PLANNING COMMISSION
DATE: 11/24/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-48

ITEM: InWood PUD – Preliminary Plat and Preliminary PUD Plan

SUBMITTED BY: Kyle Klatt, Community Development Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer
Stephen Mastey, Landscape Architecture, Inc.
Greg Malmquist, Fire Chief

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Preliminary Plat and Preliminary PUD Plan application from Hans Hagen Homes and InWood 10, LLC for a mixed use Planned Unit Development (PUD) to be located on 157 acres of land at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo. The application for a Preliminary Plat and Preliminary PUD Plan follows the City's approval of a general concept plan for the site, and the plans as submitted are consistent with this earlier approval. While the overall plans include a mix of single-family residential, medium to high density residential, and commercial development, the applicant has provided detailed preliminary plans for only the single-family portion of the site. The proposed plat includes 275 single family detached lots, while the remainder of the site will be platted as outlots for future open space, commercial, and multi-family uses. Preliminary development plans will need to be submitted in the future for these other planned uses. Staff is recommending approval of the request subject to compliance with 15 conditions as noted in the Staff report.

GENERAL INFORMATION

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

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

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

Request: Application for Preliminary Plat and Preliminary Planned Unit Development (PUD) Plan approval of a mixed-use development to be named InWood. The preliminary plat includes 275 single-family residential lots, while the remainder of the site will be platted as outlots (subject to future review and approval by the City of Lake Elmo).

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

Surrounding Land Use and Zoning: North: Vacant agricultural land and two residential homes – RR and PF zoning; West: Oak Marsh Golf Course, urban single family subdivision, commercial – City of Oakdale jurisdiction; South: Offices in Eagle Point Business Park (including Bremer Bank facility) – BP zoning; East: Stonegate residential estates subdivision – RE zoning.

Comprehensive Plan: Urban Low Density Residential (2.5 – 4 units per acre), Urban High Density Residential/Mixed Use (7.5 – 15 units per acre) and Commercial

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

Deadline for Action:
Application Complete – 10/10/14
60 Day Deadline – 12/10/14
Extension Letter Mailed – No
120 Day Deadline – 2/10/15

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

REQUEST DETAILS

The City of Lake Elmo has received a request from Hans Hagen Homes and InWood 10, LLC for approval of a preliminary plat and preliminary development plans associated with the InWood Planned Unit Development. The PUD will be located on 157 acres of land located southeast of the intersection of Inwood Avenue and 10th Street in Lake Elmo, and is consistent with the development uses and areas as depicted in the general concept plan for the property. The submitted plans cover the entire site; however, the developer intends to proceed construction of only the single family areas at this time, and will need to submit more detailed plans for the multi-family and commercial areas in the future.

As noted during the concept plan review, the overall project can be divided up into three distinct areas on the plans, which includes a multi-family area south of 5th Street, a single-family "lifestyle housing" neighborhood north of 5th Street, and commercial areas with frontage along Inwood Avenue. Within the residential areas, the developer plans a mix of different housing options,

including single-family detached housing, townhouses, and multi-family. The planned single-family areas differ from typical residential neighborhoods in that the lots are smaller than otherwise allowed in the LDR zoning district, with reduced setbacks from the LDR standards as well. The homes to be built in these areas are intended to appeal to a different market then a typical neighborhood by incorporating common open areas, association-maintained lawns and driveways, and other services, and with amenities that are more typical in a townhouse type of development.

The concept plan was approved by the City Council with conditions that ultimately resulted in reductions to the overall dwelling unit count for the project. These changes included the elimination of any multi-family residential north of the proposed 5th Street alignment, and further reductions in the number of single-family lots to provide additional space for a larger park in the extreme southeastern part of the site. The preliminary plans as submitted include 275 single-family residential detached dwelling units (down from 281 on the original concept plan) all located in a contiguous area on the site north of 5th Street and east of the planned commercial areas along Inwood Avenue.

For the purposes of this review, the proposed commercial and multi-family areas of the site will not be discussed in terms of specific uses and building footprints or other site details since these details will need to be provided as part of any future PUD and subdivision review and approvals. This is very similar to the approach used in the Eagle Point Business Park, with individual construction projects being reviewed by the City as buildings are proposed for undeveloped sites within the park. The staff review therefore focuses on the single-family portions of the site in terms of the general planning and zoning issues, and all of the single-family lots that are being platted as part of the proposed preliminary plat. All other areas of the development are shown as outlots, and therefore will be subject to future subdivision approval. With the approval of the preliminary development plans as submitted, the developer may proceed with final plat approval for the single-family portions of the InWood development.

As part of the concept plan review, the City did approve the configuration of uses as shown on the preliminary development plan. This site layout includes the creation of a commercial area that extends approximately 400 feet east of Inwood Avenue and is located between 10th Street and 5th Street. The preliminary plans also mirror the concept plan with the designation of a multi-family for all portions of the site that are south of 5th Street. The other significant development area represents the remainder of the site, which is planned for single-family development. In addition, the plans include a buffer along the eastern boundary of the site that maintains the 100-foot buffer specified for this area in the Comprehensive Plan. The proposed land uses and configuration of these uses were deemed to be in compliance with the City's Comprehensive Plan by the City Council as part of the findings of approval for the concept plan. The applicant has not deviated from the concept plan approval with the preliminary plat and PUD plan submissions.

While specific details concerning development within the commercial and multi-family outlots will be provided with future plan submissions, the applicant has provided the required preliminary plans for all site grading, erosion control, grading, storm water management, utilities, streets, sidewalks, landscaping, and other details for the entire development area. These plans will serve as the basis for all future reviews, whether these reviews are for a final plat related to the single family areas of the site or more detailed preliminary development plans for the commercial and multi-family portion of the InWood PUD.

The City's overall PUD process has three phases: 1) General Concept Plan, 2) Preliminary Development Plan, and 3) Final Plan. It should be noted that the Planning Commission reviewed the InWood General Concept Plan at meetings conducted on August 25th and September 8 of this year,

with approval by the City Council at its September 16, 2014 meeting with the adoption of Resolution No. 2014-72. Approval of the General Concept Plan allows the applicant to proceed with preparation of preliminary plans, which the applicant has now submitted. Staff has reviewed the approved General Concept Plan and all the conditions associated with the approval. The applicant has also provided a point-by-point response to the conditions of approval, which is included in the application packet provided to the Planning Commission.

The applicant has previously explained the rational for requesting a Planned Unit Development (PUD) as part of the concept plan application, and Staff has agreed that using the PUD process for the development of this site is reasonable and beneficial for the City in a number of ways, including:

- The PUD process allows the City to review the site as a whole instead of dealing with individual development projects that may or may not be connected to each other.
- This overall approach allows the City to work with the developer on a series of larger planning and development issues on this site, including determining the appropriate road configurations through this area, the best manner in which to serve not just the applicant's site, but adjacent areas with sewer and water services, and many other connected issues including park dedication, trails, County road improvements, landscaping and buffering and other aspects to site development.
- The developer has requested certain exceptions from standard zoning requirements (as allowed through the PUD process) in order to bring forward a unique development that provides a housing option not presently found in Lake Elmo. The resulting project will function similar to a townhouse project, but with all of the homes on individual lots under separate ownership.
- The integrated approach allows the developer to plan for common maintenance and upkeep of the areas around individual homes, which further allows for some unique street configurations that will bring open space into a median planting/storm water area within certain streets in the development.
- The development proposes a mix of uses and activities across the site that can be integrated as one larger development instead of separate areas. For instance, the planned roads have been designed to provide necessary access to residential and commercial areas while providing for appropriate separation between these uses.
- The applicant has previously provided documentation that the development plans are consistent with the City's requirements for consideration of a PUD.

In terms of new roads to serve the InWood development, the preliminary plans include the extension of the City's planned 5th Street minor collector road from the western-most extension of this road through the Boulder Ponds development to the east all the way its eventually termination point at Inwood Avenue. The developer is proposing to build this road as part of the Phase 1 improvements, and it will serve as the main collector road for moving traffic through the middle portion of the development while providing an important link to the east. The other major road feature, labeled as Street B and Street B-2 on the plans, will provide a north and south connection through the entire site and will eventually provide a link between 10th Street, 5th Street, and Eagle Point Boulevard and the extreme southern portion of the development. Other local streets will be constructed as the residential lots are platted or in conjunction with future plans for multi-family and commercial development.

The other major features of the InWood Preliminary PUD Plans include the creation of a new park area immediately to the west of the existing Stonegate Park in the southeastern portion of the development; an extensive trail system providing access throughout the internal portions of the development, a site-wide storm water infiltration system that is intended to comply with South Washington Watershed District requirements, and the use of center medians within individual neighborhoods to provide common green space within the local street system. The applicant has also submitted a concept plan for the use of Outlot P in the northwestern portion of the site in response to the Planning Commissions request for additional gathering space in this area.

The InWood planned development is located within Stage 1 of the I-94 Corridor Planning Area, and pubic water and sewer services are presently available to the site via connections to the Eagle Point Business Park. The City's Comprehensive Plan calls for installation of a public water trunk line to bring water down to this area from the north that will also provide connections to City of Lake Elmo water system for the other near-by developments to the east.

PLANNING AND ZONING ISSUES

Because the Planning Commission has previously received a significant amount of information along with the concept plan for the InWood PUD and spent several hours over the course of two meetings reviewing this information, Staff will therefore focus on those aspects of the plans that have been changed or updated since the City's concept plan approval, along with a general summary of the PUD request as submitted by the applicant of the current report. Other general issues are noted as well.

As required by the City's Zoning and Subdivision Ordinances, the applicant has provided a much greater amount of information as part of the current submission than is required for a Concept. Because of this, Staff will not attempt to spell out every single change or update from the concept plan, but instead will provide a summary of the most significant changes that have been made to address specific comments from the Commission as follows:

- All multi-family development is located south of 5th Street, and the area previously planned for multi-family housing in the extreme northwest portion of the site has been changed to commercial development. These units have been eliminated from the plans and resulted in a fairly significant drop to the overall site density.
- The southeastern corner has been reconfigured to provide a larger park area adjacent to the Stonegate Park. The general park concept layout is consistent with a plan that was presented by the applicant during the concept plan review.
- The portion of 5th Street extending to the east and south of the applicants' site has been reconfigured to avoid any additional right-of-way acquisition from Bremer Bank.
- Sidewalks have been added to both sides of "Street B" per the recommendation of the Planning Commission.
- Any lots that were encroaching into the required 100-foot buffer area between InWood and Stonegate have been moved to comply with this requirement.

- In response to the Planning Commission request for additional small park in the northwest corner of the development the developer has submitted a concept for Outlot P (Street N) that shows how this area could be used for public gathering space associated amenities. The applicant has accurately pointed out that the City's reviewing bodies did have differences of opinions concerning the size and most appropriate improvement for this area.
- As a response to a specific condition of approval, the developer has proposed specific design considerations for the single family homes. These standards will be incorporated as part of the City approval.

There are other aspects of the development plans that were discussed by the Planning Commission but that have not been changed based on the City Council's direction to have the Commission reconsider these items as part of its preliminary development plan review. Please refer to the attached minutes for the specific Council direction on these review items. These specific development items include the following:

- The plans as submitted do not incorporate sidewalks on the interior loop roads throughout the subdivision. The developer has provided a response to this Condition in the application packet (Page 6 of Exhibit A), and has explained how these particular streets have been designed to accommodate pedestrians safely. In particular, the applicant stated that these streets have been designed to slow traffic, provide space for guest parking in a location that reduces conflict points, promote clear sight lines along the road, reduce or eliminate cut-through traffic, soften the landscape with plantings in the median, and minimize the distance to sidewalk and trails that connect to the broader trail network within and outside the development.
- The lots at the end of the Streets E, F, and H have been left in a configuration that follows the concept plan submission. The applicant again has provided a response to the concept plan condition of approval as noted on Page 7 of Exhibit A in their PUD application materials. The applicant has specifically stated in this response that making this change would require pushing the lots back towards the boundary with Stonegate instead of maintaining a more substantial buffer than otherwise required to preserve the existing landscaping in this area. Staff would also like to point out that the resulting lots at the end of the curve are actually very similar in size to the "designer" lots in the southern portion of the development. As depicted on the InWood preliminary plat, the designer lots range in size from 8,346 to 11,931 square feet while the lots at the end of the loop roads in the eastern portion of the site range in size from 8,800 square feet to 10,754 square feet. Please note that all of the lots at the end of these cul-de-sacs meet the minimize lot size requirements of the City's LDR Zoning Districts For all practical purposes, there is not a lot of differentiation, if any, between these two types of lots in terms of size, and the applicant has indicated that making these lots larger will have the unintended consequence of impacting the existing landscape buffer.
- The applicant has accurately noted that the County does not have plans for trails along either Inwood Avenue or 10th Street as part of its long-range plans, and has therefore not included such trails as part of the preliminary development plans. After discussing this matter with the County, Staff does not object to the applicant's position concerning trails along and within the County right-of-way, but would like to note that the City's trail plan does include a connection from the intersection of 10th and Inwood through this development to the east. Staff is recommending that as a condition of approval for the preliminary PUD plans, that the

preliminary development plans be updated to include a trail connection either along Inwood Avenue from 10th Street to either 5th Street or to the planned trail segment along 9th Street or a trail connection along 10th Street that connects Street B and the trail to the east to Inwood Avenue.

The applicant has provided a detailed summary and response to all other conditions of approval that addresses the City's previous review comments, along with a line-by-line response to the application submission requirements for this type of request. Staff has reviewed this information and found that it is an accurate response to the various development requirements and conditions of concept plan approval.

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

Setback	**LDR Zoning District (Min.)**	**Inwood PUD (Min.)**
Front Yard	25 feet	20 feet
Interior Side Yard	10 Feet Principal Structure Side / 5 Feet Garage Side	4 Feet
Rear Yard	20 feet	20 feet
Lot Area	8,000 square feet	4,250 square feet
Lot Depth	N/A	110 feet
Lot Width	60 feet	38 feet

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

Please note that the above table includes some minor modifications from the numbers proposed by the developer and are being recommended by Staff in order to ensure that there is sufficient flexibility to construct the subdivision as proposed. The purpose of this table is to document the minimum expectation for lots and homes in the development, and is otherwise consistent with the development plans. Staff is also recommended numbers that will allow for minor revisions to various site planning issues that have been identified by Staff, including wetland buffers, provision of adequate storm water infiltration areas, and road adjustments that are necessary for the development to comply with all applicable City development and engineering standards. For instance, the City is requesting that all wetland buffers be contained within an outlot and not spill over on to private properties. The developer should be able to address this review comment by making small adjustments to the property boundaries in these portions of the site to that the actual on site conditions will not necessarily need to be changed.

The application packet provided by the applicant provides a fairly detailed response to the City's PUD Ordinance requirements for a preliminary development plan, and Staff will not be providing

much more in terms of further analysis for this information, but would like to specifically comment on the following aspects of the plan:

- The City's PUD requirements require that 20% of the project area not within street rights-of-way must be preserved as open space (and the ordinance specifically allows infiltration areas to be counted towards this amount). The applicant has provided a specific plan as part of the application materials that demonstrates that over 30% of the site, including roads, will be open space.
- While the proposed lot dimensional standards listed above are lower than those required in the LDR zoning district, the applicant has proposed a preliminary plan that includes a mixture of lot sizes and widths throughout the development, including "designer lots" in the southeast portion of the site that will predominately comply with the LDR district standards. The overall breakdown of lot widths is listed in the development application as follows:
    - 16% of lots are 38 feet in width
    - 53% are 50 feet in width
    - 16% are 58 feet in width
    - 15% are 65 feet in width

  With the provision of open space as note above and even with the smaller lot sizes that have been proposed, this development falls within the lower end of the range allowed for low density residential development in the City Comprehensive Plan.
- The PUD applicant materials include a specific zoning and phasing plan for the project. As noted in the previous Staff report concerning this matter, the base zoning will be established at the time the final plat is recorded for the entire development (the specific land use areas will not be established as separate outlots until this time). The Zoning for the property will be split between LDR, HDR – High Density Residential, and C – Commercial consistent with the corresponding land uses on the applicant's plans. The Phasing Plan divides the single family area into four distinct phases, starting with the neighborhoods immediately adjacent and north of 5th Street. As noted earlier, the phase 1 area includes the construction of 5th Street across the entire development site. There is no time frame established for the construction of any buildings or public improvements within the commercial or multi-family portions of the site.

The overall site plan for the property follows the adopted concept plan very closely. Staff has conducted a review of the detailed plat and plans and specific comments from Staff concerning these plans are listed in the following section of this report.

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

Zoning and Site Information:

- Existing Zoning: RT – Rural Development Transitional District
- Proposed Zoning: LDR, MDR and C
- Total Site Area: 157.2 acres
- Total Residential Units: 539 (275 single family, 264 multi-family per

development plans)

- Proposed Density (Net): Single Family – 3.0 units per acre
  Multi-family – 9.1 units per acre

Proposed Lot Dimensional Standards through Planned Unit Development Process:

- As listed above

Proposed Street Standards:

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

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

REVIEW AND ANALYSIS

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

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

Critical Path Issues:

- ***Water Tower***. The City's water supply plan, last updated as part of the 2008 Comprehensive Plan Update, indicates that a water tower is necessary to serve this area in order to provide adequate water system operations to serve the additional units (both commercial and residential REC units) within the proposed development area. Although the Comprehensive Plan does identify a water tower southwest of the 10th Street and Inwood Avenue intersection of the applicant's property, the land owner has been negotiating with the City to identify a location for this water tower on land they presently own north of 10th Street. At this point, there is a general agreement in place for the City to acquire land roughly midway between 15th Street and 10th Street and adjacent to Inwood Avenue, which would allow the City to construct the tower with the other planned water improvements in the area. As noted during the concept plan review, the location of the tower will need to be finalized prior to the platting of any property within the PUD project area.

- ***5th Street***. The applicant has submitted plans for 5th Street that comply with the location for this road as depicted in the City's transportation plan. As the Planning Commission has seen with other projects in the area, transition from InWood to Boulder Ponds by the Bremer Bank facility and Stonegate Park has previously been identified as a pinch point and an extremely difficult transition area for this segment of the road. In balancing the needs and expectations of all impacted parties, while also adhering to the road alignment as previously approved by the City, the developer has submitted plans that avoid any further impacts to Bremer's property while keeping the curve somewhat tighter to minimize impacts to Stonegate Park and the new park area adjacent to Stonegate. The curve as proposed would reduce the intended design speed for 5th Street through this area; however, both the applicant and Bremer Bank have stated that they would prefer this solution to a higher deign speed. Should the proposed design be found to be problematic as planning for 5th Street continues into the final plat submission, the City will still be able to continuing working with the applicant and neighboring property owners on an acceptable solution. As noted below, the applicant has also agreed to modify the preliminary plan to eliminate two of the existing access points on to 5th Street, which will also help ensure that that the proposed design will serve the intended function of the road. Staff is recommending that the plans as submitted be approved for InWood, with the understanding that additional conversations with the affected property owners and the results of any further analysis will be taken into consideration as the developer's plans are finalized for their entire segment.

Other Issues:

- ***City Engineer Comments.*** The City Engineer has submitted a detailed list of comments that will need be addressed prior to the City's approval of final development plans for this property. None of the comments represent a critical concern (other than the ones noted above) that will not be able to be addressed by the applicant as they finalize the development plans for the site, and most of the comments are requesting technical revisions to ensure compliance with the City's engineering and development standards. Of particular note, the City Engineer has requested a realignment of Street N around Outlot P to meet the City's required geometrics and is asking that all wetland buffers and the high water level of storm water infiltration ponds be located on publicly owned outlots.

- ***Sewer and Water***. The City will be extending water down Inwood Avenue to serve the urban service areas along the I-94 Corridor as identified in the City's Comprehensive Plan. Prior to the completion of this water project, the InWood development will be served under the City's current agreement with the City of Oakdale. The water main project is expected to be completed in 2015. The developer will also be required to install sewer service throughout the project area, and the City Engineer has asked that the preliminary plans be updated to accommodate the oversizing necessary to provide adequate service levels within and adjacent to this development. The developer has provided a general response to the City Engineer's comments, and will continue working with the City Engineer to ensure that the final design accommodates the City's service needs for the entire area.

- ***Environmental Review***. The public comment period for the InWood EAW was completed on October 29, 2014. The City received six letters from commenting agencies, and based on the comments received, Staff agrees with the developer that none of the comments provided represent a significant environmental issue that could not otherwise be addressed through the City's review and approval process. The City Council will be considering the EAW comments at its December 2, 2014 meeting, and will be asked to consider a resolution

finding no need to perform an EIS (Environmental Impact Statement) at this time. The developer is also working on a response to the comments that will be included with the Council resolution.

