

LAKE ELMO PUBLIC HEARING NOTICE

DATE: November 24, 2014

TIME: 7:00 p.m. or after

PLACE: Lake Elmo City Hall
3800 Laverne Avenue North
Lake Elmo, MN 55042
Phone: 651-747-3900
Fax: 651-747-3901

PURPOSE: The Lake Elmo Planning Commission will be holding a public hearing to consider the following items:

1. PRELIMINARY PLAT AND PUD DEVELOPMENT PLANS – INWOOD PUD. The Planning Commission will consider a request by Hans Hagen Homes, 941 NE Hillwind Road, Suite 300, Fridley, MN and Inwood 10, LLC, 95 South Owasso Boulevard East, St. Paul, MN for a Preliminary Plat and Preliminary Planned Unit Development (PUD) Plan for a mixed use development to be located on 157 acres of land located south of 10th Street and East of Inwood Avenue. The proposed preliminary plat and development plans include 275 single-family detached lots, outlots for future commercial and multi-family housing, and 49 acres of open space (including parks, trails, storm water infiltration areas, buffers, and median planting areas). The PID for the affected parcels are: 33.029.21.12.0001; 33.029.21.12.0003; 33.029.21.11.0002; and 33.029.21.11.0001.

Written comments regarding the public hearing may be submitted to the City no later than noon on the day of the meeting. Materials regarding the above items are available for review at City Hall (Monday – Friday; 8:00 a.m. – 4:30 p.m.). Please call City Hall if you have any questions.

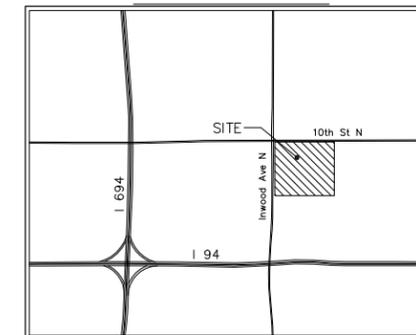
Kyle Klatt
Community Development Director

ATTEST:
Adam Bell, City Clerk

INWOOD

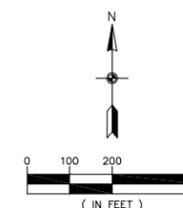
LAKE ELMO, MINNESOTA

VICINITY MAP



SHEET INDEX

- 1. COVER
- 2-3. EXISTING CONDITIONS
- 4. ZONING & PHASING PLAN
- 5. PRELIMINARY PLAT INDEX
- 6-11. PRELIMINARY PLAT
- 12-13. OPEN SPACE PLAN
- 14. PUD SITE PLAN
- 15-16. PRELIMINARY SITES & UTILITY PLANS
- 17. GRADING INDEX
- 18-23. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 24-25. DETAILS



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

Carlson McCain
 • environmental
 • engineering
 • surveying

248 Apollo Drive, Suite 100
 Lino Lakes, MN 55014
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

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

Print Name: Brian J. Krystofek, P.E.
 Signature: *Brian J. Krystofek*
 Date: 10/10/14 License #: 25063

Drawn: LC
 Designed: BJK
 Date: 10/10/14

HANS HAGEN HOMES
 941 NE Hillwind Rd., Suite 300
 Fridley, MN 55432

InWood
 Lake Elmo, Minnesota

COVER

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