



MAYOR & COUNCIL COMMUNICATION

DATE: September 16, 2014

REGULAR

ITEM# 17

AGENDA ITEM: Boulder Ponds Preliminary Plat and Preliminary PUD Plan

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
South Washington Watershed District
Stephen Mastey, Landscape Consultant

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission and Staff are recommending that the City Council approve a request by Boulder Ponds OP3, LLC for a Preliminary Plat and Preliminary Planned Unit Development (PUD) Plan for a planned residential development with 98 single family lots. The proposed residential development is part of a broader PUD on approximately 58 acres of land that includes outlots planned for a 64-unit senior living multi-family building and commercial uses.

FISCAL IMPACT: TBD – The City will require that the applicant enter into a developer’s agreement with the City to specify the financial responsibilities for various aspects of the subdivision and related public improvements.

SUMMARY AND ACTION REQUESTED: Boulder Ponds OP3, LLC has submitted an application for a Preliminary Plat and Preliminary PUD Plan for a proposed 98-unit single family residential subdivision in Stage 1 of the I-94 Corridor Planning Area. The proposed planned

development includes outlots planned for a future 64-unit multi-family residential building and commercial uses. The proposed Boulder Ponds development is located on 58.3 acres of land immediately east of Eagle Point Business Park, immediately north of Hudson Boulevard North and immediately south of the Stonegate residential estates residential subdivision. Approval of the request would allow the applicant to proceed with preparation of a final plat and final PUD plan.

The Planning Commission and Staff are recommending that the City Council approve the Boulder Ponds Preliminary Plat and Preliminary PUD Plan with 12 conditions of approval through the following motion:

“Move to adopt Resolution No. 2014-73, approving the Boulder Ponds Preliminary Plat and Preliminary PUD Plan subject to 12 conditions of approval.”

BACKGROUND INFORMATION:

Attached is the original detailed Staff Report that was provided to the Planning Commission on 7/28/14 regarding the applicant's request for Preliminary Plat and Preliminary PUD Plan for 98 single family lots in the I-94 Corridor Planning Area. The Staff Report includes general information about the application, a summary of the relevant planning and zoning issues, a thorough review of the proposed plat and public improvements, draft findings, and the staff recommendation to the Planning Commission. It should be noted that the City approved the Boulder Ponds General Concept Plan in December of 2013 (Resolution 2013-109). Approval of the concept plan allows the applicant to prepare a preliminary PUD plan and preliminary plat. Finally, it should be noted that the Boulder Ponds Preliminary Plat would have been presented to the City Council at an earlier date (early August), but the applicant requested additional time to address some of the discussion items that arose at the Planning Commission meeting. To address these discussion items, which are identified in the Planning Commission Report section, the applicant has submitted updated materials (Attachment #4) to respond to the Planning Commission's questions/requests. More specifically, the updated materials address the following discussion items:

- **Flag Lots.** Flag lots were eliminated by making some adjustments to the Preliminary Plat. The PUD will still include lots that do not meet the width requirement of the LDR district, but this type of dimensional flexibility is permitted under the City's PUD Ordinance. The modifications to the Preliminary Plat give staff more confidence that the narrower lots will work from a utility and access standpoint.
- **Lot Areas.** The modifications to the plat also allowed for all of the lots to meet the area requirement (8,000 sq. ft.) with the exception of 2 lots. With the previous plat, 8 lots did not meet the minimum threshold.
- **Community Gathering Space.** In response to the Planning Commission's desire for increased community gathering space in the development, the applicants have submitted exhibits showing plans for community gathering locations, Outlot H most notable among them.

- **Trail Connection.** The applicants have added a sidewalk connection to the 5th Street Trail from the western cul-de-sac in the single family area. This will provide greater connectivity to the neighborhood.
- **Theming.** The applicants have noted that they intend to incorporate elements of the City's Branding and Theming Study into the signage/monuments for the Boulder Ponds development.

From Staff's perspective, the updated plans and Preliminary Plat (Attachment #4) provided by the applicants demonstrates responsiveness to the Planning Commission discussion items. The modifications and additions address many of the concerns that were discussed, and should make the site function better with regards to access and utilities.

In reviewing the broader application for the Boulder Ponds residential planned development, staff focused their review on the proposed design elements that are unique to the proposed subdivision and relate to the applicant's request to follow the planned unit development (PUD) process as opposed to the standards subdivision process. In requesting a PUD, the applicants are requesting flexibility in some areas with regard to minimum lot and building standards as determined by the City's urban residential zoning districts. For example, the applicants are proposing that 2 of the 98 total lots be allowed under the City's minimum size threshold (8,000 square feet) for urban low density residential (LDR). In addition, they are requesting a reduced side-yard structure setback of 5 feet to allow for Rick Harrison's coving design principal. Coving is a design technique utilizing curvilinear patterns in streets, setbacks and building pad orientation in order to provide greater visual interest and variation between residential homes. In reviewing the PUD, staff has identified all of the areas that require minor flexibility for the Boulder Ponds planned development to proceed as proposed. In addition, the Planning Commission also identified the inclusion of reduced lot widths during their, sometimes resulting in what is known as flag lots, particularly located in the cul-de-sac in the eastern portion. However, the widths of the proposed "flag lots" have been increased to address the concern over public and private utilities. It is important to note that by applying for a planned unit development, the applicant is presenting a plan that includes requested flexibility in the identified areas. By approving the Preliminary PUD Plan, the City would be granting approval of the requested flexibilities.

As part of the Boulder Ponds residential development, the applicants are proposing two product types: traditional single family homes and "Villas". Villas are detached residential product, typically one-story ramblers with walkout, lookout or full basements that are marketed towards the empty-nester demographic. As opposed to the traditional single family homes, the Villa properties would be maintained by the Home Owners Association (HOA).

PLANNING COMMISSION REPORT:

The Planning Commission reviewed the Boulder Ponds Preliminary Plat and Preliminary PUD Plan request at its July 28, 2014 meeting and conducted a public hearing at this time. Before the public hearing was opened, several members of the Boulder Ponds OP3 development team made presentations and answered questions. The members of the Boulder Ponds team included Deb Ridgeway of the Excelsior Group, Steve Sletner of SEH and Rick Harrison of Rick Harrison Site

Design. The team provided additional background information regarding the intent and function of the coving design. After the applicants spoke and answered questions, the public hearing was opened. During the public hearing, the City received the following testimony:

- Curt Montieth, 331 Julep Ave. N., noted that he lives adjacent to the proposed Boulder Ponds development. He asked what park facilities could be incorporated into Stonegate Park as part of the adjacent land proposed for parkland dedication. In addition, he noted that he will likely contact the Park Commission to get involved in any future changes or additions to Stonegate Park. Mr. Montieth also suggested adding additional plantings north of the proposed buffer greenbelt trail, noting that the Stonegate residents would appreciate it. He stated that he supported the design of the proposed subdivision.

In addition to the public testimony received, the City did receive two letters regarding the Boulder Ponds development:

- Lampert Lumber submitted a letter (Attachment #14a) to inquire about the proposed grades of the 5th Street minor collector road adjacent to their property. The Planning Commission asked the City Engineer how the City could address their concern regarding access to 5th Street. The City Engineer noted that due to access spacing guidelines, it would be difficult to access the Lampert Lumber site from 5th Street. In addition, the site slopes downward in that area, and it would be difficult to set 5th Street in a way that was perfectly at grade at the Lampert site.
- John Jaros, 429 Julep Ave. N., submitted a letter (Attachment #14b) requesting that the eastern segment of the northern greenbelt buffer trail be moved to the south. The applicants noted that it is difficult to move the entirety of the trail south due to a retaining wall and infiltration basin. However, they noted that it would be possible to move the trail segment further to the south in the northeast corner. The Planning Commission added a condition of approval that they move the trail south to the best extent possible.

The Planning Commission then closed the public hearing.

In discussing the proposed Boulder Ponds Preliminary Plat and Preliminary PUD Plan, the Planning Commission identified some concerns or issues needing clarification. These issues included the following:

- Theming: The Planning Commission noted that the proposed subdivision did not include any design elements from the Theming Study completed by Damon Farber and Associates. It should be noted that developers are not required to incorporate theming elements into their projects. Nevertheless, some members of the Planning Commission noted that the theming elements would be a nice addition.
- Reduced Side-Yard Setbacks: The Planning Commission noted some reservation regarding the request to allow reduced side-yard setbacks. The applicants responded to note that the not all homes would be reduced to the minimum 5 feet. In addition, due to the coving design that turns building pads, there are many instances where one corner of the home is setback 5 feet to the property line, and the other corner is setback 15 to 20 feet. In other words, utilizing the reduced setback allows for the increased dimension of openness in other areas of the subdivision.

- **Flag Lots:** The Planning Commission noted that the instances of flag lots are concerning. Staff noted that flag lots are typically discouraged due to the difficulty of providing sewer and water service in between tight spaces for driveway access. Staff requested that the applicant submit additional detail regarding the flag lots to ensure they function properly. In response to this request, the applicant amended the Preliminary Plat to eliminate the occurrence of flag lots, providing greater confidence that narrower lots will work from a sewer, water and private utility standpoint in addition to the required driveways.
- **Ensuring that the Development is Constructed as Proposed:** Many members of the Planning Commission expressed support for many design elements of the proposed subdivision. However, there was some concern that if the builder of the project was not informed as to the proper location for each home, many of the benefits of the Rick Harrison design would be lost by building homes in not ideal locations. The applicants responded to this point by explaining that they complete a development lot book that shows the proper location for each home on all the lots in the subdivision. In addition, the grading plan is completed in such a way that there are fewer options of where to locate the home. To ensure that the development is constructed as proposed, the Planning Commission recommended that the City be party to the development lot book, and can therefore use it as a reference in approving building permits (Condition #12).
- **Identified Objectives for PUDs:** There was a discussion about the required objectives for planned development per the City's PUD Ordinance. Per §154.801, there are objectives that must be met for the City to consider a planned development. In reviewing the application, staff determined the multiple objectives had been met, warranting consideration. However, there was a discussion whether or not the proposed development met one or more of the identified objectives according to the Planning Commission. After discussion, the majority of the Planning Commission determined that the proposed development includes the promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities (Objective B).

After discussing the Boulder Ponds Preliminary Plat and Preliminary PUD Plan, the Planning Commission recommended approval subject to 12 conditions (Vote 5-2). Commissioners Lundgren and Haggard voted against the motion to recommend approval of the Boulder Ponds Preliminary Plat and Preliminary PUD Plan.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Approval of the Boulder Ponds Preliminary Plat and Preliminary PUD Plan will allow for the applicants to proceed to Final Plat and Final PUD Plan. Approval of the Boulder Ponds subdivision will provide for a residential subdivision that incorporates unique design elements, including varied setbacks, meandering sidewalks, no double frontage lots, and other features. In addition, construction of the proposed neighborhood would allow for the construction of the 5th Street minor collector road, a critical piece of infrastructure needed to serve the I-94 Corridor Planning Area. Also, inclusion of the recommended conditions of approval will better ensure that the subdivision is constructed per the vision of the Boulder Ponds development. Finally, it should be noted that the

applicants have obtained their watershed district permit (Attachment #13). Having received conditional approval from the watershed greatly supports staff confidence of the constructability of the plan.

Weaknesses: The Boulder Ponds development does include alternative designs that are different than the City's typical sections and right-of-way. This may present challenges from a maintenance standpoint. At the same time, the proposed design does provide a subdivision with different design features than some of the other recent subdivisions, offering variety in subdivision design and product type (Villa homes).

Opportunities: Approval of the Boulder Ponds Preliminary Plat and Preliminary PUD Plan allows for the extension of infrastructure needed to serve Stage 1 of the I-94 Corridor Planning Area. In addition to the 5th Street minor collector road, the applicants are proposing to construct a north-south local road that could distribute traffic to the proposed future commercial areas, as well as any future redevelopment on the Cranky Ape and Lampert Lumber sites. In addition, the northern greenbelt trail will be completed from the proposed Savona single family subdivision to Stonegate Park, adding to the overall network of trails.

Threats: Should the lots be sold to builders that are unfamiliar with the Rick Harrison design or vision for Boulder Ponds, it is possible that the homes will not be constructed in the intended locations per the PUD Plan. However, the Planning Commission recommended a condition to alleviate this concern, requiring a development lot book at time of Final PUD Plan. The City would be able to utilize this document to give builders direction on the ideal locations for proposed homes. The applicants noted that the Architectural Control Committee of the HOA will enforce the same standards, but giving the City the opportunity provides greater assurance that the vision for the planned development will be followed.

RECOMMENDATION:

Based on the aforementioned, the Planning Commission and Staff are recommending that the City Council approve the Boulder Ponds Preliminary Plat and Preliminary PUD Plan with 12 conditions of approval through the following motion:

“Move to adopt Resolution No. 2014-73, approving the Boulder Ponds Preliminary Plat and Preliminary PUD Plan subject to 12 conditions of approval.”

ATTACHMENTS:

1. Resolution 2014-73
2. Staff Report to the Planning Commission, 7/28/14
3. Location Map

4. Updated Boulder Ponds Materials w/Cover Letter (Includes Updated Preliminary Plat)
5. Updated Lot Summary
6. Application Forms and Project Narrative
7. Site Survey
8. Preliminary Plans (49 sheets)
9. Turning Radius Exhibits
10. City Engineer Review Memorandum, dated 7/24/14
11. Fire Chief Review Memorandum, dated 7/23/14
12. Landscape Consultant Review Memorandum, dated 7/23/14
13. South Washington Watershed District Permit, dated 7/8/14
14. Letters Submitted to the City
 - a. Lampert Lumber, 7/22/14
 - b. John Jaros, 429 Julep Ave. N., 7/28/14
15. *Not Included in Packet – Available Upon Request*
 - a. *Street Cross Section Details*
 - b. *Plan Details*

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2014-73

*A RESOLUTION APPROVING THE BOULDER PONDS PRELIMINARY PLAT AND
PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN*

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Boulder Ponds OP3, LLC, 11455 Viking Drive, Suite 350, Eden Prairie, MN has submitted an application to the City of Lake Elmo (“City”) for a Preliminary Plat and Preliminary PUD Plan for Boulder Ponds, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the City approved the Boulder Ponds PUD General Concept Plan on December 17, 2013; and

WHEREAS, the proposed Boulder Ponds Preliminary Plat and Preliminary PUD Plan include 98 single family residential lots within a planned development on three parcels of land (PIDs: 34.029.21.33.0001, 34.029.21.32.0001 and 34.029.21.33.0002) totaling approximately 58 acres in Stage 1 of the I-94 Corridor Planning Area; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on July 28, 2014 to consider the Preliminary Plat and Preliminary PUD Plan request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat subject to 12 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat and Preliminary PUD Plan as part of a memorandum to the City Council from City Planner Nick Johnson for the September 16, 2014 Council Meeting; and

WHEREAS, the City Council reviewed the Boulder Ponds Preliminary Plat and Preliminary PUD Plan at its meeting held on September 16, 2014 and made the following findings of fact:

- 1) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 2) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan generally comply with the City’s LDR- Urban Low Density Residential and MDR – Urban Medium Density Residential zoning districts.

- 3) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan comply with the City's Subdivision Ordinance.
- 4) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan comply with the City's Planned Unit Development Regulations.
- 5) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan comply with the City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated 7/24/14.
- 6) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan comply with other City zoning ordinances, such as landscaping, tree preservation, and erosion and sediment control.
- 7) That the Boulder Ponds Preliminary Plat and Preliminary PUD Plan includes the promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Boulder Ponds Preliminary Plat and Preliminary PUD Plan subject to the following conditions:

Pending Review and Approvals

- 1) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
- 2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording.
- 3) The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit.
- 4) The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat.

Modifications to the Preliminary Plat and Preliminary PUD Plans

- 5) The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan.

- 6) In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way.
- 7) The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities.
- 8) All islands and medians internal to the Boulder Ponds development shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the Final Plat.
- 9) The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet.
- 10) The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side.

Plat Restrictions

- 11) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.
- 12) The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development.

Passed and duly adopted this 16th day of September, 2014 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk



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

ITEM: Boulder Ponds – Preliminary Plat and Preliminary PUD Plan

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

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

SUMMARY AND ACTION REQUESTED:

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

GENERAL INFORMATION

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

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

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

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

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

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

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

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

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

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

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

REQUEST DETAILS

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

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

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

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

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

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

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

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

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

PLANNING AND ZONING ISSUES

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

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

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

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

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

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

Zoning and Site Information:

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

Proposed Lot Dimensional Standards through Planned Unit Development Process:

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

Proposed Street Standards:

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

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

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

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

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

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

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

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

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

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

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

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

REVIEW AND ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat and preliminary PUD plan with 11 conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to move forward with a final plat and final PUD plan. The recommended conditions are divided into two categories to better communicate the purpose and intent of the conditions. The recommended conditions are as follows:

Recommended Conditions of Approval:

Pending Review and Approvals

- 1) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
- 2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted

for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording.

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

Modifications to the Preliminary Plat and Preliminary PUD Plans

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

Plat Restrictions

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

DRAFT FINDINGS

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

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

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

RECCOMENDATION:

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

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

ATTACHMENTS:

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

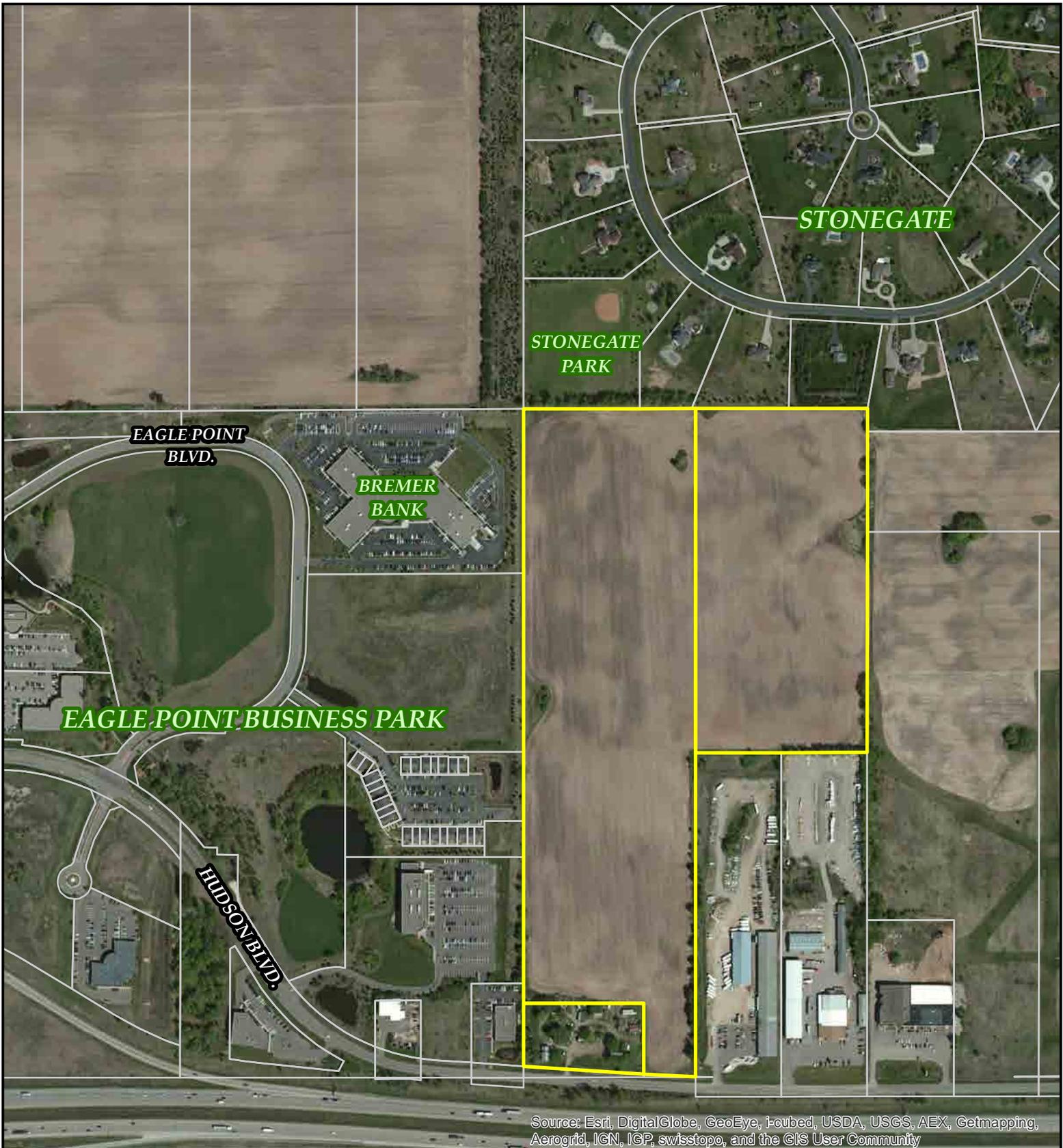
12. South Washington Watershed District Permit, dated 7/8/14

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

- a. Street Cross Section Details*
- b. Plan Details*

ORDER OF BUSINESS:

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



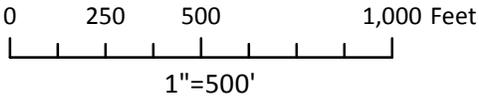
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Location Map: Boulder Ponds PUD



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

 Boulder Ponds Site



EXCELSIOR

◆ *The Excelsior Group*

September 9, 2014

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

Re: Boulder Ponds Preliminary Plat

Dear Nick:

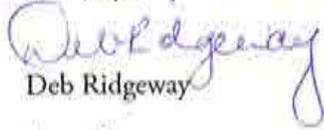
OP3 Boulder Ponds, LLC is pleased to submit the accompanying revised plans (preliminary plat, rendered site plan and community space plans) to be considered at the September 16th City Council meeting.

In response to the comments and concerns of the Planning Commission, we offer the following revisions:

1. Flag Lots - We eliminated the "flag lots" throughout the development by adjusting the lot width at the street to meet the City's required minimum of 30 feet. This adjustment allows utilities to be brought into the lot outside of the driveway.
2. Lot areas - We have been able to bring all, but 2 lots in compliance related to minimum lot areas. We are requesting flexibility for Lot 17, Block 1 and Lot 8, Block 3, which are less than the 8,000 square foot minimum.
3. Community Gathering Space - The Planning Commission voiced concern over the lack of community gathering space for this neighborhood. We designed a few areas that make sense for community gathering spaces, most importantly in Outlot H. This centrally located area along the parkway will include a gazebo/shelter, grills and seating. Given the north-south separation that is created with 5th Street, the southwest cul-de-sac will also contain a smaller scale shelter and seating. The northeast cul-de-sac will also contain seating, which creates an ideal transition from the neighborhood to the regional trail system.
4. Trail Connections - The addition of the community spaces allows for a more fluid sidewalk and trail system, eliminating the dead end paths and providing connectivity to the regional trail.
5. Theming - While we feel the Theming and Branding Study conducted by the City mostly relates to the downtown area, Boulder Ponds has the ability to create its own neighborhood theming. Neighborhood monuments located at both the south and north entrances (Hudson Blvd and 5th Street) will create identity. Additionally, the landscaping and site furnishings will be consistent throughout. A homeowners association will ensure that the neighborhood aesthetics are maintained.

We appreciate the opportunity to respond to the comments as presented by the Planning Commission and look forward to a favorable response by the City Council. If you have questions, please call me at 612.353.3307 or email at deb.ridgeway@excelsiorllc.com. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Deb Ridgeway". The signature is fluid and cursive, with a large initial "D" and a long, sweeping tail on the "y".

Deb Ridgeway

Asset Manager

PRELIMINARY PLAT OF: **BOULDER PONDS**

OWNER/DEVELOPER

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

PROPERTY DESCRIPTION:

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

AND

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

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

AND

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

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

NOTES:

- Bearings shown are on the Washington County Coordinate System.
- This survey was prepared using Old Republic National Title Insurance Company Commitment No. 38306, dated April 2, 2014.
- Existing site address: 9120 Hudson Blvd. N., Lake Elmo, MN.
- Parcel ID No's.: 34-029-21-33-0001, 34-029-21-33-0002 and 34-029-21-32-0001.
- BENCHMARK: MNDOT Station: NYGAARD MNDT. Elevation = 1010.83 (NGVD 29)
- Total parcel area = 59.04 acres to be platted into 98 single family lots.
- Proposed site layout provided by Rick Harrison Site Design Studio, proposed utilities and ponds provided by Evolution Engineering.

DEVELOPMENT NOTES:

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

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

VICINITY MAP

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



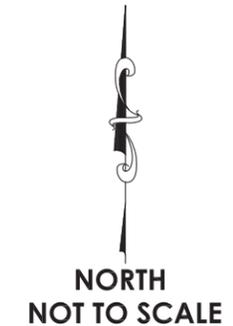
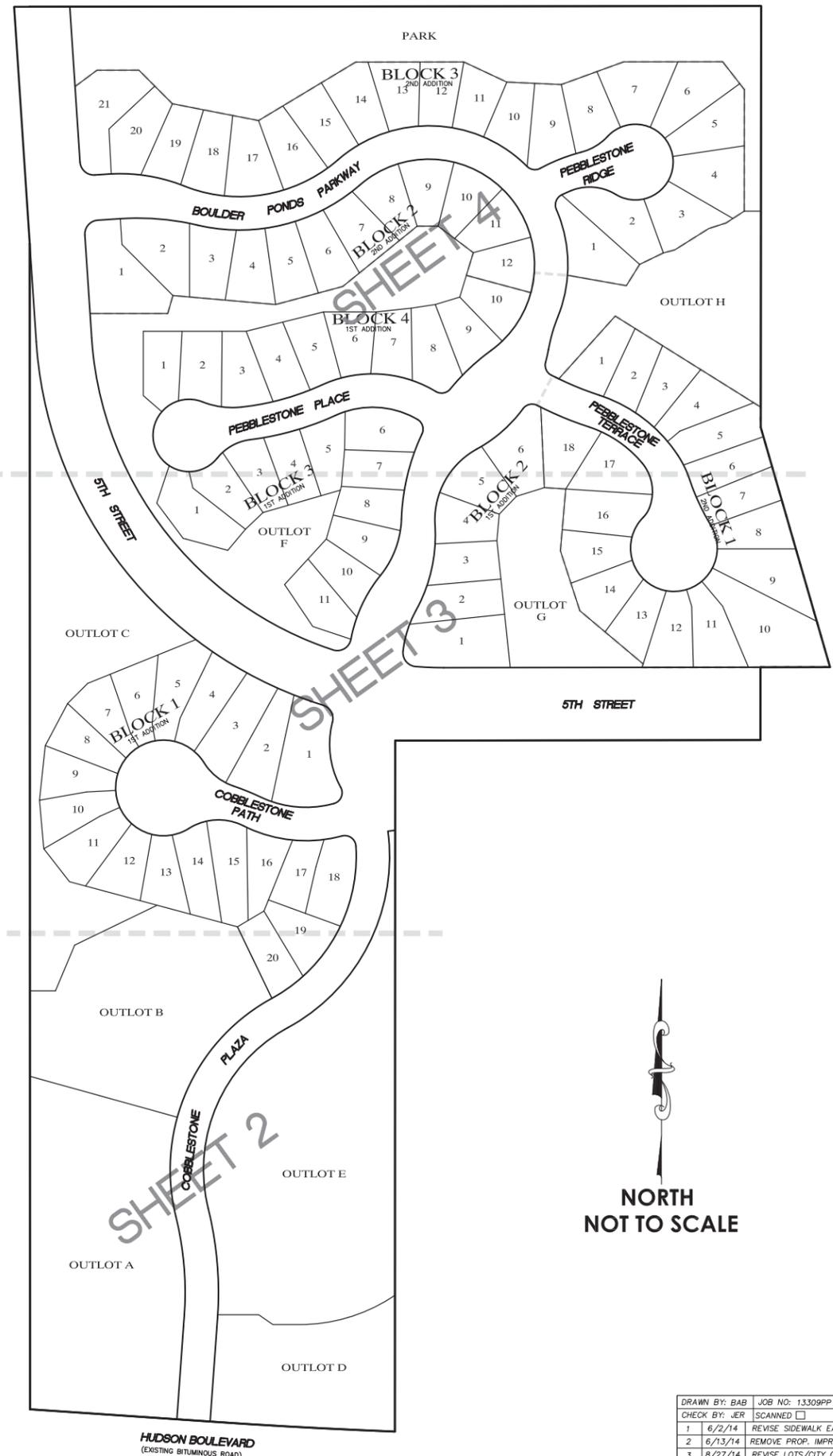
WASHINGTON COUNTY, MINNESOTA
 (NO SCALE)

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

Jason E. Rud
 JASON E. RUD

Date: 9/09/14 License No. 41578

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



DRAWN BY: BAB	JOB NO: 13309PP	DATE: 5/27/14
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1	6/2/14	REVISE SIDEWALK EASEMENTS BAB
2	6/13/14	REMOVE PROP. IMPROVEMENTS BAB
3	8/27/14	REVISE LOTS/CITY COMMENTS BAB
4	9/09/14	REVISE BLOCK 1, 1ST ADDITION BAB
NO.	DATE	DESCRIPTION BY

PRELIMINARY PLAT OF: BOULDER PONDS

PROPERTY DESCRIPTION:

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

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

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AND

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NOTES:

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- This survey was prepared using Old Republic National Title Insurance Company Commitment No. 38306, dated April 2, 2014.
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- Parcel ID No's.: 34-029-21-33-0001, 34-029-21-33-0002 and 34-029-21-32-0001.
- BENCHMARK: MNDOT Station: NYGAARD MNDT. Elevation = 1010.83 (NGVD 29)
- Total parcel area = 59.04 acres to be platted into 98 single family lots.
- Proposed site layout provided by Rick Harrison Site Design Studio, proposed utilities and ponds provided by Evolution Engineering.

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

Jason E. Rud
JASON E. RUD

Date: 9/09/14 License No. 41578



NORTH

DEVELOPMENT NOTES:

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

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

VICINITY MAP

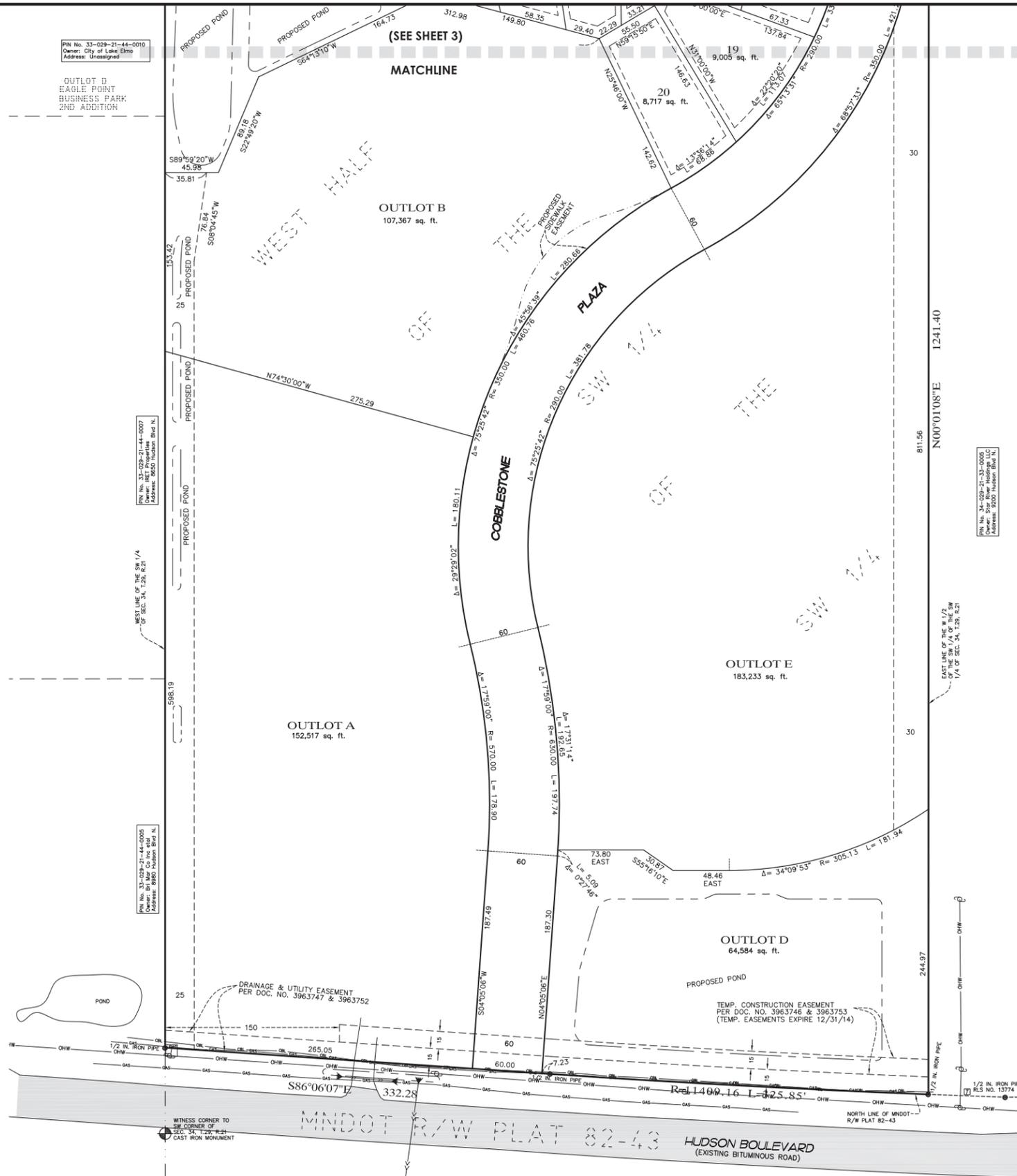
PART OF SEC. 34, TWP. 29, RNG. 21



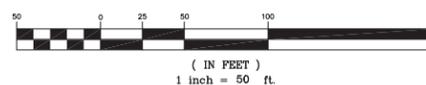
WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

LEGEND

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



GRAPHIC SCALE

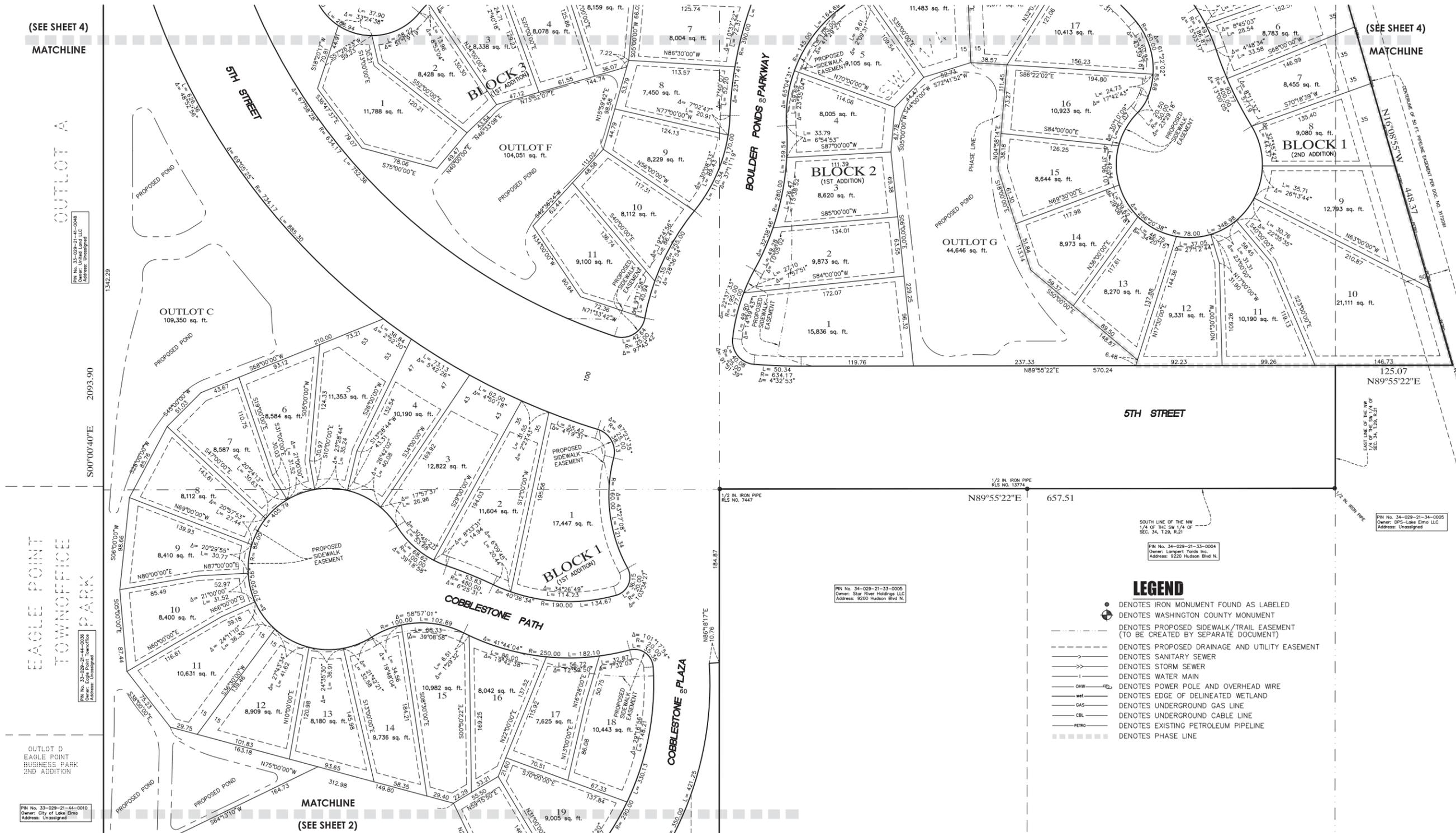


NO.	DATE	DESCRIPTION	BY
1	6/2/14	REVISE SIDEWALK EASEMENTS	BAB
2	6/13/14	REMOVE PROP. IMPROVEMENTS	BAB
3	8/27/14	REVISE LOTS/CITY COMMENTS	BAB
4	9/09/14	REVISE BLOCK 1, 1ST ADDITION	BAB

PRELIMINARY PLAT OF: BOULDER PONDS

(SEE SHEET 4)
MATCHLINE

(SEE SHEET 4)
MATCHLINE



OUTLOT B
EAGLE POINT
BUSINESS PARK
2ND ADDITION

PH No. 33-029-21-44-0010
Owner: City of Lake Elmo
Address: Unassigned

PH No. 33-029-21-41-0048
Owner: Unassigned
Address: Unassigned

PH No. 33-029-21-44-0010
Owner: Eagle Point Transition
Address: Unassigned

PH No. 34-029-21-33-0006
Owner: Star River Holdings LLC
Address: 9200 Hudson Blvd N.

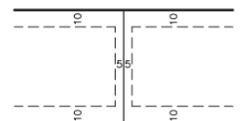
PH No. 34-029-21-33-0004
Owner: Lanyer, Toris Inc.
Address: 9220 Hudson Blvd N.

PH No. 34-029-21-34-0005
Owner: DPS-Lake Elmo LLC
Address: Unassigned

- ### LEGEND
- DENOTES IRON MONUMENT FOUND AS LABELED
 - ⊕ DENOTES WASHINGTON COUNTY MONUMENT
 - - - - DENOTES PROPOSED SIDEWALK/TRAIL EASEMENT (TO BE CREATED BY SEPARATE DOCUMENT)
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 - - - - DENOTES UNDERGROUND GAS LINE
 - - - - DENOTES UNDERGROUND CABLE LINE
 - - - - DENOTES EXISTING PETROLEUM PIPELINE
 - ▬▬▬▬ DENOTES PHASE LINE

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



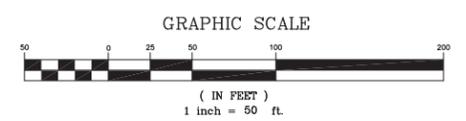
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

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

Jason E. Rud
JASON E. RUD

Date: 9/09/14 License No. 41578

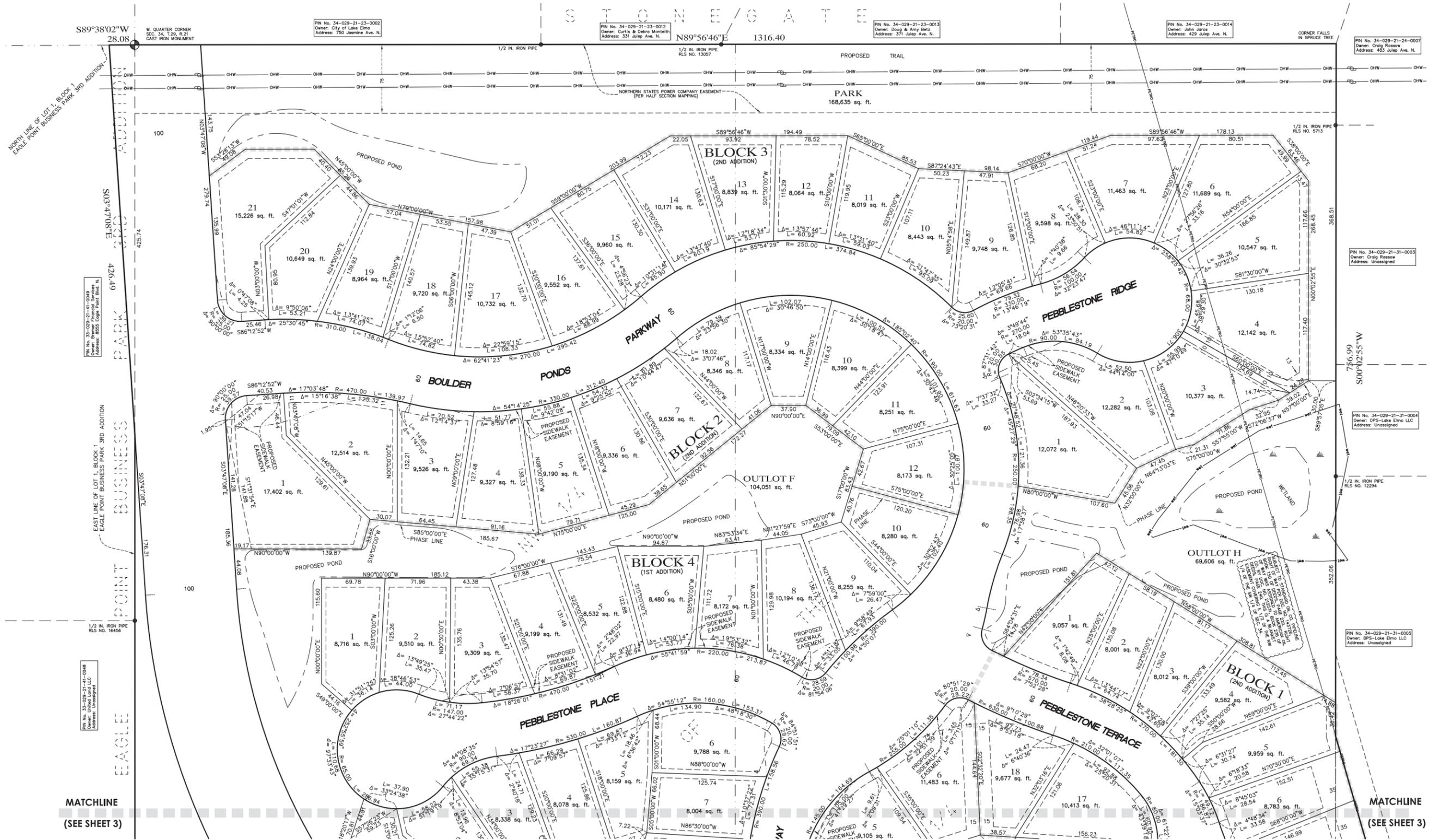
NO.	DATE	DESCRIPTION	BY
DRAWN BY:	BAB	JOB NO: 13309PP	DATE: 5/27/14
CHECK BY:	JER	SCANNED	
1	6/2/14	REVISE SIDEWALK EASEMENTS	BAB
2	6/13/14	REMOVE PROP. IMPROVEMENTS	BAB
3	8/27/14	REVISE LOTS/CITY COMMENTS	BAB
4	9/09/14	REVISE BLOCK 1, 1ST ADDITION	BAB



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

PRELIMINARY PLAT OF: BOULDER PONDS

S T O N E G A T E



S89°38'02"W
28.08

W. QUARTER CORNER
SEC. 34, T.29, R.21
CAST IRON MONUMENT

PN No. 34-029-21-23-0002
Owner: City of Lake Echo
Address: 750 Jasmine Ave. N.

PN No. 34-029-21-23-0012
Owner: Curtis & Debra Morieth
Address: 331 Julie Ave. N.

PN No. 34-029-21-23-0013
Owner: Doug & Amy Betz
Address: 371 Julie Ave. N.

PN No. 34-029-21-23-0014
Owner: John Jara
Address: 429 Julie Ave. N.

PN No. 34-029-21-24-0007
Owner: Craig Roscoe
Address: 483 Julie Ave. N.

