THE CITY OF LAKE ELMO

3800 Laverne Avenue North
Lake Elmo, MN 55042

(651) 747-3900
www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, January 25, 2016 at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Election of Officers
    a. The Planning commission is required to elect a Chairperson for 2016.
3. Approve Agenda
4. Approve Minutes
    a. January 11, 2016
5. Public Hearings
    a. COMPREHENSIVE PLAN AMENDMENT- ARBOR GLEN. – Public Hearing for a comprehensive plan amendment increasing the allowed density for senior congregate housing with services.
    b. CONDITIONAL USE PERMIT AND ZONING MAP AMENDMENT – ARBOR GLEN. The Planning commission will continue a public hearing to consider an application for a comprehensive plan amendment, conditional use permit and zoning map amendment for Arbor Glen Senior Living to construct a new senior/assisted living/memory care facility on property located at the northeast intersection of Lake Elmo Avenue and 39th Street North. The proposed two-story building will include 84 units with memory care and independent living on the main level and assisted and independent living on the second level.
6. Business Items
    a.
7. Updates
    a. City Council Updates – January 19, 2015 Meeting
        i.
    b. Staff Updates
        i. Upcoming Meetings:
            - February 8, 2016
            - February 22, 2016
    c. Commission Concerns
8. Adjourn

City of Lake Elmo
Planning Commission Meeting
Minutes of January 11, 2015

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

COMMISSIONERS PRESENT: Dodson, Kreimer, Larson, Dunn, Griffin and Williams.

COMMISSIONERS ABSENT: Haggard, Fields

STAFF PRESENT: City Planner Stephen Wensman & Interim Administrator Schroeder

Election of Officers:

M/S/P: Larson/Kreimer move to postpone election of officers to the next meeting,

M/S/P: Williams/Kreimer move to amend the motion to delay the election of the chair only to the next meeting, ***Vote: 6-0, motion carried unanimously.***

M/S/P: Williams/Dodson, move to nominate Commissioner Kreimer as the Vice Chair, ***Vote: 5-1, motion carried unanimously.***

M/S/P: Williams/Dodson, move to nominate Commissioner Larson as Secretary, ***Vote: 6-0, motion carried unanimously.***

Approve Agenda:

M/S/F: Dodson/Griffin, move to adjourn the meeting in protest of the dismissal of Commissioner Dorschner from the Planning Commission, **Vote 2-2-1, motion fails with Commission Larson abstaining.**

Williams, Dunn and Kriemer spoke against the motion because they feel City business should continue and it would not be fair to the people who came to this meeting and there were public hearings posted.

The agenda was accepted as presented.

Approve Minutes: November 23, 2015

M/S/P: Williams/Dodson move to approve minutes as presented, ***Vote: 3-0, motion carried, with Griffin and Larson abstaining.***

Approve Minutes: December 14, 2015

M/S/P: Williams/Dodson move to approve minutes as amended, ***Vote: 5-0, motion carried unanimously.***

Approve Minutes: December 14, 2015

M/S/P: Williams/Dodson move to approve minutes as amended, ***Vote: 5-0, motion carried unanimously.***

Interim Use Permit – Commercial Wedding Ceremony Venue.

Wensman stated that at the request of the applicant, they would like to continue the public hearing to the February 8, 2016 Planning Commission meeting.

Public Hearing opened at 7:26 pm.

There was no one who spoke.

There was no written or electronic correspondence.

M/S/P: Williams/Dodson move to continue the public hearing to the February 8, 2016 Planning Commission meeting , ***Vote: 5-0, motion carried, unanimously.***

Varinace Request from IRET properties for a sign Variance.

Wensman started his presentation for a sign variance at 8650 Hudson Blvd. The variance is for 5' in heigh and 4' in width for a pylon sign. This property is located in the Eagle Point office park. The purpose of the sign is to display the signs of the tenants that are in the building. Right now there is not much visability for these businesses due to topography. There is some ambiguity in the Eagle Point Development Standards. When this application was first submitted, the former City Planner thought it looked good, but when the Community Development Director looked at it, he said it didn't meet the requirements. Based on research and what Wensman has read regarding pervious conversations, he recommended a variance.

The applicant first approached the City in January 2015. Staff feels that the variance criteria has been met and is recommending approval.

Griffin asked if this met the sign ordinance. Wensman stated that this development is a PUD and would be covered under their PUD Regulations.

Kreimer is wondering if where the sign is going is a buildable lot. Wensman stated that it is part of the same lot. He did not evaluate if more could be built there.

Dodson is wondering if this is a lighted sign. Does this go over the height for lighting? Wensman stated that we can follow up with the applicant to see if the whole sign is lighted.

Dawn Grant, IRET Properties, distributed pictures to the Planning Commission. She stated that this is one property. This property was designed to have an additional building, but this is a very small piece of property. She also stated that they have talked about putting a road through where the sign is so people would know where to turn

Steve Hertz, Nordquist Sign, stated that the height is dependent on where it is measured. He addressed the lighting of the sign and stated that not all parts of the sign are illuminated. He estimated that the distance from this sign to the Park Dental is about 150-200 feet.

Louis Suarez, Colliers, went through pictures of all angles of the property.

Griffin asked if Park Dental will have a problem if people use their driveway to get to this building. Dawn Grant stated that Park Dental is a tenant of theirs and they received a letter of support from them. If it becomes an issue, they are willing to put a road back to the building.

Dunn stated that she is in support of sign for giving better clarity to where this building is.

Larson asked if there was a way to put something on the sign as to where people are supposed to turn. Dawn Grant stated that it would be a possibility.

Mal Sullivan, St. Croix Orthopedic, the visibility of the campus has always been a challenge, but their business has changed and grown. People have trouble finding them and they would really appreciate the help in getting this sign passed as it would help their business.

Public Hearing opened at 8:04 pm.

No one spoke.

There was no written or electronic correspondence.

Public Hearing Closed at 8:05 pm.

Williams is in support of the concept for a more visible sign, however, there are a number of unanswered questions for if this is the solution. He feels that the location of this sign might actually induce people to turn into Park Dental. He would like to learn

more about access spacing, the elevation differences and the feasibility of routing traffic to the Park Dental lot and possibly increasing that lot. He wants to support this business, but he is not sure enough global thinking has gone into this decision.

Steve Hertz, stated that the idea of this type of sign sign is to create an identity for the businesses. There could be an addition to the sign about where to turn, but the intent was really to identify what businesses are back there.

Dunn supports the signage and feels it is important to identify what is back there. She feels it meets the intent of the PUD ordinance and it is an exception for this one building that is hard to see. She said it is the age of GPS to assist on where to turn.

Kriemer agrees with Commissioner Dunn. He feels that the visibility is key to the success of these businesses. He does not feel it is for visibility, but more for advertising. He wants to support the commercial businesses and would like to see more in this area.

Griffin feels it is a good place for the sign so that you can see it from the freeway. She also feels it would be beneficial to get another sign out on the freeway.

Suarez stated that this PUD was planned 20 years ago. Healthcare has dramatically changed since then and part of that change is to advertise and attract more people and identify the businesses that are there. The point of this sign is to build the brand of the Highpoint medical campus.

Dodson is not in favor of the aesthetics of the sign. He would have liked to see more of a monument type.

M//: Williams/ move to postpone consideration of this application until the Commission recieves elevations, access spacing, opportunities to modify the Park Dental Parking lot for access and MnDot contact for I94 signage supplied by the applicant, ***motion fails for lack of 2nd.***

M/S/P: Dodson/Griffin, move to recommend approval of the 5 foot height and 4 foot width variance request at 8650 Hudson Blvd to allow for a 35 foot high, 16 foot wide pylon sing at the High Pointe Medical Campus based on the findings identified in the staff report, ***Vote: 4-1, motion carried.***

Dunn stated that the elevation is important to think about. She goes along with this motion.

M//: Dodson/, move to amend the motion to add a condition of approval that the possibility of a road be looked at, ***Motion fails for lack of second.***

ZTA and Ordinance Amendment – a request from the City of Lake Elmo to rezone an RR Parcel to PF

Wensman started his presentation by stating that this a request by the City of Lake Elmo to exempt essential services from the dimensional and buffer requirements in the PF Zoning District. Wensman is presenting the 2 itmes together, but will require 2 separate motions. This particular essential service is for the City's water booster station. Essential services can be in any zoning district, but it is the City's policy to rezone these to public facility.

Dimensional and buffer requirements are important for most land uses, however, essential services are generally incidental and subordinate to the surrounding land uses. The location of this booster station is on inwood. This is a small building on a small piece of property. This change would not change the architectural standards and there is landscaping on the outer edges of the development.

Dodson asked if this was just for this site, or if it was for all sites. Wensman stated that it would pertain to all properties. Dodson is concerned about what this would mean in other situations. Wensman stated the City would have the ability to purchase whatever size property they wanted.

Public Hearing opened at 8:41 pm.

John Vettruba, 8451 26th Street N, lives right to the north of this site. He would like to know what the setback will be. He is wondering if this building makes any noise. Wensman stated that he doesn't know about the noise, but there will be landscaping. Wensman states that this is conceptual, but thinks it will be about 15 feet. Vettruba would like there to be a pipe back to 26th street to improve the pressure of their water. All of their homes have booster pumps and they need to replace them regularly.

Al Eberhard, 2298 Inwood Ave N, he is the property owner of this property and has worked with the City Engineer extensively. He is wondering if the rezoning is turned down by the commission, what would the options be. He would like the intrusion to the agricultural land as minimal as possible. He was told that there was a 10 foot setback requirement. He also asked what type of lighting there is for this.

There was no written or electronic correspondence, there were a few calls asking what it was about, but no concerns. He also thinks that if the design of the building looks like a small house, the need for landscaping would not be as great.

Public Hearing Closed at 8:57 pm.

Williams thinks it is ok to exempt this, but he would like to see conditions added that when it is adjacent to a residential property and does not meet the basic setback, screening should be added.

Williams thought we could add something regarding the noise. Kreimer thought especially since it was next to a residential area. Schroeder stated that if you stand outside of this building, you will know that something is running, but it is not concerning.

Williams suggested that as a footnote to the table in section E, 1, that footnote 1 should be that essential services shall be exempt and footnote 2 that increased 4 seasoned vegetative screening and fencing should be included when the PF zoning district is adjacent to the residential zoning district. There was no objection to changing this.

Williams suggested that structures housing essential services, when the setbacks are not met, should be designed to look like houses when they are adjacent to residential properties.

Dodson feels that the architectural standards are enough and does not want to put an unnecessary burden on the City. He doesn't necessarily think that looking just like a house would be the best. Kreimer also thinks that in this case it borders both AG and residential and possibly a rural structure might work better.

Dunn feels that on larger structures, the City should work with the Engineer to design a structure that blends in with the surroundings. The surroundings could be different depending on the site.

Al Eberhard, 2298 Inwood Ave N, asked where the additional screening would be. Williams stated that his thought was to have it on any border that did not meet the setback. Mr. Eberhard feels that it should be on all sides, even if it is agricultural next to it that could be residential in the future.

Dodson is wondering if there should be something specifically stating that they are not exempt from the noise ordinance. Williams would like to add a number 8 stating that the noise ordinance should be met. The Commission is in agreement with that.

The Commission is wondering if it might be a good idea to have a separate table of setbacks for essential services, possibly 10 feet. Dunn & Dodson were uncomfortable with no setback as well.

M/S/: Dodson/Kreimer, move to postpone voting on the proposals until they get another draft of setbacks for essential services that have buildings in the PF zone , **Motion and second withdrawn.**

Kreimer asked about including the other suggestions.

Interim Administrator Schroeder said that there is some urgency on this issue. This needs to be resolved for the $3.5 million grant. One of the verifications for the grant is that it complies with all our local ordinances.

Wensman stated that he would suggest that the Planning Commission recommend what setbacks they are comfortable with and move it forward to the City Council.

M/S/P: Williams/Dodson, move to approve a zoning text amendment with improved buffering and screening and changing the setbacks to 10 feet, in addition to adding the noise restrictions, ***Vote: 5-0, motion carried.***

M/S/P: Williams/, move to recommend rezoning of the Inwood booster station property to the PF zoning district, ***Vote: 5-0, motion carried.***

Ordinance Amendment – a request for an ordinance amendment to the animal ordinance that pertains to the keeping of pigeons.

Public Hearing opened at : pm.

There was no written or electronic correspondence.

Public Hearing Closed at : pm.

M/S/P: / move to , ***Vote: 7-0, motion carried, unanimously***

Ordinance Amendment – a request for an ordinance amendment to the weapons ordinance as it pertains to hunting.

Public Hearing opened at : pm.

There was no written or electronic correspondence.

Public Hearing Closed at : pm.

M/S/P: / move to , ***Vote: 7-0, motion carried, unanimously***

Council Updates – December 15, 2015 Meeting

1. CUP Amendment-Oakdale Gun Club – Approved.
2. Preliminary Plat Approval-Reider – approved.
3. ZTA-Uses in Rural Districts – Repeal uses that were added in 2013.

DRAFT

Council Updates – January 5, 2016 Meeting

1. Update on Status of BRT – Verbal.
2. Open Space Development to move to workshop.

Staff Updates

1. Upcoming Meetings
    a. January 25, 2016
    b. Frebruary 8, 2016

Commission Concerns

Meeting adjourned at : pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant

DRAFT

PLANNING COMMISSION
DATE: 01/25/2016
AGENDA ITEM: 5A– PUBLIC HEARING
CASE # 2015-19

ITEM: Public Hearing for Comprehensive Plan Text Amendment

SUBMITTED BY: Stephen Wensman, City Planner

REVIEWED BY: Ben Gozola
Jack Griffin

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Comprehensive Plan Text Amendment request from Arbor Glen Senior Living LLC to allow additional density, up to 20 units/acre for senior congregate housing facilities with services. Staff is recommending that Planning Commission recommend approval of the requests with the following motions:

1. ***Move to recommend approval of a comprehensive plan text amendment to increase the maximum allowed density for senior congregate housing with services to 20 units per acre.***

GENERAL INFORMATION

Applicant: Arbor Glen Senior Living, LLC, 215 N. 2nd Street, Suite 204

Location: MDR/HDR/VMX Zoning Districts

Deadline for Action: Application Complete – November 17, 2015
60 Day Deadline – January 16, 2016
Extension Letter Mailed – No
120 Day Deadline – March 17, 2016

Applicable Code/Plans: Article XI – Village Mixed Use District
154.451 Permitted and Conditional Uses in Residential Districts
Comprehensive Land Use Plan

REVIEW:

Arbor Glen Senior Living LLC is requesting a comprehensive plan text amendment to increase the allowed maximum density from 10 to 20 units per acre for senior congregate housing with services. The proposed comprehensive plan text amendment as proposed affects those parts of the city where congregate housing are conditionally permitted: MDR – Urban Medium Density Residential and HDR-Urban High Density Residential Zoning Districts and would be applicable for senior congregate housing with services. Presently MDR allows a maximum density of 7 units/acre and HDR allows a maximum density of 15 units per acres. The proposed text amendment is to allow 20

units per acre to allow some density flexibility in order to address potentially variable economic conditions and amenities found in offering senior congregate housing with services.

The rationale for the change is:

> *Senior congregate housing is recognized as being different from standard multi-family residential development given that residents in such facilities no longer have to be at work, pick up children, or do their shopping at specific times of the day; many residents no longer drive. Such facilities provide on-site services to meet resident's needs which further reduced the overall impacts typically associated with high-density residential development.*
>
> *In addition, the community, through the Comprehensive Land Use Plan has expressed support for the establishment of senior housing facilities within the community, and has identified such units as an essential element of our life-cycle housing stock.*

The proposed comprehensive plan text amendment to increase the allowed maximum density to 20 units per acre for senior congregate housing with services is contingent on the Metropolitan Council's approval. City Council approval of a comprehensive plan text amendment requires a 4/5th vote.

RECOMENDATION:

Staff recommends that the Planning Commission recommend approval of the requests with the following motions:

1. ***Move to recommend that the City Council approve the comprehensive plan text amendment to increase the maximum allowed density for senior congregate housing with services to 20 units per acre.***

ORDER OF BUSINESS:

- Introduction .....Planning Staff
- Report by Staff .....Planning Staff
- Questions from the Commission ..... Chair & Commission Members
- Open the Public Hearing .....Chair
- Continue the Public Hearing to the January 25, 2015 meeting date .....Chair
- Discussion by the Commission ..... Chair & Commission Members

---

ATTACHMENTS:

1. Draft Comprehensive Land Use Plan and Metropolitan Council Application

Memorandum

DATE: 12-23-15
TO: Adjacent Jurisdictions & Partnering Agencies
FROM: Ben Gozola, Consulting City Planner
SUBJECT: Lake Elmo Minor Comprehensive Plan Update

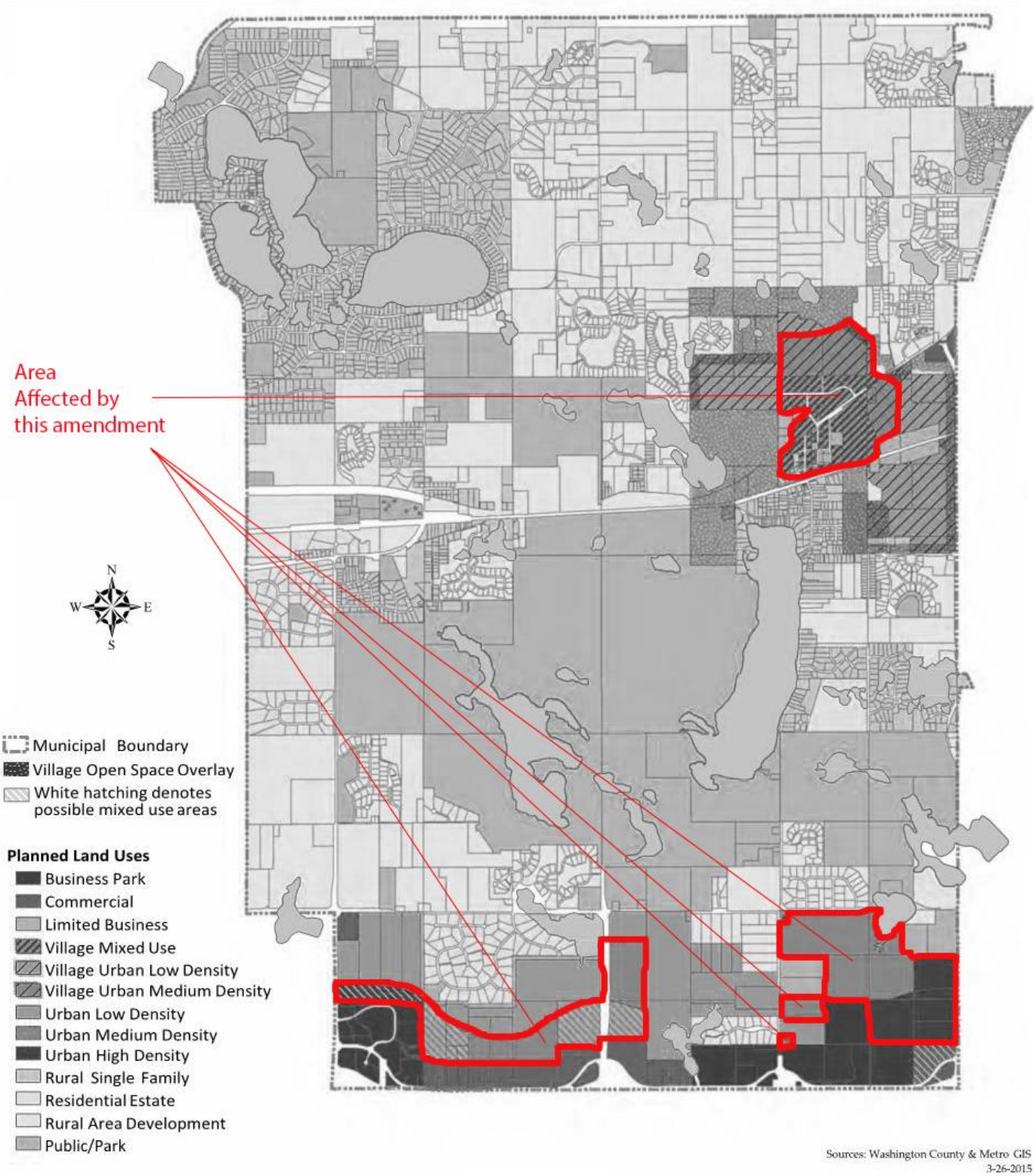
Request

Expedited review of a proposed comprehensive plan amendment for the City of Lake Elmo. The amendment will allow "senior congregate care facilities with services" (i.e. senior housing) to be built at greater overall densities than other multi-family housing given that impacts from such units are not equivalent to other multi-family housing types.

Overview

Since 2008, the City of Lake Elmo's comprehensive plan has expressed support for the establishment of senior housing facilities within the community, and has identified such units as an essential element of our life-cycle housing stock. With the recent upswing in the economy and the opening of more developable areas within our City, we have re-examined our comprehensive plan and found that existing language does not adequately acknowledge the unique nature of senior housing when comparison to other multi-family dwelling types.

With this comprehensive plan amendment, the City will recognize that senior housing is unique given that residents in such facilities no longer have to be at work, pick up their children, or do their shopping at specific times of the day; some residents don't even drive anymore. Furthermore, many senior communities provide on-site services to meet their residents' needs which further reduces the overall impacts typically associated with high-density residential buildings. Because of these differences and the recognized need for these facilities within the City, senior/congregate housing will be allowed at densities of up to 20.0 units per acre within the land use classifications currently guided for such facilities (Urban Medium Density, Urban High Density, Village Urban Medium Density and Village Mixed Use). Please see the map on the next page which identifies all areas affected by this amendment.


Area
Affected by
this amendment
N
W
E
S
Municipal Boundary
Village Open Space Overlay
White hatching denotes
possible mixed use areas
Planned Land Uses
Business Park
Commercial
Limited Business
Village Mixed Use
Village Urban Low Density
Village Urban Medium Density
Urban Low Density
Urban Medium Density
Urban High Density
Rural Single Family
Residential Estate
Rural Area Development
Public/Park
Sources: Washington County & Metro GIS
3-26-2015

The only other minor change proposed is to correct an inconsistency in the current plan. While the Village Land Use Plan text currently identifies that development will occur at 6 to 10 u.p.a., the corresponding table incorrectly shows a density range of 5 to 10 u.p.a. The table is now being updated to reflect the 6 u.p.a. minimum.

Provided we receive no negative feedback from reviewing jurisdictions, the attached comprehensive plan amendment will be sent to the Metropolitan Council for approval in the beginning of 2016.

Action

Because the proposed minor text amendment impacts a geographical area of more than 40 acres, the amendment does not qualify for a waiver of adjacent jurisdiction review. That said, we do not believe any jurisdiction will take issue with the proposed changes as they will not create any impacts, and will only facilitate establishment of a land use type that has been anticipated since the approval of our original plan in 2008.

Assuming you agree with our assessment, we have included a template response letter for your signature indicating your respective jurisdiction does not object to the proposed change. We thank you in advance for quickly responding to our request. If you have ANY questions whatsoever, please do not hesitate to call either Stephen Wensman (651-747-3911) or Ben Gozola (763-746-1650); we'd be happy to address any and all concerns.

Thank you and happy holidays!

Attachments

1) *Template Response Letter for signature*
2) *Proposed Text Changes to the Comp Plan LAND USE Chapter*
3) *Proposed Text Changes to the Comp Plan HOUSING Chapter*
4) *Comp Plan Amendment Application for the Metropolitan Council*

Date: _____

Stephen Wensman
City of Lake Elmo
3800 Laverne Avenue N.
Lake Elmo, Minnesota 55042

Re: Proposed Lake Elmo Comp Plan Amendment – Senior Housing Densities

Dear Mr. Wensman:

On behalf of _____, we have reviewed the City of Lake Elmo's proposed comprehensive plan amendment that addresses allowed densities for senior congregate care facilities with services and a correction to fix an existing language inconsistency, and have no objection to the proposed changes.