- ***Design Standards.*** The Planning Commission requested the inclusion of residential design standards as part of the PUD approval. The developer has proposed specific design standards for the residential homes as listed in the PUD Narrative and response to conditions of approval.
- ***Trails***. In order to help better illustrate the location of all trails and sidewalks planned within the development the developer has submitted a specific color plan illustrating the location of these improvements throughout the project area. Staff would like to noted that although the developer is not planned to install any trails beyond those shown along Inwood Avenue and 10th Street, the City's Trail Plan does depict a City trail extending from this intersection to the City's wide trail network to the south and east of this area. Based on this plan, Staff is recommending that the preliminary development plans be updated to include a trail connection either along Inwood Avenue from 10th Street to either 5th Street or to the planned trail segment along 9th Street or a trail connection along 10th Street that connects Street B and the trail to the east to Inwood Avenue.
    - ***Trail Adjacent to Wetland***. In response to comments from the City Engineer, the applicant will need to either move the planned north/south tail through Park 1 further to the west around an existing wetland area or will need to work with the South Washington Watershed District to design a multi-purpose trail through the buffer area that complies with the watershed district's requirements.
- ***Sidewalks***. The developer has provided a sidewalk along both sides of Street B in response to the concept plan review comments from the City. The developer's response to other sidewalk issues are noted elsewhere in this report.
- ***Washington County Review***. The City has received an updated set of comments from the County that mirror its review of the concept plan. The developer will need to prepare plans for the intersection of Inwood Avenue and 5th Street and Street B and 10th Street that comply with the County's requirements for intersection improvements at these intersections. Staff is recommending that a condition of approval note that the City and developer will need to determine the appropriate cost sharing for these required improvements as part of a development agreement for the Phase 1 and Phase 3 development areas. The County is also asking for additional right-of-way to be platted along 10th Street; the final plat will need to incorporate the County's requirements for right-of-way in this portion of the plat.
- ***5th Street Access***. Staff is recommending that access to 5th Street from Streets D2 and the southeast park be eliminated from the development plans in order to bring the proposed spacing into conformance with the City's access spacing guidelines. Staff is requesting that the developer continue working with the City to determine the most appropriate access into and out of the southeast park area. Staff is encouraging the inclusion of a connecting road between the park area and Outlot C in the approximately location of Lot 4, Block 7 on the preliminary plat.
- ***Zoning***. Staff will bring forward the appropriate zoning map amendments for consideration once the applicant has submitted a final plat for the first phase of the development.

- ***Wetlands***. The wetlands identified on the site are being protected from development. The City Engineer has requested that the applicant keep all buffer areas around these wetlands on publicly owned property.
- ***Landscape Plan Review/Tree Preservation***. The City's Landscape Architect has completed an initial review of the proposed landscape plan and tree preservation plan, and his review comments are attached. The developer has been asked to provide additional documentation to verify that the eastern evergreen trees would be exempt from the City's replacement requirements.
- ***Park Dedication***. The applicant has indicated that 12.2% of the overall land area planned for single family development will be dedicated as public parkland, which exceeds the City's requirement for land dedication for this type of use. The City will need to work with the developer to account for the multi-family and commercial park land calculations as part of any future development agreements for the project.
- ***Phasing***. The developer will be constructing all of 5th Street and roughly one-third of the single-family lots as part of Phase 1. The applicant will need to enter into a development contract with the City related to the improvements necessary to service this development.
- ***Fire Chief Comments***. Comments from the Fire Chief are attached for consideration by the Planning Commission. These comments will be taken into account as the final construction plans are being reviewed by the City.

Other Comments:

- ***Subdivision Requirements***. The City's Subdivision Ordinance includes a fairly lengthy list of standards that must be met by all new subdivisions, and include requirements for blocks, lots, easements, erosion and sediment control, drainage systems, monuments, sanitary sewer and water facilities, streets, and other aspects of the plans. Many of these requirements have been addressed as part of the City Engineer's review memo (which is summarized below). After reviewing the proposed plat and PUD plan, Staff has not found any aspect of the plat that conflict with these requirements.
- ***Comprehensive Plan***. With the elimination of the multi-family area in the northwest portion of the site, the overall densities proposed within both the single-family area and multi-family area are very much in line with the City's future land use plan. In this case, the Low Density Residential land use allows for residential densities at 2.5 to 3.99 units per acre and the applicant has proposed a net density of 3.0 units per acre. For the multi-family area, the developer is indicating that these densities will fall in the range of 8.4 to 9.1 units per acre, which is well within the Comprehensive Plan guidance of 7.5 to 15 units per acre.
- ***Buffer Area***. The preliminary development plans indicate that no residential parcels will encroach into the required 100-foot buffer area between Stonegate and the InWood PUD. There are several locations in which the developer is providing a larger buffer area than required, with some areas as wide as 230 feet.
- ***Street Names***. The final plat will need to incorporate street names per the direction of the Planning Department.
- ***Shoreland Ordinance***. The preliminary development plans have been designed to comply with the City's Shoreland Management Overlay District. The specific development plans

that are subject to Shoreland regulations will need to be reviewed with any future development proposals for these site.

- ***Watershed District Review***. Staff has not received any comments from the South Washington Watershed District concerning the InWood PUD. The development will need to comply with watershed district regulations and permitting requirements as the project moves forward for construction.
- ***Theming***. Staff has distributed the Branding and Theming Study completed by Damon Farber and Associates to the applicants previously. In finalizing a landscape plan for the site, staff would recommend that the applicants consider the inclusion of various theming elements and amenities identified in the plan for various locations within the development. For example, the 5th Street and Inwood Avenue Intersection presents a gateway opportunity for the City. Utilizing some of the elements described in the theming study would help the development and City achieve unique design that is consistent with the theme that the City is attempting to augment and achieve as private development moves forward.

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat and preliminary PUD plan with 15 conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to move forward with a final plat and final PUD plan. The recommended conditions are divided into two categories to better communicate the purpose and intent of the conditions. The recommended conditions are as follows:

Recommended Conditions of Approval:

Pending Review and Approvals

1) The applicant shall work with Community Development Director to name all streets in the subdivision in a manner acceptable to the City prior to the submission of final plat.
2) The City and the applicant shall reach an agreement concerning the location and dedication of land associated with the proposed water necessary to provide adequate water service to the InWood project area prior to the acceptance of a final plat for any portion of the PUD area.
3) The preliminary landscape plan shall be updated to address the review comments from the City's landscape architecture consultant as noted in a review letter dated November 18, 2014.
4) Prior to the submission of a final plat for any portion of the InWood PUD, the developer shall work with the City to determine the appropriate park dedication calculations for the entire development area.
5) As part of any development agreement that includes improvements to one of the adjacent County State Aid Highways (CSAH 13 and 10th Street), the City and the developer shall determine the appropriate responsibility for the cost of these improvements.
6) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
7) The applicant shall continue to work with the City on the final design of 5th Street, and in particular, the transition from the InWood PUD to properties located further to the east (including the Boulder Ponds development and land owned by Bremer Financial Services).

8) The utility construction plans shall be updated to incorporate the recommendations of the City Engineer concerning the appropriate location and size of sewer services through the PUD planning area, including any requested oversizing of these facilities to service adjacent properties.

Modifications to the Preliminary Plat and Preliminary PUD Plans

9) The proposed public street access to 5th Street from Streets D2 and the southeast park area (Park 1) shall be eliminated from the preliminary development plans in order to bring the proposed spacing into conformance with the City's access spacing guidelines. Staff is requesting that the developer continue working with the City to determine the most appropriate access into and out of the southeast park area.

10) All center median planting areas as depicted on the preliminary plat and plans shall be owned by the City of Lake Elmo and maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park, trails, or open space on the final plat.

11) The applicant must either move the planned north/south tail through Park 1 further to the west around an existing wetland area located approximately 400 feet south of 10th Street or will need to work with the South Washington Watershed District to design a multi-purpose trail through the buffer area that complies with all applicable watershed district's requirements.

12) The Final Plat and Plans must address the requested modifications outlined in the City Engineer's review memorandum dated November 16, 2014.

13) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within County rights-of-way as required by Washington County and further described in the review letter received from the County dated November 17, 2014.

Plat Restrictions

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

15) The developer must follow all the rules and regulations of the Wetland Conservation Act, and adhere to the conditions of approval for the South Washington Watershed District Permit.

DRAFT FINDINGS

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

- That the InWood PUD General Concept Plan was approved by the City on September 16, 2014, and the submitted Preliminary Plat and Preliminary PUD Plan is consistent with the approved General Concept Plan.

- That the InWood preliminary plat and preliminary PUD plan are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the InWood preliminary plat and preliminary PUD plan generally complies with the City's LDR - Urban Low Density Residential and MDR – Urban Medium Density Residential zoning districts.
- That the InWood preliminary plat and preliminary PUD plan comply with the City's subdivision ordinance.
- That the InWood preliminary plat and preliminary PUD plan comply with the City's Planned Unit Development Regulations.
- That the InWood preliminary plat and preliminary PUD plan comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated 11/16/14.
- That the InWood preliminary plat and preliminary PUD plan comply with other City zoning ordinances, such as landscaping, tree preservation, and erosion and sediment control.
- That the InWood preliminary plat and preliminary PUD plan achieve multiple identified objectives for planned developments within Lake Elmo.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the InWood Preliminary Plat and Preliminary PUD Plan with the 15 conditions of approval as listed in the Staff report. Suggested motion:

"Move to recommend approval of the InWood Preliminary Plat and Preliminary PUD Plan with the 15 conditions of approval as drafted by Staff based on the findings of fact listed in the Staff Report."

ATTACHMENTS:

1. InWood PUD Application Booklet
    a. PUD Plans
    b. Application Forms
    c. PUD Narrative
    d. Open Space Plan
    e. Plat Narrative
    f. Preliminary Plat
    g. Grading Plan
    h. Utility Plan
    i. Landscape Plan
    j. HOA Documents

2. Park “N” Concept
3. City Engineer Review Memorandum, dated 11/16/14
4. Fire Chief Review Memorandum, dated 11/17/14
5. Landscape Consultant Review Memorandum, dated 11/18/14
6. Washington County Review Memorandum, dated 11/17/14
7. City Council Meeting Minutes – Excerpt from 9/16/14 Meeting
8. *Not Included in Packet – Available Upon Request*:
    a. *Storm Water Management Plan*

ORDER OF BUSINESS:

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

InWood Preliminary Plat and PUD Preliminary Plan Applications

Table of Contents

1. PUD Plan
2. Applications
3. PUD Narrative
4. Open Space Plan
5. Plat Narrative
6. Preliminary Plat
7. Grading Plan
8. Utility Plan
9. Landscape Plan
10. HOA Document

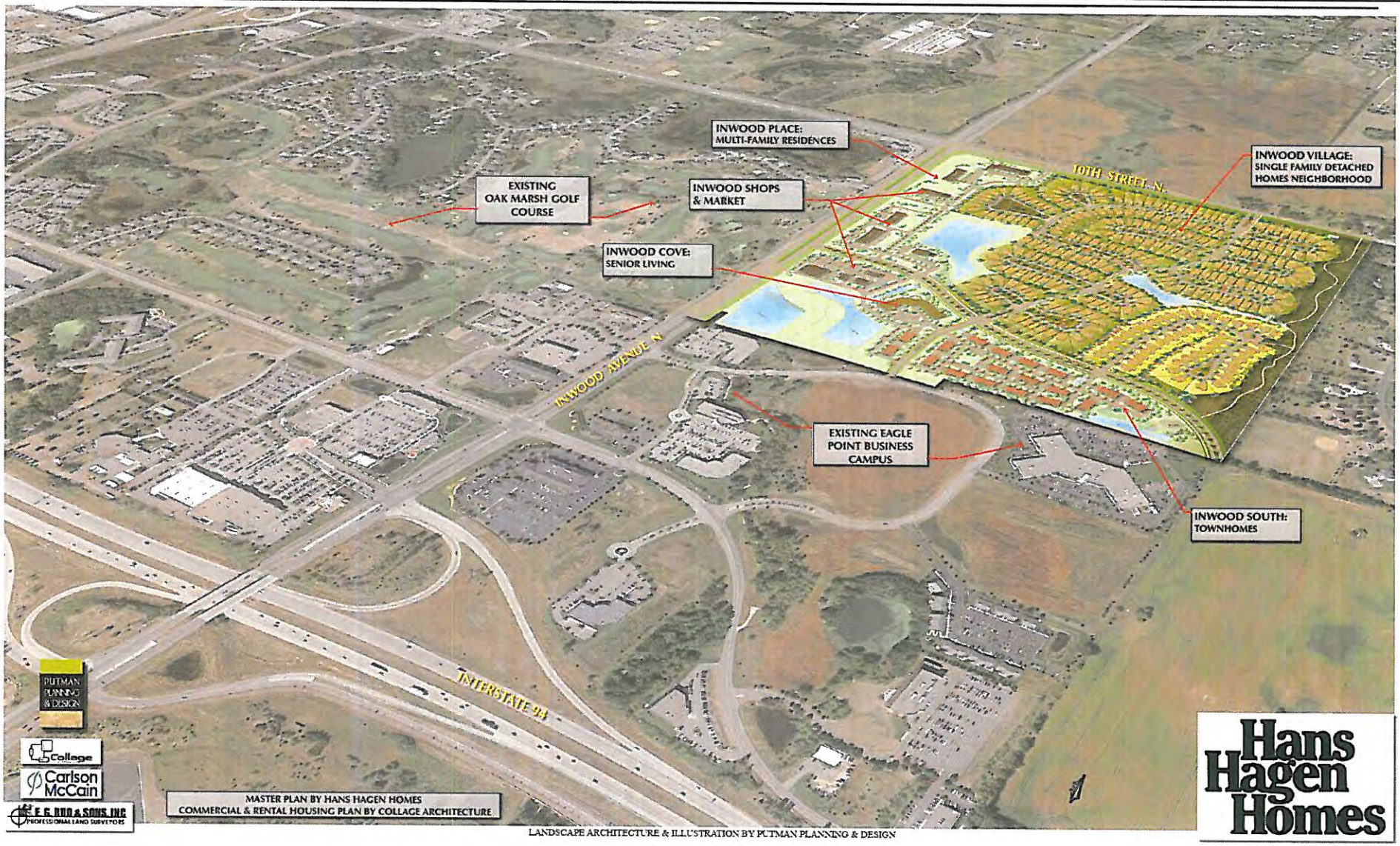
InWood

Illustration by Pullman Planning and Design

Lake Elmo

Hans Hagen Homes

InWood AERIAL PERSPECTIVE LOOKING NORTH WEST



LANDSCAPE ARCHITECTURE & ILLUSTRATION BY PUTMAN PLANNING & DESIGN

InWood - Neighborhood Plan

InWood

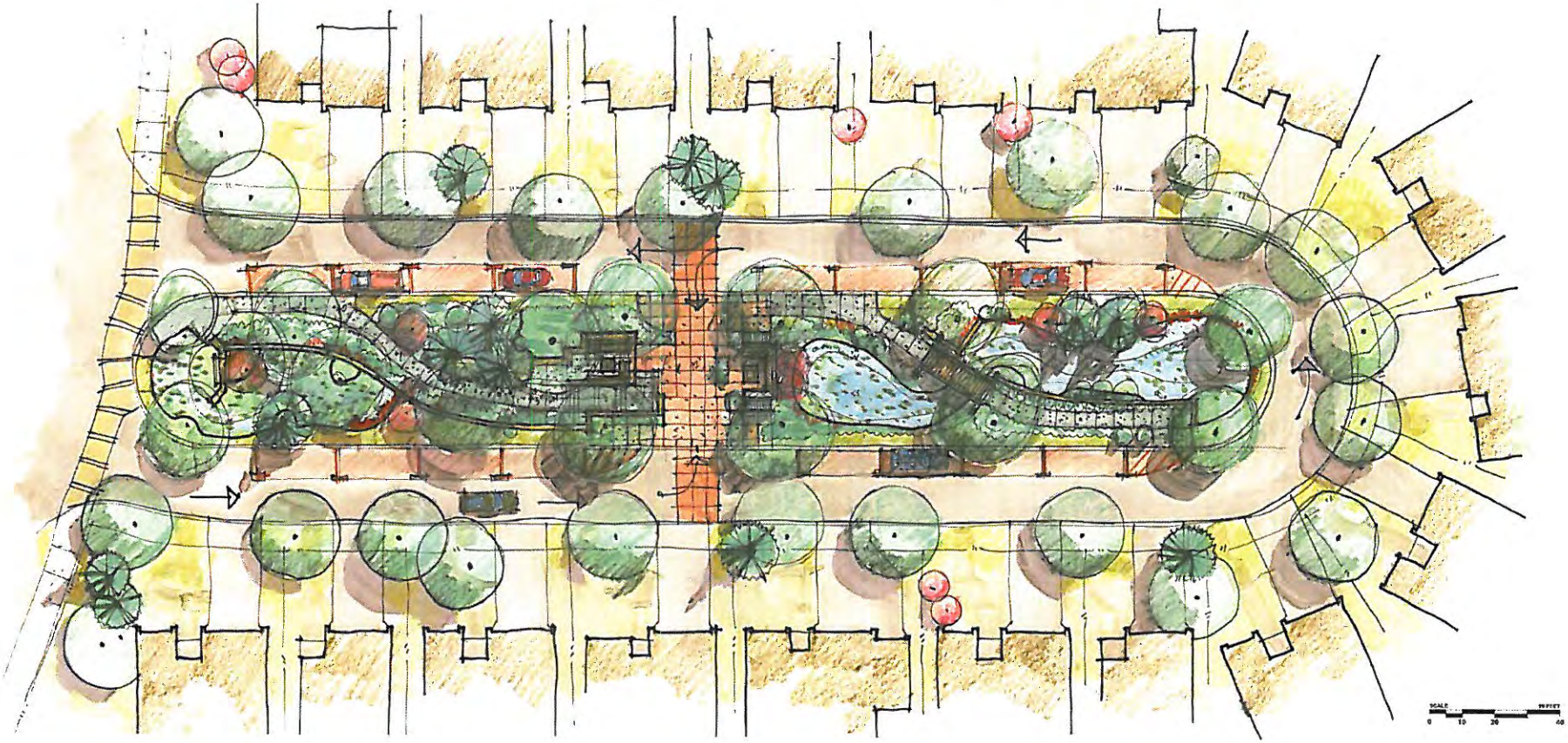
Hans Hagen Homes

InWood—Trail and Sidewalk Plan

InWood

Hans Hagen Homes

Typical - Neighborhood Garden and Open Space



Hans
Hagen
Homes

InWood- Lifestyle Homes

ILLUSTRATION & PHOTOGRAPHY BY PUTMAN PLANNING & DESIGN

Photos by Putman Planning and Design

Homes of high quality design, detail, and materials.

Hans Hagen Homes

InWood- Lifestyle Homes

Photos by Putman Planning and Design

Homes of high quality design, detail, and materials.

Hans Hagen Homes

InWood- Rear Yard Gardens

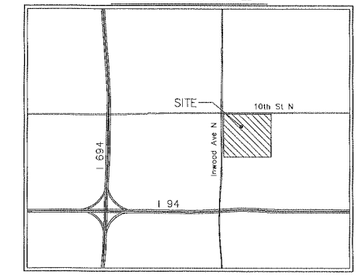
Photo by Hans Hagen Homes or John Rask

Hans Hagen Homes

InWood

Lake Elmo, Minnesota

VICINITY MAP



N

NOT TO SCALE

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

N

0 100 200 400

(IN FEET)

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

E. G. RUD & SONS, INC.
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www.egrud.com 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. Krystofiak, P.E.
Signature: Brian J. Krystofiak
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

[Save Date: 10/09/14] [Project:5168 - 5180\5172 - lake elmo property\cad\engineer\preliminary grading\5172_zonnr.dwg]

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

THE CITY OF
LAKE ELMO

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

PRELIMINARY PLAT APPLICATION

Applicant: Hans Hagen Homes
Address: 941 NE Hillwind Rd, Suite 300
Phone #: 763-586-7202
Email Address: jrask@hanshagenhomes.com

Fee Owner: Inwood 10 LLC
Address: 95 South Owasso Blvd. E.
Phone #: 651-484-0070
Email Address: schuette@azureproperties.com

Property Location (Address and Complete (long) Legal Description: NE¼ Section 33 T29 R21

General information of proposed subdivision: See attached

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

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

Signature of applicant: _____ Date: 10/8/14

Signature of Fee Owner _____ Date: _____

THE CITY OF
LAKE ELMO

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

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

Signature of applicant _____ Date 12/9/14

Name of applicant John Rosh Phone 763-586-7202
(Please Print)

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

THE CITY OF
LAKE ELMO

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

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of ~~applicant~~ for Owner Linwood 10 LLC
(Please Print)

Street address/legal description of subject property NE 1/4 Section 33 T29 R21

Richard F Schneider Jr. 7 Oct 2014
Signature Date

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

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

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

Date Received: _____
Received By: _____
Permit #: _____

THE 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: Hans Hagen Homes
Address: 941 NE Hillwind Rd. Suite 300
Phone # 763-586-7202
Email Address: jrask@hanshagenhomes.com

Fee Owner: Inwood 10 LLC
Address: 95 South Owasso Blvd. E
Phone # 651-484-0070
Email Address: schwette@azureproperties.com

Property Location (Address and Complete (long) Legal Description: NE¼, Section 33 T29 R21

Detailed Reason for Request: See attached

*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:
None required

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: 10/8/14

Signature of fee owner: _____ Date: _____

THE CITY OF
LAKE ELMO

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

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

Signature of applicant [signature] Date 10/8/14

Name of applicant John Rask Phone 763-586-7202
(Please Print)

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

_____

_____

_____

THE CITY OF
LAKE ELMO

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

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of applicant Hans Hague Homes
(Please Print)

Street address/legal description of subject property NE¼, Section 33 T29 R21

* _____ Signature

10/6/14 Date

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

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

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

THE CITY OF
LAKE ELMO

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

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of applicant Fee Owner Tahoe 10 LLC
(Please Print)

Street address/legal description of subject property Alley Section 33 T29 R21

Richard J. Schneider Jr. — Signature

7 Oct 2014 — Date

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

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

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

PUD Preliminary Plan Application
InWood Village – Single Family Home Narrative
October 10, 2014

The City's PUD Preliminary PUD application requests the following information:

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

The proposed single family neighborhood is intended to serve an empty nester and young professional demographic that desires maintenance free living in a single family home. The City's Comprehensive Land Use Plan identifies a density range of 2.5 to 3.99 units per acre for the single family portion of the neighborhood. The InWood PUD has a gross density of 2.7 units per acre, and a net density (gross land area – park) of 3.0 units per acre.