PN No. 34-029-21-31-0003
Owner: Unassigned
Address: Unassigned

PN No. 34-029-21-31-0004
Owner: Unassigned
Address: Unassigned

PN No. 34-029-21-31-0005
Owner: Unassigned
Address: Unassigned

PN No. 34-029-21-31-0049
Owner: Unassigned
Address: Unassigned

PN No. 34-029-21-31-0050
Owner: Unassigned
Address: Unassigned

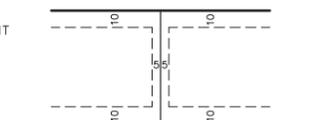
PN No. 34-029-21-31-0088
Owner: Unassigned
Address: Unassigned

LEGEND

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

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



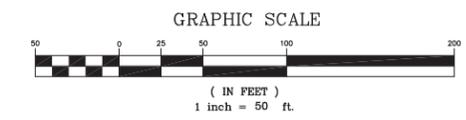
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLICWAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

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Jason E. Rud
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Date: 9/09/14 License No. 41578

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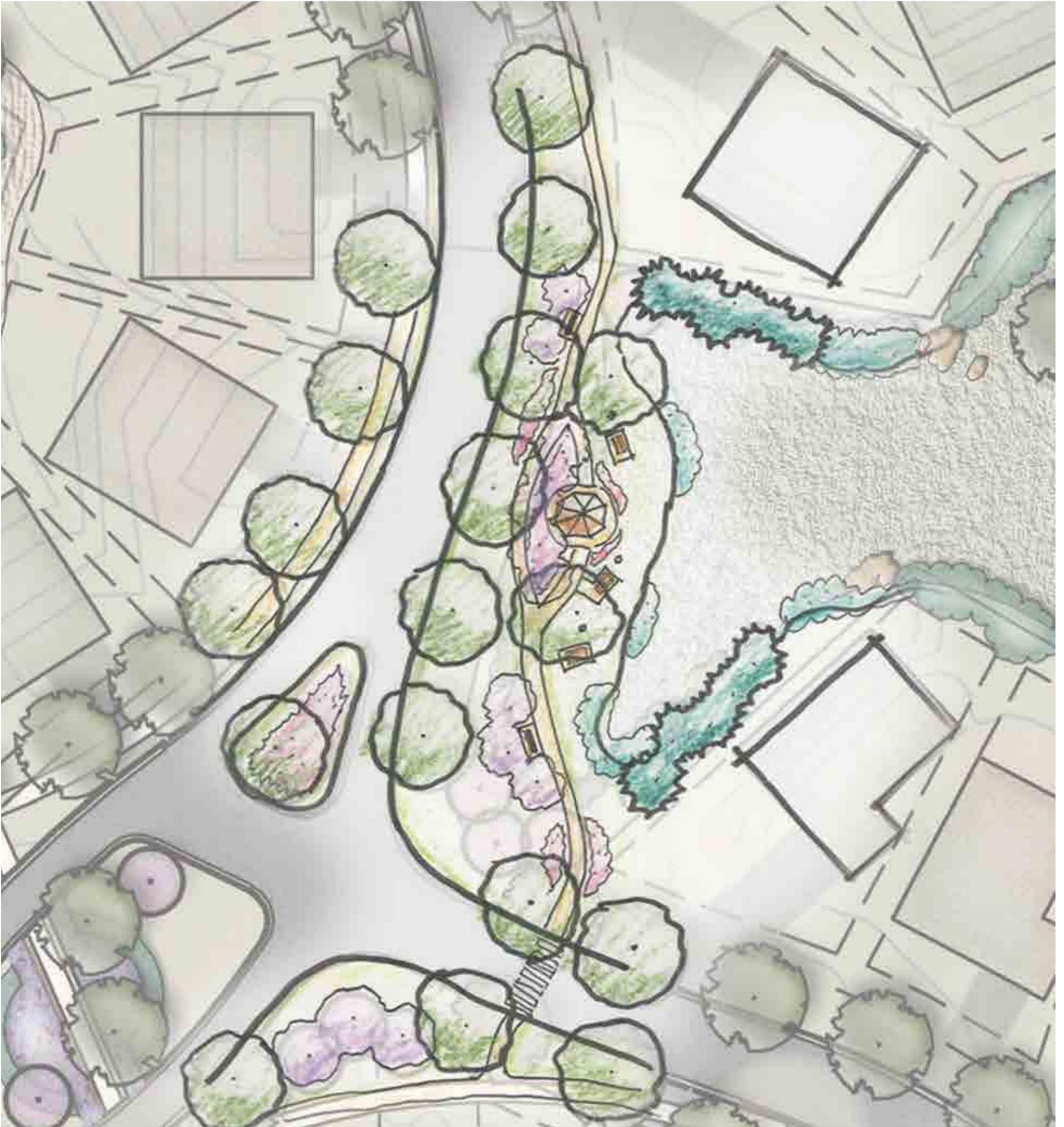
NORTH



* Illustrative Plan subject to changes

SEPTEMBER 2014

DESIGN CONCEPT: CENTRAL COMMUNITY GATHERING SPACE



OVERALL SITE PLAN



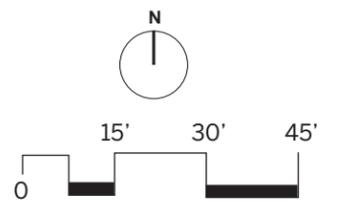
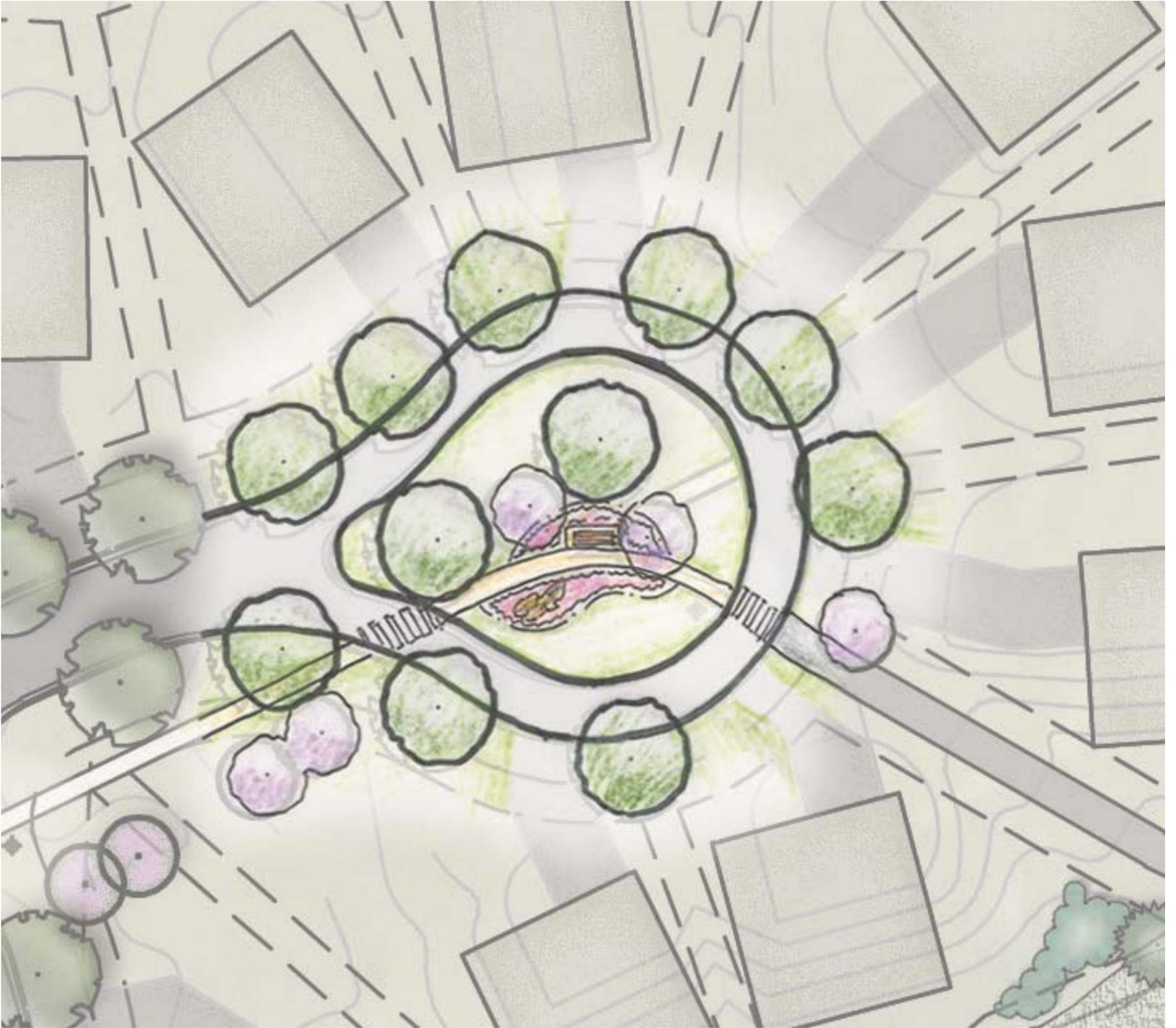
CENTRAL COMMUNITY GATHERING SPACE LOCATION



POTENTIAL PROGRAM ELEMENTS

- GAZEBO OR PICNIC SHELTER
- PICNIC TABLES
- GRILLS
- BENCH SEATING
- WALKWAYS/ TRAIL CONNECTIONS
- TREES & PLANTINGS

DESIGN CONCEPT: NORTHEAST ISLAND COMMUNITY SPACE



OVERALL SITE PLAN

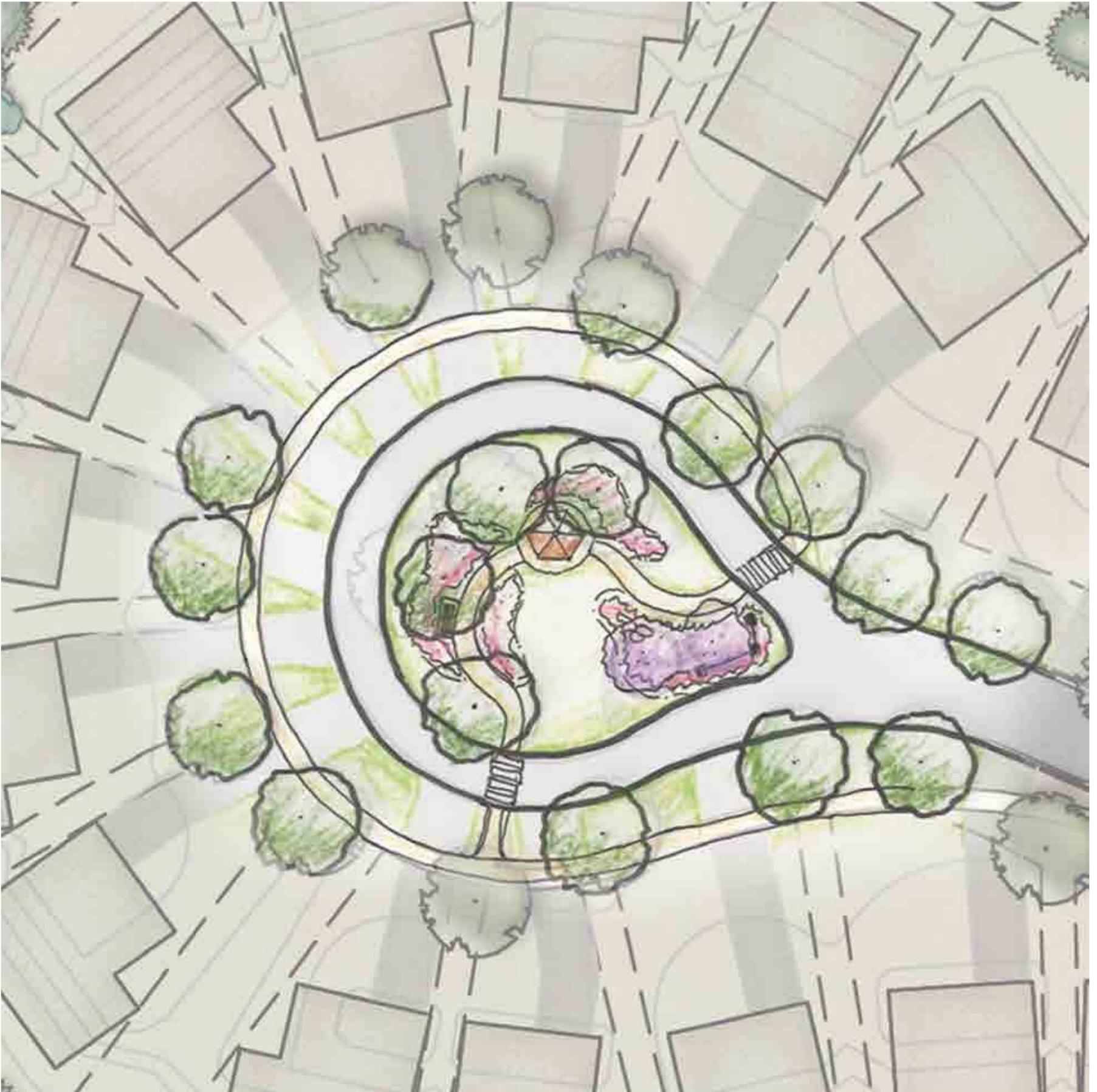


NORTHEAST ISLAND
COMMUNITY SPACE
LOCATION

POTENTIAL PROGRAM ELEMENTS

- BENCH SEATING
- WALKWAY/ TRAIL CONNECTIONS
- TREES & PLANTINGS

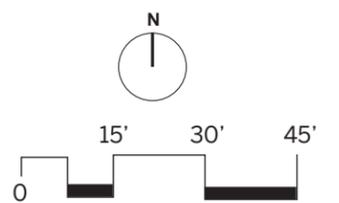
DESIGN CONCEPT: SOUTHWEST ISLAND COMMUNITY SPACE



OVERALL SITE PLAN



SOUTHWEST ISLAND
COMMUNITY SPACE
LOCATION



POTENTIAL PROGRAM ELEMENTS

- PERGOLA OR SMALL GAZEBO
- BENCH SEATING
- WALKWAY/ TRAIL CONNECTIONS
- TREES & PLANTINGS

BOULDER PONDS, Lake Elmo

Preliminary Plat Lot Summary

9/8/2014

Lot	Block	Sq. Ft.	Acres	Use	Zoning	Min Required Lot Size (SF) per Zoning	Meets Underlying Zoning Requirements?
1ST PHASE AREA							
1	1	17,447	0.40	Villa	LDR	8,000	Yes
2	1	11,604	0.27	Villa	LDR	8,000	Yes
3	1	12,822	0.29	Villa	LDR	8,000	Yes
4	1	10,190	0.23	Villa	LDR	8,000	Yes
5	1	11,353	0.26	Villa	LDR	8,000	Yes
6	1	8,584	0.20	Villa	LDR	8,000	Yes
7	1	8,587	0.20	Villa	LDR	8,000	Yes
8	1	8,112	0.19	Villa	LDR	8,000	Yes
9	1	8,410	0.19	Villa	LDR	8,000	Yes
10	1	8,400	0.19	Villa	LDR	8,000	Yes
11	1	10,631	0.24	Villa	LDR	8,000	Yes
12	1	8,909	0.20	Villa	LDR	8,000	Yes
13	1	8,180	0.19	Villa	LDR	8,000	Yes
14	1	9,736	0.22	Villa	LDR	8,000	Yes
15	1	10,982	0.25	Villa	LDR	8,000	Yes
16	1	8,042	0.18	Villa	LDR	8,000	Yes
17	1	7,625	0.18	Villa	LDR	8,000	No
18	1	10,443	0.24	Villa	LDR	8,000	Yes
19	1	9,005	0.21	Villa	LDR	8,000	Yes
20	1	8,717	0.20	Villa	LDR	8,000	Yes
1	2	15,836	0.36	Single Family	LDR	8,000	Yes
2	2	9,873	0.23	Single Family	LDR	8,000	Yes
3	2	8,620	0.20	Single Family	LDR	8,000	Yes
4	2	8,005	0.18	Single Family	LDR	8,000	Yes
5	2	9,105	0.21	Single Family	LDR	8,000	Yes
6	2	11,483	0.26	Single Family	LDR	8,000	Yes
1	3	11,788	0.27	Single Family	LDR	8,000	Yes
2	3	8,428	0.19	Single Family	LDR	8,000	Yes
3	3	8,338	0.19	Single Family	LDR	8,000	Yes
4	3	8,078	0.19	Single Family	LDR	8,000	Yes
5	3	8,159	0.19	Single Family	LDR	8,000	Yes
6	3	9,788	0.22	Single Family	LDR	8,000	Yes
7	3	8,004	0.18	Single Family	LDR	8,000	Yes
8	3	7,450	0.17	Single Family	LDR	8,000	No
9	3	8,229	0.19	Single Family	LDR	8,000	Yes
10	3	8,112	0.19	Single Family	LDR	8,000	Yes
11	3	9,100	0.21	Single Family	LDR	8,000	Yes
1	4	8,716	0.20	Single Family	LDR	8,000	Yes
2	4	9,510	0.22	Single Family	LDR	8,000	Yes
3	4	9,309	0.21	Single Family	LDR	8,000	Yes
4	4	9,199	0.21	Single Family	LDR	8,000	Yes
5	4	8,532	0.20	Single Family	LDR	8,000	Yes
6	4	8,480	0.19	Single Family	LDR	8,000	Yes
7	4	8,172	0.19	Single Family	LDR	8,000	Yes
8	4	10,194	0.23	Single Family	LDR	8,000	Yes
9	4	8,255	0.19	Single Family	LDR	8,000	Yes
10	4	8,280	0.19	Single Family	LDR	8,000	Yes

BOULDER PONDS, Lake Elmo

Preliminary Plat Lot Summary

9/8/2014

Lot	Block	Sq. Ft.	Acres	Use	Zoning	Min Required Lot Size (SF) per Zoning	Meets Underlying Zoning Requirements?
2ND PHASE AREA							
1	1	9,057	0.21	Villa	MDR	7,000	Yes
2	1	8,001	0.18	Villa	MDR	7,000	Yes
3	1	8,012	0.18	Villa	MDR	7,000	Yes
4	1	9,582	0.22	Villa	MDR	7,000	Yes
5	1	9,959	0.23	Villa	MDR	7,000	Yes
6	1	8,783	0.20	Villa	MDR	7,000	Yes
7	1	8,455	0.19	Villa	MDR	7,000	Yes
8	1	9,080	0.21	Villa	MDR	7,000	Yes
9	1	12,793	0.29	Villa	MDR	7,000	Yes
10	1	21,111	0.48	Villa	MDR	7,000	Yes
11	1	10,190	0.23	Villa	MDR	7,000	Yes
12	1	9,331	0.21	Villa	MDR	7,000	Yes
13	1	8,270	0.19	Villa	MDR	7,000	Yes
14	1	8,973	0.21	Villa	MDR	7,000	Yes
15	1	8,644	0.20	Villa	MDR	7,000	Yes
16	1	10,923	0.25	Villa	MDR	7,000	Yes
17	1	10,413	0.24	Villa	MDR	7,000	Yes
18	1	9,677	0.22	Villa	MDR	7,000	Yes
1	2	17,402	0.40	Single Family	LDR	8,000	Yes
2	2	12,514	0.29	Single Family	LDR	8,000	Yes
3	2	9,526	0.22	Single Family	LDR	8,000	Yes
4	2	9,327	0.21	Single Family	LDR	8,000	Yes
5	2	9,190	0.21	Single Family	LDR	8,000	Yes
6	2	9,336	0.21	Single Family	LDR	8,000	Yes
7	2	9,636	0.22	Single Family	LDR	8,000	Yes
8	2	8,346	0.19	Single Family	LDR	8,000	Yes
9	2	8,334	0.19	Single Family	LDR	8,000	Yes
10	2	8,399	0.19	Single Family	LDR	8,000	Yes
11	2	8,251	0.19	Single Family	LDR	8,000	Yes
12	2	8,173	0.19	Single Family	LDR	8,000	Yes
1	3	12,072	0.28	Single Family	LDR	8,000	Yes
2	3	12,282	0.28	Single Family	LDR	8,000	Yes
3	3	10,377	0.24	Single Family	LDR	8,000	Yes
4	3	12,142	0.28	Single Family	LDR	8,000	Yes
5	3	10,547	0.24	Single Family	LDR	8,000	Yes
6	3	11,689	0.27	Single Family	LDR	8,000	Yes
7	3	11,463	0.26	Single Family	LDR	8,000	Yes
8	3	9,598	0.22	Single Family	LDR	8,000	Yes
9	3	9,748	0.22	Single Family	LDR	8,000	Yes
10	3	8,443	0.19	Single Family	LDR	8,000	Yes
11	3	8,019	0.18	Single Family	LDR	8,000	Yes
12	3	8,064	0.19	Single Family	LDR	8,000	Yes
13	3	8,839	0.20	Single Family	LDR	8,000	Yes
14	3	10,171	0.23	Single Family	LDR	8,000	Yes
15	3	9,960	0.23	Single Family	LDR	8,000	Yes
16	3	9,552	0.22	Single Family	LDR	8,000	Yes
17	3	10,732	0.25	Single Family	LDR	8,000	Yes
18	3	9,720	0.22	Single Family	LDR	8,000	Yes
19	3	8,964	0.21	Single Family	LDR	8,000	Yes
20	3	10,649	0.24	Single Family	LDR	8,000	Yes
21	3	15,226	0.35	Single Family	LDR	8,000	Yes

BOULDER PONDS, Lake Elmo Preliminary Plat Lot Summary

9/8/2014

Lot	Block	Sq. Ft.	Acres	Use	Zoning	Min Required Lot Size (SF) per Zoning	Meets Underlying Zoning Requirements?
Outlot	A	152,517	3.50	Comercial			
Outlot	B	107,367	2.46	Senior Housing - 64 Units			
Outlot	C	109,350	2.51	Ponding			
Outlot	D	64,584	1.48	Ponding			
Outlot	E	183,233	4.21	Commercial			
Outlot	F	104,051	2.39	Ponding			
Outlot	G	44,646	1.02	Ponding			
Outlot	H	69,606	1.60	Pond & Wetland			
	PARK	168,635	3.87	Park			

45.15 TOTAL SITE ACREAGE (net of ROW)

	Total Single Family Lots	Total Villa Lots
#	60	38
Acreage	13.40	8.70
DUA	4.5	4.4
Total Units		162
Total Site Acreage		45.15
Units/Acre		3.6

EXCELSIOR

❖ *The Excelsior Group*



June 2, 2014

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

Re: Boulder Ponds Preliminary PUD and Plat Applications

Dear Mr. Johnson:

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

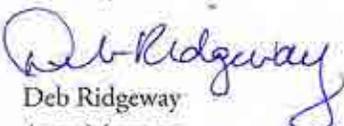
1. Preliminary Plat Application
2. Preliminary PUD Plan Application
3. Check in the amount of \$9,350
4. Draft of Master HOA documents

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

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

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

Sincerely,


Deb Ridgeway
Asset Manager

Enclosures

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



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

PRELIMINARY PLAT APPLICATION

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

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

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

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

Conducted pre-application meeting with Staff? Yes No

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

Signature of applicant:  Date: 6/2/14

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



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

AFFIRMATION OF SUFFICIENT INTEREST

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

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

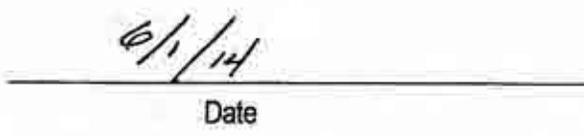
Street address/legal description of subject property 9120 Huron Blvd

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

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

Signature Date

Timothy E. Montgomery


Signature

Date

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

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

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



Post-It® Fax Note	7671	Date	# of pages ▶
To	<u>TIM BROWN</u>	From	
Co./Dept.		Co.	
Phone #		Phone #	
Fax #	<u>612-253-3329</u>	Fax #	

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

AFFIRMATION OF SUFFICIENT INTEREST

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

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

Street address/legal description of subject property 9120 Huron Blvd

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

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

Security Bank & Trust Company
By: [Signature]
Signature *Senior Vice Pres*

6-2-2014
Date

Timothy E. Montgomery

Signature

Date

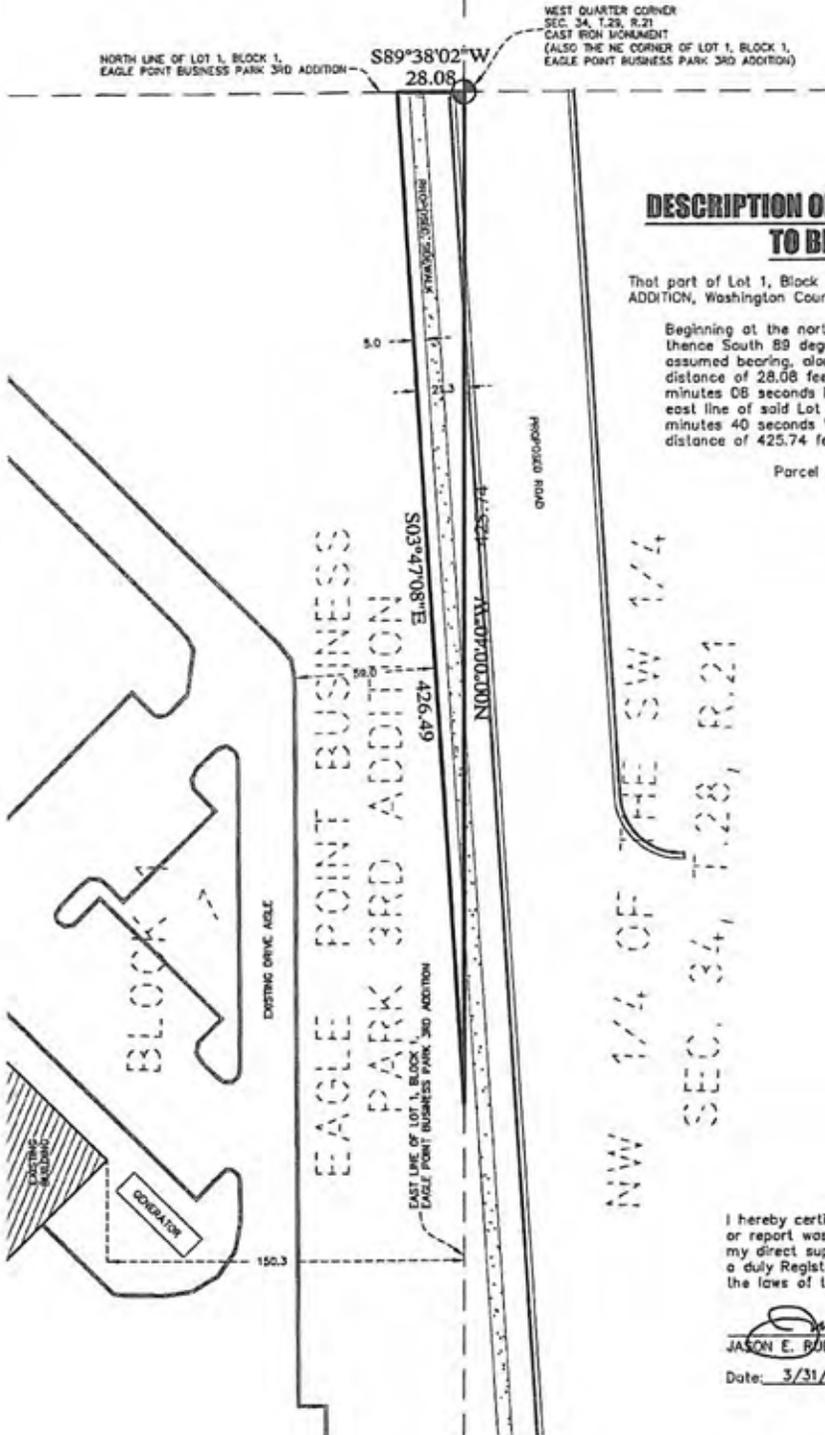
If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

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

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

SKETCH AND DESCRIPTION

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



DESCRIPTION OF BREMER BANK PARCEL TO BE ACQUIRED

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

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

Parcel Area = 5,976 sq. ft.

NW 1/4 OF THE SW 1/4
 SEC. 34, T.28, R.21

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

JASON E. ROOD

Date: 3/31/14 License No. 41576



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

AFFIRMATION OF SUFFICIENT INTEREST

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

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

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

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

See attached email consent from Lennar/US Homes.

Alan J. Dale
Signature

6-3-14
Date

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

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

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

Deb Ridgeway

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

Tim Brown
Senior Vice President

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

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

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

Steve Ach
Land Acquisition Manager
Lennar

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

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

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



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

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

OP3 Boulder Ponds, LLC

Signature of applicant By  Date 6/2/14

Timothy J. Brown

Name of applicant Its Senior Vice President Phone 612.353.3305

(Please Print)

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

Deb Ridgeway

OP3 Boulder Ponds, LLC

c/o The Excelsior Group, LLC

11455 Viking Drive, Suite 350

Eden Prairie, MN 55344

BOULDER PONDS
Preliminary Plat Application
Written Statements

PUD Planned Unit Development Stage

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

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

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

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

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

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

Purchaser OP3 Boulder Ponds, LLC
Timothy J. Brown - Senior VP
c/o The Excelsior Group, LLC
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344
O(612) 353-3305
C(612) 802-6948
Tim.Brown@ExcelsiorLLC.com

Asset Manager Deb Ridgeway
OP3 Boulder Ponds, LLC
c/o The Excelsior Group, LLC
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344
O (612) 353-3307
C (612) 590-9978
Deb.Ridgeway@ExcelsiorLLC.com

Associate Jessica Lytle
OP3 Boulder Ponds, LLC
c/o The Excelsior Group, LLC
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344
O (612) 353-3316
Jessica.Lytle@ExcelsiorLLC.com

Project Mgr Raymond Pruban
Amaris Homes, LLC
PO Box 251276
Woodbury, MN 55125
O (651) 426-0584
C(651) 248-3631
rpruban@amariscustomhomes.com

Site Planning Rick Harrison
Rick Harrison Site Design
O (763) 595-0055
rharrison@performanceplanningsystem.com

Site Engineering Dean Robbins, PE
Evolution Engineering
C (651) 303-7208
evolutionengineeringmn@gmail.com

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

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

Landscape Plans Karyn Luger

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

Surveyor

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

Marketing

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

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

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

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

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

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

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

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

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

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

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

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

- **Ghost Platted Lots 5-9**

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

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

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

Deviation from Underlying Code for Boulder Ponds Planned Unit Development

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

Notes:

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

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

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

- **Phasing Plan**

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

- **Street Geometrics**

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

- **Meandering Walks & Trails**

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

- **Wetland Conservation Act**

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

- **Park Land Dedication**

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

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

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

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

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

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

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

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

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

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

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

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

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

See attached phasing plan enclosed for more information.

1st PHASE (beginning August 2014)

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

2nd PHASE (beginning May 2015)

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

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

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

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

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

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

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

Roads / Traffic

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

Sewer

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

Water Supply

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

Parks

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

Fire / Police

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

Other

- N/A

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

N/A

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

Parks

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

Open Space

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

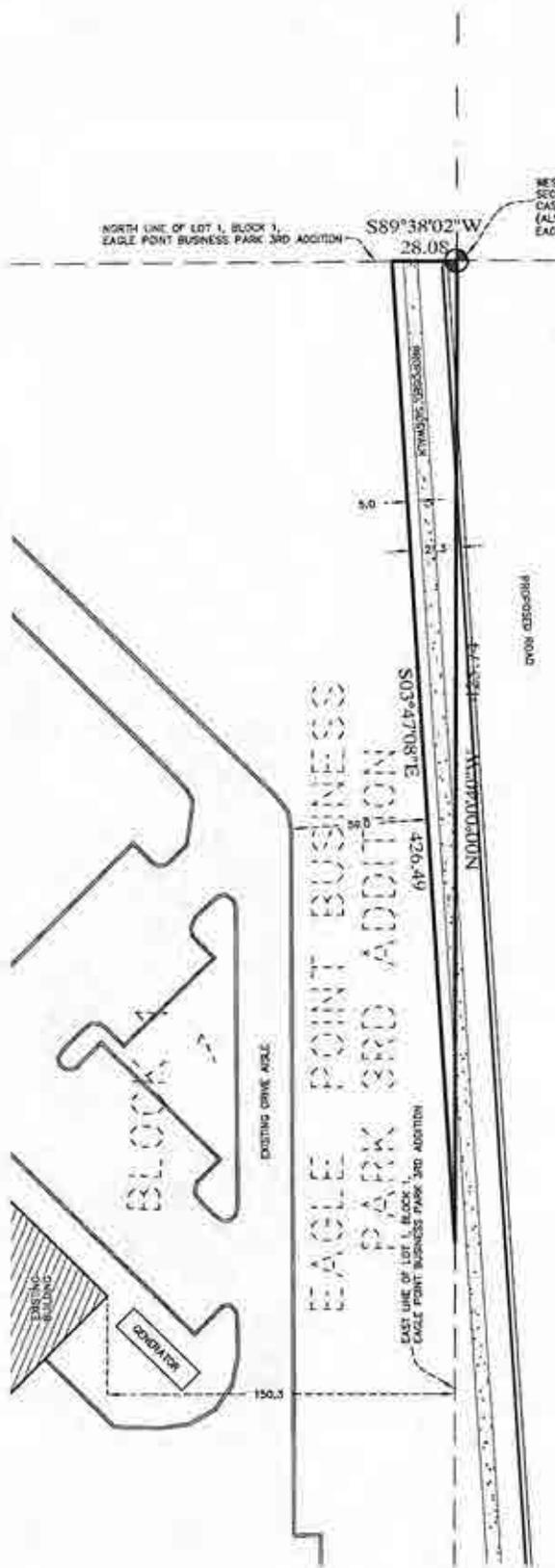
M. A proposed development schedule indicating approximate date when construction of the project or stages of the same can be expecting to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

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

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

SKETCH AND DESCRIPTION

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



DESCRIPTION OF BREMER BANK PARCEL TO BE ACQUIRED

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

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

Parcel Area = 5,976 sq. ft.

NW 1/4 OF THE SW 1/4
 SEC. 34, T.28, R.21

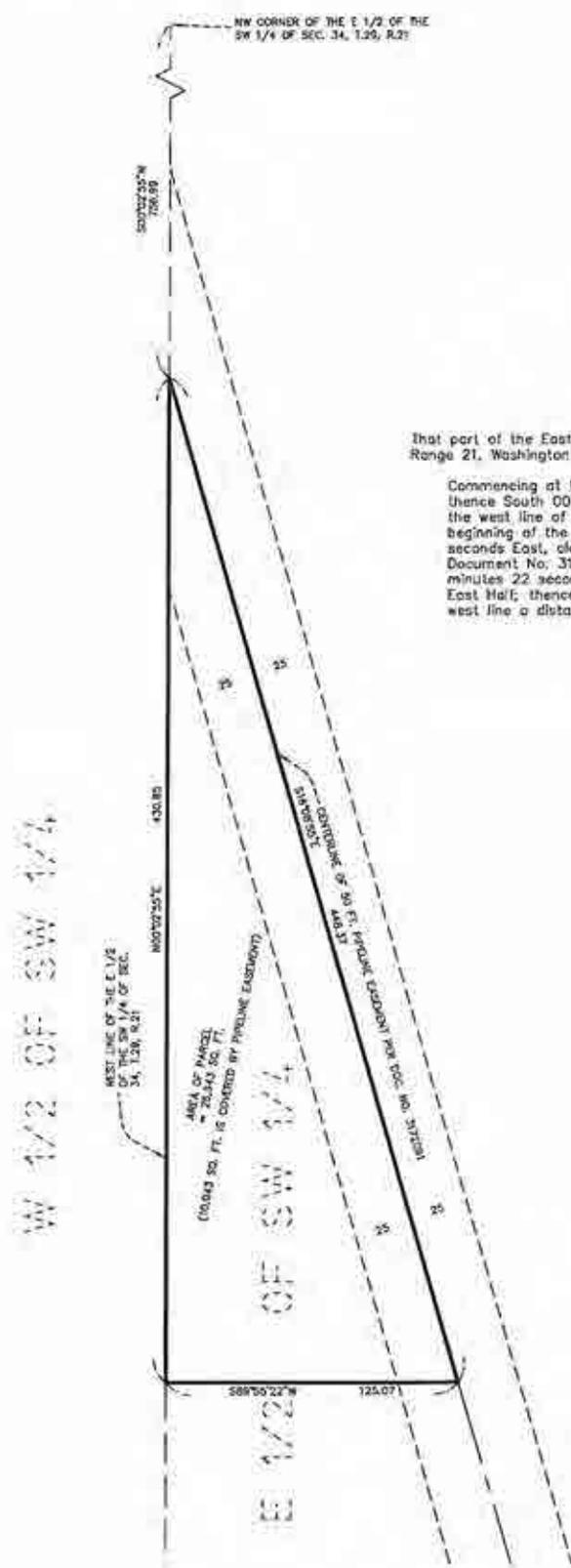
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 JASON E. RUD

Date: 3/31/14 License No. 41578

SKETCH AND DESCRIPTION

-of- PROPOSED PARCEL TO BE ACQUIRED
-for- OP3 BOULDER PONDS, LLC



DESCRIPTION OF PARCEL TO BE ACQUIRED

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

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

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

JASON E. RUD
JASON E. RUD

Date: 5/27/2014 License No. 41578

NORTH

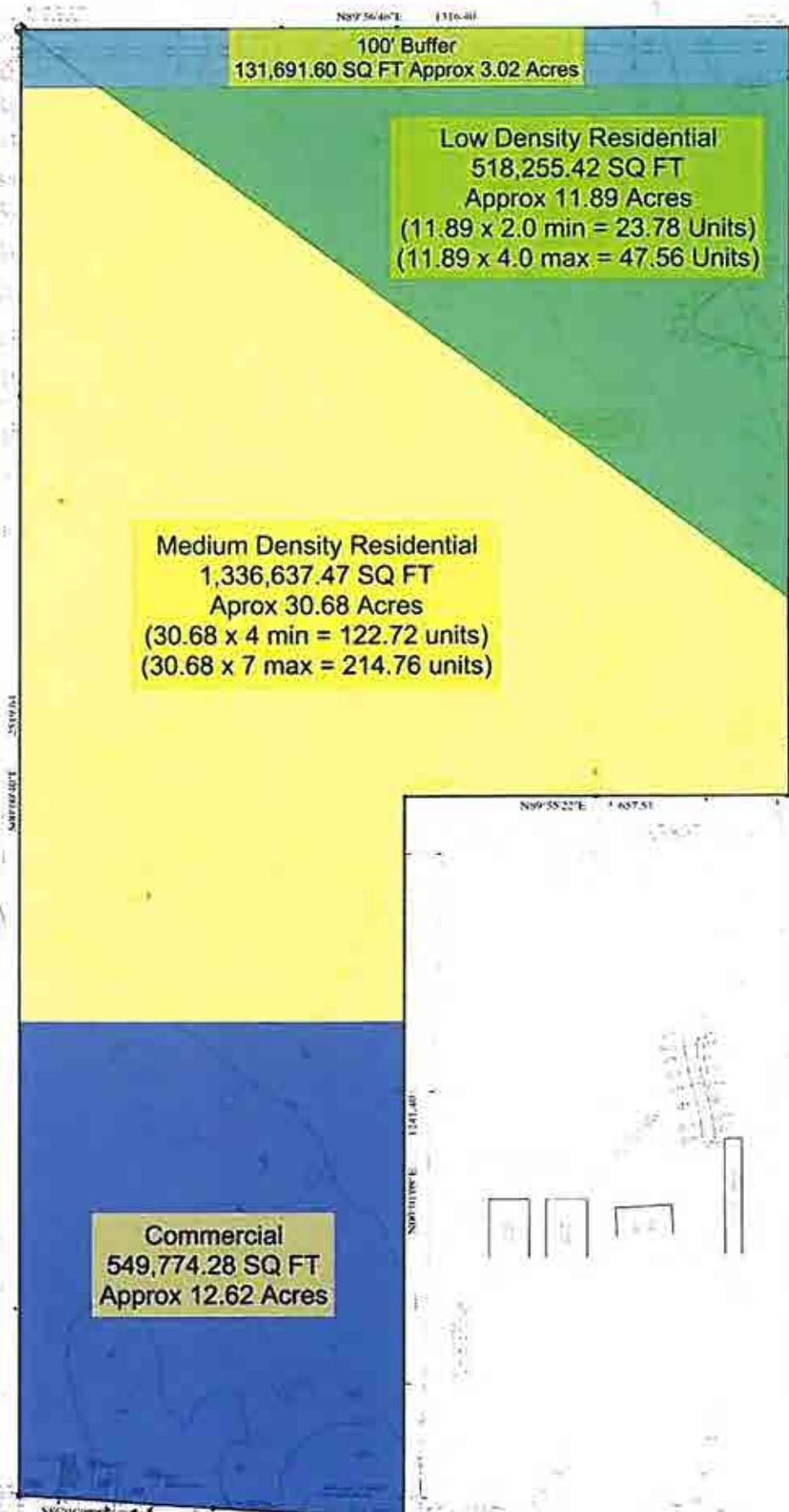
Apparant Density for Current Zoning
146 minimum/262 maximum

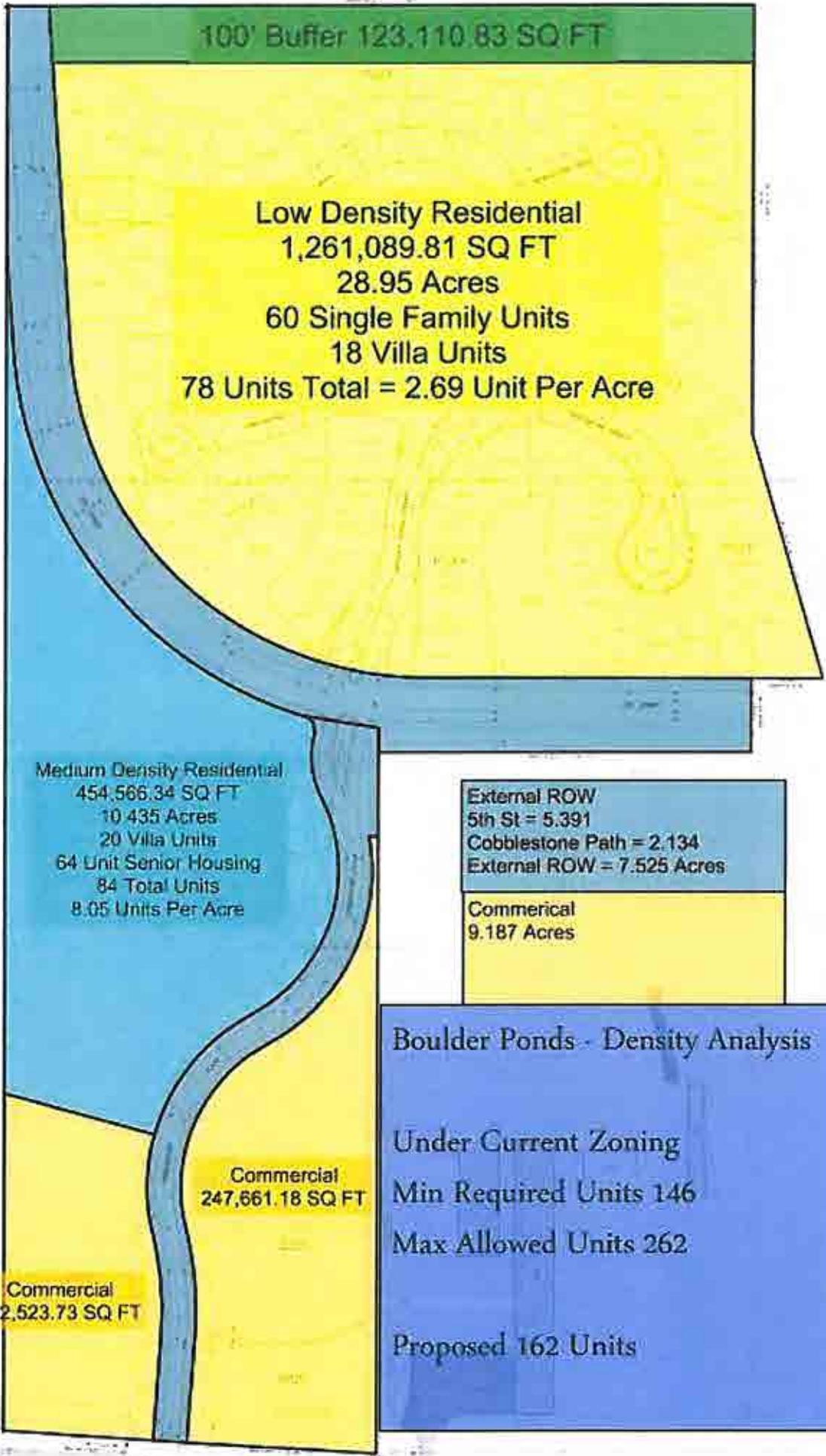
100' Buffer
131,691.60 SQ FT Approx 3.02 Acres

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

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

Commercial
549,774.28 SQ FT
Approx 12.62 Acres





100' Buffer 123,110.83 SQ FT

Low Density Residential
1,261,089.81 SQ FT
28.95 Acres
60 Single Family Units
18 Villa Units
78 Units Total = 2.69 Unit Per Acre

Medium Density Residential
454,566.34 SQ FT
10.435 Acres
20 Villa Units
64 Unit Senior Housing
84 Total Units
8.05 Units Per Acre

External ROW
5th St = 5.391
Cobblestone Path = 2.134
External ROW = 7.525 Acres

Commercial
9.187 Acres

Commercial
152,523.73 SQ FT

Commercial
247,661.18 SQ FT

Boulder Ponds - Density Analysis

Under Current Zoning
Min Required Units 146
Max Allowed Units 262

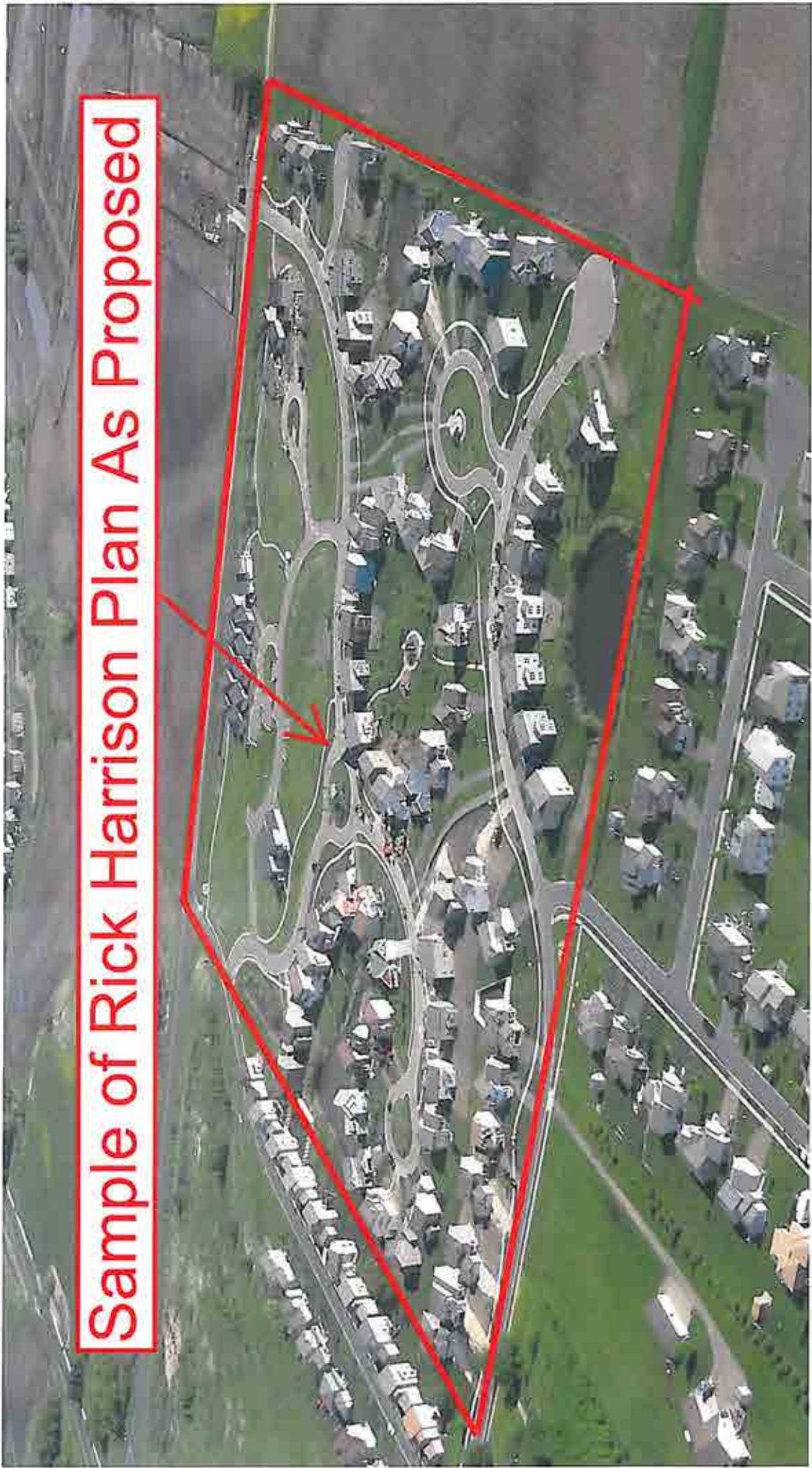
Proposed 162 Units

Boulder Ponds Lot Sizes

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

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

Sample of Rick Harrison Plan As Proposed



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



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

LAND USE APPLICATION

- Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
- Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
- Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan PUD Preliminary Plan PUD Final Plan

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

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

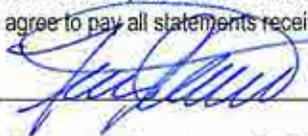
Property Location (Address and Complete (long) Legal Description):
Multiple - see attached Section A of Preliminary Plat application Written Statements

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

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

Please refer to project Written Statements for details of request

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

Signature of applicant:  Date: 6/2/14

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

BOULDER PONDS
Preliminary Plat Application
Written Statements

Preliminary Plat and information by §153.07.

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

General Information

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

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

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

Please see previous point.

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

Please see section 2A of the Preliminary Plat Application.

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

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

Present Status

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

Please see section 2B of the Preliminary Plat Application.

2. *The existing zoning classification and present use of the subject property and all lands within 350 feet of the subject property.*
 - a. Subject Site is currently zoned RT – Rural Development Transitional District. The site is mostly vacant farmland with a dilapidated single-family home and numerous shed buildings on the far south side near Hudson Road. All existing buildings are planned to be demolished prior to development.
 - b. 9200-9220 Hudson Boulevard zoned C – Commercial. Owners are CrankyApe.com who specializes in RV and Boat auctions and Lamperts Lumber.
 - c. Everything bordering the west side of the property is zoned as BP – Business Park/Light Manufacturing. Uses include the High Pointe Health Campus (Class A medical building), an Orthodontics office, Bremer Bank and other similar uses.
 - d. Everything bordering the north side of the property is RE - single-family residential estate. We are proposing all single family bordering that northern border.
 - e. Property on the northeastern side of the property is bordering DPS-Lake Elmo, LLC property currently zoned LDR – low density residential.
3. *A map depicting the existing development of the subject property and all land within 350 feet of the subject property and showing the location of existing streets, property lines, easements, water mains, and storm and sanitary sewers, with invert elevations on and within 100 feet of the subject property.*

Please see attached.

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

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

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

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

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

i. *Contours; minimum 2 foot intervals;*

Please see Preliminary Plat Engineering Documents.

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

Please see Preliminary Plat Engineering Documents.

iii. *Slope analysis;*

Please see Preliminary Plat Engineering Documents.

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

Please see Preliminary Plat Engineering Documents.

v. *Significant rock outcroppings;*

NOT APPLICABLE

vi. *Existing drainage patterns;*

Please see Preliminary Plat Engineering Documents.

vii. *Vistas and significant views;*

NOT APPLICABLE

viii. *Soil conditions as they affect development.*

Please see Preliminary Plat Engineering Documents.

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

Please see Preliminary Plat Application.

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

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

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

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

Outlots A-I

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

NOT APPLICABLE

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

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

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

Outlots J and M

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

Outlots J and M

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

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

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

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

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

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

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

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

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

Please refer to the Preliminary Plat Application.

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

Noted.

