CITY OF ELKO NEW MARKET
CITY COUNCIL AGENDA
ELKO NEW MARKET CITY HALL
601 MAIN STREET
ELKO NEW MARKET, MINNESOTA 55054
THURSDAY, AUGUST 22, 2019

BUSINESS MEETING
7:00 PM

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Adopt/Approve Agenda**

4. **Presentations, Proclamations and Acknowledgements (PP&A)**

5. **Public Comment**
   Individuals may address the Council about any item not contained on the regular agenda. The Council may limit the time allotted to each individual speaker. A maximum of 15 minutes will be allotted for Public Comment. If the full 15 minutes are not needed for Public Comment, the City Council will continue with the agenda. The City Council will not normally take any official action on items discussed during Public Comment, with the exception of referral to staff or commission for future report.

6. **Consent Agenda**
   All matters listed under consent agenda are considered routine by the City Council and will be acted on by one motion in the order listed below. There may be an explanation, but no separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

   a. Approve Payment of Claims and Electronic Transfer of Funds
   b. Authorize Architectural Services Agreement Amendment for Police Department Renovation
   c. Authorize Administrative Reductions in Development Securities

7. **Public Hearings**

8. **General Business**
   a. Pete's Hill Development
      i. Adopt Ordinance No. 199 Rezoning Property From UR, Urban Reserve To PUD, Planned Unit Development District In Conjunction With The Pete's Hill Plat
      ii. Adopt Resolution 19-50 Approving Wetland Permit
      iii. Adopt Resolution 19-51 Approval Of The Preliminary And Final Plat For Pete's Hill, Approval Of Development Contract And Adopting Special Assessments For Development Costs

9. Reports

a. Administration
b. Public Works
c. Police Department
d. Fire Department
e. Engineering
f. Community Development
g. Parks Department
h. Community & Civic Events Committee (CCEC)
i. Other Committee and Board Reports
    i. Scott County Association for Leadership and Efficiency (SCALE)
    ii. Minnesota Valley Transit Authority (MVTA)
    iii. I35 Solutions Alliance
    iv. Chamber of Commerce

10. Discussion by Council

11. Adjournment

STAFF MEMORANDUM

SUBJECT:	Presentation of Elko New Market Claims and Electronic Transfer of Funds
MEETING DATE:	August 22, 2019
PREPARED BY:	Stephanie Fredrickson, Administrative Assistant
REQUESTED ACTION:	Approve Payment of Current Claims

COMMUNITY VISION:

- ☐ A mature growing freestanding suburb of the Twin Cities Metropolitan Area, preserving historic landmarks and small town character while providing suburban amenities and services, as well as full range of employment, housing, business, service, social, technology infrastructure and recreational opportunities for citizens and visitors
- ☐ Promote a diverse commercial base including light industrial and facilitating planned redevelopment which will be aesthetically pleasing with architectural standards that promotes quality development
- ☐ Provide a full range of municipal services to its residents. The City will allocate sufficient resources to meet the growing needs of the community
- ☐ A comprehensive park and trails system that will have sufficient facilities, play fields and open space to meet the needs of residents
- ☐ An effective and efficient transportation system, including access to the greater metropolitan area, transit opportunities, and improved connectivity to the interstate
- ☐ Provide community oriented local government and be financially sound, engaging in long-term financial planning to provide municipal services without undue burden on tax payers

5 YEAR GOALS:

- ☐ Diverse tax base, employment opportunities, additional businesses and services, promote high quality broad spectrum of residential development
- ☐ Advance “shovel ready” status of areas guided for commercial and industrial development
- ☐ Acquisition of land for public purposes, position City to take advantage of land acquisition opportunities
- ☐ Enhance quality of life through parks, trails, recreational programming and cultural events
- ☐ The development of residential lots and an increase in residential building permit activity

COMMUNITY ORIENTED LOCAL GOVERNMENT:

- ☐ Community Involvement
- ☐ Organizational Improvement
- ☐ Problem Solving
- ☐ Performance Measurement
- ☐ Professionalism

BACKGROUND

Each City Council meeting the Administrative Assistant presents for approval the Elko New Market Claims and Electronic Transfer of Funds.

