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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, July 28, 2014 at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. July 14, 2014
4. Public Hearing
 - a. PRELIMINARY PLAT AND PRELIMINARY PUD PLAN – BOULDER PONDS OP3. The Planning Commission is being asked to review a Preliminary Plat and Preliminary PUD Plan for a 162 unit planned residential development in Stage 1 of the I-94 Corridor Planning Area. The subject properties are located immediately north of Hudson Boulevard and east of Eagle Point Business Park (PIDs 34.029.21.32.0001, 34.029.21.33.0001, and 34.029.21.33.0002).
5. Business Items
 - a. None
6. Updates
 - a. City Council Updates – July 15, 2014 meeting:
 - i. Easton Village Preliminary Plat passed with 21 conditions of approval.
 - ii. Village Preserve Preliminary Plat passed with 13 conditions of approval.
 - iii. Holliday Property Comprehensive Plan passed with 2 conditions of approval.
 - b. Staff Updates
 - i. Upcoming Meetings:
 - August 11, 2014
 - August 25, 2014
 - c. Commission Concerns

7. Adjourn



**City of Lake Elmo
Planning Commission Meeting
Minutes of July 14, 2014**

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

COMMISSIONERS PRESENT: Williams, Dodson, Kreimer, and Lundgren.

COMMISSIONERS ABSENT: Larson, Haggard and Dorschner.

STAFF PRESENT: Community Development Director Klatt and City Planner Johnson.

Approve Agenda:

The agenda was accepted as presented.

Approve Minutes: June 30, 2014

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

Public Hearing: Kwik Trip – Preliminary Plat, Final Plat and Conditional Use Permit

Johnson presented an overview of a proposed conditional use permit to allow the construction of a new Kwik Trip gasoline station/convenience store at the intersection of I-94 and Keats Avenue. He stated that staff is recommending approval of the conditional use permit with the conditions of approval as listed in the staff report. Johnson reviewed draft findings with the Planning Commission to support this recommendation, and asked if the Commission had any questions concerning the proposal.

Dodson asked if a lower speed limit would have any implications for the proposed turn lanes. Johnson replied that as traffic builds along Hudson Boulevard and additional development occurs that there would likely be a reduced speed limit along this road. Johnson indicated that this would not occur until sometime in the future. The Commission asked general questions concerning the layout of the proposed driveways and approaches into the site.

Bruce Miller, MFC Properties, noted that he was the owner of the property and that he has been working with the City to address the review comments. He stated that he is looking to develop the adjacent parcel to the North, and that this project would be a good first project to get things going in the I-94 Corridor.

Scott Tigen, Chief Financial Officer for Kwik Trip, discussed the approach used by Kwik Trip in designing and siting its stores. He reviewed some of the history of the organization and the philosophy of its owners. He noted that the second access drive is critical to maintain safety on the site, and in particular to minimize the amount of backing up done by larger trucks on the site.

Williams questioned the location of the proposed trees in front of the car wash signage, and expressed concern that these would need to be removed in the future. Tigen stated that the trees would take preference to the signage, but that he did not think there was going to be a conflict.

Public Hearing opened at 7:46pm.

Public Hearing closed at 7:47pm.

Kreimer asked if there were any concerns with the sign plan as submitted. Johnson replied that the applicant would need to submit a sign permit, at which time Staff would perform a thorough review of the proposed sign for consistency with the Sign Ordinance.

M/S/P: Lundgren/Dodson, move to recommend approval of the Preliminary Plat , Final Plat and Conditional Use Permit of Kwik Trip with the 8 conditions recommended by Staff based on the findings of fact listed in the Staff Report as amended by the Planning Commission, ***Vote: 4-0, motion carried unanimously.***

Public Hearing: Comprehensive Plan Amendment – Eliminate RAD-ALT Land Use Category.

Klatt noted that the Planning Commission reviewed this item in the past. The proposed action is being brought before the Planning Commission again in response to the finalized 2040 population forecast by the Metropolitan Council. Klatt noted that a large amount of information has been presented in the past regarding the RAD-Alt properties. Klatt identified where the parcels guided RAD-Alt in the City's Comprehensive Plan are located.

Klatt explained the purpose behind the inclusion of the original RAD-Alt category. He provided background information related to the 2040 Met Council population forecast for Lake Elmo. Klatt identified and described the three parcels that are guided RAD-Alt.

Moving on to the Staff Recommendation, Klatt noted that staff is recommending that the RAD-Alt category be eliminated from the Comprehensive Plan. Klatt then highlighted the proposed findings of fact, stating that some of the findings take into account previous Planning commission and City Council discussion of the proposed action.

Kreimer asked if there has been any RAD-Alt development in the community. Klatt noted that there has not been any RAD-Alt development.

Dodson asked if RAD-Alt development is possible when not served by public sanitary sewer. He does not see the densities associated with RAD-Alt possible without sewer. Klatt noted that it would be very difficult to serve these sites at these densities with private sanitary systems.

Public Hearing opened at 8:22 pm.

Williams noted that Janice Greene submitted a letter for the Friedrich family noting their objection to the elimination of RAD-Alt. The letter was entered into the public record.

Larry Weiss, 9302 Stillwater Blvd. N., noted that the Friedrich site was changed to RAD-Alt for a specific project and the project has not been built. He noted that he is not supportive of RAD-Alt densities in the rural areas. He stated that the neighborhoods surrounding these sites do not want development at the density associated with RAD – Alt.

Terry Emerson, 2204 Legion Ln. N., stated that he does not oppose eliminating RAD-Alt, but would like to develop his parcel as single family OP neighborhood, but would like to consider some variances.

Ed Nielsen, 9499 Stillwater Blvd., stated that he would like to see the RAD-Alt go away because it equates to spot zoning.

Public Hearing closed at 8:29 pm.

Williams stated he would like to add a finding that the 2040 population projections can be reached without inclusion of the RAD-Alt land use category.

Kreimer noted that he is conflicted because the reduction of the overall population forecast is not that large. He noted that if there are allowances for population relief, the Village and South of 10th should be considered for land use changes. Dodson noted that he is concerned with being able to pay for the public infrastructure investments that have been made in the sewered areas. He does not support reductions in those areas until the City is sure they can finance these public infrastructure improvements. Williams agreed with Dodson.

M/S/P: Dodson/Lundgren, move to recommend approval of the Comprehensive Plan Amendment to Eliminate RAD-Alt (Rural Area Development Alternative Density) as a land use category from the Future Land Use Map as referenced in the Comprehensive

Plan subject to the condition of approval recommended by staff and based upon the findings of fact listed in the Staff Report as amended by the Planning Commission, **Vote: 3-1, motion carried** with Kreimer voting no.

Public Hearing: Zoning Map Amendment – Perfecting Amendments

Klatt started his presentation of the Zoning Map Amendment – Perfecting Amendments to change to the zoning for several properties guided for pending development as well as other clean-up perfecting amendments. He presented an overview of the subject properties one by one.

Public Hearing opened at 8:50pm.

Williams noted that a letter was submitted by Steve Delapp. It was entered into the public record.

Public Hearing closed at 8:52pm.

M/S/P: Williams/Dodson, move to recommend approval of the Zoning Map Amendments as presented in the Staff Report. **Vote: 4-0, motion carried unanimously.**

Updates and Concerns

Council Updates

1. Hammes Shoreland Variance was withdrawn by the applicant
2. Hunter's Crossing Preliminary Plat passed with 15 conditions of approval
3. Eagle Point Medical Center Preliminary and Final Development Plans passed with 7 conditions of approval
4. Hammes Estates Preliminary Plat passed with 17 conditions of approval.

Staff Updates

1. Upcoming Meetings
 - a. July 28, 2014
 - b. August 11, 2014 – Lundgren will be unable to attend.

Commission Concerns -

Lundgren noted that the Planning Commission should have identification for visiting development sites.

Williams noted that he is concerned about crowding of some of the Lennar developments that he has observed recently. Dodson agreed but doesn't know what the solution could be.

Meeting adjourned at 9:01pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant



PLANNING COMMISSION
DATE: 7/28/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-30

ITEM: Boulder Ponds – Preliminary Plat and Preliminary PUD Plan

SUBMITTED BY: Nick Johnson, City Planner
Kyle Klatt, Community Development Director

REVIEWED BY: Jack Griffin, City Engineer
South Washington Watershed District
Greg Malmquist, Fire Chief
Stephen Mastey, Landscape Architecture, Inc.

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Preliminary Plat and Preliminary PUD Plan application from OP3 Boulder Ponds, LLC for a 162-unit planned residential development to be located on 58.3 acres of land within Stage 1 of the City's I-94 Corridor Planning Area. The proposed residential project is located immediately north of Hudson Blvd. N., immediately east of the Eagle Point Business Park and immediately south of the Stonegate residential estates (RE) subdivision. Staff is recommending approval of the request subject to compliance with 11 conditions as noted in this report.

GENERAL INFORMATION

Applicant: OP3 Boulder Ponds, LLC (Deb Ridgeway), 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344.

Property Owners: Timothy Montgomery, 6211 Upper 51st St. N., Oakdale, MN; Louis J. Damiani Revocable Trust (William Kuhlmann – Security Bank and Trust Co), 2202 11th St. E., Glencoe, MN; DPS – Lake Elmo, LLC (Alan Dale), 6007 Culligan Way, Minnetonka, MN; Lennar Corporation (Steve Ach), 16305 36th Ave. N., Suite 600, Plymouth, MN; and Bremer Bank (Kathleen Tucci) 8555 Eagle Point Blvd., PO Box 1000, Lake Elmo.

Location: Part of Section 34 in Lake Elmo, immediately north of Hudson Boulevard North, immediately east of the Eagle Point Business Park, and immediately south of the Stonegate subdivision. PID Numbers 34.029.21.32.0001, 34.029.21.33.0001, and 34.029.21.33.0002.

Request: Application for preliminary plat and preliminary planned unit development (PUD) plan approval of a 162-unit residential planned development to be named Boulder Ponds.

Existing Land Use and Zoning: Agricultural land. Current Zoning: RT – Rural Development Transitional Zoning District; Proposed Zoning: LDR (PUD) -

Urban Low Density Residential, MDR (PUD) – Medium Density Residential and C – Commercial.

Surrounding Land Use and Zoning: North –Stonegate Residential Estates (RE) subdivision; west – Eagle Point Business Park (Bremer Bank, Eagle Point Town Office Condos, High Pointe Medical Campus, vacant land) BP; east – Lennar Savona Urban Low Density Residential (LDR) subdivision; south – vacant land guided for Commercial and Interstate Highway 94.

Comprehensive Plan: Urban Low Density Residential (2.5 – 3.99 units per acre), Urban Medium Density Residential (4.0 – 7.49 units per acre) and Commercial

History: Boulder Ponds General Concept Plan review by Planning Commission on 12/9/13 and approved by the City Council on 12/17/13.

Deadline for Action: Application Complete – 6/19/2014
60 Day Deadline – 8/17/14
Extension Letter Mailed – No
120 Day Deadline – 10/16/14

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (LDR and MDR)
Article 16 – Planned Unit Development Regulations
§150.270 Storm Water, Erosion, and Sediment

REQUEST DETAILS

The City of Lake Elmo has received a request from OP3 Boulder Ponds, LLC for a Preliminary Plat and Preliminary PUD Plan to subdivide approximately 58 acres of land located within Stage 1 of the I-94 Corridor Planning Area into 98 detached residential lots. The proposed plat would be located on property primarily owned by the Louis Damiani Revocable Trust (represented by William Kuhlmann) and Timothy Montgomery, and would be located immediately north of Hudson Boulevard, immediately east of Eagle Point Business Park, and immediately south of the Stonegate subdivision. The 78 acre parcel has historically been used for agricultural purposes.

The preliminary plat has been developed in response to the City's Comprehensive Plan, which identifies the applicant's property for urban low density residential, urban medium density residential and commercial. The proposed planned development includes 98 detached residential lots, located both north and south of the City's planned 5th Street minor collector road. In addition to the proposed detached residential lots, the plat includes an outlot (Outlot K) planned for a 64-unit senior housing facility or apartment. While approval is not being sought at this time, it is worth noting that the proposed senior housing is consistent with the approved General PUD Concept Plan approved by the City in December of 2013.

In terms of access, the preliminary plat and PUD plan shows a north-south connection to Hudson Boulevard in the southern portion of the plat. In addition to the Hudson Blvd. connection, the proposed plat includes a significant portion of the 5th Street minor collector road. As part of the total public improvements of the Boulder Ponds planned development, the 5th Street minor collector road will be constructed from the Savona (Lennar) urban low density subdivision in the east to the

approximately 160-acre parcel owned by Azure Properties to the northwest. Along with the connection to Hudson Blvd., the 5th Street minor collector road will ultimately serve as the primary access to the Boulder Ponds development.

The Boulder Ponds planned development is the City's third proposed subdivision in Stage 1 of the I-94 Corridor Planning Area that will receive public sanitary sewer service, which has been made available to the site via the completed Section 34 Public Utility Project. At present, the water for this area is provided by the City of Oakdale. However, the City plans to execute a trunk watermain extension down Inwood Avenue (CSAH 13) in the next year or two to connect existing facilities in the western I-94 Corridor to the City water system. At present, there is enough capacity in the Oakdale system to provide water to a significant portion of Stage 1 of the I-94 Corridor Planning Area until Lake Elmo makes the needed connections to its system. Sewer and water for the Boulder Ponds site is accessible along Hudson Blvd. as a result of the Section 34 Utility Project. The applicants are proposing to extend sewer and water throughout their site from the facilities located in Hudson Boulevard.

One of the other major features of the proposed subdivision is a continuation of the northern buffer greenbelt along the northern boundary of the site adjacent to the Stonegate subdivision. The greenbelt is required under the guidance of the City's Comprehensive Plan. As proposed, the greenbelt includes a trail segment from the proposed Savona single family development in the east across the northern boundary of the site to Stonegate Park in the west. In addition to connection to Stonegate Park, the northern buffer trail as proposed also provides connection to the City's planned minor collector road, 5th Street. It should also be noted that a significant portion of the greenbelt buffer area includes a Northern States Power (Xcel Energy) easement for overhead utilities.

As currently proposed, the single family or detached residential portion of the Boulder Ponds development will be constructed in two phases. The initial phase of the project includes construction of the access road to Hudson Blvd., as well as the eastern portion of the 5th Street minor collector road. In addition, Phase I as proposed includes 47 residential lots, both of the traditional single family and "Villa" type. The second phase of the residential development includes the construction of the remaining residential lots and local roads, as well as the western portion of the 5th Street minor collector road.

Finally, it should be noted that the Boulder Ponds development is proceeding through the Planned Unit Development (PUD) process. By proceeding through the PUD process, the City may allow for flexibility in the use of land or the base standards of the zoning code with the intent of achieving higher quality development. The City's PUD process has three phases: 1) General Concept Plan, 2) Preliminary Plan, and 3) Final Plan. It should be noted that the City reviewed the Boulder Ponds General Concept Plan (12/9/13 - Planning Commission, 12/17/13 – City Council), which was approved by the City Council (Resolution #2013-109). Approval of the General Concept Plan allows the applicant to proceed with preparation of preliminary plans, which the applicant has now submitted. Staff has reviewed the approved General Concept Plan and all the conditions associated with the approval. The most critical conditions, relating to the alignment of the 5th Street minor collector road, have been resolved by the applicant. In addition to the issues related to the alignment of 5th Street, the submitted preliminary plat and preliminary PUD plans have generally addressed the other conditions of approval related to the review of the General Concept Plan. It should also be noted that the Boulder Ponds preliminary plat and preliminary PUD plan does contain 5 additional residential lots than the General Concept Plan. The additional lots created in the subdivision directly relate to a change in product type, as the applicants are proposing "Villa" homes, a detached townhome on HOA maintained land. Staff reviewed the proposed increase and units and found it to be consistent with the general intent of the approved General Concept Plan. The minimal number of

increased lots are being accommodated within the same street and utility network, not leading to significant changes to the proposed public improvements.

PLANNING AND ZONING ISSUES

The Boulder Ponds site is guided for urban low density, urban medium density and commercial development in the City's Comprehensive Plan, and the applicant will be required to zone the site to the appropriate zoning designation as part of Final PUD Plan approval. The overall subdivision plan has therefore been prepared in order to generally comply with the district standards for the LDR and MDR zoning districts. However, as part of the request for a planned development, the applicant is permitted to request reductions in lot size, building setbacks, and other requirements of the base zoning district. Therefore, it should be noted that four of the proposed lots (Lots 4, 7, 8 and 10, Block 3, 2nd Addition) are slightly under the minimum requirements for lot size. In addition, the applicants are requesting reduced side-yard and front-yard setbacks. These requests were established at the General Concept Plan phase of the PUD process and were supported through the approval of the General Concept Plan.

In terms of the general design of the subdivision, the northern and southern portions are split between the City's planned minor collector road, 5th Street. The southern portion is accessed off the north-south access road, called Cobblestone Plaza, connecting to Hudson Blvd. and contains 20 proposed "Villa" units, which is a detached single family product with HOA maintained grounds. In addition, according to the General Concept Plan, the southern portion of the planned development will also include a 64-unit senior living multi-family building to be located on Outlot K at some point in the future. The proposed senior living building is not currently included in the present application. The design of the northern portion of the subdivision primarily follows one through street, Boulder Ponds Parkway, which connects to the planned 5th Street in both the central and northwestern areas of the plat. In addition to the main through street, three cul-de-sacs are proposed off of Boulder Ponds Pkwy. The northern portion of the proposed subdivision is comprised of all single family residential land uses, with 60 traditional single family homes and 18 Villa units. The proposed design of the subdivision does allow for a significant amount of open space, allowing all the residential lots to back up to some form of open space as opposed to additional lots. In addition, the overall design (streets, sidewalks, building pads, etc.) is intended to provide a curvilinear aesthetic and pattern. Along with varied setbacks and meandering sidewalks, the applicant has noted that creating visual interest within the development is a critical component to the overall vision.

Sidewalks and trails are planned throughout the subdivision. The proposed plans provide for sidewalks on one side of all streets, which is consistent with the Staff recommendation for sewered single family residential subdivisions. In terms of proposed trails, all are designed to be ten feet in width and constructed of bituminous asphalt, which is consistent with the City standard for a regional trail. In addition to the buffer/greenway trail, the proposed subdivision includes a linking trail segment to the northeastern cul-de-sac, Pebblestone Ridge Cove. Finally, the proposed minor collector road 5th Street includes a regional trail on the north side of the road, which is consistent with the City's typical section.

The Boulder Ponds subdivision includes two general types of residential lots: traditional single family and Villa. As proposed, there are 60 traditional single family lots. The average size of the traditional single family lots is 9,735 square feet. In addition, the largest traditional lot (Lot 1, Block 2, 1st Addition) is 15,832 sq. ft., while the smallest proposed traditional lot (Lot 8, Block 3, 1st

Addition) is 7,206 sq. ft. in size. Regarding the Villa lots, this lot type is intended to serve a different residential product than the traditional single family lots, allowing for a detached townhome type product. According to the applicant narrative, the Villa lots are intended to serve an empty-nester demographic, and the grounds of the Villa lots would be HOA maintained. As proposed, the Boulder Ponds subdivision includes 38 Villa lots, which are located within Block 1, 1st Addition and Block 1, 2nd Addition. The average size of the Villa lots is 10,116 square feet. The largest Villa lot is 18,906 sq. ft., while the smallest Villa lot is 7,347 sq. ft. in size. It should be noted that the lot sizes of the traditional single family and Villa homes are comparable in size. The main differences between the lot types are the product type (single family home vs. detached townhome) and maintenance (owner maintained vs. HOA maintained). In order facilitate the review of the proposed lots and lot types, the applicants have submitted an updated lot summary that identifies the lot type (single family vs. Villa). The updated lot summary is found in Attachment #3.

The following is a general summary of the subdivision design elements that have proposed as part of the Boulder Ponds preliminary plat and plans:

Zoning and Site Information:

- Existing Zoning: RT – Rural Development Transitional District
- Proposed Zoning: LDR, MDR and C
- Total Site Area: 58.3 acres
- Total Residential Units: 98
- Proposed Density (Net): Northern - 2.69 units/acre, Southern – 8.05 units/acre*
(*Note: includes future planned 64-unit senior living multi family building)

Proposed Lot Dimensional Standards through Planned Unit Development Process:

- Lot Area: 9,882 sq. ft. average (7,206 sq. ft. min.)
- Front Yard Setback: 20 ft. (25 feet for garage)
- Side Yard Setback: 5 ft.
- Rear Yard Setback: 25 ft.

Proposed Street Standards:

- ROW Width – Local 60 ft. (per Subdivision Ordinance)
- Street Widths – Local: 28 ft.(per City standard)

The standards listed above are all either in compliance with the applicable requirements from the City’s zoning and subdivision regulations, or are consistent with requested modifications through the proposed planned unit development (PUD). Based on Staff’s review of the Preliminary Plat and Preliminary PUD Plan, the applicant has generally demonstrated compliance with the majority of the applicable codes, and the requested modifications or flexibilities as allowed under the City’s PUD Ordinance represent a reasonable request given the various design goals the applicant it trying to achieve.

The applicant is requesting some additional flexibility through the PUD process to receive advance approval for an alternate design for certain portions of the development. The proposed alternative designs are detailed in the attached document titled “Boulder Ponds – Alternative Site Plan” (Attachment #8) and detailed on the site plans labeled Exhibit “A, B and C” – Alternative Single Family Detached Townhouses. As specified in these plans, the applicant has asked for flexibility to build houses consistent with the proposed preliminary plat, or to change the housing type for certain

portions of the development to a single-family detached townhouse-type building, or Villa, on smaller lots. There are three specific portions of the development that are identified for this alternative layout, and in total, the proposed flexibility would add nine additional lots to the plat beyond the base conditions. The addition of these lots would not increase the net density for any portion of the project so that it exceeds the underlying density in the Comprehensive Plan.

Because the requested alternative plans would not alter the layout of any proposed streets or significantly alter the grading and utility plans for the site, Staff is recommending that the preliminary PUD plans be structured in a way that allows the applicant to move forward with either option. Please note that should the developer move forward with one of these alternatives, the preliminary plans will need to be updated in their entirety to reflect the updated plans. Under such a scenario, the developer would be able to submit revised preliminary plan simultaneously with a final PUD and final plat. The comments from Staff included in the latter portions of this report address the plat as submitted; any future plans that incorporate the alternative plans would be subject to a complete plan review.

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 has indicated that the northern outlot area, labeled Park, will be dedicated to the City for this purpose. The City's Subdivision Ordinance requires 10% of the land in urban residential districts to be set aside as parkland, which according to the applicant's calculation would represent 4.09 acres of land. On the submitted narrative for the Boulder Ponds project (Item D), the applicant has noted that 3.85 acres of land within or adjacent to the greenbelt/buffer have been dedicated as park. However, City staff is unclear if this calculation includes the area within the Xcel Energy easement, which would not be eligible to be counted towards the required parkland amount. Related to this requirement, the Subdivision Ordinance states the following:

(C) Land acceptability. The city must approve the location and configuration of any park land which is proposed for dedication and shall take into consideration the suitability of the land and for its intended purpose; the future needs of the city for parks, playgrounds, trails, or open space; and the recommendations of the city's Parks Commission. The following properties shall not be accepted for park land dedications:

(1) Land dedicated or obtained as easements for streets, sewer, electrical, gas, storm water drainage and retention areas, or other similar utilities and improvements;

Given that a significant portion (approximately 75 feet x 1300 feet) of the land proposed to be dedicated is subject to a Xcel Energy overhead utility easement, the portion of the parkland within the easement would not be eligible for parkland dedication credit.

In addition to the eligibility the land provided, it should also be noted that the applicant has removed the area of the 5th Street right-of-way and the area of the required northern greenbelt buffer from the land calculation for parkland. While staff agrees that the right-of-way for the 5th St. minor collector road should not be included in this calculation, the northern greenbelt is considered part of the gross area being subdivided for development. For this reason, the greenbelt area, 2.83 acres according to the applicant's narrative, should be included in the gross land calculation in determining the amount of required parkland dedication. Inclusion of the greenbelt area in the total land calculation for parkland dedication would be consistent with other subdivisions (Savona and Hammes Estates) that have incorporated portions of the greenbelt buffer around the Stonegate subdivision.

In order to address the issues related to the correct level of parkland dedication, Staff would recommend that as a condition of approval (Condition #2) the applicant submit an updated parkland dedication calculation in advance of Final Plat. Upon review of the updated calculation, if any gap

exists between the eligible land dedication provided and the required land dedication amount, the applicant will be required to submit a fee in lieu of land dedication to satisfy the total land dedication requirement (10%) per the Subdivision Ordinance. It should also be noted that in the submitted narrative, the applicant has requested that the City consider some parkland credit for the construction of park related improvements that do not receive credit for land dedication. Staff would support that some credit be considered, as a significant stretch of trail is proposed over land that is not eligible for parkland dedication credit due to the overhead utility easement. Staff will continue to work with the applicant on how to properly achieve the required parkland dedication amount, whether it be through land, improvements, or fees in lieu of land dedication.

REVIEW AND ANALYSIS

City Staff has reviewed the Boulder Ponds preliminary plat and preliminary PUD plan. In general, the proposed plat will meet all applicable City requirements for conditional approval, and any deficiencies or additional modifications that are needed are noted as part of the review record. In addition, the City has received a detailed list of comments from the City Engineer, the Fire Chief and the City's Landscape Consultant, Stephen Mastey, all of which are attached for consideration by the Commission.

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 following review comments as well:

- ***Comprehensive Plan.*** The proposed subdivision is consistent with the Lake Elmo Comprehensive Plan and Future Land Use Map for this area. The net densities for the development generally comply with the range allowed for the Urban Low Density and Urban Medium Density land use categories. In addition, other aspects of the Comprehensive Plan that relate to the Boulder Ponds subdivision are as follows:
 - ***Density Calculation.*** The subject property is guided Urban Low Density Residential, Urban Medium Density Residential and Commercial in the Comprehensive Plan. In order to demonstrate compliance with the City's Comprehensive Plan with regards to proposed density, the applicant has submitted two density exhibits in the project narrative. The exhibits demonstrate that the overall number of proposed residential units fall well within the amount of planned growth under the Comprehensive Plan. While the net density calculation of the medium density area, 8.05 units/acre, is technically higher than the allowed range for MDR (4.0-7.49 units/acre), the overall planned growth for the area was greatly reduced by the realignment of the 5th Street minor collector road to the south, increasing the amount of land planned for Urban Low Density Residential. In addition, the density of the proposed project was reviewed along with the General Concept Plan. In reviewing the General Concept Plan, the City found that the proposed subdivision was consistent with the City's Comprehensive Plan. With the addition of 5 residential lots since the approval of the General Concept Plan, the proposed subdivision remains in conformance with the planned growth as guided by the Comprehensive Plan.
 - ***Parks.*** The City's park plan identifies proposed location for neighborhood parks based on the anticipated population that should be served by each park. The Park Plan does not call for additional parks in the vicinity of the Boulder Ponds subdivision, as it is located immediately adjacent to Stonegate Park. However, as part of the required greenbelt buffer, the land dedicated to the City as parkland will

include areas adjacent to Stonegate Park. This should allow opportunities to integrate trail and other facilities into Stonegate Park. However, any improvements will need to conform to the conditions of the Xcel Energy power line easement.

- **Water.** Water will be provided to this area via existing watermain along Hudson Boulevard. The Boulder Ponds subdivision will be able to be served under the City's current agreement with the City of Oakdale until the Inwood Ave. watermain extension project is completed. Staff anticipate that this project will be completed next year (2015).
- **Sanitary Sewer.** The Boulder Ponds subdivision will be served by sanitary sewer that will connect to trunk gravity sewer in the Hudson Boulevard right-of-way. All of the wastewater will flow to the W.O.N.E. MCES regional wastewater interceptor.
- **Phasing.** The Boulder Ponds subdivision is located within Stage 1 of the I-94 Corridor Planning Area. The proposed subdivision is consistent with the City's Staging Plan, as the proposed development has access to both public sanitary sewer and water.
- **Zoning.** The applicant has submitted an application for a Planned Unit Development, and has previously received approval of the General Concept Plan for Boulder Ponds. Consistent with the City's PUD Ordinance, preliminary PUD plans have been submitted along with the preliminary plat. The final step in this process is submission of final PUD plans with a final plat. The underlying zoning for the PUD still needs to be established, and staff is recommending that the zoning be addressed at the final plan stage. In this case, the Comprehensive Plan guides the applicant's site for several different land use categories, including low density residential, medium density residential, and commercial. Staff will be recommending that the zoning for the subdivision be established to match the Comprehensive Plan in the following manner:
 - **LDR** - All portions of the subdivision north (and east) of 5th Street.
 - **MDR** – All lots on Cobblestone Path and Outlots N and K.
 - **C** – Outlots J, M, and L

At the time a final development plan is submitted, the official zoning map will be updated to reflect both the underlying zoning as noted above and will include a special designation marking the project area as a Planned Unit Development.

- **Planned Unit Development.** The applicant has applied for a PUD, and therefore is seeking to take advantage of the flexibility allowed with this type of application. The specific aspects of the project that will be permitted through the PUD ordinance include the following:
 - Exceptions to the City's minimum lot size requirements for LDR zoning to allow certain lots to be platted with less than the minimum of 8,000 square feet of area required in this zoning district.
 - Exceptions to the City's setback requirements in LDR and MDR zoning districts to establish a minimum front yard setback of 20 feet (25 feet for garage) and side yard setback of 5 feet for all residential lots in the subdivision.
 - Exceptions to the City's development standards for garages in urban residential zoning districts. The applicant has stated that a small number of the standard residential lots and a larger number of the proposed "Villa" homes will not be able to

meet the City's 60% requirement concerning the width of garages on these site. Given the unique aspects of the "coving" subdivision design concept, Staff is recommending that the PUD plans be structured to eliminate this requirement in its entirety.

- The ability to mix different types of uses as part of a larger development proposal that is connected as one development. The project will include single family detached homes, multi-family units, and commercial buildings, and has been designed to function as one unified development.
 - The applicant is proposing to meander sidewalks throughout the development both inside and outside of the street right-of-way. The City's right-of-way standards depict sidewalks within a specific portion of the right-of-way.
 - Certain connecting trails are depicted within 20-foot easements; Staff has been asking that trails be dedicated to the City on Outlots of no less than 30 feet in width.
 - The proposed roads include several medians and landscape islands that are not otherwise included in the City's street specifications.
- **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. Many of these requirements have been addressed as part of the City Engineer's review memo (which is summarized below). After reviewing the proposed plat and PUD plan, Staff has not found any aspect of the plat that conflict with these requirements.
 - **Infrastructure.** The developer will be required to construct all streets, sewer, water, storm water ponds, and other infrastructure necessary to serve the development, including all portions of 5th Street that cut through the development. Also, Staff has reviewed the proposed phasing of construction for the public improvements and finds it to be acceptable.
 - **Wetlands.** The applicants have prepared a wetland delineation for the site, which identifies an existing wetland on Outlot O. The applicant is proposing to incorporate this wetland as part of the storm water management plan for the site, and will therefore need to comply with all applicable requirements of the Wetland Conservation Act for this work. The South Washington Watershed District is the responsible government unit for determining such compliance issues.
 - **Trails.** The developer is proposing to build a series of trails as part of the development, including a 10-foot bituminous trail along the northern portion of the subdivision through the required 100-foot open space buffer and a similar trail within the 5th Street right-of-way. The applicant is seeking park land dedication credit for all of the land within the open space buffer area and other adjacent portions of the site that are used for general open space or storm water facilities. Given the circumstances associated with the northern portion of the site, Staff is not recommending that the City accept all of the land shown as park along the northern boundary of the plat for the following reasons: 1) this portion of the site lies under a 75-foot power line easement and nearly all portions of the trail are located within this easement, 2) the area shown as park includes storm water ponding area, and 3) the Subdivision ordinance specifically prohibits using areas under a power line easement and within a storm water pond for park dedication requirements.

Because the trail does serve a public purpose, and because the City has previously allowed the buffer area to be used for park dedication purposes with the construction of a trail, Staff is recommending that the developer received credit for park land dedication as follows:

- The equivalent land dedication equal to a 30-foot trail segment under all portions of the power line easement.
- Land that is deeded to the City surrounding trails and located outside of the power line easement and storm water facilities.
- Land within the 100-foot buffer in the northern portion of the site that is located outside of the power line easement and outside of storm water facilities.

As noted earlier in this report, the exact calculations for park land dedications should be completed as part of the final plat submissions (Condition #2).

Finally, although the northern greenbelt buffer trail is depicted as a 10-foot trail, Staff is recommending that the design of this trail segment be reduced to eight-feet in width to be consistent with the trail design approved in the adjacent subdivisions to the east (Condition #9).

- ***Meandering Sidewalks.*** The proposed development plans include a series of sidewalks that meander into and out of the street right-of-way for the subdivision. Because this was a design element that was approved as part of the General Concept Plan review, Staff is recommending that the preliminary plans be approved with this design feature. Please note, however, that the City Engineer is not recommending the construction of any sidewalks outside of the right-of-way, and that additional requirements should be included as part of the City's review in order to address the City Engineer's concerns. Specifically, Staff is recommending that the developer provide a 10-foot drainage and utility easement over all private lots adjacent to sidewalks outside of the public right-of-way, and that any land located between the sidewalk and the street right-of-way be covered under a similar easement as well (Condition #6).
- ***Landscaping and Tree Preservation.*** The landscape and tree preservation plans have been reviewed by the City's consulting landscape architect, Stephen Mastey. The review memorandum submitted by the Landscape Consultant is found in Attachment #11. In the review memo, Mastey notes that the submitted Landscape Plan (L1-L6) and Tree Inventory and Preservation Plan comply with the City's ordinances related to landscaping and tree preservation/replacement. It should be noted that the Landscape Plan as proposed includes street tree plantings on the outside of the sidewalk, as opposed to in between the street and sidewalk. As this location is typically reserved for private utilities, staff would recommend that the Landscape Plan be revised to locate all boulevard trees in between the street and the sidewalk (Condition #7). The requested modifications pertaining to plant location, as well as the identification of plant species, can be incorporated into the Final Landscape Plan.
- ***Green Belt/Buffer.*** The Comprehensive Plan identifies an area north of the Boulder Ponds plat as a greenway/buffer space with a minimum width of 100 feet. Throughout the Boulder Ponds subdivision, the provided greenbelt complies with, and in many locations exceeds, the 100-foot greenbelt requirement. Consistent with City planning efforts, the applicant has included a trail improvement within the greenbelt to act as a linear park amenity. In addition, trail connections through this area will provide access to the Savona subdivision and beyond to the east and Stonegate Park in the west. It should also be noted that a large portion of the provided greenbelt is subject to a Northern States Power (Xcel Energy) easement.

- **Streets.** The proposed street system has been designed to comply with all applicable subdivision requirements and City engineering standards. The general street system of the Boulder Ponds development is designed to have a curvilinear aesthetic. As part of the subdivision, three cul-de-sacs are proposed. All of the proposed cul-de-sacs comply with the maximum length (600 feet) for cul-de-sacs in sewered residential subdivisions per the City's Subdivision Ordinance. In addition, it should be noted that the applicants are proposing tear-drop or enlarged cul-de-sac with inner islands to provide additional visual interest and improved sightlines. In reviewing the design of the proposed cul-de-sacs, the Fire Chief and public works staff have voiced concern over the function and maintenance of the proposed design. However, the applicants have submitted turning radius exhibits (Attachment #7) demonstrating that emergency service vehicles are able to navigate the proposed islands. It should also be noted that the designs of the cul-de-sacs were discussed as part of the approval of the General Concept Plan. At that time, the Planning Commission and City Council supported the design of the proposed cul-de-sacs. Other comments from Staff concerning streets are as follows:

- **Secondary Access.** The proposed development includes a new access to Hudson Boulevard that will be constructed as part of the first project phase, and will include the construction of a portion of 5th Street as well. Because there have been no approvals to date for any additional extensions of 5th Street, there is no set timeline for the creation of a secondary access point to the site. Because 5th Street will be built with adjacent subdivisions, Staff is not recommending any restrictions concerning the timing of project phases within Boulder Ponds.
- **5th Street.** The development plans have been prepared to comply with the City's approved design for 5th Street with the exceptions listed in the City Engineer's memorandum. The developer will be responsible to construct this minor collector road as part of the initial development plans, and in accordance with the phasing depicted in the attached plans. The final construction plans will need to include all lighting, landscaping, and other details as required by the City.

The Comprehensive Plan calls for the future extension of 5th Street further to the west of the applicant's property; however, in order to make this connection the owner of the property immediately to the west of the site (Bremer Financial Services) will need to give its consent to the proposed layout for 5th Street since it crosses through the extreme northeastern portion of its property in the Eagle Point Business Park. The attached application materials have been signed by Bremer Bank, which satisfactorily addresses this concern.

- **Street Names.** Along with the preliminary plat and preliminary PUD plan, the applicants have submitted proposed street names that relate to the proposed name of the subdivision, Boulder Ponds. In developing the street names for the newly platted or developing areas of Lake Elmo, Staff has been utilizing the Washington County street naming system. The purpose of utilizing the County system is to provide emergency services and public works personnel knowledge of the general location of a property in cases of emergency or general public projects. While staff is sensitive to the applicant's wish or desire to provide street names that reflect the theme of the proposed development, staff is recommending that the proposed subdivision adhere to the County street naming system to the best extent possible. As a condition of approval (Condition #4), Staff is asking that the applicant continue to work with the City at developing street names for the project, and that these names be included with the final plat submission.

- ***City Engineer Review.*** The City Engineer has submitted a detailed list of comments concerning the preliminary plat and plans as part of a memorandum to the City dated July 24, 2014, which includes a separate review of the 5th Street plans conducted by a transportation engineer from TKDA. While the report itself is quite lengthy, many of the comments pertain to relatively minor plan revisions or construction details that should not result in any significant changes to the preliminary plat document. For example, some of the comments concerning grading may impact the ability to build a home with a walkout basement (as opposed to a lookout basement), but would not otherwise alter the lots as proposed. Rather than restating all issues and concerns as identified by the City Engineer, Staff is recommending a condition of approval (Condition #5) that will require the applicant to address all comment from the City Engineer in subsequent plan reviews.
- ***Fire Department Review.*** The Fire Chief has reviewed the plat and has submitted a review memorandum (Attachment #10) dated 7/23/14. Included in the Fire Chief's comments is concern over the design of the enlarged "teardrop" cul-de-sacs. It should be noted that the applicants have submitted a turning radius exhibit to demonstrate that a ladder truck can effectively navigate the proposed cul-de-sacs. In addition to the concern over the cul-de-sacs, the Fire Chief has noted that the proposed street names for the subdivision do not comply with the Washington County street naming system, which the City has been utilizing for recently approved plats. Staff would recommend that the applicants work with City to determine appropriate street names for the subdivision in advance of Final Plat approval (Condition #4).
- ***Watershed Districts.*** The project area lies within the South Washington Watershed District (SWWD). The Boulder Ponds project has already submitted a watershed district permit, and the permit has been conditionally approved. The conditions related to the watershed district approval include compliance with NPDES permitting requirement and verification of soil conditions rough on-site testing. Staff is recommending that adherence to the SWWD permit requirement be included as a condition of approval (Condition #3).

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat and preliminary PUD plan with 11 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 and final PUD plan. The recommended conditions are divided into two categories to better communicate the purpose and intent of the conditions. The recommended conditions are as follows:

Recommended Conditions of Approval:

Pending Review and Approvals

- 1) 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.
- 2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. 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.

- 3) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the South Washington Watershed District Permit.
- 4) The applicant shall work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of final plat.

Modifications to the Preliminary Plat and Preliminary PUD Plans

- 5) The Final Plat and Plans must include the requested modifications outlined in the City Engineer's review memorandum dated 7/24/14.
- 6) In addition to standard easements require by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way.
- 7) The landscape plan shall be updated to locate all boulevards trees in between the public street and sidewalk to not interfere with private utilities.
- 8) All islands and medians shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. 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.
- 9) The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet.
- 10) The plan and profile for the eastern limits of 5th Street shall match the preliminary development plans for the Savona Subdivision or will otherwise be revised in a manner to meet the requirements of the City Engineer.

Plat Restrictions

- 11) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Boulder Ponds preliminary plat and preliminary PUD plan:

- That the Boulder Ponds PUD General Concept Plan was approved by the City on December 17, 2013, and the submitted Preliminary Plat and Preliminary PUD Plan is consistent with the approved General Concept Plan.

- That the Boulder Ponds preliminary plat and preliminary PUD plan are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Boulder Ponds preliminary plat and preliminary PUD plan generally comply with the City's LDR- Urban Low Density Residential and MDR – Urban Medium Density Residential zoning districts.
- That the Boulder Ponds preliminary plat and preliminary PUD plan comply with the City's subdivision ordinance.
- That the Boulder Ponds preliminary plat and preliminary PUD plan comply with the City's Planned Unit Development Regulations.
- That the Boulder Ponds preliminary plat and preliminary PUD plan comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated 7/24/14.
- That the Boulder Ponds preliminary plat and preliminary PUD plan comply with other City zoning ordinances, such as landscaping, tree preservation, and erosion and sediment control.
- That the Boulder Ponds preliminary plat and preliminary PUD plan achieve multiple identified objectives for planned developments within Lake Elmo.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Boulder Ponds Preliminary Plat and Preliminary PUD Plan with the 11 conditions of approval as listed in the Staff report. Suggested motion:

“Move to recommend approval of the Boulder Ponds Preliminary Plat and Preliminary PUD Plan with the 11 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

1. Location Map
2. Application Forms and Project Narrative
3. Updated Lot Summary
4. Site Survey
5. Preliminary Plat (4 sheets)
6. Preliminary Plans (49 sheets)
7. Turning Radius Exhibits
8. Alternative Site Plans w/Narrative
9. City Engineer Review Memorandum, dated 7/24/14
10. Fire Chief Review Memorandum, dated 7/24/14
11. Landscape Consultant Review Memorandum, dated 7/23/14

12. South Washington Watershed District Permit, dated 7/8/14

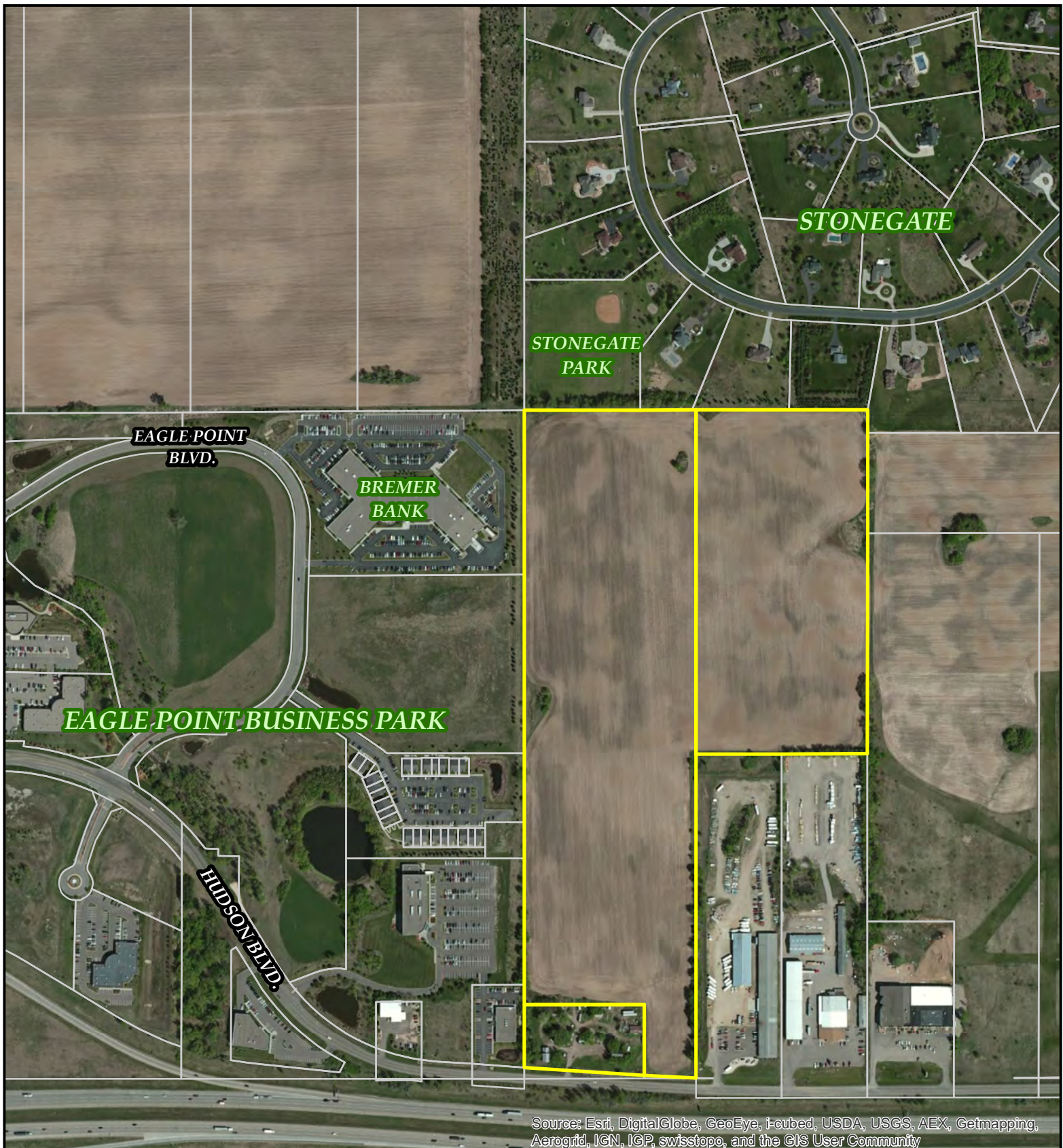
13. *Not Included in Packet – Available Upon Request:*

a. Street Cross Section Details

b. Plan Details

ORDER OF BUSINESS:

- IntroductionPlanning Staff
- Report by StaffPlanning Staff
- Questions from the Commission Chair & Commission Members
- Open the Public HearingChair
- Close the Public Hearing.....Chair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission..... Chair & Commission Members



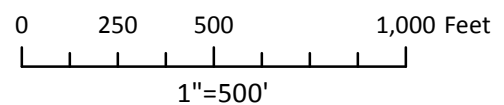
Location Map: Boulder Ponds PUD



Data Source: Washington County, MN
12-4-2013



Boulder Ponds Site



EXCELSIOR

❖ *The Excelsior Group*



June 2, 2014

Nick Johnson
City of Lake Elmo
3800 Laverne Ave N
Lake Elmo, MN 55042

Re: Boulder Ponds Preliminary PUD and Plat Applications

Dear Mr. Johnson:

OP3 Boulder Ponds, LLC is pleased to submit the enclosed applications for Preliminary Plat and Preliminary PUD. The following items accompany this submittal:


1. Preliminary Plat Application
2. Preliminary PUD Plan Application
3. Check in the amount of \$9,350
4. Draft of Master HOA documents

Evolution Engineering will submit the plan sets to supplement the applications as well as provide a link to an FTP site for electronic version of the plans.

Please note that the Affirmation of Sufficient Interest from DPS-Lake Elmo, LLC (Alan Dale) is not included with the applications and is expected this week. Lennar, as contract purchaser, approves to DPS's signing of the document per included email from Steve Ach.

If you have questions related to this application, please contact me at 612.353.3307 or Deb.Ridgeway@ExcelsiorLLC.com. Thank you.

Sincerely,


Deb Ridgeway
Asset Manager

Enclosures

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



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

PRELIMINARY PLAT APPLICATION

Applicant: OP3 Boulder Ponds, LLC (contact: Deb Ridgeway)
Address: 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
Phone #: 612.353.3307
Email Address: Deb.Ridgeway@ExcelsiorLLC.com

Fee Owner: Multiple - see attached Section A of Prelim Plat application Written Statements
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description): Multiple - see attached
Section B of Preliminary Plat application Written Statements

General information of proposed subdivision: OP3 Boulder Ponds, LLC requests Preliminary Plat
approval to subdivide the subject property into 60 single family lots, 38 Villa lots, 64 senior units
and 2 commercial outlots. Please refer to the plan sets and attachments to this application for
detailed information on the proposed neighborhood.

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

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

Signature of applicant:  Date: 6/2/14

Signature of Fee Owner see attached Affirmation of Sufficient Interest Date: _____



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.

OP3 Boulder Ponds for The Louis J. Damiani Revocable Trust of October 6, 2011
Name of applicant and Timothy E. Montgomery
(Please Print)

Street address/legal description of subject property 9120 Huron Blvd

Beginning at a point 75 feet North of the Southwest corner of Section 34, Township 29, Range 21; thence running North along the West line of said section 284.1 feet; thence running Easterly on a line parallel to the South line of said section, a distance of 460 feet; thence running Southerly on a line parallel to the West line of said section, a distance of 284 feet more or less to the Northerly right of way line of Highway No. 12; thence running Westerly along said Northerly right of way line, a distance of 460 feet more or less to the point of beginning, except Highway Parcel 29B MNDOT Right of Way Plat 82-43.

The Louis J. Damiani Revocable Trust of October 6, 2011

Signature

Date

Timothy E. Montgomery


Signature

6/1/14
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.



Post-It® Fax Note	7671	Date	# of pages ▶
To	Tim Brown		From
Co./Dept.			Co.
Phone #			Phone #
Fax #	612-353-3329		Fax #

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

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The Louis J. Damiani Revocable Trust of October 6, 2011

Security Bank & Trust Company

By: [Signature]

Signature

Senior Vice Pres

6-2-2014

Date

Timothy E. Montgomery

Signature

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.



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 OP3 Boulder Ponds for Bremer Financial Services, Inc.
(Please Print)

Street address/legal description of subject property see attached description sketch

Kathy Tucci, VP Facilities May 30, 2014
Signature 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.

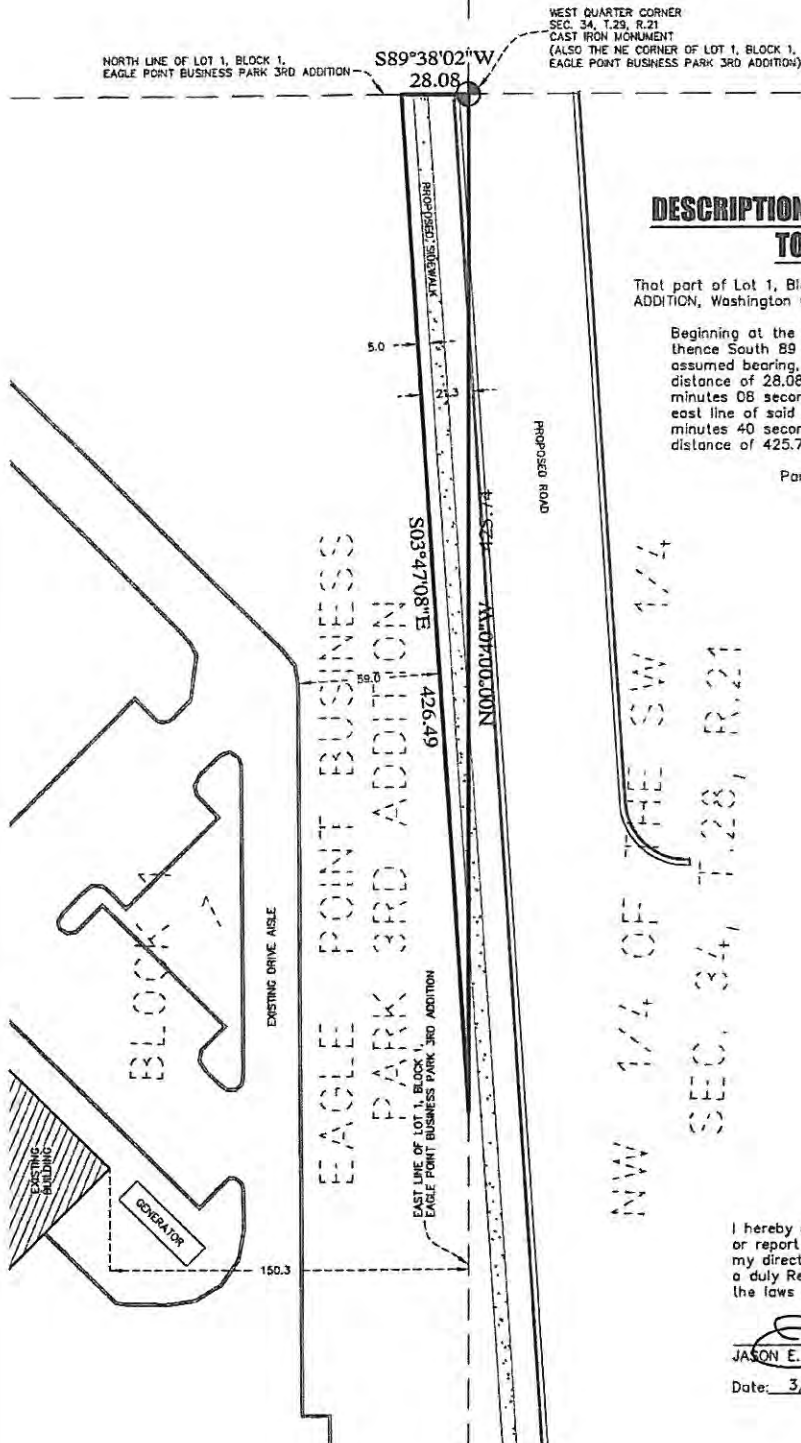
If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

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.

SKETCH AND DESCRIPTION

~of~ PROPOSED PARCEL TO BE ACQUIRED - BREMER BANK
~for~ LAKEVIEW INVESTMENTS, LLC

NORTH
SCALE: 1" = 50'



DESCRIPTION OF BREMER BANK PARCEL TO BE ACQUIRED

That part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD
ADDITION, Washington County, Minnesota described as follows:

Beginning at the northeast corner of said Lot 1, Block 1;
thence South 89 degrees 38 minutes 02 seconds West,
assumed bearing, along the north line of said Lot 1 a
distance of 28.08 feet; thence South 03 degrees 47
minutes 08 seconds East a distance of 426.49 feet to the
east line of said Lot 1; thence North 00 degrees 00
minutes 40 seconds West along said east line of Lot 1 a
distance of 425.74 feet to the point of beginning.

Parcel Area = 5,976 sq. ft.

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

JASON E. RUD

Date: 3/31/14 License No. 41578



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 OP3 Boulder Ponds for DPS- Lake Elmo, LLC
(Please Print)

Street address/legal description of subject property see attached description sketch

The above noted property is subject to a Purch Agree between DPS -Lake Elmo & Lennar/US Homes

See attached email consent from Lennar/US Homes.

Alan J. Dale
Signature

6-3-14
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.

Deb Ridgeway

From: Tim Brown
Sent: Friday, May 30, 2014 3:53 PM
To: Deb Ridgeway; Jessica Lytle
Subject: FW: Lake Elmo - Boulder Cove

Tim Brown
Senior Vice President

THE EXCELSIOR GROUP
11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
P. 612-353-3305 | C. 612-802-6948 | E: Tim.Brown@ExcelsiorLLC.com

From: Steven Ach [<mailto:Steve.Ach@Lennar.com>]
Sent: Friday, May 30, 2014 3:49 PM
To: Tim Brown; Alan Dale
Subject: Lake Elmo - Boulder Cove

Tim and Alan - As contract purchaser of a portion of the property included on the preliminary plat submittad by OP3 Boulder Ponds, LLC for DPS-Lake Elmo, LLC (as the fee owner), Lennar consents to the application submittal and DPS-Lake Elmo LLC signature on the application.

