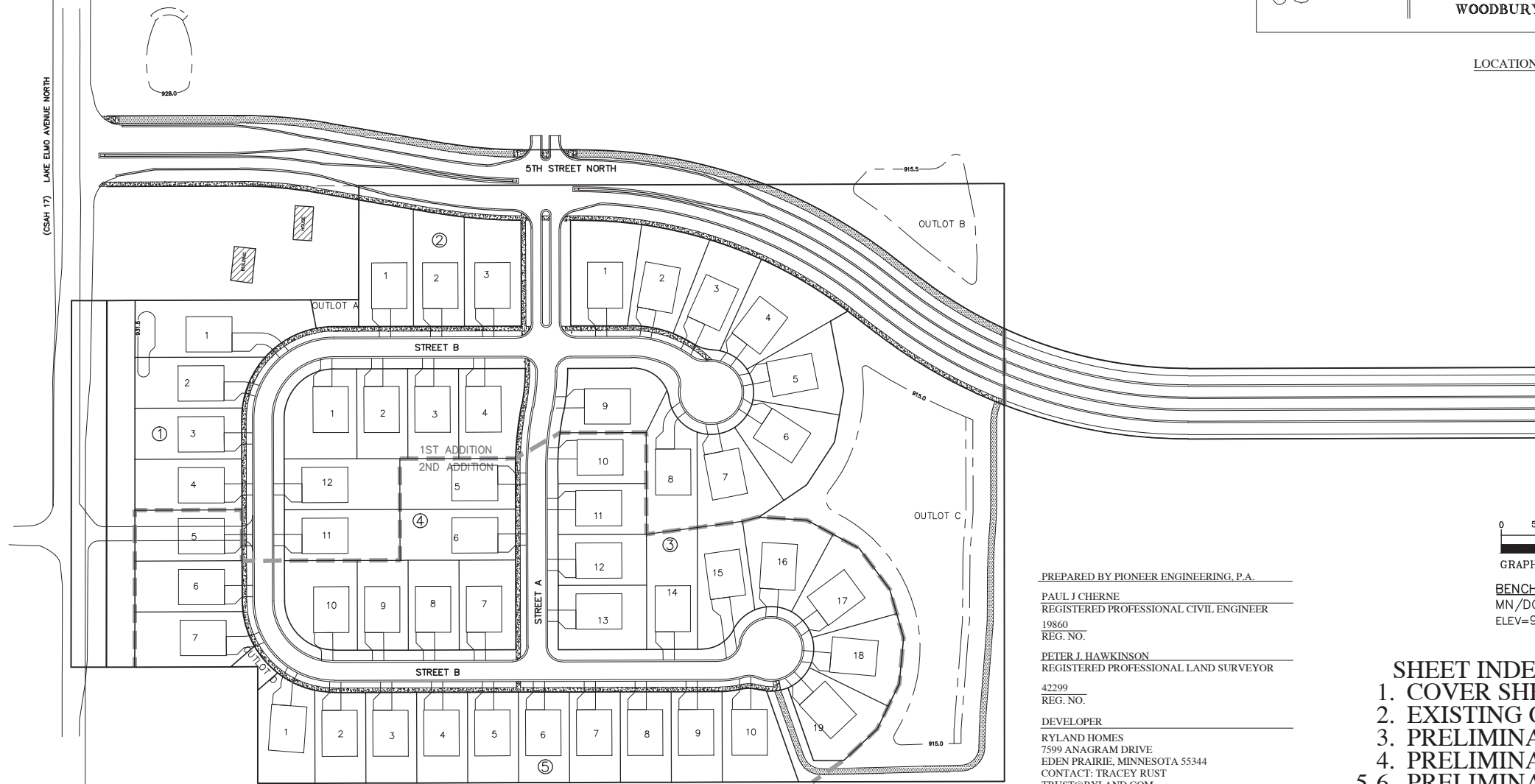
## LEGEND

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			EXISTING SANITARY SEWER PROPOSED SANITARY SEWER FUTURE SANITARY SEWER
			HYDRANT
			GATE VALVE
			REDUCER
			EXISTING WATERMAIN PROPOSED WATERMAIN FUTURE WATERMAIN
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			EXISTING STORM SEWER PROPOSED STORM SEWER FUTURE STORM SEWER
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			PHASE LINE
			EASEMENT LINE
			EXISTING 2' CONTOUR LINE
			EXISTING 10' CONTOUR LINE
			PROPOSED 2' CONTOUR LINE
			PROPOSED 10' CONTOUR LINE
			POND OUTLET LINE
			POND HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DELINEATED WETLAND LINE
			FEMA FLOODPLAIN BOUNDARY
			STANDARD EROSION CONTROL
			HEAVY-DUTY EROSION CONTROL
			TREE FENCE
			RETAINING WALL
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			EX. CULVERT
			EX. OVERHEAD UTILITY LINES
			EX. UNDERGROUND TELEVISION LINE
			EX. UNDERGROUND TELEPHONE LINE
			EX. UNDERGROUND FIBER OPTIC LINE
			EX. UNDERGROUND ELECTRIC LINE
			EX. UNDERGROUND GAS LINE
			EX. FENCE (BARBED WIRE)
			EX. FENCE (CHAIN LINK)
			EX. FENCE (WOOD)
			EX. CAST IRON MONUMENT
			EX. ELECTRIC BOX
			EX. FLAG POLE
			EX. NATURAL GAS METER
			EX. HAND HOLE
			EX. FOUND IRON PIPE
			EX. JUDICIAL LAND MARK
			EX. LIGHT POLE
			EX. PK NAIL
			EX. UTILITY POLE
			EX. LAWN SPRINKLER VALVE
			EX. LAWN SPRINKLER HEAD
			EX. SEMAPHORE
			EX. SERVICE
			EX. TELEPHONE BOX
			EX. TEST HOLE
			EX. TELEVISION BOX
			EX. WATER WELL
			EX. MONITORING WELL
			EX. MAILBOX
			EX. CONTROL POINT
			EX. SPIKE
			EX. SIGN
			EX. CLEANOUT
			EX. SIGNIFICANT TREE
			EX. TREE LINE
			EX. GRAVEL SURFACE
			EX. BITUMINOUS SURFACE
			EX. CONCRETE SURFACE
			SELECT BACKFILL MATERIAL
			GRAVEL CONST. ENTRANCE

# HUNTERS CROSSING PRELIMINARY PLAT LAKE ELMO, MINNESOTA



LOCATION MAP



PREPARED BY PIONEER ENGINEERING, P.A.

PAUL J. CHERNE  
REGISTERED PROFESSIONAL CIVIL ENGINEER  
19860  
REG. NO.

PETER J. HAWKINSON  
REGISTERED PROFESSIONAL LAND SURVEYOR

42299  
REG. NO.

DEVELOPER

RYLAND HOMES  
7599 ANAGRAM DRIVE  
EDEN PRAIRIE, MINNESOTA 55344  
CONTACT: TRACEY RUST  
TRUST@RYLAND.COM  
(952) 229-6000

LANDOWNER

NATHAN LANDUCCI  
13230 20TH STREET CT. N.  
STILLWATER, MINNESOTA 55082  
(651) 894-2582

PROPOSED DEVELOPMENT PHASING  
MASS GRADING TO BE PERFORMED IN ONE PHASE.  
UTILITY AND STREET CONSTRUCTION TO BE PERFORMED  
IN TWO PHASES.

## SETBACK REQUIREMENTS

LDR STANDARDS:  
FRONT SETBACK: 25'  
REAR YARD SETBACK: 20'  
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE  
CORNER SIDE SETBACK: 15'  
MINIMUM LOT WIDTH: 60'  
MINIMUM LOT AREA: 8,000 SF  
MAXIMUM BUILDING COVERAGE: 40%

0 50 100 200  
GRAPHIC SCALE IN FEET

BENCH MARK  
MN/DOT 8282 AG  
ELEV=943.87 (1983 datum)

## SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. PRELIMINARY SITE PLAN
- 5-6. PRELIMINARY UTILITY PLAN
- 7-11. PRELIMINARY GRADING PLAN
12. EROSION CONTROL PLAN
- 13-16. STREET PLAN & PROFILES
- 17-18. DETAILS

- L1. LANDSCAPE PLAN
- T1. TREE PRESERVATION PLAN

**PIONEER**engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120

(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

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

Name Paul J. Cherne  
Reg. No. 19860 Date 04-28-2014

Revisions

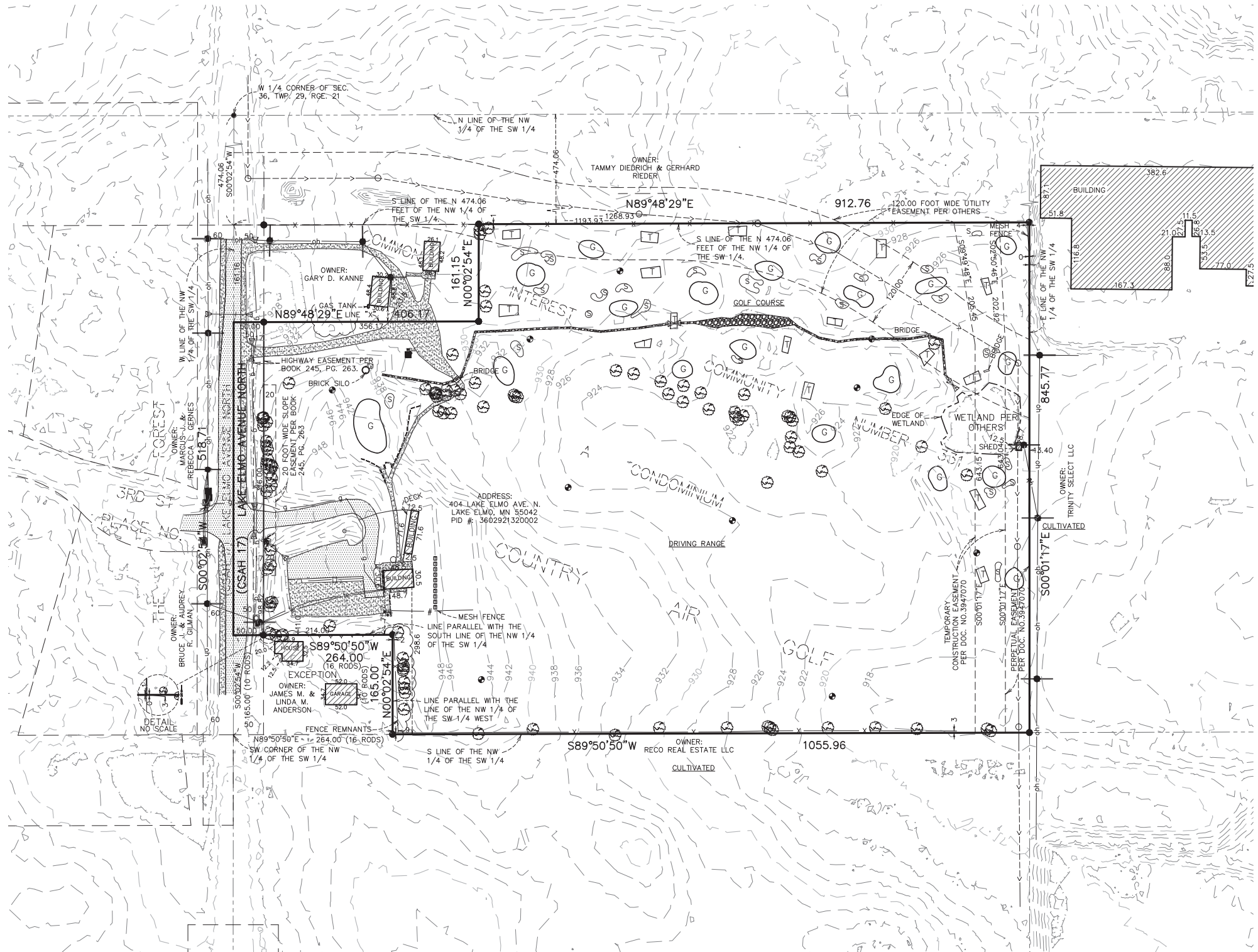
Date 04-28-2014  
Designed PIC/RAW  
Drawn KAW/AR

COVER SHEET

RYLAND HOMES  
7599 ANAGRAM DRIVE  
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING  
LAKE ELMO, MINNESOTA

1 OF 18



- Denotes rip rap
- Denotes gravel
- Denotes bituminous
- Denotes concrete
- Typical golf green
- Typical sandtrap
- Typical tee box
- Denotes storm sewer line
- Denotes sanitary sewer line
- Denotes overhead utility lines
- Denotes underground television line
- Denotes underground telephone line
- Denotes underground electric line
- Denotes underground gas line
- Denotes fence (barbed wire)
- Denotes fence (chain link)
- Denotes fence (wood)
- Denotes retaining wall
- Denotes catch basin
- Denotes cast iron monument
- Denotes electric box
- Denotes flared end section
- Denotes found iron pipe
- Denotes light pole
- Denotes manhole other than sanitary or storm
- Denotes sanitary or storm manhole
- Denotes telephone box
- Denotes test hole
- Denotes television box
- Denotes water well
- Denotes sign
- Denotes tree
- Denotes flagpole
- Denotes utility pole
- Denotes property line
- Denotes ROW line
- Denotes section line
- Denotes easement line
- Denotes property and ROW line outside of property
- Denotes major contour line
- Denotes minor contour line

ALTA survey completed: 10/14/13

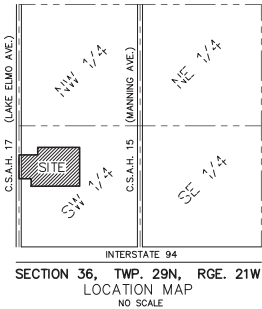
Legal description per title commitment

The Northwest Quarter of the Southwest Quarter of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota, lying southerly of the following described "Line X":

Commencing at the West Quarter corner of said Section 36; thence South 00 degrees 02 minutes 54 seconds West, orientation of bearing system is assumed along the west line of said Northwest Quarter of the Southwest Quarter, a distance of 474.06 feet to the south line of North 474.06 feet of said Northwest Quarter of the Southwest Quarter; thence continuing along said west line, South 00 degrees 02 minutes 54 seconds West, a distance of 161.15 feet to the point of beginning of "Line X"; thence North 89 degrees 48 minutes 29 seconds East a distance of 406.17 feet; thence North 00 degrees 02 minutes 54 seconds East a distance of 161.15 feet, to the said south line of the North 474.06 feet; thence North 89 degrees 48 minutes 29 seconds East, along said south line, a distance of 912.76 feet to the east line of said Northwest Quarter of the Southwest Quarter of said "line X" there terminating.

EXCEPT that part of said Northwest Quarter of the Southwest Quarter described as follows:

Beginning at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence East along the south line of said Northwest Quarter of the Southwest Quarter a distance of 16 Rods; thence North along a line parallel with the west line of said Northwest Quarter of the Southwest Quarter a distance of 10 rods; thence West on a line parallel with the south line of said Northwest Quarter of the Southwest Quarter a distance of 16 rods to said west line; thence South along said west line a distance of 10 rods to the point of beginning.



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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota

Name: Peter J. Hawkinson  
Reg. No. 42299 Date: 4/29/14

Revisions

Date: 4/29/14  
Designed:  
Drawn: mdp

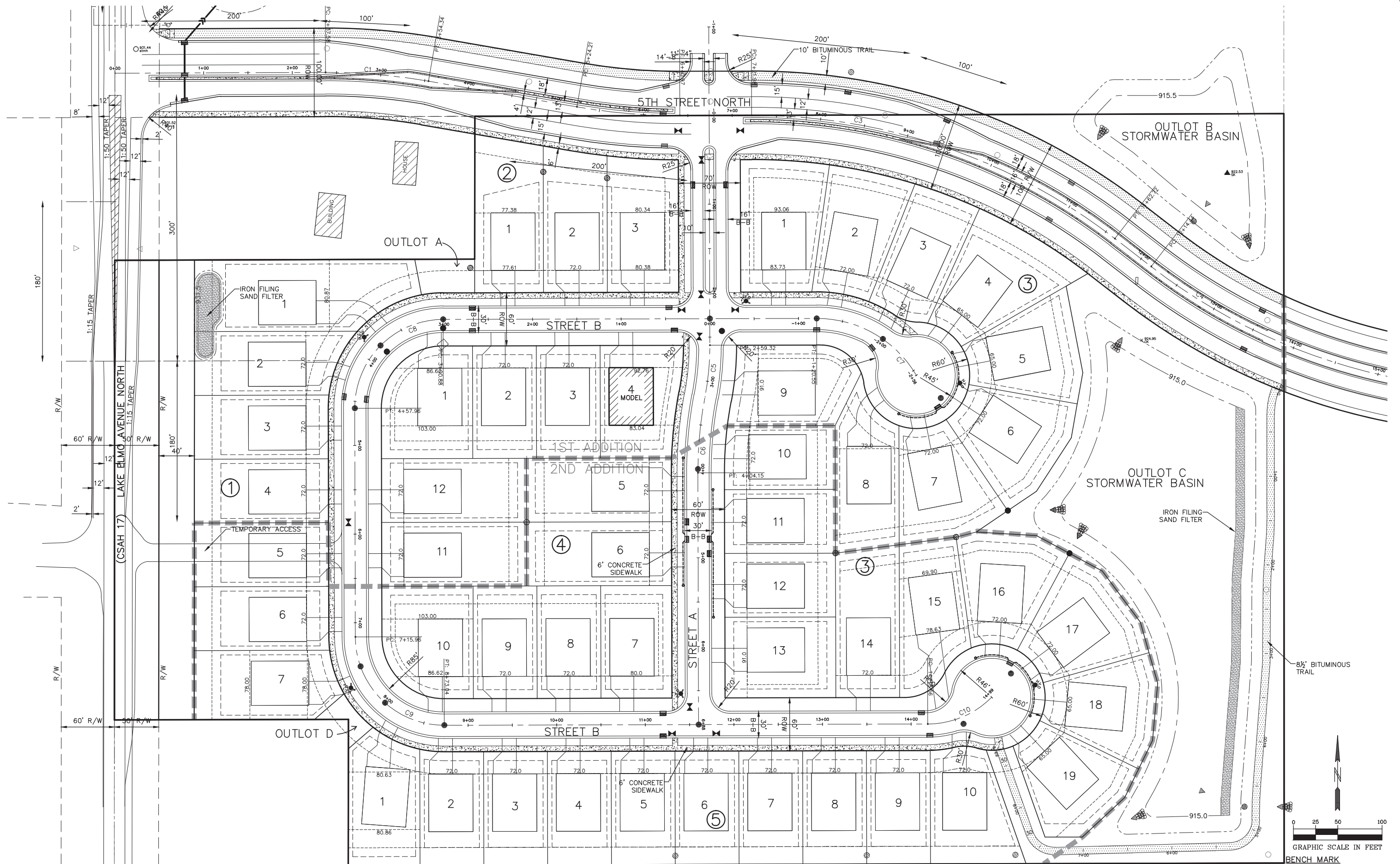
EXISTING CONDITIONS

**RYLAND HOMES**  
7599 ANAGRAM DRIVE  
EDEN PRAIRIE, MINNESOTA 55344

**HUNTERS CROSSING**  
LAKE ELMO, MINNESOTA







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 Name: Paul J. Cherne  
 Reg. No.: 19860 Date: 04-28-2014

Revisions  
 Date: 04-28-2014  
 Designed: PIC/RAW  
 Drawn: KAW/AR

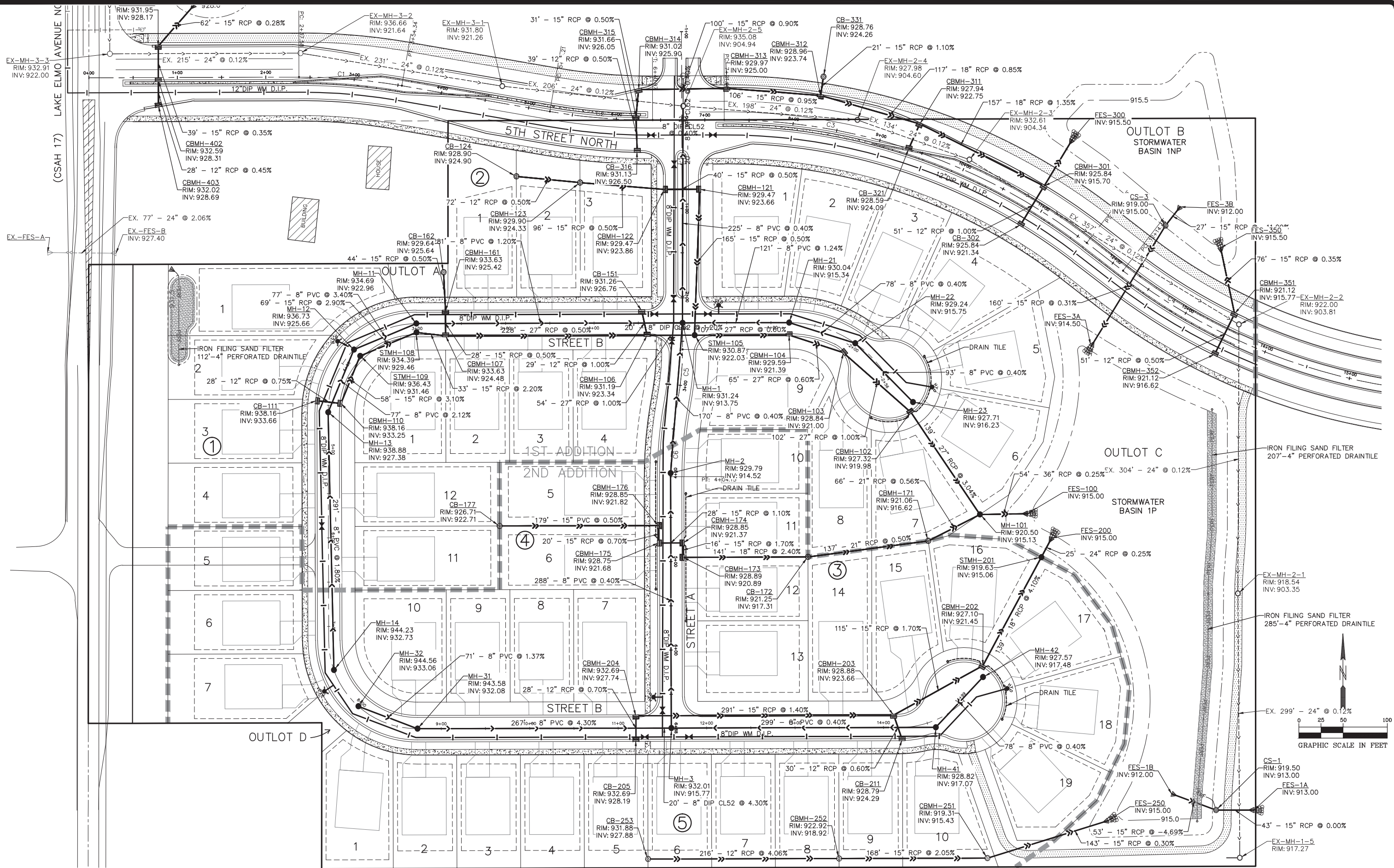
**PRELIMINARY SITE PLAN**

**RYLAND HOMES**  
 7599 ANAGRAM DRIVE  
 EDEN PRAIRIE, MINNESOTA 55344

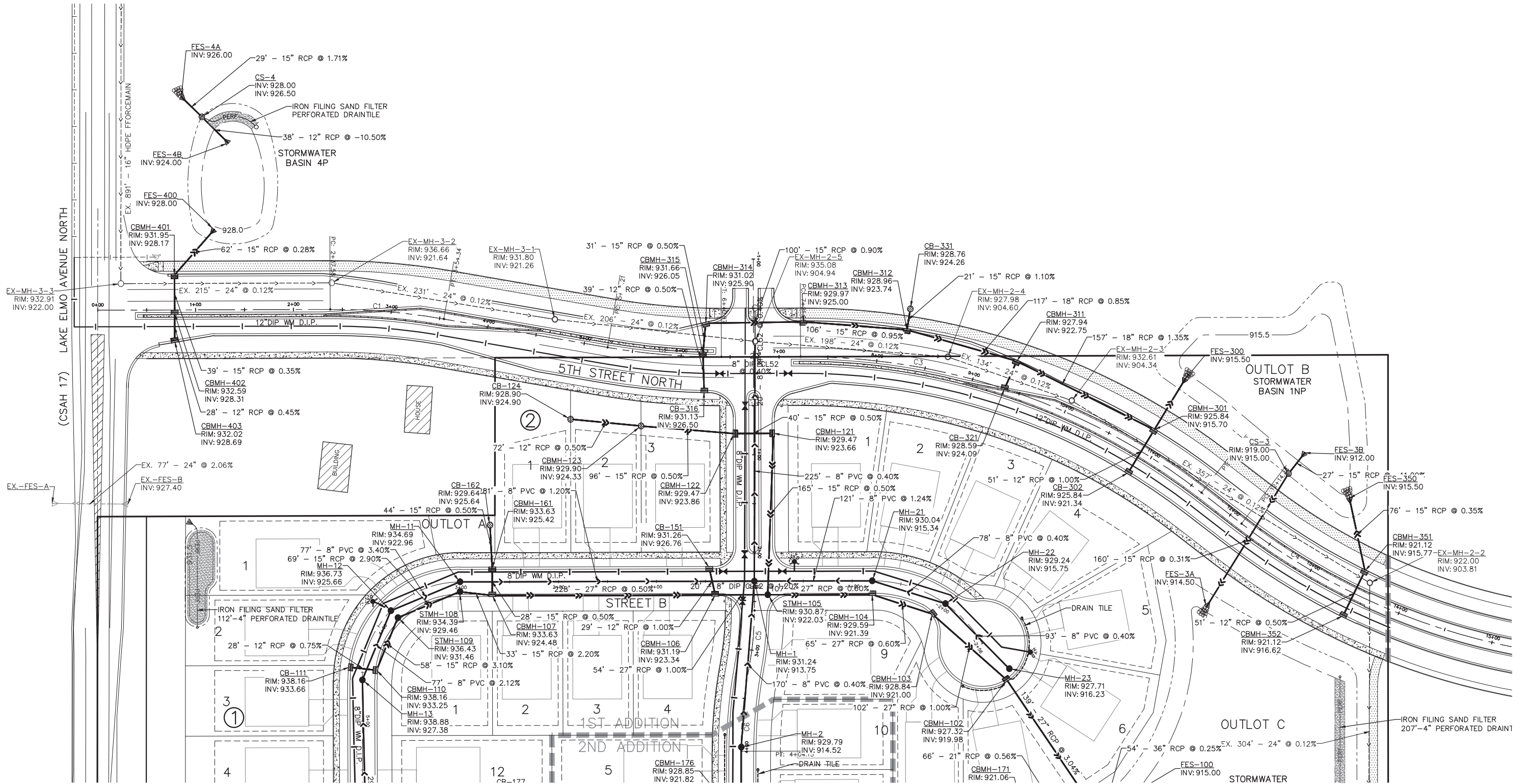
**HUNTERS CROSSING**  
 LAKE ELMO, MINNESOTA

GRAPHIC SCALE IN FEET  
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 BENCH MARK  
 MN/DOT 8282 AG  
 ELEV=943.87 (1983 datum)  
 00-ENG-113105-SHEET-SITE

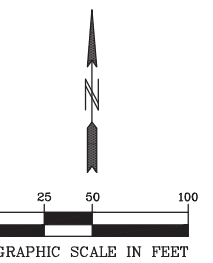








PROPOSED DEVELOPMENT PHASING  
MASS GRADING TO BE PERFORMED IN ONE PHASE.  
UTILITY AND STREET CONSTRUCTION TO BE  
PERFORMED IN TWO PHASES.