Sincerely,

Signature: _____

Printed name: _____

Please email completed letter to either:

SWensman@lakeelmo.org

OR

bgozola@sambatek.com

Summary of LAND USE Plan Changes:

- **Pg III-10:** Changing the term “senior living centers” to “senior congregate care facilities with services”

- **Pg III-11:** Updating Table 3-B to amend the minimum density in the Village Mixed Use district to 6.0 u.p.a. to be consistent with the adopted Village land use plan, and adding clarifying language that senior congregate care facilities with services may exceed listed density maximums in specific categories with a range not to exceed 20.0 u.p.a.

- **Pg III-22:** Added clarifying language that senior congregate care facilities with services may exceed listed density maximums in the V-MDR and VMX land use categories with a range not to exceed 20.0 u.p.a.

This section of the Land Use chapter establishes the City's official land use categories and the official Future Land Use Map. The map assigns planned land use types to all parcels within the community to guide current and future planning and development through the year 2030, and is the official land use designation map for the City. The assigned land use designations are intended to shape the character, type and density of future development according to sound planning principles. Any new development, redevelopment, change in land use or change in zoning is required to be consistent with the official land use guidance for each parcel.

The official land use plan categories are as follows:

RURAL AREA DEVELOPMENT – This category represents the large areas of rural residential development within the City. Common uses found in these areas include working farms, alternative agricultural uses as defined by City Code, and rural single family detached residences. Development in these areas requires 10+ acres, or a conditional use permit to authorize a cluster development meeting the City's Open Space Preservation regulations. Densities are allowed up to 0.45 dwelling units per buildable acre when planned as part of an Open Space Preservation development. No new areas of rural area development are being established by the official land use plan. [Corresponding Zoning District(s): A, RR, OP]

RESIDENTIAL ESTATE – This category defines areas developed specifically for large lot single family detached housing typically on 2+ acres of land. No new areas of residential estate are being established by the official land use plan. [Corresponding Zoning District(s): RE]

RURAL SINGLE FAMILY – This category defines a large portion of the City that was historically platted for conventional subdivision prior to 2005, but has been and will continue to be serviced by private on–site well and septic systems. Limited locations within this classification are allowed to have two–family dwellings based on zoning. [Corresponding Zoning District(s): R–1, R–2]

URBAN LOW DENSITY – The Urban Low Density land use category is intended primarily for single–family detached housing serviced by public sewer and water. This category allows net residential densities from two and one–half (2.5) to four (4) units per acre. Significant new areas of urban low density are guided both within the Old Village and along I–94. [Corresponding Zoning District: LDR]

URBAN MEDIUM DENSITY – The Urban Medium Density land use category allows net residential densities from four and one–half (4.5) to seven (7) units per acre; with greater densities only allowed if deemed appropriate and approved through the PUD process and that meet incentives for density bonus as allowed under the PUD ordinance . This category allows for a variety of housing types including single–family detached, duplexes, townhomes, and small two– and three–story apartment buildings and/or ~~senior living centers~~ senior congregate care facilities with services. Significant new areas of urban medium density are guided both within the Old Village and along I–94. [Corresponding Zoning District(s): R–3, MDR]

Table 3-B
Existing and Planned Land Use Table

Land Use	Residential Density[1] (units/acre) Min	Max	Existing Land Use (acres) City wide *(Village)*[2]	Planned Land Use (acres)	Planned Land Use Changes (anticipated acreages in 5 year increments)[4] 2012 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	Change (acres)
RESIDENTIAL									
Rural Area Development	n/a	0.1	**7094.24**	**5279.92**	6640.66	6187.08	5733.50	5279.92	**-1814.32**
Residential Estates	0.1	0.4	**771.26**	**793.71**	776.87	782.49	788.10	793.71	**22.45**
Rural Single Family	0.66	2.0	**1665.92**	**1666.41**	1666.04	1666.16	1666.28	1666.41	**0.49**
Urban Low Density	2.5	4	**0.00**	**496.39**	124.10	248.20	372.29	496.39	**496.39**
Urban Medium Density	4.5	7	**176.08**	**390.49**	229.68	283.29	336.89	390.49	**214.41**
Urban High Density	7.5	15	**0.00**	**157.67**	39.42	78.84	118.25	157.67	**157.67**
Village Urban Low Density	1.5	2.49	**0.00**	**244.11**	61.03	122.06	183.09	244.11	**244.11**
Village Urban Medium Density	2.5	4.99	**0.00**	**119.11**	29.78	59.56	89.33	119.11	**119.11**
COMMERCIAL[3]									
Business Park	7.5	15	**120.65**	**329.69**	172.91	225.17	277.43	329.69	**209.04**
Commercial	4.5	7	**99.86**	**208.33**	126.98	154.10	181.22	208.33	**108.47**
Limited Business	–	–	**111.41**	**66.16**	100.09	88.78	77.47	66.16	**-45.25**
Village Mixed Use	6.0 ~~5.0~~	10.0	**0.00**	**164.40**	41.10	82.20	123.30	164.40	**164.40**
PUBLIC/SEMI PUBLIC/OPEN SPACE[5]									
Public/Park	–	–	**3298.94**	**3352.24**	3312.27	3325.59	3338.92	3352.24	**53.3**
Greenbelt Corridor[5]	–	–	**0.00**	**82.67**	20.66	41.34	62.01	82.67	**82.67**
Road ROWs	–	–	**890.93**	**890.93**	890.93	890.93	890.93	890.93	**0.0**
UNDEVELOPED									
Open Water	–	–	**1355.29**	**1355.29**	1355.29	1355.29	1355.29	1355.29	**0.0**
TOTALS:	–	–	**15,584.58**	**15,584.58**	15,584.55	15,584.55	15,584.55	15,584.55	**0.0**

[1] *Senior congregate care facilities with services in the Urban Medium Density, Urban High Density, Village Urban Medium Density, and Village Mixed Use land use categories may exceed the listed density maximums with a range not to exceed a total of 20.0 units per acre provided the facility can satisfy all zoning and applicable conditional use permit review criteria.*

[2] *Residential uses within the "Business Park" and "Commercial" land use designations can only occur in areas specifically designated for mixed use on the planned land use map.*

[3] *It is recognized that both park and road ROW areas will expand as new development occurs, but such acreage is accounted for in the respective development land use types as such land areas must contribute towards required development densities.*

[4] *The staging plan for future development is fluid and will allow development to occur as market conditions dictate. Because of this, specific timing for development of any specific land use category is not possible. For the purposes of this table, the anticipated acreage changes are incrementally broken down into four periods of time showing a consistent rate of change between now and 2030.*

[5] *The acreage of the greenbelt corridor areas, which are portions of the Village Open Space Overlay, that are adjacent to urban zoning districts were calculated to account for the remaining acreage in the Village. The other portions of the Village Open Space Overlay are accounted for through the base land use guidance (i.e. Rural Area Development or Rural Single Family).*

Elmo, including a compact assemblage of streets and blocks, a distinct edge, a historic main street and good access to parks and open space. The plan intends to extend these qualities to the newly developing areas surrounding the existing downtown. In addition, it proposes connecting the existing residential neighborhoods to the south with the village core and new neighborhoods.

The Village Land Use Plan includes a series of specific goals and objectives for each of the land use elements, and establishes the following as the overall goals and objectives for the plan:

1) Adhere to the Guiding Principles from the Village Master Plan, which are incorporated into this land use plan in **Table 3D**.
2) Preserve the existing character of the Village while accommodating new housing and businesses to comply with the growth projections of the Comprehensive Plan.
3) Create a walkable, viable community with a distinct center.
4) Explore options to provide space for public and commercial activities around a village green that can serve as a focal point for new development.
5) Create an open space buffer around the new development areas to foster a true village feel.
6) Plan for development on a "village" scale rather than a "suburban" scale, recognizing the existing character of the Old Village.
7) Promote traffic calming measures along State Highway 5 to improve auto and pedestrian safety, particularly in the vicinity of Lake Elmo Avenue and Lake Elmo Elementary School.
8) Plan for at least one grade−separated crossing of Highway 5 for bicycles and pedestrians
9) Provide for the recreation needs of the new neighborhoods while building on existing facilities and accommodating the need for community−wide recreation facilities.
10) Create a natural system for storm water management that takes advantage of existing drainage patterns.
11) Plan for a new Village Parkway as a major north/south collector with a new railroad crossing approximately midpoint between Lake Elmo Avenue and Manning Ave.
12) Promote mixed−use development in the areas close to the Village Center.

Village Land Use Plan

The Village Land Use Plan, **Map 3-5,** identifies three primary land use categories within this planning area that will accommodate growth, and incorporates an open space overlay category to specify which portions of the area will be designated for open space. The land use categories as applied in the Village Planning Area include:

- V−LDR − Village Urban Low Density Residential at 1.5 to 2.5 units per acre
- V−MDR − Village Urban Medium Density Residential at 3.0 to 4.0 units per acre*
- VMX − Village Mixed Use with residential densities of 6.0 to 10.0 units per acre*

* Senior congregate care facilities with services in the V-MDR or VMX land use categories may exceed the listed density maximums with a range not to exceed a total of 20.0 units per acre provided the facility can satisfy all zoning and applicable conditional use permit review criteria.

Summary of HOUSING Plan Changes:

- **Pg IV-7:** Added two paragraphs. The first defines what is meant by "senior congregate care facilities with services," and the second explains how they are different from other types of multi-family residential structures. The impact differences, the recognized need for such facilities, and the need to accommodate higher densities to make these structures successful is cited as the reasons for the new 20.0 u.p.a. cap for this specific land use.

Future Housing Needs

In order for Lake Elmo to achieve balanced growth and maintain its strong sense of community, it is essential to plan and develop the future housing stock in a manner that is mindful of the city's population trends and future needs. For this reason, it is important for Lake Elmo to clearly define its goals as they pertain to housing.

Goals

In planning for the land use and future growth of Lake Elmo, the City aims to achieve the following goals related to housing:

1. **Continue to support and develop family-friendly neighborhoods, emphasizing safety and access to open or recreation space.** Throughout its history, Lake Elmo has been lauded as a great place to raise a family. For this reason, many of Lake Elmo's future residents will be families with children. In planning future housing for these residents, it is the responsibility of the City to be cognizant of how site, building, and street design relate to safety and access to public recreation space. Promoting these principles will ensure that the future population of Lake Elmo is safe and healthy.

2. **When planning for the future residential neighborhoods in Lake Elmo, it is critical to incorporate walkability into the design of housing and streets to ensure a positive pedestrian environment in both the I-94 Corridor and Old Village.** In order to maintain a healthy and vibrant environment in Lake Elmo, safe and aesthetically pleasing pedestrian spaces within residential neighborhoods are essential. Additionally, for the Old Village land use plan to effectively support and promote walking in Lake Elmo's downtown, steps must be taken to ensure that walkability is considered when planning future housing. Creating a more walkable downtown area with more street amenities encourages nearby residents to travel by means other than the automobile, which in turn promotes pedestrian traffic and physical exercise. In addition, increased pedestrian accessibility to downtown should drive greater support and patronage of local businesses in the Old Village. Finally, greater pedestrian traffic could allow for reduction in needed parking facilities, decreasing the amount of impervious surfaces and easing the burden on storm water management systems.

3. **Expand housing opportunities for seniors in Lake Elmo, placing an emphasis on affordability and life-cycle housing.** As the data from the 2010 Census indicates, the Lake Elmo population is aging. 11.0% of the population in Lake Elmo is over the age of 65. In order to provide opportunities for these residents to remain in Lake Elmo, the City must strive to attract and develop a greater variety of housing that suits the needs of seniors, including those who require medical assistance or are disabled, requiring barrier–free housing. In addition, affordability is increasingly becoming important factor for many seniors in making housing choices. To give these residents the option to remain in Lake Elmo, developing housing options that are both senior friendly and affordable will be critical over the next 25 years and beyond.

Senior congregate care facilities with services are considered to be a facility consisting of 3 or more dwelling units, typically consisting of multiple-household attached dwellings but may include other forms of attached or detached dwelling units, the occupancy of which is limited to persons 55 years of age or older. The facility may include meals, housekeeping, and personal care assistance and minor medical services; but not intermediate, long term, or extended nursing care for residents.

Senior congregate care facilities with services are recognized as being different from standard multi-family residential development given that residents in such facilities no longer have to be at work, pick up their children, or do their shopping at specific times of the day; some residents don't even drive anymore. Furthermore, many senior communities provide on-site services to meet their residents' needs which further reduces the overall impacts typically associated with high-density residential buildings. Because of these differences, the recognized need for these facilities within the City, and the fact that higher development densities are required to make these facilities successful; senior/congregate housing may be allowed at densities of up to 20.0 units per acre.

4. **Provide a greater variety of housing in terms of cost and tenure type (ownership vs. rental) in order to give more people the opportunity to live in Lake Elmo, particularly younger residents and families.** Considering the gap in the Lake Elmo population of 20–39 year olds, it is important to be cognizant of how housing affordability relates to the current demographics of the city. If the city wishes to retain younger residents and families in Lake Elmo, then opportunities for more affordable and rental housing must be present. Adding more young residents to Lake Elmo will strengthen the social fabric of the community and encourage more unique activities and programming. Additionally, providing more options in terms of affordability will allow more employees of businesses located in Lake Elmo the option of both living and working in the community.

Future Housing

According to Met Council forecasts, the growth of Lake Elmo will result in an increase of 5,948 households by 2030, representing an increase of 214%. In order to achieve this growth in a balanced and sustainable manner, as well as fulfill Lake Elmo's housing goals, the I–94 Corridor and Old Village land use plans provide opportunity for a wide mix of housing types and densities. These housing densities will vary with a floor range of 2.0 units per acre to 10 units per acre, allowing for a greater variety of housing in Lake Elmo. These new housing units are guided for the I–94 Corridor and Old Village at the following minimum densities:

I-94 Corridor

- Urban Low Density: 2.5 units/acre
- Urban Medium Density: 4.0 units/acre
- Urban High Density: 7.0 units/acre

Old Village

- Village Low Density: 2.0 units/acre
- Village Medium Density: 4.0 units/acre
- Village High Density: 10.0 units/acre

COMPREHENSIVE PLAN AMENDMENT FORM

LOCAL PLANNING HANDBOOK

1. **Name of the Comprehensive Plan Amendment (CPA):**

Lake Elmo Senior Living Maximum Densities

2. **Please provide the following information:**

Contact Name and Title	Stephen Wensman, City Planner
Address	3800 Laverne Avenue North
City, State, Zip	Lake Elmo, MN 55042
Telephone Number	651-747-3900
Email Address	SWensman@lakeelmo.org

3. **Identify the type of amendment (land use change, MUSA expansion, text change, forecast adjustment, etc.) and describe the amendment including location, description, affected area in acres, number of residential units in CPA area (if any), etc. Provide any additional information relevant to the amendment.**

Type of Amendment	Text Change
Detailed Description	Language is being added to the plan to acknowledge the unique nature of senior living facilities (referred to as "senior congregate care facilities with services") relative to other multi-family housing types. To support this needed type of development within Lake Elmo, senior housing will be allowed to develop at densities of up to 20.0 units per acre within the Urban Medium Density, Urban High Density, Village Medium Density, and Village Mixed Use land use categories. Also corrected an inconsistency between minimum densities in the Village Mixed Use district (table 3-B now properly reflects 6.0 u.p.a. minimum as indicated in the Village Land Use plan rather than 5.0)

4. **The local governing body must take action on the proposed amendment before submittal to the Metropolitan Council. Provide the dates of official action.**

- **Date acted upon by the planning commission:** _____
- **Date approved by governing body:** _____

5. **Affected Jurisdiction Review: list the adjacent local governments, school districts and other jurisdictions that were contacted and the date the copies were sent.**

Jurisdictions	Afton, Baytown Township, Grant, Oakdale, Oak Park Heights, Pine Springs, West Lakeland Townhip, Woodbury, Stillwater Township, ISD 916, and the Metropolitan Airports Commission (MAC).
Date Sent	
Comments	

Continue to next page →

6. **Forecasts: Does the plan amendment change the adopted Metropolitan Council population, household, or employment forecasts?**

- (●) No, no change in community-level forecasts.
- ( ) Yes. Identify the net changes to community-level forecasts:

While the individual construction of senior housing facilities within the identified land use classifications will certainly exceed the units per acre anticipated on those specific parcels, complete build out of each district is expected to still be consistent with the anticipated number of units anticipated in the current comprehensive plan.

7. **Land Use: Describe land use changes (in acres) applicable to this amendment site.**

- (●) Not applicable. No land use changes proposed.

Land Use Designation	All Land Uses in CPA Area	
	Pre-CPA Acres	Post CPA Acres

If you have more land use changes than space permits in this table, please attach a separate page to your amendment document.

8. **Wastewater: What type of wastewater treatment will be used to serve the proposed amendment?**

- ( ) Individual Sewage Treatment System (ISTS)
- ( ) Privately Owned / Community Treatment System
- ( ) Local / Municipal Owned Wastewater Treatment Plant
- (●) Regional Wastewater Treatment

9. **Water Supply: Will the amendment increase or decrease projected water use from the community's current water supply plan?**

- (●) No increase or decrease in projected water use from the water supply plan.
- ( ) Yes. Provide the water supply plan amendment as an attachment to describe necessary facilities improvements or changes.

10. **Implementation: Will the amendment require changes in zoning or subdivision ordinances, the capital improvement program (CIP), or other official controls?**

- (●) No.
- ( ) Yes. If Yes, describe proposed changes and timeline for making those changes below:

Changes

None will be necessary. The current zoning ordinance already allows for "congregate housing" in the corresponding zoning districts, but maximum densities for such facilities are currently capped by the comprehensive plan.

Timeline

The City anticipates the first congregate housing development to take advantage of this maximum density change would be constructed in 2016 within the Old Village.

Continue to next page →

CONTENT REQUIREMENTS FOR AN AMENDMENT

Your comprehensive plan amendment must include the following information to be considered complete:

1. **Color maps (8.5 x 11 or 11 x 17) showing the following:**

    - **General location of proposed changes**
    - **Current planned land use and proposed planned land use**
    - **Current and proposed sewer staging changes**

2. **Staff report to planning commission or local governing body.**

3. **Other relevant information related to the amendment including:**

    - **Whether or not the proposed amendment has impacts on regional systems including transportation, wastewater, and regional parks.**
    - **Whether the proposed amendment includes any land within the Mississippi Critical Area boundary.**
    - **How stormwater generated from the site will be managed.**
    - **Whether there are changes to the projected water use due to the amendment.**

4. **Comments from adjacent jurisdictions review.**

5. **Copy of adopted local resolution, authorizing the amendment to be submitted for review.**

Metropolitan Council
390 Robert Street North
Saint Paul, MN 55101

metrocouncil.org

Main: 651.602.1000
TTY: 651.291.0904
Public Information: 651.602.1500
public.info@metc.state.mn.us

METROPOLITAN COUNCIL

PLANNING COMMISSION
DATE: 01/25/2016
AGENDA ITEM: 5B– PUBLIC HEARING
CASE # 2015-19

ITEM: Public Hearing for Arbor Glen Senior Living Facility –Rezoning and Conditional Use Permit.

SUBMITTED BY: Stephen Wensman, City Planner

REVIEWED BY: Joan Ziertman

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Rezoning and Conditional Use Permit request from Arbor Glen Senior Living LLC for an 84-unit Congregate Housing (Senior Living) to be located on 3.72 acres of land at the northeast corner of Lake Elmo Ave N (CR 17) and 39th St North. The Comprehensive Plan guides the site as Village Center - Mixed Use VMX Zoning District. The proposal fits the City's definition of Congregate Living which is a conditional use in the VMX District. The proposed facility exceeds the density allowed by the comprehensive plan, therefore, the applicant is proposing a concurrent comprehensive plan text amendment to allow additional density for senior congregate housing facilities with services. The site has urban services available. On December 14, 2015, the Planning Commission opened the public hearing and continued it to the January 25, 2016 meeting date to provide staff adequate time to process a comprehensive plan text amendment concurrent with this land use request. Staff is recommending that Planning Commission recommend approval of the requests with the following motions:

1. ***Move to recommend rezoning Lot1, Block 1, Brookman 3rd Addition from the GB-General Business to VMX – Village Mixed Use Zoning District.***

2. ***Move to recommend approval of a conditional use permit for Congregate Housing with _ conditions.***

GENERAL INFORMATION

Applicant: Arbor Glen Senior Living, LLC, 215 N. 2nd Street, Suite 204

Property Owner: Frisbie Properties, 215 LLC, 215 N. 2nd Street, Suite 204

Location: Northeast corner of Lake Elmo Ave N (CR 17) and 39th St North,
Lot1, Block 1, Brookman 3rd Addition, Washington County, MN
PID: 13-029-21-22-0012

Lot Size: 3.72 Acres

Existing Land Use Commercial – Vacant.

Current Zoning: GB – General Business.

Proposed Zoning: VMX – Village Center Mixed Use.

Surrounding Land Use:	North – Village Preserve Subdivision; East – Vacant Commercial; West – CR 17/undeveloped Village Urban Low Density; and South – 39th St North and vacant Commercial.
Surrounding Zoning:	North - LDR – Low Density Residential; East – GB- General Business; West - RT – Rural Development Transitional; and South – GB-General Business
Deadline for Action:	Application Complete – November 17, 2015 60 Day Deadline – January 16, 2016 Extension Letter Mailed – No 120 Day Deadline – March 17, 2016
Applicable Code:	Article VII – Specific Development Standards Article XI – Village Mixed Use District Article VI – Environmental Performance Standards City of Lake Elmo Design Guidelines and Standards Manual

---

REVIEW:

Arbor Glen Senior Living LLC is requesting a rezoning of Lot 1, Block 1, Brookman 3rd Addition from GB-General Business to VMX – Village Center Mixed Use, and a conditional use permit to allow Congregate Housing. The applicant is proposing an 84 unit (plus one guest suite) senior living facility at the corner of County Road 17 and 39th Street N. The proposed facility will have a total of 84 units: 24 memory care, 29 assisted living, and 31 independent living units, plus 1 guest suite. The memory care facility is located on the first floor and is a secure facility. The assisted living is located on the second floor, and the independent living is on both the first and second floors. The State of MN licenses memory care and assisted living facilities. The facility will be run by the Ebineezer Society. The memory care rooms do not have kitchens, and are not considered residential for building code purposes, nor does the Metropolitan Council consider them as residential units. The assisted living and independent living units have kitchens and bathrooms and are considered residential units by MN State building code and the Metropolitan Council. The assisted living residents will utilize a range of living assistance in the facility depending on the needs of the resident. Assisted living residents will not own cars or drive. A facility owned van will provide transportation for residents to access service and shopping needs.

The site is located in the GB-General Business zoning district, but is guided in the Comprehensive Plan as Village Mixed Use. The senior living facility fits the definition of Congregate Housing in the City's Code of Ordinances which is a conditional use in the VMX – Village Mixed Use zoning district. After the initial application, it was determined that the proposal exceeds the density allowed in the City's Comprehensive Plan, therefore, the applicant has submitted application for a comprehensive plan text amendment to allow an increase in density for senior congregate housing with services.

Rezoning/Comprehensive Plan Designation:

The proposed senior living facility is located in the GB-General Business zoning district and is guided in the Comprehensive Plan as VMX – Village Center Mixed Use. The applicant has made application to rezone the property to VMX – Village Center Mixed Use. The GB-General Business

zoning classification no longer exists in the City Code of Ordinances, and the Village Mixed Use standards are the basis for this review.