BUDGET IMPACT:

Budgeted

Attachments:

- Check Summary Register

CITY OF ELKO/NEW MARKET

*Check Summary Register©

August 22, 2019

		Name	Check Date	Check Amt	
AUTOPAYS					
Paid Chk#	006254E	PERA	8/8/2019	$8,551.41	PERA- PR16 080819
Paid Chk#	006255E	MN DEPT OF REVENUE	8/8/2019	$1,931.91	Dept of Rev- PR16 080819
Paid Chk#	006256E	INTERNAL REVENUE SERVICE	8/8/2019	$9,349.58	Internal Rev- PR16 080819
Paid Chk#	006257E	HEALTH EQUITY, INC.	8/8/2019	$806.92	HSA PR16
Paid Chk#	006258E	HEALTH EQUITY, INC.	8/8/2019	$2,033.18	HSA- Derek & Jason
Paid Chk#	006259E	HEALTH EQUITY, INC.	8/8/2019	$44.25	HSA Monthly Fees- Aug
Paid Chk#	006260E	MN VALLEY ELECTRIC COMPANY	8/22/2019	$1,393.78	Streetlights, Elko
Paid Chk#	006261E	MN VALLEY ELECTRIC COMPANY	8/9/2019	$76.72	Glenborough Dr & Chowen
Paid Chk#	006262E	MINNESOTA ENERGY RESOURCES	8/21/2019	$164.46	50 Church Street
Paid Chk#	006263E	MN VALLEY ELECTRIC COMPANY	8/22/2019	$34.86	27059 Beard Ave Lift Pump
Paid Chk#	006264E	NUVERA COMMUNICATIONS, INC.	8/20/2019	$331.20	Police Dept Phone/Fax
Paid Chk#	006265E	NUVERA COMMUNICATIONS, INC.	8/20/2019	$541.74	Area Hall Phone/SCADA
Paid Chk#	006266E	XCEL ENERGY	8/30/2019	$384.73	Streetlights
Paid Chk#	006267E	PSN	8/5/2019	$1,386.81	Webstore/Credit Card Processin
Paid Chk#	006268E	NUVERA COMMUNICATIONS, INC.	8/20/2019	$49.99	139503 - 25499 Natchez Ave
Paid Chk#	006269E	NUVERA COMMUNICATIONS, INC.	8/20/2019	$170.63	937759 - 25499 Natchez Ave Bld
Paid Chk#	006270E	DAKOTA ELECTRIC ASSN	8/30/2019	$128.18	200001441377 - Ptarmigan Drive
TOTAL				**$27,380.35**	
PREPAIDS					
Paid Chk#	040039	UNITED STATES POSTAL SERVICE	8/9/2020	$297.92	Postage- July 2019 Utility Bil
Paid Chk#	040040	BLUE AND BROWN BACKGROUNDS	8/9/2019	$500.00	Backround School
Paid Chk#	040041	IUOE LOCAL #49	8/12/2019	$105.00	Union Dues- Marty Deutsch
Paid Chk#	040042	APPLE FORD LINCOLN	8/15/2019	$32,529.00	F350 Grass Truck- Fire Dept
TOTAL				**$33,431.92**	
CHECK REGISTER					
Paid Chk#	040043	ACE HARDWARE & PAINT	8/22/2019	$52.99	PW - Water Repairs
Paid Chk#	040044	AIRGAS USA, LLC	8/22/2019	$191.40	FD - Oxygen
Paid Chk#	040045	AMERICAN PLANNING ASSOCIATION	8/22/2019	$527.00	Membership Dues10/2019-9/2020
Paid Chk#	040046	ANCHOR SOLAR INVESTMENTS, LLC.	8/22/2019	$243.58	Solar Panel Lease Pmt
Paid Chk#	040047	ANCOM COMMUNICATIONS, INC.	8/22/2019	$13.75	FD - Pager repair
Paid Chk#	040048	BOLTON & MENK	8/22/2019	$14,518.00	T21.118765 - Lift Station Stan
Paid Chk#	040049	CAMPBELL KNUTSON	8/22/2019	$6,281.56	Meetings
Paid Chk#	040050	CAVANAUGH, DEREK	8/22/2019	$200.00	2019 Boot Allowance
Paid Chk#	040051	CINTAS CORPORATION NO. 2	8/22/2019	$43.70	PW UNIFORMS
Paid Chk#	040052	COMMERCIAL ASPHALT COMPANY	8/22/2019	$2,537.10	2019 Mill & Overlay
Paid Chk#	040053	DAVIDSON, JESSICA	8/22/2019	$79.46	Family Fun Night Events - Reim
Paid Chk#	040054	SCHULTE, DAVE	8/22/2019	$540.00	Night to Unite Entertainment
Paid Chk#	040055	SCHULTE, DAVE	8/22/2019	$350.00	2019 Community Picnic Entertai
Paid Chk#	040056	FLOYD TOTAL SECURITY	8/22/2019	$368.28	Base Alarm Monitoring
Paid Chk#	040057	FORCE AMERICA DISTRIBUTING LLC	8/22/2019	$200.37	PW - Fleet Maint & Equip
Paid Chk#	040058	HAWKINS, INC.	8/22/2019	$30.00	PW - Water Chemicals
Paid Chk#	040059	HOAGLAND HOMES INC.	8/22/2019	$5,100.00	Landscape Escrow
Paid Chk#	040060	JOHN E. REID AND ASSOC. INC.	8/22/2019	$575.00	4-Day Interview & Interrogatio
Paid Chk#	040061	KELLEY FUELS, INC.	8/22/2019	$3,117.73	PW - Fuel
Paid Chk#	040062	LAKEVILLE SANITARY, INC.	8/22/2019	$508.80	11039 - 25499 Natchez Ave
Paid Chk#	040063	LEAGUE OF MN CITIES	8/22/2019	$50.00	2019 Realistic De-escalation W
Paid Chk#	040064	LEO A DALY	8/22/2019	$544.57	PD Station Pre-Design
Paid Chk#	040065	MAREKS TOWING & REPAIR INC.	8/22/2019	$382.00	PW - Fleet Maint & Equip
Paid Chk#	040066	MENARDS - DUNDAS	8/22/2019	$370.41	PW - Building Maint
Paid Chk#	040067	METROPOLITAN COUNCIL	8/22/2019	$52,063.86	Reserve Capacity Loan 2017 - P
Paid Chk#	040068	MFSCB	8/22/2019	$150.00	FD Recertification - Jesse Sta
Paid Chk#	040069	MTI DISTRIBUTING INC.	8/22/2019	$697.36	PW - Fleet Maint & Equip
Paid Chk#	040070	NORTHWEST ASSOCIATED	8/22/2019	$308.20	Technical Assistance - 2040 Co
Paid Chk#	040071	NAPA AUTO PARTS	8/22/2019	$102.17	PW - Fleet Maint & Equip
Paid Chk#	040072	NIEBUR TRACTOR & EQUIP, INC.	8/22/2019	$525.54	PW - Fleet Maint & Equip
Paid Chk#	040073	NORTHLAND PEST CONTROL	8/22/2019	$21.25	Pest Control - Library
Paid Chk#	040074	POMPS TIRE SERVICE, INC.	8/22/2019	$190.00	PW - Fleet Maint & Repairs
Paid Chk#	040075	POP UP PARTY RENTAL	8/22/2019	$619.98	Water Slide - Family Fun Night
Paid Chk#	040076	PPG ARCHITECTURAL COATINGS	8/22/2019	$435.92	Parks Repairs
Paid Chk#	040077	QUILL CORPORATION	8/22/2019	$328.25	Operating Supplies
Paid Chk#	040078	R&R CLEANING CONTRACTORS, INC.	8/22/2019	$92.70	Rugs - Jul19
Paid Chk#	040079	RDO EQUIPMENT CO.	8/22/2019	$49.30	PW - Fleet Maint & Equip