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Reg. No. 19860 Date 04-28-2014

Revisions

Date 04-28-2014  
Designed PIC/RAW  
Drawn KAW/AR

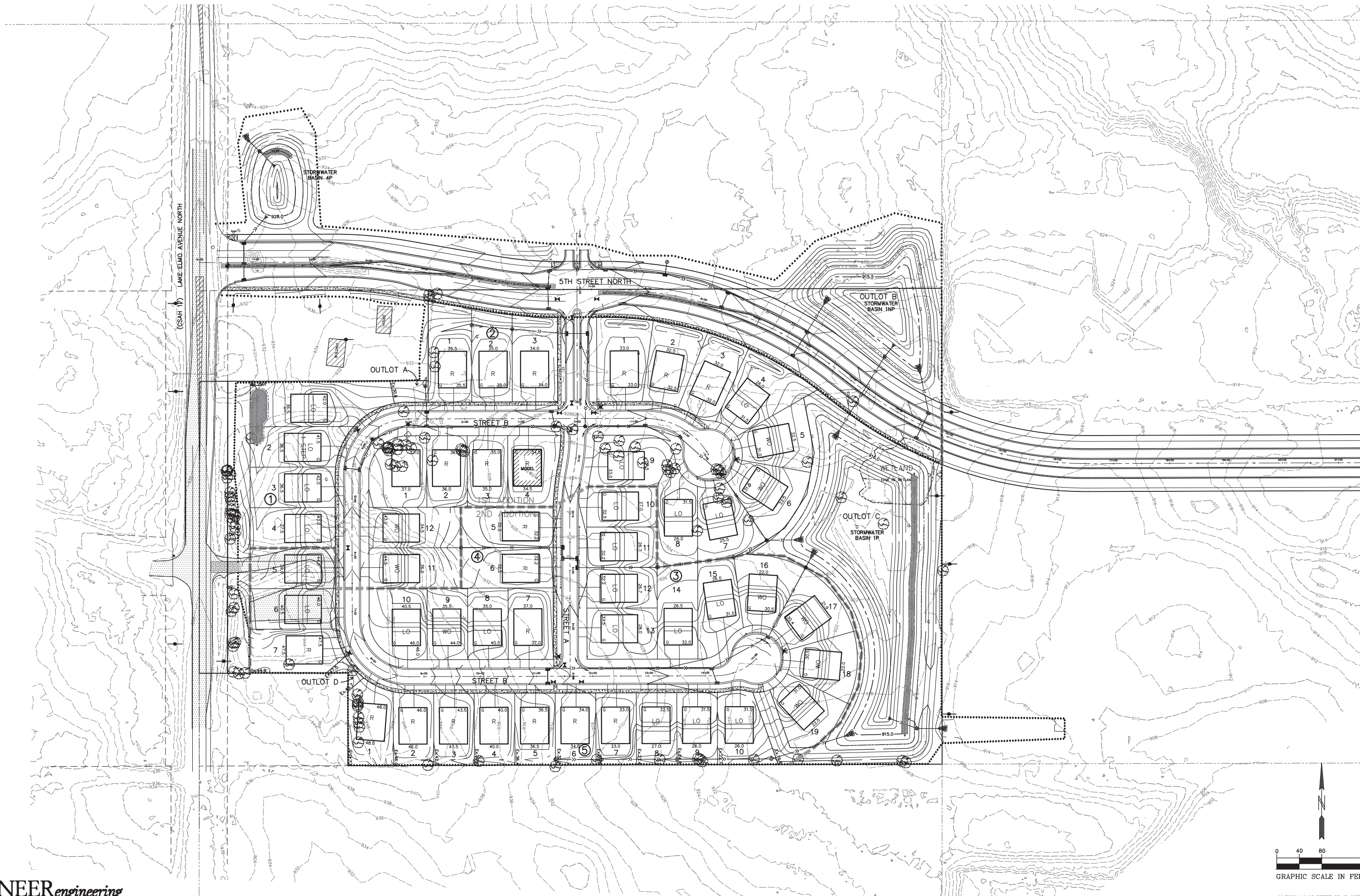
PRELIMINARY UTILITY PLAN

**RYLAND HOMES**  
7599 ANAGRAM DRIVE  
EDEN PRAIRIE, MINNESOTA 55344

**HUNTERS CROSSING**  
LAKE ELMO, MINNESOTA

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Revisions

Date: 04-28-2014  
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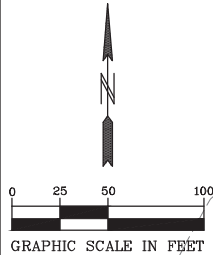
**OVERALL PRELIMINARY  
GRADING PLAN**

**RYLAND HOMES**  
7599 ANAGRAM DRIVE  
EDEN PRAIRIE, MINNESOTA 55344

**HUNTERS CROSSING**  
LAKE ELMO, MINNESOTA

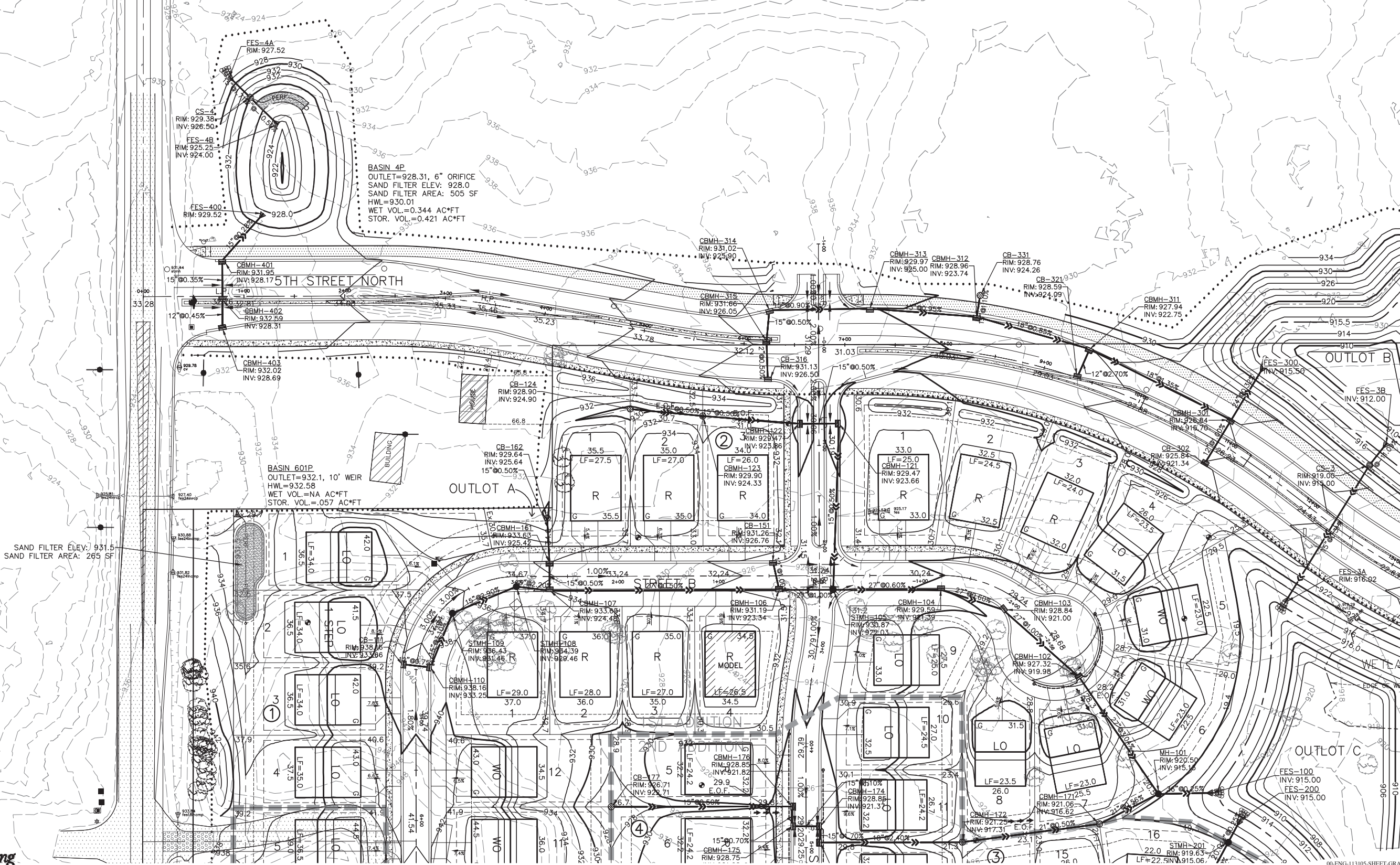
7 OF 18





PROPOSED DEVELOPMENT PHASING  
MASS GRADING TO BE PERFORMED IN ONE PHASE.  
UTILITY AND STREET CONSTRUCTION TO BE PERFORMED IN TWO PHASES.

SETBACK REQUIREMENTS  
LDR STANDARDS:  
FRONT SETBACK: 25'  
REAR YARD SETBACK: 20'  
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE  
CORNER SIDE SETBACK: 15'  
MINIMUM LOT WIDTH: 60'  
MINIMUM LOT AREA: 8,000 SF  
MAXIMUM BUILDING COVERAGE: 40%



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Reg. No.: 19860 Date: 04-28-2014

Revisions

Date: 04-28-2014  
Designed: PIC/RAW  
Drawn: KAW/AR

PRELIMINARY GRADING AND DRAINAGE PLAN

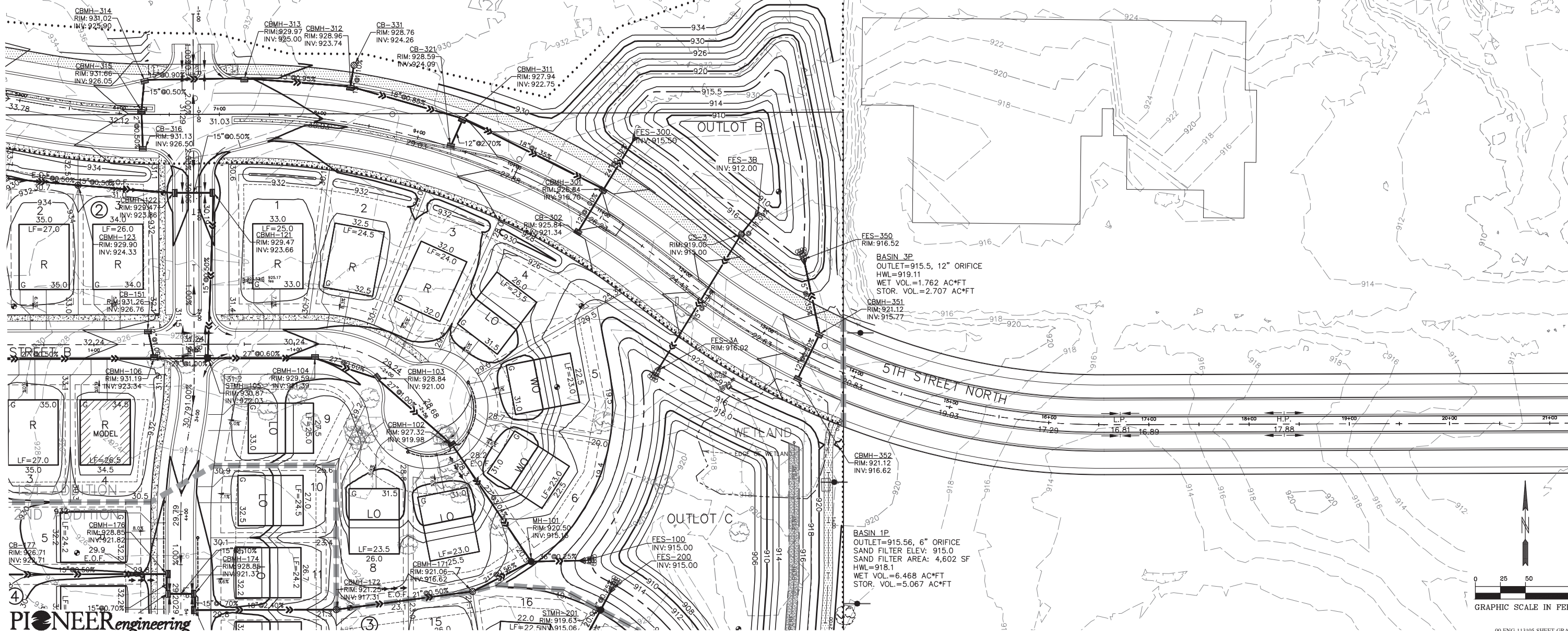
RYLAND HOMES  
7599 ANAGRAM DRIVE  
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING  
LAKE ELMO, MINNESOTA



PROPOSED DEVELOPMENT PHASING  
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MINIMUM LOT AREA: 8,000 SF  
MAXIMUM BUILDING COVERAGE: 40%



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Reg. No. 19860 Date 04-28-2014

Revisions

Date 04-28-2014  
Designed PIC/RAW  
Drawn KAW/AR

**PRELIMINARY GRADING AND  
DRAINAGE PLAN**

**RYLAND HOMES**  
7599 ANAGRAM DRIVE  
EDEN PRAIRIE, MINNESOTA 55344

**HUNTERS CROSSING**  
LAKE ELMO, MINNESOTA

9 OF 18

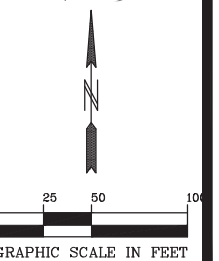


SAND FILTER ELEV: 931.5  
SAND FILTER AREA: 265 SF



SETBACK REQUIREMENTS

LDR STANDARDS:  
FRONT SETBACK: 25'  
REAR YARD SETBACK: 20'  
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE  
CORNER SIDE SETBACK: 15'  
MINIMUM LOT WIDTH: 60'  
MINIMUM LOT AREA: 8,000 SF  
MAXIMUM BUILDING COVERAGE: 40%



PROPOSED DEVELOPMENT PHASING  
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UTILITY AND STREET CONSTRUCTION TO BE  
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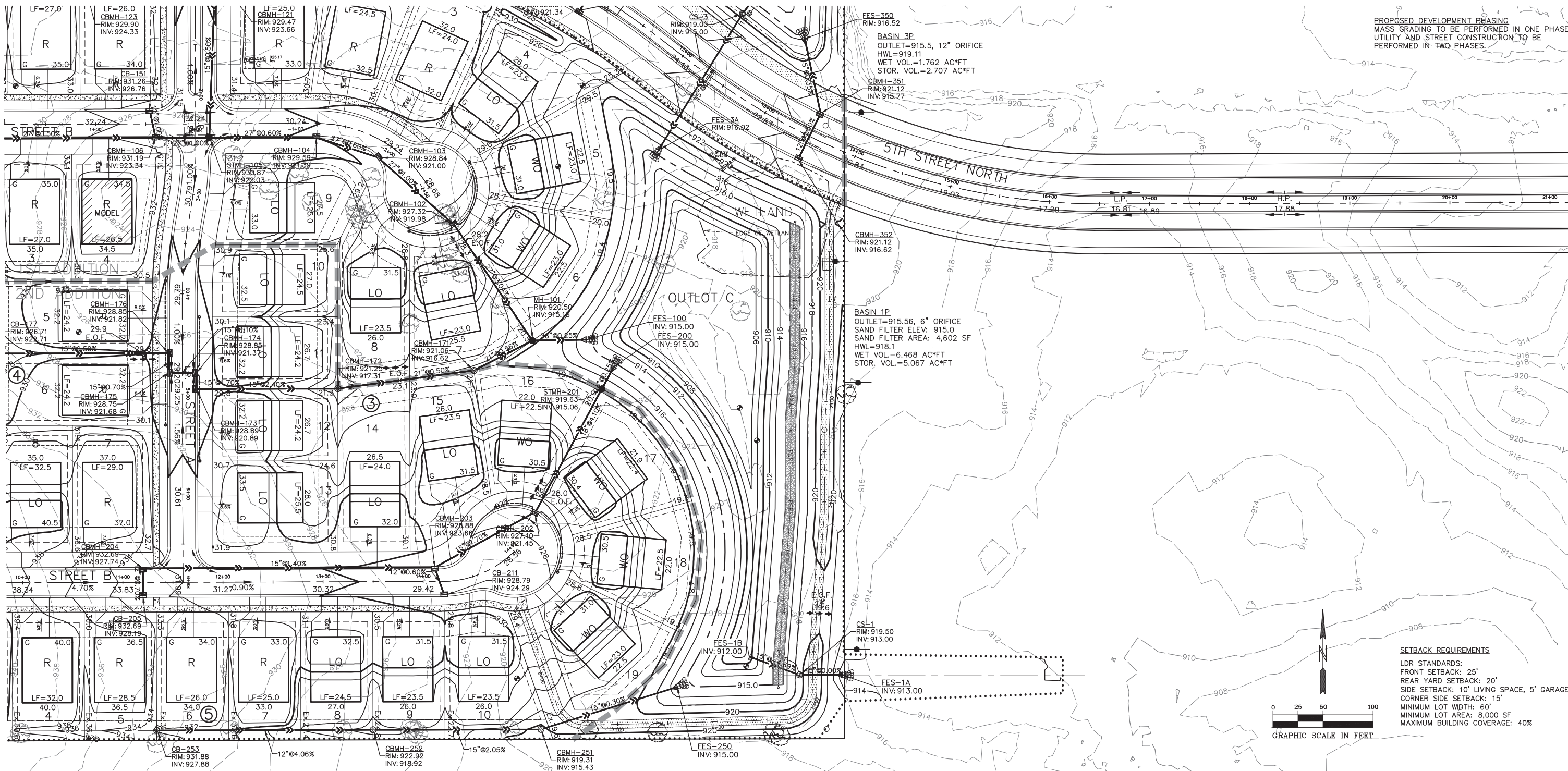
PRELIMINARY GRADING AND  
DRAINAGE PLAN

RYLAND HOMES  
7599 ANAGRAM DRIVE  
EDEN PRAIRIE, MINNESOTA 55344

HUNTERS CROSSING  
LAKE ELMO, MINNESOTA

10 OF 18



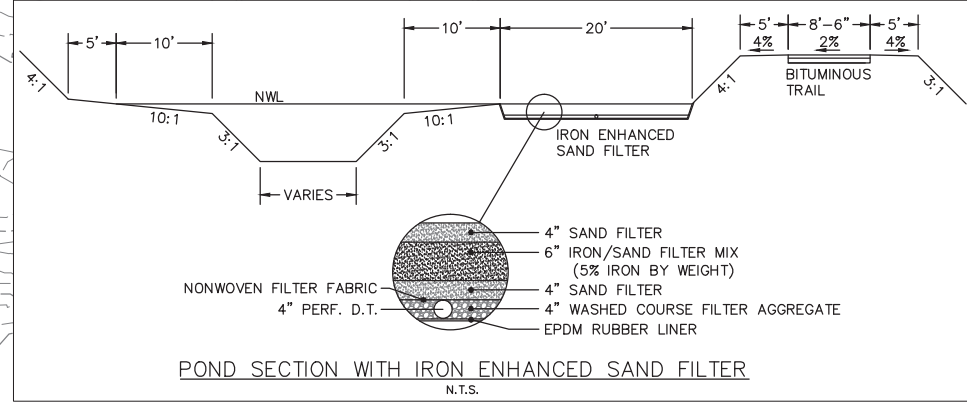


PROPOSED DEVELOPMENT PHASING  
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UTILITY AND STREET CONSTRUCTION TO BE  
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CORNER SIDE SETBACK: 15'  
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MINIMUM LOT AREA: 8,000 SF  
MAXIMUM BUILDING COVERAGE: 40%

GRAPHIC SCALE IN FEET



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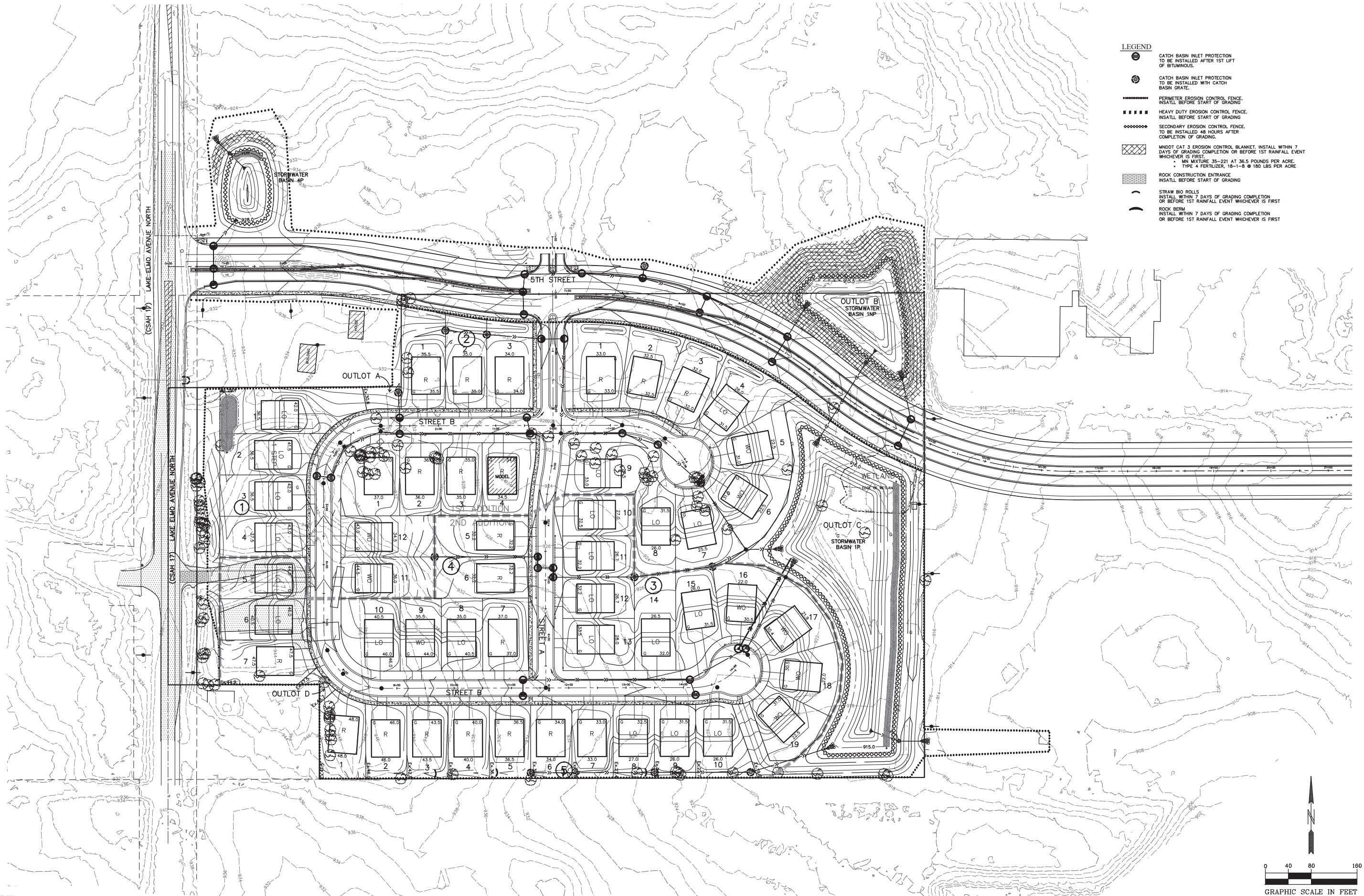
Date 04-28-2014  
Designed PIC/RAW  
Drawn KAW/AR

PRELIMINARY GRADING AND  
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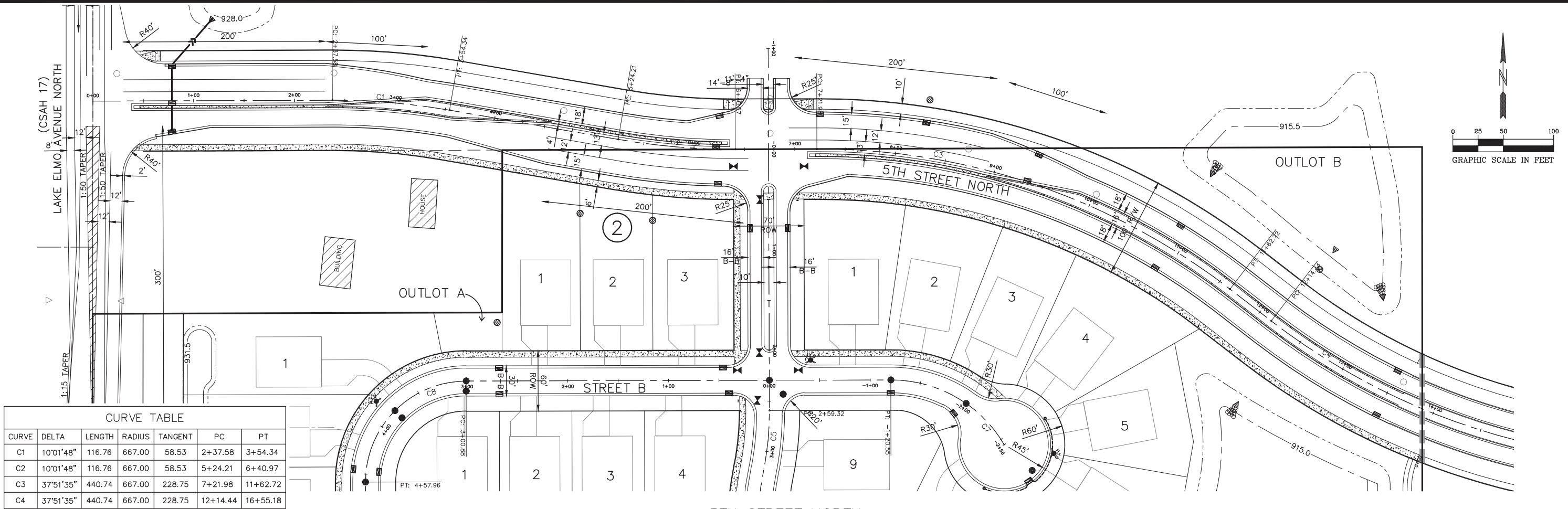




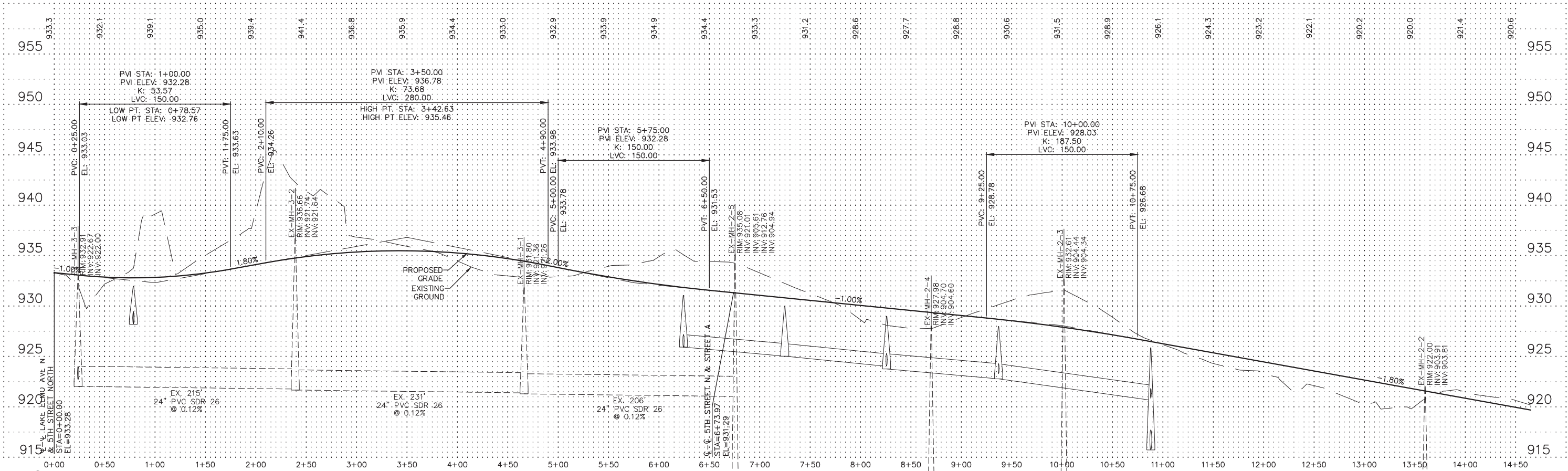
LEGEND

- CATCH BASIN INLET PROTECTION  
TO BE INSTALLED AFTER 1ST LIFT  
OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION  
TO BE INSTALLED WITH CATCH  
BASIN GRATE.
- PERIMETER EROSION CONTROL FENCE.  
INSTALL BEFORE START OF GRADING.
- HEAVY DUTY EROSION CONTROL FENCE.  
INSTALL BEFORE START OF GRADING.
- SECONDARY EROSION CONTROL FENCE.  
TO BE INSTALLED 48 HOURS AFTER  
COMPLETION OF GRADING.
- MNDOT CAT. 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7  
DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT  
WHICHEVER IS FIRST.
  - MIN MIXTURE 35-221 AT 36.5 POUNDS PER ACRE.
  - TYPE 4 FERTILIZER, 18-1-8 @ 180 LBS PER ACRE.
- ROCK CONSTRUCTION ENTRANCE.  
INSTALL BEFORE START OF GRADING.
- STRAW BIO ROLLS.  
INSTALL WITHIN 7 DAYS OF GRADING COMPLETION  
OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST.
- ROCK BERM.  
INSTALL WITHIN 7 DAYS OF GRADING COMPLETION  
OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST.





CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C1	10°01'48"	116.76	667.00	58.53	2+37.58	3+54.34
C2	10°01'48"	116.76	667.00	58.53	5+24.21	6+40.97
C3	37°51'35"	440.74	667.00	228.75	7+21.98	11+62.72
C4	37°51'35"	440.74	667.00	228.75	12+14.44	16+55.18



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Name: Paul J. Cherne  
Reg. No.: 19860 Date: 04-28-2014

Revisions

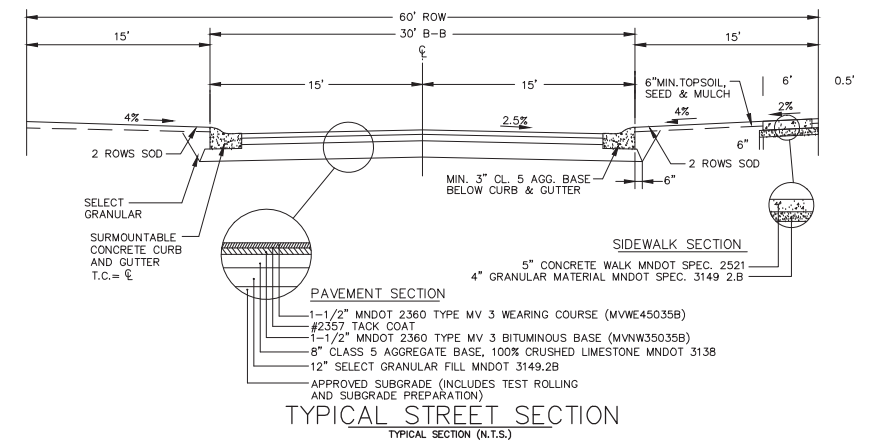
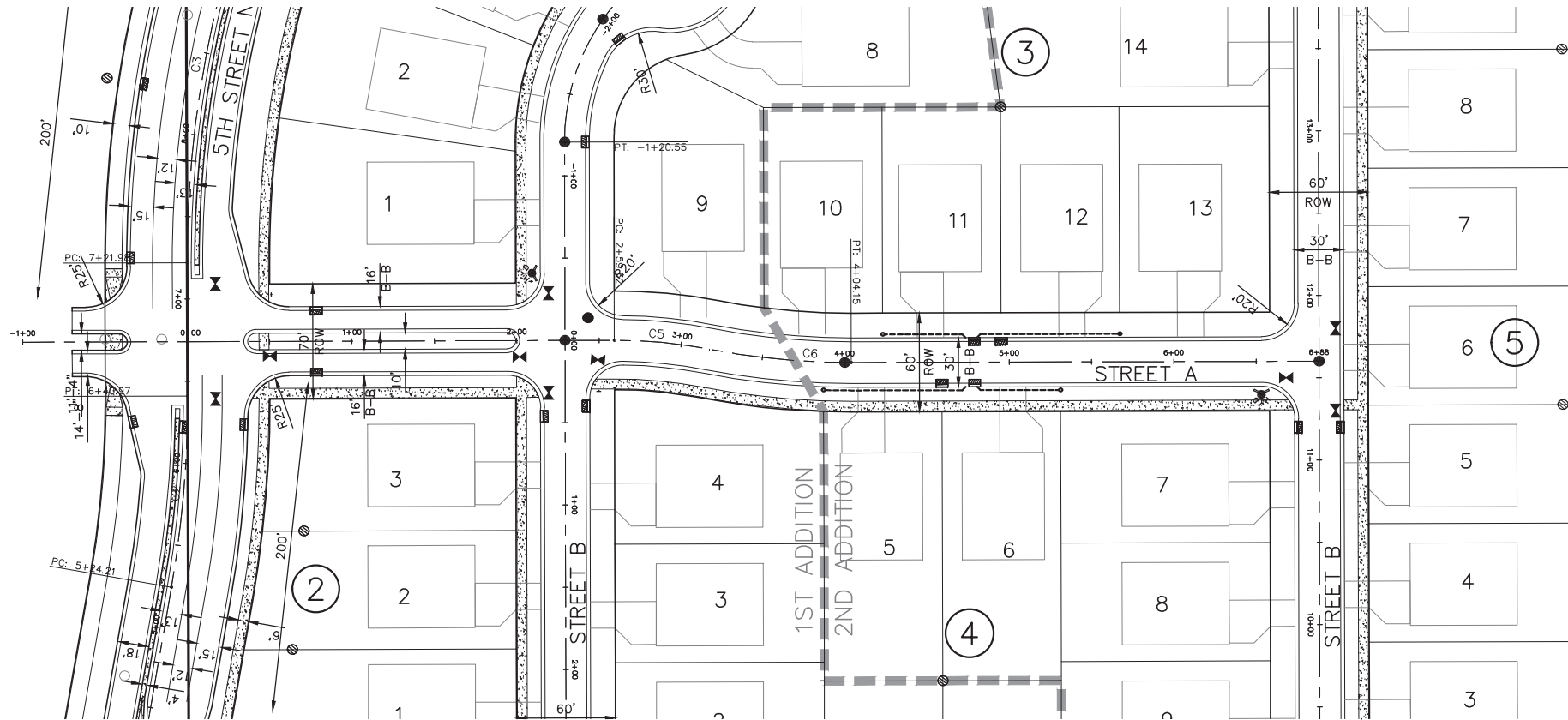
Date: 04-28-2014  
Designed: PIC/RAW  
Drawn: KAW/AR

PRELIMINARY STREET PLAN

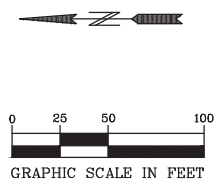
**RYLAND HOMES**  
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EDEN PRAIRIE, MINNESOTA 55344

**HUNTERS CROSSING**  
LAKE ELMO, MINNESOTA

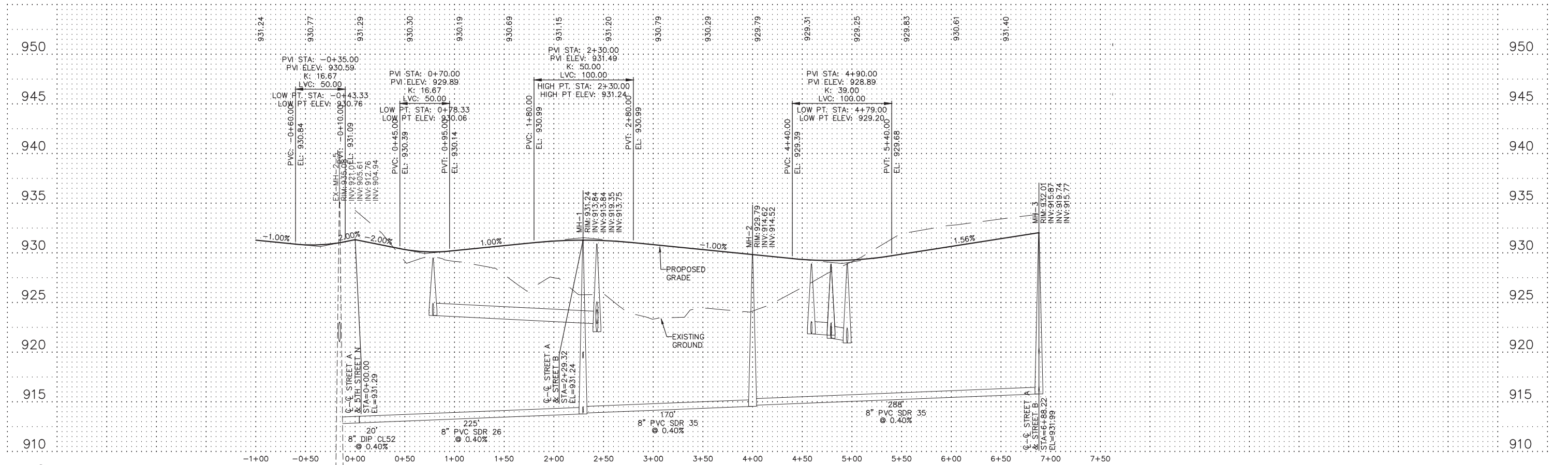
13 OF 18



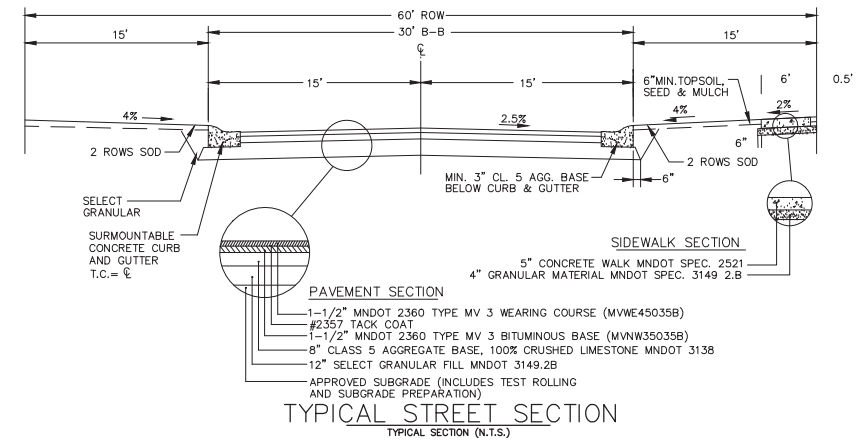
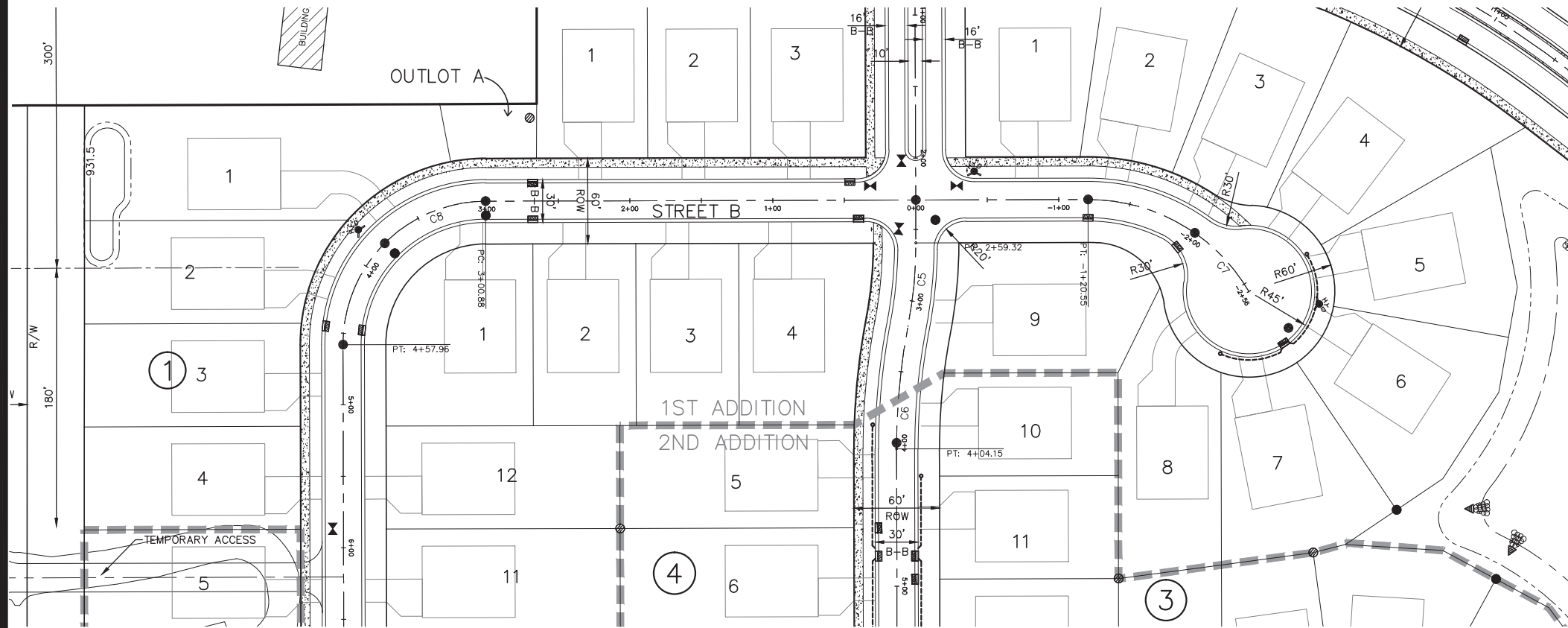
CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C5	11°05'15"	58.05	300.00	29.12	2+59.32	3+17.38
C6	11°02'54"	86.77	450.00	43.52	3+17.38	4+04.15



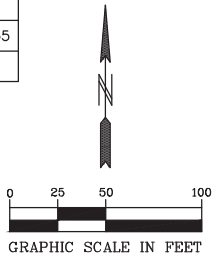
STREET A



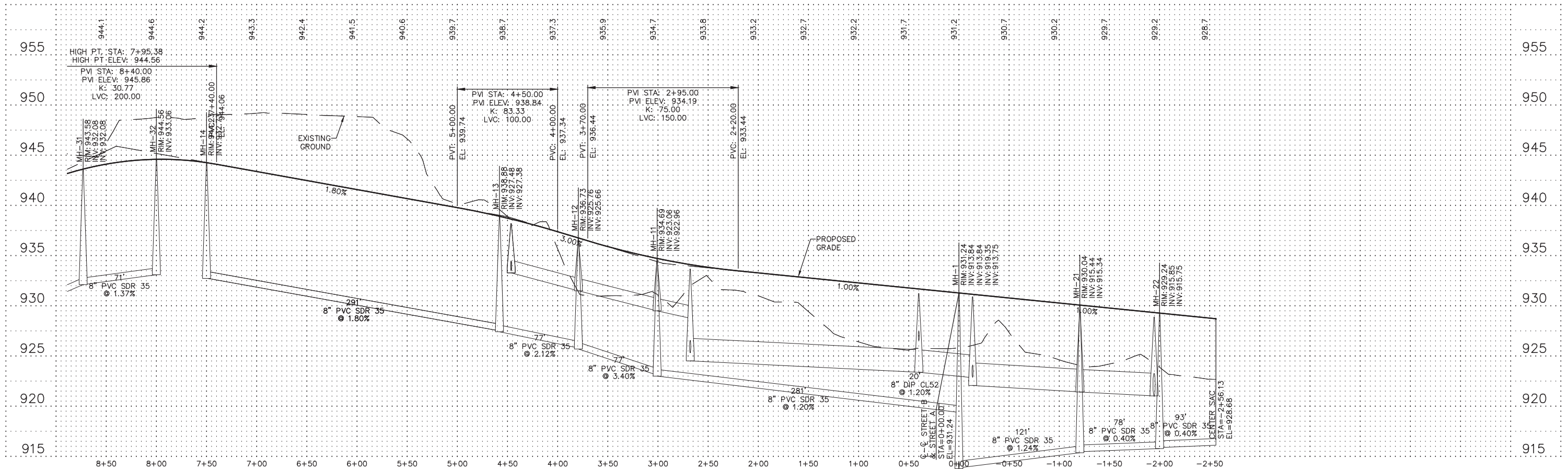


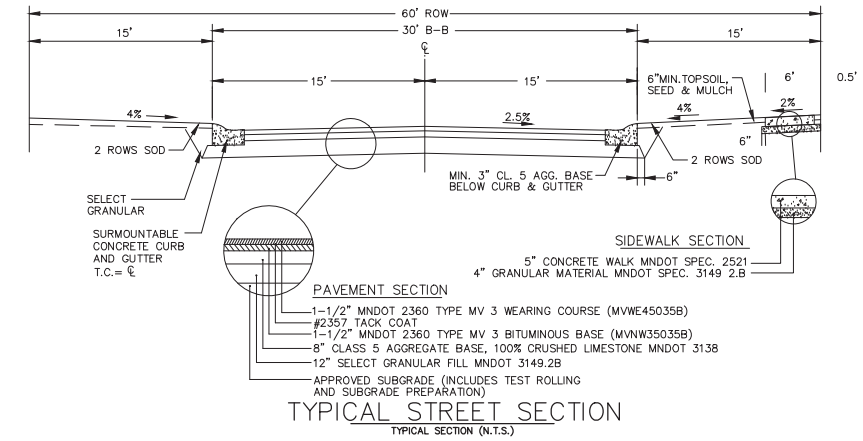
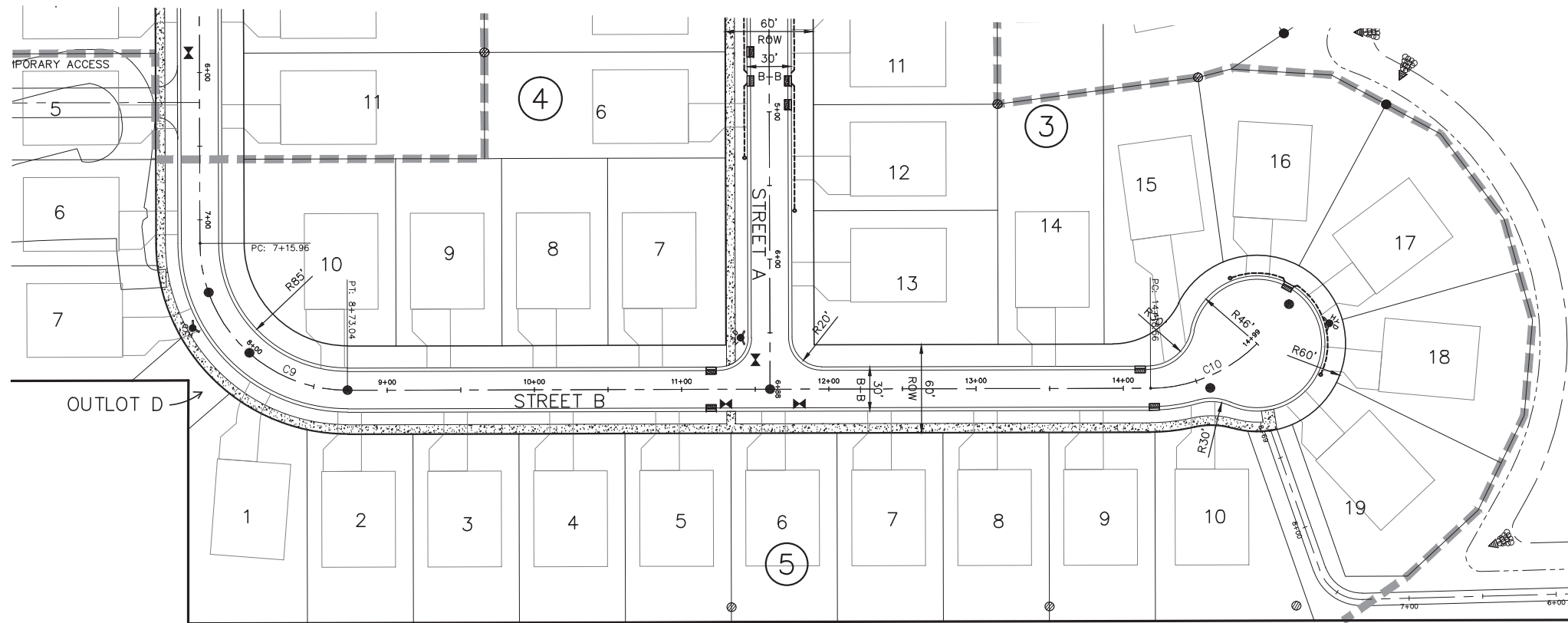


CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC PT
C7	59°41'55"	135.59	130.13	74.67	-2+56.13 -1+20.55
C8	90°00'00"	157.08	100.00	100.00	3+00.88 4+57.96

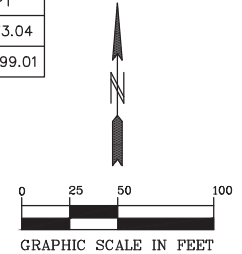


STREET B

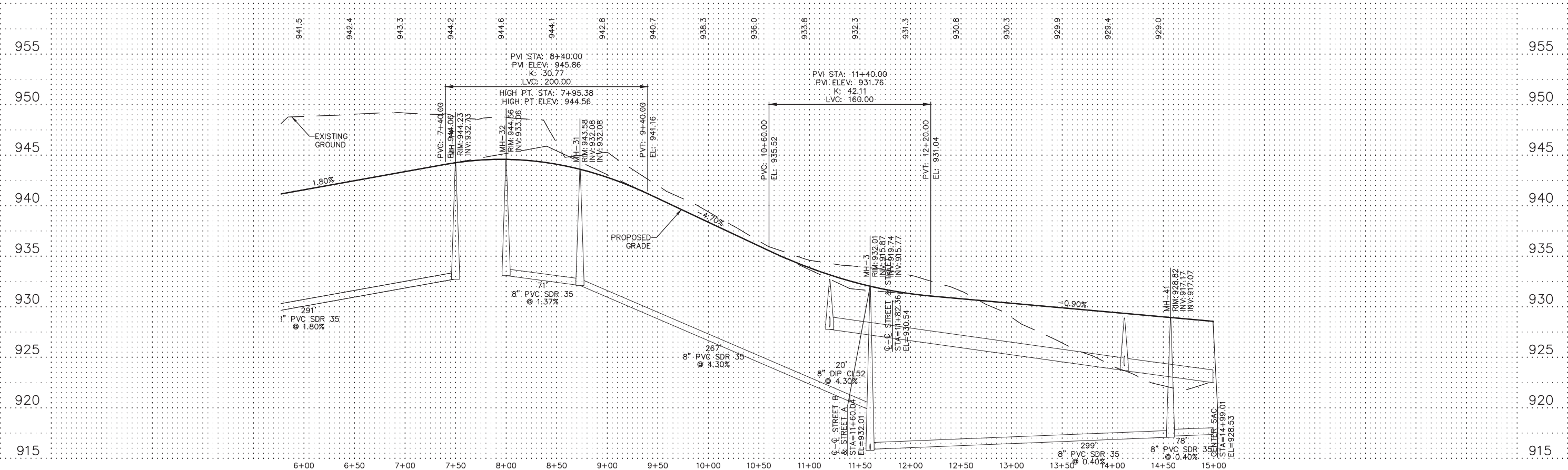




CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C9	90°00'00"	157.08	100.00	100.00	7+15.96	8+73.04
C10	45°00'00"	80.45	102.43	42.43	14+18.56	14+99.01



STREET B





# GRADING SEQUENCE

1. INSTALL ROCK CONSTRUCTION ENTRANCE
2. INSTALL PERIMETER SEDIMENT CONTROL DEVICES (SILT FENCE).
3. STRIP TOPSOIL, STOCKPILE AND STABILIZE IN BERM FOR FUTURE SPREADING.
4. DIG TEMPORARY SEDIMENT BASIN, BASIN TO BE 1800 CF/ACRE OF AREA STRIPPED. CLEAN TEMP BASIN ONCE 50% FULL.
5. ALL SOILS WILL BE COMPACTED PER SPECIFICATIONS.
6. MAINTAIN DRAINAGE DURING GRADING OPERATION TO TEMPORARY SEDIMENT BASIN.
7. COMPLETE SITE GRADING PER PLAN.
8. RESPREAD TOPSOIL MAINTAIN A MINIMUM OF 4" DEPTH.
9. MAINTAIN DRAINAGE TO TEMP SEDIMENT BASIN UNTIL NEXT PHASE BEGINS.
10. STABILIZE DENUDED AREAS AND STOCKPILES WITHIN TIME FRAME LISTED IN EROSION PREVENTION PRACTICES

## GENERAL NOTES

1. THE STORM WATER POLLUTION PREVENTION MANAGER SHALL BE A PERSON TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVER SEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.
2. CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY N.P.D.E.S. PERMIT, INCLUDING THE REQUIREMENT TO MINIMIZE THE AREA DISTURBED BY GRADING AT ANY GIVEN TIME AND TO COMPLETE TURF RESTORATION WITHIN THE TIME REQUIRED BY THE PERMIT AFTER TEMPORARY CEASING GRADING OR COMPLETION OF GRADING.
3. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. BMP'S REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
5. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES. SOME EROSION CONTROLS SUCH AS CHECK DAMS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN THE SPECIFIC AREA. THEY SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
6. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS THAT MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
7. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIP LINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
8. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
9. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK- BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
10. TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876. CONSISTING OF:
  - MN SEED MIX 22-111 @ 40 LBS. PER ACRE OR APPROVED EQUAL.
  - MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
  - TYPE 1 FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE
10. PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876. CONSISTING OF:
  - MN SEED MIX 25-121 AT 75 POUNDS PER ACRE.
  - MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.MULCH AT 90 % COVERAGE WITH DISC ANCHOR.
  - TYPE 3 FERTILIZER, 22-5-10 80%N.I.N @ 350 LBS PER ACRE.
11. SLOPES AT 3:1 OR STEEPER, AND/OR WHERE INDICATED ON THE PLANS SHALL BE SEEDED AND HAVE AN EROSION CONTROL BLANKET TYPE 3 INSTALLED OR MAY BE HYDROSEEDDED WITH TACKIFIER MULCH.
12. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS.
13. IF BLOWING DUST BECOMES A NUISANCE. THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
14. WITHIN 7 DAYS OF COMPLETION OF THE SITE GRADING OPERATIONS THE ENTIRE SITE (EXCEPT ROADWAYS) SHALL HAVE BEEN SEEDED AND MULCHED AND SILT FENCE SHALL INSTALLED AROUND ALL PONDS.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
16. THE MINIMIZATION OF SOIL COMPACTION MUST BE USED ON AREAS OUTSIDE OF SPECIFIC COMPACTION REQUIRED AREAS. THESE PRACTICES INCLUDE: PREVENTING HEAVY EQUIPMENT TRAFFIC AND CONSTRUCTION TRAFFIC FROM AREAS, USING PRACTICES TO PREVENT CONCENTRATED FLOW OCCURRING OVER THE SOIL, PROVIDE LIGHT TRACKED EQUIPMENT TO CONSTRUCT AREA TO FINAL GRADE. THE AREAS REQUIRING LOOSE SOIL INCLUDE ALL TOPSOIL PLACEMENT AND INFILTRATION/FILTRATION BASINS.

# CONSTRUCTION ACTIVITY REQUIREMENTS

## A. EROSION PREVENTION PRACTICES

1. THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.
2. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION IF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
3. ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF A SURFACE WATER OR ANY STORMWATER CONVEYANCE SYSTEM WHICH IS CONNECTED TO A SURFACE WATER MUST BE STABILIZED WITHIN 7 DAYS. THESE AREAS INCLUDE POND SIDE SLOPES, EXPOSED SOIL AREAS WITH A POSITIVE SLOPE TO A CURB AND GUTTER SYSTEM, STORM SEWER INLET, DRAINAGE DITCH, OR OTHER SYSTEM THAT DISCHARGES TO A SURFACE WATER.
4. THE NORMAL WETTED PERIMETER OF ANY DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER (WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER).
5. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

## B. SEDIMENT CONTROL PRACTICES

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT ENTERING SURFACE WATERS. DITCHES AND SEDIMENT BASINS REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. IF DOWN GRADE SYSTEM IS OVERLOADED, ADDITIONAL UPGRADE PRACTICES MUST BE INSTALLED, AND THE SWPPP MUST BE AMENDED. THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER. SLOPES MAY BE BROKEN WITH SILT FENCE, ROCK CHECK DAMS, COMPOST SNAKES, OR OTHER APPROVED METHODS AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON DOWNGRADE PERIMETERS BEFORE UPGRADE LAND DISTURBING ACTIVITIES BEGIN.
3. THE TIMING OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT TERM ACTIVITIES. HOWEVER, THESE PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. CONTRACTOR MUST PROTECT ALL STORM DRAIN INLETS BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY STOCKPILES MUST HAVE SILT FENCE AROUND THE PERIMETER OF THE BASE OF THE STOCKPILE AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS OR DITCHES.
6. CONTRACTOR MUST INSTALL TEMPORARY (OR PERMANENT) SEDIMENTATION BASINS WHERE TEN OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.

