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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, April 27, 2015 at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. April 13, 2015
4. Public Hearing
 - a. FINAL PLAT AND FINAL PUD DEVELOPMENT PLANS – INWOOD PUD.
The Planning commission will consider a request from Hans Hagen Homes, for a Final Plat, Final PUD Plan, and related zoning map amendments for the first phase of a mixed use development in Stage 1 of the I-94 Corridor Planning Area. The final plat will facilitate the construction for 40 single family homes within the initial development stage of project. The final plat includes detailed construction plans for the public improvements to serve the development, including all portions of 5th Street that cross the development site. The PID for the affected parcels are: 33.029.21.12.0001; 33.029.21.12.0003; 33.029.21.11.0002; and 33.029.21.11.0001.
5. Business Items
 - a. ZONING TEXT AMENDMENT – FREEWAY SIGNS. This item is being brought back as it was tabled at the last meeting. Rihm Kenworth has requested a zoning text amendment to change the Sign Ordinance to allow freestanding signs that are 25 feet in height and 250 square feet in area for properties/businesses adjacent interstate highways. In addition to looking at the height and area for freeway signs, the Planning Commission has also asked that staff bring information regarding design standards forward.
 - b. FINAL PLAT – VILLAGE PRESERVE. The Planning Commission will consider a request from GSWA Land Development, LLC, for the first phase of the development located in the Village Planning area. The final plat will facilitate the construction of 46 single family homes within the initial development stage of the project
6. Updates
 - a. City Council Updates – April 21, 2015 Meeting
 - i. Zoning Map Amendment – Perfecting Amendment - approved.

- ii. Easton Village Developer Agreement - approved
- iii. Sign Variance – 8515 Eagle Point Blvd - approved
- iv. Boulder Ponds – Zoning Map Amendment, Final Plat and PUD - approved
- v. Boulder Ponds Developer Agreement - approved.
- vi. Municipal Consent – Phase II Downtown Street and Utility Project – approved.

b. Staff Updates

i. Upcoming Meetings:

- May 11, 2015
- May 27, 2015

c. Commission Concerns

7. Adjourn



**City of Lake Elmo
Planning Commission Meeting
Minutes of April 13, 2015**

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

COMMISSIONERS PRESENT: Williams, Dodson, Kreimer, Fields, Griffin, Haggard and Dorschner

COMMISSIONERS ABSENT: Larson

STAFF PRESENT: Community Development Director Klatt and City Planner Johnson

Approve Agenda:

The agenda was accepted as presented.

Approve Minutes: March 23, 2015

M/S/P: Williams/Kreimer, move to approve minutes as amended, ***Vote: 6-0, motion carried***, with Fields not voting.

Public Hearing: Sign Variance 8515 Eagle Point Boulevard

Johnson explained that the City has received a request from BDH and Young on behalf of the Eagle Point Medical Center for a variance to allow a sign that is higher than allowed under the zoning ordinance. He stated that the request is to install a 16-foot high sign and that the zoning ordinance allows a maximum height of 12 feet for this type of sign. Johnson reviewed information concerning the site and the applicant's statement concerning the justification for the variance. He specifically noted that elevation changes on the site and the location of a wider easement along the western property line limit the visibility of a sign that complies with the City's height requirements for signs.

Johnson reviewed draft findings of fact to support the granting of a variance with the Planning Commission. Staff finds that the 4 criteria required to grant the variance has been met. He noted that Washington County does not object to the granting of a variance.

Haggard asked if there is any signage being placed on the building. Johnson stated that the City has issued a sign permit for building signage that is allowed under the zoning ordinance.

Dodson asked why construction had started on the sign in advance of the formal variance request. Johnson replied that the builder began construction based on the building permit approval prior to submitting a sign permit request. This problem was a result of a miscommunication between the architect, general contractor and subs.

Patrick Giordana addressed the Commission and reviewed the reasons that the request has been made to the City.

Public hearing opened at 7:28 p.m.

No one spoke.

Johnson stated that no written correspondence has been received.

Public hearing closed at 7:28 p.m.

Dodson indicated that he has driven by the sign and that it fits into the surrounding landscape and that one cannot tell that it is too high by driving by it.

Williams asked for clarifications to certain findings of the Staff report, and asked to remove language concerning viewsheds. Williams asked that the word “marginally” be removed from finding number one.

Kreimer noted that additional commercial properties will be located along Inwood Avenue. He also asked for clarification concerning the City’s electronic message board sign requirements. Johnson noted that the code allows electronic signs that are static and that do not change for 10 seconds or longer.

Haggard expressed concern that approval of a variance would lead to other similar requests along Inwood Avenue in the future. Johnson stated that the wider easement along the west side is a unique circumstance of the Eagle Point Medical site, which would likely not be the case on properties to the north into the Inwood PUD development.

M/S/P: Williams/Dorschner, move to approve the variance as presented based on the amended findings of fact listed in the staff report, ***Vote: 7-0, motion carried unanimously.***

Public Hearing: Zoning Text Amendment – Freeway Signs

Johnson stated that the Planning Commission is being asked to hold a public hearing on a request submitted by Rihm Kenworth to amend the City’s Sign Ordinance to allow pylon and freestanding signs with a maximum height of 25 feet and 250 sq/ft surface

area for properties within all commercial zoning districts abutting Interstate 94. The current zoning districts with frontages along I-94 include Business Park (BP), Commercial (C), and Rural Transitional (RT). Staff is recommending that the Planning Commission recommend approval of a Zoning Text Amendment to allow freestanding signs with a maximum height of 25 feet and an area of 150 square feet on properties adjacent to interstate highways.

Johnson reviewed the background information included in the Staff report, and noted that Staff received previous inquiries for larger signs along the I-94 corridor. He noted that the City's previous sign ordinance included an allowance for larger signs that directly abutted the I-94 corridor right-of-way. This allowance was eliminated in 2013 as part of a larger ordinance update. Staff is recommended an ordinance amendment due in part to the expected requests that will continue to occur within the I-94 corridor. The proposed ordinance will align with the signage allowed in adjacent communities and with the previously adopted Lake Elmo sign ordinance.

Johnson distributed a red-line version of the proposed sign ordinance update and reviewed the specific changes with the Planning Commission. Freeway signs are defined. The specifics such as number, size and location are also defined. The Staff recommendation does not exactly match the applicant's request, but does include language that would allow the applicant to install a sign consistent with their general desire.

Haggard asked if there was a limit to the number of freeway signs allowed under the proposed ordinance. Johnson noted that each individual parcel would be allowed to install one freeway sign.

There was a general discussion concerning the application and interpretation of the proposed ordinance amendments.

Williams noted that the relationship of the elevation between I-94 and the private properties along this corridor could be an issue. Johnson commented that the proposed ordinance does not address this issue directly.

Dodson asked why 150 square feet was chosen as the limit. Johnson replied that this was a reasonable balance between the ordinance of nearby communities and previous sign ordinances adopted by the City of Lake Elmo. In response to an additional question, Johnson indicated that the current sign ordinance does include some general design requirements for signs.

Griffin asked if the ordinance included a spacing requirement for freeway signs. Johnson stated that the draft ordinance does include this type of requirement.

Dan Dunn, Rihm Kenworth, provided general information concerning the business. He indicated that the proposed ordinance would work to achieve their signage objectives for the site.

Public hearing opened at 8:11 p.m.

No one spoke.

There was no written correspondence received concerning this agenda item.

Public hearing closed at 8:11 p.m.

The Commission requested minor corrections to the draft ordinance as presented. There was a general discussion concerning whether or not the ordinance should apply to areas outside of the I-94 corridor.

The Commission generally discussed how to address variations in the elevation between private properties and the road surface of I-94. Williams expressed concern that signs could be very high compared to the adjacent road elevation along certain portions of the interstate.

M/S/P: Williams/Dodson to table the proposed ordinance until Staff receives feedback from the City Council to see if they are receptive to design standards for freeway signs. In addition, City staff shall come back to the Planning Commission with recommendations for design standards for freeway signs. ***Vote: 7-0, motion carried unanimously as amended.***

Johnson stated that the Planning Commission does have the ability to recommend design standards without seeking Council authorization first. It was noted that the Commission is the recommending body and that it would not be a lot of work for staff. There was a general discussion concerning the appropriate process to develop design standards for freeway signs.

M/S/P: Haggard/Griffin, move to eliminate the portion of the original motion that requires Staff to seek advance feedback from the City Council, ***Vote: 7-0, motion carried unanimously.***

Haggard requested that Staff also research the aspect ratio of height to width to prevent anything odd to happen.

Business Item: Hunters Crossing 2nd Addition Final Plat

Klatt began his presentation by providing an overview of the site, highlighting the location of the residential subdivision. The application for Final Plat is for the 2nd

addition of the Hunter's Crossing Final Plat. The proposed plat includes plans for the 5th Street minor collector road. It should be noted that Lennar Homes is working on bringing a development forward on the parcel to the north. These developers will be able to collaborate on the construction of 5th Street.

Moving on, Klatt showed a map of the 1st addition of Hunter's Crossing. The first addition included 22 lots. The 2nd addition includes 29 lots, comprising the remaining lots in the Hunter's Crossing subdivision. No additional phases of the subdivision would come forward after 2nd Addition. Klatt also noted that the water main project down Lake Elmo Ave. has been completed and sewer and water are available to the site. The zoning for the property is LDR – Urban Low Density. The lot sizes are above the minimum lot areas required under the LDR district.

In terms of construction, Klatt noted that the site was mass graded with the 1st phase of construction. No additional grading is necessary. The applicants have submitted updated landscape plans. In addition, the plans for 2nd addition include utility, street, stormwater and other supporting plans.

Regarding critical issues, the most important topic pertaining to this development is the construction of 5th Street with Lennar, timing and phasing. The temporary access needs to be removed once 5th street is built. Another condition was that only 25 homes can be built if the temporary access is still being used.

Dodson asked about the timing of 5th Street and the improvements to Lake Elmo Ave. Klatt noted that in order to construct 5th street and make access to Lake Elmo Ave., the applicant will need a permit from the County. In order to get a permit from the County for 5th Street, the developer will need to complete improvements to Lake Elmo Avenue. Haggard asked about timing. Klatt noted that the timing of the improvements are identified in the Developers Agreement.

Klatt presented the recommended conditions of approval. Staff is recommending 9 conditions of approval. The conditions include making final edits to the landscape plans, submitting final fees in lieu of land dedication, and addressing final construction review comments from the City Engineer. Klatt also provided draft findings. He noted that Staff is recommending approval of the final plat subject to the recommended 9 conditions of approval.

Williams asked about the condition of timing with regards to the completing of 5th Street. Klatt noted that the required improvement by the applicant is to build the southern half of the collector road. Again, staff is working with the applicant and property owner to the north to construct the collector road in one phase.

Williams asked about the tree replacement requirements. Klatt noted that the updated landscape plan addresses the required mitigation for tree replacement as required by the City's tree preservation ordinance.

Williams asked about the size of the outlots needed to serve the exceptions parcels. Klatt noted that there is at least 50 feet, which meets the standard for a limited public street.

Fields asked if parkland fees go into a dedicated fund for parkland acquisition and improvements. Klatt confirmed that this is correct.

Kreimer asked about sewer service to the exception parcels. Klatt noted that there are not stubs to the exception parcels.

Kreimer asked about the sales of homes in the Hunters Crossing development. The developer noted that 5 homes have been sold.

Dorschner asked about the timing of the City accepting the public improvements and infrastructure. Klatt noted that the temporary access road will need to be closed upon the acceptance of the public improvements. Dorschner noted that the timing of closing the access to 5th Street should be explicit. Klatt noted that there is a condition of 25 permits to require the closing of the temporary access on Lake Elmo Ave.

Dodson noted a discrepancy in the street names. Klatt stated that the Preliminary Plat was correct.

Williams asked about the height for lights on residential streets and 5th street. There was a discussion about the need for street lights in residential neighborhoods. Haggard asked about the design of the street lights. Klatt described how the light fixtures were selected. He noted that the City does not run its own light utility. The lights will be owned and operated by Xcel energy and leased by the City. The developer is responsible to install those lights. Klatt also noted that the fixtures that were selected were based on the recommendations of the theming study completed by Damon Farber and Associates.

Dodson asked if we had any external correspondence regarding the proposed development. Klatt noted that the City has corresponded with the County regarding the improvements and access to Lake Elmo Ave.

Dodson asked about the maintenance of Outlot A. Klatt noted the HOA is responsible via a maintenance agreement.

Williams asked about condition 8 with regards to the fee for parkland dedication. Klatt explained that at Preliminary Plat, the parkland dedication amount was calculated. The

30 foot easement for trails was deducted from the amount. Klatt feels that it is adequate as written.

M/S/P: Williams/Dodson, move to recommend approval of the Hunters Crossing 2nd Addition Final Plat with the 9 conditions of approval and updated draft findings identified in the staff report, ***Vote: 7-0, motion carried unanimously.***

Updates and Concerns

Council Updates – April 7, 2015 Meeting

1. None

Staff Updates

1. Upcoming Meetings
 - a. April 27, 2015
 - b. May 11, 2015
2. Welcome to Commissioner Fields
3. Updates on Gateway Corridor Planning Process
4. Updated Population Forecasts from Met Council
5. Planning Commissioner Terms

Commission Concerns

Dodson would like to request more information for street lighting. He asked if street lights are necessary. There was a general discussion about street lights.

Fields asked about the installation of fiber-optics and other private utilities. Staff will check with City Engineer. There has been some good coordination with the new developments. Dodson asked about requiring underground electric.

Haggard requested an email from staff with the updated design for 5th Street.

Dodson asked about the amount of paperwork given to the Planning Commission for plats and if that could be cut down. Klatt stated that a lot of the paper is construction plans and might just be made available electronically. The Plat, grading and landscape plans will be included in packet.

Meeting adjourned at 10:04 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant



PLANNING COMMISSION
DATE: 1/26/15
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2015-12

ITEM: InWood Final Plat and Final PUD Plans (Phase 1)

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a request to approve a final plat, final PUD development plans, and related zoning map amendments associated with the first phase of the InWood PUD development. The final plat includes 40 single family residential lots that will be located within the southern portion of the development along with all portions of the 5th Street right-of-way through the PUD development area. The developer is also seeking approval of amendments to the City's Zoning Map that will establish the base zoning for the entire development area. Staff is recommending approval of the request subject to compliance with the conditions listed in this report.

GENERAL INFORMATION

Applicant: Hans Hagen Homes (John Rask), 941 NE Hillwind Rd. Suite 300, Fridley, MN and Inwood 10, LLC (Tom Scheutte) 95 S Owasso Blvd. W., St. Paul, MN

Property Owners: Inwood 10, LLC (Tom Scheutte), 95 S Owasso Blvd. W., St. Paul, MN

Location: Part of Section 33 in Lake Elmo, south of 10th Street (CSAH 10), north of Eagle Point Business Park, east of Inwood Avenue (CSAH 13) and west of Stonegate residential subdivision. PIDs: 33.029.21.12.0001, 33.029.21.12.0003, 33.029.21.11.0002 and 33.029.21.11.0001.

Request: Application for Final Plat and Final Planned Unit Development (PUD) Plan approval for the first phase of a mixed-use development to be named InWood. The final plat includes 40 single-family residential lots, while the remainder of the site will be platted as outlots for either public dedication or to be reserved for future development. The applicant is requesting a rezoning to establish the base zoning for the overall area included in the concept plan.

Existing Land Use and Zoning: Vacant land used for agricultural purposes. Current Zoning: RT– Rural Transitional Zoning District; Proposed Zoning: LDR – Low Density Residential, HDR – High Density Residential and C – Commercial (all with PUD overlay)

Surrounding Land Use and Zoning: North: Vacant agricultural land and two residential homes – RR and PF zoning; West: Oak Marsh Golf Course, urban single family subdivision, commercial – City of Oakdale jurisdiction;

South: Offices in Eagle Point Business Park (including Bremer Bank facility) – BP zoning; East: Stonegate residential estates subdivision – RE zoning.

Comprehensive Plan: Urban Low Density Residential (2.5 - 4 units per acre)
Urban High Density Residential (7.5 – 15 units per acre)
Commercial

History: The site has historically been used for agricultural purposes; there is no specific site information on file with the City (the property was subject to development speculation at various times in the past). The applicants have submitted a mandatory Environmental Assessment Worksheet (EAW) for the development and the comment period for the EAW ended on October 29, 2014. The City Council adopted a resolution declaring no need for an EIS (Environmental Impact Statement) at its December 2, 2014 meeting. The City Council approved the general concept plan for the development at its September 16, 2014 meeting and approved the preliminary development plans at its December 2, 2014 meeting.

Deadline for Action: Application Complete – 3/27/15
60 Day Deadline – 5/26/15
Extension Letter Mailed – No
120 Day Deadline – 7/25/15

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

REQUEST DETAILS

The City of Lake Elmo has received a request from Hans Hagen Homes and InWood 10, LLC for approval of a final plat and final PUD plan associated with the first phase of the InWood Planned Unit Development (PUD). The final plat consists of four primary components that will initiate development of a much larger development project that will ultimately include single family residential, multi-family residential, and commercial buildings over the applicants' entire 160 acre parcel. The initial development components included as part of the final plat request include the following:

- A final plat for the first 40 single family homes within the development. The proposed houses are part of planned 275 "lifestyle" houses that will be slab-on-grade construction with common open space around each home.
- The platting and construction of all portions of 5th Street that bisects the applicants' site, connecting Inwood Avenue to the planned 5th Street connection within the Boulder Ponds development.
- Mass grading of the entire site and the construction of the public and private infrastructure necessary to serve the initial project phase. This infrastructure will include a sewer connection into the Eagle Point Business Park and the construction of the road connecting 5th Street to Eagle Point Boulevard.

- The platting of all other portions of the larger development area into outlots to facilitate either the future transfer of these outlots to the City for park or storm water management purposes or the replatting of lots into future project phases.

Please note that the attached application materials provided by the applicant include maps and plans that cover the entire development site (including grading, landscape, and others) while the final plat and certain construction plans are specific to the first phase. Staff has not provided copies of the overall PUD development plans, but these are available as part of previous Planning Commission agendas and are on file in the Planning Department.

In advance of submitting an application for a final plat, the developer worked with the City and other external agencies to address the conditions attached to the City's approval of the preliminary plat. The end result of this process was a revised preliminary plat and associated plans dated March 27, 2015 that were deemed compliant with the previous conditions of approval by the City. There are a few minor issues that need to be addressed as noted in the City Engineer's review memorandum, but none significant enough that they cannot be resolved through revisions to the final development plans. Staff has provided an update concerning the preliminary plat conditions in the latter sections of this report.

The applicant has submitted a binder with all final plat and PUD development plan submissions to the City, which includes the final plat, project narrative, phasing plan, grading plans, street and utility plans, landscape plan, proposed HOA documents, and example home elevations and designs. The first phase of the project will be located immediately north of 5th Street roughly halfway between Inwood Avenue and the eastern project boundary. All of the proposed lots are located within the "lifestyle" housing portion of the site, and subsequent phases would generally continue with the platting of additional single family lots further to the north. There are no specific time frames associated with the commercial or multi-family areas, which will need further City review and approval the preliminary stage of review.

One of the significant elements of the final development plans is the construction of the 5th Street minor collector road over the entire development area. Unlike other developments within Section 34, the developer is not proposing to phase the construction of 5th Street with future project phases, and instead will undertake all of this work as part of phase one. This will help establish the road in advance of all future development activity, and will help provide a connection to the adjacent Boulder Ponds development (which will eventually connect through Boulder Ponds and Savona all of the way to Keats Avenue). The developer has proposed a landscape design for 5th Street that does need to be updated to reflect the City's final design for road. Because this final design was completed shortly after Inwood has submitted its plans, Staff is recommending that the landscape architect review the design for consistency with the City's plans and direct the applicant to make any changes necessary to bring the landscaping into conformance with City's design standards for the roadway.

The applicant has provided an updated grading, erosion control, and storm water management plan that has also been approved by the South Washington Watershed District. In advance of final plat approval, the developer has also applied for an interim grading permit to begin grading the site in accordance with the approved preliminary plans.

The revised preliminary plat and plans address other review comments as noted in the following section of this report. As the applicant has worked to address the previous review comments and conditions of approval, there have been some minor modifications to the configuration of some lots within the subdivision. These changes directly address preliminary plat review comments, and more specifically respond to the following:

- Two access points on 5th Street have been eliminated consistent with the preliminary plat review comments: a secondary access between Street D and Inwood Avenue and the eastern leg of a loop road into the City park (Outlot L).
- A public road through Outlot L has been eliminated and the primary access to the City park will be from Street C and off of 5th Street.
- Trails that encroached into wetland setback areas have been moved outside of these areas.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Inwood Preliminary Plat and Plans did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. Because the application is for approval of a final PUD plan, the request does require a public hearing to establish the final PUD zoning for the first phase of the development.

As part of the request for final PUD approval, the applicant is also requesting to establish the base zoning for the entire project area. With the City's approval of the preliminary plat and PUD plans and the proposed platting of the future development areas into outlots (and with the extension of public services proposed with the final plat), it is appropriate to establish the zoning for each portion of the site at this time. Staff has revised the applicant's Zoning and Phasing Map to specifically denote the specific zoning for each portion of the site that will be applied to the official zoning map. In this case, all single-family areas will be rezoned from RT – Rural Transitional to LDR – Urban Low Density Residential, all multi-family areas will be rezoned from RT to HDR – Urban High Density Residential, and the commercial areas will be rezoned from RT to C – Commercial. With the base zoning in place, the City will be able to proceed with establishing a PUD overlay district for the portions of the site that receive final plan approval.

Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City with the exceptions as noted below and as listed in the City Engineer's report. These exceptions can be addressed with the submission of revised final plans, and primarily relate to details that need to be worked out before final approval of the construction plans. The City Engineer and Landscape Architect have reviewed the final plat, although the final report from the Landscape Architect is still forthcoming. Although there are some additional revisions to the final construction plans that will need to be addressed by the applicant, the remaining revisions are relatively minor and can be made before the City releases the final plat for recording.

PLANNING AND ZONING ISSUES

The InWood development includes a request for a Planned Unit Development and some related flexibility as permitted under this ordinance. In order to grant a PUD, an applicant is required to demonstrate compliance with the City's PUD applicant requirements and PUD Objectives. These requirements and objectives were previously detailed with the applicants' preliminary plan submissions. For the most part, the single family portion of the development is consistent with the zoning requirements for the City's LDR – Low Density Residential Zoning District, with the exceptions that were discussed during the concept and preliminary plan review and are summarized as follows:

<u>Setback</u>	<u>LDR Zoning District (Min.)</u>	<u>Inwood PUD (Min.)</u>
Front Yard	25 feet	20 feet

Interior Side Yard	10 Feet Principal Structure Side / 5 Feet Garage Side	4 Feet
Rear Yard	20 feet	20 feet
Lot Area	8,000 square feet	4,250 square feet
Lot Depth	N/A	110 feet
Lot Width	60 feet	38 feet

All other requirements for the City's LDR zoning district will apply, including the allowed uses and other site and development standards.

Please note that the above table includes some minor modifications from the numbers originally proposed by the developer and are being recommended by Staff in order to ensure that there is sufficient flexibility to construct the subdivision as proposed. The purpose of this table is to document the minimum expectation for lots and homes in the development, and is otherwise consistent with the development plans. Staff also recommended these numbers to account for minor revisions between the preliminary and final plat review (for issues such as wetland buffers, provision of adequate storm water infiltration areas, and road adjustments that are necessary for the development to comply with all applicable City development and engineering standards).

The overall site plan for the property follows the adopted concept plan very closely, and the final plat and plans are consistent with preliminary plat as well. The following is a general summary of the subdivision design elements that have proposed as part of the InWood final plat and plans:

Zoning and Site Information:

- Existing Zoning: RT – Rural Development Transitional District
- Proposed Zoning: LDR
- Total Site Area: Final Plat Area +/- 15 acres outside of road ROW
- Total Residential Units: 40 (out of 275 approved single family units)
- Proposed Density (Net): Single Family – 3.0 units per acre

Proposed Lot Dimensional Standards through Planned Unit Development Process:

- As listed above

Proposed Street Standards:

- ROW Width – Local 60 ft. (per Subdivision Ordinance)
- ROW Width – Minor Collector 100 ft. (Engineering Standard)
- ROW Width – Loop Roads 40 ft. (one way segment with median)
- Street Widths – Local: 28 ft. (per City standard)
- Street Widths – Loop Roads 24 ft. (one way)

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 is trying to achieve.

As part of the Staff recommendation below, Staff is recommending that the Planning Commission adopt specific zoning map amendments using the applicant's provided zoning map and phasing plan as a guide for these amendmnets.

REVIEW AND ANALYSIS

The preliminary plat and plans for InWood were approved with several conditions, which are indicated below along with Staff's comments on the status of each. Staff is recommending approval of the final plat and plans with conditions intended to address the outstanding issues that will require additional review and/or documentation. Staff is also recommending approval of the Zoning Map amendments to establish the base zoning throughout the larger development area. In order to assist the Planning Commission with its review, Staff is also including a summary the critical issues that need to be resolved for the subdivision to move forward.

Critical Issues Summary:

- 1) ***Water Tower Site.*** The City's water supply plan, last updated as part of the 2008 Comprehensive Plan Update, indicates that a water tower is necessary to serve this area in order to provide adequate water system operations to serve the additional units (both commercial and residential REC units) within the proposed development area. Although the Comprehensive Plan does identify a water tower southwest of the 10th Street and Inwood Avenue intersection of the applicant's property, the land owner and the City have reached an agreement to site the tower roughly midway between 15th Street and 10th Street along Inwood Avenue on land currently owned by the co-applicant (Inwood 10, LLC). The City Attorney is drafting a final agreement for the purchase of this land, and this agreement will need to be executed prior to work commencing on the public improvements within the InWood PUD development.
- 2) ***5th Street Design and Construction.*** The City's review of the preliminary development plans included a fairly extensive review of the proposed alignment and design of 5th Street. The design that ultimately has been approved and recommended by the City Engineer includes a slightly tighter curve and transition between InWood and Boulder Ponds, and will result in a speed reduction notification at this curve. In general, Staff believes that this represents a fair compromise to ensure that the road is situated in a location that minimizes impacts to all adjacent properties, including the Bremer Bank Facility and Stonegate Park. In order to address the last remaining "gap" between Boulder Ponds and Inwood where four properties meet, Staff is recommending that the developer be responsible for the design and construction of the road across the extreme southwestern corner of the Stonegate Park property. The City also needs to formally vacate a small portion of the parkland in order to provide the right-of-way necessary to bring the road across this property (or find another appropriate mechanism such as easements for the roadway). Staff will be working with the developer to finalize the construction plans for 5th Street and to deal with any other associated issues prior to the execution of a development agreement for the project.
- 3) ***Park Land Dedication and Trails.*** The overall trail plan has been revised from the original preliminary plat submission in order to address previous review comments. The one exception is the northern trail segment that will be required along 10th Street. The developer is asking to address the specific alignment and location of this trail as part of a future project submission in order to more fully consider whether the trail should be constructed on the north or south side of 10th Street. In general, there are valid reasons for choosing either

location, but ultimately, both Staff and the developer would like continue discussing this matter with Washington County prior to making any final decisions.

- 4) ***Inwood Avenue Improvements.*** Washington County has previously provided review comments to the City that describe the type of improvements that will be necessary at Inwood Avenue and 5th Street in order to support current and planned development around this intersection. Because these improvements will ultimately include a signalized intersection in this location, Staff is recommending that the developer share in the costs associated with the City's portion of any future signal improvements. All other improvements as recommended by the County will be the developer's responsibility to construct with the other public improvements.
- 5) ***General Review Comments.*** All other recommended conditions of approval relate to final details that must be addressed by the applicant and can be handled prior to release of the final plat for recording.

In order to provide the Planning Commission with an update concerning the conditions associated with the preliminary plat and plans for InWood, Staff has prepared the following:

Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):

- 1) The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior to the submission of final plat. ***Comments: Street naming within new subdivisions has been a point of discussion at the City Council level recently, and Staff is holding off on naming new streets in order to receive further direction from the City Council on this matter. In general, the City Council has not supported strict adherence to the County naming system, and would like to consider some additional options for streets that may align with each other without connecting. Since this is not a developer responsibility, Staff is recommending that the final street names be included on the final plat after further discussion on this subject with the City Council.***
- 2) The City and the applicant shall reach an agreement concerning the location and dedication of land associated with the proposed water tower necessary to provide adequate water service to the InWood project area prior to the acceptance of a final plat for any portion of the PUD area. ***Comments: The final agreement concerning the water tower site is presently under review by the City Attorney as noted above and should be completed prior to the construction of public utilities within the project area. Since the final execution of the purchase agreement still needs to be finalized, this condition should be carried forward as part of the City's final plat decision.***
- 3) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated November 18, 2014. ***Comments: The landscape plan has been updated and has been distributed to the landscape architect for final review. Any final comments should be incorporated into the plans prior to construction. The landscape plans will need to be updated to address the City's final design and standards for 5th Street (this information has been provided to the developer). The landscape architect is also asking for further documentation concerning the preservation and protection of trees in the eastern portion of the site.***
- 4) Prior to the submission of a final plat for any portion of the InWood PUD, the developer shall reach agreement with the City to determine the appropriate park dedication calculations for the entire development area. ***Comments: The developer is indicated that the overall park land that***

will be dedicated as part of the development will total 12.49 acres, and has provided an analysis of the City's requirements taking into account the requirements for commercial development areas as well as residential areas. The developer's calculations have been included as an attachment to this report. Staff is concerned that the developer appears to be using a net acreage calculation whereas the City Code requires park land dedication to be calculated on a gross acreage basis. In either case, the updated preliminary plans show that 12.49 acres of park land will be dedicated with the plat. Any amount short of the requirements will need to be recovered as a fee in lieu of land dedication. Staff will work with the developer to finalize these numbers prior to the Planning Commission meeting. No park land is planned for dedication with the first project phase; the developer's agreement will address the developer's obligations for future dedications as required by the City.