Steve Ach
Land Acquisition Manager
Lennar

steve.ach@lennar.com
www.lennar.com

Office: 952-249-3033
Cell: 612-600-1278

16305 36th Avenue North, Suite 600
Plymouth, MN 55446-4270



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

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

OP3 Boulder Ponds, LLC

Signature of applicant By  Date 6/2/14

Timothy J. Brown

Name of applicant Its Senior Vice President Phone 612.353.3305
(Please Print)

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

Deb Ridgeway

OP3 Boulder Ponds, LLC

c/o The Excelsior Group, LLC

11455 Viking Drive, Suite 350

Eden Prairie, MN 55344

BOULDER PONDS
Preliminary Plat Application
Written Statements

PUD Planned Unit Development Stage

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

1/3rd Owner Timothy E. Montgomery
6211 Upper 51st Street N
Oakdale, MN 55128
C (612) 701-5616
ccnmont@yahoo.com

2/3rd Owner The Louis J. Damiani Revocable Trust of October 6, 2011
c/o Security Bank & Trust Co
Willam C. Kuhlmann
2202 11th Street East Glencoe, MN 55336
C (952) 239-2297
bill@securitybanks-trust.com

Triangle (East) DPS – Lake Elmo, LLC
Alan Dale
6007 Culligan Way
Minnetonka, MN 55345
O (952) 288-2201
C (612) 718-3793
adale@daletileco.com

Lennar Corporation
Steve Ach
16305 36th Avenue N, Suite 600
Plymouth, MN 55446
O (952) 249-3033
C (612) 600-1278
steve.ach@lennar.com

Triangle (West) Bremer Bank
Kathleen Tucci
8555 Eagle Point Blvd
PO Box 1000
Lake Elmo, MN 55042
O (651) 434-4744
kmtucci@bremer.com

Purchaser	<p>OP3 Boulder Ponds, LLC Timothy J. Brown - Senior VP c/o The Excelsior Group, LLC 11455 Viking Drive, Suite 350 Eden Prairie, MN 55344 O (612) 353-3305 C (612) 802-6948 Tim.Brown@ExcelsiorLLC.com</p>
Asset Manager	<p>Deb Ridgeway OP3 Boulder Ponds, LLC c/o The Excelsior Group, LLC 11455 Viking Drive, Suite 350 Eden Prairie, MN 55344 O (612) 353-3307 C (612) 590-9978 Deb.Ridgeway@ExcelsiorLLC.com</p>
Associate	<p>Jessica Lytle OP3 Boulder Ponds, LLC c/o The Excelsior Group, LLC 11455 Viking Drive, Suite 350 Eden Prairie, MN 55344 O (612) 353-3316 jessica.Lytle@ExcelsiorLLC.com</p>
Project Mgr	<p>Raymond Pruban Amaris Homes, LLC PO Box 251276 Woodbury, MN 55125 O (651) 426-0584 C (651) 248-3631 rpruban@amariscustomhomes.com</p>
Site Planning	<p>Rick Harrison Rick Harrison Site Design O (763) 595-0055 rharrison@performanceplanningsystem.com</p>
Site Engineering	<p>Dean Robbins, PE Evolution Engineering C (651) 303-7208 evolutionengineeringmn@gmail.com</p>

Engineering Oversight (incl Wetlands, Turn Radius, 5th Street Sections)

Dave Blommel, PE
Short, Elliott, Hendrickson (SEH)
1200 25th Avenue South
PO Box 1717
St. Cloud, MN 56302-1717
O (320) 229-4349
C (320) 293-5464
dblommel@sehinc.com

Landscape Plans Karyn Luger

Short, Elliott, Hendrickson (SEH)
10901 Red Circle Drive, Suite 300
Minnetonka, MN 55343
O (952) 912-2608
kluger@sehinc.com

Surveyor

Jason Rud land Surveyor
E.G. Rud and Sons
O (651) 361-8200
jrud@egrud.com

Marketing

Charlie Devine
Real Estate Professional Advisor Edina
C (612) 220-0140
devinec@icloud.com

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

	MAIN PARCEL	TRIANGLE (EAST)	TRIANGLE (WEST)
ADDRESS	9120 Hudson Blvd	n/a	n/a
CURRENT ZONING	RT	LDR	BP
PARCEL SIZE			
Acres	58.87	0.62	0.14
Sq. Ft	2,564,377.2	26,943	6,098.4
PIDs	34-029-21-32-0001	n/a	n/a
	34-029-21-33-0001		
	34-029-21-33-0002		
LEGAL DESCR	That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter in Section 34, Township 29, Range 21, Washington County, Minnesota, lying North of the North line of Minnesota Department of Transportation Right of Way Plat No. 82-43 filed March 22, 1982, as Document No. 429592.	That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota as described as commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the pipeline Easement described in Document No. 3172091, a distance of 437.96 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 122.17 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East along said west line a distance of 420.85 feet to the point of beginning.	That part of Lot 1, Block 1, Eagle Point Business Park 3 rd Addition, Washington County, Minnesota described as beginning at the northeast corner of said Lot 1, Block 1; thence South 89 degrees 38 minutes 02 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 28.08 feet; thence South 03 degrees 47 minutes 08 seconds East a distance of 426.49 feet to the east line of said Lot 1; thence North 00 degrees 00 minutes 40 seconds West along said east line of Lot 1 a distance of 425.74 feet to the point of beginning.

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

		Acreage
Boulder Ponds	Main Parcel	58.87
	Triangle (East)	0.62
	TOTAL Gross Area	59.49
Residential	SF Lots (60)	13.41
	Villa Lots (38)	8.82
	64-Unit Senior	2.46
	TOTAL	24.69
Commercial	Outlot M	4.21
	Outlot J	3.50
	TOTAL	7.71
ROW	5 th Street (MSA Rd)	5.46
	Cobblestone Plaza	1.92
	Internal Res'l Streets	5.45
	TOTAL	12.83
Park	Linear Park	3.85
Open Space (trails, sidewalks)	Trails	0.88
	Sidewalks	1.10
	TOTAL	1.98
Open Space (medians, islands, cul de sac)	Outlots	
	A	Cul de Sac 0.14
	B	Cul de Sac 0.08
	C	Cul de Sac 0.11
	D	Cul de Sac 0.10
	E	Island 0.01
	F	Island 0.09
	G	Island 0.01
	H	Median 0.06
	I	Median 0.07
	R	Median 0.16
	TOTAL	0.84
Open Space (ponding, wetlands)	Outlots	
	L	Pond 1.48
		(commercial)
	N	Pond (5 th St) 2.51
	O	Infiltration Pond 2.41
	P	Pond (residential) 1.03
	Q	Pond/Wetland 1.69
		(residential)
	TOTAL	9.12

D. An explanation of how issues have been addressed since sketch plat phase of the development.

- **Northwest Alignment of road adjacent to Bremer Bank property**

OP3 Boulder Ponds, LLC has entered into a Purchase Agreement with Bremer Financial Services, Inc. to purchase a 0.14 acre parcel, which will be additional 5th Street right-of-way (ROW). As agreed by staff, the cost of this purchase will be shown as a fee credit in the Development Agreement.

- **Eastern Alignment connecting to Dale Properties and Lennar Savona Subdivision**

OP3 Boulder Ponds, LLC has an agreement with Lennar Corporation to purchase 0.62 acres to facilitate the realignment of 5th Street.

- **Access to adjacent parcels (Lamperts & Star River Holdings)**

Starting immediately across from Cobblestone Path traveling along both Cranky Ape and Lamperts Lumber property boundaries to the eastern edge of the property adjoining the Lennar/Alan Dale parcels, the developer has agreed to extend the ROW to those boundaries, understanding that if a 429 process for 5th Street does occur, it would then be appropriate for those parcels to participate in the cost sharing of these improvements.

- **Ghost Platted Lots 5-9**

Since the triangle piece is under Purchase Agreement with Lennar it is no longer shown as a ghost plat.

- **Flexibility from Zoning Ordinance must be documented at time of PUD/Preliminary Plat**

Boulder Ponds creates an opportunity to use the City's PUD ordinance to enhance the uniqueness of this development. The PUD is a tool that provides flexibility from the standard zoning ordinance to create a better overall design with a mix of land uses. Even with the site limitations (i.e. wetland, 5th Street alignment, gas & power line easements), we feel that Boulder ponds achieves and exceeds the City's PUD goals.

Deviation from Underlying Code for Boulder Ponds Planned Unit Development

	<u>LDR</u>	<u>Proposed</u>	<u>MDR</u>	<u>Proposed</u>
Min Lot	8,000	7,206	7,000	7,347
Average	8,000	9,735	7,000	10,114
Max Lot	8,000	17,402	7,000	18,906
Min Front	25	20/25	25	20/25
Min Int Side	10	5/10	10	5/10

Notes:

- There are only four lots under 8,000 SF (e.g. 7,206, 7,341, 7,935, and 7,951). See attached tabulation of lot sizes for further detail.
- Staff required 60' ROW versus proposed 50' ROW. To accommodate this requirement, front yard setbacks were reduced to 20' minimum to house and 25' minimum to garage; however, the overall distances remains the same.
- Due to irregular shape of lots, the majority of house pads do not run parallel to the side yard lot lines. Therefore, a minimum 5' setback is the proposed, but average 10'.

Related to engineering comments, please see attached response to Focus Engineering comments dated March 31, 2014.

Recent discussions were initiated by staff related to house front elevations in that no more than 60 percent of front elevation be garage. While this requirement could not be found in the City's zoning ordinance, Boulder Ponds requests flexibility from the 60 percent standard. It is important to allow for 3-car garages within a suburban development like Boulder Ponds. With the proposed side yard setbacks, the larger 60 foot lots allow for a 50 foot pad. Assuming a 34 foot wide 3-car garage, the front elevation is 68 percent garage. For the smaller Villa lots, a 2-car garage means the front elevation will be 60 percent garage and 72 percent with a 3-car garage. The Villas lots will contain a mix of 2- and 3-car garages, likely a 2 to 1 ratio.

- **Phasing Plan**

In order to best balance the site, Boulder Ponds will be graded at one time in its entirety, including 5th Street and oversized ponding to accommodate 5th Street. The Preliminary Plat illustrates construction phasing. The 1st Phase includes all improvements to serve 27 Single Family lots, 20 Villa lots and stubbed services for the commercial and senior lots. If 5th Street does not become a 429 project, it will be constructed from the eastern property boundary to approximately 300 feet west of the Cobblestone Plaza intersection as part of the 1st phase. The 2nd Phase develops 33 Single Family lots and 18 Villa lots.

- **Street Geometrics**

SEH prepared a turning radius plan as submitted with preliminary plat documents. We feel that the large ladder fire truck is the most reasonable test vehicle for the development, which allows for adequate turning movements within the development. There will be rare occasions that a 65 foot semi-truck will access the neighborhood and might drive over the curbs of the internal curvy streets. However, the homeowners association will be responsible for landscape repair that occurs as a result of these instances.

- **Meandering Walks & Trails**

The developer has worked with staff to ensure the sidewalks and trails through the 5th Street corridor are within the ROW. Any sidewalks outside of the ROW internal to the development will have easements 2 feet behind the sidewalks.

- **Wetland Conservation Act**

SEH prepared a wetland delineation report that has been submitted to South Washington Watershed District. A TEP meeting is being scheduled for early June and approval is anticipated prior to the Planning Commission and City Council meetings. In addition, the MPCA permit application was submitted on May 23, 2014. The goal is to begin grading concurrent with Preliminary Plat approval.

- **Park Land Dedication**

Staff has concluded the park dedication is net of 100' buffer and external ROW. Based on these assumptions, we calculate park dedication as follows:

Total Site Acreage	59.56
Commercial	(9.12)
External ROW	(7.52)
Buffer	<u>(2.83)</u>
Total subject to Park Dedication*	40.09

*Note: It is not clear if wetlands are subject to park dedication.
Excluding wetlands, land area would be 39.66 acres.

Boulder Ponds proposes a 3.85-acre linear park on northern border of site adjacent to Stone Gate Park. This is proposed for two reasons:

- This is the area where the "Y" trail connection at 5th Street is proposed. This will provide an aesthetically pleasing connection to the park.
- The wider trail area increases the buffer to Stone Gate Estates, which softens the impact between the neighborhoods.

For the commercial parcels, the developer is proposes to make all trail improvements as an offset to any remaining park dedication fees.

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

The intent for the Boulder Ponds Project has remained consistent with the Concept PUD approval. Minor changes include eliminating some of the standard single family lots in favor of smaller Villa style lots that offer an association maintained lifestyle to meet market demand. The overall neighborhood design goals include:

- A curvilinear development designed around the existing topography of the site, as opposed to a more common grid layout. (Note: The attached aerials illustrate this concept)
- A single family development where quality, local home builders can build custom homes providing an alternative to production built homes.
- To limit double fronted lots, specifically related to 5th Street.
- To design premium lots with maximum open space.
- To create oversized cul-de-sacs to enhance site lines.
- Varying house setbacks with meandering sidewalks to create a quality neighborhood offering visual interest.

F. Statement showing the proposed density of the project with the method of calculating said density shown.

According to the Comprehensive Plan, the site has a combined zoning of LDR, MDR and Commercial as illustrated in attached Apparent Density Map. Based on anticipated 5th Street location, the Comprehensive Plan contemplated 146-262 units for this site. Due to site constraints (grading, 5th Street MSA requirements, pipe line easement and wetland), 5th Street was moved south.

Boulder Ponds proposes a mix of housing styles: 60 Single Family lots, 38 Villa lots and 64 Senior Units with potential for expansion. The site area net of the ROW, ponds, wetlands and commercial is calculated at 24.7 acres. This creates an overall average density of 6.56 units per acre. As noted by staff in the approved Concept PUD, the density of Boulder Ponds meets the intent of the Comprehensive Plan.

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

See attached phasing plan enclosed for more information.

1st PHASE (beginning August 2014)

- Due to site balance issues, the entire site will be mass graded.
- Cobblestone Plaza to be fully constructed
- Cobblestone Path to be fully constructed
- Pebblestone Place to be fully constructed
- Boulder Ponds Parkway to be fully constructed north of 5th Street to the phasing line on the north boundary of Lot 10, Block 4.
- 5th Street will be fully constructed from the eastern property boundary to approximately 300' west of Cobblestone Plaza.

2nd PHASE (beginning May 2015)

- Pebblestone Terrace to be fully constructed
- Pebblestone Ridge Cove to be fully
- Completion of Boulder Ponds Parkway north & west of phasing line
- Completion of 5th Street

*Note: "Fully constructed" refers to completion of sewer & water systems, roadways, trails, sidewalks & landscaping)

H. A narrative addressing concerns/issues raised by neighboring properties.

The only concern was raised at the public hearing by a Stone Gate Estates neighbor. It was requested that the trail be located as far south as possible. This has been achieved as much as the grades will allow.

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

- The increased buffer between Stone Gate Estates to the north softens the impact of the lot sizes between the two neighborhoods.
- The senior housing provides a transition between the commercial and residential uses.
- 5th Street provides a separation of the residential neighborhood from the surrounding commercial uses.
- The southern portion of the Boulder Ponds along Hudson Blvd is proposed to be commercial which supplements the existing commercial uses.
- The existing wetland is being preserved.

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

Roads / Traffic

- The developer is participating in the construction of 5th Street, a regional MSA road that runs east/west. The City of Lake Elmo has studied the area and determined the new MSA road will be sufficient to serve the new developments in the area.
- In addition to participation with the construction of 5th Street, the developer is proposing the construction of a north/south road connecting Hudson Blvd to 5th Street.
- Future turn lanes are shown on Hudson Blvd, which are planned for installation when Hudson Blvd is expanded.

Sewer

- The site has gravity sewer access along Hudson Blvd that is served by the regional sewer system. This additional capacity has been accounted for in the City of Lake Elmo's Comprehensive Plan.

Water Supply

- Water will be served by Oakdale's water supply until such time the City of Lake Elmo can run its own trunk lines to the wider regional development area. Staff has indicated there is sufficient water to serve the development.

Parks

- The developer is proposing a 3.85 acre linear park that will connect to the regional system. Staff has indicated that the trail construction or other related improvement costs may be used as an offset to park dedication fees. It is understood that the City is not requiring additional parkland.

Fire / Police

- The streets were designed to accommodate a ladder fire truck. Boulder Ponds is primarily residential, which tends to have less calls per capita than other property types.

Other

- N/A

K. If applicable, provide a description of proposed lakeshore access.

N/A

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

Parks

- See Section D, 'Parkland Dedication' for Park details.
- The park area will be dedicated to the City of Lake Elmo upon final plat.

Open Space

- Outlots A through I and Outlot R are cul-de-sacs, islands and median open spaces. These areas will be dedicated and maintained by the homeowners association. The Villa sub-association will be responsible for grounds maintenance (landscaping and snow removal) for the Villa lots.
- Ponding and wetland Outlots L, N, O, P, and Q will be dedicated and maintained by City of Lake Elmo.
- 5th Street ROW will be dedicated and maintained by the City of Lake Elmo.

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

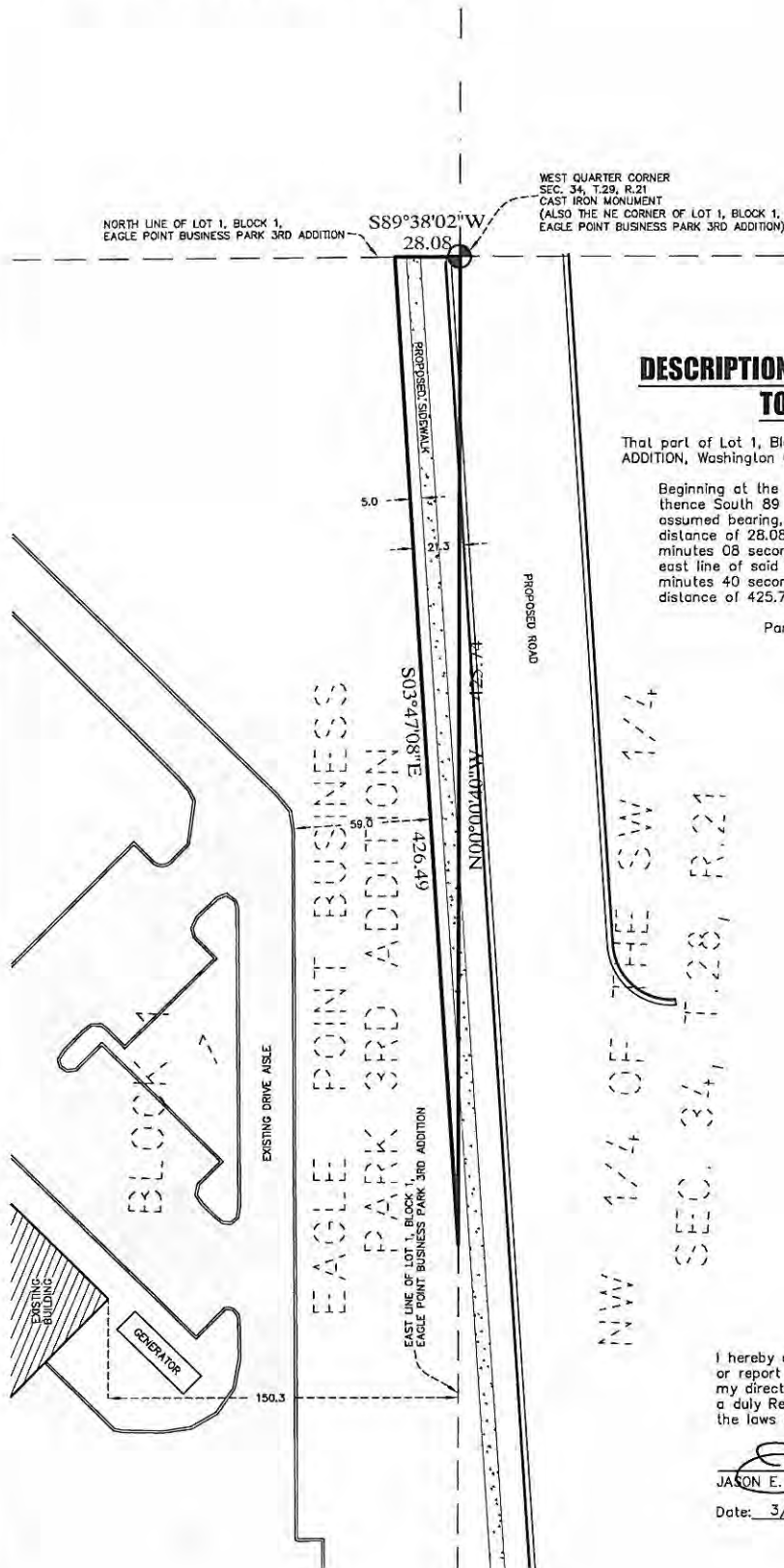
- Aug 2014 – Commence grading immediately following preliminary plat approval and issuance of grading and watershed permits
- Sept/Oct 2014 - Installation of utilities upon final plat approval and execution of development agreement.

- Nov 2014 - 1st lift of asphalt
- May 2015 – 1st phase sidewalks and landscaping
- July-Oct 2015 – 2nd phase construction
- May 2016 – 2nd phase sidewalks and landscaping
- Regional trails to be built concurrent with adjacent phasing

SKETCH AND DESCRIPTION

~of~ PROPOSED PARCEL TO BE ACQUIRED - BREMER BANK
~for~ LAKEVIEW INVESTMENTS, LLC

NORTH
SCALE: 1" = 50'



DESCRIPTION OF BREMER BANK PARCEL TO BE ACQUIRED

That part of Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD
ADDITION, Washington County, Minnesota described as follows:

Beginning at the northeast corner of said Lot 1, Block 1;
thence South 89 degrees 38 minutes 02 seconds West,
assumed bearing, along the north line of said Lot 1 a
distance of 28.08 feet; thence South 03 degrees 47
minutes 08 seconds East a distance of 426.49 feet to the
east line of said Lot 1; thence North 00 degrees 00
minutes 40 seconds West along said east line of Lot 1 a
distance of 425.74 feet to the point of beginning.

Parcel Area = 5,976 sq. ft.

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

JASON E. RUD

Date: 3/31/14 License No. 41578

SKETCH AND DESCRIPTION

~of~ PROPOSED PARCEL TO BE ACQUIRED

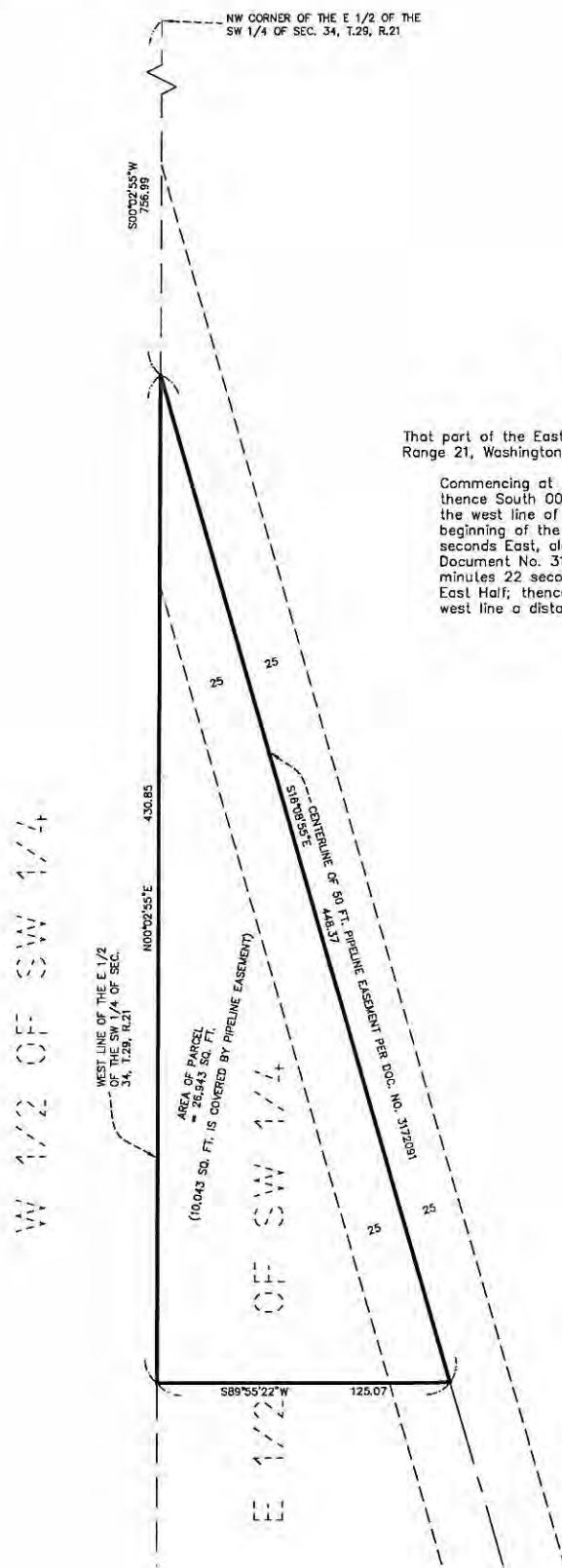
~for~ OP3 BOULDER PONDS, LLC

NORTH
SCALE: 1" = 50'

DESCRIPTION OF PARCEL TO BE ACQUIRED

That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the Pipeline Easement described in Document No. 3172091, a distance of 448.37 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 125.07 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East, along said west line a distance of 430.85 feet to the point of beginning.



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

JASON E. RUD

Date: 5/27/2014 License No. 41578

NORTH

Apparrent Density for Current Zoning
146 minimum/262 maximum

N89°56'46"E 1316.40

100' Buffer
131,691.60 SQ FT Approx 3.02 Acres

Low Density Residential
518,255.42 SQ FT
Approx 11.89 Acres
(11.89 x 2.0 min = 23.78 Units)
(11.89 x 4.0 max = 47.56 Units)

Medium Density Residential
1,336,637.47 SQ FT
Aprox 30.68 Acres
(30.68 x 4 min = 122.72 units)
(30.68 x 7 max = 214.76 units)

N89°55'22"E 1657.51

Commercial
549,774.28 SQ FT
Approx 12.62 Acres

N00°01'08"E 1241.40

S86°06'07"E

R=11409.16 L=325.83

HUDSON BOULEVARD

100' Buffer 123,110.83 SQ FT

Low Density Residential

1,261,089.81 SQ FT

28.95 Acres

60 Single Family Units

18 Villa Units

78 Units Total = 2.69 Unit Per Acre

Medium Density Residential

454,566.34 SQ FT

10.435 Acres

20 Villa Units

64 Unit Senior Housing

84 Total Units

8.05 Units Per Acre

External ROW

5th St = 5.391

Cobblestone Path = 2.134

External ROW = 7.525 Acres

Commercial

9.187 Acres

Commercial
247,661.18 SQ FT

Commercial
152,523.73 SQ FT

Boulder Ponds - Density Analysis

Under Current Zoning

Min Required Units 146

Max Allowed Units 262

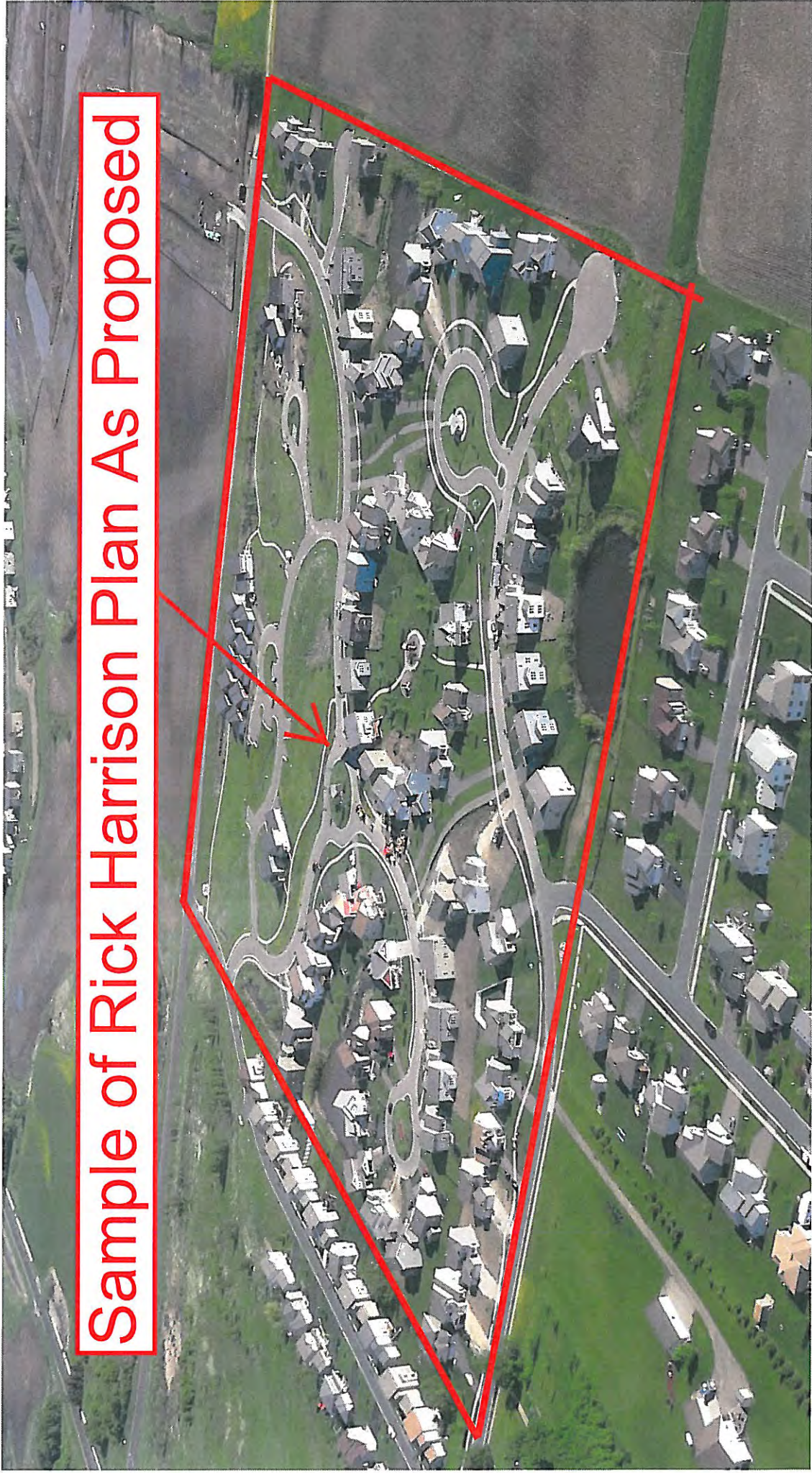
Proposed 162 Units

Boulder Ponds Lot Sizes

Lot	Block	Addn	Sq Ft.	Required	Zoning	
1	2	1st	15,836	8,000	LDR	
2	2	1st	9,873	8,000	LDR	
3	2	1st	8620	8,000	LDR	
4	2	1st	8005	8,000	LDR	
5	2	1st	9105	8,000	LDR	
6	2	1st	11483	8,000	LDR	
1	1	2nd	8192	7000	MDR	
2	1	2nd	7347	7000	MDR	
3	1	2nd	8040	7000	MDR	
4	1	2nd	8909	7000	MDR	
5	1	2nd	9934	7000	MDR	
6	1	2nd	9814	7000	MDR	
7	1	2nd	10214	7000	MDR	
8	1	2nd	13582	7000	MDR	
9	1	2nd	18906	7000	MDR	
10	1	2nd	11049	7000	MDR	
11	1	2nd	8680	7000	MDR	
12	1	2nd	9975	7000	MDR	
13	1	2nd	8194	7000	MDR	
14	1	2nd	8994	7000	MDR	
15	1	2nd	8614	7000	MDR	
16	1	2nd	10965	7000	MDR	
17	1	2nd	10413	7000	MDR	
18	1	2nd	9677	7000	MDR	
1	3	1st	11788	8000	LDR	
2	3	1st	8428	8000	LDR	
3	3	1st	8305	8000	LDR	
4	3	1st	7935	8,000	LDR	Below Underlying Zoning
5	3	1st	8174	8,000	LDR	
6	3	1st	10298	8,000	LDR	
7	3	1st	7341	8,000	LDR	Below Underlying Zoning
8	3	1st	7206	8,000	LDR	Below Underlying Zoning
9	3	1st	8128	8,000	LDR	
10	3	1st	7951	8,000	LDR	Below Underlying Zoning
11	3	1st	9261	8,000	LDR	
1	4	1st	8716	8,000	LDR	
2	4	1st	9510	8,000	LDR	
3	4	1st	9309	8,000	LDR	
4	4	1st	9199	8,000	LDR	
5	4	1st	8532	8,000	LDR	
6	4	1st	8480	8,000	LDR	
7	4	1st	7959	8,000	LDR	
8	4	1st	10046	8,000	LDR	
9	4	1st	8255	8,000	LDR	
10	4	1st	8280	8,000	LDR	
1	2	2nd	17402	8,000	LDR	
2	2	2nd	12514	8,000	LDR	
3	2	2nd	9526	8,000	LDR	
4	2	2nd	9327	8,000	LDR	
5	2	2nd	9190	8,000	LDR	
6	2	2nd	9336	8,000	LDR	
7	2	2nd	9636	8,000	LDR	

Lot	Block	Addn	Sq Ft	Required	Zoning
8	2	2nd	8346	8,000	LDR
9	2	2nd	8334	8,000	LDR
10	2	2nd	8399	8,000	LDR
11	2	2nd	8251	8,000	LDR
12	2	2nd	8173	8,000	LDR
1	3	2nd	12072	8,000	LDR
2	3	2nd	12282	8,000	LDR
3	3	2nd	10757	8,000	LDR
4	3	2nd	12142	8,000	LDR
5	3	2nd	10616	8,000	LDR
6	3	2nd	14503	8,000	LDR
7	3	2nd	9558	8,000	LDR
8	3	2nd	9598	8,000	LDR
9	3	2nd	9748	8,000	LDR
10	3	2nd	8443	8,000	LDR
11	3	2nd	8019	8,000	LDR
12	3	2nd	8064	8,000	LDR
13	3	2nd	8839	8,000	LDR
14	3	2nd	10171	8,000	LDR
15	3	2nd	9960	8,000	LDR
16	3	2nd	9552	8,000	LDR
17	3	2nd	10732	8,000	LDR
18	3	2nd	9720	8,000	LDR
19	3	2nd	8964	8,000	LDR
20	3	2nd	10649	8,000	LDR
21	3	2nd	15226	8000	LDR
19	1	1st	8993	7000	LDR
20	1	1st	9091	7000	LDR
1	1	1st	17447	7000	LDR
2	1	1st	11579	7000	LDR
3	1	1st	13465	7000	LDR
4	1	1st	10790	7000	LDR
5	1	1st	11535	7000	LDR
6	1	1st	8908	7000	LDR
7	1	1st	8907	7000	LDR
8	1	1st	8438	7000	LDR
9	1	1st	8724	7000	LDR
10	1	1st	8725	7000	LDR
11	1	1st	10999	7000	LDR
12	1	1st	9338	7000	LDR
13	1	1st	8562	7000	LDR
14	1	1st	10419	7000	LDR
15	1	1st	11194	7000	LDR
16	1	1st	7729	7000	LDR
17	1	1st	7549	7000	LDR
18	1	1st	10519	7000	LDR
			MDR	MDR	LDR
Min Lot Size Req			7000	7000	8000
Proposed Av			10,083	10,146	9,735
Proposed Min			7,347	7549	7,206
Proposed Max			18,906	17,447	17,402

Sample of Rick Harrison Plan As Proposed



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: OP3 Boulder Ponds, LLC (Contact: Deb Ridgeway)
Address: 11455 Viking Drive, Suite 350, Eden Prairie, MN 55344
Phone #: 612.353.3307
Email Address: Deb.Ridgeway@ExcelsiorLLC.com

Fee Owner: Multiple - see attached Section A of Preliminary Plat application Written Statements
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description: _____
Multiple - see attached Section A of Preliminary Plat application Written Statements

Detailed Reason for Request: Preliminary PUD and Plat approval to subdivide the subject property and create a mixed use neighborhood including 60 single family lots, 38 Villa lots, 64 senior units and 2 commercial outlots. Please refer to the plan sets and Written Statements for detailed information on this proposal.

*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:

Please refer to project Written Statements for details of request

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

Signature of applicant:  Date: 6/2/14

Signature of fee owner: Please see Affirmation of Sufficient Interest Date: _____

BOULDER PONDS
Preliminary Plat Application
Written Statements

Preliminary Plat and information by §153.07.

Please see Preliminary Plat Application submitted concurrently with this PUD application.

General Information

1. *The landowner's name and address and his/her interest in the subject property.*

OP3 Boulder Ponds, LLC is under purchase agreement to purchase the development site from Tim Montgomery and Louis J. Camani Trust, Bremer Bank and US Home Corporation conditional upon plat approval. Please see Preliminary Plat Application for addresses of all interested parties.

2. *The applicant's name and address if different from the landowner.*

Please see previous point.

3. *The names and addresses of all professional consultants who have contributed to the development of the PUD plan being submitted, including but not limited to attorney, land planner, engineer and surveyor.*

Please see section 2A of the Preliminary Plat Application.

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

There is an executed PA on the property which will close upon Plat Approval. Multiple owners have signed the accompanying Affirmation of Sufficient Interest documents. We will work with the City to provide any additional required documentation.

Present Status

1. *The address and legal description of the property.*

Please see section 2B of the Preliminary Plat Application.

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

- a. Subject Site is currently zoned RT – Rural Development Transitional District. The site is mostly vacant farmland with a dilapidated single-family home and numerous shed buildings on the far south side near Hudson Road. All existing buildings are planned to be demolished prior to development.
- b. 9200-9220 Hudson Boulevard zoned C – Commercial. Owners are CrankyApe.com who specializes in RV and Boat auctions and Lamperts Lumber.
- c. Everything bordering the west side of the property is zoned as BP – Business Park/Light Manufacturing. Uses include the High Pointe Health Campus (Class A medical building), an Orthodontics office, Bremer Bank and other similar uses.
- d. Everything bordering the north side of the property is RE - single-family residential estate. We are proposing all single family bordering that northern border.
- e. Property on the northeastern side of the property is bordering DPS-Lake Elmo, LLC property currently zoned LDR – low density residential.

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

Please see attached.

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

Please refer to section 2E and 2F of the Preliminary Plat Application.

5. *A statement of the proposed financing of the PUD.*

The project will be funded by the OP3 Boulder Ponds, LLC via cash or bank financing if applicable.

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

i. *Contours; minimum 2 foot intervals;*

Please see Preliminary Plat Engineering Documents.

ii. *Location, type and extent of tree cover;*

Please see Preliminary Plat Engineering Documents.

iii. *Slope analysis;*

Please see Preliminary Plat Engineering Documents.

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

Please see Preliminary Plat Engineering Documents.

v. *Significant rock outcroppings;*

NOT APPLICABLE

vi. *Existing drainage patterns;*

Please see Preliminary Plat Engineering Documents.

vii. *Vistas and significant views;*

NOT APPLICABLE

viii. *Soil conditions as they affect development.*

Please see Preliminary Plat Engineering Documents.

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

Please see Preliminary Plat Application.

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

i. *Area devoted to residential use by building type;*

60 single family lots at 13.41 acres and 38 villa lots at 8.82 acres. 64 Senior housing units are proposed on 2.46 acre Outlot K. but will potentially be expanded to include an additional 2 acres from Outlot J for a total of 4.46 acres.

ii. *Area devoted to common open space; Cul-de-sacs and medians*

Outlots A-I

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

NOT APPLICABLE

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

Not required for single family development and commercial outlots have not yet been platted.

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

Outlots J and M

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

Outlots J and M

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

This is not applicable as we are not proposing to increase density on the site.

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

Please refer to section 2G of the Preliminary Plat Application.

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

There will be multiple items which will be under the care of a Homeowners Association. The structure will be: Boulder Ponds Master Association with 2 sub associations: one for the villas (Boulder Ponds Villa Association) and one for the single family (Boulder Ponds Single Family Association). Counsel has drafted the master document which is included here. Additional documents will be made available at more substantial completion.

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

Master Declaration and Sub Association Declarations will be recorded which will include rules & regulations and architectural guidelines.

13. *Schematic utilities plans indicating placement of water, sanitary and storm sewers.*

Please refer to the Preliminary Plat Application.

14. *The City may excuse an applicant from submitting any specific item of information or document required in this stage which it finds to be unnecessary to the consideration of the specific proposal.*

Noted.

15. *The City may require the submission of any additional information or documentation which it may find necessary or appropriate to full consideration of the proposed PUD.*

Applicant is willing to cooperate with the City to provide any additional required items.

BOULDER PONDS, Lake Elmo
Preliminary Plat Lot Summary - Updated
7/24/2014

Lot	Block	Addn	Sq. Ft.	Acres	Use	Zoning	Min Required Lot Size (SF) per Zoning	Meets Underlying Zoning Requirements?
1	1	1st	17,447	0.40	Villa	LDR	8,000	Yes
2	1	1st	11,579	0.27	Villa	LDR	8,000	Yes
3	1	1st	13,465	0.31	Villa	LDR	8,000	Yes
4	1	1st	10,790	0.25	Villa	LDR	8,000	Yes
5	1	1st	11,535	0.26	Villa	LDR	8,000	Yes
6	1	1st	8,908	0.20	Villa	LDR	8,000	Yes
7	1	1st	8,907	0.20	Villa	LDR	8,000	Yes
8	1	1st	8,438	0.19	Villa	LDR	8,000	Yes
9	1	1st	8,724	0.20	Villa	LDR	8,000	Yes
10	1	1st	8,725	0.20	Villa	LDR	8,000	Yes
11	1	1st	10,999	0.25	Villa	LDR	8,000	Yes
12	1	1st	9,338	0.21	Villa	LDR	8,000	Yes
13	1	1st	8,562	0.20	Villa	LDR	8,000	Yes
14	1	1st	10,419	0.24	Villa	LDR	8,000	Yes
15	1	1st	11,194	0.26	Villa	LDR	8,000	Yes
16	1	1st	7,729	0.18	Villa	LDR	8,000	No
17	1	1st	7,549	0.17	Villa	LDR	8,000	No
18	1	1st	10,519	0.24	Villa	LDR	8,000	Yes
19	1	1st	9,091	0.21	Villa	LDR	8,000	Yes
20	1	1st	8,993	0.21	Villa	LDR	8,000	Yes
1	2	1st	15,836	0.36	Single Family	LDR	8,000	Yes
2	2	1st	9,873	0.23	Single Family	LDR	8,000	Yes
3	2	1st	8,620	0.20	Single Family	LDR	8,000	Yes
4	2	1st	8,005	0.18	Single Family	LDR	8,000	Yes
5	2	1st	9,105	0.21	Single Family	LDR	8,000	Yes
6	2	1st	11,483	0.26	Single Family	LDR	8,000	Yes
1	3	1st	11,788	0.27	Single Family	LDR	8,000	Yes
2	3	1st	8,428	0.19	Single Family	LDR	8,000	Yes
3	3	1st	8,305	0.19	Single Family	LDR	8,000	Yes
4	3	1st	7,935	0.18	Single Family	LDR	8,000	No
5	3	1st	8,174	0.19	Single Family	LDR	8,000	Yes
6	3	1st	10,298	0.24	Single Family	LDR	8,000	Yes
7	3	1st	7,341	0.17	Single Family	LDR	8,000	No
8	3	1st	7,206	0.17	Single Family	LDR	8,000	No
9	3	1st	8,128	0.19	Single Family	LDR	8,000	Yes
10	3	1st	7,951	0.18	Single Family	LDR	8,000	No
11	3	1st	9,261	0.21	Single Family	LDR	8,000	Yes
1	4	1st	8,716	0.20	Single Family	LDR	8,000	Yes
2	4	1st	9,510	0.22	Single Family	LDR	8,000	Yes

Lot	Block	Addn	Sq. Ft.	Acres	Use	Zoning	Min Required	Meets
							Lot Size (SF) per Zoning	Underlying Zoning Requirements?
3	4	1st	9,309	0.21	Single Family	LDR	8,000	Yes
4	4	1st	9,199	0.21	Single Family	LDR	8,000	Yes
5	4	1st	8,532	0.20	Single Family	LDR	8,000	Yes
6	4	1st	8,480	0.19	Single Family	LDR	8,000	Yes
7	4	1st	7,959	0.18	Single Family	LDR	8,000	No
8	4	1st	10,046	0.23	Single Family	LDR	8,000	Yes
9	4	1st	8,255	0.19	Single Family	LDR	8,000	Yes
10	4	1st	8,280	0.19	Single Family	LDR	8,000	Yes
1	1	2nd	8,192	0.19	Villa	MDR	7,000	Yes
2	1	2nd	7,347	0.17	Villa	MDR	7,000	Yes
3	1	2nd	8,040	0.18	Villa	MDR	7,000	Yes
4	1	2nd	8,909	0.20	Villa	MDR	7,000	Yes
5	1	2nd	9,934	0.23	Villa	MDR	7,000	Yes
6	1	2nd	9,814	0.23	Villa	MDR	7,000	Yes
7	1	2nd	10,214	0.23	Villa	MDR	7,000	Yes
8	1	2nd	13,582	0.31	Villa	MDR	7,000	Yes
9	1	2nd	18,906	0.43	Villa	MDR	7,000	Yes
10	1	2nd	11,049	0.25	Villa	MDR	7,000	Yes
11	1	2nd	8,680	0.20	Villa	MDR	7,000	Yes
12	1	2nd	9,975	0.23	Villa	MDR	7,000	Yes
13	1	2nd	8,194	0.19	Villa	MDR	7,000	Yes
14	1	2nd	8,994	0.21	Villa	MDR	7,000	Yes
15	1	2nd	8,614	0.20	Villa	MDR	7,000	Yes
16	1	2nd	10,965	0.25	Villa	MDR	7,000	Yes
17	1	2nd	10,413	0.24	Villa	MDR	7,000	Yes
18	1	2nd	9,667	0.22	Villa	MDR	7,000	Yes
1	2	2nd	17,402	0.40	Single Family	LDR	8,000	Yes
2	2	2nd	12,514	0.29	Single Family	LDR	8,000	Yes
3	2	2nd	9,526	0.22	Single Family	LDR	8,000	Yes
4	2	2nd	9,327	0.21	Single Family	LDR	8,000	Yes
5	2	2nd	9,190	0.21	Single Family	LDR	8,000	Yes
6	2	2nd	9,336	0.21	Single Family	LDR	8,000	Yes
7	2	2nd	9,636	0.22	Single Family	LDR	8,000	Yes
8	2	2nd	8,346	0.19	Single Family	LDR	8,000	Yes
9	2	2nd	8,334	0.19	Single Family	LDR	8,000	Yes
10	2	2nd	8,399	0.19	Single Family	LDR	8,000	Yes
11	2	2nd	8,251	0.19	Single Family	LDR	8,000	Yes
12	2	2nd	8,173	0.19	Single Family	LDR	8,000	Yes
1	3	2nd	12,072	0.28	Single Family	LDR	8,000	Yes
2	3	2nd	12,282	0.28	Single Family	LDR	8,000	Yes
3	3	2nd	10,757	0.25	Single Family	LDR	8,000	Yes
4	3	2nd	12,142	0.28	Single Family	LDR	8,000	Yes

Lot	Block	Addn	Sq. Ft.	Acres	Use	Zoning	Min Required Lot Size (SF) per Zoning	Meets Underlying Zoning Requirements?
5	3	2nd	10,616	0.24	Single Family	LDR	8,000	Yes
6	3	2nd	14,503	0.33	Single Family	LDR	8,000	Yes
7	3	2nd	9,558	0.22	Single Family	LDR	8,000	Yes
8	3	2nd	9,598	0.22	Single Family	LDR	8,000	Yes
9	3	2nd	9,748	0.22	Single Family	LDR	8,000	Yes
10	3	2nd	8,443	0.19	Single Family	LDR	8,000	Yes
11	3	2nd	8,019	0.18	Single Family	LDR	8,000	Yes
12	3	2nd	8,064	0.19	Single Family	LDR	8,000	Yes
13	3	2nd	8,839	0.20	Single Family	LDR	8,000	Yes
14	3	2nd	10,171	0.23	Single Family	LDR	8,000	Yes
15	3	2nd	9,960	0.23	Single Family	LDR	8,000	Yes
16	3	2nd	9,552	0.22	Single Family	LDR	8,000	Yes
17	3	2nd	10,732	0.25	Single Family	LDR	8,000	Yes
18	3	2nd	9,720	0.22	Single Family	LDR	8,000	Yes
19	3	2nd	8,964	0.21	Single Family	LDR	8,000	Yes
20	3	2nd	10,649	0.24	Single Family	LDR	8,000	Yes
21	3	2nd	15,226	0.35	Single Family	LDR	8,000	Yes

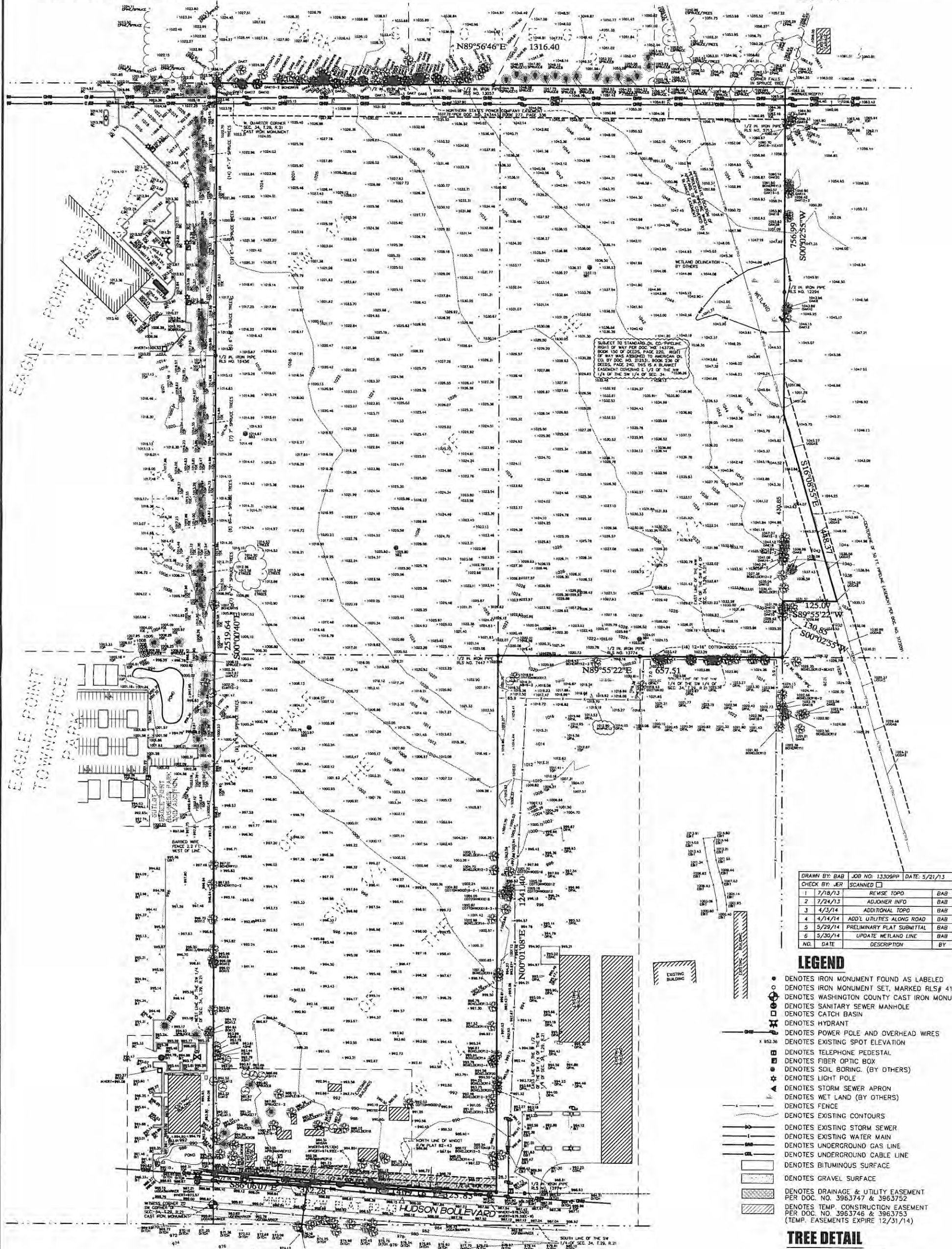
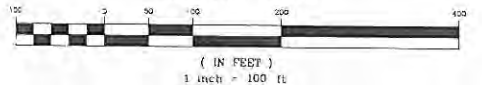
Outlot	A	5,933	0.14	Cul De Sac
Outlot	B	3,447	0.08	Cul De Sac
Outlot	C	4,882	0.11	Cul De Sac
Outlot	D	4,451	0.10	Cul De Sac
Outlot	E	402	0.01	Parkway Median
Outlot	F	3,837	0.09	Parkway Median
Outlot	G	561	0.01	Parkway Median
Outlot	H	2,779	0.06	Parkway Median
Outlot	I	3,209	0.07	Parkway Median
Outlot	J	152,517	3.50	Commercial
Outlot	K	107,367	2.46	Senior Housing - 64 Units
Outlot	L	64,584	1.48	Com'l Ponding
Outlot	M	183,427	4.21	Commercial
Outlot	N	109,350	2.51	Ponding
Outlot	O	105,070	2.41	Ponding
Outlot	P	45,027	1.03	Ponding
Outlot	Q	73,704	1.69	Wetland/Ponding

42.22 TOTAL SITE ACREAGE

CERTIFICATE OF SURVEY

~for~ OP3 BOULDER PONDS, LLC
~of~ BOULDER PONDS

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	7/18/13	REVISE TOPO	BAB
2	7/24/13	ADJOINER INFO	BAB
3	4/3/14	ADDITIONAL TOPO	BAB
4	4/14/14	ADD U/LINES ALONG ROAD	BAB
5	5/29/14	PRELIMINARY PLAT SUBMITTAL	BAB
6	5/30/14	UPDATE WETLAND LINE	BAB

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES HYDRANT
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES EXISTING SPOT ELEVATION
- DENOTES TELEPHONE PEDESTAL
- DENOTES FIBER OPTIC BOX
- DENOTES SOIL BORING (BY OTHERS)
- DENOTES LIGHT POLE
- DENOTES STORM SEWER APRON
- DENOTES WET LAND (BY OTHERS)
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES DRAINAGE & UTILITY EASEMENT PER DOC. NO. 3963747 & 3963752
- DENOTES TEMP. CONSTRUCTION EASEMENT PER DOC. NO. 3963746 & 3963753 (TEMP. EASEMENTS EXPIRE 12/31/14)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 5/20/13, 7/2/13, 7/16/13, 3/13/14, 3/14/14 and 4/1/14.
- Bearings shown are on the Washington County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared using Old Republic National Title Insurance Company Commitment No. 38306, dated April 2, 2014.
- BENCHMARK: MNDOT Station: NYGAARD MNDT Elevation = 1010.83 (NGVD 29)
- Total parcel area = 58.87 acres.
- Parcel ID No's: 34-029-21-32-0001, 34-029-21-33-0001, 34-029-21-33-0002

PROPERTY DESCRIPTION:

That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota, lying north of the north line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT B2-43.

AND

That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the Pipeline Easement described in Document No. 3172091, a distance of 448.37 feet; thence South 89 degrees 55 minutes 22 seconds West, a distance of 125.07 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East, along said west line a distance of 430.85 feet to the point of beginning.

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

Jason E. Rud
Date: 5/30/2014 License No. 41578

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

NORTH

PRELIMINARY PLAT OF: **BOULDER PONDS**

OWNER/DEVELOPER
OP3 BOULDER PONDS, LLC
11455 VIKING DRIVE
SUITE 350
EDEN PRAIRIE, MN 55344

PROPERTY DESCRIPTION:

That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota, lying north of the north line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT 82-43.

AND

That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the Pipeline Easement described in Document No. 3172091, a distance of 448.37 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 125.07 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East, along said west line a distance of 430.85 feet to the point of beginning.