## C. DEWATERING AND SURFACE DRAINAGE

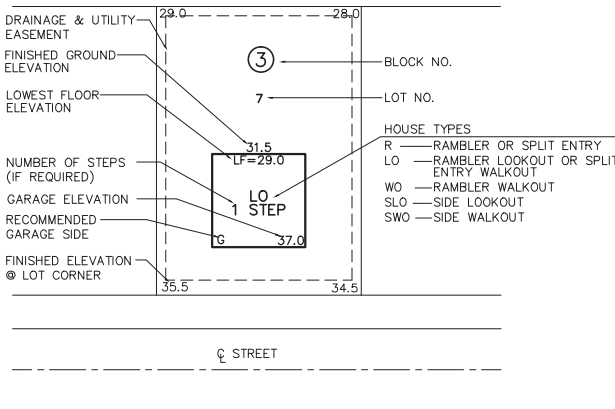
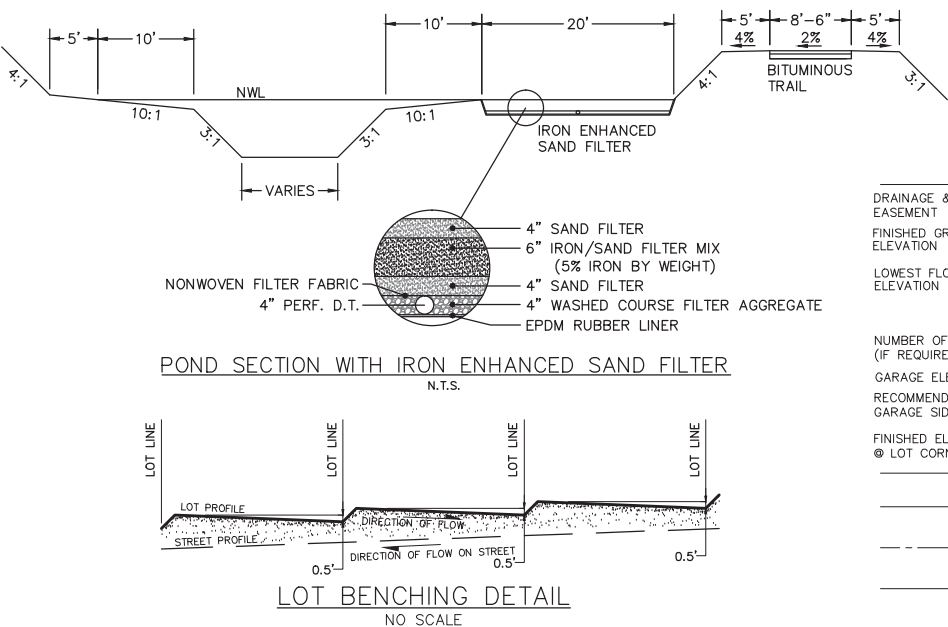
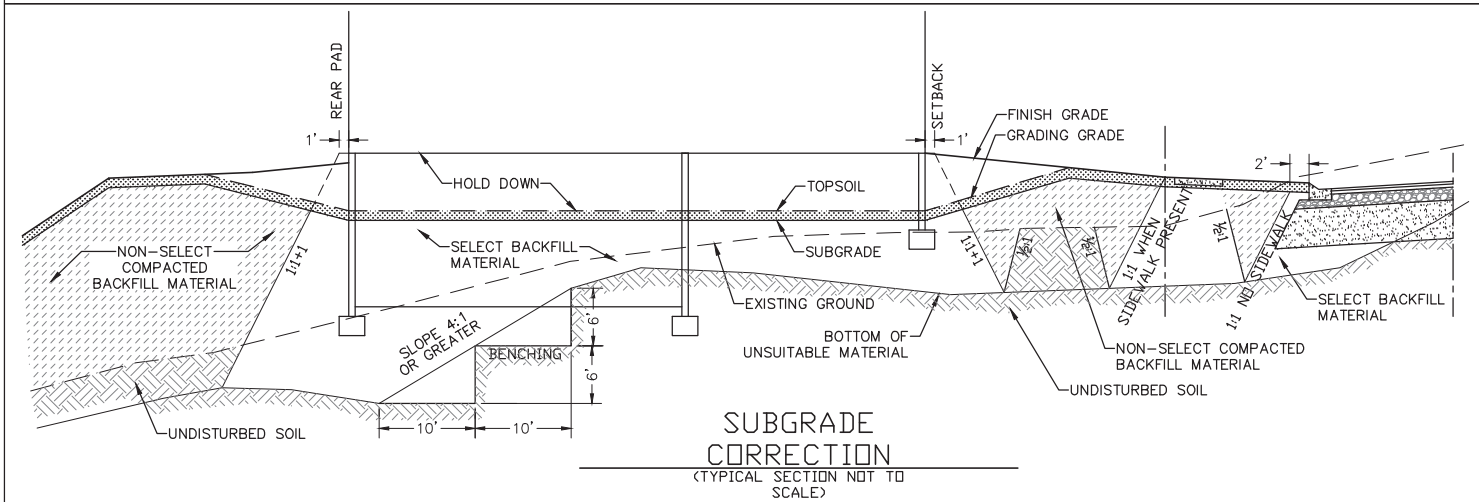
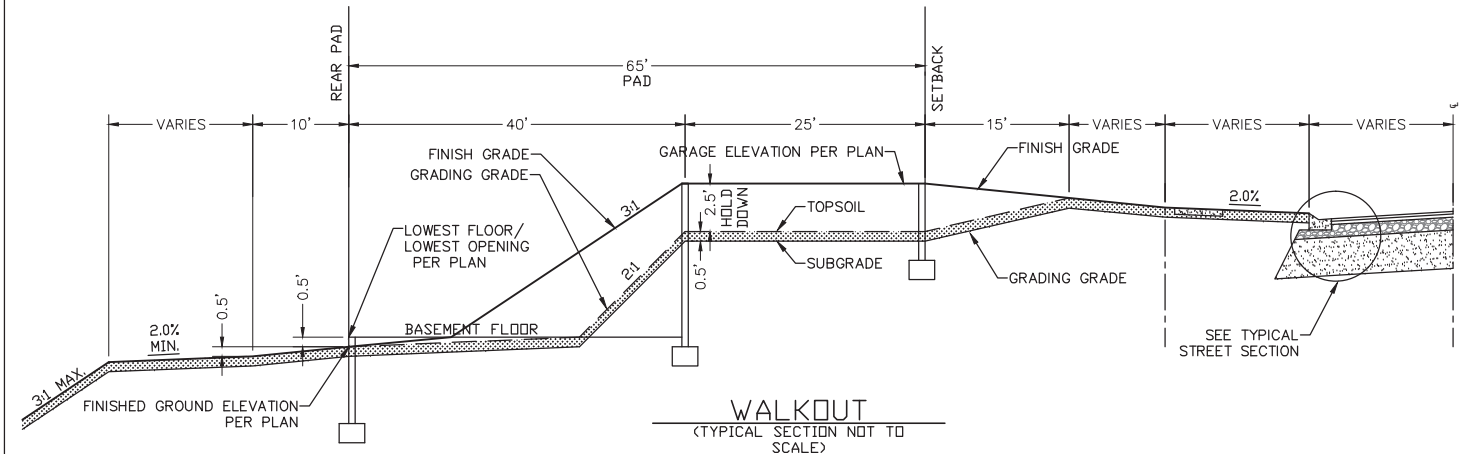
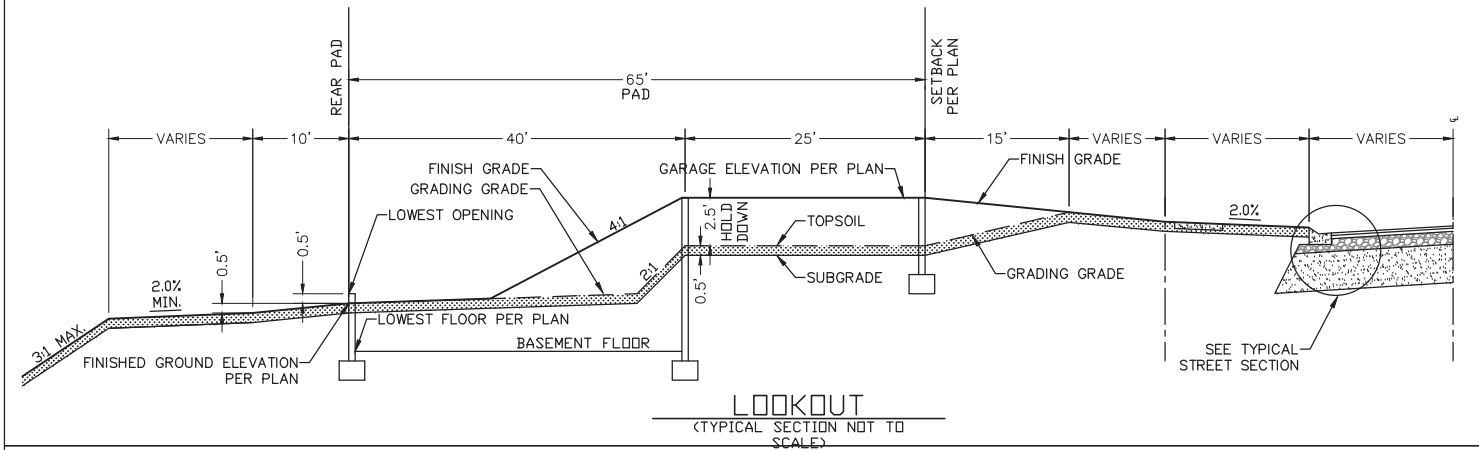
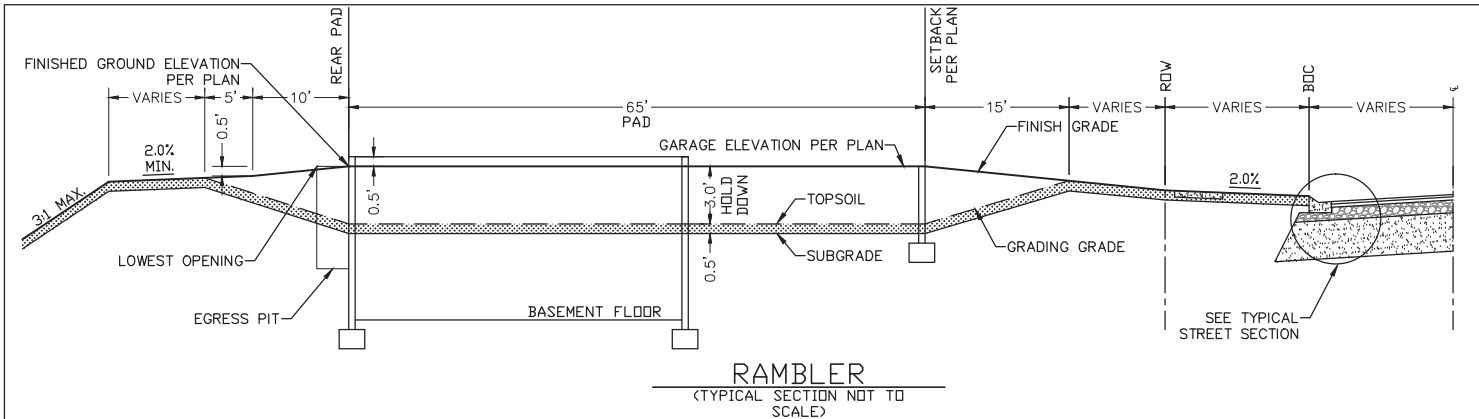
1. DEWATERING OR ANY TYPE OF SURFACE DRAINAGE THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO AN APPROVED SEDIMENT BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIP RAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES.
2. ALL WATER FROM DEWATERING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.

## D. INSPECTIONS AND MAINTENANCE

1. THE CONTRACTOR MUST APPOINT SOMEONE TO INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING AND RETAINED PER M.P.C.A. N.P.D.E.S. REQUIREMENTS. (NOTE: LOCAL JURISDICTION MAY REQUIRE A MORE FREQUENT INTERVAL OF INSPECTION.)
2. ALL NONFUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED OR SUPPLEMENTS WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED. (SEE MPCA NPDES PERMIT I.V.E.5).

## E. POLLUTION PREVENTION MANAGEMENT MEASURES

1. SOLID WASTE MUST BE DISPOSED OF PER M.P.C.A. REQUIREMENTS.
2. HAZARDOUS MATERIALS MUST BE STORED AND DISPOSED OF PER M.P.C.A. REGULATIONS.
3. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DECREASING IS ALLOWED ON SITE.





1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.
2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.
3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.
5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
6. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.
7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.
8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.
9. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.

STANDARD PLAN NOTES  
GRADING AND EROSION CONTROL PLANS

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
**600A**  
LAKE ELMO

10. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
11. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
12. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.
13. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.
14. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.
15. DITCH CHECK (BIOROLL BLANKET SYSTEM). BIOROLL AND BLANKET SYSTEMS SHALL BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.

STANDARD PLAN NOTES  
GRADING AND EROSION CONTROL PLANS

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
**600B**  
LAKE ELMO

16. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
17. CONCRETE WASHOUT ONSITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

STANDARD PLAN NOTES  
GRADING AND EROSION CONTROL PLANS

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
**600C**  
LAKE ELMO

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.
2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.
5. A MINIMUM OF 2 ROWS OF SOD SHALL BE PLACED ADJACENT TO THE BACK OF CURBS ALONG ALL BOULEVARDS. SILT FENCE SHALL BE PLACED DIRECTLY BEHIND THE SOD IN ACCORDANCE WITH THE CITY STANDARD DETAILS.
6. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

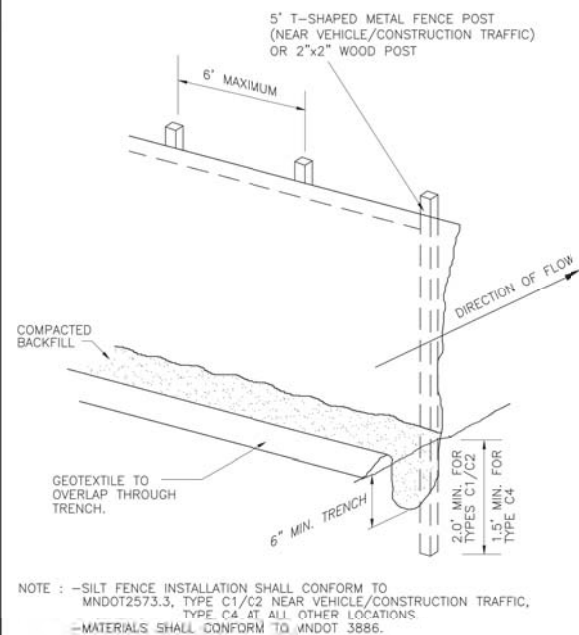
STANDARD PLAN NOTES  
SITE RESTORATION PLANS

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
**600D**  
LAKE ELMO



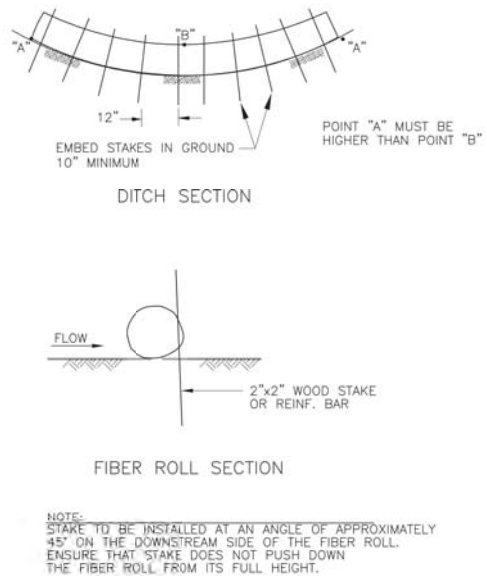
SILT FENCE

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
**601**  
LAKE ELMO



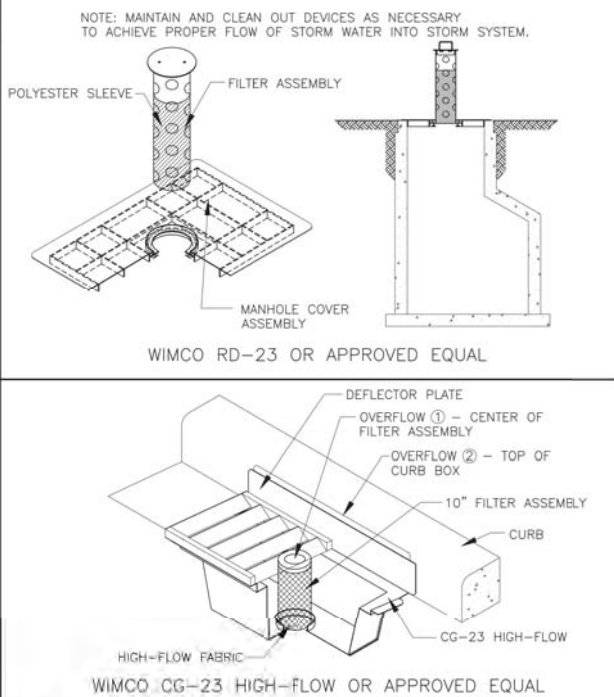
DITCH CHECK (FIBER ROLL)

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
**603**  
LAKE ELMO



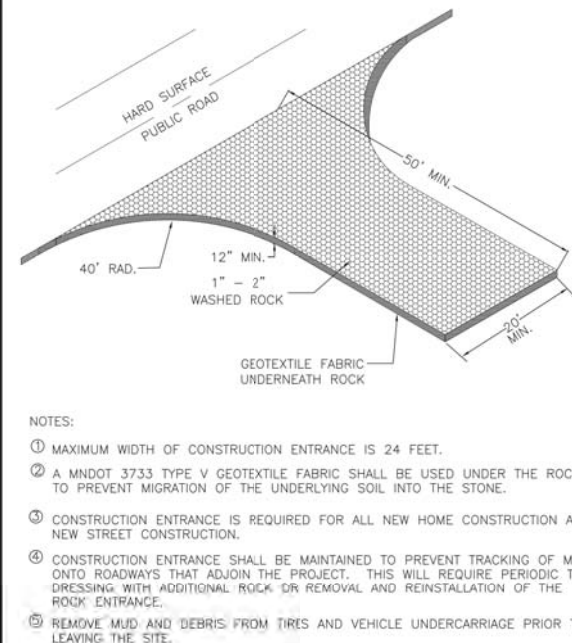
SEDIMENT CONTROL AROUND STORM SEWER INLET

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
**604**  
LAKE ELMO



ROCK CONSTRUCTION ENTRANCE

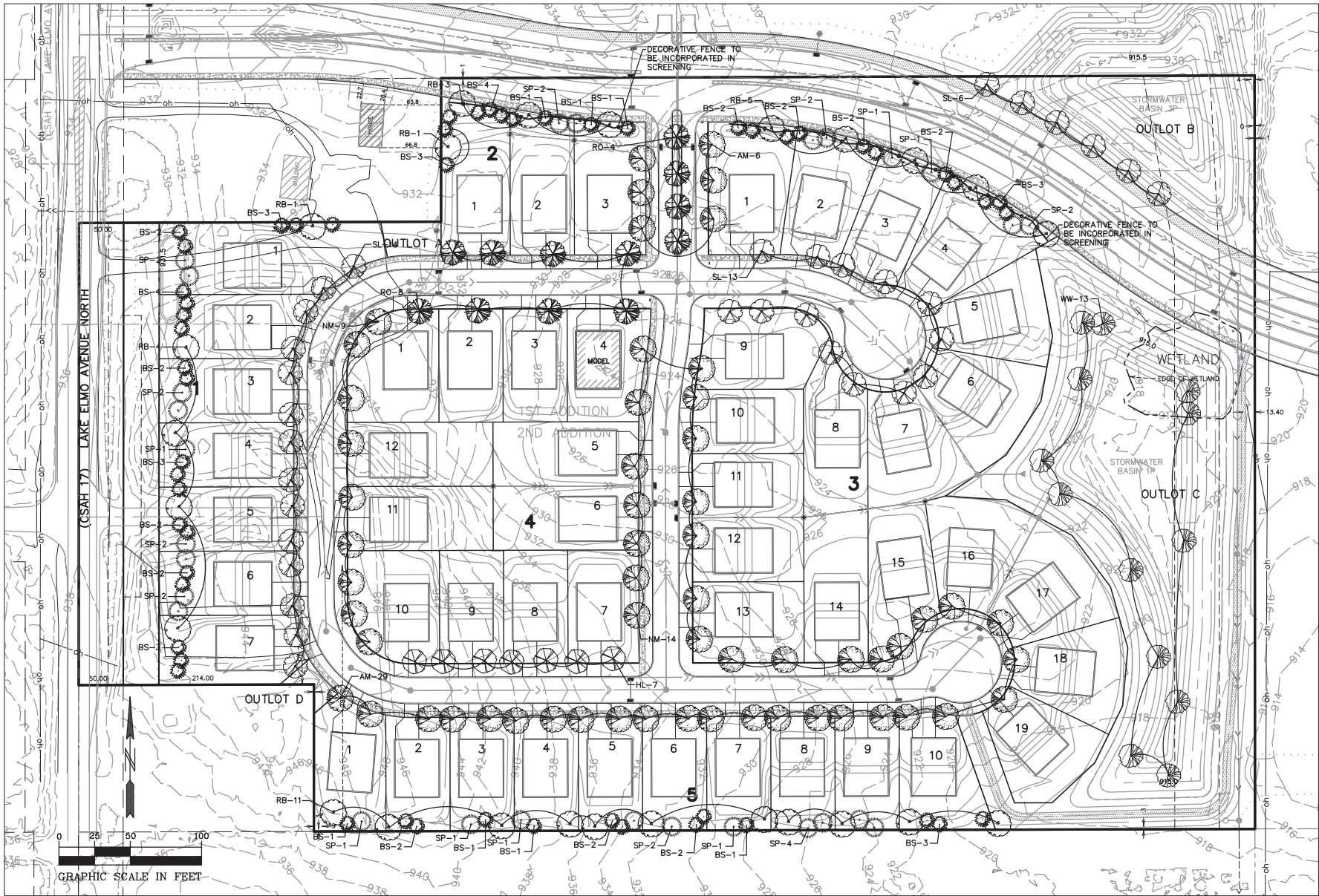
FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.  
**605**  
LAKE ELMO





KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
AM	AUTUMN BLAZE MAPLE/ACER X FREEMANI 'AUTUMN BLAZE'	2.5" B&B	35
SL	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	33
HL	THORNLESS HONEYLOCUST/GLEDITSIA TRACANTHOS VAR INERMIS	2.5" B&B	7
RB	RIVER BIRCH/BETULA NIGRA	10' B&B	25
NM	NORTHWOODS RED MAPLE/ACER RUBRUM	2.5" B&B	23
RO	RED OAK/QUERCUS RUBRA	2.5" B&B	12
WW	WHITE WILLOW/ SALIX ALBA 'NIOBE'	2.5" B&B	13
EVERGREEN TREES			
BS	BLACK HILLS SPRUCE/PICEA GLAUCA DENSATA	6' B&B	55
SP	SCOTCH PINE/PINUS SYLVESTRUS	6' B&B	27

LANDSCAPE REQUIREMENTS:

- ONE TREE TO BE PLANTED FOR EVERY FIFTY FEET OF STREET FRONTAGE.  
TOTAL PROPOSED STREET FRONTAGE: 2,440 LINEAR FT /50 = 48.8x2=97.6  
REQUIRED TREES: 98 TREES (EQUAL TO 245")
- FIVE TREES TO BE PLANTED FOR EVERY ONE ACRE OF LAND THAT IS BEING DEVELOPED.  
TOTAL AREA: 21.5 ACRES (EXCLUDING 5TH STREET ROW)  
REQUIRED TREES: 108 TREES (EQUAL TO 270")

MITIGATION REQUIREMENTS (SEE TREE PRESERVATION PLAN FOR MORE DETAIL):

TOTAL INCHES: 2,106"  
ALLOWED 30% REMOVAL: 631"  
TOTAL INCHES REMOVED: 1,677  
TOTAL INCHES TO MITIGATE: 1,046"  
COMMON TREE REMOVAL: 1,018"  
CONIFEROUS TREE REMOVAL: 12"  
HARDWOOD TREE REMOVAL: 16"

REPLACE COMMON TREES AT A RATE OF 1/4 TOTAL INCHES REMOVED: 1,018"/4=255"  
REPLACE CONIFEROUS TREES AT A RATE OF 1/2 TOTAL INCHES REMOVED: 12"/2=6"  
REPLACE HARDWOOD TREES AT A RATE OF 1/2 TOTAL INCHES REMOVED: 16"/2=8"

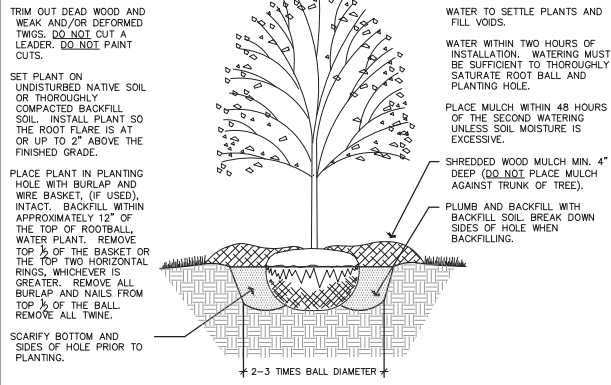
TOTAL INCHES REQUIRED: 269"

LANDSCAPE SUMMARY:

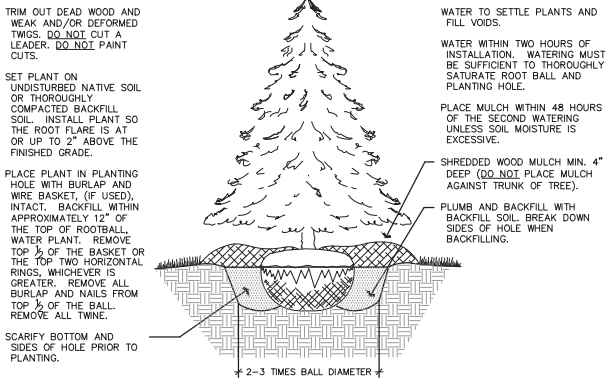
TOTAL TREES REQUIRED:  
STREET FRONTAGE REQUIREMENT: 98 (245")  
DEVELOPED ACREAGE REQUIREMENT: 108 (270")  
MITIGATION: (269")  
TOTAL INCHES REQUIRED: (515")  
\*DEVELOPED ACREAGE REQUIREMENT USED TOWARD MITIGATION REQUIREMENT.

TOTAL TREES PROPOSED:  
DECIDUOUS: 128 (320")  
EVERGREEN: 82 (246")  
TOTAL: 289 (566")

DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH Gopher State One Call 1-800-252-1168 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAYMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

**PIONEER**engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120

(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

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

Name \_\_\_\_\_  
Jennifer L. Thompson  
Reg. No. 44763 Date 04-25-2014

Revisions

Date 04-18-2014  
Designed TML  
Drawn TML

LANDSCAPE PLAN

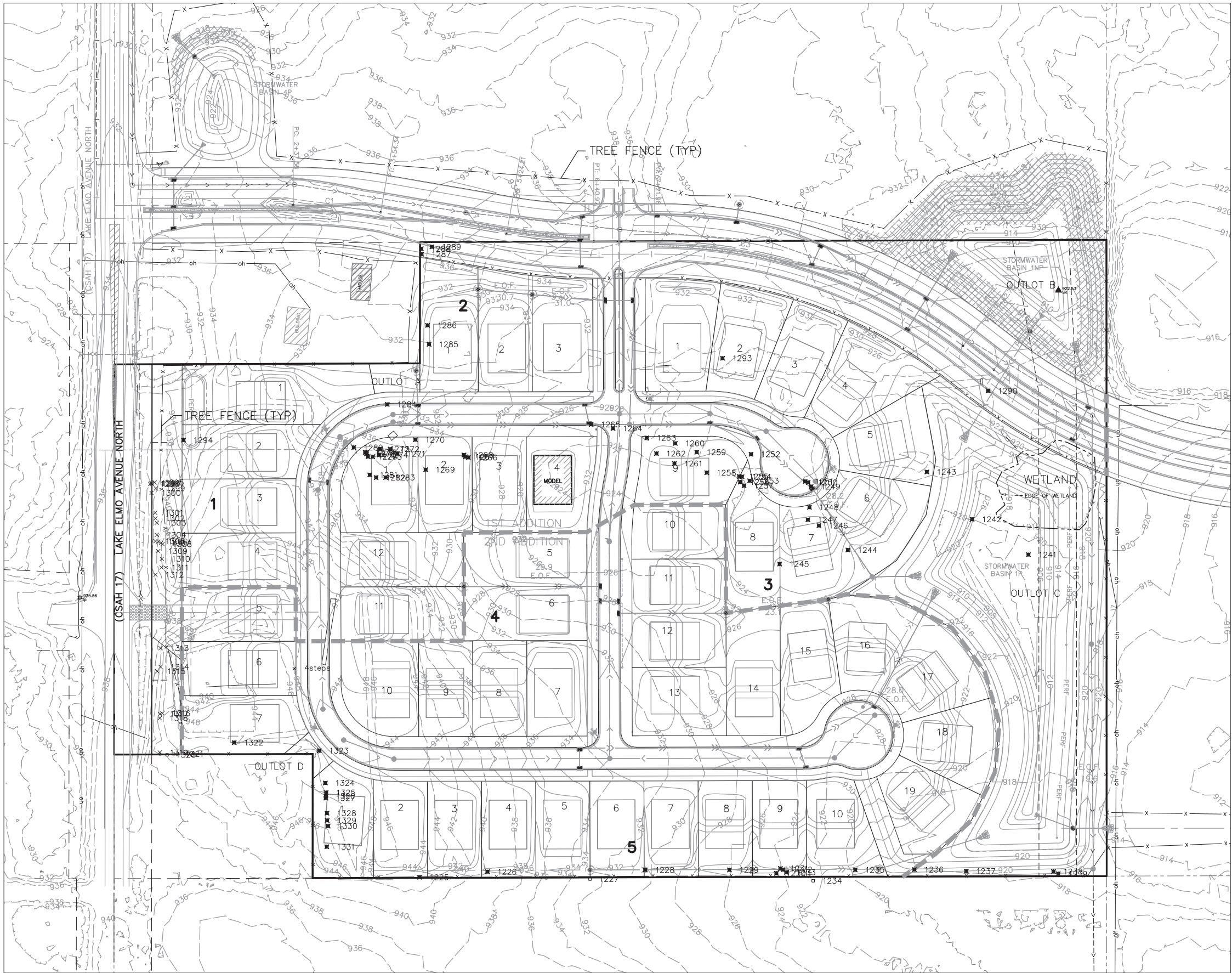
**RYLAND HOMES**  
7599 ANAGRAM DRIVE  
EDEN PRAIRIE, MINNESOTA 55344

**HUNTERS CROSSING**  
LAKE ELMO, MINNESOTA

L1 OF 1

00-PLAN-113105-SHEET-LAND-3

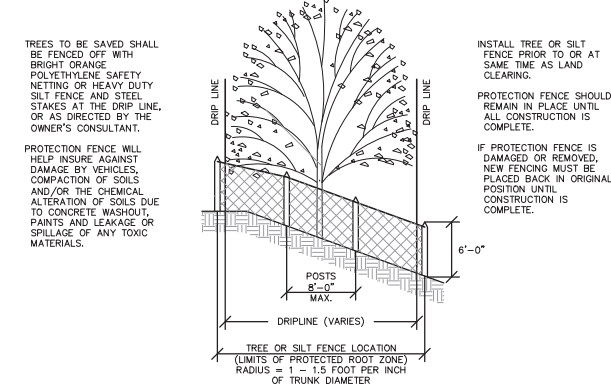




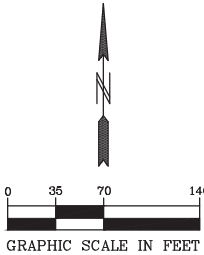
Total Inches: 2,106"
Allowed 30% Removal: 631"
Total Inches Removed: 1,677"
Total Inches to Mitigate: 1,046"
Common Tree Removal: 1,018"
Coniferous Tree Removal: 12"
Hardwood Tree Removal: 16"
Common Tree Removal: 1,018"
Replace at a rate of 1/4: 1,018"/4=255"
Conifersous Tree Removal: 12"
Replace at a rate of 1/2: 12"/2=6"
Hardwood Tree Removal: 16"
Replace at a rate of 1/2: 16"/2=8"
Total Inches Required: 269"

SEE DOCUMENT TITLED "HUNTERS CROSSING TREE INVENTORY"  
FOR A DETAILED TREE INVENTORY  
SEE SHEET L1 FOR LANDSCAPE PLAN

TREE PROTECTION DETAIL  
NOT TO SCALE



- X 1245 = TREE TO BE SAVED
- X 1245 = TREE TO BE REMOVED
- 1245 = TREE LOCATED OFFSITE





PLANNING COMMISSION  
DATE: 6/23/14  
AGENDA ITEM: 4B – PUBLIC HEARING  
CASE # 2014-34

ITEM: Eagle Point Medial Preliminary and Final PUD Development Plans

SUBMITTED BY: Kyle Klatt, Community Development Director

REVIEWED BY: Nick Johnson, City Planner  
Jack Griffin, City Engineer  
Jim Sachs, Public Works/Water  
Greg Malmquist, Fire Chief

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#### **SUMMARY AND ACTION REQUESTED:**

The Planning Commission is being asked to consider a request from Davis Real Estate Services, 222 South 9<sup>th</sup> Street, #3255, Minneapolis, MN for approval of preliminary and final Planned Unit Development plans associated with a 28,500 square foot, two story, multi-tenant medical building to be located within the Eagle Point Business Park. Because the site under consideration has previously been platted as a buildable lot, Staff is recommending that the City process its review of the preliminary and final development plans simultaneously.