The Housing Element of the City's Comprehensive Plan outlines objectives for providing a variety of housing choices in the City. The Housing Element of the Plan also provides a strategy of preserving open space by focusing the future growth in the I-94 Corridor. InWood provides a choice of housing not currently available, and is located within the I-94 Corridor.

The Housing Element further states that, "In the future, the City would like to encourage the development of life-cycle, workforce, and rental housing." Goal number 3 of the Housing Element on page IV-6 states that, "the City must strive to attract and develop a greater variety of housing that suits the needs of seniors…." The InWood neighborhood would advance the goals of the Housing Element by providing a type of housing not currently available in Lake Elmo, including housing that would serve the needs of seniors.

The arrangement of the neighborhood and the variety of housing is consistent with the City's Land Use Plan. The City's Land Use Plan identifies a mix of low density housing, high density housing, and commercial on this particular property.

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

InWood would be financed privately. We are not requesting any financial assistance, nor asking the City to finance and assess any of the proposed development, including the construction of 5th Street. Hans Hagen Homes will design, finance, and construct 5th Street through the project site.

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

  i. Area devoted to residential use by building type;

  Single Family = 102.9 acres.
  Future Commercial = 23.4 acres.
  Future High Density Residential = 30.8.

  ii. Area devoted to common open space;

  29 acres of open space in Single Family Area.
  (48.8 acres of open space for entire neighborhood.)

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

  12.58 acres of parkland in Single Family neighborhood.
  1.76 acres in future multi-family area.

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

  Each home will have a minimum of a two car garage with adequate parking for at least two cars in each driveway.

  The commercial and multi-family uses shown on the plan are conceptual. A detailed site plan, including parking lot layout, will be provided once specific buildings and tenants are identified.

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

  Future commercial uses would occupy approximately 23.4 acres, and would include 90,870 square feet of commercial. Some of these buildings could be office as permitted under the commercial zoning of the property.

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

  None of the commercial buildings are identified exclusively for office at this time; however, it's likely that some of the buildings would contain some office uses.

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

The single family portion of the PUD is at a gross density of 2.7 units per acre and a net density of 3.0 units/acre. The density is below the 3.99 permitted by the Comprehensive Plan. Accordingly, no density bonus is necessary.

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

See attached Phasing Plan.

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

Included with this application is a draft of the Declaration of Covenants, Conditions and Restrictions and Easements that provide for the care and maintenance of open space areas of the single family neighborhood, including the infiltration areas. The future commercial and multi-family areas would be responsible for maintenance of their respective open space areas.

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

Included with this application is a draft of the Declaration of Covenants, Conditions, Restrictions and Easements that cover the single family neighborhood.

Section 154.801 PUD Objections

Section 154.801 of the Zoning Ordinance states that the City should consider whether one or more of the objectives listed below is being achieved when approving a Planned Unit Development.

A. *Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.*

   The City's Land Use Guide Plan calls for a mix of uses on the InWood property. The InWood PUD arranges commercial, multi-family and single family uses in a manner that provides for appropriate vehicle access, pedestrian connections, and transitions between uses. Berms, water features, public parks, opens spaces, and landscaping will establish transitions between different land uses. The PUD also incorporates low impact development street designs that provide for enhanced storm water management.

B. *Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.*

The single family lots are located north of proposed 5th Street on the east side of the neighborhood. A public park is established between the single family homes and the Stonegate development. The west side of the property adjacent to Inwood Avenue is planned for commercial uses. Significant water features, berms, and landscaping lie between the single family and the multifamily/commercial uses. The requested PUD provides for the integration of these compatible land uses.

C. *Provision of more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques.*

The InWood neighborhood incorporates a variety of open space and recreational amenities. The park on the east side of the neighborhood provides open space adjacent to the Stonegate development, as well as a trail connection to existing Stonegate public park. The park and trail system extends through the neighborhood to the commercial district of InWood. Trails and sidewalks are also provided along 5th Street with connections to the linear park.

The Preliminary PUD also includes additional public parkland to expand the Stonegate park, as well as a park south of 5th Street for use and enjoyment of residents in the multi-family portion of the neighborhood. The park south of 5th Street will also serve the adjacent commercial development providing a location for workers to enjoy a walk or lunch in the park.

D. *Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing.*

The InWood neighborhood provides convenient access to existing employment opportunities located in the adjacent Eagle Point Office Park, as well as nearby locations in Oakdale, Woodbury, and Lake Elmo. As discussed earlier, the neighborhood will provide a variety of housing types including: townhouses, multifamily, senior, and single family homes.

E. *Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.*

The property consists almost entirely of tilled agricultural fields and contains no significant environmental features. The trees along the east property line will be saved and incorporated into the park.

F. *Preservation of historic buildings, structures or landscape features.*

There are no historic buildings or significant landscape features found on the property.

G. *Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.*

As discussed above, the purpose of the PUD is to provide for the appropriate mixing and integration of land uses. The architecture of the single family homes will be controlled through standards imposed by Hans Hagen Homes. The opportunity for the buyer to choose from a variety of architectural styles, features, colors, and materials will create visual interest and establish the unique neighborhood character of InWood.

Final building plans for the commercial or multi-family properties will be completed as specific projects are identified. Future buildings on these parcels would conform to applicable City standards.

H. *Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.*

Master planning this neighborhood provides for the efficient layout and design of public utilities and services. The neighborhood will provide important connections to Eagle Point Boulevard, Inwood Avenue, and 10th Street. It will also provide the connection of 5th Street through the project site.

I. *Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved.*

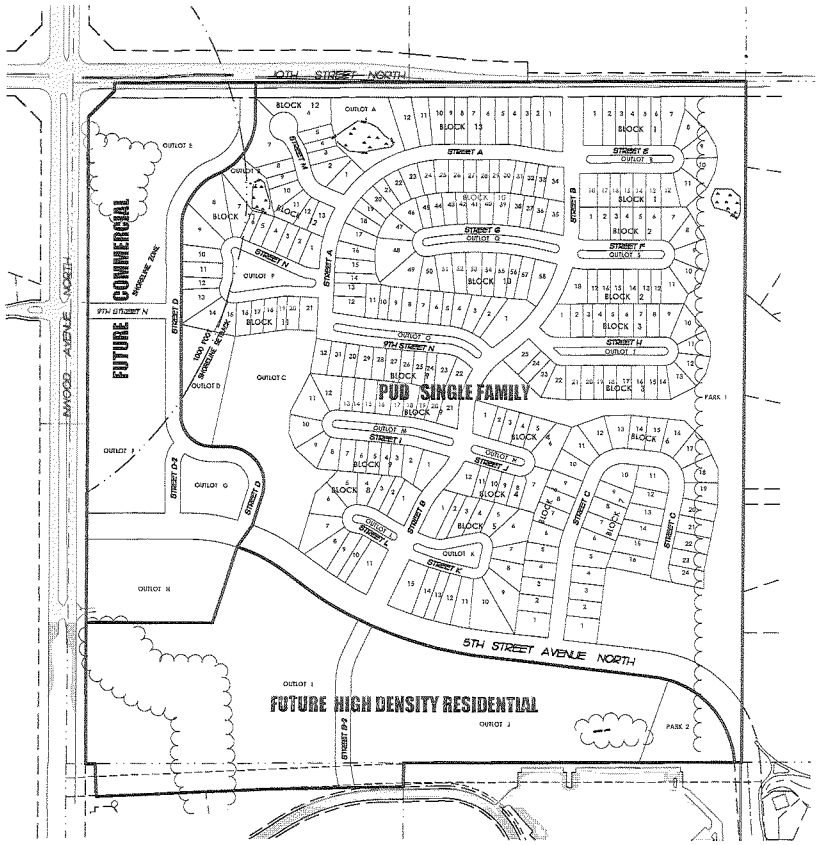
The project does not include any redevelopment.

J. *Higher standards of site and building design than would otherwise be provided under conventional land development technique.*

The Lake Elmo PUD ordinance is designed to provide the flexibility necessary to establish housing choices encouraged by the Comprehensive Plan, as well as housing not currently available in Lake Elmo. As discussed above, the InWood master plan provides efficient use of public infrastructure plus an excellent integration of adjacent land uses as compared to many small subdivisions of different uses proposed by multiple developers. InWood features low impact development street designs, attractive streetscape, a variety of homes and architectural features all incorporated with unique storm water management and landscape architecture.

NORTH

ZONING MAP

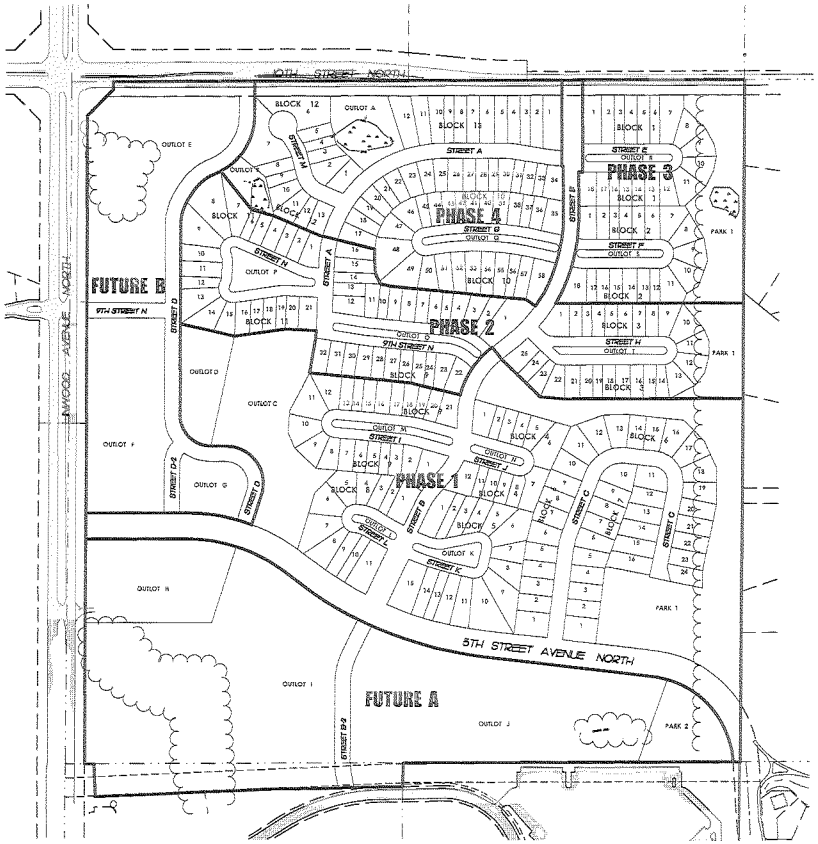


ZONING AREAS

PUD SINGLE FAMILY	102.92 ACRES
FUTURE COMMERCIAL	23.44 ACRES
FUTURE HIGH DENSITY RESIDENTIAL	30.63 ACRES

NORTH

PHASING PLAN



PHASING AREAS

PHASE 1	49.79 ACRES
PHASE 2	21.56 ACRES
PHASE 3	12.75 ACRES
PHASE 4	20.24 ACRES
FUTURE A	34.84 ACRES
FUTURE B	18.01 ACRES

NOTE

PHASING MAY CHANGE BASED ON MARKET DEMAND

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

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

DANIEL W. OBERMILLER
Date: 10/10/14 License No. 25341

DRAWN BY: JEN	JOB NO. 13777PP	DATE: 10/10/14
CHECK BY: DWO	SCANNED	

NO.	DATE	DESCRIPTION	BY
1			
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3			

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 100 ft.

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

INWOOD
Lake Elmo, Minnesota

ZONING/PHASING

X of X

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13777PP

NORTH

OPEN AREA PER CALCULATIONS

PROPERTY DESCRIPTION:

The West Half of the Southeast Quarter of Section 33, Township 29 North, Range 21 West, lying north of the north right of way line as shown on State Highway Right--of-way Plat No. 4 of 12, State Project 8282 (94=392) 902, Washington County, Minnesota.
(Abstract)
AND
The Northeast Quarter of Section 33, Township 29, Range 21, less and except:
Parcel No. 4 of Washington County Highway Right--of-way Plat No. 41; and
Parcel No. 3 of Washington County Highway Right--of-way Plat No. 42, Washington County, Minnesota.
(Torrens)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 4/10/14.
- Bearings shown are on the Washington County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID Nos. 33-029-21-11-0001, 33-029-21-11-0002, 33-029-21-12-0001, 33-029-21-12-0003, 33-029-21-42-0002.
- Total parcel area = 157.18 acres.
- BENCHMARK: MNDOT Station: NYGAARD MNDT. Elevation = 1010.83 (NGVD 29)

OPEN AREA CALCULATIONS FOR ENTIRE SITE

TOTAL SITE AREA = 157.18 ACRES (100%)

PUBLIC PARK (SINGLE FAMILY AREA) = 12.58 ACRES (8.00%)
PUBLIC PARK (MULTI-FAMILY AREA) = 1.76 ACRES (1.12%)
ISLANDS DEDICATED TO FILTRATION = 3.12 ACRES (1.98%)
OUTLOT A = 1.39 ACRES (0.88%)
OUTLOT B = 0.54 ACRES (0.34%)
OUTLOT C = 3.79 ACRES (2.41%)
OUTLOT D (OPEN AREA) = 1.65 ACRES (1.05%)
OUTLOT E (OPEN AREA) = 4.84 ACRES (3.08%)
OUTLOT F (OPEN AREA) = 1.47 ACRES (0.94%)
OUTLOT G (OPEN AREA) = 0.00 ACRES (0.00%)
OUTLOT H (OPEN AREA) = 0.00 ACRES (0.00%)
OUTLOT I (OPEN AREA) = 11.72 ACRES (7.46%)
OUTLOT J (OPEN AREA) = 1.56 ACRES (0.99%)
BERMS & OPEN SPACE ON RESIDENTIAL SITE NOT IN OUTLOTS = 4.50 ACRES (2.86%)

TOTAL OPEN AREA FOR ENTIRE SITE = 48.92 ACRES (31.11% OF SITE)

OPEN AREA CALCULATIONS FOR THE PUD SITE EXCEPT FOR OUTLOT D

TOTAL PUD SITE AREA = 101.26 ACRES (100%)

PUBLIC PARK (SINGLE FAMILY AREA) = 12.58 ACRES (12.42%)
ISLANDS DEDICATED TO FILTRATION = 3.12 ACRES (3.08%)
OUTLOT A = 1.39 ACRES (1.37%)
OUTLOT B = 0.54 ACRES (0.53%)
OUTLOT C = 4.84 ACRES (4.78%)
BERMS AND OPEN SPACE ON RESIDENTIAL SITE NOT IN OUTLOTS = 4.50 ACRES (4.44%)

TOTAL OPEN AREA FOR PUD SITE = 26.97 ACRES (26.62% OF SITE)

SEE SHEET X OF X SHEETS

E.G. RUD & SONS, INC.
EST. 1907
Professional Land Surveyors
www.egrud.com

6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

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

DANIEL W. OBERMILLER
Date: 10/XX/14 License No. 25341

DRAWN BY: JEN	JOB NO: 13777PP	DATE: 10/07/14
CHECK BY: DWO	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
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GRAPHIC SCALE
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(IN FEET)
1 inch = 100 ft.

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

INWOOD
Lake Elmo, Minnesota

OPEN SPACE PLAN

X of X

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13777PP

Preliminary Plat Narrative
Hans Hagen Homes
October 10, 2014

2. Written Statements
   a. *List of contact information*:

Applicant
John Rask
Hans Hagen Homes, Inc.
941 NE Hillwind Road, Suite 300
Fridley, MN 55432
763-586-7200

Property Owner
Tom Schuette
Inwood 10 LLC
95 South Owasso Blvd. E
St. Paul, MN 55117
651-484-0070

Surveyor
Dan Obermiller
EG Rud and Sons, Inc.
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
651-361-8200

Civil Engineer
Brian Krystofiak, PE
Carlson McCain, Inc.
248 Apollo Drive, Suite 100
Lino Lakes, MN 55014
763-489-7905

Wetland Consultant
Melissa Barrett
Kjolhaug Environmental
26105 Wild Rose Lane
Shorewood, MN 55331
952-401-8757

b. *A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s);*

See attached application.

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

InWood includes the following lots:

i. 275 Single Family Lots
ii. Outlots for future commercial and multi-family housing
iii. 29 acres of open space in the single family neighborhood (approximately 49 acres of open space in the entire neighborhood)
iv. 34 acres of public right-of-way

d. *An explanation of how issues have been addressed since the Sketch Plat phase of the development;*

Attached as Exhibit A to this narrative is an explanation of how issues have been addressed since the Concept Plan.

e. *A narrative explaining the intent of the project and/or your original or revised vision for the finished product;*

The Preliminary Plat Application is for the single family portion of the InWood PUD Concept approved by the City Council.

The single family neighborhood is referred to as InWood Village, and includes homes with association maintenance. The neighborhood provides the benefits of a single family home, with all the conveniences of a townhome. The association maintenance of lawn areas and snow removal provides the homeowner with the freedom to travel, own a winter or summer home, or more time for recreation. InWood homeowners may select "ale-carte" services through the homeowner association, such as gutter cleaning, spring and fall clean-up, and other services to assist in the upkeep and maintenance of the outdoor spaces.

Hans Hagen Homes will assist each buyer in selecting and designing a home that fits their particular need. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, including extensive use of brick and stone, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood.

InWood Village will feature private outdoor patio spaces, a private yard for gardening, plentiful landscaping, and a homeowners association to take care of the exterior spaces. Lush landscaping in the front yards and center medians provide a park like atmosphere on every street.

f. A statement showing the proposed density of the project with the method of calculating said density shown;

i. Single Family land use area of the plat includes 102.9 acres
ii. 275 total single family homes
iii. Single Family Gross Density of 2.7 units per acre
iv. Single Family Net Density of 3.0 units per acre (excludes park land)

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

The proposed roadways are consistent with the City's Transportation Plan. 5th Street from Inwood Avenue to the Boulder Ponds Neighborhood will be constructed in 2015. All roadways will be phased as market demand warrants. In general, the phasing of lots will occur from south to north.

The utility plan provides the extension of municipal sanitary sewer through the Boulder Ponds neighborhood. Hans Hagen Homes is working with the City and Boulder Ponds to coordinate the extension of the municipal sewer, and would request that the City coordinate the installation of the sewer through Boulder Ponds development so that it is available to InWood in the summer of 2015.

Municipal Water will be extended from both the south and west. The City is planning the construction of a trunk water main along Inwood in the summer of 2015. The neighborhood will connect to this main along with a connection to the Boulder Ponds neighborhood.

Sidewalks and trails will be installed along 5th Street in the first phase of development. The trail in the park along the eastern edge of the property will be constructed in the first phase in 2015. Other trails and sidewalks will be phased as streets are constructed.

h. A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);

Neighborhood input was provided during the PUD Concept Plan review stage. Comments generally related to concerns over the extension of municipal

services in this area of the community and the impacts that come along with changes to land use.

The land uses and density of the InWood neighborhood are consistent with the City's Comprehensive Plan, and no changes are necessary as a result of the Preliminary Plat application.

Hans Hagen Homes has also designed the neighborhood to lessen the impacts on adjacent property owners, as well as to enhance the neighborhood for future residents. These design features include:

i. A linear park along the eastern edge of the property that exceeds the City's initial standard of 100 feet. The InWood linear park varies from 100 feet to over 200 feet.
ii. The lots and streets were orientated east/west with cul-de-sac lots backing to the linear park. There are only 19 lots that back up to the linear park over a distance of 2,640 feet. Under standard zoning, there could be 40 lots backing up to the buffer.
iii. Additional land for a neighborhood park adjacent to the existing Stonegate development. This park will serve the needs of residents living in InWood as well as the neighborhoods to the east.
iv. Landscaped berms along 10th Street, 5th Street, and along a portion of the western edge of the neighborhood.