NOTES:

- Bearings shown are on the Washington County Coordinate System.
- This survey was prepared using Old Republic National Title Insurance Company Commitment No. 38306, dated April 2, 2014.
- Existing site address: 9120 Hudson Blvd. N., Lake Elmo, MN.
- Parcel ID No's.: 34-029-21-33-0001, 34-029-21-33-0002 and 34-029-21-32-0001.
- BENCHMARK: MNDOT Station: NYGAARD MNDT. Elevation = 1010.83 (NGVD 29)
- Total parcel area = 58.87 acres to be platted into 98 single family lots.
- Proposed site layout provided by Rick Harrison Site Design Studio, proposed utilities and ponds provided by Evolution Engineering.

DEVELOPMENT NOTES:

EXISTING ZONING = RT(RURAL DEVELOPMENT TRANSITIONAL DISTRICT)
PROPOSED ZONING = PUD (PLANNED URBAN DEVELOPMENT)

PROPOSED BUILDING SETBACKS:
FRONT = 20 FT. (MIN. 25 FT. FROM BACK OF SIDEWALK)
SIDE (HOUSE) = 5 FT.
SIDE (GARAGE) = 5 FT.
REAR = 25 FT.

VICINITY MAP

PART OF SEC. 34, TWP. 29, RNG. 21



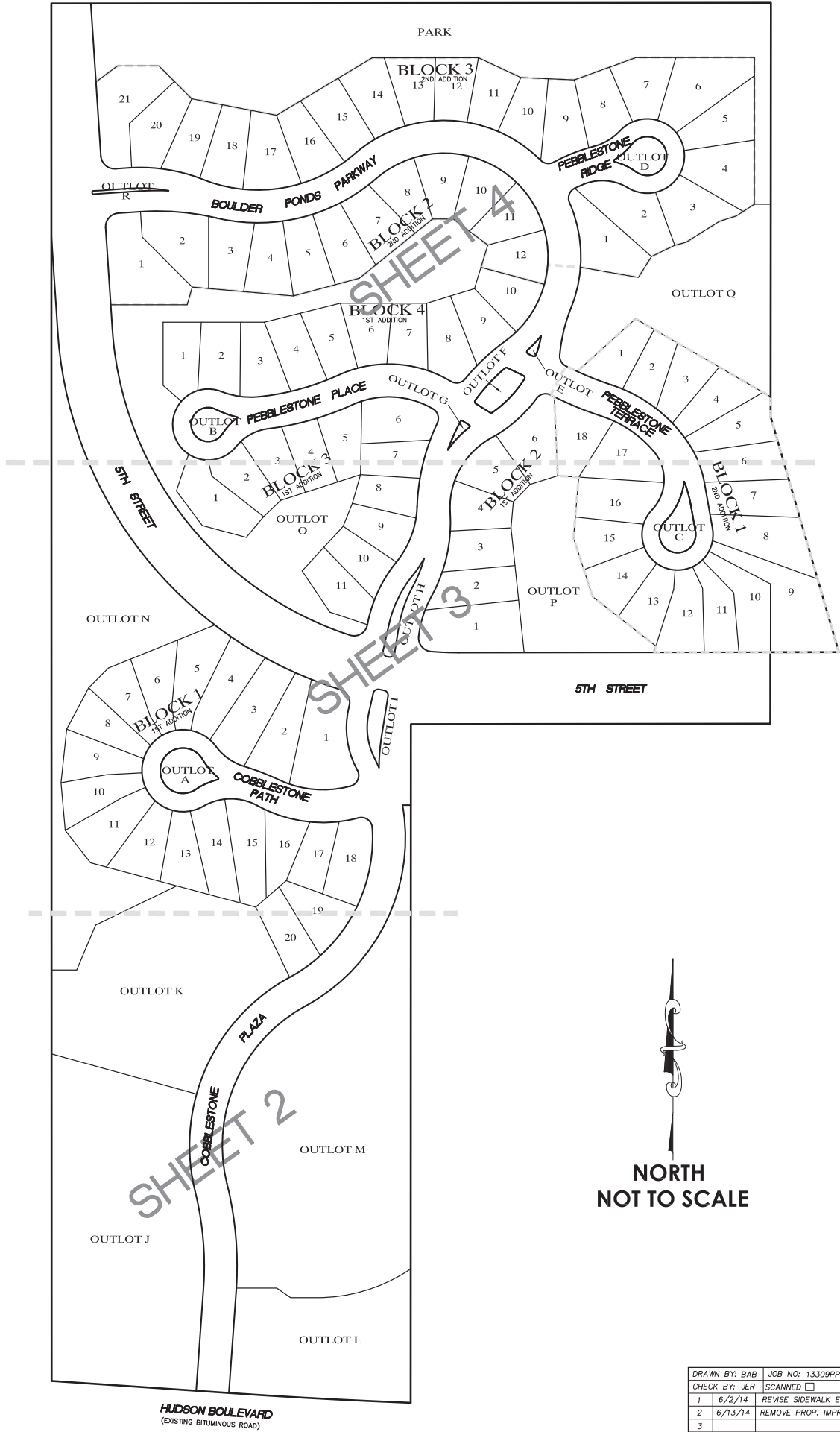
WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

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


JASON E. RUD

Date: 6/13/14 License No. 41578

 **E.G. RUD & SONS, INC.**
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



DRAWN BY: BAB	JOB NO: 13309PP	DATE: 5/27/14
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1	6/2/14	REVISE SIDEWALK EASEMENTS
2	6/13/14	REMOVE PROP. IMPROVEMENTS
3		
NO.	DATE	DESCRIPTION
BY		

PRELIMINARY PLAT OF: **BOULDER PONDS**
PROPERTY DESCRIPTION:

That part of the East Half of the Northwest Quarter of the Southwest Quarter and the West Half of the West Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota, lying north of the north line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT 82-43.

AND

That part of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the northwest corner of said East Half of the Southwest Quarter; thence South 00 degrees 02 minutes 55 seconds West, assumed bearing, along the west line of said East Half a distance of 756.99 feet to the point of beginning of the parcel to be described; thence South 16 degrees 08 minutes 55 seconds East, along the centerline of the Pipeline Easement described in Document No. 3172091, a distance of 448.37 feet; thence South 89 degrees 55 minutes 22 seconds West a distance of 125.07 feet to said west line of said East Half; thence North 00 degrees 02 minutes 55 seconds East, along said west line a distance of 430.85 feet to the point of beginning.

NOTES:

- Bearings shown are on the Washington County Coordinate System.
- This survey was prepared using Old Republic National Title Insurance Company Commitment No. 38306, dated April 2, 2014.
- Existing site address: 9120 Hudson Blvd. N., Lake Elmo, MN.
- Parcel ID No's.: 34-029-21-33-0001, 34-029-21-33-0002 and 34-029-21-32-0001.
- BENCHMARK: MNDOT Station: NYGAARD MNDT. Elevation = 1010.83 (NGVD 29)
- Total parcel area = 58.87 acres to be platted into 98 single family lots.
- Proposed site layout provided by Rick Harrison Site Design Studio, proposed utilities and ponds provided by Evolution Engineering.

VICINITY MAP

PART OF SEC. 34, TWP. 29, RNG. 21



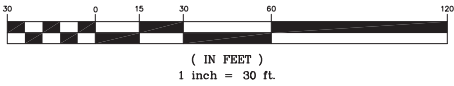
WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

DEVELOPMENT NOTES:

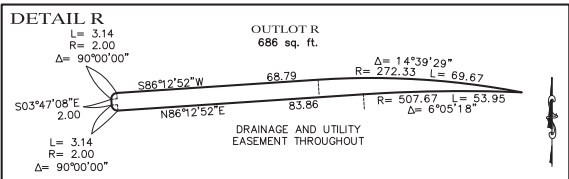
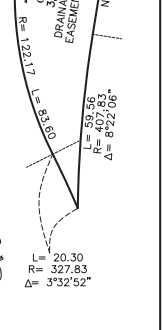
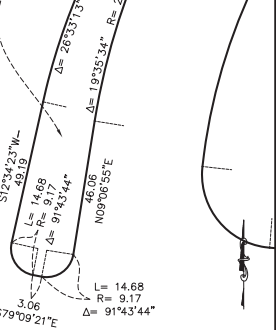
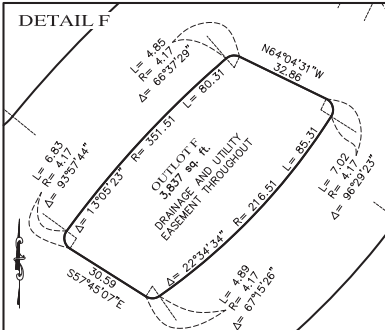
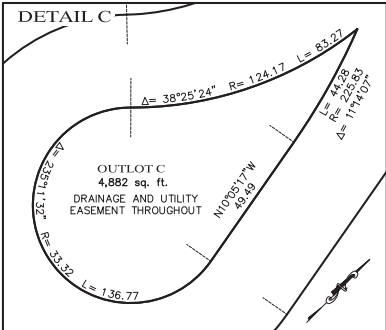
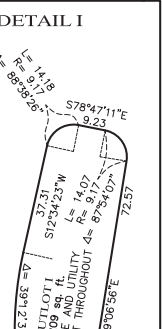
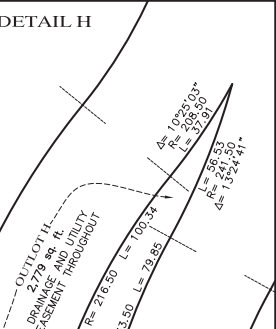
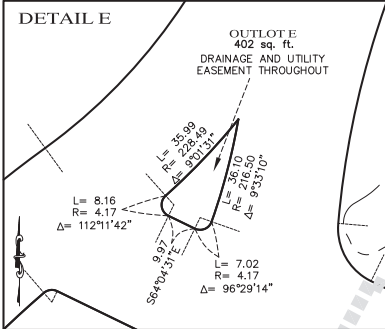
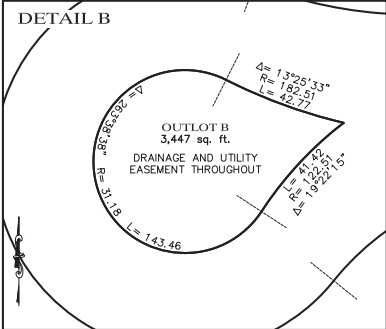
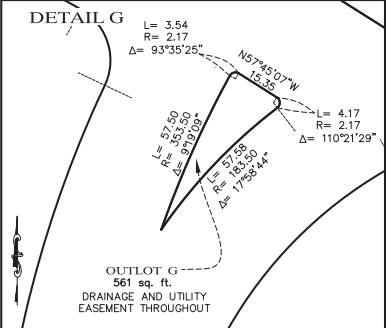
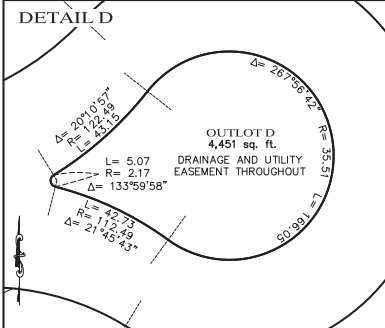
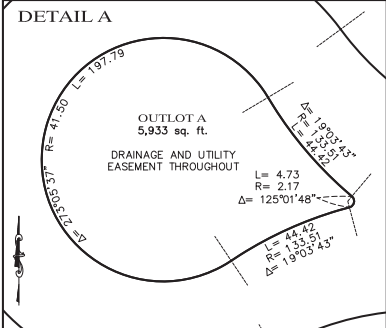
EXISTING ZONING = RT(RURAL DEVELOPMENT TRANSITIONAL DISTRICT)
PROPOSED ZONING = PUD (PLANNED URBAN DEVELOPMENT)

PROPOSED BUILDING SETBACKS:
FRONT = 20 FT. (MIN. 25 FT. FROM BACK OF SIDEWALK)
SIDE (HOUSE) = 5 FT.
SIDE (GARAGE) = 5 FT.
REAR = 25 FT.

DETAIL SCALE



(IN FEET)
1 inch = 30 ft.

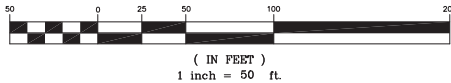


- LEGEND**
- DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES WASHINGTON COUNTY MONUMENT
 - DENOTES PROPOSED SIDEWALK/TRAIL EASEMENT (TO BE CREATED BY SEPARATE DOCUMENT)
 - DENOTES PROPOSED DRAINAGE AND UTILITY EASEMENT
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER
 - DENOTES WATER MAIN
 - DENOTES POWER POLE AND OVERHEAD WIRE
 - DENOTES EDGE OF DELINEATED WETLAND
 - GAS --- DENOTES UNDERGROUND GAS LINE
 - CBL --- DENOTES UNDERGROUND CABLE LINE
 - PETRO --- DENOTES EXISTING PETROLEUM PIPELINE
 - DENOTES PHASE LINE

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

JASON E. RUD
Date: 6/13/14 License No. 41578

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

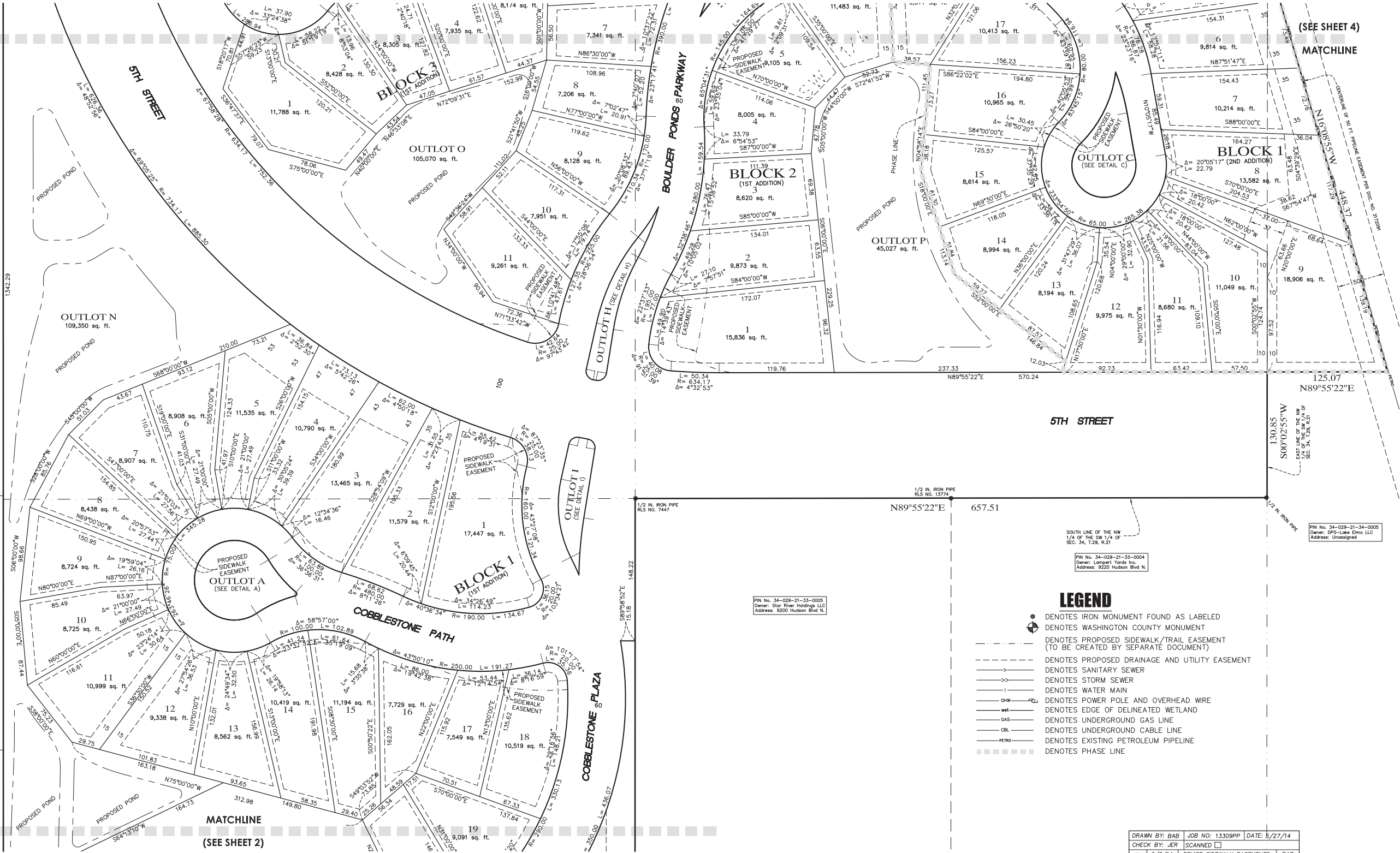
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CHECK BY: JER	SCANNED	
1 6/2/14	REVISE SIDEWALK EASEMENTS	BAB
2 6/13/14	REMOVE PROP. IMPROVEMENTS	BAB
3		
NO.	DATE	DESCRIPTION
BY		

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

PRELIMINARY PLAT OF: **BOULDER PONDS**

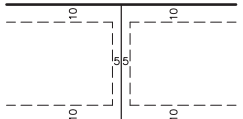
(SEE SHEET 4)
MATCHLINE

(SEE SHEET 4)
MATCHLINE



EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



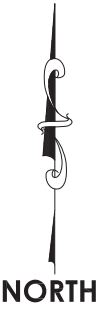
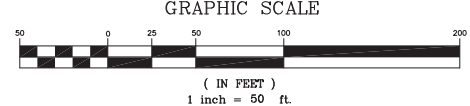
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

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

Jason E. Rud
JASON E. RUD

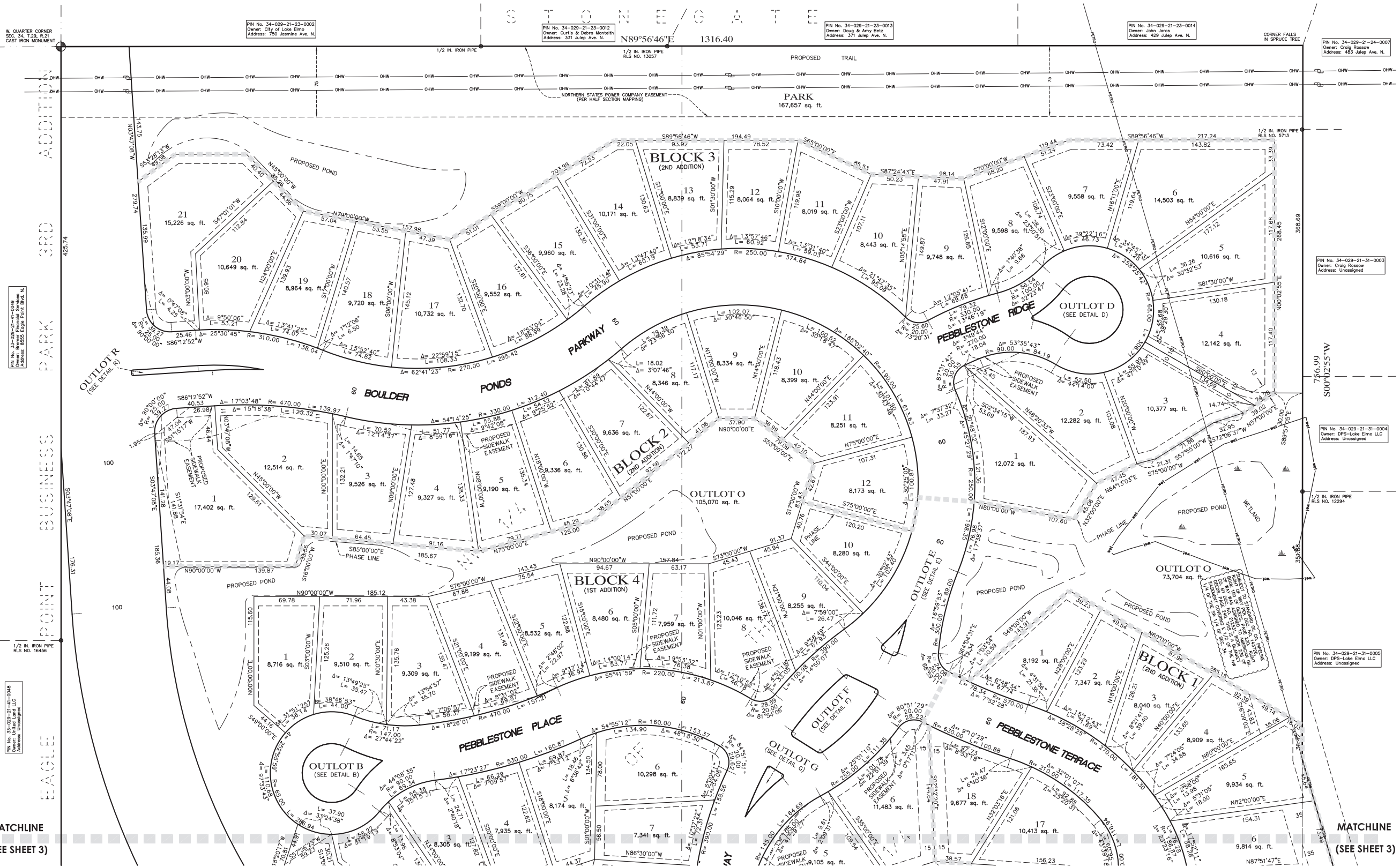
Date: 6/13/14 License No. 41578

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CHECK BY: JER	SCANNED <input type="checkbox"/>	
1	6/2/14	REVISE SIDEWALK EASEMENTS BAB
2	6/13/14	REMOVE PROP. IMPROVEMENTS BAB
3		
NO.	DATE	DESCRIPTION BY



E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

PRELIMINARY PLAT OF: **BOULDER PONDS**

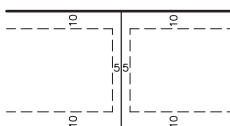


LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ◈ DENOTES WASHINGTON COUNTY MONUMENT
- DENOTES PROPOSED SIDEWALK/TRAIL EASEMENT (TO BE CREATED BY SEPARATE DOCUMENT)
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- DENOTES SANITARY SEWER
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- DENOTES UNDERGROUND CABLE LINE
- DENOTES EXISTING PETROLEUM PIPELINE
- DENOTES PHASE LINE

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

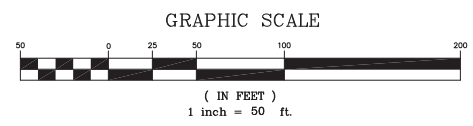
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
JASON E. RUD

Date: 6/13/14 License No. 41578

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY:	BAB	JOB NO:	13309PP	DATE:	5/27/14
CHECK BY:	JER	SCANNED:			
1	6/2/14	REVISE SIDEWALK EASEMENTS	BAB		
2	6/13/14	REMOVE PROP. IMPROVEMENTS	BAB		
3					
NO.	DATE	DESCRIPTION	BY		



NORTH

Developer

OP3 Boulder Ponds, LLC
Excelsior Group - Deb Ridgeway
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344
(612) 353-3307
E-mail: Deb.Ridgeway@ExcelsiorLLC.com



Project Bench Mark

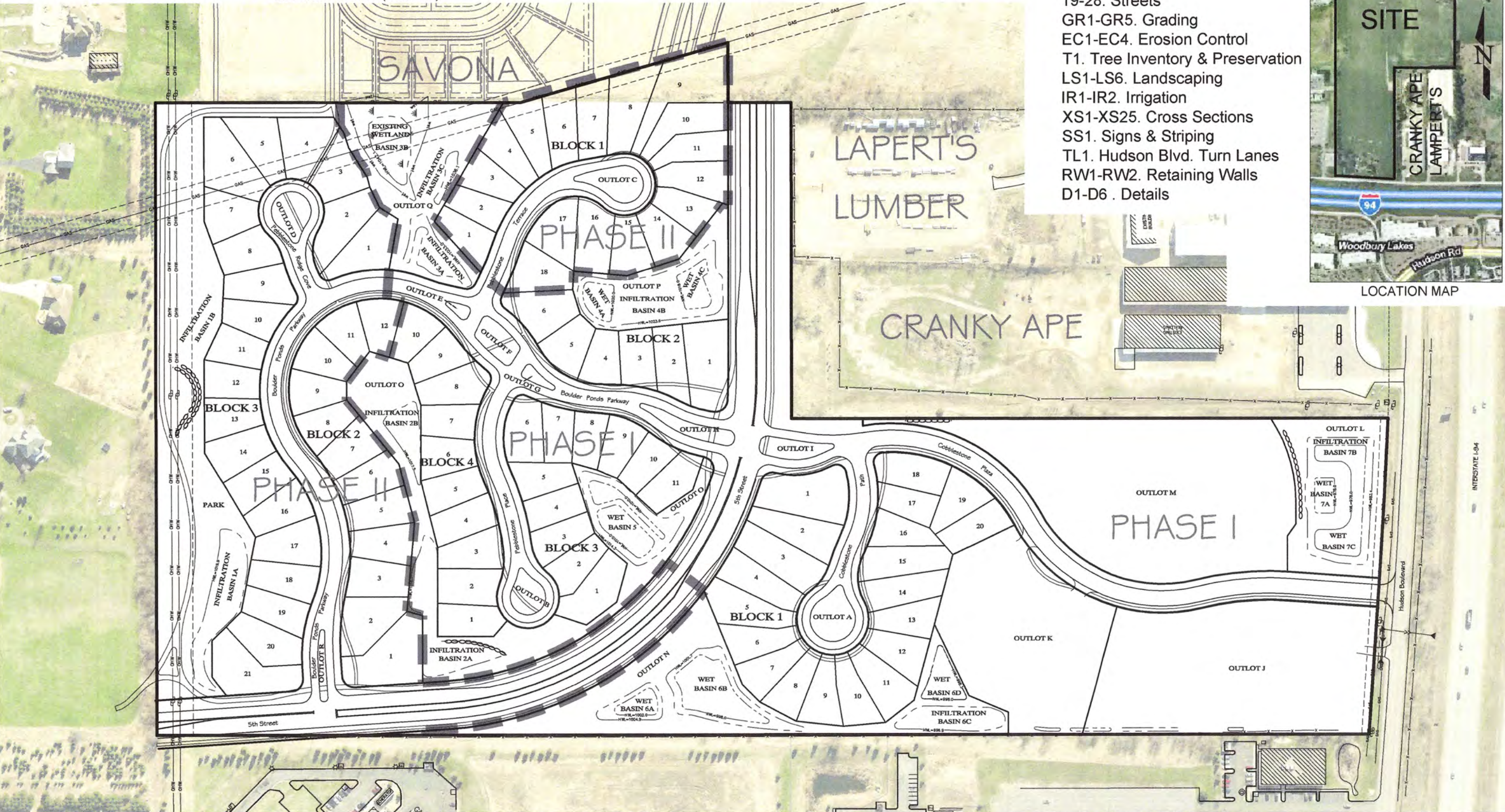
MNDOT Station: NYGAARD MNDT
Elevation = 1010.83 (NGVD 29)

Boulder Ponds - P.U.D. for OP3 Boulder Ponds, LLC

Section 34, Township 29, Range 21

SHEET INDEX

- 1. Title Sheet & Phasing
- 2. Legend
- 3-10. Sanitary & Watermain
- 11-18. Storm Sewer
- 19-28. Streets
- GR1-GR5. Grading
- EC1-EC4. Erosion Control
- T1. Tree Inventory & Preservation
- LS1-LS6. Landscaping
- IR1-IR2. Irrigation
- XS1-XS25. Cross Sections
- SS1. Signs & Striping
- TL1. Hudson Blvd. Turn Lanes
- RW1-RW2. Retaining Walls
- D1-D6 . Details



evolution
Engineering & Design
16780 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineeringmn@gmail.com

Certification:
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 Law of the State of Minnesota.

Name: Deb Ridgeway
Reg. Number: 41968

DESIGNED: DMR	REVISION DATE	8. -
DRAWN: DMR	1. -	9. -
CHECKED: DMR	2. -	10. -
DATE: 6-2-2014	3. -	11. -
	4. -	12. -
	5. -	13. -
	6. -	14. -

CLIENT NAME
OP3 Boulder Ponds, LLC

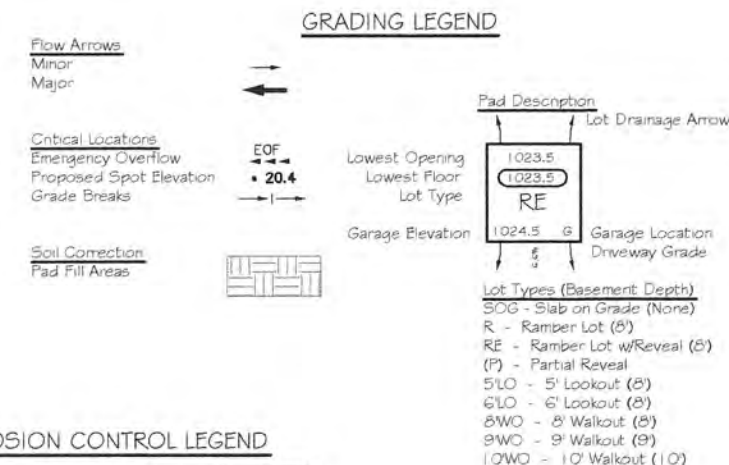
SHEET
TITLE SHEET & PHASING

SHEET NO.
1 of 28

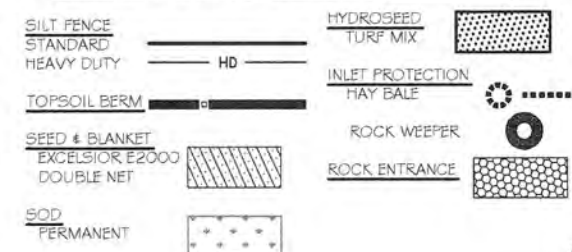
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BL-FLN	
EASEMENT-LN	
FG-DRIVES	TEXT - L60 - 3.0
FG-EC-BLANKET	
FG-EC-HYDROSEED	
FG-EC-INLET PROTECTION	
FG-EC-SEED AND MULCH	
FG-EC-STANDARD SILT FENCE	
FG-EC-HEAVY DUTY SILT FENCE	HD HD HD HD
FG-EC-SUPER DUTY SILT FENCE	
FG-EC-SOD	
FG-EL	TEXT - SIMPLEX L100 - 5.0
FG-FILL CLEANOUT	
FG-HGH	
FG-HWL	
FG-INFILTRATION-TESTS	
FG-NML	
FG-NWL	
FG-ROCK SPILLWAY	
FG-SBLN	
FG-WALL	
GRID-MAJOR	
GRID-MINOR	
HYDRO-BASIN	4A
HYDRO-CATCHMENT	100
HYDRO-FLOW	EOF
HYDRO-IMPERVIOUS-PAVEMENTS	
HYDRO-PRO-LN	
HYDRO-X-LN	
HYDRO-REACH	100A
HYDRO-SHED	I

LAYER NAME	LINE TYPE, WEIGHT & COLOR
HYDRO-STORAGE	
PHASE-LN	
PR-LN	
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PR-OUTLOT	
PR-OUTLOT-TXT	TEXT - SIMPLEX L175 - 6.33
RD-BORINGS	
RD-CL	
RD-CR-BG12	
RD-CR-BG18	
RD-CR-BG24	
RD-CR-FACE	
RD-CR-MOUNT	
RD-CR-TOE	
RD-DRIVE	
RD-HCH-PATH	
RD-HCH-VGUT	
RD-HCH-WALK	
RD-MEDIAN-CONCRETE	
RD-PAINT STRIPE	
RD-PATH	
RD-PVC CONDUIT	
RD-RWLN	
RD-VGUT	
RD-WALK	
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STAPTS	
TXT-1	TEXT - SIMPLEX L120 - 6.0
TXT-2	TEXT - SIMPLEX L175 - 8.75
TXT-STREETS	TEXT - STYLUS BT - 8.75
U-SAN	
U-SAN-MH	

LAYER NAME	LINE TYPE, WEIGHT & COLOR
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U-SERV-WM	
U-STM	
U-STM-DRAINTILE	
U-STM-INLET-TEMP	
U-STM-MH	
U-STM-CATCH BASIN	
U-WM	
U-WM-GV	
U-WM-HYD	



SEDIMENT & EROSION CONTROL LEGEND



HYDROLOGY LEGEND

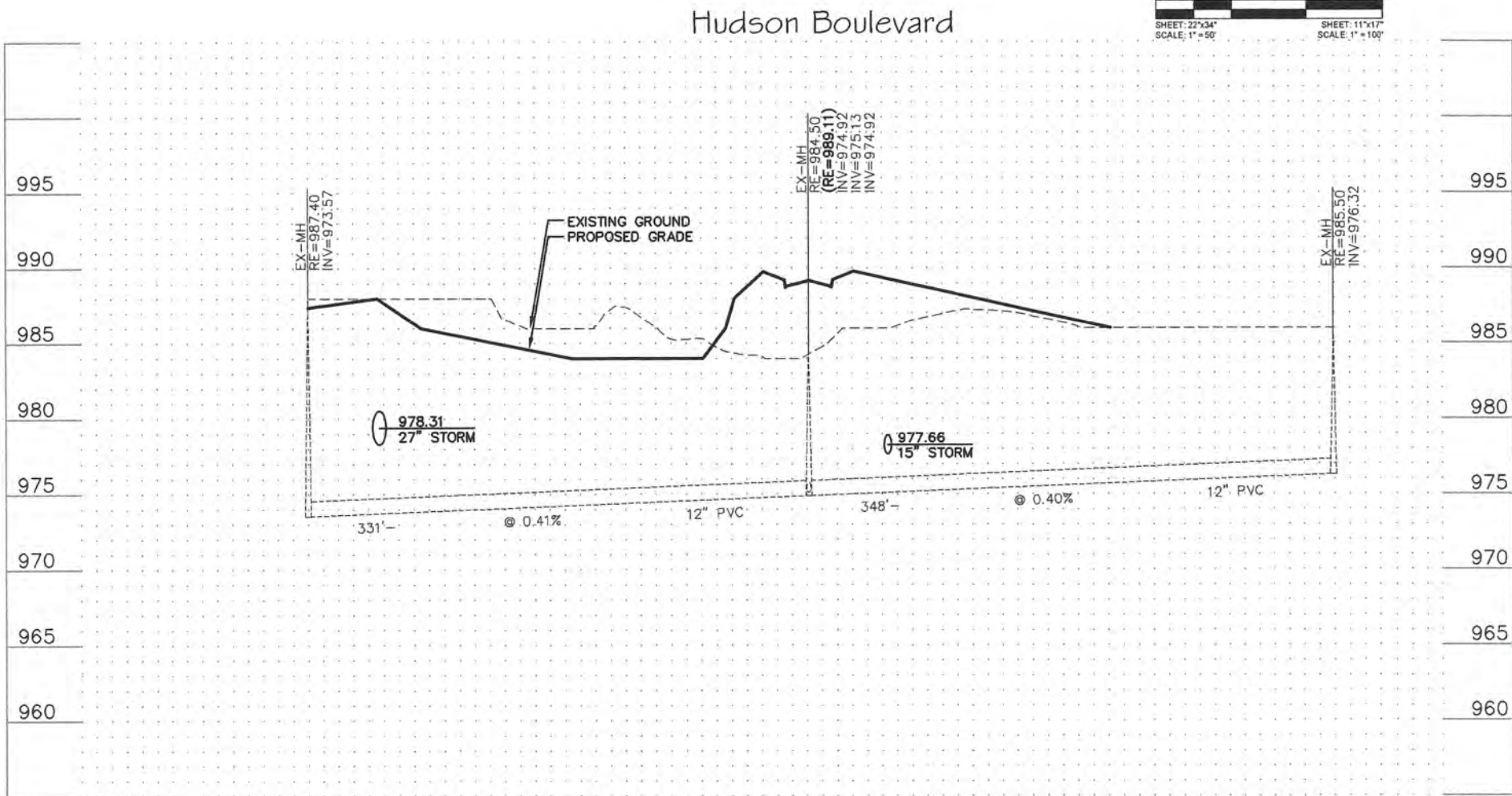
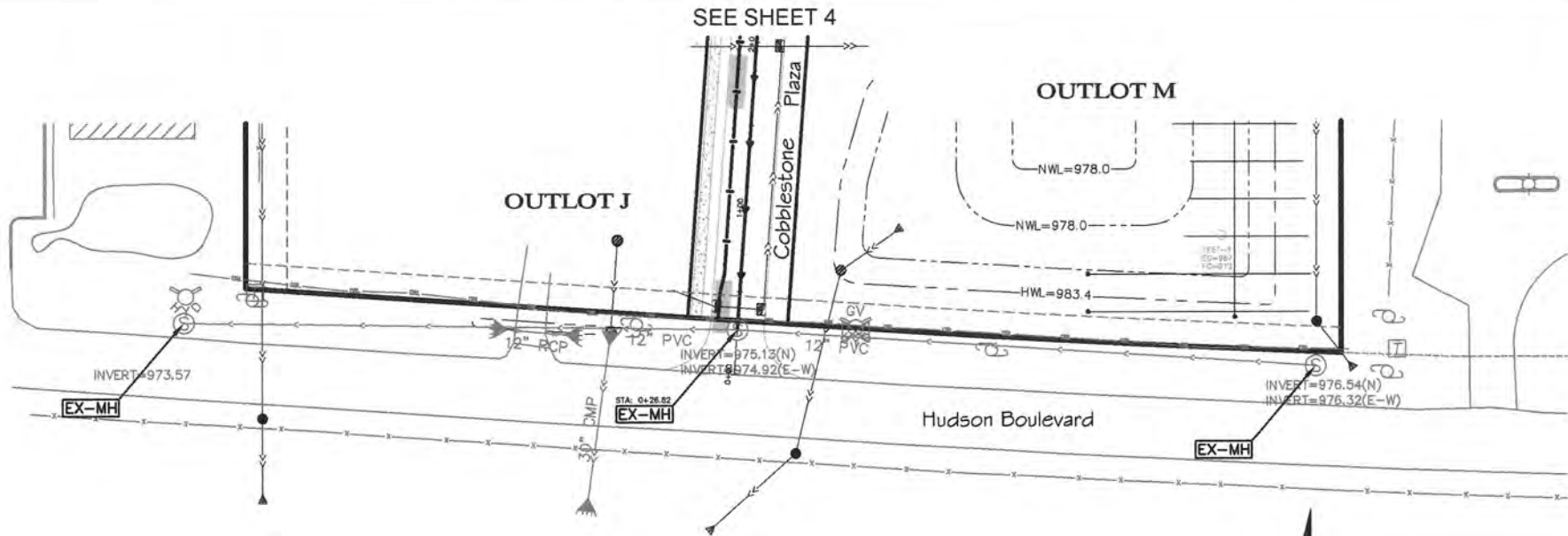


CITY OF LAKE ELMO – SANITARY SEWER NOTES

1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD" (FOR PVC SANITARY SEWER PIPE).
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40 OR SDR 26 PIPE.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF THE PIPE TO FINISHED GRADE ELEVATION.
11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

CITY OF LAKE ELMO – WATERMAIN NOTES

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



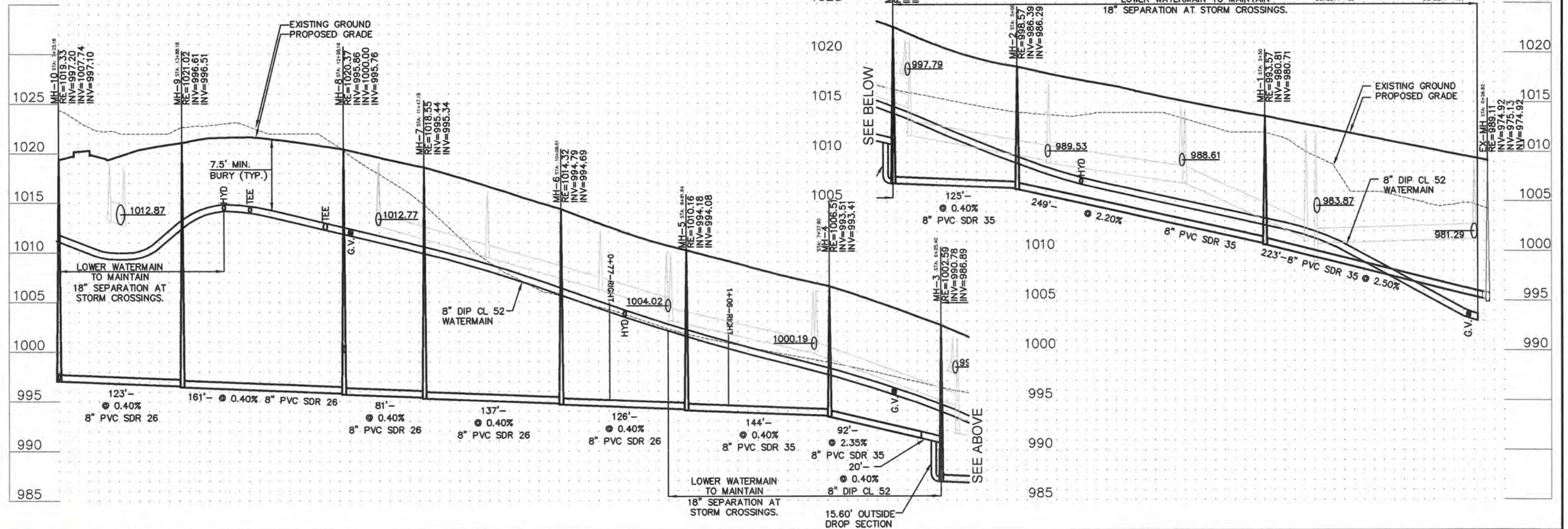
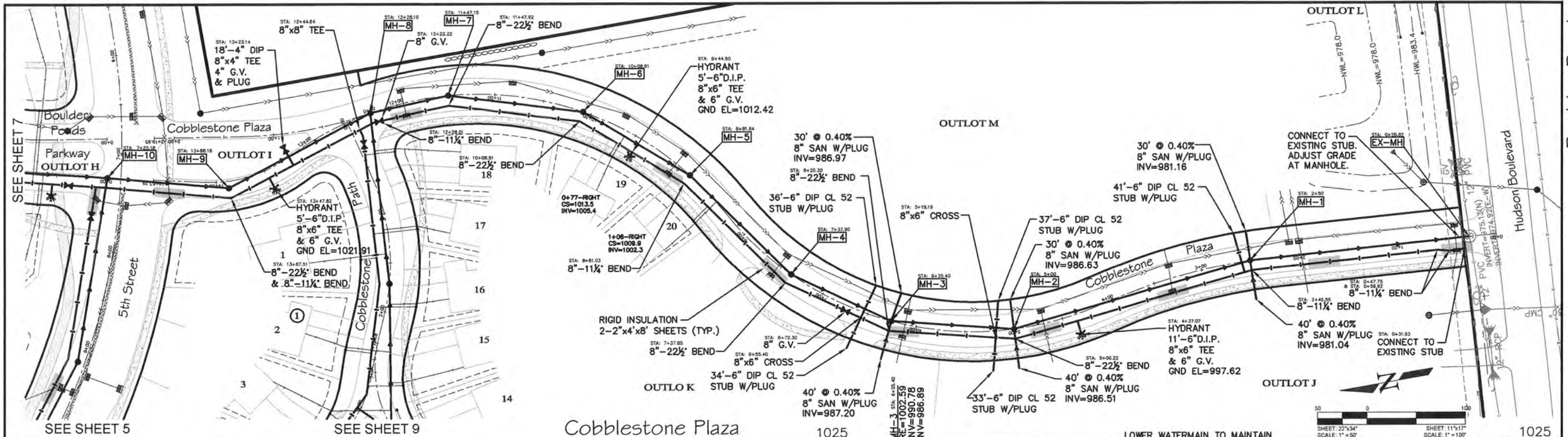
Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly
Licensed Professional Engineer under the Law of the State of Minnesota.
[Signature]
Name: **41968**
Reg. Number: **41968**

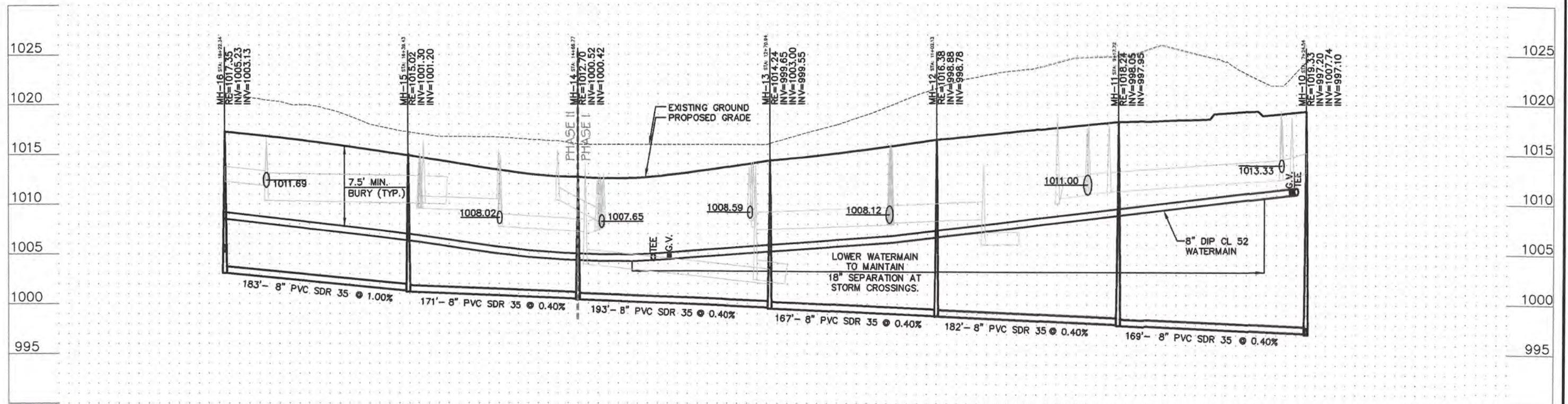
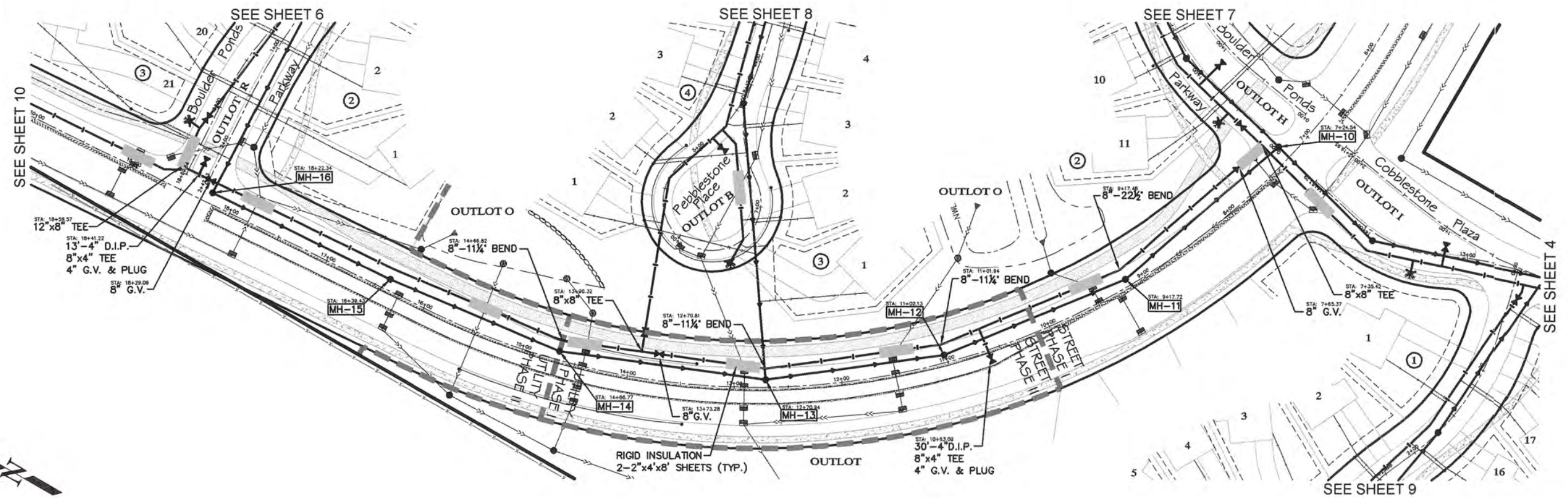
DESIGNED: DMR	REVISION DATE
DRAWN: DMR	1. -
CHECKED: DMR	2. -
DATE: 8-2-2014	3. -
	4. -
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	6. -
	7. -

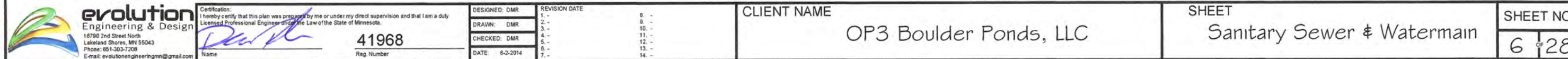
CLIENT NAME
OP3 Boulder Ponds, LLC

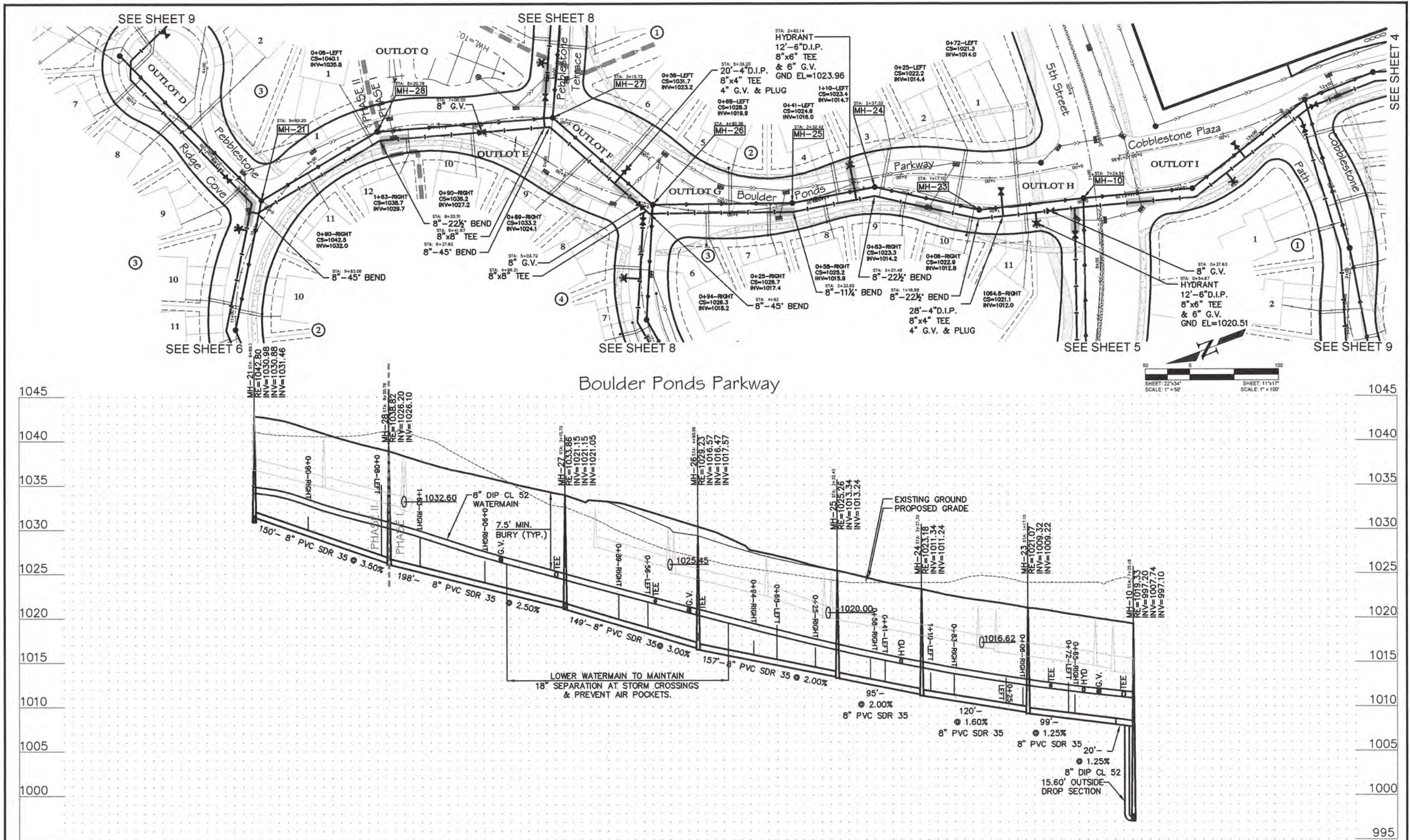
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Sanitary Sewer & Watermain