- 5) As part of any development agreement that includes improvements to one of the adjacent County State Aid Highways (CSAH 13 and 10th Street), the City and the developer shall determine the appropriate responsibility for the cost of these improvements. ***Comment: This condition will be addressed as part of a development agreement with the developer to construct the public improvements.***
- 6) 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. ***Comment: the developer has met this condition and has commenced grading work on the site.***
- 7) The applicant shall continue to work with the City on the final design of 5th Street, and in particular, the transition from the InWood PUD to properties located further to the east (including the Boulder Ponds development and land owned by Bremer Financial Services). ***Comment: The final plans include a final design for 5th Street that addresses the City Engineer's requirements. There will need to be final adjustments to the plans prior to final approval; however, the alignment and design as submitted addresses the previous review comments. Staff has noted the City action that will be necessary to connect the road across the southwest corner of Stonegate Park, and this action will be scheduled for a future Council meeting.***
- 8) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties. ***Comments: The plans have been updated accordingly. Final review will be required before construction may commence on the site.***
- 9) The proposed public street access to 5th Street from Streets D2 and the southeast park area (Park 1) shall be eliminated from the preliminary development plans in order to bring the proposed spacing into conformance with the City's access spacing guidelines. The developer shall provide access into the park to the satisfaction of the City Engineer. ***Comments: The preliminary plans have been updated to remove these connections.***
- 10) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and 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, trails, or open space on the final plat. ***Comments: The maintenance agreement will be incorporated into the developer's agreement.***

- 11) The applicant must either move the planned north/south trail through Park 1 further to the west around an existing wetland area located approximately 400 feet south of 10th Street or will need to work with the South Washington Watershed District to design a multi-purpose trail through the buffer area that complies with all applicable watershed district's requirements. ***Comments: The preliminary plans have been updated accordingly.***
- 12) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memoranda dated November 16, 2014 and November 24, 2014. ***Comments: The City has received updated plans that have been reviewed and approved by the City Engineer.***
- 13) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within County rights-of-way as required by Washington County and further described in the review letter received from the County dated November 17, 2014. ***Comments: The plans have been updated and are pending final approval by the County.***
- 14) 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. ***Comments: A developer's agreement will be submitted to the City Council either with or shortly after the final plat is approved.***
- 15) 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. ***Comments: These requirements will apply for all project phases moving forward. The developer has secured a permit from South Washington Watershed District which has allowed grading to start on the site.***
- 16) The developer shall provide landscape material along the west side of Pond #200 to the satisfaction of the City's landscape consultant. ***Comments: The landscape plan has been updated to incorporate additional plantings in this portion of the site.***
- 17) The developer shall incorporate elements from the Lake Elmo Theming Study at the intersection of 5th Street and Inwood Avenue. ***Comments: The developer is proposing some unique theming elements along 5th Street; however, these improvements are focused around the primary entrance into the residential subdivision and not at Inwood Avenue. Staff will discuss this matter with the development and City's landscape architect prior to the meeting.***
- 18) The developer shall install a multi-purpose trail along 10th Street between "Street B" and Inwood Avenue. ***Comments: Please refer to the Staff comments in the preceding section of this report. The final alignment for this trail is a decision that will need to be made at a future date.***
- 19) The multi-purpose trail through the eastern buffer area shall be kept as far west on the applicant's property as possible, and the final alignment of this trail shall be subject to review by the City's landscape consultant. ***Comments: The final location of the trail attempts to balance the City's request for a larger setback with the goal of preserving as many trees as possible within this buffer area. Staff is recommending that final alignment of the trail be staked on the site and subject to further review and approval by the City.***

Staff is recommending certain conditions that been specifically identified as part of the final plat review, and that have not otherwise been addressed by the applicant, be addressed as part of the Planning Commission's recommendation to the City Council. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to deem the

final plans complete. Of particular concern to the City Engineer is maintaining an appropriate setback between individual homes and storm water pipes being installed in rear yards. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat.

Based on the above Staff report and analysis, Staff is recommending approval of the final plat and final development plans for phase one with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the final plat.

The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in a memorandum dated April 23, 2015 shall be incorporated into these documents before they are approved.
- 2) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the InWood Final Plat and Final Development Plans with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 4) A Common Interest Agreement concerning management of the common areas of InWood and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also 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
- 5) The developer is encouraged to incorporate elements from the Lake Elmo Theming Study into the final design of the community mailboxes within InWood.
- 6) The applicant shall deed Outlots C, D, F, G, I and H to the City upon recording of the final plat.
- 7) The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior the recording of the final plat.
- 8) The City and the applicant shall enter into a final purchase agreement concerning the location and dedication of land associated with the proposed water tower necessary to provide adequate water service to the InWood project area prior to the execution of a developer's agreement or the recording of the final plat.

- 9) The final landscape plan shall be updated to address the review comments from the City's landscape architecture consultant and shall incorporate all design elements as specified in the City's 5th Street Standard Details and Design Book.
- 10) The developer shall update the final construction plans for 5th Street to include those portions of this road that will cross the southwest corner of Stonegate Park.
- 11) The developer shall update the final development plans to identify an alignment for a multi-purpose trail connection Street B to Inwood Avenue based on further review of this trail with the City of Lake Elmo and Washington County.
- 12) The final plat and final development plans shall include provisions satisfactory to the City that no structure be located within 15 feet of any storm water improvement (include pipes and catch basins).

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Easton Village Final Plat:

- That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- That the proposed Final Plat for InWood consists of the creation of 40 single-family detached residential structures.
- That the InWood Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on December 2, 2014.
- That the InWood Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the InWood Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- That the InWood Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- That the InWood Final Plat complies with the City's subdivision ordinance.
- That the InWood Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.

- That the InWood Final Plat is consistent with the City’s engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated April 23, 2015.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Final Plat and Final Development Plans for InWood with the 12 conditions of approval as listed in the Staff report.

Staff further recommends that the Planning Commission recommend approval of amendments to the City’s Zoning Map to rezone land within the InWood PUD development area from RT Rural Transitional and as depicted in the “Zoning and Phasing Map” dated 2/16/15 and submitted by the developer to the following:

- PUD Single Family: LDR – Low Density Residential
- Future High Density Residential – HDR – High Density Residential
- Future Commercial: C - Commercial

Suggested motions:

“Move to recommend approval of the requested Zoning Map Amendment for the InWood planned development based on the findings of fact listed in the Staff Report.”

“Move to recommend approval of the InWood Final Plat and Final PUD Plan with the 12 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

1. City Engineer Review Comments – 4/23/15
2. InWood Park Calculations (Provided by Developer)
3. Application Booklet – with Table of Contents
 - a. PUD Final Plan
 - b. Final Plat
 - c. Application Forms
 - d. PUD Narrative
 - e. Phasing Plan
 - f. Open Space Plan
 - g. Grading Plan
 - h. Storm Water Plan
 - i. Utility Plan
 - j. Landscape and Tree Preservation Plans
 - k. HOA Documents
 - l. Example Home Elevations

SUGGESTED 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

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. 651.300.4283

Date: April 23, 2015

To: Kyle Klatt, Planning Director

Re: Inwood – PUD Final Plat and Revised
Preliminary Plans

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

An engineering review has been completed for the Inwood PUD Final Plat and Revised Preliminary Plan submittal for the Inwood PUD. The submittal consisted of the following documentation prepared by Carlson-McCain and E.G. Rud & Sons, Inc.:

- Inwood PUD Preliminary Plan Set, Sheets 1-30, dated April 10, 2015.
- Inwood Final Plat, dated March 26, 2015.

STATUS/FINDINGS: Engineering has prepared the following review comments:

REVISED PRELIMINARY PLAT

- Additional utility easements are still required or other building restriction provisions are necessary to assure that no building can be constructed within 15 feet of a City utility pipe. Currently only 10 foot easements are provided for proposed storm sewer pipe along Lots 1-7 Block 2, Lots 1-7 Block 5, Lots 1-5 Block 9, Lots 12-21 Block 9, Lots 6-8 Block 10, and Lots 35-48 Block 10. Additional easement is also required for the southwest corner of Lot 12 Block 10.
- Retaining walls are proposed within rear yard utility easements throughout much of the development. It should be clearly documented that the retaining walls remain within the ownership of the HOA even though they are within drainage and utility easements. It should be further documented that any and all costs associated with protection, replacement or maintenance of retaining walls due to any work in the easements by the City, shall be the full responsibility of the HOA.
- The 12-inch trunk watermain along 10th Street, between Street B and the easterly plat limits should be relocated to the south side of the CSAH 10 R/W. The pipe should be placed within a utility easement dedicated to the City.
- The plan note for the 5th Street horizontal curve on the preliminary site and grading plans must be revised to include "The westbound lane of 5th Street North shall include a 2.5% super elevation slope from STA 24+50 to STA 29+00 with 150 foot transitions on each end. The curve shall be posted with a 35 MPH Speed Advisory per MSA standards".

INWOOD FINAL PLAT

- Final Plat should be contingent upon the applicant expanding utility easements or other building restriction provisions to assure that no building can be constructed within 15 ft of a City utility pipe. Currently only 10 foot easements are provided for proposed storm sewer pipe along Lots 1-6 Block 1 and Lots 13-19 Block 2.

- Retaining walls are proposed within rear yard utility easements for Lots 7-12, Block 2 (and for future Lots in Outlot E). It should be clearly documented that the retaining walls remain within the ownership of the HOA even though they are within drainage and utility easements. It should be further documented that any and all costs associated with protection, replacement or maintenance of retaining walls due to any work in the easements by the City, shall be the full responsibility of the HOA.
- The design and construction of 5th Street North shall be completed in accordance with the City design standards for 5th Street including streetscape amenities consistent with the remaining corridor segments and the design standards previously established by the City. Design elements include a center landscape median, street lighting, and theming elements.

FINAL CONSTRUCTION PLANS

- No street and utility construction can occur on the site until the applicant has received City Engineer approval for the final construction plans, has obtained all applicable permits for the Subdivision, and has scheduled a preconstruction notice through the City's engineering department.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual using City details and specifications and meeting City Engineering Design Guidelines.
- Final construction plan review comments will be provided separately to assist the applicant with the completion of Final Construction Plans.

InWood Park Calculations

Inwood Land Area

Single Family Land Area	89.35
High Density Residential	18.99
Total Residential	<u>108.34</u>

Park North of 5th Street

Buffer and Parkland	12.11
Ponds	1.15
Wetland	0.23
Net Parkland	<u>10.73</u>

Park South of 5th Street 1.76

Total Parkland 12.49

Residential Required Park 10.834

Commercial Required Park

Commercial Acres	30.8
Commercial Fee Per Acre	\$ 4,500
Total Park Fee	\$ 138,600
Land Dedication Equivalent	2.31

Total Park Required 13.1

Total Park Dedicated 13.4

Park Shortage 0.2



PLANNING COMMISSION
DATE: 4/27/15
AGENDA ITEM: 5A
CASE # 2015-15

ITEM: Zoning Text Amendment – Pylon and Freestanding Signs

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director
Casey Riley, Planning Intern
Adam Bell, City Clerk

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to review precedents for design standards for freestanding and pylon signs for the I-94 corridor. A public hearing was held on April 13, 2015 for a request submitted by Rihm Kenworth to amend the City's Sign Ordinance to allow pylon and freestanding signs with a maximum height of 25 feet and 250 sq/ft surface area for properties within all commercial zoning districts abutting Interstate 94. At that time the Planning Commission requested research be done for design standards for freestanding and pylon signs. Staff recommends that the Planning Commission review the precedents from surrounding cities and discuss design standards for the properties with frontages along I-94. Staff is recommending that the Planning Commission recommend approval of a Zoning Text Amendment to allow freestanding signs with a maximum height of 25 feet and an area of 150 square feet on properties adjacent to interstate highways.

GENERAL INFORMATION

Applicant: Rihm Kenworth of Lake Elmo, 11530 Hudson Boulevard, Lake Elmo, MN 55042

Property Owners: EN Properties LLC, 11530 Hudson Boulevard, Lake Elmo, MN 55042

Location: N/A – Request would allow for pylon and freestanding signs with a maximum height of 25 feet and 250 square feet of surface area for commercial properties abutting Interstate 94.

Request: Rihm Kenworth of Lake Elmo is requesting to amend the City's Zoning Code to allow pylon and freestanding signs with a maximum height of 25 feet and 250 square feet of surface area in the Business Park (BP), Commercial (C), and Rural Transitional (RT) zoning districts for properties along I-94.

Existing Land Use: N/A

Existing Zoning: N/A

Surrounding Land Use: N/A

Surrounding Zoning: N/A

Comprehensive Plan: N/A

Proposed Zoning: N/A

History: The Planning Commission discussed Freestanding and Pylon signs at the April 13, 2015 Planning Commission meeting and public hearing regarding the Zoning Text Amendment. No members of the public spoke at the public hearing on April 13. The discussion focused design standards and possibly adding a theming element to the I-94 corridor. The clarification was made that the Damon Farber Branding and Theming Study was aimed at public signs, and that the I-94 corridor would host private signs. Currently, the only mandatory element in the sign code is that signs must be constructed of high quality durable materials.

Applicable Regulations: Sign Regulations (§154.212) in Current Zoning Code
Signs: I-94 District (§151.115) in Previous Zoning Code

REQUEST DETAILS

The zoning text amendment was brought forward by Rihm Kenworth, a business located on the I-94 corridor. The zoning text amendment would permit freestanding and pylon signs for properties adjacent to the freeway within the Business Park (BP), Commercial (C), and Rural Transitional (RT) zoning districts.

At the April 13, 2015, Planning Commission meeting, the zoning text amendment was postponed and design standards were requested and discussed.

BACKGROUND

Rihm Kenworth currently operates a business at 11530 Hudson Boulevard. The property is located along Interstate 94 in the southeast corner of the City west of Manning Avenue. They recently started operations on this site and are interested in marketing their business with a sign on I-94. At the April 13 Planning Commission meeting, the company stated that 150 square feet of surface area would be an acceptable amount to market the business along I-94.

The Planning Commission met on April 13th, to consider amending the zoning text to allow freestanding and pylon signs along I-94. Design standards were requested at that time to move forward with the zoning text amendment. Questions and comments at the meeting focused on clarifying the proposed zoning amendment. In summary, the amendment would pertain only to properties abutting I-94. The recommended 150 sq. ft. surface area would be permissible per side, with two sides maximum. The 150 sq. ft. sign area refers to the commercial area of the sign, excluding the pole or supporting structure.

The City has adopted Design Standards. The standards were prepared by Damon Farber and Associates and include signage. The recommendations are as follows:

Goal: Residential signage should be subtle in nature and utilized to promote building identity and to properly direct automobile and pedestrian traffic.

- a. Signs shall be consistent with the architectural style of the building on which they are placed, including scale, lighting levels, color and material.

- b. Signs shall be constructed of quality materials.
- c. All signage should be illuminated and clearly visible after dark.
- d. Signs are encouraged to be creative in the use of two and three-dimensional forms, lighting and graphic design, and use of color, patterns, typography, and materials.
- e. Interior vehicle and pedestrian routes should be clearly marked.
- f. All buildings are encouraged to incorporate elements of community theming in appropriate signage, supporting district and city identity.

STAFF REVIEW COMMENTS:

Design Standards for freestanding and pylon signs from numerous cities within the metro were reviewed by staff. The majority of cities within the Metro along and interstate do not have design standards for freestanding and pylon signs. Those that do were reviewed and compiled into a table for review by the Planning Commission, see Attachment 1.

The key cities that address design standards are Belle Plaine, Brooklyn Center, Forest Lake, Roseville, and Woodbury. Belle Plaine requires a landscaped area surrounding the sign, as well as a pole cover or pylon cover for pylon signs. They specifically discourage pylon signs.

Brooklyn Center specifies that freestanding signs that exceed 16 feet in area shall not impede vision between a height of 2 ½ and 7 ½ feet above the centerline grade of the street. This means that freestanding signs cannot have a large and wide pole that obstructions vision.

Roseville requires freestanding signs to include materials that complement the architectural design/existing building materials, including but not limited to face brick, natural or cut stone, integrally colored concrete masonry units/rock faced block, glass, pre-finished metal stucco, and factory finished metal panels. Roseville also specifies that freestanding signs cannot be closer than 5 feet to a property line.

Woodbury is the only city found that includes an aspect ratio, or addresses the width of the sign compared to the base of the sign. Woodbury stipulates that “freestanding signs shall be attached to a base which is at least 75 percent of the width of the sign but shall not exceed the width of the sign by more than 20 percent.”

Specific design standards, such as renderings or images, for pylon and freestanding signs were not found for any city in the Metro area. The majority of cities addressed design standards in their code by requiring “quality materials,” or “similar materials and architecture to that of the primary structure.”

RECCOMENDATION:

Staff is recommending that the Planning Commission recommend approval of the requested zoning text amendment to allow pylon and freestanding signs with a maximum height of 25 feet and 150 square feet for commercial properties abutting Interstate 94. The recommended motion is as follows:

“Move to recommend approval of the request amend the Sign Ordinance to allow pylon and freestanding signs for commercial properties adjacent to interstate highways. These sign should not exceed 25 feet in height and 150 square feet in area.”

ATTACHMENTS:

1. Staff Research of Metro Sign Design Standards

ORDER OF BUSINESS:

- IntroductionCommunity Development Director
- Report by Staff City Planner
- Questions from the Commission Chair & Commission Members
- Discussion by the Commission Chair & Commission Members
- Action by the Commission..... Chair & Commission Members

City	Construction Standards	Landscape/Spatial Standards	Design Standards	Other
Bloomington			Monument Sign: One square foot may be added for each linear foot over one hundred (100) feet up to a maximum sign surface area of one hundred-fifty (150) square feet.	Pylon Sign: One square foot may be added for each linear foot over one hundred (100) feet up to a maximum sign surface area of one hundred twenty-five (125) square feet.
Belle Plaine	Highway design shall provide architecture, landscape architecture, and urban design guidelines that provide a complementary aesthetic to the Downtown District and embrace the large-scale nature of highway development.	Freestanding signs must be placed in a landscaped area with vegetation a minimum of 4 feet from the sign in each direction.	Pylon signs must have a pole cover or pylon cover. Pole signs are discouraged.	
Brooklyn Center			Freestanding: Unless set back 10 or more feet from the street right of way line, the supporting column(s) of a freestanding sign exceeding 16 feet in area shall not materially impede vision between a height of 2 ½ and 7	

			<p>½ feet above the centerline grade of the street.</p> <p>Freestanding signs located within the sight triangle shall have a minimum vertical clearance of 10 feet above the centerline grade of the intersecting streets.</p>	
Fridley	Determines allowable signage by lot size. Larger lots result in larger signs.			
Forest Lake	Parcels within 500 feet of I-35 shall be allowed 1 additional freestanding monument or pylon sign. Monument sign bases shall be constructed of similar materials, style, and color as that of the principal building.		To reduce clutter, signage shall be distinct and minimal. No “box” style signs shall be permitted. One sign for multiple residents, a sign plan must be submitted and approved.	One freestanding monument is allowed with a surface not to exceed 100 square feet.
Inver Grove Heights	Signs, billboards and other advertising structures shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of area, and shall be constructed in a good workmanlike manner so as to be a safe structure and shall be securely fastened so as not to be a hazard to persons or property.			

New Brighton	Signs shall be designed and constructed to meet the standards of the International Building Code. All signs shall be constructed in such a manner and of such material that they shall be safe and substantial. Signs that become unsafe shall be ordered repaired or removed by the City.			The City may determine areas of special control to establish special regulations for signs that are either more restrictive or less restrictive than those provided by this Chapter.
Oakdale			The total sign area of any multi-faced free-standing or projecting wall sign shall not exceed twice the permitted area of a two-sided sign or three times the area of a three-sided sign. All applications for signs of more than two sides shall be reviewed by the Planning Commission and Council.	
Roseville	Signs must be compatible with their surroundings. Signs shall be designed, constructed, installed, and maintained in a manner that does not adversely impact public	No freestanding sign shall be located closer than 5 feet to a property line, roadway easement, or other public easement. Signs must not interfere in any way with the proper functioning	All freestanding signs shall include materials that complement the architectural design/existing building materials, including but not limited to face brick, natural or cut stone, integrally	

	safety or unduly distract motorists. All signs must be maintained by the sign owner in a safe, neat, clean, and attractive condition. A sign must be replaced or refurbished so as to restore the original appearance thereof whenever it begins to fade, chip, or discolor, rust, cease to be in good repair or become unsightly.	or purpose of a traffic sign or signal. No freestanding sign shall be located in the Traffic Visibility Triangle.	colored concrete masonry units/rock faced block, glass, pre-finished metal stucco, factory finished metal panels.	
Shoreview	All sign components shall be kept in a sound structural and attractive condition: replacement of defective, missing, or broken parts, including lighting; periodic cleaning.	Permanent freestanding signs shall have self-supporting structures erected on and permanently attached to concrete foundations.	Signs must be proportioned to the size of, and architecturally compatible with, the structures and other signs on the premises. At least 75 feet between freestanding signs, must be 5 feet from property line.	
Stillwater			<i>Total allowable sign area.</i> The total aggregate sign area allowed on a property for all signs permitted in subparts (a) through (e) above shall be as follows: a minimum of 100 square feet; and at a rate of 15 percent of the building wall area facing a public street, up to a maximum of 300 square feet.	

Woodbury			Freestanding signs shall be attached to a base which is at least 75 percent of the width of the sign but shall not exceed the width of the sign by more than 20 percent. The base shall be constructed of class I materials that match those used on the building for which the sign is installed. If no class I materials are used on the building, class I or II materials shall be used.	
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PLANNING COMMISSION
DATE: 4/27/15
AGENDA ITEM: 5B – BUSINESS ITEM
CASE # 2015-16

ITEM: Village Preserve Final Plat

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Washington County Public Works
Valley Branch Watershed District
Greg Malmquist, Fire Chief
Stephen Mastey, Landscape Architecture, Inc.

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider an application for a Final Plat submitted by GWSA Land Development, LLC. The Final Plat application represents the first phase of the Village Preserve residential development and includes 46 single family residential lots. The proposed project is located north of 39th Street, immediately east of Lake Elmo Ave. and immediately west of the planned Wildflower at Lake Elmo residential development. Staff is recommending approval of the Village Preserve Final Plat subject to compliance with 10 conditions as noted in this report.

GENERAL INFORMATION

Applicant: GWSA Land Development, LLC (Craig Allen); 10850 Old County Road 15, Suite 200, Plymouth, MN 55441

Property Owners: Schiltgen Farms, Inc.; 10880 Stillwater Blvd. N., Lake Elmo, MN 55042

Location: Part of Sections 12, Township 29 North, Range 21 West in Lake Elmo, north of 39th Street and east of Lake Elmo Avenue (CSAH 17). PID Number: 12.029.21.33.0001.

Request: Application for a Final Plat for the 1st phase of the Village Preserve residential subdivision. The Final Plat (1st Phase of Village Preserve) includes 46 single family lots and various outlots planned for stormwater management, parkland and future residential lots.

Existing Land Use and Zoning: Vacant agricultural land. Current Zoning: RT – Rural Development Transitional Zoning District; Proposed Zoning: LDR - Urban Low Density Residential

Surrounding Land Use and Zoning: North – vacant/agricultural land (likely flood plain); west – agricultural land, guided for Village Urban Low Density Residential (V-LDR); south – vacant land guided for Village Mixed-Use (VMX); east – vacant/agricultural land guided for

Village Medium Density Residential (V-MDR) and planned for Wildflower at Lake Elmo planned residential development

Comprehensive Plan: Village Urban Medium Density Residential (2.5 – 4.99 units per acre).

History: Sketch Plan review by Planning Commission on 3/10/14. Sketch Plan review by the Park Commission on 3/17/14. The Village Preserve Preliminary Plat was approved by the City Council on 7/15/14 (Resolution #2014-59). Park Plan reviewed by Park Commission on 4/20/15.

Deadline for Action: Application Complete – 3/20/2015
60 Day Deadline – 5/19/2015
Extension Letter Mailed – N/A
120 Day Deadline – 7/20/2015

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

REQUEST DETAILS

The City of Lake Elmo has received a request from GWSA Land Development, LLC for a Final Plat to subdivide 39.8 acres of land located within the northern portion of the Village Planning Area. The Final Plat would represent the first phase of the Village Preserve residential subdivision and include 46 single family lots, as well as various outlots planned for stormwater management, parkland, trails, and future single family lots as guided by the approved Preliminary Plat. The proposed plat is located north of 39th Street, immediately east of Lake Elmo Ave. (CSAH 17), and immediately west of the planned Wildflower at Lake Elmo subdivision. The subject properties have historically been used for agricultural purposes.

The final plat area represents the initial project phase of the Village Preserve residential subdivision, which is planned to be constructed in two phases. The developer intends to build homes in the western half of the site of the site in the first phase. The developer will be conducting final mass grading on the entirety of the site as part of the 1st phase of development, whereas the street and utility construction will follow the proposed phasing as demonstrated on the plans. The applicant has submitted detailed construction plans related to sanitary sewer, water main, storm sewer, grading, drainage, landscaping, and other details that have been reviewed by the City Engineer, Fire Chief and Landscape Consultant.

The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Village Preserve Preliminary Plat did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City on July 15, 2014. Please note that the final plat and construction plans now include approved street names for the subdivision.

The City Engineer has reviewed the final plat, and his comments are attached to this report. The majority of the Engineer's comments focus on the easement and outlot boundaries provided in the plat. Although there are some additional revisions and additions necessary for the Final Plat and final

construction plans that need to be addressed by the applicant, the revisions can be made before the City releases the final plat for recording. Staff is recommending that all revisions and modifications noted within the City Engineer's review memorandum date 4/13/15 be completed prior to the release of Final Plat for recording as a condition of approval.

FINAL PLAT REVIEW AND ANALYSIS

The preliminary plat for Village Preserve was approved with several conditions, which are indicated below along with Staff's comments on the status of each. For those items and issues that are not directly addressed below, Staff has provided additional comments following the preliminary plat conditions list. Staff is recommending approval of the final plat, but with additional conditions intended to address the outstanding issues that will require additional review and/or documentation.

Please also note that the applicant has also provided a response to the preliminary plat conditions as part of the project narrative (Attachment #2).

Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):

- 1) Within six months of preliminary plat approval, the applicant shall complete the following:
 - a. The applicant shall provide adequate title evidence satisfactory to the City Attorney. *The applicant has communicated to staff that the purchase of the property is contingent upon Final Plat approval, and title evidence will be provided to the City Attorney prior to the plat being recorded. Adequate title evidence is an important step prior to the plat being recorded, not prior to consideration of final plat. Staff has determined that the inclusion of this condition was done in error.*
 - b. The applicant shall submit a revised Preliminary Plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for Final Plat and prior to the commencement of any grading activity on the site. *With regards to updated preliminary plans, the applicant has submitted final construction plans and a draft final plat for all portions of the site to address the review comments of the City Engineer. As opposed to updated preliminary plans, the applicant has chosen to provide final plats and plans for the entire site. Taking this approach will not only allow for the City to document all easements and improvements on the site in final form, but will allow for an easier review process for future phases of the Village Preserve subdivision. These final plans for the whole site will provide a more-than-adequate record of the review of the Village Preserve project for future use.*
- 2) The City Engineer shall review and approve all revised Preliminary Plans that are submitted to the City in advance of Final Plat to satisfy Condition #1. *The engineer has reviewed the full final plat and final construction plan set for the entire Village Preserve site. The engineer's review comments for the plat and constructions plans are attached to this report (Attachment #9). The applicant has since submitted updated plans. Upon early review, it appears that most of the Engineer's review comments have been addressed. The City Engineer's review is likely to be complete prior to the Planning Commission's review of the*

final plat. Because the majority of these comments are related to the construction plans and finalizing these plans for construction, Staff is recommending that the Planning Commission complete its review of the final plat subject to final approval of the final construction plans by the City Engineer.

- 3) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements. *The applicant has acknowledged that it is necessary to meet all City standards and design requirements. The City Engineer has identified final modifications to construction plans in a memorandum dated 4/13/15. Staff is recommending that the final modifications to the final plat and construction plans be required as a condition of approval (Condition #1).*
- 4) All required modifications to the plans as requested by the City Engineer in a review letter dated June 23, 2014 shall be incorporated into the plans prior to consideration of a Final Plat. *The applicant has submitted final plans for the entirety of the Village Preserve site to address review comments from the City Engineer. The Engineer has reviewed the updated plans for the total site and submitted two review memorandums; one focused on final plat and one focused on final construction plans.*
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site. *The applicant has obtained the necessary permit from Valley Branch Watershed District (see Attachment #11). The issued permit contains several conditions that must be followed by the applicant. Staff is recommending as a condition of approval (Condition #8) that the applicant provide evidence that all conditions of the Valley Branch permit have been met.*
- 6) Related to proposed storm water discharge to the north, the applicant must provide written permission from the property owner of the parcel located immediately north of the proposed Village Preserve subdivision consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat. *The applicant has submitted an agreement (Attachment #3) between GWSA Land Development, LLC and Robert Engstrom Companies outlining the terms and conditions of joint improvements that serve both the Village Preserve and Wildflower at Lake Elmo sites. Provision #2 of the agreement includes written permission by Robert Engstrom Companies to allow stormwater from the Village Preserve site to be discharged to the north. Through the submission of the agreement outlining joint-improvements, this condition has been completed.*
- 7) The applicant shall be responsible for the submission of final plans and the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014. *The applicants have submitted updated final plans for proposed improvements on Lake Elmo Ave. (Attachment #8) to Washington County. The County has responded with additional review comments (Attachment #12) for the proposed improvements. Staff would recommend that completion of the plans and improvements to Lake Elmo Ave. as directed by Washington County be included as a condition of approval (Condition #9) for the Village Preserve Final Plat.*

- 8) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, describe in a memo dated 6/25/14. *The developer has submitted updated landscape plans as part of the final plat application. The final landscape plan has been reviewed by the City's landscape consultant, Stephen Mastey. The landscape consultant has communicated that the plan properly addresses the City's landscape and tree preservation ordinances, and has provided a thoughtful and varied landscape plan. Two additional items requested by Mastey include irrigation plans for the development and additional detail of the entry median adjacent to Lake Elmo Avenue. Staff would recommend a condition of approval (Condition #7) that these additional details be submitted to the City prior to executing the final plat.*
- 9) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat to clarify the proposed amount of dedication being provided in the Village Preserve Subdivision. For whatever amount of land the applicant is short of the required parkland dedication amount, the applicant will either:
 - a. Subdivide the parcel under contract with Schiltgen Farms, Inc. and dedicate the land being proposed for parkland dedication east of Reid Park; or
 - b. Post an escrow in the amount equal to the fees in lieu of land dedication for the equal market value of the remaining land dedication requirement for Village Preserve until such time the land is dedicated east of Reid Park.