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

The InWood neighborhood is consistent with the City's Comprehensive Plan which provides for a graduation of land use intensities over the site. North of the 5th Street parkway will be single family homes. Transitioning to the west will be commercial. The neighborhood plan for InWood provides a large pond and berms to help transition between the commercial and single family neighborhood.

The InWood neighborhood plan avoids and preserves the three wetland basins found on the site. While these wetlands are currently farmed and significantly degraded, it's our intent to restore them with native vegetation.

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

The City's Comprehensive Plan provides for the planned and orderly growth of the community by making sure that the necessary infrastructure and services are in place as growth occurs. Because the proposed neighborhood is

consistent with the City's Comprehensive Plan, no impacts or excessive burdens are anticipated to the roads, public utilities, or public services.

A detailed traffic study was prepared as part of the EAW, and found no traffic impacts that could not be mitigated.

The majority of the homes in the neighborhood will not contain school age children. As such, no impacts are anticipated to the North St. Paul school district.

k. *If applicable, provide a description of proposed lakeshore access (i.e. shared dock with multiple slips, individual docks for each lot, etc.);*

Not applicable.

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

The neighborhood will include approximately 14.34 acres of public parkland. Overall, the neighborhood includes approximately 49 acres of open spaces, including public park, trail corridors, landscaped berms, ponding, infiltration areas, wetland preservation areas, and private open space. The private open space and infiltration areas will be maintained by a homeowners association.

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

Construction of 5th Street and site grading would commence in the spring of 2015 with the first neighborhood lots being developed in the summer of 2015. The single family neighborhood is anticipated to be phased over a 7 year period. Annual home construction will likely vary with fluctuations in the housing market.

Exhibit A

InWood
Response to PUD Conditions of Approval
October 10, 2014

On September 16, 2014, the City Council approved the PUD Concept Plan for InWood subject to 25 conditions. The 25 conditions are listed below along with a response to each condition:

1. *The applicant must obtain permission and consent from the adjoining property owner, Bremer Bank, related to the right-of-way and alignment of the 5th Street minor collector road in the southeast corner of the site. The final alignment must be determined prior to the submittal of PUD Preliminary Plan and Preliminary Plat applications.*

   The proposed 5th Street alignment is consistent with the City's transportation plan. Hans Hagen Homes is proposing a design speed of 40 mph for 5th Street with one exception. A small segment of the road next to the City Park would be slightly less than the 40 mph design speed recommended by the City Engineer. This slight reduction in the design speed allows the road to go farther south thereby minimizing the impacts to Stonegate Park, as well as the proposed additional park property. If a higher roadway design speed is necessary, Hans Hagen Homes could adjust 5th Street to the north to provide the recommended design speed. However, given the impacts to the park, a slight deviation to the standard appears warranted.

   Hans Hagen Homes approached Bremer Bank about acquiring some additional property for 5th Street. This additional right-of-way would have allowed us to save the parkland and trees while providing the higher design speed next to the park. However, Bremer Bank declined our request because it would interfere with their future expansion plans.

   Hans Hagen Homes will construct 5th Street in one phase, and will complete the work in the spring of 2015. Boulder Ponds does not plan to construct 5th Street until after 2015. As such, the construction of 5th Street through InWood will likely occur prior to the construction of 5th Street through Boulder Ponds. Hans Hagen Homes does not plan to impact the Bremer Bank Property and will work with Boulder Ponds to coordinate the alignment.

2. *Request for flexibility related to lot size, width, setbacks and all other requirements per the City's Zoning Ordinance or Design Standards must be clarified and documented as part of the PUD Preliminary Plan and Preliminary Plat submission.*

Minimum lot sizes and setbacks for InWood single family neighborhood are as follows:

Setbacks:
Front Yard = 20 feet
Side Yard = 4 feet
Rear Yard = 20 feet

Lot Sizes:
Lot Widths = 38, 50, 58, and 65 feet
16% of the lots will be 38 feet in width
53% of the lots will be 50 feet in width
16% of the lots will be 58 feet in width
15% of the lots will be 65 feet in width
Lot Depth = 125 feet
Minimum lot sizes will range from 4,750 sq. ft. to 8,125 sq. ft.

3. *The application for Preliminary Plat and Preliminary PUD Plan approval will include an overall PUD planning document that addresses the flexibility requests noted in the preceding condition and that also specifies the specific design considerations to be used throughout the project area.*

All of the single family homes will be part of a neighborhood association that is responsible for the maintenance of the yards and common areas. The specific design standards for the homes include:

Front Home Elevations: All front elevations shall include stone, brick, stucco or lap siding.

Trim Detail on All Elevations:

a. Frieze board on gable roof elements
b. Window trim
c. Door trim
d. Corner board unless brick or stone is used
e. Belly bands on homes with two stories above grade

Doors and Windows:
a. Windows on the front elevation shall include grids.
b. Windows and doors may be painted, natural wood, aluminum, or vinyl clad.
c. All windows must have exterior trim.

Garages:

a. A variety of garage designs will be incorporated into the design of homes and will include elements such as raised panels, windows, recessed doors,

overhangs, gables, corbels and accents that add architectural interest to every home and garage.

b. Flush garage doors will be prohibited.
c. Home designs shall reduce the impact of blank areas above the garage doors through the use of windows, louvers, lowered roof lines, eyebrows, frieze board, or other trim and details.
d. Garages adjacent to a street on corner lots shall include a window and trim on the side of the garage facing the street.

4. *The Preliminary PUD plans will include a phasing plan for all portions of the development.*

   Attached is a plan showing the general phasing of neighborhood improvements. Timing of the various phases will be based on market demand. 5th Street will be constructed from Inwood Avenue to Boulder Ponds in the first phase. General phasing of the project will occur from south to north given the availability of existing sewer, water, and the natural drainage patterns of the property.

5. *The Preliminary Development Plans shall include a water tower within the project development area in a location that is deemed acceptable by the City Engineer. As an alternative, the developer may identify an alternate location off-site for the water tower in a location deemed acceptable by the City Engineer provided the ownership of the site is transferred to the City and all required utility connections are constructed in conjunction with the platting of the InWood PUD.*

   The property owner, InWood 10, LLC has proposed a location for a water tower on its property north of 10th Street.

6. *The Preliminary PUD plans shall be updated to include additional park land in the southeastern portion of the site. A larger park area of 5 to 10 acres adjacent to the existing Stonegate Park and with access to 5th Street is the preferred location. The location and size of this park will be subject to review by the Lake Elmo Park Commission.*

   The Preliminary PUD provides approximately 4 acres of additional park land in the southwest corner of the site. This property is part of a larger 12.58 acre open space area that includes the buffer and trail corridor. An additional approximately 1.7 acre park would be provided south of 5th Street within the future townhome area.

7. *All street and median geometrics must accommodate emergency vehicle access and maintenance. Applicants must demonstrate acceptable turning radii for all uniquely shaped landscape medians and cul-de-sacs.*

   All streets meet acceptable turning radii for emergency and maintenance vehicles.

8. *The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed district prior to the commencement of any grading or development activity on the site.*

   The plat was redesigned to comply with the Wetland Conservation Act and to avoid and preserve the wetlands.

9. *Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision, and the land is located outside of any restrictive easements.*

   The applicant will work with staff to determine which trails qualify for parkland credit. The applicant anticipates approximately 1.3 acres of additional park land associated with trails.

10. *The applicant shall observe all comments and recommendations from the City Engineer documented on the Engineer's report dated August 13, 2014.*

    The applicant met with staff and the City Engineer to review the Engineer's report. The appropriate changes have been incorporated in the Preliminary Plat/PUD applications.

11. *The Preliminary Plat and Preliminary PUD Plans will address review comments and issues that are identified within the Environmental Assessment Worksheet for the InWood planned development site.*

    Based on the draft EAW and preliminary comments, the applicants do not anticipate any changes to the Preliminary Plat and Preliminary PUD plans. The EAW found no significant environmental impacts. Any comments will be addressed as part of the permitting process.

12. *The applicant shall enter into a maintenance agreement with the City clarifying responsibility for all median landscaping and stormwater facilities internal to the single family residential streets.*

    Hans Hagen Homes is proposing that the Homeowners Association be responsible for the maintenance and upkeep of the medians and infiltration basins located in the single family neighborhood.

13. *The applicants must work with the City to determine fair and equitable cost share for City costs related to the future signalization of the intersection at 5th Street and Inwood Avenue (CSAH 13).*

    The applicant has no objections to paying its equitable and proportionate share of the 5th Street and Inwood Avenue signalization. A typical cost sharing proposal

distributes the cost based on each approach of the intersection. The County has two approaches to the intersection via CSAH 13, and the City has one approach via 5th Street. There is no future extension planned to the west. As such the County would be responsible for 2/3 of the intersection cost and the City would be responsible for 1/3 of the cost. The applicants understand that a portion of the City's cost is attributed to the future development of the property, and that the applicants would be financially responsible for a portion of the City's cost.

The City's Transportation plan identifies 5th Street as a neighborhood collector for all of the growth occurring south of 10th street and north of Hudson Road, including the recently approved Savona and Boulder Ponds neighborhoods. Traffic from these neighborhoods will utilize 5th Street and the associated signal at Inwood. As such, some cost sharing from these neighborhoods would be appropriate.

14. *The applicant must work with Washington County to address all review comments documented in the attached report dated 8/20/14 pertaining to access and intersection design for Inwood Avenue (CSAH 13) and 10th Street (CSAH 10).*

    Hans Hagen Homes has discussed the comments with Washington County. None of the comments will impact the Preliminary Plat as proposed. Hans Hagen Homes and Inwood10 LLC have objected to the County's suggestion that county trails be added along CSAH 13 and 10th Street. As noted in the County's Comment letter dated August 20, 2014, the trail along Inwood is <u>not</u> included in the County's Comprehensive Plan. The letter further notes that there is an existing trail on the west side of Inwood.

    A County trail by definition is one that provides benefit to residents in Washington County. Nearby residents of Oakdale, Woodbury, and Lake Elmo would utilize these trails. The future construction of these trails should be a County expense.

    The plat will provide the necessary right-of-way, at no cost to the County, for the future construction of trails and any necessary road improvements.

15. *The applicant must provide sidewalks on both sides of Street B to better serve the single family residential area.*

    Hans Hagen Homes has included trails on both sides of Street B as requested.

16. *Additional trail segments along the east side of Inwood Avenue from 5th Street to 10th Street and along 10th Street from Inwood Avenue to the Greenbelt Buffer Trail must be incorporated into the plans.*

    As stated above, the construction of County trails should be the responsibility of the County as they benefit residents outside of Lake Elmo, in addition to Lake

Elmo Residents. The InWood preliminary plat includes trails and sidewalks parallel to and generally within a 300' of Inwood Avenue and 10th Street. The location of trails proposed in our preliminary plat provide pedestrians with a safe and attractive trail system that eliminates the need for duplicate trails adjacent to the high traffic County Highways of Inwood and 10th Street. InWood also includes two additional trails that provide pedestrian corridors from east to west through the neighborhood. The first trail is located in the center of InWood, and meanders along large ponds with extensive landscaping. A second trail on the north side of 5th Street is next to an eight-foot high landscaped berm. Additional trails and sidewalks are provided throughout the InWood neighborhood for the use and enjoyment by residents of Lake Elmo.

17. *The applicant must work with the City to ensure compliance with the City's shoreland provisions and the standards of the SWWD and MN DNR related to shoreland areas of designated public waters.*

    The plat as proposed would comply with these applicable standards.

18. *The development plans must be updated so that all multi-family housing is located south of 5th Street. No multi-family residential development will be allowed north of 5th Street.*

    The InWood PUD has been modified to comply with this condition.

19. *Sidewalks shall be provided on one side of every street, including all cul-de-sacs and loop roads within the development with the exception of 9th Street.*

    Hans Hagen Homes is providing sidewalks on one side of all through streets within the neighborhood. Our plan for InWood does not include sidewalks on the one-way streets. The reason we have not included sidewalks on every street include:

    - Great care has been taken to design one way streets with a loop that slows traffic and reduces the number of trips past most homes.
    - The unique loop street design provides guest parking on the median side of the street. This design eliminates the potential problems created by backing out of a driveway between parked cars.
    - The street design provides a corridor on the house side of the street that provides clear lines of sight for automobiles and pedestrians.
    - The looped road design also provides a walkable, pedestrian friendly community that calms traffic because of the loop.
    - The 40' wide landscaped median softens the streetscape and makes it visually appealing to walk along.
    - The loop street is specifically designed to provide a short distance to walk to nearby sidewalk and trail corridors.

20. *The trail within the eastern buffer area near the property boundary with the Stonegate subdivision shall be located as far west as possible on the site.*

    The applicants have no objection to establishing the trail in a manner that maximizes the privacy for existing and future residents, as well as those using the trails. Trail users and homeowners alike will benefit from a trail that is private and not infringing on backyards. The trees in this park area were planted for Christmas trees and are generally located in rows. Care will be taken to establish a trail corridor that minimizes tree removal and maximizes privacy for all involved.

21. *The lots at the far eastern cul-de-sacs in neighborhoods E, F, and H shall be platted as designer (larger) lots in accordance with the lot so designated on the PUD Concept Plan.*

    Hans Hagen Homes is asking that the Planning Commission reconsider this request. Expanding the width of the homes at the end of the cul-de-sacs will not result in fewer lots, nor will it result in fewer lots backing up to the linear park. The reason for this is that in some instances the lots are only 5 feet wider. Requiring wider lots will push the homes farther back (east) causing more tree removal. As such, the applicant sees it as a tradeoff between 1) providing wider lots and removing more trees, or 2) providing the original lots and preserving additional trees. Hans Hagen Homes has provided additional buffering beyond the City required minimum of 100 feet. This was done to try and save trees and provide for a more usable open space area. It also enhances the screening between the future homes and the Stonegate development.

22. *The developer shall consider adding a small park to the northwest portion of the site subject to review and comment by the Park Commission.*

    The Planning Commission, Park Commission and City Council all had different views and recommendations on the location of a future neighborhood park. The location of the park on the Preliminary Plat is consistent with City Council's review of the concept plan.

23. *The high density housing area shall be limited to a maximum of 15 units per acre.*

    The future housing located south of 5th Street is not part of this Preliminary Plat. However, the housing south of 5th Street as identified in the Concept Plan is at a net density of approximately 9.1 units per acre, which is below the allowed maximum of 15 units per acre

24. *The design for structures within the commercial and multi-family areas shall be consistent with the overall design throughout the development, including the single-family neighborhoods.*

The commercial and multi-family buildings shown on the plan are conceptual and not part of the Preliminary Plat application. These buildings were shown to give the City an idea of how the property could be development, and to assist the applicants and City in designing 5th Street, as well as planning for the future extension of public utilities.

Inwood 10 LLC is not requesting any additional density or other lot size or building setback flexibility, nor are they seeking Preliminary Plat or Preliminary PUD approvals at this time. Future development of the commercial and multi-family property will need to be consistent with the City's design standards. Given the size and mass of the commercial and multifamily buildings, the architecture of these buildings will be very different from the single family homes.

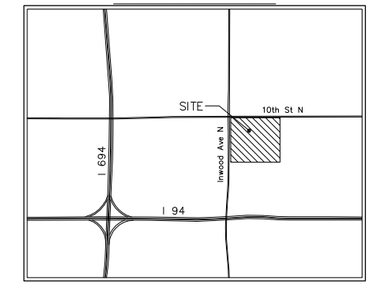
25. *All cul-de-sac streets shall meet the City's maximum length requirements as specified in the City's Subdivision Ordinance.*

The cul-de-sacs meet the City maximum length requirements. Street C (cul-de-sac by the park) will have connection through the park property providing additional park access. Given the access limitations along 5th Street, residents using the park will gain access from the westbound lane of 5th Street, as well as the Street C cul-de-sac.

InWood

Lake Elmo, Minnesota

VICINITY MAP



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NOT TO SCALE

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

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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. Krystofiak, P.E.
Signature:
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

Save Date: 10/09/14 f:\jobs\5161 - 5180\5172 - lake elmo property\cad\engineering\preliminary grading\5172_cover.dwg

PROPERTY DESCRIPTION

The West Half of the Southeast Quarter of Section 33, Township 29 North, Range 21 West, lying north of the north right of way line as shown on State Highway Right-of-way Plat No. 4 of 12, State Project 8282 (94=392) 902, Washington County, Minnesota.
(Abstract)
AND
The Northeast Quarter of Section 33, Township 29, Range 21, less and except:
Parcel No. 4 of Washington County Highway Right-of-way Plat No. 41; and
Parcel No. 3 of Washington County Highway Right-of-way Plat No. 42, Washington County, Minnesota.
(Torrens)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 4/10/14.
- Bearings shown are on the Washington County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID Nos. 33-029-21-11-0001, 33-029-21-11-0002, 33-029-21-12-0001, 33-029-21-12-0003, 33-029-21-42-0002.
- Total parcel area = 157.18 acres.
- Wetland delineation/location provided by Kjolhaug Environmental Services. See report dated July 3, 2014.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 19421
- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES ELECTRIC MANHOLE
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES POWER POLE AND OVERHEAD WIRES
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES LIGHT POLE
- DENOTES UTILITY BOX
- DENOTES FIBER OPTIC BOX
- DENOTES ELECTRICAL BOX
- DENOTES TELEPHONE PEDESTAL
- DENOTES GUY WIRE
- DENOTES STORM SEWER APRON
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE (FOR INDIVIDUAL TREES, SEE TREE INVENTORY PLAN BY PIONEER DATED 10-10-14)
- DENOTES EXISTING STORM SEWER
- DENOTES BITUMINOUS SURFACE
- TP 1020.48 BRG 9 DENOTES BORING BY AET IN APRIL 2014 WITH ELEVATION AND BORING NUMBER.
- DENOTES DELINEATED WETLAND LINE

BENCHMARK

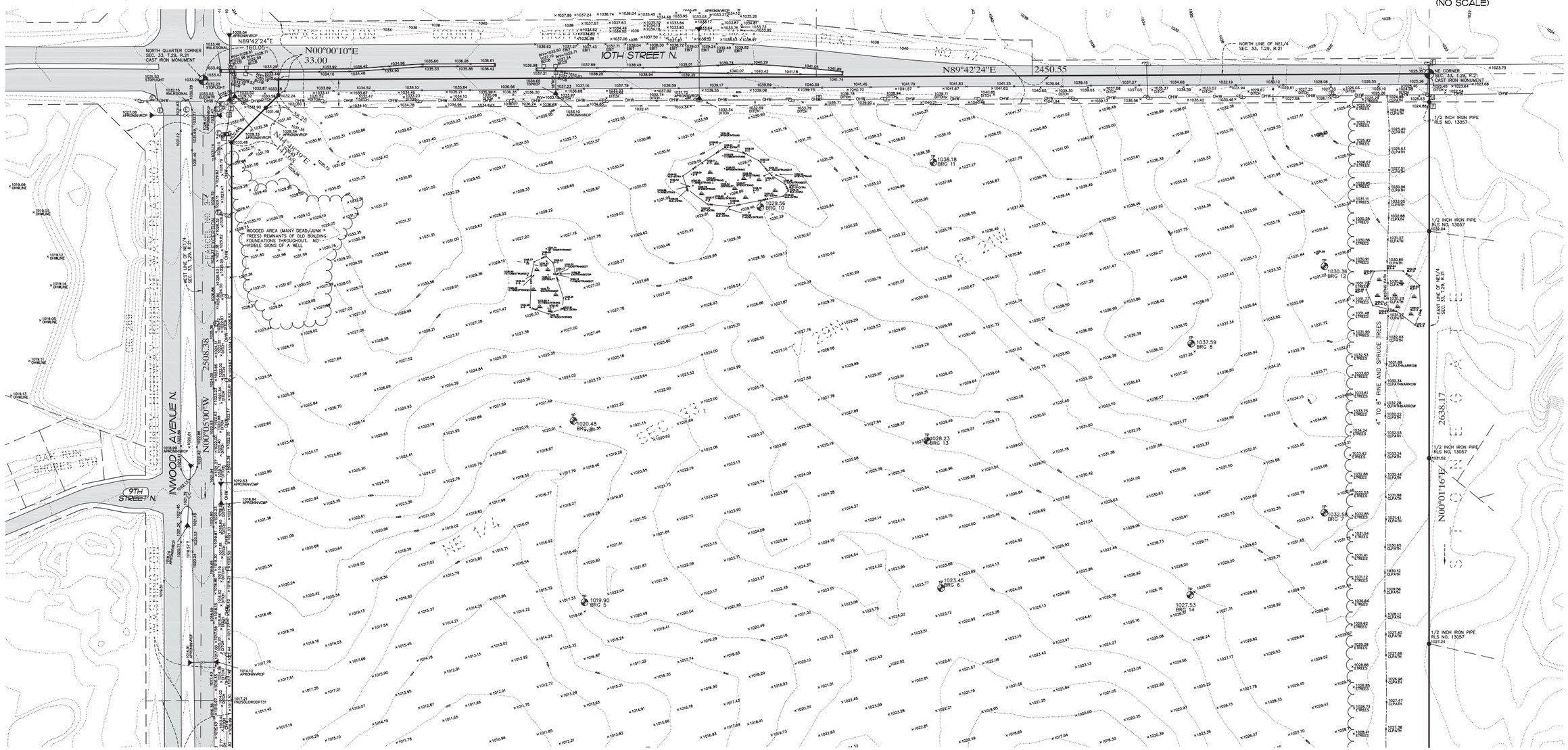
MNDOT Station: NYGAARD MNDT.
Elevation = 1010.83 (NGVD 29)