CITY OF ELKO/NEW MARKET

*Check Summary Register©

August 22, 2019

		Name	Check Date	Check Amt	
Paid Chk#	040080	SCHOENBAUERS COUNTRY	8/22/2019	$400.00	Community Picnic Pony Rides
Paid Chk#	040081	SCOTT COUNTY TREASURER	8/22/2019	$23,545.25	Tax Forfeit Purchase - 448 Mai
Paid Chk#	040082	SCOTT COUNTY RECORDER	8/22/2019	$92.00	Recording Fees for Resolution
Paid Chk#	040083	SHERWIN-WILLIAMS	8/22/2019	$69.00	PW - Fleet Maint & Equip
Paid Chk#	040084	SORENSEN CONSULTING	8/22/2019	$1,175.00	Pre-employment Assessments - J
Paid Chk#	040085	STREICHER'S INC	8/22/2019	$264.98	PD - Duty Holster
Paid Chk#	040086	MIKE SUTTON	8/22/2019	$1,567.59	New Tents for City Events - Re
Paid Chk#	040087	TIMESAVER OFF SITE SECRETARIAL	8/22/2019	$290.00	City Council Minutes
Paid Chk#	040088	US BANK - CM9690	8/22/2019	$500.00	ENM MN GO IMPROVE BONDS 2011A
Paid Chk#	040089	USA INFLATABLES	8/22/2019	$816.33	Inflatables for Community Picn
Paid Chk#	040090	XEROX CORPORATION	8/22/2019	$538.27	Copier
TOTAL				**$121,668.65**	