The applicant is proposing to purchase, subdivide and dedicate land east of Reid Park to fulfill the necessary parkland dedication amount for the Village Preserve residential subdivision. However, this action will not be completed prior to the consideration of the Final Plat and Development Agreement by the City Council. Therefore, the applicant is proposing to post fees in lieu of land dedication until such time that the land east of Reid Park is dedicated to the City. The total required parkland dedication for the entire site would be 3.98 acres, while the required dedication amount only for phase 1 of the subdivision would be 2.56 acres. Within phase 1 of the development, the applicants are providing 0.99 acres of parkland, resulting in a minimum fee amount equivalent to 1.57 acres (2.56 acres - 0.99 acres = 1.57 acres) to address parkland needs in phase 1. The applicant has an option to address the parkland dedication amount for the total site or in a prorated amount for phase 1 of the development. Staff is recommending that the developer be required to submit the necessary fee amount for the City to hold in escrow until the necessary amount of parkland is dedicated to the City. The dedication of parkland to the east of Reid Park is consistent with the City's Comprehensive Plan and the direction provided by the City's Park Commission.

- 10) Secondary access to the site must be provided as part of the 2nd phase of the Village Preserve Subdivision. Said access must be included in the Final Plat and final construction documents for the 2nd phase of the development. *Per the agreement with Robert Engstrom Companies and the likely timing of improvements within the Wildflower at Lake Elmo residential development, secondary access to the Village Preserve subdivision will likely be provided as part of the 1st phase of the development.*
- 11) 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. *The applicant has communicated to staff that no grading will commence on the site prior to the final plat and development agreement being approved by the City. Staff does not anticipate grading to occur prior to all approvals are in place for the Village Preserve subdivision. The applicant will be required to fulfill all conditions of plat approval prior to construction activity commences.*

- 12) Application for Final Plat for the Village Preserve subdivision will not be accepted until approved plans for the extension of sanitary sewer to the site have been accepted or ordered by the City. *The Eastern Village Sewer Project was ordered in 2014 and is nearly complete. The project includes the installation of sanitary sewer from just south of the railroad tracks north through the eastern side of the Village up through 39th Street. The final segment of sanitary sewer need to complete the eastern trunk system would extend from the railroad tracks to the lift station east of Reid Park. The plans that complete this connection have been submitted to the City as part of the Easton Village Final Plat. The Easton Village Final Plat was approved by the City Council in February of 2015. Completion of this sewer segment is a condition of approval for the 1st phase of Easton Village. In addition to the final plat approval, the City Council has approved a development contract for Easton Village that includes the trunk sewer line that will connect the 39th Street sewer to the 40th Street lift station. The final construction plans for Easton Village have been submitted for review by the City and are close to receiving final approval from the City Engineer.*

It is important to note that City staff has confidence in the completion of the eastern sewer system given the process and approvals that have occurred. However, it is important that no homes be built prior the sewer being operational. With the exception of model homes, staff recommends that no building permits are issued in Village Preserve until the eastern sewer is fully operational. In addition, any model homes that are constructed prior to the sewer being operational should not be eligible for certificate of occupancy. The recommended condition of approval is listed as Condition #10.

- 13) All of the outlots within the Village Preserve Preliminary Plat that serve as parkland or storm water management shall be dedicated to the City. *With the exception of Outlot C, all of the outlots in the Village Preserve Final Plat shall be dedicated to the City. All of these outlots serve either a stormwater management or parkland purpose. Staff recommends that the dedication of all outlots other than Outlot C be a condition of final plat approval.*

Staff is recommending that the conditions noted above that pertain to the Final Plat and that have not yet been addressed by the applicant should be adopted with the Final Plat. The City Engineer's review letter does identify modifications related to easements and construction plans that need to be addressed by the developer in order for the City to provide final approval the final plat and plans. However, staff is confident that the requested plat revisions are feasible without compromising the design of the plat. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the Final Plat.

In addition to the plans revisions noted above, it is important to recognize that there a number of improvements proposed for the subdivision that are shared improvements with the Wildflower at Lake Elmo subdivision. The Wildflower planned development recently received Preliminary Plat

and Preliminary PUD Plan approval in April of 2015. The improvements that are shared between the developments are identified in the City Engineer's memorandum and include sanitary sewer, the Layton Ave. access, and multiple stormwater management facilities. To address the timing and logistics of the construction of the shared improvements, the applicant has submitted an agreement between the applicant and Robert Engstrom Companies detailing the responsibilities and rights of the two parties. Should the construction of improvements completed by Robert Engstrom Companies be delayed for whatever reason, the GWSA Land Development, LLC has the right to construct the improvements and be reimbursed by Robert Engstrom Companies. Robert Engstrom Companies has given City staff every indication that the first phase of the Wildflower at Lake Elmo development will be constructed this year. Nevertheless, it is important that all improvements necessary for the Village Preserve development be constructed prior to the issuance of building permits for the subdivision. Staff is recommending a condition of approval that all shared improvements necessary for the first phase of the Village Preserve subdivision be constructed prior to the issuance of building permits.

Based on the above Staff report and analysis, Staff is recommending approval of the Final Plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the Final Plat.

The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plat and plans requested by the City Engineer in a memo dated 4/13/15 shall be incorporated into these documents before they are approved.
- 2) Prior to the release of Final Plat for recording, the developer shall provide evidence in a form satisfactory to the City Attorney that warrants it has fee interest in area included in the Village Preserve Final Plat.
- 3) Prior to the release of the Final Plat for recording, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
- 4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- 5) A Common Interest Agreement concerning management of the common areas of Village Preserve and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The applicant shall also 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.

- 6) As part of the development agreement for the 1st phase of the Village Preserve development, the applicant shall provide fees in lieu of land dedication for a minimum of 1.57 acres of land to fulfill the City's parkland dedication requirements prior to the release of Final Plat for recording. The fee can be provided in a pro-rated amount for the Phase 1 Area or in an amount addressing the total residential portion of the site.
- 7) The Final Landscape Plan shall include irrigation plans and additional detail of the entry median adjacent to Lake Elmo Avenue. The Final Landscape Plans shall be approved prior to the release of Final Plat for recording.
- 8) The applicant shall provide evidence that all conditions attached to the Valley Branch Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.
- 9) The applicant shall update the Lake Elmo Ave. improvements per the direction of Washington County prior to the Final Plat being released for recording. The applicant is responsible to construct all necessary improvements to Lake Elmo Ave.
- 10) All public improvements outside of the Village Preserve site needed to serve the residential subdivision, including the Eastern Village Sewer and facilities shared with the Wildflower at Lake Elmo development, must be completed prior to the issuance of building permits in the Village Preserve residential subdivision.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Boulder Ponds Final Plat and Final PUD Plan:

- 1) That the Village Preserve Final Plat is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 15, 2014.
 - 2) That the Village Preserve Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
 - 3) That the Village Preserve Final Plat complies with the City's Urban Low Density Residential zoning district.
 - 4) That the Village Preserve Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
 - 5) That the Village Preserve Final Plat complies with the City's subdivision ordinance.
 - 6) That the Village Preserve Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated April 14, 2015.
-

RECCOMENDATION:

Staff is recommending approval of the Village Preserve Final Plat with the 10 conditions of approval as listed in the Staff report. The suggested motion is the following:

“Move to recommend approval of the Village Preserve Final Plat with the 10 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report.”

ATTACHMENTS:

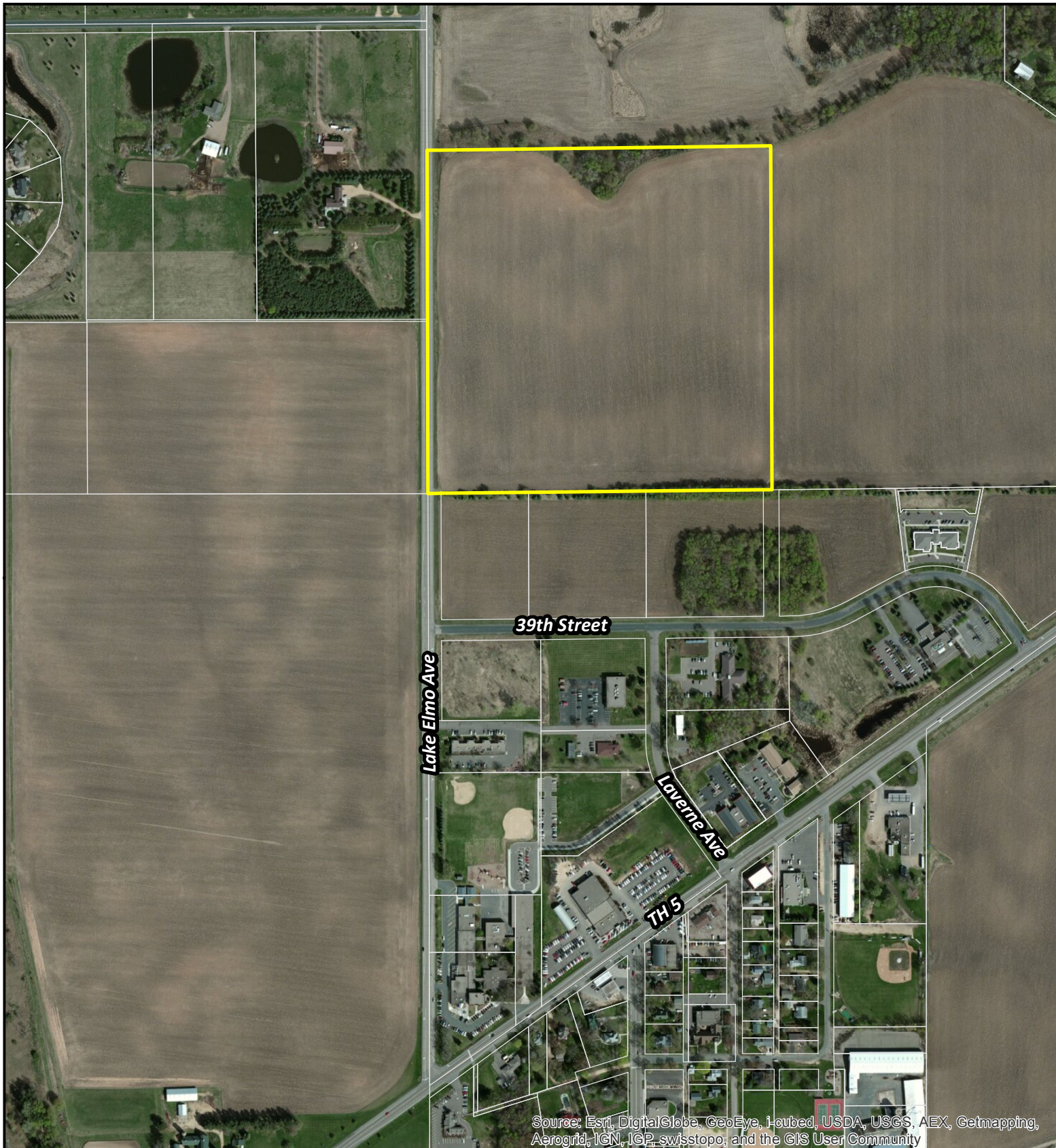
1. Location Map
2. Application Forms and Project Narrative
3. Agreement on Joint-Improvements w/Robert Engstrom Companies
4. Final Plat (3 sheets)
5. Final Site/Phasing Plan (1 sheet)
6. Final Grading Plans (3 sheets)
7. Final Landscape Plan (3 sheets)
8. Turn Lane Exhibit (2 sheets)
9. City Engineer Review Memorandum, dated 4/14/15
10. Fire Chief Review Memorandum, dated 4/20/15
11. Landscape Consultant Review Memorandum, dated 4/22/15
12. Washington County Review Email w/Exhibit, dated 4/21/15
13. Valley Branch Watershed District Permit, dated 3/18/15

NOT ATTACHED BUT AVAILABLE UPON REQUEST:

1. Final Street Plans
2. Final Utility Plans
3. Final Storm Plans
4. Final Erosion Control Plans

ORDER OF BUSINESS:

- Introduction Planning Staff
- Report by Staff Planning Staff
- Questions from the Commission Chair & Commission Members
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members



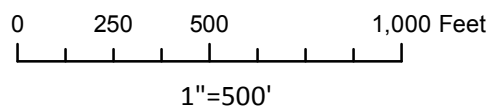
Location Map: 12.029.21.33.0001



Data Source: Washington County, MN
3-7-2014



12.029.21.33.0001
(Sketch Plan Location)



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



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

FINAL PLAT APPLICATION

Applicant: GWSA Land Development, LLC
Address: 10850 OLD County Road 15, Suite 200, Plymouth, MN 55441
Phone #: 952-270-4473
Email Address: CRAIG@GonyeaCompany.com

Fee Owner: Schiltgen Farms, Inc
Address: 10880 Stillwater Blvd N., Lake Elmo, MN 55042
Phone #: 651-303-8188
Email Address: Pete.Schiltgen@gmail.com

Property Location (Address and Complete (long) Legal Description): The Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota

General information of proposed subdivision: 91 Single family homes on +/- 39.84 acres of land located on the east side of Lake Elmo Avenue, approximately 525 feet north of 39th Street North

Final plat for Phase I - 46 Single family homes

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: Craig D. Gonyea Date: 2/17/15

Fee Owner Signature: _____ 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.

Name of applicant CRAIG ALLEN
(Please Print)

Street address/legal description of subject property The Southwest Quarter of The
Southwest Quarter of Section 12, Township 29 North, Range
21 West, Washington County, Minnesota

Craig Allen 2/17/15
Signature Date

FEE OWNER:

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 Lavene Avenue North
Lake Elmo, MN 55042

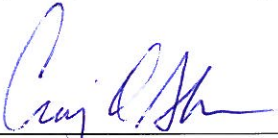
ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

Signature of applicant  Date 2/17/15

Name of applicant CRAIG ALLEN Phone 952-270-4443
(Please Print)

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



**Village Preserve
Development Narrative
Phase 1
April 20, 2015**

Developer Introduction:

GWSA LAND DEVELOPMENT, LLC.
Craig Allen
10850 Old County Road 15
Suite 200
Plymouth, Minnesota 55441
Telephone: 952-270-4473
Email: craig@gonyeacompany.com

The developer is proposing a community of 91 single family homes on +/- 39.84 acres of land located on the east side of Lake Elmo Avenue (CASH17), approximately 525 feet north of 39th Street North. The developer is requesting Final Plat for 46 of the 91 single family homes in Phase 1 on +/- 25.6 acres of the total +/-39.84. This proposed residential development will consist of higher end single family homes. It is anticipated that these homes will range in price from \$400,000 to \$750,000. The development is located in an area of Lake Elmo with easy access to the transportation system. This will provide the future home owners a secluded place to live that is located within minutes of all the amenities Lake Elmo has to offer with the regional facilities of the larger metropolitan area.

Village Preserve

The project is anticipated to be constructed in two phases. The primary access is Lake Elmo Avenue. A community amenity area/park will be developed (proposed Outlot D) between the Village Preserve development and the proposed Wildflower at Lake Elmo development. Village Preserve is located within the Stillwater School District #834.

Development Team:

Civil Engineering, Surveying & Land Planning

Sathre-Bergquist, Inc.

Robert S. Molstad, P.E.
David B. Pemberton, P.L.S.
150 South Broadway
Wayzata, Minnesota 55391
Telephone: 952-476-6000
Facsimile: 952-476-0104
Email: molstad@sathre.com
Email: pemberton@sathre.com

Wetland & Biological Sciences

Kjolhaug Environmental Services

Melissa Barrett
26105 Wild Rose Lane
Shorewood, MN 55331

Telephone: 952-401-8757
Email: Melissa@kjolhaugenv.com

Soil Sciences

Haugo GeoTechnical Services

Paul Haugo
13570 Grove Drive #278
Maple Grove, MN 55311
Telephone: (612) 554-4829
Email: p.haugo@gmail.com

Property Ownership:

Schiltgen Farms, Inc.
PID: 1202921330001
The Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West,
Washington County, Minnesota.

Pete Schiltgen
10880 Stillwater Blvd. North
Lake Elmo, MN 55042
Telephone: (651) 303-8188
Peteschiltgen@gmail.com

Comprehensive Plan, Zoning, Density, & Variances:

The planned Land Use is Village Urban Medium Density. On the Village Land Use Plan, the project site is classified as Village Urban Medium Density (V-MDR). The density range for V-MDR is 2.5 – 4.99 units per acre. The attached final plat shows 46 single family lots that are a minimum width of 65 feet. The smallest lot area is L4B4 – 8,455 sf and the largest lot area is L7B1 at 20,480 sf, with an average lot area of 12,469 for the entire project.

Lake Elmo Zoning:

LDR District
Minimum Lot Area – 8,000 square feet
Minimum Width – 60 feet
Front Yard Setback – 25 feet
Side Yard Setback – 5 feet to garage and 10 feet to living space
Corner Yard Setback – 15 feet
Rear Yard Setback – 20 feet

Density:

Total Site:

Gross Site Area: 39.84 acres
Gross Density = $91/39.84 = 2.28$ units per acre

CSAH 17 ROW: 2.27 acres

Open Space: 1.22 acres

Net Area: $39.84 - 2.27 - 1.22 = 36.35$ acres

Net Density = $91/36.35 = 2.50$ units per acre

Variances – No variances are proposed.

A final plat lot area tabulation sheet for Phase 1 is in Appendix A of this narrative.

Site Analysis:

The site is bordered on the north and east by the proposed Wildflower at Lake Elmo development, a Robert Engstrom Development. The site is bordered on the west by Lake Elmo Avenue and on the south by future commercial properties. The primary access to the site will be via Lake Elmo Avenue with a second access from 39th Street North via Layton Avenue North.

The site is currently being used for agricultural purposes. Please refer to the ALTA Survey and the aerial photos. Utility service, sanitary sewer will be provided to the site as part of the proposed Trunk Sanitary Sewer project that will extend sewer service from the new lift station at Reid Park, north to the Site. Watermain exists on the east side of Lake Elmo Avenue and will be extended to the south east corner of the project from 39th Street North. Storm water will be managed and outlet from the site in accordance with the City and Watershed requirements. The site is within the Valley Branch Watershed District. Minor utilities (gas, electric, phone, and TV) will need to be extended to service the site.

The topography of the site is relatively flat on most of the site, 940 to 945 along Lake Elmo Avenue and sloping southeast to 938 at the south east corner. The highest elevations are in the northwest corner at +/- 955. There is an existing slope in the north central portion of the site that slopes from 940 down to 920.

There are no wetlands on the site.

The USDA Soil Survey of the project site indicates Antigo Silt Loams, Campia Silt Loams, and Mahtomedi Loamy Sand. The soils that are present consist of mostly moderately well drained loams and sandy loams with a moderate permeability.

Street Design:

Village Preserve proposes to have public streets; the public streets within the project would be 28' B-B, with a sidewalk along one side of the street, within a 60' ROW. The cul-de-sacs will have a 45' radius to the back of curb. All streets will be constructed to the City of Lake Elmo standard street section.

Utility Services:

City sanitary sewer will need to be extended to the site. Water is currently available to serve the site, see notes above.

Site Grading:

The site grading is planned to begin in the spring of 2015. The project will be graded in one phase. The overall graded area is +/- 38 acres. We are proposing to grade all streets to the proposed hold downs and prepare corrected building pads for all home sites. We are creating three storm water ponding areas and

two infiltration areas to meet the storm water treatment requirements of the City and the Watershed. It is our design objective to balance the site with on-site material, some import of suitable structural fill material may be necessary for building pad, and street.

Storm water:

The storm water facilities proposed in Village Preserve are illustrated on the enclosed preliminary plans. Runoff from the site will be directed to storm sewer inlet locations, collected and conveyed to the proposed treatment pond(s) and filtration area(s). The ponds and filtration areas will provide temporary storage of storm water runoff, treatment of storm water and sediment removal. The storm water plan will provide adequate treatment and storage to meet the City of Lake Elmo and the Valley Branch Watershed District requirements.

Wetlands:

There are no wetlands on the site.

Traffic:

Village Preserve proposes one primary access point off of Lake Elmo Avenue and a secondary street connection to 39th Street North via Layton Avenue North.

Traffic Generation – (anticipate 10 trips per day per home site)

Total Site: 91 Lots = 910 trips per day

Phase 1: 46 Lots = 460 trips per day

The additional traffic generated from this site is not anticipated to have a noticeable impact on the existing traffic in the area and is on the lower end of the proposed Comprehensive Plan guiding.

Trail System:

Six-foot concrete sidewalks are proposed along residential streets within the site. In addition, there are 8.5 foot trails proposed to promote neighborhood connectivity as well as encourage and expand pedestrian use of Downtown.

Park:

The neighborhood park and a majority of the trails will be installed with Phase 1 of the development. The developer is proposing dedicating land adjacent to Reid Park in lieu of park dedication fees. The developer is working with Robert Engstrom Companies and the Lake Elmo Park Commission on possible park improvements.

Woodland Areas & Protection:

I. Introduction

A current tree survey in accordance with City of Lake Elmo requirements has been completed for this site and is included in the submittal. The tree inventory plan is shown on the Erosion Control Plan. Only 14 trees were identified, per the City requirements.

II. Tree Species, Distribution and Size:

The site has 318 caliper inches of significant trees, with 15 caliper inches of exempt trees for a net total of 303 caliper inches. The trees are located throughout the site. The species include Cherry, Maple, Box Elder, Red Cedar and a few others. A table containing data on the trees, as well as a map which shows tree location, species, size and condition, are shown in the preliminary plans, please see the Erosion Control Plan.

Tree Removal & Restitution:

The Village Preserve development will impact approximately 61.4% of the significant trees on the site. The development is over the allowable 30% threshold and a proposed replacement plan has been prepared for the project.

Landscape Plan, Monuments, & Entrance:

This development will have a divided entry off of Lake Elmo Avenue and some small berming along Lake Elmo Avenue. Many of the lots will have pond views or overlook views, due to the site topography. The storm water pond and treatment areas will have landscaping to create unique water treatment facilities for the proposed project. A custom entry monument may be designed and constructed at the proposed entrance(s). This will create a sense of luxury and livability for the new single family residents, while providing safer access to the site.

Homeowner's Association and Restrictive Covenants:

The developer will prepare restrictive covenants and standards that will apply to this 91 lot project. The restrictive covenants will be tailored to the developer's vision of the project. Each home will be required to meet the specifics of building types, landscaping, and overall goals of the development.

A master HOA will be created for the Village Preserve project. This association will be in charge of the monumentation, entrance, landscaping, and infiltration basins. The HOA will also be responsible for maintenance issues within the subdivision. These may include special landscaping, mailboxes, signage, and other common elements.

Preliminary Plat Conditions for Approval

- 1) Within six months of preliminary plat approval, the applicant shall complete the following:
 - a. The applicant shall provide adequate title evidence satisfactory to the City Attorney.
Comment: Title work will be submitted for review before City officials sign the final plat.
 - b. The applicant shall submit a revised Preliminary Plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for Final Plat and prior to the commencement of any grading activity on the site.
- 2) The City Engineer shall review and approve all revised Preliminary Plans that are submitted to the City in advance of Final Plat to satisfy Condition #1. ***Comment: Revised plans have been submitted for City Engineer to review.***
- 3) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements.

- 4) All required modifications to the plans as requested by the City Engineer in a review letter dated June 23, 2014 shall be incorporated into the plans prior to consideration of a Final Plat. ***Comment: All modifications requested in Engineer review letter have been incorporated.***
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site. ***Comment: Village Preserve has received Valley Branch Watershed District storm water permit. Plans have been updated with their conditions of approval.***
- 6) Related to proposed storm water discharge to the north, the applicant must provide written permission from the property owner of the parcel located immediately north of the proposed Village Preserve subdivision consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat. ***Comment: Applicant and neighboring landowner have an agreement to discharge storm water to the north.***
- 7) The applicant shall be responsible for the submission of final plans and the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014. ***Comment: Lake Elmo Avenue improvement plans have been submitted.***
- 8) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, describe in a memo dated 6/25/14. ***Comment: Landscape Plans have been updated with Landscape Consultant recommendations dated 6/25/14.***
- 9) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat to clarify the proposed amount of dedication being provided in the Village Preserve Subdivision. For whatever amount of land the applicant is short of the required parkland dedication amount, the applicant will either:
 - a. Subdivide the parcel under contract with Schiltgen Farms, Inc. and dedicate the land being proposed for parkland dedication east of Reid Park; or
 - b. Post an escrow in the amount equal to the fees in lieu of land dedication for the equal market value of the remaining land dedication requirement for Village Preserve until such time the land is dedicated east of Reid Park.

Comment: Applicant has provided updated parkland dedication calculations. Applicant will choose one of the two options for parkland dedication listed above, both resulting in land dedication east of Reid Park.
- 10) Secondary access to the site must be provided as part of the 2nd phase of the Village Preserve Subdivision. Said access must be included in the Final Plat and final construction documents for the 2nd phase of the development. ***Comment: Secondary access is included in Phase 1 plans.***
- 11) 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. ***Comment: Applicant does not intend to grade site prior to final plat approval.***
- 12) Application for Final Plat for the Village Preserve subdivision will not be accepted until approved plans for the extension of sanitary sewer to the site have been accepted or ordered by the City. ***Comment: Applicant has two agreements with local landowners to extend sanitary sewer privately to the site once they have final plat approval and the City accepts a developer's agreement for Village Preserve.***
- 13) All of the outlots within the Village Preserve Preliminary Plat that serve as parkland or storm water management shall be dedicated to the City. ***Comment: All outlots will be dedicated to the City.***

APPENDIX A:

Village Preserve (Phase 1) – Final Plat Lot Area Summary

BLOCK 1	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	13,873	s.f.	0.32	acres	0	s.f.	13,873	s.f.	0.32	acres	95	+/-	l.f.
Lot 2	14,656	s.f.	0.34	acres	0	s.f.	14,656	s.f.	0.34	acres	85.3	+/-	l.f.
Lot 3	17,337	s.f.	0.40	acres	0	s.f.	17,337	s.f.	0.40	acres	84.1	+/-	l.f.
Lot 4	14,344	s.f.	0.33	acres	0	s.f.	14,344	s.f.	0.33	acres	95.6	+/-	l.f.
Lot 5	16,946	s.f.	0.39	acres	0	s.f.	16,946	s.f.	0.39	acres	80.1	+/-	l.f.
Lot 6	11,249	s.f.	0.26	acres	0	s.f.	11,249	s.f.	0.26	acres	80.1	+/-	l.f.
Lot 7	14,660	s.f.	0.34	acres	0	s.f.	14,660	s.f.	0.34	acres	80.8	+/-	l.f.
Lot 8	18,881	s.f.	0.43	acres	0	s.f.	18,881	s.f.	0.43	acres	80.8	+/-	l.f.
Lot 9	12,822	s.f.	0.29	acres	0	s.f.	12,822	s.f.	0.29	acres	80.5	+/-	l.f.
Lot 10	15,944	s.f.	0.37	acres	0	s.f.	15,944	s.f.	0.37	acres	91.5	+/-	l.f.
Lot 11	12,123	s.f.	0.28	acres	0	s.f.	12,123	s.f.	0.28	acres	85.2	+/-	l.f.
Lot 12	13,294	s.f.	0.31	acres	0	s.f.	13,294	s.f.	0.31	acres	95	+/-	l.f.
Lot 13	12,057	s.f.	0.28	acres	0	s.f.	12,057	s.f.	0.28	acres	82	+/-	l.f.
Lot 14	11,603	s.f.	0.27	acres	0	s.f.	11,603	s.f.	0.27	acres	80.6	+/-	l.f.
Lot 15	11,650	s.f.	0.27	acres	0	s.f.	11,650	s.f.	0.27	acres	80.7	+/-	l.f.
Total	211,438	s.f.	4.85	acres	0	s.f.	211,438	s.f.	4.85	acres			
BLOCK 2	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	12,737	s.f.	0.29	acres	0	s.f.	12,737	s.f.	0.29	acres	133.6	+/-	l.f.
Lot 2	12,581	s.f.	0.29	acres	0	s.f.	12,581	s.f.	0.29	acres	108.6	+/-	l.f.
Lot 3	11,315	s.f.	0.26	acres	0	s.f.	11,315	s.f.	0.26	acres	81	+/-	l.f.
Lot 4	11,523	s.f.	0.26	acres	0	s.f.	11,523	s.f.	0.26	acres	80.7	+/-	l.f.
Lot 5	11,835	s.f.	0.27	acres	0	s.f.	11,835	s.f.	0.27	acres	80.8	+/-	l.f.
Lot 6	11,179	s.f.	0.26	acres	0	s.f.	11,179	s.f.	0.26	acres	94.1	+/-	l.f.
Total	71,170	s.f.	1.63	acres	0	s.f.	71,170	s.f.	1.63	acres			
BLOCK 3	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	9,342	s.f.	0.21	acres	0	s.f.	9,342	s.f.	0.21	acres	83.3	+/-	l.f.
Lot 2	10,415	s.f.	0.24	acres	0	s.f.	10,415	s.f.	0.24	acres	93.2	+/-	l.f.
Lot 3	10,341	s.f.	0.24	acres	0	s.f.	10,341	s.f.	0.24	acres	74.5	+/-	l.f.
Lot 4	10,588	s.f.	0.24	acres	0	s.f.	10,588	s.f.	0.24	acres	80.9	+/-	l.f.
Lot 5	12,100	s.f.	0.28	acres	0	s.f.	12,100	s.f.	0.28	acres	85.2	+/-	l.f.
Lot 6	11,544	s.f.	0.27	acres	0	s.f.	11,544	s.f.	0.27	acres	65	+/-	l.f.
Lot 7	11,662	s.f.	0.27	acres	0	s.f.	11,662	s.f.	0.27	acres	65	+/-	l.f.
Lot 8	11,500	s.f.	0.26	acres	0	s.f.	11,500	s.f.	0.26	acres	87.4	+/-	l.f.
Lot 9	11,325	s.f.	0.26	acres	0	s.f.	11,325	s.f.	0.26	acres	97.6	+/-	l.f.
Total	98,818	s.f.	2.27	acres	0	s.f.	98,818	s.f.	2.27	acres			