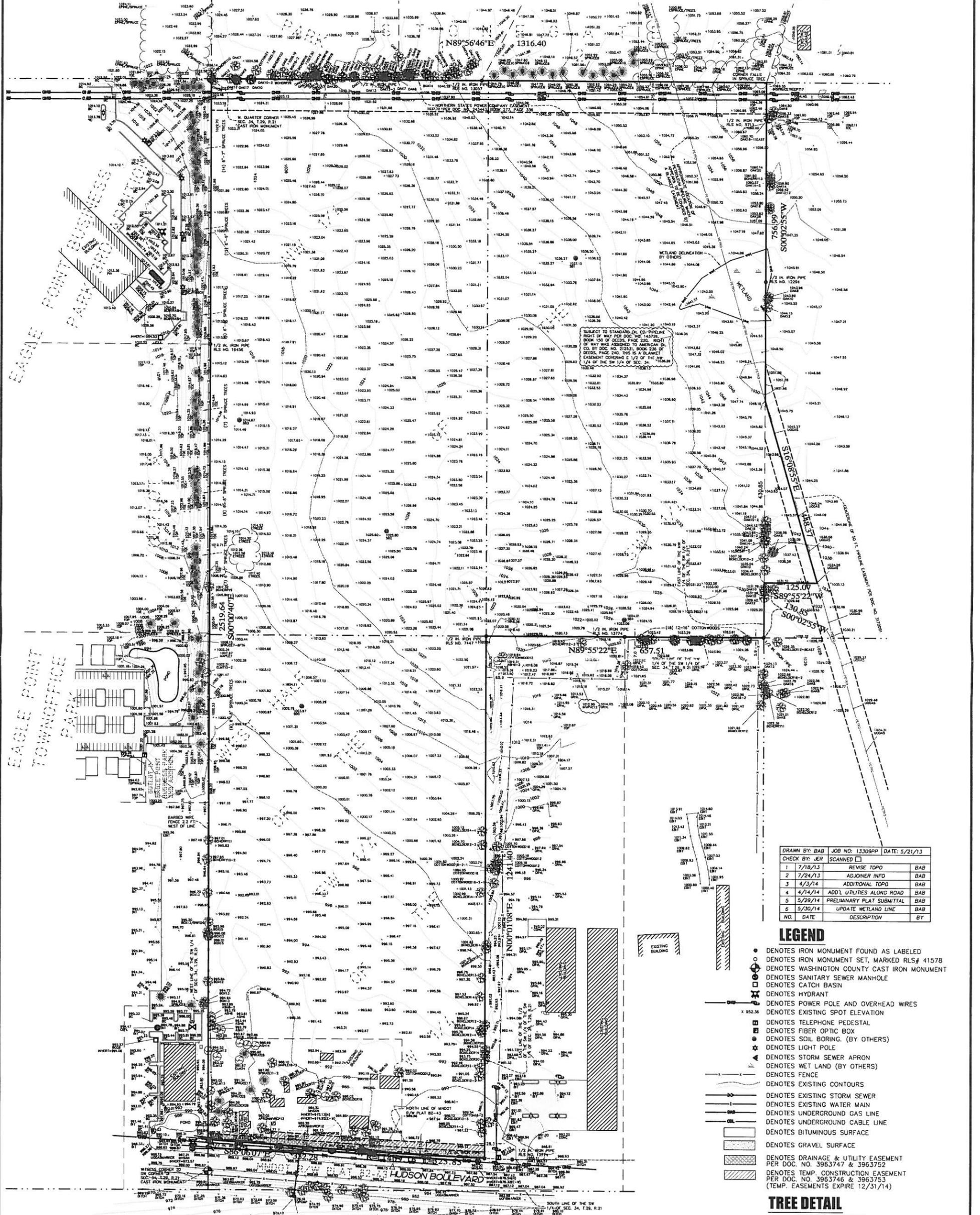
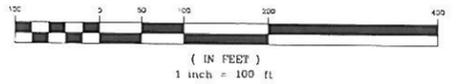
15. *The City may require the submission of any additional information or documentation which it may find necessary or appropriate to full consideration of the proposed PUD.*

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

CERTIFICATE OF SURVEY

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

GRAPHIC SCALE



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

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

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

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

PROPERTY DESCRIPTION:

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

AND

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

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

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

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

E. G. RUD & SONS, INC.
EST. 1877
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

NORTH

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



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

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

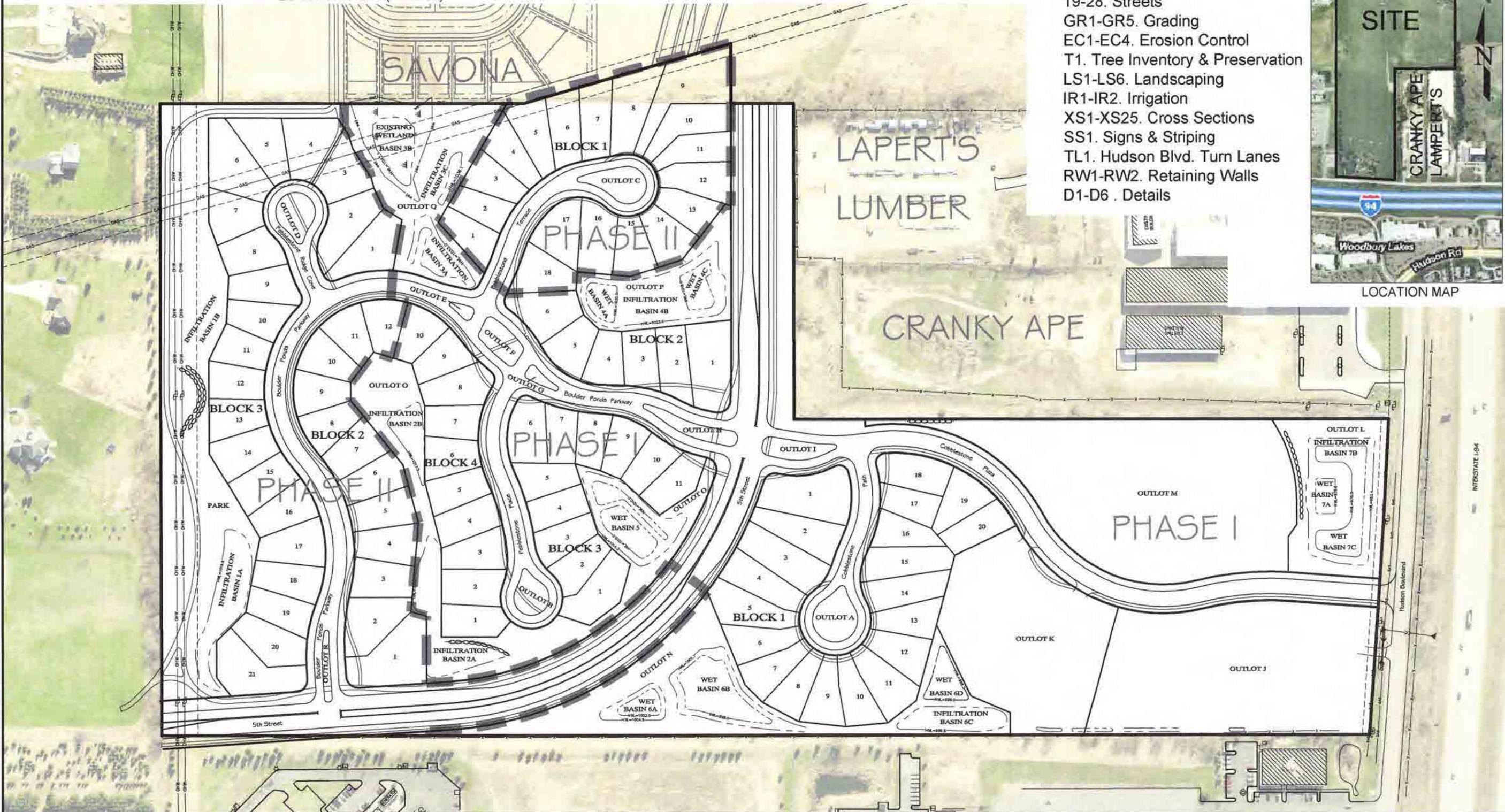
Section 34, Township 29, Range 21

SHEET INDEX

1. Title Sheet & Phasing
2. Legend
- 3-10. Sanitary & Watermain
- 11-18. Storm Sewer
- 19-28. Streets
- GR1-GR5. Grading
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- SS1. Signs & Striping
- TL1. Hudson Blvd. Turn Lanes
- RW1-RW2. Retaining Walls
- D1-D6 . Details



LOCATION MAP



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

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

SHEET
 TITLE SHEET & PHASING

SHEET NO.
 1 OF 28

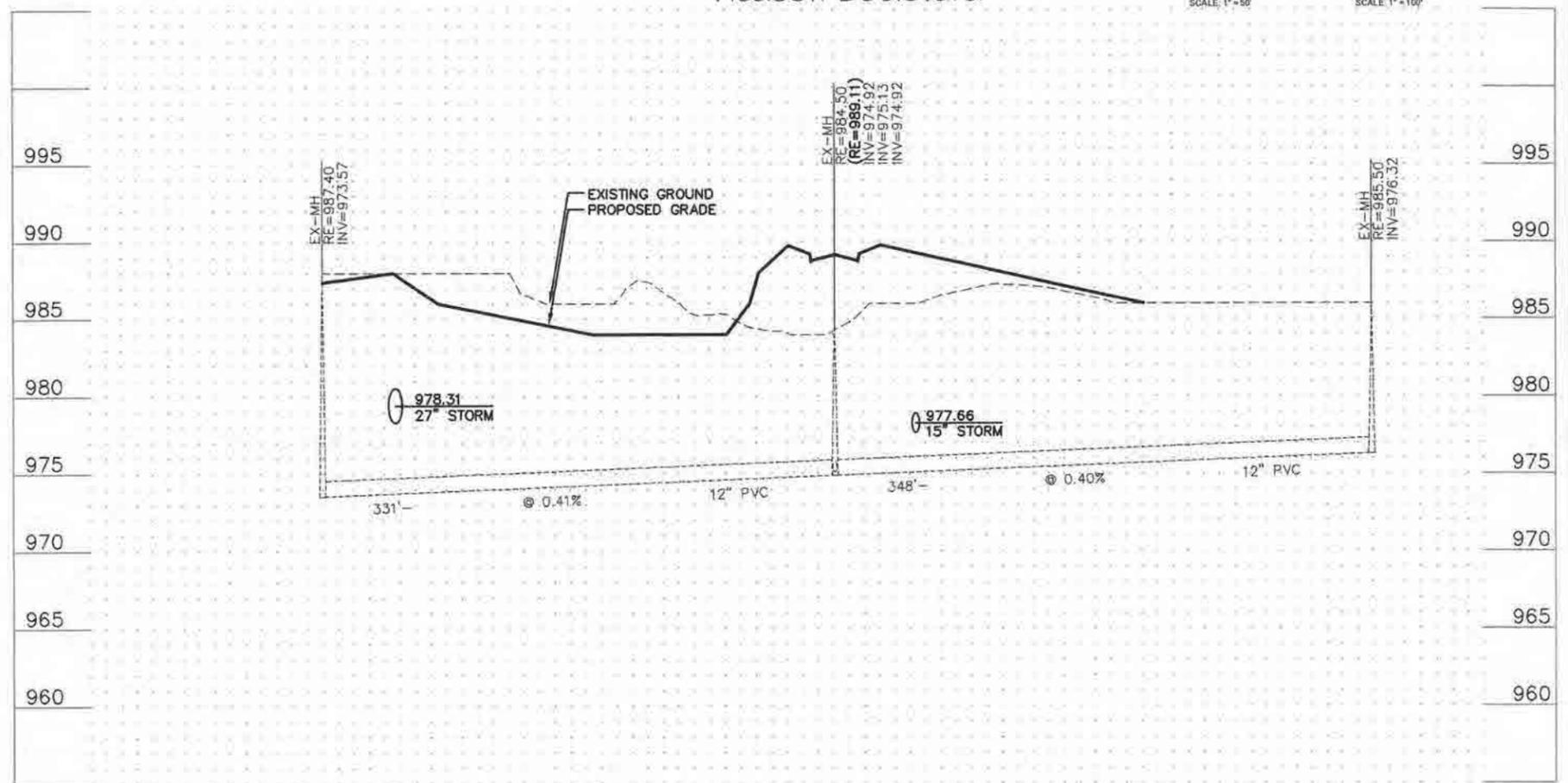
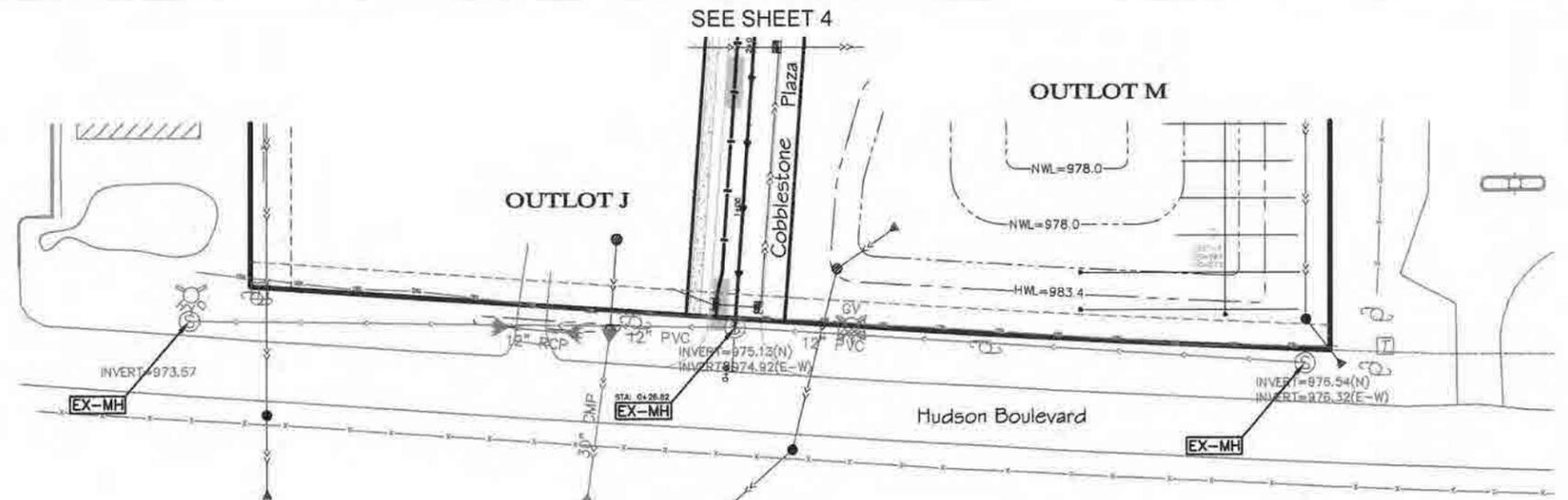
Boulder Ponds

CITY OF LAKE ELMO – SANITARY SEWER NOTES

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

CITY OF LAKE ELMO – WATERMAIN NOTES

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



Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Law of the State of Minnesota.

[Signature]
Name: **41968**
Reg. Number

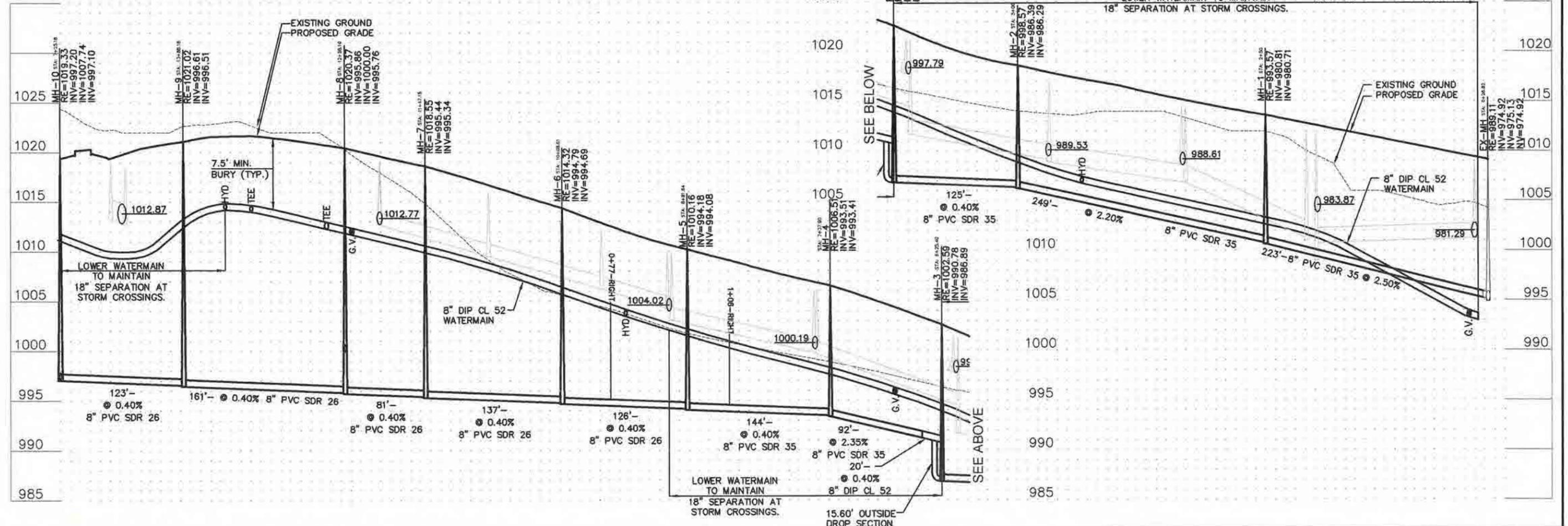
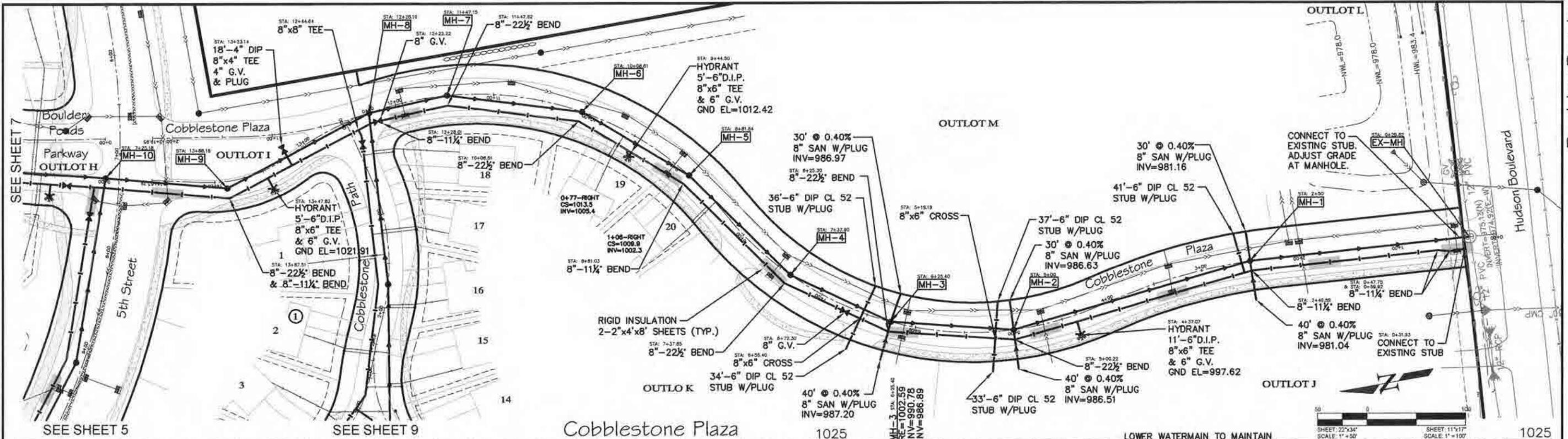
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sanitary Sewer & Watermain

SHEET NO.
3 of 28

Boulder Ponds



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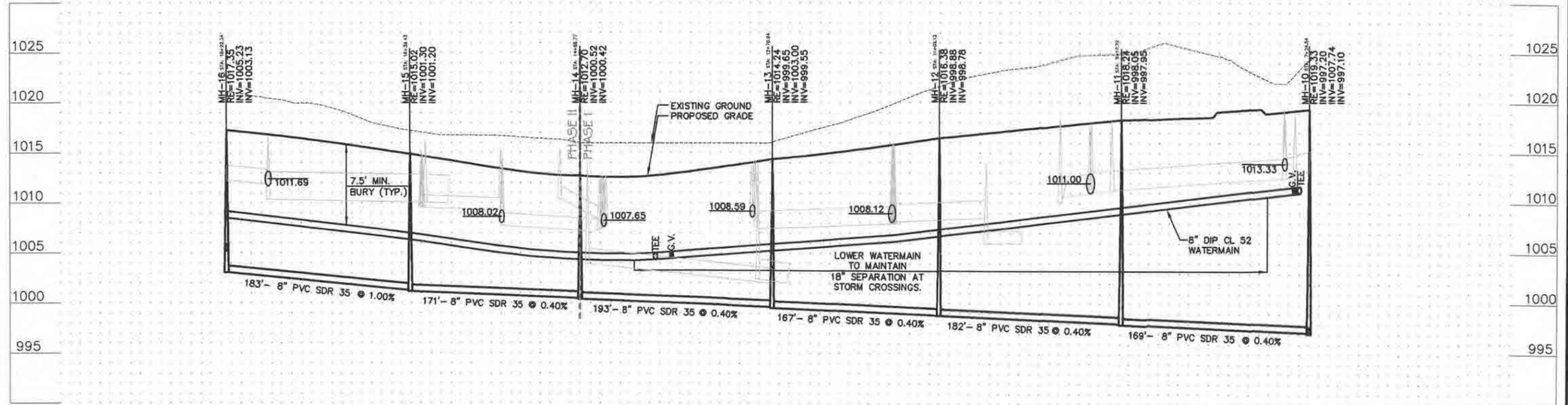
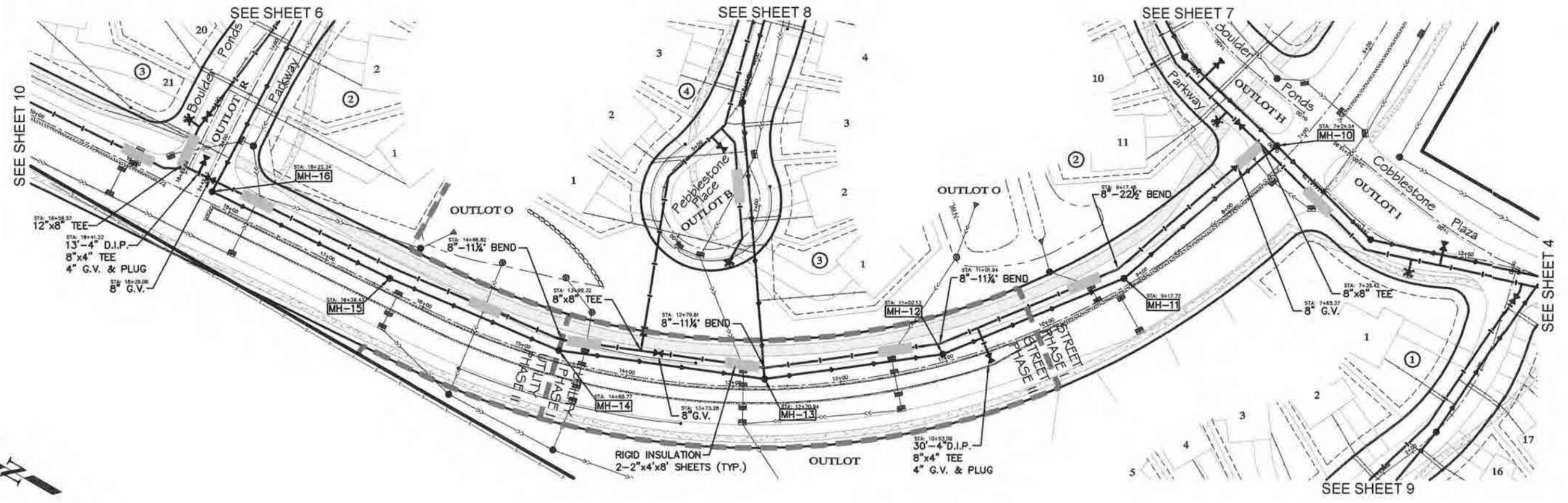
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CLIENT NAME
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SHEET
Sanitary Sewer & Watermain

SHEET NO.
4 of 28

Boulder Ponds



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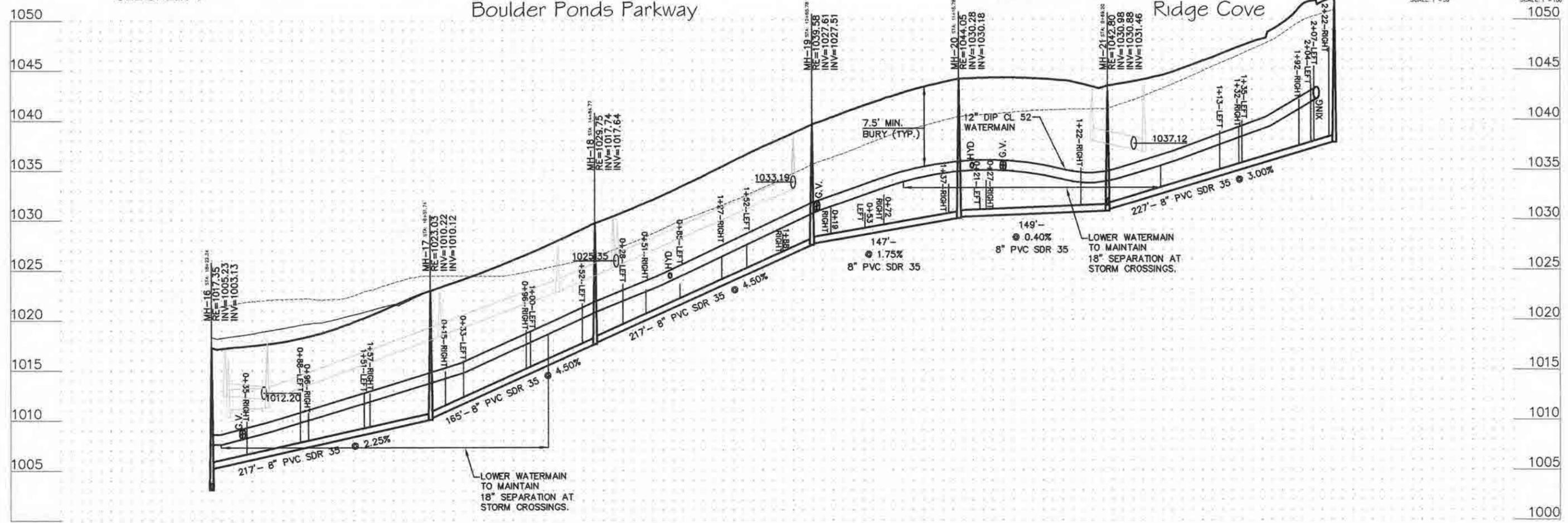
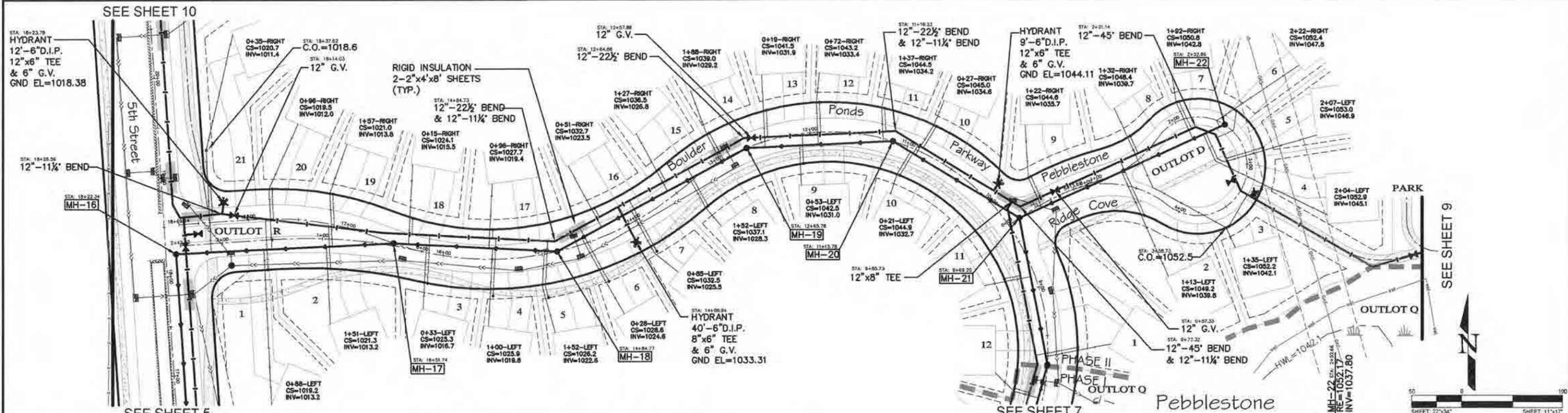
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SHEET
Sanitary Sewer & Watermain

SHEET NO.
5 of 28



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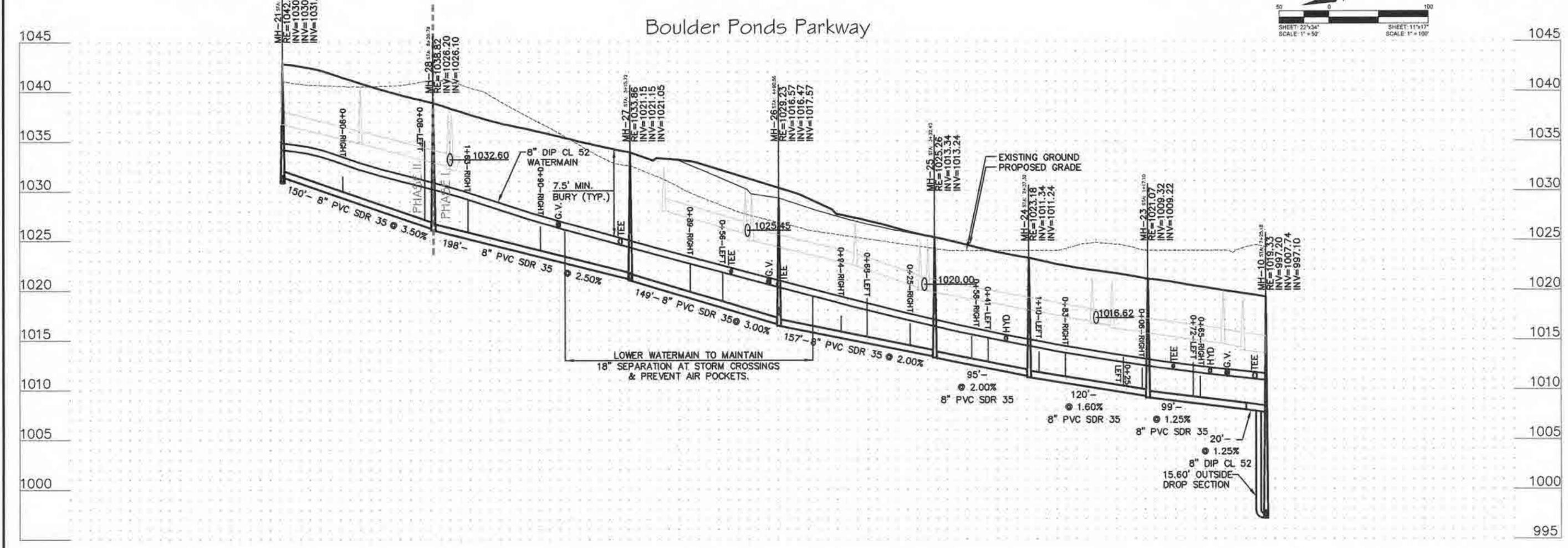
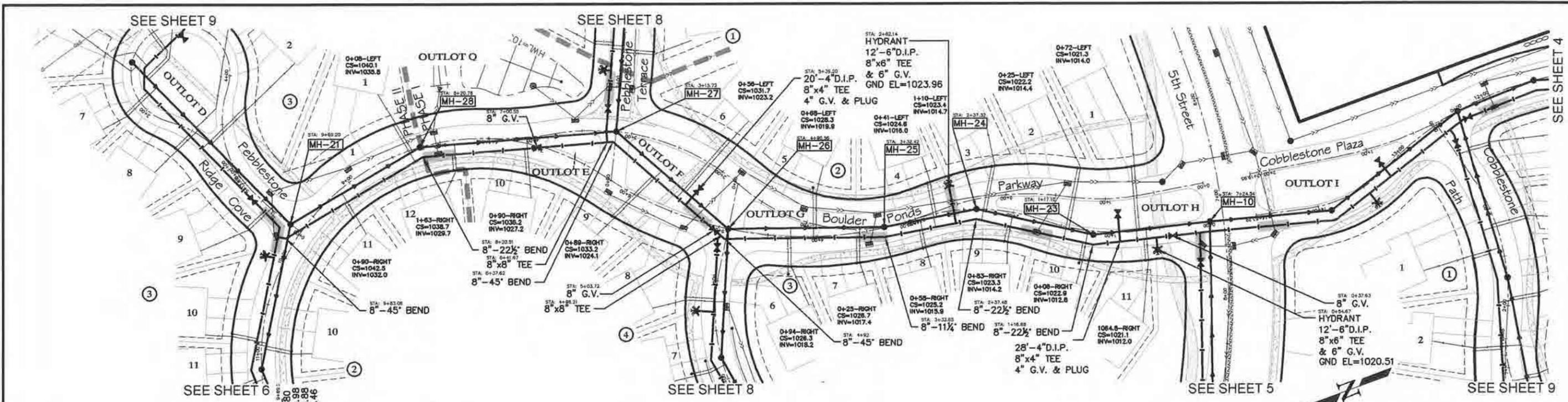
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sanitary Sewer & Watermain

SHEET NO.
6 of 28



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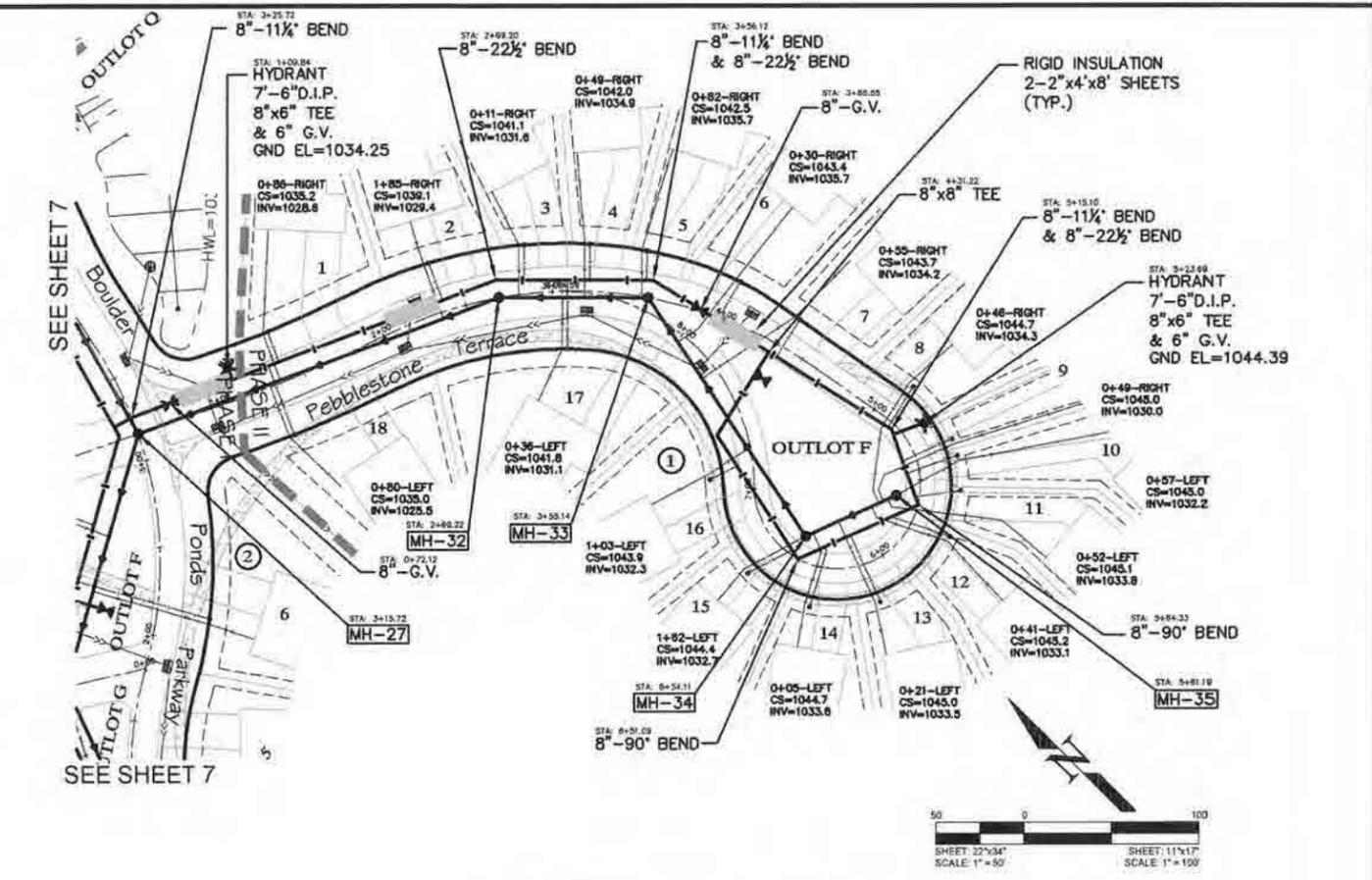
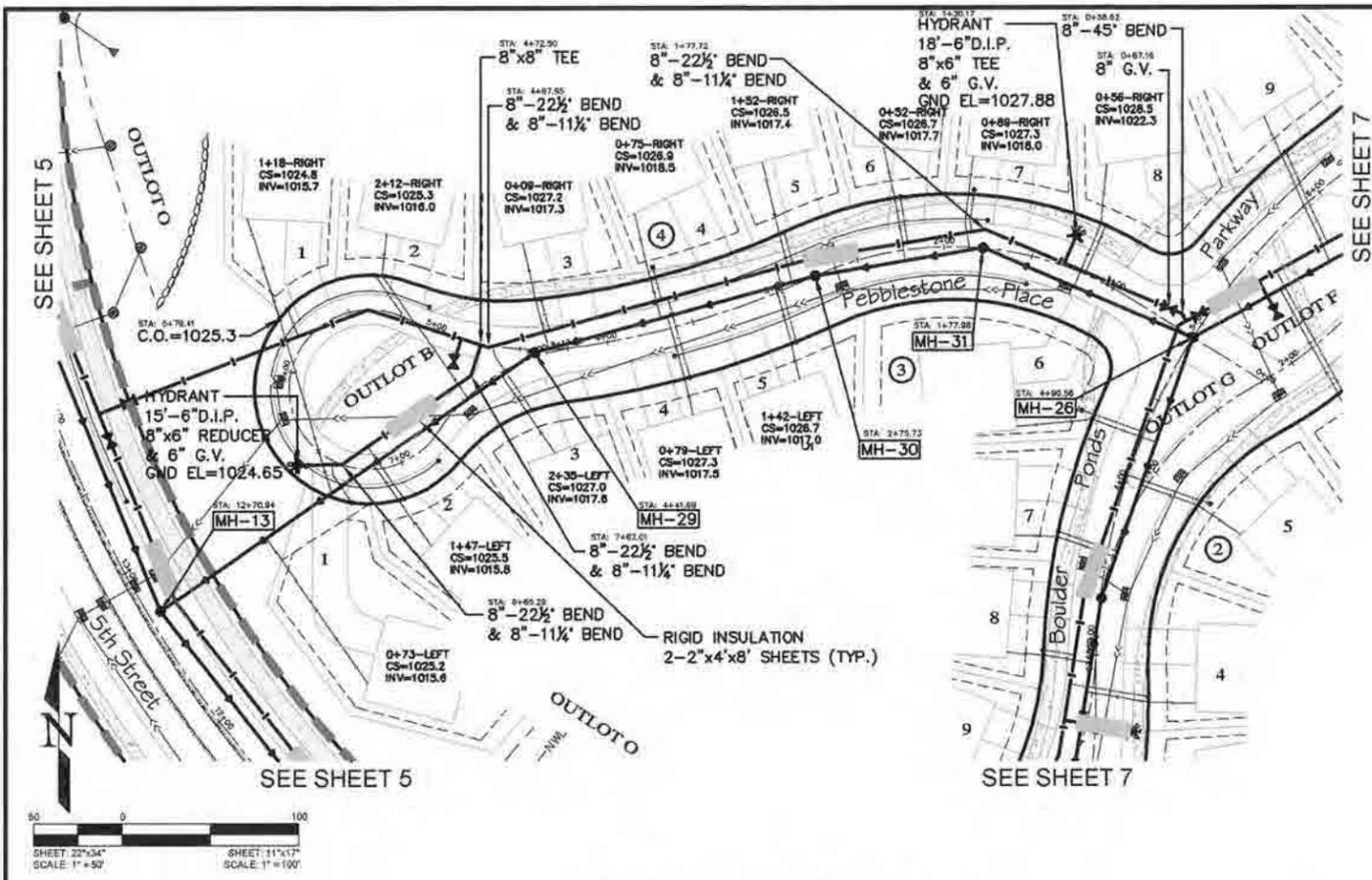
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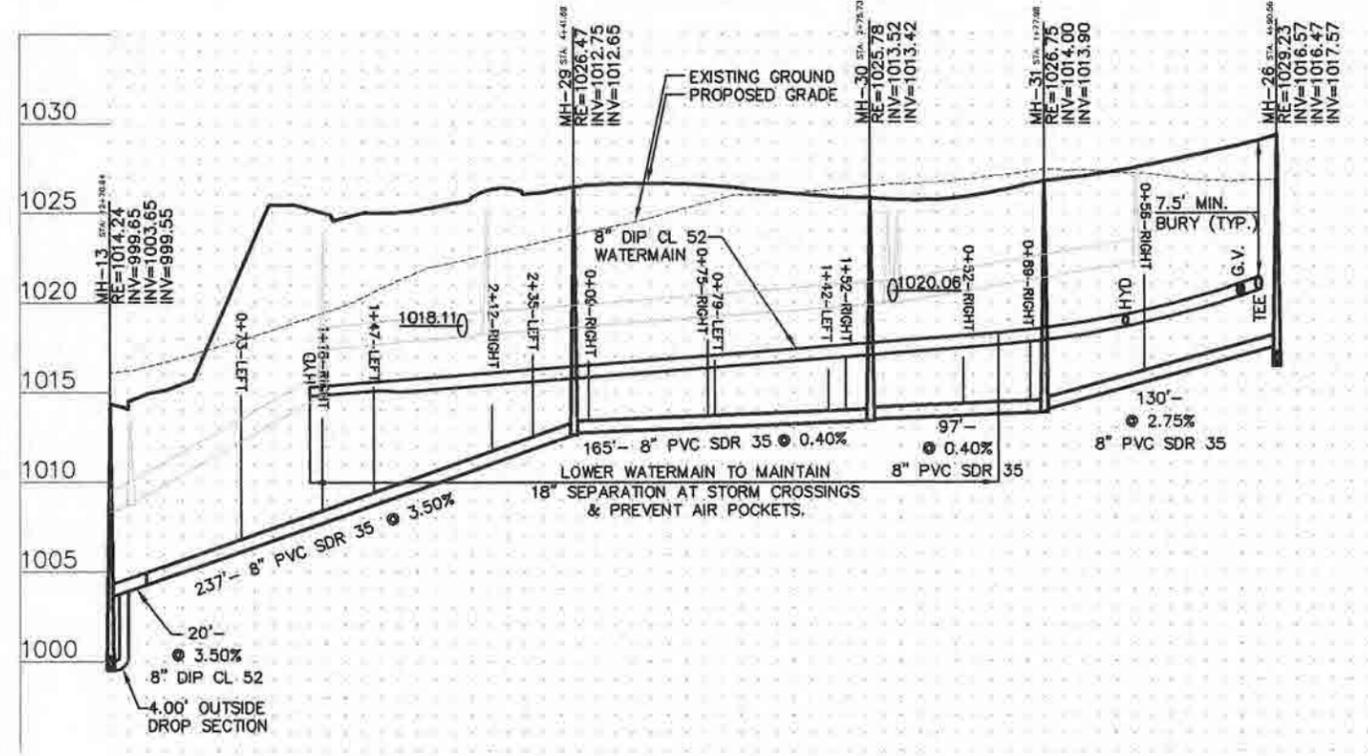
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OP3 Boulder Ponds, LLC

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Sanitary Sewer & Watermain

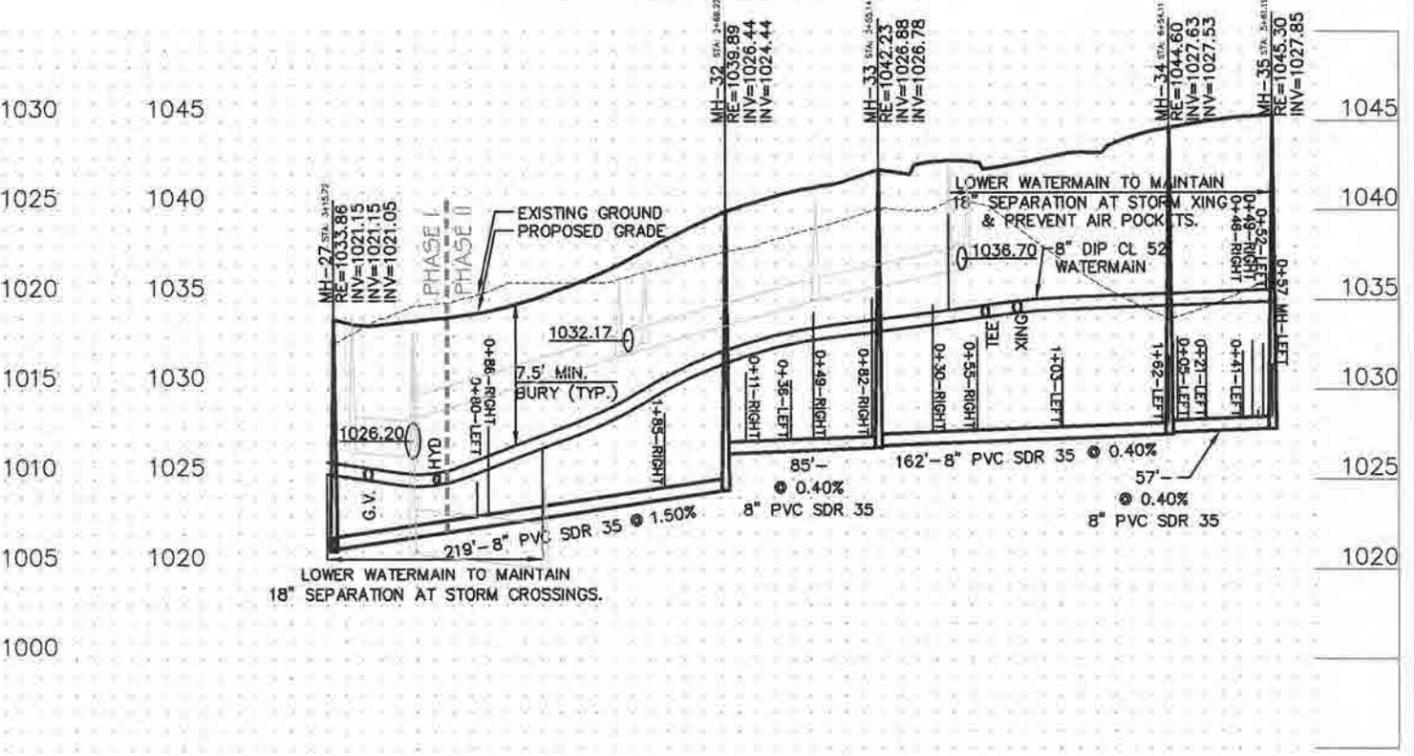
SHEET NO.
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Pebblestone Place



Pebblestone Terrace



evolution
Engineering & Design
16790 2nd Street North
Lakeland Shore, MN 55043
Phone: 651-363-7208
E-mail: evolutionengineeringmn@gmail.com

Certification: I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and a member of the State of Minnesota.