DIRECT DEPOSIT

Paid Chk#	502672E	Bi-Weekly ACH	8/8/2019	$33,063.23
TOTAL				**$33,063.23**

STAFF MEMORANDUM

SUBJECT:	Authorize Architectural Services Agreement Amendment for Police Department Renovation
MEETING DATE:	August 22, 2019
PREPARED BY:	Mark Nagel, Assistant City Administrator
REQUESTED ACTION:	Approve Contract Modification #1 with Leo A. Daly for architectural services for remodeling the Police Department and authorize Leo A. Daly to proceed with evaluating an addition to City Hall for relocation of the Police Department

COMMUNITY VISION:

- ☐ A mature growing freestanding suburb of the Twin Cities Metropolitan Area, preserving historic landmarks and small town character while providing suburban amenities and services, as well as full range of employment, housing, business, service, social, technology infrastructure and recreational opportunities for citizens and visitors
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- ☐ Diverse tax base, employment opportunities, additional businesses and services, promote high quality broad spectrum of residential development
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- ☐ The development of residential lots and an increase in residential building permit activity

COMMUNITY ORIENTED LOCAL GOVERNMENT:

- ☐ Community Involvement
- ☐ Organizational Improvement
- ☒ Problem Solving
- ☐ Performance Measurement
- ☐ Professionalism

BACKGROUND/DISCUSSION:

As you may recall, the Police Department is in the 102-year old former Elko City Hall/ Post Office building, which is a total of 2,764 square feet for the growing department. In February 2019, the City Council authorized Staff to sign an Agreement with Leo A. Daly to develop options for renovating the existing Police Department.

Once a preferred option was produced by the Architect, it was provided to both RJM Construction and Mohs Construction for a cost estimate. The estimates ranged between $1.3 million and $1.8 million for construction, soft costs and furniture, fixtures, equipment for the project. Based on the estimates, the project team consisting of the Architect, Chief of Police, Public Works Superintendent, Assistant City Administrator and City Administrator recommend that the option of new construction be revisited. In addition, both estimators for the companies suggested new construction, suggested that new construction may be an option to remodeling the existing Police Department Building.

Staff and the Architect reviewed this new option at a meeting on August 14th. Due to the site constraints and other factors involved in adding new space to the existing facility, the logical alternative is an addition to the back of City Hall. To investigate this option would be outside the original Scope of Services of the contract. Staff requested a “not to exceed” figure from Leo A. Daly to provide the needed information to determine whether or new construction was a viable and/or preferable alternative. The attached Amendment to the Contract outlines a cost of $2,400 to delineate a preferred plan and cost for the possible addition to the current City Hall/Fire Station. It is expected that the work will be competed by the Architect by September 8th or before.

BUDGET IMPACT:

Contract Modification #1will cost $2,400, including reimbursables.

RECOMMENDATION:

Recommend the City Council approve Contract Modification #1 with Leo A. Daly for architectural services for remodeling the Police Department and authorize Leo A. Daly to proceed with evaluating an addition to City Hall for relocation of the Police Department.

ATTACHMENT:

- Contract Modification #1 for Architectural Services with Leo A. Daly

August 15, 2019

Contract Modification Number_01

Elko New Market Police Station

Phase 1: Predesign Phase Services

Date of the "Original Agreement": February 5, 2019

This contract modification ("Contract Modification") is made by and between **LEO A DALY Company** ("Consultant") and The City of Elko New Market ("Client")(together the "Parties"). The purpose of this Contract Modification is to alter the scope or fee as provided herein. Capitalized terms not otherwise defined herein shall have the meanings contained in the Original Agreement.

1. SCOPE OF SERVICES

The Consultant shall perform the following additional services or scope of work:

A. Investigate the feasibility of locating the Police Station on the site of the City Hall and Fire Station.

B. The feasibility shall include:

i. Site diagram investigating traffic flow, parking counts, and planning ordinance compliance.

ii. Preliminary planning diagram of how the Police Station might be added to the back of City Hall.

iii. Preliminary planning diagram of how the existing City Hall could be affected by the Police Station addition.

iv. High level cost estimating from Mohls Construction and/or RJM Construction including building and site costs, protentional relocation costs associated with the salt shed, and all soft costs.