BLOCK 4	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	14,334	s.f.	0.33	acres	0	s.f.	14,334	s.f.	0.33	acres	71.4	+/-	l.f.
Lot 2	13,065	s.f.	0.30	acres	0	s.f.	13,065	s.f.	0.30	acres	65	+/-	l.f.
Lot 3	10,624	s.f.	0.24	acres	0	s.f.	10,624	s.f.	0.24	acres	65	+/-	l.f.
Lot 4	8,455	s.f.	0.19	acres	0	s.f.	8,455	s.f.	0.19	acres	65	+/-	l.f.
Lot 5	8,509	s.f.	0.20	acres	0	s.f.	8,509	s.f.	0.20	acres	65	+/-	l.f.
Lot 6	8,571	s.f.	0.20	acres	0	s.f.	8,571	s.f.	0.20	acres	65	+/-	l.f.
Lot 7	10,205	s.f.	0.23	acres	0	s.f.	10,205	s.f.	0.23	acres	65	+/-	l.f.
Lot 8	12,673	s.f.	0.29	acres	0	s.f.	12,673	s.f.	0.29	acres	71	+/-	l.f.
Lot 9	11,314	s.f.	0.26	acres	0	s.f.	11,314	s.f.	0.26	acres	71	+/-	l.f.
Lot 10	8,980	s.f.	0.21	acres	0	s.f.	8,980	s.f.	0.21	acres	65	+/-	l.f.
Lot 11	10,346	s.f.	0.24	acres	0	s.f.	10,346	s.f.	0.24	acres	65	+/-	l.f.
Lot 12	11,856	s.f.	0.27	acres	0	s.f.	11,856	s.f.	0.27	acres	65	+/-	l.f.
Lot 13	14,676	s.f.	0.34	acres	0	s.f.	14,676	s.f.	0.34	acres	65	+/-	l.f.
Lot 14	12,340	s.f.	0.28	acres	0	s.f.	12,340	s.f.	0.28	acres	65	+/-	l.f.
Lot 15	10,881	s.f.	0.25	acres	0	s.f.	10,881	s.f.	0.25	acres	65.5	+/-	l.f.
Lot 16	11,012	s.f.	0.25	acres	0	s.f.	11,012	s.f.	0.25	acres	75.3	+/-	l.f.
Total	177,839	s.f.	4.08	acres	0	s.f.	177,839	s.f.	4.08	acres			
OUTLOT	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
A	14,306	s.f.	0.33	acres	0	s.f.	14,306	s.f.	0.33	acres	0	+/-	l.f.
B	85,678	s.f.	1.97	acres	0	s.f.	85,678	s.f.	1.97	acres	0	+/-	l.f.
C	580,709	s.f.	13.33	acres	0	s.f.	580,709	s.f.	13.33	acres	0	+/-	l.f.
D	65,261	s.f.	1.50	acres	0	s.f.	65,261	s.f.	1.50	acres	0	+/-	l.f.
E	23,870	s.f.	0.55	acres	0	s.f.	23,870	s.f.	0.55	acres	0	+/-	l.f.
F	40,766	s.f.	0.94	acres	0	s.f.	40,766	s.f.	0.94	acres	0	+/-	l.f.
G	1,735	s.f.	0.04	acres	0	s.f.	1,735	s.f.	0.04	acres	0	+/-	l.f.
H	36,958	s.f.	0.85	acres	0	s.f.	36,958	s.f.	0.85	acres	0	+/-	l.f.
I	49,235	s.f.	1.13	acres	0	s.f.	49,235	s.f.	1.13	acres	0	+/-	l.f.
Total	898,519	s.f.	20.63	acres	0	s.f.	898,519	s.f.	20.63	acres			
R/W	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
	348,735	s.f.	8.01	acres	0	s.f.	348,735	s.f.	8.01	acres	0	+/-	l.f.
TOTAL	GROSS AREA				WETLAND AREA		NET AREA						
	1,735,349	s.f.	39.84	acres	0	s.f.	1,735,349	s.f.	39.84	acres			



**Village Preserve
Development Narrative
Phase 1
April 20, 2015**

Developer Introduction:

GWSA LAND DEVELOPMENT, LLC.
Craig Allen
10850 Old County Road 15
Suite 200
Plymouth, Minnesota 55441
Telephone: 952-270-4473
Email: craig@gonyeacompany.com

The developer is proposing a community of 91 single family homes on +/- 39.84 acres of land located on the east side of Lake Elmo Avenue (CASH17), approximately 525 feet north of 39th Street North. The developer is requesting Final Plat for 46 of the 91 single family homes in Phase 1 on +/- 25.6 acres of the total +/-39.84. This proposed residential development will consist of higher end single family homes. It is anticipated that these homes will range in price from \$400,000 to \$750,000. The development is located in an area of Lake Elmo with easy access to the transportation system. This will provide the future home owners a secluded place to live that is located within minutes of all the amenities Lake Elmo has to offer with the regional facilities of the larger metropolitan area.

Village Preserve

The project is anticipated to be constructed in two phases. The primary access is Lake Elmo Avenue. A community amenity area/park will be developed (proposed Outlot D) between the Village Preserve development and the proposed Wildflower at Lake Elmo development. Village Preserve is located within the Stillwater School District #834.

Development Team:

Civil Engineering, Surveying & Land Planning

Sathre-Bergquist, Inc.

Robert S. Molstad, P.E.
David B. Pemberton, P.L.S.
150 South Broadway
Wayzata, Minnesota 55391
Telephone: 952-476-6000
Facsimile: 952-476-0104
Email: molstad@sathre.com
Email: pemberton@sathre.com

Wetland & Biological Sciences

Kjolhaug Environmental Services

Melissa Barrett
26105 Wild Rose Lane
Shorewood, MN 55331

Telephone: 952-401-8757
Email: Melissa@kjolhaugenv.com

Soil Sciences

Haugo GeoTechnical Services

Paul Haugo
13570 Grove Drive #278
Maple Grove, MN 55311
Telephone: (612) 554-4829
Email: p.haugo@gmail.com

Property Ownership:

Schiltgen Farms, Inc.
PID: 1202921330001
The Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West,
Washington County, Minnesota.

Pete Schiltgen
10880 Stillwater Blvd. North
Lake Elmo, MN 55042
Telephone: (651) 303-8188
Peteschiltgen@gmail.com

Comprehensive Plan, Zoning, Density, & Variances:

The planned Land Use is Village Urban Medium Density. On the Village Land Use Plan, the project site is classified as Village Urban Medium Density (V-MDR). The density range for V-MDR is 2.5 – 4.99 units per acre. The attached final plat shows 46 single family lots that are a minimum width of 65 feet. The smallest lot area is L4B4 – 8,455 sf and the largest lot area is L7B1 at 20,480 sf, with an average lot area of 12,469 for the entire project.

Lake Elmo Zoning:

LDR District
Minimum Lot Area – 8,000 square feet
Minimum Width – 60 feet
Front Yard Setback – 25 feet
Side Yard Setback – 5 feet to garage and 10 feet to living space
Corner Yard Setback – 15 feet
Rear Yard Setback – 20 feet

Density:

Total Site:

Gross Site Area: 39.84 acres
Gross Density = $91/39.84 = 2.28$ units per acre

CSAH 17 ROW: 2.27 acres

Open Space: 1.22 acres

Net Area: $39.84 - 2.27 - 1.22 = 36.35$ acres

Net Density = $91/36.35 = 2.50$ units per acre

Variances – No variances are proposed.

A final plat lot area tabulation sheet for Phase 1 is in Appendix A of this narrative.

Site Analysis:

The site is bordered on the north and east by the proposed Wildflower at Lake Elmo development, a Robert Engstrom Development. The site is bordered on the west by Lake Elmo Avenue and on the south by future commercial properties. The primary access to the site will be via Lake Elmo Avenue with a second access from 39th Street North via Layton Avenue North.

The site is currently being used for agricultural purposes. Please refer to the ALTA Survey and the aerial photos. Utility service, sanitary sewer will be provided to the site as part of the proposed Trunk Sanitary Sewer project that will extend sewer service from the new lift station at Reid Park, north to the Site. Watermain exists on the east side of Lake Elmo Avenue and will be extended to the south east corner of the project from 39th Street North. Storm water will be managed and outlet from the site in accordance with the City and Watershed requirements. The site is within the Valley Branch Watershed District. Minor utilities (gas, electric, phone, and TV) will need to be extended to service the site.

The topography of the site is relatively flat on most of the site, 940 to 945 along Lake Elmo Avenue and sloping southeast to 938 at the south east corner. The highest elevations are in the northwest corner at +/- 955. There is an existing slope in the north central portion of the site that slopes from 940 down to 920.

There are no wetlands on the site.

The USDA Soil Survey of the project site indicates Antigo Silt Loams, Campia Silt Loams, and Mahtomedi Loamy Sand. The soils that are present consist of mostly moderately well drained loams and sandy loams with a moderate permeability.

Street Design:

Village Preserve proposes to have public streets; the public streets within the project would be 28' B-B, with a sidewalk along one side of the street, within a 60' ROW. The cul-de-sacs will have a 45' radius to the back of curb. All streets will be constructed to the City of Lake Elmo standard street section.

Utility Services:

City sanitary sewer will need to be extended to the site. Water is currently available to serve the site, see notes above.

Site Grading:

The site grading is planned to begin in the spring of 2015. The project will be graded in one phase. The overall graded area is +/- 38 acres. We are proposing to grade all streets to the proposed hold downs and prepare corrected building pads for all home sites. We are creating three storm water ponding areas and

two infiltration areas to meet the storm water treatment requirements of the City and the Watershed. It is our design objective to balance the site with on-site material, some import of suitable structural fill material may be necessary for building pad, and street.

Storm water:

The storm water facilities proposed in Village Preserve are illustrated on the enclosed preliminary plans. Runoff from the site will be directed to storm sewer inlet locations, collected and conveyed to the proposed treatment pond(s) and filtration area(s). The ponds and filtration areas will provide temporary storage of storm water runoff, treatment of storm water and sediment removal. The storm water plan will provide adequate treatment and storage to meet the City of Lake Elmo and the Valley Branch Watershed District requirements.

Wetlands:

There are no wetlands on the site.

Traffic:

Village Preserve proposes one primary access point off of Lake Elmo Avenue and a secondary street connection to 39th Street North via Layton Avenue North.

Traffic Generation – (anticipate 10 trips per day per home site)

Total Site: 91 Lots = 910 trips per day

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- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site. ***Comment: Village Preserve has received Valley Branch Watershed District storm water permit. Plans have been updated with their conditions of approval.***
- 6) Related to proposed storm water discharge to the north, the applicant must provide written permission from the property owner of the parcel located immediately north of the proposed Village Preserve subdivision consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat. ***Comment: Applicant and neighboring landowner have an agreement to discharge storm water to the north.***
- 7) The applicant shall be responsible for the submission of final plans and the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014. ***Comment: Lake Elmo Avenue improvement plans have been submitted.***
- 8) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, describe in a memo dated 6/25/14. ***Comment: Landscape Plans have been updated with Landscape Consultant recommendations dated 6/25/14.***
- 9) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat to clarify the proposed amount of dedication being provided in the Village Preserve Subdivision. For whatever amount of land the applicant is short of the required parkland dedication amount, the applicant will either:
 - a. Subdivide the parcel under contract with Schiltgen Farms, Inc. and dedicate the land being proposed for parkland dedication east of Reid Park; or
 - b. Post an escrow in the amount equal to the fees in lieu of land dedication for the equal market value of the remaining land dedication requirement for Village Preserve until such time the land is dedicated east of Reid Park.

Comment: Applicant has provided updated parkland dedication calculations. Applicant will choose one of the two options for parkland dedication listed above, both resulting in land dedication east of Reid Park.
- 10) Secondary access to the site must be provided as part of the 2nd phase of the Village Preserve Subdivision. Said access must be included in the Final Plat and final construction documents for the 2nd phase of the development. ***Comment: Secondary access is included in Phase 1 plans.***
- 11) 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. ***Comment: Applicant does not intend to grade site prior to final plat approval.***
- 12) Application for Final Plat for the Village Preserve subdivision will not be accepted until approved plans for the extension of sanitary sewer to the site have been accepted or ordered by the City. ***Comment: Applicant has two agreements with local landowners to extend sanitary sewer privately to the site once they have final plat approval and the City accepts a developer's agreement for Village Preserve.***
- 13) All of the outlots within the Village Preserve Preliminary Plat that serve as parkland or storm water management shall be dedicated to the City. ***Comment: All outlots will be dedicated to the City.***

APPENDIX A:

Village Preserve (Phase 1) – Final Plat Lot Area Summary

BLOCK 1	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	13,873	s.f.	0.32	acres	0	s.f.	13,873	s.f.	0.32	acres	95	+/-	l.f.
Lot 2	14,656	s.f.	0.34	acres	0	s.f.	14,656	s.f.	0.34	acres	85.3	+/-	l.f.
Lot 3	17,337	s.f.	0.40	acres	0	s.f.	17,337	s.f.	0.40	acres	84.1	+/-	l.f.
Lot 4	14,344	s.f.	0.33	acres	0	s.f.	14,344	s.f.	0.33	acres	95.6	+/-	l.f.
Lot 5	16,946	s.f.	0.39	acres	0	s.f.	16,946	s.f.	0.39	acres	80.1	+/-	l.f.
Lot 6	11,249	s.f.	0.26	acres	0	s.f.	11,249	s.f.	0.26	acres	80.1	+/-	l.f.
Lot 7	14,660	s.f.	0.34	acres	0	s.f.	14,660	s.f.	0.34	acres	80.8	+/-	l.f.
Lot 8	18,881	s.f.	0.43	acres	0	s.f.	18,881	s.f.	0.43	acres	80.8	+/-	l.f.
Lot 9	12,822	s.f.	0.29	acres	0	s.f.	12,822	s.f.	0.29	acres	80.5	+/-	l.f.
Lot 10	15,944	s.f.	0.37	acres	0	s.f.	15,944	s.f.	0.37	acres	91.5	+/-	l.f.
Lot 11	12,123	s.f.	0.28	acres	0	s.f.	12,123	s.f.	0.28	acres	85.2	+/-	l.f.
Lot 12	13,294	s.f.	0.31	acres	0	s.f.	13,294	s.f.	0.31	acres	95	+/-	l.f.
Lot 13	12,057	s.f.	0.28	acres	0	s.f.	12,057	s.f.	0.28	acres	82	+/-	l.f.
Lot 14	11,603	s.f.	0.27	acres	0	s.f.	11,603	s.f.	0.27	acres	80.6	+/-	l.f.
Lot 15	11,650	s.f.	0.27	acres	0	s.f.	11,650	s.f.	0.27	acres	80.7	+/-	l.f.
Total	211,438	s.f.	4.85	acres	0	s.f.	211,438	s.f.	4.85	acres			
BLOCK 2	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	12,737	s.f.	0.29	acres	0	s.f.	12,737	s.f.	0.29	acres	133.6	+/-	l.f.
Lot 2	12,581	s.f.	0.29	acres	0	s.f.	12,581	s.f.	0.29	acres	108.6	+/-	l.f.
Lot 3	11,315	s.f.	0.26	acres	0	s.f.	11,315	s.f.	0.26	acres	81	+/-	l.f.
Lot 4	11,523	s.f.	0.26	acres	0	s.f.	11,523	s.f.	0.26	acres	80.7	+/-	l.f.
Lot 5	11,835	s.f.	0.27	acres	0	s.f.	11,835	s.f.	0.27	acres	80.8	+/-	l.f.
Lot 6	11,179	s.f.	0.26	acres	0	s.f.	11,179	s.f.	0.26	acres	94.1	+/-	l.f.
Total	71,170	s.f.	1.63	acres	0	s.f.	71,170	s.f.	1.63	acres			
BLOCK 3	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	9,342	s.f.	0.21	acres	0	s.f.	9,342	s.f.	0.21	acres	83.3	+/-	l.f.
Lot 2	10,415	s.f.	0.24	acres	0	s.f.	10,415	s.f.	0.24	acres	93.2	+/-	l.f.
Lot 3	10,341	s.f.	0.24	acres	0	s.f.	10,341	s.f.	0.24	acres	74.5	+/-	l.f.
Lot 4	10,588	s.f.	0.24	acres	0	s.f.	10,588	s.f.	0.24	acres	80.9	+/-	l.f.
Lot 5	12,100	s.f.	0.28	acres	0	s.f.	12,100	s.f.	0.28	acres	85.2	+/-	l.f.
Lot 6	11,544	s.f.	0.27	acres	0	s.f.	11,544	s.f.	0.27	acres	65	+/-	l.f.
Lot 7	11,662	s.f.	0.27	acres	0	s.f.	11,662	s.f.	0.27	acres	65	+/-	l.f.
Lot 8	11,500	s.f.	0.26	acres	0	s.f.	11,500	s.f.	0.26	acres	87.4	+/-	l.f.
Lot 9	11,325	s.f.	0.26	acres	0	s.f.	11,325	s.f.	0.26	acres	97.6	+/-	l.f.
Total	98,818	s.f.	2.27	acres	0	s.f.	98,818	s.f.	2.27	acres			

BLOCK 4	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	14,334	s.f.	0.33	acres	0	s.f.	14,334	s.f.	0.33	acres	71.4	+/-	l.f.
Lot 2	13,065	s.f.	0.30	acres	0	s.f.	13,065	s.f.	0.30	acres	65	+/-	l.f.
Lot 3	10,624	s.f.	0.24	acres	0	s.f.	10,624	s.f.	0.24	acres	65	+/-	l.f.
Lot 4	8,455	s.f.	0.19	acres	0	s.f.	8,455	s.f.	0.19	acres	65	+/-	l.f.
Lot 5	8,509	s.f.	0.20	acres	0	s.f.	8,509	s.f.	0.20	acres	65	+/-	l.f.
Lot 6	8,571	s.f.	0.20	acres	0	s.f.	8,571	s.f.	0.20	acres	65	+/-	l.f.
Lot 7	10,205	s.f.	0.23	acres	0	s.f.	10,205	s.f.	0.23	acres	65	+/-	l.f.
Lot 8	12,673	s.f.	0.29	acres	0	s.f.	12,673	s.f.	0.29	acres	71	+/-	l.f.
Lot 9	11,314	s.f.	0.26	acres	0	s.f.	11,314	s.f.	0.26	acres	71	+/-	l.f.
Lot 10	8,980	s.f.	0.21	acres	0	s.f.	8,980	s.f.	0.21	acres	65	+/-	l.f.
Lot 11	10,346	s.f.	0.24	acres	0	s.f.	10,346	s.f.	0.24	acres	65	+/-	l.f.
Lot 12	11,856	s.f.	0.27	acres	0	s.f.	11,856	s.f.	0.27	acres	65	+/-	l.f.
Lot 13	14,676	s.f.	0.34	acres	0	s.f.	14,676	s.f.	0.34	acres	65	+/-	l.f.
Lot 14	12,340	s.f.	0.28	acres	0	s.f.	12,340	s.f.	0.28	acres	65	+/-	l.f.
Lot 15	10,881	s.f.	0.25	acres	0	s.f.	10,881	s.f.	0.25	acres	65.5	+/-	l.f.
Lot 16	11,012	s.f.	0.25	acres	0	s.f.	11,012	s.f.	0.25	acres	75.3	+/-	l.f.
Total	177,839	s.f.	4.08	acres	0	s.f.	177,839	s.f.	4.08	acres			
OUTLOT	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
A	14,306	s.f.	0.33	acres	0	s.f.	14,306	s.f.	0.33	acres	0	+/-	l.f.
B	85,678	s.f.	1.97	acres	0	s.f.	85,678	s.f.	1.97	acres	0	+/-	l.f.
C	580,709	s.f.	13.33	acres	0	s.f.	580,709	s.f.	13.33	acres	0	+/-	l.f.
D	65,261	s.f.	1.50	acres	0	s.f.	65,261	s.f.	1.50	acres	0	+/-	l.f.
E	23,870	s.f.	0.55	acres	0	s.f.	23,870	s.f.	0.55	acres	0	+/-	l.f.
F	40,766	s.f.	0.94	acres	0	s.f.	40,766	s.f.	0.94	acres	0	+/-	l.f.
G	1,735	s.f.	0.04	acres	0	s.f.	1,735	s.f.	0.04	acres	0	+/-	l.f.
H	36,958	s.f.	0.85	acres	0	s.f.	36,958	s.f.	0.85	acres	0	+/-	l.f.
I	49,235	s.f.	1.13	acres	0	s.f.	49,235	s.f.	1.13	acres	0	+/-	l.f.
Total	898,519	s.f.	20.63	acres	0	s.f.	898,519	s.f.	20.63	acres			
R/W	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
	348,735	s.f.	8.01	acres	0	s.f.	348,735	s.f.	8.01	acres	0	+/-	l.f.
TOTAL	GROSS AREA				WETLAND AREA		NET AREA						
	1,735,349	s.f.	39.84	acres	0	s.f.	1,735,349	s.f.	39.84	acres			

Agreement

This is an agreement between GWSA Land Development, LLC (GWSA) the developer of Village Preserve and Robert Engstrom Companies (REC) developer of Wildflower at Lake Elmo.

Whereas both companies are developing land in Lake Elmo, they have some common interests, which are defined and to be resolved as development proceeds and subject to recording a final plat:

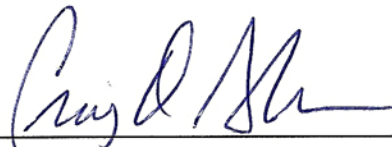
1. Pond #3 on Outlot E of Village Preserve needs to be constructed for the benefit of both parties. The pond is on the Village Preserve plat and will be constructed by GWSA. In the event that GWSA does not construct the pond by the time it needs to be utilized by REC for surface-water management, REC shall have the right to construct said pond and recover expenses from GWSA.
2. REC shall construct a surface-water retention pond and infiltration basin in the northerly portion of the Wildflower at Lake Elmo plan. GWSA shall have permission to divert storm-water to these facilities as recommended by REC and GWSA consulting engineers. Likewise, the cost of the storm sewer pipe to facilitate this arrangement will be split evenly. A limitation on the amount of water that GWSA may divert north will be approved by REC and the Valley Branch Watershed District. If REC does not construct said ponds in time for the GWSA development, GWSA shall have the right to construct said ponds and recover expenses from REC.
3. Both parties agree to split the cost of the entrance road, watermain and storm sewer "Entrance Improvements" to and including the Village Preserve entrance from the main Wildflower at Lake Elmo road. Portions of Entrance Improvements are on the Village Preserve plat and will be constructed by Wildflower at Lake Elmo. In the event that Wildflower at Lake Elmo does not construct the Entrance Improvements by the time it needs to be utilized by Village Preserve, GWSA shall have the right to construct said Entrance Improvements and recover expenses from REC. Sanitary sewer costs and improvements will be part of a separate agreement with GWSA, REC and Easton Village, LLC.
4. Both parties shall endeavor to obtain temporary easements adjacent to Layton Avenue.
5. The Wildflower at Lake Elmo plat infringes on the GWSA property at the very northwest corner of The Village Preserve and also a slight portion of the entrance road. GWSA agrees to plat these two small areas as part of the City ROW.
6. Although not required by the city, REC will dedicate a small amount of land (approximately 0.2 acres) to be added to the GWSA Park Dedication area. REC will continue to develop improvement plans for the park to be submitted to the Lake Elmo Parks Department.

7. Both parties have a common adjoining lot area that will be a common drainage swale and storm-sewer collection area with the cost to be split evenly.
8. GWSA is aware that REC could have a need for surplus excavation material generated from Village Preserve grading. GWSA agrees to allow REC access to a reasonable amount of surplus material to be determined once final plans are approved.
9. The Village Preserve lots will donate \$50.00 each per year to the Wildflower at Lake Elmo Association in exchange for considerations listed herein plus operating rules to be agreed upon by both parties.
10. REC will designate in conjunction with GWSA the location of the connecting trail. GWSA will construct and pay for the connection.



Robert Engstrom Companies

Date 4/20/15



GWSA Land Development, LLC

Date 4/20/2015

VILLAGE PRESERVE

KNOW ALL PERSONS BY THESE PRESENTS: That GWSA Land Development, LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the State of Minnesota, County of Washington, to wit:

The Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota.

Has caused the same to be surveyed and platted as VILLAGE PRESERVE and does hereby dedicate to the public for public use the public way, as shown on the plat and also dedicate the drainage and utility easements as created by this plat.

In witness whereof said GWSA Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2015.

By: GWSA Land Development, LLC.

Craig Allen, Chief Manager

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 , by Craig Allen, Chief Manager of GWSA Land Development, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Hennepin County, Minnesota

My Commission Expires: _____ Printed Name _____

SURVEYORS CERTIFICATION

I David B. Pemberton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2015.

David B. Pemberton, Licensed Land Surveyor
Minnesota License No. 40344

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 2015, by David B. Pemberton.

Notary Public, Hennepin County, Minnesota

My Commission Expires _____ Printed Name _____

LAKE ELMO, MINNESOTA PLANNING COMMISSION

Approved by the Planning Commission of the city of Lake Elmo, Minnesota, this _____ day of _____, 2015 .

Signed: _____
Chair, Planning Commission

Singed: _____
Secretary, Planning Commission

LAKE ELMO, MINNESOTA

This plat of VILLAGE PRESERVE was approved by the City Council of the City of Lake Elmo, Minnesota this _____ day of _____, 2015 , and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: CITY OF LAKE ELMO

By: _____ Mayor
By: _____ Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2015.

By: _____ Washington County Surveyor
By: _____

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and Section 272.12, taxes payable in the year 2015, on real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer entered on this _____ day of _____, 2015 .

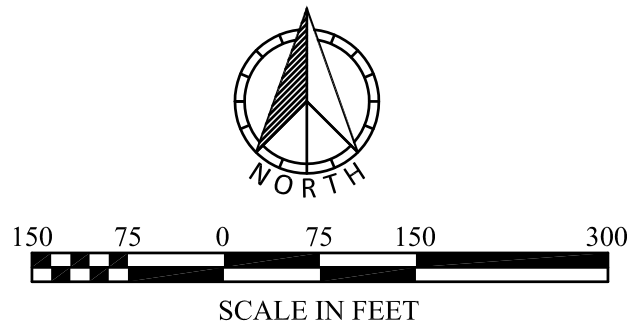
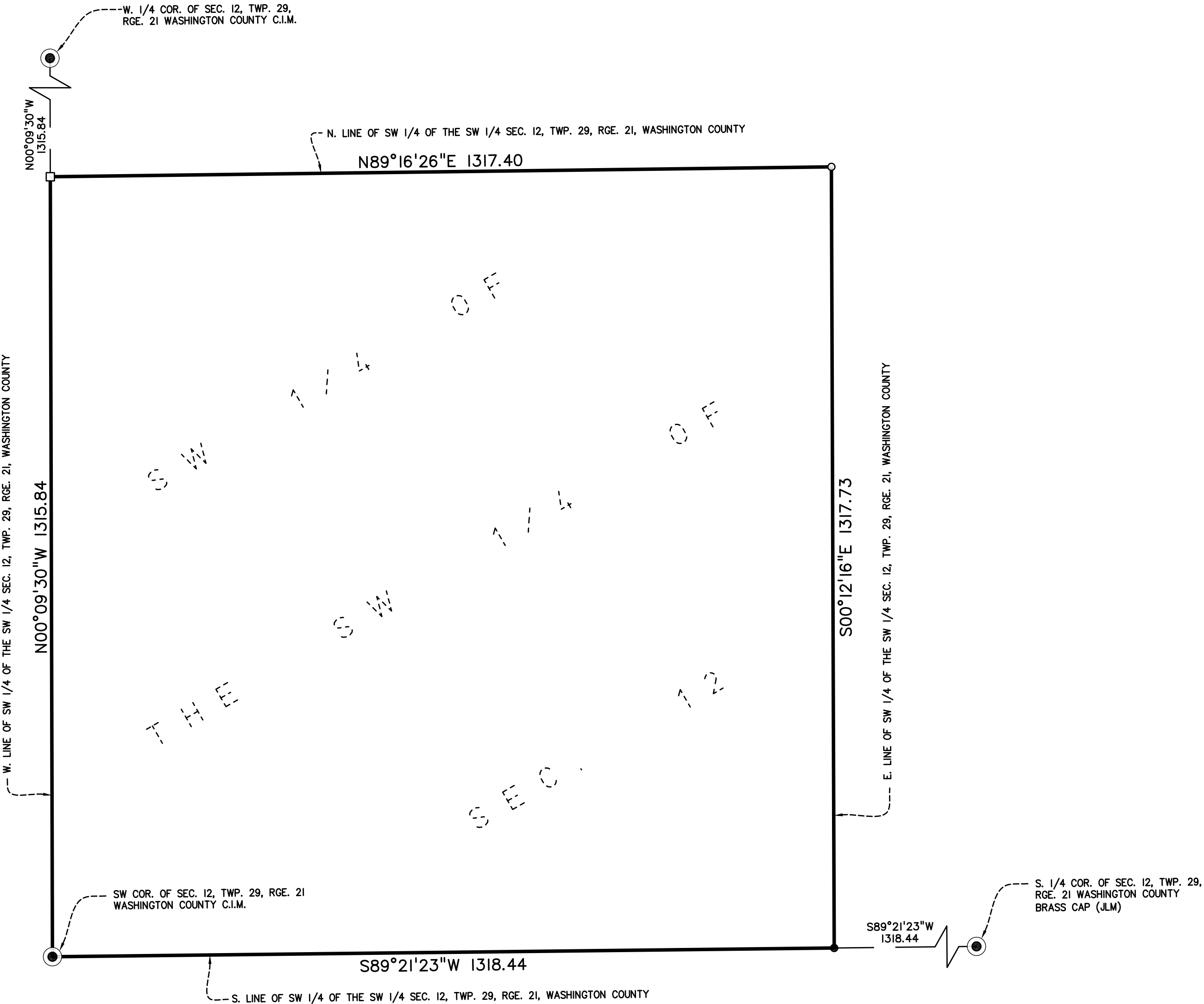
By: _____ Washington County Auditor/Treasurer
By: _____ Deputy

COUNTY RECORDER

Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 2015 , at _____ o'clock _____. M. and was duly recorded in Washington County Records.