Density:

The proposal is for the senior living facility to be rezoned to VMX – Village Mixed Use zoning district. The underlying density in the VMX district refers directly to the comprehensive plan. The VMX district code specifically states: "no development may exceed the residential density range as specified in the Comprehensive Plan for the Village Mixed Use land category." That density is 5-10 units per acre. Of the 84 units, 24 are memory care units which do not qualify as "housing units" according to the Metropolitan Council's definition. The proposed assisted living facility will have a density of:

60 units/3.72 acres - 16 units per acre

The proposed senior living facility exceeds the underlying density allowed by the comprehensive plan and cannot be approved under the proposed zoning and comprehensive plan guidance without a comprehensive plan text amendment.

Site Character:

The site is vacant and relatively flat. A hedgerow of Amur Maples and Spruce line the northern property line.

Architecture:

The proposed building is an architecturally pleasing mix of lap siding, shingles, brick and stone. The façade is varied with a balconies, windows, dormers and other architectural elements breaking up the massing and creating visual interest. The entrance is articulated with an architectural canopy. The canopy will have a 13'-6' clearance to allow for van/bus resident pick-up and drop-off. The architecture is compliant with the City's Design Guidelines and Standards Manual.

Dimensional Standards:

The allowed impervious surface in the VMX District is 75%. The proposed development will have 54% impervious area, 41% green space, and 5% pond area.

Setbacks in the VMX- Village Mixed Use district are:

10' for the front	10' for the side
10' for the corner side yard	10' for the rear

The proposed building will be 17' from the current property line, complying with the setback requirement, however Washington County has future plans to widen County Road 17, needing an additional 25 ft. of right-of-way. When County Road 17 is widened, the effective setback from the future right-of-way will be 7 ft. The proposed building will be 62.5 ft. from the drive lane. After the right-of-way widening, similarly, the existing school and office/child care buildings along County Road 17 will be approximately 12 ft. and 10 ft., respectively, from the right-of-way. The closer

proximity of the Senior Living building to the future right-of-way may be impactful visually and for noise if the traffic lanes are widened in the future.

The Village Mixed Use district allows for 35' and 3 stories. The proposed building is a two-story structure with a height of 39' to the roof peak. Building height is measured as the average between the peak and eave elevation which is 31.5'. The building complies with the height requirements.

CR 17 Right-of-Way/Washington County Review:

Washington County has plans to widen County Road 17. The site plans show the 25 foot future highway right-of-way easement, but none has been dedicated for this purpose with this proposal. Washington County's reviewed proposal and is requesting a 25' right-of-way easement be granted in order for the proposed trail to be in the public right-of-way. The County is also requesting a 30' setback from the 25' right-of-way easement to allow for noise/visual mitigation in the form of berms and landscaping.

Congregate Housing Standards:

The congregate housing standards require the facility be compatible with the scale and character of the neighborhood, that there be adequate greenspace provided on site (50 sq. ft./resident), and there is adequate transition between the use and adjacent properties. The facility's architectural articulation helps break up massing and scales the project into neighborhood. The project serves as a good transition between the residential uses to the north and future residential uses to the west and the existing commercial/office uses nearby. The project provides for 74, 042 square feet of green space (required: 84 residents x 50 sq. ft. = 4200 sq. ft.), much of it designed with gardens and seating/use areas. The existing hedgerow of Spruce and Amur Maples to the north provides a transition between the residential development to the north and the proposed senior living facility. The property to the east and south are guided as mixed use. County Road 17 separates the proposed property from the future residential property to the west. The proposal complies with the congregate housing standards.

Deliveries /Dumpster:

A loading area is located on the east side of the building which will be used primarily for truck deliveries and trash pickup. Resident loading and unloading will use the underground parking, or the front entryway. The proposed loading area is recessed within the building façade and not directly visible from 39th Street N.

Trails and Pedestrian Access:

An 8' trail is proposed within the future 25' highway right-of-way easement connecting 39th Street N to the Village Preserve development to the north. There is an existing trail along 39th Street N. Alongside the parking entrance, the site plan shows a walkway connecting the public sidewalk to the parking lot. Walkways also connect the entrance and axillary doors to handicap parking stalls on the west side of the surface parking lot and to landscaped gathering/resident use areas in the rear of the building. An easement is needed over the proposed 8' public trail for public access and maintenance.

Access and Parking:

The proposed vehicular access is off of 39th Street N. There are 49 surface and 46 underground parking stalls proposed. The underground parking is primarily for independent living residents,

although guests, staff and residents can access the underground parking area for loading, picking up residents, and parking as needed. There are 4 handicapped accessible on the surface lot and 2 underground. According to the applicant, the memory care and assisted living residents will not have cars. There will be van or bus service to take assisted living residents out for groceries and activities. The parking will be for the approximately 50 staff members, independent living residents and guests. According to the applicant, there will be roughly 15 employees on site at any one time consisting of an RN, Nurses Aids, housekeeping and kitchen staff. The City's parking requirements for congregate housing requires: *1 parking space per employee, plus 1 visitor space for every 4 residents based on capacity*. The city's parking requirements for senior housing is: *1 parking space per resident*. Therefore, the parking requirement is:

Staff parking: 15 spaces
Visitor parking: (84 residents/4) 21 spaces
Senior housing parking: (31 independent living residents with cars) 31 spaces
Total required parking: 67 parking spaces

The 95 proposed parking spaces exceeds the parking requirements of the city code.

Lighting:

The lighting plan indicate several parking lot lights and building wall lights. The lighting plan comply with the requirements of the code.

Tree Preservation:

A tree preservation plan was submitted on 12/22/15. There are 10 Spruce that qualify as "significant trees" and 22 clump Amur Maple on the site survey. Tree preservation ordinance allows for 30% removal of significant trees, or 3 trees. The demolition plan indicates that 6 - 14" Spruce and 6 clump Amur Maples will be removed. According to the tree preservation code, a tree mitigation plan is required. The required tree mitigation is calculated as follows:

3 trees x14" = 42 caliper inches

42" x ½ (for conifer replacement) = 21 caliper inches

Because conifers are sold by height, the determination for replacement credit is as follow:

Or (Height of Replacement Conifer)/2 = diameter inches of credit

Replacement Trees = 21/(6/2) = 7 - 6' B&B Conifers

The tree preservation plan identifies (7) 6-8 foot conifers as replacement trees. The applicant has proposed adequate landscaping to satisfy the tree preservation requirements and the landscape requirements. The applicant has proposed tree protection fencing to protect the existing trees on site from construction disturbance.

Landscaping/Screening:

The landscape ordinance requirements are as follows:

1 tree per 50 lineal feet of street frontage, plus
5 trees for every 1 acre of development.
The required trees must be 25% deciduous, and 25% coniferous.

Landscape requirements for the site are as follows:

840 lin. Ft. of frontage/50 = 16.8, or 17 trees + 3.72 acres x 5 = 19 trees = 36 trees

The landscape plan proposes 71 trees: 16 deciduous trees, 21 coniferous trees, and 34 ornamental trees. Of the 21 coniferous trees, 7 are needed to satisfy tree preservation requirements. The proposed trees and shrubs meet the requirements for size and variety including requirements for interior parking lot landscaping.

The landscape ordinance requires screening between differing land uses. The existing trees on site are located along the north perimeter which will provide a natural screen between the proposed facility and the residential land to the north. The landscape plan shows additional landscaping within that zone.

The landscape ordinance also requires screening of parking from the public right-of-way with 50% opacity with a 3.5'-4' height. The landscape plan shows screening between the parking lot and rights-of-way with a mix of deciduous and coniferous shrubs, grasses and perennials.

Ten of the proposed landscape trees are within the future 25 foot CSAH 17/Lake Elmo Road right-of-way that may be displaced if Washington County were to perform grading or widen the driving lanes in the future. In addition, there is minimal landscaping between the proposed building and CSAH 17.

In general, the proposed landscape will be aesthetically pleasing with rich in diversity of plant materials which exceeds the minimum landscape requirements. Staff has identified a few plant selections that it will recommend changing and will recommend eliminating the weed control fabric under the mulch in planting beds.

Signs:

The site plans indicate 2 wall signs and 2 monument signs, one on each street frontage. The 2 proposed monument signs are 5' tall, 9' wide, with a 10.31 sq. ft. sign area. In the VMX district with two street frontages, 2 monument signs are allowed with a maximum sign area of 72 sq. ft on Lake Elmo Ave and 32 sq. ft. on 39th Street and a maximum height of 10 feet. The signs comply with the sign area and height requirements. One of the proposed monuments signs is within 15' of the driveway intersection, in conflict with the sign code.

The plan elevations identify two proposed wall signs. The sign code allows a wall sign for each street frontage with each having a 100 ft. maximum sq. ft. The proposed wall signs are 41 sq. ft. and 24 sq. ft. respectively. The proposed walls signs appear to comply with the sign code. All proposed signs will need to comply with the sign ordinance and will require an approved sign permit prior to installation.

Valley Branch Watershed District Review:

The Valley Branch Watershed District review is complete and the permit is attached to this report.

PUBLIC COMMENTS:

Staff has received email comments from Steve Delapp which can be summarized as being concerned with:

- The amount of impervious coverage, the proposed density and the distance to the village center for walkability.

CONDITIONAL USE PERMIT:

In order to approve a conditional use permit, the city is required to find the proposal compliant with the following (staff comments in bold):

1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. **The use is not detrimental and will not endanger public in any way.**
2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. **The proposal is consistent with the comprehensive plan in that the senior housing has been identified as a community need. The use is mixed use (memory care, assisted living and independent living) as was anticipated for the VMX District. The applicant has applied for a Comprehensive Plan Text Amendment to allow increased density for this use and this Conditional Use Permit is contingent on that approval.**
3. The use or development is compatible with the existing neighborhood. **The use fits with the mixed use village plans. The architecture uses a variety of exterior residential materials to break up the massing of the façade. The proposal is a good transitional use between single family residential and office, daycare, and school uses in the area.**
4. The proposed use meets all specific development standards for such use listed in Article 7 of this Chapter. **The proposal complies with development standards.**
5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Chapter 150, §150.250 through 150.257 (Shoreland Regulations) and Chapter 152 (Flood Plain Management). **N/A**
6. The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area. **The use fits with the mixed use village plans. The architecture uses a variety of exterior residential materials to break up the massing of the façade. The proposal is a good transitional use between single family residential and office, daycare, and school uses in the area.**
7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. **The use is less impactful than multi-family residential with less traffic, noise or other nuisances.**
8. The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use. **Each of these essential facilities and services have been addressed in the review.**

9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. **The proposal will pay sewer and water service charges, benefiting the community.**
10. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors. **N/A**
11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. **The City and County have reviewed the proposal and have no concerns regarding vehicular access or traffic.**
12. The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. **N/A**

CONDITIONS OF APPROVAL:

Staff recommends the Planning Commission recommend approval of the Conditional Use Permit for Congregate Housing with the following conditions:

1. That the applicant comply with the conditions/comments in the City Engineer's memo dated December 7, 2015.
2. That applicant comply with the conditions of the Valley Branch Watershed District permit 2015-27, dated December 28, 2015.
3. The developer must submit the drainage report and calculations to Washington County for review of any downstream impacts to the county drainage system. Along with the drainage calculations, provide written conclusions that the volume and rate of stormwater run-off into the county right-of-way will not increase as part of the project.
4. That the applicant revised the landscape plan removing the landscape fabric from under the mulch and substitute the Canadian Hemlocks with hardier conifer species.
5. That the monument sign near the driveway entrance be relocated to be 15' away from the driveway intersection.
6. That all signs comply with the City's sign regulations and that no signs shall be installed or constructed without prior approval of a sign permit.
7. That a public trail easement be granted over the proposed trail along CSAH 17/Lake Elmo Avenue.
8. That proper State of MN licensing be maintained for the memory care and assisted living facilities.

Staff recommends the Planning Commission consider the following additional conditions to address the concerns raised by Washington County:

9. That the 25 foot right-of-way easement be granted for CSAH 17/Lake Elmo Avenue in order for the proposed trail to be in the public right-of-way.
10. That the proposed building maintain a minimum 30 foot setback from the future CSAH 17/Lake Elmo Avenue right-of-way.
11. That the landscape plan be revised with berming and additional landscaping between CSAH 17/Lake Elmo Ave and the proposed senior living building to mitigate for potential highway noise and visual impacts.

RECOMENDATION:

Staff is recommending that the Planning Commission recommend approval of the requests with the following motions:

1. ***Move to recommend the City Council rezone Lot1, Block 1, Brookman 3rd Addition from the GB-General Business to VMX – Village Mixed Use Zoning District.***

2. ***Move to recommend the City Council approve a conditional use permit for Congregate Housing with <u>x</u> conditions.***

ORDER OF BUSINESS:

- Introduction .....Planning Staff
- Report by Staff .....Planning Staff
- Questions from the Commission ..... Chair & Commission Members
- Continue the Public Hearing .....Chair

  Close the Public Hearning.....Chair
- Discussion by the Commission ..... Chair & Commission Members

ATTACHMENTS:

1. Application Forms
2. Site and Building Plans, November 17, 2015 submittal date
3. City Engineer Review Memo dated December 7, 2015
4. Washington County Review Memo dated December 30, 2015.
5. Ben Gozola review email, December 4, 2015
6. Tree Preservation Plan
7. Valley Branch Watershed District Permit 2015-27, dated December 28, 2015

Date Received: 8/28/15
Received By: Jan 2
LU# ~~Permit #:~~ 2015-29

THE CITY OF LAKE ELMO

RECEIVED
AUG 28 2015
CITY OF LAKE ELMO

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

LAND USE APPLICATION

☐ Comprehensive Plan ☒ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal

☒ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading

☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan

☐ PUD Concept Plan ☐ PUD Preliminary Plan ☐ PUD Final Plan

Applicant: ARBOR GLEN SENIOR LIVING, LLC
Address: 215 N. 2ND STREET, SUITE 204.
Phone # 612-770-5784.
Email Address: FRISBIE.M@AVIRESASSOCIATES.com.

Fee Owner: FRISBIE PROPERTIES.
Address: 215 N. 2ND STREET, SUITE 204.
Phone # 612-770-5784
Email Address: FRISBIEM@AVIRESASSOCIATES.com.

Property Location (Address and Complete (long) Legal Description: (SEE ATTACHED SURVEY)
CORNER OF 39TH AVE. AND COUNTY RD. 17.

Detailed Reason for Request:
- REZONE TO COMP PLAN. (VILLAGE MIX USE)
- SENIOR LIVING PROJECT
- CONDITIONAL PERMIT FOR CONGREGATE HOUSING.

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

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

Signature of applicant: _____ Date: 8/27/15

Signature of fee owner: _____ Date: 8/27/15.

RECEIVED
AUG 28 2015
CITY OF LAK

Arbor Glen Senior Living Project Summary

To: City of Lake Elmo, MN 27 August 2015

From: Mathew Frisbie – Ayres Associates Inc

The following describes the overall project summary.

Arbor Glen of Lake Elmo, Senior Living Project with Ebenezer Management

Lake Elmo, MN

The Location and Demand

This proposed senior living project is a parcel at Lake Elmo Road and 39th Street North in Lake Elmo. Lake Elmo is a suburban community of 8,773 people (2013 estimate) in Washington County. While lower-density, Lake Elmo is surrounded by larger neighbors. To the northeast is Stillwater (population 18,970) and Oak Park Heights (4,866). On the southwest is Woodbury (65,746) and on the west is Oakdale (28,142).

Lake Elmo is an appealing residential location as it combines a picturesque rural character with excellent access to shopping and services in the surrounding area. A new senior housing development in Lake Elmo attract existing local senior residents along with drawing many residents currently living outside the community. Based on the characteristics of Lake Elmo, community orientation, proximity to other senior housing properties in the surrounding area, geographic barriers, and our knowledge of senior housing draw areas, we estimate that a senior housing development on the Site in Lake Elmo would attract approximately 65% of its residents from a draw area (Primary Market Area, or "PMA") that includes Lake Elmo, West Lakeland Township, and Baytown Township. The remaining portion of the senior housing demand (35%) would come from outside the PMA, particularly parents of adult children living in the PMA.

The preliminary senior housing study was completed by Viewpoint Consulting Group, Inc. Based on pent-up demand and the growth in senior households, the Market Study identified an unmet demand for independent senior living units, assisted living units and memory care units. These numbers conservatively reflect a capture rate of 30% of the market area excess demand. The senior population is projected to continue to see an increase for the next five years. This provides for a very healthy and growing senior population.

The Project

The site development for this project managed by Ebenezer is a total 84 units. This would consist of 24 memory care units on the first level and a blend of 60 independent and assisted living units on the first and second level. The rent structure is comparable to neighboring facilities and other new campuses that are currently being constructed across the region.

The building will incorporate typical senior building amenities such as dining rooms, family dining room, multi-purpose rooms, beauty shop, activity rooms, theater room, medical clinic space, therapy, library, fitness room, spa room, pantry, management office and commercial kitchen. It will also have underground parking.

The exterior of the two-story building will incorporate brick, stone and Hardi-type siding (cementitious siding) with a sloping asphalt shingle roof. The building will be set back off of the two adjacent streets with extensive patios, landscaping, gardens, walks and courtyards.

The Management Team – Ebenezer Senior Services:
Founded in 1917 by Minneapolis Lutherans to provide community-centered care for homeless older adults and others in need, Ebenezer Senior Services programs and services today include:

- Independent Living (including condominiums, cooperatives and senior apartments)
- Assisted Living
- Memory Care
- Transitional and Long-term Care
- Adult and Intergenerational Day Programs
- Community-based Services
- Management and Consulting Services
- The Ebenezer Foundation

Part of Fairview Health Services since 1995, their combined resources and expertise offer access to a full range of choices for vibrant senior living. In partnership with the University of Minnesota, they are also part of an academic health system improving the patient's clinical experience, conducting nation-leading research and achieving academic prominence.

Ebenezer will assist in analyzing the market, establishing a strategic marketing plan, producing sales collateral, coordinating a public relations plan, and training sales staff. Through Ebenezer's system for managing leads, maximizing sales, and monitoring programs to reach occupancy projections, Arbor Glen hopes to exceed projected occupancy.

Ebenezer will provide effective on-site management as well as consulting services in all areas of management. Ebenezer has proven that quality patient care and a positive bottom line can go hand-in-hand. Ebenezer will also continue to assist Arbor Glen in evaluating the facilities' strengths and weaknesses. In doing so, they will assess current programs, any service gaps, as well as opportunities and threats in the external market environment. From this, recommendations for new service options tailored to the needs of seniors will be developed and include an individualized implementation plan.

The anticipated number of employees for the Arbor Glen Senior Living project will be approximately 50 employees. This will include an executive director, a clinical services director, mix of RN's and/or LPN's, nursing assistants, and staff for activities, marketing, dietary, housekeeping, maintenance and other administration.

Please contact me if you have any questions or comments.

Sincerely,

Mathew J. Frisbie, AIA
Vice President – Ayres Associates Inc

RECEIVED
AUG 28 2015
CITY OF LAKE ELMO

Arbor Glen Senior Living Project
Summary and Community Benefits

To: City of Lake Elmo, MN 6 January 2016

From: Mathew Frisbie – Ayres Associates Inc

The following describes the overall project summary for the proposed senior living facility along with the economic and social benefits to the community.

Key benefits to consider for the community of Lake Elmo:

- The new facility will employ between 30 and 40 staff.
- The annual payroll will be in excess of $1 million.
- Baby boomers and seniors have the most expendable income of all age bracket and by staying within the community their spending stays within the community.
- The market study shows that 30% of the tenants will come from outside the area, so attracting new residents to Lake Elmo.
- Benefits for the local businesses and the downtown: The seniors, along with their families, visitors and, the staff who work in the building, will shop and stop locally. This will benefit restaurants, grocery, retail, banking, etc. The energy of a senior building is a good anchor for any community.
- Most seniors within this facility won't drive and take fewer driving trips – this results in less impacts on public facilities than a typical residential facility. There will be a senior van/bus dedicated to this facility to help seniors with transportation to events, local amenities, and other functions.
- This project will pay property taxes, substantial impact fees, utility access fees, and utility assessments.
- This project becomes an asset and an anchor to the Village Mixed Use district and it will provide momentum to spur more projects within the Village Mixed Use area. This is a great transitional zone that will bridge between the downtown commercial and the single family homes.
- This project helps pay for the Village Area AUAR fee/costs (Alternate Urban Areawide Review).
- This project helps offset the density requirements that the Met Council is asking for by 2030. (The updated Met Council number is 7100 households).

Key questions and points to consider for the proposed Arbor Glen Senior Living project:

- Why 84 units?
    - This type of building requires an efficiency in staffing to keep the costs for the residents reasonable. The same staff serves several residents. The common area amenities are many and they need to be designed to accommodate multiple residents with various needs (kitchen, dining, library room, community rooms, activity areas, offices, fitness rooms, medical/therapy space)

- Protected underground parking is a great benefit to the seniors in this Minnesota climate. This allows for easy access for moving in, picking up family members, and heated and secure parking.

- Why does the project have the unit mix that it is proposing?
  - It's a best representation of what the market needs and allows for resident choice. It also is best to have a mix of individuals who need services to support the levels of staff that are required. This also gives the residents the ability to age-in-place rather than moving many times depending on their needs.

- What are the benefits to seniors in moving into a facility like this one?
  - Activities, games, entertainment, meals, and social times that keep the seniors active and alleviates boredom that may lead to them become idle or inactive. There are opportunities to be with your fellow senior friends or make new friends – this overcomes the feeling of isolation that may come from living alone.
  - Privacy and dignity with all single occupancy rooms with private bathrooms.
  - Full time caregivers and health care professionals to provide care that match the needs of each individual resident. Assistance with medications, rehabilitation, therapy, daily activities, etc.
  - The food and nutrition programs enhance the quality of life. It's common for new residents, who had been eating poorly before they moved-in, to experience improvements in their health and well-being just from three square meals per day and a guided nutrition program.
  - Great connection to the outdoors with covered patios, extensive landscaping and paths, and the connection to the community bike and walking paths.
  - No home maintenance.
  - Safety and security.

- What are the benefits to having senior living within a community?
  - Keeping seniors in Lake Elmo. Attraction of younger people living within the community (with the newer single family developments are under construction) will give them the opportunity to move mom or dad closer to them.
  - The majority of seniors prefer to stay within their home community. If that's not possible, the next most common choice for senior living location will be close to adult children. Both make that community more "liveable". As local seniors have the need or desire to move into a senior facility they sell their homes to younger families who tend to revitalize a community with available homes and that brings school age children in to the schools.
  - The other communities Ebenezer manages become an amenity to the community, attracting employees to the area, cultural events and others who explore the community around the senior facility.

- What is attractive to Ebenezer in the Lake Elmo market?
  - Ebenezer prefers areas that have a distinctive community. Lake Elmo certainly has wonderful reputation. Ebenezer does have other sister communities within the area and that proximity provides for the sharing of ideas and energies.

- What have we seen in other communities after the project is up and running?
  - Whenever there has been a question with the community response in the planning process, the fears have not been realized (traffic, ambulances, etc.) and the community involvement through intergenerational programming and volunteerism

has become part of the overall community story. We encourage you to talk to other communities that have new Ebenezer projects within them – for example, Deephaven, Forest Lake, Woodbury, etc.

- Ambulance and fire response impact with a senior facility?
    - The frequency of emergency response is typically fewer in number than serving seniors living in their own home. Since the community has 24 hour staff, some situations are managed without the need of emergency personnel.