NORTH

VICINITY MAP

PART OF SEC. 33, TWP. 29, RNG. 21

WASHINGTON COUNTY, MINNESOTA
(NO SCALE)



SEE SHEET 3 OF 25 SHEETS

E.G. RUD & SONS, INC.
EST. 1972
Professional Land Surveyors
www.egrud.com

6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

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

DANIEL W. OBERMILLER
Date: 10/10/14 License No. 25341

DRAWN BY: JEN	JOB NO: 13777PP	DATE: 10/10/14
CHECK BY: DWO	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1			
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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

INWOOD
Lake Elmo, Minnesota

EXISTING CONDITIONS

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NOTES

SEE SHEET 2 OF 25 SHEETS FOR NOTES

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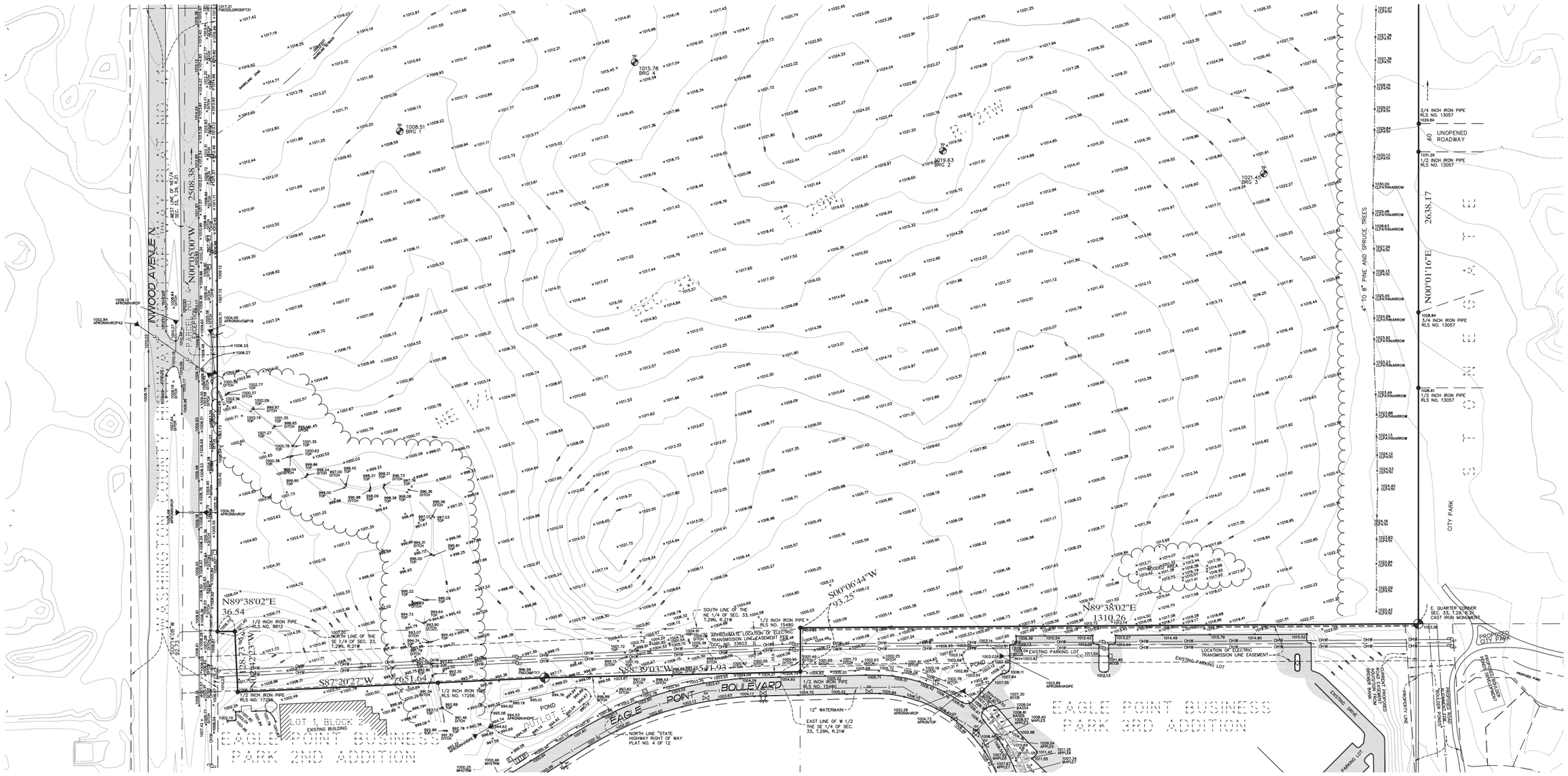
VICINITY MAP

PART OF SEC. 33, TWP. 29, RNG. 21

WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

SEE SHEET 2 OF 25 SHEETS



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EXISTING CONDITIONS

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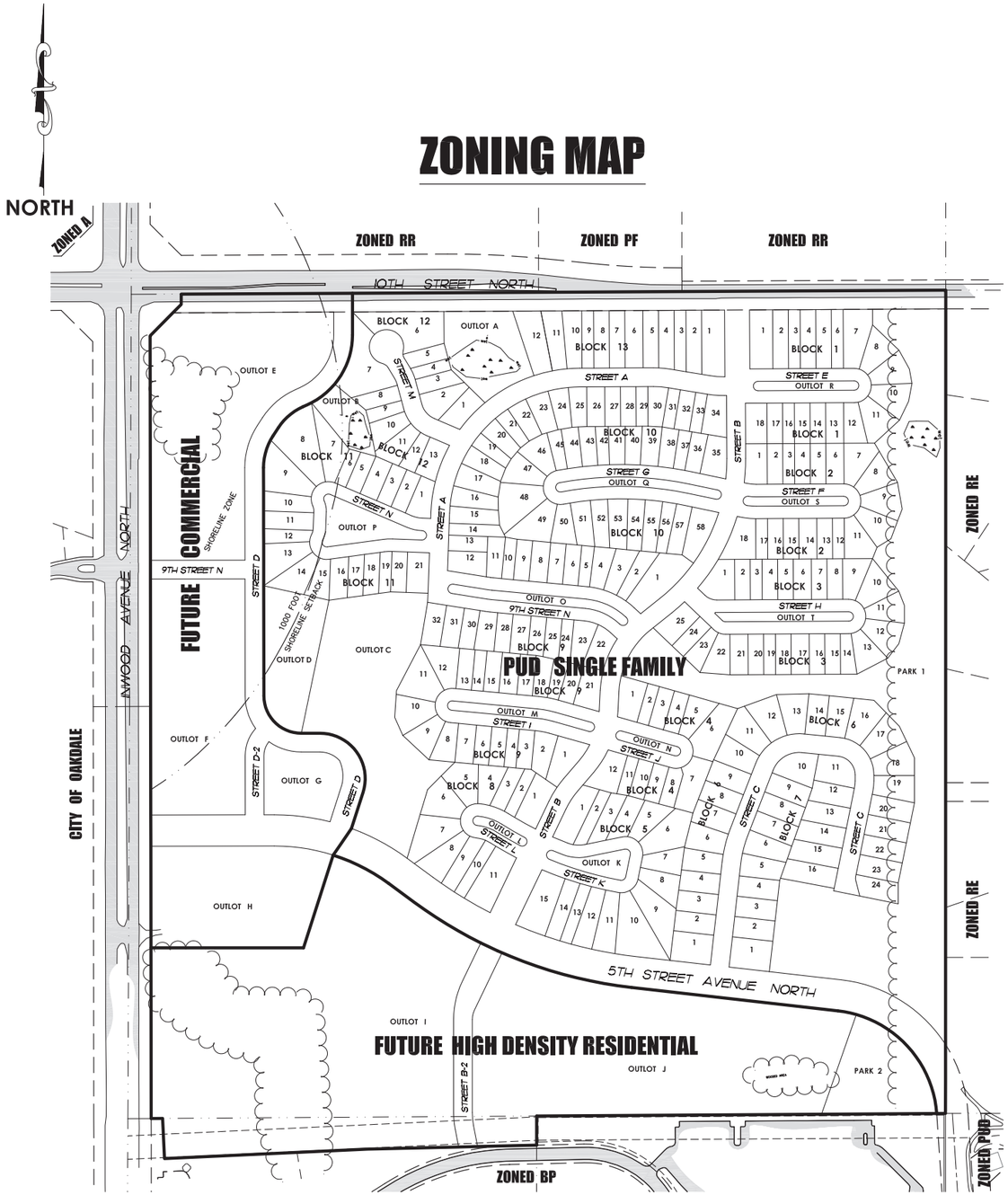
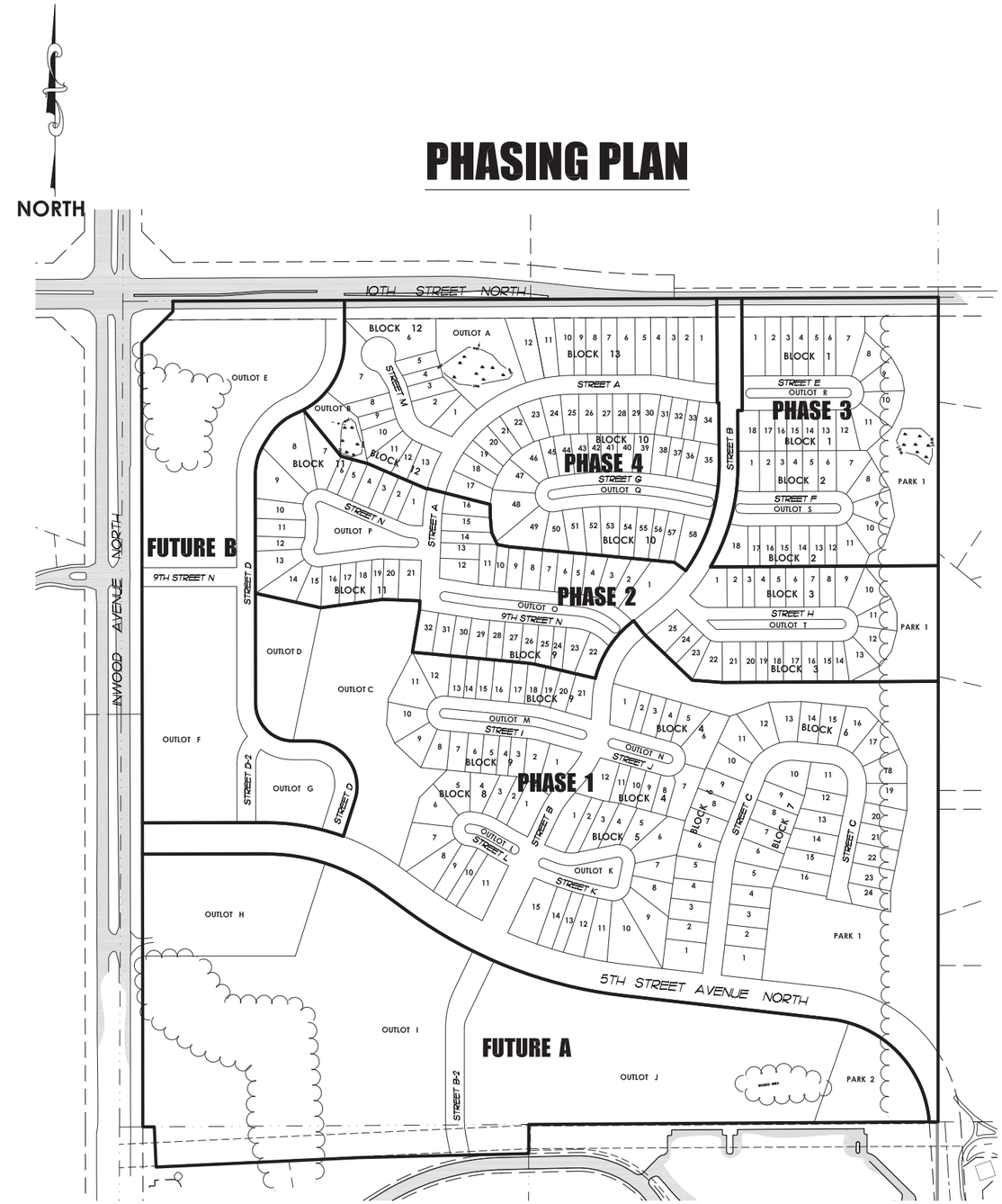
ZONING MAP



ZONING AREAS

PUD SINGLE FAMILY	102.92 ACRES
FUTURE COMMERCIAL	23.44 ACRES
FUTURE HIGH DENSITY RESIDENTIAL	30.83 ACRES

PHASING PLAN



PHASING AREAS

PHASE 1	49.79 ACRES
PHASE 2	21.56 ACRES
PHASE 3	12.75 ACRES
PHASE 4	20.24 ACRES
FUTURE A	34.84 ACRES
FUTURE B	18.01 ACRES

NOTE

PHASING MAY CHANGE BASED ON MARKET DEMAND

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ZONING/PHASING

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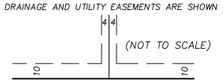
VICINITY MAP

PART OF SEC. 33, TWP. 29, RNG. 21

WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

BLOCK 6 AND 7 EASEMENT DETAIL

PUBLIC DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



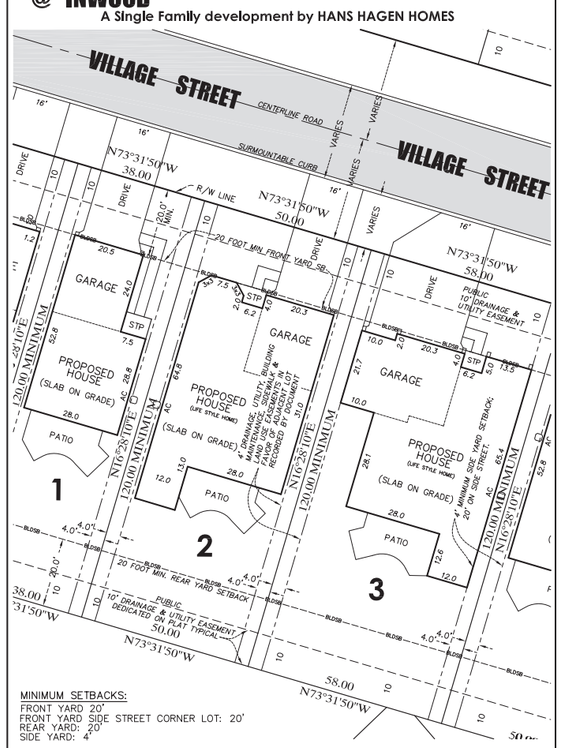
BEING 4 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

BENCHMARK

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

DETAIL SHEET
SINGLE FAMILY HOMES BLOCKS 1-5 AND 8-13
@ "INWOOD "

A Single Family development by HANS HAGEN HOMES



Scale 1"= 20' | ● Denotes Iron Monument | Bearing Datum: Assumed | Job No. 13777 | Drwg By JEN

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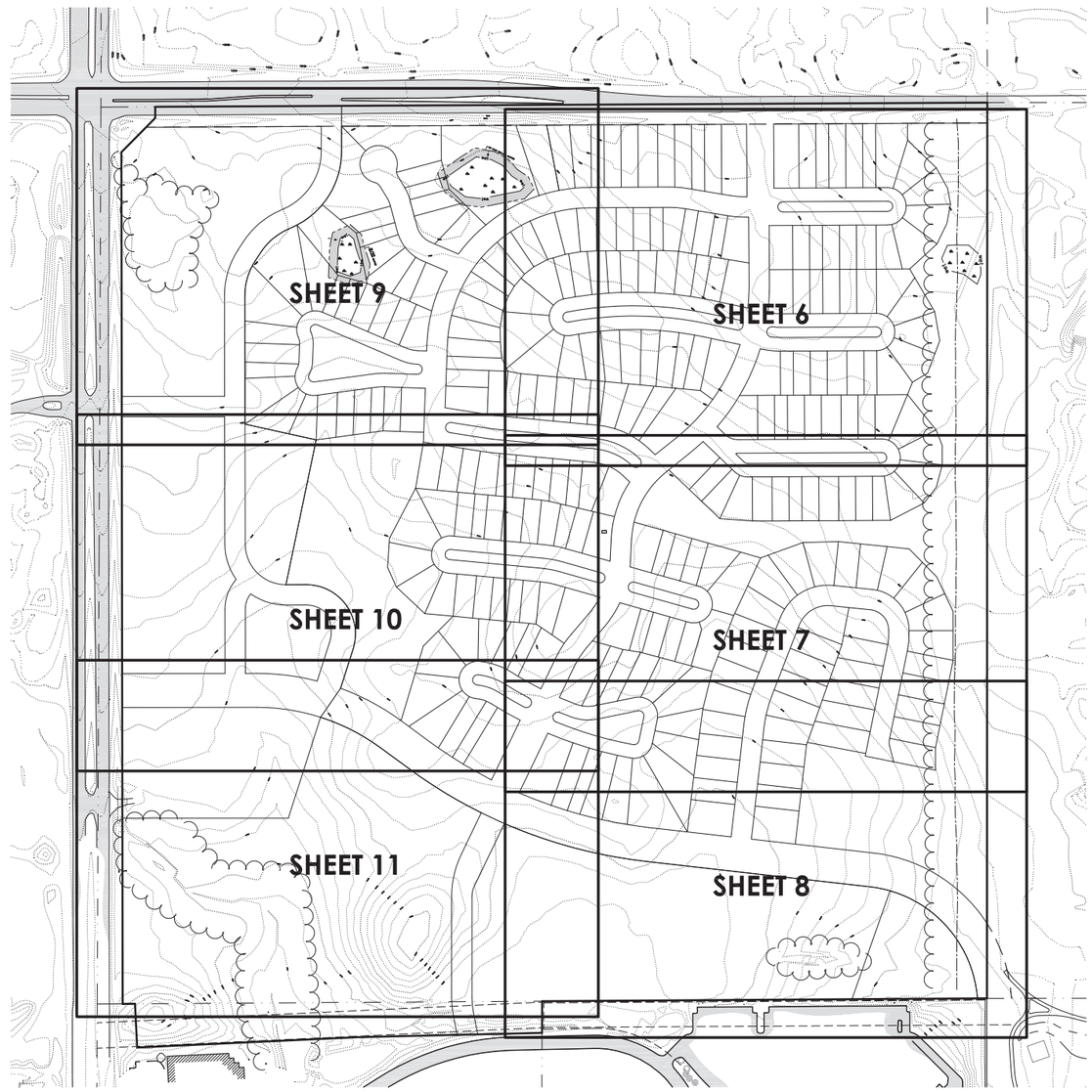
NORTH



APPLICANT:

John Rask
Hans Hagen Homes
941 NE Hillwind Road, Suite 300
Fridley, MN 55432
763-586-7200

PROPERTY OWNER:

Tom Schuette
Inwood 10 LLC
95 South Owasso Blvd. E
St. Paul, MN 55117
651-484-0070

PROPERTY DESCRIPTION:

The West Half of the Southeast Quarter of Section 33, Township 29 North, Range 21 West, lying north of the north right of way line as shown on State Highway Right-of-way Plat No. 4 of 12, State Project 8282 (94=392) 902, Washington County, Minnesota.
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Parcel No. 3 of Washington County Highway Right-of-way Plat No. 42, Washington County, Minnesota.
(Torrens)

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- Total parcel area = 157.18 acres.
- Wetland delineation/location provided by Kjolhaug Environmental Services. See report dated July 3, 2014.
- Borings done by American Eng. Testing, Inc. from 5/13/14 Report.