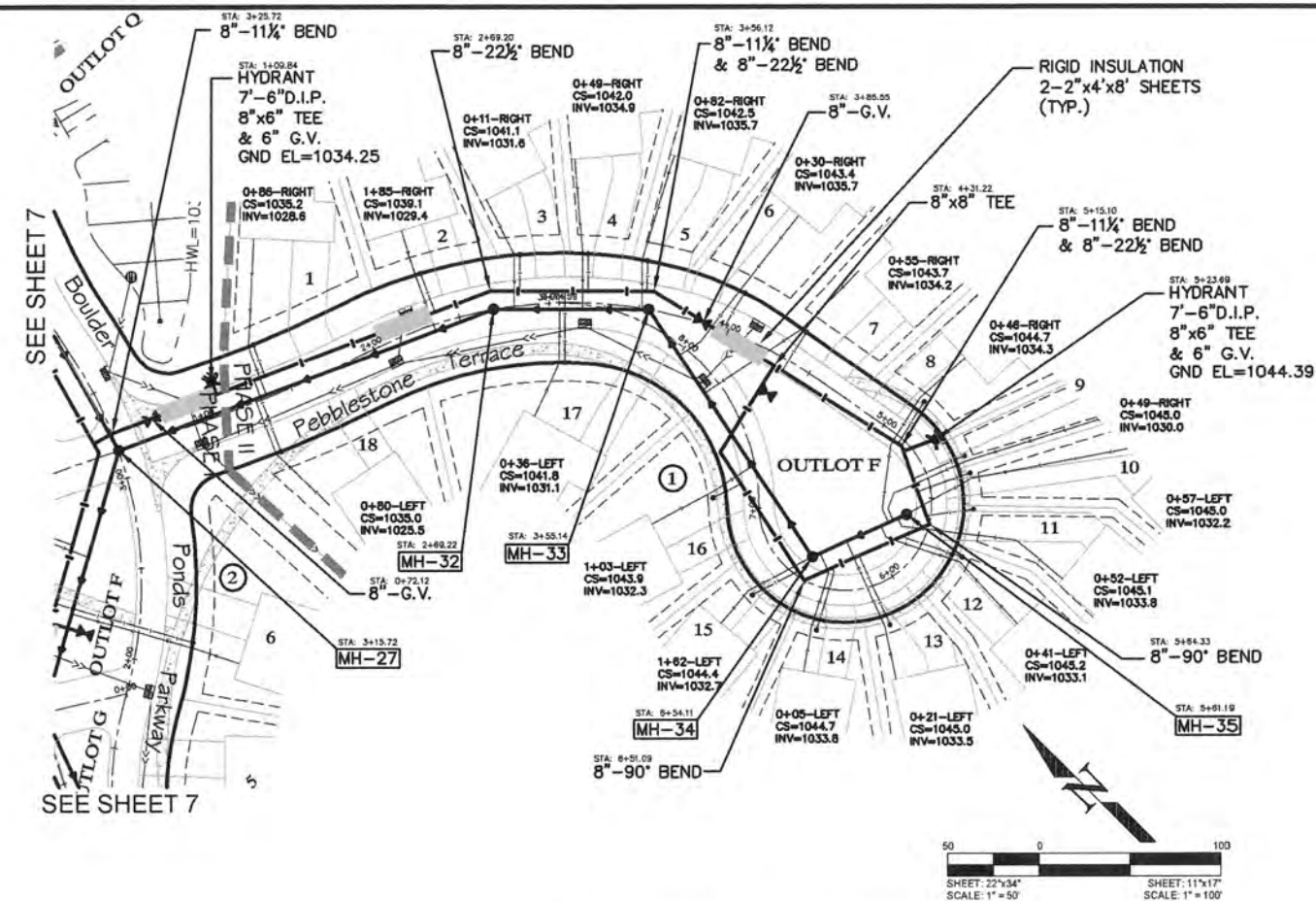
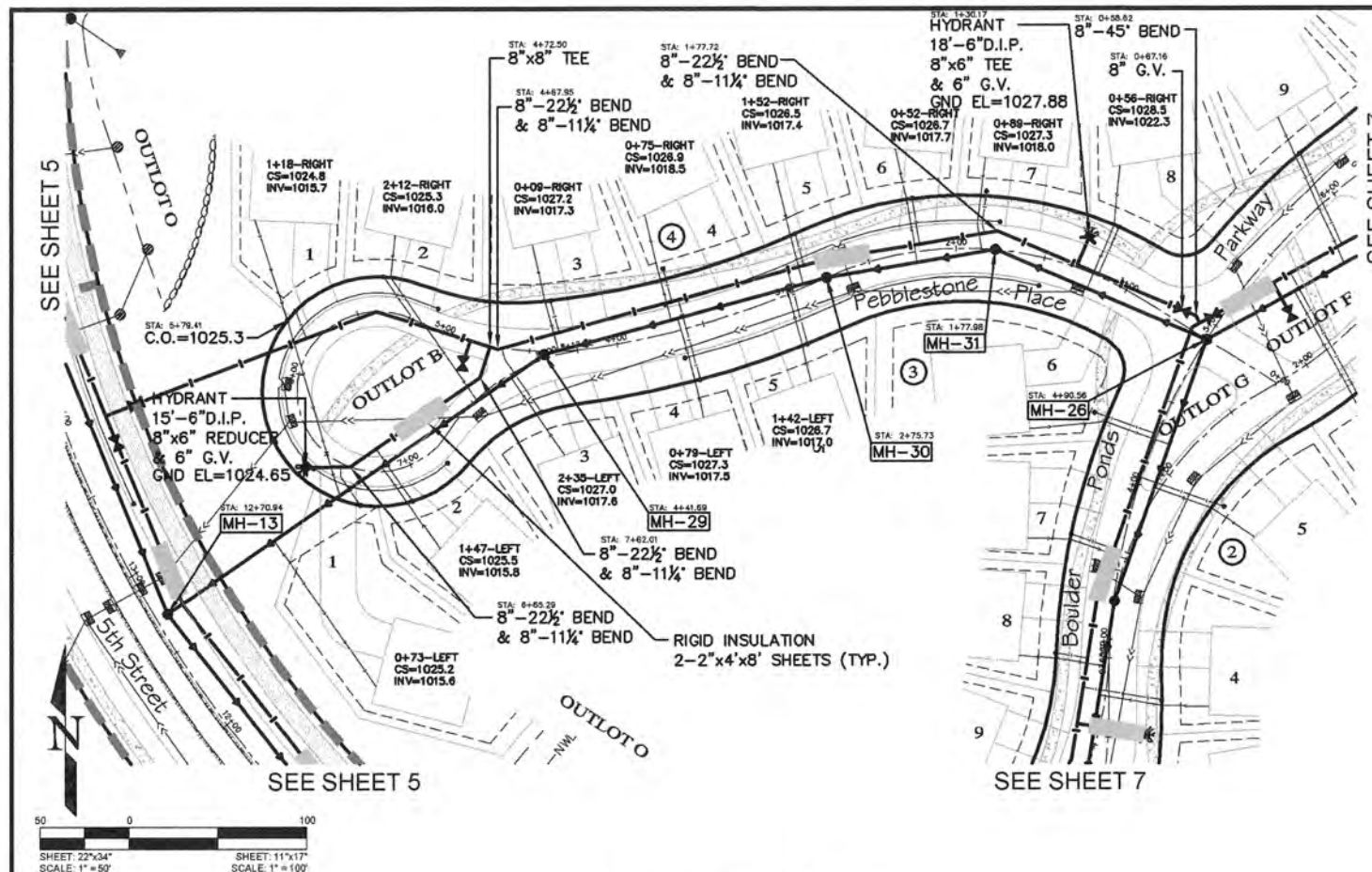
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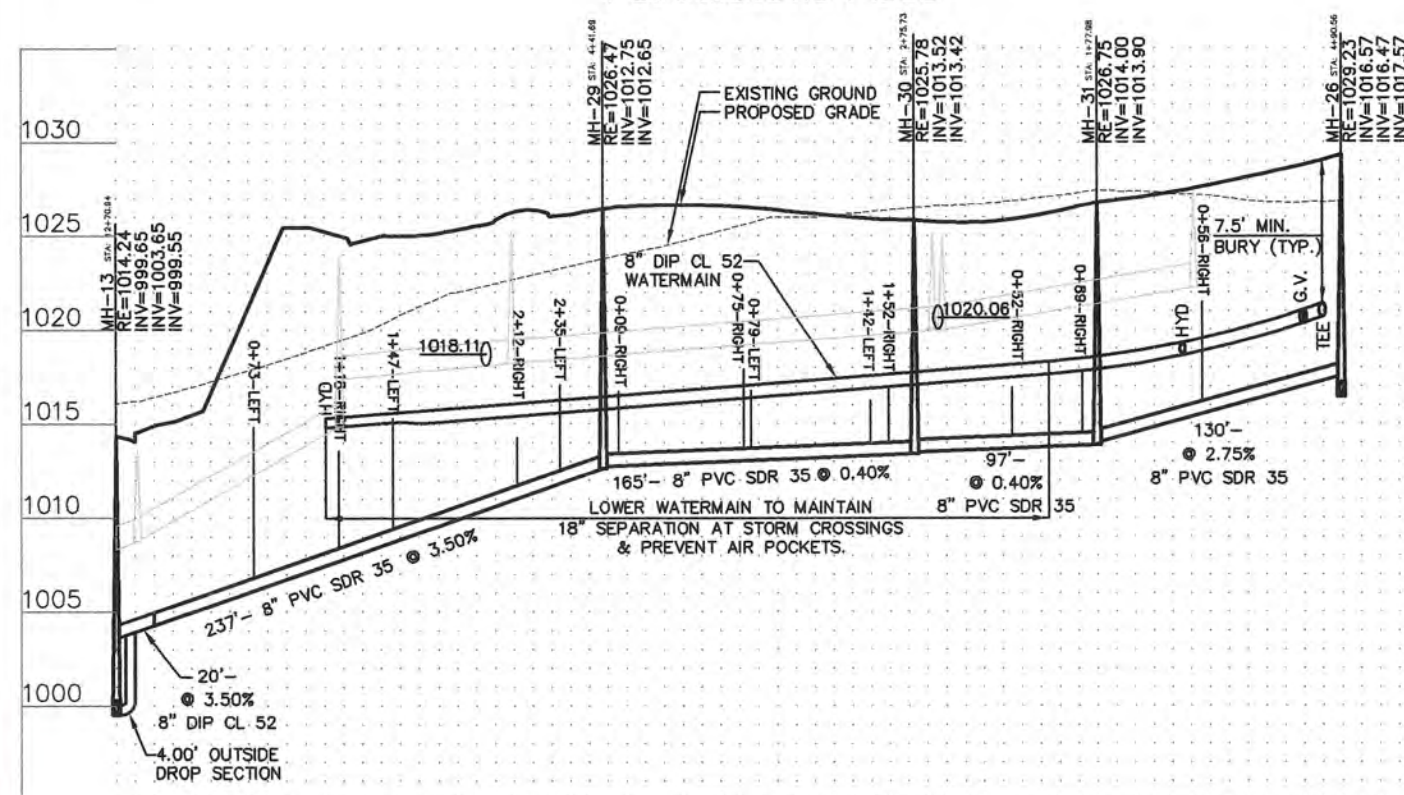




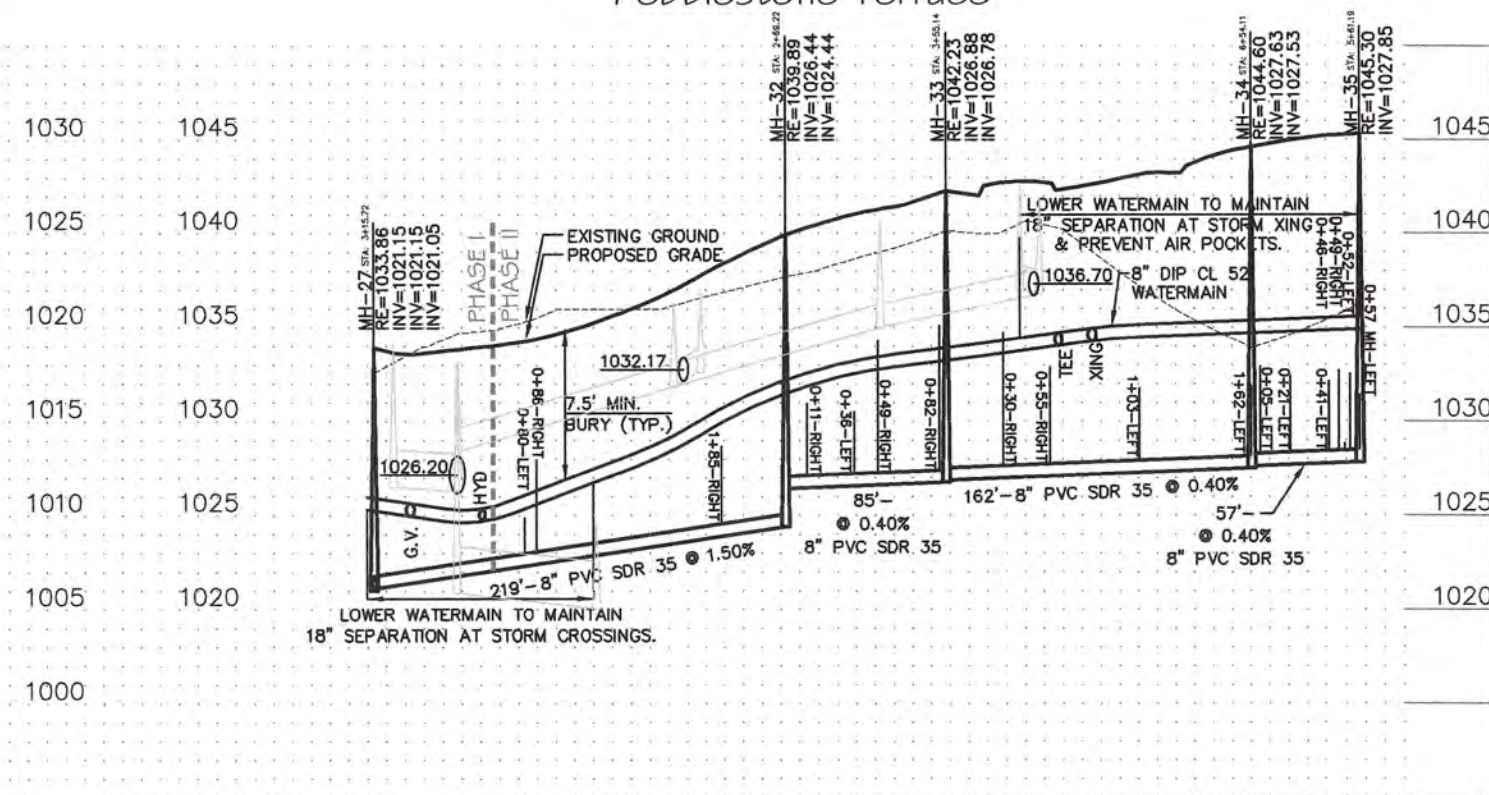


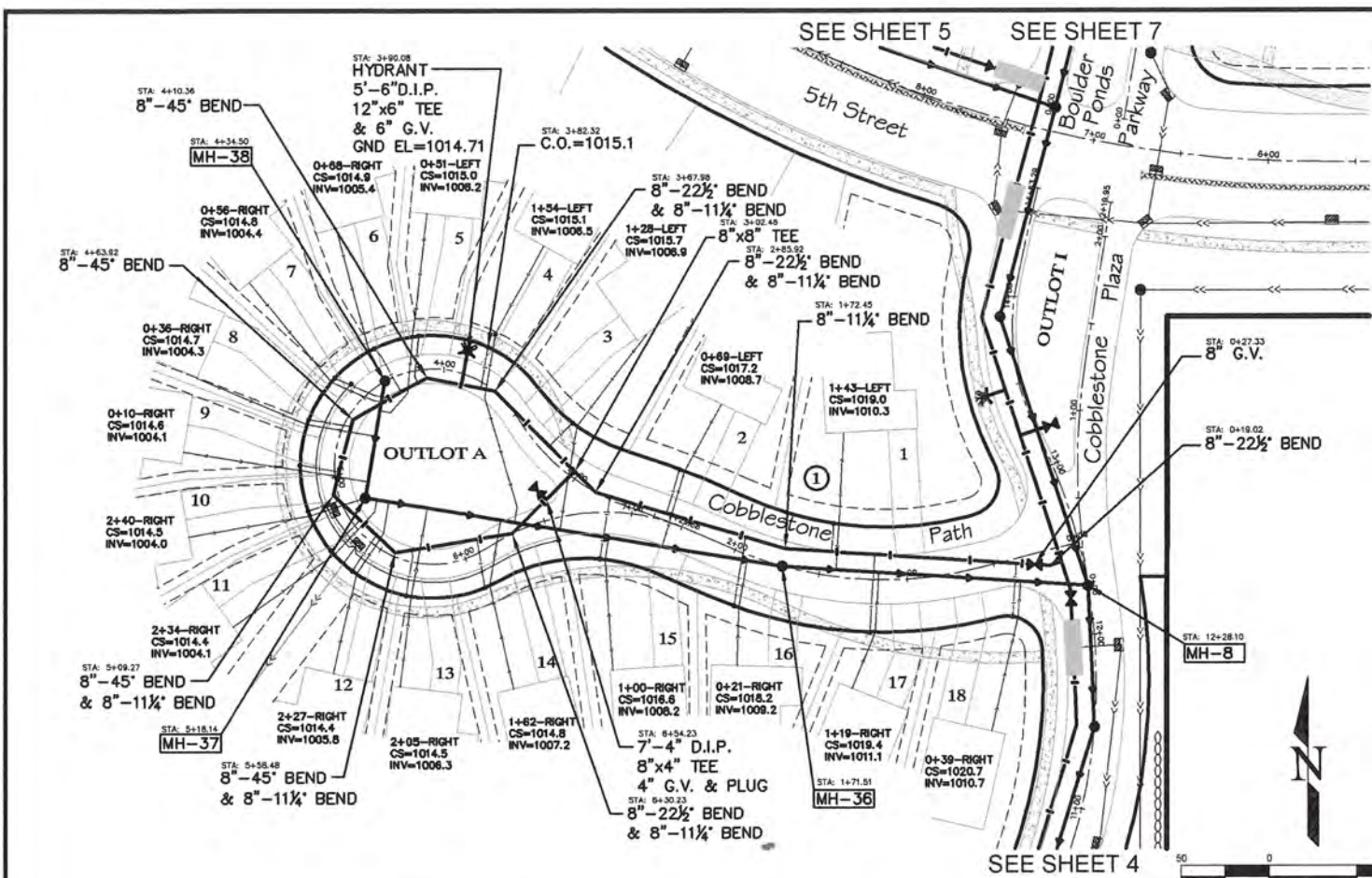


Pebblestone Place



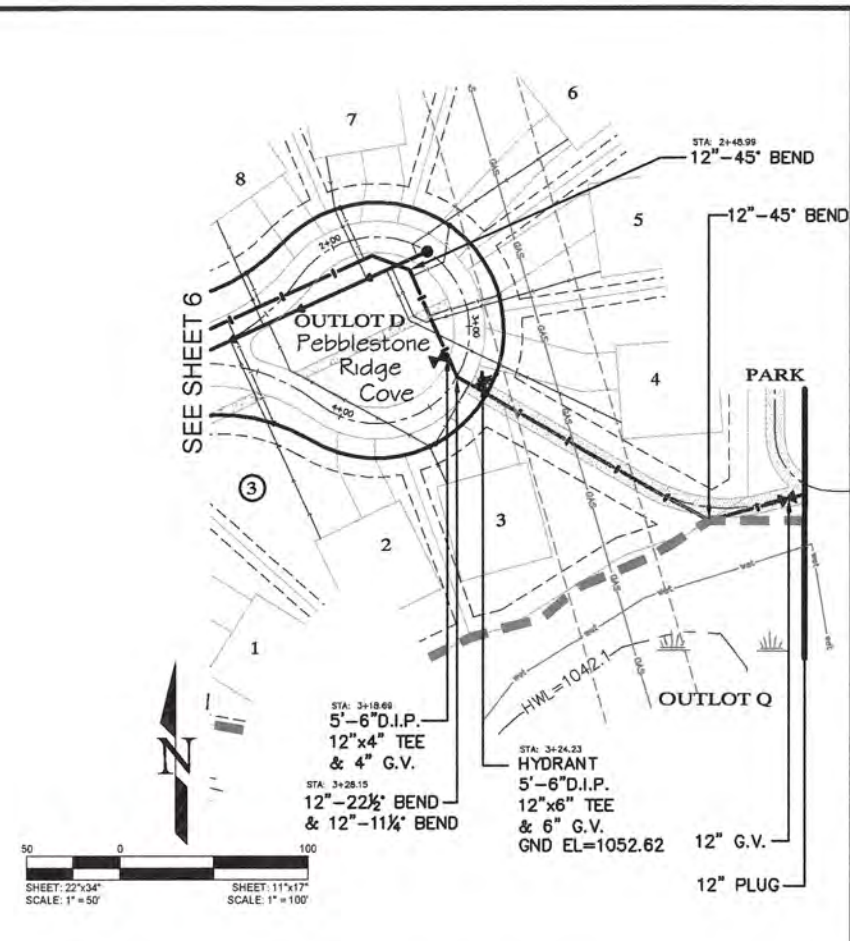
Pebblestone Terrace



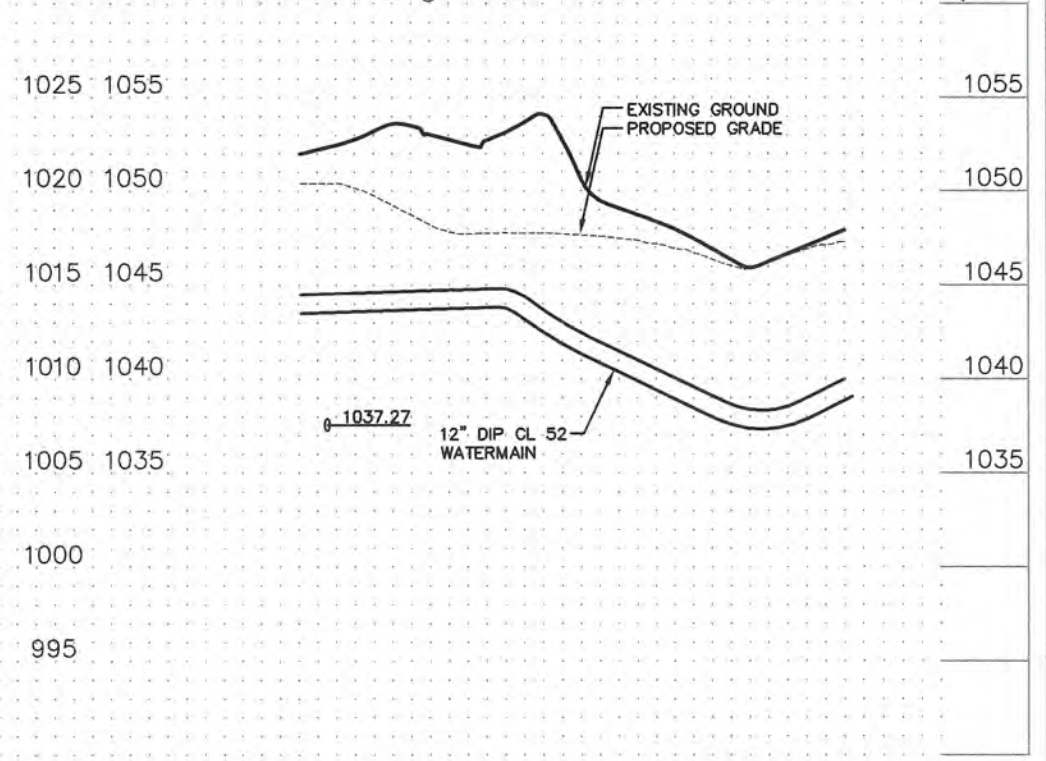
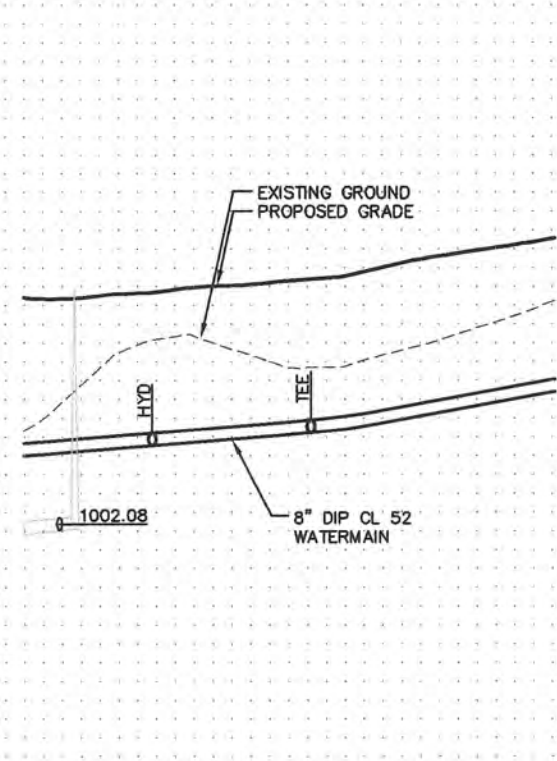
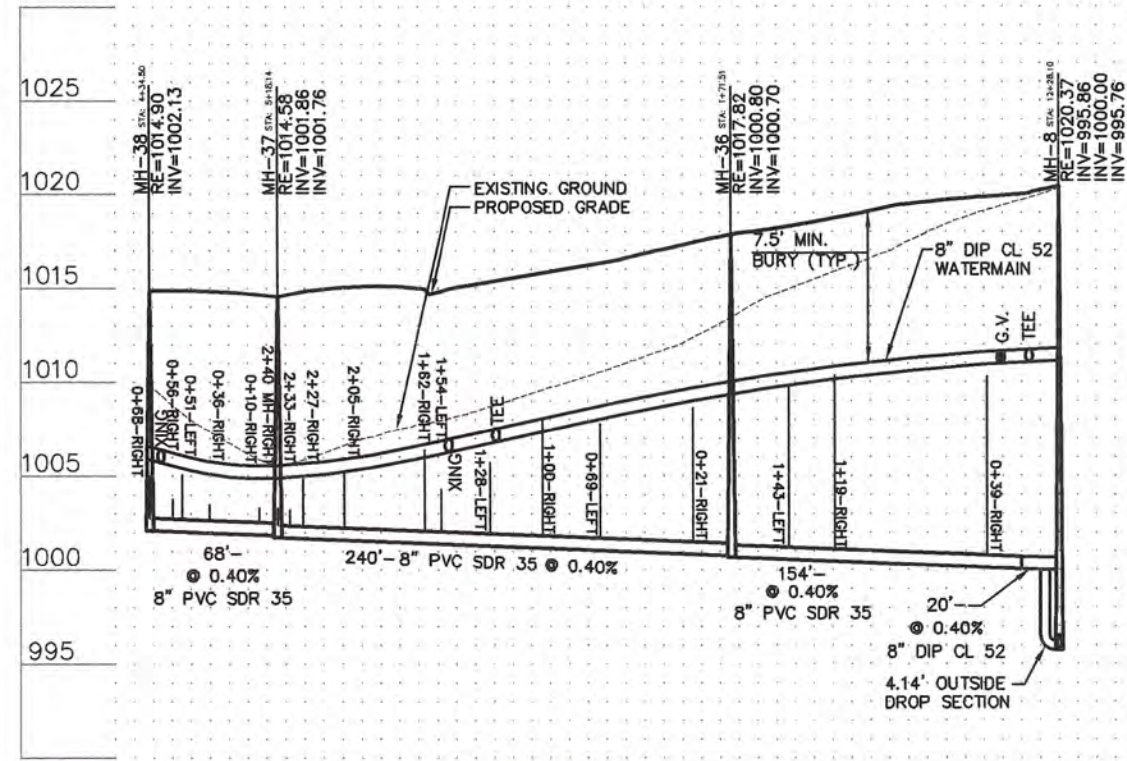


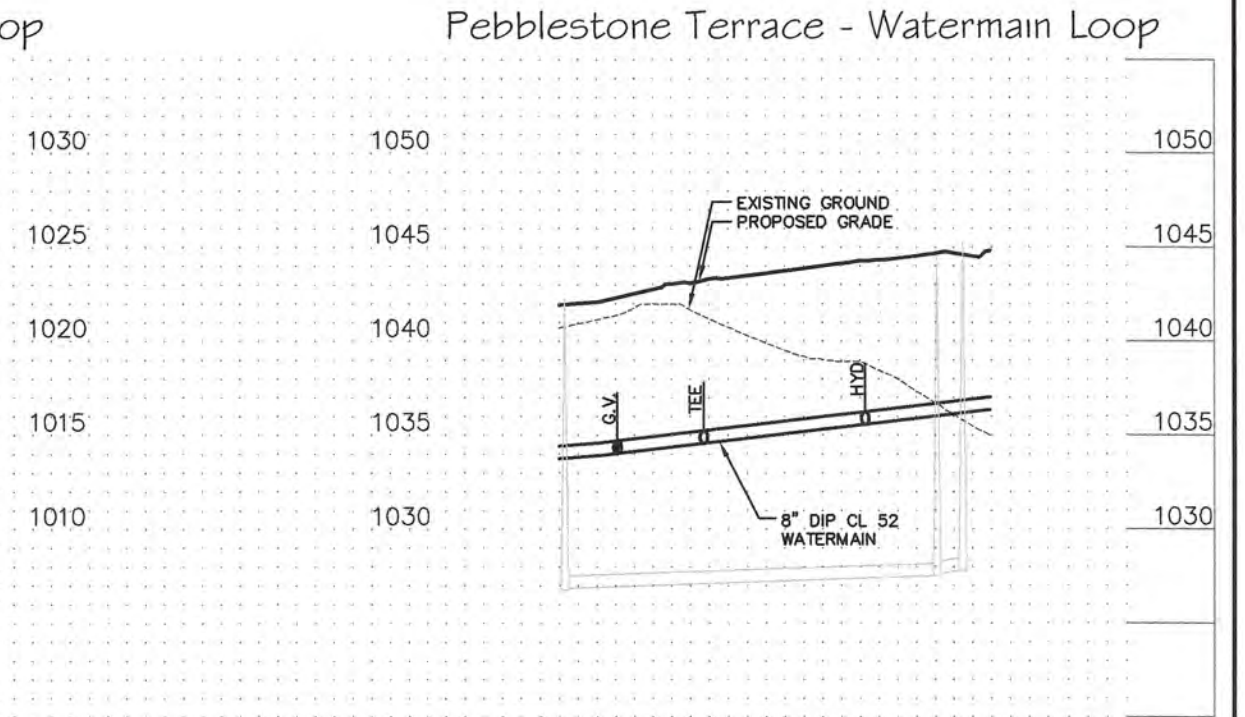
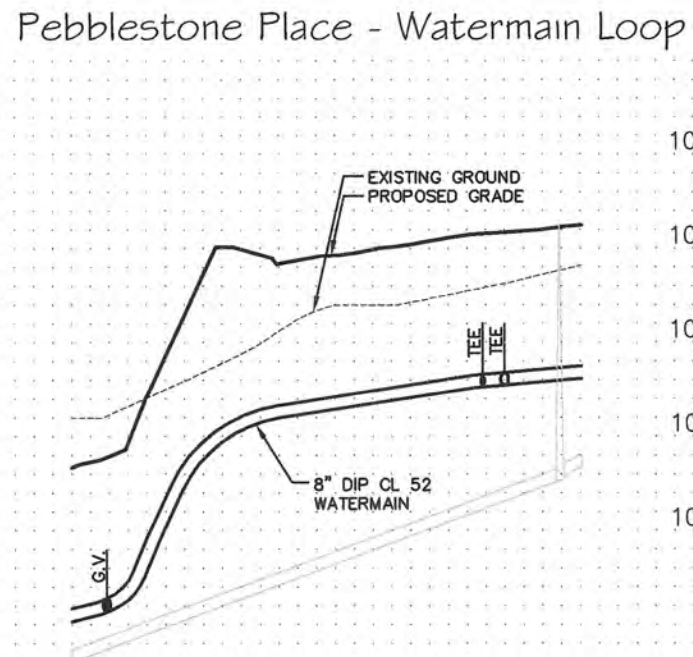
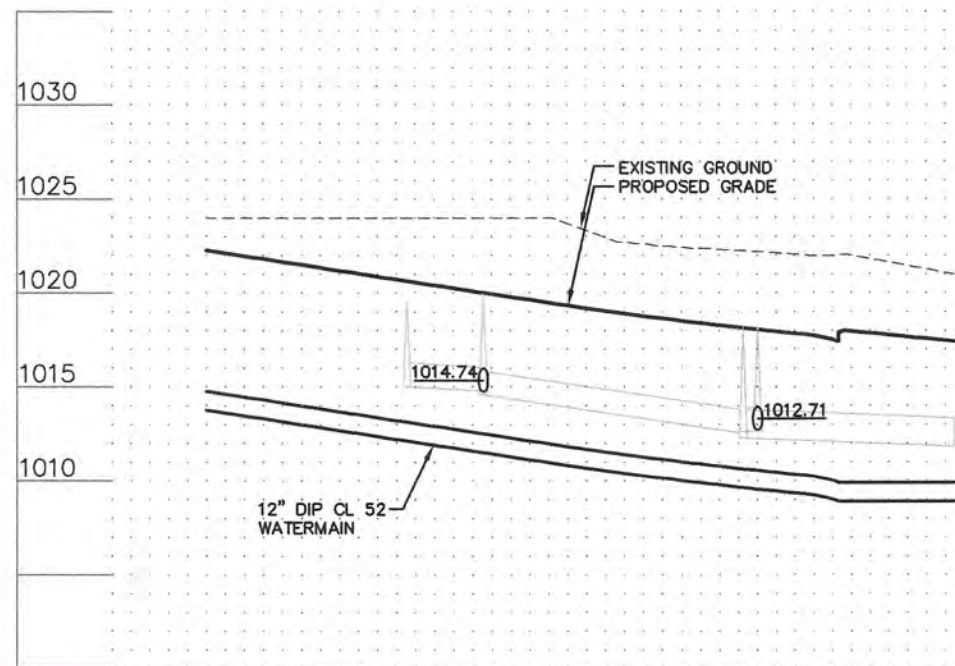
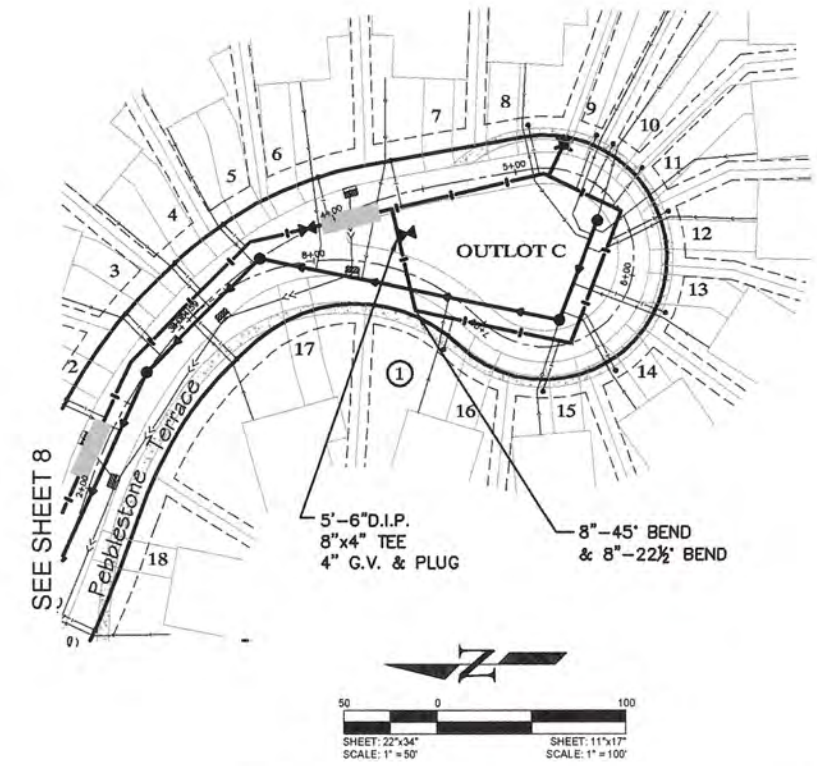
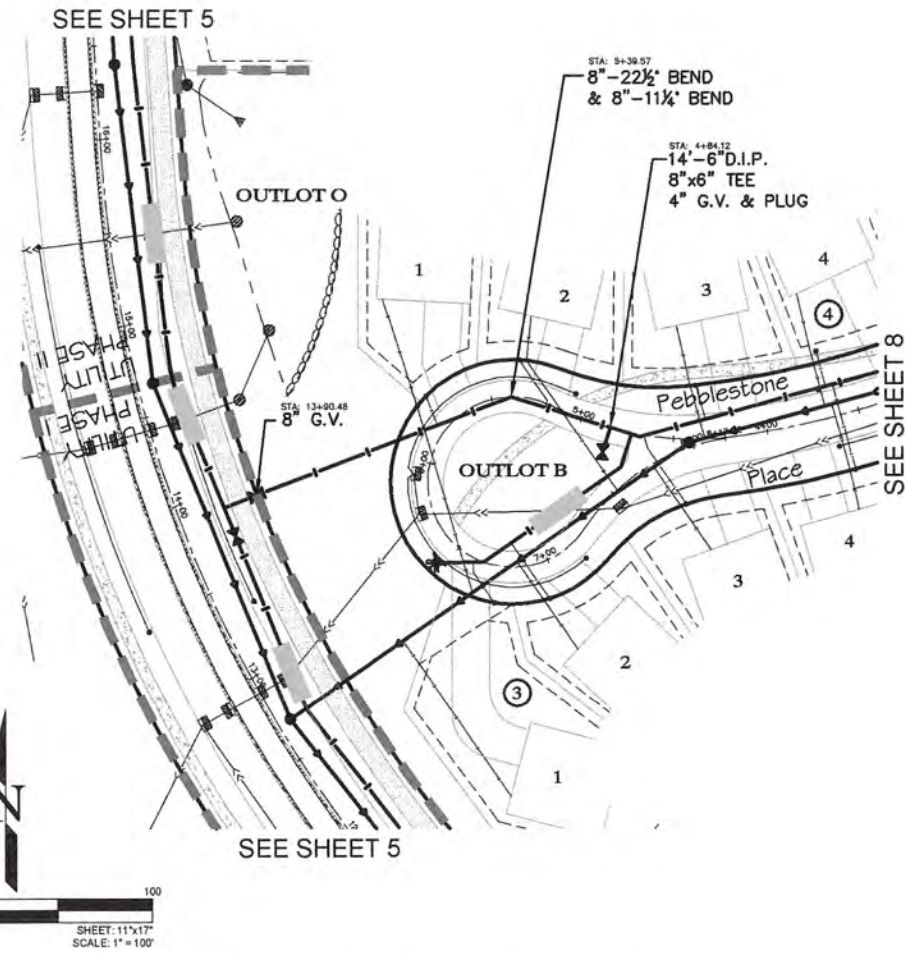
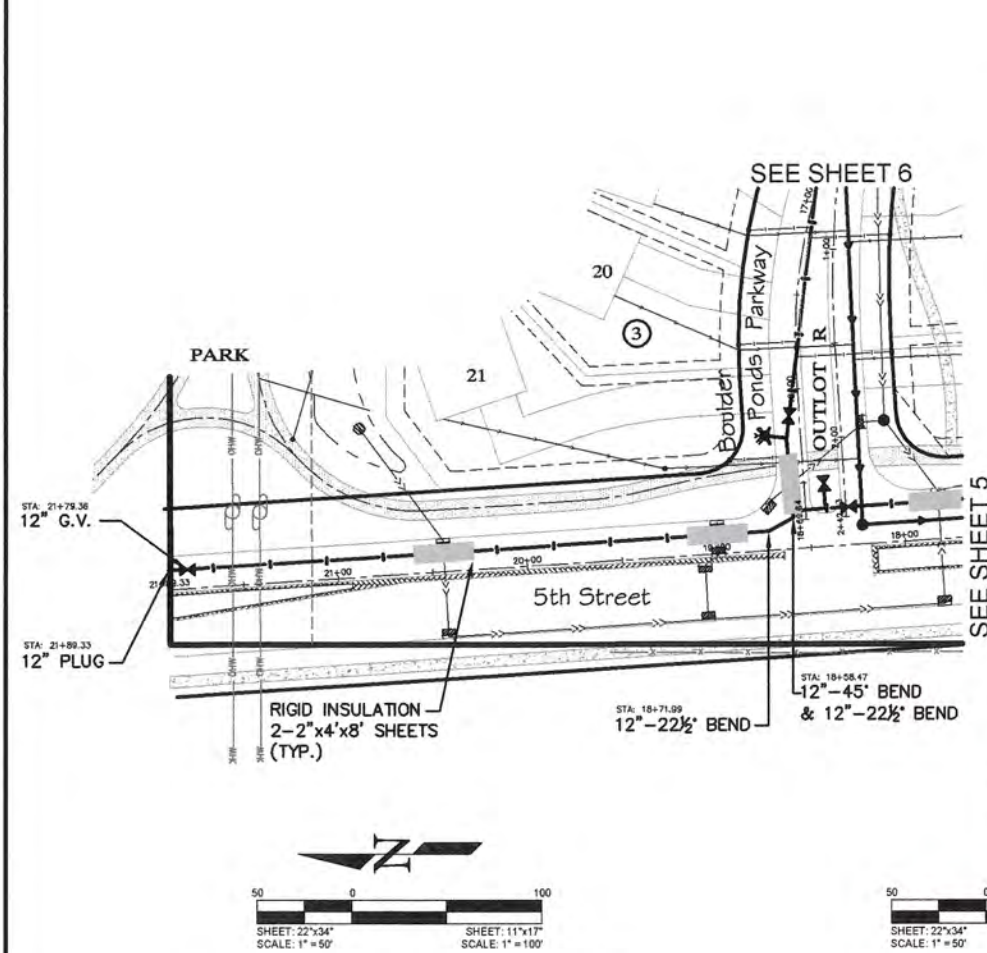
Cobblestone Path

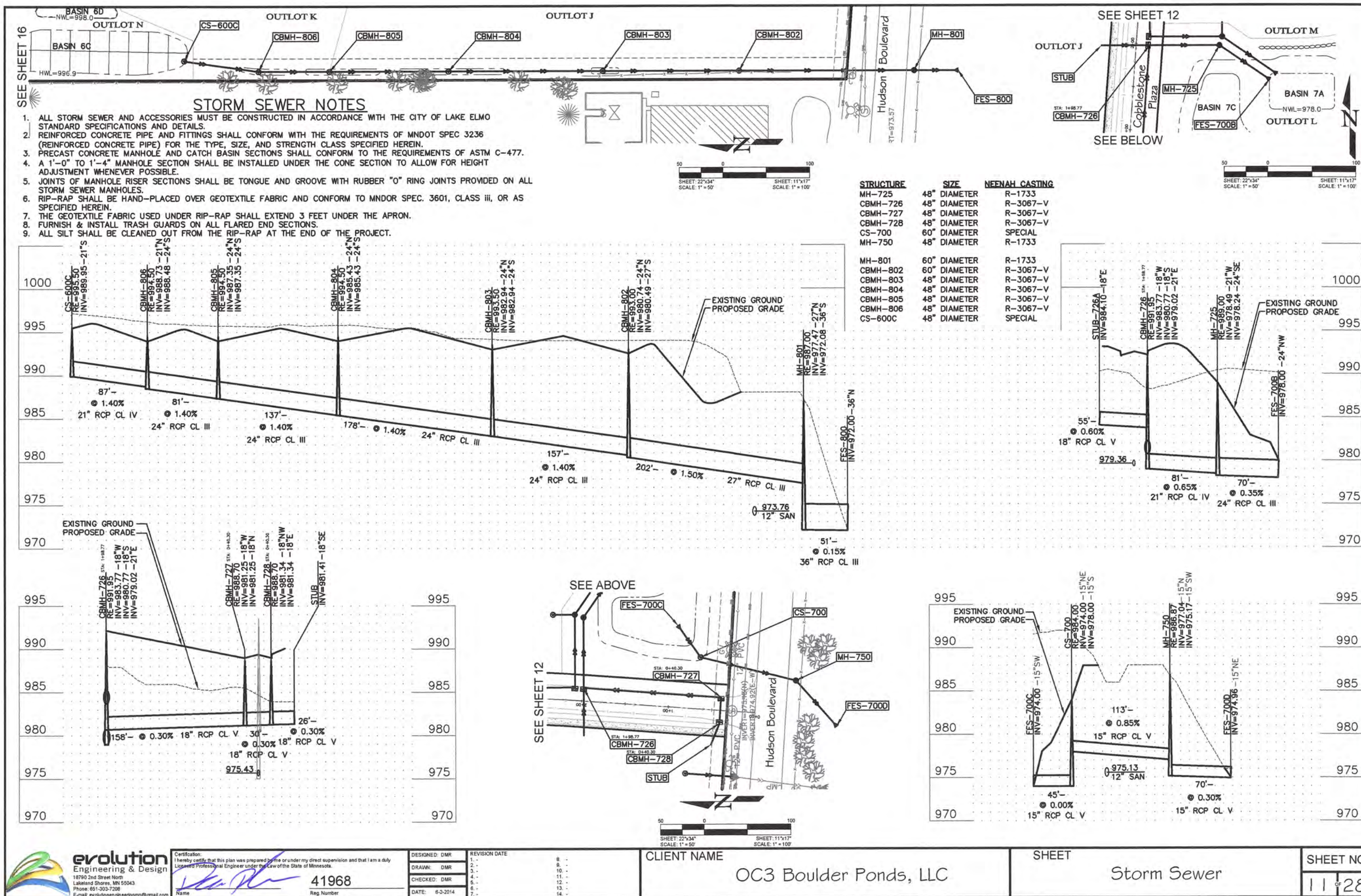
Cobblestone Path - Watermain Loop

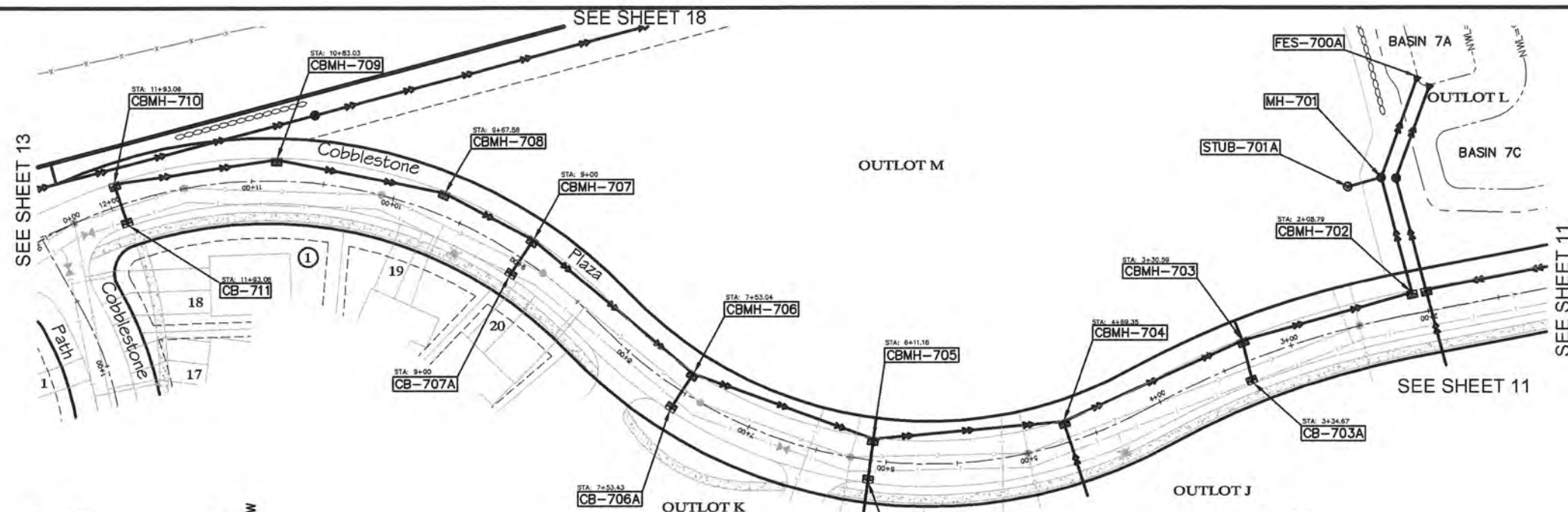


Pebblestone Ridge Cove - 12" Watermain Loop

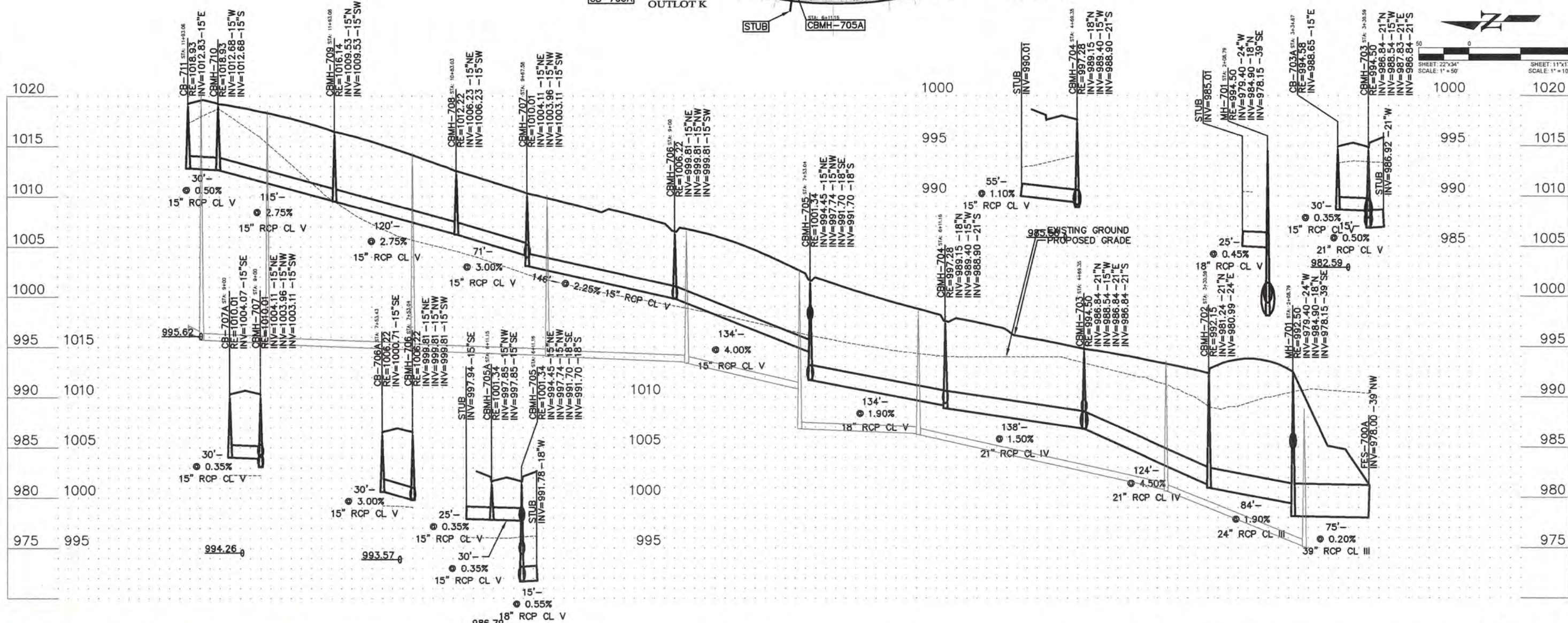








STRUCTURE	SIZE	NEENAH CASTING
MH-701	48" DIAMETER	R-1733
CB-701A	27" DIAMETER	R-3067-V
CBMH-702	48" DIAMETER	R-3067-V
CBMH-703	48" DIAMETER	R-3067-V
CB-703A	24"X36"	R-3067-V
CBMH-704	48" DIAMETER	R-3067-V
CBMH-705	48" DIAMETER	R-3067-V
CBMH-705A	24"X36"	R-3067-V
CBMH-706	48" DIAMETER	R-3067-V
CB-706A	24"X36"	R-3067-V
CBMH-707	48" DIAMETER	R-3067-V
CB-707A	24"X36"	R-3067-V
CBMH-708	48" DIAMETER	R-3067-V
CBMH-709	48" DIAMETER	R-3067-V
CBMH-710	48" DIAMETER	R-3067-V
CB-711	24"X36"	R-3067-V



Certification:
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 Law of the State of Minnesota.

DESIGNED: DMR
DRAWN: DMR
CHECKED: DMR
DATE: 8-2-2014

41968
Reg. Number

DESIGNED: DMR
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CLIENT NAME
OC3 Boulder Ponds, LLC

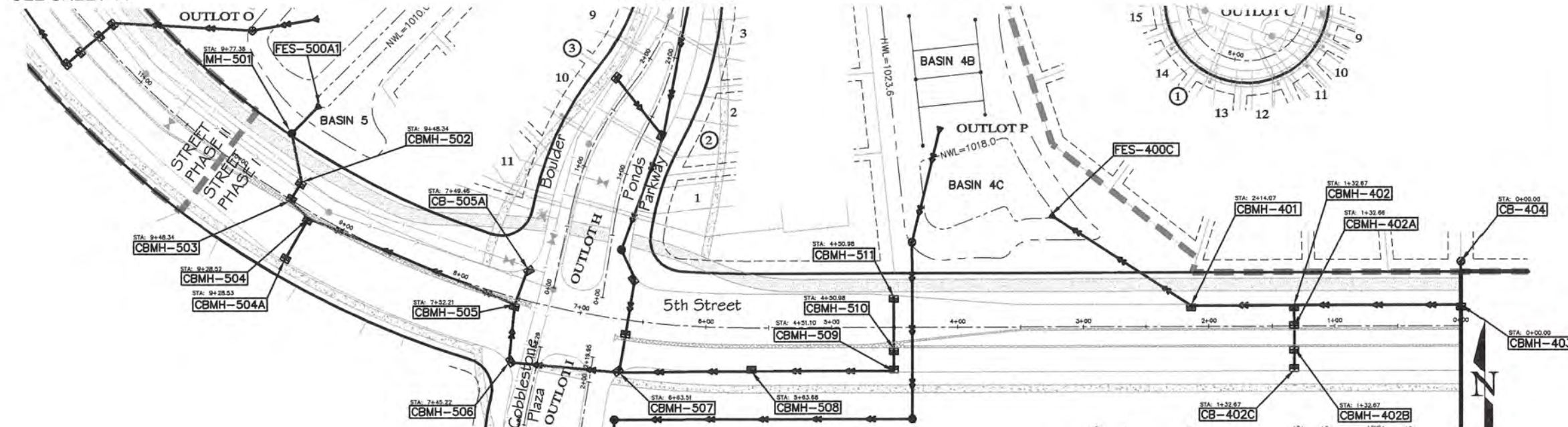
SHEET
Storm Sewer

SHEET NO.
12 of 28

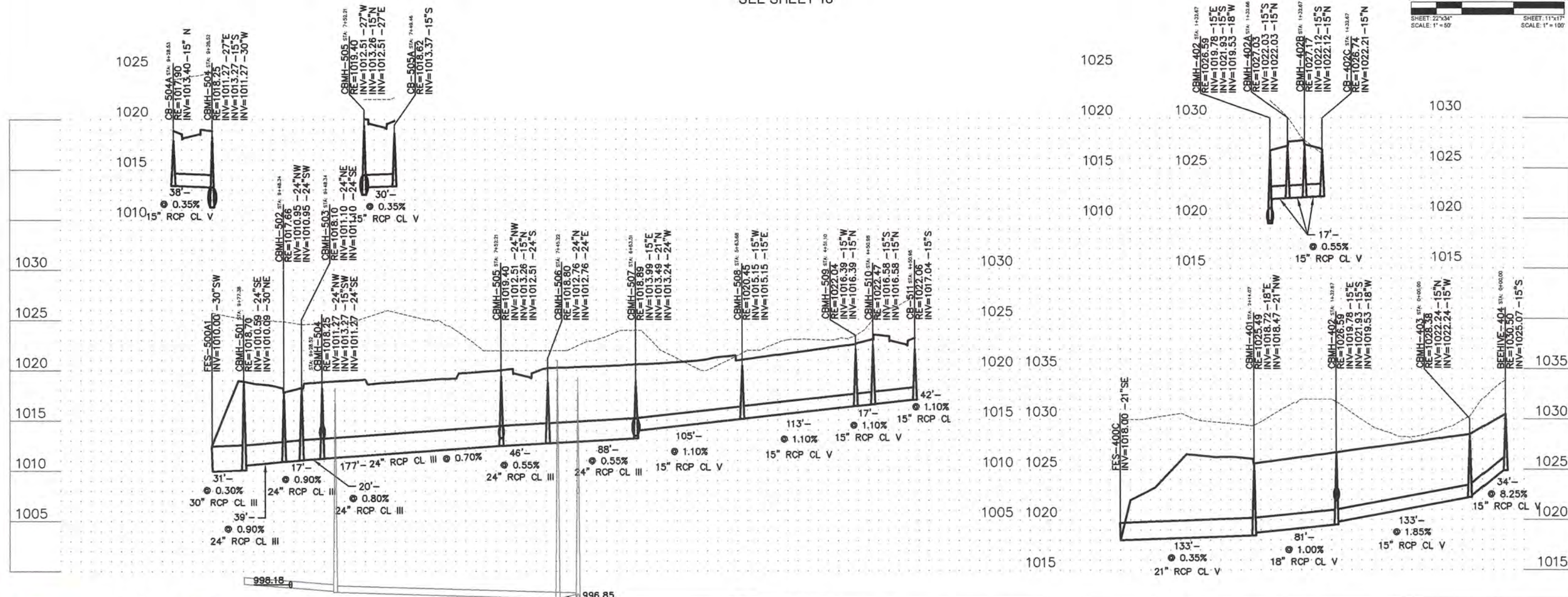
STRUCTURE	SIZE	NEENAH CASTING
MH-401	48" DIAMETER	R-1733
CBMH-402	48" DIAMETER	R-3067-V
CBMH-402A	24"x36"	R-3067-V
CBMH-402B	24"x36"	R-3067-V
CB-402C	24"x36"	R-3067-V
CBMH-403	48" DIAMETER	R-3067-V
CB-404	27" DIAMETER	R-4342
MH-501	60" DIAMETER	R-1733
CBMH-502	60" DIAMETER	R-3067-V
CBMH-503	60" DIAMETER	R-3067-V
CBMH-504	60" DIAMETER	R-3067-V
CB-504A	24"x36"	R-3067-V
CBMH-505	60" DIAMETER	R-3067-V
CB-505A	24"x36"	R-3067-V
CBMH-506	60" DIAMETER	R-3067-V
CBMH-507	60" DIAMETER	R-3067-V
CB-507A	24"x36"	R-3067-V
CBMH-508	60" DIAMETER	R-3067-V
CBMH-509	60" DIAMETER	R-3067-V
MH-510	48" DIAMETER	R-1733
CBMH-511	24"x36"	R-3067-V
CBMH-512	24"x36"	R-3067-V
CB-513	24"x36"	R-3067-V

SEE SHEET 14

SEE SHEET 15



SEE SHEET 18



Certification:
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 Law of the State of Minnesota.
[Signature]
41968
Reg. Number

DESIGNED: DMR
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DATE: 6-2-2014
REVISION DATE
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CLIENT NAME
OC3 Boulder Ponds, LLC

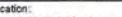
SHEET
Storm Sewer

SHEET NO.
13 of 28

1013001-PRE-202.dwg



Certification: 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 Law of the State of Minnesota.