2. COMPENSATION

For services performed under this Contract Modification, the Consultant's compensation will be:

☒ Hourly to a maximum of $2,400. Reimbursables are included in this fee.

☐ Lump Sum: $_____

☐ Other:

3. CONTRACT MODIFICATION TERMS & CONDITIONS

A. This Contract Modification shall become effective on the date of the last undersigned party.

B. All other terms under the Original Agreement not modified or contradicted herein shall remain in full force and effect.

C. The Parties represent and warrant that the undersigned individuals have the authority to execute this Contract Modification.

D. The execution, delivery and effectiveness of this Contract Modification shall not, except as expressly provided herein, operate as a waiver of any provision of the Original Agreement.

In Witness Whereof, the Parties have caused this Contract Modification to be executed:

CONSULTANT: LEO A DALY COMPANY	**CLIENT: City of Elko New Market**
By:	By:
Its: Vice President	Its:
Name: James G Sokolowski	Name:
Date: 15 August 2019	Date:

STAFF MEMORANDUM

SUBJECT:	Financial Security Reductions
MEETING DATE:	August 22, 2019
PREPARED BY:	Renee Christianson, Community Development Specialist
REQUESTED ACTION:	The City Council is being asked to authorize reduction in financial securities associated with new developments be handled administratively

COMMUNITY VISION:

- ☐ A mature growing freestanding suburb of the Twin Cities Metropolitan Area. The community will preserve its historic landmarks and small town character while providing suburban amenities and services. A full range of employment, housing, business, service, social, technology infrastructure and recreational opportunities will be available for the citizens and visitors
- ☐ Promote a diverse commercial and industrial base. The City will facilitate planned redevelopment. Development and redevelopment within the community will be aesthetically pleasing with architectural standards that promote quality development
- ☐ A comprehensive park and trails system. The park system will have sufficient facilities, play fields and open space to meet the needs of the community's residents
- ☐ An effective and efficient transportation system, including access to the greater metropolitan area, transit opportunities, and improved connectivity to the interstate
- ☐ Provide community oriented local government that promotes community involvement, organizational improvements, problem solving, performance measurement and professionalism. Provide a full range of high quality municipal services to its residents. The City will allocate sufficient resources to meet the growing needs of the community. The City will be financially sound, engaging in long-term financial planning to provide municipal services without undue burden on the tax payers of the City

PRIORITY GOALS:

- ☐ Develop a more diverse tax base, create more local employment opportunities and promote additional businesses and services within the community
- ☐ Advance the "shovel ready" status of areas guided for commercial and industrial development through planning and where feasible, the procurement of supporting infrastructure
- ☐ The acquisition of land for public purposes, including, but not limited to public utilities, library, parks and interchange rights-of-way. Position the City to take advantage of opportunities to acquire land for public purposes
- ☐ Enhance the quality of life in the community through the improvement and expansion of the parks and trails system, recreational programming and cultural events
- ☐ Promote high quality residential development that includes a broad spectrum of housing choices in both type and cost. Facilitate the development of residential lots and an increase in residential building permit activity
- ☐ Implement an asset management system for the long-term management, maintenance, and budgeting of municipal infrastructure

COMMUNITY ORIENTED LOCAL GOVERNMENT:

- ☐ Community Involvement
- ☒ Organizational Improvement
- ☒ Problem Solving

☐	Performance Measurement
☐	Professionalism

BACKGROUND

The City requires financial securities to ensure completion of improvements within new developments (streets, sewers, watermains, etc). This requirement for financial securities is contained in Section 12-10-5 of the City Code, and the securities can be provided to the City in the form of a letter of credit, cash escrow, or certified check. As the improvements with the development are completed, and payments are made to the contractor for the work completed, the City's financial securities are reduced in an amount equivalent to the work completed and paid for.

When a developer makes a payment to a contractor for work completed, the developer typically makes a simultaneous request to the City to reduce the financial securities accordingly. The City Engineer then reviews the payment information to verify that the work has in-fact been completed. Following confirmation by the City Engineer of the work completed, the financial securities are reduced.

Historically, the approval for reductions in financial securities has been approved by the City Council. The City Code does not contain any language requiring City Council approval of reductions in financial securities; it has just been the past practice in Elko and New Market prior to the recession.

DISCUSSION:

Staff is now requesting that the reduction in financial securities be handled administratively by City Staff in order to expedite the process and to be more customer friendly to developers by improving the turn-around time.