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#### **GENERAL INFORMATION**

*Applicant:* Davis Real Estate Services, 222 South 9<sup>th</sup> Street, #3255, Minneapolis, MN

*Property Owners:* United Land, LLC, 3600 American Boulevard West, Suite 750, Bloomington, MN (Bill Katter)

*Location:* Lot 1, Block 1 of Eagle Point Business Park 7<sup>th</sup> Addition (Section 33). PID Number 33.029.21.42.0014

*Request:* Planned Unit Development Preliminary and Final Development Plans

*Existing Land Use:* Platted but vacant parcel within Eagle Point Business Park

*Existing Zoning:* BP – Business Park

*Surrounding Land Use:* Business Park Office Buildings, City-County Credit Union

*Surrounding Zoning:* BP – Business Park

*Comprehensive Plan:* Business Park

*Proposed Zoning:* No Change

*History:* The preliminary development plans for the Eagle Point Business Park were approved in 1999 by the City of Lake Elmo. The 7<sup>th</sup> Addition was platted in 2006 which allowed for the development of two lots near the intersection of Eagle Point Boulevard and Inwood Avenue and created a larger outlot on which Intermediate

School District 916 has proposed to build a new school facility. The subject parcel is one of two buildable lots platted as part of the 7<sup>th</sup> Addition.

*Deadline for Action:*           Application Complete – 6/5/14  
   60 Day Deadline – 8/5/14  
   Extension Letter Mailed – No  
   120 Day Deadline – 10/5/14

*Applicable Regulations:*   154.051 – BP Business Park Zoning District  
   154.800 – Planned Unit Development (PUD) Regulations  
   City of Lake Elmo Design Standards Manual

## **REQUEST DETAILS**

The City of Lake Elmo has received a request from Davis Real Estate Services. 222 South 9th Street, #3255, Minneapolis, MN for approval of preliminary and final Planned Unit Development plans associated with a 28,5000 square foot, two story, multi-tenant medical building to be located within the Eagle Point Business Park. The proposed building will be located on Lot 1, Block 1 of the Eagle Point Business Park 7<sup>th</sup> Addition, which was part of a subdivision approved in 2006 that created two buildable lots within the park. At the time of this platting, United Properties brought forward plans for Lot 2 on what is not the Eagle Point III Office Center, but did not provide any specific building plans for Lot 1.

Eagle Point Business Park was approved as a Planned Unit Development (PUD) in the early 2000's, and the City approved a concept plan and preliminary development plan for the entire site at this time. This approval included the adoption of development standards and regulations for the entire park, and all subsequent building is expected to conform to these standards. In terms of new building requests, the City has been requiring applicants to submit an updated preliminary plat and preliminary plans for each site, which is then followed by consideration of a final plat and plans. In this case, a preliminary plat has already been approved for the applicant's site; and all road access, easements, utilities, and other infrastructure necessary to serve the site have been installed. Because these previous planning steps have already been completed, Staff is recommending that the applicant be allowed to proceed with a simultaneous approval of both preliminary and final development plans. The City's review has therefore considered all submitted plans from the perspective of a final plan request.

A more detailed description of the proposed use, including a site development summary, has been provided by the applicant and is included as an attachment to this report. The primary tenant of the building will be a neurological center, which will occupy the entire first floor, and will include additional space for other medical users on the second floor. The building will be located on the northern portion of the site near the intersection of Eagle Point Boulevard and Inwood Avenue (CSAH 13), with the southern portion of the property being used for parking. The plan includes 166 parking spaces, which exceeds the minimum standards for both the business park and the City's zoning regulations.

The attached plans provided by the applicant include a landscape plan, existing conditions survey, general site plan, grading, drainage and erosion control plan, utility plan, photometric (lighting) plan in addition to architectural drawings. Because the public and private infrastructure necessary to serve the proposed building is already in place, the project will not include the construction of any new public utilities on or off of the site. All required utilities are already stubbed to the site, and all



utilities shown on the plan, including the proposed storm water management facilities, will be private.

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## BACKGROUND

The Eagle Point Business Park was initially conceived as part of the City's 1992 Comprehensive Plan update in 1992, and the official Business Park zoning for this area was adopted in 1997. Over the next three years, United Properties submitted applications for a general concept plan for a business park, a general development stage plan, and a final plat and final plans for what is now called the Eagle Point Business Park. Overall, the business park occupies approximately 120 acres in the extreme southwestern portion of Lake Elmo both north and south of Hudson Boulevard. Since approving the overall plans for the park, the City has been reviewing final development plans for each of the buildings/phases that have been constructed since then.

As noted above, the parcel on which the proposed medical building will be located was included as part of a final plat for the Eagle Point 7<sup>th</sup> Addition. This final plat created two buildable lots close to the entrance into the business park from Inwood Avenue in addition to an outlot (Outlot A) that was planned for development in the future.

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## PLANNING AND ZONING ISSUES

Although the lots within the Eagle Point 7<sup>th</sup> Addition were platted in conformance with existing regulations, the City has since adopted updated ordinances or other requirements under which the proposed project will need to demonstrate compliance. These updated requirements include the following:

- ***BP – Business Park Zoning District.*** The City revised the BP zoning district in conjunction with other zoning updates related to the planned sewer service areas. The updated ordinance does not include any substantial revisions to the previous standards.
- ***Design Guidelines and Standards Manual.*** This document was approved by the City Council in late 2013 and applies to all new commercial, business park, and multi-family residential construction in the City. Many of the provisions in the manual are guidelines (non-mandatory), but are never-the-less applicable to the proposed medical building.
- ***Grading, Drainage, and Erosion Control Ordinance.*** The City adopted a revised ordinance in 2010, and the updated requirements will apply to new development sites, even those that were planned as part of a larger development like the Eagle Point Business Park.

Please note that Staff has completed a review of the initial submission materials, and that the applicant has already provided a response to the City Engineer's initial review letter. Because only the civil drawings (grading, utilities, etc.) and landscape plan have been updated to address the comments, Staff has substituted these updated drawings within the original set of plans submitted to the City. The most significant change has been the relocation of a storm water pipe along the extreme southern portion of the site, and this change was made with no impact to the location of any surface improvements including the building, parking lot, or access driveways. In order to minimize any confusion over the current status of the plans, the City Engineer's updated comment letter is attached to this report which reduced the overall number of issues that still need to be addressed by the applicant.

City Staff has reviewed the proposed PUD development plans, and has forwarded the plans to appropriate reviewing agencies in advance of the Planning Commission meeting. In general, the plans will meet all applicable City requirements for approval, and any deficiencies or additional work that is needed is noted as part of the review record. The City has received a comment letter from the City Engineer (updated as noted above) and Washington County concerning the proposed medical building, in addition to general comments from the Building Official, Public Works, and the Fire Chief which are incorporated into the comments listed below.

In addition to the general comments that have been provided in the preceding sections of this report, Staff would like the Planning Commission to consider the issues and comments related to the following discussion areas as well:

- ***Building Setbacks.*** The building has been situated in a manner that complies with the minimum setbacks required by the Eagle Point Business Park and Lake Elmo Zoning Ordinance. The required building setbacks are depicted directly on the plans.
- ***Building Height.*** The proposed building is a two-story structure and will fall well under the maximum height of 60 feet.
- ***Other Dimensional Standards.*** The proposed building and site will conform to the minimum lot area, frontage, and building size requirements for the business park. The approved development standards for the Eagle Point Business Park are included as an attachment to this report.
- ***Storm Water and Erosion Control.*** These grading, drainage, and erosion control plans will need to conform to City of Lake Elmo and South Washington Watershed District (SWWD) requirements. A SWWD district permit will also be required. In order to comply with the City's newer standards, additional infiltration areas are shown on the site plan that will be connected to the larger storm water system previously installed within the business park. These infiltration facilities are intended to be privately owned and managed, and therefore will not need to meet the same level of requirements for public systems. The City Engineer is recommending that the applicant enter into a maintenance agreement for these facilities to ensure that future property owners keep these infiltration areas functioning properly.
- ***Park Land Dedication.*** The City established an overall fee in lieu of land dedication for the business park at the time of general concept plan approval and in conjunction with the final plat for the initial construction phase within the park. It appears that a portion of this fee is being paid with each building permit that is issued within the Eagle Point Business Park, and that this fee is proportional to the area being platted/developed. Staff will be researching the past fees within the business park to determine the appropriate amount that must be paid for Lot 1, Block 1 of the 7<sup>th</sup> Addition. Additionally, the City has adopted a new dedication requirement in the Subdivision Ordinance, this new fee schedule may be the appropriate mechanism to use to determine the applicant's dedication requirement.
- ***Trails.*** Trails within the Eagle Point Business Park have previously been constructed as part of the original public improvement project for the park. The applicant's development plans do not impact any existing trails.
- ***Access.*** The proposed access driveway to the site will connect to the existing private street constructed as part of the initial 7<sup>th</sup> Addition project. The connection of this private road to Eagle Point Boulevard was previously reviewed and approved by the City.

- **Parking.** The Business Park development standards and Lake Elmo Zoning Ordinance require one parking space per 250 square feet of office space. Using this ratio, the applicant is required to provide 114 parking stalls; the proposed plans show 166 parking stalls, which well exceeds the minimum requirement.
- **Lighting.** A photometric plan has been provided as part of the attached development plans. The plan demonstrates compliance the City's requirements for on and off-site lighting intensity as well as compliance with the maximum fixture height. Staff is recommending that the lighting fixture details be submitted with the building permit application to verify adherence to the City's lighting fixture requirements.
- **Signs.** The applicant is proposing a new freestanding sign in the extreme northwestern portion of the site at the intersection of Eagle Point Boulevard and Inwood Avenue, and will need to secure a sign permit for this sign and any proposed building signage prior to installation. The proposed signs should be reviewed for consistency with the Eagle Point Business Park development standards.
- **Landscaping.** The attached landscape plan includes a calculation of the number and size of plant materials needed to comply with the City's landscaping requirements. Staff is recommending that the applicant receive credit for any trees that were planted on the site or within the right-of-way adjacent to the site with earlier business park improvements. There are no trees being removed from the site and a tree preservation and protection plan has therefore not been provided. The plan as designed is consistent with the City's requirements for the number and size of trees, the amount of interior parking lot landscaping areas, and parking lot screening. As with other recent development projects, Staff is recommending that the landscape plan be reviewed and approved by the City's consulting landscape architect.
- **Design Review.** The proposed building is subject to the City's recently adopted Design Guidelines and Standards Manual in addition to the architectural design guidelines for the Eagle Point Business Park. The Planning Commission is therefore asked to, as part of its zoning review, to also review the plans for conformance with the Design Manual. Staff has attached a copy of the business park section of the Design Guidelines and Standards Manual for review by the Planning Commission. The project has been design in conformance with the manual for nearly all business park items.

Because the project site is located within the middle of an established business park, previous issues concerning utility extensions, road alignments, overall site grading, wetlands, and other concerns have been addressed as part of the overall planning for the Eagle Point Business Park. To date, the City has approved permits for 12 larger developments in the park, including an office park condominium project, hotel and restaurant complex, business school, public exceptional needs school and other general office buildings.

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## REVIEW AND ANALYSIS

Based on the above staff report and background information, Staff is recommending that the Planning Commission recommend approval of the request for approval of preliminary and final Planned Unit Development plans associated with a 28,5000 square foot, two story, multi-tenant medical building to be located within the Eagle Point Business Park. This recommendation is based on positive findings that the project:

- Complies with the Lake Elmo Zoning District regulations for the BP – Business Park Zoning District.
- Complies with the development and design standards for the Eagle Point Business Park.
- Is consistent with the Lake Elmo Design Guidelines and Standards Manual, and specifically, the guidelines for business park development.
- Meets the identified objectives associated with a Planned Unit Development project as listed in Section 154.801 of the Lake Elmo Zoning Ordinance.

Please note that the Staff recommendation includes the several conditions of approval intended to address the review comments noted earlier in this report.

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### **RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of the request from Davis Real Estate Services, 222 South 9th Street, #3255, Minneapolis, MN for approval of preliminary and final Planned Unit Development plans associated with a 28,500 square foot, two story, multi-tenant medical building to be located on Lot 1, Block 1 the Eagle Point Business Park 7<sup>th</sup> Addition. This recommendation includes the following conditions of approval:

- 1) The landscape plan shall be reviewed and approved by the City's consulting landscape architect. Any recommended revisions shall be incorporated into the plan prior to the issuance of the building permit for the medical building.
- 2) All required modifications to the plans as requested by the City Engineer in a review letter dated June 18, 2014 shall be incorporated into the plans prior to approval of a building permit for the medical building.
- 3) The applicant shall address all review comments from Washington County as documented in a review letter dated June 17, 2014 prior to the issuance of a building permit for the medical building.
- 4) The applicant shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the South Washington Watershed District prior to the commencement of any grading or development activity on the site.
- 5) The applicant shall enter into a maintenance agreement with the City concerning the storm water infiltration areas prior to the issuance of a building permit for the medical building.
- 6) The applicant shall pay a fee in lieu of park land dedication as determined by the City prior to the final plat being released for recording.
- 7) The applicant shall secure a sign permit for all signage associated with the proposed medical building. The Community Development director shall review all such signs for conformance with the Eagle Point Business Park Design and Development Standards.

Suggested motion:

***“Move to recommend approval of the request by Davis Real Estate Services for approval of preliminary and final Planned Unit Development plans associated with a 28,500 square foot, two story, multi-tenant medical building to be located on Lot 1, Block 1 the Eagle Point Business Park 7th Addition, subject to the conditions of approval as recommended by Staff”***

**ATTACHMENTS:**

1. Application Form
2. Project Narrative Letter
3. Site Development Summary
4. Legal Description
5. Storm Water Narrative
6. Eagle Point Business Park Development Standards
7. Lake Elmo Design Guidelines and Manual – Business Park Development
8. Review Comments
  - a. City Engineer
  - b. Washington County
9. PUD Development Plans
  - a. Cover Sheet
  - b. Landscape Plan
  - c. Existing Conditions Survey
  - d. Site Plan
  - e. Grading Drainage and Erosion Control Plan
  - f. Utility Plan
  - g. Details
  - h. Photometric (Lighting) Plan
  - i. Easement Sketch
  - j. Architectural Drawings (3)
10. Color Building Rendering
11. Eagle Point Business Park 7<sup>th</sup> Addition Final Plat

**ORDER OF BUSINESS:**

- Introduction .....Community Development Director
- Report by Staff .....Community Development Director
- Questions from the Commission ..... Chair & Commission Members
- Open the Public Hearing .....Chair
- Close the Public Hearing.....Chair
- Discussion by the Commission ..... Chair & Commission Members
- Action by the Commission..... Chair & Commission Members

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



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

## LAND USE APPLICATION

- ☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance\*(see below) ☐ Zoning Appeal
- ☐ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading
- ☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
- ☐ PUD Concept Plan ☒ PUD Preliminary Plan ☒ PUD Final Plan

Applicant: DAVIS Real Estate Services  
Address: 222 South 9th Street, #3255, Minneapolis, MN 55402  
Phone #: 612-341-3242  
Email Address: mdavis@davisrealestatemn.com

Fee Owner: United Land, LLC  
Address: 3600 American Blvd. West, #750, Bloomington, MN 55431  
Phone #: 952-837-8525  
Email Address: bill.katter@uproperties.com

Property Location (Address and Complete (long) Legal Description): See attached.

Detailed Reason for Request: New medical building development.

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

N/A

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

Signature of applicant: [Signature] Date: 5-22-14

Signature of fee owner: [Signature] Date: 5/22/14

Arch. Katter  
United Properties



7001 France Avenue South  
Suite 200  
Edina, Minnesota 55435

p 952.893.9020  
f 952.893.9299

June 12, 2014

Kyle Klatt

The City of Lake Elmo  
3800 Laverne Ave. N.  
Lake Elmo, MN 55042

Mr Klatt,

The following is a description of the Eagle Point Medical building being proposed for the southeast corner of Inwood Avenue N. and Eagle Point Blvd. in Lake Elmo, Minnesota

Description:

The proposed Eagle Point Medical Building is a 28,500 square foot two story multi-tenant medical building. The site is 3.77 acres and includes a surface parking lot with 166 parking spaces. The parking lot is accessed at the south end of the site with parking aisles oriented perpendicular to the building to minimize patient – vehicular conflicts. An entrance canopy offers a covered drop off and pick up point at the building entrance for patients. Rain gardens provide infiltration and storm water maintenance. The exterior of the building includes a brick and stone veneer exterior wall with large window areas at the entrance lobby and building corners and metal accent banding.

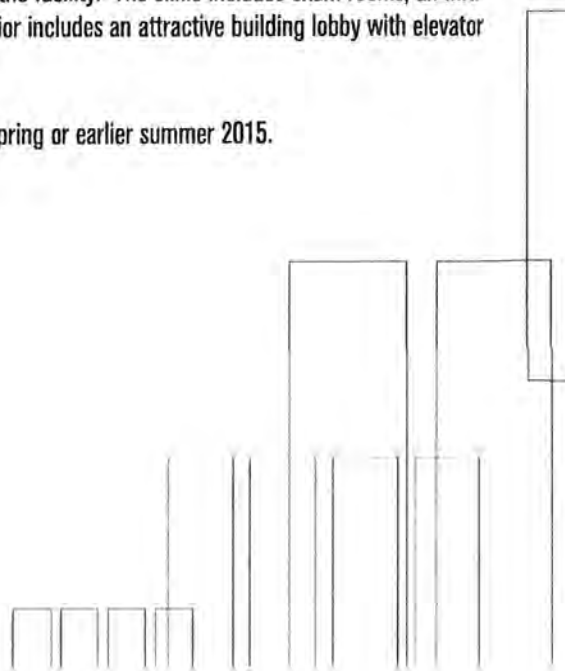
The primary building tenant is Noran Neurological Clinic occupying the entire first floor of the facility. The clinic includes exam rooms, an MRI suite for diagnostic imaging and an infusion bay for cancer treatments. The building interior includes an attractive building lobby with elevator and open staircase to the second floor.

The project is scheduled to begin construction in August of 2014 with completion in late spring or earlier summer 2015.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick J. Giordana'.

Patrick J. Giordana AIA  
VP Architecture





# Site Development Summary

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- ZONING: PUD EAGLE POINT BUSINESS PARK
- PROPERTY AREA: 164,347 SF (3.77 AC)
- EXISTING SITE
  - PERVIOUS SURFACE: 154,435 SF (94.0%)
  - IMPERVIOUS SURFACE: 9,912 SF (6.0%)
- PROPOSED SITE
  - PERVIOUS SURFACE: 71,220 SF (43.3%)
  - IMPERVIOUS SURFACE: 93,127 SF (56.7%)
- BUILDING GROSS SIZE: 28,500 SF
- BUILDING SETBACK PER CODE: 50'=FRONT  
10'=SIDE  
30'=REAR
- PARKING SETBACK PER CODE: 20'=FRONT  
10'=REAR  
20'=SIDE WITH INTERIOR ROAD
- PARKING SPACE/DRIVE AISLE: 9' WIDE X 18' LONG, 22' AISLE
- PARKING RATIO REQUIREMENT:  
MEDICAL: 1 SPACES / 200 SF OF BLDG  
  
TOTAL SPACES REQUIRED:  $(28,500 \text{ SF}) / (1 \text{ SPACE}/200 \text{ SF}) = 143$
- PARKING PROVIDED: 166

### DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

### PROPOSED UTILITY EASEMENT

A 40.00 foot easement over, under and across part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota. The centerline of said easement is described as beginning at the intersection of the west line of said Lot 1 with the north line of the south 20.00 feet of said Lot 1; thence South 88 degrees 46 minutes 25 seconds East, assumed bearing, along said north line of the south 20.00 feet of Lot 1 a distance of 298.98 feet; thence North 27 degrees 12 minutes 26 seconds East a distance of 167.63 feet to the northeasterly line of said Lot 1 and said centerline there terminating. Except that part of said easement that lies within the drainage and utility easements as dedicated in EAGLE POINT BUSINESS PART 4TH ADDITION and said EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plats thereof, Washington County, Minnesota.

## MEMORANDUM

Westwood Professional Services

7699 Anagram Drive  
Eden Prairie, MN 55344

MAIN 952-937-5150  
FAX 952-937-5822  
TOLL FREE 1-888-937-5150  
EMAIL [wp@westwoodps.com](mailto:wp@westwoodps.com)  
[www.westwoodps.com](http://www.westwoodps.com)



Date: May 15, 2014

Re: **Eagle Point Medical Center**  
**Inwood Ave. N. / Eagle Point Blvd.**  
**Stormwater Narrative**  
File 0003667.00

To: City of Lake Elmo

From: PJ Disch, PE

### Project Description

The project site is located on the SE corner of the intersection between Inwood Avenue North and Eagle Point Boulevard in Lake Elmo, MN. The proposed project scope is to construct an 18,800 SF, two-story, medical center with an adjacent parking lot. The existing property is 3.77 acres.

### Existing and Proposed Drainage Areas

This is the breakdown of the existing and proposed areas.

#### **Existing**

Pervious:	154,435 SF
Impervious:	9,912 SF
Total:	164,347 SF

#### **Proposed**

Pervious:	71,220 SF
Impervious:	93,127 SF
Total:	164,347 SF

### Existing Drainage Conditions

The existing property consists of three drainage areas (see attached drainage map). Stormwater that falls on the north side of the property drains into Eagle Point Boulevard as well as the ditch running along Inwood Avenue North. Stormwater that falls on the remaining middle and south portions of the property drain to the existing road to the east. The existing property has minimal impervious surfaces. The property consists of mainly soils from Hydraulic Soil Group B which will allow for adequate infiltration.



### **Proposed Drainage Conditions**

The proposed property will be composed of four drainage areas (see attached drainage map). Area 1P will model all stormwater that drains offsite during a rain event. Areas 2P-4P will model runoff that drains to each of three proposed rain gardens on site.

### **Runoff Storage Volume**

The City of Lake Elmo requires that all stormwater that falls over impervious areas from the 1" storm event be infiltrated on site. To comply, three rain gardens will be constructed along the east side of the property. The rain gardens will have drain tile with a gate valve installed to help mitigate ponding, if the soils prove to be inadequate for infiltration. The following are the calculations for our volume requirement.

#### **Volume Required for New Impervious Area**

$$(93,127 \text{ SF}) \times (1.0 \text{ in}) \times (1 \text{ ft} / 12 \text{ in}) = 7,761 \text{ CF}$$

If the soils do not allow for infiltration on site, the volume requirement will increase by 30%.

$$7,761 \text{ CF} \times 1.3 = 10,089 \text{ CF}$$

#### **Proposed Volume in Rain Garden #1**

Area of 1000.5' Contour	2,027 SF
Volume from 997.0' to 1000.5'	$(2,027 \text{ SF}) \times (3.5 \text{ ft}) = 7,095 \text{ CF}$
Open Volume from 999.0' to 1000.5'	2,250 CF (from HydroCAD)
Volume of Planting Medium	$(7,095 \text{ CF}) - (2,250 \text{ CF}) = 4,845 \text{ CF}$
Void Volume of Planting Medium	$(4,845 \text{ CF}) \times (0.40) = 1,938 \text{ CF}$
Total Volume (Storage)	Void Volume of Planting Medium + Open Volume $(1,938 \text{ CF}) + (2,250 \text{ CF}) = 4,188 \text{ CF}$

#### **Proposed Volume in Rain Garden #2**

Area of 996.5' Contour	2,387 SF
Volume from 993.0' to 996.5'	$(2,387 \text{ SF}) \times (3.5 \text{ ft}) = 8,355 \text{ CF}$
Open Volume from 995.0' to 996.5'	2,721 CF (from HydroCAD)
Volume of Planting Medium	$(8,355 \text{ CF}) - (2,721 \text{ CF}) = 5,634 \text{ CF}$



Void Volume of Planting Medium	$(5,634 \text{ CF}) \times (0.40) = 2,254 \text{ CF}$
Total Volume (Storage)	Void Volume of Planting Medium + Open Volume $(2,254 \text{ CF}) + (2,721 \text{ CF}) = 4,975 \text{ CF}$

### **Proposed Volume in Rain Garden #3**

Area of 994.5' Contour	2,450 SF
Volume from 991.0' to 994.5'	$(2,450 \text{ SF}) \times (3.5 \text{ ft}) = 8,575 \text{ CF}$
Open Volume from 993.0' to 994.5'	2,900 CF (from HydroCAD)
Volume of Planting Medium	$(8,575 \text{ CF}) - (2,900 \text{ CF}) = 5,675 \text{ CF}$
Void Volume of Planting Medium	$(5,675 \text{ CF}) \times (0.40) = 2,270 \text{ CF}$
Total Volume (Storage)	Void Volume of Planting Medium + Open Volume $(2,270 \text{ CF}) + (2,900 \text{ CF}) = 5,170 \text{ CF}$

**Total Volume Provided** =  $4,188 \text{ CF} + 4,975 \text{ CF} + 5,170 \text{ CF} = 14,333 \text{ CF}$

Volume provided is greater than volume required, therefore no additional volume is necessary.

### **Stormwater Runoff Summary**

The following table summarizes the existing conditions and post-development peak runoff rates from the site for the 2, 10, and 100-year storm events.

#### **Rate Control**

Drainage Area	Storm Event		
	2-Year (2.80") (cfs)	10-Year (4.17") (cfs)	100-Year (7.35") (cfs)
<b>Existing</b>	2.73	7.05	19.34
<b>Proposed</b>	0.82	4.65	18.42

### **Attachments**

- A Existing and Proposed Drainage Area Maps
- B Existing and Proposed HydroCAD Model





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

## ***Development Standards for Eagle Point Business Park***

**300.12 subd. (1)(B) and 300.12(2).** No Business Park structure shall exceed 60' in height. Parapet walls shall not exceed more than 4' above the height permitted of the building.

**300.13 subd (6)(A)(3)** Parking spaces shall be 9' X 18' at the developments north of Hudson Blvd and 10' X 20' South of Hudson Blvd, with the exception of the hotel and restaurant which needs to be 9' X 18' spacing. Parking spaces for the handicapped shall be minimum of 12' X 20'. 20% of the spaces in an office development can be compact car size 8' X 16". The size of parking space may be altered upon approval of Zoning Administrator.

**300.13 subd. (6)(B)(6)(D)** The primary landscaping materials shall be shade trees with shrubs, hedges, etc., used only to complement trees, not as the sole means of landscaping. Landscaping and irrigation will be done on a project by project basis. If landscaping within the NSP easement is disturbed, it needs to be replaced by NSP, or the property owner. Berming and landscaping must be approved within one year of City Council approval.

**Permitted Uses:** Banks, medical clinics, offices, schools (business, professional and private trade), office showrooms.

**Conditional Uses:** Business services, conference centers, health clubs, hotels and motels, day care centers, limited retail, medical, dental and research labs, recording studios, restaurants and cafeterias, theaters, teleconferencing transmission facilities, veterinary clinics, and hotel.

**Minimum Lot Area:** 2.0 acres. Lots less than 2.0 acres might be approved on a project by project basis through a conditional use permit.

**Minimum Lot Frontage:** 200' with the exception of 50' pm a cul-de-sac.

**Lot Width/Depth Ratio:** 1/3.5

**Minimum Building Setbacks:** 50' for the front and street frontage, and 10' for side and rear frontage. When abutting residential uses, the current ordinance requirement will apply.

**Minimum Parking Setbacks:** Front: 20', Side: 10', Side(street): 20', Rear: 10'

**Minimum Building Foundation Size:** 10,000 s.f.

**Parking Ratio:** One space for each 250 s.f. of office building area or one space per two employees, whichever is greater. One space per 2,000 s.f of storage, warehouse and 1 space per 1,000 s.f. of showroom.

**Pathways:** 8' wide pathways as part of the City's trail system and the City will maintain.

**Storm Water Control:** Storm water management requirements should be averaged over the PUD area as a whole. The tributary setback will be 30' from the tributary setback, and the parking setback will be 10' from the tributary setback.

**Lighting Height:** 30' maximum

**Sign Height:** Businesses can have signage on the building and a monument sign at the property's entrance, and that a pylon sign must be approved on a case by case basis by the City.

**Pond Maintenance:** Recommend the creation of a District to take care of pond maintenance.



# 4 Business Park Development

## Applicable Zoning Districts:

- Business Park/Light Manufacturing (BP)

The intent of this zoning district is to provide opportunities for high quality business park development for office, light manufacturing, and other non-retail uses. In terms of design, this manual establishes consistent architectural standards between various users in the BP district. These architectural standards are intended to promote a coordinated identity and avoid mismatched design. In addition, the manual ensures the installation of open-space character within business park development through effective site design and landscaping.