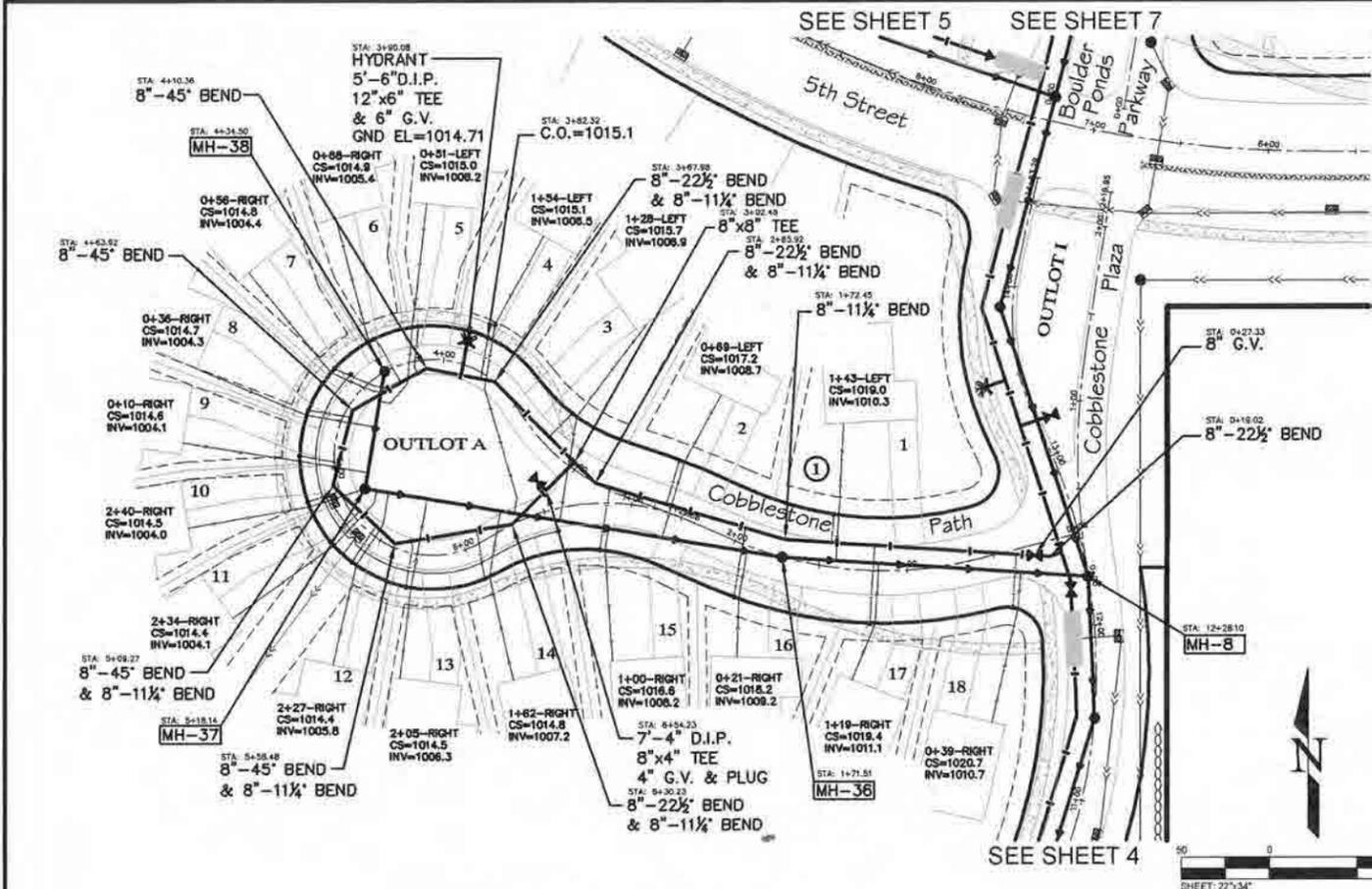
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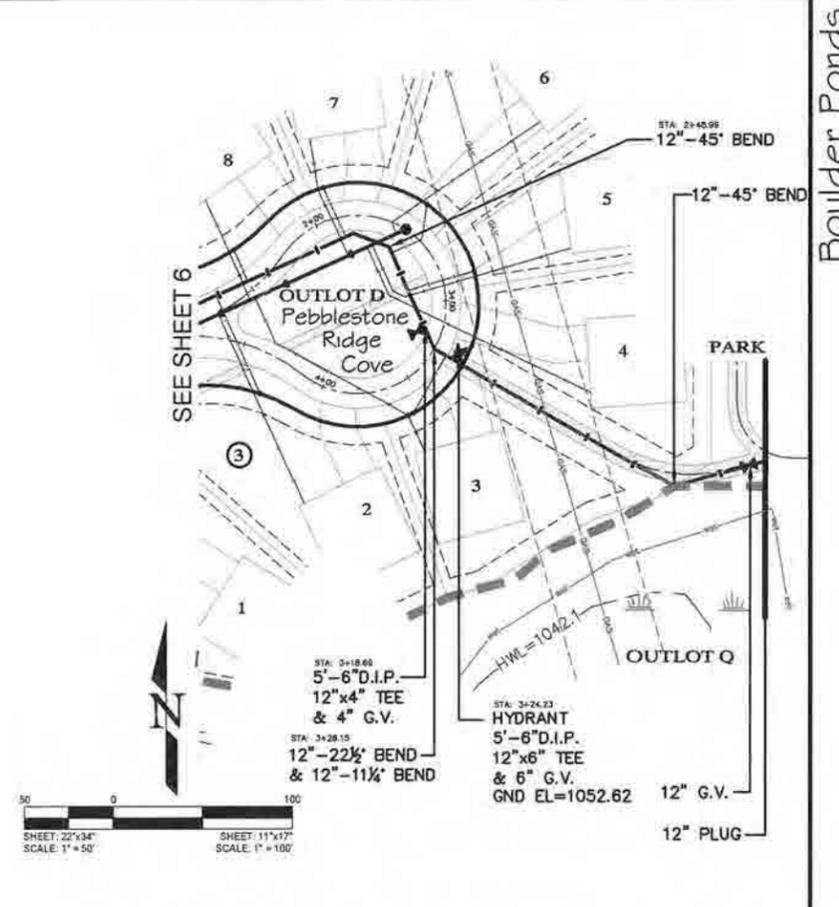
SHEET
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SHEET NO.
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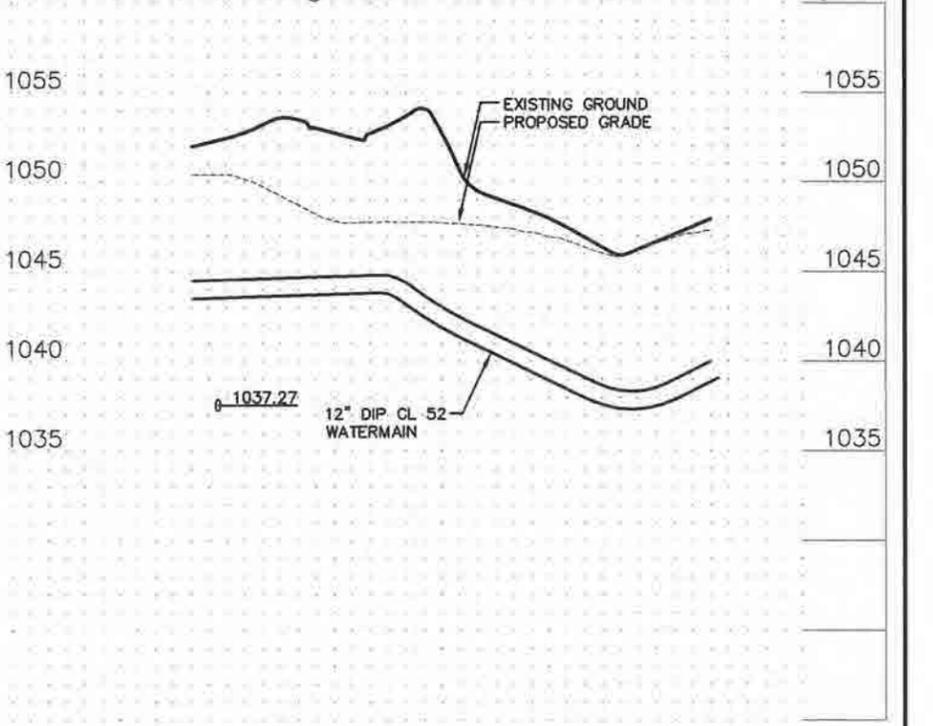
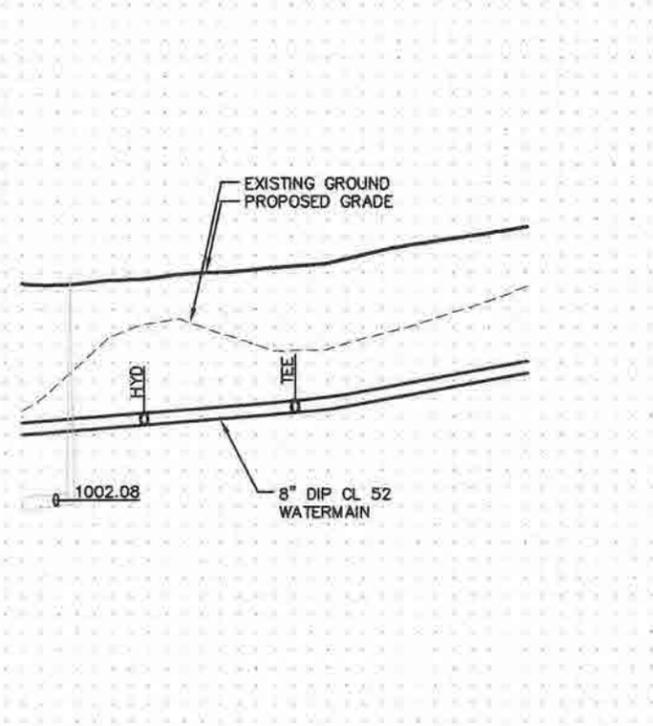
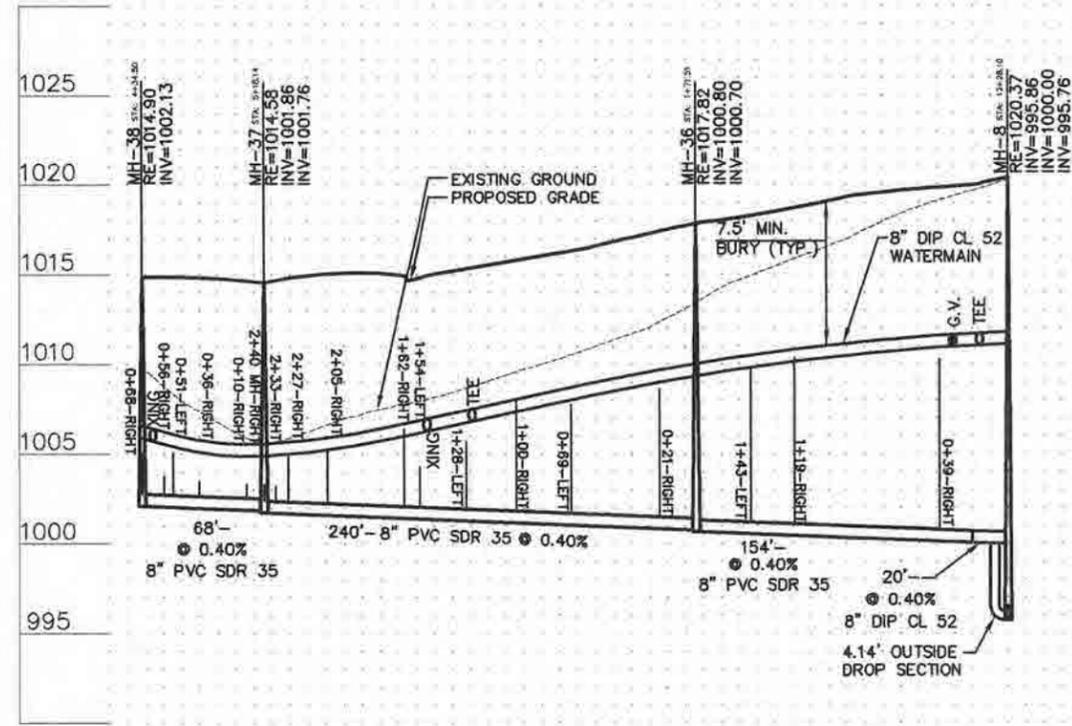


Cobblestone Path

Cobblestone Path - Watermain Loop



Pebblestone Ridge Cove - 12" Watermain Loop



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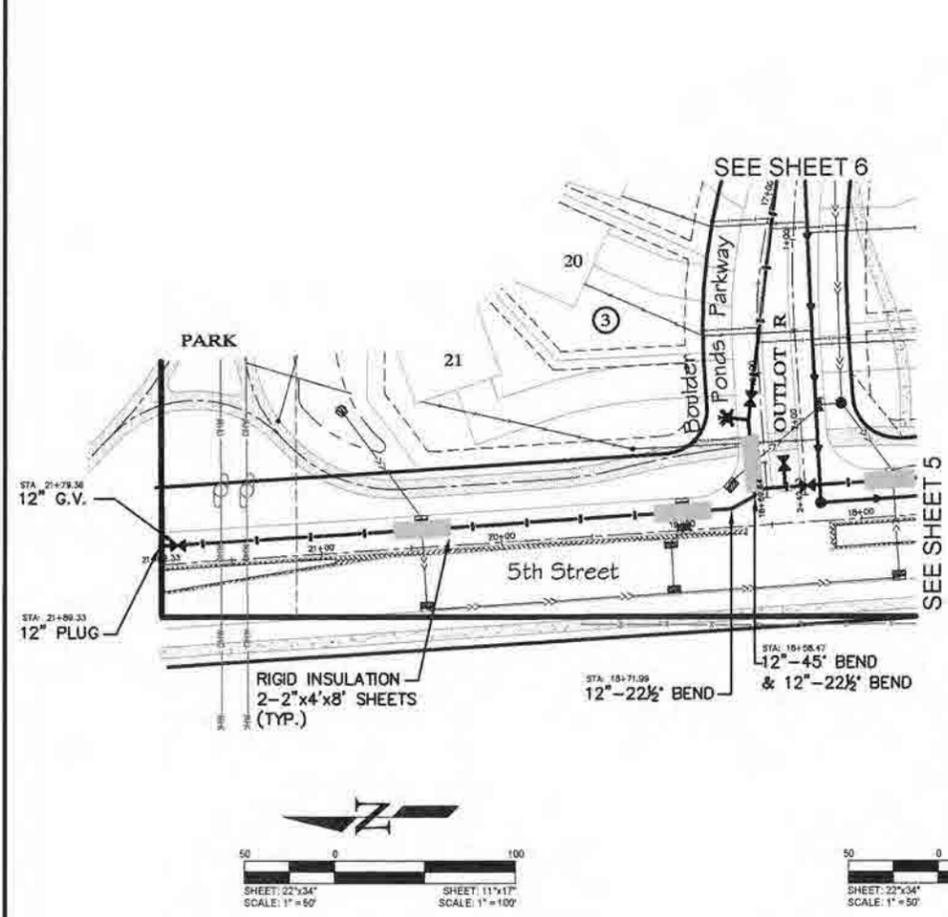
Name: *[Signature]*
Reg. Number: 41968

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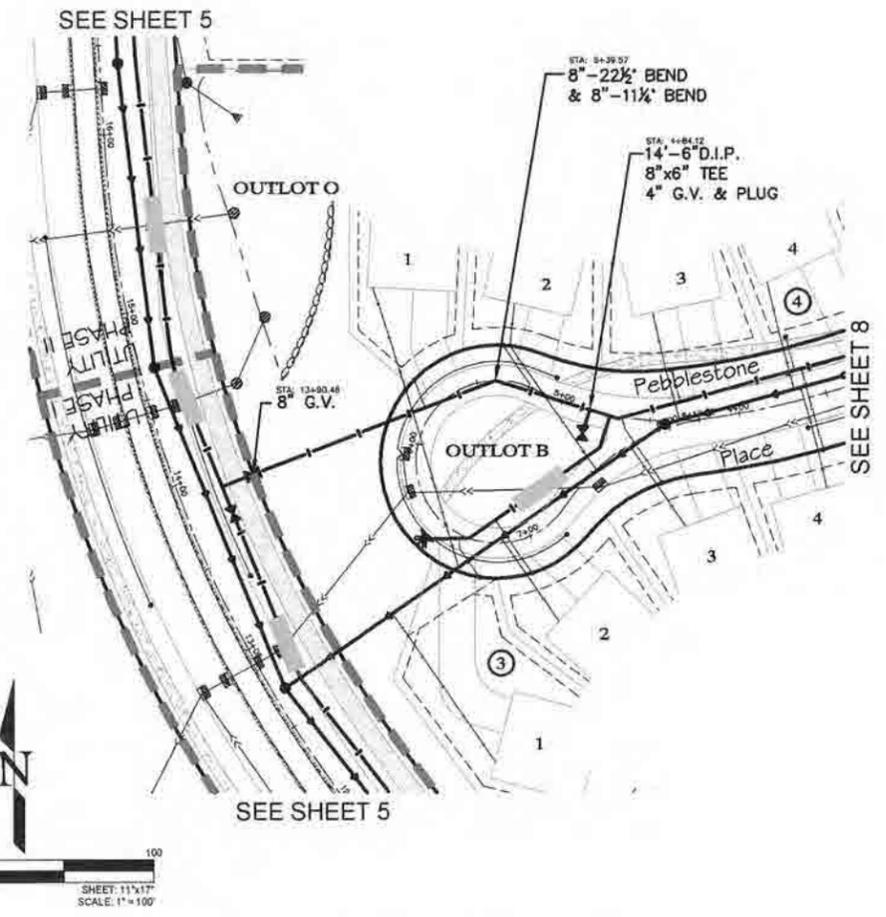
CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sanitary Sewer & Watermain

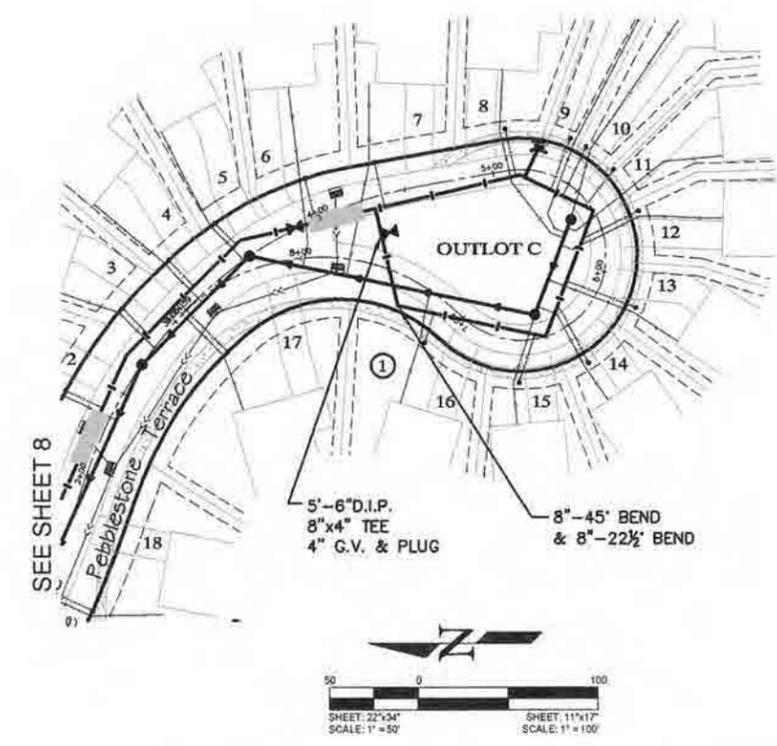
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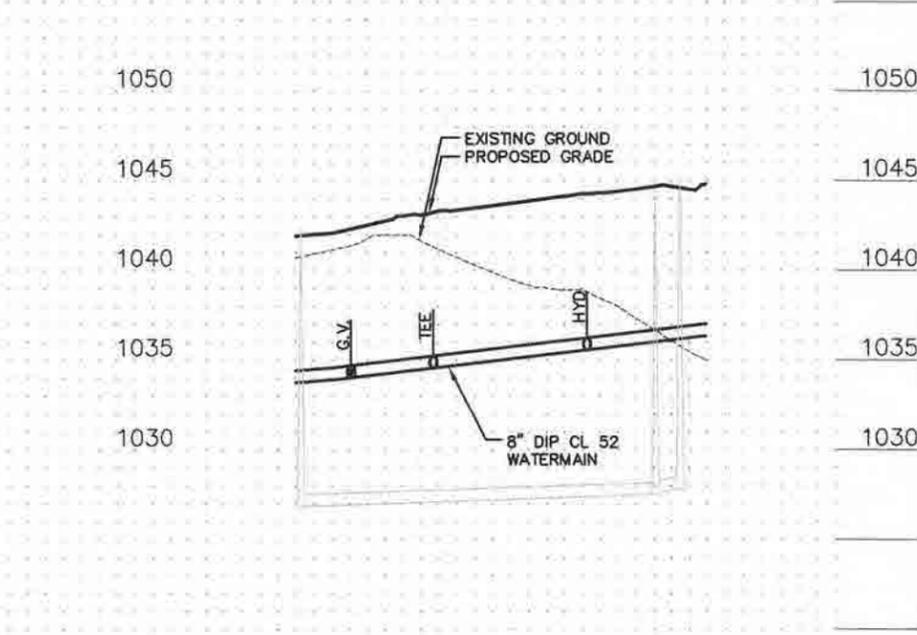
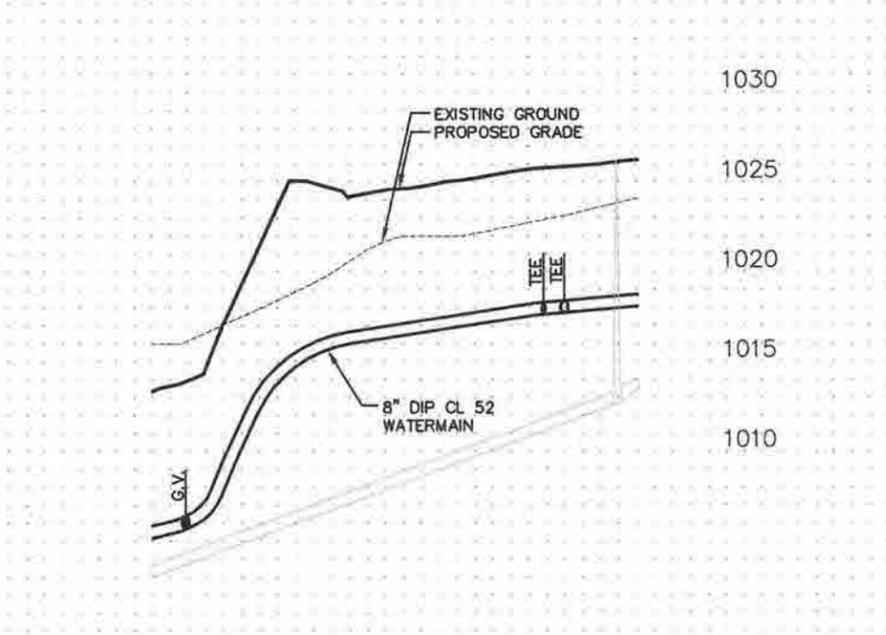
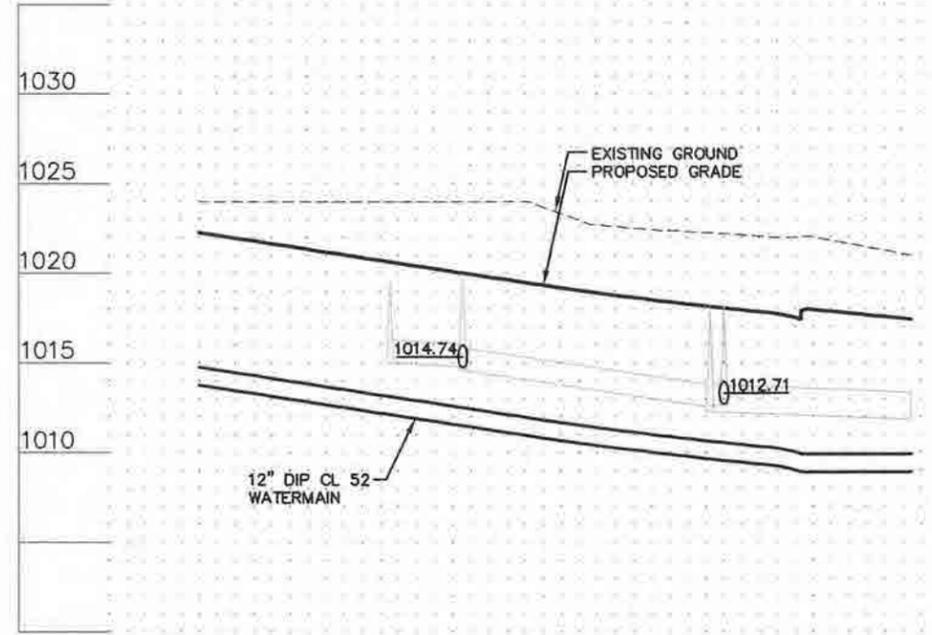
5th Street - 12" Watermain Northwest



Pebblestone Place - Watermain Loop



Pebblestone Terrace - Watermain Loop



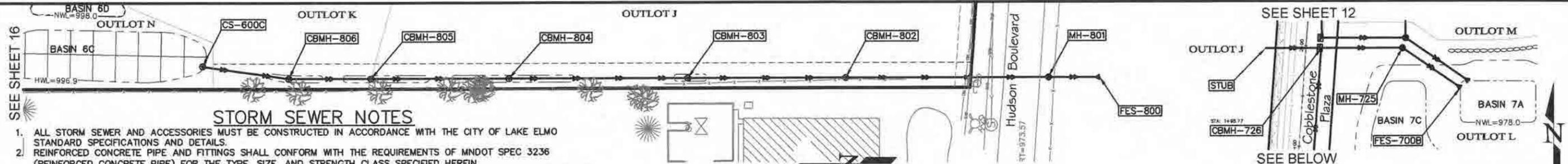
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 Name: *[Signature]*
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CLIENT NAME
 OP3 Boulder Ponds, LLC

SHEET
 Sanitary Sewer & Watermain

SHEET NO.
 10 of 28

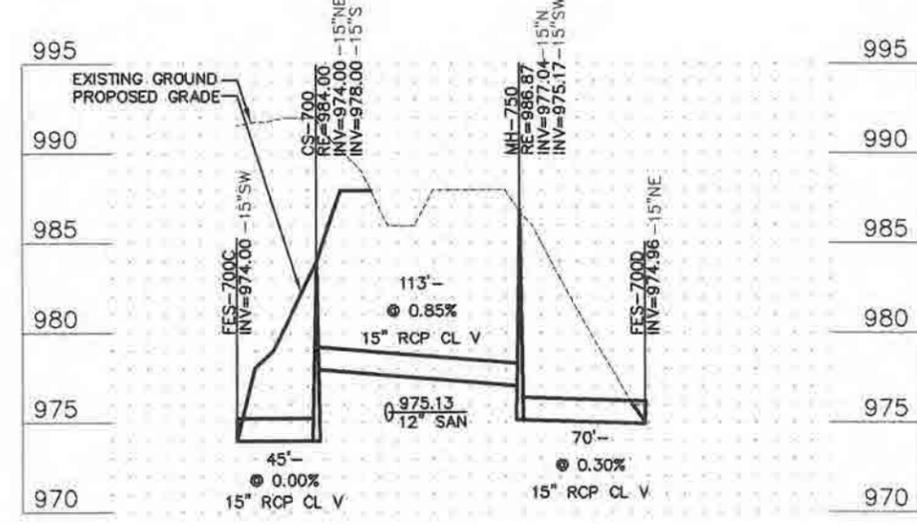
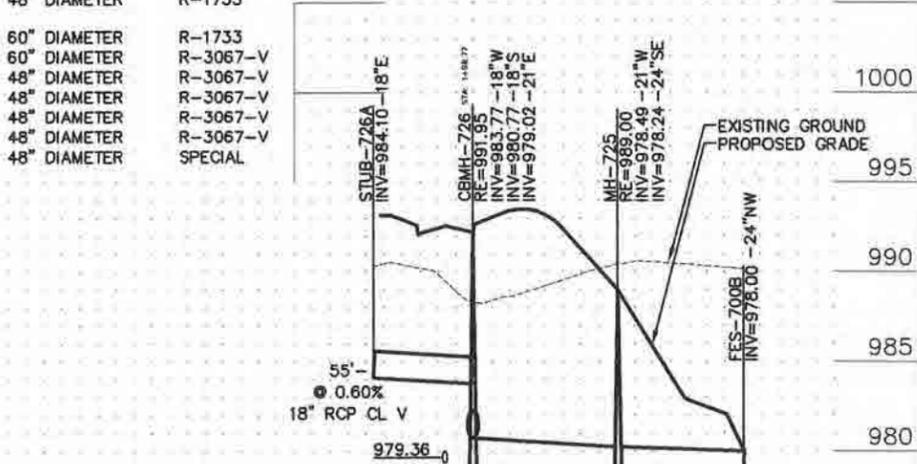
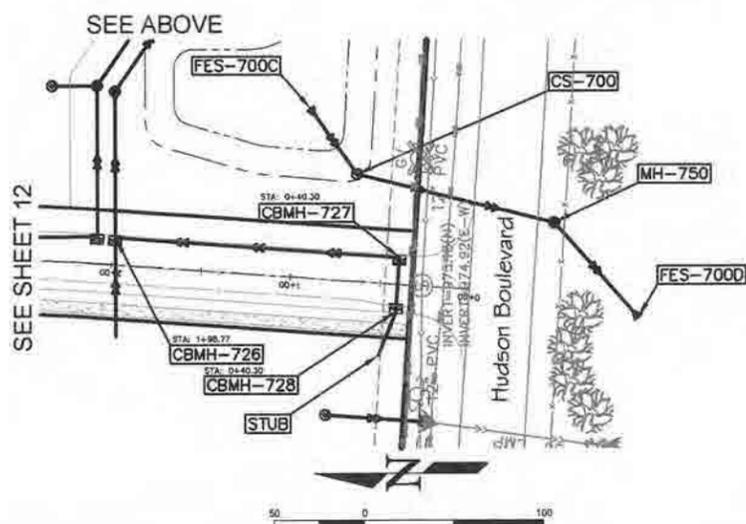
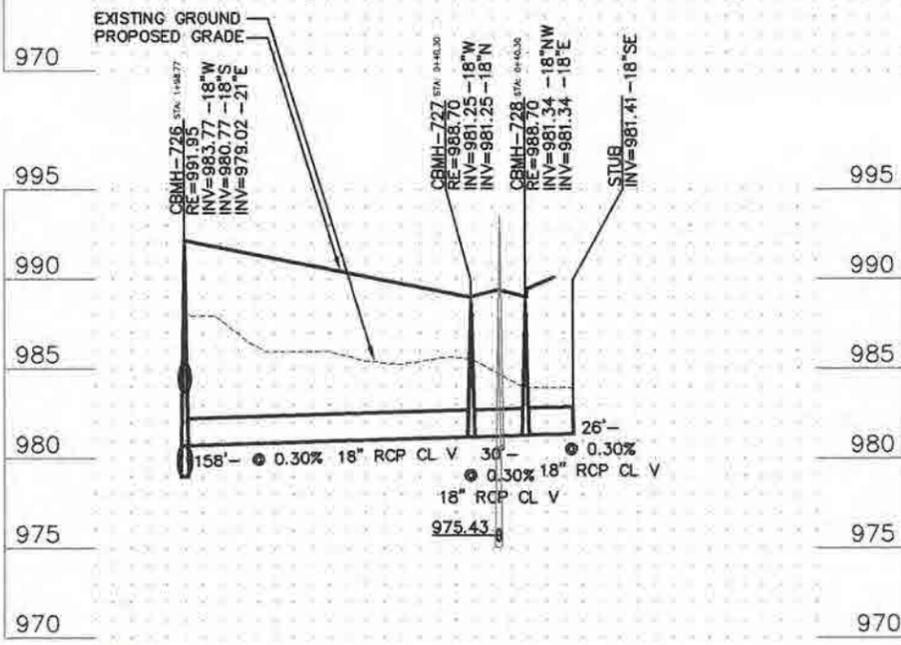
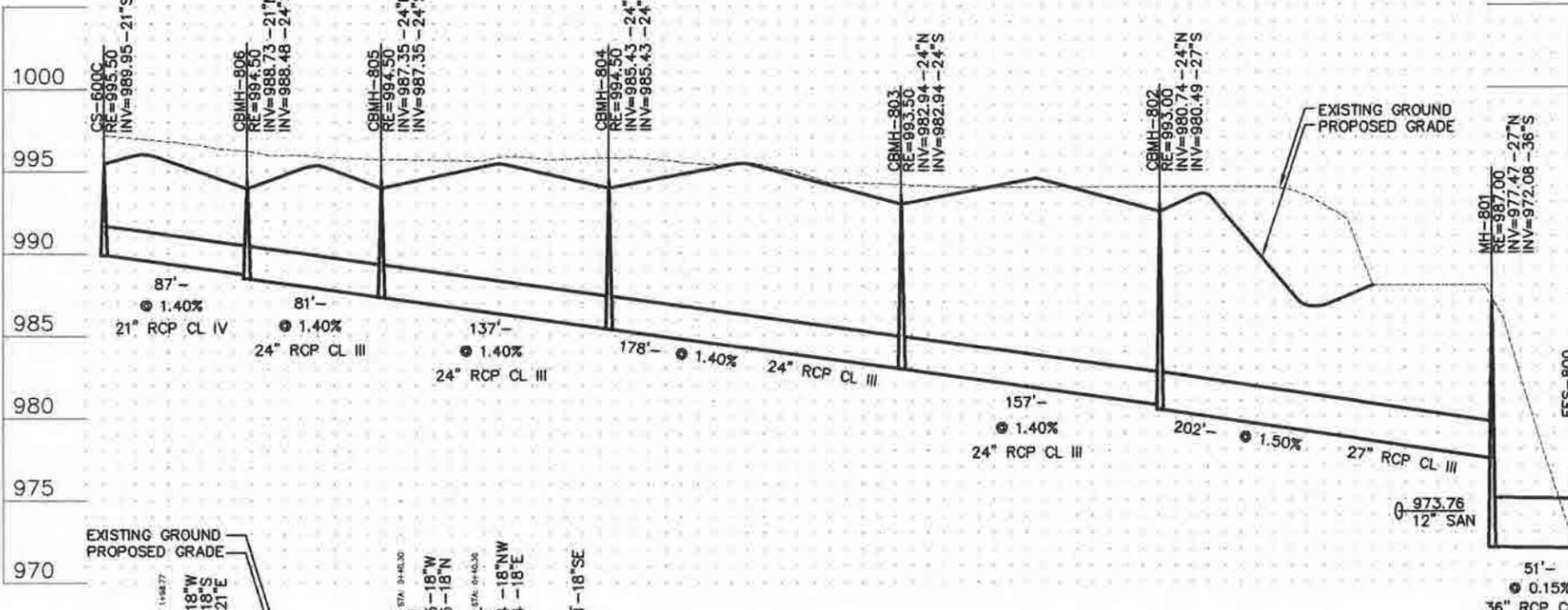


STORM SEWER NOTES

1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MNDOR SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FEET UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.



STRUCTURE	SIZE	NEENAH CASTING
MH-725	48" DIAMETER	R-1733
CBMH-726	48" DIAMETER	R-3067-V
CBMH-727	48" DIAMETER	R-3067-V
CBMH-728	48" DIAMETER	R-3067-V
CS-700	60" DIAMETER	SPECIAL
MH-750	48" DIAMETER	R-1733
MH-801	60" DIAMETER	R-1733
CBMH-802	60" DIAMETER	R-3067-V
CBMH-803	48" DIAMETER	R-3067-V
CBMH-804	48" DIAMETER	R-3067-V
CBMH-805	48" DIAMETER	R-3067-V
CBMH-806	48" DIAMETER	R-3067-V
CS-600C	48" DIAMETER	SPECIAL



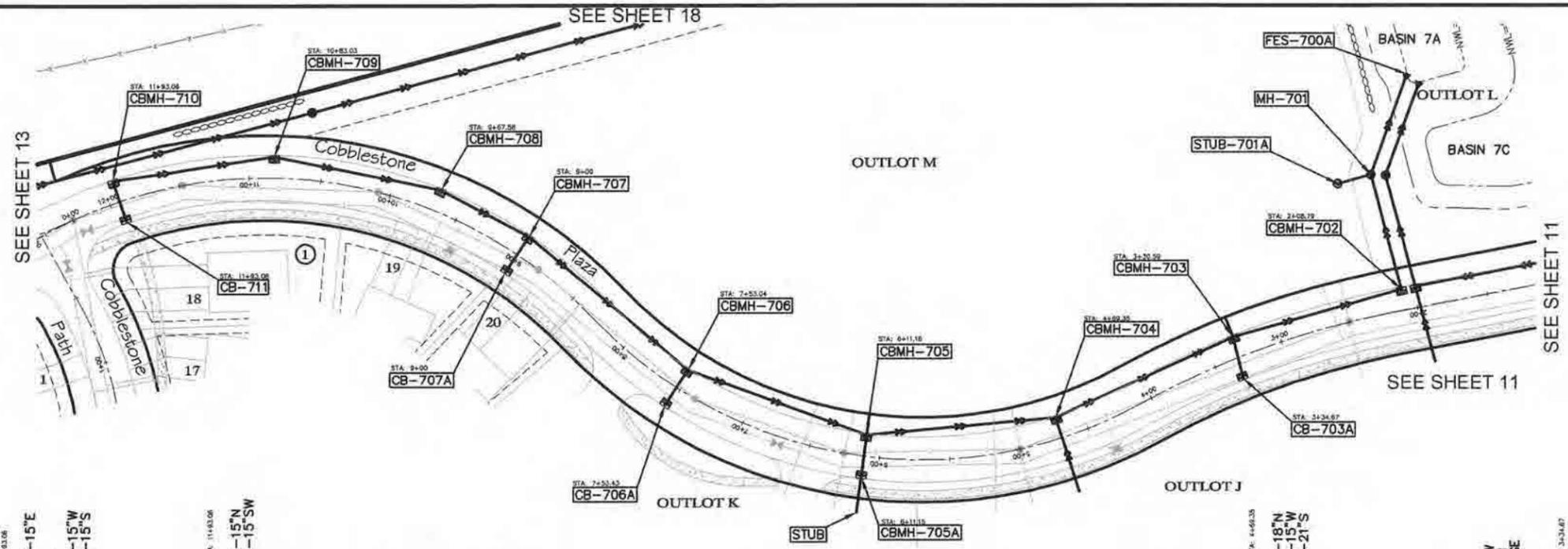
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[Signature]
41968
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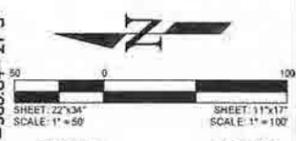
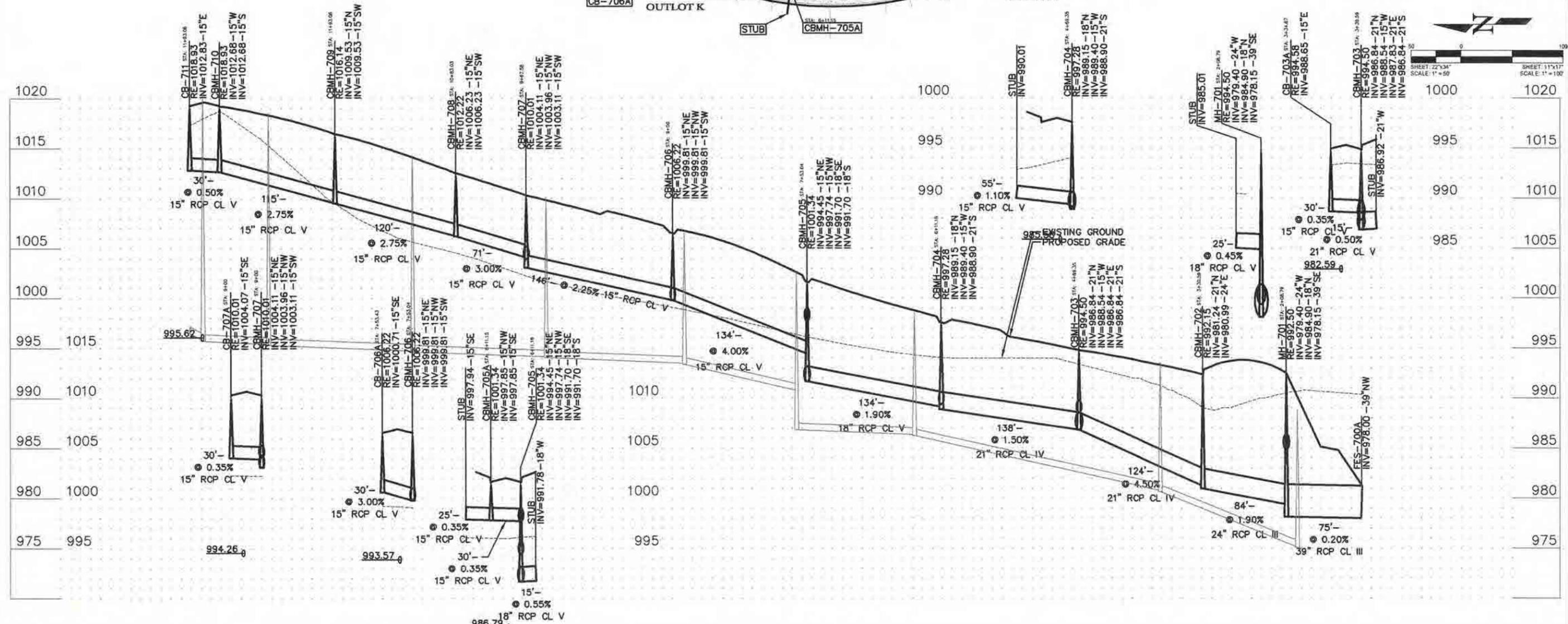
CLIENT NAME
OC3 Boulder Ponds, LLC

SHEET
Storm Sewer

SHEET NO.
11 of 28



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



evolution
Engineering & Design
18780 2nd Street North
Lakeland, MN 55043
Phone: 651-363-7208
E-mail: evolutionengineering@gmail.com

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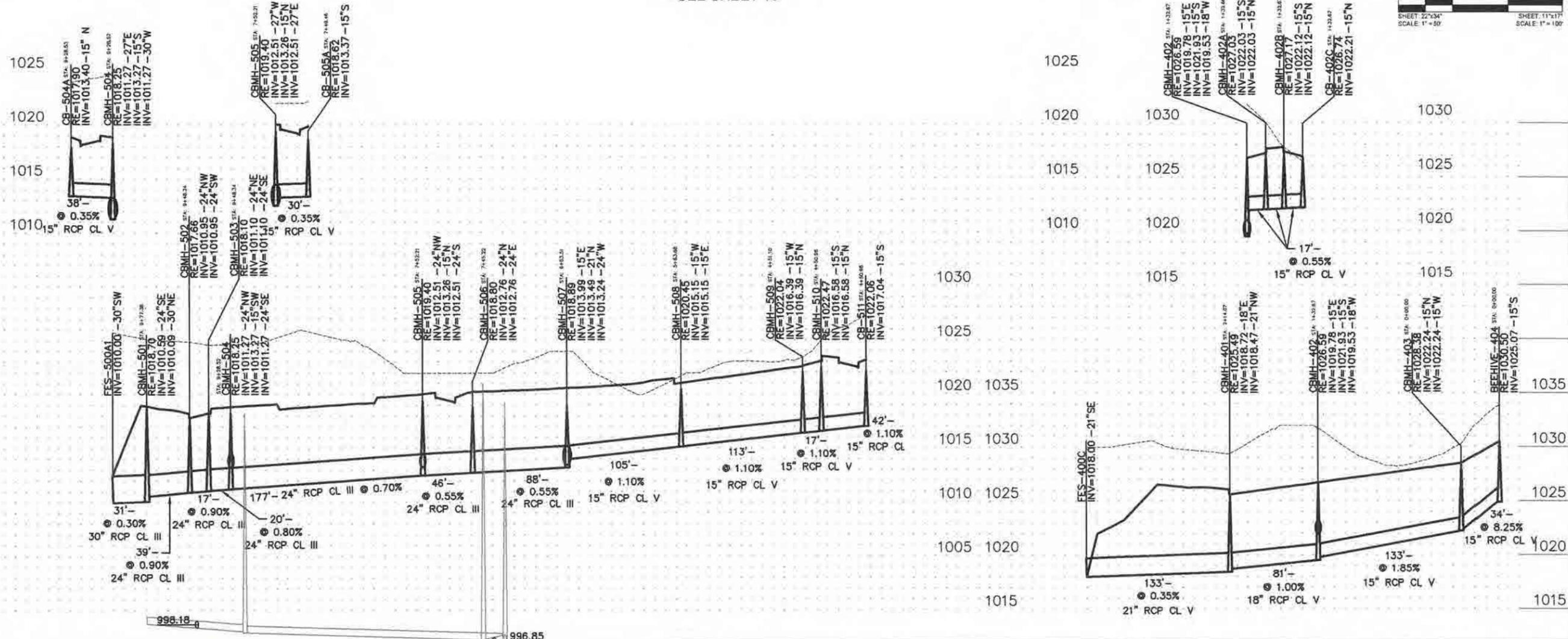
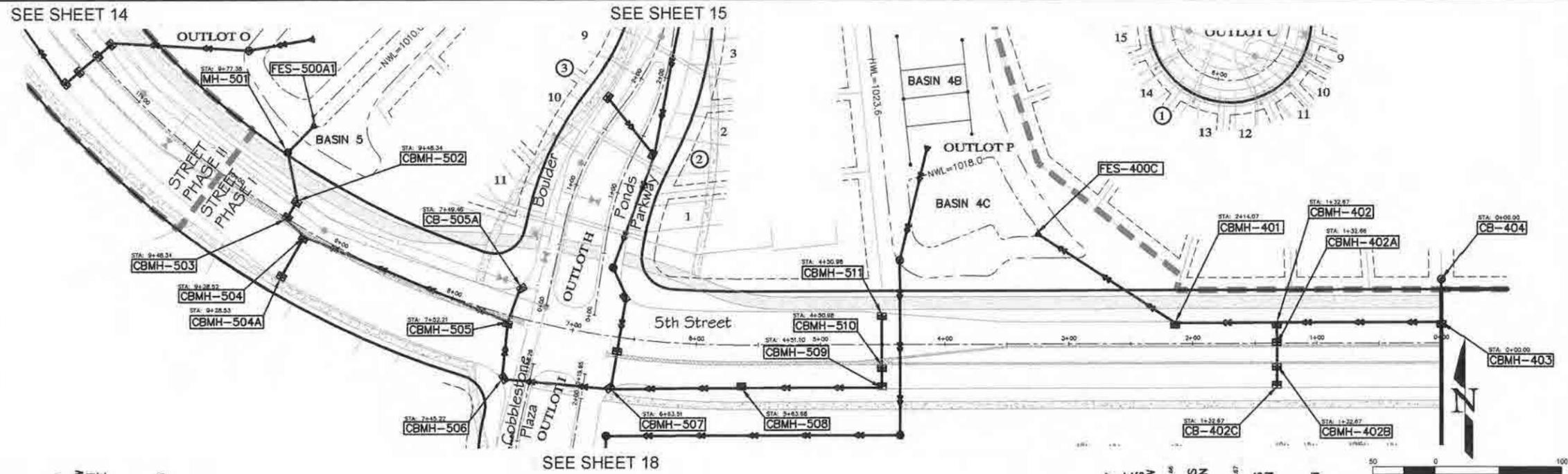
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CLIENT NAME
OC3 Boulder Ponds, LLC

SHEET
Storm Sewer

SHEET NO.
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STRUCTURE	SIZE	NEFNAH CASTING
MH-401	48" DIAMETER	R-1733
CBMH-402	48" DIAMETER	R-3067-V
CBMH-402A	24"x36"	R-3067-V
CBMH-402B	24"x36"	R-3067-V
CB-402C	24"x36"	R-3067-V
CBMH-403	48" DIAMETER	R-3067-V
CB-404	27" DIAMETER	R-4342
MH-501	60" DIAMETER	R-1733
CBMH-502	60" DIAMETER	R-3067-V
CBMH-503	60" DIAMETER	R-3067-V
CBMH-504	60" DIAMETER	R-3067-V
CB-504A	24"x36"	R-3067-V
CBMH-505	60" DIAMETER	R-3067-V
CB-505A	24"x36"	R-3067-V
CBMH-506	60" DIAMETER	R-3067-V
CBMH-507	60" DIAMETER	R-3067-V
CB-507A	24"x36"	R-3067-V
CBMH-508	60" DIAMETER	R-3067-V
CBMH-509	60" DIAMETER	R-3067-V
MH-510	48" DIAMETER	R-1733
CBMH-511	24"x36"	R-3067-V
CBMH-512	24"x36"	R-3067-V
CB-513	24"x36"	R-3067-V



Certification: I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Law of the State of Minnesota.