The City Council is being asked to concur with the recommendation of City Staff that reductions in financial securities associated with new developments be handled by City Staff and not require City Council approval

BUDGET IMPACT:

There is no budget impact for this agenda item.

Attachments:

- None

STAFF MEMORANDUM

SUBJECT:	Pete's Hill Development
MEETING DATE:	August 22, 2019
PREPARED BY:	Renee Christianson, Community Development Specialist
REQUESTED ACTION:	Adopt Ordinance No. 199 Rezoning Property from UR to PUD for Pete's Hill Plat Adopt Resolution 19-50 approving the Notice of Decision for the Wetland Replacement Plan Application for Pete's Hill Adopt Resolution No. 19-51 Approving the Preliminary and Final Plat and Development Contract and Special Assessments for Pete's Hill

COMMUNITY VISION:

- ☒ A mature growing freestanding suburb of the Twin Cities Metropolitan Area. The community will preserve its historic landmarks and small town character while providing suburban amenities and services. A full range of employment, housing, business, service, social, technology infrastructure and recreational opportunities will be available for the citizens and visitors
- ☐ Promote a diverse commercial and industrial base. The City will facilitate planned redevelopment. Development and redevelopment within the community will be aesthetically pleasing with architectural standards that promote quality development
- ☒ A comprehensive park and trails system. The park system will have sufficient facilities, play fields and open space to meet the needs of the community's residents
- ☐ An effective and efficient transportation system, including access to the greater metropolitan area, transit opportunities, and improved connectivity to the interstate
- ☐ Provide community oriented local government that promotes community involvement, organizational improvements, problem solving, performance measurement and professionalism. Provide a full range of high quality municipal services to its residents. The City will allocate sufficient resources to meet the growing needs of the community. The City will be financially sound, engaging in long-term financial planning to provide municipal services without undue burden on the tax payers of the City

PRIORITY GOALS:

- ☐ Develop a more diverse tax base, create more local employment opportunities and promote additional businesses and services within the community
- ☐ Advance the "shovel ready" status of areas guided for commercial and industrial development through planning and where feasible, the procurement of supporting infrastructure
- ☐ The acquisition of land for public purposes, including, but not limited to public utilities, library, parks and interchange rights-of-way. Position the City to take advantage of opportunities to acquire land for public purposes
- ☒ Enhance the quality of life in the community through the improvement and expansion of the parks and trails system, recreational programming and cultural events
- ☒ Promote high quality residential development that includes a broad spectrum of housing choices in both type and cost. Facilitate the development of residential lots and an increase in residential building permit activity
- ☐ Implement an asset management system for the long-term management, maintenance, and budgeting of municipal infrastructure

COMMUNITY ORIENTED LOCAL GOVERNMENT:

- ☐ Community Involvement
- ☐ Organizational Improvement
- ☐ Problem Solving
- ☐ Performance Measurement
- ☐ Professionalism

BACKGROUND

Elko 34, LLC has applied for a rezoning of 36.42 acres from Urban Reserve (UR) to Planned Unit Development (PUD), and preliminary and final plat approval of a 46-lot residential subdivision of Pete's Hill. The property was annexed into the City limits in June, 2019. The proposed development requires PUD zoning because the developer is requesting variations from certain residential development standards contained in the City Code and also to accommodate twin-home lots within the development.

The Planning Commission held a public hearing in consideration of the rezoning and preliminary plat applications on July 30, 2019. There was public comment received at the meeting from one adjacent property owner who expressed concern over lack of communication by the developer. The Planning Commission recommended unanimous approval of the request, subject to twenty-two conditions, as contained in the meeting minutes.

One item to note is that two lots that were originally proposed within the development would access from Beard Avenue. The Planning Commission, on a two-to-two vote, could not reach consensus regarding whether to allow these two lots, and are recommending that the City Council make the final determination regarding the matter. Further information about the discussions relating to this matter is contained in the draft Planning Commission minutes from July 30, 2019. Note that since the time of the Planning Commission meeting, the developer has amended the plans to request only one lot in the area along Beard Avenue as opposed to the originally proposed two lots.