Project Summary:
Arbor Glen of Lake Elmo, Senior Living Project with Ebenezer Management

Lake Elmo, MN

The Location and Demand

This proposed senior living project is a parcel at Lake Elmo Road and 39th Street North in Lake Elmo. Lake Elmo is a suburban community of 8,773 people (2013 estimate) in Washington County. While lower-density, Lake Elmo is surrounded by larger neighbors. To the northeast is Stillwater (population 18,970) and Oak Park Heights (4,866). On the southwest is Woodbury (65,746) and on the west is Oakdale (28,142).

Lake Elmo is an appealing residential location as it combines a picturesque rural character with excellent access to shopping and services in the surrounding area. A new senior housing development in Lake Elmo attract existing local senior residents along with drawing many residents currently living outside the community. Based on the characteristics of Lake Elmo, community orientation, proximity to other senior housing properties in the surrounding area, geographic barriers, and our knowledge of senior housing draw areas, we estimate that a senior housing development on the Site in Lake Elmo would attract approximately 65% of its residents from a draw area (Primary Market Area, or "PMA") that includes Lake Elmo, West Lakeland Township, and Baytown Township. The remaining portion of the senior housing demand (35%) would come from outside the PMA, particularly parents of adult children living in the PMA.

The preliminary senior housing study was completed by Viewpoint Consulting Group, Inc. Based on pent-up demand and the growth in senior households, the Market Study identified an unmet demand for independent senior living units, assisted living units and memory care units. These numbers conservatively reflect a capture rate of 30% of the market area excess demand. The senior population is projected to continue to see an increase for the next five years. This provides for a very healthy and growing senior population.

The Project

The site development for this project managed by Ebenezer is a total 84 units. This would consist of 24 memory care units on the first level and a blend of 60 independent and assisted living units on the first and second level. The rent structure is comparable to neighboring facilities and other new campuses that are currently being constructed across the region.

The building will incorporate typical senior building amenities such as dining rooms, family dining room, multi-purpose rooms, beauty shop, activity rooms, theater room, medical clinic space, therapy,

library, fitness room, spa room, pantry, management office and commercial kitchen. It will also have underground parking.

The exterior of the two-story building will incorporate brick, stone and Hardi-type siding (cementitious siding) with a sloping asphalt shingle roof. The building will be set back off of the two adjacent streets with extensive patios, landscaping, gardens, walks and courtyards.

The Management Team – Ebenezer Senior Services:
Founded in 1917 by Minneapolis Lutherans to provide community-centered care for homeless older adults and others in need, Ebenezer Senior Services programs and services today include:

- Independent Living (including condominiums, cooperatives and senior apartments)
- Assisted Living
- Memory Care
- Transitional and Long-term Care
- Adult and Intergenerational Day Programs
- Community-based Services
- Management and Consulting Services
- The Ebenezer Foundation

Part of Fairview Health Services since 1995, their combined resources and expertise offer access to a full range of choices for vibrant senior living. In partnership with the University of Minnesota, they are also part of an academic health system improving the patient's clinical experience, conducting nation-leading research and achieving academic prominence.

Ebenezer will assist in analyzing the market, establishing a strategic marketing plan, producing sales collateral, coordinating a public relations plan, and training sales staff. Through Ebenezer's system for managing leads, maximizing sales, and monitoring programs to reach occupancy projections, Arbor Glen hopes to exceed projected occupancy.

Ebenezer will provide effective on-site management as well as consulting services in all areas of management. Ebenezer has proven that quality patient care and a positive bottom line can go hand-in-hand. Ebenezer will also continue to assist Arbor Glen in evaluating the facilities' strengths and weaknesses. In doing so, they will assess current programs, any service gaps, as well as opportunities and threats in the external market environment. From this, recommendations for new service options tailored to the needs of seniors will be developed and include an individualized implementation plan.

The anticipated number of employees for the Arbor Glen Senior Living project will be approximately 40 employees. This will include an executive director, a clinical services director, mix of RN's and/or LPN's, nursing assistants, and staff for activities, marketing, dietary, housekeeping, maintenance and other administration.

Please contact me if you have any questions or comments.
Sincerely,

Mathew J. Frisbie, AIA
Vice President – Ayres Associates Inc

NEW FACILITY FOR

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MINNESOTA

DRAWING INDEX

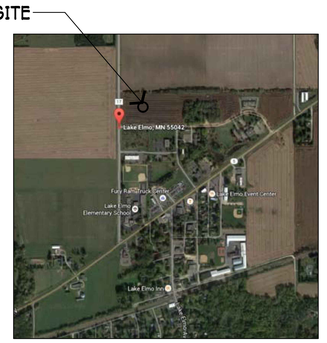
ARCHITECTURAL
A0.1 TITLE SHEET & ARCHITECTURAL SITE PLAN

CIVIL
C1.1 SITE PLAN
C1.2 GRADING & UTILITY PLAN
C1.2A EROSION CONTROL PLAN
C1.3 CONSTRUCTION DETAILS
C1.4 CONSTRUCTION DETAILS
C1.5 CONSTRUCTION DETAILS
C1.6 CONSTRUCTION DETAILS
*CERTIFICATE OF SURVEY

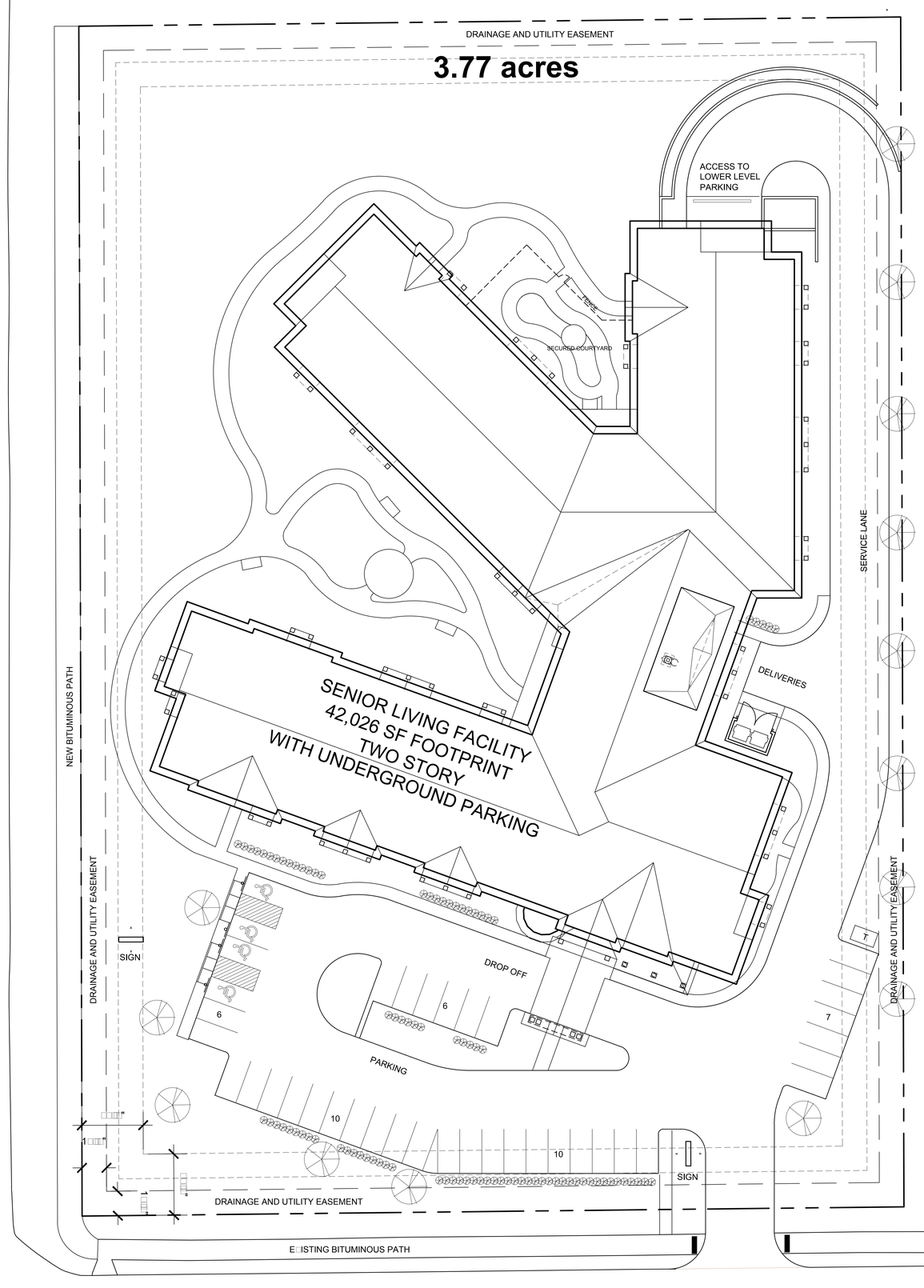
ARCHITECTURAL
A2.0 PARKING LEVEL FLOOR PLAN
A2.1 OVERALL MAIN LEVEL FLOOR PLAN
A2.2 OVERALL SECOND LEVEL FLOOR PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A3.4 RENDERED EXTERIOR ELEVATIONS

LANDSCAPE
L0 RENDERED LANDSCAPE PLAN
L1 LANDSCAPE PLAN
L2 PARTIAL ENLARGED LANDSCAPE PLAN
L3 PARTIAL ENLARGED LANDSCAPE PLAN
L4 TREE REMOVAL
L5 SURFACE TREATMENT
L6 DETAILS

PROJECT LOCATION MAP



LAKE ELMO, MINNESOTA



1 A2.0 PARKING LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
River Falls Office

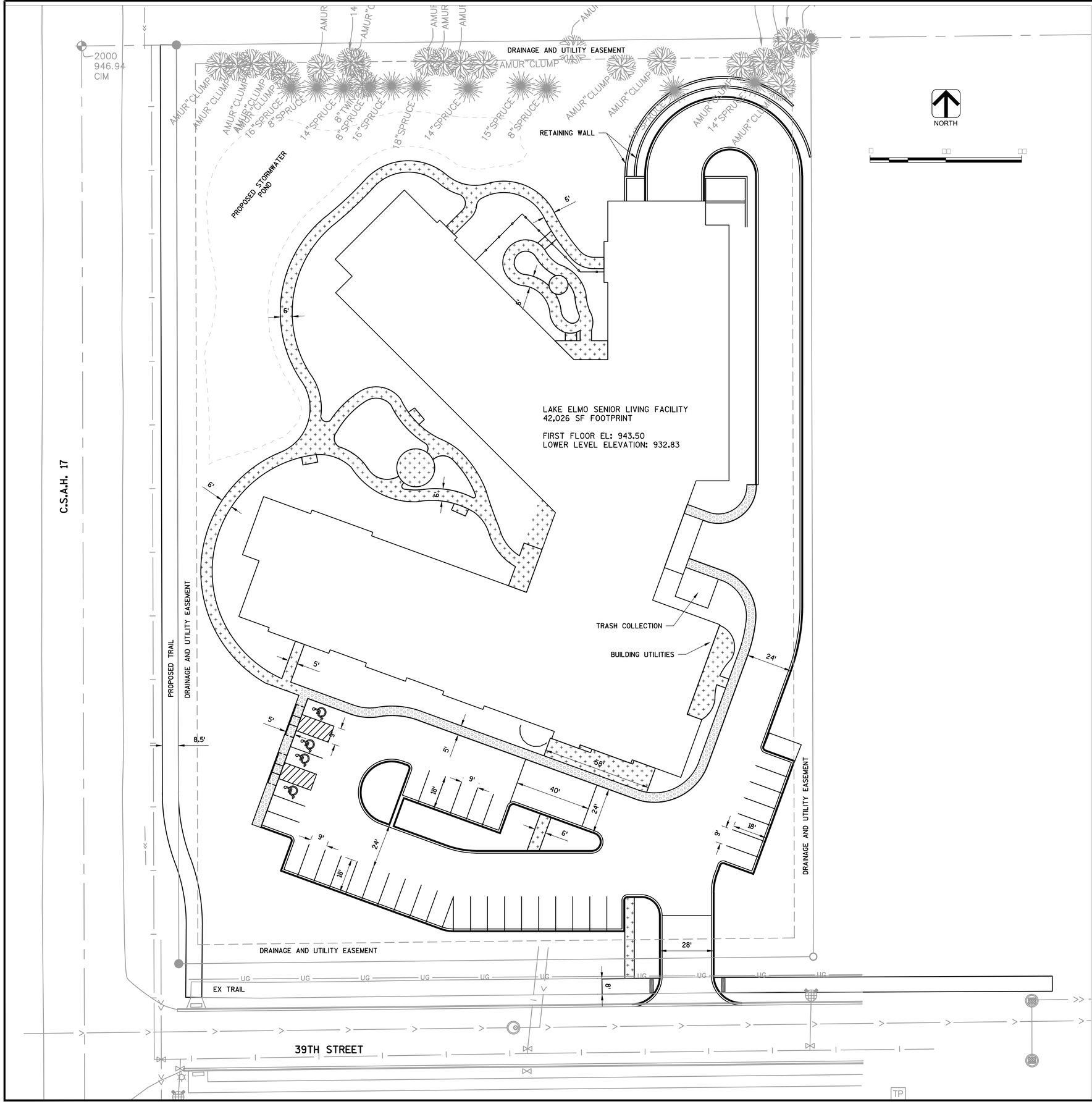
PARKING LEVEL FLOOR PLAN

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS IN THE DESIGNS AND PLANS ARE RESERVED AND THEY ARE NOT USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

A1.1

08.27.2015



GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF WALK UNLESS NOTED.

B. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL XX.

C. ALL PAVEMENT MARKINGS SHALL BE 4 INCH WIDE WHITE PAINT.

D. SEE LANDSCAPE PLANS FOR LANDSCAPE/GREEN AREAS AND TREATMENTS.

PARKING DATA				
	SITE	UNDERGROUND	TOTAL	REQUIRED*
STANDARD PARKING (9' X 18')	39.0000	46.0000	85.0000	
ACCESSIBLE PARKING (9' X 18')	4.0000	2.0000	6.0000	

* REQUIRED PARKING 1 PER 2 HOUSING UNITS PLUS 1 PER EMPLOYEE ON THE MAJOR WORK SHIFT

SITE DATA		
SITE AREA	162,478 SF	3.73 AC
ZONING	MU - MIXED USE	
IMPREVIOUS AREA	88,426 SF	54%
GREEN SPACE	74,052 SF	41%
"PONDING AREA (AT CONTROL ELEVATION)"	7,560 SF	5%

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54701
(715) 834-3161

River Falls Office
701 Kansas Avenue, Suite 204
River Falls, Wisconsin 54022
(715) 426-9368
Fax (715) 426-5686

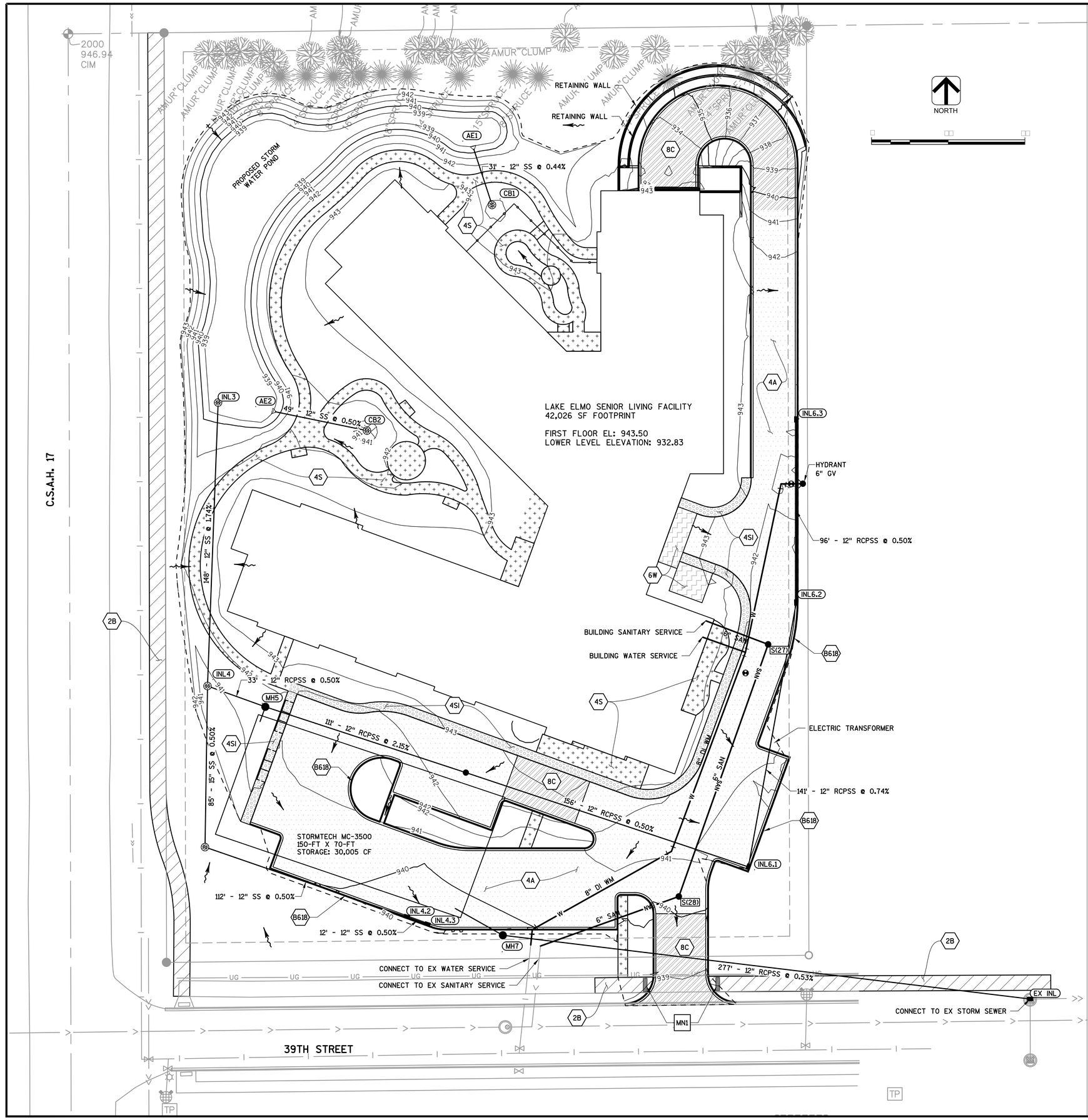
SITE PLAN

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES AND THEY ARE RESERVED. NO DESIGN OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

C1.1

08.27.2015



LEGEND

- 2B — BIKE TRAIL PAVEMENT SEE DETAIL
- 4S — 4" CONCRETE SIDEWALK
- 4IS — 4" INTEGRAL CONCRETE SIDEWALK
- 6C — 6" CONCRETE SIDEWALK
- 4A — STANDARD DUTY ASPHALT PAVEMENT
- 6A — HEAVY DUTY ASPHALT PAVEMENT
- 8C — HEAVY DUTY CONCRETE PAVEMENT
- B618 — CURB AND GUTTER MNDOT TYPE B618

STORMWATER RUNOFF SUMMARY:

TOTAL PROPERTY AREA = 3.73 ACRES

TOTAL DISTURBED ARA = 3.73 (+) ACRES, THEREFORE A NOI PERMIT WILL BE REQUIRED

1. ON-SITE AREAS AND RUNOFF COEFFICIENTS:
   - PRE-DEVELOPMENT:
     - DRAINAGE AREA 1: 2.03 ACRES
       - PERVIOUS AREA: 2.03 ACRES
       - PERVIOUS CN: 58 (PRE-SETTLEMENT CONDITION)
       - IMPERVIOUS AREA: 0 ACRES
       - IMPERVIOUS CN: 98
       - COMPOSITE CN: 58
     - DRAINAGE AREA 2: 1.7 ACRES
       - PERVIOUS AREA: 1.7 ACRS
       - PERVIOUS CN: 58 (PRE-SETTLEMENT CONDITION)
       - IMPERVIOUS AREA: 0 ACRES
       - IMPERVIOUS CN: 98
       - COMPOSITE CN: 58
   - POST-DEVELOPMENT:
     - DRAINAGE AREA 1: 2.03 ACRES
       - PERVIOUS AREA: 0.96 ACRES
       - PERVIOUS CN: 61
       - IMPERVIOUS AREA: 1.07 ACRES
       - IMPERVIOUS CN: 98
       - COMPOSITE CN: 81
     - DRAINAGE AREA 2: 1.7 ACRES
       - PERVIOUS AREA: 0.74 ACRES
       - PERVIOUS CN: 61
       - IMPERVIOUS AREA: 0.96 ACRES
       - IMPERVIOUS CN: 98
       - COMPOSITE CN: 82
2. EXISTING SITE PEAK DISCHARGE FOR DESIGN STORMS:
   - DRAINAGE AREA 1:
     - 2-YR 0.65 CFS
     - 10-YR 1.29 CFS
     - 100-YR 3.06 CFS
     - SNOWMELT 0.29 CFS
   - DRAINAGE AREA 2:
     - 2-YR 0.54 CFS
     - 10-YR 1.08 CFS
     - 100-YR 2.56 CFS
     - SNOWMELT 0.24 CFS
3. PROPOSED SITE PEAK DISCHARGE FOR DESIGN STORMS:
   - BEFORE DETENTION OR ROUTING
   - DRAINAGE AREA 1:
     - 2-YR 1.30 CFS
     - 10-YR 2.27 CFS
     - 100-YR 4.49 CFS
     - SNOWMELT
   - DRAINAGE AREA 2:
     - 2-YR 1.11 CFS
     - 10-YR 1.91 CFS
     - 100-YR 3.77 CFS
     - SNOWMELT
   - AFTER DETENTION AND ROUTING
   - DRAINAGE AREA 1:
     - 2-YR 0.56 CFS
     - 10-YR 1.20 CFS
     - 100-YR 2.84 CFS
     - SNOWMELT
   - DRAINAGE AREA 2:
     - 2-YR 0.52 CFS
     - 10-YR 1.01 CFS
     - 100-YR 2.43 CFS
     - SNOWMELT
4. PROPOSED DETENTION AND ROUTING DEVICES
   - DRAINAGE AREA 1:
   - PONDING, BASE AREA 5400 SF, DEPTH 2.83 FT AT 100-YR STORM.
   - MULIT-ORIFACE OUTLET CONFIGURATION (APPROX FOOTPRINT 5400 SF).
   - DRAINAGE AREA 2:
   - UNDERGROUND STORAGE 8 PIPES, 48" DIA. MULTI-ORIFACE OUTLET CONFIGURATION (APPROX FOOTPRINT 160' x 63').

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54702
(715) 834-3161
River Falls Office
221 Spring Street, Suite 204
River Falls, Wisconsin 54022
(715) 426-4808
Fax: (715) 426-9566

GRADING AND UTILITY PLAN

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES AND ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES

PROJECT NO. 08-1721.00

C1.□

08.27.2015

LEGEND

INLET PROTECTION

SILT FENCE

DITCH CHECK

LIMITS OF DISTURBANCE

NORTH

C.S.A.H. NO. 17
LAKE ELMO AVE. N.

39TH STREET N.