[Signature]
 Name: **41968**
 Reg. Number: **41968**

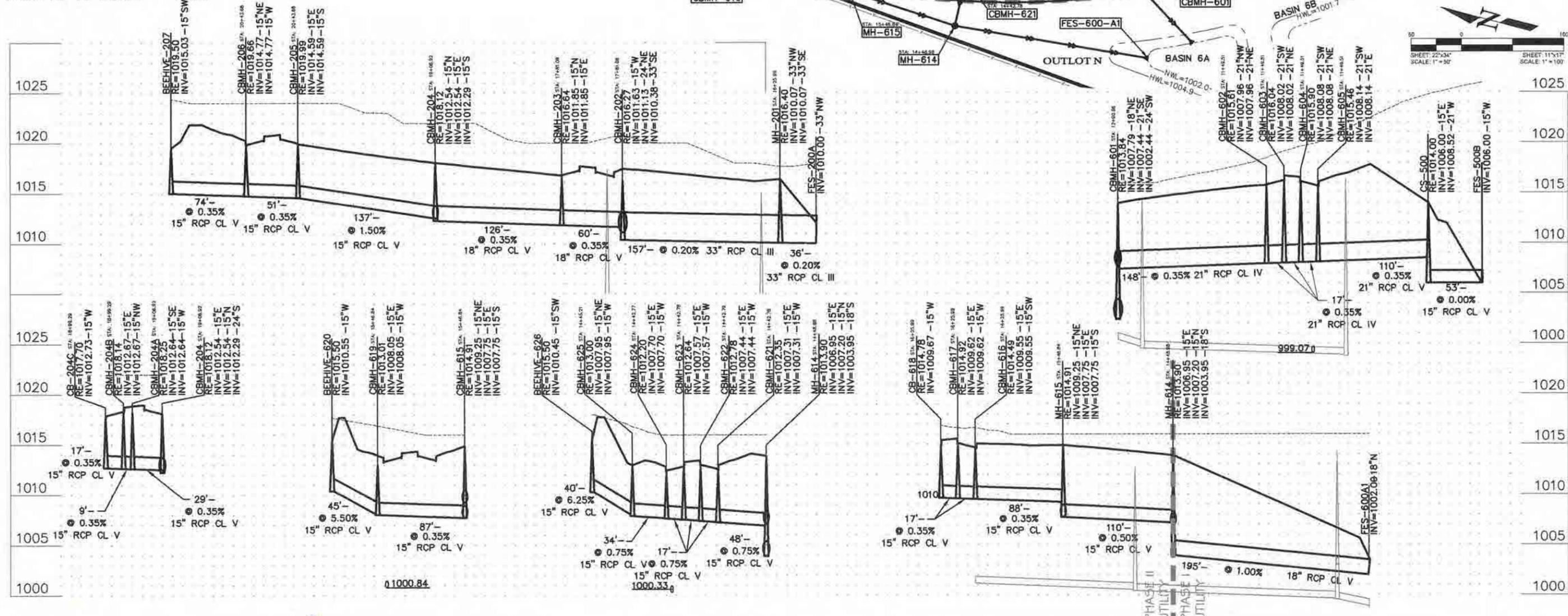
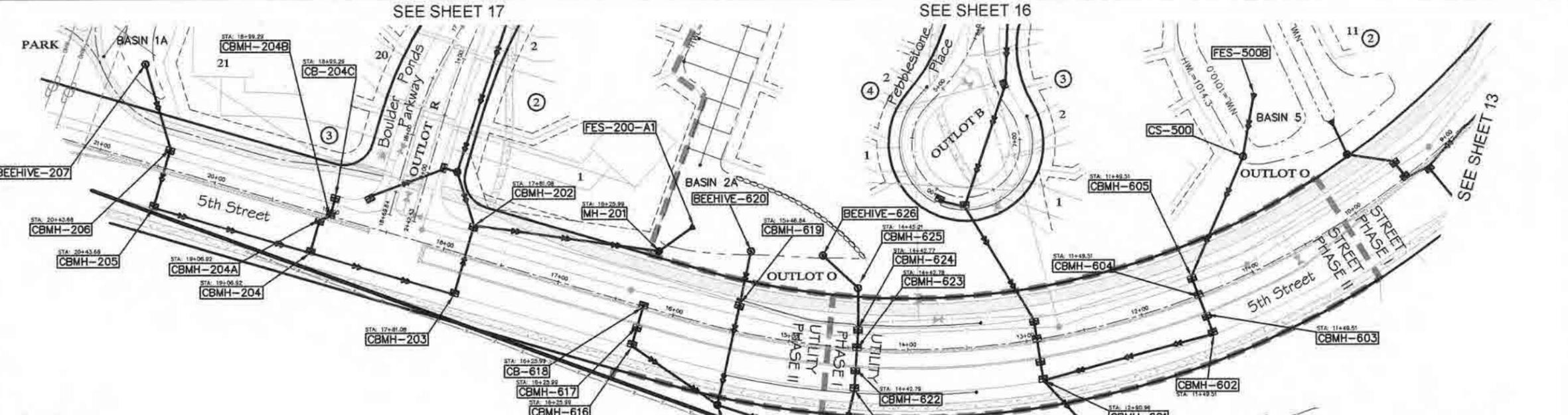
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CHECKED: DMR	2.
DATE: 6-2-2014	3.
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CLIENT NAME
OC3 Boulder Ponds, LLC

SHEET
Storm Sewer

SHEET NO.
13 of 28

STRUCTURE	SIZE	NEENAH CASTING
MH-201	48" DIAMETER	R-1733
CBMH-202	48" DIAMETER	R-3067-V
CBMH-203	48" DIAMETER	R-3067-V
CBMH-204	48" DIAMETER	R-3067-V
CB-204A	24"x36"	R-3067-V
CB-204B	24"x36"	R-3067-V
CB-204C	24"x36"	R-3067-V
CBMH-205	48" DIAMETER	R-3067-V
CBMH-206	48" DIAMETER	R-3067-V
BEEHIVE-207	27" DIAMETER	R-4342
CS-500	48" DIAMETER	SPECIAL
MH-601	60" DIAMETER	R-1733
CBMH-602	60" DIAMETER	R-3067-V
CBMH-603	48" DIAMETER	R-3067-V
CBMH-604	48" DIAMETER	R-3067-V
CBMH-605	48" DIAMETER	R-3067-V
MH-614	60" DIAMETER	R-1733
MH-615	60" DIAMETER	R-1733
CBMH-616	24"x36"	R-3067-V
CBMH-617	24"x36"	R-3067-V
CBMH-618	24"x36"	R-3067-V
CBMH-619	24"x36"	R-3067-V
BEEHIVE-620	48" DIAMETER	SPECIAL
CBMH-621	48" DIAMETER	R-3067-V
CBMH-622	48" DIAMETER	R-3067-V
CBMH-623	48" DIAMETER	R-3067-V
CBMH-624	48" DIAMETER	R-3067-V
CBMH-625	48" DIAMETER	R-3067-V
BEEHIVE-626	48" DIAMETER	SPECIAL



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Name: *[Signature]*
Reg. Number: 41968

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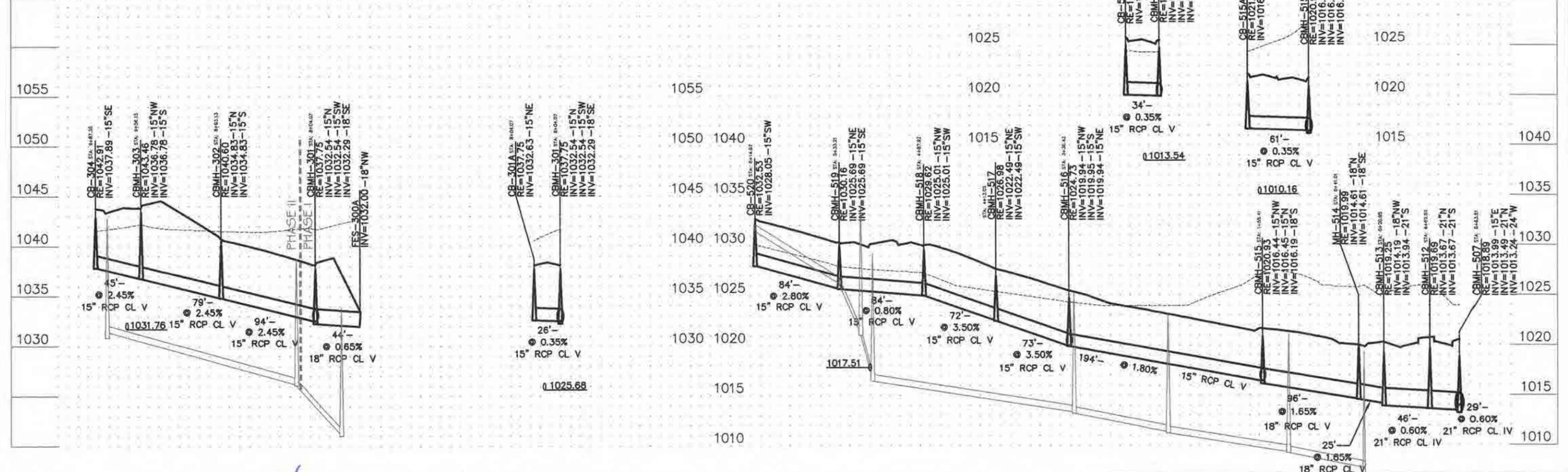
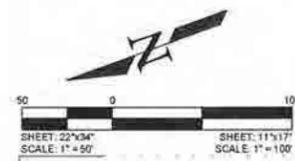
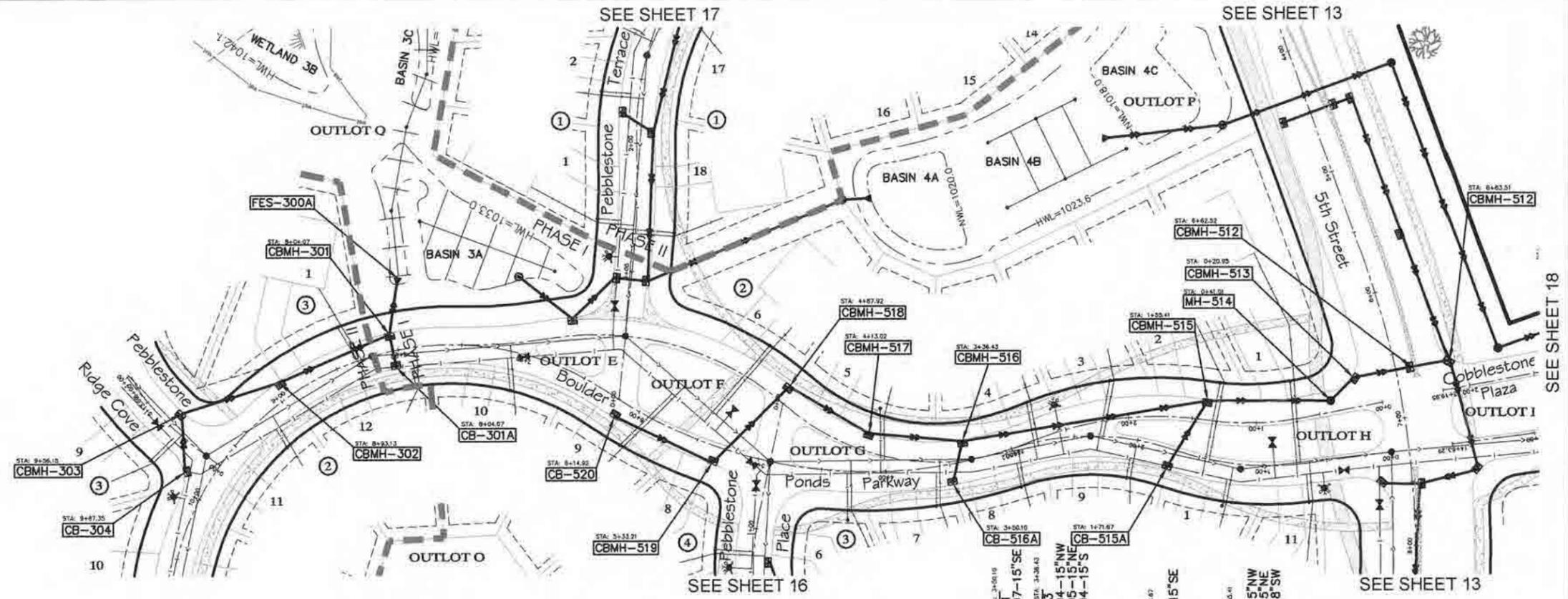
DATE: 6-2-2014

CLIENT NAME
OC3 Boulder Ponds, LLC

SHEET
Storm Sewer

SHEET NO.
14 of 28

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



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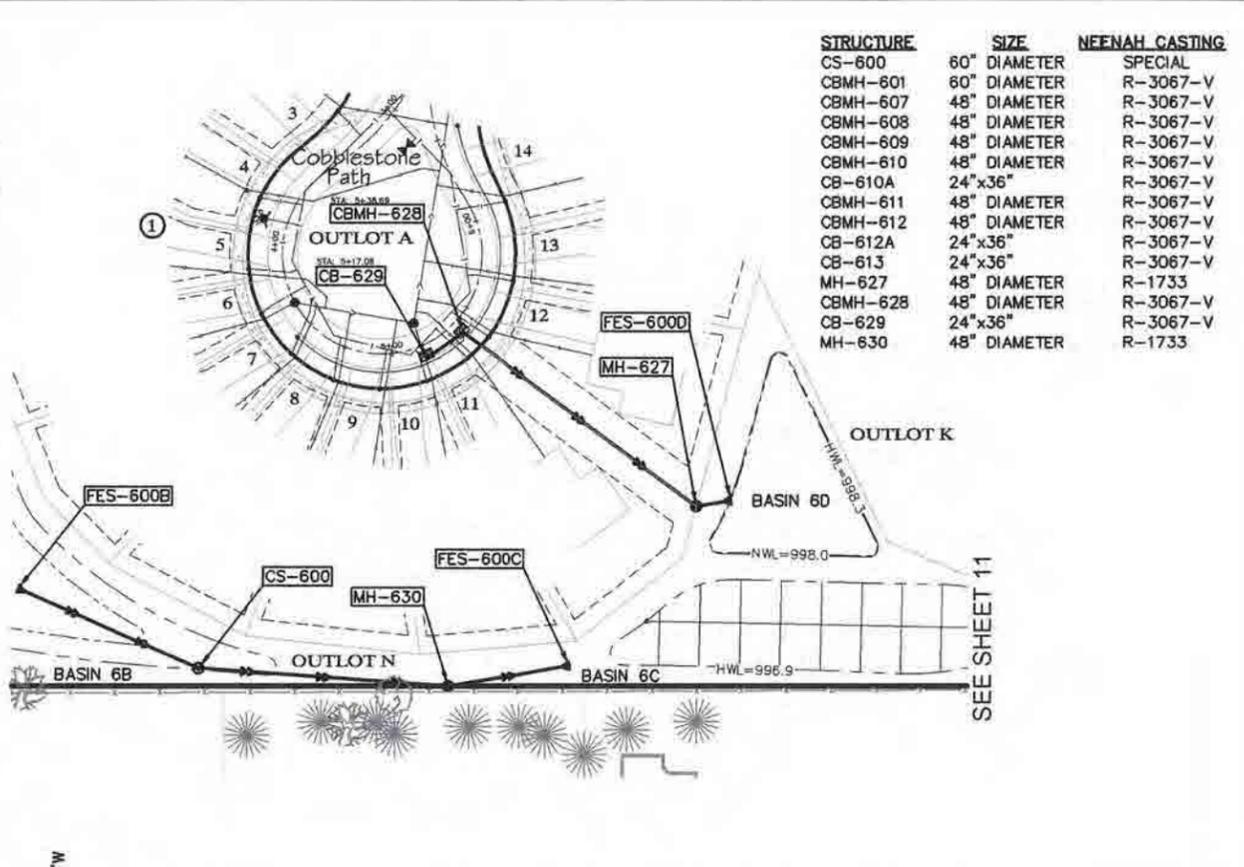
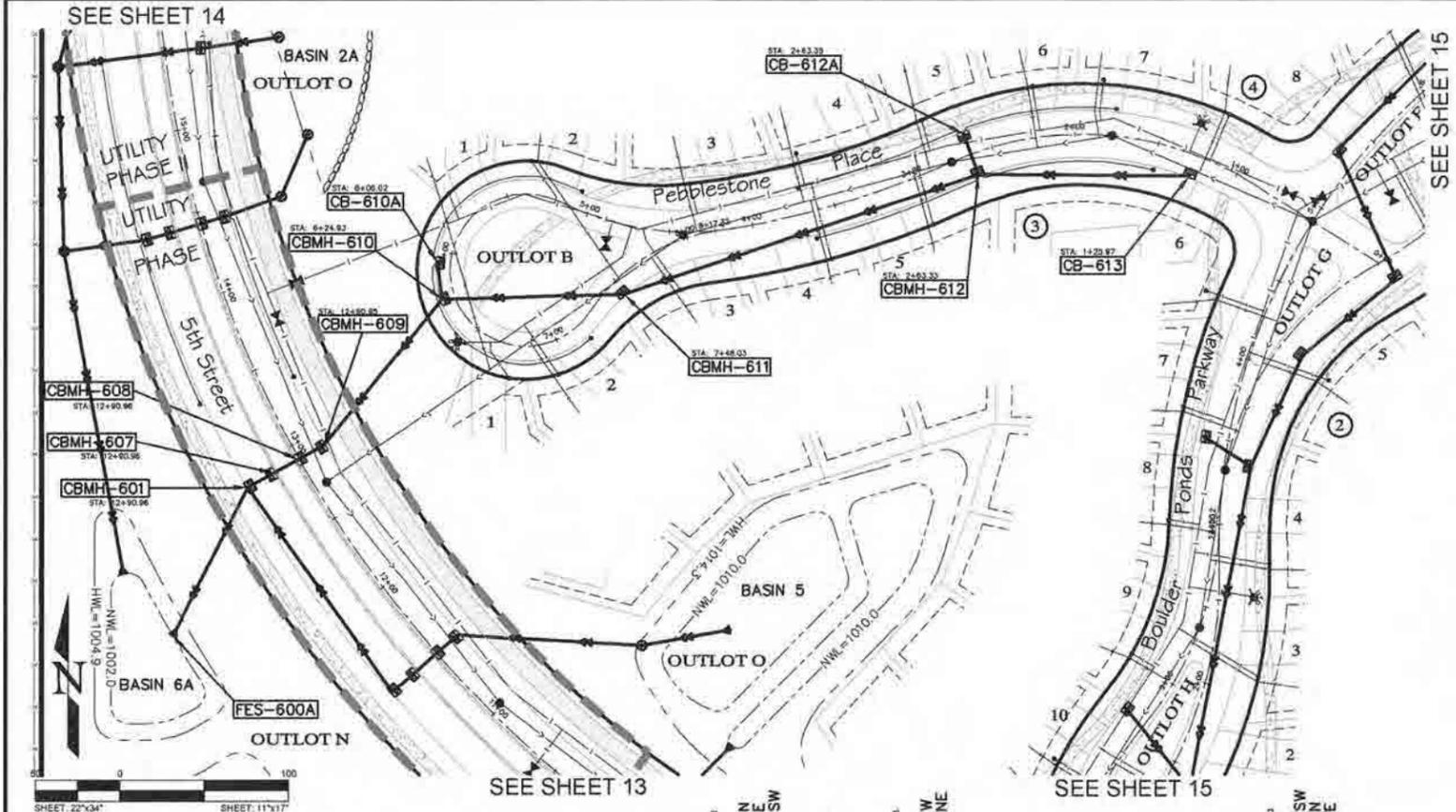
[Signature]
 41968
 Reg Number

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CHECKED	DMR	2
DATE	5-2-2014	3

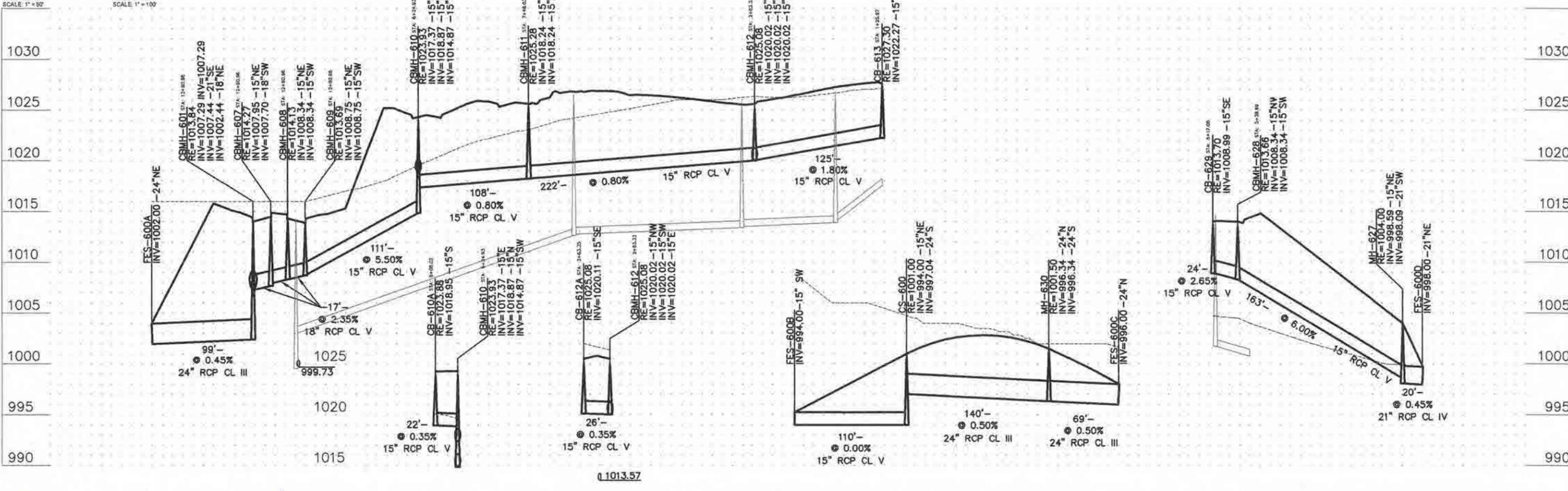
CLIENT NAME
 OC3 Boulder Ponds, LLC

SHEET
 Storm Sewer

SHEET NO.
 15 of 28



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



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[Signature]
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 Reg. Number

DESIGNED: DMR	REVISION DATE	8
DRAWN: DMR	9	9
CHECKED: DMR	10	10
DATE: 8-2-2014	11	11
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CLIENT NAME
OC3 Boulder Ponds, LLC

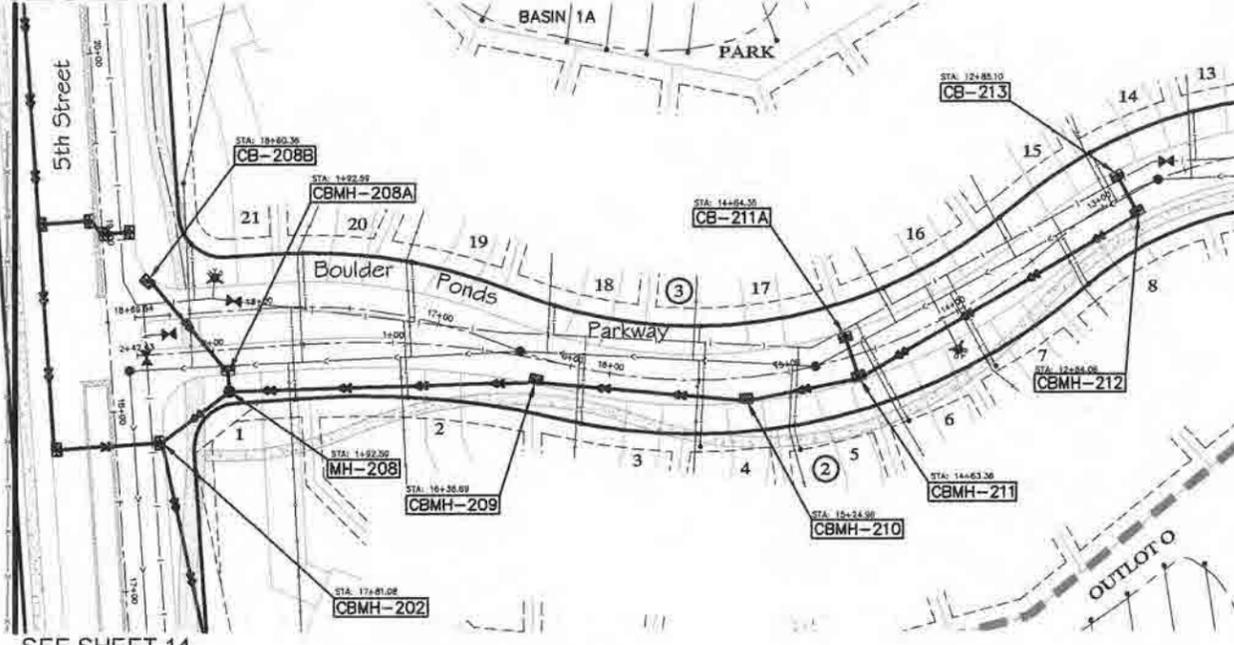
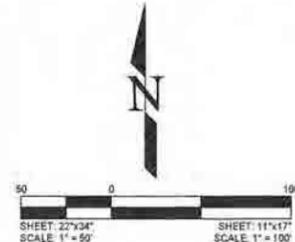
SHEET
Storm Sewer

SHEET NO.
16 of 28

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

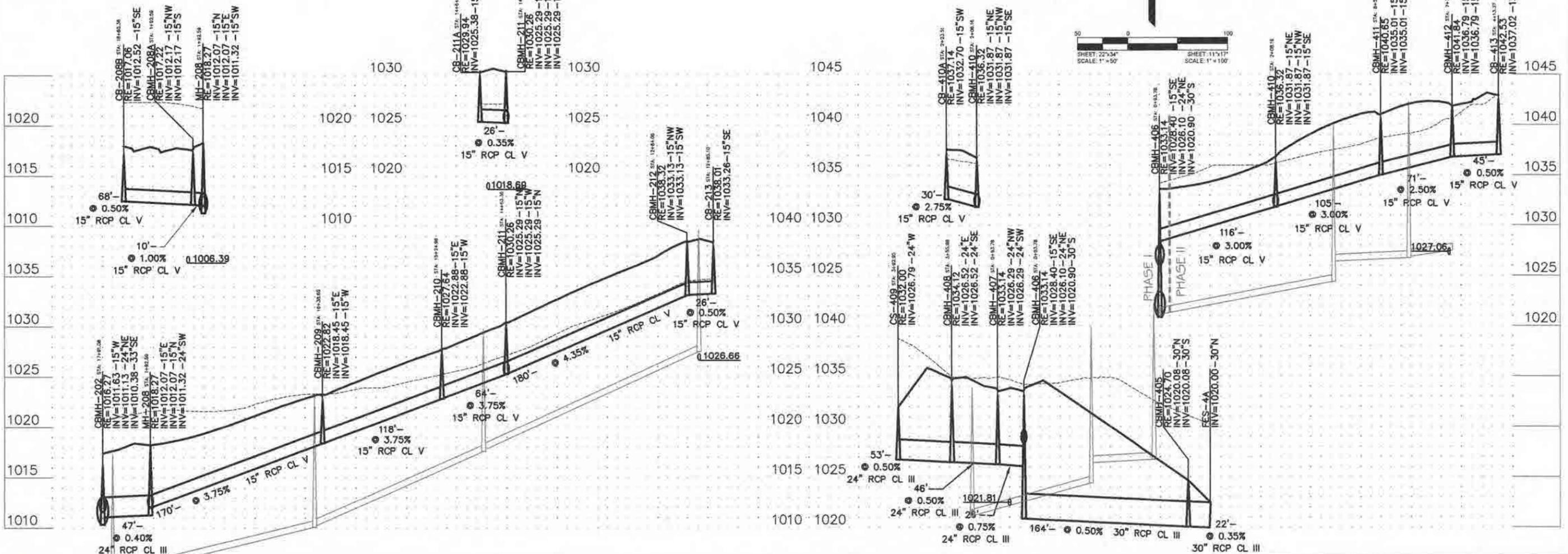
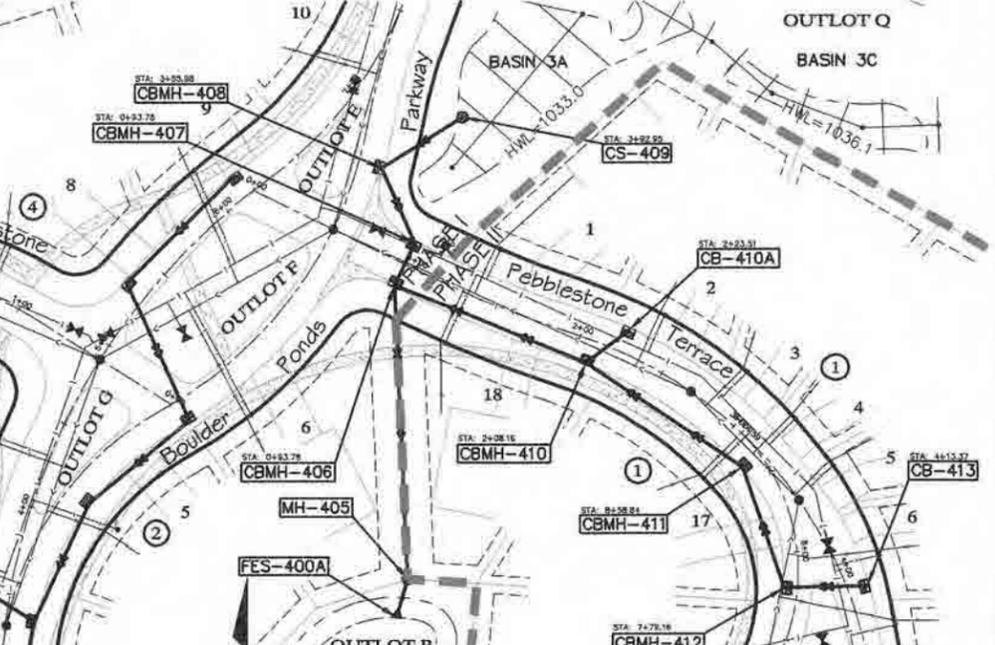
SEE SHEET 14

SEE SHEET 14



SEE SHEET 15

SEE SHEET 15



evolution
Engineering & Design
18790 2nd Street North
Lakeview Shores, MN 55943
Phone: 651-353-7298
E-mail: evolutionengineering@gmail.com

Certification:
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[Signature]
Name: **41968**
Reg. Number

DESIGNED:	REVISION DATE
DMR	1
DMR	2
DMR	3
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DMR	13
DMR	14

DATE: 6-2-2014

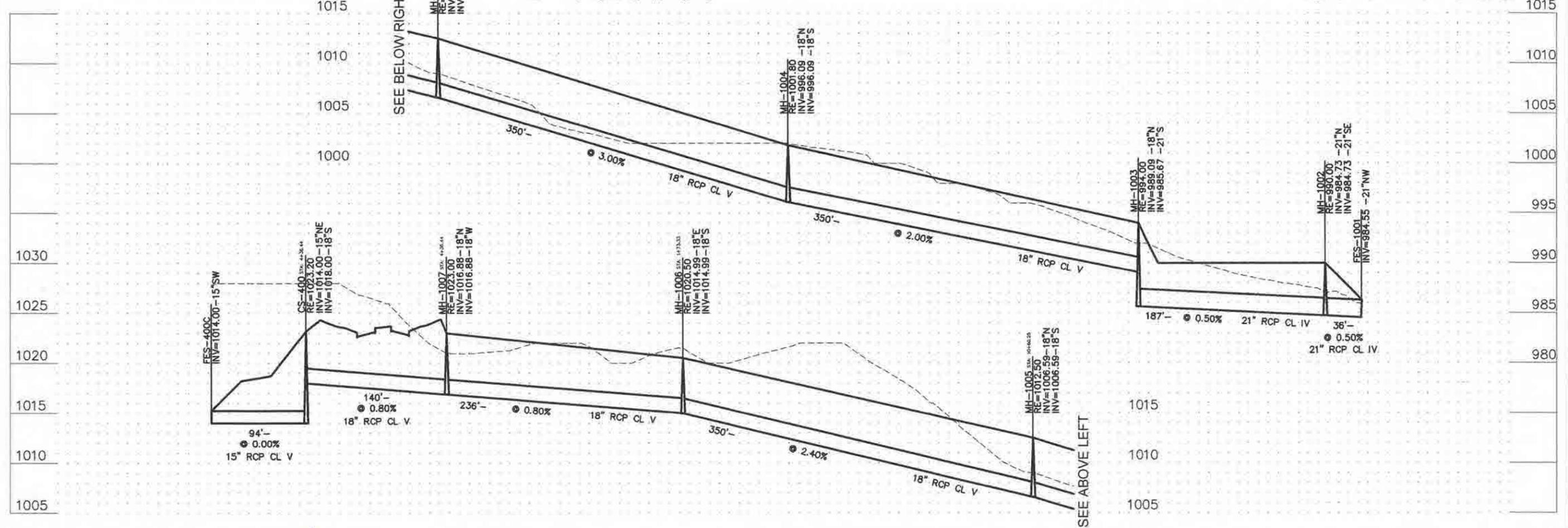
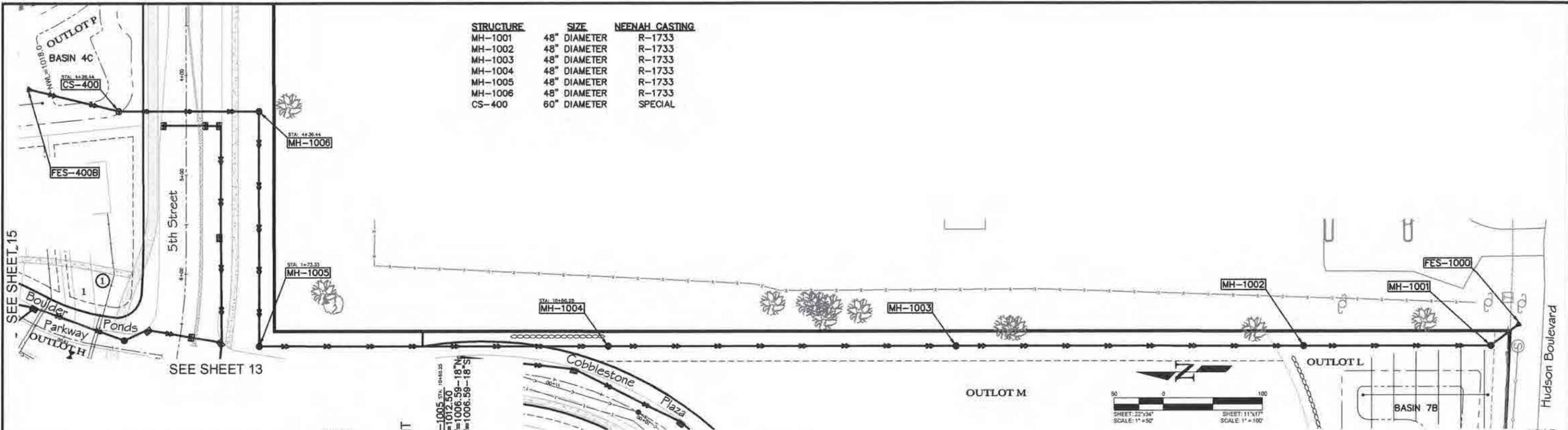
CLIENT NAME
OC3 Boulder Ponds, LLC

SHEET
Storm Sewer

SHEET NO.
17 of 28

Boulder Ponds

STRUCTURE	SIZE	NEENAH CASTING
MH-1001	48" DIAMETER	R-1733
MH-1002	48" DIAMETER	R-1733
MH-1003	48" DIAMETER	R-1733
MH-1004	48" DIAMETER	R-1733
MH-1005	48" DIAMETER	R-1733
MH-1006	48" DIAMETER	R-1733
CS-400	60" DIAMETER	SPECIAL



Certification:
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[Signature]
Name: **41968**
Reg. Number

DESIGNED: DMR	REVISION DATE
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DATE: 8-2-2014	3. -
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CLIENT NAME
OC3 Boulder Ponds, LLC

SHEET
Storm Sewer

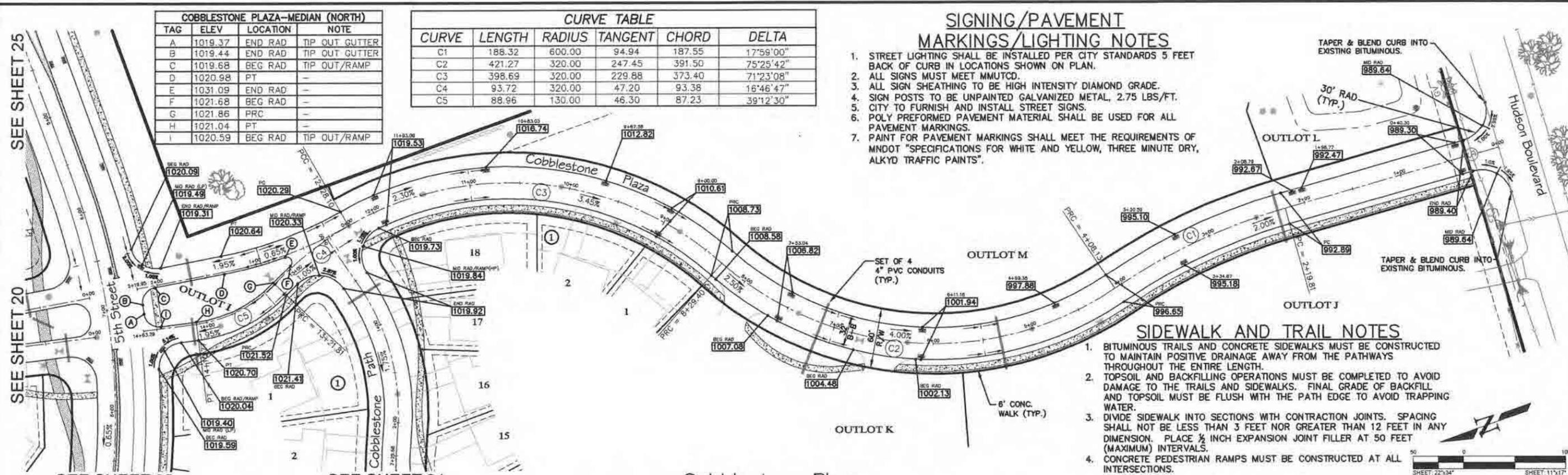
SHEET NO.
18 of 28

COBBLESTONE PLAZA-MEDIAN (NORTH)			
TAG	ELEV	LOCATION	NOTE
A	1019.37	END RAD	TIP OUT GUTTER
B	1019.44	END RAD	TIP OUT GUTTER
C	1019.68	BEG RAD	TIP OUT/RAMP
D	1020.98	PT	-
E	1031.09	END RAD	-
F	1021.68	BEG RAD	-
G	1021.86	PRC	-
H	1021.04	PT	-
I	1020.59	BEG RAD	TIP OUT/RAMP

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

SIGNING/PAVEMENT MARKINGS/LIGHTING NOTES

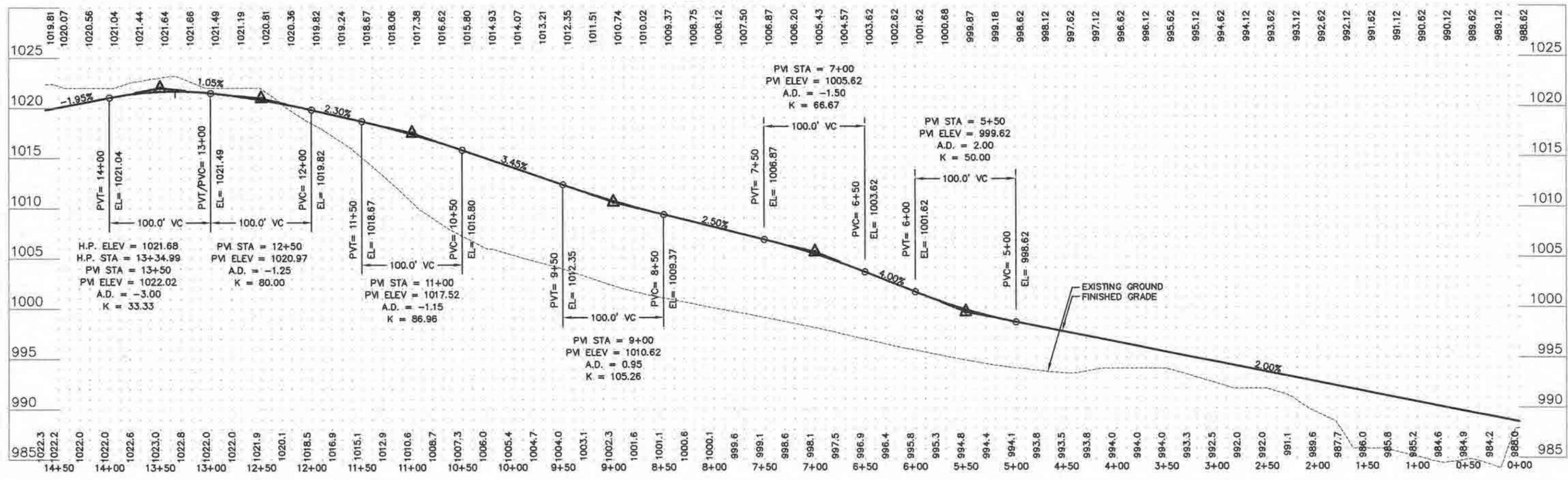
1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
2. ALL SIGNS MUST MEET MMUTCD.
3. ALL SIGN SHEATHING TO BE HIGH INTENSITY DIAMOND GRADE.
4. SIGN POSTS TO BE UNPAINTED GALVANIZED METAL, 2.75 LBS/FT.
5. CITY TO FURNISH AND INSTALL STREET SIGNS.
6.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



SIDEWALK AND TRAIL NOTES

1. BITUMINOUS TRAILS AND CONCRETE SIDEWALKS MUST BE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PATHWAYS THROUGHOUT THE ENTIRE LENGTH.
2. TOPSOIL AND BACKFILLING OPERATIONS MUST BE COMPLETED TO AVOID DAMAGE TO THE TRAILS AND SIDEWALKS. FINAL GRADE OF BACKFILL AND TOPSOIL MUST BE FLUSH WITH THE PATH EDGE TO AVOID TRAPPING WATER.
3. DIVIDE SIDEWALK INTO SECTIONS WITH CONTRACTION JOINTS. SPACING SHALL NOT BE LESS THAN 3 FEET NOR GREATER THAN 12 FEET IN ANY DIMENSION. PLACE 1/2 INCH EXPANSION JOINT FILLER AT 50 FEET (MAXIMUM) INTERVALS.
4. CONCRETE PEDESTRIAN RAMPS MUST BE CONSTRUCTED AT ALL INTERSECTIONS.

Cobblestone Plaza



Certification: I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer of the Law of the State of Minnesota.
 Name: *[Signature]*
 41968
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DATE	11
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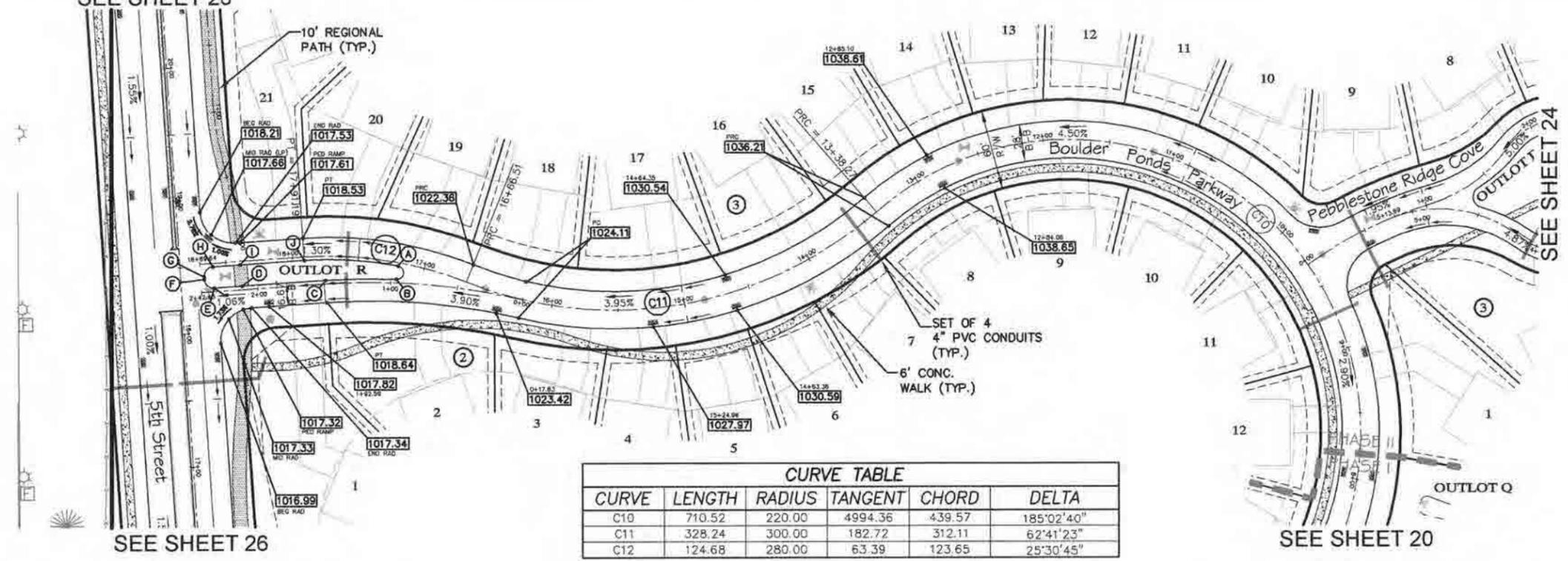
CLIENT NAME
 OP3 Boulder Ponds, LLC

SHEET
 Cobblestone Plaza

SHEET NO.
 19 of 28

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

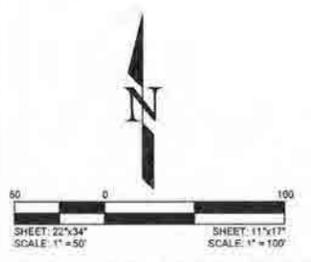
SEE SHEET 26



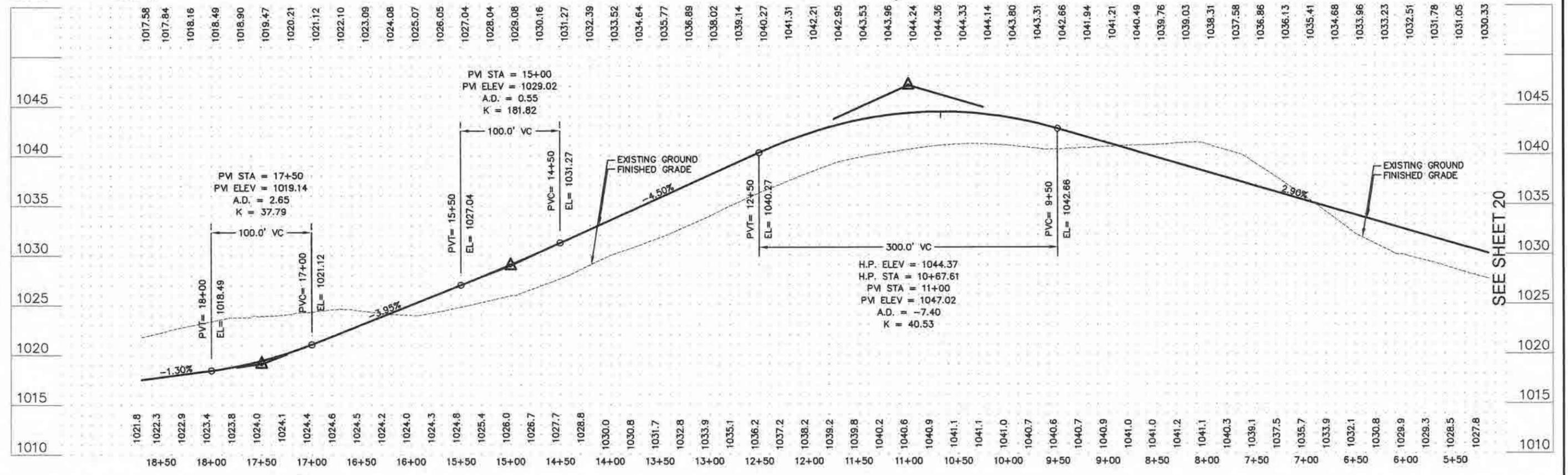
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C10	710.52	220.00	4994.36	439.57	185°02'40"
C11	328.24	300.00	182.72	312.11	62°41'23"
C12	124.68	280.00	63.39	123.65	25°30'45"

SEE SHEET 26

SEE SHEET 20



Boulder Ponds Parkway



evolution
Engineering & Design
16790 2nd Street North
Lakeford, MN 55043
Phone: 651-353-7208
E-mail: evolucionengineering@gmail.com

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[Signature]
41968
Reg. Number

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DMR	9
DMR	10
DMR	11
DMR	12
DMR	13
DMR	14

DATE: 8-2-2014

CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Boulder Ponds Parkway - North

SHEET NO.
21 of 28

SEE SHEET 26

SEE SHEET 23

SEE SHEET 25

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C13	132.44	400.00	66.83	131.84	18°58'15"
C14	78.94	225.00	38.85	76.57	19°35'34"
C15	132.44	250.00	67.81	130.90	30°21'11"
C16	22.51	360.00	11.26	22.51	3°34'58"
C17	176.47	175.00	96.56	169.09	57°46'39"
C18	201.00	225.00	107.76	194.38	51°11'04"
C19	67.43	330.00	33.83	67.31	11°42'26"
C20	148.91	500.00	75.01	148.36	17°03'48"

NOTE:
SEE SHEETS 20-21 FOR
BOULDER PONDS PARKWAY &
19 FOR COBBLESTONE PLAZA
MEDIAN TOP OF CURB
ELEVATION TABLES.