 41968

Name _____ Reg. Number _____

DESIGNED: DMR	REVISION DATE	8 -
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DRAWN: DMR	2 -	10 -
	3 -	11 -
CHECKED: DMR	4 -	12 -
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DATE: 6-2-2014	6 -	14 -
	7 -	

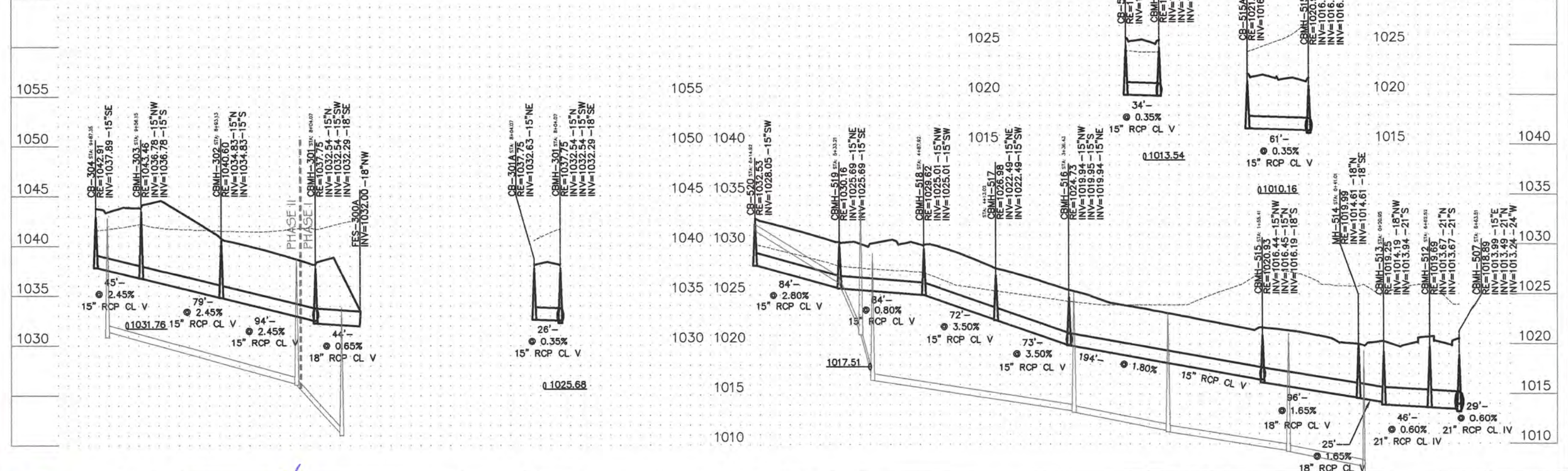
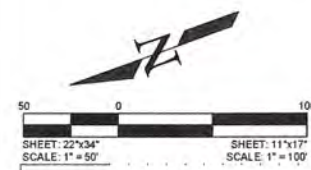
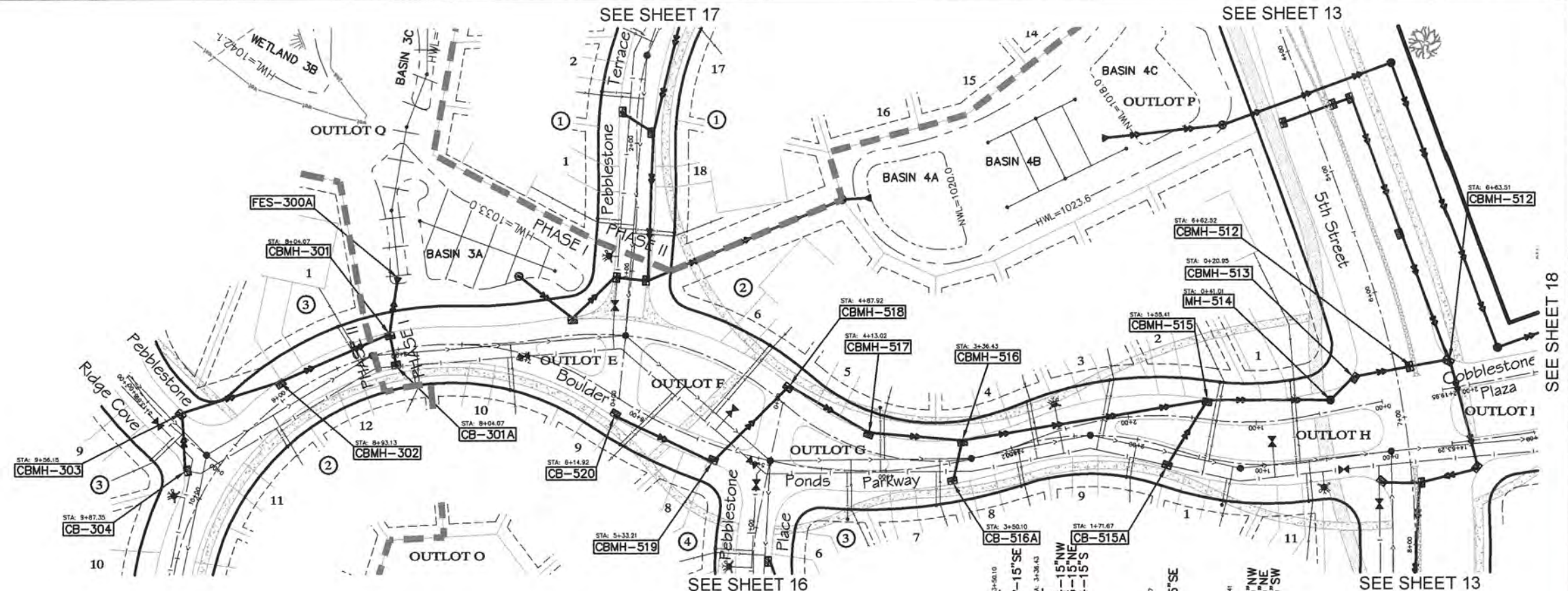
CLIENT NAME	OC3 Boulder Ponds, LLC
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SHEET

Storm Sewer

SHEET NO.	
14	OF 28

STRUCTURE	SIZE	NEENAH CASTING
CBMH-301	48" DIAMETER	R-3067-V
CB-301A	24"x36"	R-3067-V
CBMH-302	48" DIAMETER	R-3067-V
CBMH-303	48" DIAMETER	R-3067-V
CB-304	24"x36"	R-3067-V
CBMH-509	60" DIAMETER	R-3067-V
MH-514	48" DIAMETER	R-1733
CBMH-515	72" DIAMETER	R-3067-V
CB-515A	24"x36"	R-3067-V
CBMH-516	48" DIAMETER	R-3067-V
CB-516A	24"x36"	R-3067-V
CBMH-517	48" DIAMETER	R-3067-V
CBMH-518	48" DIAMETER	R-3067-V
CBMH-519	48" DIAMETER	R-3067-V
CB-520	24"x36"	R-3067-V



Certification:
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Reg Number

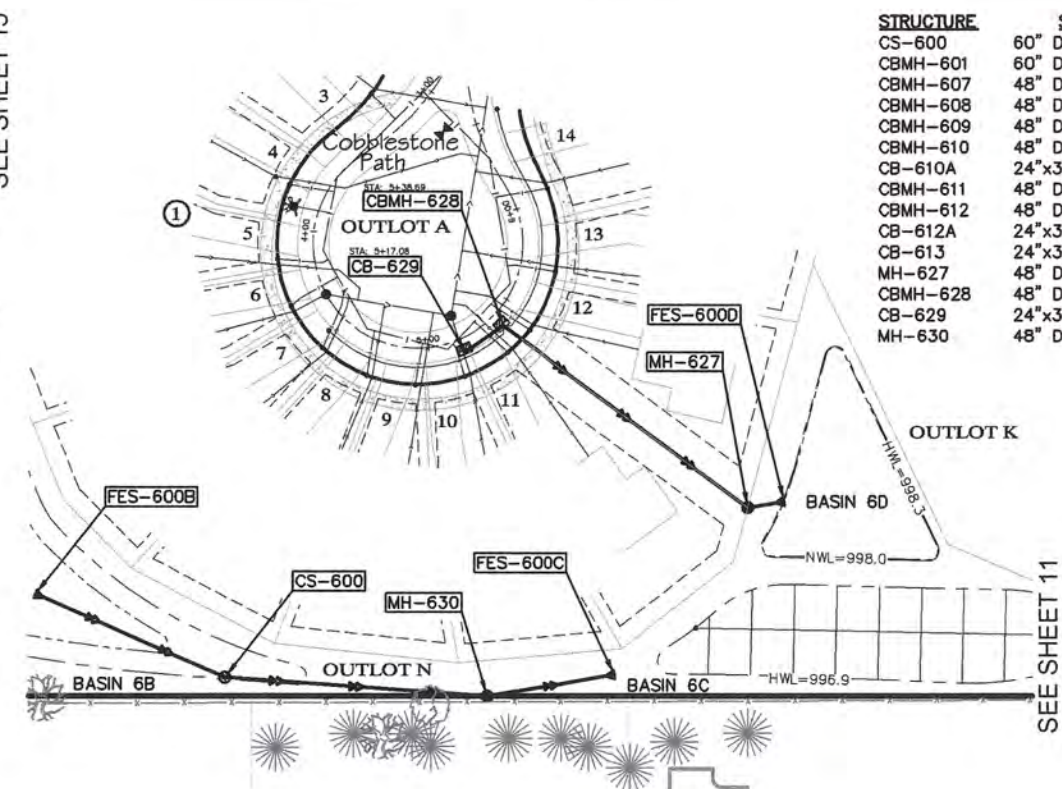
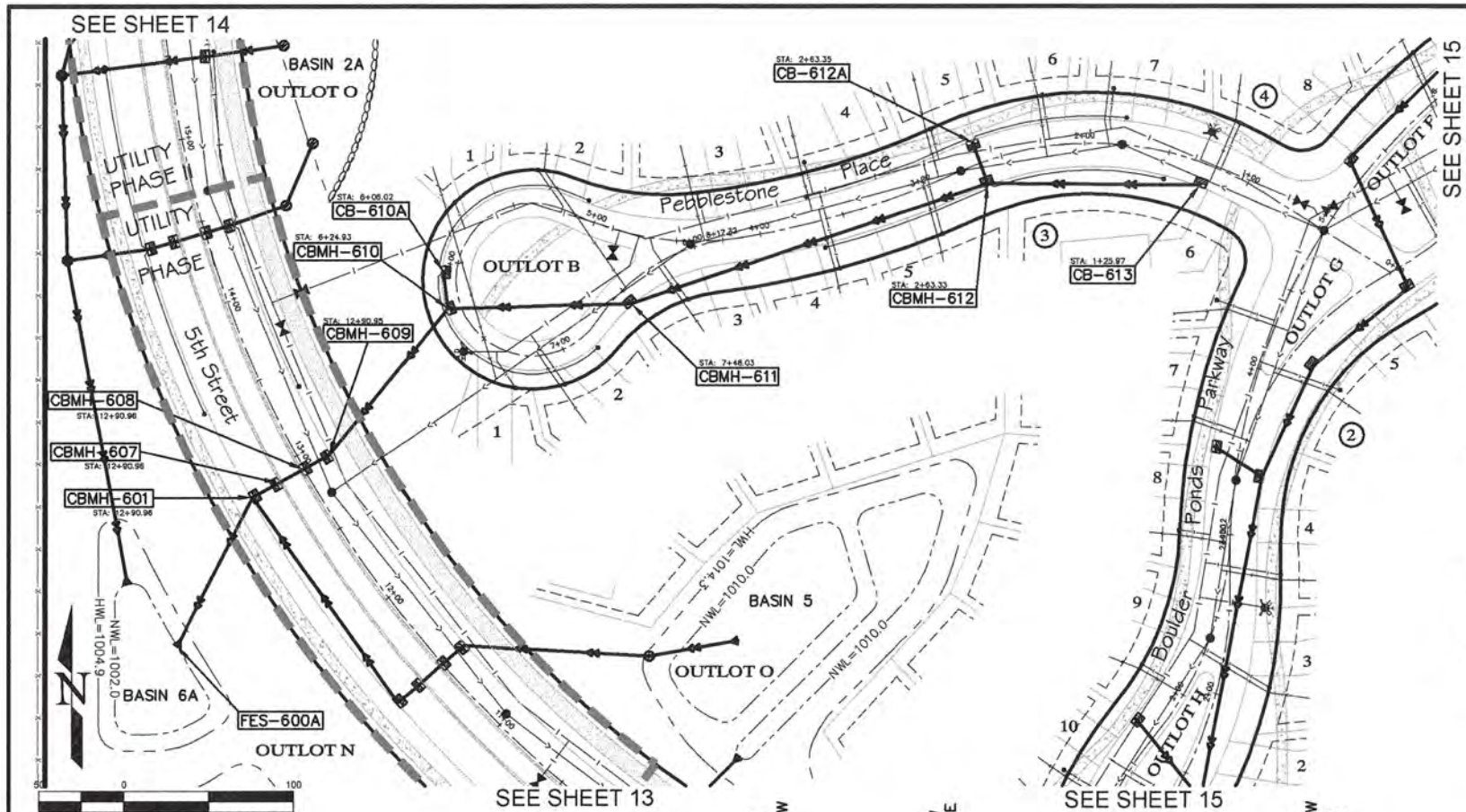
DESIGNED: DMR	REVISION DATE
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CLIENT NAME
OC3 Boulder Ponds, LLC

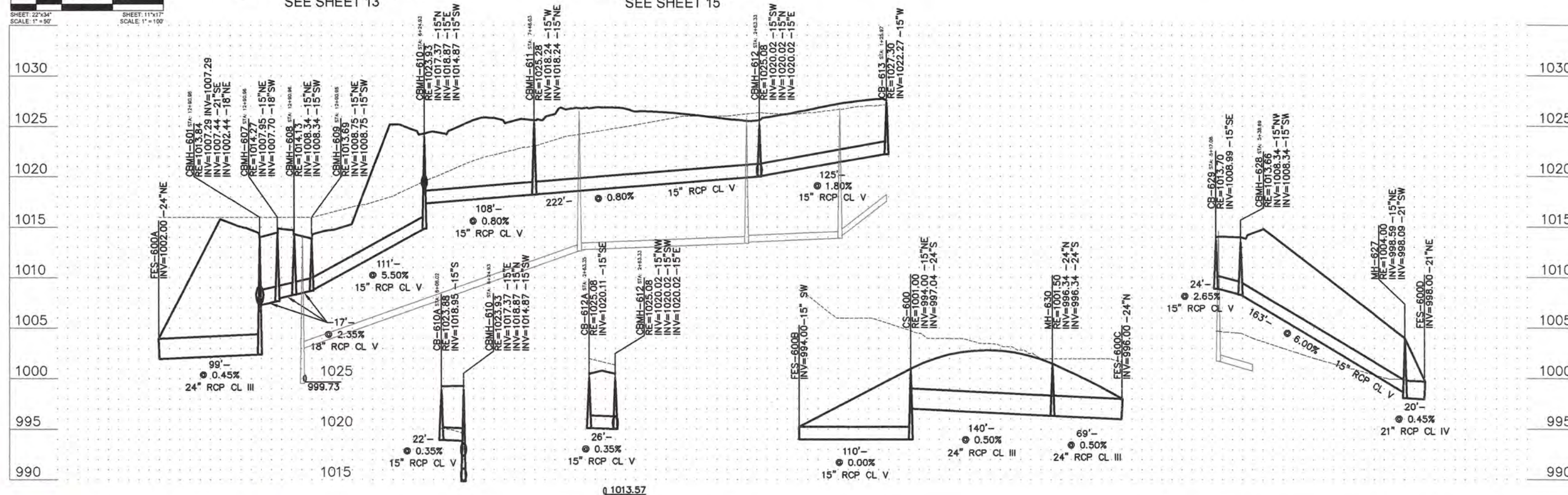
SHEET
Storm Sewer

SHEET NO.
15 OF 28

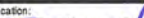
Boulder Ponds



<u>STRUCTURE</u>	<u>SIZE</u>	<u>NEENAH CASTING</u>
CS-600	60" DIAMETER	SPECIAL
CBMH-601	60" DIAMETER	R-3067-V
CBMH-607	48" DIAMETER	R-3067-V
CBMH-608	48" DIAMETER	R-3067-V
CBMH-609	48" DIAMETER	R-3067-V
CBMH-610	48" DIAMETER	R-3067-V
CB-610A	24"x36"	R-3067-V
CBMH-611	48" DIAMETER	R-3067-V
CBMH-612	48" DIAMETER	R-3067-V
CB-612A	24"x36"	R-3067-V
CB-613	24"x36"	R-3067-V
MH-627	48" DIAMETER	R-1733
CBMH-628	48" DIAMETER	R-3067-V
CB-629	24"x36"	R-3067-V
MH-630	48" DIAMETER	R-1733



Certification:
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DATE: 6-2-2014	4. -	11. -
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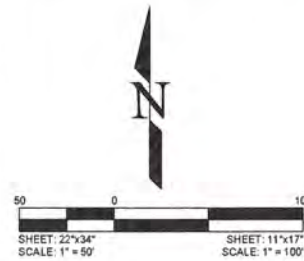
CLIENT NAME OC3 Boulder Ponds, LLC

SHEET

Storm Sewer

SHEET NO.	
16	OF 28

STRUCTURE	SIZE	NEENAH CASTING
CBMH-202	48" DIAMETER	R-3067-V
MH-208	48" DIAMETER	R-1733
CB-208A	24"x36"	R-3067-V
CB-208B	24"x36"	R-3067-V
CBMH-209	48" DIAMETER	R-3067-V
CBMH-210	48" DIAMETER	R-3067-V
CBMH-211	48" DIAMETER	R-3067-V
CB-211A	24"x36"	R-3067-V
CBMH-212	48" DIAMETER	R-3067-V
CB-213	24"x36"	R-3067-V
MH-405	48" DIAMETER	R-1733
CBMH-406	60" DIAMETER	R-3067-V
CB-406A	24"x36"	R-3067-V
CBMH-407	48" DIAMETER	R-3067-V
CBMH-408	48" DIAMETER	R-3067-V
CS-409	48" DIAMETER	SPECIAL
CB-410	27" DIAMETER	R-4342
CBMH-411	48" DIAMETER	R-3067-V
CBMH-412	48" DIAMETER	R-3067-V
CB-413	24"x36"	R-3067-V



SEE SHEET 14

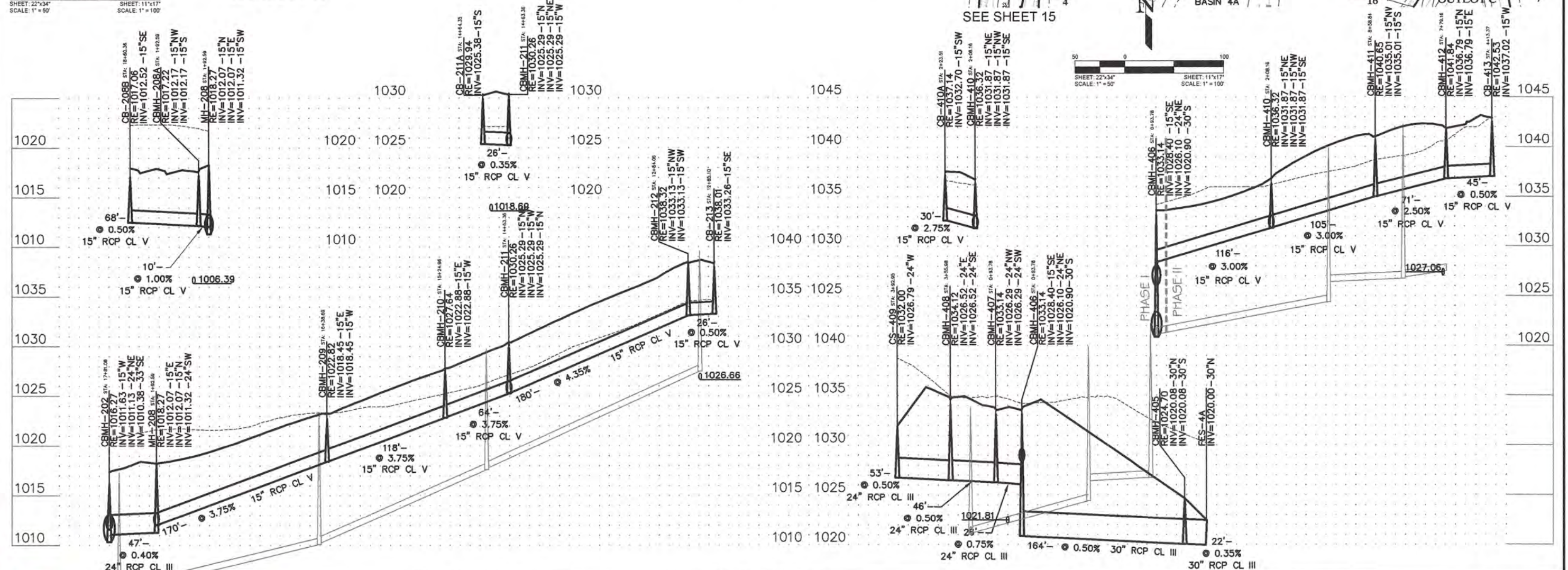
SEE SHEET 14



SEE SHEET 15

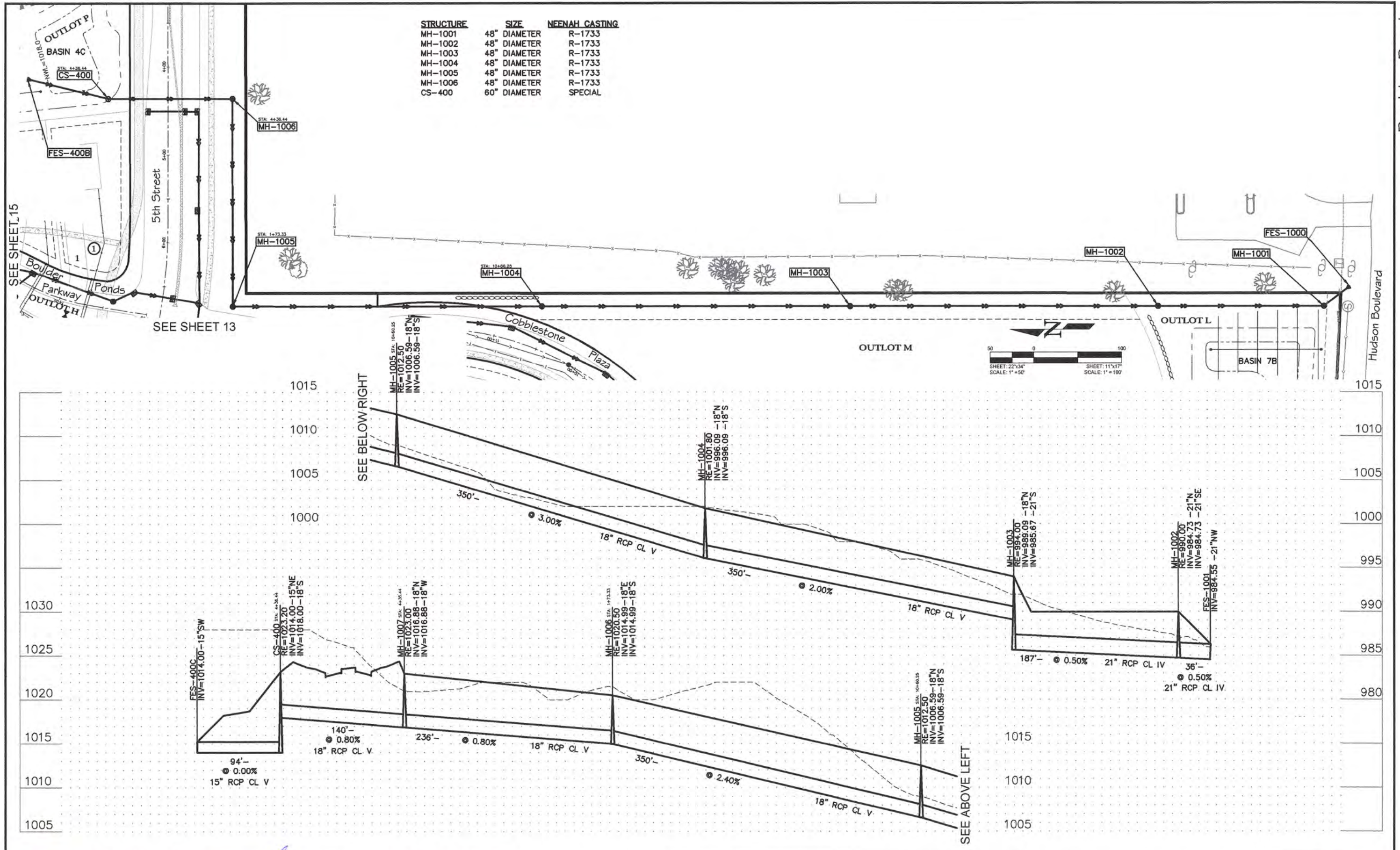
SEE SHEET 15

SEE SHEET 15

Boulder Ponds

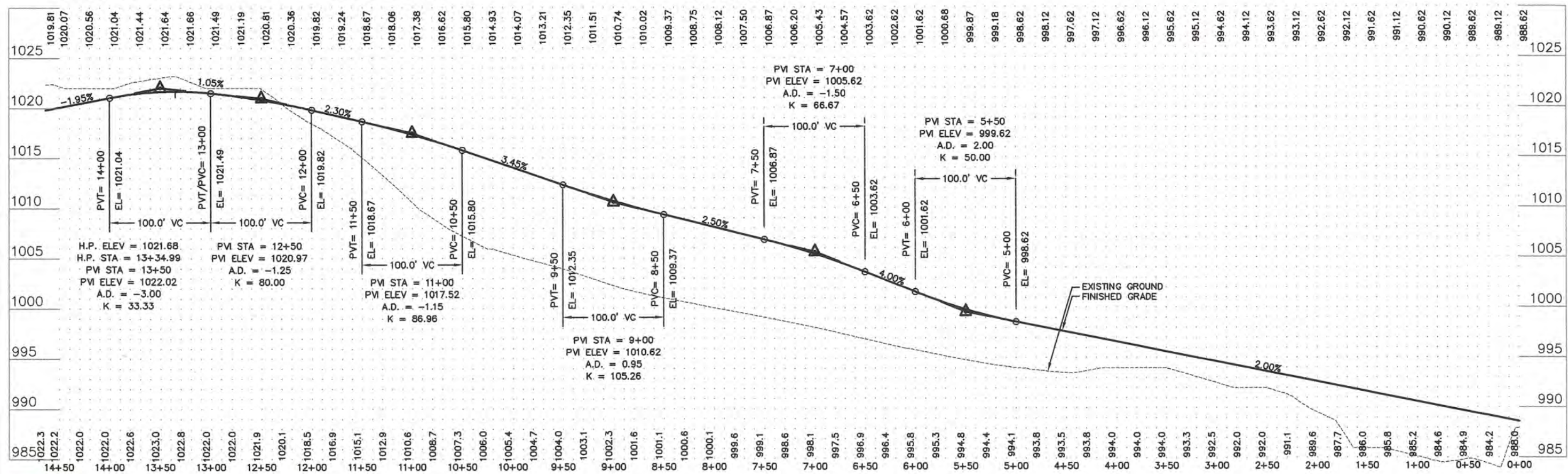


 <p>evolution Engineering & Design 16790 2nd Street North Lakeview Shore, MN 55043 Phone: 651-303-7208 E-mail: evolutionengineeringmn@gmail.com</p>	Certification: I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Law of the State of Minnesota.  Name: 41968 Reg. Number:	DESIGNED: DMR DRAWN: DMR CHECKED: DMR DATE: 6-2-2014	REVISION DATE 1. - 2. - 3. - 4. - 5. - 6. - 7. -	CLIENT NAME OC3 Boulder Ponds, LLC	SHEET Storm Sewer	SHEET NO. 17 of 28

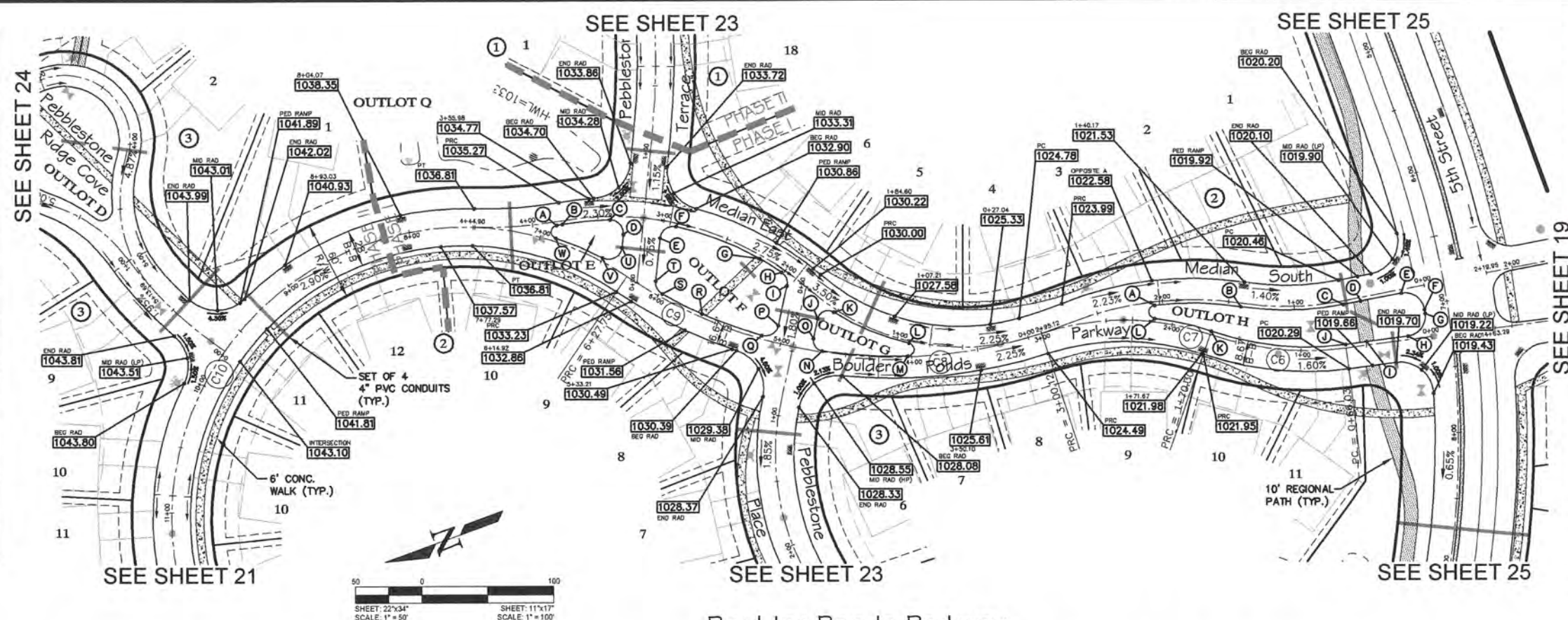


CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	188.32	600.00	94.94	187.55	17°59'00"
C2	421.27	320.00	247.45	391.50	75°25'42"
C3	398.69	320.00	229.88	373.40	71°23'08"
C4	93.72	320.00	47.20	93.38	16°46'47"
C5	88.96	130.00	46.30	87.23	39°12'30"

1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
2. ALL SIGNS MUST MEET MMUTCD.
3. ALL SIGN SHEATHING TO BE HIGH INTENSITY DIAMOND GRADE.
4. SIGN POSTS TO BE UNPAINTED GALVANIZED METAL, 2.75 LBS/FT.
5. CITY TO FURNISH AND INSTALL STREET SIGNS.
6. POLY PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT MARKINGS.
7. PAINT FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MNDOT "SPECIFICATIONS FOR WHITE AND YELLOW, THREE MINUTE DRY, ALKYD TRAFFIC PAINTS".

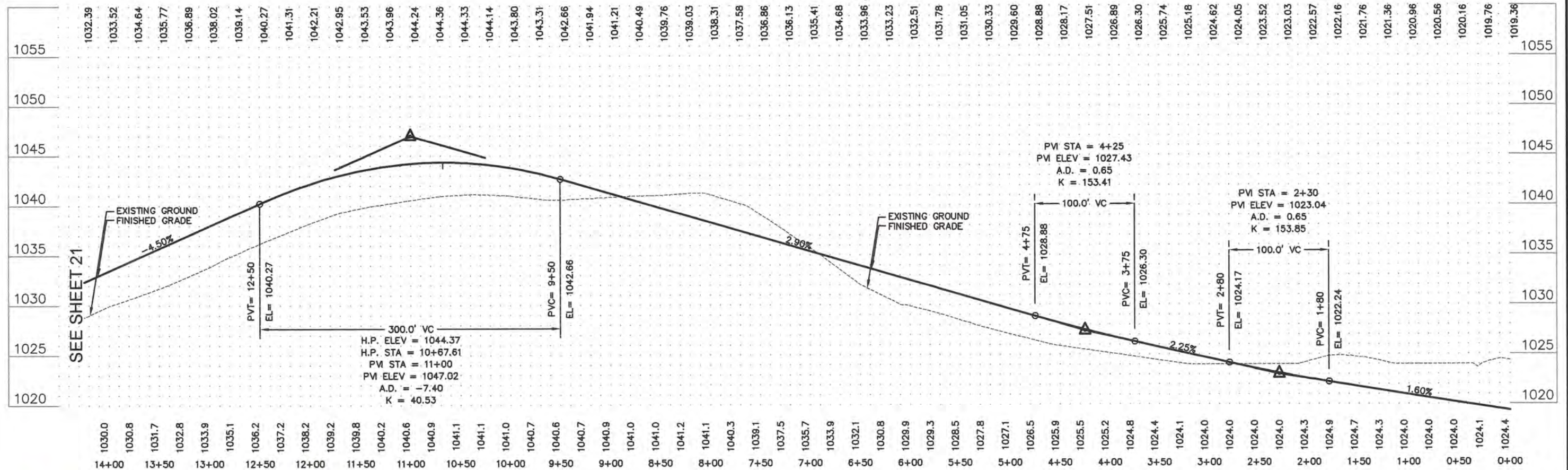


CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD
C6	104.28	225.00	53.09	103.35
C7	129.81	200.00	67.29	127.55
C8	190.44	360.00	97.51	188.23
C9	137.19	360.00	69.44	136.36
C10	710.52	220.00	499.43	694.36



BOULDER PONDS PARKWAY-MEDIAN (SOUTH)			
TAG	ELEV	LOCATION	NOTE
A	1022.94	END RAD	-
B	1021.89	PRC	-
C	1020.82	PC	-
D	1020.29	PED RAMP	-
E	1020.39	END RAD	TIP OUT GUTTER
F	1019.86	BEG RAD	-
G	1019.84	BEG RAD	-
H	1020.08	PED RAMP	TIP OUT GUTTER
I	1020.05	PED RAMP	-
J	1020.65	PC	-
K	1022.31	PRC	-
L	1023.04	BEG RAD	-

BOULDER PONDS PARKWAY-MEDIAN (EAST)			
TAG	ELEV	LOCATION	NOTE
A	1035.68	END RAD	-
B	1035.16	PRC	-
C	1034.74	BEG RAD	-
D	1034.39	END RAD	TIP OUT GUTTER
E	1033.59	END RAD	-
F	1033.50	BEG RAD	-
G	1031.31	PED RAMP	-
H	1031.06	BEG RAD	-
I	1030.84	END RAD	TIP OUT GUTTER
J	1029.69	END RAD	-
K	1029.46	BEG RAD	-
L	1027.57	END RAD	TIP OUT GUTTER
M	1027.35	BEG RAD	TIP OUT GUTTER
N	1028.86	BEG RAD	-
O	1029.42	END RAD	-
P	1030.29	END RAD	TIP OUT GUTTER
Q	1030.28	BEG RAD	-
R	1031.35	PED RAMP	-
S	1032.72	BEG RAD	-
T	1033.02	END RAD	-
U	1034.22	END RAD	TIP OUT GUTTER
V	1034.21	BEG RAD	-
W	1035.30	BEG RAD	-



Certification: 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.

41968

Reg. Number

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CLIENT NAME

OP3 Boulder Ponds, LLC

SHEET

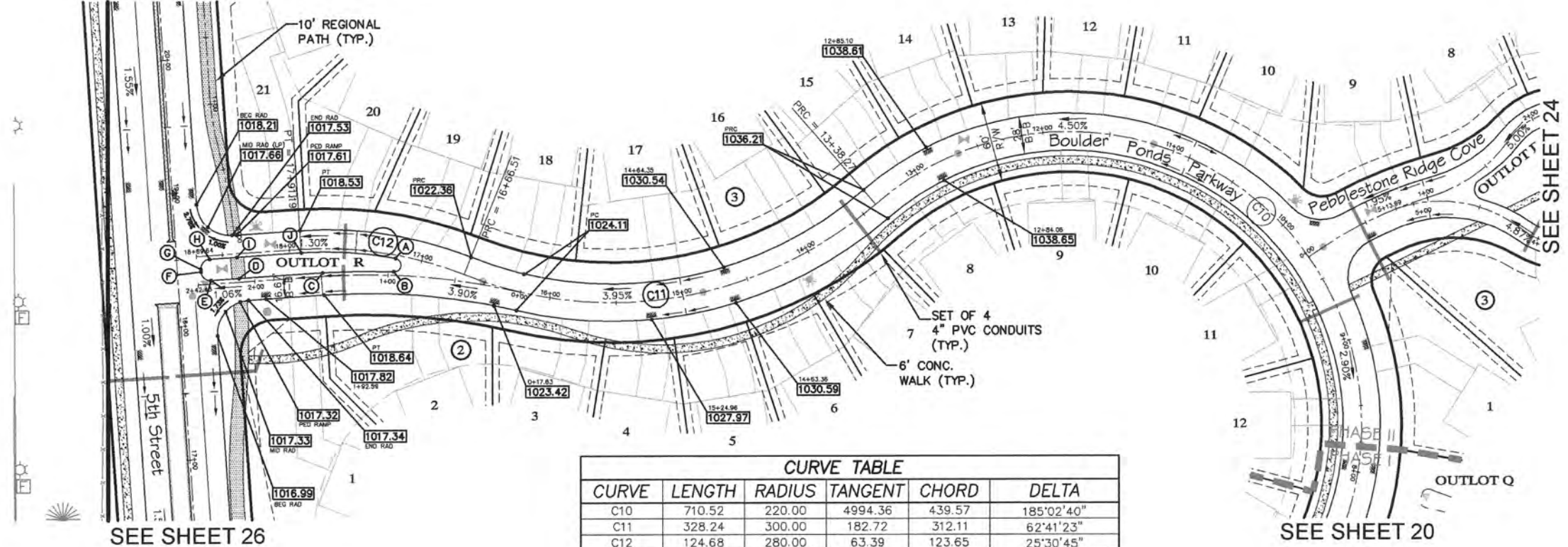
Boulder Ponds Parkway - South

SHEET NO.

20 of 28

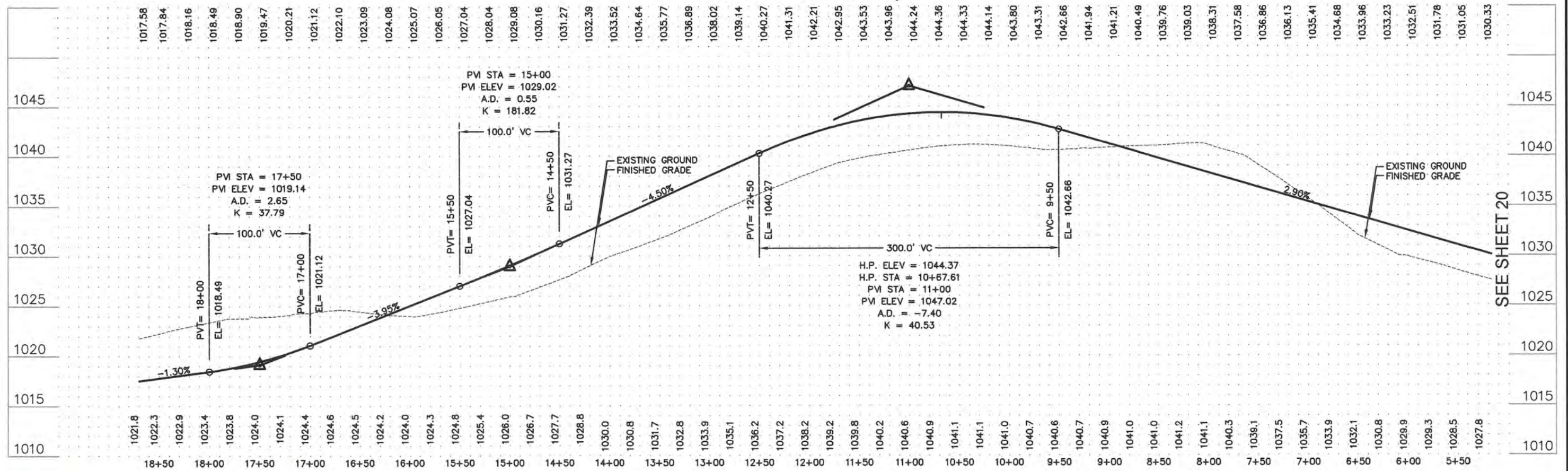
BOULDER PONDS PARKWAY-MEDIAN (WEST)			
TAG	ELEV	LOCATION	NOTE
A	1020.62	END RAD	-
B	1020.74	BEG RAD	-
C	1018.95	PT	-
D	1017.59	PED RAMP	-
E	1017.90	BEG RAD	TIP OUT GUTTER
F	1016.89	END RAD	-
G	1016.91	END RAD	-
H	1018.15	BEG RAD	TIP OUT GUTTER
I	1017.87	PED RAMP	-
J	1018.84	PT	-

SEE SHEET 26



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C10	710.52	220.00	4994.36	439.57	185°02'40"
C11	328.24	300.00	182.72	312.11	62°41'23"
C12	124.68	280.00	63.39	123.65	25°30'45"

Boulder Ponds Parkway



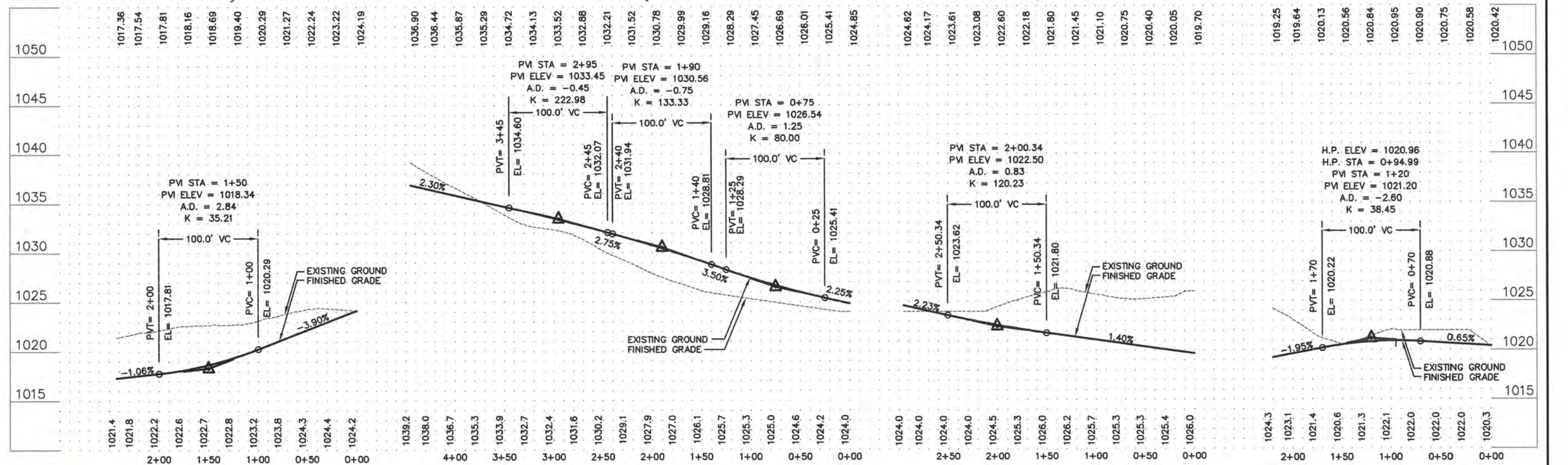
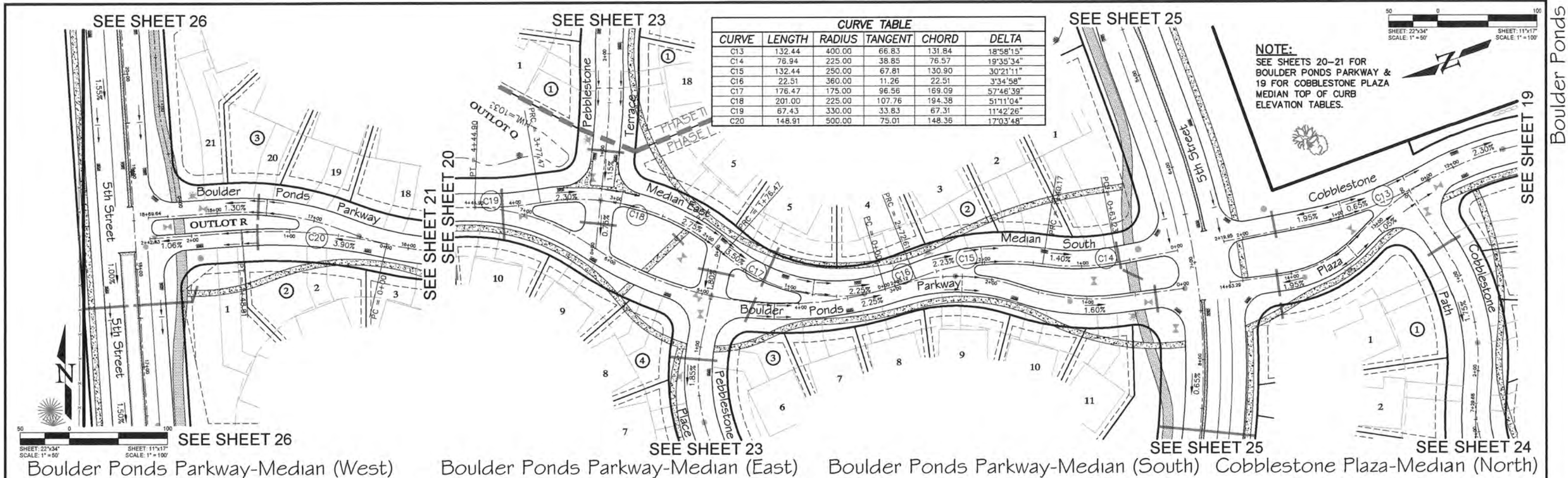
Certification:
I, Michael J. Smith,
being duly sworn, depose and say that this plan was prepared by me or under my direct supervision and that I am a duly
Licensed Professional Engineer under the Law of the State of Minnesota.
41968
Reg. Number

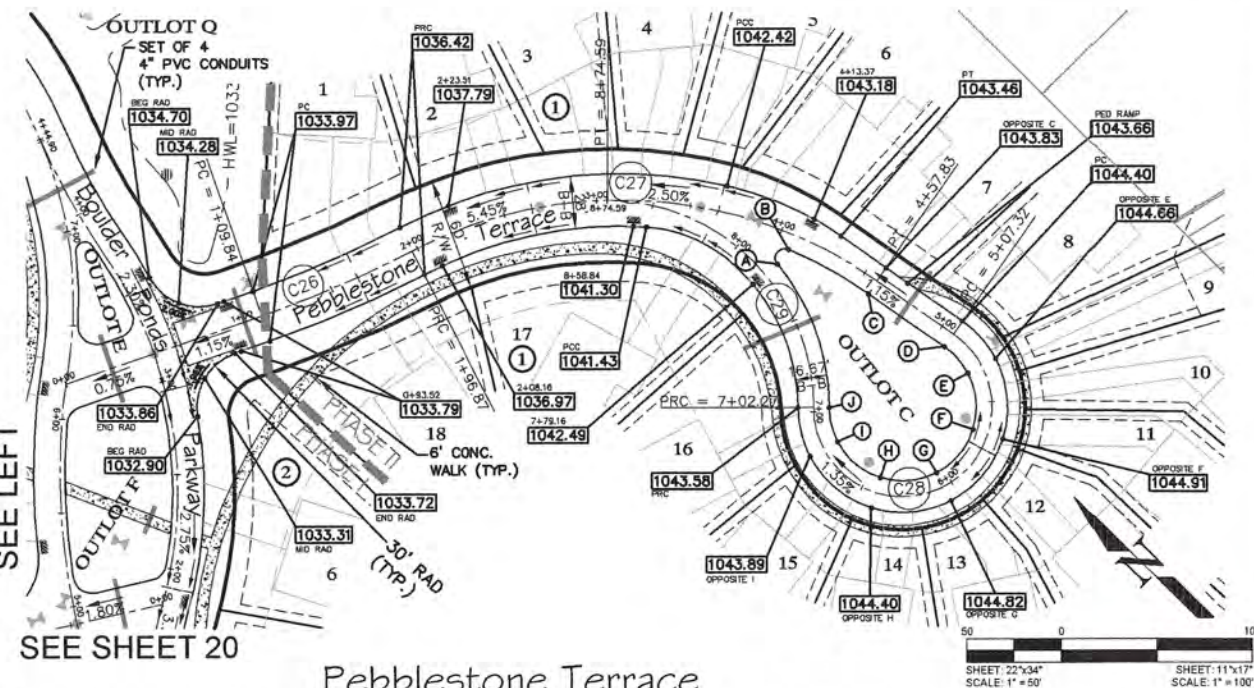
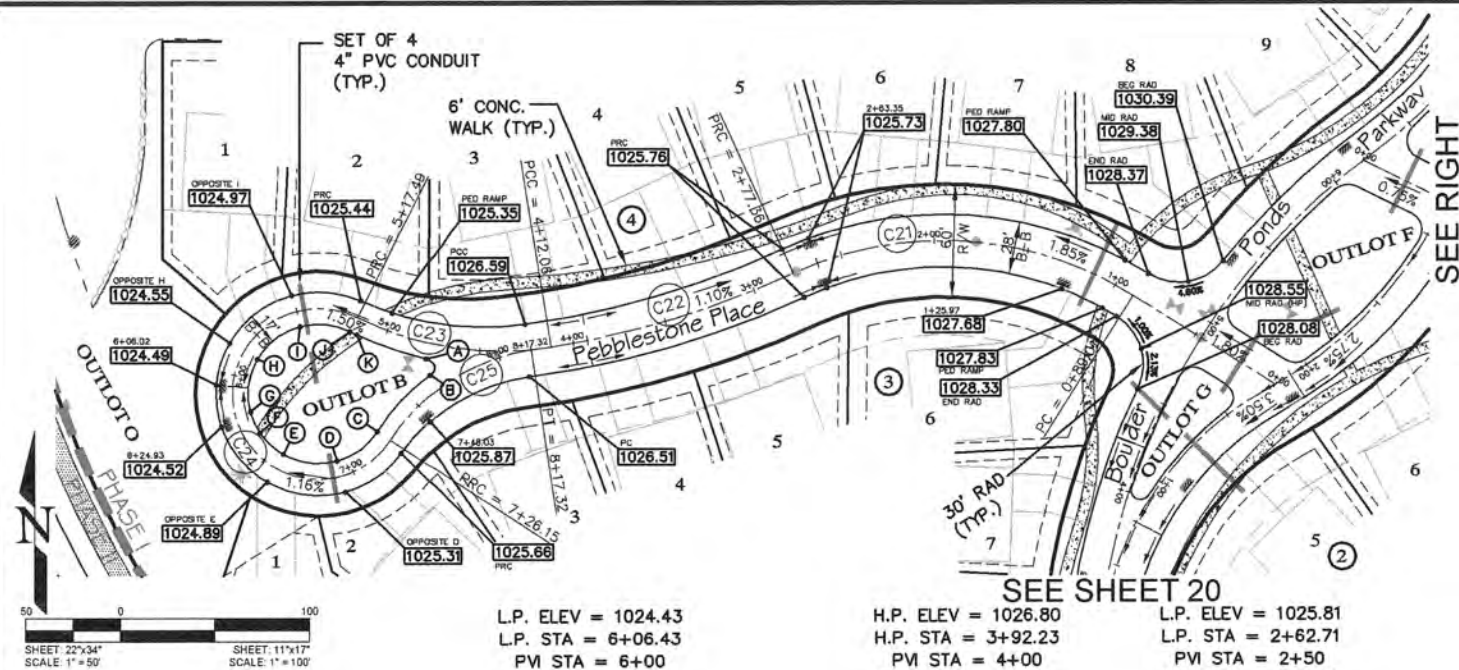
DESIGNED: DMR	REVISION DATE
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Boulder Ponds Parkway - North

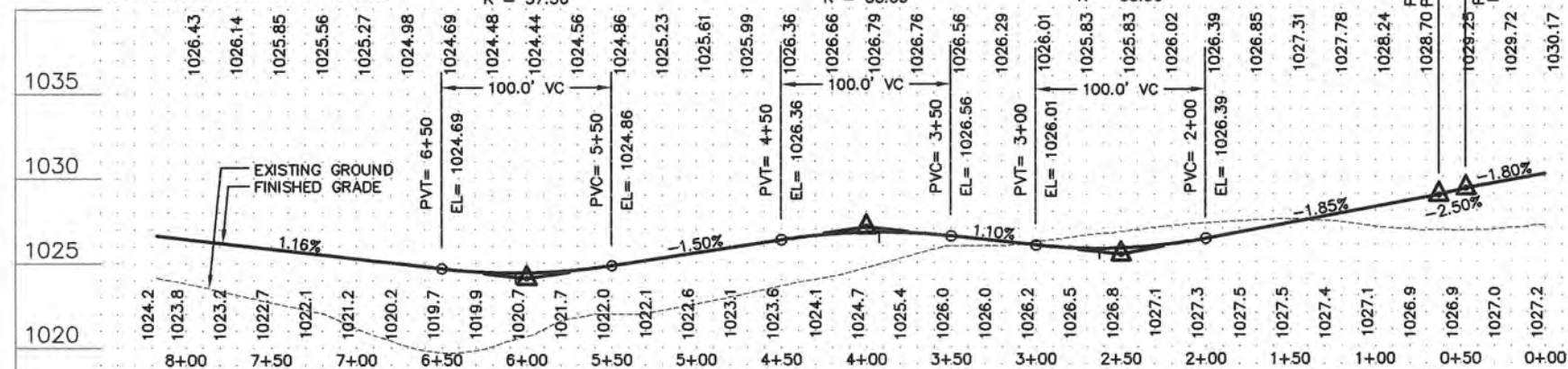
SHEET NO.
21 of 28





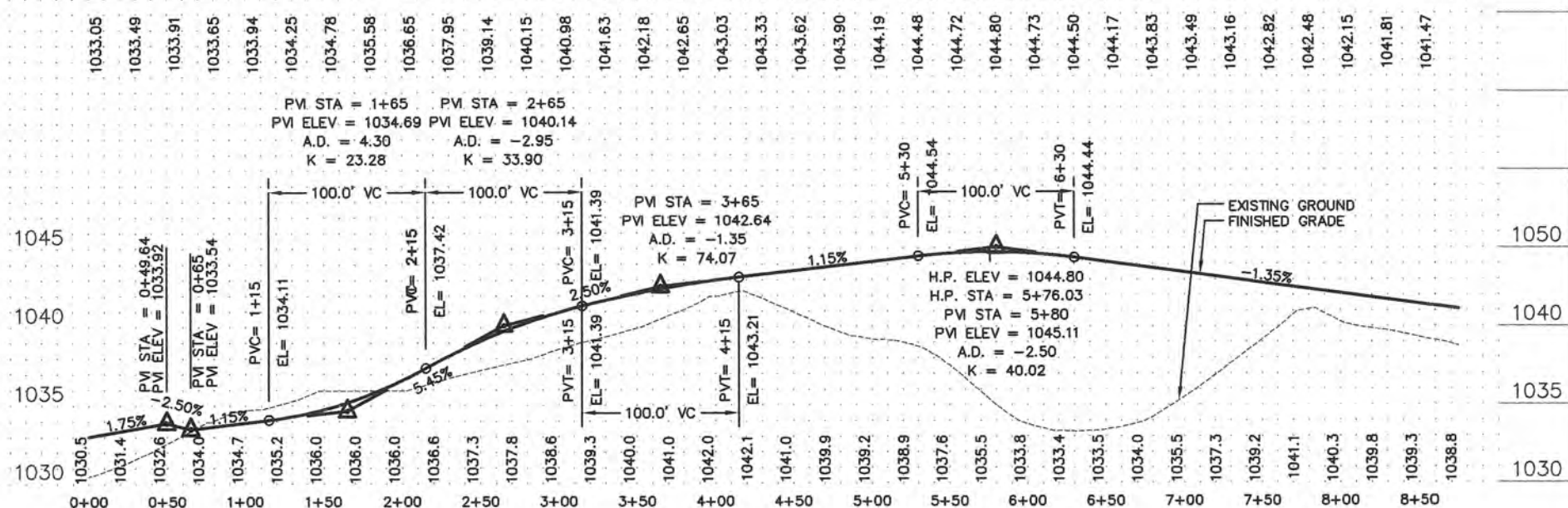
Pebblestone Place

Pebblestone Terrace



TAG	ELEV	LOCATION	NOTE
A	1026.33	END RAD	-
B	1026.36	BEG RAD	-
C	1025.94	PRC	-
D	1025.56	RADIAL	-
E	1025.14	RADIAL	-
F	1024.60	PED RAMP	-
G	1025.04	RADIAL/LP	TIP OUT GUTTER
H	1024.86	RADIAL	-
I	1025.22	RADIAL	-
J	1025.69	RADIAL	-
K	1025.44	PED RAMP	-

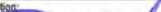
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C21	188.35	190.00	102.73	180.74	56°47'58"
C22	134.69	500.00	67.76	134.29	15°26'05"
C23	105.44	168.34	54.51	103.72	35°53'12"
C24	208.65	45.35	50.68	67.58	263°38'38"
C25	91.17	108.34	48.48	88.50	48°12'56"
C26	87.03	600.00	43.59	86.96	8°18'40"
C27	260.95	240.00	145.06	248.29	62°17'54"
C28	194.95	47.49	90.86	84.18	235°11'32"
C29	172.32	110.00	109.53	155.23	89°45'17"



TAG	ELEV	LOCATION	NOTE
A	1043.01	END RAD	TIP OUT GUTTER
B	1043.70	BEG RAD	TIP OUT GUTTER
C	1044.08	PT	-
D	1044.65	PC	-
E	1044.91	RADIAL	-
F	1045.16	RADIAL	-
G	1045.07	RADIAL	-
H	1044.65	RADIAL	-
I	1044.14	RADIAL	-
J	1043.83	PRC	-



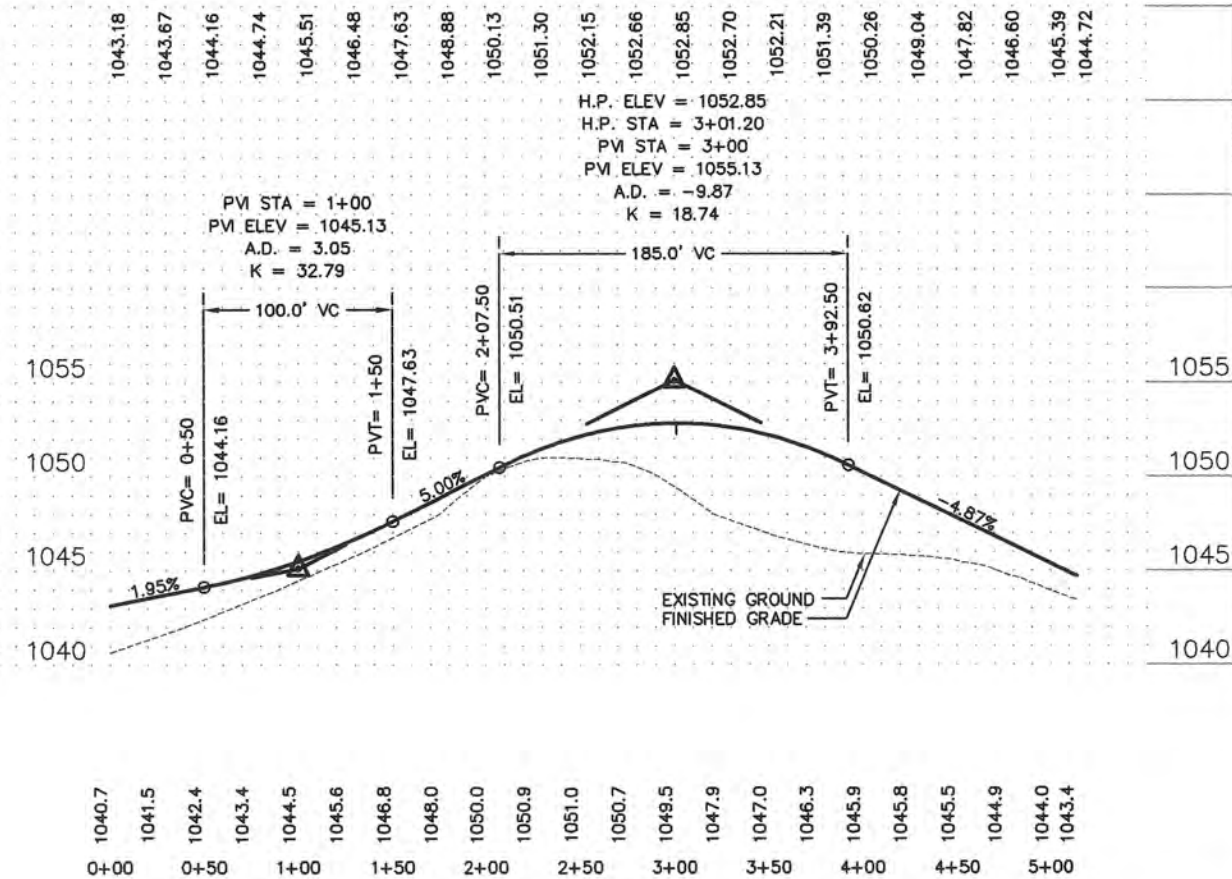
Certification
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Licensed Professional Engineer under the Law of the State of Minnesota.