By: _____ Washington County Recorded
By: _____ Deputy

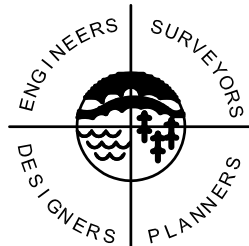
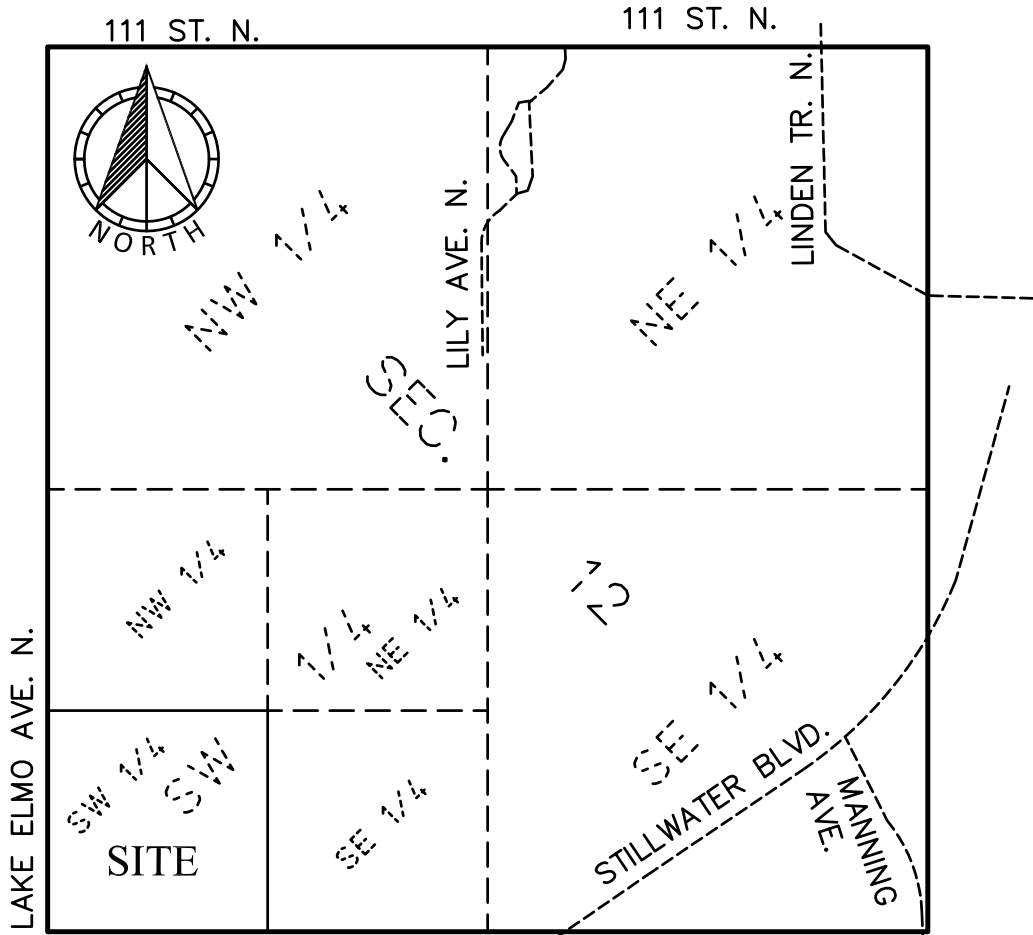


- Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 40344
- Denotes a Found Iron Monument
- Denotes Set nail and disc marked by License No. 40344
- ⊙ Denotes a Cast-Iron-Monument

The basis for the bearing system of this plat is the west line of Southwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota is assumed to have a bearing of North 00 degrees 09 minutes 30 seconds West (Washington County coordinate system NAD 83/ 1986 Adj.)

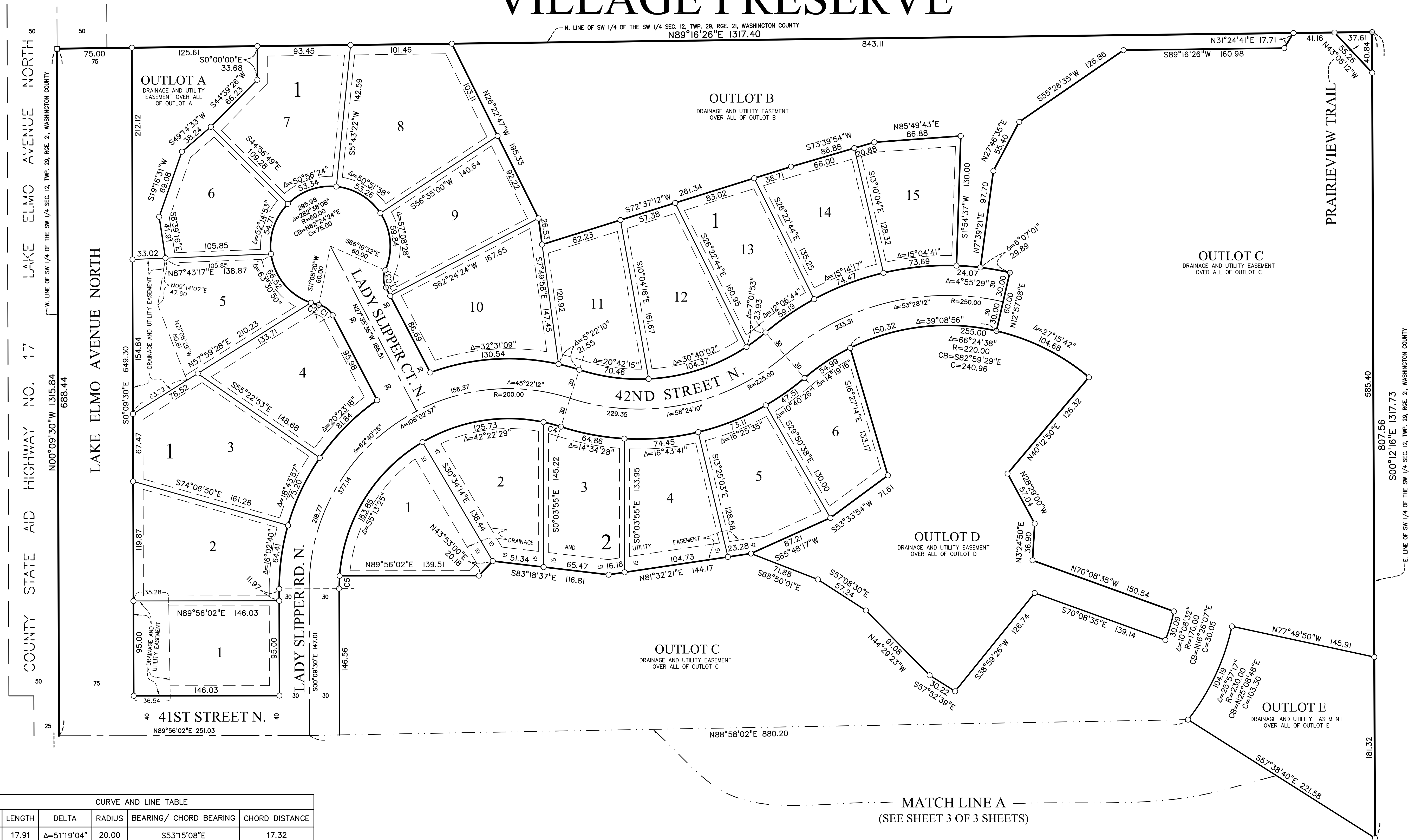
LOCATION MAP

SECTION 12, TWP. 29N., RGE. 21W.
NOT TO SCALE



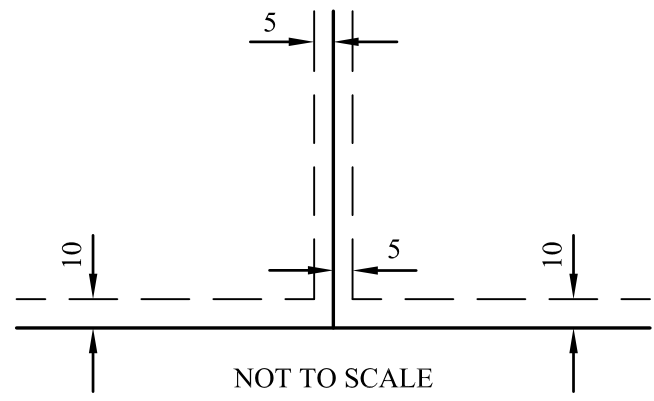
SATHRE-BERGQUIST, INC.

VILLAGE PRESERVE

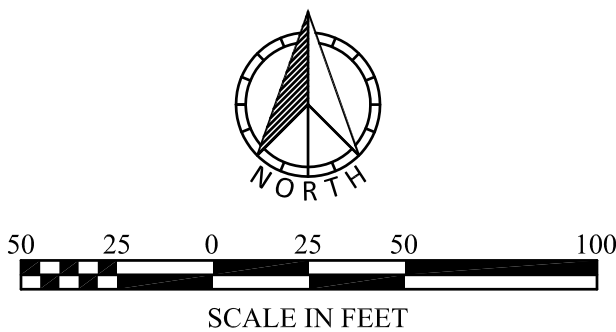


CURVE AND LINE TABLE					
TAG #	LENGTH	DELTA	RADIUS	BEARING/ CHORD BEARING	CHORD DISTANCE
C1	17.91	$\Delta=51^{\circ}19'04''$	20.00	S53°15'08"E	17.32
C2	8.31	$\Delta=7^{\circ}55'55''$	60.00	S74°46'43"E	8.30
C3	17.91	$\Delta=51^{\circ}19'04''$	20.00	N1°56'04"W	17.32
C4	18.04	$\Delta=6^{\circ}04'51''$	170.00	S75°09'19"E	18.03
C5	12.95	$\Delta=4^{\circ}21'52''$	170.00	S2°01'25"W	12.95
L1	9.39			N27°35'36"W	

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

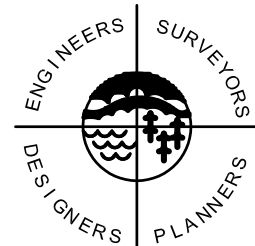


Being 5 feet in width when adjoining side lot lines, unless otherwise indicated, and 10 feet in width when adjoining public ways and rear lot lines, unless otherwise indicated, as shown on the plat.



- Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 40344
- Denotes a Found Iron Monument
- Denotes Set nail and disc marked by License No. 40344
- ⊙ Denotes a Cast-Iron Monument

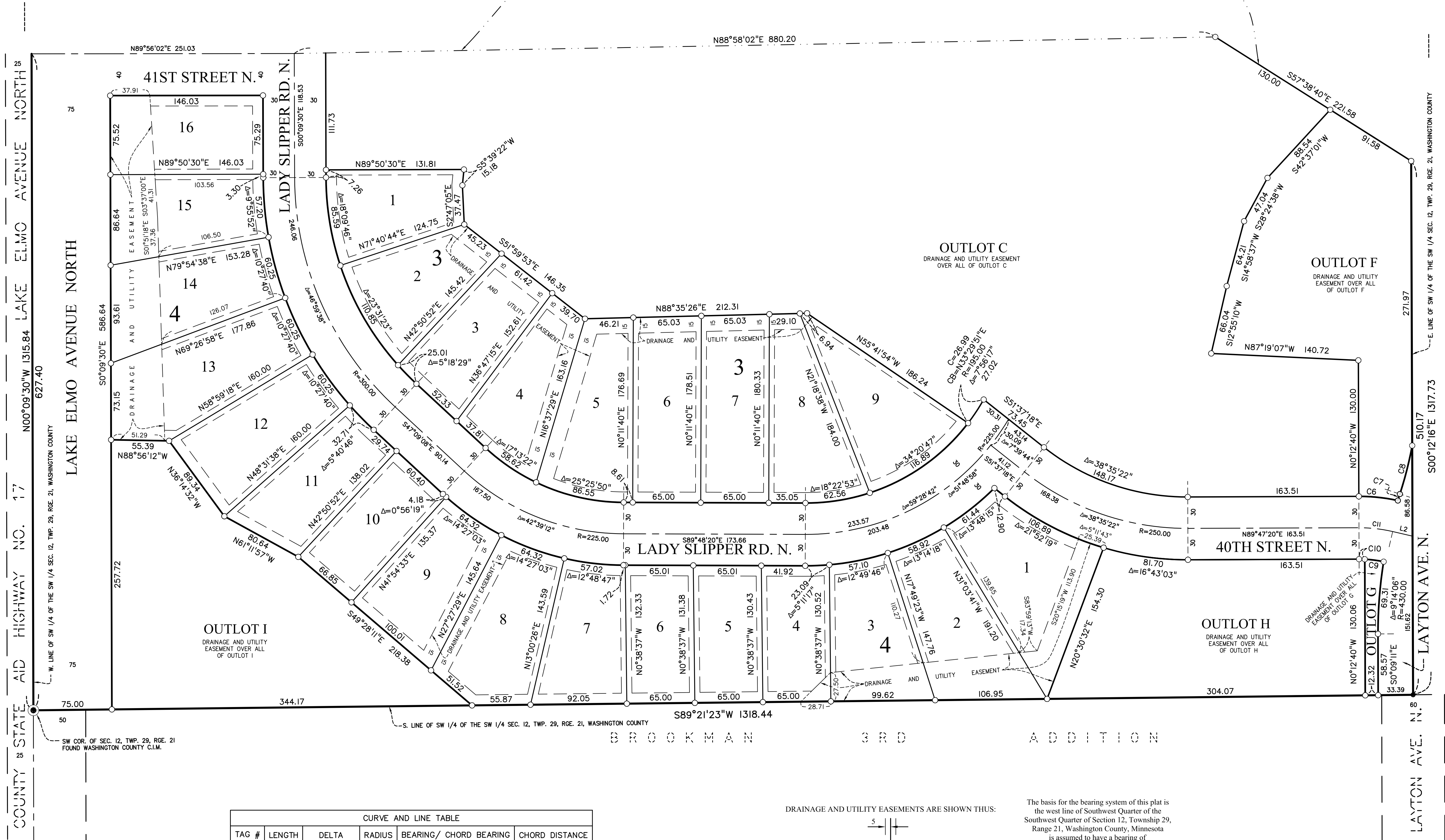
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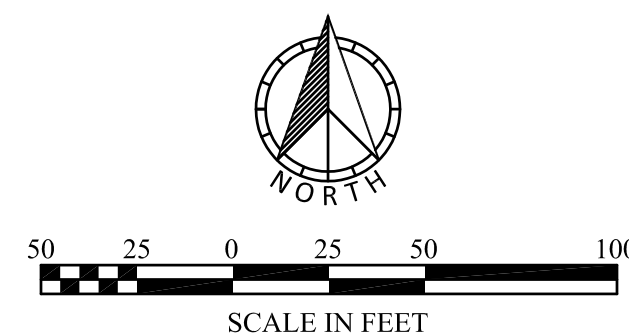
SATHRE-BERGQUIST, INC.

VILLAGE PRESERVE

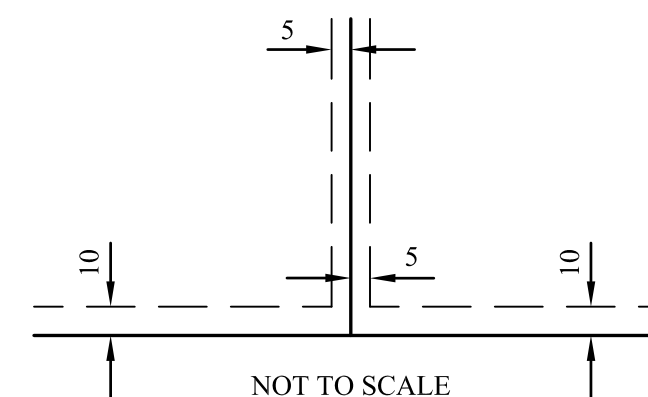
MATCH LINE A
(SEE SHEET 2 OF 3 SHEETS)



CURVE AND LINE TABLE					
TAG #	LENGTH	DELTA	RADIUS	BEARING/ CHORD BEARING	CHORD DISTANCE
C6	37.54	$\Delta=12^{\circ}39'07''$	170.00	N83°53'07"W	37.46
C7	6.53	$\Delta=0^{\circ}52'11''$	430.00	S17°31'08"W	6.53
C8	47.80	$\Delta=7^{\circ}24'10''$	370.00	S14°15'08"W	47.77
C9	18.20	$\Delta=9^{\circ}28'52''$	110.00	S82°39'00"E	18.18
C10	5.42	$\Delta=2^{\circ}49'14''$	110.00	N88°48'03"W	5.41
C11	32.49	$\Delta=13^{\circ}17'45''$	140.00	S83°33'48"E	32.42
L2	19.47			S76°54'55"E	

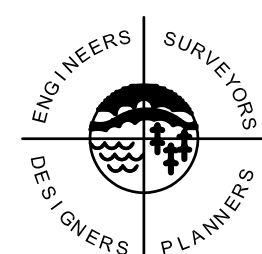


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



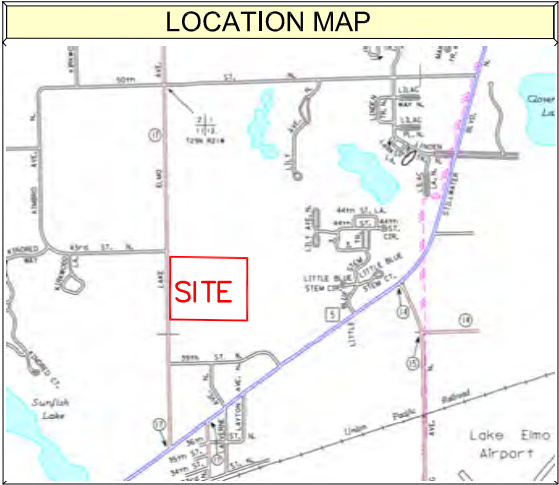
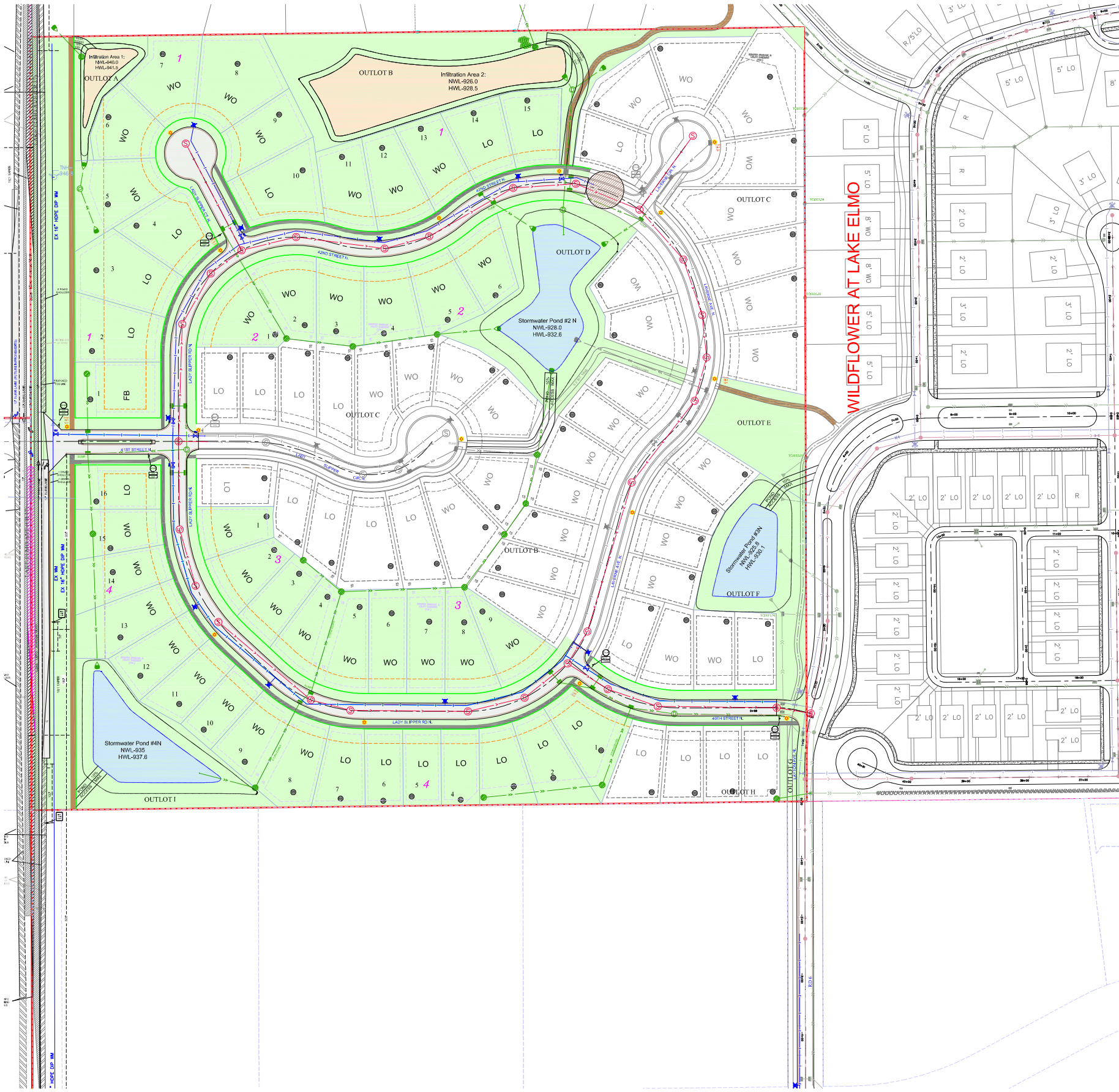
The basis for the bearing system of this plat is the west line of Southwest Quarter of the Southwest Quarter of Section 12, Township 29, Range 21, Washington County, Minnesota is assumed to have a bearing of North 00 degrees 09 minutes 30 seconds West (Washington County coordinate system NAD 83/ 1986 Adj.)

- Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 40344
- Denotes a Found Iron Monument
- Denotes Set nail and disc marked by License No. 40344
- ⊙ Denotes a Cast-Iron-Monument



SATHRE-BERGQUIST, INC.

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
DRAINILE W/ CLEANOUTS		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/ R/P-RAP		
STORM STRUCTURE LABEL		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARRICADE		
SPOT ELEVATION		
TBC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		

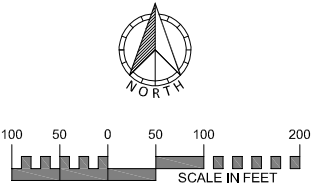


SHEET INDEX TABLE	
Page	Description
1	Title Sheet
2-3	Lake Elmo Ave. Improvement Plan
4-8	Street Plans
9-14	Sanitary Sewer and Watermain Plans
15-21	Storm Sewer Plans
22-24	Grading Plans
25-27	Erosion Control Plans
28-31	City Details

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER GWSA LAND DEVELOPMENT CONTACT: CRAIG ALLEN PHONE: (952) 546-5070 EMAIL: CRAIG@GONYEACOMPANY.COM

Village Preserve:
+/- 39.84 Acres
65' Lots - 59
80' Lots - 32
CSAH 17 ROW: 2.27 acres
Open Space/Park = 1.22 acres
Net Density: 91/36.35 = 2.5 units/acre

V-MDR District
2.5-4.0 units/acre
Min Lot Area - 7,000 sf
Min Lot Width - 50'
Fysb - 25'
Sysb - 5' / 10'
Cysb - 15'
Rysb - 20'



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DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_PARCELS A-B	01	ERJ	03/05/15	WATERSHED COMMENT REVISIONS
DRAWN BY	02	ERJ	03/20/15	CITY COMMENT REVISIONS
CHECKED BY	03	SRT	04/13/15	WATERSHED COMMENT REVISIONS
DATE	04	ERJ	04/20/15	CITY COMMENT REVISIONS
RSM				
DATE				
02/20/15				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 02/20/15 Lic. No. 26728

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
LAKE ELMO, MINNESOTA

TITLE SHEET

VILLAGE PRESERVE - PHASE 1

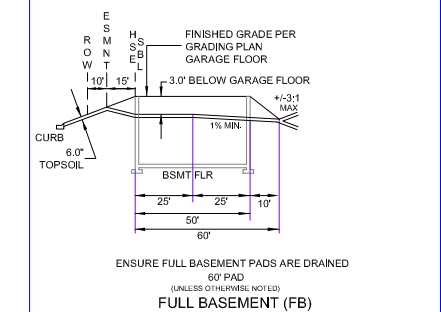
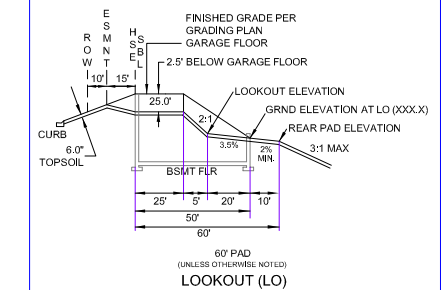
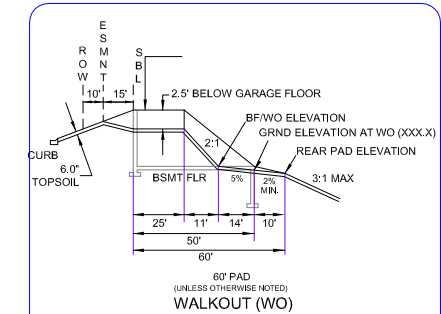
GWSA LAND DEVELOPMENT, LLC.

FILE NO. 3120-047

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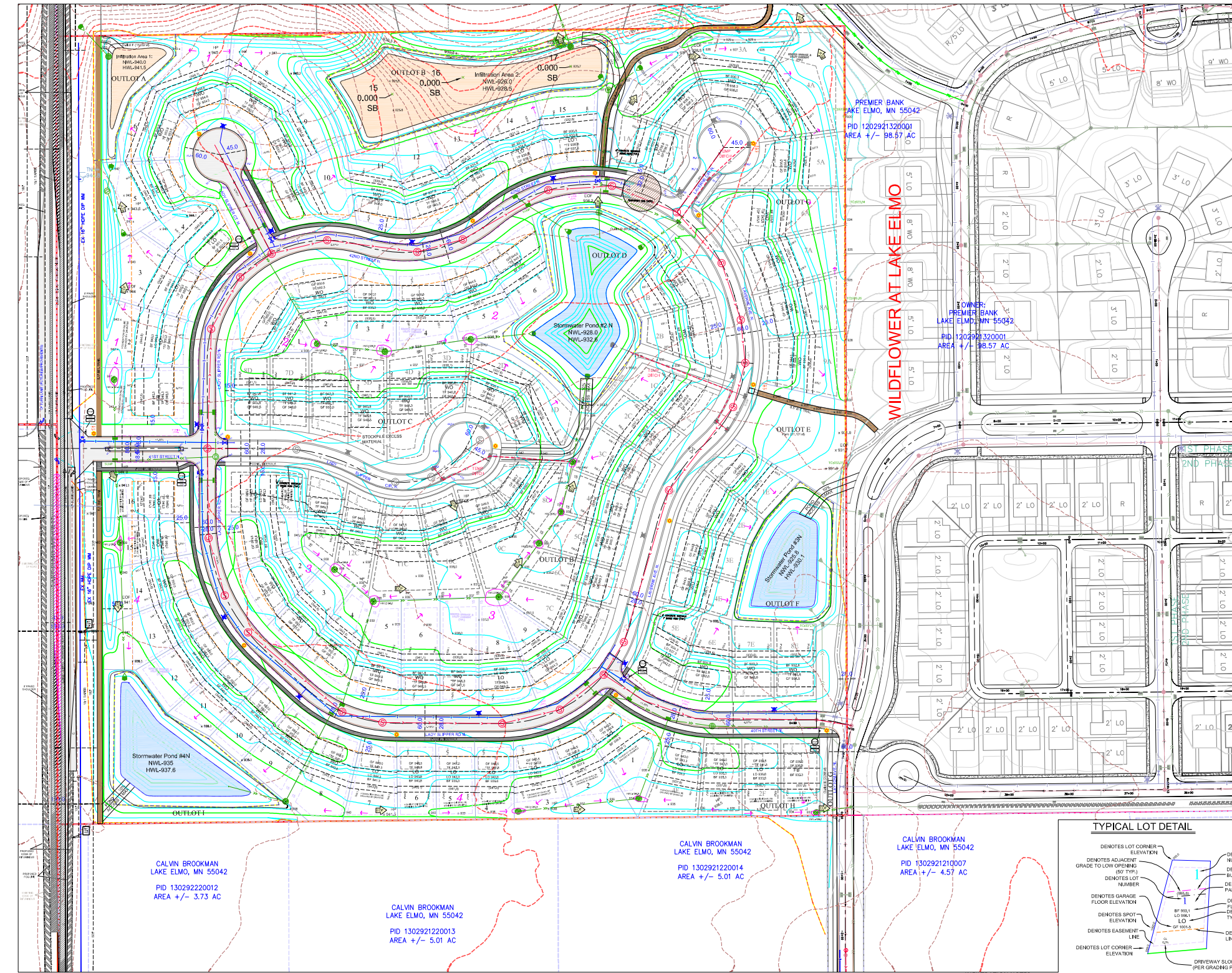
31

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	975	950
MAJOR CONTOUR	950	950
LOT LINE		
WATERMAIN	WM	WM
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
DRAIN TILE W/CLANDUSTS		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/WRP/RAP		
STORM STRUCTURE LABEL	2	4
SANITARY STRUCTURE LABEL	3	5
SANITARY SEWER MANHOLE		
HYDRANT	WM	WM
GATE VALVE	WM	WM
WELL		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARRICADE	OR	OR
SPOT ELEVATION		
TBC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		



NOTES:
1. GRADE (999.0) BEHIND EACH HOMESITE IS THE LOW GROUND ELEVATION AND PROPOSED TOP OF TOPSOIL. SUBGRADE SHALL BE DOWN 0.50 FEET.
2. ESTABLISH FINISH GRADE AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
3. THESE DETAILS REFERENCE A 8" POURED FOUNDATION WALL, AND A 0.7" DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKOUTS.

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POND NOTES:

Wet Pond Lining:

- In-Place Permeability: 1 x 10-6 cm/sec or less.
- Grain Size: P200 content 50 percent by weight or greater, maximum gravel content 5 percent by weight. Maximum particle size of 2.5 inch in any dimension.
- Clay Content: 25 percent by weight or greater (0.02 mm).
- Liquid Limit: 25 percent or greater.
- Plasticity Index: 12 percent or greater.
- Compaction: 95 percent Standard Proctor density or greater depending on Contractor source testing results.
- Source Testing: The Contractor shall supply test results from an independent testing lab for a sample taken at the clay source to verify the above specifications will be met. The results shall be submitted to the Engineer at least two weeks prior to delivery to the site. The specific location of the source must be included with the submittal.
- In-Place Testing: After placement of the clay, the Contractor shall arrange for in-place testing by an independent testing lab to verify the above specifications are met. Testing shall include compaction, grain size, Atterberg limits, and permeability using a relatively undisturbed thin wall sample (Shelby tube). The in-place testing frequency shall be one sample tested every 1,000 CY of clay placed.