One additional item to note is that Council input is needed regarding the requirement for a trail along 273rd Street. City code does not require construction of a trail, but the City's Transportation Plan recommends that trails be constructed along all collector roadways. The City could require construction of the trail as part of the PUD. For this development, the City's Parks Commission has recommended that trails not be required along the collector roadways (Xerxes Trail, Beard Avenue, 273rd Street) due to lack of a trail system in the general area. Alternatively, the City Engineer has recommended that the trail along 273rd Street be constructed with this proposed development. Since the Planning Commission meeting, the developer has submitted revised plans which depict grading of a trail along 273rd Street so that it can be easily constructed in the future when the overall trail system is constructed, but they have not proposed to pave the trail. City Council direction is needed regarding the requirement to pave a trail along 273rd Street at this time.

DISCUSSION:

Planning Commission Recommendation. Based on the information provided to the Planning Commission, the recommendation of City Staff, public comment received and discussion held at the meeting on July 30, 2019, the Planning Commission has unanimously recommended approval of the request to rezone the property from Urban Reserve to Planned Unit Development for the following reasons:

1) The proposed rezoning has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan which guides the property to a residential land use.
2) The proposed use of the property for single-family homes and twin homes is compatible with present and future land uses of the area.
3) The proposed use of the property complies with performance standards contained in the City's Zoning & Subdivision Ordinances, except as specifically identified in the "Pete's Hill PUD Standards" table.
4) The proposed residential use of the property for single-family homes and twin homes can be accommodated with existing public services and will not overburden the City's service capacity.
5) Traffic generation by the proposed development is within capabilities of streets serving the property.

And noting that the single-family lots shall be subject to the requirements of the R1 Single-Family Residential, and the twin home lots shall be subject to the requirements of the R3 Medium Density Residential zoning districts except as identified below:

PETE'S HILL PUD				
	ENM R-1 District Requirements	**Approved for Pete's Hill Lots 1-14 Block 1 Lots 5-11 Block 3 Lot 1 Bock 4 (Single Family Lots)**	**ENM R-3 District Requirements**	**Approved for Pete's Hill Lots 15-30 Block 1 Lots 1-3 Block 2 Lots 1-4 Block 3 (Twin Home Lots)**
Minimum Lot Area	12,000 square feet	11,271 square feet, as depicted on final plat drawing	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Minimum Lot Area – Corner Lot	12,500 square feet	12,500 square feet	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Minimum Lot Width	85'	83', as depicted on the final plat drawing	50'	44.5', as depicted on the final plat drawing
Front Yard Setback	30'	25'	25'	25'
Rear Yard Setback	30'	30'	20'	20'
Side Setback	10'	10'	7'	7'
Side Setback – Corner Lot	25'	25'	25'	25'
Rear Yard Deck Setback	20'	20'	20'	20'
Stormwater Pond Structure Setback	35'	35'	35'	35'
Wetland Setback	35'	35'	40'	40'
Garage Stall Requirements	Provide for location of 3-stall attached garage	Provide for location of 3-stall attached garage	Provide for location of 3-stall attached garage	Allow 2-stall attached garage
Cul-de-sac	500'	600'	500'	600'

Maximum Length				

And noting the following improved subdivision design elements:

1) Outlots A and B contain wetlands, natural environment features and wildlife habitat, and will be dedicated to the City to satisfy the park dedication requirements for the development.
2) Front home elevations will include stone or brick;
3) Wood will not be allowed as an exterior building material;
4) There will be a unified architectural theme for twin homes;
5) The development will include construction of a walking trail leading from the development to the Pete's Hill Park trail system;
6) Additional trees will be provided to separate the single-family portion of the development from the twin home portion of the development.

The Planning Commission also unanimously recommended approval of the request for preliminary plat approval of Pete's Hill for the following reasons:

1) The proposed use of the property for residential purposes meets the intent of the guided land use for the area.
2) The proposed plat complies with the purposes of the Zoning Ordinance and Comprehensive Plan.

And subject to the following conditions:

1) Preliminary plat approval is granted in accordance with the following plans and subject to conditions below, and staff comments dated 7/24/19:
   a. Preliminary Plat drawing dated 7/1/19, prepared by Sathre-Berquist
   b. Site Plan containing 2 sheets, dated 7/3/19, prepared by Sathre-Berquist
   c. Preliminary Construction Plans containing 24 sheets, dated 7/3/19, prepared by Sathre-Berquist
   d. Storm Sewer Pollution Prevention Plan containing 3 sheets, dated 7/3/19, prepared by Sathre-Berquist
   e. Stormwater Management Plan containing 212 sheets, dated July, 2019, prepared by AE2S
   f. Hydroflow Storm Sewer Summary Report dated 7/3/19, prepared by AE2S
   g. Tree Survey containing 6 sheets, dated 7/3/19, prepared by Sathre Berquist
   h. Preliminary Landscape Plan containing 3 sheets, dated 7/1/19, prepared by Norby & Associates
2) Approval of the preliminary plat is subject to approval of the wetland replacement plan application by both the City of Elko New Market and the Army Corp of Engineers. The developer shall assume all risk associated with preparing the preliminary plat application in advance of the required wetland application approvals.
3) Approval is subject to the recommendations and approvals of the City Engineer and Public Works Director.
4) Approval is subject to the recommendations of the City Attorney.
5) The developer must enter into a development contract with the City of Elko New Market at the time of final plat approval.