## A. Site Design

### Building Placement

**Goal:** To establish standards for building location that ensure effective automobile and pedestrian circulation and promote coordination of buildings between adjacent sites and structures.

- Buildings must be setback at least 50 feet from the public right of way.
- Buildings should be located in a manner that allows for effective automobile and pedestrian circulation.
- Shared access points from the public ROW are encouraged. Vehicular access points should be limited to minimize traffic disruption.
- The orientation of buildings should be compat-



Utilizing natural topography within business park development adds aesthetic value and reinforces Lake Elmo's open space character.

- ible with adjacent structures and sites.
- Utilizing the natural topography or features of the site is encouraged to create unique landscapes and add visual interest and value to the design.
- The provision of common and open spaces to the rear of the site is encouraged for the use of employees and visitors, reinforcing Lake Elmo's open-space character.



Street trees provide an attractive streetscape, as well as help screen and provide shade within parking areas.

### Streetscape

**Goal:** To provide high quality landscaping in areas visible from the public view, as well as promote pedestrian connections in the BP district.

- Street trees shall be installed at regular intervals along the public right of way. Species of street trees should be selected according to root zone and salt tolerance.
- Additional landscaping along public streets is encouraged. Landscape materials should be low-maintenance and native to ensure heartiness.
- Sidewalks along the public right of way are encouraged to extend pedestrian connections throughout the BP district.
- Utilizing site amenities as guided by Lake Elmo Theming Study is encouraged.



## BUSINESS PARK DEVELOPMENT

### Landscaping

**Goal:** To reduce continuous hardscape and impervious surface, as well as ensure development of a high visual quality.

- a. Trees, plant beds, and potted plants should be installed in parking, sidewalk, and other hard surfaced areas to add visual interest and break up continuous impervious surface.
- b. Parking, service, storage and utility areas should be buffered by plantings, particularly when in view of public streets. Near areas of pedestrian circulation, these plantings shall not exceed 4 feet in height for safety purposes.
- c. Hardy and native plant materials that are resistant to the climate, disease and salt are encouraged.
- d. Making use of similar plant materials as adjacent properties and public spaces is encouraged to create continuity.
- e. Mature trees located on building sites should be retained whenever possible.
- f. Bare soils should be planted or mulched with bark, stone or other suitable material to avoid unnecessary runoff.



*Landscape islands greatly improve that character of surface parking lots.*

### Parking

**Goal:** To adequately serve the parking needs of businesses in the BP district, while ensuring pedestrian safety, reduced impervious surface, and a high quality visual aesthetic and appearance.

- a. The linear measurement of surface parking areas parallel to the public street are encouraged not to exceed more than 75% of primary street frontages. Sites or projects that are unable to meet this guideline are encouraged to install berms and/or additional landscaping to buffer areas of surface parking adjacent to the primary street frontage.
- b. The entrance to parking facilities should be located on secondary streets when possible.
- c. Shared parking facilities between adjacent uses or businesses are strongly encouraged when possible to avoid excessive amounts of parking.

- d. Structure parking is encouraged, and should be located behind or beneath primary buildings when possible.
- e. Structure parking or parking areas located beneath the primary structure should be screened with architectural elements that match the primary building.
- f. Parking areas should be screened from view of public streets by means of grading and/or landscaping.
- g. Parking areas should be screened from adjacent structures with landscaping strips not exceeding 4 feet in height in order to ensure pedestrian safety.
- h. Landscaped islands should be installed within surface parking areas to break up continuous hardscape and reduce concentration of impervious surface.
- i. Lighting must be provided in parking areas at night for safety purposes. However, direct glare, spillover or other forms of light pollution directed at adjacent properties are prohibited.
- j. Parking facilities must be ADA compliant when deemed necessary.

### Delivery, Service, Storage and Utility Areas

**Goal:** To provide physical and visual separation of delivery, service, storage and utility areas from the public right of way and areas of automobile and pedestrian circulation.

- a. Delivery, service, storage, maintenance or trash collection areas should be located out of the view from the public right of way, or significantly



## BUSINESS PARK DEVELOPMENT

screened through landscaping or architectural features that match the primary structure.

- b. Service, storage and trash collection areas are not allowed in the setback areas.
- c. The location of delivery, storage and service areas should be clearly marked with signage and should not interfere with other automobile or pedestrian circulation.
- d. Storage and delivery areas should be hard surfaced, minimizing the dispersal of dust.

### B. Building Design

#### Form and Facade

*Goal: To promote buildings of high architectural quality and creativity in design.*

- a. Blank facades without windows and doors are discouraged. All sides of the structures shall have architectural treatments.



Garbage collection areas should be located to the rear of the site and screened using materials that match the principal structure.

- b. Window and door styles should reflect the prevailing architectural style of the structure.

c. Variety and creativity in building facade is encouraged through changes in building materials, fenestration height, and roof lines. Primary facades should not present a continuous wall without architectural details that add visual interest.

- d. Minimizing continuous expanses of wall through facade articulation, recession or projection is encouraged.

e. Architects and builders are encouraged to incorporate topographical features into the form of the structure when possible, utilizing natural grades to create unique design.

#### Building Materials

*Goal: To promote quality development through durability and visual aesthetics, thereby supporting district identity.*



Corner treatments to larger structures add visual interest and break up monotonous design.

- a. High-quality and durable materials should be used in street facing facades.
- b. Primary building materials for structures in the BP district should include brick, stone, cast stone, quality metals, glass, Exterior Insulation Finish Systems (EIFS), or pre-cast concrete panels with exposed aggregate, banding, texturing or other similar decorative finish treatment.

c. High quality synthetic materials that adequately duplicate natural materials may be acceptable if approved by the City, including, but not limited to, thin brick, hardi plank, decorative concrete masonry, and other materials.

- d. The following building materials are not allowed to be used as primary finished facade material for business park development:

- Unpainted galvanized metal
- hed "green-treated" lumber
- Unfinished wood
- Plain or unpainted concrete



Long expanses of wall can be broken up using windows and other treatments.



## BUSINESS PARK DEVELOPMENT



*High quality building materials are required for street-facing facades.*

- Painted concrete block may be used on the rear of the building or sides not visible from the public right of way.
- g. Facade colors should reflect subtle earth tones. However, other primary facade colors will be considered by the Review Authority. Accent materials shall complement the colors of the primary facade.

### Scale and Mass

*Goal: To reduce the appearance of mass in the BP district.*

- a. Scale should be reduced by utilizing "step-down" methods, particularly near areas of pedestrian circulation. Entries and other bump out features are effective in this regard.
- b. Structures of two-stories or higher should utilize facade treatments, such as multiple building materials or additional windows, to minimize the appearance of mass.



*Parapets of varying height provide additional architectural detail that add aesthetic value.*

### Roof Design

*Goal: To ensure architectural consideration and consistency in roof design in relation to the architecture of the building, and to reduce the visual impact of rooftop equipment.*

- a. The design of the roof must be consistent with the overall architecture or design of the structure.
- b. Parapets of varying heights are required for buildings in the BP district with flat roofs.
- c. Rooftop equipment, particularly on flat roofs, must be screened by the parapet or other architectural features.

### Entries

*Goal: To provide identifiable entryways that emphasize access, pedestrian safety, architectural quality and a human scale.*

- a. Entryways to buildings in the BP district should be accessible for pedestrians from the public right of way.
- b. Architectural features should be incorporated into entryways, such as facade detailing or prominent windows.
- c. The use of canopies, awnings and other sheltering features are encouraged.
- d. Pedestrian amenities such as ornamental



# BUSINESS PARK DEVELOPMENT



Canopies and changes in building materials help accentuate entryways.

trash receptacles, benches or lighted bollards are encouraged near entryways to buildings in the BP district.

## Lighting

**Goal:** To ensure safety of patrons, employees, pedestrians and automobiles, as well as providing visual interest and aesthetic value to a site, while limiting light pollution of the night sky to the best extent possible.

- Lighting must be provided in entryways, parking areas, pedestrian ways, storage and serving areas.

vice areas, and other locations that require additional safety lighting.

- Lighting height shall be consistent with City's exterior lighting standards.
- Lighting styles should be complementary to the architectural style of the building.
- Lighting of architectural features should be used to provide accent and interest, as well as identify the building entryway. Architectural lighting must be downcast and shielded to prevent light pollution.
- Bollard lighting is encouraged for pedestrian areas.
- Overhead lighting must be shielded to prevent light trespass and spill-over onto adjacent properties.
- Buildings near residential zones must utilize lighting that minimizes light trespass.
- Bare bulb and exposed neon lighting are not allowed.

## Signage

**Goal:** To provide signage that clearly identifies businesses within the BP district, while promoting quality and consistency in terms of design and materials.

- Building signage shall be complementary to the architecture of the structure, as well as consistent with the style of the surrounding buildings or district as a whole.
- Sign elements that will be evaluated for consistency include scale, color, lighting and materials.
- Signs must be constructed of high quality, durable materials.
- Directional signage to delivery, service and storage areas is required.
- Two and three-dimensional signs are encouraged to promote creativity and district identity.
- All buildings are encouraged to incorporate elements of community theming in appropriate signage, supporting district and city identity.



Two and three-dimensional signage provides creativity and visual interest.



# MEMORANDUM

# FOCUS ENGINEERING, inc.

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

Date: June 18, 2014

To: Kyle Klatt, Planning Director  
Cc: Nick Johnson, City Planner

Re: Eagle Point Medical Center  
Plan Review

From: Jack Griffin, P.E., City Engineer

An engineering review has been completed for the Eagle Point Medical Center. Site Plans were received on June 11, 2014. The submittal consisted of the following documentation:

- Site Plans (Electronic only) prepared by Westwood Professional Services, dated 06/11/2014.

Engineering review comments are as follows:

## *General Comments:*

1. Engineering has not reviewed the proposed lighting plan, landscape plan, or building plans.
2. The City public utilities must be field located to ensure design conflicts are avoided and incorporated into the plan set before the plan set is approved for construction.

## *Stormwater Management:*

1. The Storm Water Management Plan must meet South Washington Watershed District (SWWD) rules and requirements. The applicant must provide the City written approval from the SWWD.
2. Soil borings need to be taken at all infiltration basin locations to determine feasibility.
3. The proposed storm water facilities will receive storm water from a privately owned and maintained storm sewer system that will not be constructed to City engineering design standards. It is therefore recommended that the storm water facilities and storm sewer system be privately owned and maintained. A maintenance agreement in a form acceptable to the City should be executed and recorded with the County for all permanent storm water facilities to be located on private property. The agreement shall provide a maintenance plan defining the maintenance responsibilities for the private owner, the type of maintenance and the maintenance intervals.

## *Utility Plans:*

1. The proposed connection location to City water requires further review and possible plan revision. The water service connection needs to consider existing service stubs to the property, fire hydrant locations within the site, and delineation of ownership of the watermain between City and property owner.
2. The proposed connection to City sanitary sewer must be relocated to move the proposed manhole outside of the proposed drainage swale with positive drainage away from the manhole.
3. Please provide a detail for San. MH-1 and a connection detail for the proposed sanitary sewer service.



**Public Works Department**

Donald J. Theisen, P.E.  
Director

Wayne H. Sandberg, P.E.  
Deputy Director/County Engineer

June 17, 2014

Kyle Klatt  
Community Development Director  
City of Lake Elmo  
3600 Laverne Avenue North  
Lake Elmo, MN 55042

**RE: Washington County comments on Eagle Point Medical Center, City of Lake Elmo**

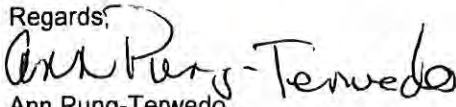
Dear Kyle:

Thank you for providing Washington County with the plans for Eagle Point Medical Center adjacent to County State Aid Highway (CSAH 13) Inwood Avenue in the City of Lake Elmo. The project consists of a 28,500 square foot medical office building with 166 parking spaces. Based on the plan provided, we have the following comments:

- Washington County commented on the plans for the Eagle Point Business Park in 2001 and worked with the city on review and approval of the Eagle Point Boulevard/ CSAH 13 intersection improvements. These streets as well as Hudson Boulevard, provide access to this existing parcel of record.
- Although this is not a subdivision plat, it is noted that there is adequate county and public right-of-way along CSAH 13 for the future.
- According to the *Trip Generation Manual, 7<sup>th</sup> Addition ITE, 2003*, this development will generate 1000 Average Vehicle Trips (AVT) per day.
- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right-of way will not increase as part of the project.
- Any grading within County right-of-way will require a Washington County Right of Way Permit.
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.

Thank you for the opportunity to comment on this project. If you have any questions, please contact me at 651-430-4362 or [ann.pung-terwedo@co.washington.mn.us](mailto:ann.pung-terwedo@co.washington.mn.us). For any permit applications, please contact Carol Hanson at [Carol.hanson@co.washington.mn.us](mailto:Carol.hanson@co.washington.mn.us).

Regards,

  
Ann Pung-Terwedo  
Senior Planner

C: Carol Hanson, Office Specialist



EAGLE POINT MEDICAL CENTER

LAKE ELMO, MN

Project Information  
EAGLE POINT MEDICAL CENTER

LAKE ELMO, MN



1 1/T001 - BUILDING RENDERING  
T001 3/4" = 1'-0"



2 SITE LOCATION MAP  
T001 3/4" = 1'-0"



CONTACT LIST	
OWNER REPRESENTATIVE	
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ARCHITECT	
BDM + YOUNG INTERIORS ARCHITECTURE 7001 FRANCE AVENUE SOUTH SUITE 200 EDINA, MN 55435 PATRICK J. GORDANA, AIA	EMAIL: PGORDANA@BDMYOUNG.COM PHONE: 952-345-8300
GENERAL CONTRACTOR	
TIMCO CONSTRUCTION 14700 26TH AVENUE SUITE 40 PLYMOUTH, MN 55447 TIM MOKEE	EMAIL: TMOKEE@TIMCO-CONST.COM PHONE: 763-894-0200 JOB SUPERVISOR RANDY CHRISTENSEN EMAIL: RCHRISTENSEN@TIMCO-CONST.COM PHONE: 952-339-8738
CIVIL ENGINEER	
WESTWOOD 7850 ANGLIM DR. EDEN PRAIRIE, MN 55344 PJ DISCH P.E.	EMAIL: PJDISCH@WESTWOODPS.COM PHONE: 952-959-2411
STRUCTURAL ENGINEER	
KRECH, O'BRIEN, MUELLER & ASSOCIATES 5115 CANELL AVENUE INVER GROVE HEIGHTS, MN 55076 BRIAN J. VAN HOOF	EMAIL: MVANHOOF@KOMANC.COM PHONE: 612-789-4129
LANDSCAPE ARCHITECT	
BROODSHO CONSULTING 696 NORTH BRIDGE COURT EAGAN, MN 55123 DEBRA BROODSHO	EMAIL: DBROODSHO@JACKL.COM PHONE: 651-588-8023

SHEET INDEX	
Sheet Number	Sheet Name
TITLE	
T001	TITLE SHEET, CODE REVIEW, KEY PLANS
LANDSCAPE	
L1	LANDSCAPE PLAN, PLANTING DETAILS AND NOTES
CIVIL	
C0	BOUNDARY, LOCATION, TOPOGRAPHIC, AND UTILITY SURVEY
C1	SITE PLAN
C2	GRADING, DRAINAGE, EROSION CONTROL PLAN
C3	UTILITY PLAN
C4	DETAILS
C5	PHOTOMETRIC PLAN
C6	EASEMENT SKETCH
ARCHITECTURAL	
A200	FIRST FLOOR BUILDING SHELL FLOOR PLAN
A201	SECOND FLOOR BUILDING SHELL FLOOR PLAN
A300	EXTERIOR ELEVATIONS

Issue Record		
No.	Date	Description

Sheet Title  
TITLE SHEET, CODE REVIEW, KEY PLANS

Sheet Information

Job Code: A-DAVISLEM  
Drawn By: MO/ML Reviewed By: PG  
Date: 05.21.2014  
T001



Westwood

Westwood Professional Services, Inc.  
3701 12th Street North, Suite 206  
St. Cloud, MN 56303

PHONE 320-253-9495  
FAX 320-253-8737  
TOLL FREE 1-800-270-9495

www.westwoodps.com

Designed: 10/14  
Checked: 10/14  
Drawn: 10/14  
Record Drawing by/Date:

Revisions:  
1. 05/21/14 BY: BDM/ML  
2. 05/21/14 BY: BDM/ML

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.

SEBASTIAN BROOKS  
REG. NO. 23542 DATE 5/11/14

BRODSHO CONSULTING  
918 NORTH BRIDGE COURT  
ELMO, MN 55123  
PHONE: 651-688-9023  
FAX: 651-456-5748

Prepared for:

**BDH & Young**

7001 France Avenue South, Suite 200  
Edina, Minnesota 55435

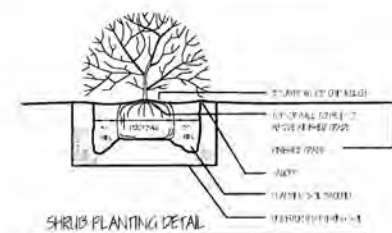
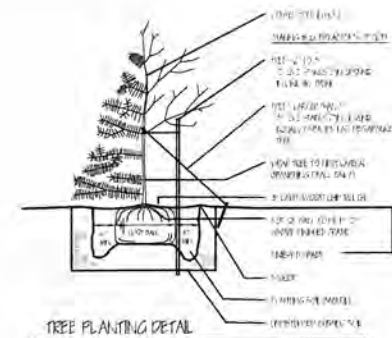
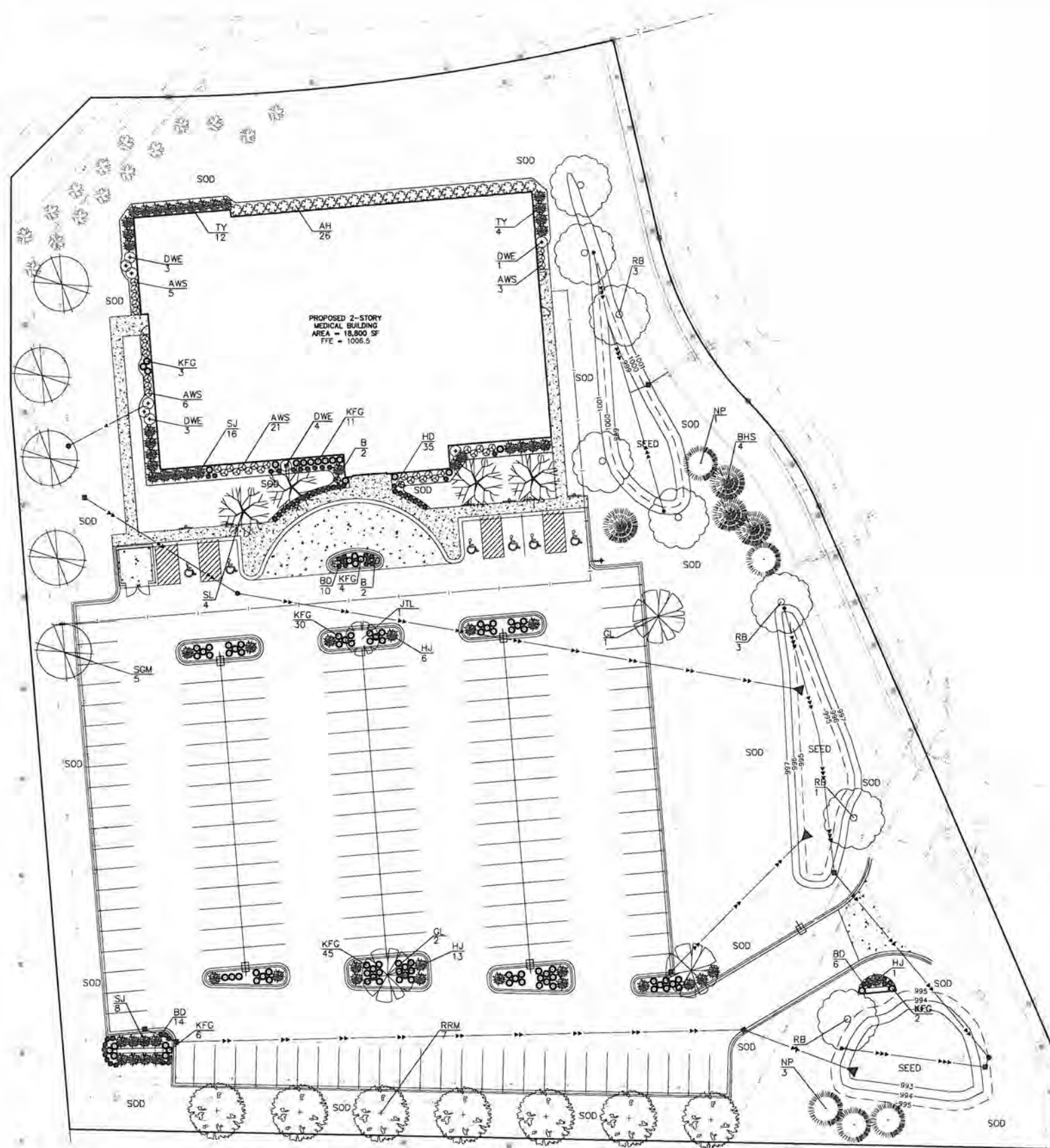
**Eagle Point  
Medical Center**

Lake Elmo, Minnesota

LANDSCAPE PLAN

Date: 05/21/14  
Sheet: L1 OF 1

0003667PL1P01.dwg



**PLANTING NOTES:**  
Contractor shall provide two year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the final planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.  
All plants to be northern-grown and hardy. Plants to be installed on per standard AIA planting practices.  
Use maximum 12" loose planting soil on trees and 8" on shrubs.  
Contractor shall verify locations with all utility prior to installation of plants.  
All underground, water, gas, and sewer and storm shall be indicated with an underground sprinkler.  
Staking of trees indicated, replacement if not planted after one year.  
Wrap all burlap-barked trees with tree wrap and remove after one year.  
Open top of burlap on all materials; remove soil on potted plants; split and break apart root balls.  
Prune plants as necessary - per standard nursery practices.  
Owner shall be responsible for maintenance after acceptance of the work by the Owner.  
Plants shall be immediately planted upon arrival at site. Properly tied-in materials if necessary.  
All shrubs shall be in 10 gallon containers. All trees shall be in 10 gallon containers. All trees shall be in 10 gallon containers.  
Planting beds for shrubs shall have (2 in. min.) weed barrier fabric, 2" x 4" or 1-1/2" x 1-1/2" spaced 18" apart and 4" vertical (commercial grade) shall be used. The edges shall be placed and staked with smooth corner.  
Double mulched dark brown mulch 4" deep shall be provided around all new trees.  
Seed infiltration basins with a seed mixture to be selected and approved by the Owner and City.  
Field adjust foundation plantings if necessary to complement building architectural elements.  
Relating notes are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, questions, materials, and specifications for all relating notes.  
Construction and all types to be determined by the site Engineer.

**REQUIRED PLANT MATERIALS**  
Based on the lot perimeter of 1175  
1 overstory tree per 50 L.F. = 23.5  
1 overstory tree per 15 parking stalls = 11  
24 + 11 = 35 trees  
Landscaping provided:  
27 Overstory Trees  
8 Conifer Trees  
1 Ornamental Tree  
120 Shrubs

**PLANT LIST: Site Plantings**

QTY	KEY BOTANICAL NAME	COMMON NAME	SIZE/POUT
<b>TREES</b>			
5	SCM Acer x fraxinoides 'Spartan'	Spartan Oak Maple	2-1/2" B&B
7	RBH Acer palmatum 'Royal Red'	Royal Red Maple	2-1/2" B&B
8	RBH Betula nigra	River Birch, 3+ stem clump	8'-10" B&B
4	SL Gleditsia brachystachya 'Suncore'	Suncore Honeylocust	2-1/2" B&B
2	SL Tilia cordata 'Greengold'	Greengold Linden	2-1/2" B&B
4	NPH Pinus strobus	Stark White Spruce	4" B&B
4	NPH Pinus strobus	Honey Pink	4" B&B
35	Total		
1	JTL Symplocos tatarica	Japanese Tree Lilac	1-1/2" B&B
<b>SHRUBS</b>			
8	DWE Garryx stricta 'Compacta'	Dwarf Weigela	5 Gal. Pot
28	AWH Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 Gal. Pot
35	AWH Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 Gal. Pot
10	HJ Juniperus horizontalis 'Nuggets'	Nuggets Juniper	5 Gal. Pot
24	SJ Juniperus sibirica 'Scedalis'	Scedalis Juniper	5 Gal. Pot
16	TY Tassia x media 'Toucan'	Toucan Yew	5 Gal. Pot
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
24	KFG Coreopsis verticillata 'Red Flash'	Red Flash Coreopsis	2 Gal. Pot
30	BD Hemerocallis, sp.	Beja Daylily	7 Gal. Pot
35	PG Hemerocallis, sp.	Happy Returns Daylily	1 Gal. Pot
4	B Accent boulders set 1/3 into grade	25"-36" Dia. Select for size and shape.	

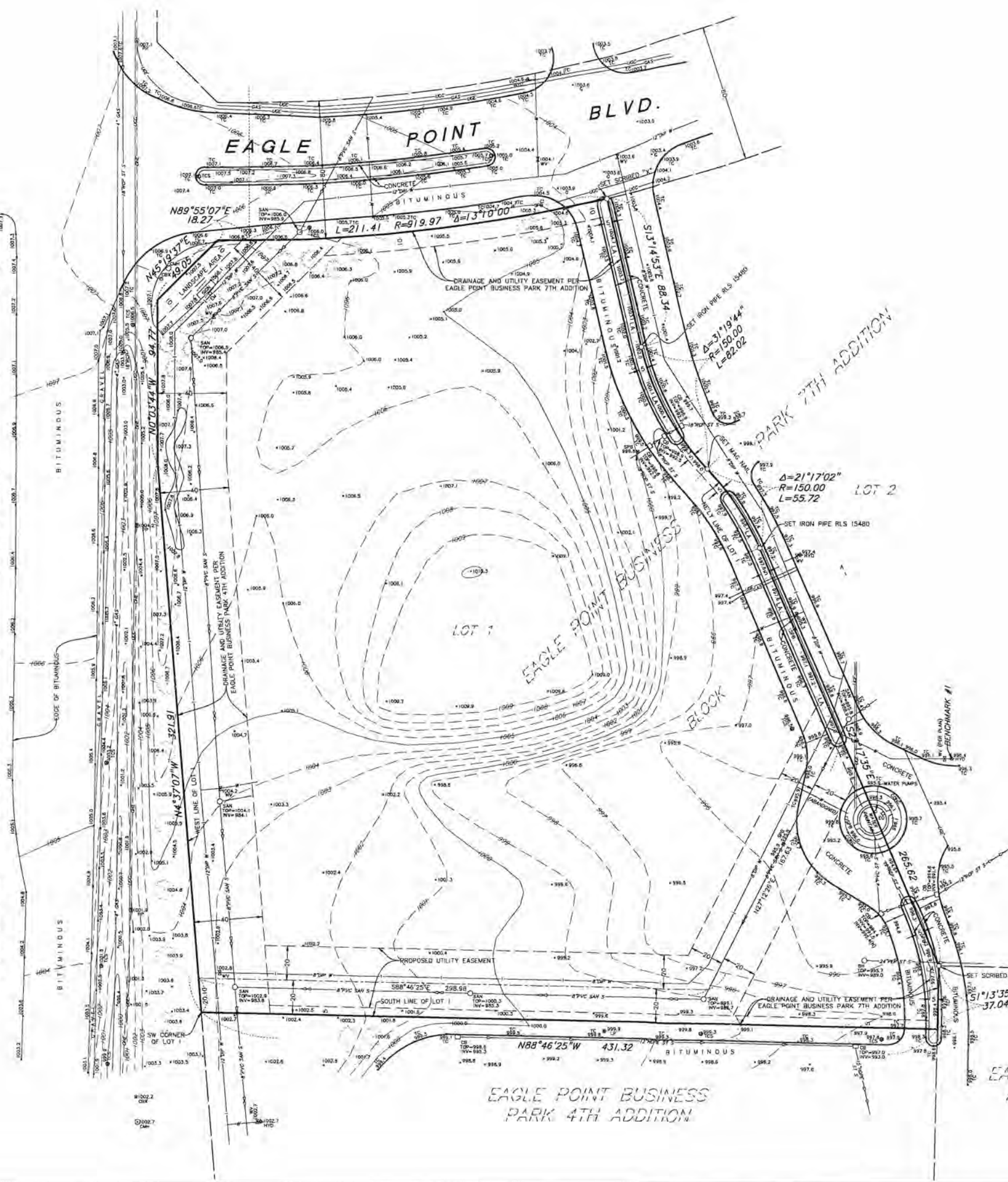
**SOD & SEED**  
Soil to be as shown noted. Drought tolerant Highland sod.  
Seed infiltration basins with moss/wetland mixture to be approved by Owner and City.