WATERSHED NOTES:

- No construction shall start until all permit conditions are met.
- The infiltration material shall be in conformance with Mn/DOT Specification 3877.1G, or an equivalent approved by the VBWD.
- The VBWD Engineer and Inspector shall be notified at least three days prior to the commencement of work.
- All disturbed areas shall be vegetated within 14 days of final grading.

INFILTRATION NOTES:

After construction, the contractor must provide documentation that constructed infiltration areas perform as designed. Methods to document infiltration performance must be approved by the VBWD Engineer prior to documentation. Available options for documentation include:
A. Time and date-stamped photographs showing that the infiltration basin drains dry within 48 hours after a natural precipitation event approximately equivalent to the design storm.
B. Time and date-stamped photographs showing that the infiltration basin drains dry within 48 hours after a basin is filled with water from municipal water supply, water trucks, or stormwater ponds."

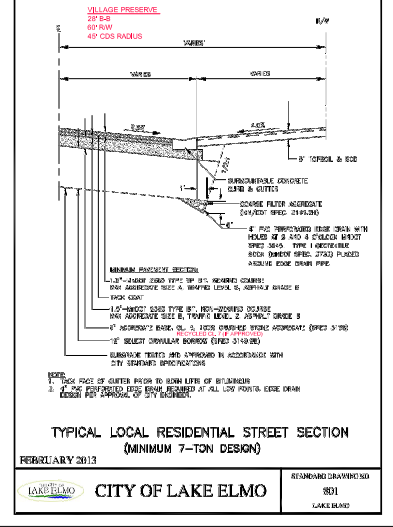
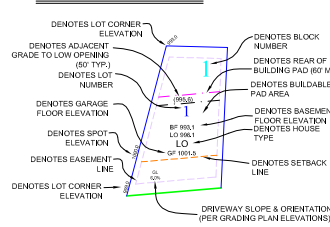
CONSTRUCTION NOTES:

- INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF LAKE ELMO OR DIRECTED BY THE ENGINEER.
- THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
- BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
- INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
- LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
- REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
- POND - 10:1 BENCH (1 FOOT) THEN 4:1 MAX
- LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
- RESTORATION - 27.0 ACRES
A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTL.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS/ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS/ACRE, SEED WETLAND BUFFER AREAS WITH MN/DOT 350-MESIC PRAIRIE (36.5 PLS LBS/AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS/ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
C. SEED ALL OTHER DISTURBED AREAS WITH MN/DOT 250 AT A RATE OF 100 LBS/ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS/ACRE. (UNLESS OTHERWISE NOTED)
D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS FOR APPROVED DEVICES.
G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
- GRADE BACK 3' FROM FACE OF ALL RETAINING WALLS
- SILT FENCE - BEFORE GRADING - 5,000 LF, AFTER GRADING - 3,910 LF

GENERAL NOTES:

- THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
- THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF LAKE ELMO'S DETAIL FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
- ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
- A 1'-2" CRUSHED ROCK BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REINFORCE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
- EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
- BUILDING PADS ARE 60" DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
- STREET SWEEPING REQUIRED A MINIMUM OF ONE TIME PER WEEK OR AS DIRECTED BY THE CITY ENGINEER.

TYPICAL LOT DETAIL



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_PARCELS A-B	01	ERJ	03/05/15	WATERSHED COMMENT REVISIONS
DRAWN BY	02	ERJ	03/20/15	CITY COMMENT REVISIONS
CHECKED BY	03	SRT	04/13/15	WATERSHED COMMENT REVISIONS
RSM	04	ERJ	04/20/15	CITY COMMENT REVISIONS
DATE				
02/20/15				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 02/20/15 Lic. No. 26728



SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

LAKE ELMO,
MINNESOTA

FINAL GRADING PLAN

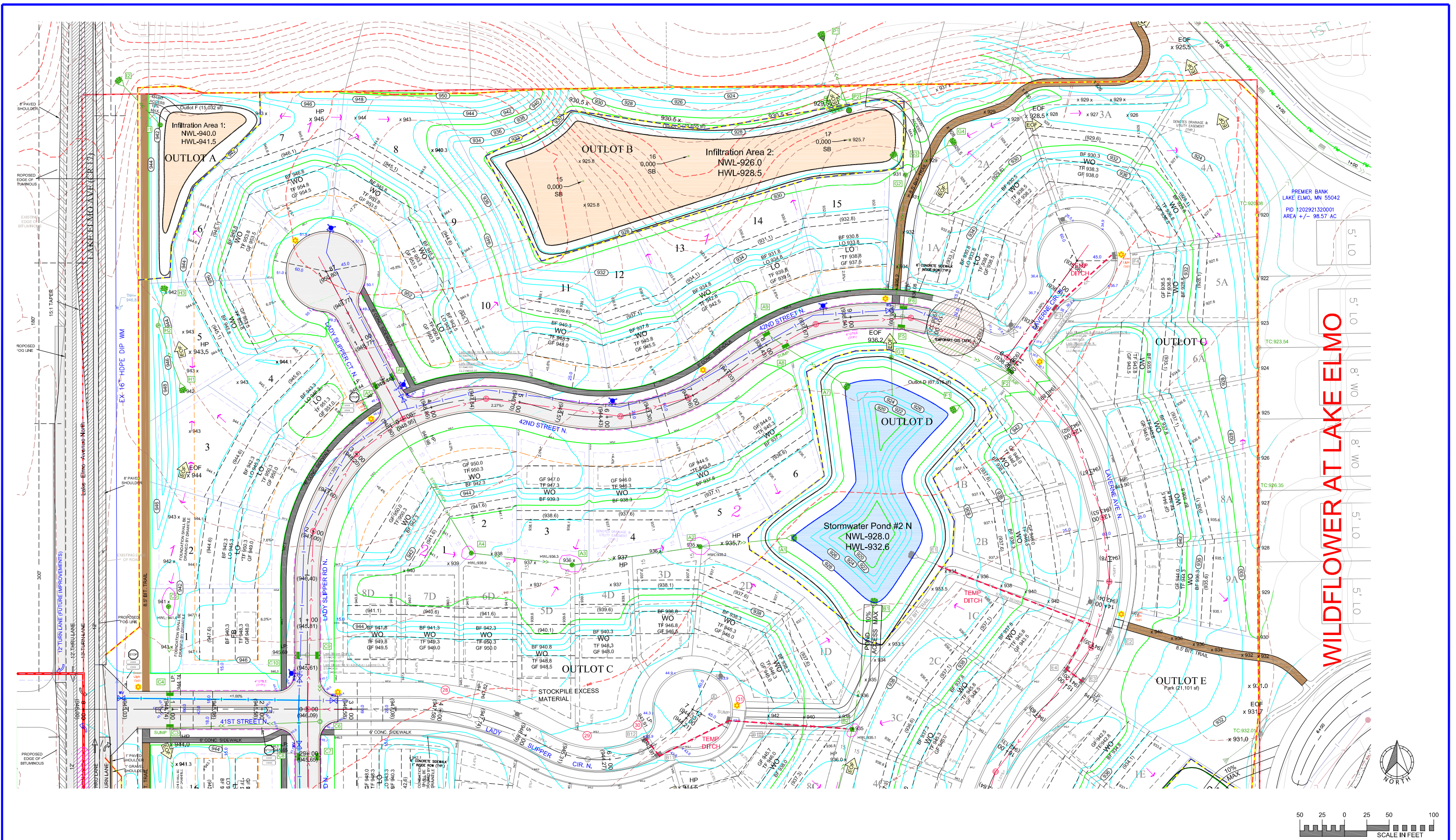
VILLAGE PRESERVE - PHASE 1

GWSA LAND DEVELOPMENT, LLC.

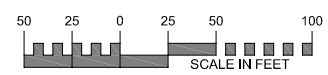
FILE NO.
3120-047

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WILDFLOWER AT LAKE ELMO



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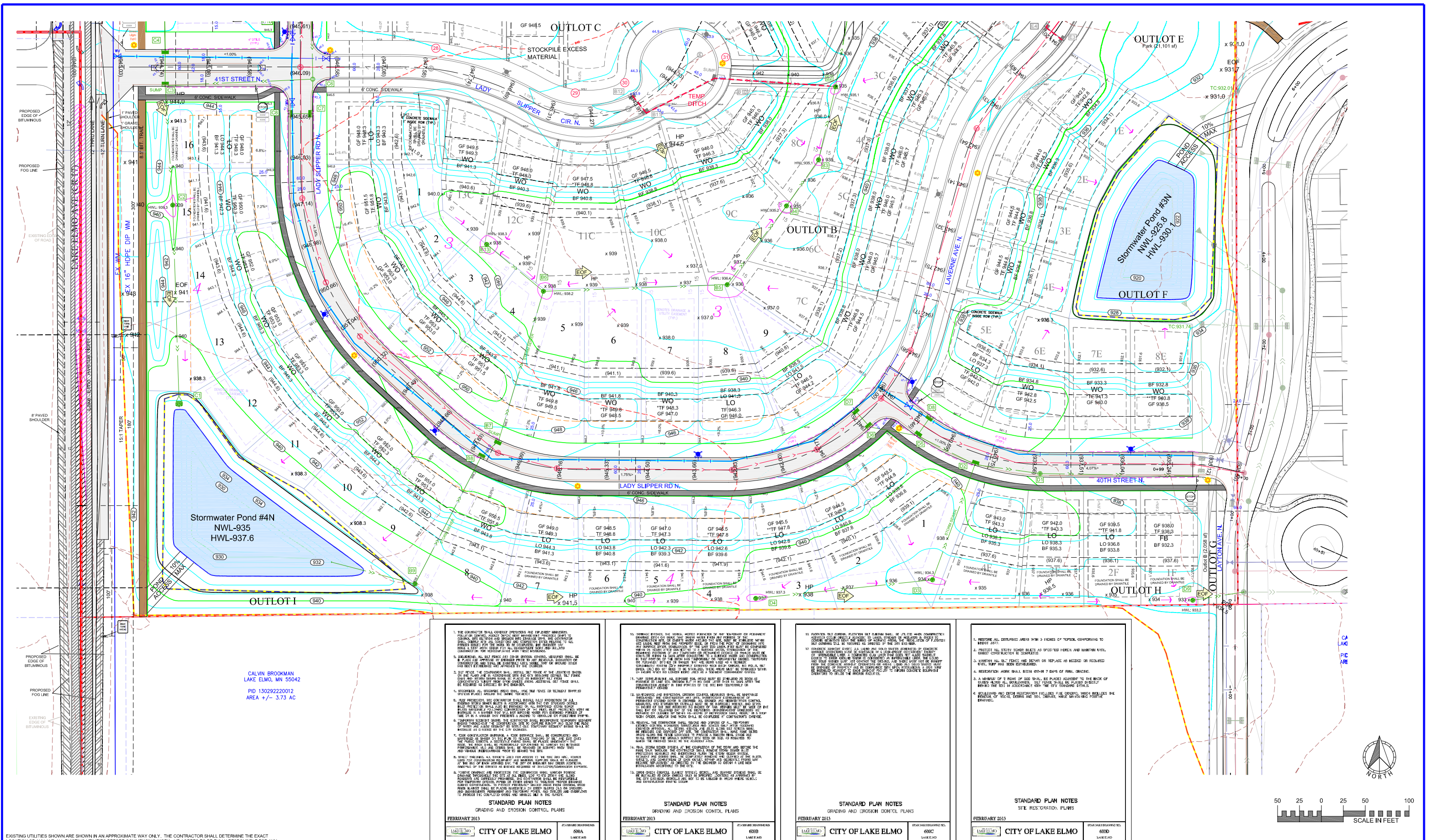
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

CITY PROJECT NO.
 LAKE ELMO, MINNESOTA

FINAL GRADING PLAN
VILLAGE PRESERVE - PHASE 1
GWSA LAND DEVELOPMENT, LLC.

FILE NO.
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31



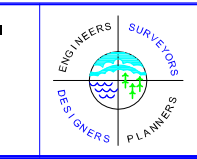
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DRAWN BY	02	ERJ	03/20/15	CITY COMMENT REVISIONS
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Date: 02/20/15 Lic. No. 2678



SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. _____
LAKE ELMO, MINNESOTA

FINAL GRADING PLAN
VILLAGE PRESERVE - PHASE 1
GWSA LAND DEVELOPMENT, LLC.

FILE NO.
3120-047
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Upland Dry Prairie Mix				
Common Name	Scientific Name	% of Mix	PLS	
GRASS				
Side-Oats Gramma	Bouteloua curtipendula	35.0	5.25 lbs./ac.	
Blue Grama	Bouteloua gracilis	5.0	0.75 lbs./ac.	
Canda Wild Rye	Elymus canadensis	9.3	1.39 lbs./ac.	
Junegrass	Koeleria macrantha	1.3	0.19 lbs./ac.	
Little Bluestem	Schizachyrium scoparium	26.0	3.90 lbs./ac.	
Prairie Dropseed	Sporobolus heterolepis	3.5	0.53 lbs./ac.	
FORBS				
Prairie Onion	Allium stellatum	1.0	0.15 lbs./ac.	
Leadplant	Amorpha canescens	0.5	0.08 lbs./ac.	
Butterfly Milkweed	Asclepias tuberosa	0.3	0.04 lbs./ac.	
Smooth Blue Aster	Aster laevis	0.5	0.08 lbs./ac.	
Sky-Blue Aster	Aster oolentangiensis	0.5	0.08 lbs./ac.	
Partridge Pea	Chamaecrista fasciculata	3.3	0.49 lbs./ac.	
White Prairie Clover	Dalea candida	3.0	0.45 lbs./ac.	
Purple Prairie Clover	Dalea purpureum	4.0	0.60 lbs./ac.	
Wild Bergamot	Monarda fistulosa	0.8	0.11 lbs./ac.	
Prairie Cinquefoil	Potentilla arguta	0.5	0.08 lbs./ac.	
Long-Headed Coneflower	Ratibida columnifera	0.8	0.11 lbs./ac.	
Black Eyed Susan	Rudbeckia hirta	3.0	0.45 lbs./ac.	
Old Field Goldenrod	Solidago nemoralis	0.3	0.04 lbs./ac.	
Showy Goldenrod	Solidago speciosa	0.5	0.08 lbs./ac.	
Hoary Vervain	Verbena stricta	1.3	0.19 lbs./ac.	
		100.0	15.00 lbs./ac.	

Wet Mesic Prairie Mix				
Common Name	Scientific Name	% of Mix	PLS	
GRASS				
Big Bluestem	Andropogon gerardii	18.0	2.70 lbs./ac.	
Blue-Joint Grass	Calamagrostis canadensis	0.5	0.08 lbs./ac.	
Fox Sedge	Carex vulpinoidea	2.0	0.30 lbs./ac.	
Virginia Wild Rye	Elymus virginicus	23.5	3.53 lbs./ac.	
Reed Manna Grass	Glyceria grandis	2.0	0.30 lbs./ac.	
Switchgrass	Panicum virgatum	5.0	0.75 lbs./ac.	
Little Bluestem	Schizachyrium scoparium	4.0	0.60 lbs./ac.	
Indian Grass	Sorghastrum nutans	20.0	3.00 lbs./ac.	
Prairie Cord Grass	Spartina pectinata	5.0	0.75 lbs./ac.	
FORBS				
Marsh Milkweed	Asclepias incarnata	2.3	0.34 lbs./ac.	
New England Aster	Aster novae-angliae	0.5	0.08 lbs./ac.	
Canada Milk Vetch	Astragalus canadensis	2.5	0.38 lbs./ac.	
Canada Tick Trefoil	Desmodium canadense	0.8	0.11 lbs./ac.	
Boneset	Eupatorium perfoliatum	0.5	0.08 lbs./ac.	
Sneezeweed	Helenium autumnale	0.5	0.08 lbs./ac.	
Common Ox-Eye	Heliopsis helianthoides	2.5	0.38 lbs./ac.	
Prairie Blazing Star	Liatris pycnostachya	1.3	0.19 lbs./ac.	
Monkey Flower	Mimulus ringens	1.3	0.19 lbs./ac.	
Obedient Plant	Physostegia virginiana	1.0	0.15 lbs./ac.	
Yellow Coneflower	Ratibida pinnata	1.3	0.19 lbs./ac.	
Black Eyed Susan	Rudbeckia hirta	1.3	0.19 lbs./ac.	
Purple Meadow Rue	Thalictrum dasycarpum	0.8	0.11 lbs./ac.	
Blue Vervain	Verbena hastata	2.3	0.34 lbs./ac.	
Ironweed	Vernonia fasciculata	1.5	0.23 lbs./ac.	
		100.0	15.00 lbs./ac.	

Upland Grass Mix (Lot Coverage Only)				
Common Name	Scientific Name	% of Mix	PLS	
GRASS				
Side-Oats Gramma	Bouteloua curtipendula	30.0	3.00 lbs./ac.	
Blue Grama	Bouteloua gracilis	10.0	1.00 lbs./ac.	
Silky Wild Rye	Elymus villosus	10.0	1.00 lbs./ac.	
Junegrass	Koeleria macrantha	2.0	0.20 lbs./ac.	
Little Bluestem	Schizachyrium scoparium	43.0	4.30 lbs./ac.	
Prairie Dropseed	Sporobolus heterolepis	5.0	0.50 lbs./ac.	
		100.0	10.00 lbs./ac.	

SOURCE				
All seed will be purchased from Minnesota Native Landscapes.				
Minnesota Native Landscapes				
8740 77th St NE				
Osage, MN 55362				

EXECUTION				
Ground Preparation				
Prior to seeding, the Contractor shall spray the proposed seeding area with a non-selective glyphosate herbicide such as Round-Up. Approximately three to four weeks later the site should be cultivated using a deep-tine plow and then disked to produce a smooth firm seed bed. Allow weeds to germinate and grow. When weed seeds and roots have reached a height of 2-4 inches, the site should again be sprayed with a second herbicide application. Wait 10 days and then shallow till the soil to a depth of 1 inch. Tilling deeper will bring additional weed seeds to the surface.				
Once the area to be planted has been properly prepared, the Contractor shall commence with seeding.				

NATIVE SEEDING	
A.	Native plant community seeding can take place during two periods of the year. The first window of opportunity is from the time the site preparation work is concluded in the spring until approximately July 15. The second period is in the fall between October 1st and freeze-up. The latter is considered a dormant seeding and the seedlings do not germinate until late spring of the following growing season. It is recommended that the native seeding be conducted in June and early July.
B.	All native grass seed should be applied with a Triax native seed drill, at a rate as specified according to individual specifications PLS (pure live seed) per acre. In areas too narrow or steep for equipment, grass seed may be hand broadcast. Cover crop shall be applied after Native Mix has been seeded.
C.	Raking or dragging and rolling shall follow all seeding to insure good soil contact.
D.	The Contractor shall mulch all seeded areas with clean straw or marsh hay at a rate of 2 tons/acre and shall be disc anchored into place.

MAINTENANCE	
Year 1	
During the first season, the seeded area shall be cut back approximately once each month to prevent the production of weed seeds and to reduce shade on the maturing native plantings. When the seeded area has reached a height of 8-10 inches, a flail-type mower shall be used to cut weeds and native plantings to a height of 4-6 inches. Rotary mowers and sickle bar mowers are not acceptable. In no case shall the seeded area be allowed to exceed 10 inches in height during the first season.	
Pulling weeds is not recommended as this can uproot small, undeveloped native seedlings. Spot spray thistle, reed canary grass and any other problematic weeds.	
Year 2	
In the spring of the second season, the plantings should be mowed again. Mowing should occur approximately 3-4 times during the second season. If weeds continue to persist during the second year additional mowings may be required. Do not let weeds go to seed. Seeded areas shall not be burned during the second year.	
Year 3	
Spot spray perennial weeds if necessary.	
Years 4-5	
Continue spot treatment spray of weeds and conduct burning (3-5 year rotation) alternate spring and fall	
Invasive Species Control	
Certain species of perennial weeds may need to be controlled by spot treating with a herbicide for sufficient control. Perennial weeds may be canary grass, smooth brome, quack grass, purple loosestrife and Canada thistle. Canada thistle should be spot treated as soon as clumps appear to avoid the need to spray large areas.	
Grass-specific herbicides shall be used to control reed canary grass; however they are not to be used near open water.	

TREE MITIGATION PLANTING LEGEND				
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
TREES				
HAR	Hackberry	Celtis occidentalis	3	2.5" BB
HLR	Skyline Honey Locust	Gleditsia tricanthos var. inermis 'Skycole'	3	2.5" BB
ROR	Red Oak	Quercus rubra	4	2.5" BB
SMR	Green Mountain Maple	Acer saccharum 'Green Mountain'	4	2.5" BB
Total			14	

REQUIRED SITE TREE PLANTING LEGEND - PHASE 1				
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
TREES				
AL	Redmond Linden	Tilia americana 'Redmond'	9	2.5" BB
HA	Hackberry	Celtis occidentalis	13	2.5" BB
HL	Skyline Honey Locust	Gleditsia tricanthos var. inermis 'Skycole'	10	2.5" BB
RB	River Birch	Betula nigra	13	2.5" BB
RM	Red Sunset Maple	Acer rubrum 'Franksred'	10	2.5" BB
RO	Red Oak	Quercus rubra	11	2.5" BB
SM	Fall Fiesta Maple	Acer saccharum 'Baista'	7	2.5" BB
WO	White Oak	Quercus alba	9	2.5" BB
EVERGREENS				
BH	Black Hills Spruce	Picea glauca densata	43	6" BB
NP	Norway Pine	Pinus resinosa	30	6" BB
SN	Norway Spruce	Picea abies	34	6" BB
ORNAME NTALS				
CA	Adams Crabapple	Malus 'Adams'	25	2.5" BB
CS	Snowdrift Crabapple	Malus 'Snowdrift'	24	2.5" BB
Total			238	

TREE PLANTING REQUIREMENTS = 5 TREES / ACRE DISTURBED	
40 ACRES DISTURBED = 200 TREES (MINIMUM) OR 500 CALIPER INCHES	
PHASE 1: 25.64 ACRES = 129 TREES	
PHASE 2: 14.19 ACRES = 71 TREES	

STREET FRONTAGE TREE PLANTING LEGEND - PHASE 1				
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
TREES				
AL	Greenspire Linden	Tilia cordata 'Greenspire'	11	2.5" BB
AM	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	10	2.5" BB
HA	Hackberry	Celtis occidentalis	10	2.5" BB
HL	Imperial Honey Locust	Gleditsia tricanthos var. inermis 'Impcole'	8	2.5" BB
PE	Princeton Elm	Ulmus americana 'Princeton'	11	2.5" BB
RM	Red Sunset Maple	Acer rubrum 'Franksred'	11	2.5" BB
RO	Red Oak	Quercus rubra	13	2.5" BB
SM	Fall Fiesta Maple	Acer saccharum 'Baista'	7	2.5" BB
WO	White Oak	Quercus alba	9	2.5" BB
TOTAL			90	

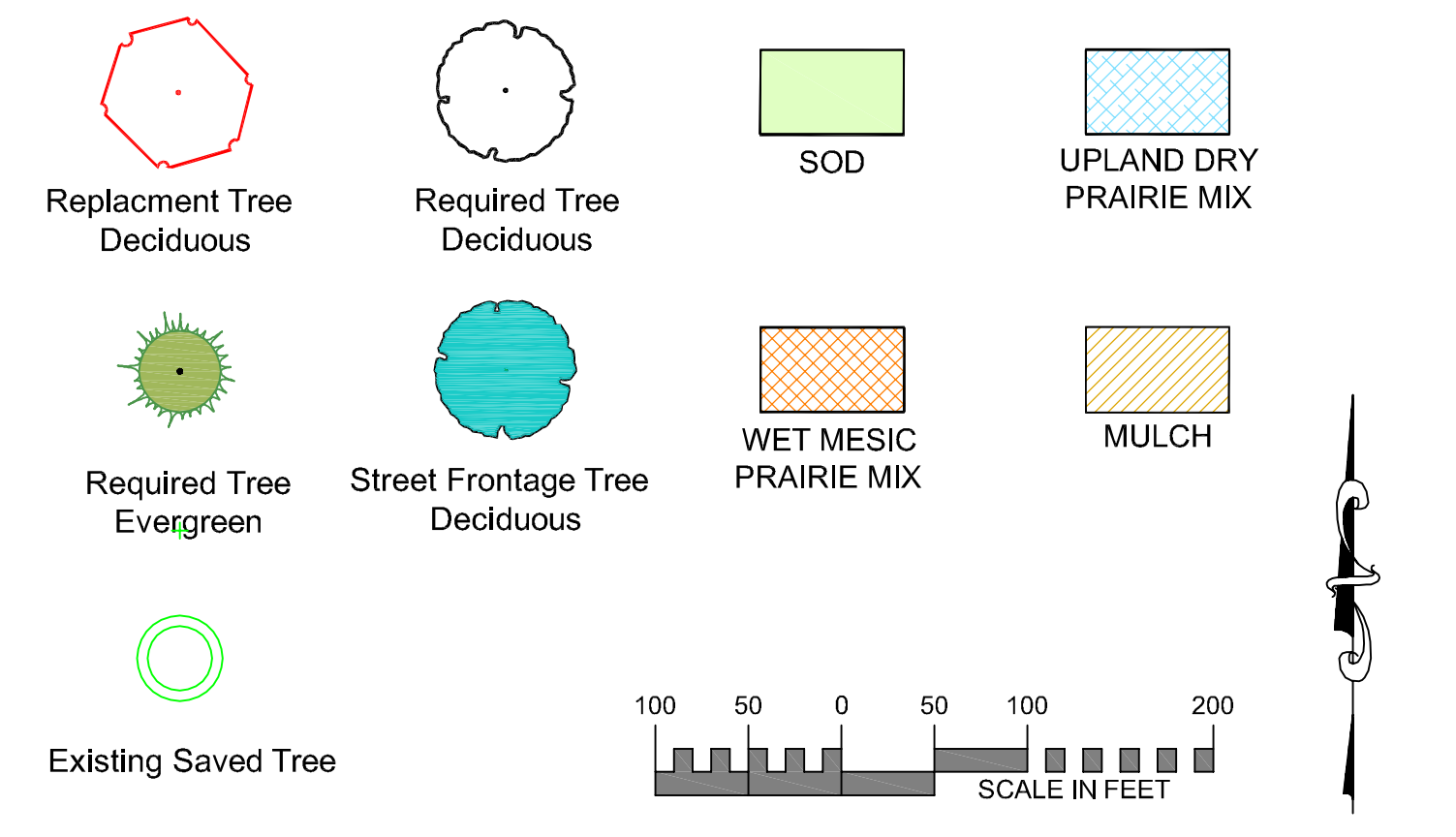
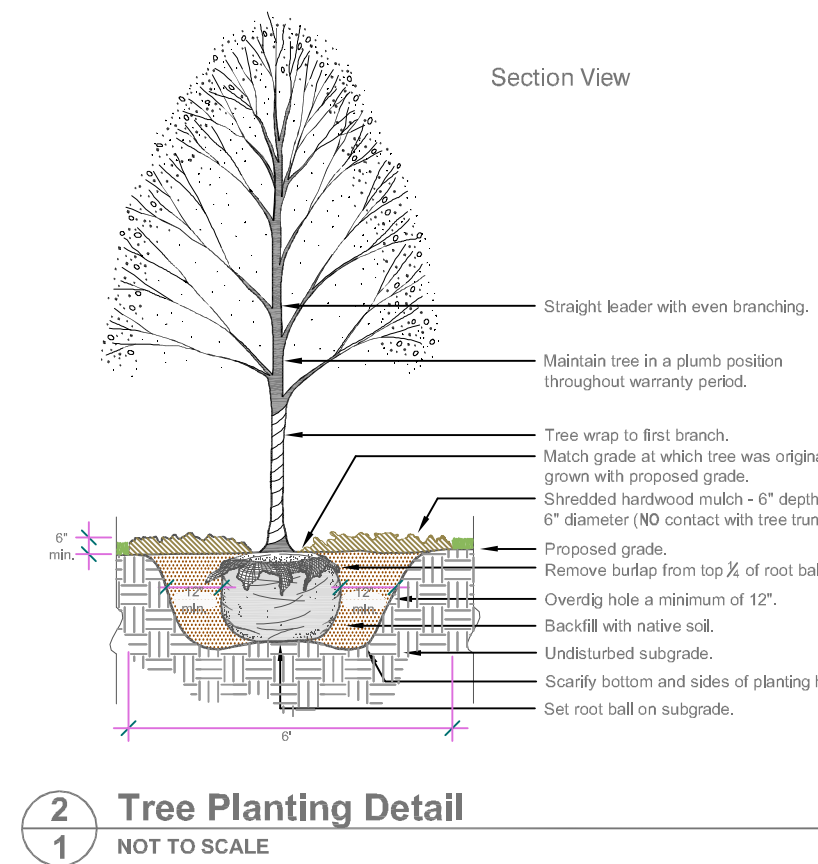
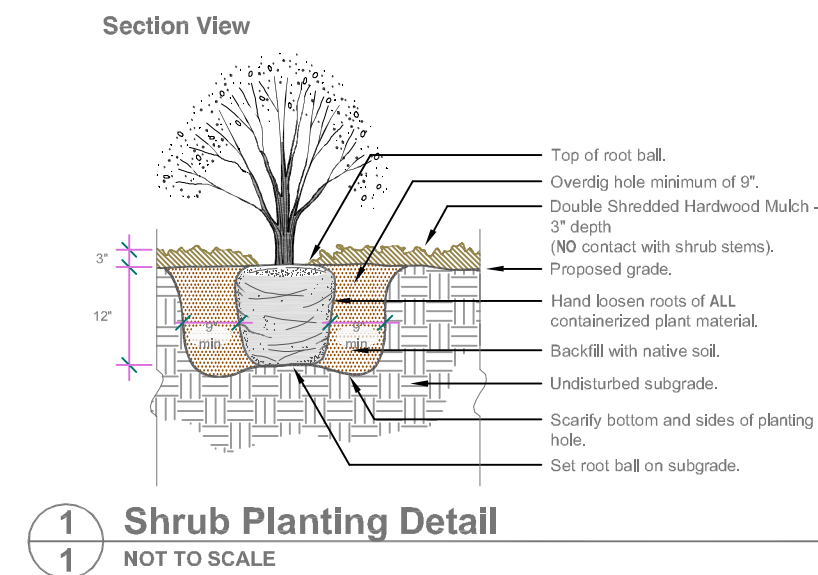
TREE PLANTING REQUIREMENTS= 1 TREE / 50 LINEAR FT.	
TOTAL SITE: 10,062 LINEAR FT. = 202 TREES (MINIMUM) OR 505 CALIPER IN.	
PHASE 1: 6,918 LINEAR FT. = 139 TREES	
PHASE 2: 3,144 LINEAR FT. = 63 TREES	
DUE TO CONFLICTS WITH UTILITIES GOING TO EACH PROPERTY, THE EQUIVALENT OF 40 2.5 CALIPER IN. TREES HAVE BEEN RELOCATED TO THE SITE TREE PLANTING LEGEND	

NOTES:	
ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH 6" DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.	
ALL TREES TO BE FIELD STAKED PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH CITY AND PROJECT LANDSCAPE ARCHITECTS PRIOR TO ANY TREE INSTALLATION.	
ALL STREET FRONTAGE TREE PITS AND BACK FILL SHALL BE FREE OF CLASS V OR SIMILAR MATERIAL. TREES ARE TO BE BACKFILLED WITH NATIVE ON SITE TOPSOIL.	
MINIMUM OF 2 ROWS OF SOD BEHIND CURB.	
AREAS WITH SIDEWALKS SHALL BE SODDED FROM BACK OF CURB TO SIDEWALK.	
ALL RESIDENTIAL LOTS SHALL BE TEMPORARILY SEEDDED WITH UPLAND GRASS MIX.	
ALL OUTLOTS SHALL BE PERMANENTLY SEEDDED WITH UPLAND DRY PRAIRIE MIX WITH EXCEPTION TO OUTLOTS TO BE SODDED AS SHOWN IN PLAN.	
TREE CALCULATIONS ARE BASED UPON CITY CODE AND ONE TREE EQUALS 2.5 CALIPER TREE INCHES. FOR TREES SMALLER THAN 2.5 CALIPER TREE INCHES MULTIPLE TREES USED TO GET EQUAL CALIPER TREE INCHES.	
BERMS ALONG ENTRANCES SHALL BE MULCHED WITH DOUBLE SHREDDED HARDEWOOD BARK MULCH TO A DEPTH OF 4".	
TREE PROTECTION FENCE SHALL BE PLACED AROUND ALL EXISTING TREES TO BE SAVED ON THE SITE.	