LIMITS OF DISTURBANCE

DITCH CHECKS

SILT FENCE

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54702
(715) 834-3161

River Falls Office
221 Spring Street, Suite 204
River Falls, Wisconsin 54022
(715) 426-4808
Fax (715) 426-5886

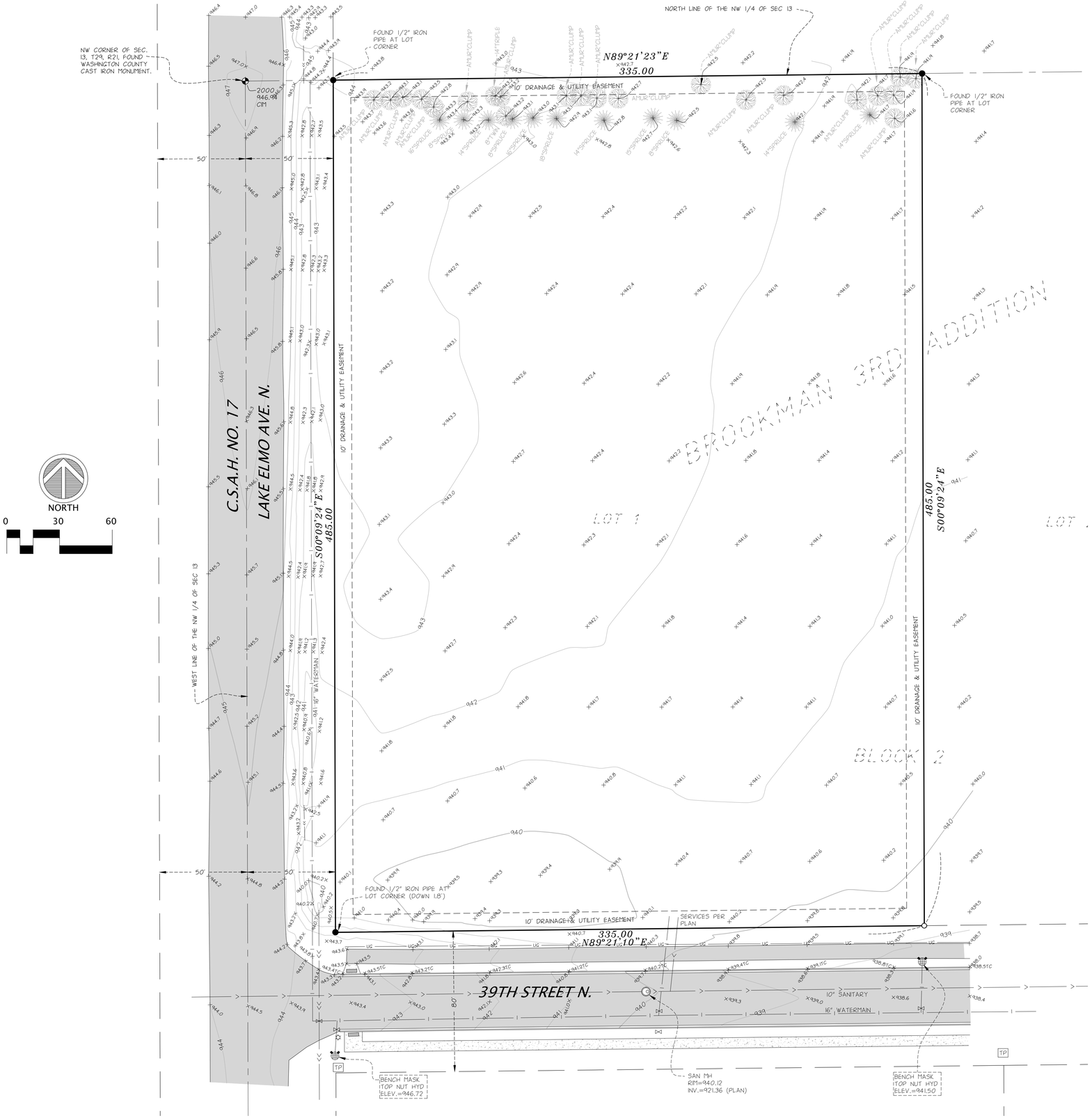
EROSION CONTROL PLAN

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE REPRODUCED, CHANGED OR ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

C1.□A

08.27.2015



LEGAL DESCRIPTION:

Lot 1, Block 1, BROOKMAN 3RD ADDITION, Washington County, Minnesota.

EASEMENT NOTES:

Subject to drainage and utility easement as shown on the record plat.

No title work was provided to us for this survey. Other easements may exist that are not shown.

AREA:

TOTAL AREA OF PARCEL = 162,464 SQ.FT. / 3.72 ACRES

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE. (NAD 83)
2. UNDERGROUND UTILITIES NOT SHOWN.
3. ELEVATIONS BASED ON GPS DERIVED VALUES FOR NGVD 88.

LEGEND

- FOUND CAST IRON MONUMENT
- FOUND MONUMENT (AS NOTED)
- SET IRON PIPE MARKED WITH MN LICENSE NO. 25718
- TV CABLE TV PEDESTAL
- EM ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- GUY WIRE
- POWER POLE
- GAS METER
- TP TELEPHONE PEDESTAL
- CO SANITARY CLEANOUT
- W WATER WELL
- MB MAIL BOX
- TREES
- U UNKNOWN MANHOLE
- BUILDING LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- UT UNDERGROUND TELEPHONE
- OU OVERHEAD UTILITY
- UG UNDERGROUND GAS
- x x FENCE

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 151804487. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

CONTACT:

Ayres Associates
c/o Matt Frisbie
215 North Second Street, Suite 204
River Falls, WI 54022
T: 715.426.4908 Ext. 108

COUNTY/CITY:

WASHINGTON COUNTY

CITY OF LAKE ELMO

VICINITY MAP

SEC. 13, TWP. 29, RNG. 21,
CITY OF LAKE ELMO, WASHINGTON COUNTY, MINNESOTA

REVISIONS:

DATE	REVISION
7-6-15	INITIAL ISSUE

CERTIFICATION:

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

Daniel L. Thurmes Registration Number: 25718

Date: 7-6-15

PROJECT LOCATION:

XXXX 39TH ST. N.

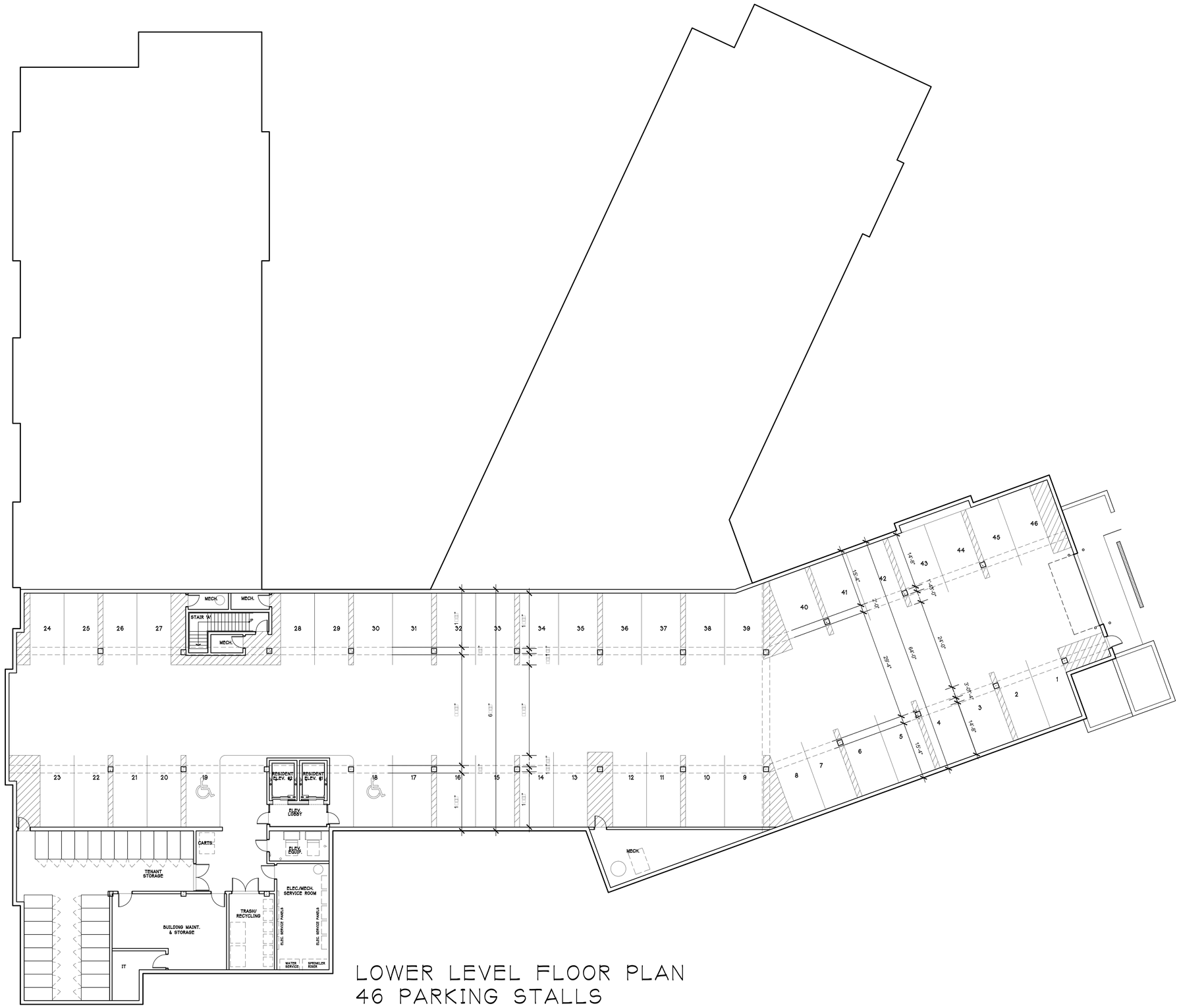
PID#1302921220012

Suite #1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@
cssurvey
.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME SURVAY01
PROJECT NO. AY15001

CERTIFICATE OF SURVEY



LOWER LEVEL FLOOR PLAN
46 PARKING STALLS
22,692 S.F.

1 / A2.0 OVERALL PARKING LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
1 N S d S
E C W
715 61 6 66
River Falls Office
1 N S d S
R F W
715 4 6 66

PARKING LEVEL FLOOR PLAN

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE REPRODUCED OR USED IN ANY FORM OR MANNER WHATSOEVER WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

A2.0

08.27.2015

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
River Falls Office
1 N S 1 d S r . S
O C d H P
F 1 F W 1 S
E 1 6 1 6 : 6 6
F 1 4 6 : 6 6
E 1 6 1 6 1

MAIN LEVEL FLOOR PLAN

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. THESE DRAWINGS AND PLANS MAY NOT BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

A2.1

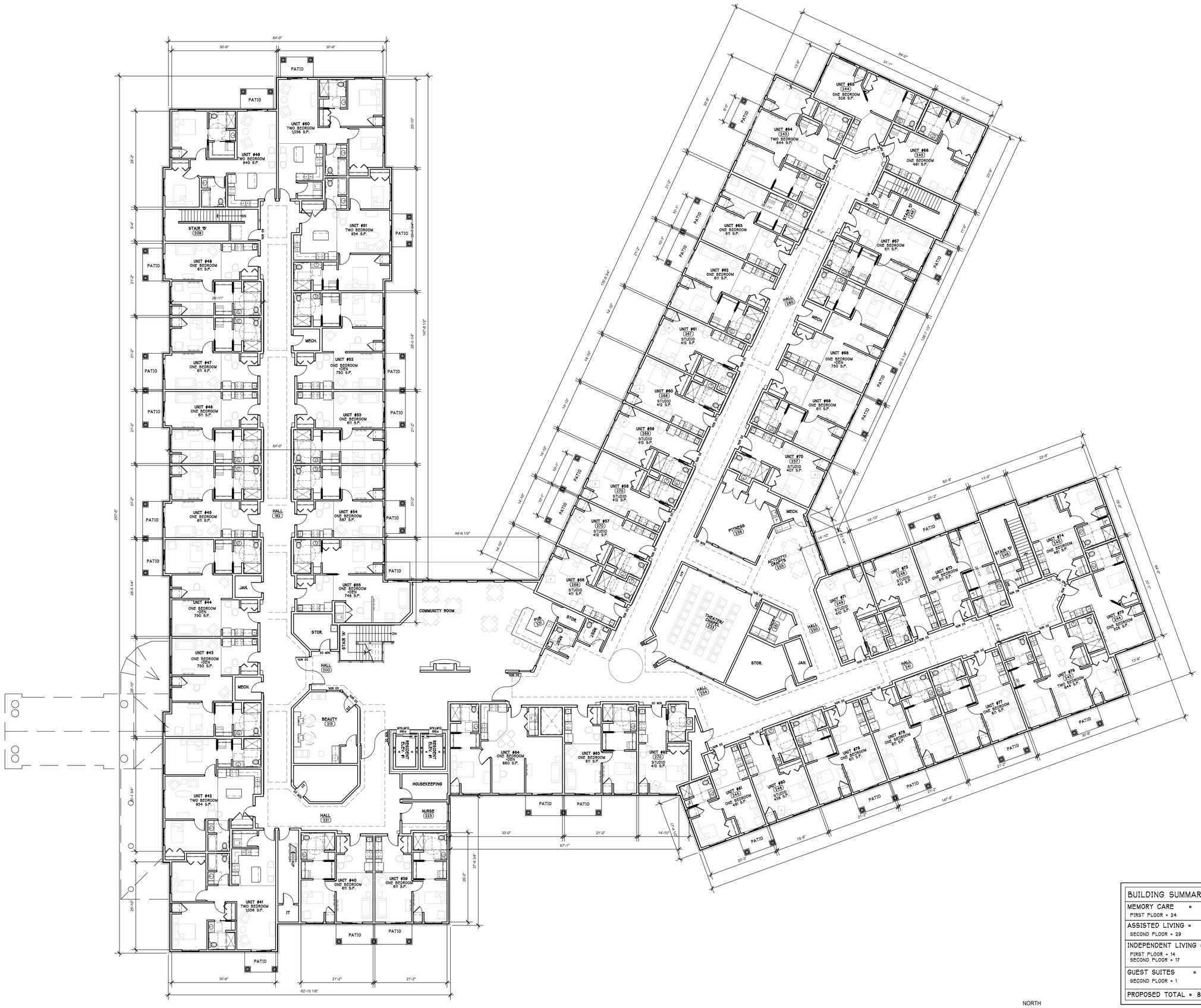
08.27.2015

BUILDING SUMMARY	
MEMORY CARE = 24	
FIRST FLOOR = 24	
ASSISTED LIVING = 29	
SECOND FLOOR = 29	
INDEPENDENT LIVING = 31	
FIRST FLOOR = 14 SECOND FLOOR = 17	
GUEST SUITES = 1	
SECOND FLOOR = 1	
PROPOSED TOTAL = 84 + 1 GUEST SUITE	

NORTH

1 / A2.1 OVERALL MAIN LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"



BUILDING SUMMARY		
MEMORY CARE	=	24
FIRST FLOOR = 24		
ASSISTED LIVING	=	29
SECOND FLOOR = 29		
INDEPENDENT LIVING	=	31
FIRST FLOOR = 14		
SECOND FLOOR = 17		
GUEST SUITES	=	1
SECOND FLOOR = 1		
PROPOSED TOTAL = 84 + 1 GUEST SUITE		

1 A2.2 OVERALL SECOND LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
River Falls Office

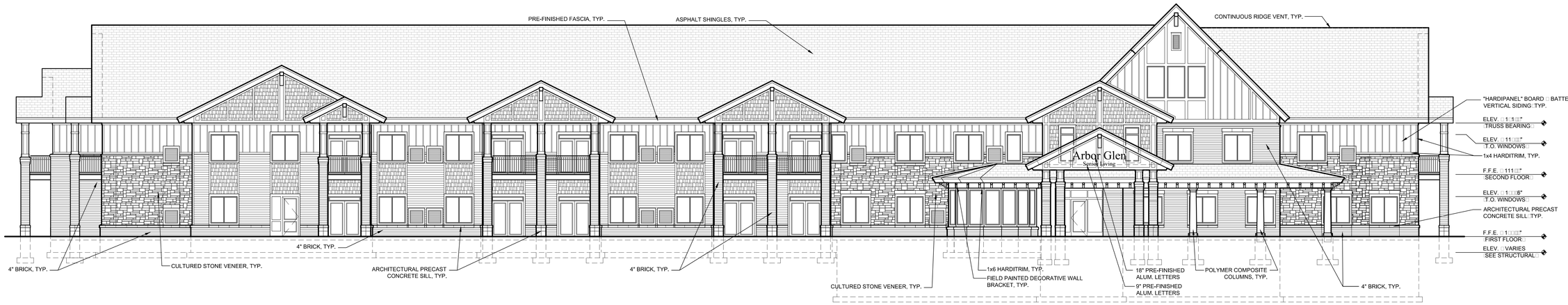
SECOND LEVEL FLOOR PLAN

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OF THESE PLANS IS RESTRICTED BOTH IN WHOLE FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

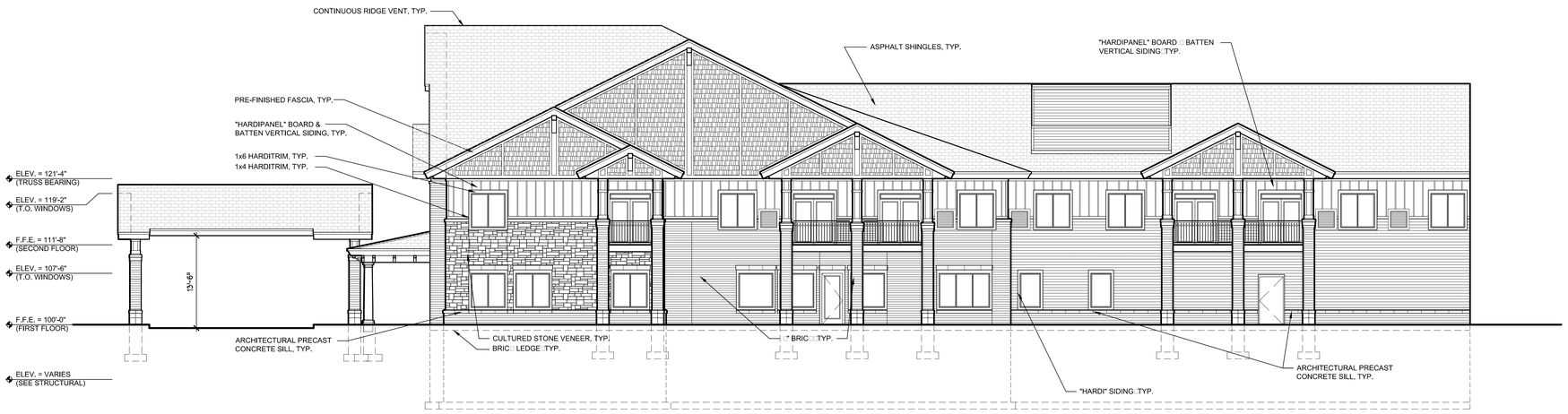
A2.2

08.27.2015



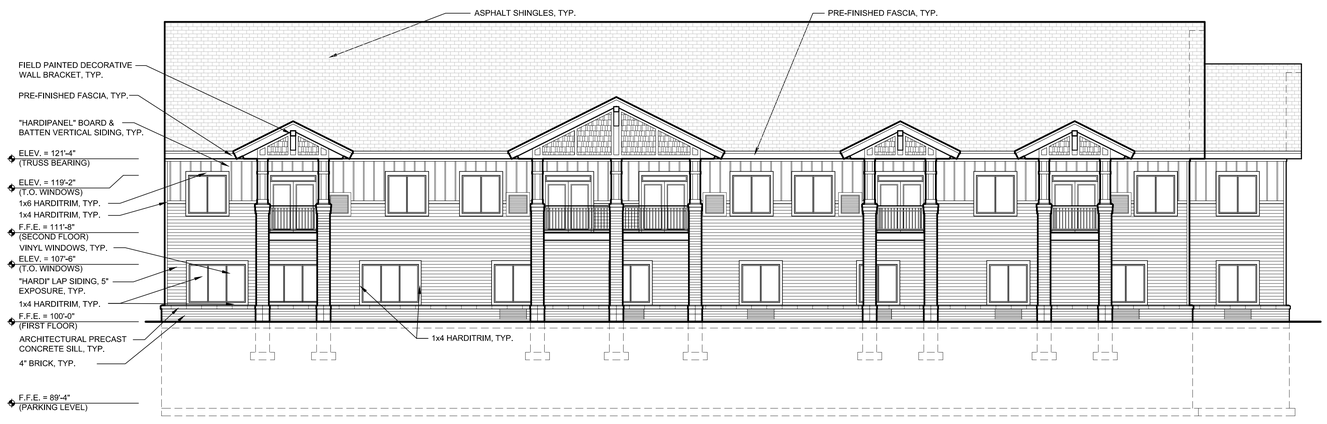
1 A3.1 EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



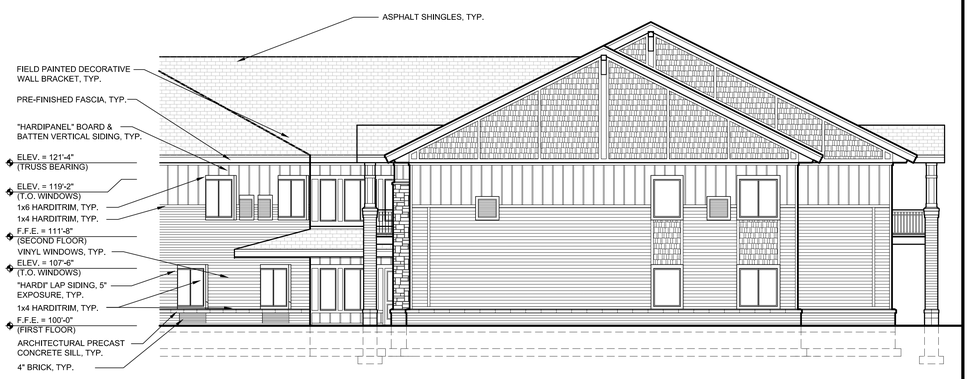
2 A3.1 EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



3 A3.1 EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



4 A3.1 EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
River Falls Office
1 N S d S r S
R F W
E 6 6

E TERIOR ELEVATIONS

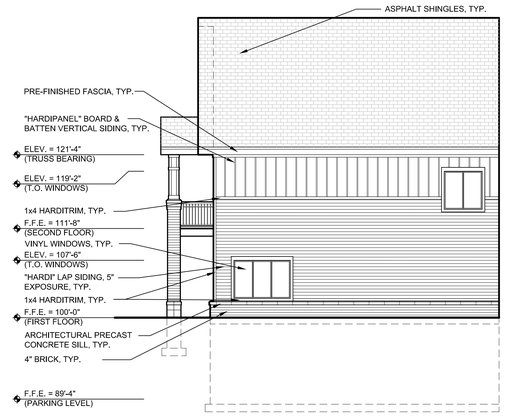
THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS IN THE DESIGNS AND PLANS ARE RESERVED. THEY MAY NOT BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

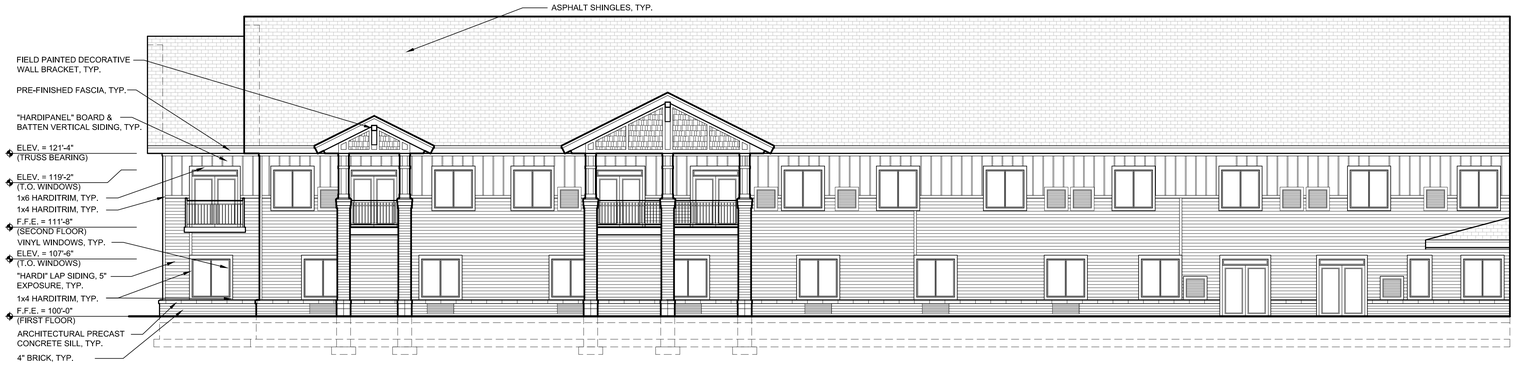
A3.1

08.27.2015

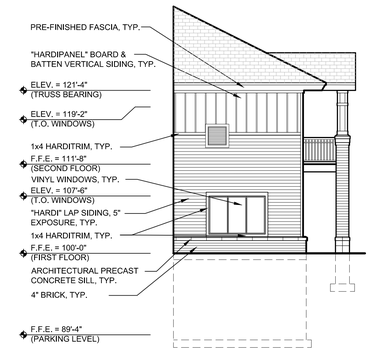
1 A3.2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