Name _____ Reg. Number **41968**

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CHECKED: DMR	2. -
DATE: 8-2-2014	3. -
	4. -
	5. -
	6. -
	7. -

OP3 Boulder Ponds, LLC

PEBBLESTONE RIDGE COVE -- MEDIAN			
TAG	ELEV	LOCATION	NOTE
A	1047.64	BEG RAD	TIP OUT GUTTER
B	1049.46	PRC	—
C	1051.34	RADIAL	—
D	1052.68	RADIAL	—
E	1052.81	PED RAMP	—
F	1053.21	RADIAL	—
G	1052.92	RADIAL	—
H	1051.83	RADIAL	—
I	1050.07	RADIAL	—
J	1048.85	PED RAMP	—
K	1048.36	END RAD	TIP OUT GUTTER



Cobblestone Path &
Pebblestone Ridge Cove

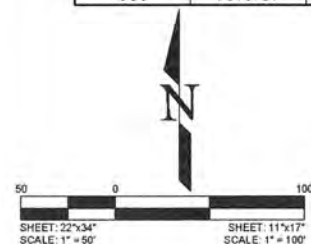
24 OF 28

SEE SHEET 26

SEE SHEET 20

SEE SHEET 23

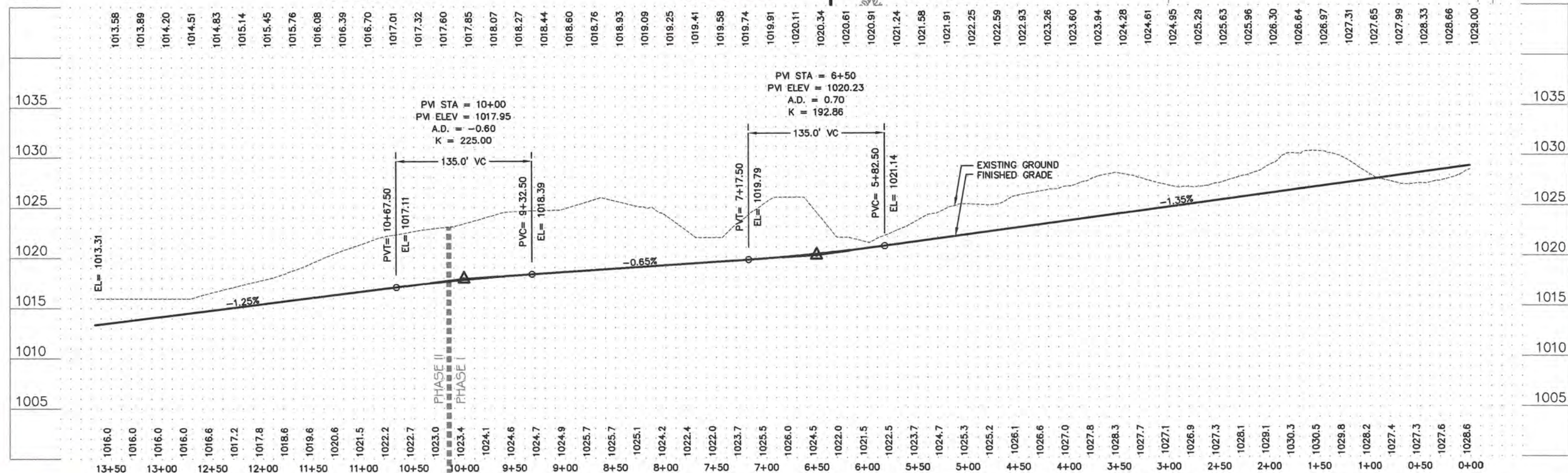
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CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C39	1019.87	677.17	634.70	926.18	86°17'30"

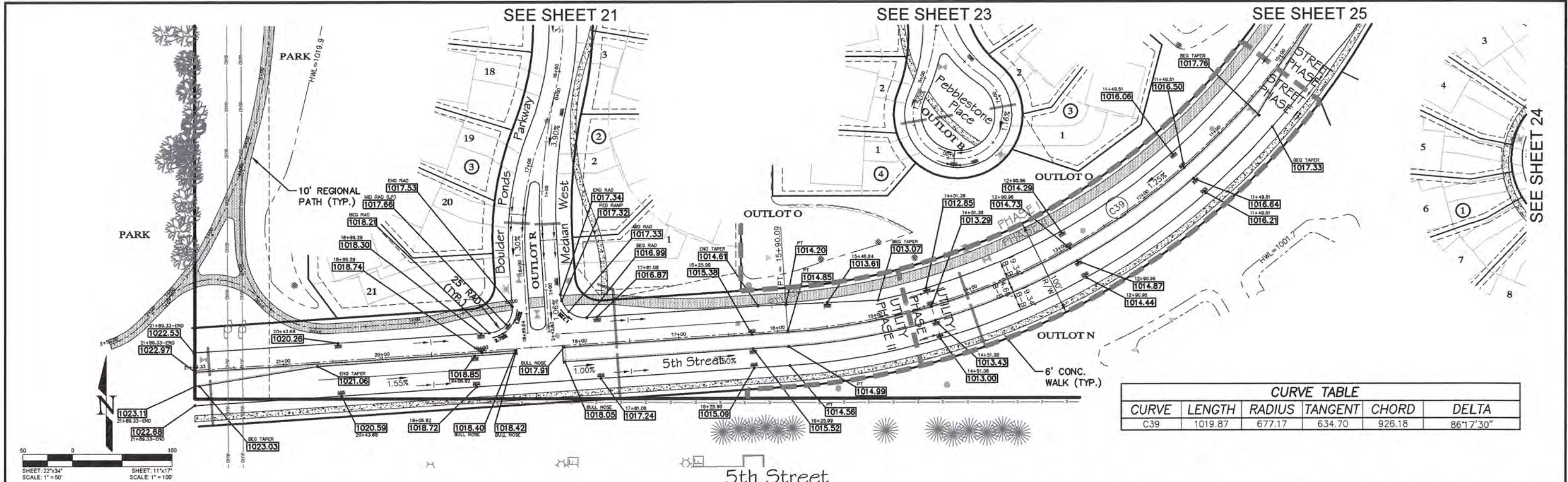


SEE SHEET 24

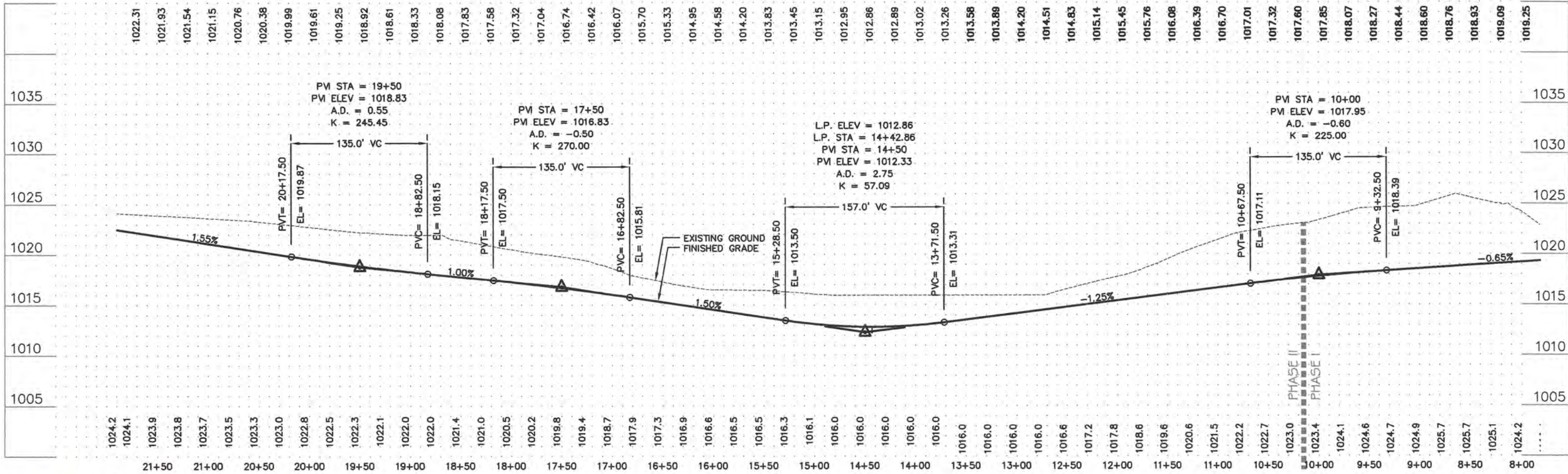
SEE SHEET 19

5th Street

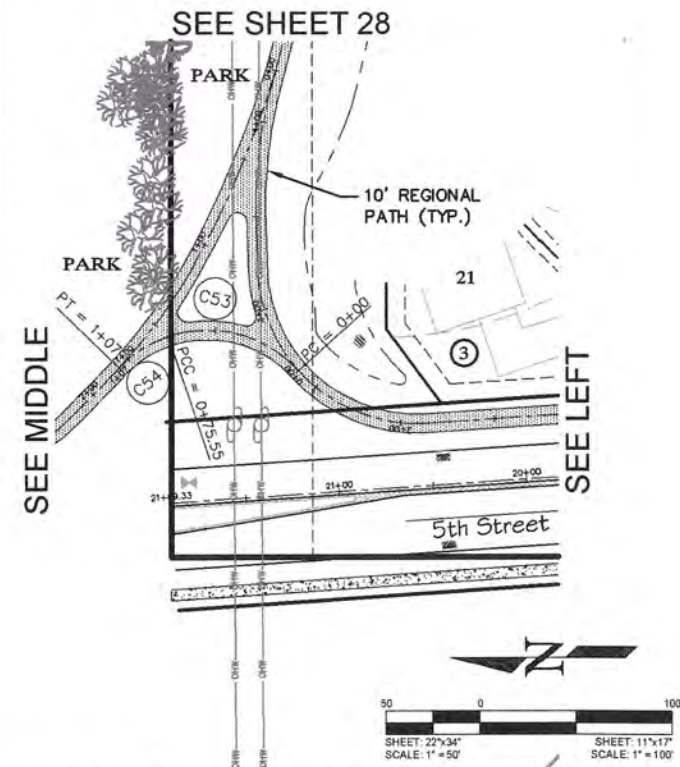
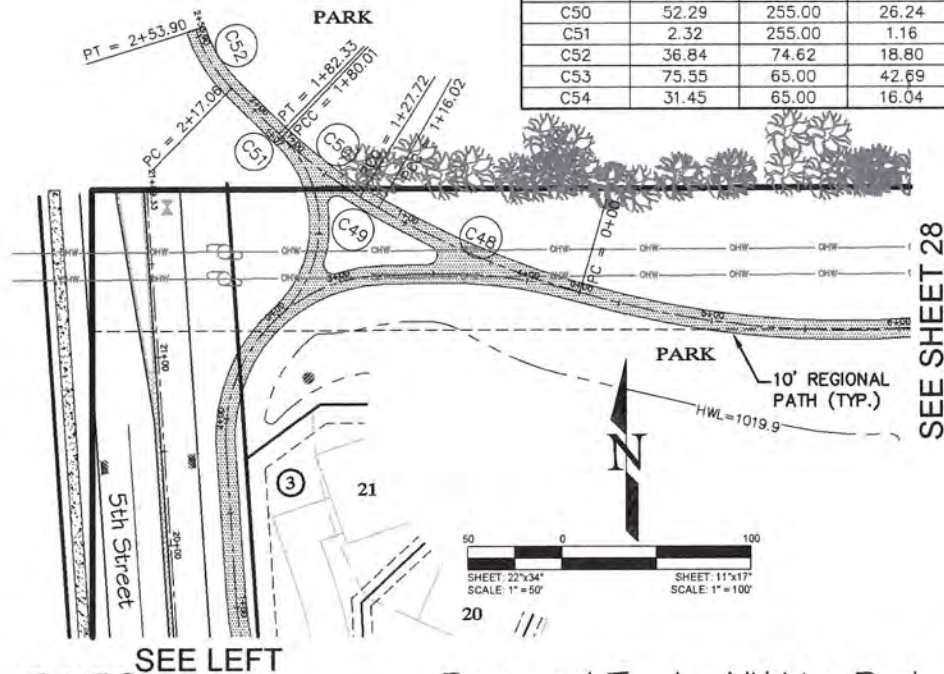
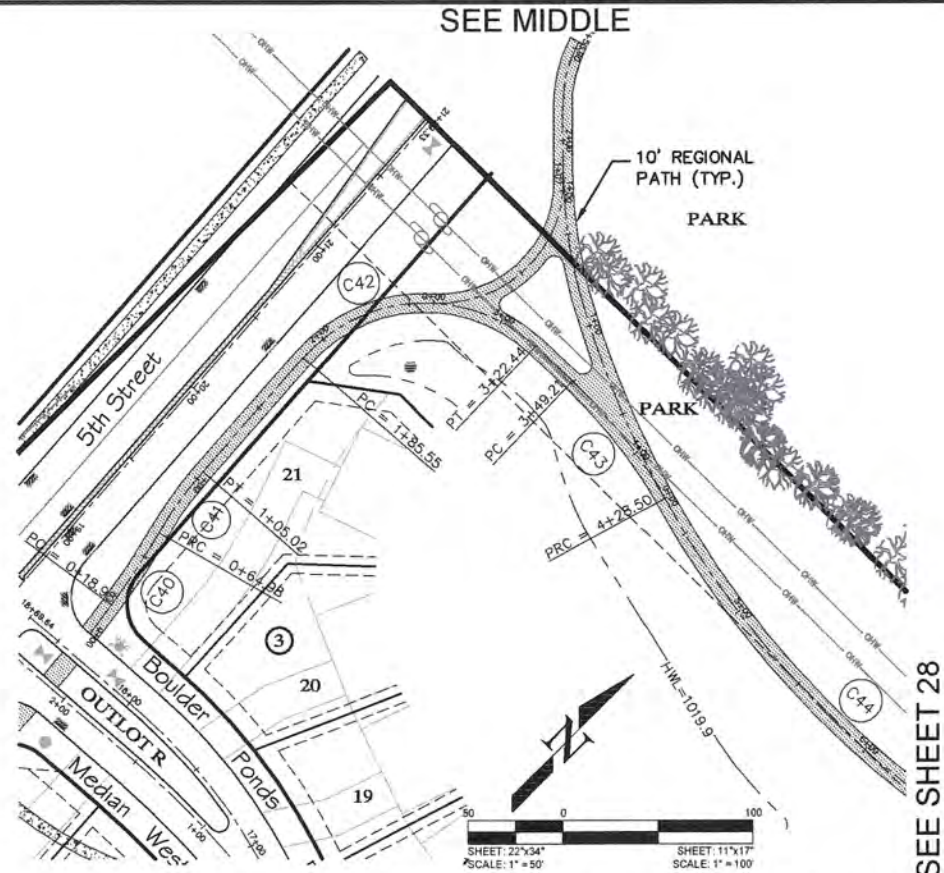




CURVE TABLE					
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C39	1019.87	677.17	634.70	926.18	86°17'30"



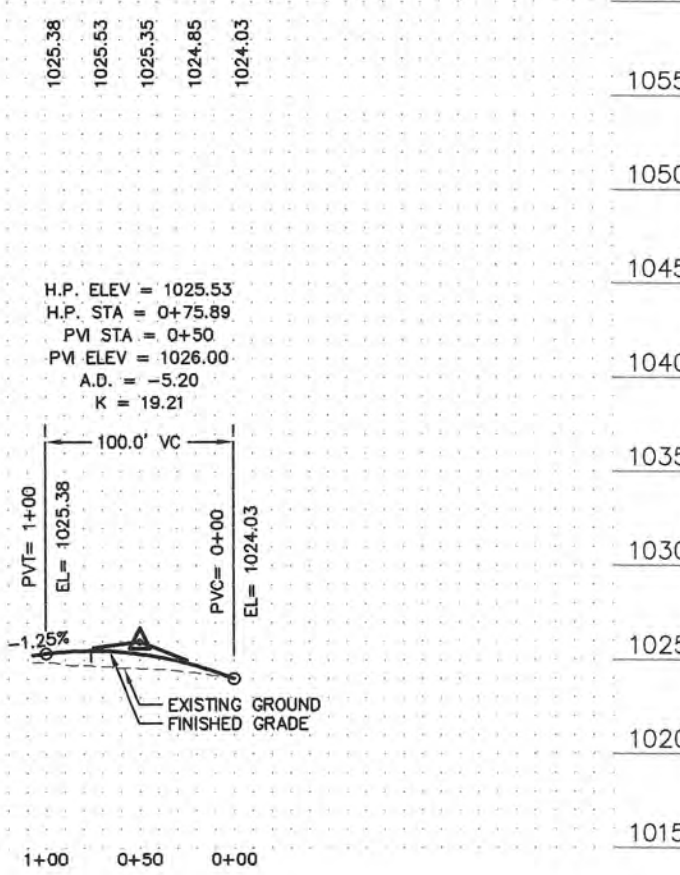
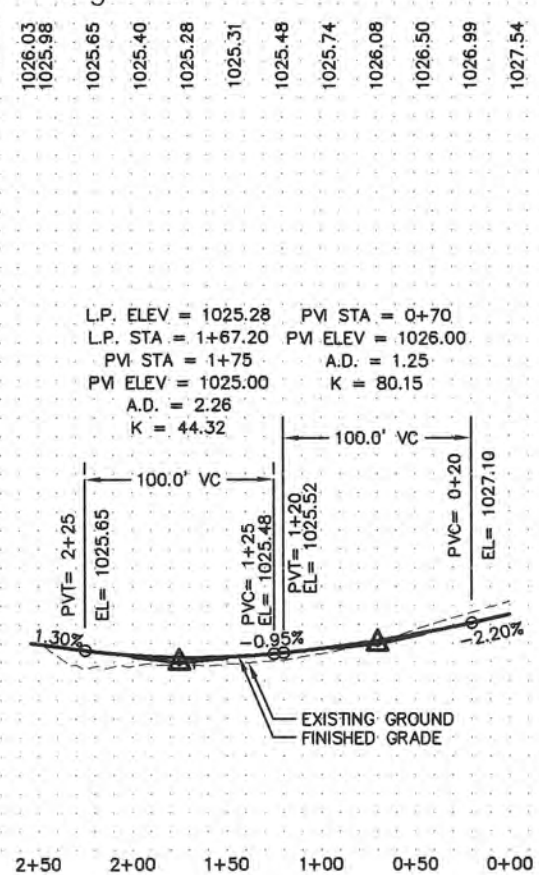
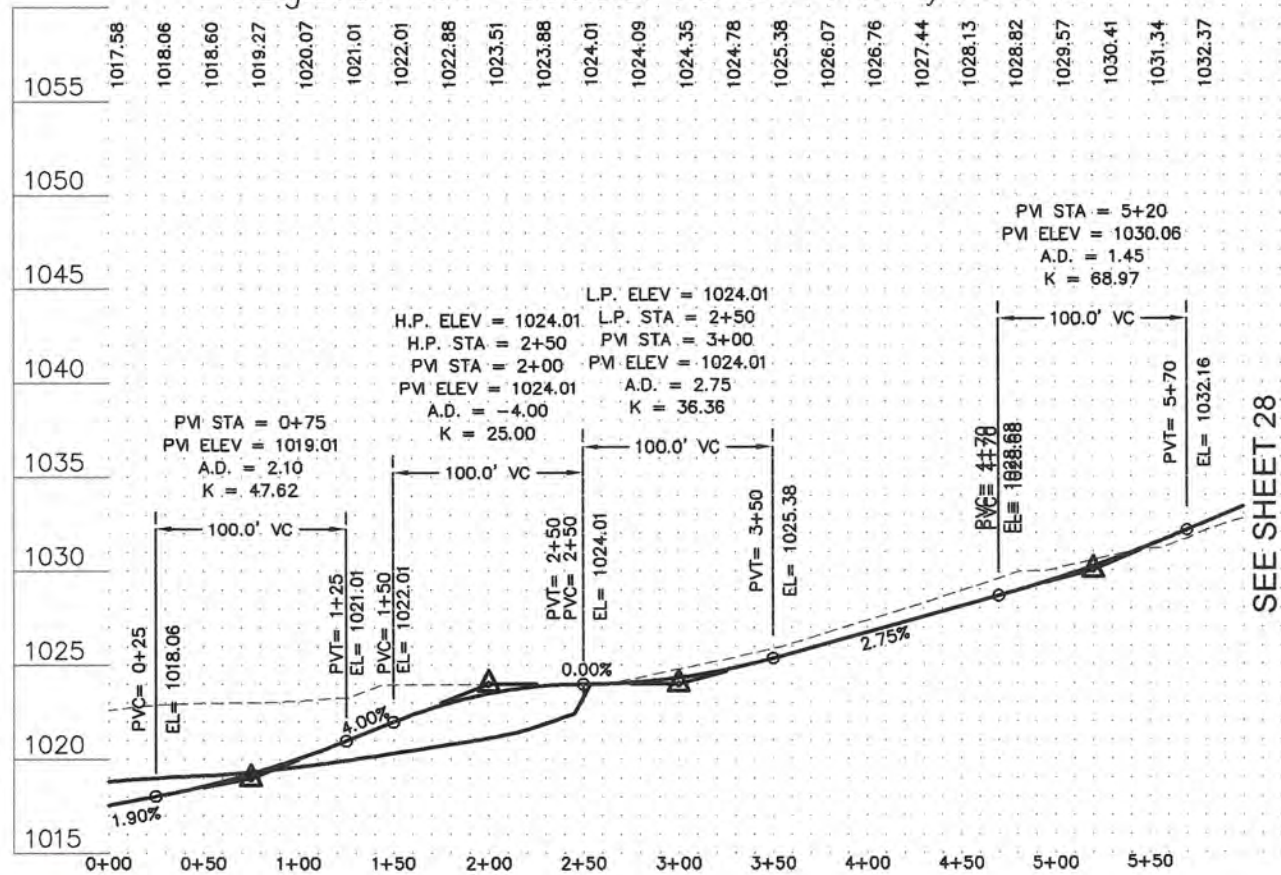
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C40	46.00	380.00	23.03	45.97	6°56'07"
C41	40.05	205.00	20.09	39.98	11°11'33"
C42	136.88	85.00	88.43	122.56	92°16'03"
C43	79.28	255.00	39.96	78.97	17°48'52"
C44	347.23	505.00	180.79	340.43	39°23'44"
C48	116.02	505.00	58.27	115.76	13°09'47"
C49	11.70	255.00	5.85	11.70	2°37'47"
C50	52.29	255.00	26.24	52.20	11°44'59"
C51	2.32	255.00	1.16	2.32	0°31'14"
C52	36.84	74.62	18.80	36.47	28°17'08"
C53	75.55	65.00	42.69	71.37	66°35'41"
C54	31.45	65.00	16.04	31.14	27°43'22"

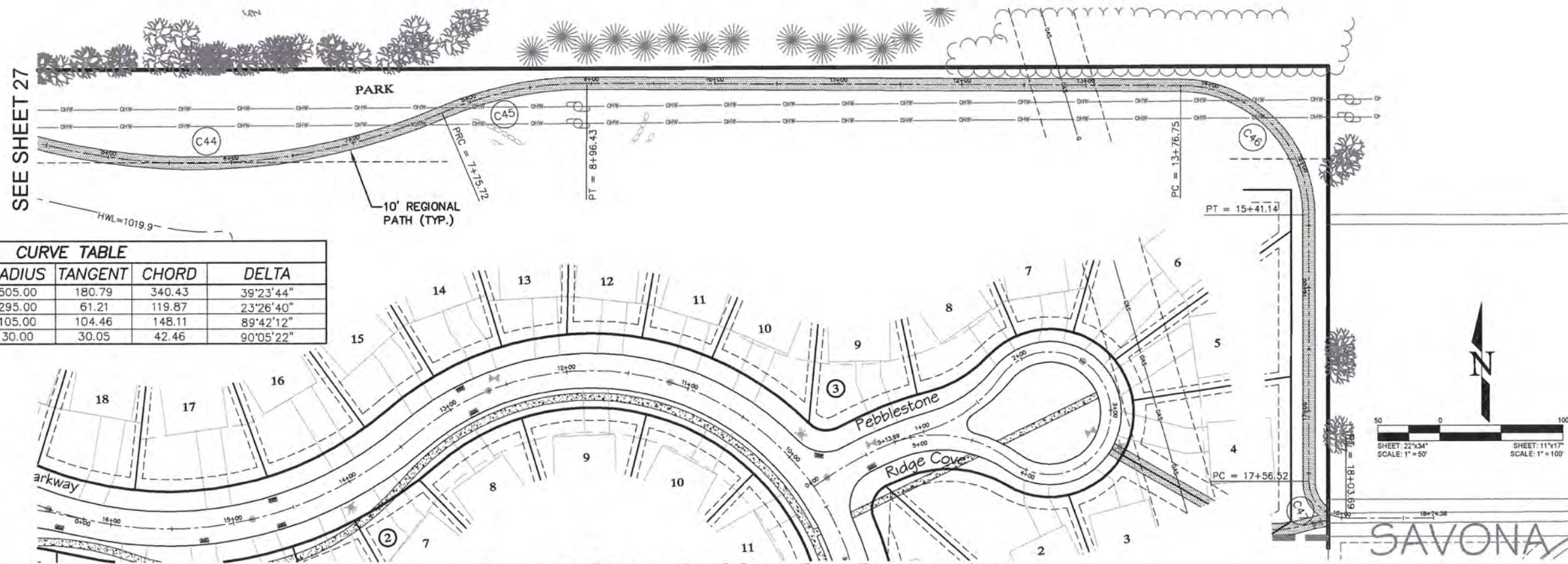


Regional Trail - Boulder Ponds Parkway to 5+50

Regional Trail - NW to Park

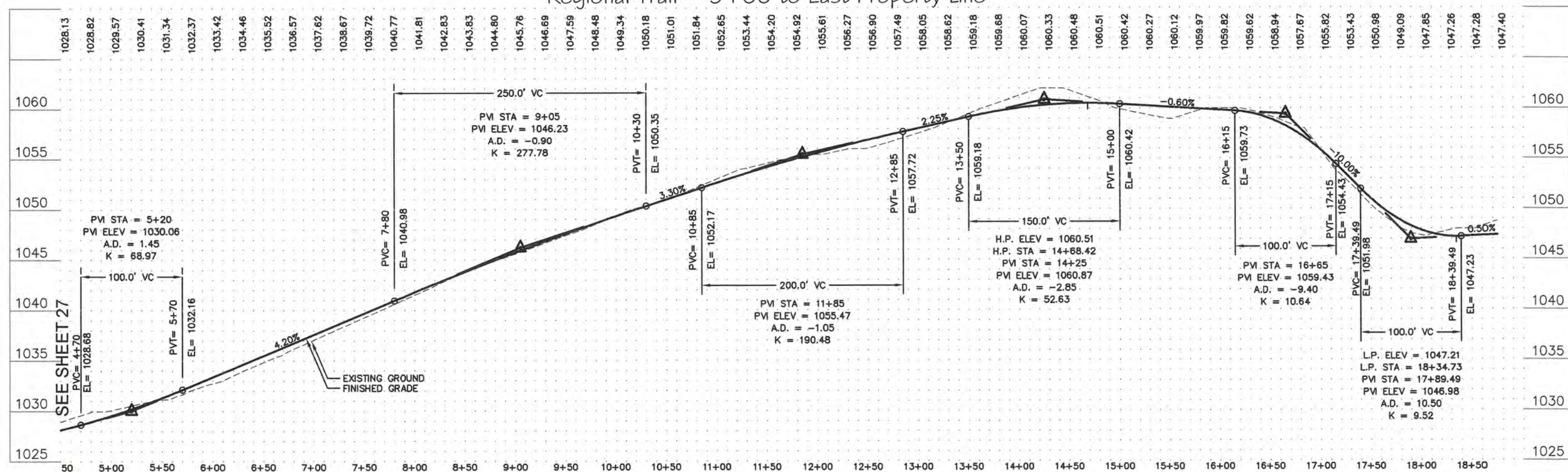
Regional Trail - Around PP





CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C44	347.23	505.00	180.79	340.43	39°23'44"
C45	120.71	295.00	61.21	119.87	23°26'40"
C46	164.39	105.00	104.46	148.11	89°42'12"
C47	47.17	30.00	30.05	42.46	90°05'22"

Regional Trail - 5+00 to East Property Line



GRADING, SEDIMENT & EROSION CONTROL NOTES

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 NON-COMPLIANCE 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. 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 REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPPED 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, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECTED 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, OUTLETS AND OVERFLOWS TO12. PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.

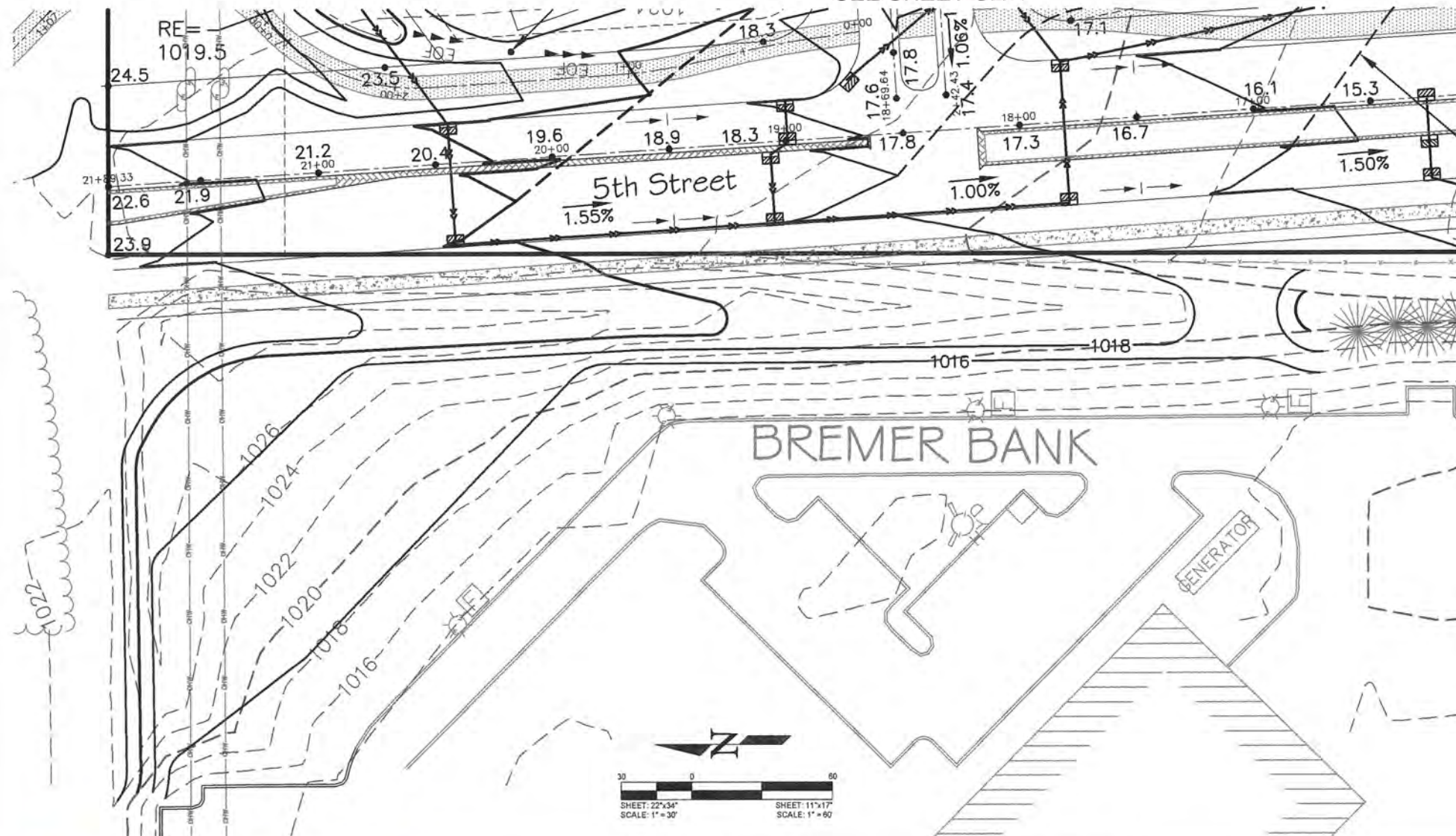
10. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO 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.

11. 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. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS14. 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 OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 1/2" 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 OF OFF SITE. 17. THE CONTRACTOR SHALL HAND RAKE SIFTED 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. RIP-RAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.

SEE SHEET GR-4



SEE SHEET GR-4

SITE RESTORATION NOTES

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.

GRADING LEGEND

Flow Arrows
Minor
Major

Critical Locations
Emergency Overflow
Proposed Spot Elevation
Grade Breaks

Soil Correction
Pad Fill Areas

Pad Description
Lot Drainage Arrow

Lowest Opening
Lowest Floor
Lot Type

Garage Elevation
Garage Location
Driveway Grade

Lot Types (Basement Depth)
SOG - Slab on Grade (None)
R - Ramber Lot (8)
RE - Ramber Lot w/Reveal (8)
(P) - Partial Reveal
5'LO - 5' Lookout (8)
6'LO - 6' Lookout (8)
8'WO - 8' Walkout (8)
9'WO - 9' Walkout (9)
10'WO - 10' Walkout (10)



Certification:
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 Law of the State of Minnesota.

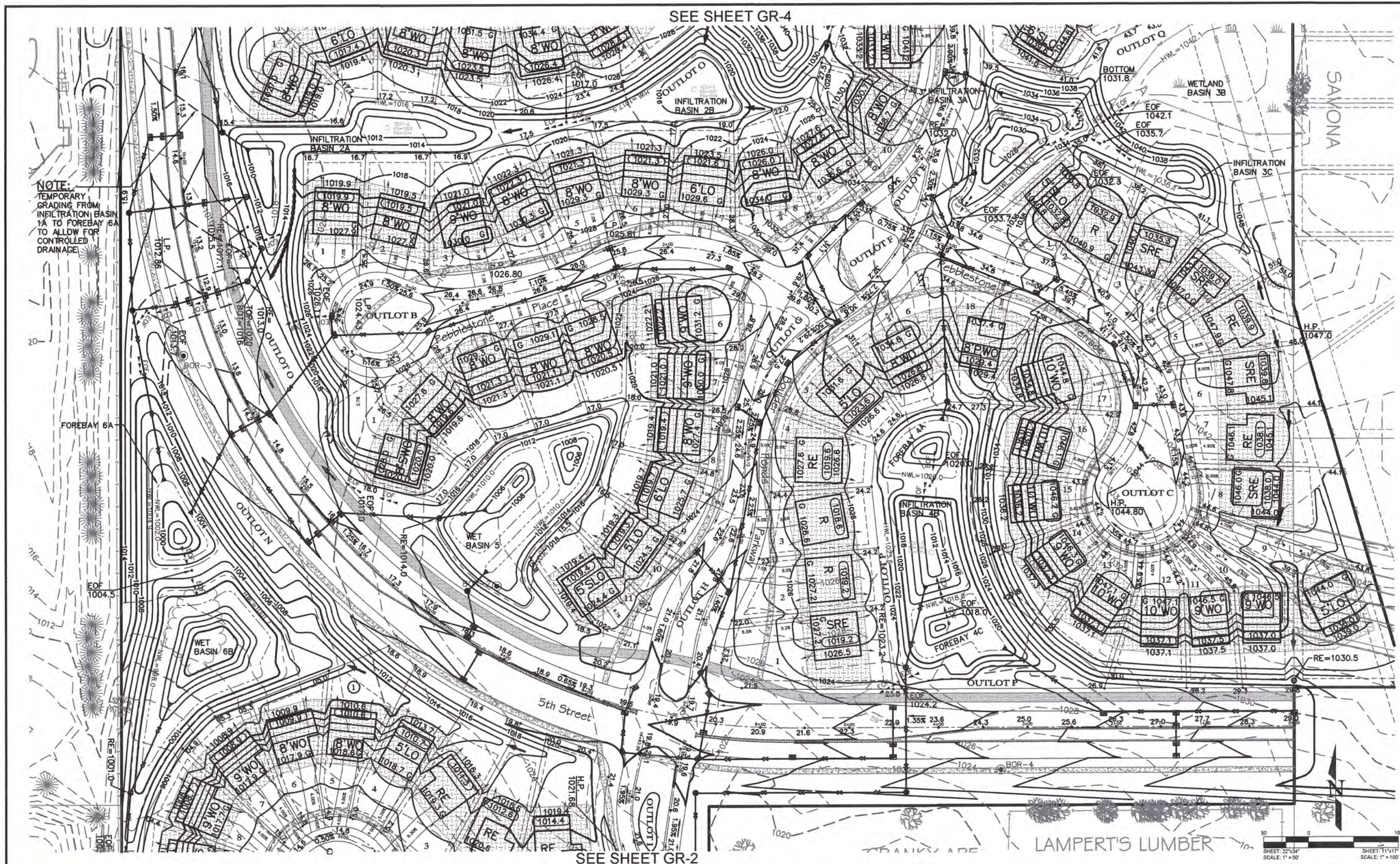
41968
Reg Number

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CHECKED: DMR	2 -
DATE: 8-2-2014	3 -
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	13 -
	14 -

CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Grading & Soil Correction
(West Property Line)

SHEET NO.
GR-1 & GR-4



SEE SHEET GR-2

CLIENT NAME

OP3 Boulder Ponds, LLC

SHEET

Grading & Soil Correction

SHEET NO.

GR-3 OF GR-4



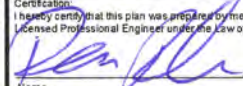
SEE SHEET GR-1

BREMER BANK

NOTE:
TEMPORARY
GRADING FROM
INFILTRATION BASIN
1A TO FOREBAY 6A
TO ALLOW FOR
CONTROLLED
DRAINAGE

SEE SHEET GR-3

evolution
Engineering & Design
16780 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7238
E-mail: evolutionengineeringmn@gmail.com

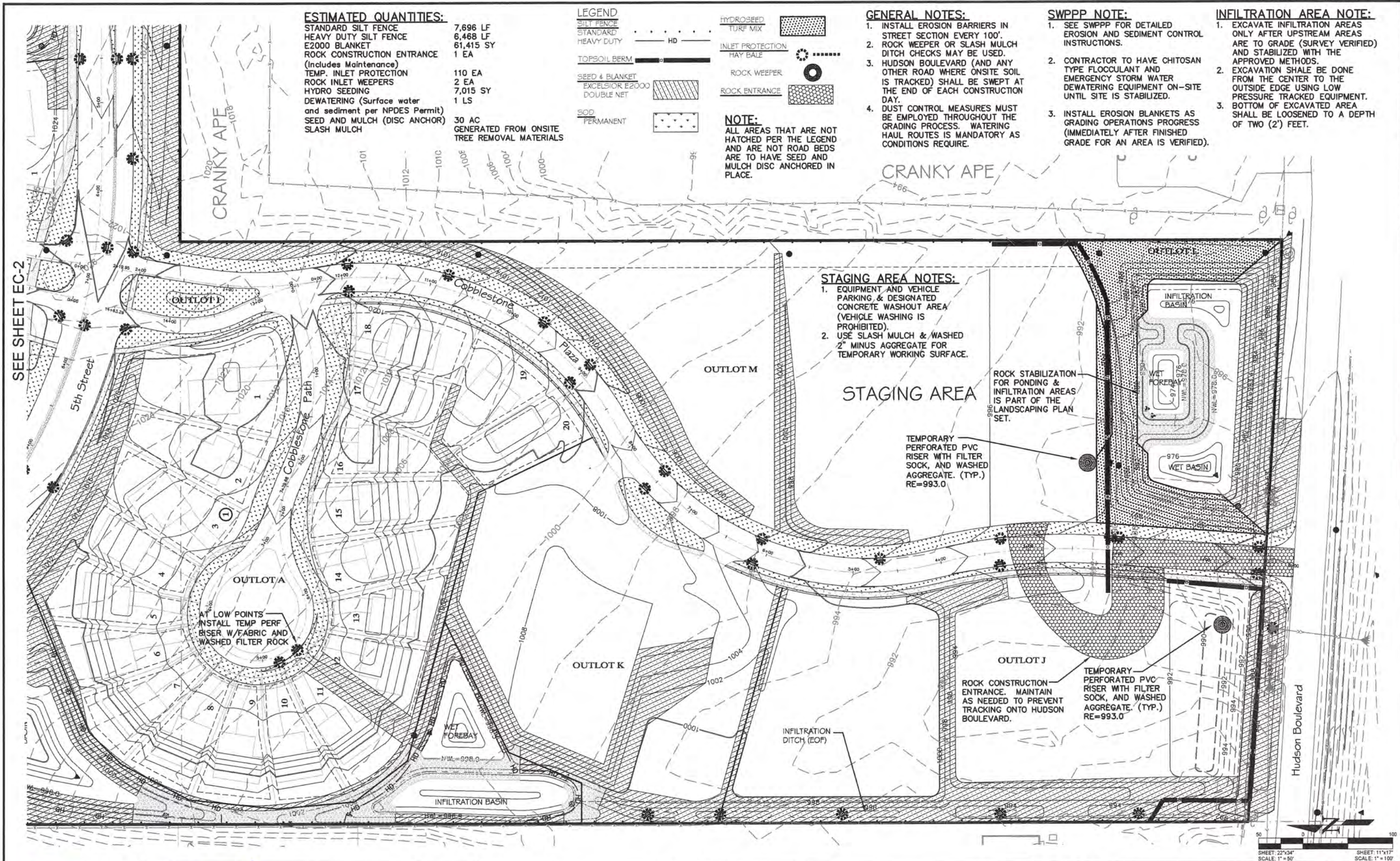
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Grading & Soil Correction

SHEET NO.
GR-4 of GR-4



ESTIMATED QUANTITIES:

STANDARD SILT FENCE	7,696 LF
HEAVY DUTY SILT FENCE	6,468 LF
E2000 BLANKET	61,415 SY
ROCK CONSTRUCTION ENTRANCE (Includes Maintenance)	1 EA
TEMP. INLET PROTECTION	110 EA
ROCK INLET WEEPERS	2 EA
HYDRO SEEDING	7,015 SY
DEWATERING (Surface water and sediment per NPDES Permit)	1 LS
SEED AND MULCH (DISC ANCHOR)	30 AC
SLASH MULCH	GENERATED FROM ONSITE TREE REMOVAL MATERIALS

LEGEND

SILT FENCE	HD
STANDARD	
HEAVY DUTY	
TOPSOIL BERM	
SEED & BLANKET	
EXCELSIOR E2000	
DOUBLE NET	
SOD	
PERMANENT	
HYDROSEED	
TURF MIX	
INLET PROTECTION	
HAY BALE	
ROCK WEEPER	
ROCK ENTRANCE	

NOTE:
ALL AREAS THAT ARE NOT HATCHED PER THE LEGEND AND ARE NOT ROAD BEDS ARE TO HAVE SEED AND MULCH DISC ANCHORED IN PLACE.

GENERAL NOTES:

1. INSTALL EROSION BARRIERS IN STREET SECTION EVERY 100'.
2. ROCK WEEPER OR SLASH MULCH DITCH CHECKS MAY BE USED.
3. HUDSON BOULEVARD (AND ANY OTHER ROAD WHERE ONSITE SOIL IS TRACKED) SHALL BE SWEEPED AT THE END OF EACH CONSTRUCTION DAY.
4. DUST CONTROL MEASURES MUST BE EMPLOYED THROUGHOUT THE GRADING PROCESS. WATERING HAUL ROUTES IS MANDATORY AS CONDITIONS REQUIRE.

SWPPP NOTE:

1. SEE SWPPP FOR DETAILED EROSION AND SEDIMENT CONTROL INSTRUCTIONS.
2. CONTRACTOR TO HAVE CHITOSAN TYPE FLOCCULANT AND EMERGENCY STORM WATER DEWATERING EQUIPMENT ON-SITE UNTIL SITE IS STABILIZED.
3. INSTALL EROSION BLANKETS AS GRADING OPERATIONS PROGRESS (IMMEDIATELY AFTER FINISHED GRADE FOR AN AREA IS VERIFIED).

INFILTRATION AREA NOTE:

1. EXCAVATE INFILTRATION AREAS ONLY AFTER UPSTREAM AREAS ARE TO GRADE (SURVEY VERIFIED) AND STABILIZED WITH THE APPROVED METHODS.
2. EXCAVATION SHALE BE DONE FROM THE CENTER TO THE OUTSIDE EDGE USING LOW PRESSURE TRACKED EQUIPMENT. BOTTOM OF EXCAVATED AREA SHALL BE LOOSENOED TO A DEPTH OF TWO (2') FEET.

STAGING AREA NOTES:

1. EQUIPMENT AND VEHICLE PARKING, & DESIGNATED CONCRETE WASHOUT AREA (VEHICLE WASHING IS PROHIBITED).
2. USE SLASH MULCH & WASHED 2" MINUS AGGREGATE FOR TEMPORARY WORKING SURFACE.

ROCK STABILIZATION FOR PONDING & INFILTRATION AREAS IS PART OF THE LANDSCAPING PLAN SET.

TEMPORARY PERFORATED PVC RISER WITH FILTER SOCK, AND WASHED AGGREGATE. (TYP.) RE=993.0

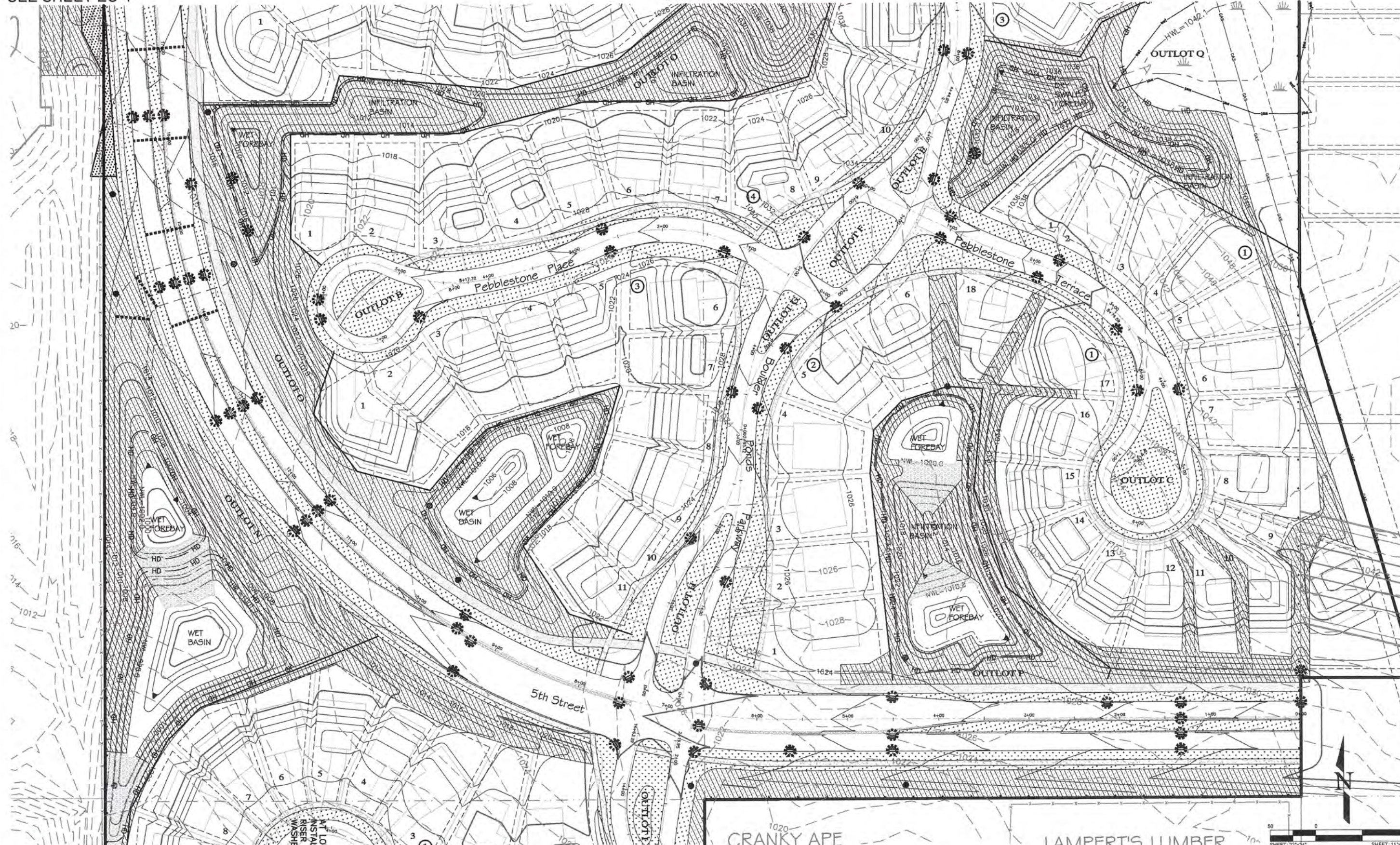
ROCK CONSTRUCTION ENTRANCE. MAINTAIN AS NEEDED TO PREVENT TRACKING ONTO HUDSON BOULEVARD.