TREE MITIGATION CALCULATIONS: PHASE 1 & 2	
Total Cal. in. of Significant Trees	318
30% Allowed Removal of Total In.	95.4
Total Removed Caliper Inches	186
Cal. in. of Removed Common on Trees	138
Cal. in. of Removed Hardwoods	48
Common Trees Less Allowable Tree Removal Limit	
Hardwood Trees Less Allowable Tree Removal Limit	48
Replacment Schedule	
Common Inches @ .25" Per 1"	10.65
Hardwood Inches @ .5" / 1"	24
Combined Inches	34.65
Number of 2.5" Replacmnt Trees	14

PHASING CALCULATIONS CALCULATION S	
Phase 1 Street Frontage Trees	90
Phase 2 Street Frontage Trees	72
Total	162
Phase 1 Required Site Trees	238
Phase 2 Required Site Trees	2
Total	240

ALL PHASES OF REQUIRED SITE TREES ARE SHOWN ON PHASE ONE DUE TO PLANTING LOCATIONS REQUIRING ACCESS PROVIDED DURING PHASE 1	
---	--



DRAWING NAME	NO.	BY	DATE	REVISIONS
NM	1	NM	6-5-14	Tree Protection Added. Shifted trees for new base.
DRAWN BY	2	NM	6-9-14	New Base
NM	3	NM	6-11-14	New Silt Fence
CHECKED BY	4	NM	2-11-15	Revised Trees for Utilites and New Base
TDW	5	NM	2-23-15	Project Split into Phases
DATE	6	NM	2-24-15	Trees Shifted to Lots
04/25/14				

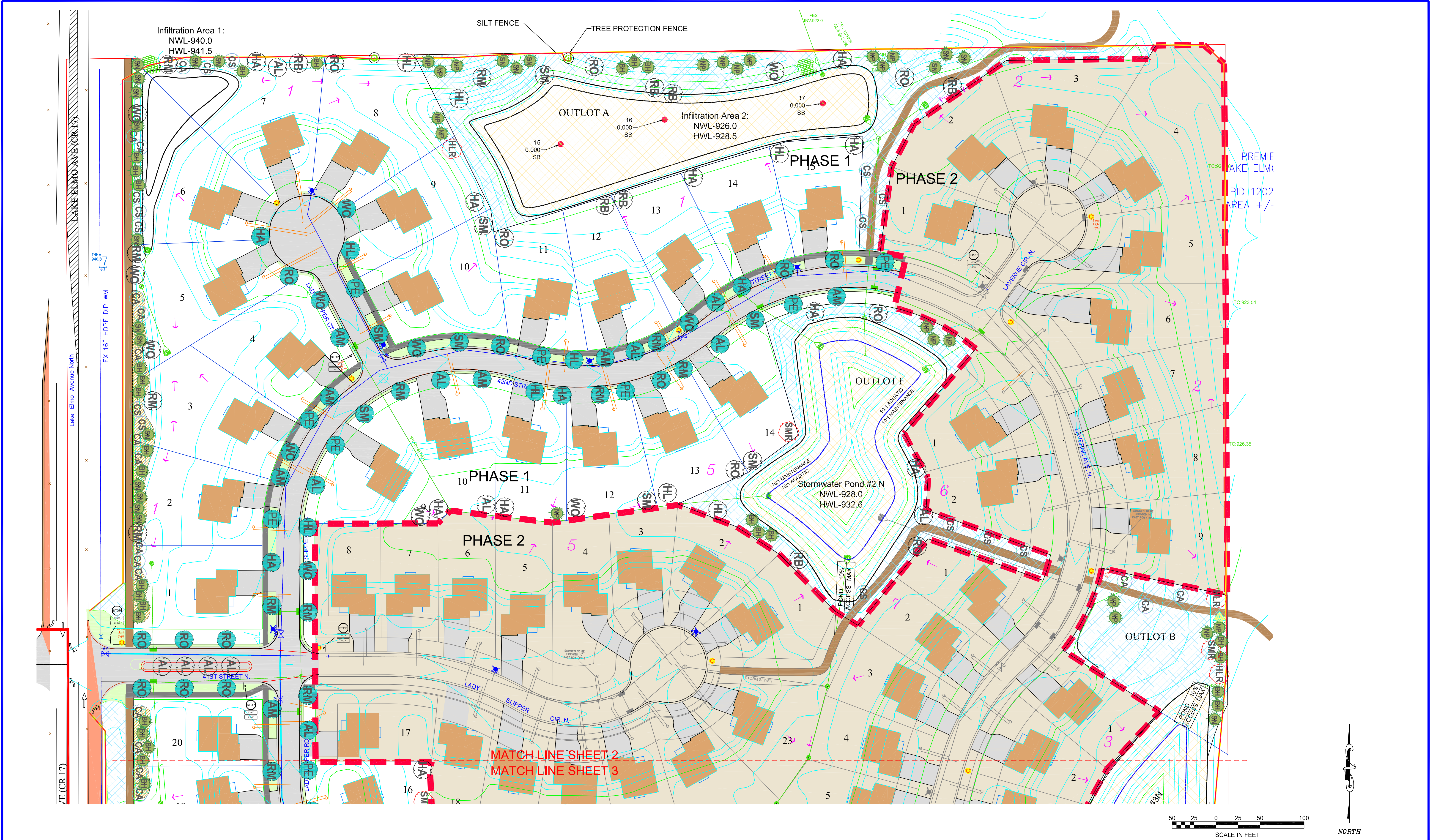
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--	--

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota.	
Signed: _____	
Date: 4-25-14 Registration #: 20144	

Norby & Associates Landscape Architects, Inc.	
100 East Second Street Chaska, MN 55318 (952) 361-0644	

CITY PROJECT NO.	
LAKE ELMO, MINNESOTA	

TREE MITIGATION AND LANDSCAPE PLAN	
PARCEL B - PHASE 1 SCHILTGEN FARMS GW LAND DEVELOPMENT	
FILE NO. 3120-047	
LP1	
LP3	



DRAWING NAME	NO.	BY	DATE	REVISIONS
NM	1	NM	6-5-14	Tree Protection Added, Shifted trees for new base.
DRAWN BY	2	NM	6-9-14	New Base
NM	3	NM	6-11-14	New Silt Fence
CHECKED BY	4	NM	2-11-15	Revised Trees for Utilities and New Base
TDW	5	NM	2-23-15	Project Split into Phases
DATE	6	NM	2-24-15	Trees Shifted to Lots
04/25/14				

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota.

Signed: *[Signature]*

Date: 4-25-14 Registration #: 20144

Norby & Associates
Landscape Architects, Inc.

100 East Second Street Chaska, MN 55318 (952) 361-0644

CITY PROJECT NO.

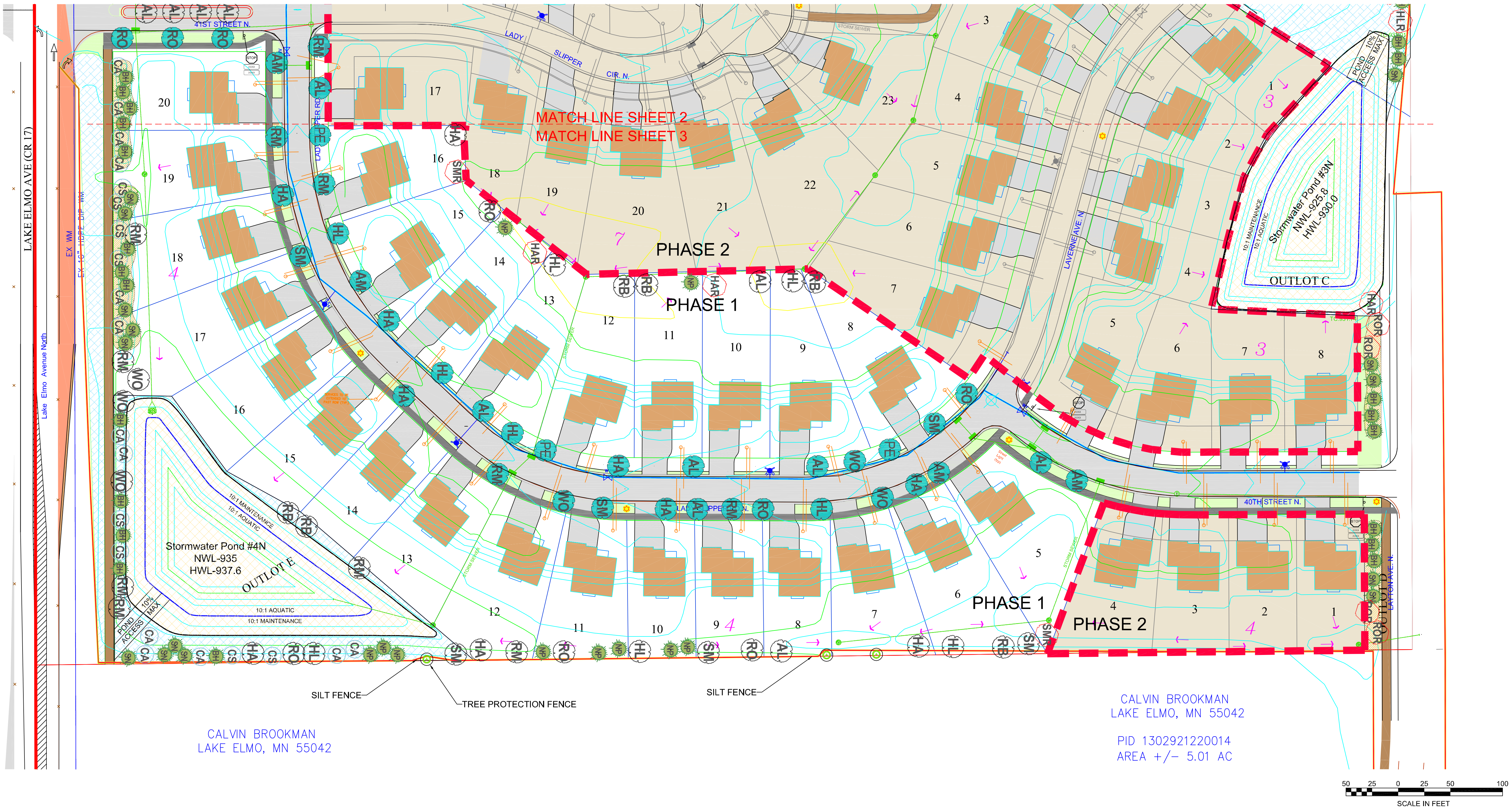
LAKE ELMO,
MINNESOTA

TREE MITIGATION AND LANDSCAPE PLAN

PARCEL B - PHASE 1
SCHILTGEN FARMS
GW LAND DEVELOPMENT

FILE NO.
3120-047

LP2
LP3



DRAWING NAME	NO.	BY	DATE	REVISIONS
NM	1	NM	6-5-14	Tree Protection Added. Shifted trees for new base.
DRAWN BY	2	NM	6-9-14	New Base
NM	3	NM	6-11-14	New Silt Fence
CHECKED BY	4	NM	2-11-15	Revised Trees for Utilities and New Base
TDW	5	NM	2-23-15	Project Split into Phases
DATE	6	NM	2-24-15	Trees Shifted to Lots
04/25/14				

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota.

Signed: *Calvin Brookman*

Date: 4-25-14 Registration #: 20144

Norby & Associates
Landscape Architects, Inc.

100 East Second Street Chaska, MN 55318 (952) 361-0644

CITY PROJECT NO.

LAKE ELMO,
MINNESOTA

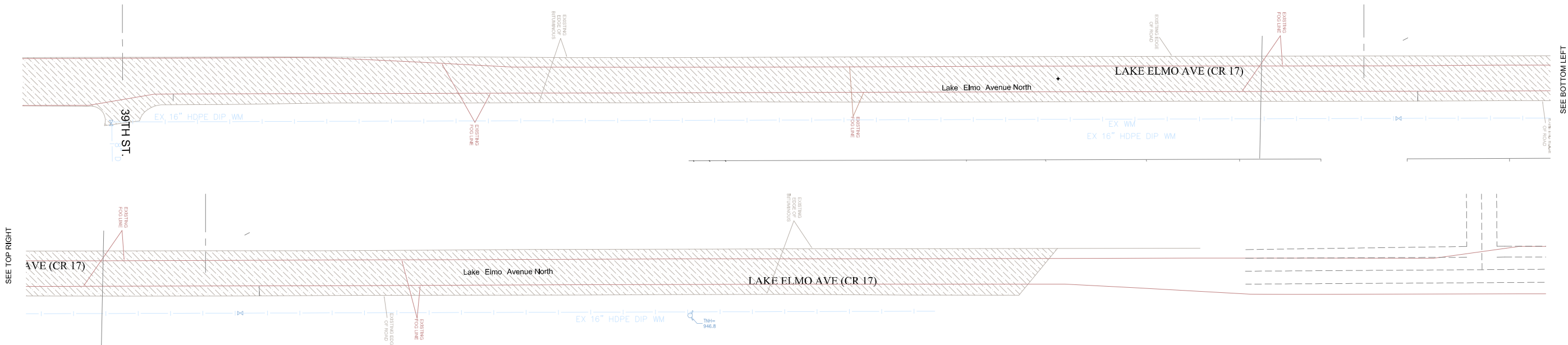
TREE MITIGATION AND LANDSCAPE PLAN

PARCEL B - PHASE 1
SCHILTGEN FARMS
GW LAND DEVELOPMENT

FILE NO.
3120-047

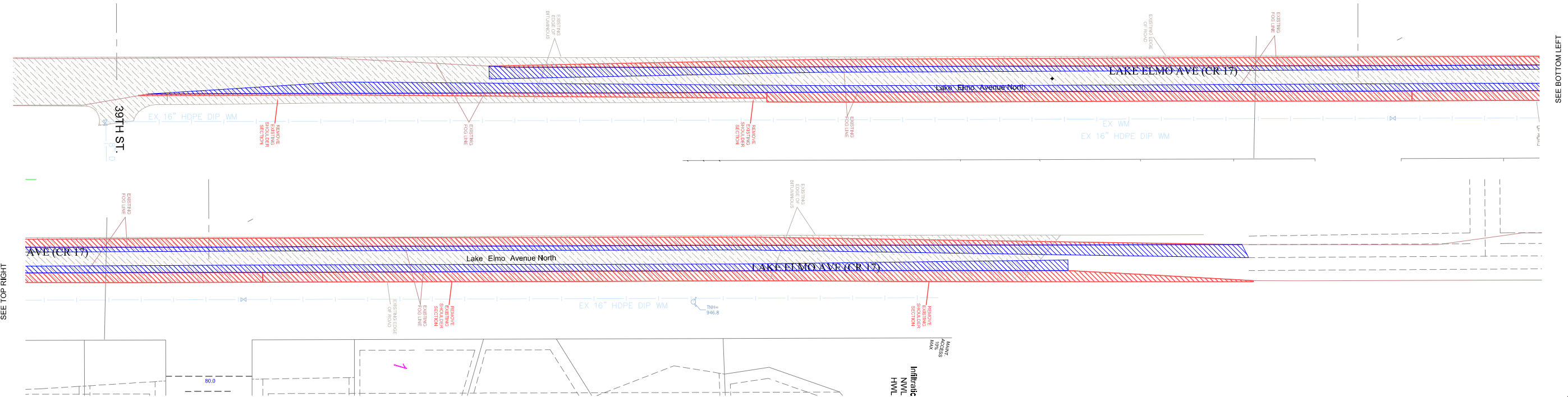
LP3
LP3

EXISTING CONDITIONS



REMOVAL/ SAWCUT AND MILL PLAN

REMOVAL SHOWN IN RED
MILL SHOWN IN BLUE



NOTES

1. REMOVE EXISTING SHOULDER SECTION AS SHOWN. (2,685 S.Y.)
2. SAWCUT & MILL 2" AS SHOWN. (2,625 S.Y.)

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_PARCELS A-B	01	ERJ	03/05/15	WATERSHED COMMENT REVISIONS
DRAWN BY	02	ERJ	03/20/15	CITY COMMENT REVISIONS
ERJ	03	SRT	04/13/15	WATERSHED COMMENT REVISIONS
CHECKED BY	04	ERJ	04/20/15	CITY COMMENT REVISIONS
RSM				
DATE				
02/20/15				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 02/20/15 Lic. No. 26728

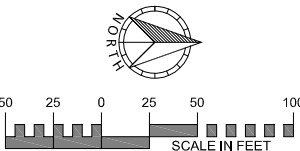


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

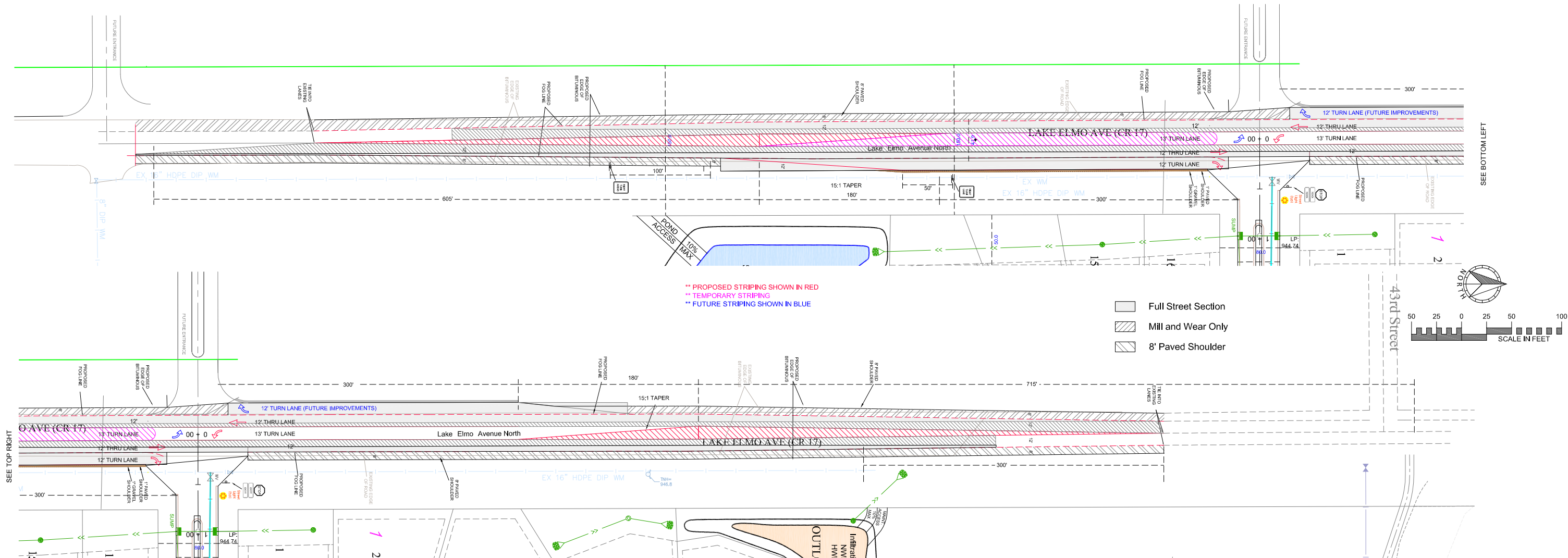
CITY PROJECT NO.
LAKE ELMO, MINNESOTA

LAKE ELMO AVE IMPROVEMENTS
VILLAGE PRESERVE - PHASE 1
GWSA LAND DEVELOPMENT, LLC.

FILE NO.
3120-047
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PROPOSED LANE IMPROVEMENTS



PAVEMENT SECTION NOTES

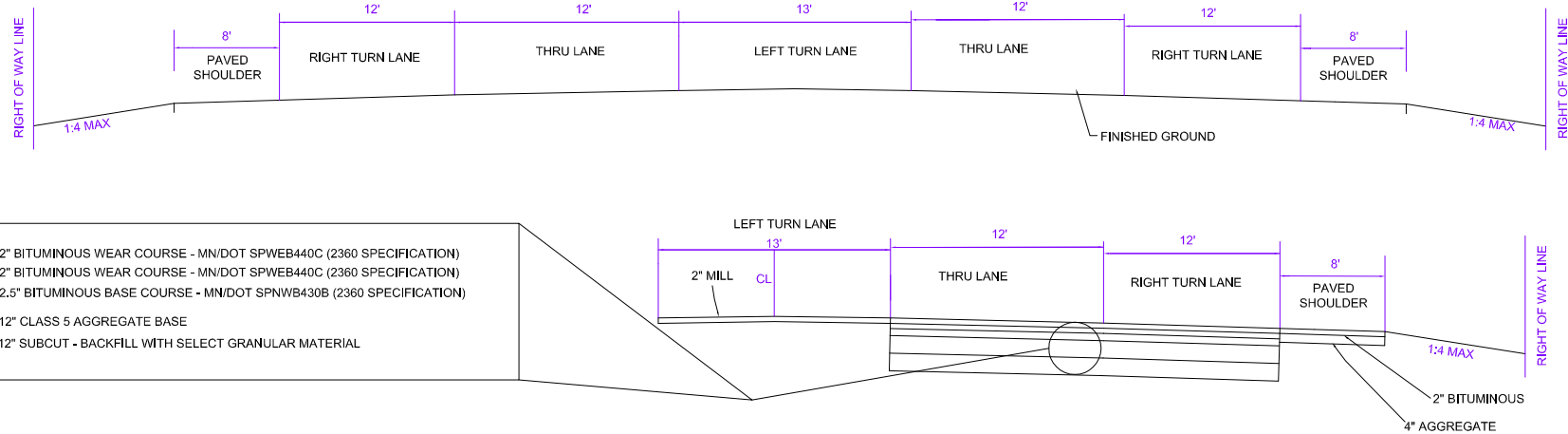
1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND ALSO THE REQUIREMENTS OF THE OWNERS SOIL ENGINEER.
2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
3. MNDOT SPEC. 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.
4. RECYCLED BITUMINOUS WEAR COURSE MIX WILL NOT BE ALLOWED.
5. FULL WIDTH PAVING ONLY (MUST BE INSTALLED WITH PAVING MACHINE)

NOTE TO CONTRACTOR

1. NOTIFY RESIDENTS ALONG THE LENGTH OF LAKE ELMO AVE (CR 17) TURN LANE IMPROVEMENTS 72 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE ACCESS AT ALL TIMES.
2. CONTRACTOR MUST NOTIFY WASHINGTON COUNTY AT LEAST 72 HOURS PRIOR TO COMMENCING LAKE ELMO AVE. (CR 17) IMPROVEMENTS.

STREET NOTES

1. REMOVE EXISTING SIGNAGE & STRIPING AS NECESSARY FOR NEW CONSTRUCTION.
2. TURN LANE STRIPING AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN TO BE APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF ROAD IMPROVEMENTS.
3. TYPICAL 8" TURN LANE ARROWS TO BE USED.
4. PLACE SHOULDER BASE AGGREGATE AS DIRECTED BY THE ENGINEER, (1' GRAVEL SHOULDERS SHALL BE 6" THICK)
5. 8' PAVED SHOULDER SECTION SHALL BE 2" BITUMINOUS AND 4" AGGREGATE BASE



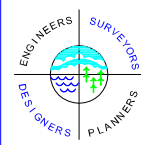
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DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_PARCELS A-B	01	ERJ	03/05/15	WATERSHED COMMENT REVISIONS
DRAWN BY	02	ERJ	03/20/15	CITY COMMENT REVISIONS
ERJ	03	SRT	04/13/15	WATERSHED COMMENT REVISIONS
CHECKED BY	04	ERJ	04/20/15	CITY COMMENT REVISIONS
RSM				
DATE				
02/20/15				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 02/20/15 Lic. No. 26728



SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
LAKE ELMO, MINNESOTA

LAKE ELMO AVE IMPROVEMENTS
VILLAGE PRESERVE - PHASE 1
GWSA LAND DEVELOPMENT, LLC.

FILE NO.
3120-047
3
31

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: April 13, 2015

To: Nick Johnson, City Planner
Cc: Chad Isakson, FOCUS Engineering

Re: Village Preserve – Parcel B
Final Plat/Construction Plan Review

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

An engineering review has been completed for the Village Preserve development by GW Land Development. Final Plat/Final Construction Plans were received on March 24, 2015. The submittal consisted of the following documentation prepared by Sathre-Bergquist, Inc., or as noted:

- Village Preserve Phase 1 Final Plat, not dated.
- Development Narrative Phase 1, dated February 15, 2015.
- Stormwater Management Plan, revised February 18, 2015.
- Specifications dated February 5, 2015.
- Final Construction Plans dated March 20, 2015.
- Phasing Plan dated February 20, 2015.
- Tree Mitigation and Landscape Plans prepared by Norby & Associates, dated March 20, 2015.

STATUS/FINDINGS: An engineering review has been separated for Final Plat approval and Final Construction Plan approval. Please see the following review comments relating to the Final Plat application.

REVISED PRELIMINARY PLAT:

- A revised Preliminary Plan set must be submitted to fulfill the conditions of Preliminary Plat approval. The revised preliminary plans are needed for staff to complete its plan review and to provide plan corrections demonstrating the project can be implemented consistent with City standards and approval conditions.
- Provide point by point response letter describing the changes made to satisfy each condition of approval, including a point by point response letter for the City Engineer review letter dated June 23, 2014.
- Outlot ownership must be shown on the revised preliminary plans.

FINAL PLAT:

- Outlots A, B, D, F, G, and I must be dedicated to the City for ongoing operation and maintenance of proposed storm water facilities.
- Outlot E will be City owned as Parkland dedication.
- A maintenance access road must be provided to Infiltration Basin 1 with a grade not exceeding 10%. The maintenance access road must be contained within Outlot A and shown on the plans. Outlot A may need to be expanded accordingly.

- Outlot B may need to be expanded to fully incorporate the HWL elevation of 928.5. The HWL contour must be shown using standard contour extrapolation methods as will be constructed in the field. The current HWL contour of 928.5 is shown crossing the 928.0 contour.
- The Phase 1 Plat does not show future (Phase 2) lot easements. The revised Preliminary Plans are therefore needed to facilitate staff review and finalize storm sewer alignments and/or easements.
- All easements for City utilities must be a minimum of 30 feet with the pipe centered on the easement.
 - Phase 1 Plat revisions are required as follows:
 - Additional easement is required or storm sewer pipe realignment is needed at Structure D9 at the southeast corner of Lot 1F.
 - Additional easement is required or storm sewer pipe realignment is needed at the northeast corner of Lot 8E for the storm sewer run from Layton Avenue.
 - Additional easement is required or storm sewer pipe realignment is needed at Structure D4 and Lot 4, Block 4.
 - The following Phase 2 Plat revisions may be required:
 - Additional easement is required or storm sewer pipe realignment is needed along the storm sewer run from E2 to E1, along Lot 1C.
 - Verify minimum 15 foot easements along south side of Lots 9C through 13C.
 - Verify minimum 15 foot easements from proposed storm sewer pipe along rear yard of Lots 8C and 1D.
 - Verify minimum 15 foot easements along rear yard of Lots 2D through 6D.
 - Verify minimum 15 foot easements along rear yard of Lots 4A through 9A.

PHASE 1 SCOPE OF IMPROVEMENTS:

- The Phase 1 construction plans do not cover the full scope of improvements necessary to support the Phase 1 Plat. Additional improvements must be incorporated into the construction plans and Phase 1 Plat submittal or the Phase 1 Plat approval must be contingent upon agreements being in place acceptable to the City to assure that the necessary supporting public infrastructure for the Phase 1 Plat will be constructed. The conditional approval should include provisions to not allow building permits, including model homes, until construction of all supporting infrastructure is completed.
- Supporting infrastructure includes:
 - Layton Avenue Sanitary Sewer from 39th Street North to 40th Street north.
 - Village East Trunk Sanitary Sewer from the Reid Park Lift Station to the UPRR.
 - Storm sewer run from 40th Street North to Pond 3N.
 - Pond 3N storm sewer outfall pipe.
 - The receiving storm sewer pipe and storm water pond from Pond 3N outfall pipe located on the Wildflower at Lake Elmo northerly property.