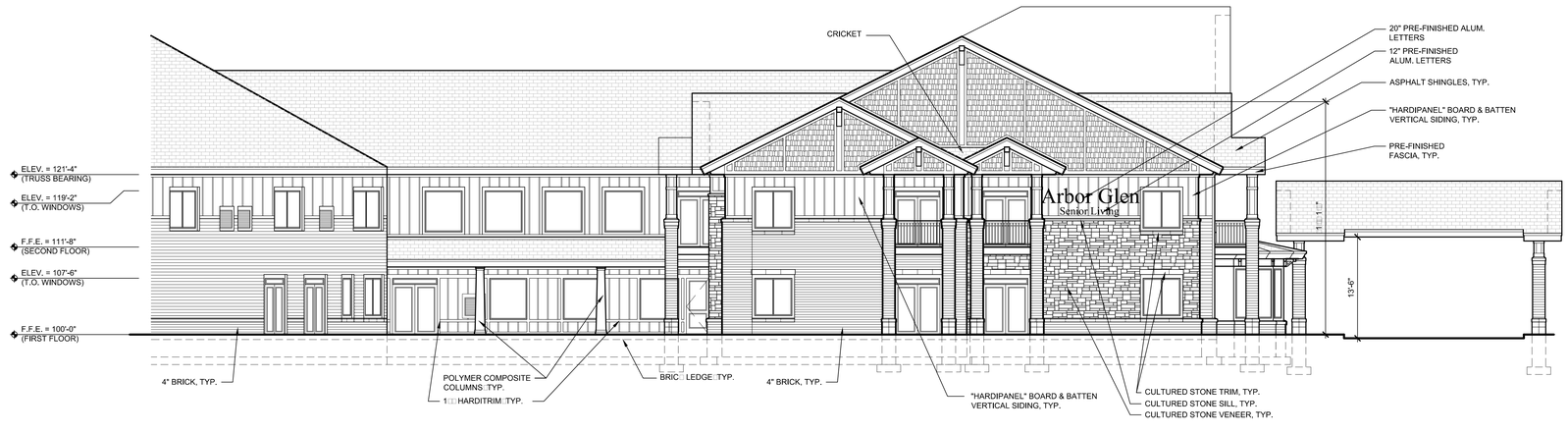
2 A3.2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 A3.2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 A3.2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



5 A3.2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
River Falls Office
1 N S T S S
R F W
6 6
Eau Claire Office
O H P
161

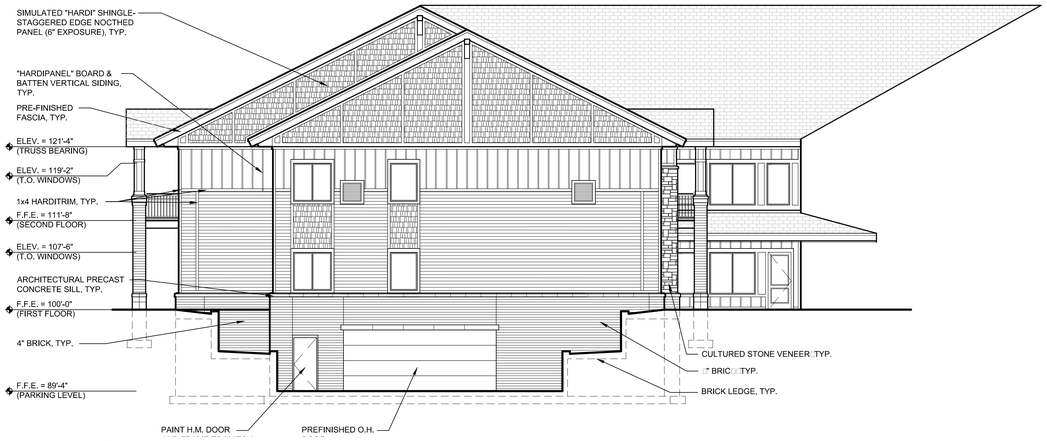
EXTERIOR ELEVATIONS

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS IN THE DESIGNS AND PLANS ARE RESERVED AND THEY SHALL NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

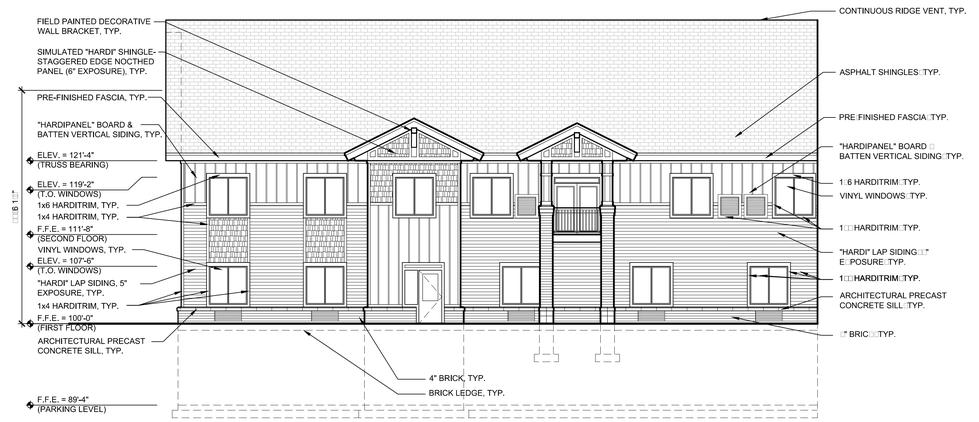
A3.2

08.27.2015



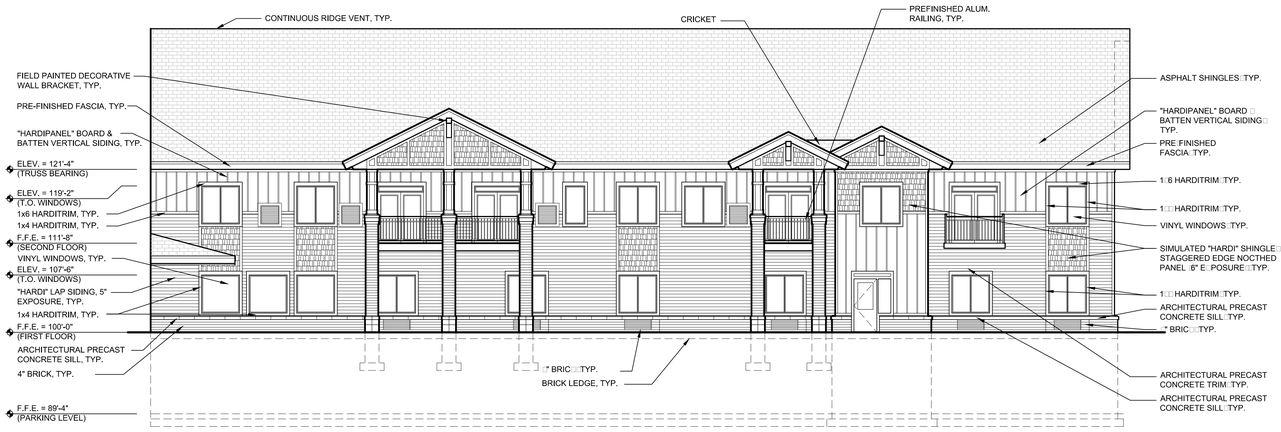
1 A3.3 EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



2 A3.3 EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



3 A3.3 EXTERIOR ELEVATION

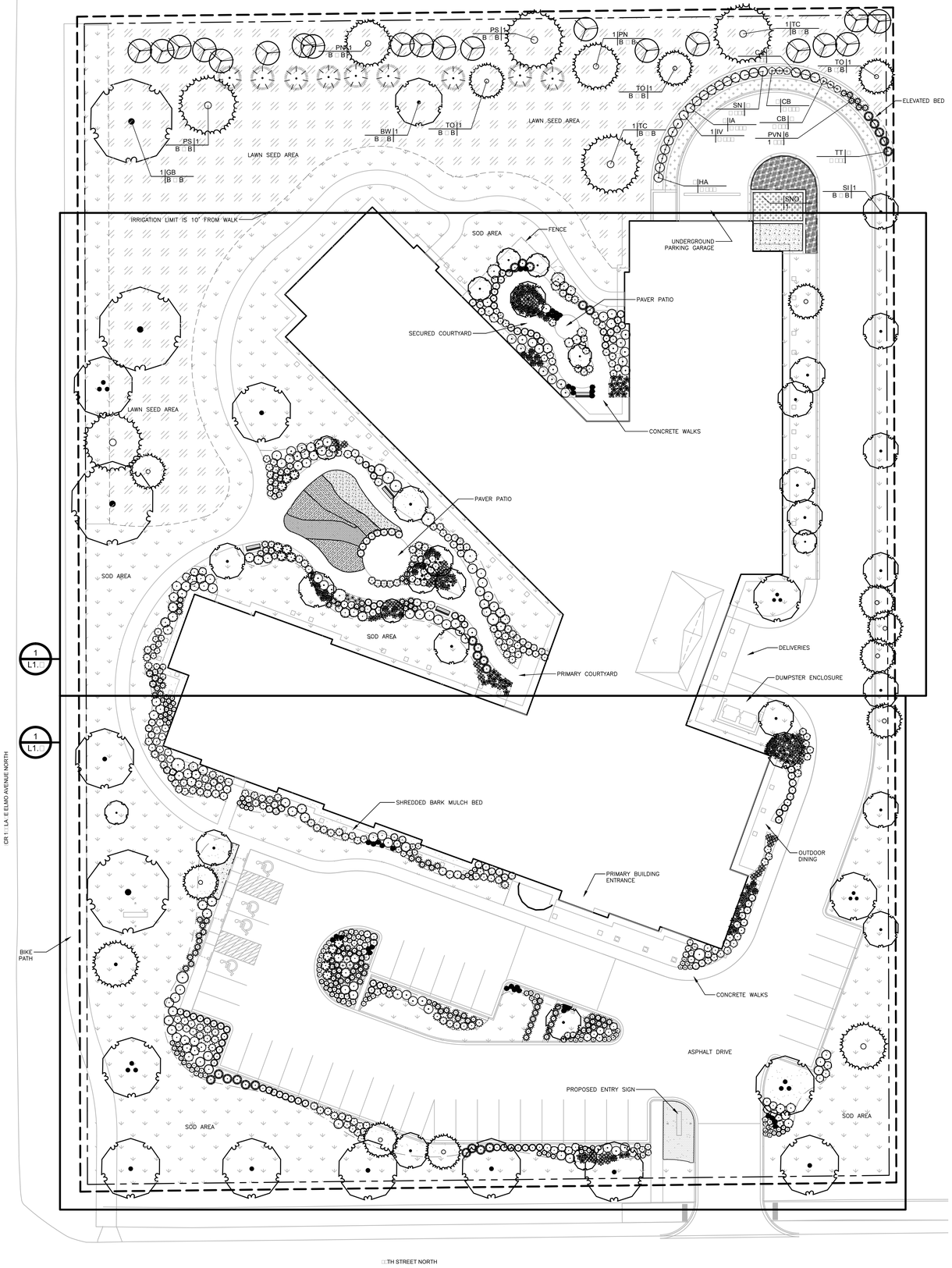
SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
□□□O□□□dH□□P□□□□
E□□□□□□□□□□□□□□□
E□C□□□□□□□□□□□□
E□□□□□□□□151
River Falls Office
□□□□□□□□□□□□□□□
□□□□□□□□□□□□□□□
□□□□□□□□□□□□□□□
□□□□□□□□□□□□□□□
□□□□□□□□□□□□□□□
□□□□□□□□□□□□□□□
□1□N□S□□□d□S□r□□□□□□□□□□□□□□□



1 LANDSCAPE PLAN
L1.1 SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMITS OF WORK
- STEEL EDGING
- SHREDDED OAK BARK MULCH
- 1 – 3" SMOOTH ROCK MULCH

GENERAL NOTES:

1. THIS PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PRO□ECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
□ AN IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR TO SUFFICIENTLY IRRIGATE THE PLANTED BEDS WITH DRIP IRRIGATION AND THE SOD AREAS WITH SPRAY OR ROTOR HEADS.
□ THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN □UANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE LABEL□ PLAN SHALL GOVERN.
□ ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING UNLESS OTHERWISE SPECIFIED OR DETAILED.
□ ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOC□ WILL BE ACCEPTED IF IT IS ROOT BOUND.
6. WITH CONTAINER GROWN STOC□ THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN AT LEAST TWO VERTICAL LOCATIONS.
□ THE DAY PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT ONE WEE□ PRIOR TO DATE OF SITE VISIT.
□ ALL PLANTS SHALL BE INSTALLED PER DETAILS AND THE CONTRACT SPECIFICATIONS
□ ALL PLANTS AND STA□ES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
1□ ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST □□HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEE□LY□OR MORE OFTEN□IF NECESSARY DURING THE FIRST MAINTENANCE PERIOD.
11. THE LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR SEASONAL RE□UIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
1□ PLANT MATERIAL SHALL NOT BE PRUNED UNLESS OTHERWISE INDICATED IN PLANTING SCHEDULE.
1□ ALL PLANTING AREAS TO BE COVERED □" DEEP WITH SPECIFIED MULCH. PLACE OVER WEED CONTROL FABRIC□UNLESS OTHERWISE NOTED.
1□ ANY PLANT SPECIES SUBSTITUTIONS MUST BE APPROVED BY THE PRO□ECT LANDSCAPE ARCHITECT AND THE □URISDICTION HAVING AUTHORITY PRIOR TO INSTALLATION.
1□ ALL E□ISTING TREES THAT ARE NOT INDICATED AS "REMOVE" SHALL BE PROTECTED PER DETAIL □ON L1.6.

E□ISTING TREE AND TURF SCHEDULE

	AMUR MAPLE □	□□	
	SPRUCE □	□	
	GRASS MI□	□□□□.1 □□	
	F□□□□□□r□□r□□□□□□ H□rd F□□□□□	□□□□ □□	□□□ □□
	F□□□□□□r□□r□□□R□d F□□□□□	□□□□ □□	□□□ □□
	L□□□□ □□r□□□□□P□r□□□□□R□□□r□□□	6□□1□ □□	□□□ □□
	P□□□r□□□□□ □□□□□□□□B□□□r□□□	□6□□ □□	□□□ □□
	SOD	□□□□□ □□	
	P□□□r□□□□□ □□□□□□□□B□□□r□□□		

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

PLANT SCHEDULE

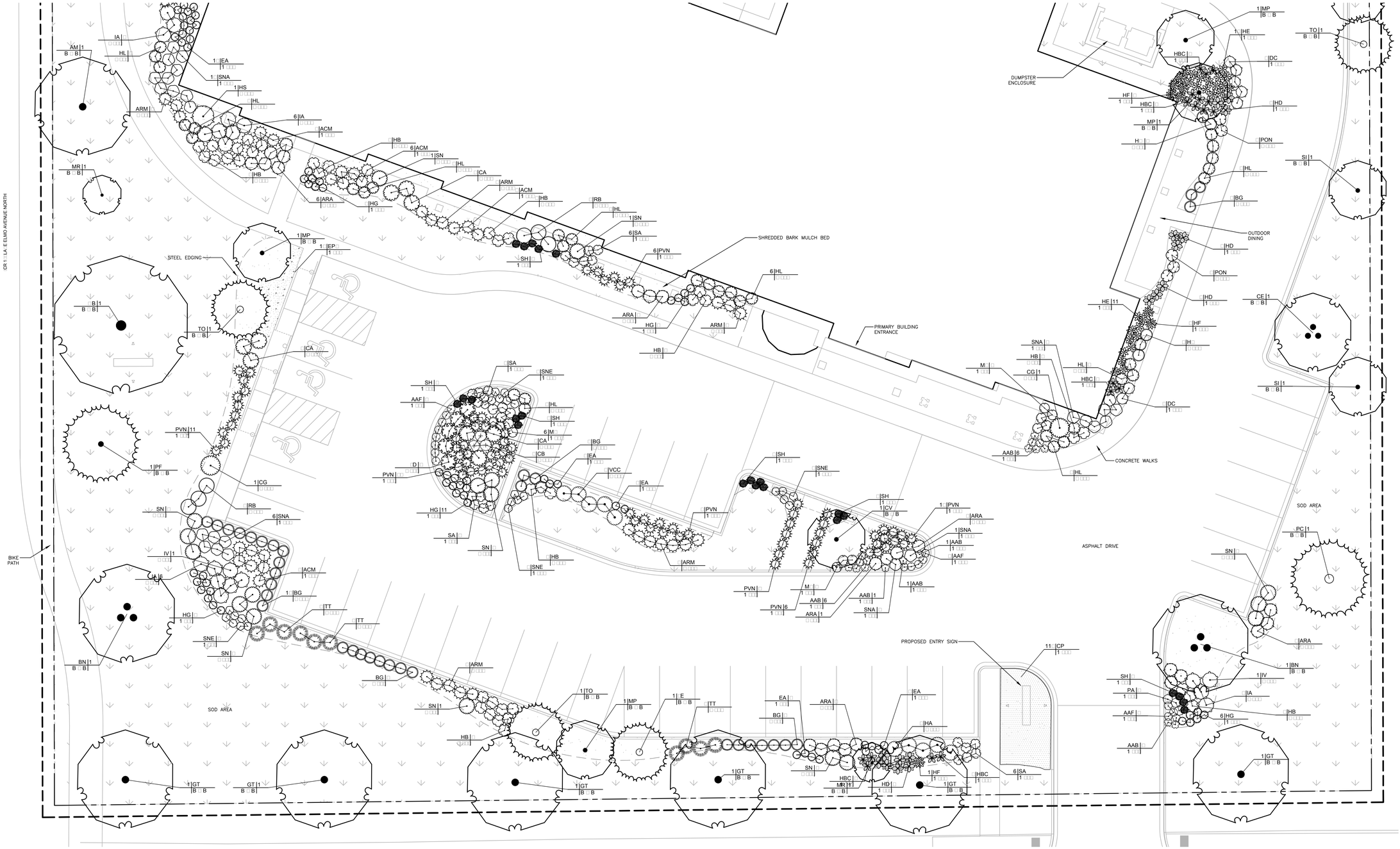
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	PLANT %	REMARKS
	AM	1	Acer saccharum 'Green Mountain' TM	Green Mountain Sugar Maple	B & B	2.5"Cal		.06	
	BN	3	Betula nigra	River Birch Multi-Trunk	B & B	2"Cal		.18	
	BW	1	Betula populifolia 'Whitespire Sr.'	Gray Birch	B & B	2.5"Cal		.06	
	GB	2	Ginkgo biloba	Maidenhair Tree	B & B	2.5"Cal		.12	
	GT	6	Gleditsia triacanthos	Honey Locust	B & B	2.5"Cal		.37	Male Species Only
	QA	1	Quercus acuminata	Chinkapin Oak	B & B	2.5"Cal		.06	
	QB	2	Quercus bicolor	Swamp White Oak	B & B	2.5"Cal		.12	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	PLANT %	REMARKS
	JE	2	Juniperus virginiana	Eastern Red Cedar	B & B		6-8' H	.12	
	PC	1	Picea pungens	Colorado Spruce	B & B		6-8' H	.06	
	PF	1	Picea pungens 'Fat Albert'	Colorado Spruce	B & B		6-8' H	.06	
	PN	2	Pinus nigra	Austrian Black Pine	B & B		6-8' H	.12	
	PS	2	Pinus strobus	White Pine	B & B		6-8' H	.12	
	TO	10	Thuja occidentalis	American Arborvitae	B & B		6-8' H	.62	
	TC	3	Tsuga canadensis	Canadian Hemlock	B & B		6-8' H	.18	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	PLANT %	REMARKS
	CE	2	Cercis canadensis	Eastern Redbud Multi-trunk	B & B	2.5"Cal		.12	
	CV	2	Chionanthus virginicus	White Fringetree	B & B	2"Cal		.12	
	HM	3	Heptacodium miconioides	Seven Sons Flower	B & B	2"Cal		.19	
	MR	9	Magnolia stellata 'Royal Star'	Royal Star Magnolia	B & B	2"Cal		.56	
	MP	12	Malus x 'Prairifire'	Prairifire Crab Apple	B & B	2"Cal		.74	
	SI	7	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2"Cal		.43	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	-	-	PLANT %	REMARKS
	ARA	33	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry/Red Chokeberry	5 gal			2.04	
	ARM	43	Aronia melanocarpa 'Morton' TM	Iroquis Beauty Black Chokeberry	5 gal			2.55	
	BG	52	Buxus x 'Green Velvet'	Boxwood	5 gal			3.21	
	CB	9	Cornus alba 'Bud's Yellow'	Bud's Yellow Dogwood	5 gal			.56	
	CA	24	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	5 gal			1.48	
	HS	4	Hamamelis vernalis	Spring Blooming Witchhazel	5 gal			.25	
	HV	2	Hamamelis virginiana	Common Witch Hazel	5 gal			.12	
	HA	38	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal			2.85	
	HB	46	Hydrangea macrophylla 'Endless Summer' TM	Bailmer Hydrangea	5 gal			2.84	
	HL	40	Hydrangea paniculata 'Limelight' TM	Limelight Hydrangea	5 gal			2.47	
	HQ	22	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal			1.86	
	IA	42	Ilex verticillata 'Afterglow'	Afterglow Winterberry	5 gal			2.59	
	IV	5	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	5 gal			.31	
	PON	13	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal			.8	
	RG	8	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal			.49	
	RB	28	Rhus typhina 'Baltiger' TM	Tiger Eyes Sumac	5 gal			1.73	
	SN	28	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 gal			1.73	
	VCC	5	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	5 gal			.31	
	VC	13	Viburnum opulus 'Compactum'	Compact European Cranberrybush	5 gal			.8	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	-	-	PLANT %	REMARKS
	CG	6	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf False Cypress	5 gal			.37	
	JD	12	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	5 gal			.74	
	MD	3	Microbiota decussata	Siberian Carpet Cypress	5 gal			.19	
	TT	25	Taxus x media 'Taunton'	Tauton Yew	5 gal			1.54	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	-	-	PLANT %	REMARKS
	PVN	109	Panicum virgatum 'North Wind'	Northwind Switch Grass	1 gal			6.72	
	PVS	14	Panicum virgatum 'Shenendoah'	Burgundy Switch Grass	1 gal			.86	
	SL	5	Schizachyrium scoparium	Little Bluestem Grass	1 gal			.31	
	SH	37	Sporobolus heterolepis	Prairie Dropseed	1 gal			2.28	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	-	-	PLANT %	REMARKS
	ACM	28	Achillea x 'Moonshine'	Moonshine Yarrow	1 gal			1.73	
	AAB	18	Astilbe x arendsii 'Bridal Veil'	Bridal Veil Astilbe	1 gal			1.11	
	AAF	16	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 gal			.99	
	DC	32	Dicentra x 'Candy Hearts'	Bleeding Heart	1 gal			1.98	
	EA	29	Echinacea purpurea 'Alba'	White Coneflower	1 gal			1.79	
	HG	38	Hemerocallis x 'Going Bananas'	Daylily	1 gal			2.85	
	HD	37	Hosta x 'Big Daddy'	Plantain Lily	1 gal			2.28	
	HBC	56	Hosta x 'Brim Cup'	Plantain Lily	1 gal			3.46	
	HE	43	Hosta x 'Earth Angel'	Plantain Lily	1 gal			2.65	
	HF	41	Hosta x 'Fire and Ice'	Plantain Lily	1 gal			2.53	
	MJ	22	Monarda didyma 'Jacob Cline'	Jacob Cline Bee Balm	1 gal			1.36	
	PA	3	Perovskia atriplicifolia	Russian Sage	1 gal			.19	
	SNE	24	Salvia nemorosa 'East Friesland'	East Friesland Perennial Sage	1 gal			1.48	
	SA	32	Sedum x 'Autumn Fire'	Autumn Fire Sedum	1 gal			1.98	
	SNA	26	Symphyotrichum novae-angliae	New England Aster	1 gal			1.6	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	-	-	PLANT %	REMARKS
	RAG	50	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 gal			3.09	
PERENNIAL AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	-	-	PLANT %	REMARKS
	CZ2	63	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	1 gal			3.89	
	EP2	95	Echinacea purpurea	Purple Coneflower	1 gal			5.86	
	SNF	58	Salvia nemorosa 'East Friesland'	East Friesland Perennial Sage	1 gal			3.58	
	SNO	58	Symphyotrichum novae-angliae	New England Aster	1 gal			3.58	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	-	-	PLANT %	REMARKS
	CP	113	Carex pensylvanica	Pennsylvania Sedge	1 gal			6.98	

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
P □□□.□□□.□□□□
E □□□@□□□□□□□.□□□
C □□□.□□□.□□□□
W □□□□□□□□□□□□
1□□□ B□□□□ S□□□
R□□□ F□□ W□□□□
1□□□□ B□□□□ S□□
F□□□.□□□.