TEMPORARY PERFORATED PVC RISER WITH FILTER SOCK, AND WASHED AGGREGATE. (TYP.) RE=993.0

SEE SHEET EC-2

SEE SHEET EC-4

SEE SHEET EC-3



SEE SHEET EC-1



Certification:
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Licensed Professional Engineer under the Law of the State of Minnesota.
[Signature]
Name: **41968**
Reg. Number

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CHECKED: DMR	2 -	10 -
DATE: 6-2-2014	3 -	11 -
	4 -	12 -
	5 -	13 -
	6 -	14 -

CLIENT NAME

OP3 Boulder Ponds, LLC

SHEET

Sediment & Erosion Control

SHEET NO.

EC-2 of EC-4

1013001-PRE-401.dwg

Boulder Ponds



SEE SHEET EC-2



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CLIENT NAME

OP3 Boulder Ponds, LLC

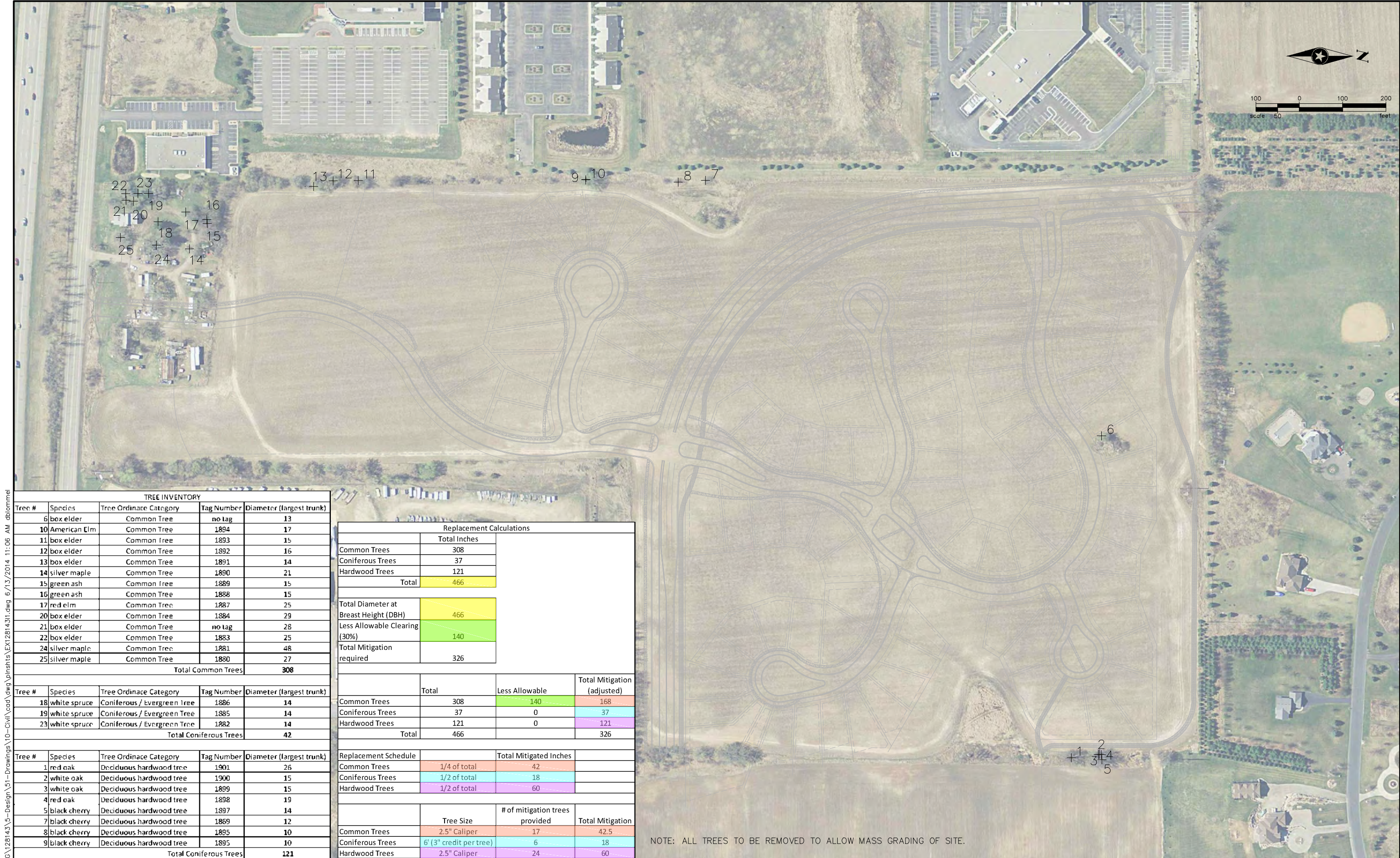
SHEET

Sediment & Erosion Control

SHEET NO.

EC-3 of EC-4

1013001-PRE-402.dwg



TREE INVENTORY				
Tree #	Species	Tree Ordinate Category	Tag Number	Diameter (largest trunk)
6	box elder	Common Tree	no tag	13
10	American Elm	Common Tree	1894	17
11	box elder	Common Tree	1893	15
12	box elder	Common Tree	1892	16
13	box elder	Common Tree	1891	14
14	silver maple	Common Tree	1890	21
15	green ash	Common Tree	1889	15
16	green ash	Common Tree	1888	15
17	red elm	Common Tree	1887	25
20	box elder	Common Tree	1884	29
21	box elder	Common Tree	no tag	28
22	box elder	Common Tree	1883	25
24	silver maple	Common Tree	1881	48
25	silver maple	Common Tree	1880	27
Total Common Trees			308	

Tree #	Species	Tree Ordinate Category	Tag Number	Diameter (largest trunk)
18	white spruce	Coniferous / Evergreen Tree	1886	14
19	white spruce	Coniferous / Evergreen Tree	1885	14
23	white spruce	Coniferous / Evergreen Tree	1882	14
Total Coniferous Trees			42	

Tree #	Species	Tree Ordinate Category	Tag Number	Diameter (largest trunk)
1	red oak	Deciduous hardwood tree	1901	26
2	white oak	Deciduous hardwood tree	1900	15
3	white oak	Deciduous hardwood tree	1899	15
4	red oak	Deciduous hardwood tree	1898	19
5	black cherry	Deciduous hardwood tree	1897	14
7	black cherry	Deciduous hardwood tree	1869	12
8	black cherry	Deciduous hardwood tree	1895	10
9	black cherry	Deciduous hardwood tree	1895	10
Total Coniferous Trees			121	

Replacement Calculations			
	Total Inches		
Common Trees	308		
Coniferous Trees	37		
Hardwood Trees	121		
Total	466		
Total Diameter at Breast Height (DBH)	466		
Less Allowable Clearing (30%)	140		
Total Mitigation required	326		

	Total	Less Allowable	Total Mitigation (adjusted)
Common Trees	308	140	168
Coniferous Trees	37	0	37
Hardwood Trees	121	0	121
Total	466		326

Replacement Schedule		Total Mitigated Inches	
Common Trees	1/4 of total	42	
Coniferous Trees	1/2 of total	18	
Hardwood Trees	1/2 of total	60	
	Tree Size	# of mitigation trees provided	Total Mitigation
Common Trees	2.5" Caliper	17	42.5
Coniferous Trees	6" (3" credit per tree)	6	18
Hardwood Trees	2.5" Caliper	24	60

NOTE: ALL TREES TO BE REMOVED TO ALLOW MASS GRADING OF SITE.

DRAWN BY: JLS				
DESIGNER: DWB				
CHECKED BY: DWB				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
NOT FOR CONSTRUCTION
DAVID W. BLOMMEL
Date: 05/30/2014 Lic. No. 46725

SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
www.sehinc.com

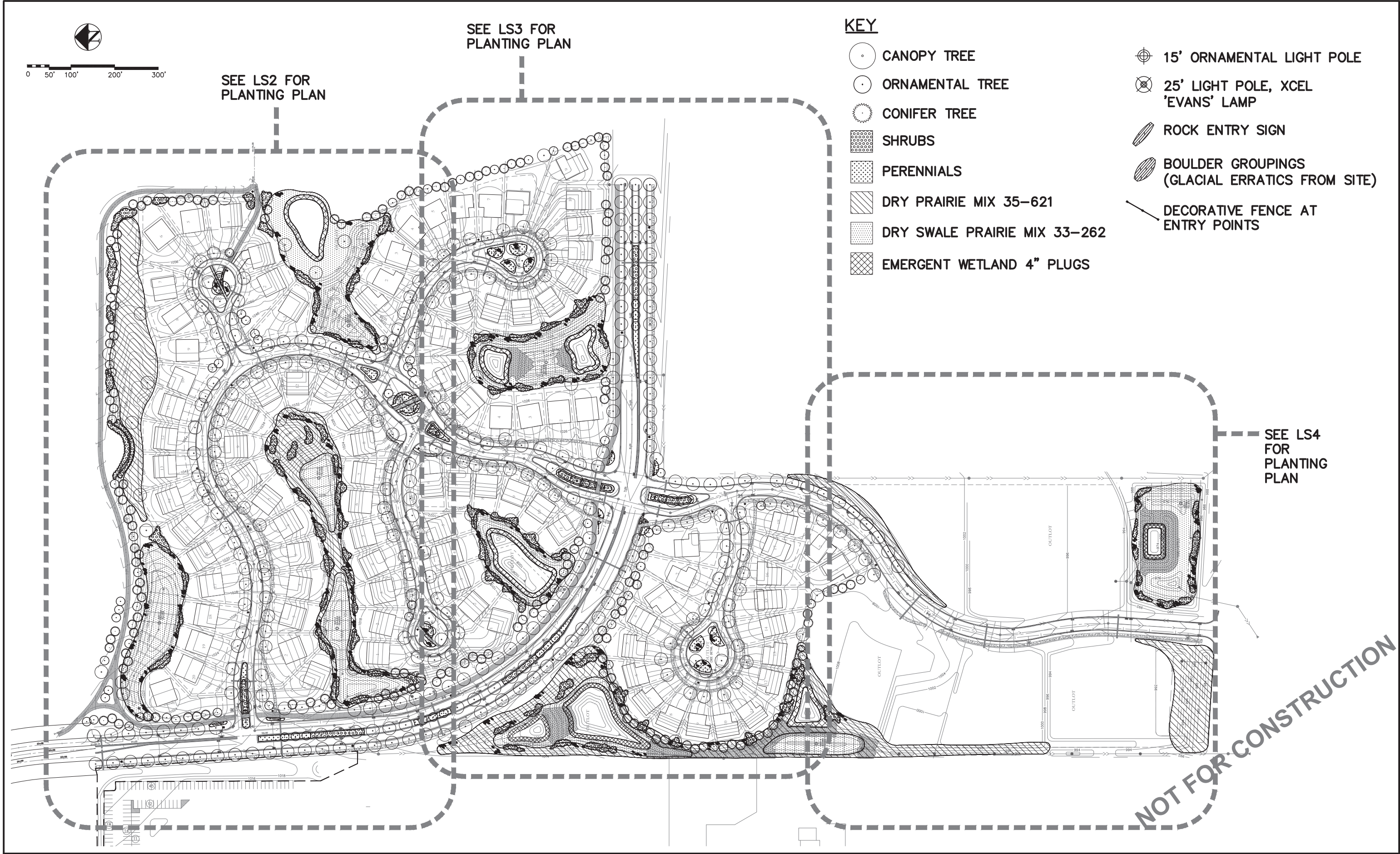
LAKE ELMO,
MINNESOTA

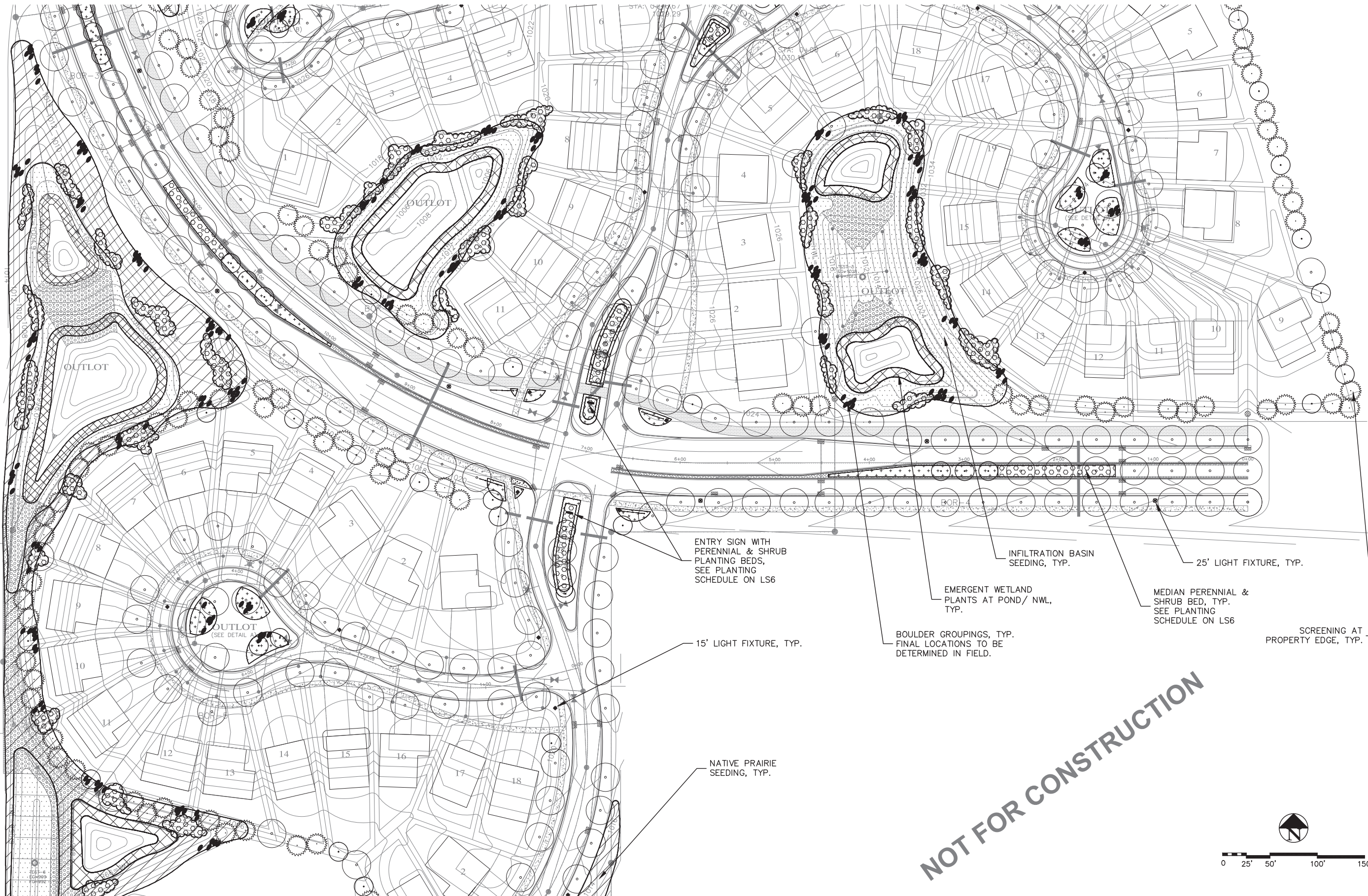
TREE STUDY PLAN

FILE NO.
EXCEG128143

TS1
TS1

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DESIGNER: KML					
CHECKED BY: -					
DESIGN TEAM	NO.	BY	DATE	REVISIONS	

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Karen M. Sizer Name
Date: 06/02/2014 Lic. No. 26423

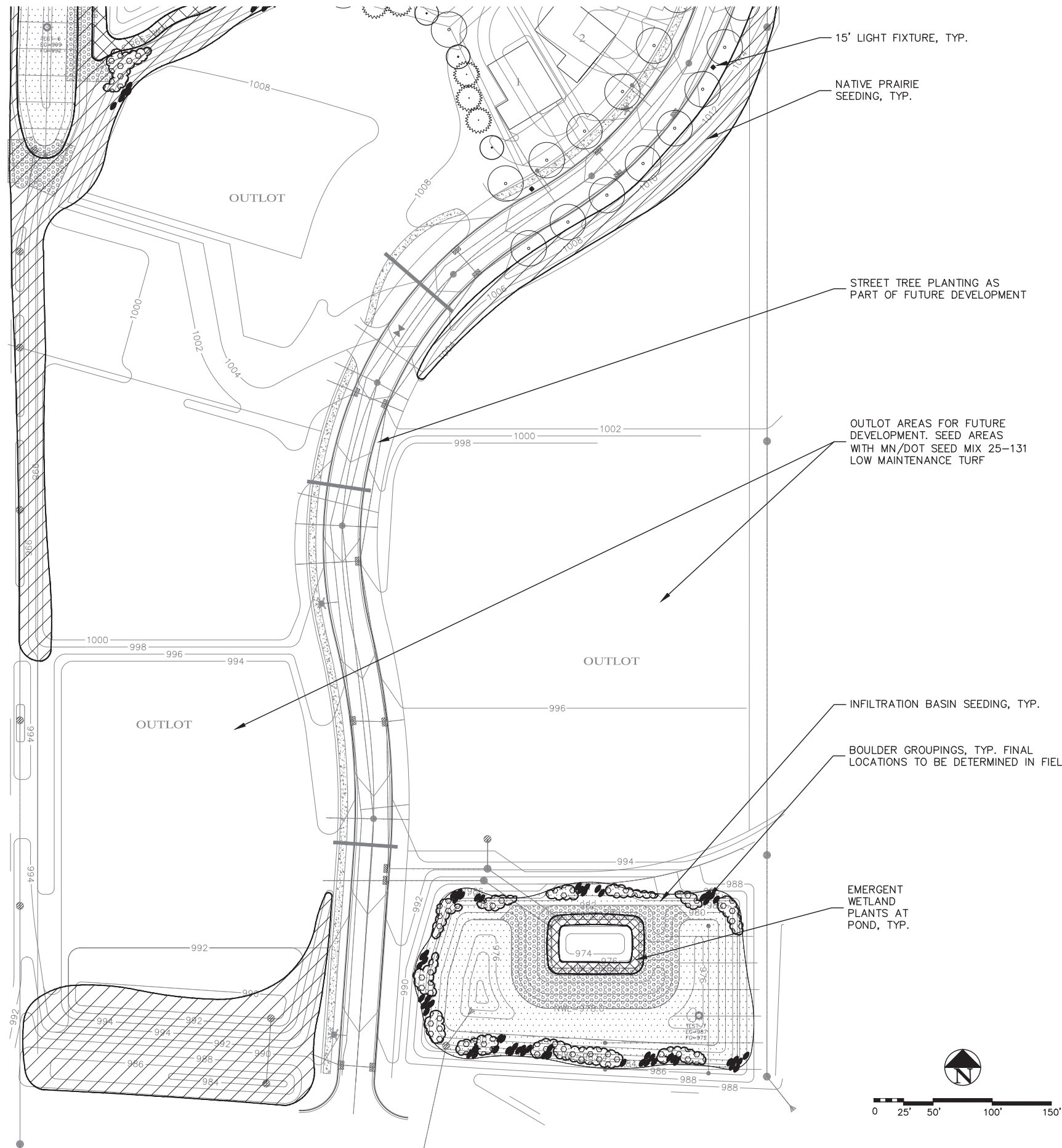
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LAKE ELMO,
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ENLARGED PLANTING PLAN

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L3
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CHECKED BY: -
DESIGN TEAM

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Karen M. Sigafoos Name
Date: 06/02/2014 Lic. No. 26423

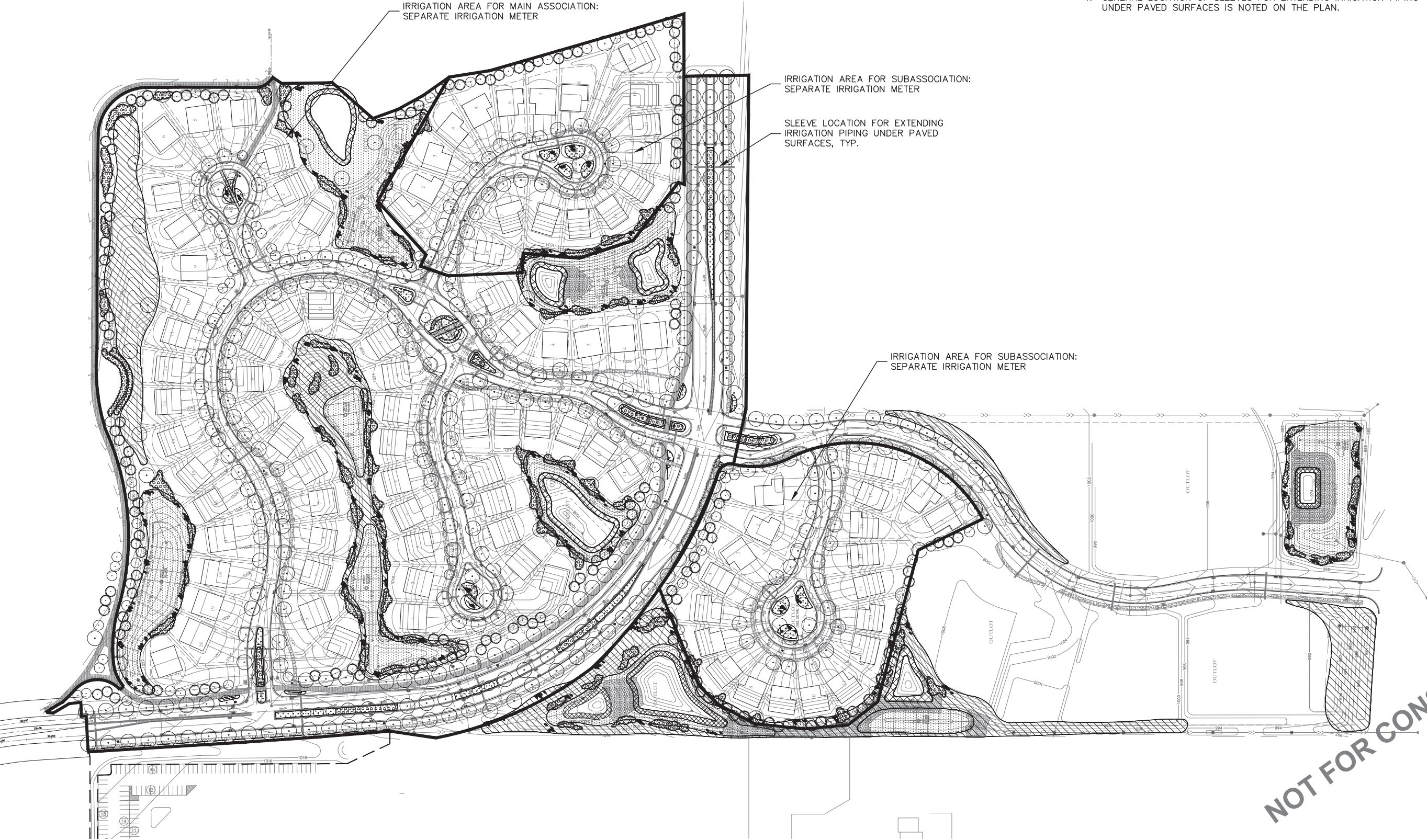
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LAKE ELMO,
MINNESOTA

ENLARGED PLANTING PLAN

FILE NO.
EXCEG128143

L4
-



1. IRRIGATION AREAS NOTED ARE PRELIMINARY AND FOR PLANNING PURPOSES ONLY. FINAL IRRIGATION DESIGN TO BE COMPLETED BY A QUALIFIED IRRIGATION DESIGNER.
2. IN GENERAL, AREAS TO BE IRRIGATED INCLUDE SODDED LAWN, PERENNIAL AND SHRUB PLANTING BEDS, PLANTED MEDIANS AND BOULEVARDS.
3. NATIVE SEEDING AREAS WITH SHRUB MASSINGS ARE NOT INTENDED TO BE IRRIGATED.
4. GENERAL LOCATION OF SLEEVES FOR EXTENDING IRRIGATION PIPING UNDER PAVED SURFACES IS NOTED ON THE PLAN.

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NO.	BY	DATE	REVISIONS	



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PRELIMINARY IRRIGATION AREAS

FILE NO.
EXCEG128143

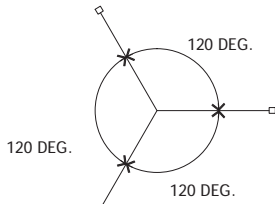
5

GENERAL NOTES:

- REFER TO SHEET LS2-LS4 FOR PLANTING PLAN LAYOUT
- STAKE TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR RESPONSIBLE FOR PLANT REPLACEMENTS, WEEDING AND WATER NEEDS FOR ENTIRE WARRANTY PERIOD, SEE SPECIFICATIONS.
- CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT OR QUANTITY DISCREPANCIES AS SOON AS POSSIBLE.
- INSTALL STEEL LANDSCAPE EDGER IN ALL AREAS WHERE TURF/SOD MEET PLANTING BEDS.
- CONTRACTOR TO INSTALL IRRIGATION IN PLANTING AND SOD AREAS AS SHOWN IN PLANS.

TREES WILL BE REJECTED FOR THE FOLLOWING REASONS:
-POOR FORM
-DAMAGED TRUNK
-BURIED ROOT FLARES
-ENCIRCLING TRANSPORT ROOTS
-UNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)

- NOTES:
- 1) CONTRACTOR SHALL LOCATE WITH PIN THE ROOT FLARE OF EACH TREE PRIOR TO DIGGING THE PLANTING PIT. (THE FLARE IS THE TRANSITION ZONE BETWEEN THE MAIN STEM AND THE ROOT SYSTEM.)
 - 2) REMOVE SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP OF FLARE. TREES WITH MORE THAN 2" OF EXCESS SOIL ABOVE THE FLARE WILL BE REJECTED. MEASURE DISTANCE BETWEEN FLARE AND BOTTOM OF ROOTBALL. SUBTRACT 10% TO DETERMINE DEPTH OF PLANTING PIT.
 - 3) DIG PIT TO DEPTH DETERMINED ABOVE. PIT SHALL BE DISHED WITH SIDEWALLS AS SHOWN BELOW. SCARIFY WALLS AND BOTTOM OF PIT.
 - 4.) SET TREE IN PIT SO THAT FLARE IS ONE TO TWO INCHES ABOVE SURROUNDING GRADE.
 - 5) IN ALL AREAS WITH HEAVY CLAY OR POORLY DRAINED SOILS (MOTTLING), CONTACT THE LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR ROOTBALL FURTHER ELEVATED.



STAKING DIAGRAM

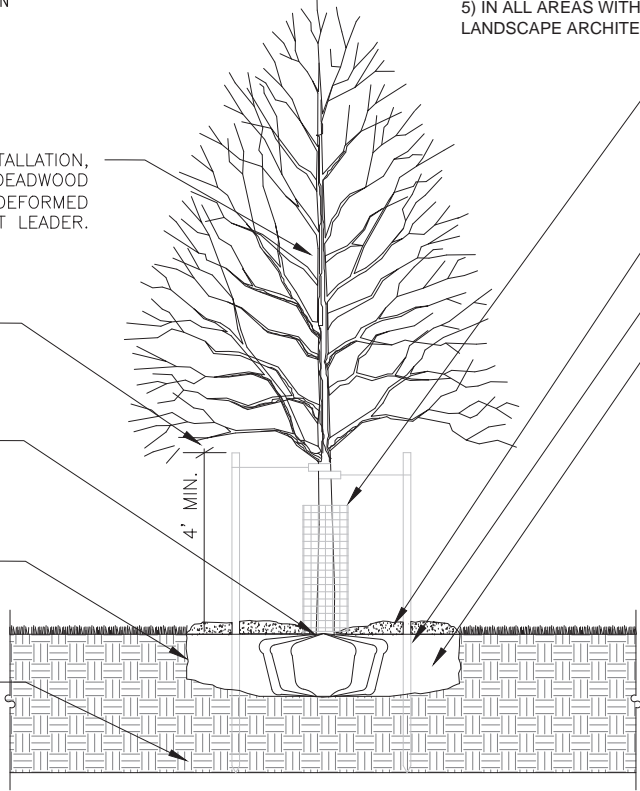
AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.

STAKES AND GUY WIRES, SEE NOTES BELOW

FLARE, SET AT 1"-2" ABOVE SURROUNDING GRADE. SEE NOTE ABOVE

DISH PLANTING PIT. SCARIFY BOTTOM AND SIDES OF PIT

UNDISTURBED SOIL OR COMPACTED SUBGRADE



RODENT TRUNK PROTECTION: CORRUGATED POLYETHYLENE DRAINAGE PIPE SLIT VERTICALLY OR 1/2" HARDWARE-CLOTH MESH CYLINDER. DIMENSIONS: 4" DIAMETER (OR GREATER) X 36" HGT. SEE SPECIFICATIONS
THIN BARKED SPECIES SHALL BE WRAPPED WITH TREE WRAP. SEE SPECS.

SHREDDED HARDWOOD MULCH - 4" DEPTH X 5 FT DIAMETER PULL AWAY FROM TRUNK OF TREE

BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL. MIX THOROUGHLY. SEE SPEC.

AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOTBALL AND SATURATE WITH WATER.
-CUT AND REMOVE TO BACKFILL LINE ALL TWINE, WIRE AND/OR BURLAP.
-BACKFILL UNTIL PIT IS FULL, WATER AGAIN.

LANDSCAPE CONTRACTOR SHALL SCHEDULE INSPECTION BY THE CAR 48 HOURS PRIOR TO PLACING MULCH AROUND THE TREE PLANTINGS.

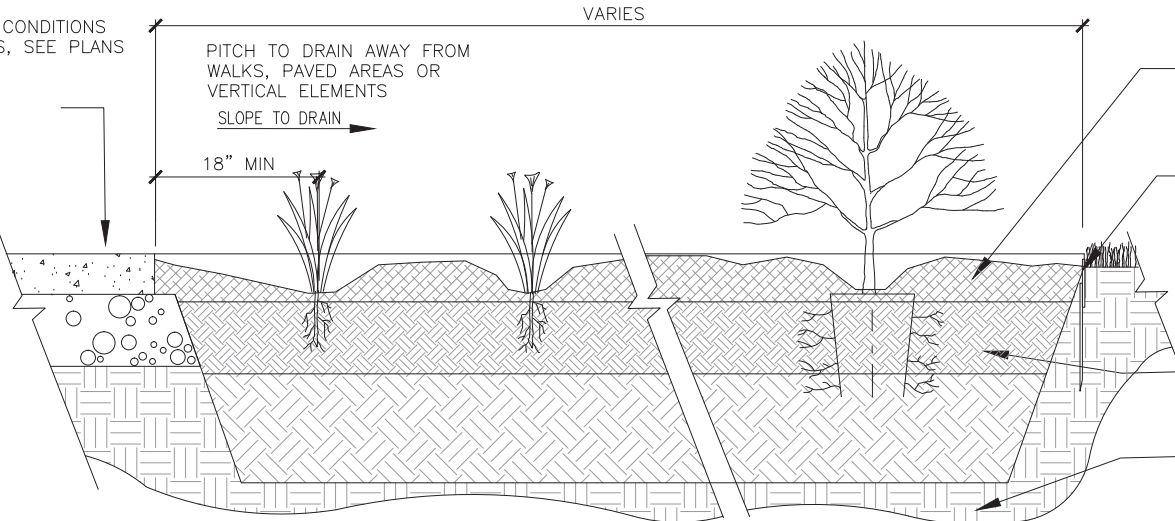
STAKING:
GUY ASSEMBLY NOT MANDATORY BUT, CONTRACTOR SHALL MAINTAIN TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRIP- (TYP.) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS @ 120 DEG. O.C. (SEE STAKING DIAGRAM).

COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY LINES AND STAKES.

2
L6
TREE PLANTING DETAIL
NO SCALE

EDGE CONDITIONS VARIES, SEE PLANS



HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP.

4" HARDWOOD MULCH. REFER TO SPECS

REFER TO LAYOUT SHEETS FOR EDGE CONDITION

LANDSCAPE EDGER - STEEL. REFER TO SPECS.

12 INCHES TESTED / APPROVED TOP SOIL

COMPACTED OR UNDISTURBED SUBGRADE

VERIFY A FREE DRAINING SUBBASE EXISTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLING SOILS. IF NOT - CONTRACTOR REQUIRED TO LOOSEN BASE MATERIALS. SEE SPECS.

3
L6
PLANTING BED WITH EDGER SECTION - TYPICAL

TOTAL	Qty. (EA)	Common Name	Scientific Name	Size	Cont.	Comments
158		CONIFER TREE				
		NORWAY SPRUCE	Picea abies	6'	B&B	FULL FORM, SINGLE LEADER
		COLORADO SPRUCE	Picea pungens	6'	B&B	FULL FORM, SINGLE LEADER
		WHITE PINE	Pinus strobus	6'	B&B	FULL FORM, SINGLE LEADER
		SCOTCH PINE	Pinus sylvestris	6'	B&B	FULL FORM, SINGLE LEADER

379		CANOPY TREE				
		MAPLE 'AUTUMN BLAZE'	Acer x freemanii 'Jeffersred'	2.5"	B&B	FULL FORM, SINGLE LEADER
		MAPLE 'FALL FIESTA'	Acer saccharum 'Ballata'	2.5"	B&B	FULL FORM, SINGLE LEADER
		RIVER BIRCH	Betula nigra	6'	B&B	CLUMP FORM, MULTISTEM
		BLUE BEECH	Carpinus caroliniana	2.5"	B&B	FULL FORM, SINGLE LEADER
		NORTHERN CATALPA	Catalpa speciosa	2.5"	B&B	FULL FORM, SINGLE LEADER
		HACKBERRY	Celtis occidentalis	2.5"	B&B	FULL FORM, SINGLE LEADER
		HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skyline'	2.5"	B&B	FULL FORM, SINGLE LEADER
		QUAKING ASPEN	Populus tremuloides	2.5"	B&B	FULL FORM, SINGLE LEADER
		LINDEN	Tilia americana 'Redmond'	2.5"	B&B	FULL FORM, SINGLE LEADER
		WHITE OAK	Quercus alba	2.5"	B&B	FULL FORM, SINGLE LEADER
		SWAMP WHITE OAK	Quercus bicolor	2.5"	B&B	FULL FORM, SINGLE LEADER
		NORTHERN PIN OAK	Quercus ellipsoidalis	2.5"	B&B	FULL FORM, SINGLE LEADER
		RED OAK	Quercus rubra	2.5"	B&B	FULL FORM, SINGLE LEADER

95		ORNAMENTAL TREE				
		SERVICEBERRY 'AUTUMN BRILLIANCE'	Amelanchier x grandiflora 'Autumn Brilliance'	6'	B&B	CLUMP FORM, MULTISTEM
		NORTHERN CLUMP REDBUD	Cercis canadensis	6'	B&B	CLUMP FORM, MULTISTEM
		PAGODA DOGWOOD	Cornus alternifolia	6'	B&B	CLUMP FORM, MULTISTEM
		GRAY DOGWOOD	Cornus racemosa	2"	B&B	FULL FORM, SINGLE LEADER
		WINTERHORN	Crataegus crus-galli var. inermis	2"	B&B	FULL FORM, SINGLE LEADER
		CRABAPPLE 'PRAIRIE ROSE'	Malus 'Prairie Rose'	2"	B&B	FULL FORM, SINGLE LEADER
		CRABAPPLE 'PRAIRIE FIRE'	Malus 'Prairie Fire'	2"	B&B	FULL FORM, SINGLE LEADER
		CRABAPPLE 'SPRING SNOW'	Malus 'Spring Snow'	2"	B&B	FULL FORM, SINGLE LEADER
		AMUR CHERRY	Prunus maackii	6'	B&B	CLUMP FORM, MULTISTEM

1723		SHRUBS				
		REGENT SERVICEBERRY	Amelanchier alnifolia 'Regent'	#5	CONT.	
		CHOKEBERRY 'AUTUMN MAGIC'	Aronia melanocarpa 'Autumn Magic'	#5	CONT.	
		ALLEMAN'S COMPACT DOGWOOD	Cornus alba 'Alleman's Compact'	#5	CONT.	
		RED GNOME DOGWOOD	Cornus alba sibirica 'Red Gnome'	#5	CONT.	
		GRAY DOGWOOD	Cornus racemosa	#5	CONT.	
		RED TWIGGED DOGWOOD	Cornus sericea	#5	CONT.	
		HAZELNUT	Corylus americana	#5	CONT.	
		BUSH HONEYSUCKLE, DWARF	Dicentra ionicera	#5	CONT.	
		BUSH HONEYSUCKLE, BUTTERFLY	Dicentra sessilifolia 'Butterfly'	#5	CONT.	
		WITCHHAZEL	Hamamelis virginiana	#5	CONT.	
		HYDRANGEA ANNABELLE	Hydrangea arborescens 'Annabelle'	#5	CONT.	
		SHRUB ROSE LITTLE MISCHIEF	Rosa 'Belief'	#5	CONT.	
		GRD-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5	CONT.	
		SMOOTH SUMAC	Rhus glabra	#5	CONT.	
		FLAME WILLOW	Salix 'Flame'	#5	CONT.	
		SPIREA NEON FLASH	Spiraea japonica 'Neon Flash'	#5	CONT.	
		LILAC 'MISS KIM'	Syringa patula 'Miss Kim'	#5	CONT.	
		COMPACT AMERICAN VIBURNUM	Viburnum trilobum 'Bailey Compact'	#5	CONT.	
		NANNYBERRY	Viburnum lentago	#5	CONT.	

10136		PERENNIALS & GRASSES				
		BUTTERFLY WEED	Asclepias tuberosa	#1	CONT.	
		PURPLE CONEFLOWER	Echinacea purpurea	#1	CONT.	
		FEATHER REED GRASS 'KARL FOERSTER'	Calamagrostis x acutiflora 'Karl Foerster'	#1	CONT.	
		BLUE FESCUE	Festuca glauca 'Elijah Blue'	#1	CONT.	
		HEMEROCALLIS 'BODACIOUS RETURNS'	Heimerocallis 'Bodacious Returns'	#1	CONT.	
		HEMEROCALLIS 'RUBY STELLA'	Heimerocallis 'Ruby Stella'	#1	CONT.	
		BLAZING STAR	Liatris spicata	#1	CONT.	
		CATMINT 'WALKER'S LOW'	Nepeta faassenii 'Walker's Low'	#1	CONT.	
		RUSSIAN SAGE	Perovskia 'Little Spire'	#1	CONT.	
		CONEFLOWER	Rudbeckia 'Goldsturm'	#1	CONT.	
		LITTLE BLUESTEM	Schizachyrium scoparium	#1	CONT.	
		SEDUM 'AUTUMN FIRE'	Sedum 'x' 'Autumn Fire'	#1	CONT.	
		GOLDENROD	Solidago rugosa	#1	CONT.	
		PRAIRIE DROPSEED	Sporobolus heterolepis	#1	CONT.	
		LAMB'S EAR	Stachys 'Helene Von Steine'	#1	CONT.	

SEEDING SCHEDULE	QTY. (AC)	TYPE	MIN DOT SEEDING SPECIFICATION	COMMENTS
	6	DRY UPLAND PRAIRIE	35-621	DRY PRAIRIE PLANTING AREAS
	5	MESIC PRAIRIE	33-262	DRY SWALE AND INFILTRATION POND AREAS

SIGNIFICANT TREE REPLACEMENT SUMMARY (INCLUDED IN PLANT SCHEDULE)	
QTY. (EA)	TREE TYPE
17	COMMON
6	CONIFER
24	HARDWOOD

1
L6
PLANTING SCHEDULE
NO SCALE

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DESIGNER: KML					
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DESIGN TEAM	NO.	BY	DATE	REVISIONS	

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Harold M. Sjogren Name
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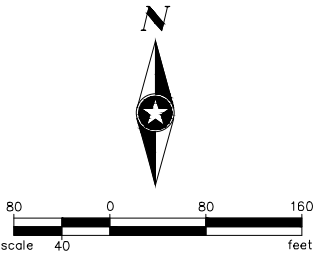
LAKE ELMO,
MINNESOTA

PLANTING SCHEDULE AND
DETAILS

FILE NO.
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INSTALL IRRIGATION

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DESIGNER:	DWB				
CHECKED BY:	DWB				
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DAVID W. BLOMMEL
Date 05/30/2014 Lic. No. 46725

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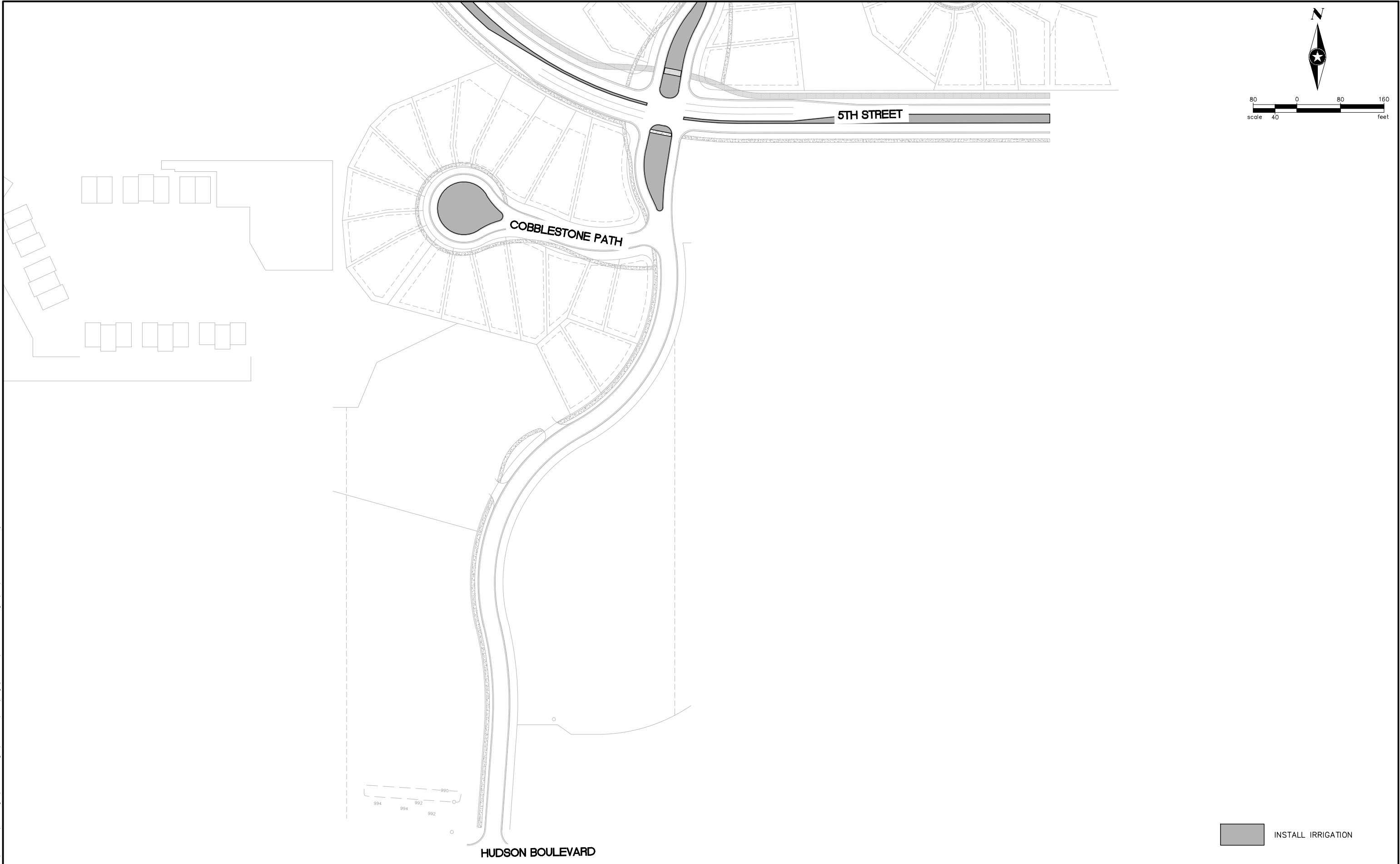
LAKE ELMO,
MINNESOTA

IRRIGATION AREAS NORTH

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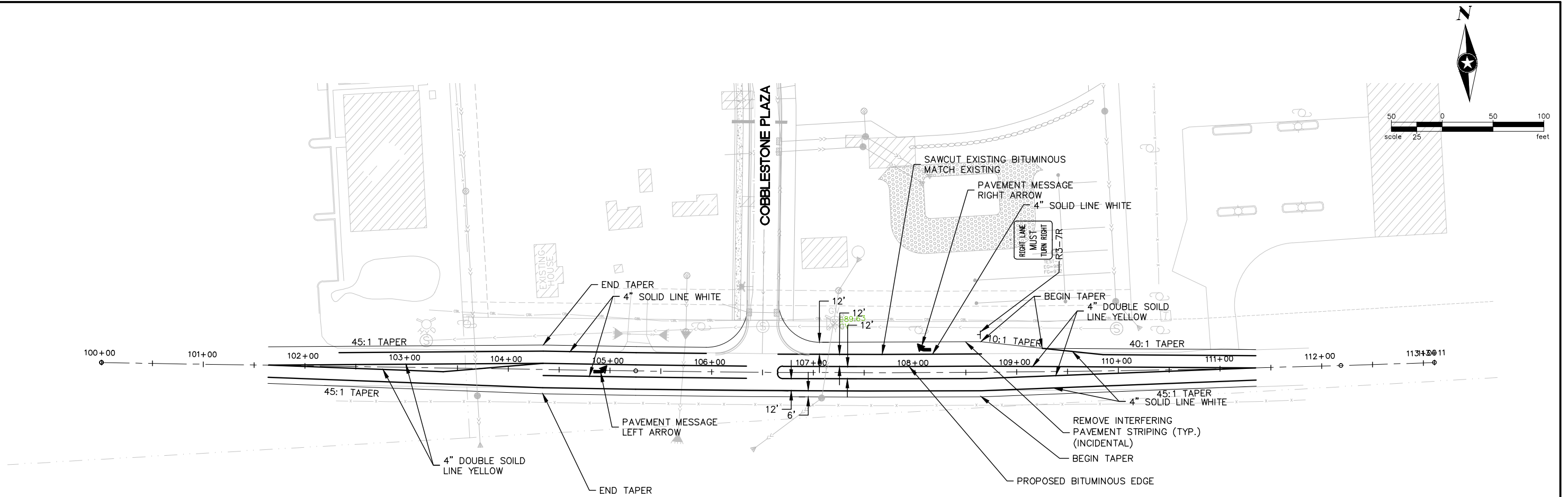
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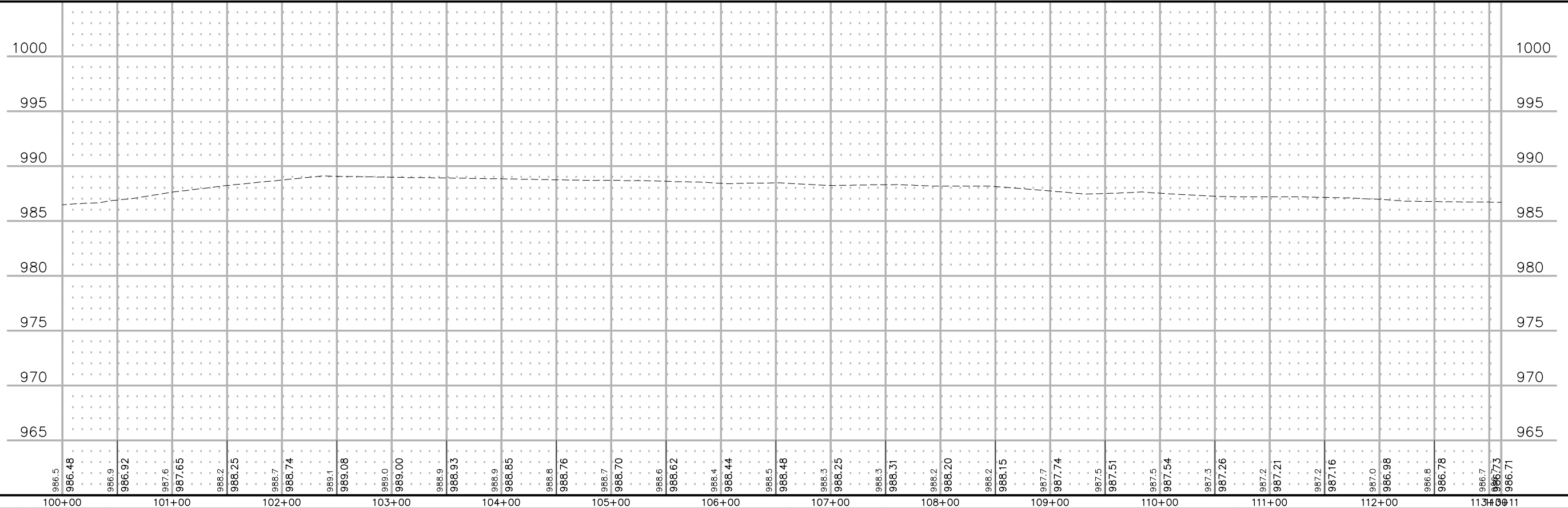


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DESIGNER: DWB																			
CHECKED BY: DWB																			
DESIGN TEAM		NO.	BY	DATE	REVISIONS														