SITE DATA AND LAND USE NOTES:

TOTAL PLAT AREA ..... 157.2 ACRES

PUD SINGLE FAMILY LAND AREA ..... 102.9 ACRES – 65.5%
PUD HIGH DENSITY RESIDENTIAL LAND AREA ..... 23.4 ACRES – 14.9%
FUTURE COMERCIAL LAND AREA ..... 30.8 ACRES – 19.6%
TOTAL ..... 157.2 ACRES – 100%

PUD SINGLE FAMILY LAND AREA ..... 102.9 ACRES – 100%
PUBLIC PARK ..... 12.6 ACRES – 12.2%
OUTLOTS ..... 11.5 ACRES – 11.2%
PROPOSED PUBLIC RIGHT OF WAY ..... 33.8 ACRES – 32.8%
SINGLE FAMILY LOT AREA ..... 45.0 ACRES – 43.8%
TOTAL ..... 102.9 ACRES – 100%

* PROPOSED SINGLE FAMILY LOTS ..... 275 UNITS
* OVERALL SINGLE FAMILY DENSITY ..... 2.7 LOTS PER ACRE
* SINGLE FAMILY DENSITY EXCLUSIVE OF PARK ..... 3.0 LOTS PER ACRE

FUTURE HIGH DENSITY RESIDENTIAL LAND AREA ..... 30.8 ACRES – 100%
PUBLIC PARK ..... 1.8 ACRES – 5.8%
PROPOSED PUBLIC RIGHT OF WAY ..... 0.9 ACRES – 2.9%
HIGH DENSITY RESIDENTIAL LOT AREA ..... 28.1 ACRES – 91.3%
TOTAL ..... 30.8 ACRES – 100%

* PROPOSED HIGH DENSITY RESIDENTIAL LOTS ..... 244-264 UNITS
* OVERALL HIGH DENSITY RESIDENTIAL DENSITY ..... 7.9 TO 8.6 LOTS PER ACRE
* HIGH DENSITY RESIDENTIAL EXCLUSIVE OF PARK ..... 8.4 TO 9.1 LOTS PER ACRE

FUTURE COMMERCIAL LAND AREA ..... 23.4 ACRES – 100%
PROPOSED PUBLIC RIGHT OF WAY ..... 5.7 ACRES – 24.4%
COMMERCIAL LAND LOT AREA ..... 17.7 ACRES – 75.6
TOTAL ..... 23.4 ACRES – 100%

OVERALL AREA OF 10TH STREET N RIGHT OF WAY PROPOSED ..... 2.6 ACRES
OVERALL AREA OF 5TH STREET N RIGHT OF WAY PROPOSED ..... 6.4 ACRES
OVERALL PUBLIC PARK DEDICATION ..... 14.4 ACRES
GREEN SPACE AFTER DEVELOPMENT ..... 63% OF SITE
IMPERVIOUS SURFACES AFTER DEVELOPMENT ..... 37% OF SITE

SINGLE FAMILY HOME BUILDING SETBACKS:

FRONT YARD ..... 20 FEET
SIDE YARD ..... 4 FEET
CORNER SIDEYARD ..... 20 FEET
REAR YARD ..... 20 FEET

IMPERVIOUS COVERAGE IN SHORELAND DISTRICT

SINGLE FAMILY LOTS

LOT BLOCK	LOT AREA IN DISTRICT	IMPERVIOUS	PERCENT IMPERVIOUS	STRUCTURES NOT INCLUDED
LOT 7, BLK 11	12,500sf	3490sf	28%	NONE
LOT 8, BLK 11	24,543sf	3409sf	14%	NONE
LOT 9, BLK 11	17,412sf	3756sf	22%	NONE
LOT 10, BLK 11	9,029sf	2,579sf	29%	DRIVEWAY AND PATIO
LOT 11, BLK 11	9,085sf	2579sf	28.3%	DRIVEWAY AND PATIO
LOT 12, BLK 11	6,406sf	1804sf	28.2%	DRIVEWAY
LOT 13, BLK 11	12,980sf	3301sf	25%	NONE
LOT 14, BLK 11	10,915sf	3280sf	30%	PATIO

COMMERCIAL LOTS

OUTLOT #	LOT AREA IN DISTRICT	IMPERVIOUS	PERCENT IMPERVIOUS	STRUCTURES NOT INCLUDED
OUTLOT E	312,849sf	66,543sf	21%	NONE
OUTLOT F	167,703sf	50,300sf	30%	NONE

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Date: 10/10/14 License No. 25341

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CHECK BY: DWO	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

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

INWOOD
Lake Elmo, Minnesota

PRELIMINARY PLAT INDEX

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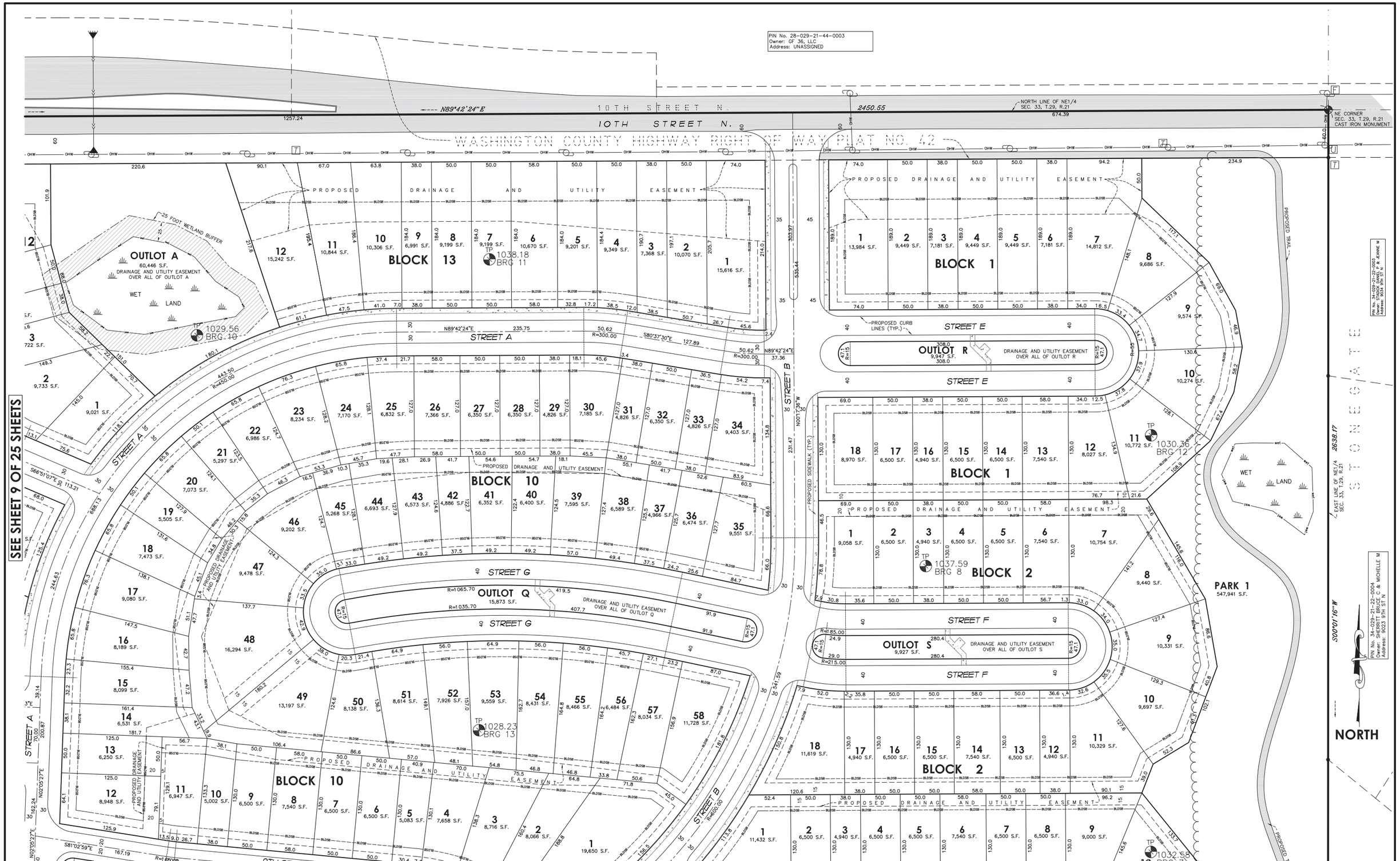

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INWOOD
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PRELIMINARY PLAT

6 of 25

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SEE SHEET 6 OF 25 SHEETS

SEE SHEET 10 OF 25 SHEETS

SEE SHEET 8 OF 25 SHEETS

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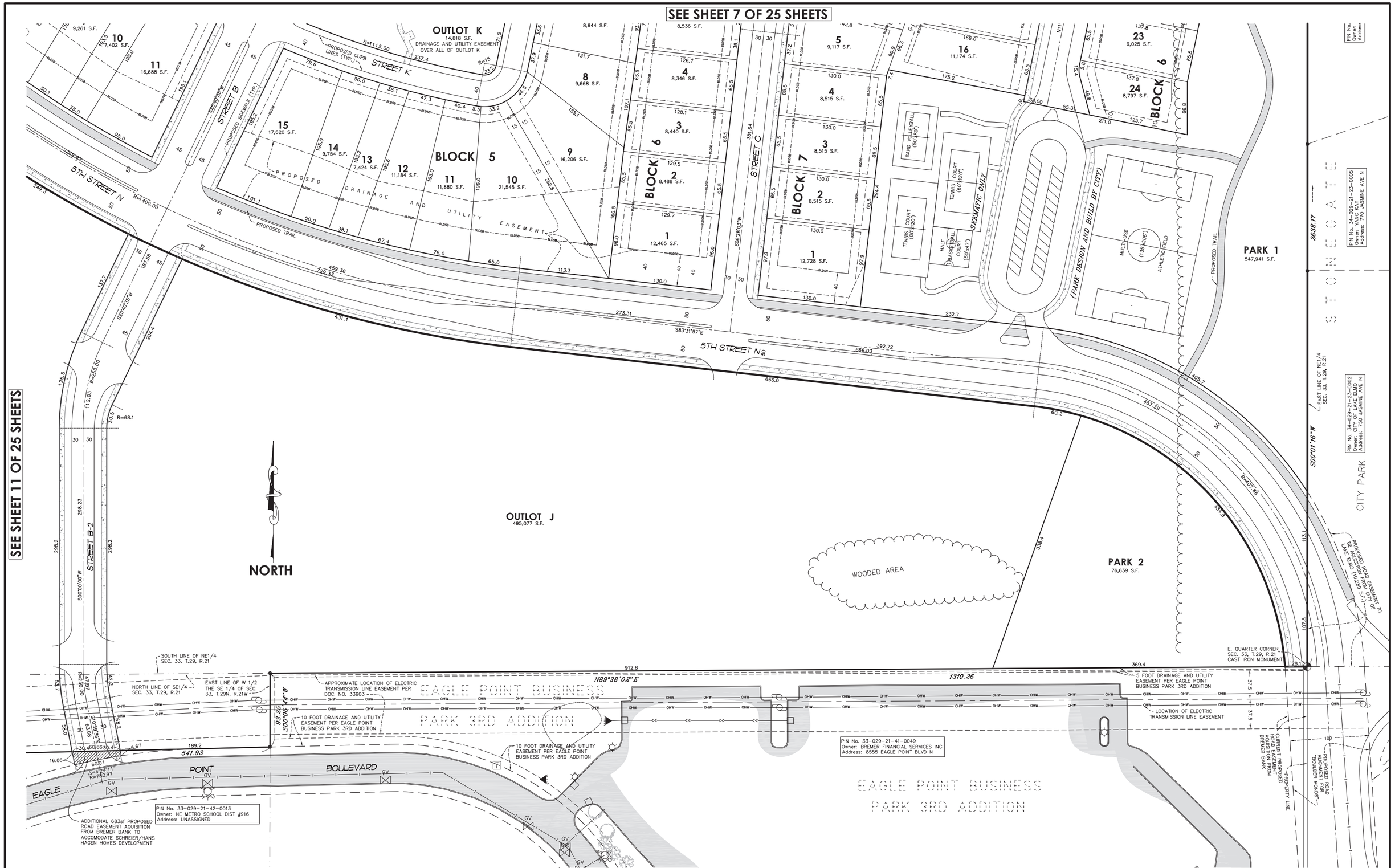
SEE SHEET 7 OF 25 SHEETS

SEE SHEET 11 OF 25 SHEETS



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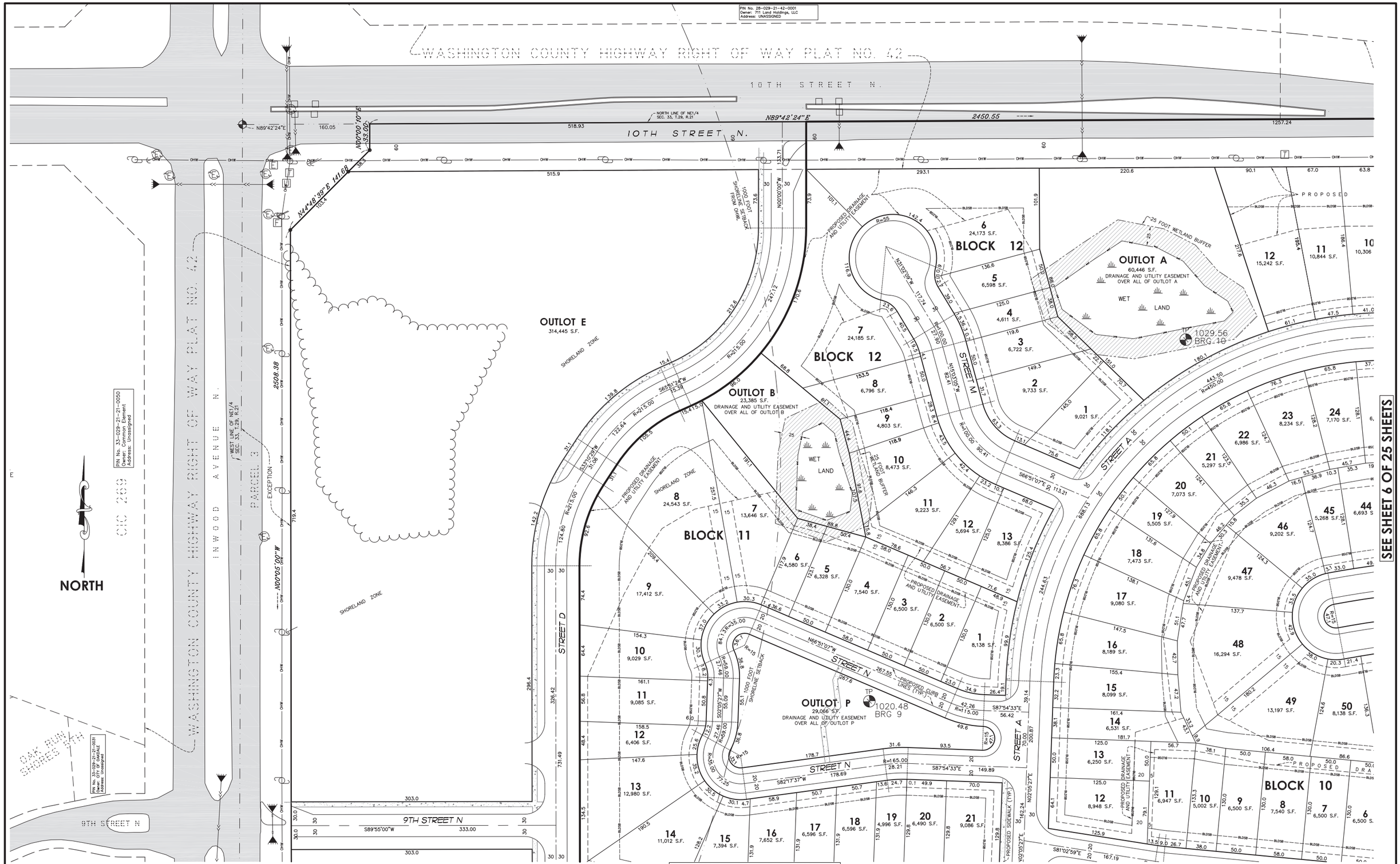

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PRELIMINARY PLAT

9 of 25

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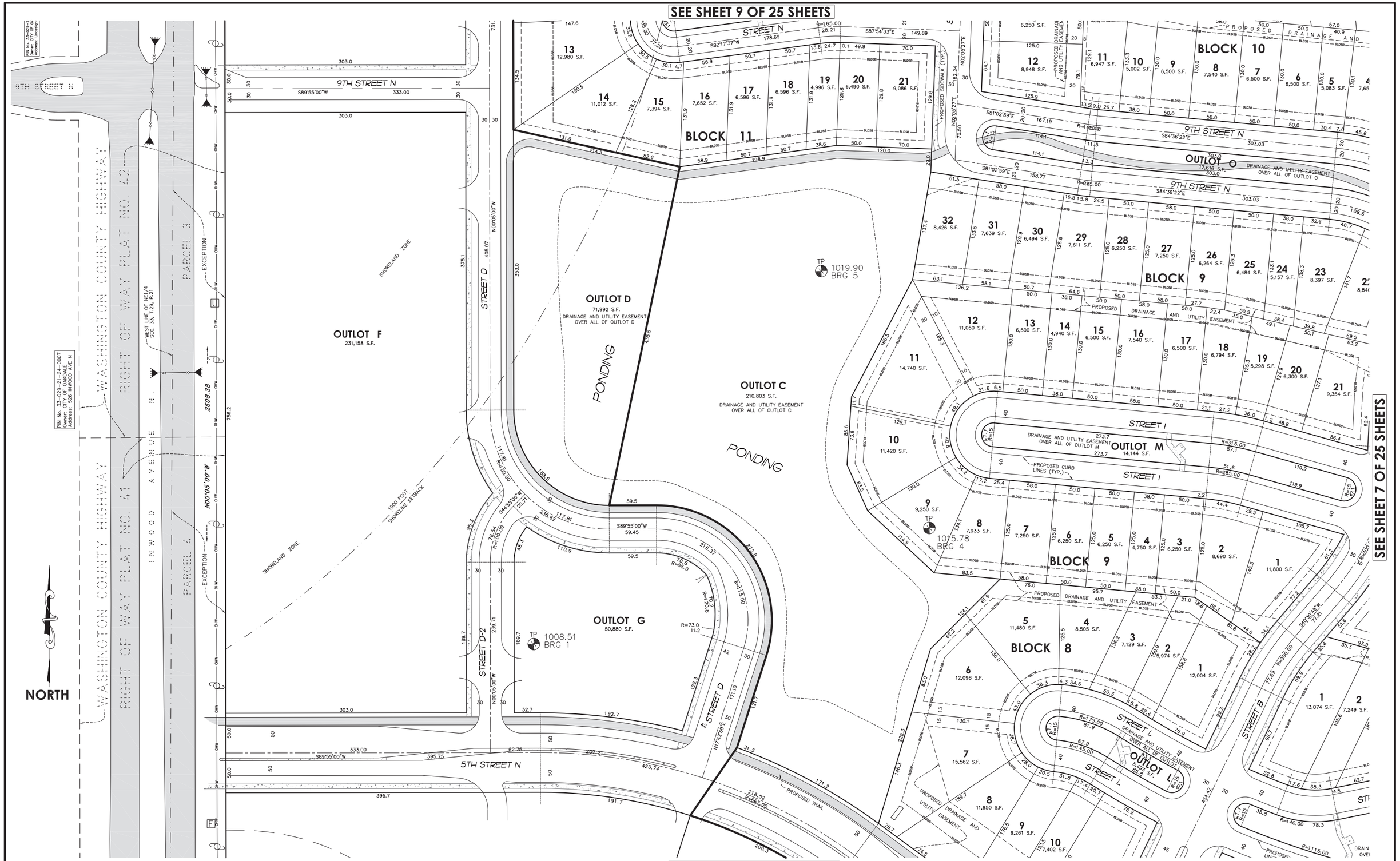