1 L1.0 LANDSCAPE PLAN ENLARGEMENT
SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMITS OF WORK
- STEEL EDGING
- SOD
- LAWN SEED MIX
- SHREDDED OAK BARK MULCH
- 1–3" ROCK MULCH

GENERAL NOTES:

1. THIS PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PRO□ECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
□. AN IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR TO SUFFICIENTLY IRRIGATE THE PLANTED BEDS WITH DRIP IRRIGATION AND THE SOD AREAS WITH SPRAY OR ROTOR HEADS.
□. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN □UANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE LABEL□ PLAN SHALL GOVERN.
□. ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT□S ORIGINAL GRADE BEFORE DIGGING UNLESS OTHERWISE SPECIFIED OR DETAILED.
□. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOC□ WILL BE ACCEPTED IF IT IS ROOT BOUND.
6. WITH CONTAINER GROWN STOC□□THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN AT LEAST TWO VERTICAL LOCATIONS.
□. THE DAY PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT ONE WEE□ PRIOR TO DATE OF SITE VISIT.
□. ALL PLANTS SHALL BE INSTALLED PER DETAILS AND THE CONTRACT SPECIFICATIONS
□. ALL PLANTS AND STA□ES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED
1□. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST □□HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEE□LY□OR MORE OFTEN□IF NECESSARY DURING THE FIRST MAINTENANCE PERIOD.
11. THE LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR SEASONAL RE□UIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
1□. PLANT MATERIAL SHALL NOT BE PRUNED UNLESS OTHERWISE INDICATED IN PLANTING SCHEDULE..
1□. ALL PLANTING AREAS TO BE COVERED □" DEEP WITH SPECIFIED MULCH. PLACE OVER WEED CONTROL FABRIC□UNLESS OTHERWISE NOTED
1□. ANY PLANT SPECIES SUBSTITUTIONS MUST BE APPROVED BY THE PRO□ECT LANDSCAPE ARCHITECT AND THE □URISDICTION HAVING AUTHORITY PRIOR TO INSTALLATION.
1□. ALL E□ISTING TREES THAT ARE NOT INDICATED AS "REMOVE" SHALL BE PROTECTED PER DETAIL □ ON L1.6.

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
Fax 715.834.0444 P □□□
E □ C □ F □ W □□□ □□□□□□□□
□1 □□□ 6 □□ F □ 66
F □ 1 □ 5 □ 6

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS IN CONNECTION THEREWITH ARE RESERVED. THEY ARE NOT TO BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

L1.2

08.26.2015

1 LANDSCAPE PLAN ENLARGEMENT
L1.□ SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMITS OF WORK
- STEEL EDGING
- SOD
- LAWN SEED MIX
- SHREDDED OAK BARK MULCH
- 1–3" ROCK MULCH

GENERAL NOTES:

1. THIS PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PRO□ECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
□. AN IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR TO SUFFICIENTLY IRRIGATE THE PLANTED BEDS WITH DRIP IRRIGATION AND THE SOD AREAS WITH SPRAY OR ROTOR HEADS.
□. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN □UANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE LABEL□ PLAN SHALL GOVERN.
□. ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT□S ORIGINAL GRADE BEFORE DIGGING□UNLESS OTHERWISE SPECIFIED OR DETAILED.
□. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOC□ WILL BE ACCEPTED IF IT IS ROOT BOUND.
6. WITH CONTAINER GROWN STOC□□THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN AT LEAST TWO VERTICAL LOCATIONS.
□. THE DAY PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT ONE WEE□ PRIOR TO DATE OF SITE VISIT.
□. ALL PLANTS SHALL BE INSTALLED PER DETAILS AND THE CONTRACT SPECIFICATIONS
□. ALL PLANTS AND STA□ES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED
1□. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST □□HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEE□LY□OR MORE OFTEN□IF NECESSARY DURING THE FIRST MAINTENANCE PERIOD.
11. THE LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR SEASONAL RE□UIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
1□. PLANT MATERIAL SHALL NOT BE PRUNED UNLESS OTHERWISE INDICATED IN PLANTING SCHEDULE..
1□. ALL PLANTING AREAS TO BE COVERED □" DEEP WITH SPECIFIED MULCH. PLACE OVER WEED CONTROL FABRIC UNLESS OTHERWISE NOTED
1□. ANY PLANT SPECIES SUBSTITUTIONS MUST BE APPROVED BY THE PRO□ECT LANDSCAPE ARCHITECT AND THE □URISDICTION HAVING AUTHORITY PRIOR TO INSTALLATION.
1□. ALL E□ISTING TREES THAT ARE NOT INDICATED AS "REMOVE" SHALL BE PROTECTED PER DETAIL □□ON L1.6.

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

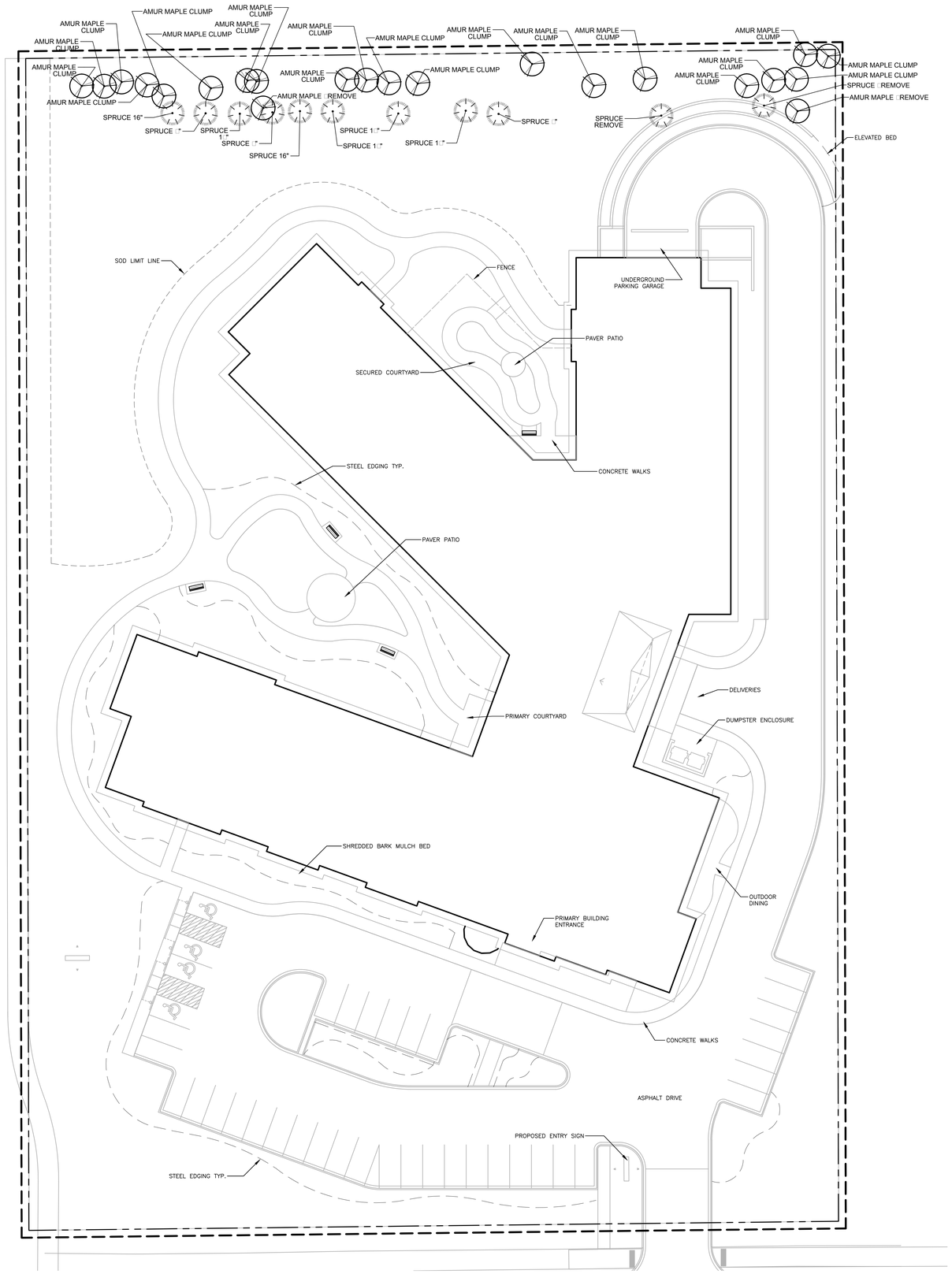
AYRES ASSOCIATES
Eau Claire Office
3433 Oakwood Hills Pkwy
Eau Claire, WI 54701
P 715.834.3161
F 715.834.0543
River Falls Office
1032 Washington Street
River Falls, WI 54022
P 715.426.9500
F 715.426.9501

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE REPRODUCED, CHANGED OR ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

L1.3

08.26.2015



1 L1.1 EXISTING TREE STRATEGIC PLAN

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMITS OF WORK
- STEEL EDGING

GENERAL NOTES:

1. THIS PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PRO□ECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
□. AN IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR TO SUFFICIENTLY IRRIGATE THE PLANTED BEDS WITH DRIP IRRIGATION AND THE SOD AREAS WITH SPRAY OR ROTOR HEADS.
□. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN □UANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE LABEL□ PLAN SHALL GOVERN.
□. ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING UNLESS OTHERWISE SPECIFIED OR DETAILED.
□. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOC□ WILL BE ACCEPTED IF IT IS ROOT BOUND.
6. WITH CONTAINER GROWN STOC□□THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN AT LEAST TWO VERTICAL LOCATIONS.
□. THE DAY PRIOR TO PLANTING, NOTIFY LANDSCAPE ARCHITECT ONE WEE□ PRIOR TO DATE OF SITE VISIT.
□. ALL PLANTS SHALL BE INSTALLED PER DETAILS AND THE CONTRACT SPECIFICATIONS
□. ALL PLANTS AND STA□ ES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED
1□. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST □□HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEE□LY□OR MORE OFTEN□IF NECESSARY DURING THE FIRST MAINTENANCE PERIOD.
11. THE LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR SEASONAL RE□UIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
1□. PLANT MATERIAL SHALL NOT BE PRUNED UNLESS OTHERWISE INDICATED IN PLANTING SCHEDULE..
1□. ALL PLANTING AREAS TO BE COVERED □" DEEP WITH SPECIFIED MULCH. PLACE OVER WEED CONTROL FABRIC, UNLESS OTHERWISE NOTED
1□. ANY PLANT SPECIES SUBSTITUTIONS MUST BE APPROVED BY THE PRO□ECT LANDSCAPE ARCHITECT AND THE □URISDICTION HAVING AUTHORITY PRIOR TO INSTALLATION.
1□.ALL E□ISTING TREES THAT ARE NOT INDICATED AS "REMOVE" SHALL BE PROTECTED PER DETAIL □ON L1.6.

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

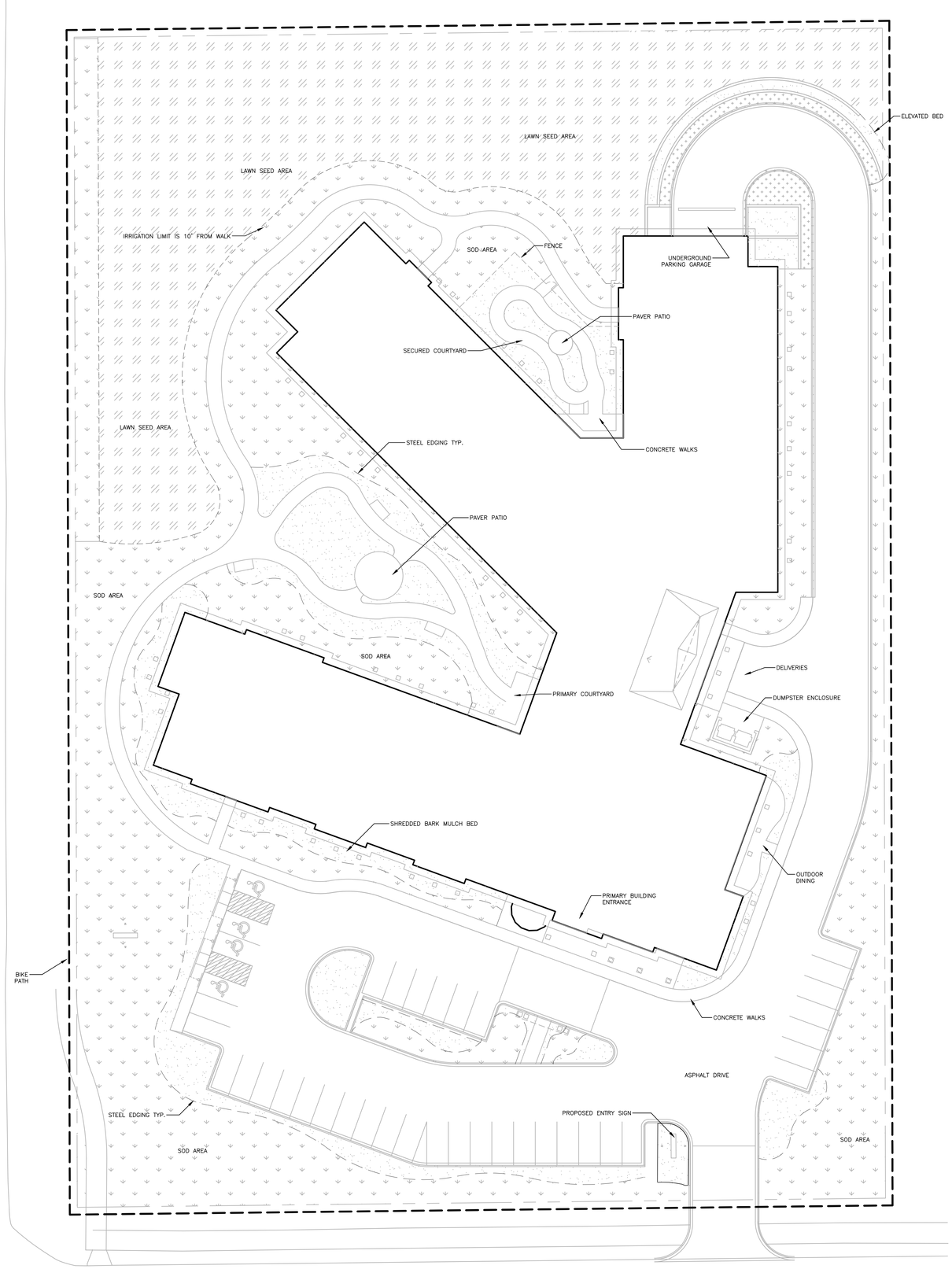
AYRES ASSOCIATES
Eau Claire Office
Fax 715 834 0□□□
E□C□□W□□□□□□□□□□
□1□□□□1161
River Falls Office
715 426 9□□□
R□□F□□W□□□□□□□□□□
F□□□□6□□6□□66

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. THESE DRAWINGS MAY NOT BE USED, USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

L1.4

08.26.2015



1 / L1.5 LANDSCAPE SURFACE TREATMENT PLAN

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMITS OF WORK
- STEEL EDGING
- SOD
- LAWN SEED MIX
- SHREDDED OAK BARK MULCH
- 1–3" ROCK MULCH

GENERAL NOTES:

1. THIS PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PRO□ECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
□. AN IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR TO SUFFICIENTLY IRRIGATE THE PLANTED BEDS WITH DRIP IRRIGATION AND THE SOD AREAS WITH SPRAY OR ROTOR HEADS.
□. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN □UANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE LABEL□ PLAN SHALL GOVERN.
□. ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING UNLESS OTHERWISE SPECIFIED OR DETAILED.
□. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOC□ WILL BE ACCEPTED IF IT IS ROOT BOUND.
6. WITH CONTAINER GROWN STOC□□THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN AT LEAST TWO VERTICAL LOCATIONS.
□. THE DAY PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT ONE WEE□ PRIOR TO DATE OF SITE VISIT.
□. ALL PLANTS SHALL BE INSTALLED PER DETAILS AND THE CONTRACT SPECIFICATIONS
□. ALL PLANTS AND STA□ES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
1□. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST □□HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEE□LY□OR MORE OFTEN□IF NECESSARY DURING THE FIRST MAINTENANCE PERIOD.
11. THE LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR SEASONAL RE□UIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
1□. PLANT MATERIAL SHALL NOT BE PRUNED UNLESS OTHERWISE INDICATED IN PLANTING SCHEDULE..
1□. ALL PLANTING AREAS TO BE COVERED □" DEEP WITH SPECIFIED MULCH. PLACE OVER WEED CONTROL FABRIC□UNLESS OTHERWISE NOTED
1□. ANY PLANT SPECIES SUBSTITUTIONS MUST BE APPROVED BY THE PRO□ECT LANDSCAPE ARCHITECT AND THE □URISDICTION HAVING AUTHORITY PRIOR TO INSTALLATION.
1□. ALL E□ISTING TREES THAT ARE NOT INDICATED AS "REMOVE" SHALL BE PROTECTED PER DETAIL □□ON L1.6.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

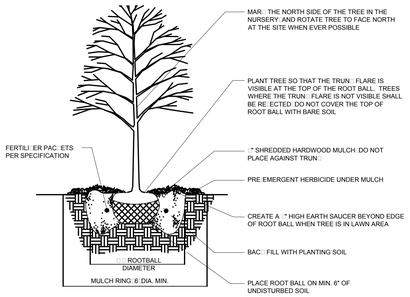
AYRES ASSOCIATES
Eau Claire Office
Phone 715 834 3161
Fax 715 834 3161

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE COPIED, USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

PROJECT NO. 08-1721.00

L1.5

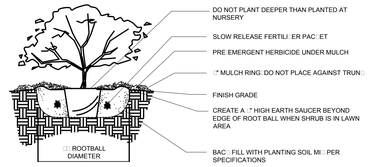
08.26.2015



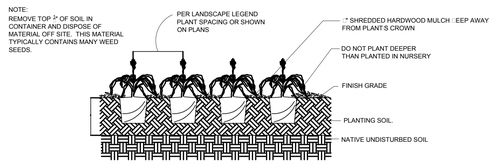
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS□□ CO DOMINANT LEADERS□AND BRO□EN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER□DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT E□TEND TO THE EDGE OF THE CROWN.
□. STA□E TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
□. WRAP TREE TRUN□S ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
□. REMOVE ALL TWINE□ROPE□ WIRE AND BURLAP FROM TOP AND SIDES OF ROOT BALL.

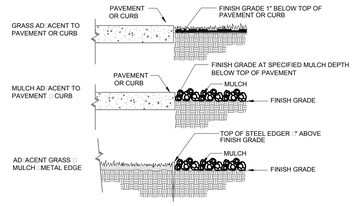
□ / L1.6 TREE PLANTING DETAIL
NTS



□ / L1.6 SHRUB PLANTING DETAIL
NTS



□ / L1.6 PERENNIAL PLANTING DETAIL
NTS



□ / L1.6 BED EDGING DETAIL
NTS

TREE PROTECTION AREA
The area inside a perimeter established at the Critical Root Zone (CRZ). The CRZ is equal to the dripline, furthest extent of tree canopy, or is equal to one foot radially from the tree for every one inch of trunk diameter at breast height (DBH + 4.5' above soil line), or whichever is greater.

NOTES

- **Fencing shall be a minimum of 48 (forty-eight) inches in height.**
- **Fencing material shall be orange construction fencing.**
- **"Tree Protection Area" signs shall be attached to fencing every 50 (fifty) feet.**
- **The Tree Protection Area shall not be modified or removed prior to completion of construction.**
- **Materials, debris, equipment, and site amenities shall not be stored within the Tree Protection Area.**

□ / L1.6 TREE PROTECTION DETAIL
NTS

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
E□ C□ W□□□□□161
River Falls Office
R□ F□ W□□□□□

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: December 7, 2015

To: Stephen Wensman, City
Cc: Planner Ben Gozola, Senior Planner, Sambatek
From: Jack Griffin, P.E., City Engineer

Re: Arbor Glen Senior Living
Final Plat Review

Engineering has reviewed the revised Site Plans for the Arbor Glen Senior Living Building. The submittal consisted of the following documentation prepared by Ayres Associates:

- Civil Plans, including Certificate of Survey; Site Plan; Grading, Drainage and Erosion Control Plans; Utility Plan; and Construction Details, dated November 10, 2015.
- Stormwater Management Plan dated November 17, 2015.
- Architectural Plans, Site Photometric and Landscape Plans were received but are not a part of this review.

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

1. The Stormwater Management Plan must be approved by the VBWD to receive VBWD permitting requirements. The VBWD preliminary review indicates that the plan is compliant with VBWD rules. Any plan changes required by other permitting agencies must be resubmitted for City review and approval.
2. The Stormwater Management Plan was received, dated November 17, 2015 and includes the following:
    - The plan proposes an on-site filtration basin together with a StormTech underground infiltration chambers. Due to on-site soils being marginally suitable for infiltration, drain tile underdrains have been included in the plans.
    - The project proposes to divert the runoff from the north filtration basin to the Village Preserve stormwater pond and ultimately to the Goetschel Pond subwatershed. Engineering views this as a favorable stormwater diversion proposal.
    - The VBWD is considering to approve a variance request as the underground parking garage first floor elevation will be 2-feet above the 100-year on-site flood level. The VBWD has required additional engineering submittals to demonstrate alternative protection against flooding.
3. Easements and Agreements: Drainage and utility easements and easement agreements in the City's standard form must be provided as outlined below and as shown on the November 17, 2015 Civil Site Plans. The following easement agreements must be recorded at Washington County prior to the start of construction.
    - Easement for connection to the existing 39th Street storm sewer.
    - Easement for the storm sewer outfall pipe to the City storm water pond at Village Preserve.
    - Easement for 6-inch Watermain extension interior to the site. This watermain and hydrant will be publically owned and maintained.