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HUDSON BOULEVARD



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LAKE ELMO,
MINNESOTA

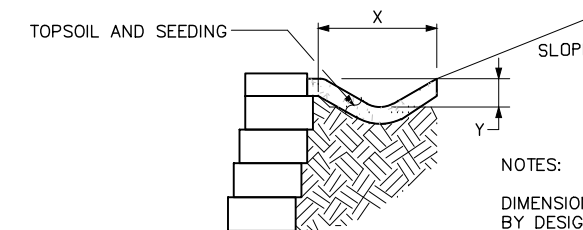
TURN LANE PLAN AND PROFILE

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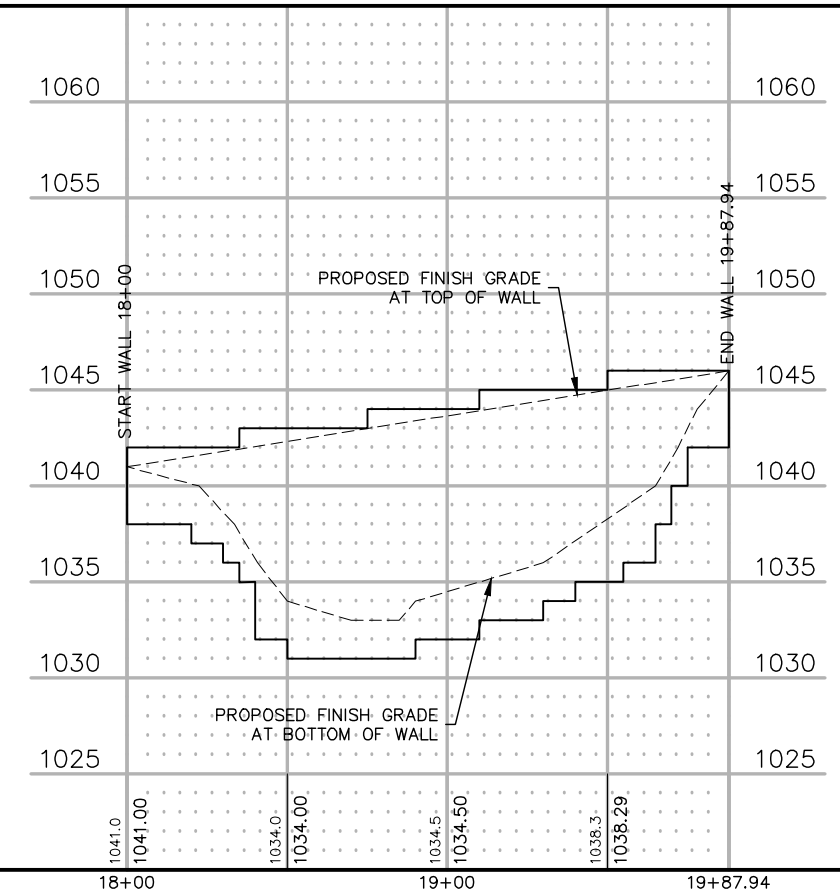
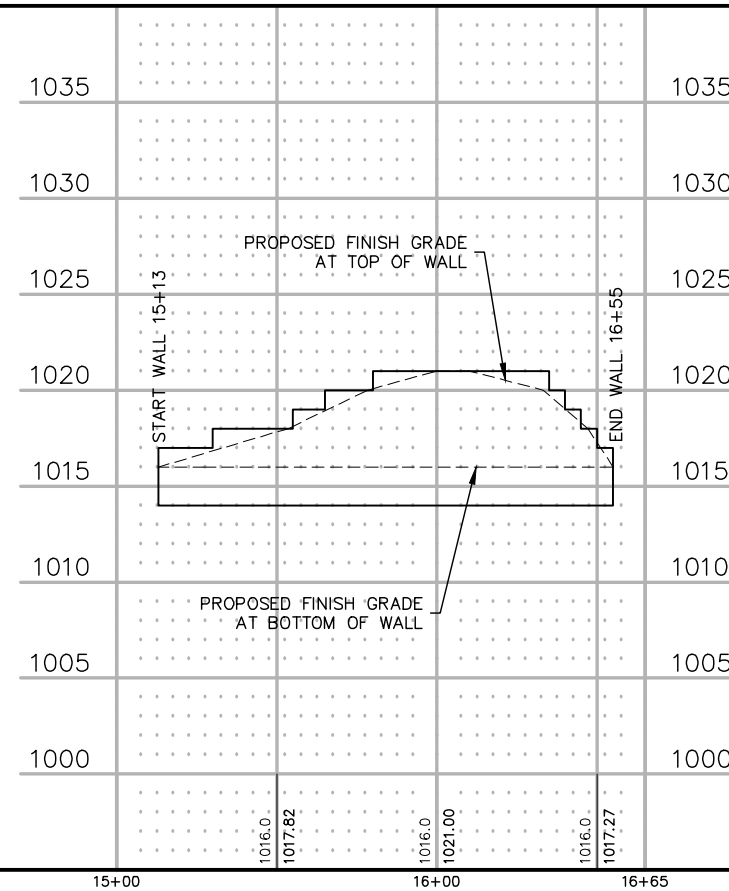
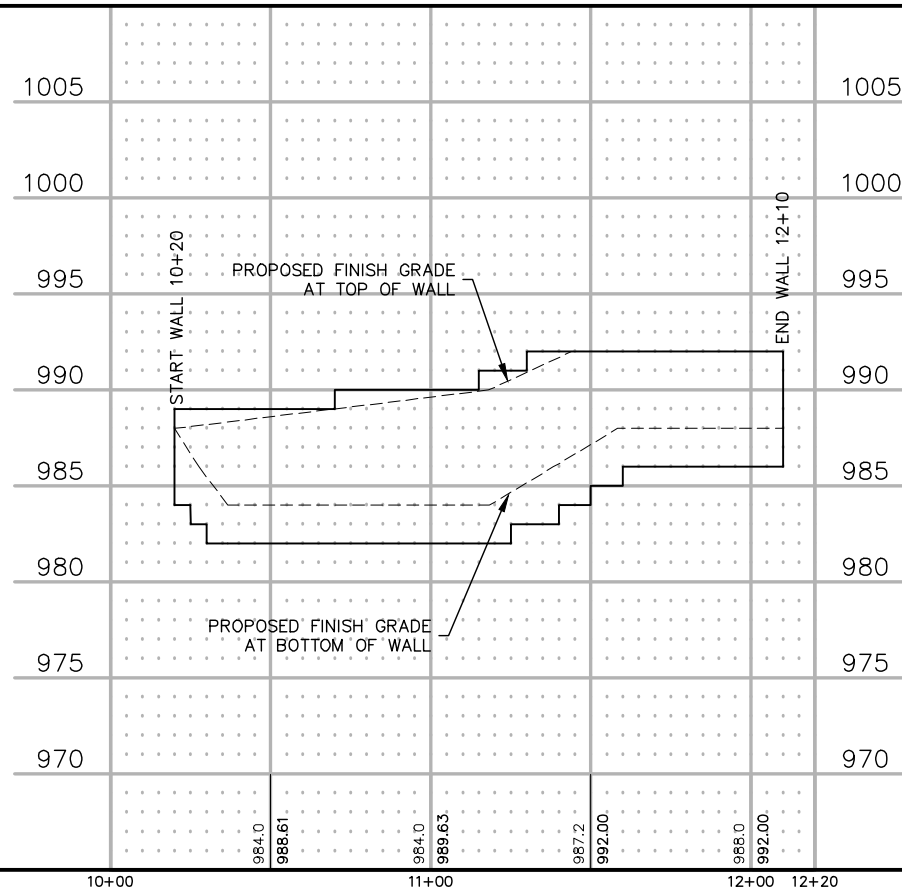
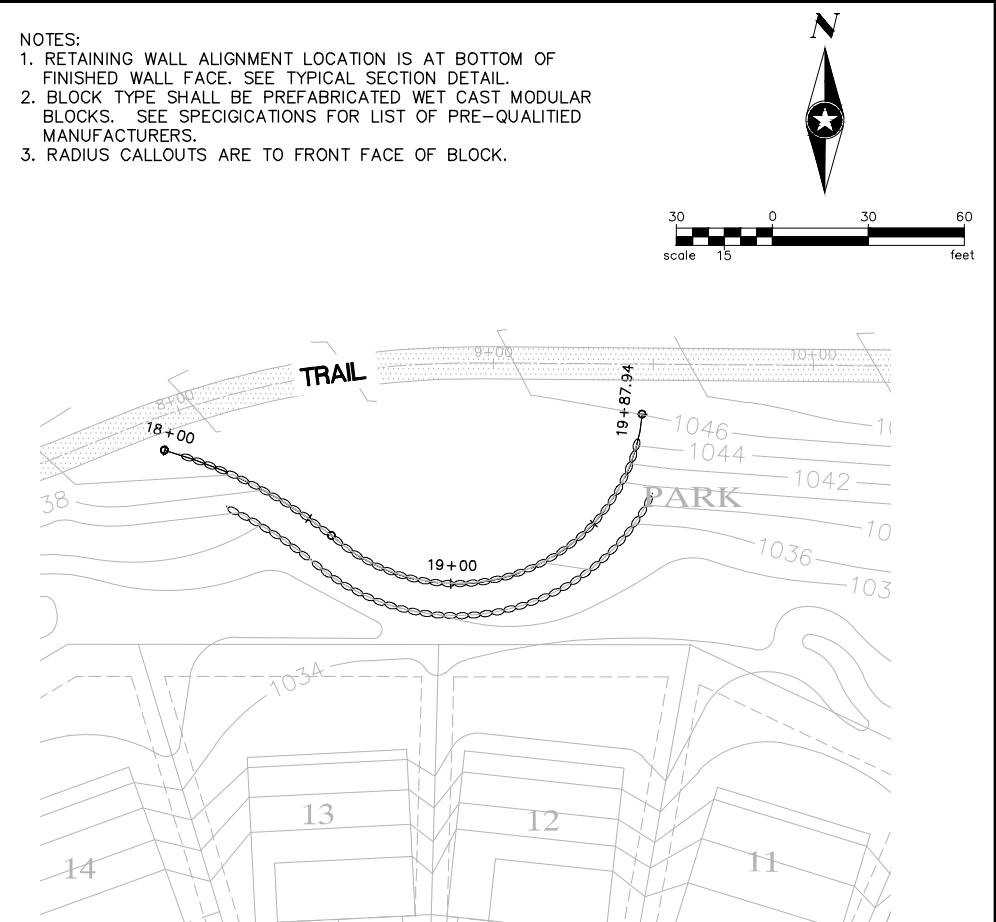
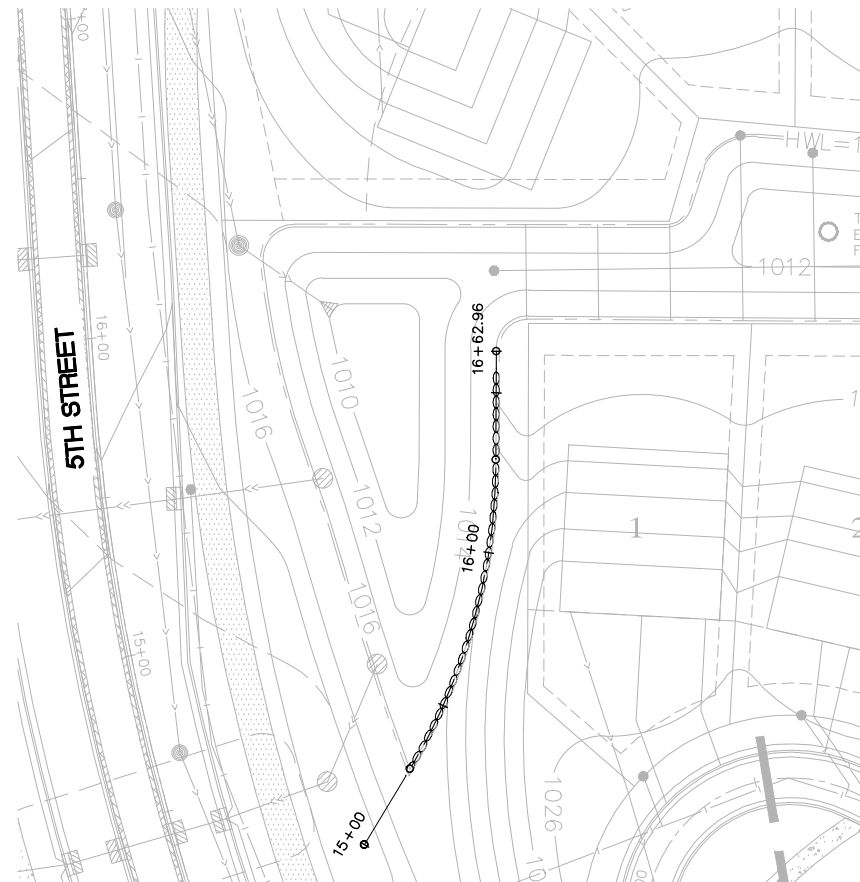
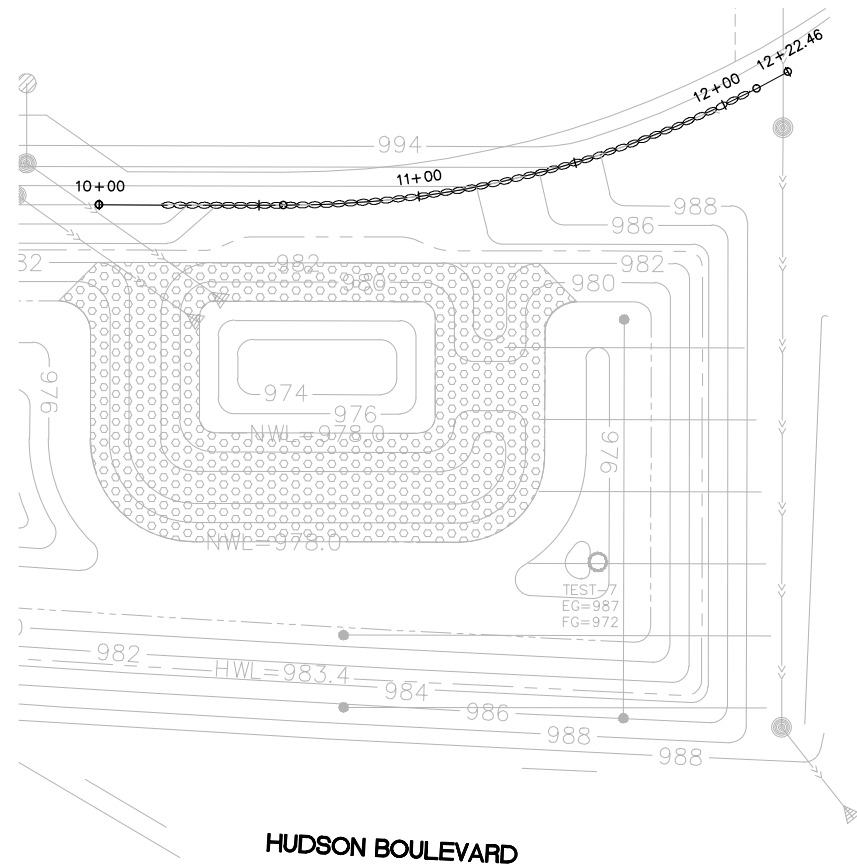
- ① WETCAST MODULAR BLOCK UNITS
- ② REINFORCED FILL (MNDOT 3149.2B.2). SEE SPECIFICATIONS FOR MATERIALS AND TESTING REQUIREMENTS.
- ③ DRAINAGE FILL / LEVELING PAD
- ④ NON-WOVEN GEOTEXTILE (MNDOT 3733 TYPE 1)
- ⑤ PROVIDE SWALE AT TOP OF WALL TO SLOPE AWAY FROM WALL FACE PER ENGINEER. SEE TYPICAL SWALE ON THIS SHEET.
- ⑥ PAY LIMITS FOR EXCAVATION AND BACKFILL. ACTUAL EXCAVATION BACKSLOPE SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS. ADDITIONAL EXCAVATION AND BACKFILL BEYOND PAY LIMITS IS CONTRACTOR'S RESPONSIBILITY AND IS INCIDENTAL.
- ⑦ GEOGRID LENGTH MEASURED FROM FRONT FACE OF BLOCK. REQUIRED GEOGRID PROPERTIES FOR LONG TERM ALLOWABLE TENSILE STRENGTH AND CONNECTION STRENGTH ARE PROVIDED IN THE SPECIFICATIONS.
- ⑧ 4-INCH DIAMETER PERFORATED POLYETHYLENE PIPE (MNDOT 3278) WRAPPED IN TYPE 1 GEOTEXTILE (MNDOT 3733). PROVIDE CONNECTIONS TO DRAINAGE STRUCTURES OR OUTLETS EVERY 50'.
- ⑨ PLACE GEOGRID WITH EVERY COURSE OF BLOCK.
- ⑩ SCARIFY SOILS BELOW AGGREGATE LEVELING PAD TO A DEPTH OF 12" AND RECOMPACT TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.

NO SCALE



DIMENSIONS TO BE DETERMINED
BY DESIGN ENGINEER BASED ON
SITE REQUIREMENTS.
X = TBD
Y = TBD
SEE PLAN VIEW FOR SURFACE
DRAINAGE PATTERNS.

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DESIGNER: DWB										
CHECKED BY: DWB										
DESIGN TEAM	NO.	BY	DATE	REVISIONS						



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DESIGNER: DWB				
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Date: 05/30/2014 David W. BLOMMEL
Lic. No. 46725



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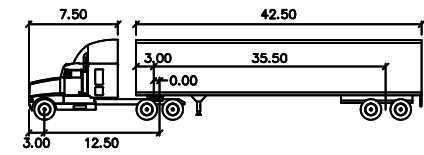
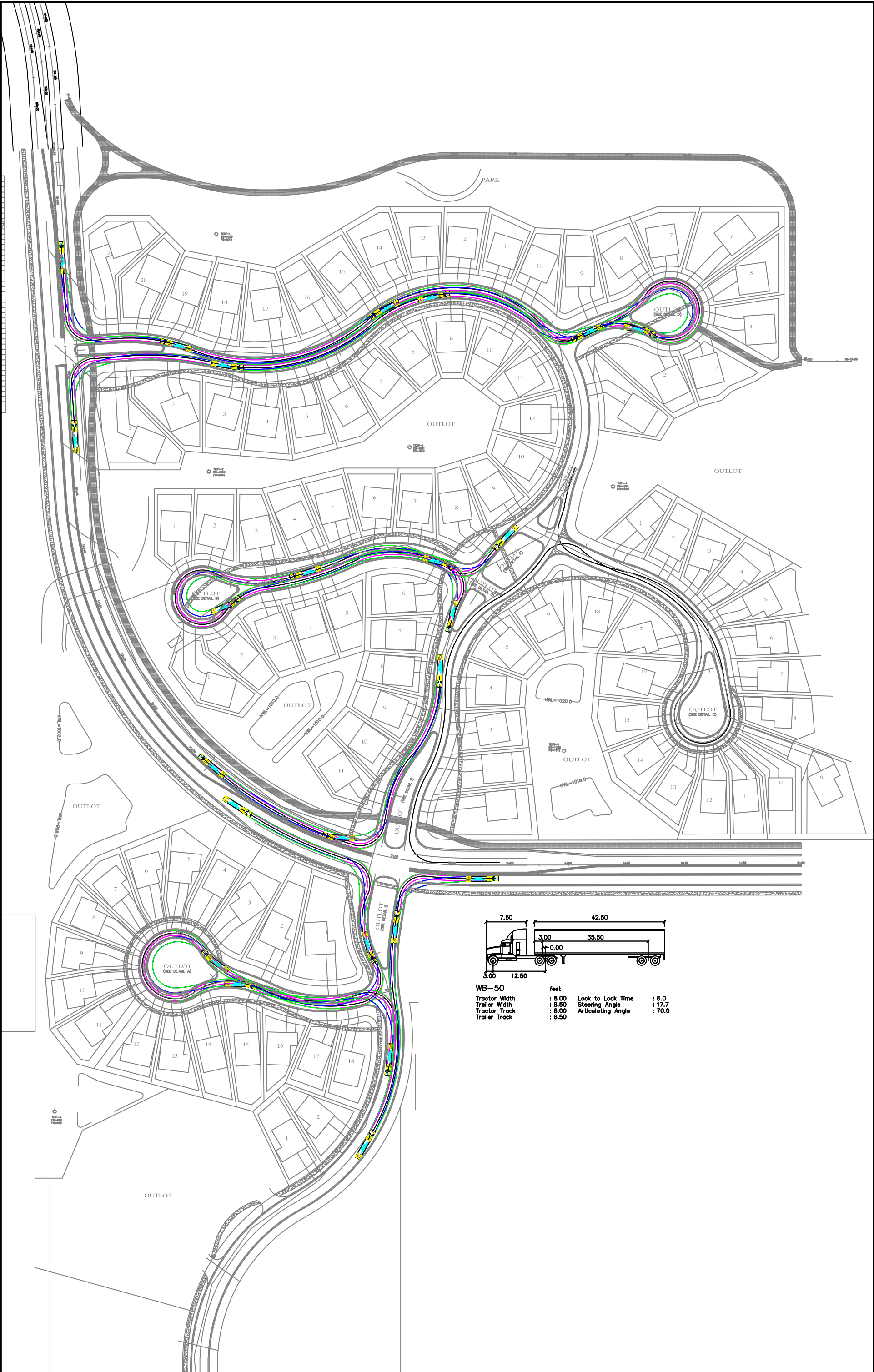
LAKE ELMO,
MINNESOTA

RETAINING WALL LAYOUTS

FILE NO.
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	RW2	
		RW2

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WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 8.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



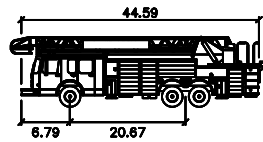
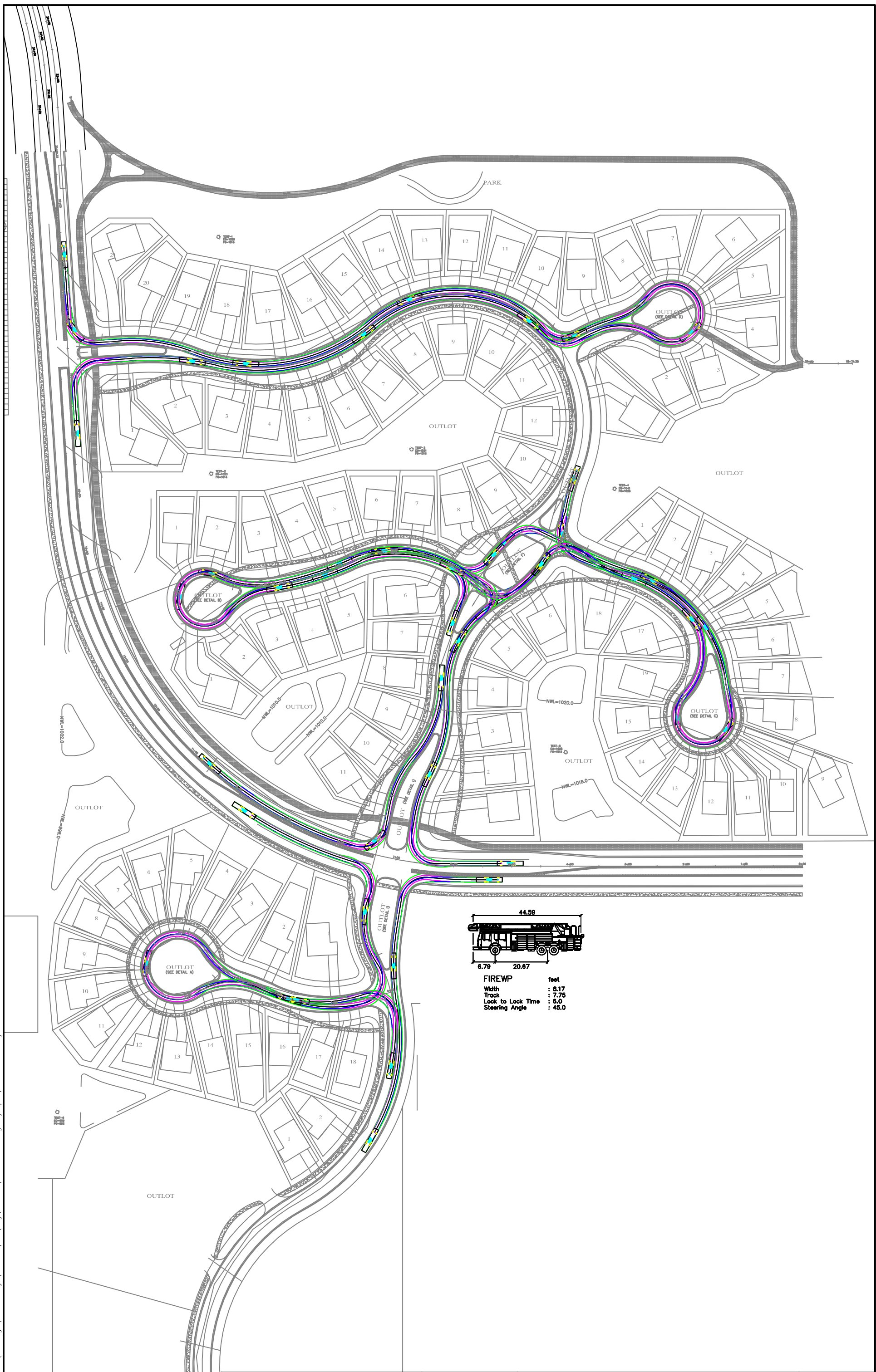
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
www.sehinc.com

FILE NO.
EXCEG128143

DATE:
05/30/2014

TURNING MOVEMENTS
BOULDER PONDS
LAKE ELMO, MINNESOTA

EXHIBIT
NO. 1



FIREWP	feet
Width	: 8.17
Track	: 7.75
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
www.sehinc.com

FILE NO.
EXCEG128143

DATE:
05/30/2014

TURNING MOVEMENTS
BOULDER PONDS
LAKE ELMO, MINNESOTA

EXHIBIT
NO. 2

BOULDER PONDS
Alternate Site Plans
7/18/14

The housing market is ever changing and being able to react to these changes is important in delivering what consumers desire. In order to be flexible as market conditions dictate, we are requesting approval of 3 alternative site plans at the time of PUD/Preliminary Plat for Boulder Ponds. Generally, the alternatives allow for an empty nester-type product in place of the traditional single family homes.

The alternate plans include three options; this request is to allow flexibility to implement one or all three as market conditions dictate. The Preliminary Plat proposes a total of 98 detached lots. The three options increase the lot count by 9 to a total of 107 lots. Below is a summary of each option:

	EXHIBIT A	EXHIBIT B	EXHIBIT C
Original lot count (as shown on Preliminary Plat)	18	26	10
Proposed lot count (as shown on Alt Plans)	20	31	12
Difference in lot count	+2	+5	+2
Min. Setbacks (as shown on Preliminary Plat)	Front: 20' house/25' garage Side: 5' min/10' avg	Front: 20' house/25' garage Side: 5' min/10' avg	Front: 20' house/25' garage Side: 5' min/10' avg
Min. Setbacks (as shown on Alt Plans)	Front: 20'/25' front facing garage Side: 5' Rear: 10' to covered porch	Front: 20'/25' front facing garage Side: 5' Rear: 10' to covered porch	Front: 20'/25' front facing garage Side: 5' Rear: 10' to covered porch

The goal in designing the alternative site plans was to create options that could introduce a different product type while preserving the spirit of the neighborhood, which includes curvilinear streets, meandering walks and varied setbacks. In response, narrower lots are proposed within the same street layout. The product is a single level detached home with association maintained grounds that is geared toward empty nesters.

In keeping with the intent of the original proposed design, home placement on the lot is important to maximize view corridors. This is accomplished by angling the lots and varying the setbacks. Staggering the lots along with strategic window and interior room placement maximizes the view sheds from inside the home. Instead of looking in your neighbor's home, views of the ponds and open space are achieved.

Additionally, the lot layout allows most homes to have a side-loaded garage, which downplays this typically prominent feature of the home. Now, the entry becomes the focal point of the front elevation. This staggered, angled approach avoids the traditional row appearance to the streetscape making it more visually interesting. This is also evident along 5th Street, where the best side of the home is showcased.

In summary, it is important to maintain product flexibility to meet the demands of changing demographics while upholding the intent of the underlying design concepts. This is what will make Boulder Ponds a success.

1" = 60 feet



Boulder Ponds

of Lake Elmo, MN

Exhibit 'A'

Alternate - Single Family
Detached Townhomes

Total Number of lots 20
Average Lot Size 7,406 sq.ft

Rick Harrison Site Design Studio LandMentor Certified Consultant

8832 7th Ave N. - Golden Valley, MN 55427
www.rhdsplanning.com 763-595-0055 Copyright 2014

1" = 60 feet



Boulder Ponds

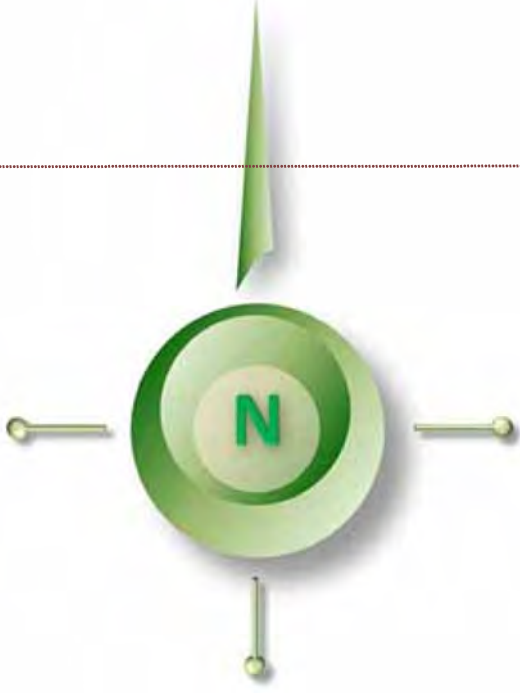
of Lake Elmo, MN

Exhibit 'B'

Alternate - Single Family
Detached Townhomes

Total Number of lots 31
Average Lot Size 7,970 sq.ft

1" = 60 feet



Boulder Ponds

of Lake Elmo, MN

Exhibit 'C'

Alternate - Single Family Detached Townhomes

Total Number of lots 12
Average Lot Size 7,324 sq.ft

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: July 24, 2014

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

Re: Bolder Ponds
Preliminary Plat Review

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

An engineering review has been completed for the Bolder Ponds development. A Preliminary Plan submittal was received consisting of the following documentation prepared by Evolution Engineering and Design or as noted:

- Preliminary Site and Construction Plans dated June 2, 2014.
- Project Manual for Grading, Roadway and Utility Improvements dated June 2, 2014.
- Preliminary Plat dated June 2, 2014 prepared by E.G.Rud and Sons, Inc.
- Hydrology Report, no date.
- Wetland Delineation Report dated May 29, 2014 prepared by SEH, Inc.
- Turning Templates dated May 30, 2014 prepared by SEH, Inc.
- Xcel Energy Transmission Easement Agreement dated July 21, 2014.

STATUS/FINDINGS: Engineering review comments have been limited for the purpose of Preliminary Plat issues. Additional Final Construction Plan review and comments will be provided once Preliminary Plat approval is granted for the development. Engineering review comments are as outlined below.

PRELIMINARY PLAT

- The construction of 5th Street North is required as part of the Bolder Ponds development. The construction plans include 5th Street North as part of the Plan set. The Preliminary Plat must be revised to include the full R/W area to accommodate the construction of 5th Street North, including the added R/W required from the Bremer Financial Services property. This added area needs to be Platted as R/W.
- The street median Outlots should be Platted as public R/W. The City should use maintenance agreements with the HOA to facilitate the landscape maintenance of the median areas. The Preliminary Plat should be revised accordingly.
- Additional R/W must be obtained along the east side of Cobblestone Plaza such that the R/W extends an additional 80 feet, well past the Cobblestone Path intersection.
- Additional easement is required to provide a minimum 30-foot utility easement for the storm sewer pipe run from CS-600 to FES-600C. Part of this easement must be acquired from the adjacent Eagle Point Town Office property.
- Additional easement is required to provide a minimum 30-foot utility easement for the storm sewer pipe run from CBMH 806 to CBMH 801.

WATERMAIN AND SANITARY SEWER PLANS

- Sanitary sewer and watermain stubs to adjacent property and pipe oversizing will continue to be reviewed by City staff as the development progresses forward and oversizing routes may need to be changed as part of the final construction plans. Sewer and watermain oversizing is paid by the City as a reimbursement addressed within the development agreement.
 - Sewer oversizing may be required from Hudson Boulevard to the Azur property or an 8-inch sewer may need to be stubbed north on 5th Street to the Azur property.
 - The 12-inch watermain oversize is appropriate as shown on the proposed plans. Additional oversizing may need to be extended to the site of Well No. 3, pending further staff review.
 - The 12-inch watermain stub location at Outlot Q must be coordinated with Lennar to verify that the stub is placed in the appropriate location.
 - Sewer and water stubs may be needed to the north edge of the Lampert Lumber and or Cranky Ape properties.
 - Sewer and water stubs may be needed from 5th Street to Outlot N for service to the property south of Bremer Financial Services.
- Sanitary sewer and watermain stubs have been proposed along Cobblestone Plaza to serve future commercial developments at Outlots K, J and M. The size and location of these stubs require further review with the applicant.
- Detailed Sanitary Sewer and Watermain construction plans were submitted as part of the Preliminary Plat application. A detailed construction plan review will be completed upon Preliminary Plat approval. However, comments below have been provided for the applicant's use and information:
 - Hydrant and system valve placement will be made per City standards and as laid out by City staff. Applicant shall submit an overall watermain plan for staff redlines.
 - Utility alignments will be necessary to better maintain the sewer and water within the street section, in particular in areas where the street meanders or divides. Sanitary sewer MH's must be moved to centerline or center of drive lanes (i.e. MH 10, MH 23 and MH 36).
 - Utility alignments will be necessary to eliminate or minimize the use of watermain insulation. Watermain insulation will only be allowed when alignment alternatives are not available. Watermain shall be placed to maintain appropriate storm sewer pipe separation.
 - Sanitary sewer along Boulder Ponds Parkway may terminate after the service stub to Lot 11, Block 4, eliminating roughly 60 feet of sewer pipe.
 - Sanitary sewer along Pebblestone Place may terminate after the service stub to Lot 8, Block 4, eliminating roughly 70 feet of sewer pipe.
 - Sewer and water service stubs should be revised to eliminate bends and shall be perpendicular to the street whenever feasible.
 - Stationing must be added to all profiles.
 - Profile elevation labels must be corrected for accuracy.
 - The existing watermain must be shown in plan and profile along Hudson Boulevard.
 - Correct "Existing Ground" and "Proposed Grade" call-outs on Sheet 9, Pebblestone Ridge Cove – 12" Watermain Loop Profile.
 - Add hydrant at 12" plug on 5th Street (at approximate STA 21+90) for flushing purposes.
 - Add vertical bends to accommodate severe grade changes at the Pebblestone Place watermain loop.

GRADING, STORM WATER MANGEMENT AND EROSION CONTROL AND STORM SEWER SYSTEM

- Preliminary Plat approval should be contingent upon additional plan revisions needed to provide a grading plan, storm water management plan and storm sewer system that complies with the requirements of the City of Lake Elmo Engineering Design Standards Manual.

- Grading plans must be resubmitted to include existing and proposed contours for a distance of 150 feet from all edges of the proposed Plat. Staff review can continue upon receipt.
- Relocate Outlot L retaining wall to Outlot M. This should be owned privately, not by the City.
- Outlot M retaining wall requires greater separation from the proposed storm sewer pipe.
- Permission to grade and install storm sewer pipe is required from the adjacent Eagle Point Town Office Park for infrastructure behind Lots 9 and 10, Block 1, First Addition and potentially for the storm sewer run from this location to Hudson Blvd.
- There are three new proposed storm water discharge points to Hudson Boulevard:
 - Two new discharges to the south side of Hudson Blvd requires MnDOT permission. This permission is required before plan approval can be provided and any grading work can begin.
 - One discharge point is along the north side of Hudson Blvd. owned by the City. Additional detail is needed before the City can determine acceptance of this new storm water discharge.
- Lot 1, Block 1, Second Addition does not conform to City requirements for flood protection from Infiltration Basin 3C. The lot building type or grading for this lot and adjacent Outlot must be revised accordingly.
- Storm sewer pipe alignments must be revised to better maintain the storm sewer within the street footprint. Areas include:
 - Bolder Ponds Parkway, between Outlot F and 5th Street.
 - Pebblestone Place, from Bolder Ponds Parkway to cul-de-sac.
 - Pebblestone Terrace, near the cul-de-sac.
 - Storm sewer must be a minimum of 15 feet from proposed retaining walls (near MH 1004).
 - Storm sewer catch basins should be relocated from corners per the City standard details.
 - All proposed pipe crossings must be perpendicular to street alignment (i.e. CB 516A and CB 515A).
- Infiltration basin 2A Retaining Wall should be eliminated or relocated onto the adjacent private property. It appears that the wall can be eliminated if the adjacent lot is not a walk out. It is not recommended that the City take on ownership of this retaining wall.
- The double retaining walls located in the Xcel Transmission easement area should be eliminated or relocated onto the adjacent private property. It appears that the walls can be eliminated if the adjacent lots are not walk out lots. It is not recommended that the City take on ownership of these retaining walls.
- The HWL must be provided for Infiltration Basin 1B.
- The storm sewer system or grading plans must be revised to provide the City standard minimum pipe cover of 3.5 feet. Changes must be made as part of the final construction plans. Several structures or pipe runs do not meet this minimum, but it appears these changes can be made without impact to the Plat.
- Drain tile is required as part of the City standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements at low points.
- Storm sewer castings must comply with City of Lake Elmo Design Standards (i.e. proposed beehive castings).
- The watershed has indicated that additional testing is required to verify the assumed infiltration rates at each basin. The City standard is to require multiple tests at each location and not allowing tests taken in the vicinity. Plan revisions may be required if rates do not support the design assumptions.
- The plan must be updated to indicate wetland buffers for staff review.

STREET, SIDEWALK AND TRAIL PLANS

5TH STREET NORTH:

- 5th Street seeks to become the backbone of future development along the I94 corridor, essentially becoming the primary access in and out of the future neighborhoods. The street is required for the sole purpose to provide mobility to support the growth and development within the corridor. The quality of the street and its connections are critically important. The purpose of the proposed street standards are to 1) improve the function, mobility and appearance of the street, 2) encourage pedestrian and bicycle use, and 3) reduce the potential for speeding.

- The plan indicates a minimum 100 foot R/W as required, except for the additional R/W to be acquired from Bremer Financial Services. This area must be Platted as public R/W.
- The proposed 2-lane collector Parkway street (5th Street) design and geometrics must meet all Municipal State Aid design standards for urban streets (8820.9936) for ADT > 10,000; 40 mph design speed; and must be consistent with the detailed Parkway cross section installed throughout the remaining corridor segments.
- The plans must include the City standard typical cross sections for 5th Street to ensure construction details are followed accordingly, including turn lane configurations.
- The proposed alignment is consistent with the State Aid design intent. However, the proposed plan indicates impacts to adjacent properties. The applicant must coordinate the design of 5th Street with each adjacent property and must show the proposed plan and profile for a distance of 150 feet beyond the Plat for both Azur properties/Bremer and Lennar/Alan Dale. The matching profiles must be agreed to by all impacted properties.
- Access spacing to 5th Street meets the guidelines for the Cities Transportation Plan. A full access is proposed at Boulder Ponds Parkway near the middle of the Plat and a partial access with Boulder Ponds Parkway at the north end. Additional access to 5th Street is not recommended throughout the remaining corridor. It is recommended that potential future access by Lampert Lumber and/or Cranky Ape properties be through Boulder Ponds Parkway or a future street to the east, then to 5th Street as part of a full access.
- The signing and striping plan for 5th Street, Sheet SS1, must be updated to meet state aid standards and the 5th Street typical section detail for turn lanes. Signage and pavement markings for cross walks should meet the City standard for cross walk markings.
- It is recommended that the 5th Street trail and sidewalks maintain the consistent boulevard alignment and layout per the City approved 5th Street typical section.
 - The trail and sidewalk intersection crossings should occur within the R/W at the corners (see attached TKDA Traffic Engineering review memo). 5th Street does not have a stop condition and therefore the safer pedestrian crossing locations will be at the intersection corners.
 - The sidewalk along the south of 5th Street should connect the median walk to the west boulevard walk.
 - The second crosswalk should be provided along the east side of the 5th Street/Boulder Ponds Parkway and the signing and striping plan updated accordingly.
 - Pavement marking crosswalks should also be added for east-west crossings.
 - A second 5th Street pedestrian crossing location should be considered near the north end of the Plat at the Xcel Transmission easement area before 5th Street begins the next horizontal curve into Azur properties.
- Per the TKDA Traffic engineering review memo, the 5th Street and cross street medians must be adjusted so that they do not extend into the intersection. Medians should terminate at the cross street curb line. The proposed medians interfere with left turn movements and plowing operations.
- Revise the 5th Street vertical sag curve to K=64 at STA 14+50. Minimum sag curve for 40 mph road is 64.
- Corner curb radius must be 25 feet at 5th Street and must be shown on the plans.
- Additional streetscape amenities are required along 5th Street consistent with the remaining corridor segments and the City design standard for 5th Street.
 - A detailed review of these plans are completed by the City's Landscape Architect.
 - The plans must be detailed and dimensioned to indicate the specific locations for all trees, light poles, signs and utilities. This R/W corridor is very tight and specific spacing between amenities is critical to a successful design. A 2-foot clear zone must be maintained on each side of the trail and sidewalk at all locations to meet state aid design standards.

HUDSON BOULEVARD TURN LANE:

- Dedicated turn lanes are being provided along Hudson Boulevard to access the development at Cobblestone Plaza. The signing and striping plan for Hudson Blvd, Sheet TL1, must be updated to meet the current posted 50 mph design speed.

RESIDENTIAL STREETS

- The applicant is proposing a roadway configuration that is generally acceptable and in accordance with City standard requirements. Primary and secondary access appears adequate for the site.
- The plan indicates that residential streets are being proposed to a 28 foot width from back of curb to back of curb. Surmountable concrete curb and gutter are proposed in single family residential areas and B618 curb is proposed in commercial and multi-family areas.
- The plan indicates a minimum 60 foot R/W as required.
- The residential streets propose several medians that split the traffic into 2-one way drive lanes. It is recommended that plans be revised such that each lane is a minimum of 20 feet from face of curb to face of curb to meet minimum fire lane requirements.
- The intersection of Pebblestone Terrace and Pebblestone Place create a very unique and unfamiliar intersection.
 - Turning templates must be submitted to verify appropriate curb radius at all median curb corners and curb radius lengthened when required (i.e T-S and H-I).
 - The sidewalk crossing(s) at this intersection must be reviewed and relocated to provide safe crossing(s) with snow storage considerations. The proposed crossing at Outlot F is not recommended.
- The intersection of Cobblestone Path should be moved south as far as possible to provide added separation from the median at Outlot I. This becomes more important if a full access is contemplated in the future to serve the Cranky Ape and Lampert Lumber properties.
 - Consideration should be given to shortening the Outlot I median.
 - The R/W along the east side of Boulder Ponds Parkway, across from Cobblestone Path, should be extended further south at least 80 feet to facilitate a potential future road connection.
- Corner curb radius must be indicated on the plans. For local streets a 20-foot radius must be used.
- Minimum K-value for sag curves is 37. Revise sag curves along Pebblestone Place, Pebblestone Terrace, and Pebblestone Ridge Cove. Grades between 1+00 and 3+50 along Pebblestone Terrace should be revised to create a smoother transition and lessen the 5.45% grade, in particular since this road grade is a result of the area being filled.
- Minimum K-value for crest curves is 19. Revise crest curve along Pebblestone Ridge Cove. Grades along this road should be somewhat reduced, in particular since the area is being filled.
- The Pebblestone Ridge Cove Plan View on sheet 24 must be revised to plan scale to facilitate plan review.
- Cul-de-sac geometry must be revised as follows:
 - The pavement width must be a minimum of 20 feet from face of curb to face of curb around cul-de-sacs to accommodate emergency vehicle access.
 - With a 20 foot minimum pavement width, all cul-de-sacs must be signed as "No Parking Any Time".
 - The proposed cul-de-sac medians show a tear drop design at the cul-de-sac entrance. The tear drop must be revised to create a more rounded median to better facilitate snow plowing and emergency access.

BOULEVARD LAYOUT ALONG RESIDENTIAL STREETS

- Applicant is proposing a non-standard boulevard layout which is not consistent with several City design standards. It should be the applicant's responsibility to submit proposed alternative design details as part of the plan set that replaces the City standard design details that are not being met. This is required to detail the proposed design both for City review and for construction purposes. Multiple details will be required for the various boulevard layouts.
- Construction plans must also be completely detailed for each varying condition because it cannot be left to the various contractors to field locate all the different infrastructure components that must be closely coordinated within the R/W corridor. Additional plan details must be submitted for staff review.
- Meandering sidewalks and trails are proposed throughout the development. Sidewalks and trails outside of the R/W create on-going operation and maintenance difficulties. The following is strongly recommended if the sidewalks are allowed to meander outside of the R/W:

- Sidewalk and trail easements shall be in a form created by the City.
- The easements shall extend from the R/W to the sidewalk/trail and extend an additional 10 feet past the sidewalk/trail to accommodate the utility corridor.
- A plan must be submitted showing the sidewalk/trail setback from each garage front demonstrating a minimum of 25 feet clearance to accommodate driveway parking without obstructing the walkway.
- Sidewalks along cul-de-sacs should extend around the outside of the cul-de-sac paved areas as shown along Pebblestone Terrace to keep the sidewalk available for snow removal. Sidewalks should not pass across the cul-de-sac island. This area must be preserved for significant snow storage.
- The plans must provide a detailed small utility corridor plan for City review and consideration which addresses small utility installation when crossing/interfering with sidewalks.
- On Sheet 28 the trail must be revised to maintain a maximum trail grade at 6%. Location to edge of Plat must be coordinated with the Lennar development.

PROJECT MANUAL / SPECIFICATIONS AND STANDARD DETAILS

- A detailed Project Manual / Specifications were submitted as part of the Preliminary Plat application. A detailed review will be completed upon Preliminary Plat approval. However, comments below have been provided for the applicant's use and information:
 - The governing specifications shall be the City Standard Specifications. These specifications, currently placed in the back of the project manual in Section 8, shall be placed near the front of the manual.
 - The general requirements shall state the following: *"The City Standard Specifications shall apply to the work performed under this contract. Any supplemental specifications are intended to supplement the City Standard Specifications; however they do NOT supersede the City Standard Specifications, Details, Design Standards, or ordinances unless specific written approval has been provided by the City."*
 - Any additional specifications for the project shall be clearly identified as "Supplemental Provisions" not "Special Provisions".
- Geotechnical Report. The report must be resubmitted so that exhibits are legible. A plan must be submitted showing the soil boring locations with respect to the proposed improvements. Once received, additional borings may be requested to support the proposed pavement designs (i.e. along 5th Street or other local roadways).
- Retaining Walls must be designed by a Professional Registered Engineer licensed in Minnesota. The design engineer of record will be required to certify that the walls were constructed in accordance with the approved plans and specifications.
- Standard Details:
 - Water Services to be extended to edge of utility easement, at least 10 feet beyond property line. Applicant's standard detail must be corrected.
 - Sign details to be per City standards. Add City standard sign details and plan notes.



444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

Memorandum

To:	<u>Ryan Stempski</u>	Reference:	<u>Boulder Ponds Development</u>
Copies To:	<u></u>		<u>Traffic Review</u>
	<u></u>		<u>City of Lake Elmo</u>
From:	<u>Bryant Ficek</u>	Project No.:	<u>15545.000</u>
Date:	<u>June 27, 2014</u>	Routing:	<u></u>

Geometric plans and cross sections for the proposed 5th Street corridor of the Boulder Ponds development were sent for our review on June 18. In addition to the plans, the City's desired typical sections and design guidelines were provided. Per your request, this information was reviewed in terms of conformance to State Aid standards. The design of the medians at intersections and the locations of crosswalks were additional issues raised for our review. The provided information is attached to this memorandum for reference.

The proposed development is located on the north side of I-94 and the Hudson Boulevard frontage road, between Inwood Avenue and Keats Avenue. As identified in the City's Transportation Plan of the 2030 Comprehensive Plan, a future collector roadway is expected to be located about halfway between 10th Street N and Hudson Boulevard. This new road is expected to provide for east-west travel between Inwood Avenue and Keats Avenue and beyond. The projected daily volume for this new roadway is 5,000 vehicles. The proposed development's 5th Street is anticipated to become part of that new collector roadway.

State Aid Standards

The MnDOT State Aid office provides design guidance in terms of lane widths and other roadway design details. Satisfaction of these guidelines means that a roadway is eligible to become a State Aid route, which then makes the road eligible for future maintenance and improvement funding.

Based upon the information provided, the design of 5th Street meets the City's desired standards, which also satisfy the State Aid standards. The provided right-of-way, lane widths, and median widths meet or exceed the State Aid minimums, assuming a posted speed limit of 40 mph or less. Horizontal and vertical curves also meet the minimum standards for a 40 mph roadway. Pavement sections were not provided to check against the State Aid standard of a 9-ton roadway. However, the City's desired standards call for a 10-ton roadway. Assuming that 5th Street continues to match the City's desired standards, this detail would also satisfy the State Aid standards.

Pedestrian Movements

The design shows a 10-foot trail on one side of 5th Street and a 6-foot sidewalk on the other. A wide boulevard separates the trail and sidewalk from the road except where right-turn lanes are introduced. Based on our review of the layout of the trail and sidewalk, our comments are:

- The trail moves away from 5th Street at intersections, providing approximately 30 feet between the pedestrian crossing area and the vehicle stopping point. This is similar to pedestrian crossing treatments at roundabouts, allowing vehicles to focus on pedestrian movements first, followed by a focus on other vehicle movements. At stop controlled intersections, this approach is acceptable. Appropriate signing and striping should be used to notify drivers of the pedestrian crossing area.
- Only one crossing of 5th Street is shown, on the west side of the Boulder Ponds Parkway intersection. Assuming that this intersection is under side-street stop control, with 5th Street traffic not stopping, the crossing should be located at the intersection rather than set back approximately 30 feet as shown. When traffic will not stop or slow at the intersection, setting the pedestrian crossing back in this manner does not offer benefits to the driver or the pedestrian.
- Additional crossings of 5th Street should be considered, including mid-block crossings. Connections to and from development outlots not at intersections could also be considered. For instance, a sidewalk/trail connection linking outlot C to the trail on the north side of 5th Street with a mid-block crossing to the sidewalk on the south side of 5th Street may provide additional benefits for those residents. Proper signing and striping should be used for all crossings to improve safety.
- At all crossings, the ramp to and from the roadway should be properly designed using the latest ADA standards. The provided plans do not uniformly identify pedestrian ramps at each crossing point, nor do they provide information regarding the pedestrian ramp design for those that are identified.
- The south crossing of Boulder Ponds Parkway is not continuous across the intersection. Pedestrian routes should be reviewed to ensure that the routes are continuous and do not strand a pedestrian in a potentially dangerous situation, such as the middle of an intersection.

Medians

As mentioned, the raised median on 5th Street meets the City's desired standards in addition to the minimum State Aid standards. At the intersections, the minimum 4-foot width (face-of-curb to face-of-curb) is sufficient for those standards. However, a minimum width of 6 feet is desired if the median is to be used as a pedestrian refuge at crossing locations. A minimum width of 6 feet is also better in terms of space for sign mounting. The minimum 6-foot width could be achieved by reducing the left-turn lane and through lane to 11-foot widths at the intersections. This change in lane width would still satisfy State Aid standards.



Vehicle turning movements should be considered at the intersections in regard to the median design as well. As currently shown in the plans, the median on 5th Street extends too far into the intersection and would interfere with left turn and through movements from the side streets.

If you have any questions or comments regarding the information presented in this memorandum, please contact me at 651.726.7944 or bryant.ficek@tkda.com.



Station #1
3510 Laverne Ave. No.
Lake Elmo, MN 55042
651-770-5006



Station #2
4259 Jamaca Ave. No.
Lake Elmo, MN. 55042
651-779-8882

LAKE ELMO FIRE DEPARTMENT

July 23, 2014

Nick Johnson

The following are my comments as they relate to the preliminary plat approval for Boulder Ponds.

- Hydrants need to be placed as close to roadways as is possible.
- Hydrants "caps" must meet our current requirement of Storz with center hex nut.
- Hydrant locating/markings "flags" must meet the current requirements, specifications of the water dept.
- I have concerns with the current street names shown on the drawing. I don't believe they are consistent with our naming/numbering system.
- I would like to visit the matter of hydrant locations. We try to get them on corners whenever possible to serve both cross streets while still maintaining proper spacing. Hydrants in cul-de-sacs should be located centered at the end.
- I also have concerns with the "islands" in cul-de-sacs. This plan shows "tear drop" islands which make it very difficult to position and maneuver fire apparatus and greatly limits our ability to get all the necessary apparatus where needed when responding to an emergency. This problem is magnified in the winter when there are snow banks and roadways typically become narrower.

Greg Malmquist, Fire Chief

"Proudly Serving Neighbors & Friends"



BOULDER PONDS – DESIGN REVIEW REPORT **LAKE ELMO, MN**

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED JULY 23RD, 2014

REVIEWED PLAN SET DATED JUNE 2ND, 2014

Required Action Items by Boulder Ponds Project Team

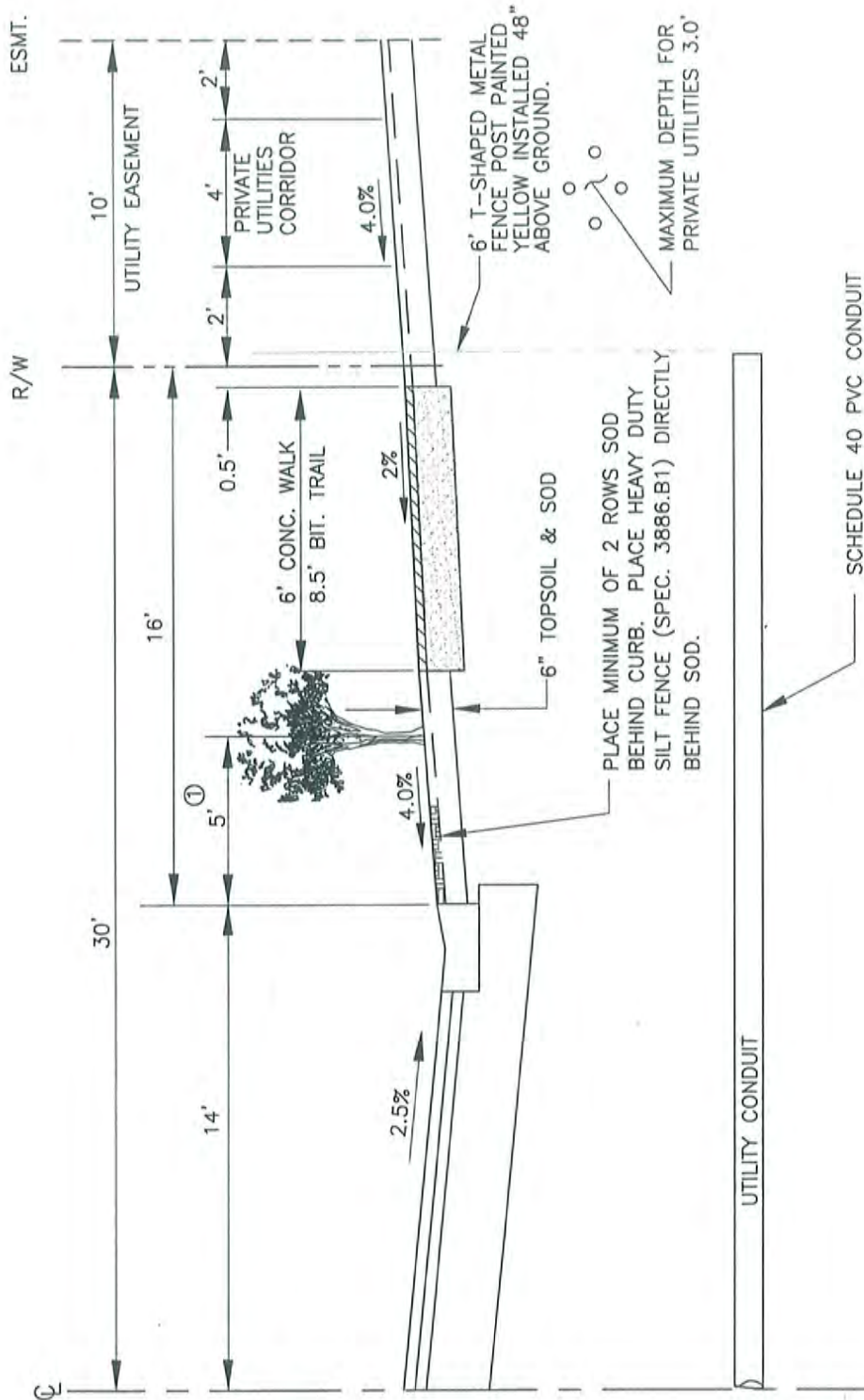
1. Please locate boulevard trees between the sidewalk and back of curb. See Typical Right of Way Layout – City of Lake Elmo Drawing No. 805 attached to this document for correct boulevard tree layout locations.
2. Generally the plan is in compliance with the landscape requirements. Since this preliminary plan doesn't call out each plant per location on plan we are excited to look at the next generation of plan development set which will have that level of specification for our review.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

A handwritten signature in dark ink, appearing to read "Stephen Mastey", followed by a long horizontal line extending to the right.

STEPHEN MASTEY, ASLA, CLARB, LEED AP BD+C
DIRECTOR OF DESIGN



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

TYPICAL RIGHT OF WAY LAYOUT

FEBRUARY 2013

THE CITY OF
LAKE ELMO

CITY OF LAKE ELMO

STANDARD DRAWING NO.

805

LAKE ELMO

South Washington Watershed District

2302 Tower Dr
Woodbury, MN 55125
651-714-3714
www.swwdmn.org

Permit #14-001

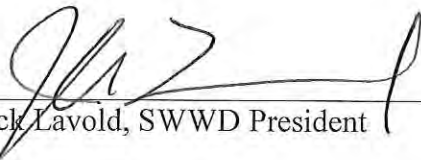
Expires on 12/31/2015

Pursuant to the Rules of the South Washington Watershed District and the District's standards and policies, and based upon statements and information contained in the permit application, letters, maps, and plans submitted by the applicant and other supporting data, all of which are made a part hereof by reference, permission is hereby granted to the permittee named below to conduct the activity described below. If an extension to the permit is needed, the permittee should submit a written request to the District at least 2 weeks prior to the expiration date.

<i>Name of Project</i> Boulder Ponds		
<i>Project Description</i> PUD mixed use residential/commercial on 58.6+ acre parcel		
<i>Project Location</i> 9120 Hudson Blvd N		<i>Municipality</i> Lake Elmo
<i>Permittee Name</i> Deb Ridgeway		<i>Permittee Company</i> OP3 Boulder Ponds, LLC
<i>Permittee Address</i> 11455 Viking Dr, Suite 350, Eden Prairie, MN 55344		
<i>Permittee Phone #s</i> 612/353-3307	<i>Permittee Fax</i>	<i>Permittee Email</i> Deb.Ridgeway@ExcelsiorLLC.com
<i>In accordance with the plan received at the District on (date received):</i> June 16, 2014		

Authorized Signature:

Date of Issuance:



Jack Lavold, SWWD President

JULY 8, 2014

Special Stipulations

1. An as-built survey of all stormwater BMPs (ponds, rain gardens, trenches, swales, etc.) is to be submitted to the District for verification of compliance with the approved plans.
2. Proposed BMP infiltration rates will be verified through on-site testing. Should BMPs require revisions to accommodate reduced infiltration rates, revisions must be submitted to SWWD for approval.

Erosion and Sediment Control Stipulations

1. Permittee must provide documentation that an NPDES permit has been approved by the Minnesota Pollution Control Agency.
2. Erosion control measures shall be in place prior to grading activities and maintained through project completion.
3. All exposed soils shall be stabilized within 14 days if not being actively worked and after the completion of grading. Slopes steeper than 3:1 shall be stabilized within 7 days.
4. The District Inspector may require additional erosion control features, dependent upon site condition.
5. Refer to the MPCA "Protecting Water Quality in Urban Areas" manual at <http://www.pca.state.mn.us/water/pubs/sw-bmpmanual.html> for BMPs.
6. Contact the District Inspector at 651/714-3714 if you have any questions or to discuss site stabilization practices.

General Provisions

1. The project shall be in accordance with the plans most recently submitted and approved by the District as part of the record of this project.
2. This permit is not assignable by the Permittee, except with the written consent of the SWWD.
3. The Permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the SWWD for inspection of the work authorized hereunder.
4. In all cases where the Permittee, by performing the work authorized by this permit, shall involve the taking, using, or damaging of any property rights or interests of any other person or persons, or of any publicly owned lands or improvements thereon or interests therein, the Permittee, before proceeding shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all property, rights and interests needed for the work.
5. This permit is permissive only. No liability shall be imposed on the SWWD or any of its officers, agents, or employees officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of the Permittee or any of its agents, employees, or contractors. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person against the Permittee, its agents, employees or contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the SWWD against the Permittee, its agents, employees, or contractors for violation of or failure to comply with the permit or applicable provisions of law. If during the work conditions are encountered indicating that soil or groundwater contaminants may be present, work must cease until the SWWD has been informed. The SWWD may require additional information and may require that stormwater management plan be amended in order to properly manage site stormwater in the presence of contaminants.
6. Any stormwater management facilities approved as part of this permit shall be properly maintained in perpetuity to assure that they continue to function as originally designed.
7. Failure to comply with the provisions of this permit is a violation of the law and may result in issuance of a stop work order by the District.