NOT FOR CONSTRUCTION





INWOOD AVENUE N. (C.S.A.H. NO. 13)



#### DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

#### PROPOSED UTILITY EASEMENT

A 40.00 foot easement over, under and across part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota. The centerline of said easement is described as beginning at the intersection of the west line of said Lot 1 with the north line of the south 20.00 feet of said Lot 1; thence South 88 degrees 46 minutes 25 seconds East, assumed bearing, along said north line of the south 20.00 feet of Lot 1 a distance of 298.98 feet; thence North 27 degrees 12 minutes 26 seconds East a distance of 167.63 feet to the northeasterly line of said Lot 1 and said centerline there terminating. Except that part of said easement that lies within the drainage and utility easements as dedicated in EAGLE POINT BUSINESS PARK 4TH ADDITION and said EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plats thereof, Washington County, Minnesota.

#### NOTES

- Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Contact GOPHER STATE ONE CALL at 851-454-0002 (800-252-1166) for precise as-built location of utilities prior to any excavation.
- This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
- Area = 164,347 Sq. Ft. or 3.773 Acres
- Survey coordinate and bearing basis: Washington County

#### LEGEND

BH	Denotes beehive catch basin
CB	Denotes catch basin
CBX	Denotes communication box
CMH	Denotes communication line
DIP	Denotes ductile iron pipe
EM	Denotes electric meter
EO	Denotes electric outlet
G	Denotes gutter
HDPE	Denotes high density plastic pipe
HHE	Denotes electric hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LA	Denotes landscaped area
LP	Denotes light pole
OHE	Denotes overhead electric line
PEP	Denotes polyethylene pipe
PP	Denotes power pole
PVC	Denotes plastic pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SPB	Denotes sprinkler box
ST S	Denotes storm sewer
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
UGC	Denotes underground communication line
UGE	Denotes underground electric line
W	Denotes water line
WV	Denotes water valve
	Denotes deciduous tree
	Denotes coniferous tree

#### BENCHMARKS

- Top of top nut of fire hydrant approximately 39 feet southeast of the southwest building corner of 8530 Eagle Point Office Center. Elevation = 998.54 feet
- Top of tile at south main entrance to 8530 Eagle Point Office Center. Elevation = 997.10 feet

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 23rd day of October, 2007.

SUNDE LAND SURVEYING, LLC:

By: *Mark S. Hanson*  
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC  
and UTILITY SURVEY FOR:  
UNITED PROPERTIES**

**SUNDE**  
LAND SURVEYING  
www.sunde.com  
Main Office:  
9001 East Bloomington Freeway (30W) • Suite 118  
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Brooklyn Park, Minn. 763-784-9346

Project: 95-155-M Bk/Pg: 800/70 Date:  
Township: 29 Range: 21 Section: 33 10/23/2007  
File: 95155M001.dwg Sheet: 1 of 1



### Site Key Notes (A)

- A B612 CONCRETE CURB & GUTTER
- B CONCRETE SIDEWALK
- C STANDARD DUTY BITUMINOUS PAVEMENT
- D HEAVY DUTY BITUMINOUS PAVEMENT
- E HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- F MATCH TO EXISTING CURB AND GUTTER
- G EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- H PLANTED AREA
- I PROPOSED MONUMENT SIGN
- J TRASH ENCLOSURE
- K PARKING LOT STRIPING (SEE DETAIL)
- L CONCRETE PAVEMENT
- M FLUSH CURB CONDITION
- N 10' TRANSITION FROM B612 CURB TO FLUSH CURB
- O RAIN GARDEN

### Site Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

### General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY SUNDE LAND SURVEYING, BLOOMINGTON, MINNESOTA, OCTOBER 23, 2007.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADI SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

### Site Development Summary

• ZONING:	PUD EAGLE POINT BUSINESS PARK
• PROPERTY AREA:	164,347 SF (3.77 AC)
• EXISTING SITE:	
• PERVIOUS SURFACE:	154,435 SF (94.0%)
• IMPERVIOUS SURFACE:	9,912 SF (6.0%)
• PROPOSED SITE:	
• PERVIOUS SURFACE:	71,220 SF (43.3%)
• IMPERVIOUS SURFACE:	93,127 SF (56.7%)
• BUILDING GROSS SIZE:	28,500 SF
• BUILDING SETBACK PER CODE:	50'-FRONT 10'-SIDE 30'-REAR
• PARKING SETBACK PER CODE:	20'-FRONT 10'-REAR 20'-SIDE WITH INTERIOR ROAD
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 22' AISLE
• PARKING RATIO REQUIREMENT:	1 SPACES / 200 SF OF BLDG
• TOTAL SPACES REQUIRED:	(28,500 SF) / (1 SPACE/200 SF) = 143
• PARKING PROVIDED:	166



**Westwood**

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Designed: JPD  
 Checked: JPD  
 Drawn: MKC  
 Record Drawing by: JPD

Revisions:  
 1. 05/21/14 CITY SUBMITTAL  
 2. 05/21/14 CITY APPROVAL

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.

By: JPD

Date: 06/11/14 License No.: 49953

Prepared for:

**BDH & Young**

7001 France Avenue South, Suite 200  
 Edina, Minnesota 55435

**Eagle Point  
 Medical Center**

Lake Elmo, Minnesota

SITE PLAN

Date: 05/21/14  
 Sheet: C1 OF 5

00036675P001.dwg

NOT FOR CONSTRUCTION



FORM NEW CURB AND GUTTER  
 AROUND EXISTING SANITARY  
 MANHOLE @ RE=1002.1

RADIUS SHOWN IS  
 TYPICAL FOR BOTH  
 CORNERS ADJACENT  
 TO ONE ANOTHER

TYPICAL WITHIN ALL  
 PARKING ISLANDS

REMOVE EXISTING CONCRETE  
 CURB AND GUTTER FOR NEW  
 DRIVEWAY ENTRANCE. MATCH  
 PROPOSED BITUMINOUS DRIVEWAY  
 INTO EXISTING CONCRETE  
 ROADWAY PER CITY STANDARDS.

### Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		CURB AND GUTTER
		SILT FENCE
		STORM SEWER
		FLARED END SECTION (WITH R/RPAP)
		WATER MAIN
		SANITARY SEWER
		DRAIN TILE
		ROCK CONSTRUCTION ENTRANCE
		SPOT ELEVATION
		INLET PROTECTION

### Grading Key Notes

- A SILT FENCE  
 B ROCK CONSTRUCTION ENTRANCE  
 C INLET PROTECTION

### City of Lake Elmo - Grading/Erosion Control Notes

- THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE EROSION AND EROSION INTO DRAINAGEWAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.
- SEQUENCING: ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VISIBLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.
- SILT FENCE: THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.
- STOCKPILES: ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.
- INLET PROTECTION: THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
- TEMPORARY SEDIMENT BASINS: THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.
- ROCK CONSTRUCTION ENTRANCE: A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.
- STREET SWEEPING: ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.
- POSITIVE DRAINAGE AND PROTECTION: THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PERMANENT DITCHES, OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION, TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS. PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.
- DRAINAGE DITCHES: THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SOD DICES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
- TURF ESTABLISHMENT: ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- MAINTENANCE AND INSPECTION: EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND STORMWATER MANAGEMENT MEASURES MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER AND/OR SAND WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.
- REMOVAL: THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED IMMEDIATELY AFTER CONSTRUCTION. THE CONTRACTOR SHALL HAVE RAKE SITED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.
- FINAL STORM SEWER SYSTEM: AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS AND OVERFLOWS. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EACH INLET, RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.
- DITCH CHECK (BIOROLL BLANKET SYSTEM): BIOROLL AND BLANKET SYSTEMS SHALL BE BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICULAR AND CONSTRUCTION TRAFFIC OCCUR.
- FLOTATION SILT CURTAIN: FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR DRAINAGEWAYS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
- CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

### Grading Notes \*FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY\*

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDUM-AXLE CLAMP TRUCK OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

NOT FOR CONSTRUCTION



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Designed: JPD  
 Checked: JPD  
 Drawn: MGC  
 Record Drawing by: JPD

### Revisions

NO.	DATE	DESCRIPTION
1	05/21/14	REVISED PER CITY COMMENTS
2	06/11/14	REVISED PER CITY COMMENTS

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer, State of Minnesota.

By: JPD

Date: 06/11/14 License No.: 49933

Prepared for:

**BDH & Young**

7001 Francis Avenue South, Suite 200  
 Edina, Minnesota 55435

**Eagle Point  
 Medical Center**

Lake Elmo, Minnesota

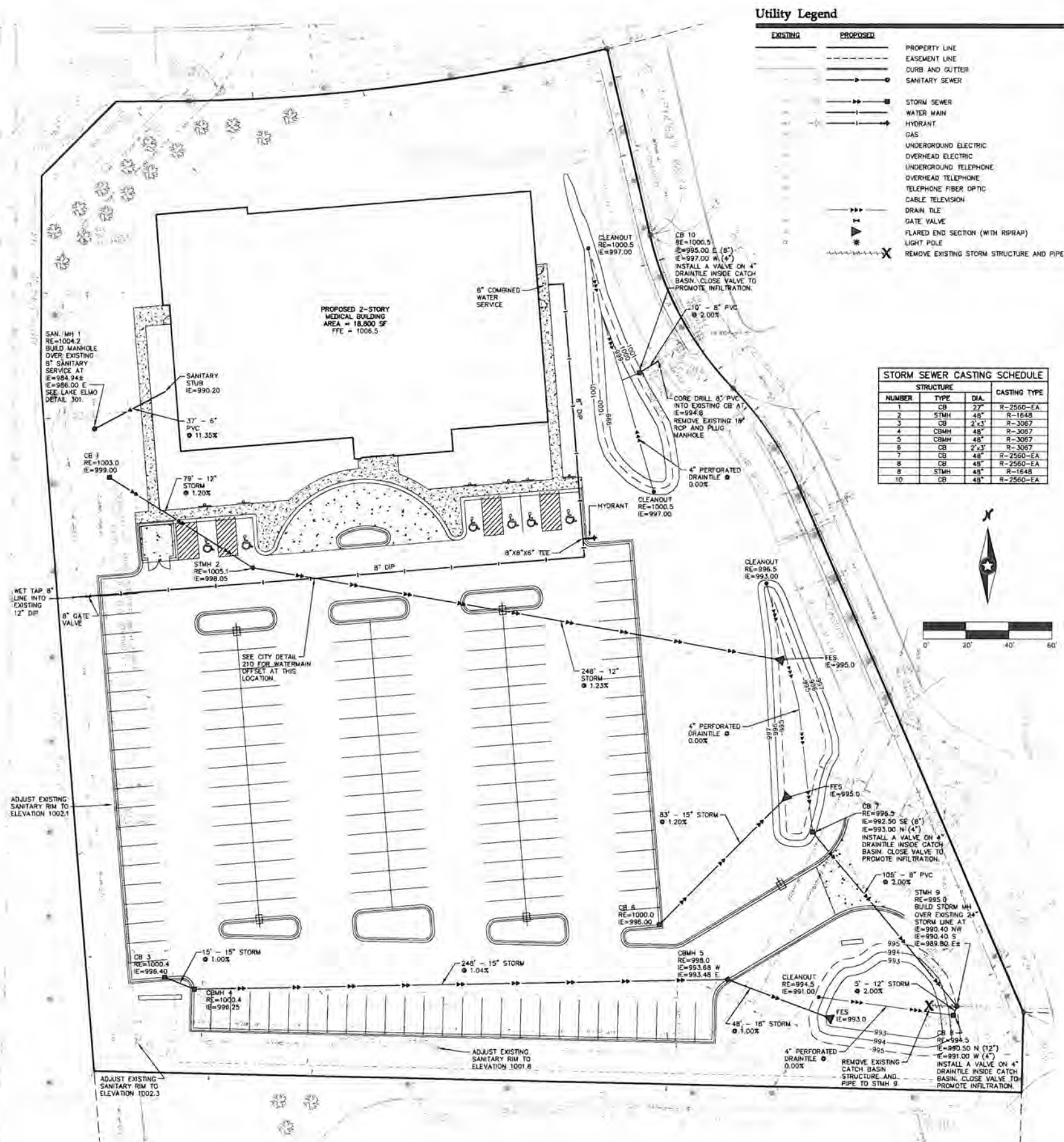
**GRADING, DRAINAGE  
 & EROSION  
 CONTROL PLAN**

Date: 05/21/14

Sheet: C2 OF 5

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# Utility Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE
---	---	REMOVE EXISTING STORM STRUCTURE AND PIPE

STORM SEWER CASTING SCHEDULE			
NUMBER	STRUCTURE	TYPE	CASTING TYPE
1	CB	24"	R-2560-EA
2	STMH	48"	R-1648
3	CB	24"	R-3067
4	CBMH	48"	R-3067
5	CBMH	48"	R-3067
6	CB	24"	R-3067
7	CB	48"	R-2560-EA
8	CB	48"	R-2560-EA
9	STMH	48"	R-1648
10	CB	48"	R-2560-EA

## City of Lake Elmo - Sanitary/Water Notes

### SANITARY SEWER NOTES:

- ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE).
- UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
- ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40 OR SDR 26 PIPE.
- SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
- REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MHDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
- JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
- SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATER TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE POPE AND MANHOLE TO TAKE PLACE.
- A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
- ALL SERVICE LINE STUBS MUST HAVE A 2" X 2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF THE PIPE TO FINISHED GRADE ELEVATION.
- UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

### WATER MAIN NOTES:

- ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
- MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
- WATERMAIN SHALL BE DUCTILE IRON PIPE, CLASS-52.
- ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2 A.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS AND BOLTS.
- USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
- GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC. 2611.2, C.2.
- USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
- BUTTERFLY VALVES SHALL BE MUELLER UNISEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2, C.3.
- BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
- ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
- HYDRANTS SHALL BE WATERLOUS "PACER" MODEL W8-67 OR APPROVED EQUAL, FITTED WITH FH-800 SERIES FLEX STAKE AND PAINTED RED.
- HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE.
- THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.
- ALL WATER SERVICES SHALL BE 1" TYPE K COPPER UNLESS OTHERWISE NOTED.

### General Utility Notes "FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY"

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS. AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER OR STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
- ALL WATER LINES SHALL HAVE A 7.5' MINIMUM COVER. PROVIDE MINIMUM SEPARATION OF 18" FROM SANITARY SEWER & STORM SEWER. INSULATE WATER MAIN IF LESS THAN 7.5' OF COVER.
- INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF BUILDING AND UNDER FOOTINGS, PIPE SHALL BE PVC SCHEDULE 40.
- STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH R-4 GASKETS, OR HOPE STORM SEWER PIPE IF ALLOWED BY THE CITY. HOPE STORM PIPE SHALL MEET REQUIREMENTS OF ASTM F2548. PIPE SHALL BE WATER TIGHT ACCORDING TO ASTM D3212 REQUIREMENTS. SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED. PVC STORM SEWER PIPE SHALL BE SCHEDULE 40 PIPE. FLARED END SECTIONS SHALL BE RCP WITH TRASH GUARDS & RIP-RAP.
- POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCV52 (OR EQUIVALENT).
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.

NOT FOR CONSTRUCTION



Westwood

Westwood Professional Services, Inc.  
3701 12th Street North, Suite 208  
St. Cloud, MN 56303

PHONE 320-253-9495  
FAX 320-253-8737  
TOLL FREE 1-800-270-6495

www.westwoodps.com

Designed: JTD  
Checked: JTD  
Drawn: JTD  
Record Drawing by: JTD

Revisions:  
1. 05/21/14 CITY & MUNICIPAL  
2. 06/11/14 CITY & MUNICIPAL

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.

JF Dicks

Date: 06/11/14 License No. 49983

Prepared for:

BDH & Young

7001 France Avenue South, Suite 200  
Edina, Minnesota 55435

Eagle Point  
Medical Center

Lake Elmo, Minnesota

UTILITY PLAN

Date: 05/21/14

Sheet: C3 OF 5

000368/7/1701.dwg



Westwood

Westwood Professional Services, Inc.  
2701 12th Street North, Suite 204  
St. Cloud, MN 56303

PHONE 320-253-9495  
FAX 320-253-8737  
TOLL FREE 1-800-279-8455

www.westwoodps.com

Designed: TPD  
Checked: TPD  
Drawn: MKR  
Revised Drawing by/date:

Revisions:  
1. 05/21/14 BY: JLM/TPD  
2. 06/11/14 BY: JLM/TPD

I hereby certify that this plan was prepared by me or under my  
direct supervision and that I am a duly Licensed Professional Engineer  
licensed under the laws of the State of Minnesota.

PT Check

Date: 06/11/14 License No.: 499933

Prepared for:

BDH & Young

7001 France Avenue South, Suite 200  
Edina, Minnesota 55435

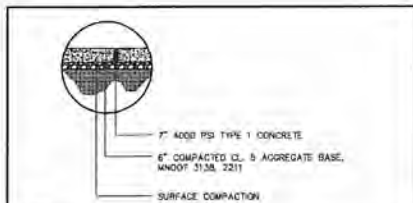
Eagle Point  
Medical Center

Lake Elmo, Minnesota

DETAIL SHEET

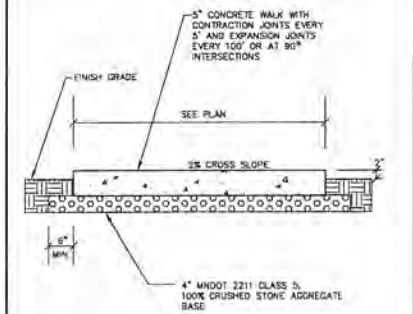
Date: 05/21/14  
Sheet: C4 OF 5

000366707101.dwg

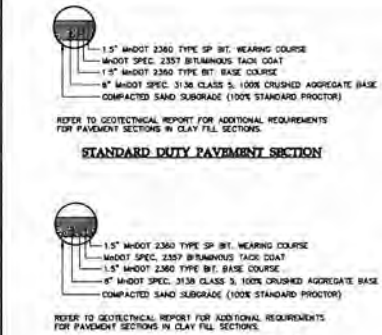


NOTES:  
CONCRETE SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCING BARS TO ASSIST IN CONTROLLING CRACKING FROM DRYING SHRINKAGE AND THERMAL CHANGES.  
SAVED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET). CONTRACTOR SHALL PREPARE JOINTING PATTERN AND SUBMIT TO ENGINEER PRIOR TO CONSTRUCTION.  
SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL, AND JOINTS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.  
DOWELS SHALL BE UTILIZED AT FORMED AND/OR COLD JOINTS. DOWELS SHALL BE 30\"/>

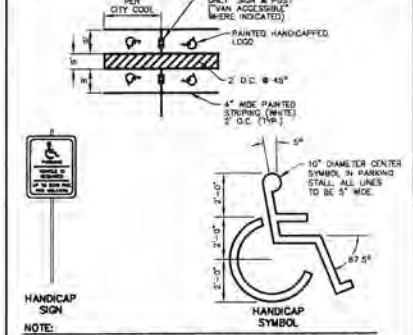
FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY  
HEAVY DUTY CONCRETE SECTION LOADING DOCK  
LAST REVISION: 05/21/14



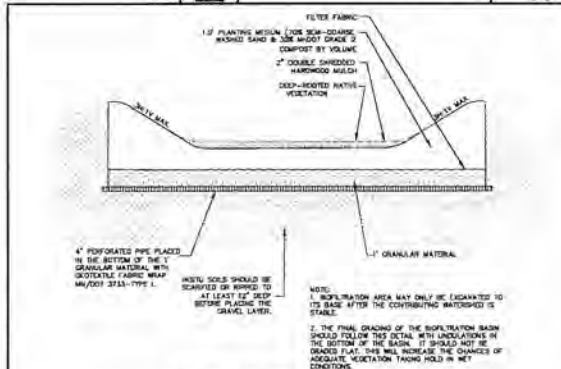
FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY  
PRIVATE CONCRETE SIDEWALK  
LAST REVISION: 05/21/14



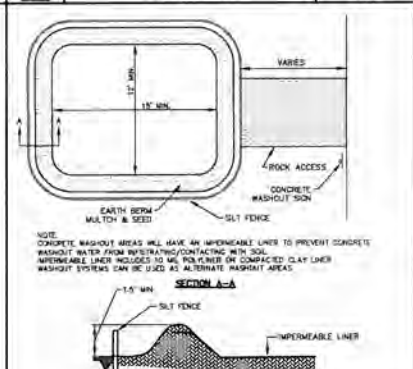
FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY  
STANDARD DUTY PAVEMENT SECTION  
LAST REVISION: 05/21/14



FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY  
HANDICAP ACCESSIBLE SIGNAGE AND STRIPING  
LAST REVISION: 05/21/14



FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY  
RAIN GARDEN  
LAST REVISION: 05/21/14



FOR PRIVATE INFRASTRUCTURE COMPONENTS ONLY  
CONCRETE WASHOUT AREA  
LAST REVISION: 05/21/14





Westwood

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3701 12th Street North, Suite 204  
St. Cloud, MN 56303

PHONE 320-253-9495  
FAX 320-253-8737  
TOLL FREE 1-800-270-9495

www.westwoodps.com

Designed: JFD  
Checked: JFD  
Drawn: MKC  
Record Drawing by/date:

Revisions:  
1. 06/21/14 CITY ENGINEER  
2. 06/21/14 CITY ENGINEER  
3.  
4.  
5.  
6.  
7.  
8.  
9.  
10.

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.

JF Dick

Date: 06/11/14 License No. 69933

Prepared for:

**BDH & Young**

7001 France Avenue South, Suite 200  
Edina, Minnesota 55435

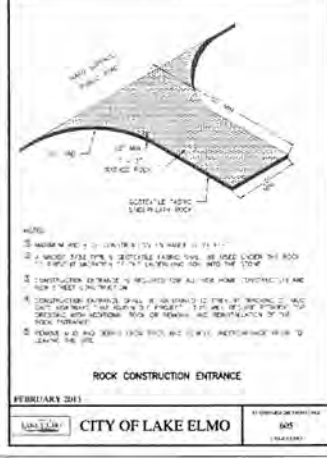
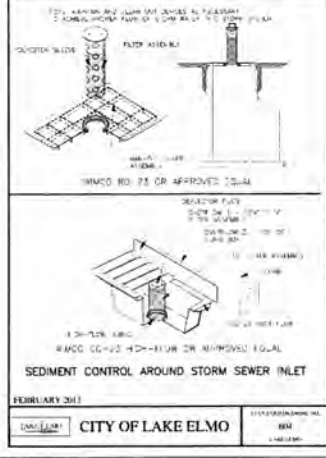
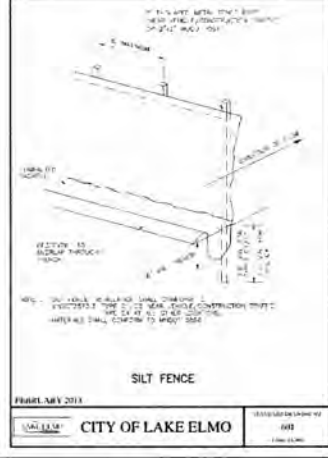
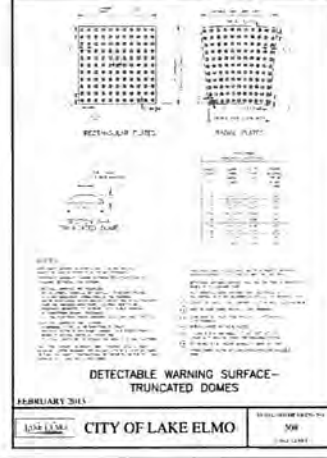
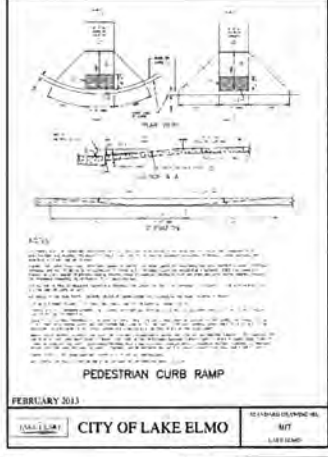
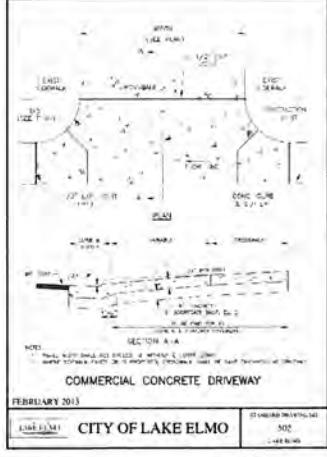
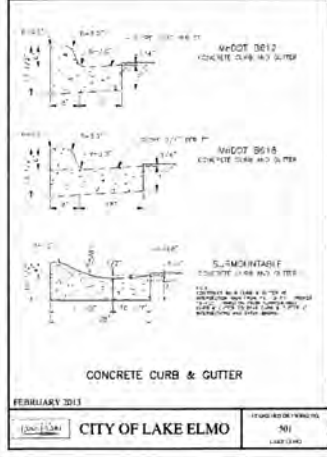
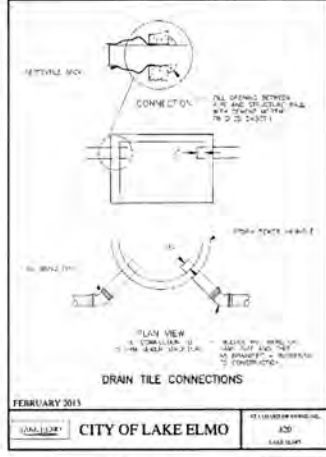
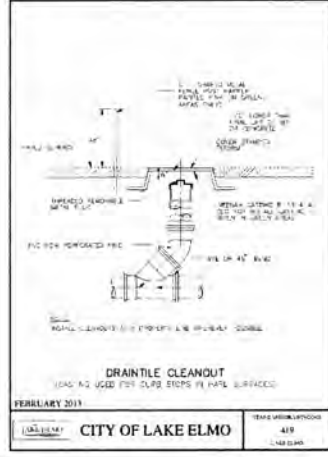
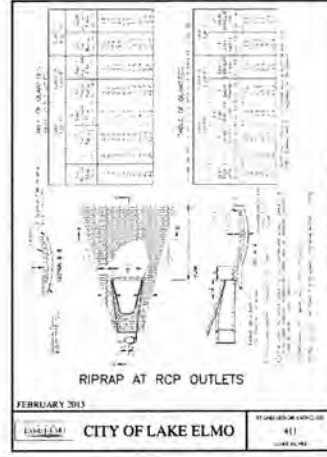
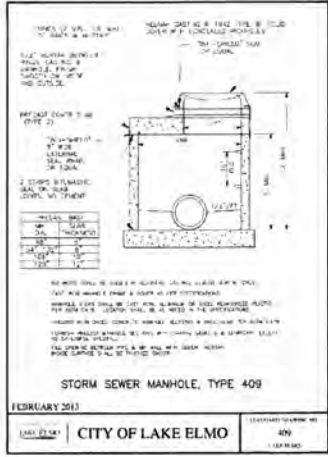
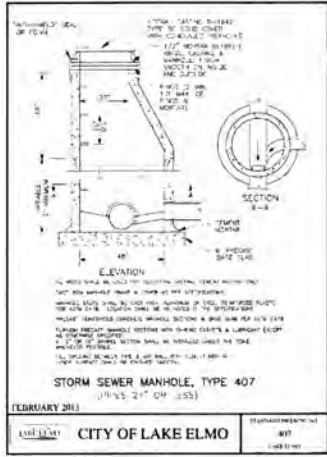
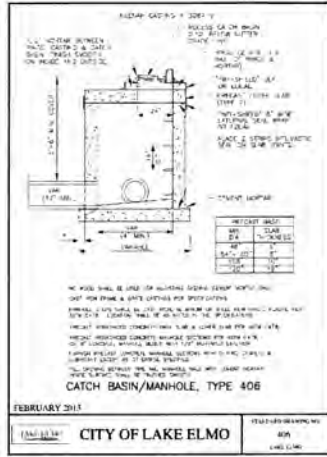
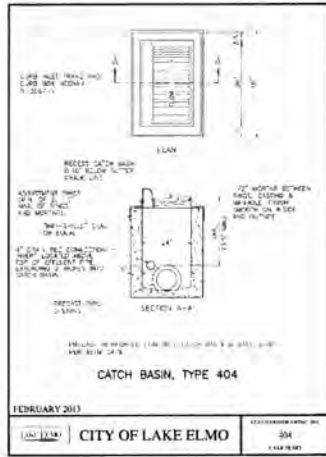
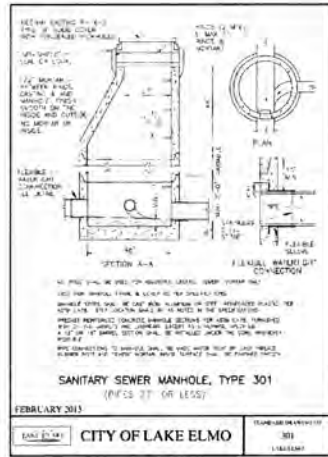
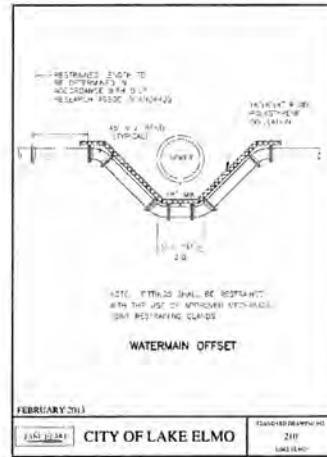
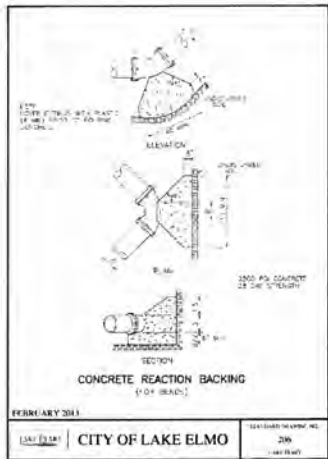
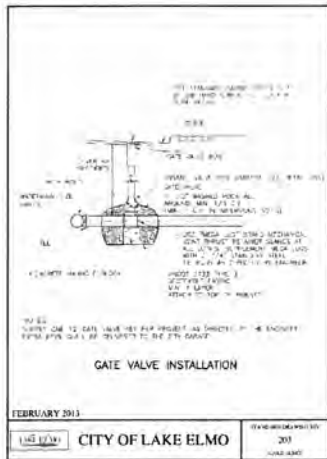
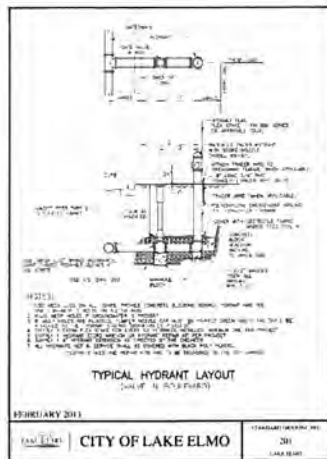
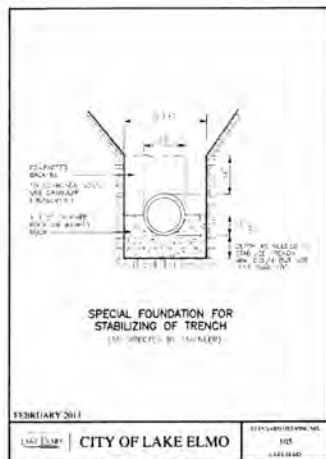
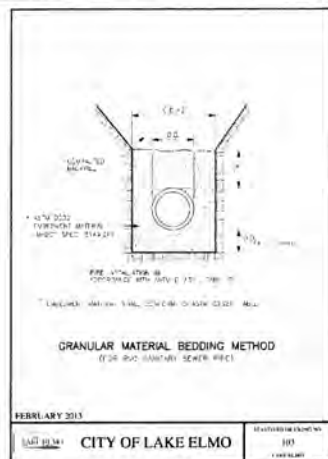
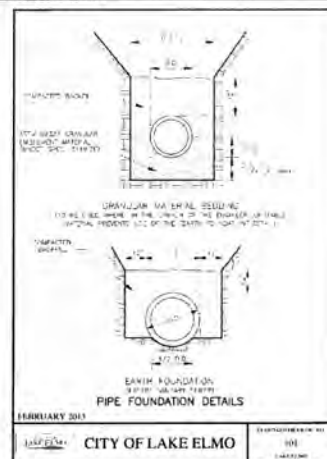
**Eagle Point  
Medical Center**