- The plans must be updated to provide 3 additional fire hydrants, and associated watermain, as requested by the Lake Elmo Fire Chief. The Site, Grading and Utility Plans must be updated to include additional watermain easements accordingly and the necessary easement agreements must be provided for recording at Washington County.
- A storm water easement and maintenance agreement must be provided to the City in the City's standard form and recorded with Washington County indicating that the applicant will own and operate the private on-site storm water system including the infiltration basin and parking lot underground storm chamber system.

Washington County

Public Works Department
Donald J. Theisen, P.E.
Director

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

December 30, 2015

Stephen Wensman
City Planner
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, MN 55042

RE: Washington County comments on the site plan for the Arbor Glen Senior Living

Dear Mr. Wensman,

Thank you for providing Washington County with the site plan for Arbor Glen Senior Living located on the northeast corner of CSAH 17/Lake Elmo Avenue and 39th Street in the City of Lake Elmo. Based on review of the plans, we offer the following comments and recommendations to consider as you process this application through the city:

- The Washington County Comprehensive Plan 2030 identifies 150 feet for future right-of-way width requirements along this section of CSAH 17/Lake Elmo Avenue or 75 feet from the centerline of the roadway. Since this is a two story complex, adjacent to a county highway, there should be a 25 foot road easement provided in order for the proposed trail to be in the public right-of-way. There should also be a 30 foot building setback from the future right-of-way so adequate landscaping/berms can be provided to screen/mitigate the visual and noise impacts generated by the roadway. The City should consider this as a "Condition of Approval" for the project.

- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.

- This development along with other projects in the Old Village Area will generate additional traffic which will ultimately impact the intersection of CSAH 17/Lake Elmo

Avenue and 39th Street. As traffic increases there will be a need for center left turn lanes at this intersection. The city should consider requesting reasonable funds from the development in the area to provide for center left lanes at this location in the future.

- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right of way will not increase as part of the project.
- A copy of the Valley Branch Watershed Permit shall be submitted to our office.
- All roadway improvements and any grading within County right-of-way will require a Washington County Right of Way Permit.
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.

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

Sincerely,

Ann Pung-Terwedo
Senior Planner

C: Carol Hanson, Office Specialist

R/Plat Reviews/City of Lake Elmo/Arbor Senior Living

Stephen Wensman

From: Benjamin Gozola, AICP <BGozola@sambatek.com>
Sent: Friday, December 04, 2015 4:48 PM
To: Stephen Wensman
Cc: Clark Schroeder
Subject: Suggested Comp Plan Amendment

Alright – I think we have a winner.

I've confirmed your finding that "Congregate Housing" is a conditionally permitted use in the VMX zoning district (154.501), and I'm happy if you're happy that the proposed use fits the definition of congregate housing (I've never seen a ton of specifics on what they want to do). Because our only zoning hang-up is the density restriction in Section 154.502(a), we just need to amend the comp plan to eliminate that restriction.

- Applicant can proceed with their rezoning application and conditional use permit applications, but should also be made to apply for a comprehensive plan amendment as well. All three applications will be reviewed concurrently. Making them apply for the comp plan amendment will be an implicit acknowledgement by the applicant that they fully understand their applications are non-compliant with existing regulations and that all requests are at their own risk.

- Their Comp Plan amendment request can simply be the application, fee, and a letter stating they would like the comprehensive plan amended to allow senior/congregate housing at higher density that standard residential development. We as staff can take it from there.

- **The Comp Plan amendment should include the following changes to Section III (Land Use), page 22:**

  The land use categories as applied in the Village Planning Area include:

  - V-LDR – Village Urban Low Density Residential at 1.5 to 2.5 units per acre
  - V-MDR – Village Urban Medium Density Residential at 3.0 to 4.0 units per acre *****
  - VMX – Village Mixed Use with residential densities of 6.0 to 10.0 units per acre *****

  *** Congregate Housing in the V-MDR or VMX land use categories may exceed the listed density maximums up to X.X units per acre provided the facility can satisfy all applicable conditional use permit review criteria.**

- **The Comp Plan amendment should also include the following changes to Section IV (Housing), page 6:**

  3. Expand housing opportunities for seniors in Lake Elmo, placing an emphasis on affordability and life-cycle housing. As the data from the 2010 Census indicates, the Lake Elmo population is aging. 11.0% of the population in Lake Elmo is over the age of 65. In order to provide opportunities for these residents to remain in Lake Elmo, the City must strive to attract and develop a greater variety of housing that suits the needs of seniors, including those who require medical assistance or are disabled, requiring barrier-free housing. In addition, affordability is increasingly becoming **an** important factor for many seniors in making housing choices. To give these residents the option to remain in Lake Elmo, developing housing options that are both senior friendly and affordable will be critical over the next 25 years and beyond.

  Senior/congregate housing is recognized as being different from standard multi-family residential development given that residents in such facilities no longer have to be at work, pick up their children, or do their shopping at specific times of the day; some residents don't even drive anymore. Furthermore, many senior communities provide on-site services to meet their residents' needs which further reduces the overall impacts typically associated with high-density residential

buildings. Because of these differences and the recognized need for these facilities within the City, senior/congregate housing may be allowed at densities of up to X.X units per acre.

- Approval of the rezoning and CUP will need to be contingent upon Met Council approval of the comp plan amendment and final publication.

We should play with this language some more, but I think those two changes get you where you need to be.

We can chat more next week – hope you have a great weekend!

Benjamin Gozola, AICP

Senior Planner

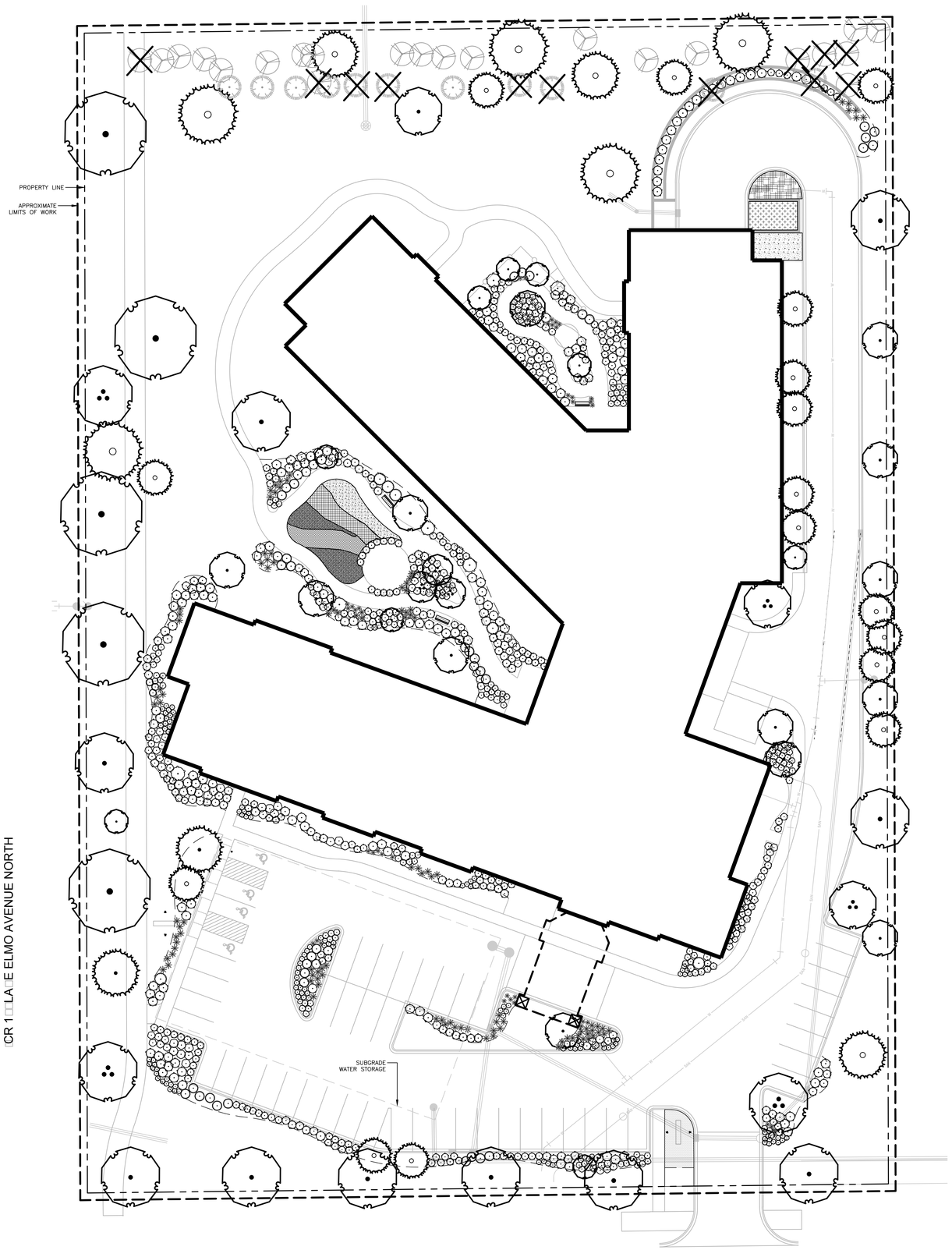
P 763.746.1650 **M** 952.217.0252 **E** BGozola@sambatek.com

Sambatek

Minnetonka, MN | Mandan, ND

Engineering | Surveying | Planning | Environmental

MFRA is now Sambatek!



1 L1.1 LANDSCAPE PLAN
SCALE: 1" = 20'

LEGEND

PROPERTY LINE

APPRO□IMATE LIMITS OF WOR□

E□ISTING CONIFER TREE TO REMAIN

E□ISTING DECIDUOUS TREE TO REMAIN

PLANT SCHEDULE

	Quantity	Botanical	Common	Cont	Size	Plant %	Remarks
DECIDUOUS TREES							
AM	1	Acer saccharum `Green Mountain` TM	Green Mountain Sugar Maple	B & B	2.5" Cal.	0.07	
BN	3	Betula nigra	River Birch Multi-Trunk	B & B	2.5" Cal.	0.20	
BW	1	Betula populifolia `Whitespire Sr.`	Gray Birch	B & B	2.5" Cal.	0.07	
GB	2	Ginkgo biloba	Maidenhair Tree	B & B	2.5" Cal.	0.13	Male Species Only
GT	6	Gleditsia triacanthos	Honey Locust	B & B	2.5" Cal.	0.40	Male Species Only
QA	3	Quercus acuminata	Chinkapin Oak	B & B	2.5" Cal.	0.20	
QB	3	Quercus bicolor	Swamp White Oak	B & B	2.5" Cal.	0.20	
EVERGREEN TREES							
JE	6	Juniperus virginiana	Eastern Red Cedar	B & B	6-8' H	0.40	
PC	1	Picea pungens	Colorado Spruce	B & B	6-8' H	0.07	
PF	2	Picea pungens `Fat Albert`	Colorado Spruce	B & B	6-8' H	0.13	
PN	2	Pinus nigra	Austrian Black Pine	B & B	6-8' H	0.13	
PS	2	Pinus strobus	White Pine	B & B	6-8' H	0.13	
TO	10	Thuja occidentalis	American Arborvitae	B & B	6-8' H	0.67	
TC	3	Tsuga canadensis	Canadian Hemlock	B & B	6-8' H	0.20	
ORNAMENTAL TREES							
CE	2	Cercis canadensis	Eastern Redbud Multi-trunk	B & B	2" Cal.	0.13	
CV	2	Chionanthus virginicus	White Fringetree	B & B	2" Cal.	0.13	
HM	3	Heptacodium miconioides	Seven Sons Flower	B & B	2" Cal.	0.20	
MR	9	Magnolia stellata `Royal Star`	Royal Star Magnolia	B & B	2" Cal.	0.60	
MP	6	Malus x `Prairifire`	Prairifire Crab Apple	B & B	2" Cal.	0.40	
SI	5	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	B & B	2" Cal.	0.34	
DECIDUOUS SHRUBS							
ARA	33	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry/Red Chokeberry	5 gal		2.21	
ARM	43	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	5 gal		2.88	
BG	56	Buxus x `Green Velvet`	Boxwood	5 gal		3.76	
CB	9	Cornus alba `Bud's Yellow`	Bud's Yellow Dogwood	5 gal		0.60	
CA	24	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood	5 gal		1.61	
HS	4	Hamamelis vernalis	Spring Blooming Witchhazel	5 gal		0.27	
HV	2	Hamamelis virginiana	Common Witch Hazel	5 gal		0.13	
HA	38	Hydrangea arborescens `Annabelle`	Annabelle Smooth Hydrangea	5 gal		2.55	
HB	43	Hydrangea macrophylla `Endless Summer` TM	Bailmer Hydrangea	5 gal		2.88	
HL	32	Hydrangea paniculata `Limelight` TM	Limelight Hydrangea	5 gal		2.15	
HQ	22	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal		1.48	
IA	42	Ilex verticillata `Afterglow`	Afterglow Winterberry	5 gal		2.82	
IV	5	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry	5 gal		0.34	
PON	11	Physocarpus opulifolius `Nanus`	Dwarf Ninebark	5 gal		0.74	
RG	8	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal		0.54	
RB	28	Rhus typhina `Baltiger` TM	Tiger Eyes Sumac	5 gal		1.88	
SN	24	Spiraea nipponica `Snowmound`	Snowmound Spirea	5 gal		1.61	
VCC	3	Viburnum carlesii `Compactum`	Korean Spice Viburnum	5 gal		0.20	
VC	13	Viburnum opulus `Compactum`	Compact European Cranberrybush	5 gal		0.87	
EVERGREEN SHRUBS							
CG	6	Chamaecyparis pisifera `Golden Mop`	Golden Mop Threadleaf False Cypress	5 gal		0.40	
JD	12	Juniperus chinensis `Daub's Frosted`	Daub's Frosted Juniper	5 gal		0.80	
MD	3	Microbiota decussata	Siberian Carpet Cypress	5 gal		0.20	
TT	25	Taxus x media `Tauntoni`	Tauton Yew	5 gal		1.68	
GRASSES							
PVN	90	Panicum virgatum `North Wind`	Northwind Switch Grass	1 gal		6.04	
PVS	14	Panicum virgatum `Shenendoah`	Burgundy Switch Grass	1 gal		0.94	
SL	5	Schizachyrium scoparium	Little Bluestem Grass	1 gal		0.34	
SH	34	Sporobolus heterolepis	Prairie Dropseed	1 gal		2.28	
PERENNIALS							
ACM	28	Achillea x `Moonshine`	Moonshine Yarrow	1 gal		1.88	
AAB	18	Astilbe x arendsii `Bridal Veil`	Bridal Veil Astilbe	1 gal		1.21	
AAF	16	Astilbe x arendsii `Fanal`	Fanal Astilbe	1 gal		1.07	
DC	25	Dicentra x `Candy Hearts`	Bleeding Heart	1 gal		1.68	
EA	24	Echinacea purpurea `Alba`	White Coneflower	1 gal		1.61	
HG	38	Hemerocallis x `Going Bananas`	Daylily	1 gal		2.55	
HD	34	Hosta x `Big Daddy`	Big Daddy Hosta	1 gal		2.28	
HBC	56	Hosta x `Brim Cup`	Brim Cup Hosta	1 gal		3.76	
HE	36	Hosta x `Earth Angel`	Earth Angel Hosta	1 gal		2.41	
HF	41	Hosta x `Fire and Ice`	Fire and Ice Hosta	1 gal		2.75	
MJ	16	Monarda didyma `Jacob Cline`	Jacob Cline Bee Balm	1 gal		1.07	
PA	3	Perovskia atriplicifolia	Russian Sage	1 gal		0.20	
SNE	18	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	1 gal		1.21	
SA	32	Sedum x `Autumn Fire`	Autumn Fire Sedum	1 gal		2.15	
SNA	21	Symphyotrichum novae-angliae	New England Aster	1 gal		1.41	
SHRUB AREAS					Spacing		
RAG	24	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	1 gal	36"	1.61	
PERENNIAL AREAS							
CZ	61	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis	1 gal	30"	4.09	
ECP	81	Echinacea purpurea	Purple Coneflower	1 gal	30"	5.43	
SNF	58	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	1 gal	30"	3.89	
SNO	56	Symphyotrichum novae-angliae	New England Aster	1 gal	36"	3.76	
GROUND COVERS							
CP	104	Carex pensylvanica	Pennsylvania Sedge	1 gal	20"	6.98	
	1491					100	

TREE PRESERVATION CALCULATIONS

1□SPRUCE TREES THAT □UALIFY AS "SIGNIFICANT TREES"
TREE PRESERVATION ALLOWS □□□ REMOVAL OF SIGNIFICANT TREES □ TREES IN THIS INSTANCE□
6 OF THESE 1□" SPRUCE TREES ARE SCHEDULED FOR REMOVAL THEREFORE THE □OTHER SPRUCE TREES MUST HAVE AN E□UIVALENT CALIPER REPLACEMENT

MITIGATION PLAN:
□TREES □1□" □□□ CALIPER INCHES
□□" □1□□ FOR CONIFER REPLACEMENT□□□1 CALIPER INCHES

BECAUSE CONIFERS ARE SOLD BY HEIGHT, THE DETERMINATION FOR REPLACEMENT CREDIT IS AS FOLLOWS:
□HEIGHT OF REPLACEMENT CONIFER□□ □DIAMETER INCHES OF CREDIT
□□OF REPLACEMENT TREES □□□1□6□□□ □6.B□.B CONIFERS

THE LANDSCAP EPLAN PROPOSES □1 TREES, □6 ARE RE□UIRED TO MEET THE LANDSCAPING RE□UIREMENTS. THE REMAINING □□WOULD SATISFY TREE REPLACEMENT.

MARK	DATE	DESCRIPTION

ARBOR GLEN SENIOR LIVING

LAKE ELMO, MN

AYRES ASSOCIATES
Eau Claire Office
E□□C□□W□□□□□161
River Falls Office
□□□□□□□□□□□□P□□□□
R□□F□□W□□□□□□□□□
□□1□□□6□□□6□□66
□□□□□□□□□□□□S□□□□
S□□□□□□□□□□□□□□□
F□□□□□□6□□□6□□66

TREE PRESERVATION PLAN

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE REPRODUCED, CHANGED OR ASSIGNED TO ANY THIRD PARTIES WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES

PROJECT NO. 08-1721.00

12.18.2015

December 28, 2015

Mr. Matthew Frisbie
Ayres Associates
215 North Second Street Suite 204
River Falls, WI 54022

Re: Arbor Glen Senior Living Facility—Lake Elmo, Minnesota
VBWD Permit #2015-27

Dear Frisbie:

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. 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. The maintenance agreement will need to include details to address the monitoring and maintenance of the underground stormwater treatment chamber.
2. The required surety shall be submitted prior to construction.
3. This permit is not transferable.
4. This permit is subject to obtaining all other permits required by governmental agencies having jurisdiction (including an NPDES permit).
5. The VBWD Engineer and Inspector shall be notified at least 3 days prior to commencement of work.
6. 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.
7. The following additional erosion controls shall be implemented on the site:
   a. All proposed slopes 3 feet horizontal to 1 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.
8. To prevent soil compaction, the proposed infiltration areas shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it. If the infiltration facilities are in place during construction activities, sediment and runoff shall be kept away from

the facilities, using practices such as diversion berms and vegetation around the facility's perimeter. The infiltration facilities 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 floors shall be loosened to a depth of at least 24 inches to a maximum compaction of 85% standard proctor density prior to planting.

9. All disturbed areas shall be vegetated within 14 days of final grading.

10. 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.

11. Valley Branch Watershed District shall be granted drainage easements which cover (a) land adjacent to stormwater management facilities (including underground systems) and lowlands up to their 100-year flood elevations and (b) all ditches, storm sewers, and maintenance access to the stormwater management facilities.

12. The required drainage easement shall be recorded with the Washington County Recorder's Office.

13. 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: Susannah Torseth, 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
Rick Chase, Building Inspector—City of Lake Elmo
Mike Lynskey—Lake Elmo Business Park Company
Karen Wold, Barr Engineering Co.
Yvonne Huffman, Barr Engineering Co.

P:\Mpls\23 MN\82\2382020_MovedFromMpls_P\2015\2015-27_ArborGlenSeniorLiving\2015_12_01\PermitLtr_2015-27_ArborGlenSrLiving.docx

VALLEY BRANCH WATERSHED DISTRICT
PERMIT APPLICATION

TO BE COMPLETED BY VBWD:
Permit Number 2015-27
Permit Fee Received $1,853
Date Received Nov. 18, 2015

Return application to
John Hanson
Barr Engineering Company
Engineers for the Valley Branch Watershed District
4700 West 77th Street
Edina, MN 55435-4803

A permit fee shall accompany this permit, unless waived by the Board of Managers. (Governmental bodies are not required to pay a fee.)

Project Information			
Project Name	Arbor Glen Senior Living Facility - Lake Elmo, Minnesota		
Location (street address, if known; otherwise major intersection)	Intersection of Lake Elmo Ave N & 39th St. N		
City or Township	City of Lake Elmo, MN		
Parcel Identification Number (if known)	13.029.21.22.0012		
Section, Township, Range (if known)	Section: 12	Township: 29	Range: 21
Project Timeline Estimate	Start: Spring 2016	Complete: Spring 2017	

Project Contacts

	Applicant	Authorized Agent	Owner (if different than applicant)
Name	Matthew Frisbie		Mike Lynskey
Company (if applicable)	Ayres Associates		Lake Elmo Business Park Company
Address	215 N. Second St, Suite 204		118 S. Main St
City, State, Zip	River Falls, WI 54022		Stillwater, MN 55082
Phone	715-426-5886		
Email	frisbiem@ayresassociates.com		mike@lynskeyclark.com

Once a Valley Branch Watershed District permit has been approved, the permit conditions will be attached to the back of this form.

By signing this permit application, the permit applicant, his/her agent, and owner (hereinafter "Permittee") shall abide by all the conditions set by the Valley Branch Watershed District (VBWD). All work which violates the terms of the permit by reason of presenting a serious threat of soil erosion, sedimentation, or an adverse effect upon water quality or quantity, or violating any rule of the VBWD may result in the VBWD issuing a Stop Work Order, which shall immediately cause the work on the project related to the permit to cease and desist. All work on the project shall cease until the permit conditions are met and approved by the VBWD representatives. In the event Permittee contests the Stop Work Order issued by the VBWD, Permittee shall attend a VBWD Board of Managers meeting and discuss the project. Any attorney fees, costs, or other expenses incurred on behalf of the VBWD in enforcing the terms of the permit shall be the sole expense of the permit applicant. Costs shall be payable from the permit applicant's permit fee. If said fees exceed the permit amount, the Permittee shall have ten (10) days from the date of receipt of the invoice from the VBWD to pay for the cost incurred in enforcing the permit, by which to pay the VBWD for said costs. If costs are not paid within the ten (10) days, the VBWD will draw on the permit applicant's surety. The Permittee agrees to be bound by the terms of the final permit and conditions required by the VBWD for approval of the permit. The permit applicant further acknowledges that he/she has the authority to bind the owner of the property and/or any entity performing the work on the property pursuant to the terms of the VBWD permit, and shall be responsible for complying with the terms of the VBWD permit.

Signatures (Required):

	Applicant	Authorized Agent	Owner (if different than applicant)
Signature	Matt Frisbie		Mike Lynskey Sr. / LAKE ELMO BUS. PARK CO.
Date	11/16/15		11-16-15