SEE SHEET 26

SEE SHEET 23

SEE SHEET 25

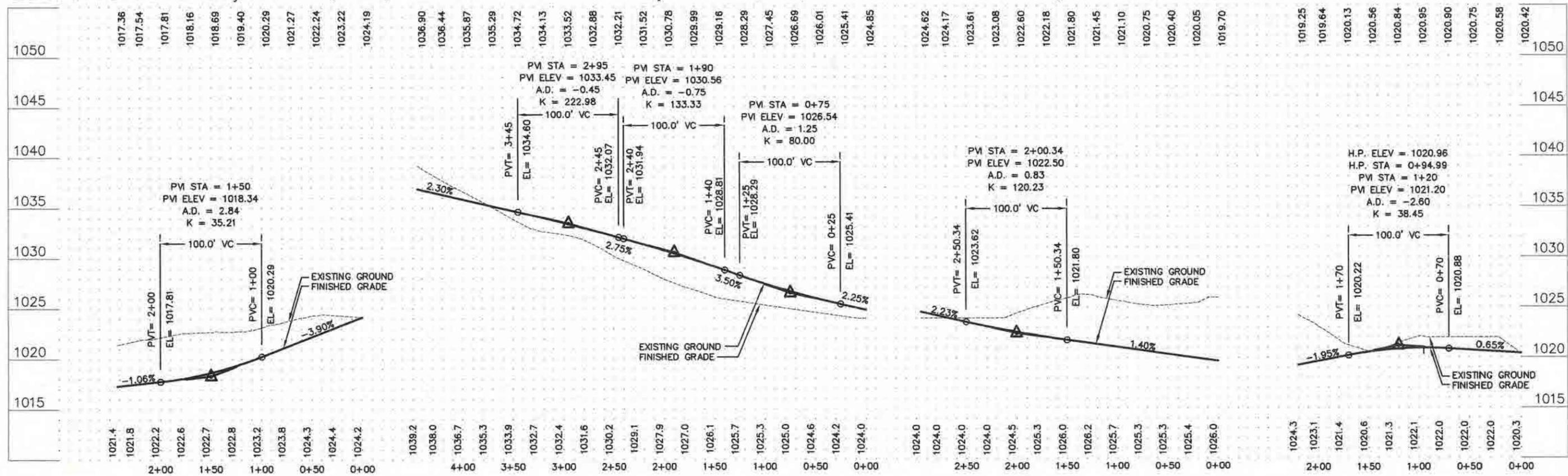
SEE SHEET 24

Boulder Ponds Parkway-Median (West)

Boulder Ponds Parkway-Median (East)

Boulder Ponds Parkway-Median (South)

Cobblestone Plaza-Median (North)



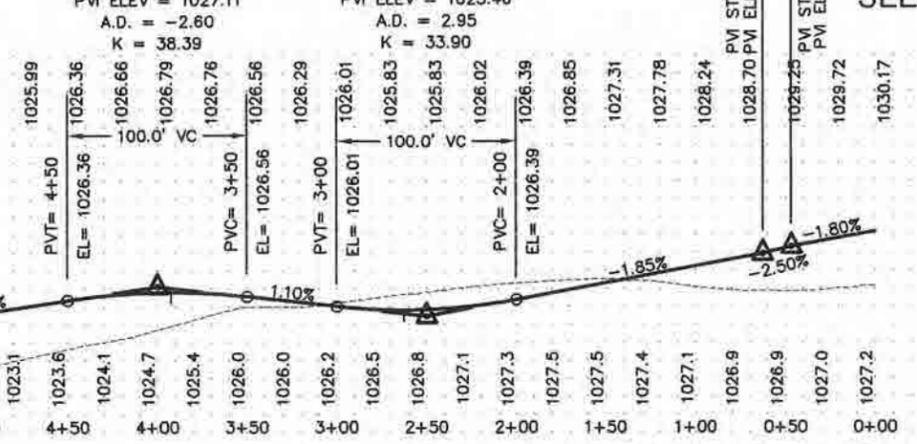
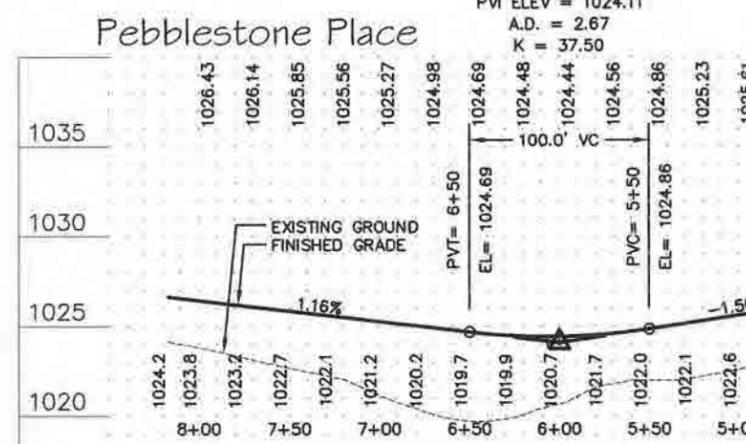
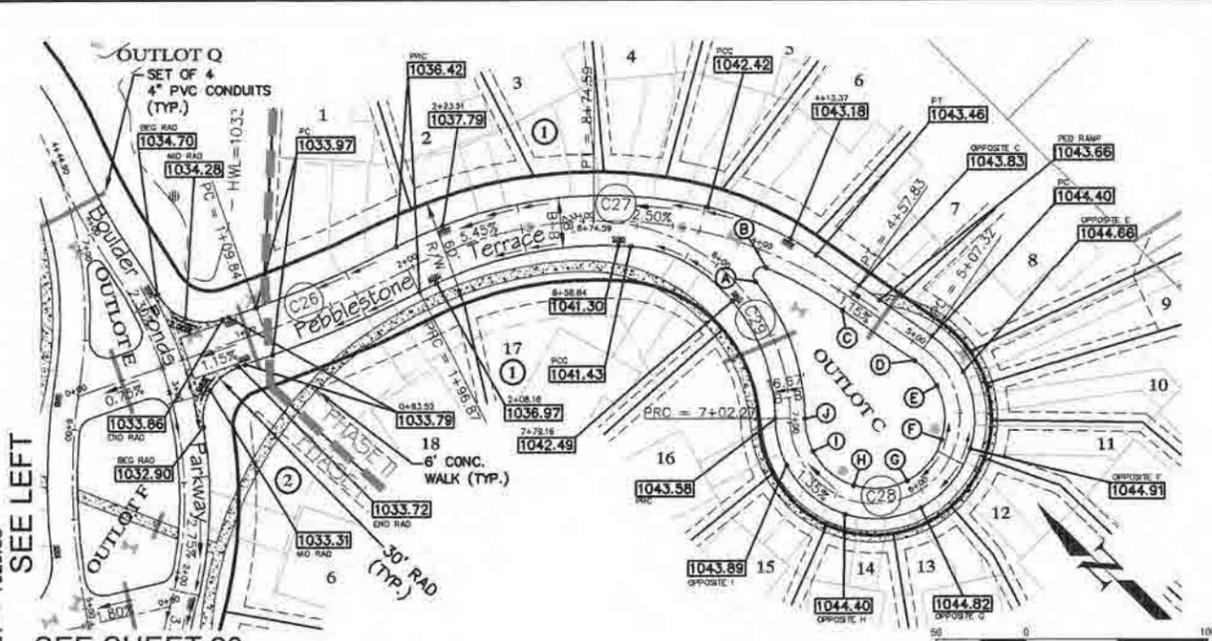
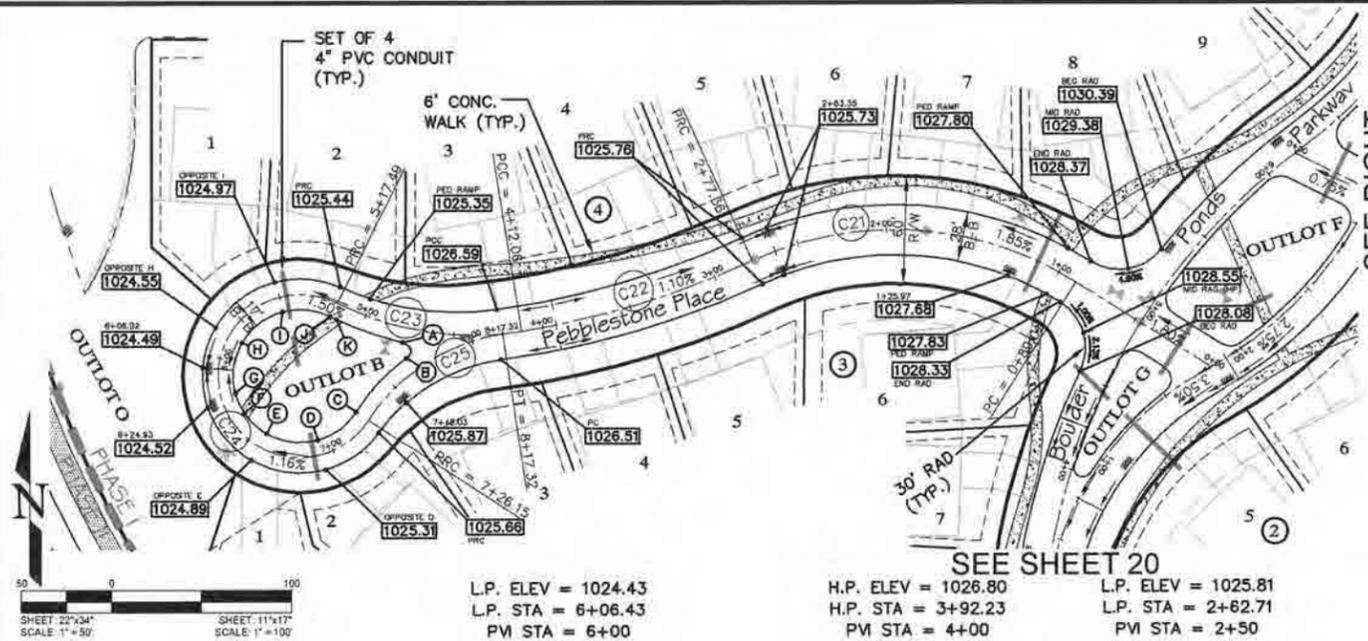
evolution
Engineering & Design
16750 2nd Street North
Lakeview Shores, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineering@gmail.com

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CHECKED: DMR	7
DATE: 6-2-2014	6

CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET Boulder Ponds Parkway &
Cobblestone Plaza Medians

SHEET NO.
22 of 28



PEBBLESTONE PLACE - MEDIAN

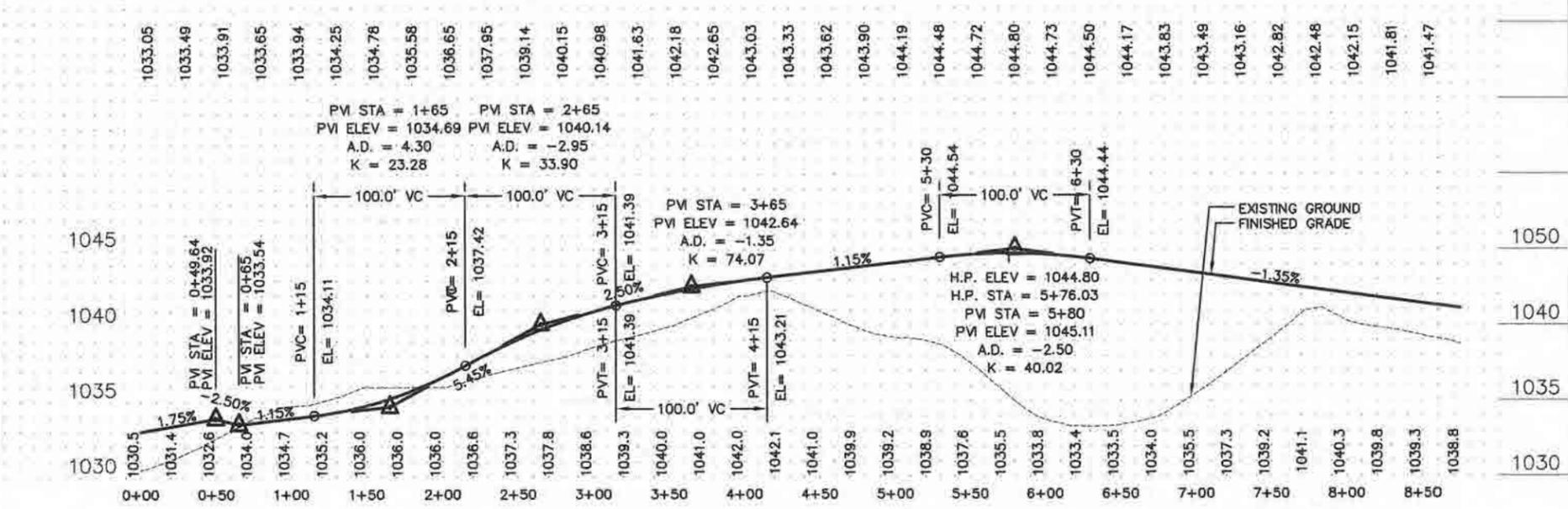
TAG	ELEV	LOCATION	NOTE
A	1026.33	END RAD	-
B	1026.36	BEG RAD	-
C	1025.94	PRC	-
D	1025.56	RADIAL	-
E	1025.14	RADIAL	-
F	1024.60	PED RAMP	-
G	1025.04	RADIAL / LP	TIP OUT GUTTER
H	1024.86	RADIAL	-
I	1025.22	RADIAL	-
J	1025.69	RADIAL	-
K	1025.44	PED RAMP	-

PEBBLESTONE TERRACE - MEDIAN

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

CURVE TABLE

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



evolution
Engineering & Design
16790 2nd Street North
Lanette Shore, MN 55043
Phone: 651-363-7208
E-mail: evolutionengineering@gmail.com

Certification: I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Law of the State of Minnesota.

[Signature]
Name: **41968**
Reg. Number:

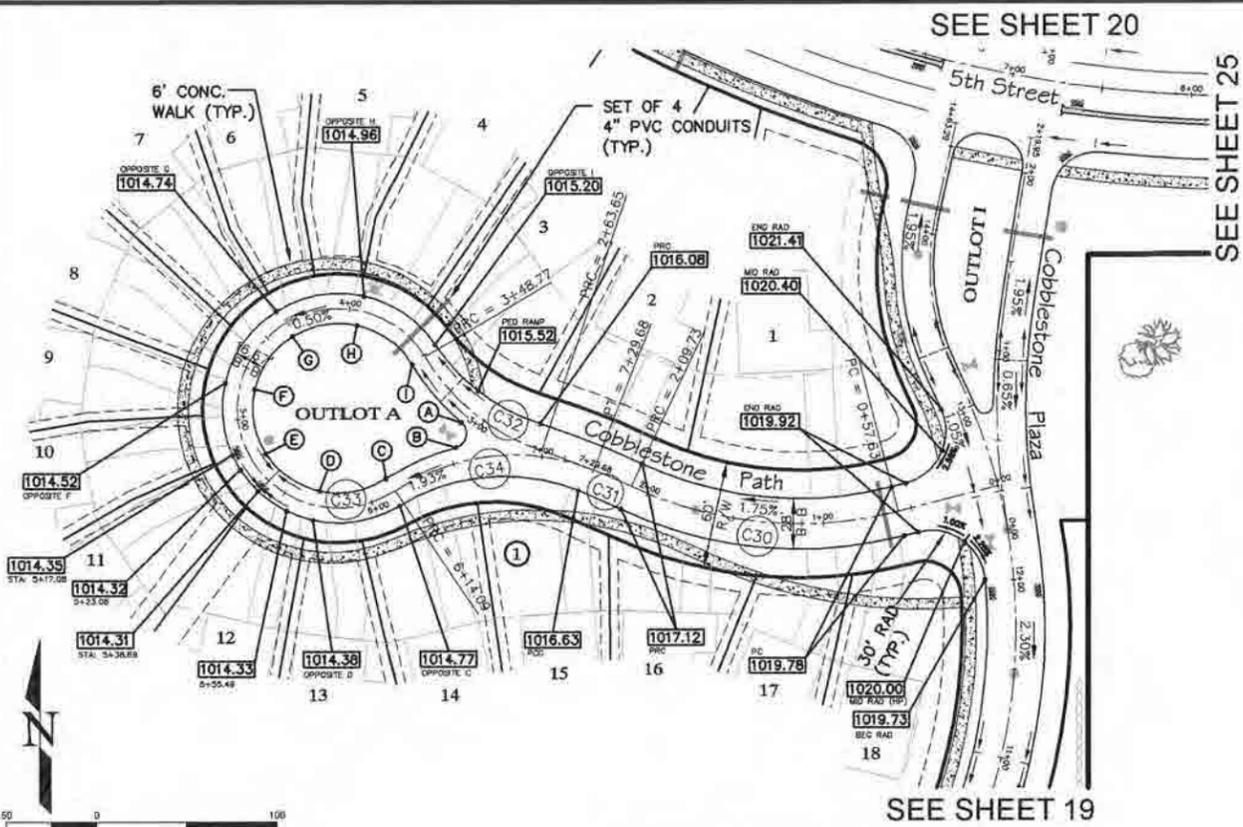
DESIGNED	DMR	REVISION DATE
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3	4	10
4	5	11
5	6	12
6	7	13
7	8	14

DATE: 8-2-2018

CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Pebblestone Place & Pebblestone Terrace

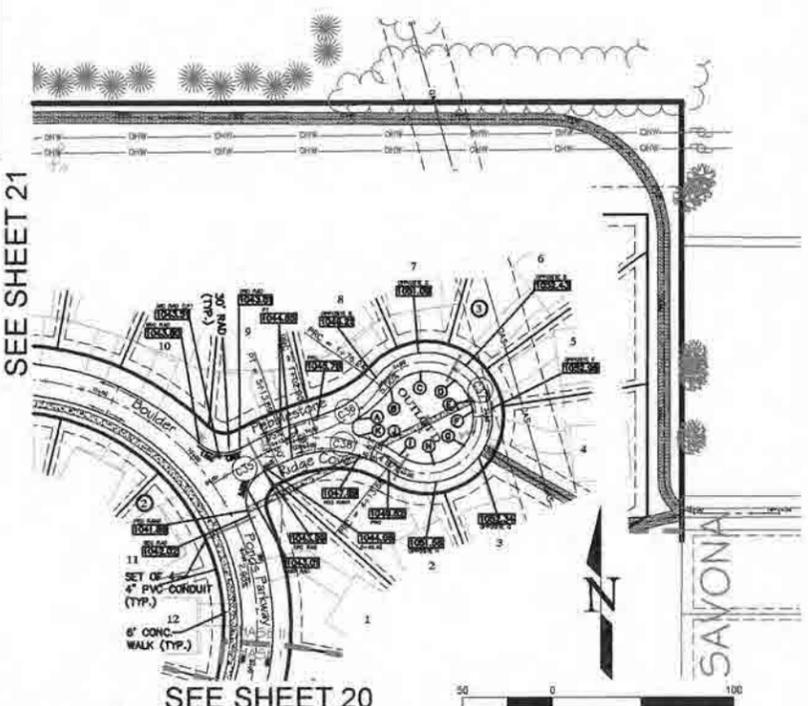
SHEET NO.
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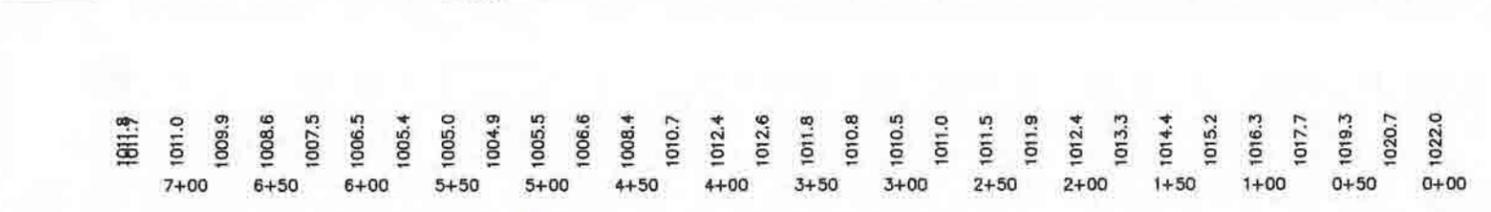
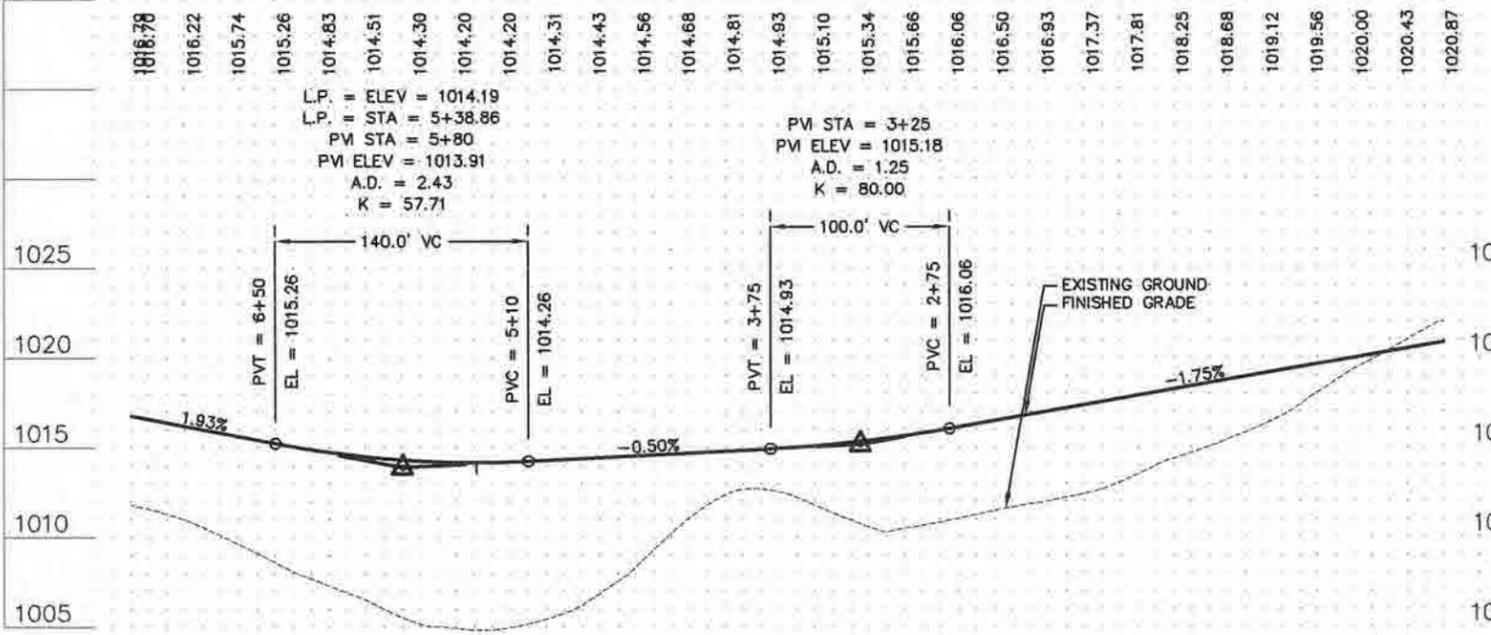
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C30	152.10	220.00	79.23	149.09	39°36'44"
C31	53.92	450.00	26.99	53.88	6°51'54"
C32	85.12	119.34	44.46	83.32	40°51'51"
C33	265.32	55.67	52.74	76.57	273°08'37"
C34	115.60	119.34	62.79	111.13	55°29'53"
C35	96.58	300.00	48.71	96.16	18°26'41"
C36	73.34	108.32	38.14	71.95	38°47'42"
C37	237.44	49.67	46.44	67.84	273°51'41"
C38	100.01	98.33	54.82	95.76	58°16'35"

COBBLESTONE PATH - MEDIAN			
TAG	ELEV	LOCATION	NOTE
A	1015.90	END RAD	-
B	1015.70	BEG RAD	-
C	1015.05	PRC	-
D	1014.63	RADIAL	-
E	1014.78	RADIAL LP	TIP OUT GUTTER
F	1014.77	RADIAL	-
G	1014.99	RADIAL	-
H	1015.21	RADIAL	-
I	1015.45	PRC	-

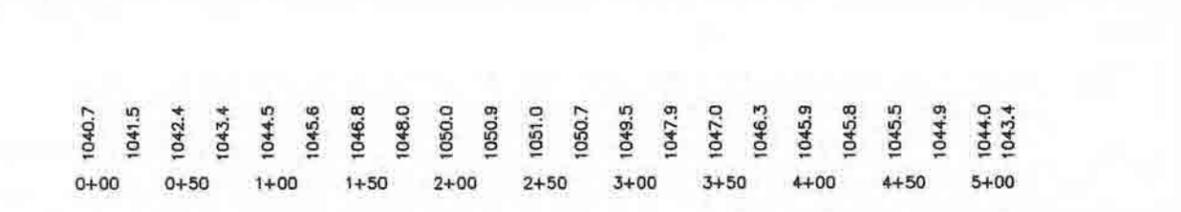
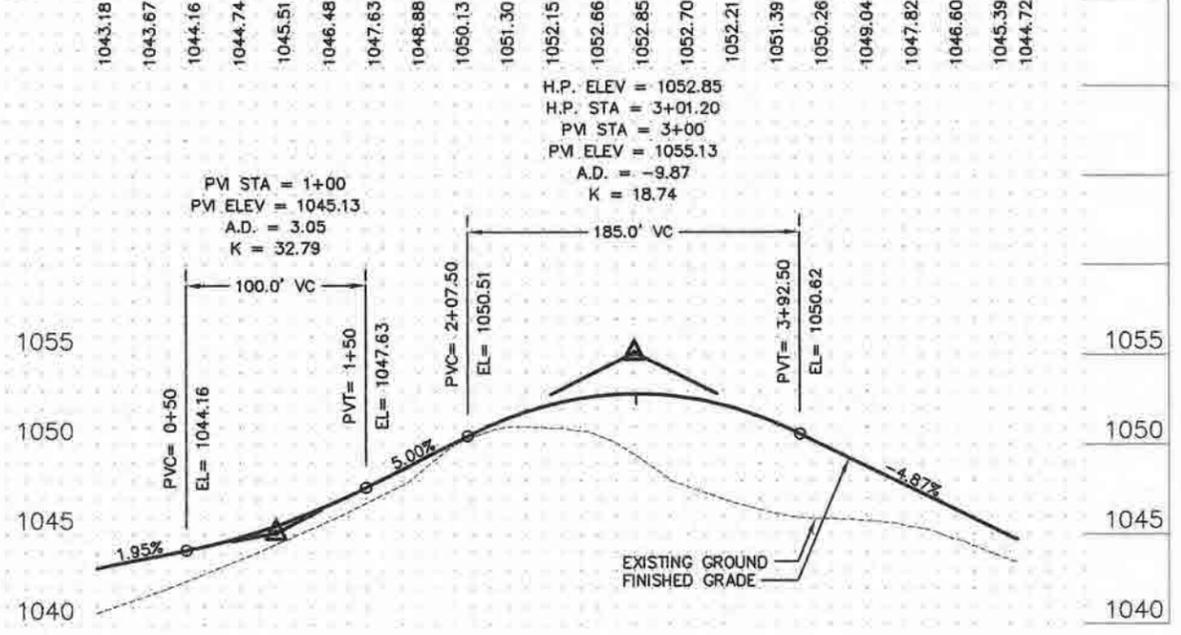
PEBBLESTONE RIDGE COVE - MEDIAN			
TAG	ELEV	LOCATION	NOTE
A	1047.64	BEG RAD	TIP OUT GUTTER
B	1049.46	PRC	-
C	1051.34	RADIAL	-
D	1052.68	RADIAL	-
E	1052.81	PED RAMP	-
F	1053.21	RADIAL	-
G	1052.92	RADIAL	-
H	1051.83	RADIAL	-
I	1050.07	RADIAL	-
J	1048.85	PED RAMP	-
K	1048.36	END RAD	TIP OUT GUTTER



Cobblestone Path



Pebblestone Ridge Cove



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SHEET
Cobblestone Path & Pebblestone Ridge Cove

SHEET NO.
24 of 28

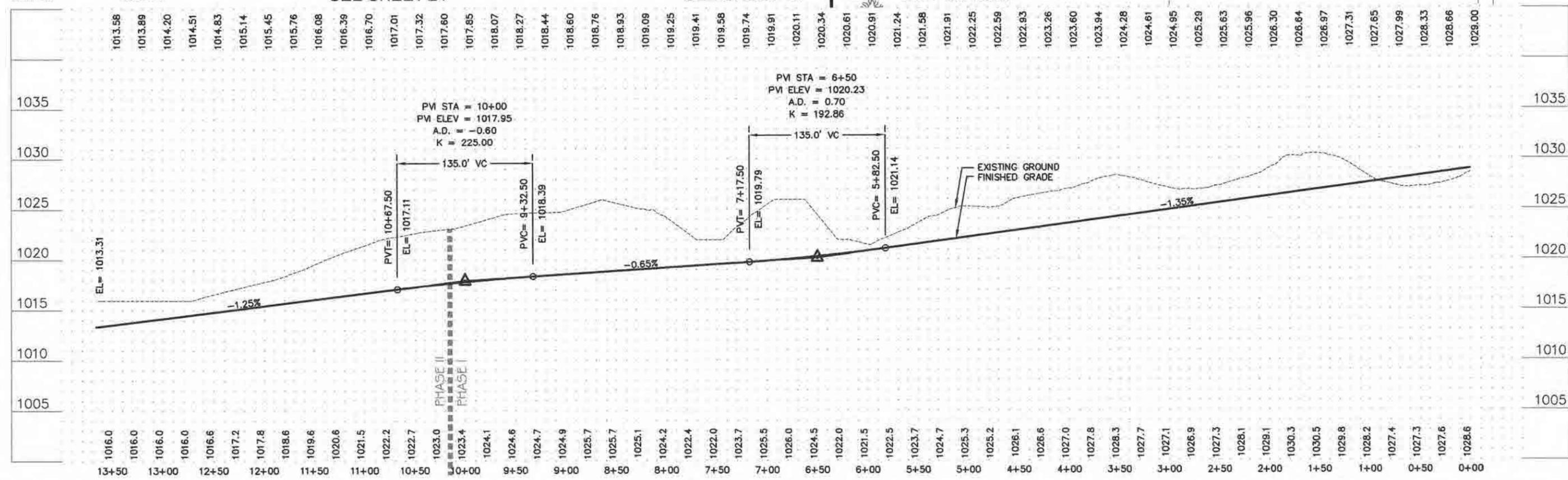
SEE SHEET 26

SEE SHEET 20

SEE SHEET 23

Boulder Ponds

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



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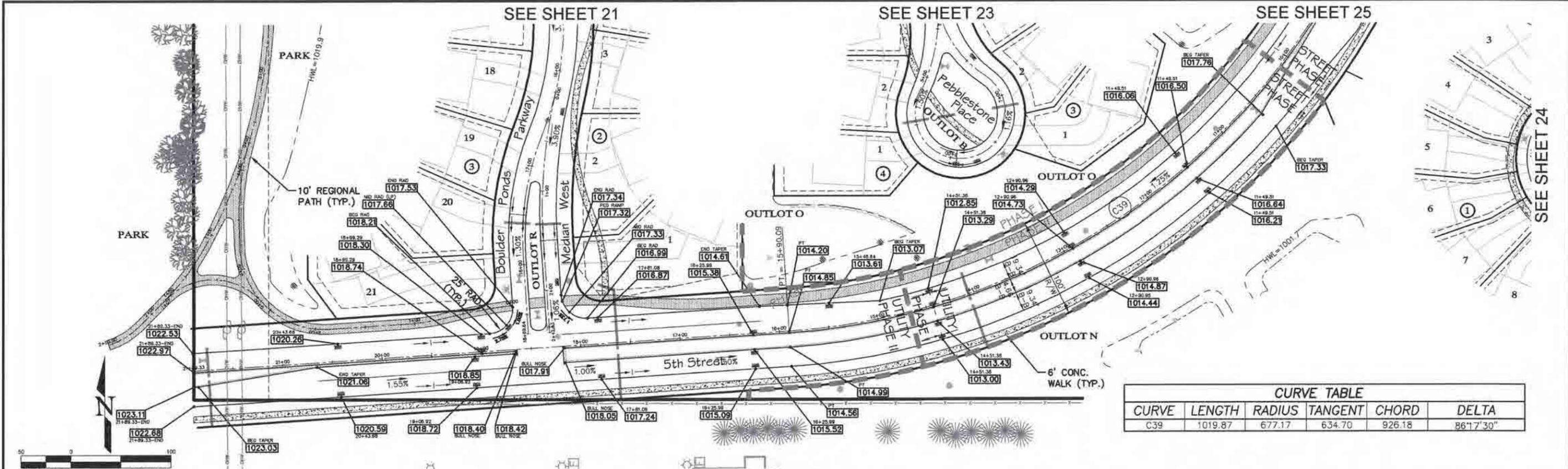
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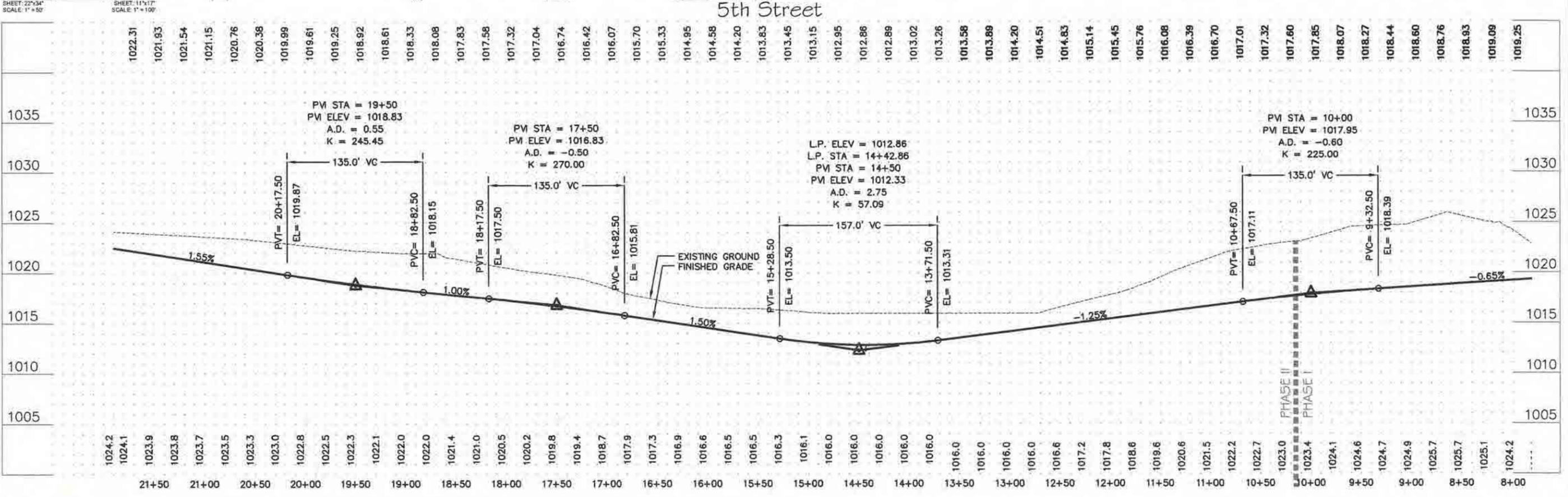
CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
5th Street -East

SHEET NO.
25 of 28



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



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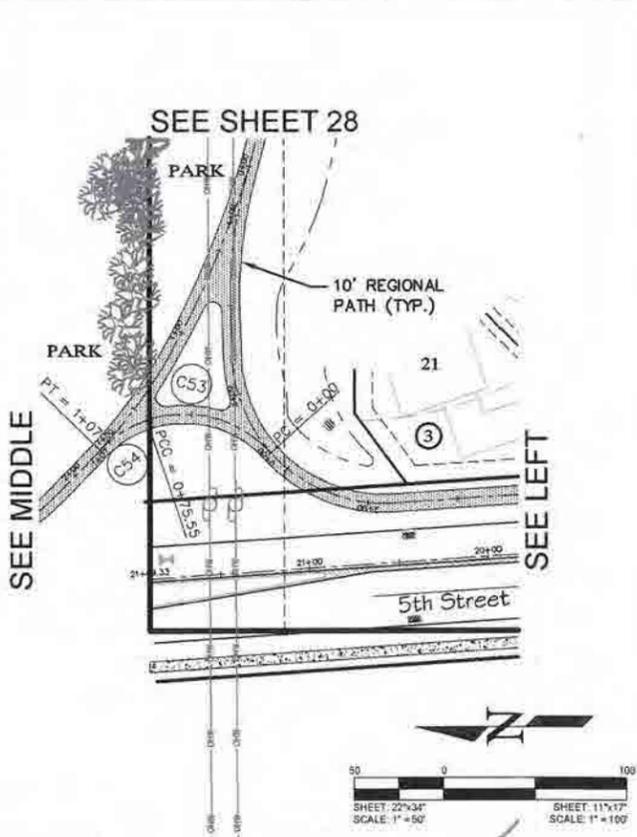
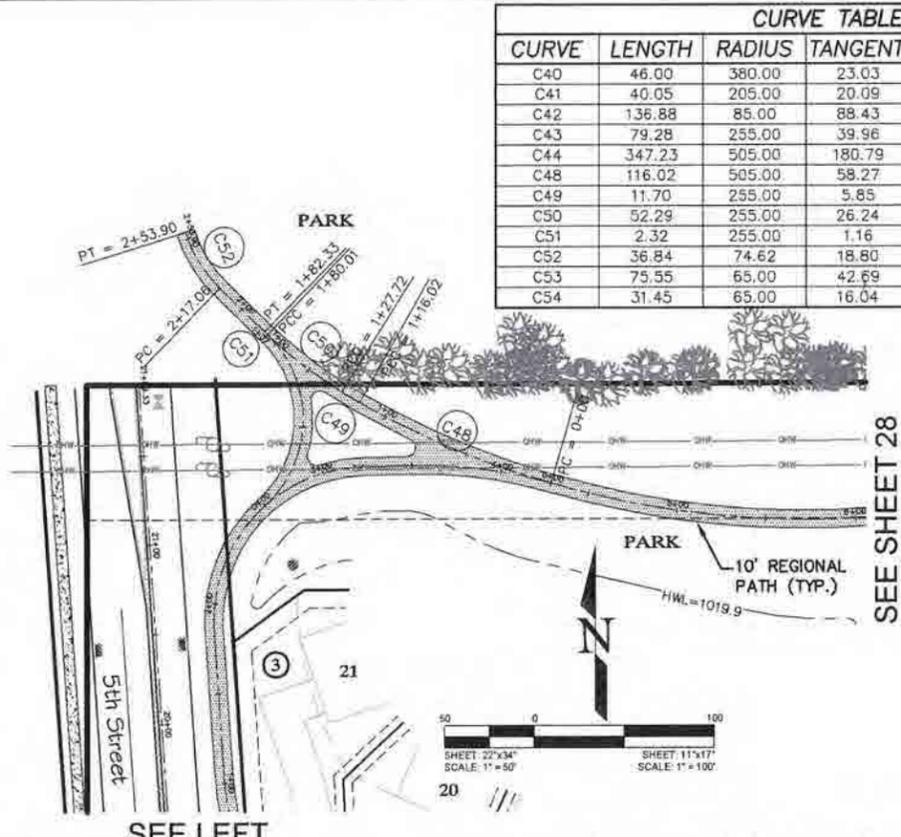
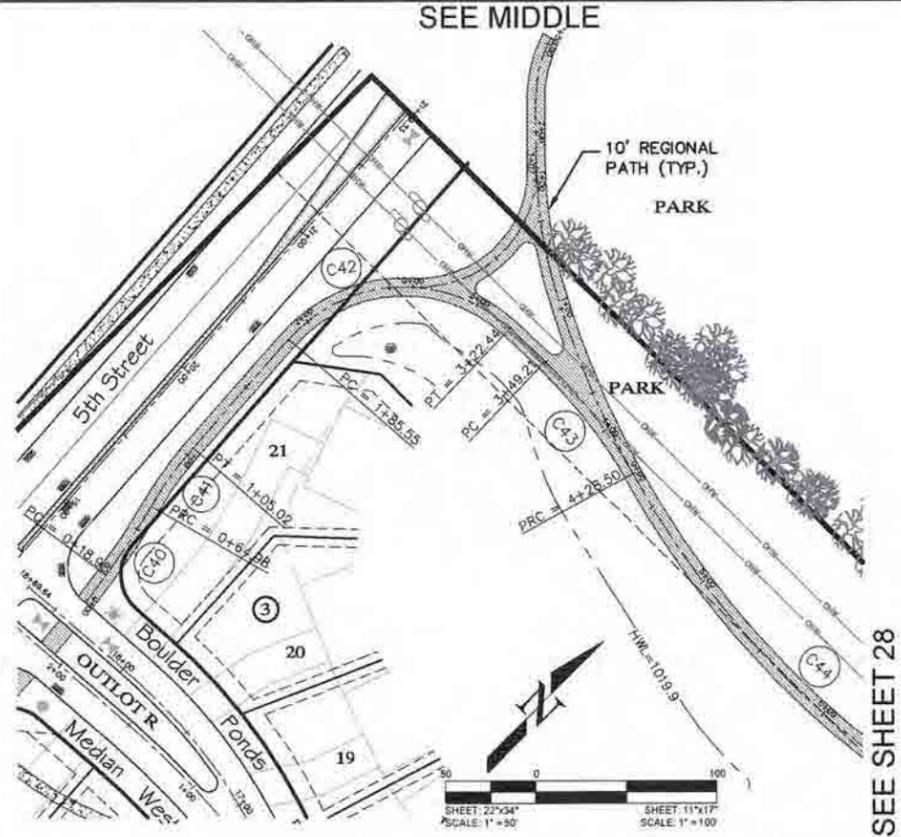
REVISION DATE

CLIENT NAME
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SHEET
 5th Street - West

SHEET NO.
 26 of 28

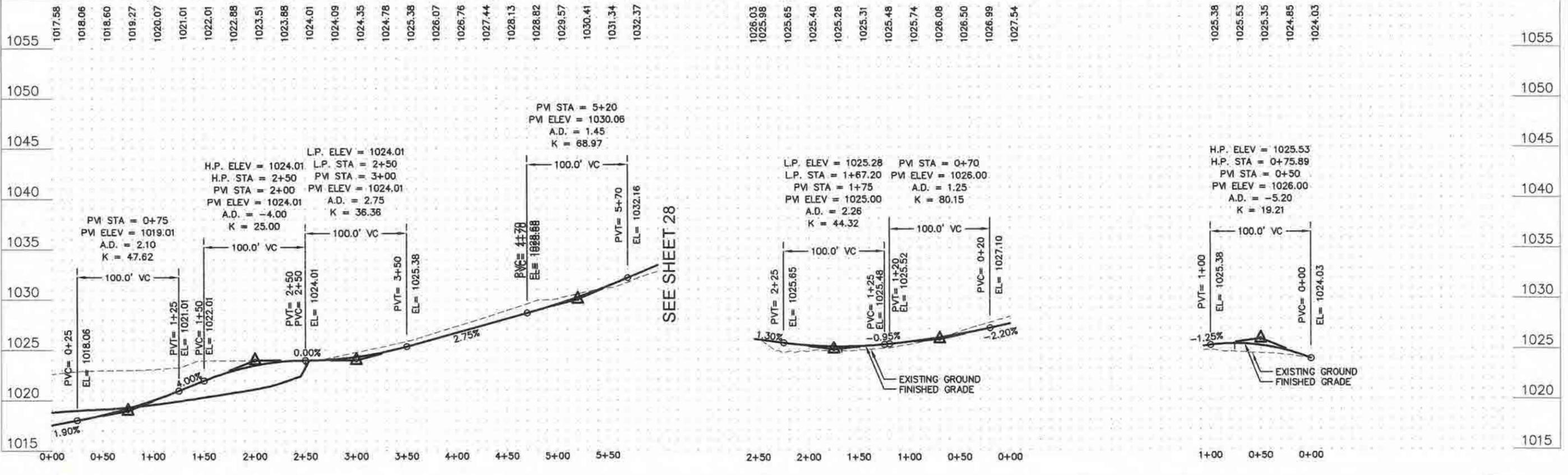
CURVE TABLE					
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C40	46.00	380.00	23.03	45.97	6°56'07"
C41	40.05	205.00	20.09	39.98	11°11'33"
C42	136.88	85.00	88.43	122.56	92°16'03"
C43	79.28	255.00	39.96	78.97	17°48'52"
C44	347.23	505.00	180.79	340.43	39°23'44"
C48	116.02	505.00	58.27	115.76	13°09'47"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



Regional Trail - Boulder Ponds Parkway to 5+50

Regional Trail - NW to Park

Regional Trail - Around PP



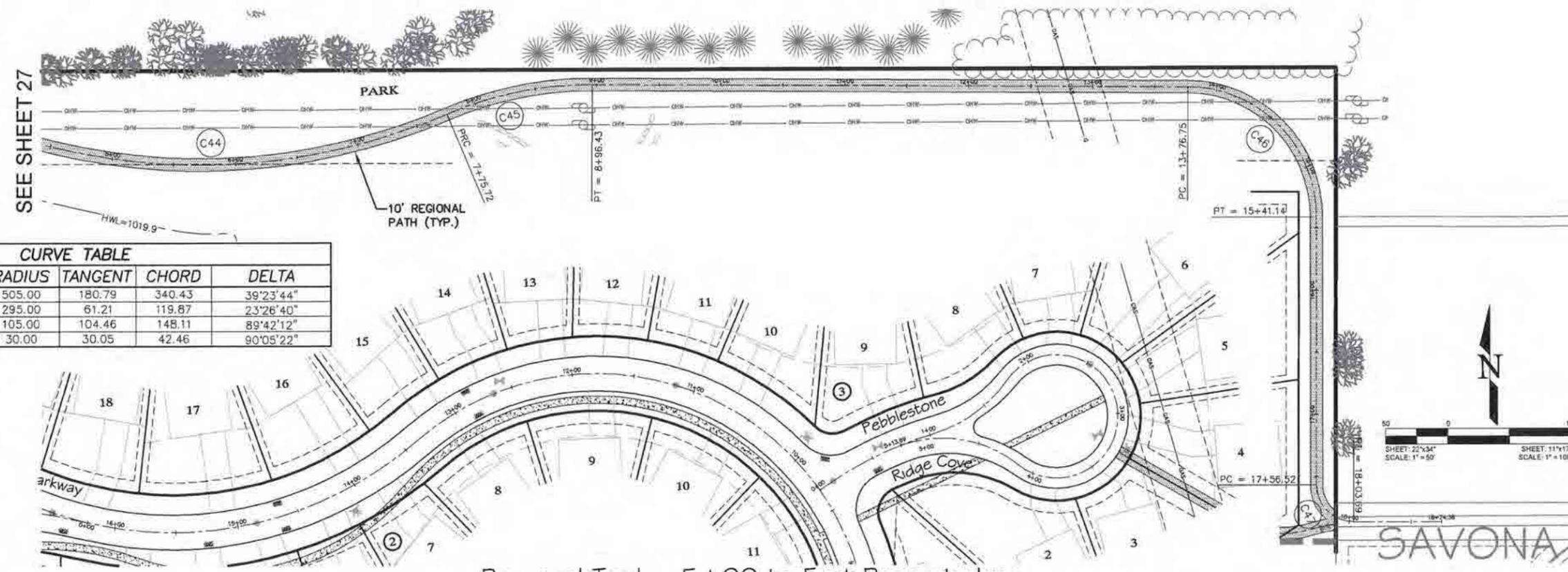
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 Reg. Number: 41968

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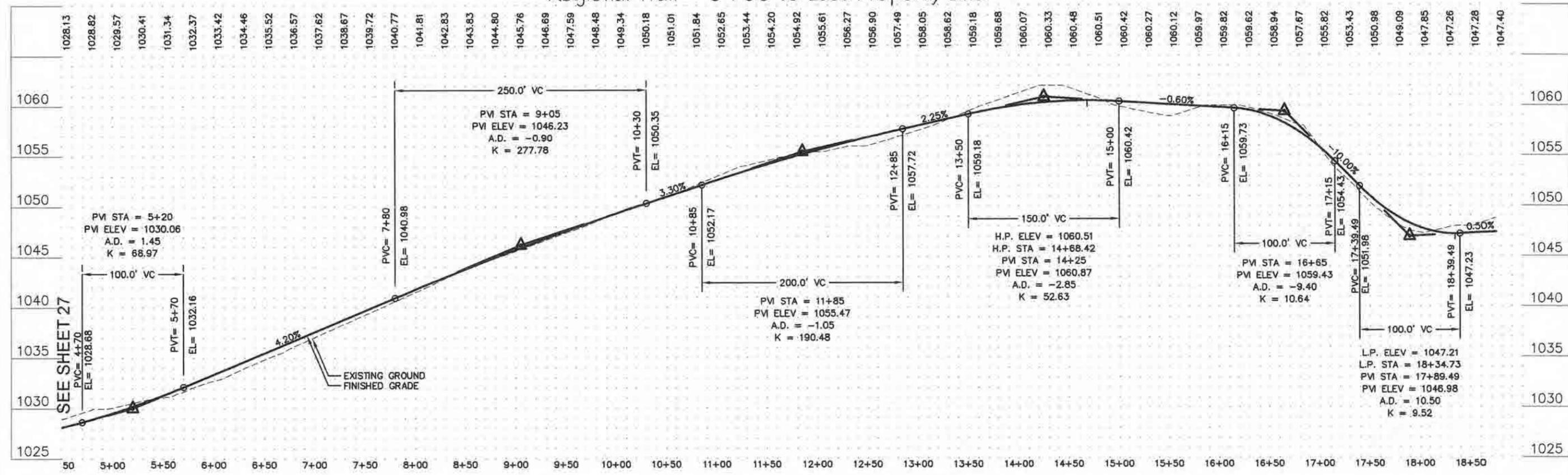
SHEET
 Regional Trail @ 5th Street

SHEET NO.
 27 of 28



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

Regional Trail - 5+00 to East Property Line



Certification:
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	11 -
	12 -
	13 -
	14 -

CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Regional Trail to East Boundary

SHEET NO.
28 of 28

GRADING, SEDIMENT & EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NON-COMPLIANCE WITH THESE MEASURES.
2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.
3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.
5. INLET PROTECTION. THE CONTRACTOR SHALL

INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE

STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECTED PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.

10. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

11. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

12. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 1/2" OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48 HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.

13. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL

DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OF OFF SITE. 17. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.

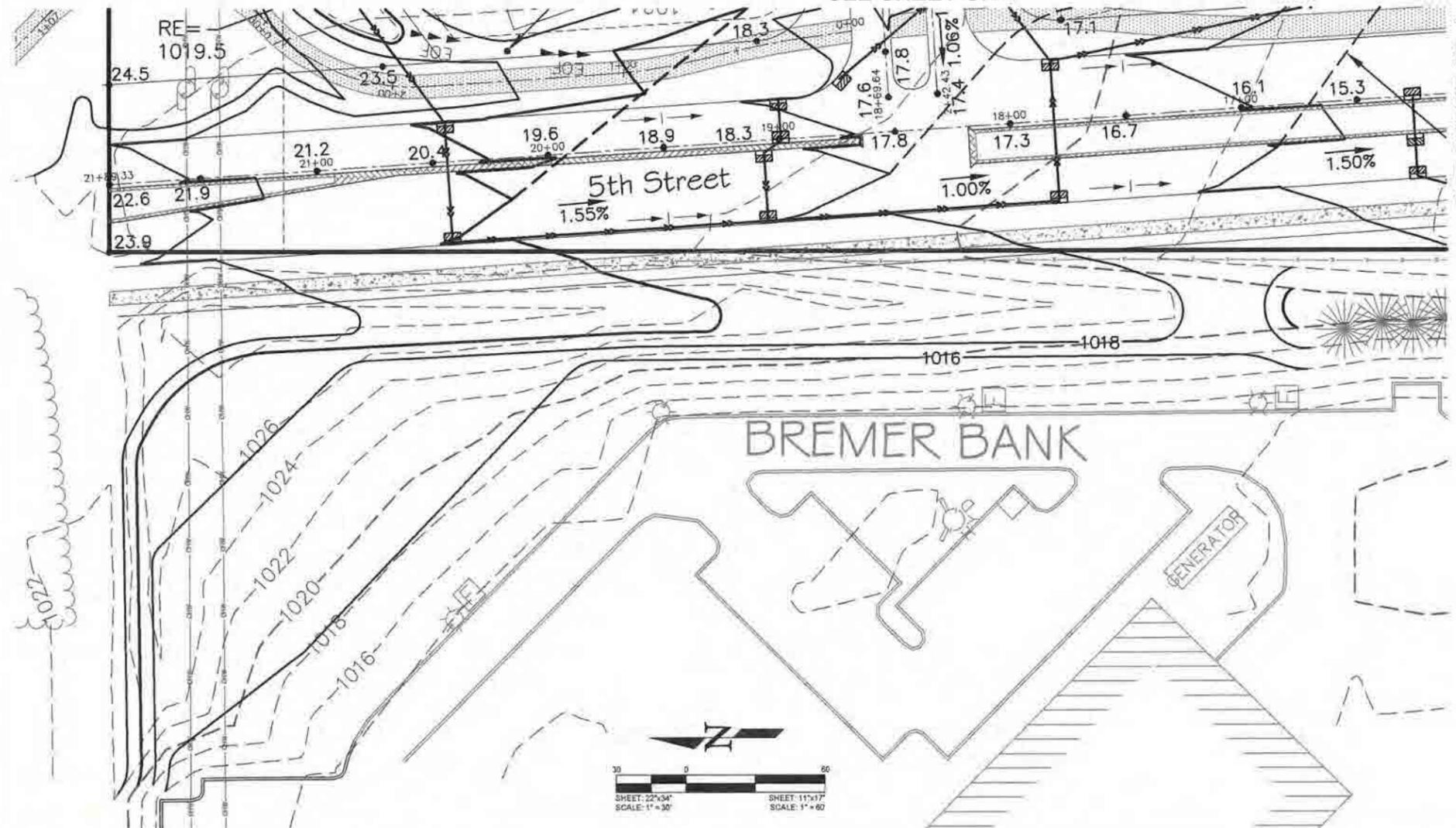
14. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIP-RAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.

15. DITCH CHECK (BIOROLL & BLANKET SYSTEMS). BIOROLL AND BLANKET SYSTEMS SHALL BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.

16. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY

ENGINEER. CONCRETE WASHOUT ONSITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IN CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

SEE SHEET GR-4



SEE SHEET GR-4

SITE RESTORATION NOTES

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.
2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.
5. A MINIMUM OF 2 ROWS OF SOD SHALL BE PLACED ADJACENT TO THE BACK OF CURBS ALONG ALL BOULEVARDS. SILT FENCE SHALL BE PLACED DIRECTLY BEHIND THE SOD IN ACCORDANCE WITH THE CITY STANDARD DETAILS.
6. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

GRADING LEGEND

Flow Arrows
 Minor:
 Major:

Critical Locations
 Emergency Overflow:
 Proposed Spot Elevation:
 Grade Breaks:

Soil Correction
 Pad Fill Areas:

Pad Description
 Lot: 1023.5
 Lowest Opening: 1023.5
 Lowest Floor: RE
 Lot Type: RE
 Garage Elevation: 1024.5
 Garage Location:
 Driveway Grade:

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

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 16780 2nd Street North
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 Email: evolutionengineeringmn@gmail.com

Credentialed: I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Law of the State of Minnesota.

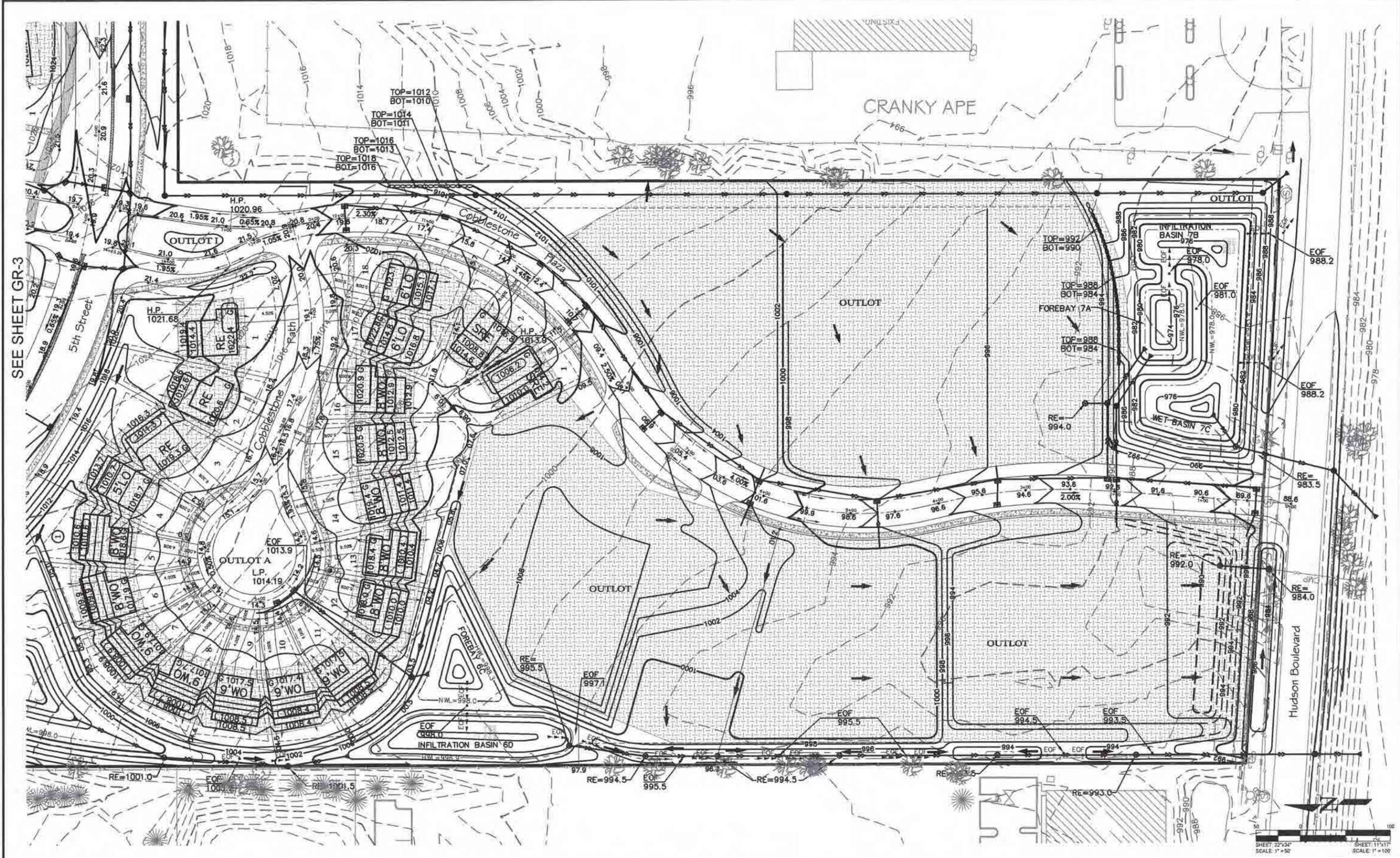
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 Reg Number

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DATE: 5-2-2014	13	14

CLIENT NAME
 OP3 Boulder Ponds, LLC

SHEET
 Grading & Soil Correction
 (West Property Line)

SHEET NO.
 GR-1 & GR-4



SEE SHEET GR-3

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Certification:
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Name: **41968**
Reg. Number: **41968**

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CHECKED: DMR	2. 11-11-14
DATE: 6-2-2014	3. 11-11-14
	4. 11-11-14
	5. 11-11-14
	6. 11-11-14
	7. 11-11-14

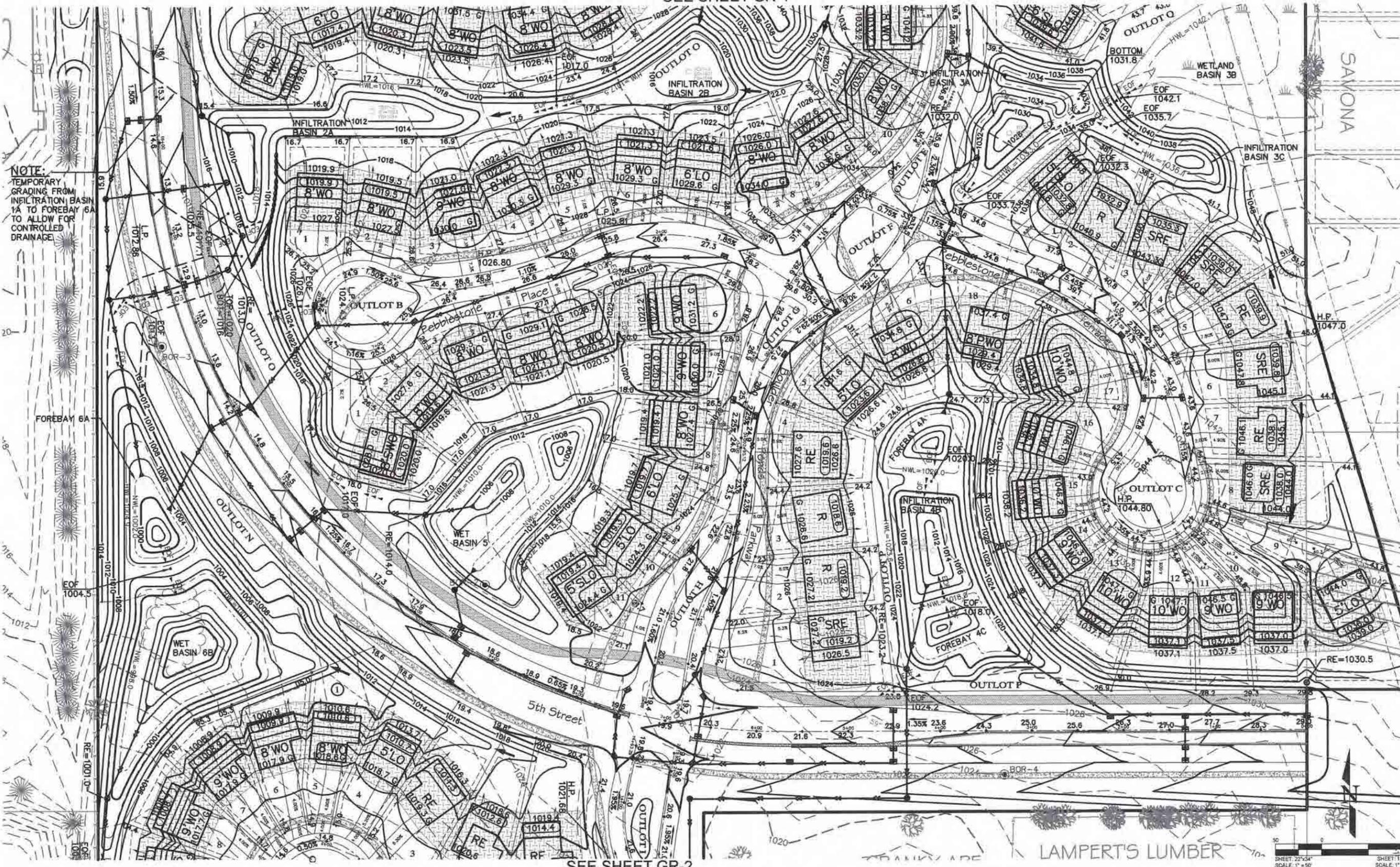
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SHEET
Grading & Soil Correction

SHEET NO.
GR-2 of GR-4

SEE SHEET GR-4

Boulder Ponds



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

SEE SHEET GR-2

LAMPERT'S LUMBER



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41968
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Grading & Soil Correction

SHEET NO.
GR-3 of GR-4

SEE SHEET GR-1

BREMER BANK

SEE SHEET GR-3

SAMONA



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



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		13
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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Grading & Soil Correction

SHEET NO.
GR-4 of GR-4

ESTIMATED QUANTITIES:

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

LEGEND

SILT FENCE
 STANDARD
 HEAVY DUTY

TOPSOIL BERM
 SEED & BLANKET
 EXCELSIOR E2000
 DOUBLE NET
 300' PERMANENT

HYDROSEED
 TURF MIX
 INLET PROTECTION
 HAY BALE
 ROCK WEEPER
 ROCK ENTRANCE

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

GENERAL NOTES:

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

SWPPP NOTE:

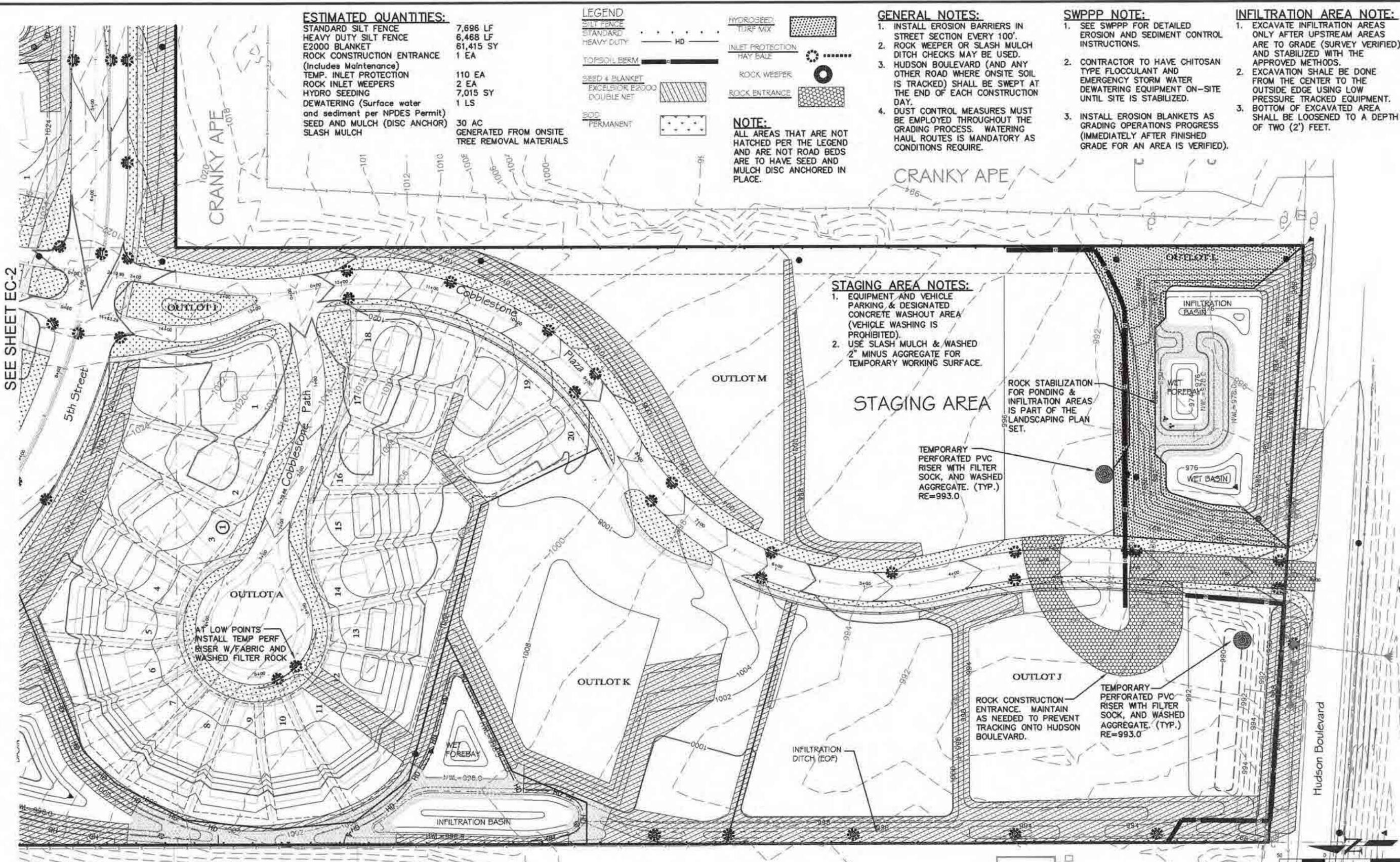
1. SEE SWPPP FOR DETAILED EROSION AND SEDIMENT CONTROL INSTRUCTIONS.
2. CONTRACTOR TO HAVE CHITOSAN TYPE FLOCCULANT AND EMERGENCY STORM WATER DEWATERING EQUIPMENT ON-SITE UNTIL SITE IS STABILIZED.
3. INSTALL EROSION BLANKETS AS GRADING OPERATIONS PROGRESS (IMMEDIATELY AFTER FINISHED GRADE FOR AN AREA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

INFILTRATION AREA NOTE:

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

STAGING AREA NOTES:

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



SEE SHEET EC-2



evolution
Engineering & Design
18780 2nd Street North
Lakeland Shore, MN 55043
Phone: 651-303-7208
E-mail: evolutionengineering@gmail.com

Certification: I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Law of the State of Minnesota.

[Signature]

41968
Reg. Number

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

CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sediment & Erosion Control

SHEET NO.
EC-1 of EC-4

SEE SHEET EC-4

SEE SHEET EC-3

Boulder Ponds



SEE SHEET EC-1



evolution
 Engineering & Design
 10790 2nd Street North
 Lakeland Shores, MN 55043
 Phone: 651-353-7208
 E-mail: evolutionengineering@gmail.com

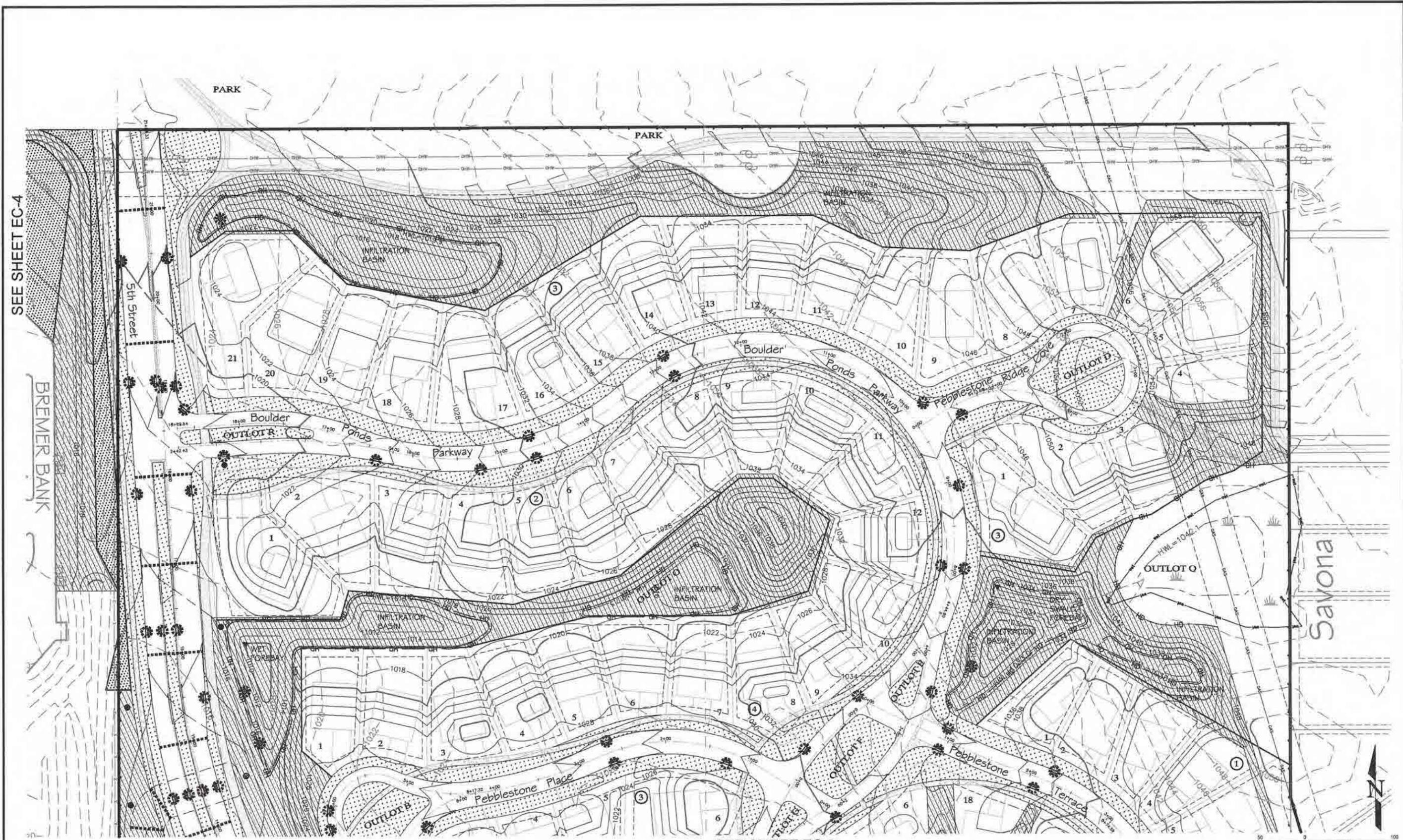
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DRAWN: DMR	1	9
CHECKED: DMR	2	10
DATE: 8-2-2014	3	11
	4	12
	5	13
	6	14
	7	

CLIENT NAME
 OP3 Boulder Ponds, LLC

SHEET
 Sediment & Erosion Control

SHEET NO.
 EC-2 of EC-4

1013001-PRE-401.dwg



SEE SHEET EC-4

BREMER BANK

SEE SHEET EC-2

50 0 100
SHEET 22"x34"
SCALE: 1" = 50'
SHEET 11"x17"
SCALE: 1" = 100'



evolution
Engineering & Design
16790 2nd Street North
Lakeland Shores, MN 55043
Phone: 651-303-7208
E-mail: evoboson.green@gnm@gmail.com

Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Law of the State of Minnesota.

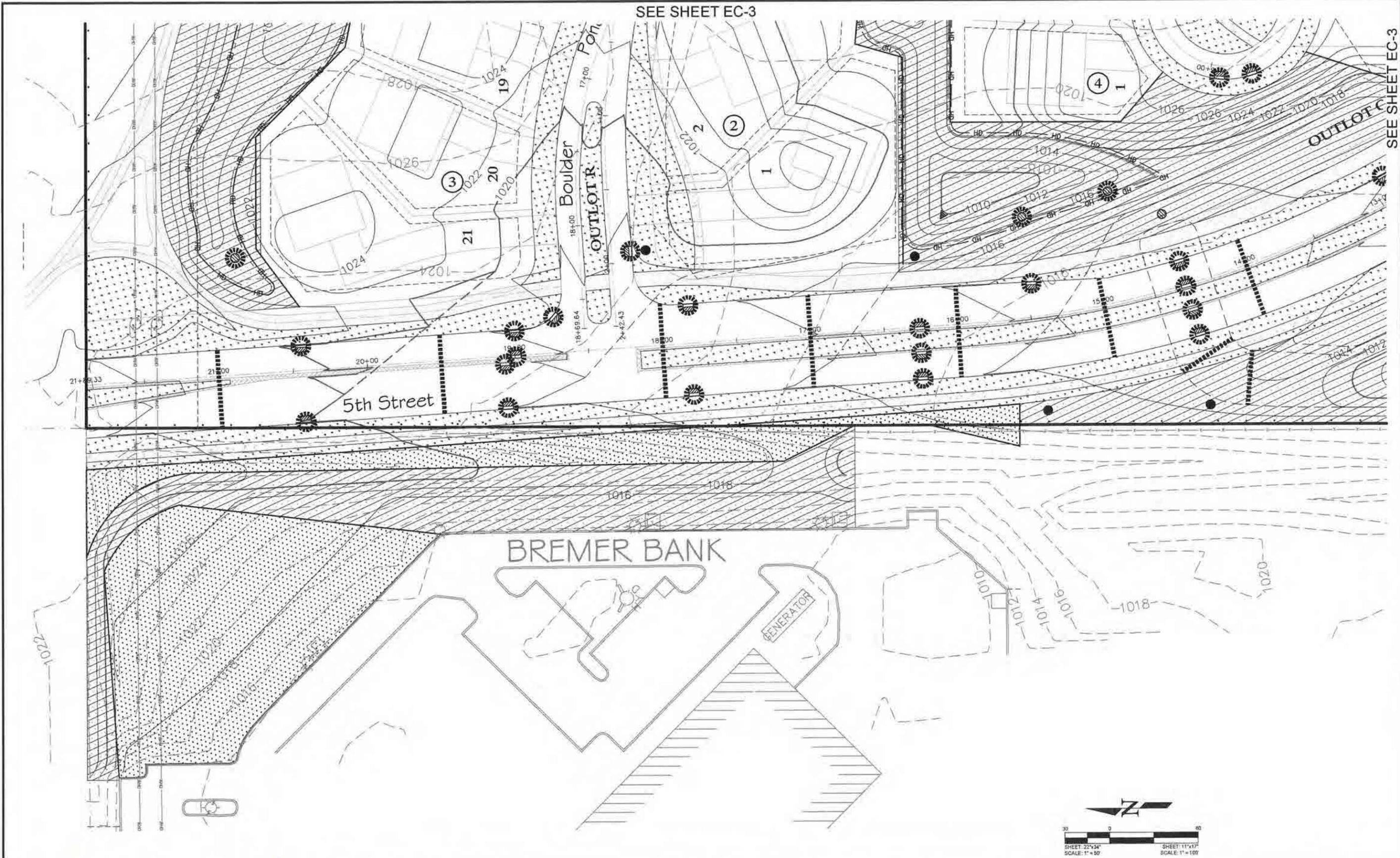
[Signature]
Name: **41968**
Reg. Number

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CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sediment & Erosion Control

SHEET NO.
EC-3 of EC-4



evolution
Engineering & Design
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E-mail: evolutionengineeringmn@gmail.com

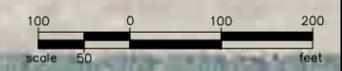
Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Law of the State of Minnesota.
[Signature]
41968
Reg Number

DESIGNED: DMR	REVISION DATE	8
DRAWN: DMR	1	9
CHECKED: DMR	2	10
DATE: 6-2-2014	3	11
	4	12
	5	13
	6	14
	7	

CLIENT NAME
OP3 Boulder Ponds, LLC

SHEET
Sediment & Erosion Control
(West Property Line)

SHEET NO.
EC-4 of EC-4



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

Replacement Calculations			
	Total Inches		
Common Trees	428		
Coniferous Trees	37		
Hardwood Trees	121		
Total	456		
Total Diameter at Breast Height (DBH)	456		
Less Allowable Clearing (40%)	140		
Total Mitigation required	326		

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

	Total	Less Allowable	Total Mitigation (adjusted)
Common Trees	428	141	287
Coniferous Trees	37	0	37
Hardwood Trees	121	0	121
Total	456	141	326

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

Replacement Schedule	Total Mitigated Inches		
Common Trees	1/4 of total	42	
Coniferous Trees	1/2 of total	38	
Hardwood Trees	1/2 of total	146	
	# of mitigation trees provided	Total Mitigation	
Common Trees	2 1/2" Cal per	37	42.5
Coniferous Trees	6 1/3" credit per tree	6	38
Hardwood Trees	2 1/2" Cal per	24	146

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

DRAWN BY: JLS
 DESIGNER: DWB
 CHECKED BY: DWB

NO.	BY	DATE	REVISIONS

DATE: 05/30/2014
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DAVID W. BLOMMEL
 Lic. No. 46725

SEH
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 www.sehinc.com

LAKE ELMO,
 MINNESOTA

TREE STUDY PLAN

FILE NO. EXCEG128143
 TS1
 TS1

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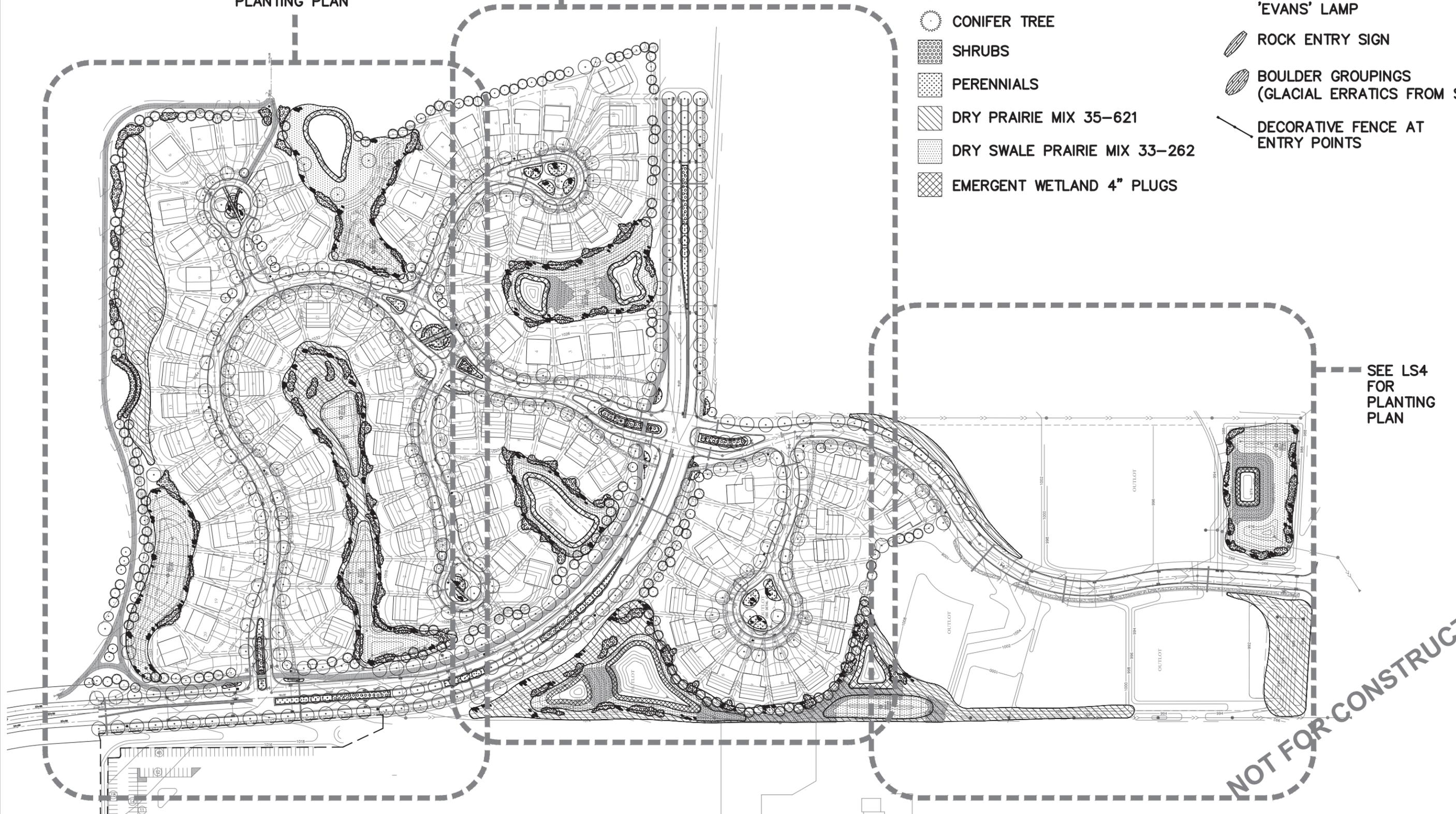
0 50' 100' 200' 300'

SEE LS2 FOR PLANTING PLAN

SEE LS3 FOR PLANTING PLAN

KEY

-  CANOPY TREE
-  ORNAMENTAL TREE
-  CONIFER TREE
-  SHRUBS
-  PERENNIALS
-  DRY PRAIRIE MIX 35-621
-  DRY SWALE PRAIRIE MIX 33-262
-  EMERGENT WETLAND 4" PLUGS
-  15' ORNAMENTAL LIGHT POLE
-  25' LIGHT POLE, XCEL 'EVANS' LAMP
-  ROCK ENTRY SIGN
-  BOULDER GROUPINGS (GLACIAL ERRATICS FROM SITE)
-  DECORATIVE FENCE AT ENTRY POINTS



SEE LS4 FOR PLANTING PLAN

NOT FOR CONSTRUCTION

DRAWN BY: KML
 DESIGNER: KML
 CHECKED BY: -
 DESIGN TEAM

NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

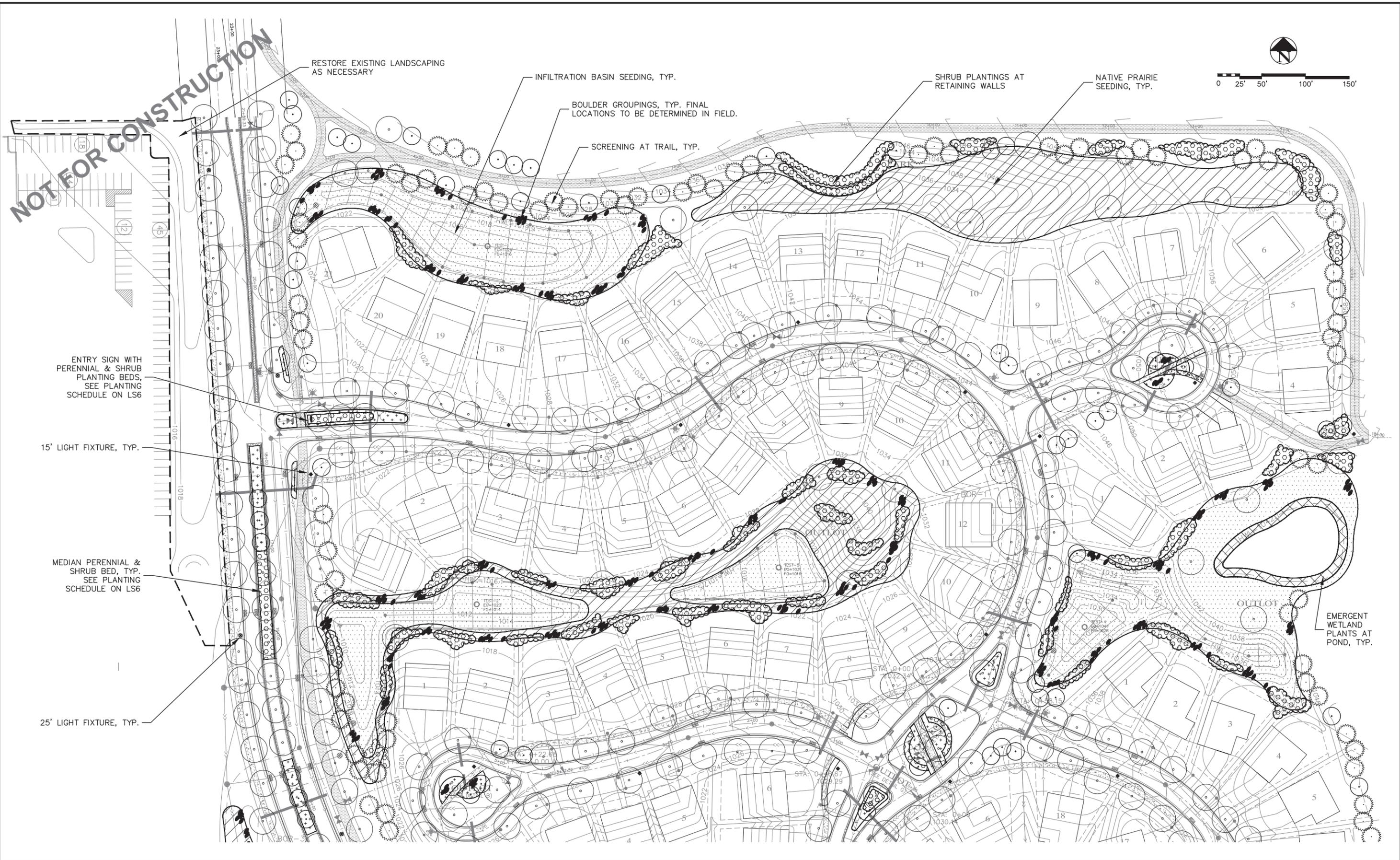
Harold R. Sigafoos Name
 Date: 06/02/2014 Lic. No. 26423

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 1200 25TH AVENUE SOUTH
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 ST. CLOUD, MN 56302-1717
 www.sehinc.com

**LAKE ELMO,
 MINNESOTA**

OVERALL PLANTING PLAN

FILE NO. EXCEG128143
L1



DRAWN BY: KML
 DESIGNER: KML
 CHECKED BY: -
 DESIGN TEAM

NO.	BY	DATE	REVISIONS

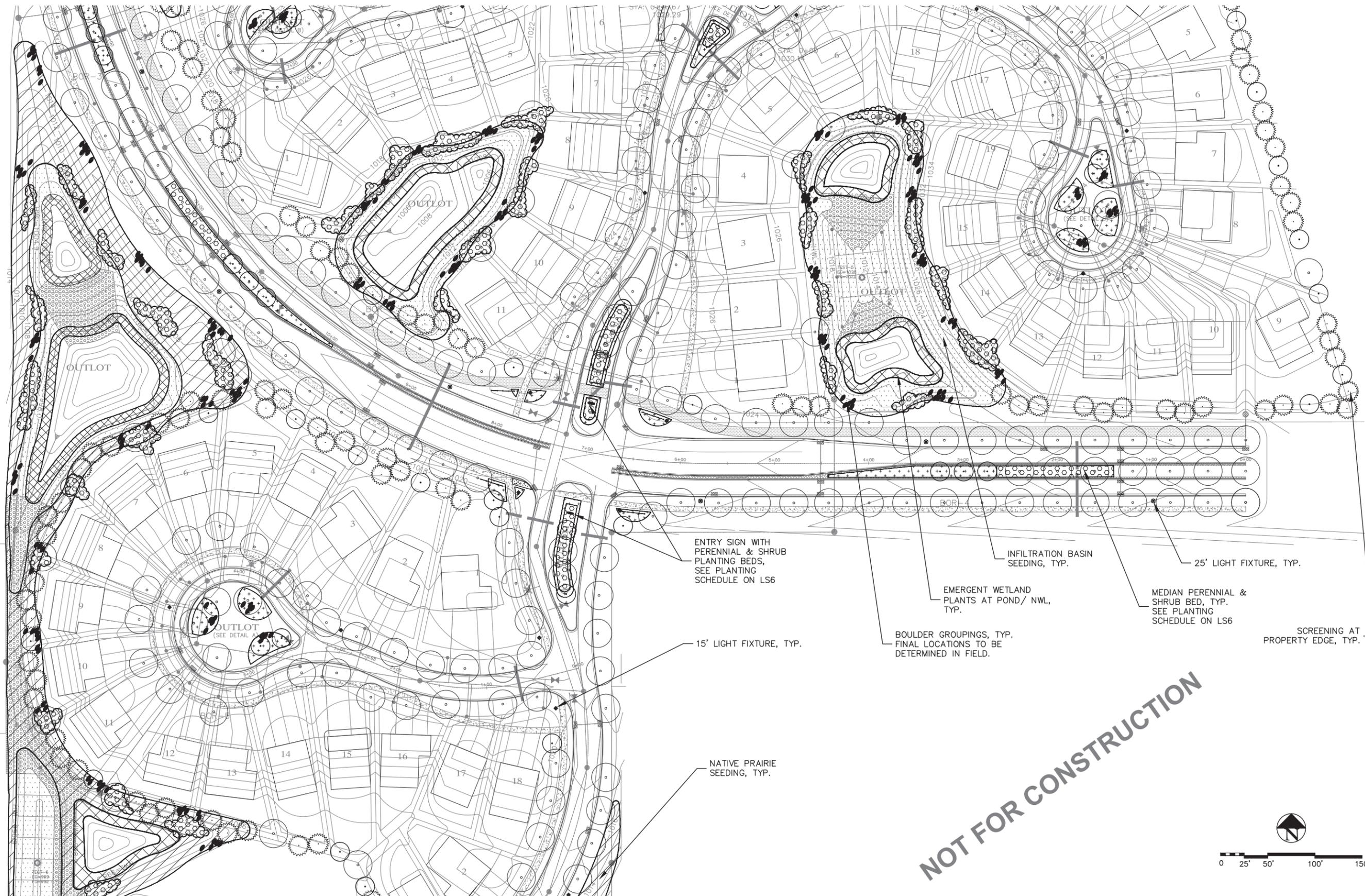
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Kagan M. Sjogren
 Name: Kagan M. Sjogren
 Date: 06/02/2014
 Lic. No.: 26423

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 PHONE: 320.229.4300
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 www.sehinc.com

**LAKE ELMO,
 MINNESOTA**

ENLARGED PLANTING PLAN

FILE NO. EXCEG128143
L2



ENTRY SIGN WITH PERENNIAL & SHRUB PLANTING BEDS, SEE PLANTING SCHEDULE ON LS6

INFILTRATION BASIN SEEDING, TYP.

25' LIGHT FIXTURE, TYP.

EMERGENT WETLAND PLANTS AT POND/ NWL, TYP.

MEDIAN PERENNIAL & SHRUB BED, TYP. SEE PLANTING SCHEDULE ON LS6

BOULDER GROUPINGS, TYP. FINAL LOCATIONS TO BE DETERMINED IN FIELD.

SCREENING AT PROPERTY EDGE, TYP.

15' LIGHT FIXTURE, TYP.

NATIVE PRAIRIE SEEDING, TYP.

NOT FOR CONSTRUCTION



DRAWN BY: KML
 DESIGNER: KML
 CHECKED BY: -
 DESIGN TEAM

NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Kayla M. Sjogren Name
 Date: 06/02/2014 Lic. No. 26423

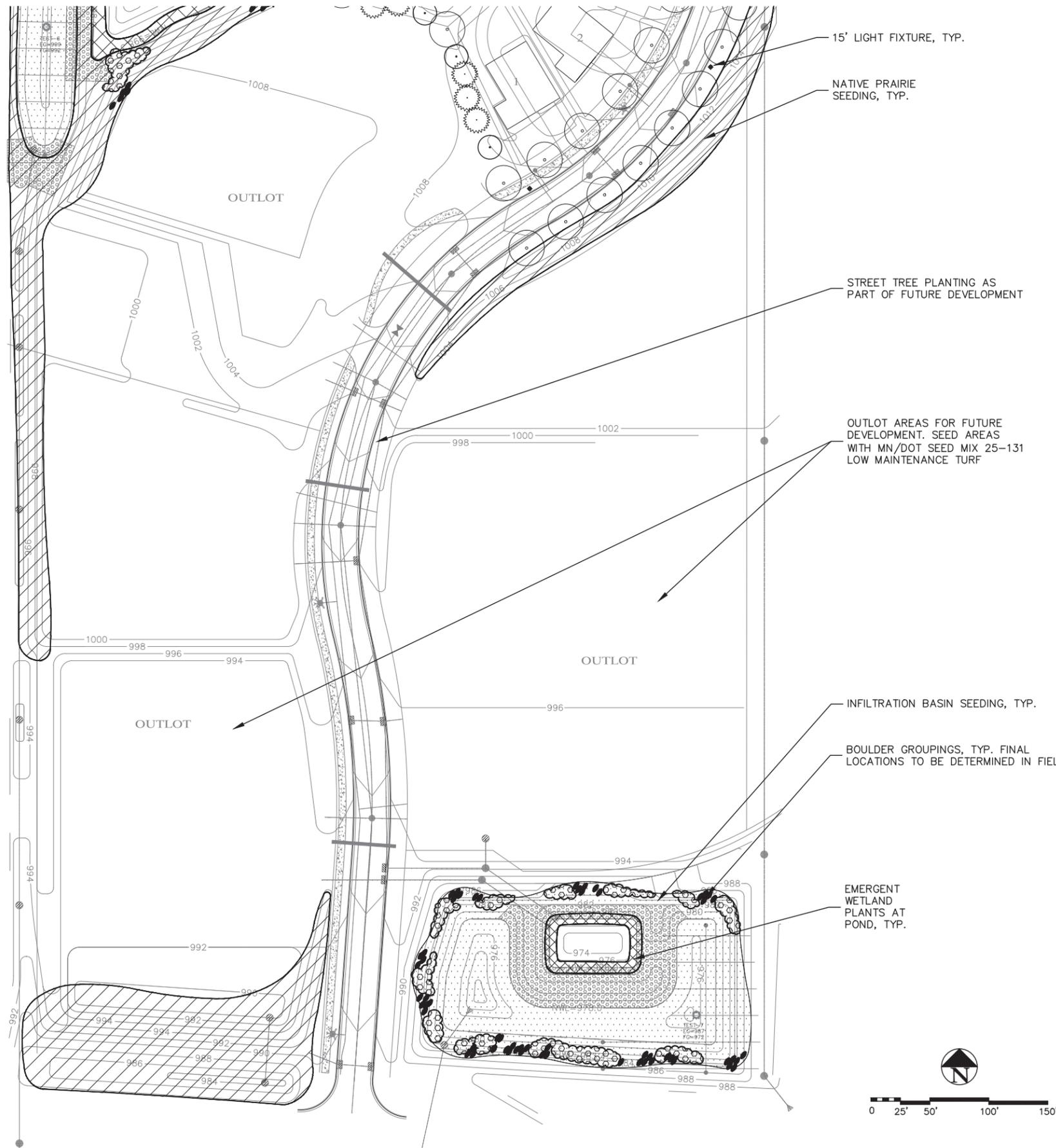
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**LAKE ELMO,
 MINNESOTA**

ENLARGED PLANTING PLAN

FILE NO.
 EXCEG128143

L3



15' LIGHT FIXTURE, TYP.

NATIVE PRAIRIE SEEDING, TYP.

STREET TREE PLANTING AS PART OF FUTURE DEVELOPMENT

OUTLOT AREAS FOR FUTURE DEVELOPMENT. SEED AREAS WITH MN/DOT SEED MIX 25-131 LOW MAINTENANCE TURF

INFILTRATION BASIN SEEDING, TYP.

BOULDER GROUPINGS, TYP. FINAL LOCATIONS TO BE DETERMINED IN FIELD.

EMERGENT WETLAND PLANTS AT POND, TYP.

NOT FOR CONSTRUCTION

DRAWN BY: KML
 DESIGNER: KML
 CHECKED BY: -
 DESIGN TEAM

NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Karen M. Sjogren Name
 Date: 06/02/2014 Lic. No. 26423

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LAKE ELMO,
 MINNESOTA

ENLARGED PLANTING PLAN

FILE NO.
 EXCEG128143

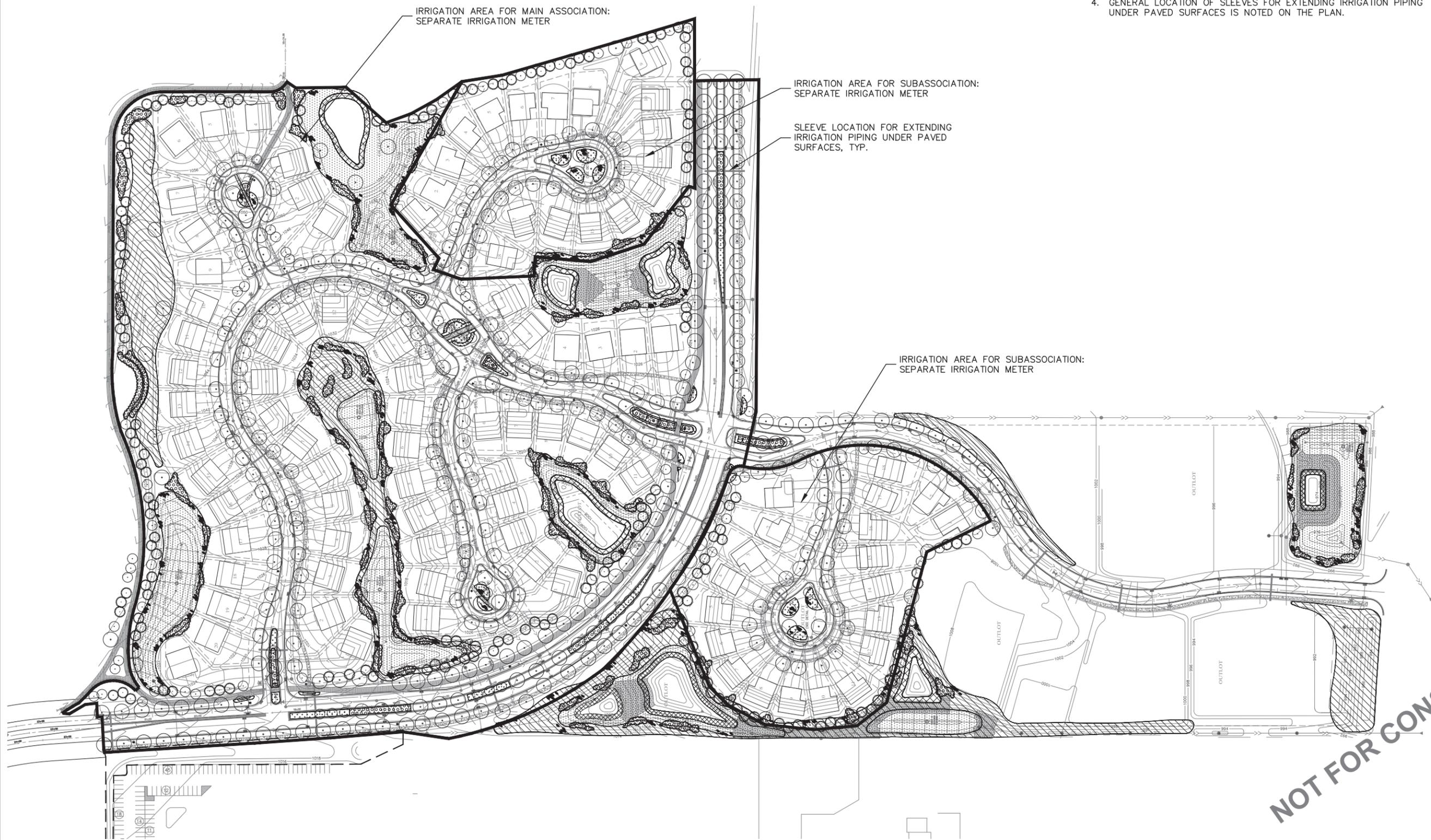
L4



0 50' 100' 200' 300'

IRRIGATION NOTES:

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



NOT FOR CONSTRUCTION

DRAWN BY: KML
 DESIGNER: KML
 CHECKED BY: -
 DESIGN TEAM

NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

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 ST. CLOUD, MN 56302-1717
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**LAKE ELMO,
 MINNESOTA**

**PRELIMINARY
 IRRIGATION AREAS**

FILE NO.
 EXCEG128143

L5

TOTAL	Qty. (EA)	Common Name	Scientific Name	Size	Cont.	Comments
158		CONIFER TREE				
		NORWAY SPRUCE	Picea abies	6'	B&B	FULL FORM SINGLE LEADER
		COLORADO SPRUCE	Picea pungens	6'	B&B	FULL FORM SINGLE LEADER
		WHITE PINE	Pinus strobus	6'	B&B	FULL FORM SINGLE LEADER
		SCOTCH PINE	Pinus sylvestris	6'	B&B	FULL FORM SINGLE LEADER
379		CANOPY TREE				
		MAPLE 'AUTUMN BLAZE'	Acer x freemanii 'Jeffersred'	2.5'	B&B	FULL FORM SINGLE LEADER
		MAPLE 'FALL FIESTA'	Acer saccharum 'Balleta'	2.5'	B&B	FULL FORM SINGLE LEADER
		RIVER BIRCH	Betula nigra	6'	B&B	CLUMP FORM, MULTISTEM
		BLUE BEECH	Carpinus caroliniana	2.5'	B&B	FULL FORM SINGLE LEADER
		NORTHERN CATALPA	Catalpa speciosa	2.5'	B&B	FULL FORM SINGLE LEADER
		HACKBERRY	Celtis occidentalis	2.5'	B&B	FULL FORM SINGLE LEADER
		HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skyline'	2.5'	B&B	FULL FORM SINGLE LEADER
		QUAKING ASPEN	Populus tremuloides	2.5'	B&B	FULL FORM SINGLE LEADER
		LINDEN	Tilia americana 'Redmond'	2.5'	B&B	FULL FORM SINGLE LEADER
		WHITE OAK	Quercus alba	2.5'	B&B	FULL FORM SINGLE LEADER
		SWAMP WHITE OAK	Quercus bicolor	2.5'	B&B	FULL FORM SINGLE LEADER
		NORTHERN PIN OAK	Quercus ellipsoidalis	2.5'	B&B	FULL FORM SINGLE LEADER
		RED OAK	Quercus rubra	2.5'	B&B	FULL FORM SINGLE LEADER

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

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

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

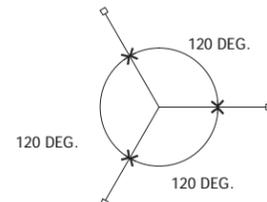
11640		PLUGS				
		AMERICAN SLOUGH GRASS	Beckmannia syzigachne	4"	CONT.	
		RICE CUT GRASS	Leersia oryzoides	4"	CONT.	
		TALL MANNA GRASS	Glyceria grandis	4"	CONT.	
		RIVER BLURUSH	Bolboschoenus fluviatilis	4"	CONT.	
		SOFT STEM BLURUSH	Schoenoplectus tabernaemontani	4"	CONT.	
		THREE-SQUARE BLURUSH	Schoenoplectus pungens	4"	CONT.	
		BRISTLY SEDGE	Carex comosa	4"	CONT.	
		LEAST SPIKERUSH	Eleocharis acicularis	4"	CONT.	
		MARSH SPIKERUSH	Eleocharis palustris	4"	CONT.	
		LAKE SEDGE	Carex lacustris	4"	CONT.	
		WOOLGRASS	Scirpus cyperinus	4"	CONT.	
		TUSSOCK SEDGE	Carex stricta	4"	CONT.	
		TORREY'S RUSH	Juncus torreyi	4"	CONT.	
		GIANT BUR REED	Sparganium eurycarpum	4"	CONT.	
		COMMON WATER PLANTAIN	Alisma trivale	4"	CONT.	
		BROAD-LEAFED ARROWHEAD	Sagittaria latifolia	4"	CONT.	
		SWEET FLAG	Acorus americanus	4"	CONT.	
		MARSH MILKWEED	Asclepias incarnata	4"	CONT.	