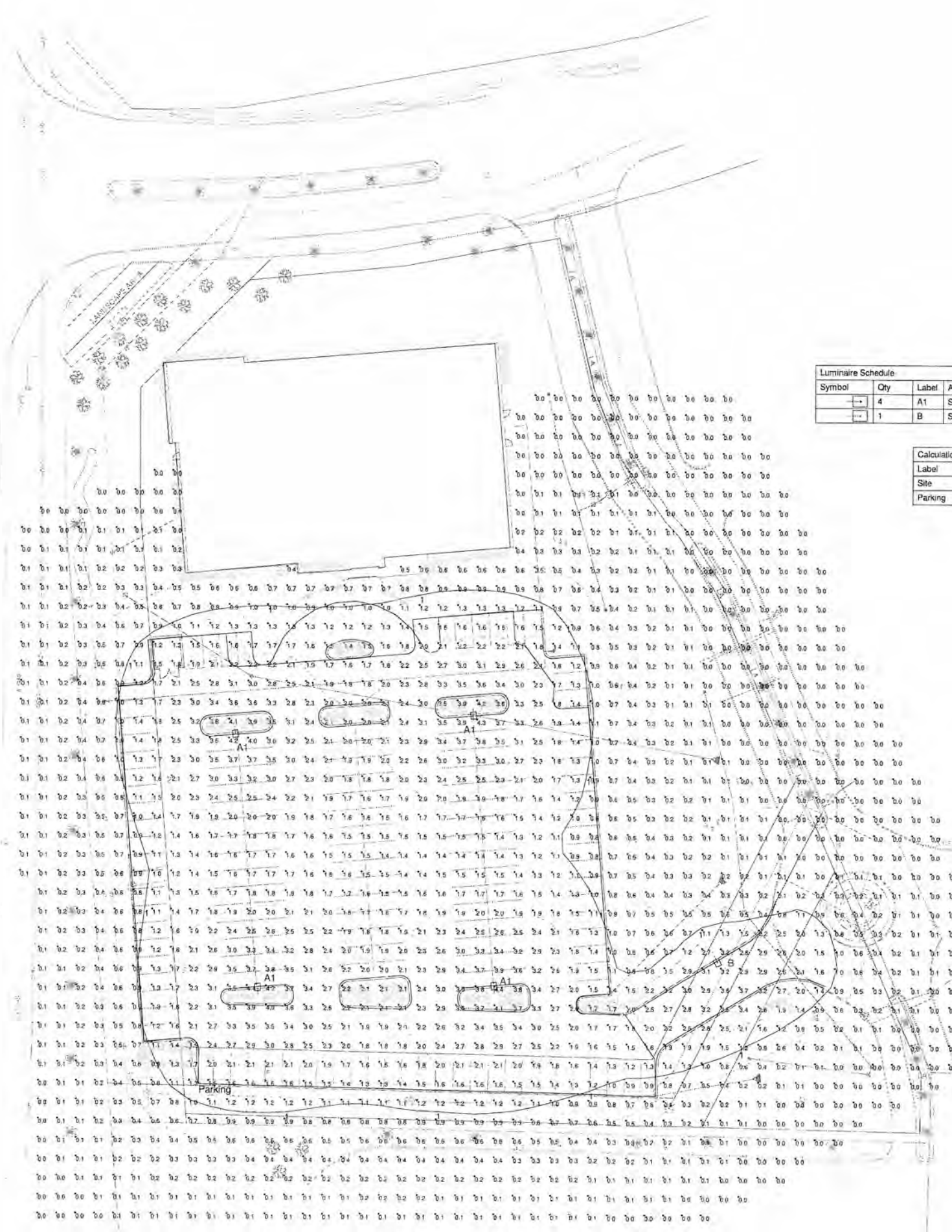
Lake Elmo, Minnesota

CITY DETAIL SHEET

Date: 05/21/14  
Sheet: C5 OF 5

000368721P02.dwg





Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⬅➡	4	A1	SINGLE	N.A.	0.900	McGraw Galleon GLEON-AE-08-LED-E1-5WQ 8-sq LED Type V single 25ft
⬅➡	1	B	SINGLE	N.A.	0.900	McGraw Galleon GLEON-AE-04-LED-E1-T3 4-sq LED type IV wide 25ft

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.97	4.4	0.0	N.A.	N.A.
Parking	Illuminance	Fc	2.14	4.4	0.8	2.68	5.50

Luminaire Location Summary					
LumNo	Label	X	Y	Z	Orient
1	A1	474157	175771	25	94.619
2	A1	474144	175912	25	275.332
3	A1	474269	175922	25	275.332
4	A1	474281	175772	25	94.619
6	B	474397.5	175792.5	25	295.925

Lake Elmo Building

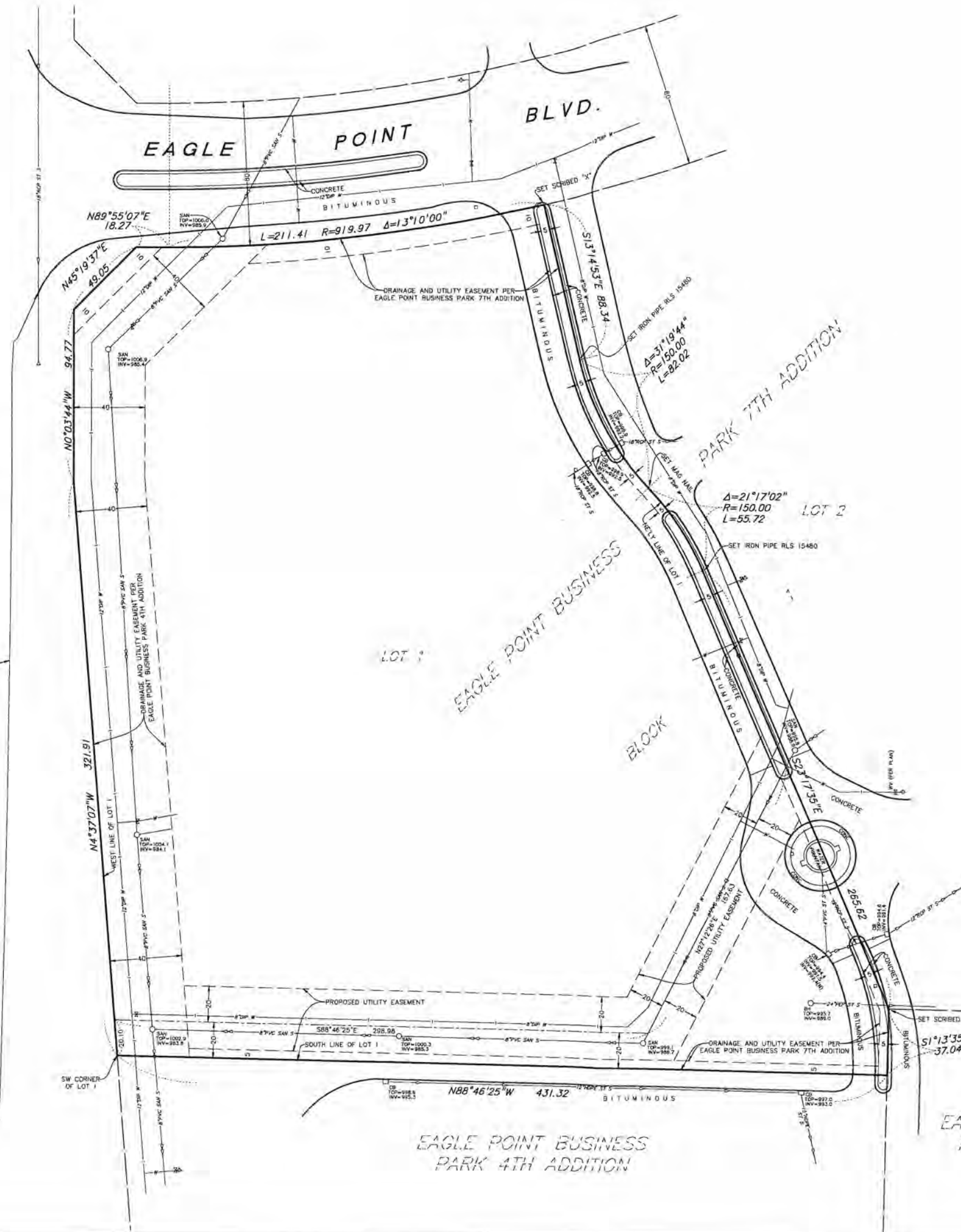
**PULSE**  
never ordinary  
6120 Blue Creek Dr. Minneapolis, MN 55343  
Ph: 952-217-0400 Fax: 952-506-1422  
www.pulseproducts.com  
Contact: Trent Shore  
Date: May 10, 2014  
Revised: May 21, 2014

Arch D-Size  
1" = 30'-0"

INWOOD AVENUE N. (C.S.A.H. NO. 13)

BITUMINOUS

BITUMINOUS

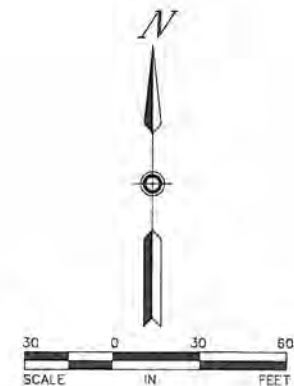


DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

PROPOSED UTILITY EASEMENT

A 40.00 foot easement over, under and across part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota. The centerline of said easement is described as beginning at the intersection of the west line of said Lot 1 with the north line of the south 20.00 feet of said Lot 1; thence South 88 degrees 46 minutes 25 seconds East, assumed bearing, along said north line of the south 20.00 feet of Lot 1 a distance of 298.98 feet; thence North 27 degrees 12 minutes 26 seconds East a distance of 167.63 feet to the northeasterly line of said Lot 1 and said centerline there terminating. Except that part of said easement that lies within the drainage and utility easements as dedicated in EAGLE POINT BUSINESS PARK 4TH ADDITION and said EAGLE POINT BUSINESS PARK 7TH ADDITION, according to the recorded plats thereof, Washington County, Minnesota.



I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 4th day of October, 2007.

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*  
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date

Drawing Title:

**EASEMENT SKETCH FOR:  
UNITED PROPERTIES**

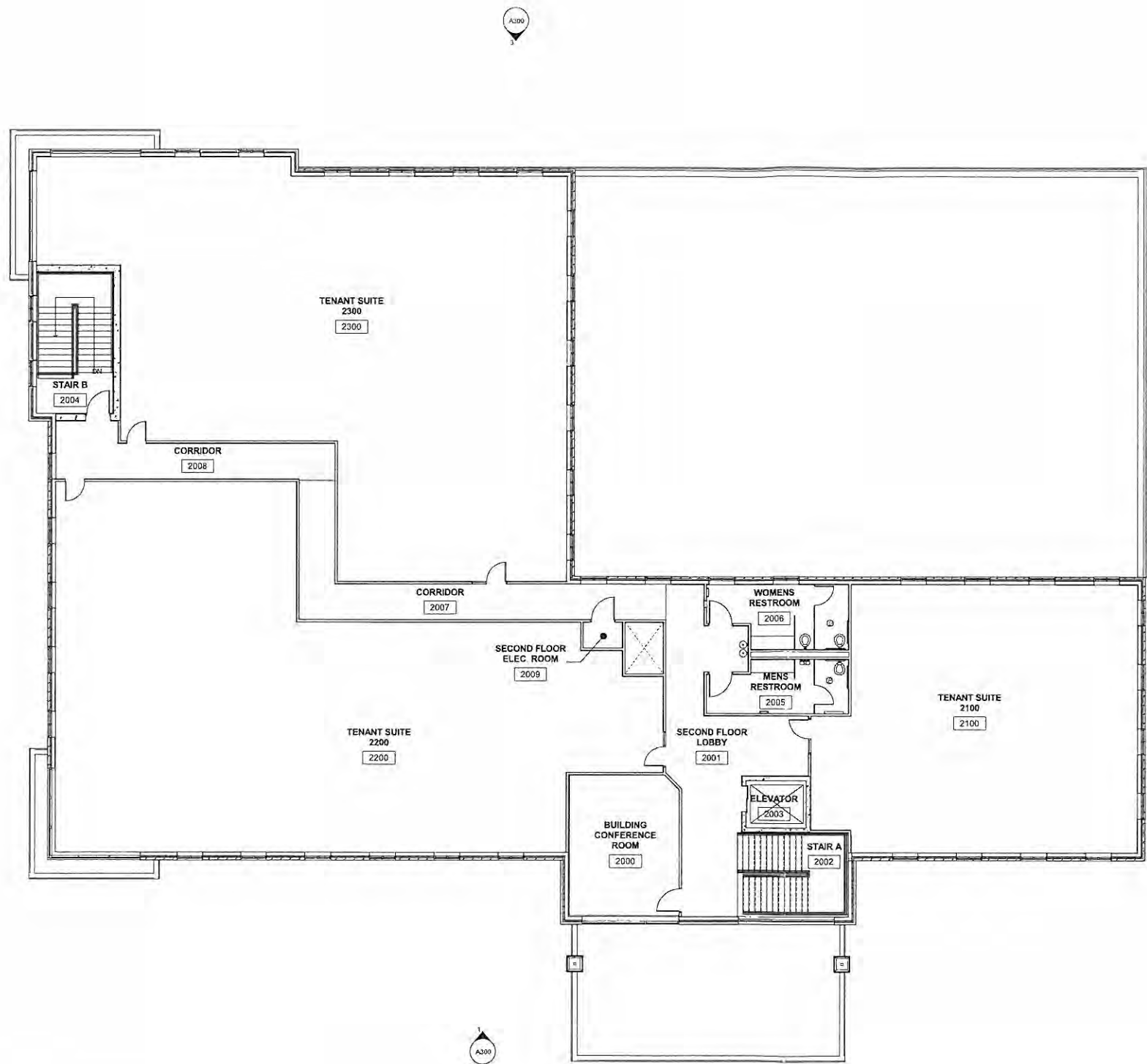
**SUNDE**  
LAND SURVEYING  
www.sunde.com

Main Office:  
9801 East Bloomington Freeway (39W) Suite 118  
Bloomington, Minnesota 55425-1435  
952-881-2455 (Fax: 952-888-9526)  
North Office:  
Bloomington, Minn. 765-784-5346

Project: 95-155-M    Blk/Pg: 800/70    Date: 10/4/2007  
Township: 29    Range: 21    Section: 33  
File: 95155M002.dwg    Sheet: 1 of 1







1 SECOND FLOOR FLOOR PLAN  
A201  
1/8" = 1'-0"

ROOM SCHEDULE	
1000	ENTRY VESTIBULE
1001	FIRST FLOOR LOBBY
1002	STAIR A
1003	ELEVATOR
1004	STAIR B
1005	MENS RESTROOM
1006	WOMENS RESTROOM
1007	FIRST FLOOR STORAGE
1008	ELEVATOR MECH. ROOM
1009	BASE BUILDING ELEC. ROOM
1010	BASE BUILDING MECH. ROOM
1014	Room
1015	EMPLOYEE VESTIBULE
1018	STAIR A
1100	TENANT SUITE 1100
2000	BUILDING CONFERENCE ROOM
2001	SECOND FLOOR LOBBY
2002	STAIR A
2003	ELEVATOR
2004	STAIR B
2004	MECHANICAL SHAFT
2005	MENS RESTROOM
2006	WOMENS RESTROOM
2007	CORRIDOR
2008	CORRIDOR
2009	SECOND FLOOR ELEC. ROOM
2100	TENANT SUITE 2100
2200	TENANT SUITE 2200
2300	TENANT SUITE 2300



Project Information  
EAGLE POINT MEDICAL CENTER

LAKE ELMO, MIN.

Issue Record		
No.	Date	Description

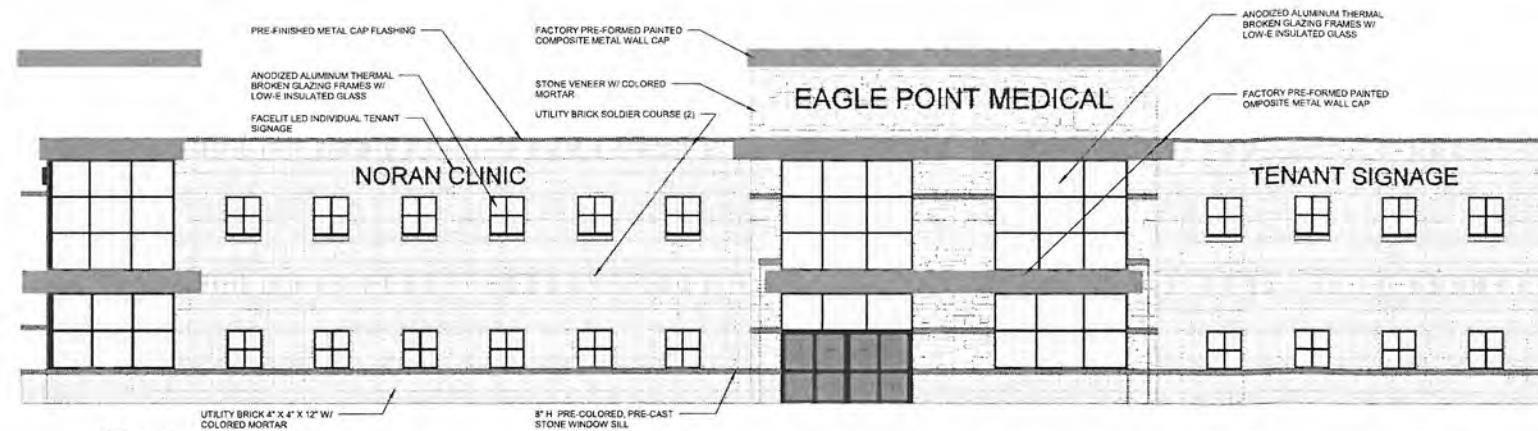
Sheet Title  
SECOND FLOOR BUILDING SHELL  
FLOOR PLAN

Sheet Information

Job Code: A-DAVISLEEM  
Drawn By: NCM/AL Reviewed By: PG

Date: 05/21/2014

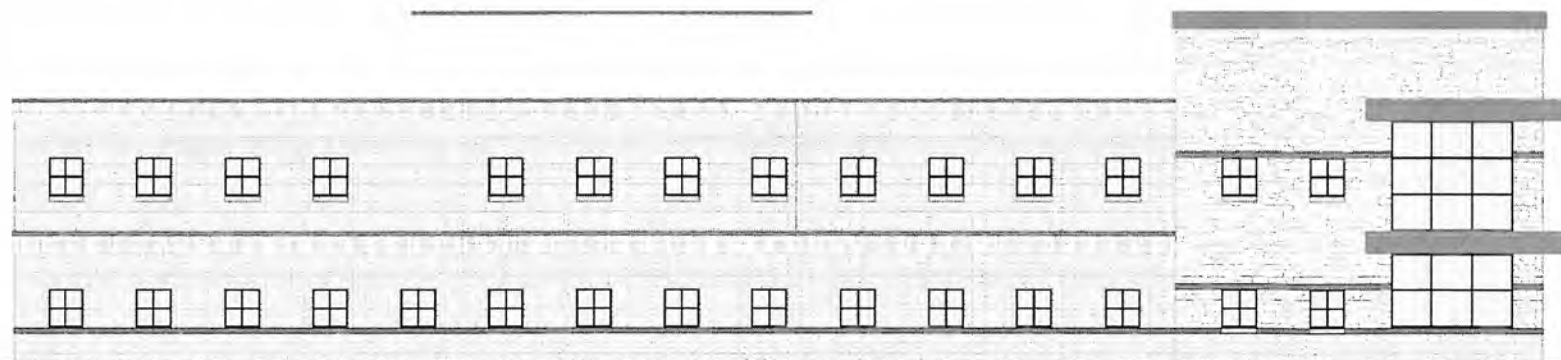
A201



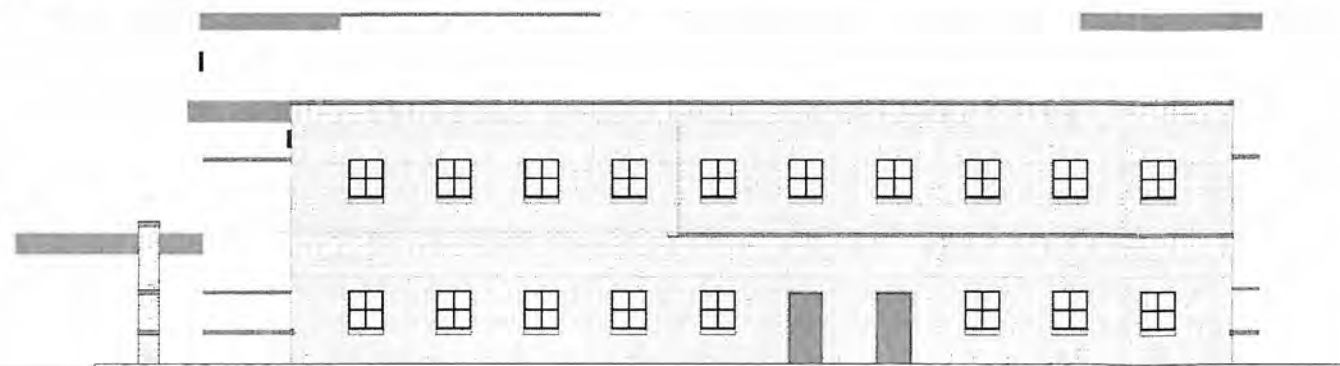
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A300  
EXTERIOR ELEVATION - SOUTH  
1/8" = 1'-0"



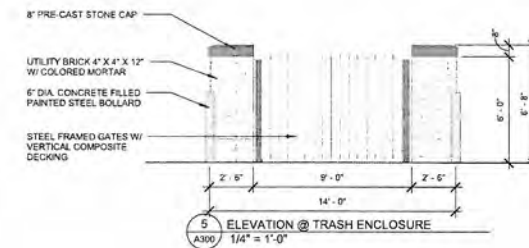
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A300  
EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"



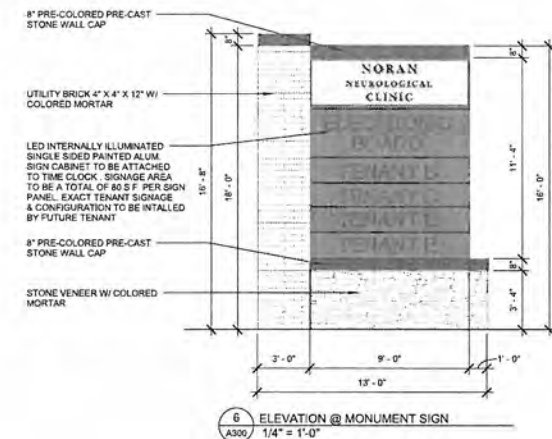
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A300  
EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"



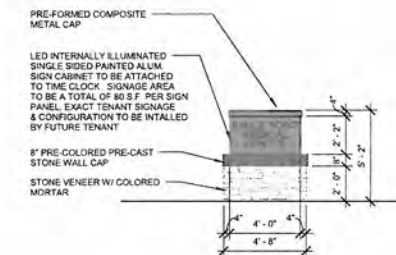
4  
A300  
EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"



5  
A300  
ELEVATION @ TRASH ENCLOSURE  
1/4" = 1'-0"



6  
A300  
ELEVATION @ MONUMENT SIGN  
1/4" = 1'-0"



7  
A300  
ELEVATION @ DIRECTIONAL SIGN  
1/4" = 1'-0"

Issue Record		
No	Date	Description

Sheet Title  
EXTERIOR ELEVATIONS







# EAGLE POINT BUSINESS PARK 7TH ADDITION

KNOW ALL BY THESE PRESENTS: That UNITED LAND LLC, a Minnesota limited liability company, owner and proprietor of the following described property, situated in the County of Washington, State of Minnesota to wit:

Outlot A, EAGLE POINT BUSINESS PARK 5TH ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles in and for Washington County, Minnesota.

As evidenced by Certificate of Title No. \_\_\_\_\_

Has caused the same to be surveyed and platted as EAGLE POINT BUSINESS PARK 7TH ADDITION, and does hereby donate and dedicate to the public the easements created by this plat for drainage and utility purposes only.

In witness whereof said UNITED LAND LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

UNITED LAND LLC

BY: \_\_\_\_\_ its \_\_\_\_\_ and \_\_\_\_\_ its \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 200\_\_ by \_\_\_\_\_ its \_\_\_\_\_ and \_\_\_\_\_ of said UNITED LAND LLC, a Minnesota limited liability company, on behalf of said company.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

I, Mark S. Hanson, hereby certify that I have surveyed and platted the property described on this plat as EAGLE POINT BUSINESS PARK 7TH ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1 or public highways to be designated other than as shown.

Mark S. Hanson, Land Surveyor  
Minnesota License No. 15480

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 200\_\_ by Mark S. Hanson, Minnesota License No. 15480.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

This plat of EAGLE POINT BUSINESS PARK 7TH ADDITION was approved by the City Council of the City of Lake Elmo, Minnesota, this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

SIGNED: \_\_\_\_\_  
Mayor

SIGNED: \_\_\_\_\_  
City Administrator

Pursuant to Chapter 820, Laws of Minnesota, 1971, this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

BY: \_\_\_\_\_  
Washington County Surveyor

BY: \_\_\_\_\_  
Deputy

There are no delinquent taxes, the current taxes due and payable for the year 200\_\_ have been paid, and transfer has been entered this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

BY: \_\_\_\_\_  
Washington County Auditor/Treasurer

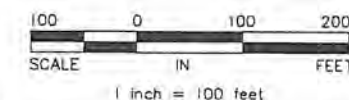
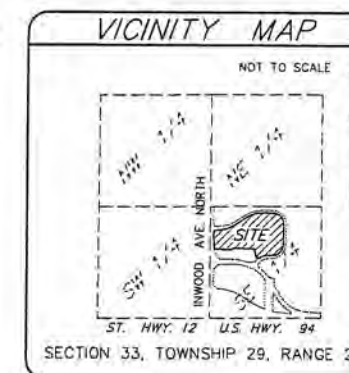
BY: \_\_\_\_\_  
Deputy

Document Number \_\_\_\_\_

I hereby certify that this instrument was recorded in the Office of the Registrar of Titles for record on this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in Washington County Records.

BY: \_\_\_\_\_  
Washington County Registrar of Titles

BY: \_\_\_\_\_  
Deputy



Orientation of this bearing system is based on the Washington County Coordinate system. (NAD83)

○ Denotes, 1/2 inch by 16 inch iron pipe with plastic cap inscribed RLS 15480, unless otherwise noted.

● Denotes found, 1/2 inch by 16 inch iron pipe with plastic cap inscribed RLS 16456, unless otherwise noted.

BENCH MARK:

Railroad spike in south face of 3rd set of double power poles east of Inwood Avenue North, Elevation = 1012.68 feet (N.G.V.D. 1929)

**Sunde Land Surveying, LLC.**