FINAL CONSTRUCTION PLANS

- No construction, including grading operations may occur on the site until the applicant has received City Engineer approval for the final construction plans and has obtained all applicable permits for the Subdivision.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- Final construction plan review comments will be provided separately to assist the applicant with the completion of Final Construction Plans.

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: April 13, 2015

To: Nick Johnson, City Planner
Cc: Chad Isakson, FOCUS Engineering

Re: Village Preserve – Parcel B
Construction Plan Review

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

An engineering review has been completed for the Village Preserve development by GW Land Development. Construction Plans were received on March 24, 2015. The submittal consisted of the following documentation prepared by Sathre-Bergquist, Inc., or as noted:

- Village Preserve Phase 1 Final Plat, not dated.
- Development Narrative Phase 1, dated February 15, 2015.
- Stormwater Management Plan, revised February 18, 2015.
- Specifications dated February 5, 2015.
- Final Construction Plans dated March 20, 2015.
- Phasing Plan dated February 20, 2015.
- Tree Mitigation and Landscape Plans prepared by Norby & Associates, dated March 20, 2015.

STATUS/FINDINGS: This review supplements the Final Plat/Construction Plan Review completed by Focus Engineering, Inc. dated April 13, 2015. In addition to the Final Plat review comments, the following comments are being provided to assist you in finalizing the construction plans for the project.

GRADING, STORM WATER MANGEMENT AND EROSION CONTROL

- City standard plan notes for grading and erosion control and City standard plan notes for site restoration must be placed on the grading and erosion control plans in unedited form. Any project specific plan notes not covered by the City standard plan notes shall be listed separately and are subject to City review.
- Revise erosion control plans to meet City standard requirements for erosion control materials, installation details, seed mixes and phasing notes.
- Lots 5 and 6, Block 2 show Basement Floor elevations at 936.8 and 936.3 respectively. The overland emergency overflow for the adjacent area is listed at 936.2. Revisions are needed to provide a minimum of 1 foot of freeboard from the EOF.
- The maintenance access road to Stormwater Pond 2N must be shown on the preliminary plans and construction plans and must be extended to the public R/W with a grade that does not exceed 10%.
- The maintenance access road to Stormwater Pond 3N must be shown on the preliminary plans and construction plans and must be extended to the public R/W of Layton Avenue with a grade that does not exceed 10%.
- Add maintenance access road to Infiltration Basin 1. Access road to be 20 foot minimum width at 10% maximum grade and to be located within Outlot A or County R/W.
- The Block 2 rear yard grades must be revised to provide a minimum 2% longitudinal grade.

STREET PLANS

- The one-way pavement widths for the 41st Street North center island parkway is a minimum 18 feet from face of curb to face of curb.
- A maximum allowable street grade of 2% must be maintained for the first 50 feet from all intersections. Six intersections should be adjusted accordingly.
- The plans must be revised to lengthen all vertical sag curves to the City standard minimum K-value of 37. Five sag curves must be adjusted accordingly.
- Improvements along CSAH 17 (Lake Elmo Avenue) should be revised on Plan Sheets 2 and 3 to clearly indicate the improvements as required by Washington County's review memorandum. Improvements should be updated for both the preliminary plans and Phase 1 construction plans.

WATERMAIN AND SANITARY SEWER PLANS

- City standard plan notes for watermain and sanitary sewer must be placed on the sanitary sewer and watermain plan sheets in unedited form. Any project specific plan notes not covered by the City standard plan notes shall be listed separately and are subject to City review.
- Sheet 10, 40th Street profile. Add existing watermain and sewer infrastructure information that the proposed system will connect to.
- Sheet 11. Add/relocate manholes to improve centerline sewer alignment between manholes 7-9.
- Relocate manholes 2, 3, 21, 22, 23, 24, and 25 to improve centerline sewer alignment.
- Add plan and profile notes indicating watermain pipe size and material.
- Relabel the second Plan Sheet 12 to Plan Sheet 13.
- Extend the existing and proposed profiles to the full extent of the sewer/water profiles.

STORM SEWER SYSTEM

- City standard plan notes for storm sewer must be placed on the storm sewer plan sheets in unedited form. Any project specific plan notes not covered by the City standard plan notes shall be listed separately and are subject to City review.
- Storm sewer design calculations must be submitted for City review. Storm sewer revisions will be required, if necessary, to meet City standard maximum pipe velocities and discharge velocities throughout the system.
- The storm sewer system must meet the City standard minimum pipe cover of 3.5 feet. The plans appear to comply with this requirement with the following exceptions.
 - A 200 foot storm sewer run centered over CBMH C2. This exception is approved by the City at the request of the developer.
 - At OS-B9 outlet structure, additional pipe cover is needed. The pipe alignment should be shifted away from the maintenance access road to allow additional cover and remove pipe from a compacted/exposed surface.
 - Add cover over storm sewer run from G2 to G4.
- Correct the storm sewer profile over G2 to G4 and change pipe size to City standard minimum 15-inch.
- Correct the storm sewer profiles for Storm D4, G1, and I1.
- Shorten the pipe run from H2 to H1 to maintain minimum pipe cover.
- The pipe run from P1 to P2 is shown at 5%. The pipe size and slope must be revised to maintain discharge velocity below 5 fps.
- Sump manholes must be shown and labeled on plan view and indicated in the profile. Structures A8, B7, B10, C3, E2 and F2 must be sump manholes.

PROJECT MANUAL – SPECIFICATIONS

- Specifications must be revised and submitted as follows:
- The City Standard Specifications for Public Infrastructure dated February 2015 must be located in the project manual prior to any other technical specifications utilized or inserted. The specifications must clearly

indicate that the City Standard Specifications govern for the project unless specific written approval by the City has been provided.

- Following the provisions of the City Standard Specifications for Public Infrastructure, supplemental specifications may be used and inserted if they are clearly placed within the manual under a section titled "Supplemental Specifications". Please include the following statement as the first clause of the supplemental provisions, *"The City Standard Specifications for Public Infrastructure, dated February 2015, 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"*.

Station #1

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

**LAKE ELMO FIRE DEPARTMENT****Station #2**

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

April 20, 2015

After review of the VILLAGE PRESERVE PHASE I - FINAL PLAT, it appears that the items identified in my review letter dated August 27, 2014 (shown below) have been addressed.

- ROADWAYS
 - Street naming and numbering per city ordinance.
- FIRE HYDRANTS
 - Spacing/Location, it appears there are some that may be closer than the 500' spacing required and could be eliminated. Locate on corners of intersections to gain the most benefit from hydrants.

I would like to commend staff and all parties involved for addressing these concerns and meeting the requirements as set forward by the City. In particular the matter of street naming/numbering, as this can become rather difficult at times due to the unique designs of the roadways. I believe all parties concerned met the intent of the standards as adopted by the City and for that I am grateful as this will help us moving forward in our efforts to ensure the timeliest response possible. Thank you.

Reviewed by

Greg Malmquist, Fire Chief

"Proudly Serving Neighbors & Friends"



VILLAGE PRESERVE – DESIGN REVIEW REPORT **LAKE ELMO, MN**

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED APRIL 22nd, 2015

REVIEWED PLAN SET DATED FEBRUARY 24TH, 2015

Required Action Items by Village Preserve Project Team

1. Please provide more detail as to the groundcover plantings within the entry median off Lake Elmo Avenue North. Preference would be to see a pollinator friendly plant or plant mix.
2. Village Preserve Project Landscape Architect to provide landscape irrigation plans for all commonly held HOA & City R.O.W. areas.
3. Planting plan for Outlot B (City Park) as represented is appropriate for an undeveloped City Park. If developer is successful in working with the City to develop Outlot B as part of the development project at this time by creating an active use park we would request to revisit the design and how it impacts the city required landscape.
4. The landscape architect has done a great job providing a maintenance plan for all native seeding areas within all commonly held HOA & City Outlot / R.O.W areas. In addition to this information for the same area the City requests a copy of the executed agreement with an approved ecosystem management provider for these services including stated financial commitments.

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

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

Nick Johnson

From: Carol Hanson <Carol.Hanson@co.washington.mn.us>
Sent: Tuesday, April 21, 2015 11:17 AM
To: 'ejohnson@sathre.com'
Cc: Nick Johnson; Joe Gustafson; Nik Costello; Wayne Sandberg
Subject: Village Preserve plan revisions for CSAH 17
Attachments: DOC042115-04212015084602.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Eric,

We have reviewed the construction plan sheets for CSAH 17 lane modifications and request changes as shown on the attached plan sheets.

Please feel free to give me a call if you have any questions.

Thank You,

Carol

Carol Hanson

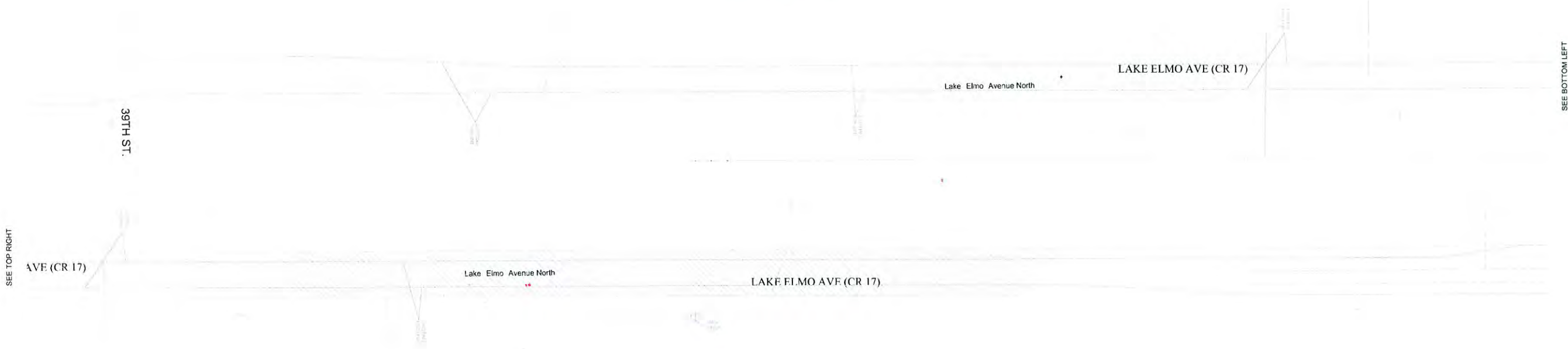
Washington County Public Works

11660 Myeron Road N

Stillwater MN 55082

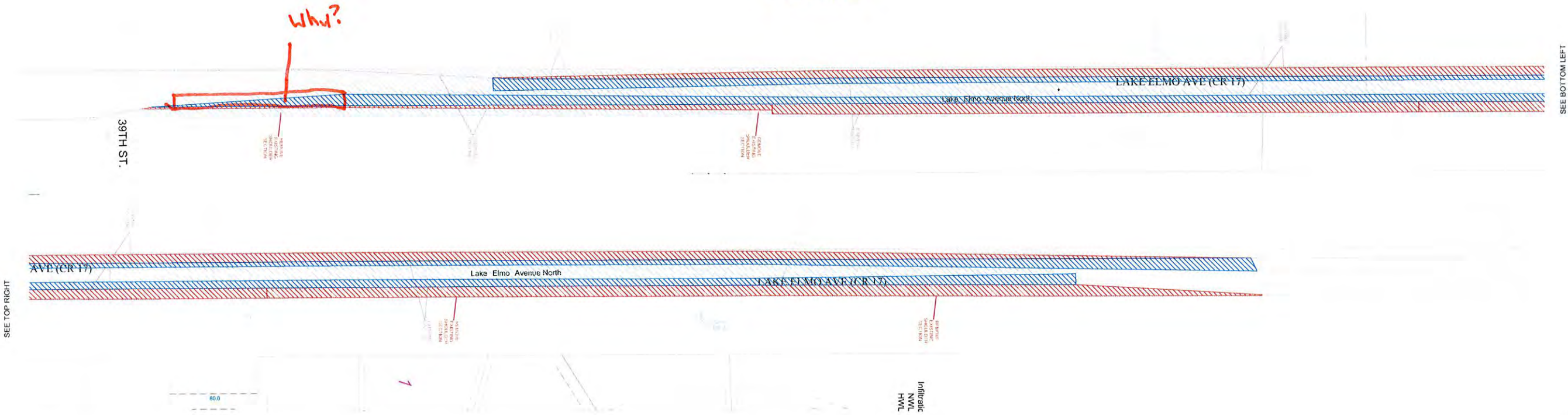
(651) 430-4313

EXISTING CONDITIONS



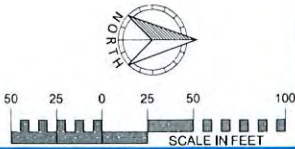
REMOVAL/ SAWCUT AND MILL PLAN

REMOVAL SHOWN IN RED
MILL SHOWN IN BLUE



NOTES

1. REMOVE EXISTING SHOULDER SECTION AS SHOWN. (2,685 S.Y.)
2. SAWCUT & MILL 2" AS SHOWN. (2,625 S.Y.)



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE PARCELS A-B	01	ERJ	03/05/15	WATERSHED COMMENT REVISIONS
DRAWN BY	02	ERJ	03/20/15	CITY COMMENT REVISIONS
CHECKED BY				
RSM				
DATE				
02/20/15				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 02/20/15 Lic. No. 26428



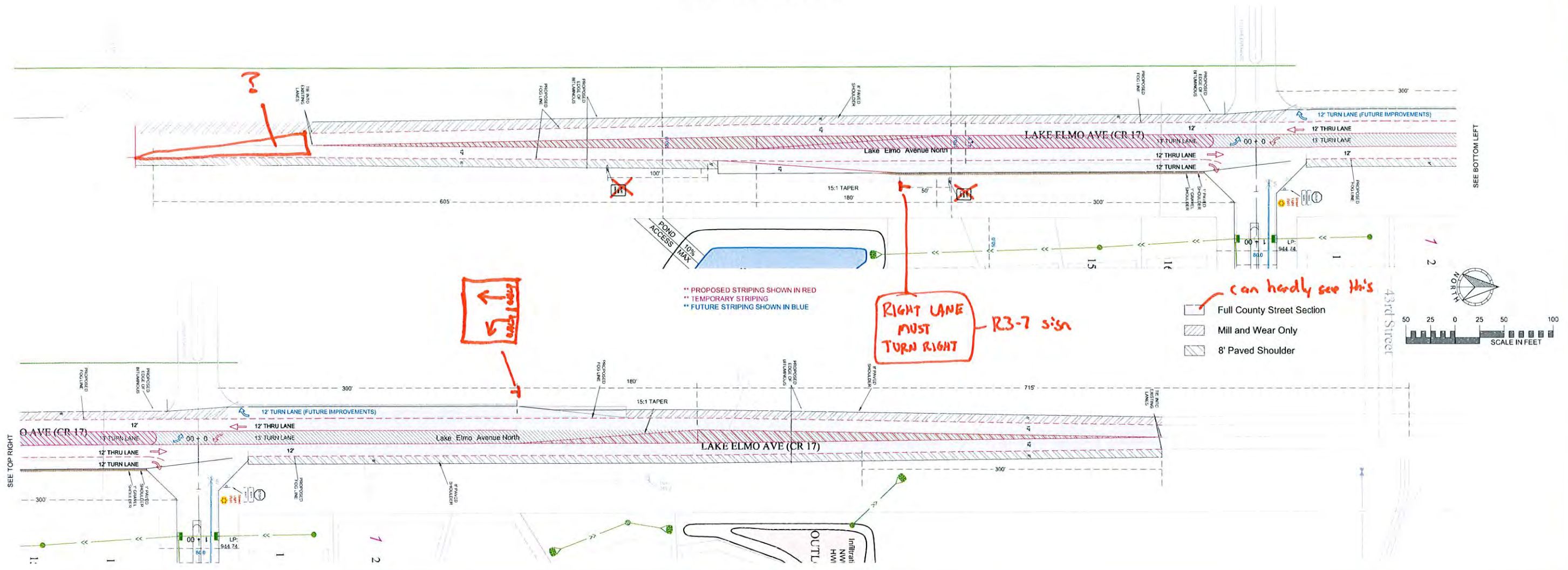
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
LAKE ELMO, MINNESOTA

LAKE ELMO AVE IMPROVEMENTS
VILLAGE PRESERVE - PHASE 1
GWSA LAND DEVELOPMENT, LLC.

FILE NO.
3120-047
2
31

PROPOSED LANE IMPROVEMENTS



PAVEMENT SECTION NOTES

1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT "STANDARD SPECIFICATION FOR CONSTRUCTION" AND ALSO THE REQUIREMENTS OF THE OWNER'S SOIL ENGINEER.
2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
3. MNDOT SPEC. 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.
4. RECYCLED BITUMINOUS WEAR COURSE MIX WILL NOT BE ALLOWED.
5. FULL WIDTH PAVING ONLY (MUST BE INSTALLED WITH PAVING MACHINE)

NOTE TO CONTRACTOR

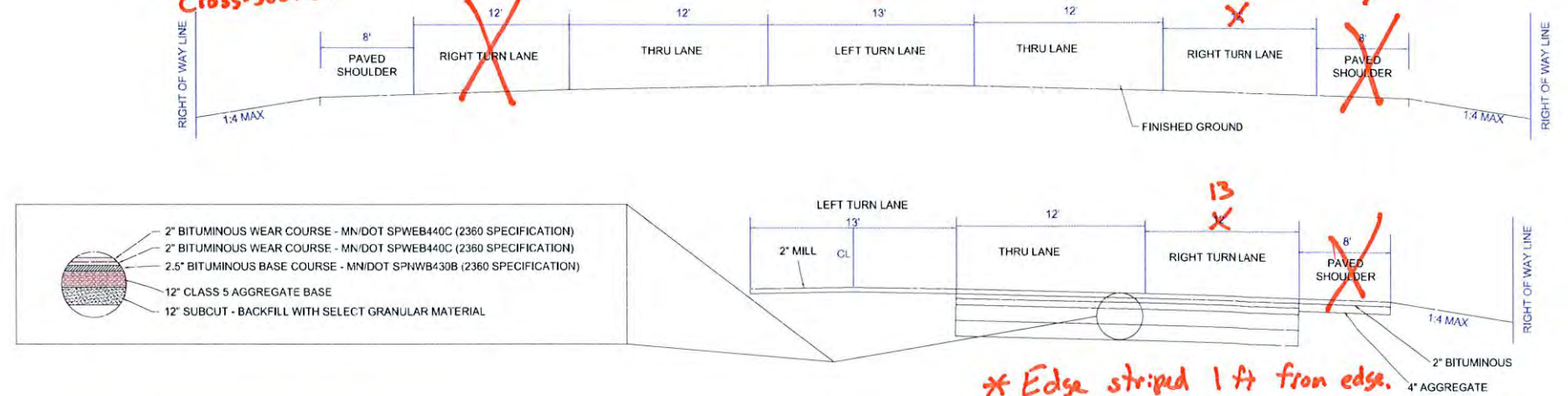
1. NOTIFY RESIDENTS ALONG THE LENGTH OF LAKE ELMO AVE (CR 17) TURN LANE IMPROVEMENTS 72 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE ACCESS AT ALL TIMES.
2. CONTRACTOR MUST NOTIFY WASHINGTON COUNTY AT LEAST 72 HOURS PRIOR TO COMMENCING LAKE ELMO AVE. (CR 17) IMPROVEMENTS.

STREET NOTES

1. REMOVE EXISTING SIGNAGE & STRIPING AS NECESSARY FOR NEW CONSTRUCTION.
2. TURN LANE STRIPING AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN TO BE APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF ROAD IMPROVEMENTS.
3. TYPICAL 8' TURN LANE ARROWS TO BE USED.
4. PLACE SHOULDER BASE AGGREGATE AS DIRECTED BY THE ENGINEER. (1" GRAVEL SHOULDERS SHALL BE 6" THICK)
5. 8' PAVED SHOULDER SECTION SHALL BE 2" BITUMINOUS AND 4" AGGREGATE BASE

Nowhere here do we have right turn lanes on both sides in the same cross-section.

No shoulder next to right turn lanes.



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE PARCELS A-B	01	ERJ	03/05/15	WATERSHED COMMENT REVISIONS
DRAWN BY	02	ERJ	03/20/15	CITY COMMENT REVISIONS
CHECKED BY				
RSM				
DATE				
02/20/15				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad, P.E.
Date: 02/20/15 Lic. No. 26428

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
LAKE ELMO, MINNESOTA

LAKE ELMO AVE IMPROVEMENTS
VILLAGE PRESERVE - PHASE 1
GWSA LAND DEVELOPMENT, LLC.

FILE NO.
3120-047
3
31



March 18, 2015

Craig Allen
GWSA Land Development, LLC
Suite 200
10850 Old County Rd. 15
Plymouth, MN 55441

**Re: Village Preserve—Lake Elmo, Minnesota
VBWD Permit #2015-06**

Dear Mr. Allen:

Enclosed is the Valley Branch Watershed District (VBWD) permit for your project. Please note the following conditions imposed by the Managers, which are also listed on the back of the permit.

1. No construction shall start until all permit conditions are met. If the Valley Branch Watershed District Board is not satisfied that the conditions are met, the permit will be revoked.
2. The infiltration material shall be in conformance with Mn/DOT Specification 3877.1G, or an equivalent specification approved by the VBWD.
3. This permit is not valid until a maintenance agreement in the general format of Appendix B of the VBWD Rules is submitted to and approved by the VBWD Attorney.
4. The permit holder must obtain permission for any work outside of his property.
5. Prior to construction, the required surety and fee shall be submitted.
6. The plan sheets shall be revised to show the correct inverts at the pond outlet structures.
7. Drain tile shall be installed around the perimeters of the foundations at Block 1, Lots 1 and 2 and the lot north of Block 3, Lot 1.
8. Plans shall be revised to show minimum floor elevations at least 2 feet higher than the adjacent water body's 100-year flood level.
9. This permit is not transferable.



DAVID BUCHECK • LINCOLN FETCHER • DALE BORASH • JILL LUCAS • EDWARD MARCHAN

VALLEY BRANCH WATERSHED DISTRICT • P.O. BOX 838 • LAKE ELMO, MINNESOTA 55042-0538

www.vbwd.org

10. This permit is subject to obtaining all other permits required by governmental agencies having jurisdiction (including a NPDES permit).
11. The VBWD Engineer and Inspector shall be notified at least three days prior to commencement of work.
12. Erosion controls shall be installed prior to the commencement of grading operations and must be maintained throughout the construction period until turf is established. Additional erosion controls may be required, as directed by the VBWD Inspector or VBWD Engineer.
13. The following additional erosion controls shall be implemented on the site:
 - a. All proposed slopes three-feet horizontal to one-foot vertical (3H:1V) should be covered with erosion-control blanket.
 - b. Silt fence should follow existing contours as closely as feasible to limit the potential for gully erosion along the edges.
 - c. Any sediment that collects in storm sewers, ponds, or other water management features shall be removed.
 - d. Street sweeping shall be performed if sediment collects on streets.
 - e. If erosion occurs at the outlets of the storm sewer pipes the applicant will be responsible for correcting the problem to the satisfaction of the VBWD.
14. To prevent soil compaction, the proposed infiltration area shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it. If the infiltration facility is in place during construction activities, sediment and runoff shall be kept away from the facility, using practices such as diversion berms and vegetation around the facility's perimeter. The infiltration facility shall not be excavated to final grade until the contributing drainage area has been constructed and fully stabilized. The final phase of excavation shall remove all accumulated sediment and be done by light, tracked equipment to avoid compaction of the basin floor. To provide a well-aerated, highly porous surface, the soils of the basin floor shall be loosened to a depth of at least 24 inches to a maximum compaction of 85% standard proctor density prior to planting.
15. All disturbed areas shall be vegetated within 14 days of final grading.
16. The applicant is responsible for removal of all temporary erosion-control measures, including silt fence, upon establishment of permanent vegetation at the project site as determined by the VBWD Engineer and/or Inspector.
17. Valley Branch Watershed District shall be granted drainage easements which cover: (a) land adjacent to stormwater management facilities, wetlands, and lowlands up to their 100-year flood elevations and (b) all ditches, storm sewers, and maintenance accesses to the stormwater management facilities.

18. The minimum floor elevations for all buildable lots in the development shall be recorded in a Declaration of Covenants and Restrictions or on the final plat.
19. The required drainage easements and access easements shall be recorded with the Washington County Recorder's Office.
20. Return or allowed expiration of any remaining surety and permit closeout is dependent on the permit holder providing proof that all required documents have been recorded (including but not limited to easements) and providing as-built drawings that show that the project was constructed as approved by the Managers and in conformance with the VBWD rules and regulations.

Thank you for your cooperation with the District's permit program.

Sincerely,

David J. Bucheck, President
Valley Branch Watershed District

DJB/ymh
Enclosure

c: Ray Marshall, VBWD Attorney
Ray Roemmich, VBWD Inspector
Jenifer Sorensen, MDNR
Kyle Klatt, City Planning Director—City of Lake Elmo
Jack Griffin, City Engineer, FOCUS Engineering—City of Lake Elmo
Building Inspector—City of Lake Elmo
Nate Herman, Sathre-Bergquist, Inc.—Authorized Agent
Schiltgen Farm, Inc.—Owner
Karen Wold, Barr Engineering Company
Yvonne Huffman, Barr Engineering Company

1. No construction shall start until all permit conditions are met. If the Valley Branch Watershed District Board is not satisfied that the conditions are met, the permit will be revoked.
2. The infiltration material shall be in conformance with Mn/DOT Specification 3877.1G, or an equivalent specification approved by the VBWD.
3. This permit is not valid until a maintenance agreement in the general format of Appendix B of the VBWD Rules is submitted to and approved by the VBWD Attorney.
4. The permit holder must obtain permission for any work outside of his property.
5. Prior to construction, the required surety and fee shall be submitted.
6. The plan sheets shall be revised to show the correct inverts at the pond outlet structures.
7. Drain tile shall be installed around the perimeters of the foundations at Block 1, Lots 1 and 2 and the lot north of Block 3, Lot 1.
8. Plans shall be revised to show minimum floor elevations at least 2 feet higher than the adjacent water body's 100-year flood level.
9. This permit is not transferable.
10. This permit is subject to obtaining all other permits required by governmental agencies having jurisdiction (including a NPDES permit).
11. The VBWD Engineer and Inspector shall be notified at least three days prior to commencement of work.
12. Erosion controls shall be installed prior to the commencement of grading operations and must be maintained throughout the construction period until turf is established. Additional erosion controls may be required, as directed by the VBWD Inspector or VBWD Engineer.
13. The following additional erosion controls shall be implemented on the site:
 - a. All proposed slopes three-feet horizontal to one-foot vertical (3H:1V) should be covered with erosion-control blanket.
 - b. Silt fence should follow existing contours as closely as feasible to limit the potential for gully erosion along the edges.
 - c. Any sediment that collects in storm sewers, ponds, or other water management features shall be removed.
 - d. Street sweeping shall be performed if sediment collects on streets.
 - e. If erosion occurs at the outlets of the storm sewer pipes the applicant will be responsible for correcting the problem to the satisfaction of the VBWD.
14. To prevent soil compaction, the proposed infiltration area shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it. If the infiltration facility is in place during construction activities, sediment and runoff shall be kept away from the facility, using practices such as diversion berms and vegetation around the facility's perimeter. The infiltration facility shall not be excavated to final grade until the contributing drainage area has been constructed and fully stabilized. The final phase of excavation shall remove all accumulated sediment and be done by light, tracked equipment to avoid compaction of the basin floor. To provide a well-aerated, highly porous surface, the soils of the basin floor shall be loosened to a depth of at least 24 inches to a maximum compaction of 85% standard proctor density prior to planting.
15. All disturbed areas shall be vegetated within 14 days of final grading.
16. The applicant is responsible for removal of all temporary erosion-control measures, including silt fence, upon establishment of permanent vegetation at the project site as determined by the VBWD Engineer and/or Inspector.
17. Valley Branch Watershed District shall be granted drainage easements which cover: (a) land adjacent to stormwater management facilities, wetlands, and lowlands up to their 100-year flood elevations and (b) all ditches, storm sewers, and maintenance accesses to the stormwater management facilities.
18. The minimum floor elevations for all buildable lots in the development shall be recorded in a Declaration of Covenants and Restrictions or on the final plat.
19. The required drainage easements and access easements shall be recorded with the Washington County Recorder's Office.
20. Return or allowed expiration of any remaining surety and permit closeout is dependent on the permit holder providing proof that all required documents have been recorded (including but not limited to easements) and providing as-built drawings that show that the project was constructed as approved by the Managers and in conformance with the VBWD rules and regulations.

Approved: March 12, 2015

Signature
Valley Branch Watershed District

Title

Note: The grant of this permit in no way purports to permit acts, which may be prohibited by other governmental agencies.

**CRAIG ALLEN
GWSA LAND DEVELOPMENT, LLC
SUITE 200
10850 OLD CTY RD. 15
PLYMOUTH, MN 55441**

**SCHILTGEN FARM INC.
10880 STILLWATER BLVD. N
LAKE ELMO, MN 55042**

**NATE HERMAN
SATHRE-BERGQUEST, INC.
150 BROADWAY AVE. S.
WAYZATA, MN 55391**

**RAYMOND O. MARSHALL
ATTORNEY FOR VBWD
LAWSON LAW FIRM
10390 39TH STREET NORTH
LAKE ELMO, MN 55042**

**RAY ROEMMICH
INSPECTOR FOR VBWD
301 CRESTWOOD TERRACE
STILLWATER, MN 55082**

**JENIFER SORENSEN
MNDP--WATERS
1200 WARNER RD
ST. PAUL, MN 55155**

**KYLE KLATT, CITY PLANNING DIRECTOR
CITY OF LAKE ELMO
3800 LAVERNE AVE N
LAKE ELMO, MN 55042**

**JACK GRIFFIN, CITY ENGINEER
FOCUS ENGINEERING
C/O CITY OF LAKE ELMO
3800 LAVERNE AVE N
LAKE ELMO, MN 55042**

**CITY BUILDING INSPECTOR
CITY OF LAKE ELMO
3800 LAVERNE AVE N
LAKE ELMO, MN 55042**

**VBWD PERMIT #
23/82-0020.00 2200 346
PERMIT #2015-06
VILLAGE PRESERVE**