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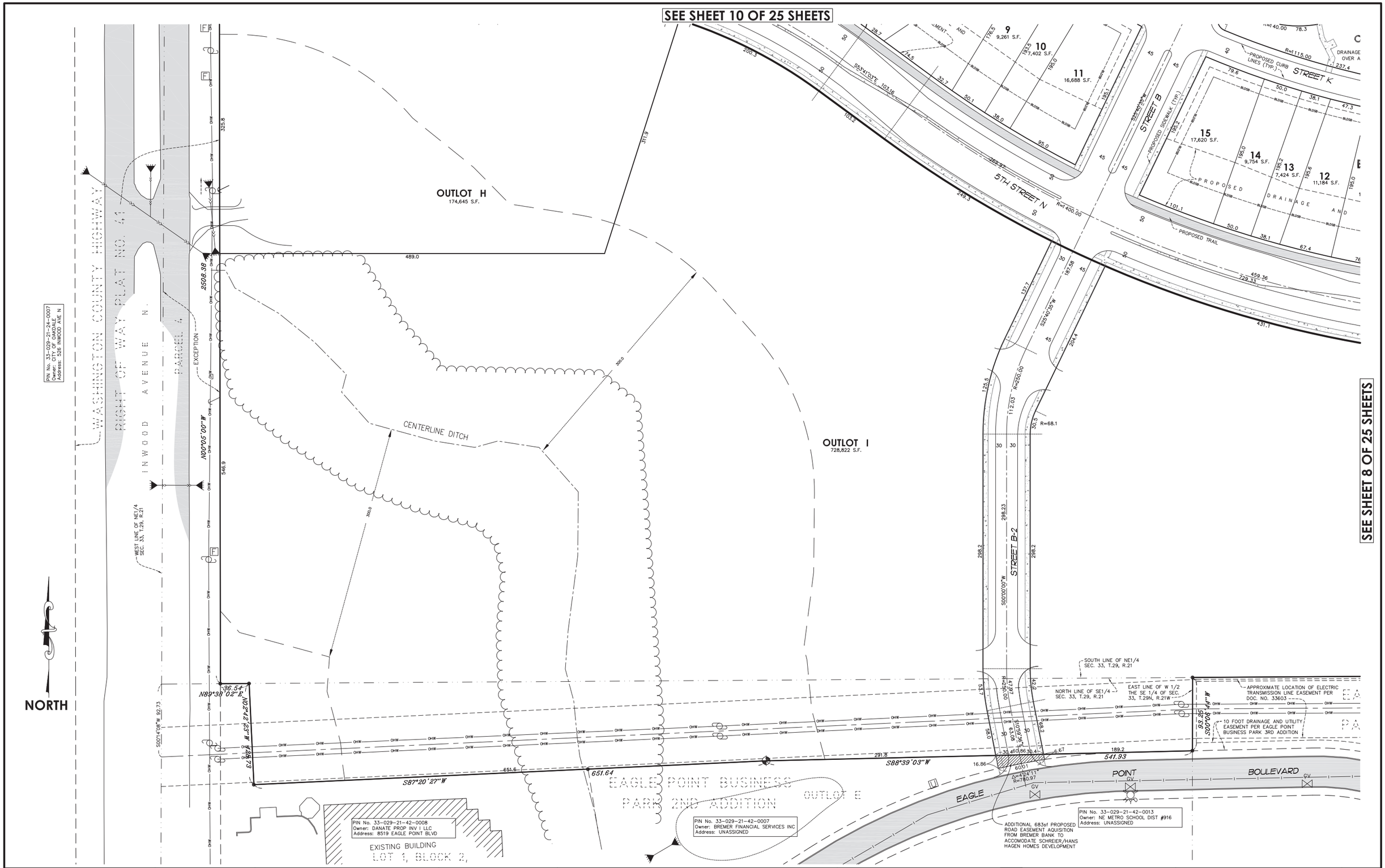
SEE SHEET 10 OF 25 SHEETS

SEE SHEET 8 OF 25 SHEETS



E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
www.egrud.com

6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

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

DANIEL W. OBERMILLER
Date: 10/10/14 License No. 25341

DRAWN BY: JEN	JOB NO: 13777PP	DATE: 10/10/14
CHECK BY: DWO	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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

INWOOD
Lake Elmo, Minnesota

PRELIMINARY PLAT

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13777PP

NORTH

OPEN AREA PER CALCULATIONS

PROPERTY DESCRIPTION:

The West Half of the Southeast Quarter of Section 33, Township 29 North, Range 21 West, lying north of the north right of way line as shown on State Highway Right-of-way Plat No. 4 of 12, State Project 8282 (94=392) 902, Washington County, Minnesota.
(Abstract)
AND
The Northeast Quarter of Section 33, Township 29, Range 21, less and except:
Parcel No. 4 of Washington County Highway Right-of-way Plat No. 41; and
Parcel No. 3 of Washington County Highway Right-of-way Plat No. 42, Washington County, Minnesota.
(Torrens)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 4/10/14.
- Bearings shown are on the Washington County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID Nos. 33-029-21-11-0001, 33-029-21-11-0002, 33-029-21-12-0001, 33-029-21-12-0003, 33-029-21-42-0002.
- Total parcel area = 157.18 acres.
- BENCHMARK: MNDOT Station: NYGAARD MNDT. Elevation = 1010.83 (NGVD 29)

OPEN AREA CALCULATIONS FOR ENTIRE SITE

TOTAL SITE AREA = 157.18 ACRES (100%)

PUBLIC PARK (SINGLE FAMILY AREA) = 12.58 ACRES (8.00%)
PUBLIC PARK (MULTI-FAMILY AREA) = 1.76 ACRES (1.12%)
ISLANDS DEDICATED TO FILTRATION = 3.12 ACRES (1.98%)
OUTLOT A = 1.39 ACRES (0.88%)
OUTLOT B = 0.54 ACRES (0.34%)
OUTLOT C = 4.84 ACRES (3.08%)
OUTLOT D (OPEN AREA) = 1.65 ACRES (1.05%)
OUTLOT E (OPEN AREA) = 3.66 ACRES (2.32%)
OUTLOT F (OPEN AREA) = 1.47 ACRES (0.94%)
OUTLOT G (OPEN AREA) = 0.00 ACRES (0.00%)
OUTLOT H (OPEN AREA) = 0.00 ACRES (0.00%)
OUTLOT I (OPEN AREA) = 11.72 ACRES (7.46%)
OUTLOT J (OPEN AREA) = 1.56 ACRES (0.99%)
BERMS & OPEN SPACE ON RESIDENTIAL SITE NOT IN OUTLOTS = 4.50 ACRES (2.86%)

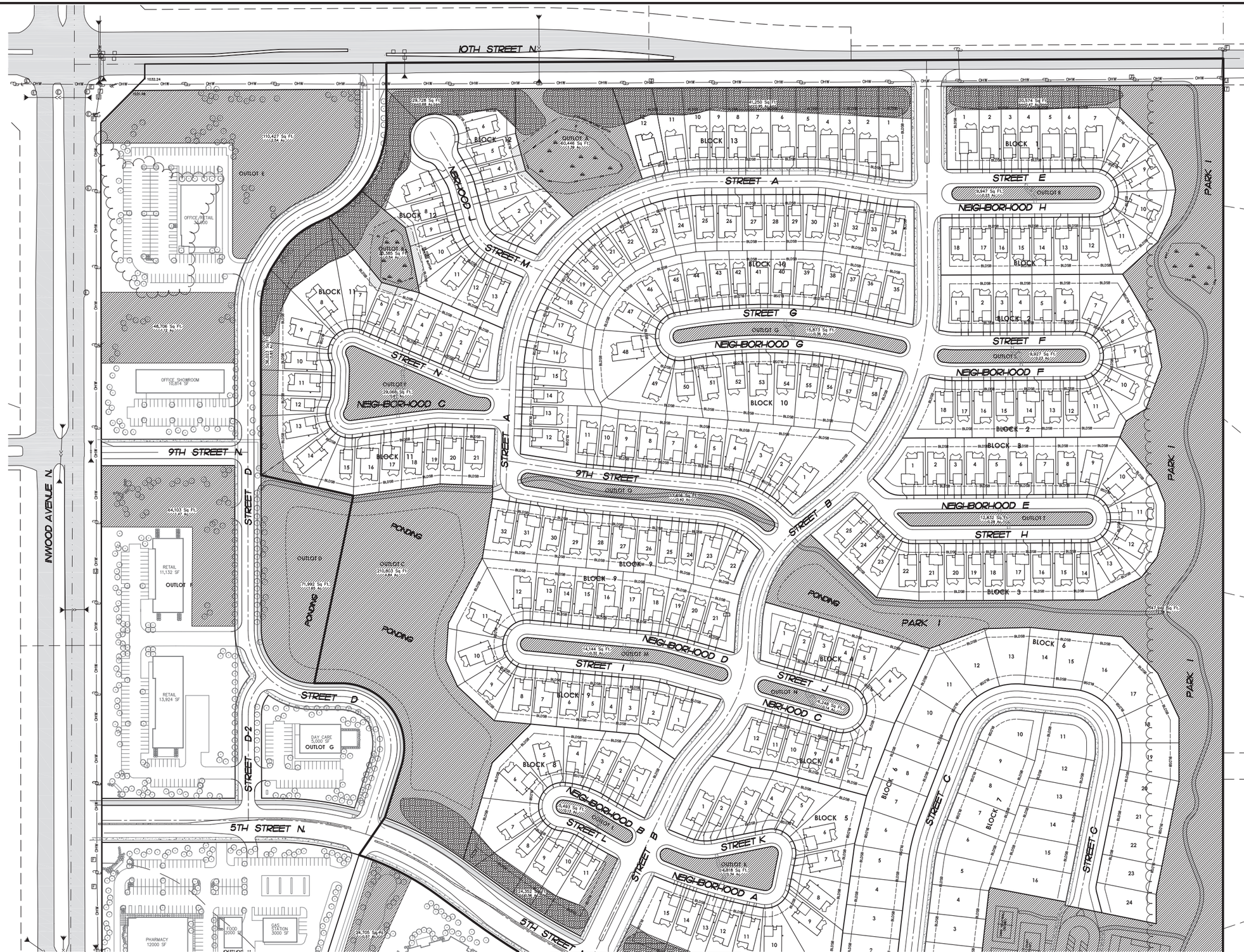
TOTAL OPEN AREA FOR ENTIRE SITE = 48.79 ACRES (31.04% OF SITE)

OPEN AREA CALCULATIONS FOR THE PUD SITE EXCEPT FOR OUTLOT D

TOTAL PUD SITE AREA = 101.26 ACRES (100%)

PUBLIC PARK (SINGLE FAMILY AREA) = 12.58 ACRES (12.42%)
ISLANDS DEDICATED TO FILTRATION = 3.12 ACRES (3.08%)
OUTLOT A = 1.39 ACRES (1.37%)
OUTLOT B = 0.54 ACRES (0.53%)
OUTLOT C = 4.84 ACRES (4.78%)
BERMS AND OPEN SPACE ON RESIDENTIAL SITE NOT IN OUTLOTS = 4.50 ACRES (4.44%)

TOTAL OPEN AREA FOR PUD SITE = 26.97 ACRES (26.62% OF SITE)



SEE SHEET 13 OF 25 SHEETS

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CHECK BY: DWO	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

INWOOD
Lake Elmo, Minnesota

OPEN SPACE PLAN

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13777PP

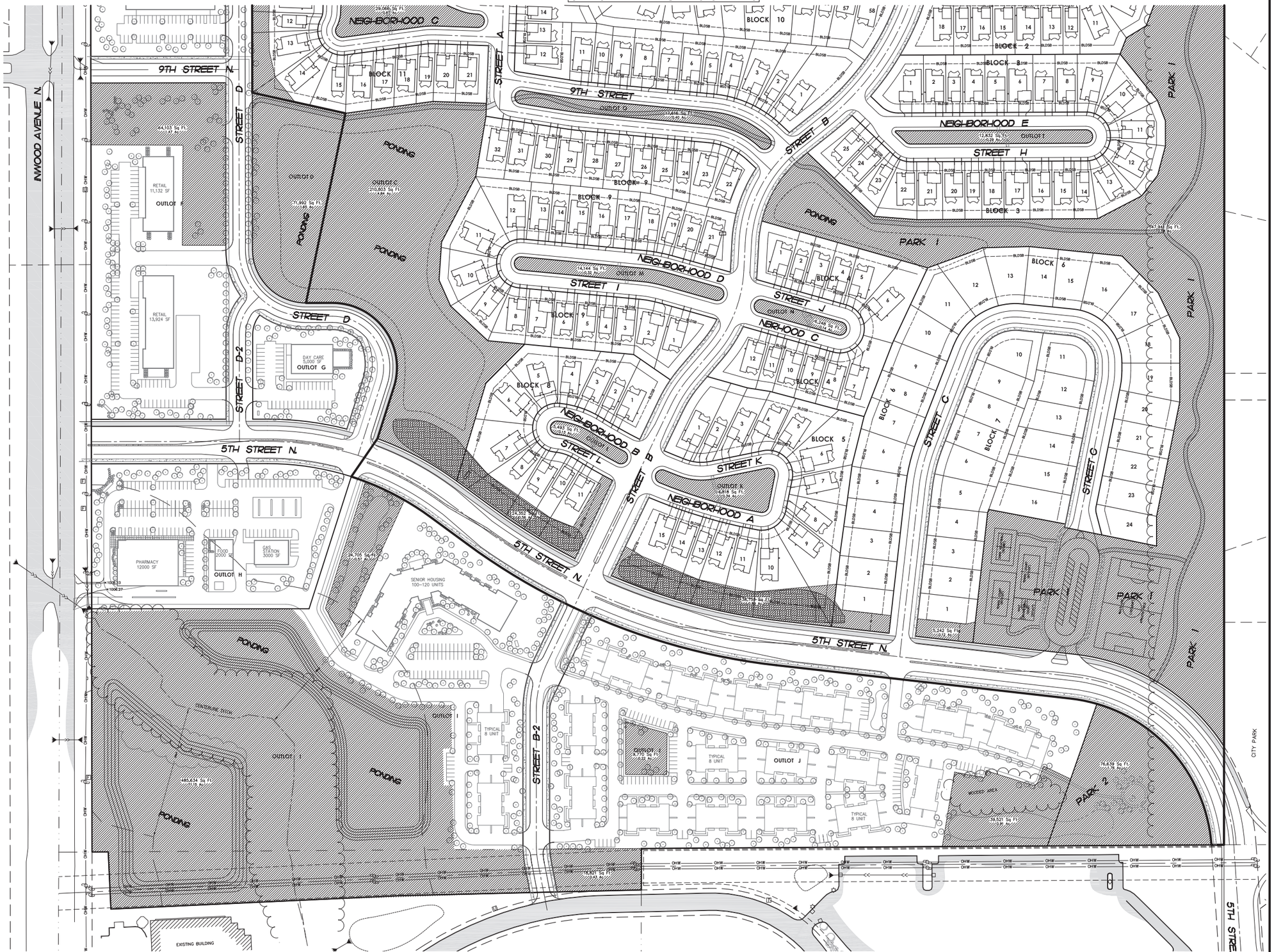
SEE SHEET 12 OF 25 SHEETS

NORTH

OPEN AREA PER CALCULATIONS

NOTES

SEE SHEET 12 OF 25 SHEETS FOR NOTES.



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GRAPHIC SCALE
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(IN FEET)
1 inch = 100 ft.

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INWOOD
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OPEN SPACE PLAN

S:\rud\CAD\13proj\13777\13777-2.dwg 10/9/2014 2:44:21 PM CDT

13777PP

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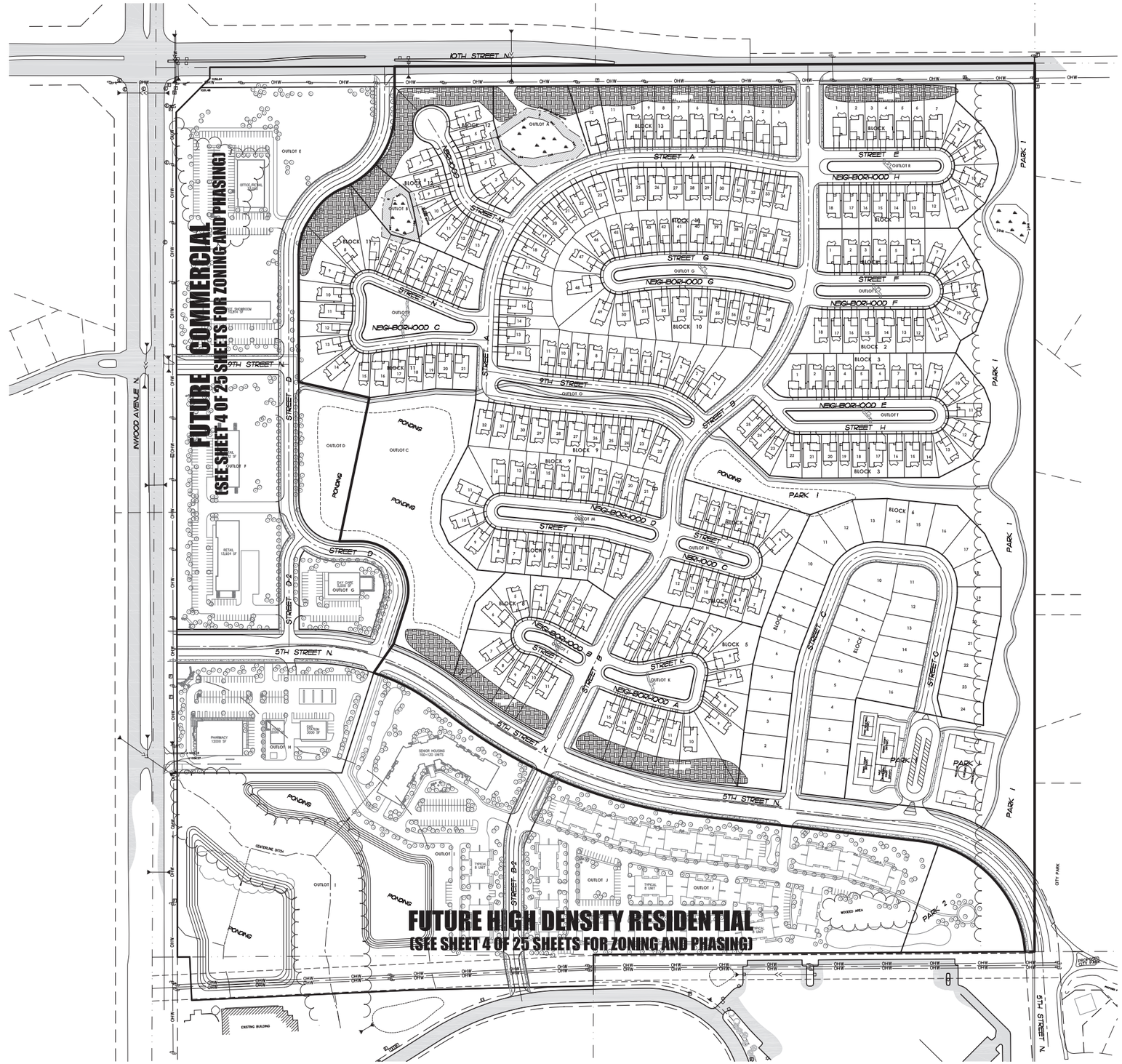

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1			
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3			

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

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PUD SITE PLAN

14 of 25

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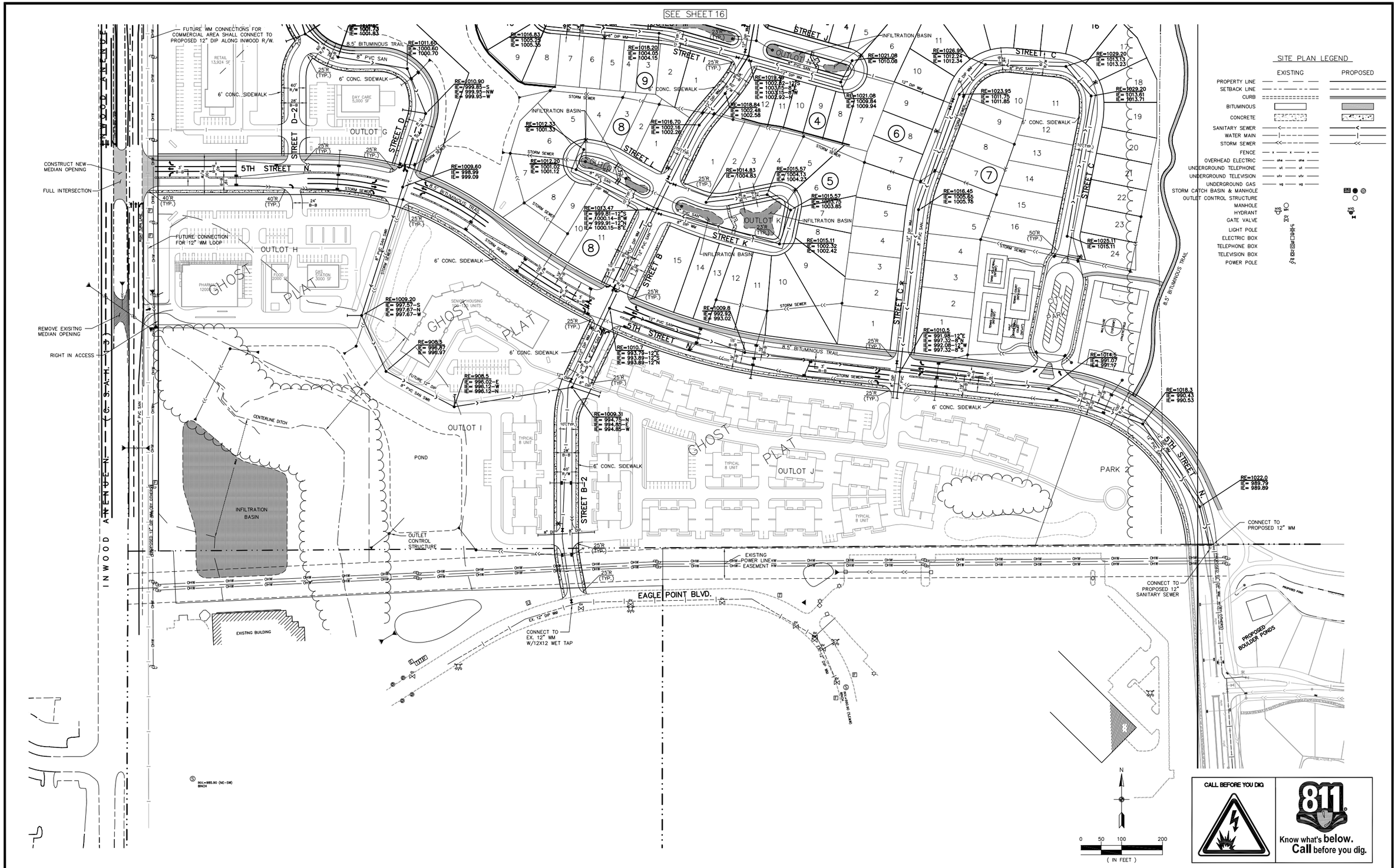