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

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

GENERAL NOTES:

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



STAKING DIAGRAM
STAKES AND GUY WIRES, SEE NOTES BELOW

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

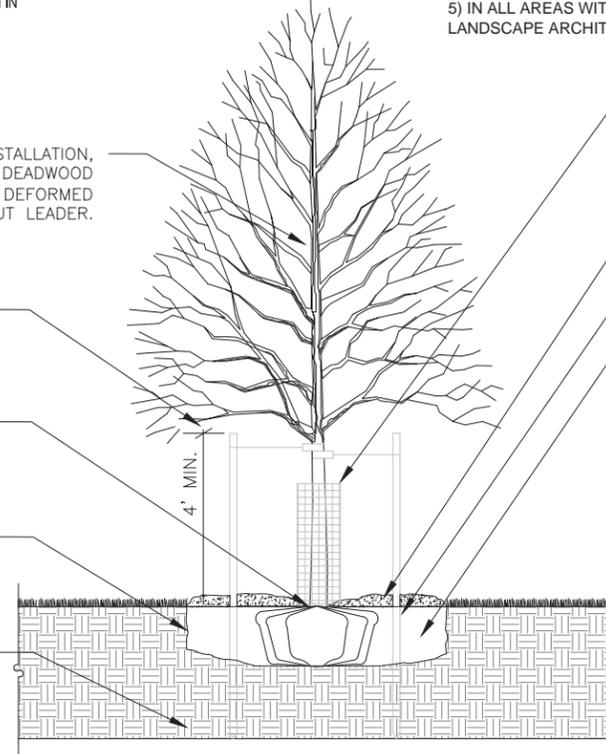
DISH PLANTING PIT. SCARIFY BOTTOM AND SIDES OF PIT

UNDISTURBED SOIL OR COMPACTED SUBGRADE

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

NOTES:

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



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

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

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

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

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

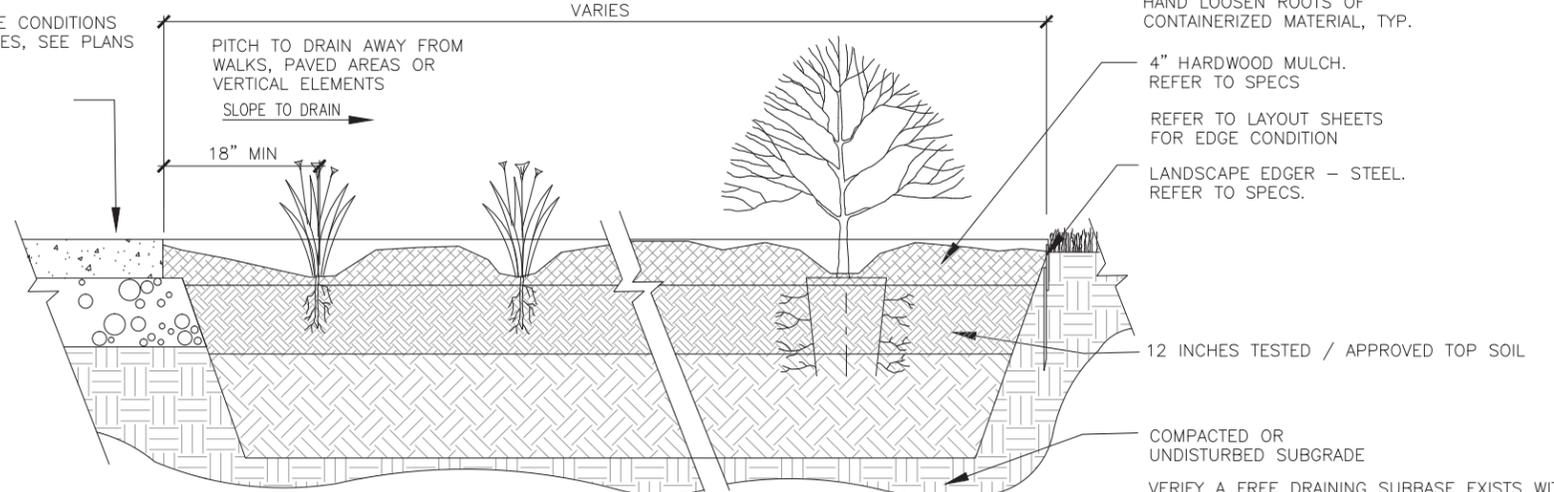
STAKING: GUY ASSEMBLY NOT MANDATORY BUT, CONTRACTOR SHALL MAINTAIN TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

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

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

2 TREE PLANTING DETAIL
NO SCALE

EDGE CONDITIONS VARIES, SEE PLANS



HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP.

4" HARDWOOD MULCH. REFER TO SPECS

REFER TO LAYOUT SHEETS FOR EDGE CONDITION

LANDSCAPE EDGER - STEEL. REFER TO SPECS.

12 INCHES TESTED / APPROVED TOP SOIL

COMPACTED OR UNDISTURBED SUBGRADE

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

3 PLANTING BED WITH EDGER SECTION - TYPICAL

1 PLANTING SCHEDULE
NO SCALE

DRAWN BY: KML
DESIGNER: KML
CHECKED BY: -
DESIGN TEAM

NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Harold R. Sjogren
Date: 06/02/2014 Name: Lic. No. 26423

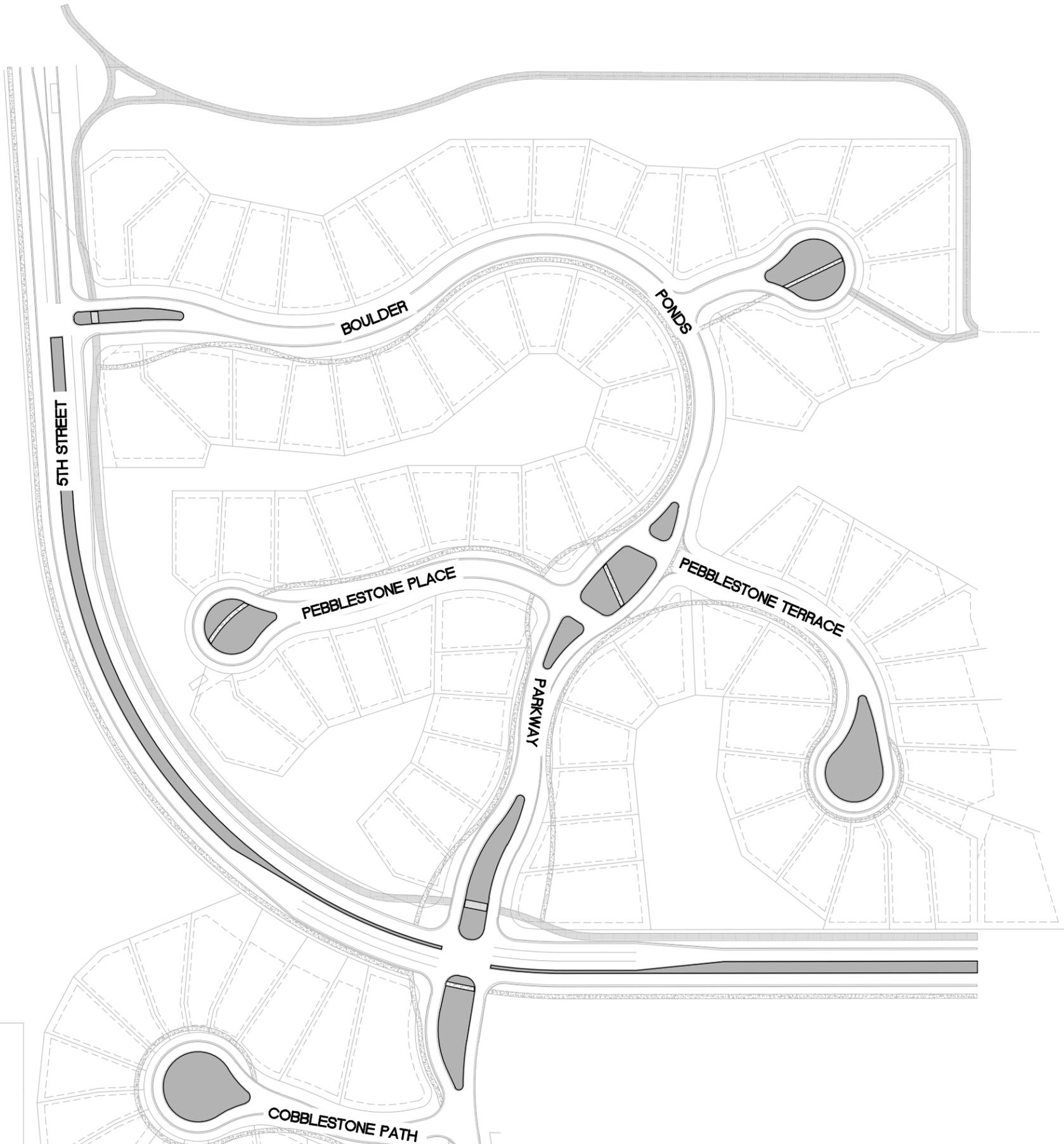
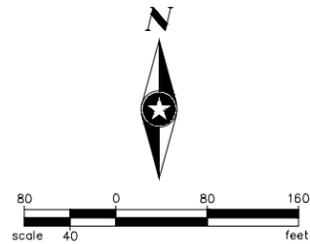
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LAKE ELMO,
MINNESOTA

PLANTING SCHEDULE AND
DETAILS

FILE NO.
EXCEG128143

L6



INSTALL IRRIGATION

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DRAWN BY: JLS
 DESIGNER: DWB
 CHECKED BY: DWB

DESIGN TEAM	NO.	BY	DATE	REVISIONS

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

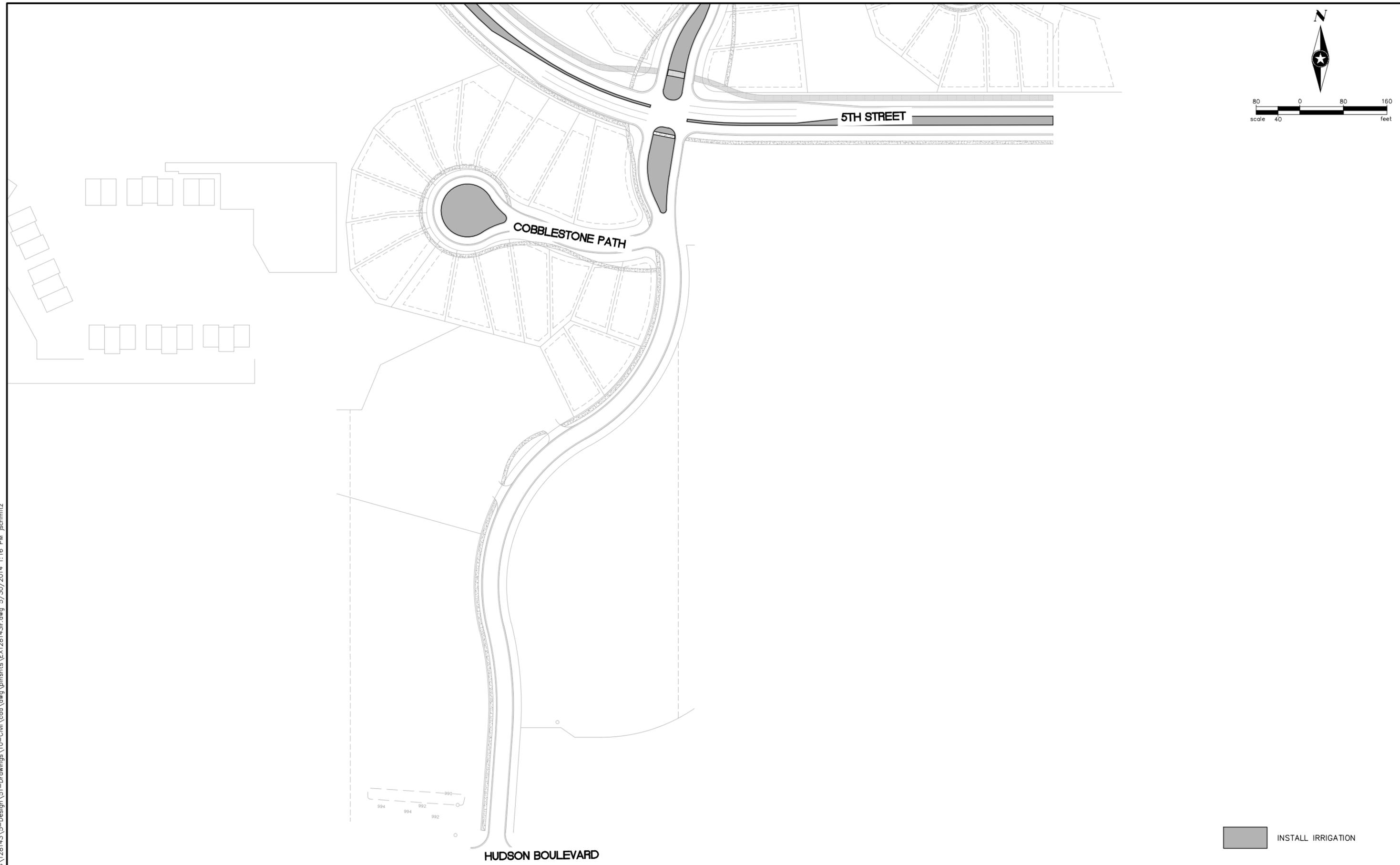
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LAKE ELMO,
 MINNESOTA

IRRIGATION AREAS NORTH

FILE NO.
 EXCEG128143

IR1
 IR2



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DRAWN BY: JLS
DESIGNER: DWB
CHECKED BY: DWB

DESIGN TEAM	NO.	BY	DATE	REVISIONS

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PRELIMINARY
NOT FOR CONSTRUCTION

DAVID W. BLOMMEL
Date: 05/30/2014 Lic. No. 46725

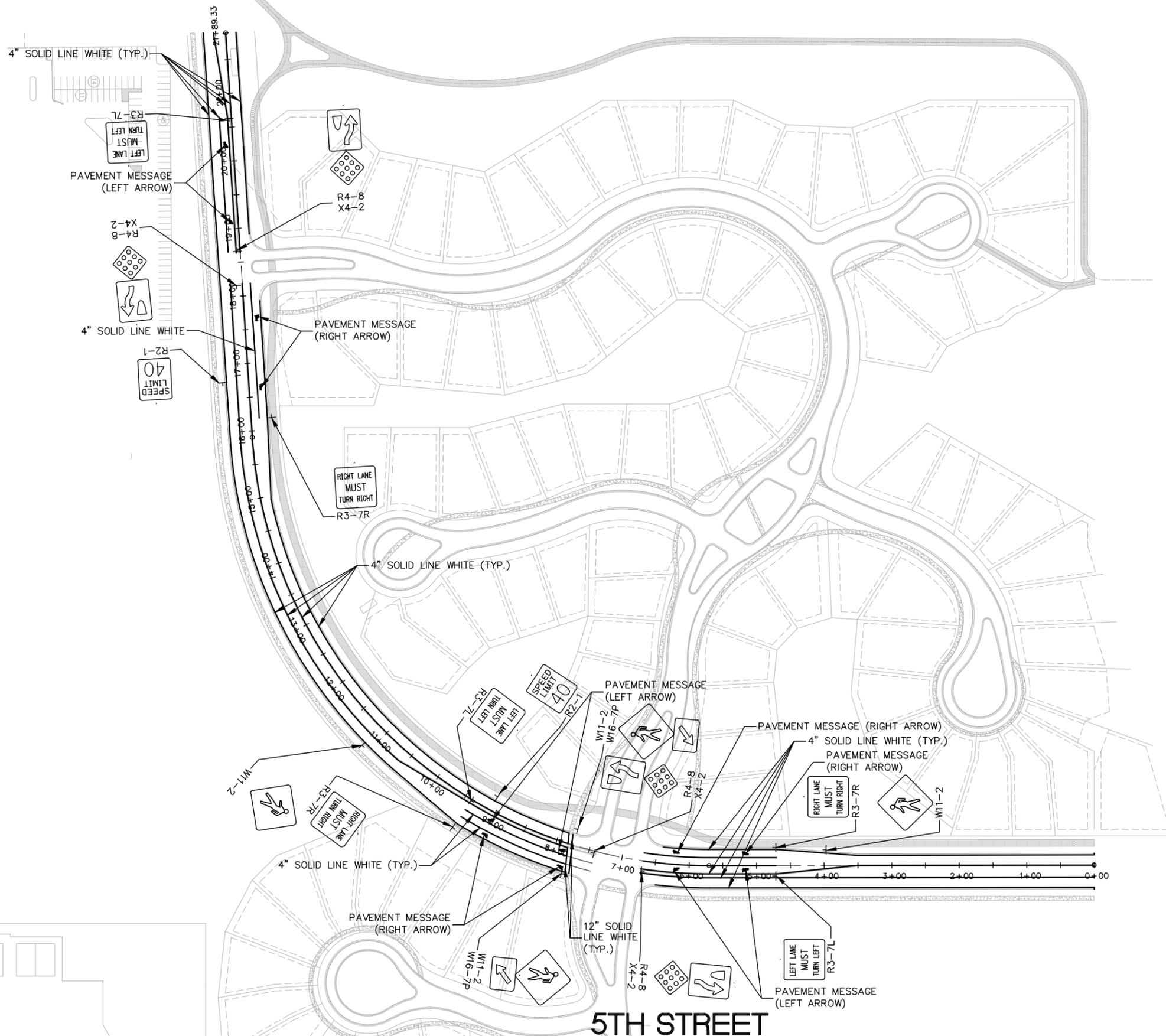
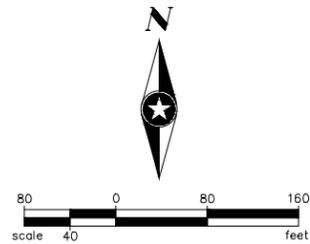
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LAKE ELMO,
MINNESOTA

IRRIGATION AREAS SOUTH

FILE NO.
EXCEG128143

IR2
IR2



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DRAWN BY: JLS
 DESIGNER: DWB
 CHECKED BY: DWB

NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DAVID W. BLOMMEL
 Date: 05/30/2014 Lic. No. 46725

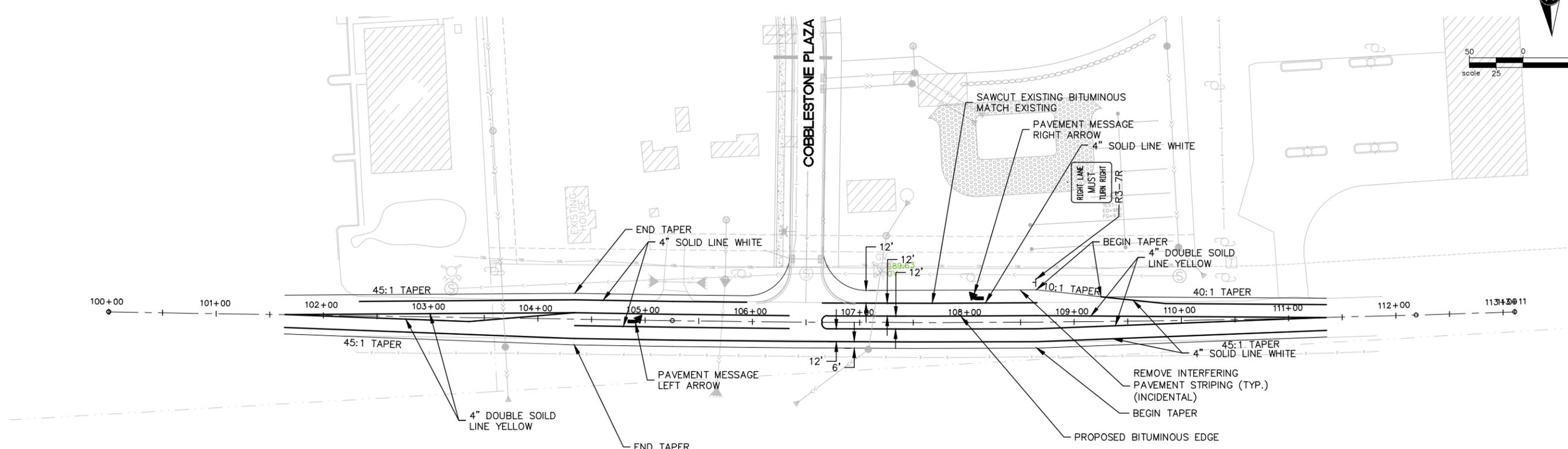
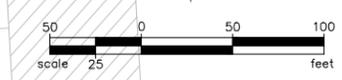
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**LAKE ELMO,
 MINNESOTA**

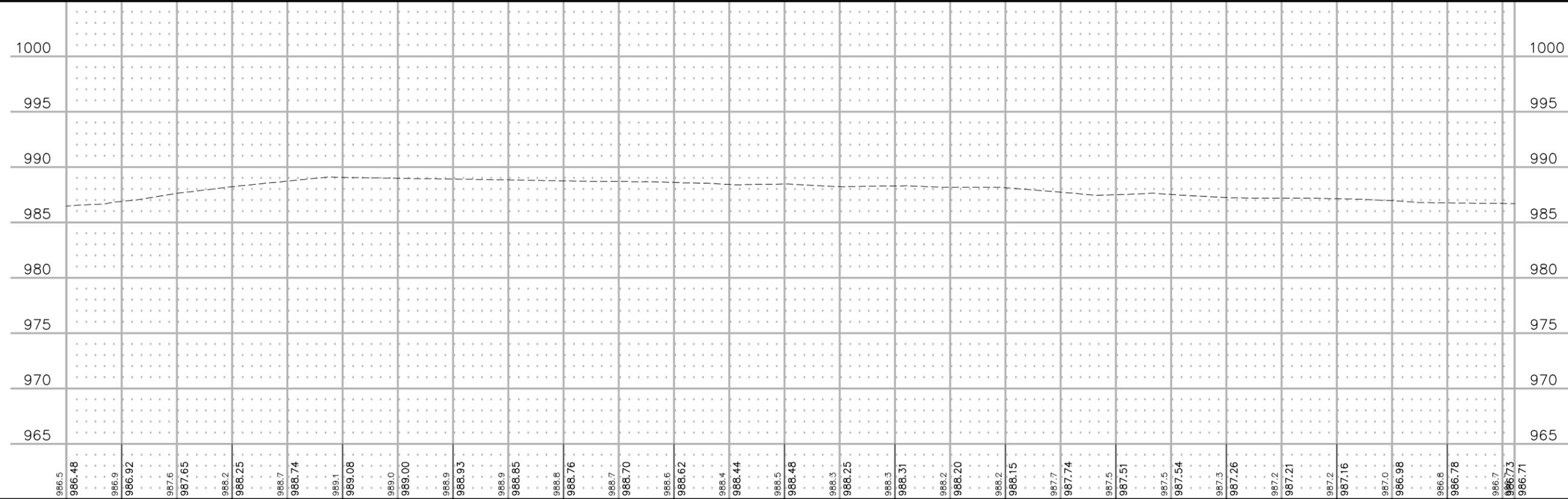
SIGNING AND STRIPING PLAN

FILE NO. **SS1**
 EXCEG128143
SS1

**PRELIMINARY
 NOT FOR CONSTRUCTION**



HUDSON BOULEVARD



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DRAWN BY:	JLS
DESIGNER:	DWB
CHECKED BY:	DWB
DESIGN TEAM	

NO.	BY	DATE	REVISIONS

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PRELIMINARY
NOT FOR CONSTRUCTION

DAVID W. BLOMMEL
Lic. No. 46725

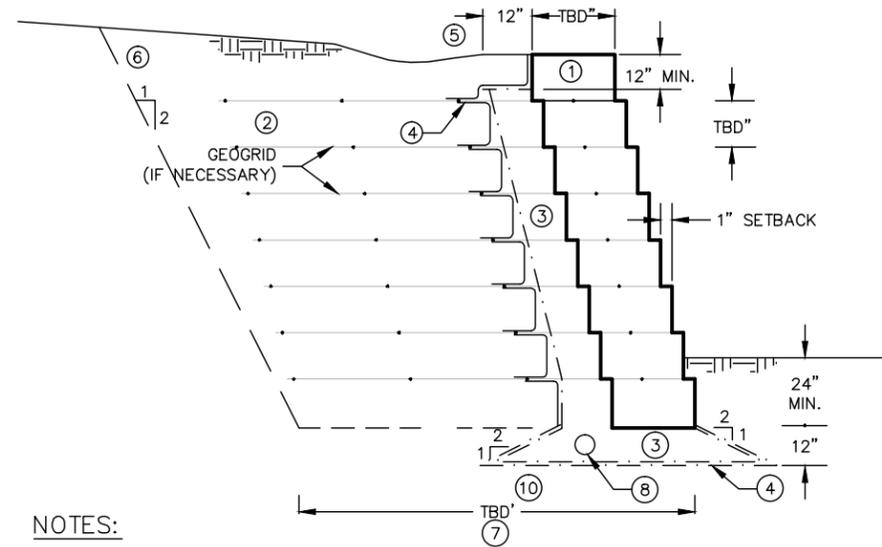
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**LAKE ELMO,
MINNESOTA**

TURN LANE PLAN AND PROFILE

FILE NO.
EXCEG128143

TL1
TL1

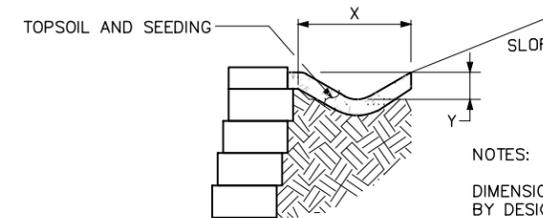


NOTES:

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

**PROPOSED RETAINING WALL
TYPICAL SECTION**

NO SCALE



NOTES:

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

**TYPICAL DRAIN SWALE DETAIL
NO SCALE**

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DRAWN BY:	JLS
DESIGNER:	DWB
CHECKED BY:	DWB
DESIGN TEAM	

NO.	BY	DATE	REVISIONS

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

**PRELIMINARY
NOT FOR CONSTRUCTION**

DAVID W. BLOMMEL
Date: 05/30/2014 Lic. No. 46725

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PHONE: 320.229.4300
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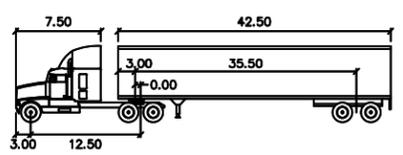
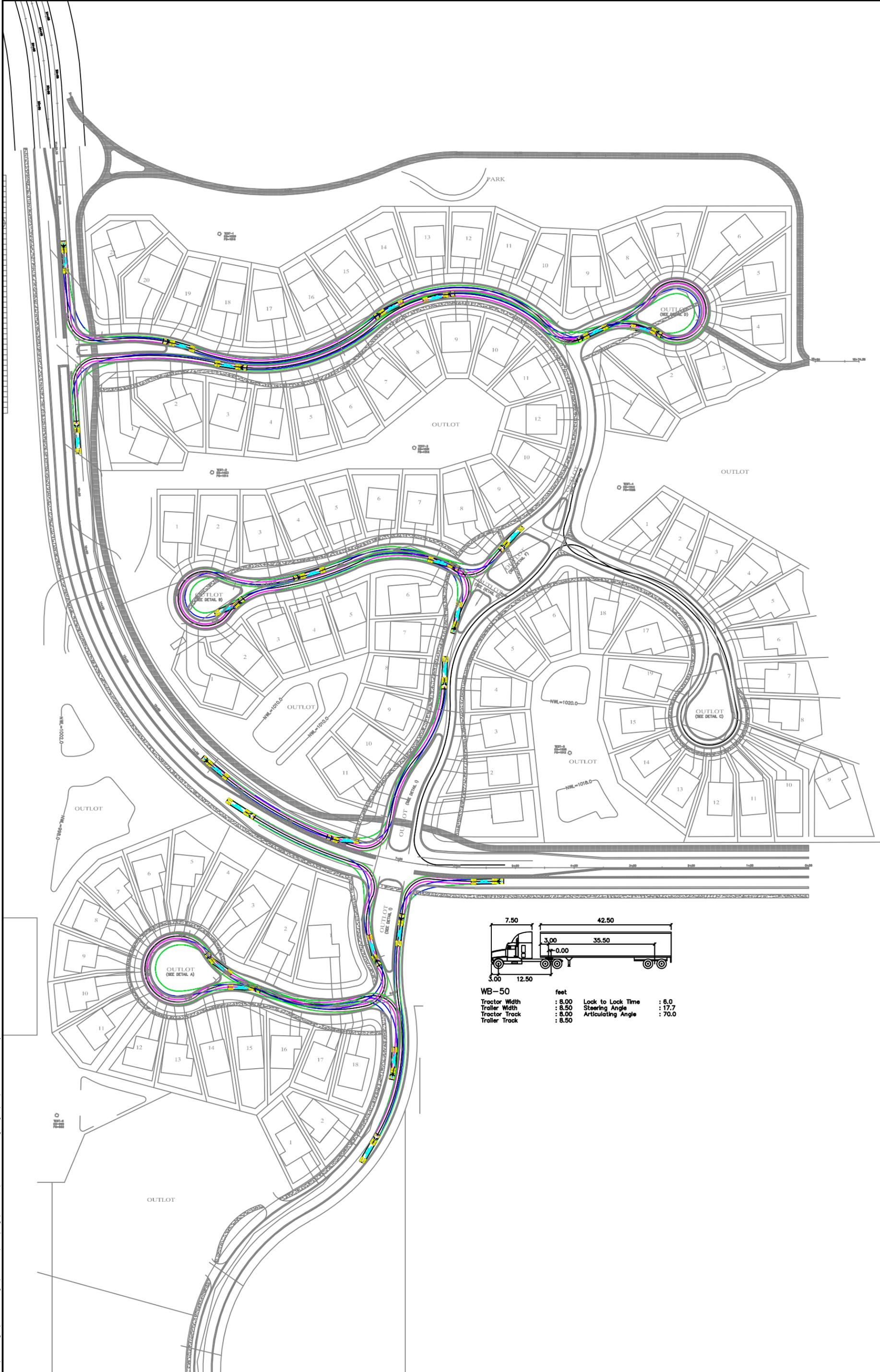
**LAKE ELMO,
MINNESOTA**

**RETAINING WALL TYPICAL SECTION
AND NOTES**

FILE NO.
EXCEG128143

**RW1
RW2**

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WB-50		feet	
Tractor Width	: 7.50	Lock to Lock Time	: 6.0
Tractor Track	: 12.50	Steering Angle	: 17.7
Trailer Width	: 3.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



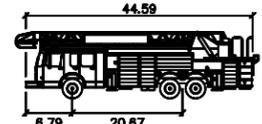
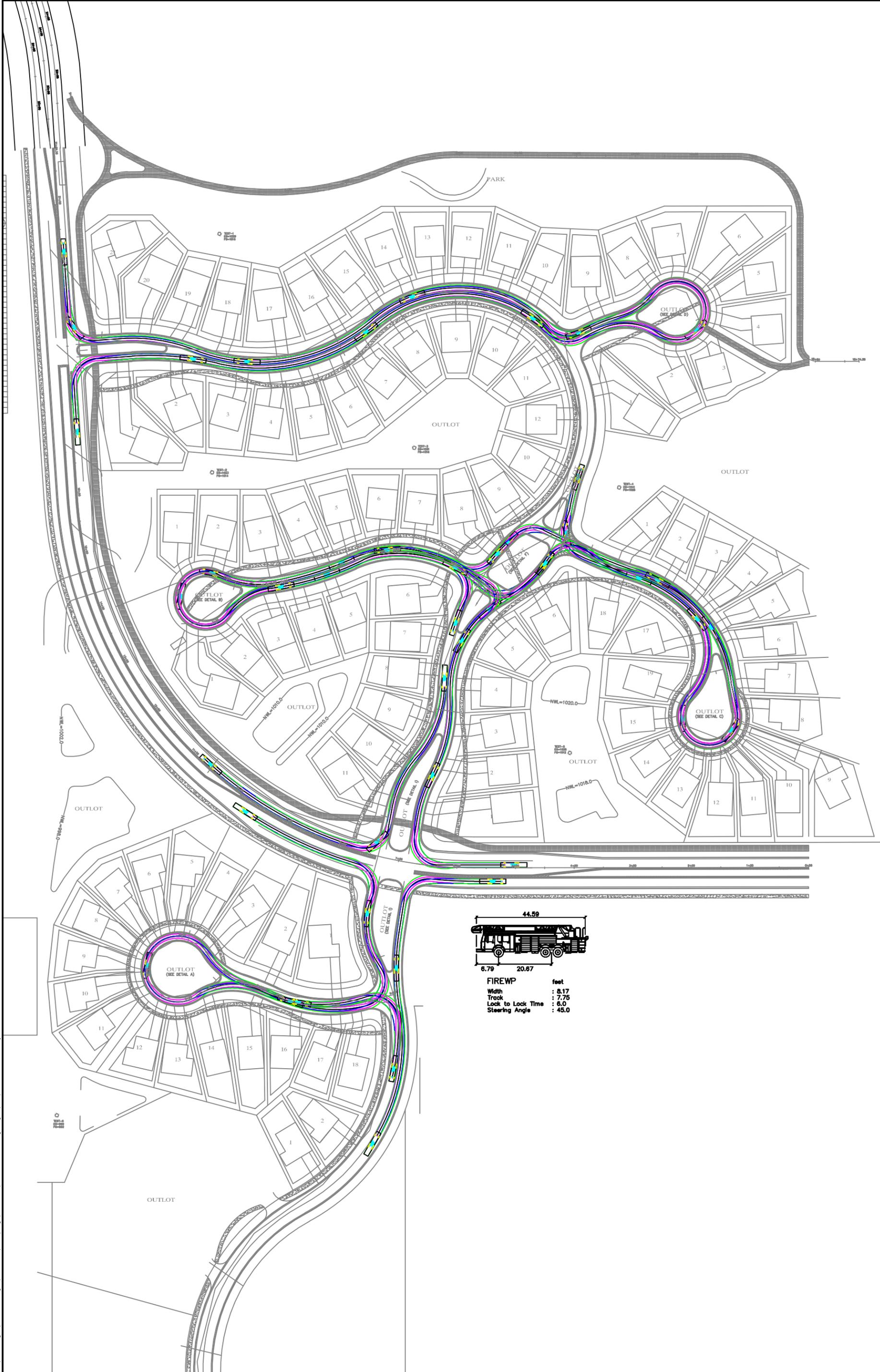
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FILE NO.
 EXCEG128143
 DATE:
 05/30/2014

TURNING MOVEMENTS
BOULDER PONDS
LAKE ELMO, MINNESOTA

EXHIBIT
NO. 1

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

 PHONE: 320.229.4300
 1200 25TH AVENUE SOUTH
 P.O. BOX 1717
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 www.sehinc.com

FILE NO.
 EXCEG128143
 DATE:
 05/30/2014

**TURNING MOVEMENTS
 BOULDER PONDS
 LAKE ELMO, MINNESOTA**

**EXHIBIT
 NO. 2**

MEMORANDUM

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4285

Date: July 24, 2014

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

Re: Bolder Ponds
Preliminary Plat Review

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

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

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

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

PRELIMINARY PLAT

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

WATERMAIN AND SANITARY SEWER PLANS

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

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

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

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

STREET, SIDEWALK AND TRAIL PLANS

5TH STREET NORTH:

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

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

HUDSON BOULEVARD TURN LANE:

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

RESIDENTIAL STREETS

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

BOULEVARD LAYOUT ALONG RESIDENTIAL STREETS

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

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

PROJECT MANUAL / SPECIFICATIONS AND STANDARD DETAILS

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

Pedestrian Movements

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

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

Medians

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



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

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



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



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

LAKE ELMO FIRE DEPARTMENT

July 23, 2014

Nick Johnson

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

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


Greg Malmquist, Fire Chief

"Proudly Serving Neighbors & Friends"



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

LANDSCAPE ARCHITECTURAL DESIGN REVIEW DATED JULY 23RD, 2014

REVIEWED PLAN SET DATED JUNE 2ND, 2014

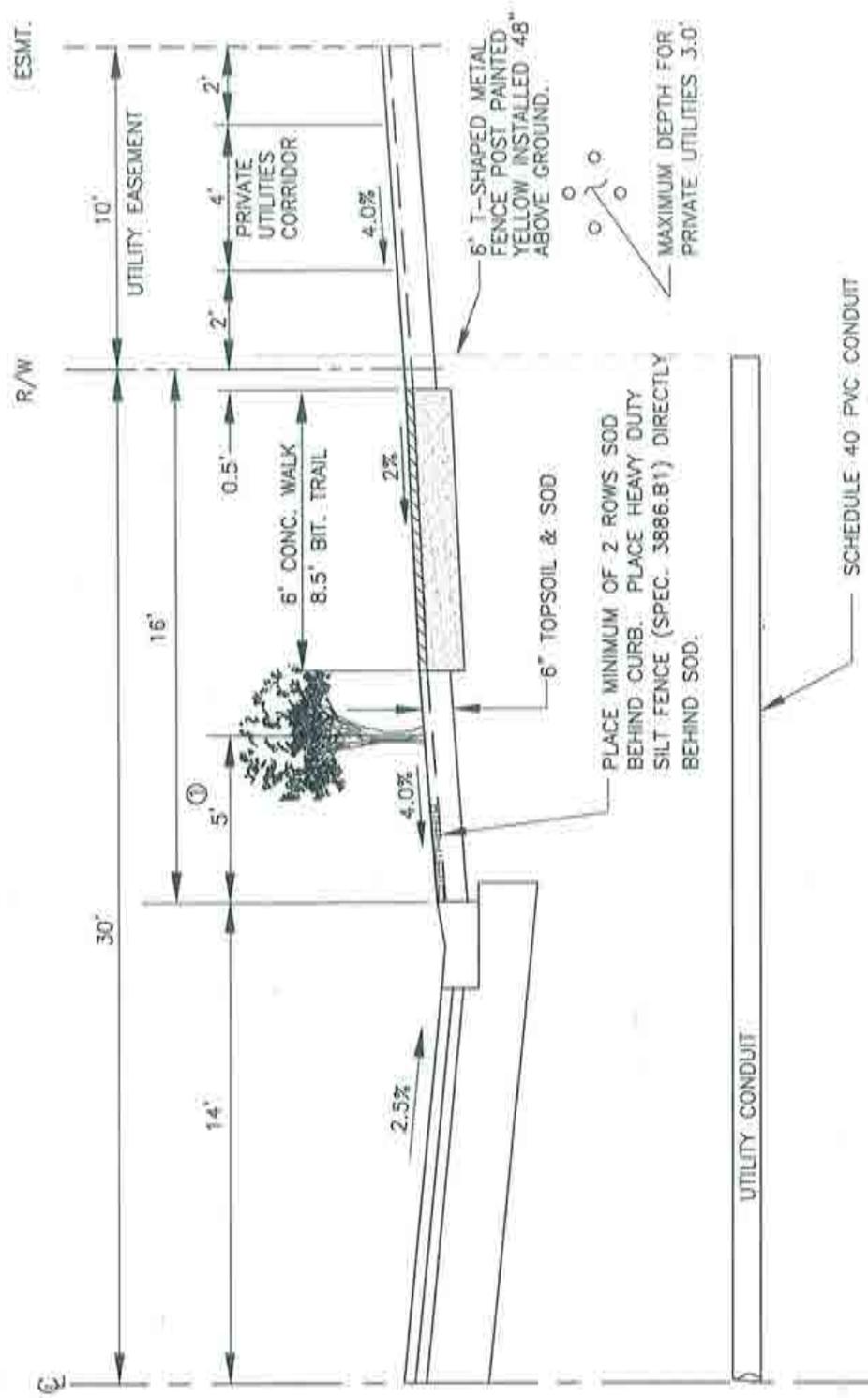
Required Action Items by Boulder Ponds Project Team

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

SINCERELY,

LANDSCAPE ARCHITECTURE, INC.

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



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

TYPICAL RIGHT OF WAY LAYOUT

FEBRUARY 2013



CITY OF LAKE ELMO

STANDARD DRAWING NO.

805

LAKE ELMO

South Washington Watershed District

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

Permit #14-001

Expires on 12/31/2015

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

<i>Name of Project</i> Boulder Ponds		
<i>Project Description</i> PUD mixed use residential/commercial on 58.6+ acre parcel		
<i>Project Location</i> 9120 Hudson Blvd N		<i>Municipality</i> Lake Elmo
<i>Permittee Name</i> Deb Ridgeway	<i>Permittee Company</i> OP3 Boulder Ponds, LLC	
<i>Permittee Address</i> 11455 Viking Dr, Suite 350, Eden Prairie, MN 55344		
<i>Permittee Phone No</i> 612/353-3307	<i>Permittee Fax</i>	<i>Permittee Email</i> Deb.Ridgeway@ExcelsiorLLC.com
<i>In accordance with the plan received at the District on (date received):</i> June 16, 2014		

Authorized Signature:

Date of Issuance:



Jack Lavold, SWWD President

JULY 8, 2014

Special Stipulations

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

Erosion and Sediment Control Stipulations

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

General Provisions

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

Nick Johnson

From: Bob Egan <began@lampertlumber.com>
Sent: Tuesday, July 22, 2014 4:57 PM
To: Nick Johnson
Cc: Kevin Tauer
Subject: Lampert Lumber & Boulder Ponds

Nick,

In follow-up to our phone conversation earlier today, I would like to reiterate a concern that Lamperts would like to have considered as the Boulder Ponds Development plan is under review.

As indicated on the Preliminary Plat the north end of Lamperts' property abuts the future 5th Street.

It is our belief that sometime in the future part of our property will be best suited for residential development.

We would like the possibility of future residential development of that property taken into consideration as the elevations for 5th street are being established.

It would be beneficial if the elevation of 5th Street was such that minimal elevation change on our property will be necessary to develop a residential area that would be accessed from 5th Street in the future.

Thanks for your consideration. We look forward to a response addressing the concerns expressed in this email.

Bob Egan

President & COO

(651) 695-3671

Nick Johnson

From: Kyle Klatt
Sent: Monday, December 09, 2013 2:24 PM
To: Nick Johnson
Subject: FW: Planning Commission Agenda Packet for 12-9-13

From: jjaros@mmm.com [mailto:jjaros@mmm.com]
Sent: Monday, December 09, 2013 2:20 PM
To: Kyle Klatt
Subject: Fw: Planning Commission Agenda Packet for 12-9-13

Hi Kyle,

I had a chance to look at the materials for Boulder Ponds. Thanks for posting this on the web site.

I understand the need to develop the property south of 10th street. From the public hearing on the Lennar site proposals, I understood that the greenway walk way path was going to be put on the southern 1/3 of the greenway buffer.

The Boulder Ponds plans show the greeway buffer path it to be directly adjacent to the stonegate property and right next to my land. If we have a 100' buffer, don't put the path directly adjacent to my property. Is there a reason it can't be put on the south 1/3 of the greenway buffer like the Lennar properties agreement? If not in the south 1/3 of the greenway, why not down the middle of the buffer? Because of the power line easement, I can't put a fence on the property line so I would like to see the path away from my property.

I was not vocal at the Lennar hearing on the pathway because I was OK with the placement in the southern 1/3rd of the greenway. I will be much more vocal with the placement of the Boulder Ponds path placement.

On the Lennar proposal, I didn't like the lack of park area, but I am not an expert in the management of parks. Stonegate park will need to be larger with other amenities to support the population in these new developments if they don't have a park in their area.

Thanks,

John Jaros

----- Forwarded by John J Jaros/EG-Engrg/3M/US on 12/09/2013 01:55 PM -----

From: Tom Kreimer <tkreimer@comcast.net <mailto:tkreimer@comcast.net> >
To: John Jaros <jjaros@mmm.com <mailto:jjaros@mmm.com> >
Date: 12/07/2013 07:45 PM
Subject: Fwd: Planning Commission Agenda Packet for 12-9-13

Hi John-

Your email address wouldn't allow the attachment, so I am just sending the email. You can obtain the information from the Lake Elmo website under planning commission agendas.

Tom Kreimer

From: "Tom Kreimer" <tkreimer@comcast.net <mailto:tkreimer@comcast.net> >
To: "Curt Monteith" <cmonteith@comcast.net <mailto:cmonteith@comcast.net> >, "Amy Betz" <ambetz@mmm.com <mailto:ambetz@mmm.com> >, "Family Betz" <betzfamily5@comcast.net <mailto:betzfamily5@comcast.net> >, "John Jaros" <jjjaros@mmm.com <mailto:jjjaros@mmm.com> >, "Craig Rossow" <craig@comfortbus.net <mailto:craig@comfortbus.net> >
Cc: "Jay Morreale" <jay.morreale@sprint.com <mailto:jay.morreale@sprint.com> >
Sent: Saturday, December 7, 2013 1:33:32 PM
Subject: Planning Commission Agenda Packet for 12-9-13

Hi Neighbors-

I just wanted to make sure you were aware of a Public Hearing at the Planning Commission meeting Monday night regarding the land behind your home (Boulder Ponds). You may want to review the attached materials. If you have any issues with anything, I suggest you attend the meeting - Monday night at 7pm. If you can't attend, you can always send written comments to Kyle Klatt (kklatt@lakeelmo.org <mailto:kklatt@lakeelmo.org>). Also, you can let me know your thoughts as well - but that isn't as good as attending or sending your comments in.

Based on what we're forced to have, the plan looks pretty good. Personally, I would like to see a bit larger lots against our neighborhood, but I don't think we'll get that. My biggest problem with the plan is that they are showing the new trail directly adjacent to Stonegate. In prior meetings, it was agreed that the trail would be adjacent to the new neighborhoods. The council did not follow this on the Lennar development, so we need to be a bit more vocal about this aspect if it is something you care about. Craig, it looks like they are completely ignoring a buffer around your new land.

Please consider attending the meeting if you have concerns. The further these things go, the harder they are to change. Now is the time to act if you care.

Thank you!

Tom Kreimer

From: "Kyle Klatt" <Kklatt@lakeelmo.org <mailto:Kklatt@lakeelmo.org> >
To: "Sara Yocum (yocumrealestategroup@edinarealty.com <mailto:yocumrealestategroup@edinarealty.com>)" <yocumrealestategroup@edinarealty.com <mailto:yocumrealestategroup@edinarealty.com> >, daledorschner@comcast.net <mailto:daledorschner@comcast.net> , "Dean dodson" <Dean.dodson@gmail.com <mailto:Dean.dodson@gmail.com> >, "Jay Morreale (jay.morreale@sprint.com <mailto:jay.morreale@sprint.com>)" <jay.morreale@sprint.com <mailto:jay.morreale@sprint.com> >, "Jill Lundgren (pottingshedpottery@gmail.com

<mailto:pottingshedpottery@gmail.com>)" <pottingshedpottery@gmail.com <mailto:pottingshedpottery@gmail.com>
>, "Kathy Haggard (haggardfive@hotmail.com <mailto:haggardfive@hotmail.com>)" <haggardfive@hotmail.com
<mailto:haggardfive@hotmail.com> >, "Rolf Larson (halver@mac.com <mailto:halver@mac.com>)" <halver@mac.com
<mailto:halver@mac.com> >, toddwilli@comcast.net <mailto:toddwilli@comcast.net> , "Tom Kreimer
(tkreimer@comcast.net <mailto:tkreimer@comcast.net>)" <tkreimer@comcast.net <mailto:tkreimer@comcast.net> >
Cc: "Dean Zuleger" <DZuleger@lakeelmo.org <mailto:DZuleger@lakeelmo.org> >, "Nick Johnson"
<NJohnson@lakeelmo.org <mailto:NJohnson@lakeelmo.org> >, "Alyssa MacLeod" <AMacLeod@lakeelmo.org
<mailto:AMacLeod@lakeelmo.org> >, "Adam Bell" <ABell@lakeelmo.org <mailto:ABell@lakeelmo.org> >, "Beckie
Gumatz" <BGumatz@lakeelmo.org <mailto:BGumatz@lakeelmo.org> >
Sent: Friday, December 6, 2013 4:48:05 PM
Subject: Planning Commission Agenda Packet for 12-9-13

Members of the Planning Commission:

Please find attached a copy of the Agenda and Packet for the Planning Commission's December 9, 2013 meeting. Staff will be bringing materials to the meeting concerning agenda item 5b (the 2014 work plan). If you need to reference the Comprehensive Plan and Zoning Ordinance in regards to item 4a, these materials can be accessed on the City's website.

Stay warm and have a great weekend!

Kyle Klatt
Planning Director
City of Lake Elmo
(651) 747-3911