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Print Name: Brian J. Krystoflak, P.E.
Signature:
Date: 10/10/14 License #: 25063

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

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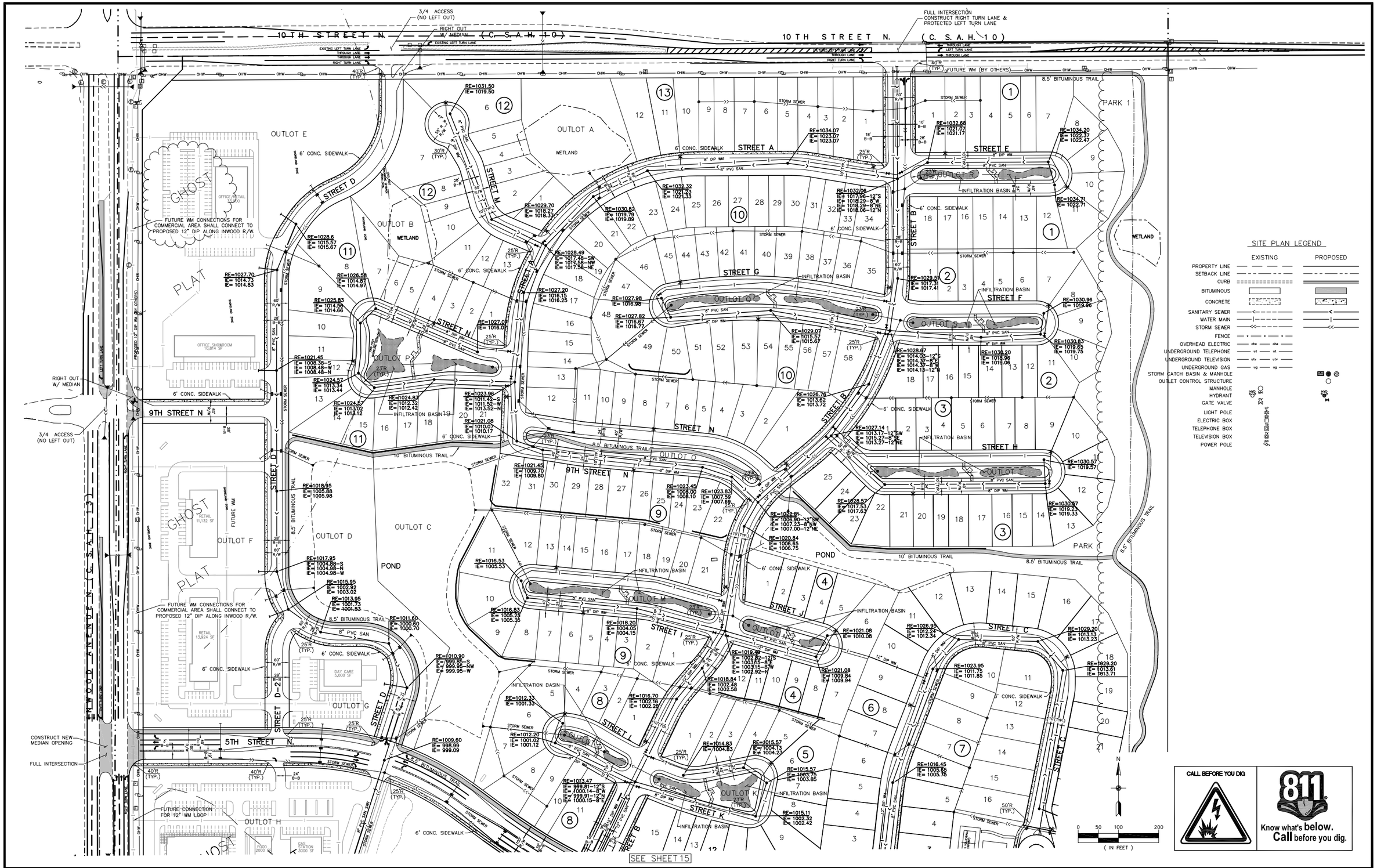
Fridley, MN 55432

InWood
Lake Elmo, Minnesota

SITE PLAN

Save Date: 10/10/14 F:\Jobs\5161 - 5180\5172 - lake elmo property\cad\engineer\grd&mtnary grading\5172_site.dwg



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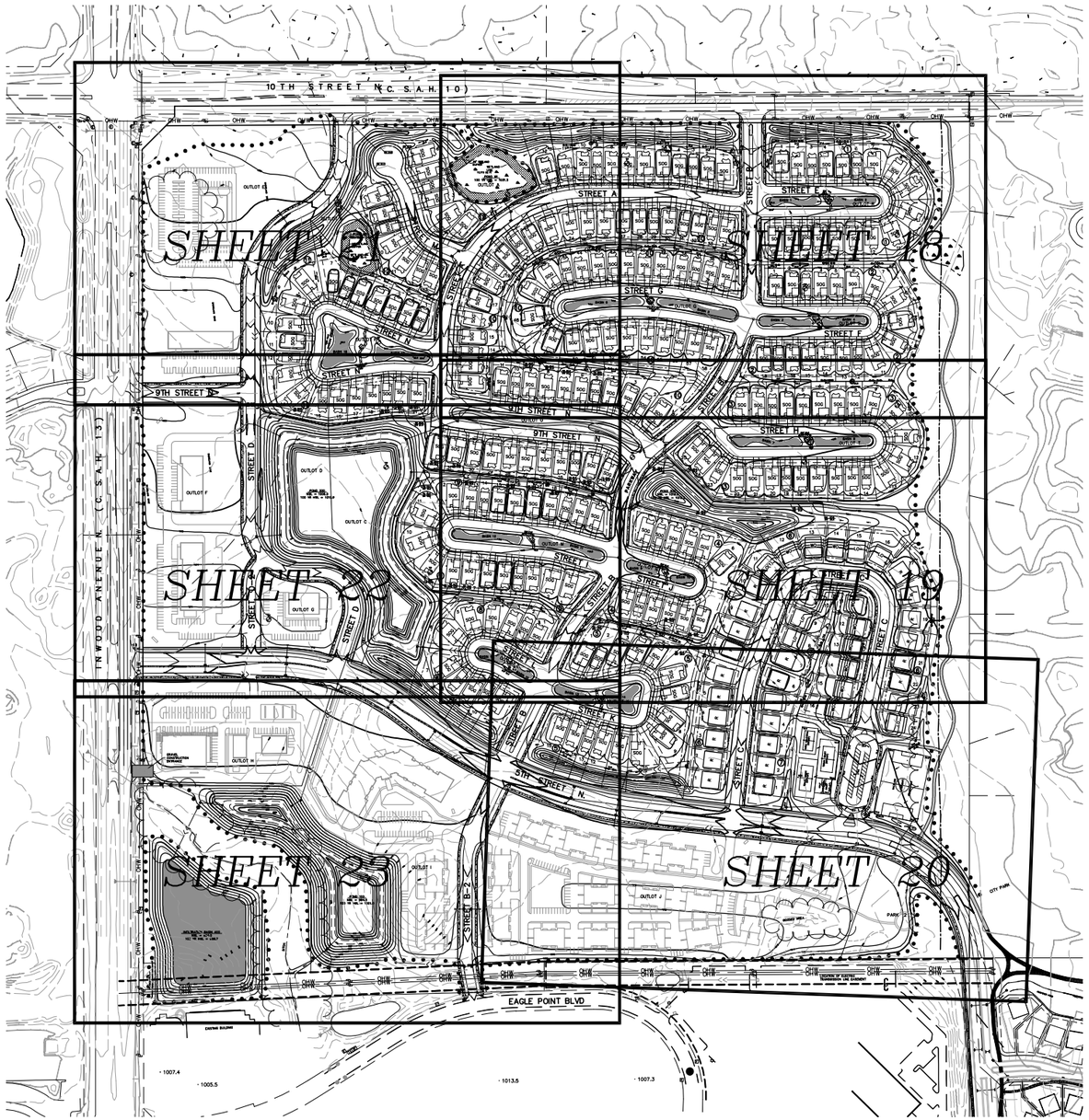

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		DENOTES INLET PROTECTION
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F.
SILT FENCE (STANDARD DTL #2001)		000.0
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TP

INFILTRATION BASIN DATA

BASIN No.	BOTTOM ELEV.	OUTLET ELEV.
1	1030.5	1031.0
2	1032.0	1032.5
3	1027.5	1028.0
4	1028.5	1029.0
5	1026.0	1026.5
6	1026.0	1026.5
7	1027.0	1027.5
8	1028.0	1028.5
9	1018.0	1018.5
10	1019.0	1019.5
11	1016.5	1017.0
12	1015.5	1016.0
13	1012.0	1012.5
14	1013.0	1013.5
15	1011.0	1011.5
16	1010.0	1010.5
17	1022.5	1023.0
18	1023.0	1023.5

N

0 100 200 400

(IN FEET)

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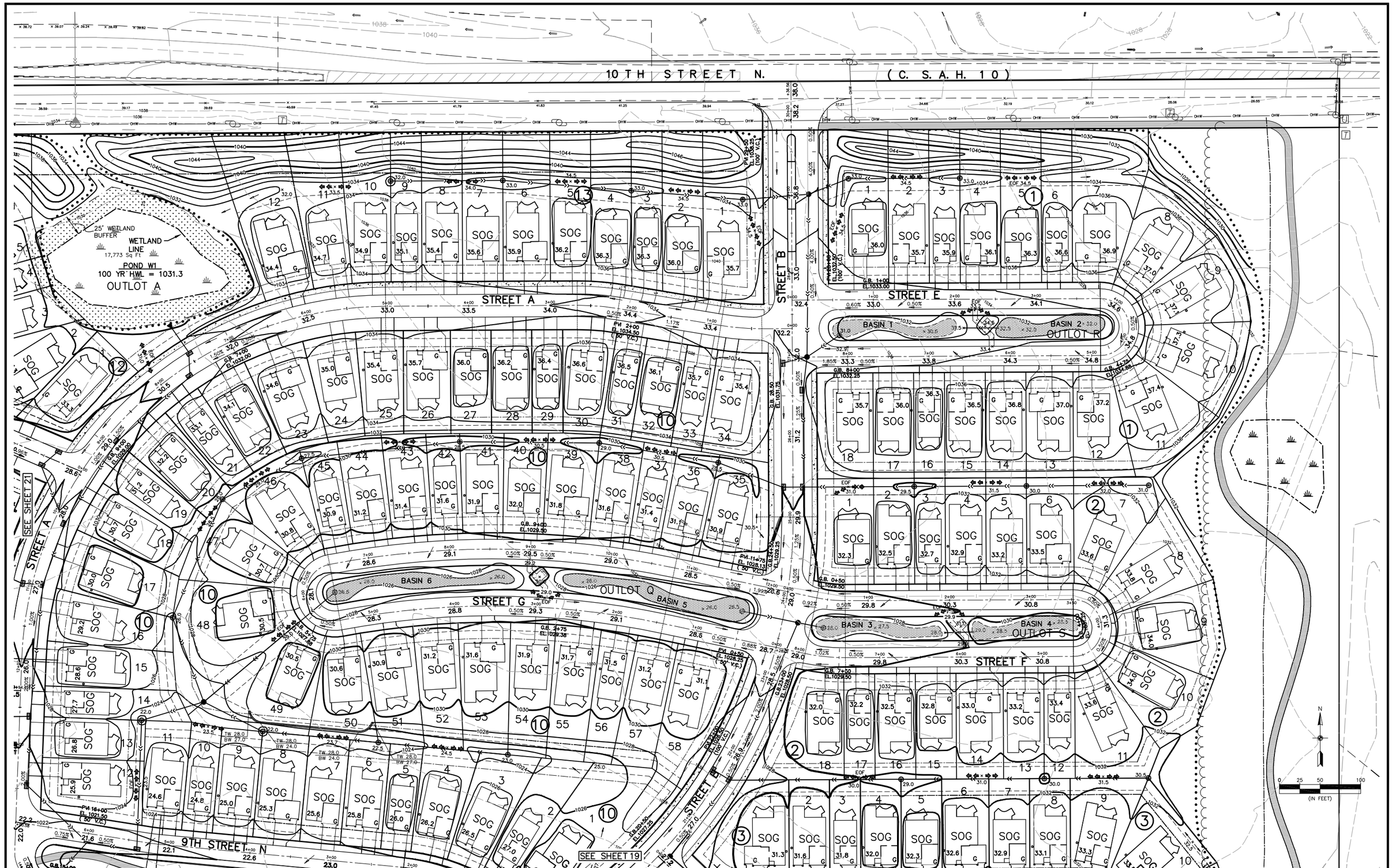
Lake Elmo, Minnesota

GRADING INDEX

Save Date: 10/10/14 H:\Jobs\5161 - 5180\5172 - lake elmo property\cad\engineering\preliminary grading\5172_gr.dwg



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Lake Elmo, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

Save Date: 10/10/14 f:\jobs\5161 - 5180\5172 - lake elmo property\cad\engineer\preliminary grading\5172_gr.dwg

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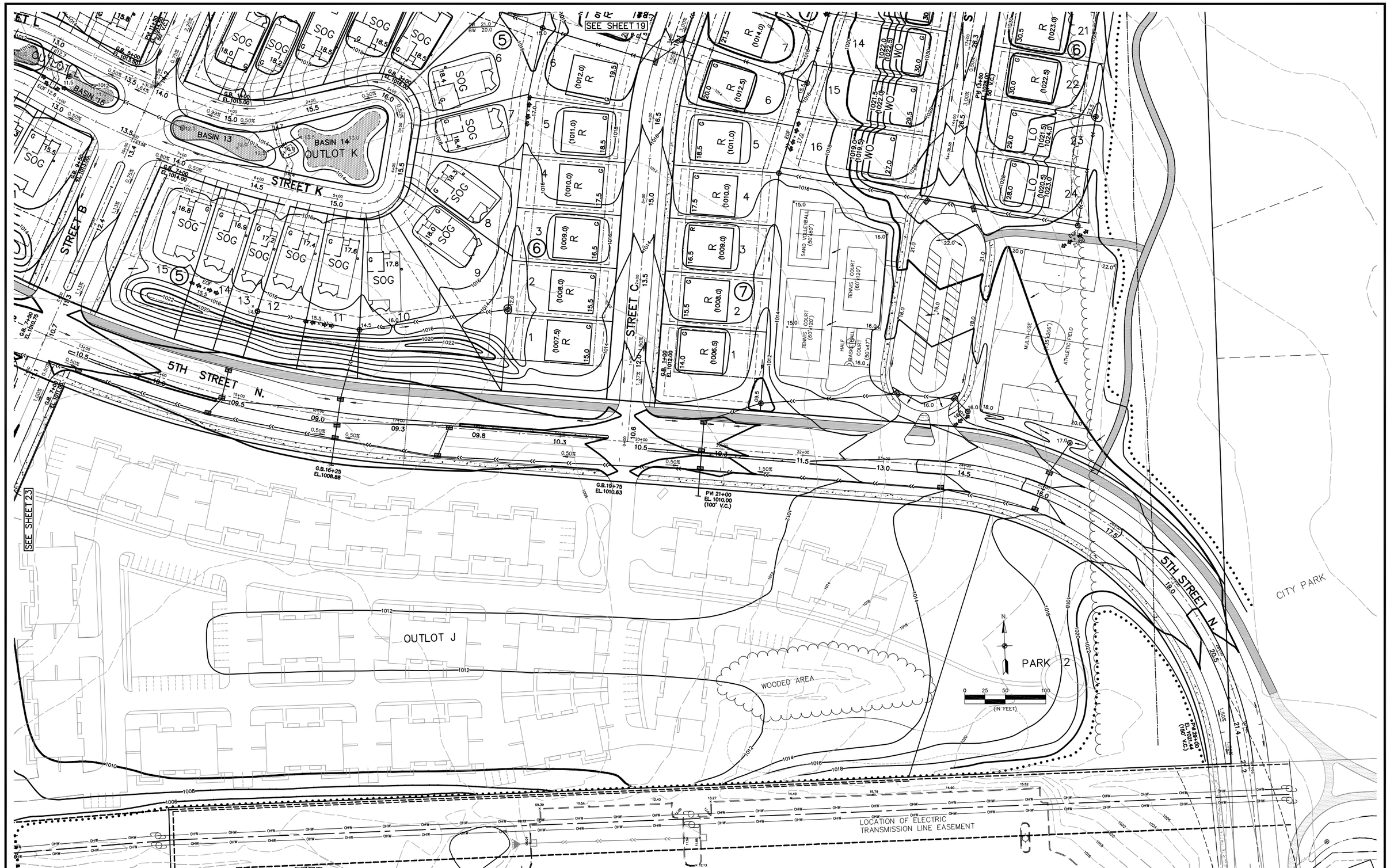

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PRELIMINARY GRADING & EROSION CONTROL PLAN

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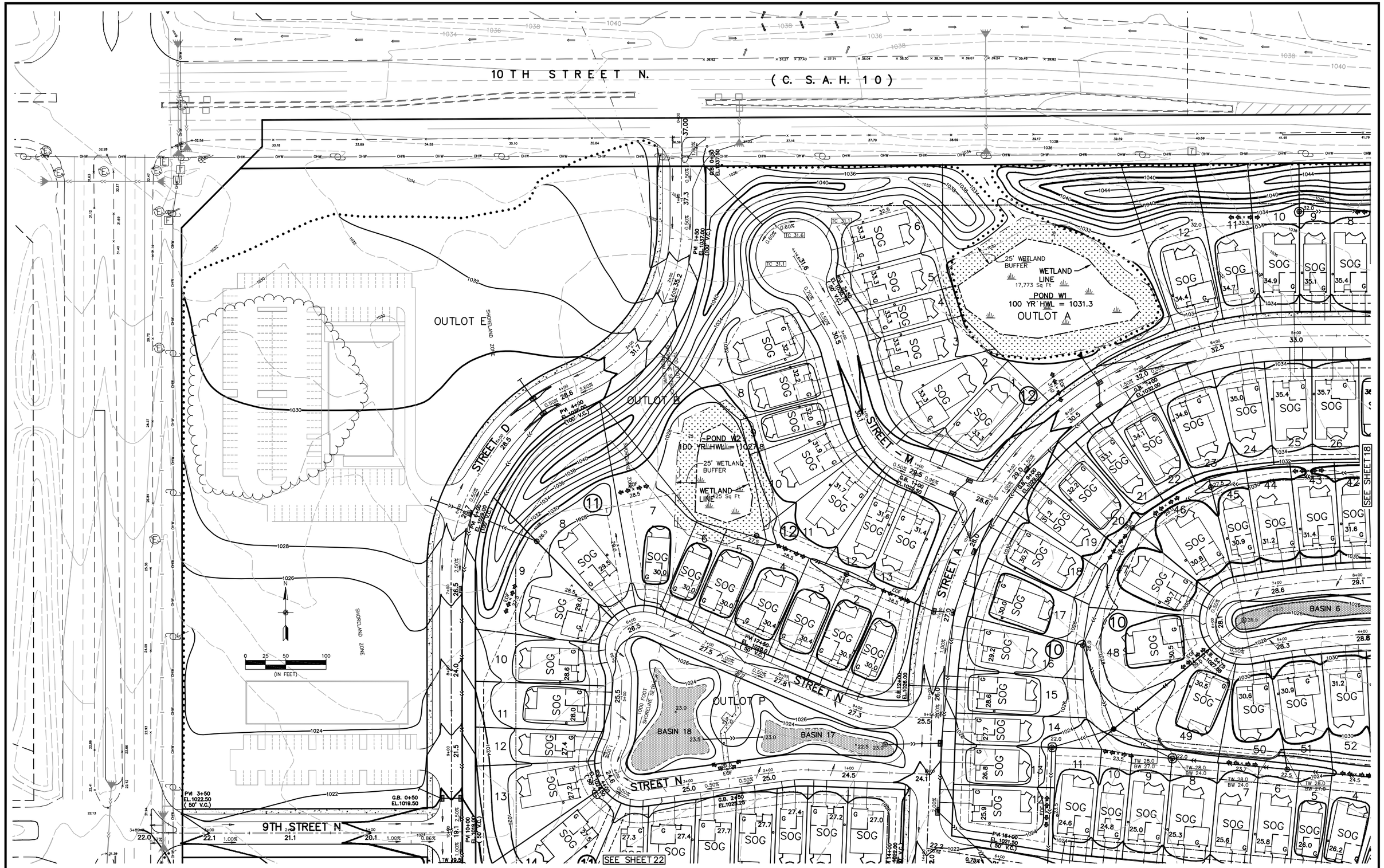

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