6) The existing well on the property shall be properly sealed and the septic system shall be properly abandoned prior to development of the property. Demotion permits are required for removal/demolition of any existing structures on the property.
7) Retaining walls proposed within the development shall be privately owned and maintained, and reflected in the development agreement and homeowner's association documents, as approved by the City Attorney. Retaining walls located within drainage and utility easements will require an Encroachment Agreement with the City of Elko New Market. Retaining walls located on, and crossing property lines of multiple single-family home lots will require an easement agreement between the applicable lots.
8) The landscaping plan and construction plans shall be revised to show no new trees, plantings, or retaining walls within the public right-of-way on 273rd Street East.
9) Proposed Outlots A and B shall be dedicated to the City and shall satisfy all park dedication requirements associated with the development.
10) The developer shall obtain the necessary easements needed to construct the proposed trail and proposed water line over the K2 Towers, LLC property, and evidence of such easement shall be provided to the City.
11) Water shall be looped to connect the water lines in proposed Pete's Hill Trail and existing Meadow Ridge Drive.
12) The construction plans shall be amended to depict an 8" water line in Pete's Hill Trail, as opposed to the 12" line currently depicted.
13) The developer shall obtain the necessary easements needed to grade the property adjacent to Lot 3 Block 2 (Duenow property), and adjacent to Lot 11 Block 3 and Pete's Hill Trail (Anderson property).
14) A temporary cul-de-sac must be provided at the easterly end of proposed Samantha Way, along with associated temporary easements.
15) "Future Road Extension" signs must be placed at the east end of Samantha Way and Kari Way.
16) "Wetland Buffer" signs, meeting the requirements of Section 11-11-4 of the Zoning Ordinance, shall be placed along all lot lines at the wetland buffer location (Proposed Block 4).
17) A lighting plan shall be submitted and approved by the City Engineer.
18) Proposed Lot 11 Block 3 shall be reconfigured to allow for future lot frontage from the adjacent (Anderson) property.
19) An additional 17' of right-of-way shall be dedicated along the easterly side of Beard Avenue and the southerly side of 273rd East, for a total of 50'.
20) The final plat drawing shall be amended to show a drainage and utility easement over the entire Outlot B.
21) The final plat drawing shall be amended to show that proposed Lot 30 Block 1 has dedicated road frontage on proposed Pete's Hill Trail.
22) The final plat drawing shall be amended to show "273rd" Street, as opposed to "270th" Street.

And noting that:

1) The trail requirement along collector roadways is being waived due to the overall lack of trail system in the general area.

2) A deviation from the maximum cul-de-sac length is being allowed due to constraints caused by wetlands.
3) Proposed Lot 1 Block 2 may be affected by the required 35' stormwater pond setback.
4) Street names may be subject to change and will be approved as part of the final plat approval by the City Council.
5) The Planning Commission, on a two-to-two vote, could not reach consensus regarding proposed Lots 1 and 2 Block 4, and recommend that the City Council make the final determination regarding the matter, with the options being as follows:

   a. Proposed Lots 1 and 2 Block 4 shall be combined into a single lot that can meet wetland buffer (25') and setback (35') requirements. Block 4 and Outlot B boundaries shall be amended so that the wetland buffer is contained entirely within Outlot B.

   OR

   b. Lots 1 and 2 Block 4 shall be eliminated from the plat based on the requirement that private driveways are not permitted on collector roadways.

Application for Final Plat Approval. The City has received the application for final plat approval, which is reviewed only by the City Council. Staff and the City Attorney have reviewed the application and are recommending approval of the final plat with conditions as stated in the attached Resolution #19-50 and contained within the draft development contract attached hereto.

Application for Wetland Replacement Plan. The City has received an application for wetland replacement for the proposed plat. The application was received on July 3rd and determined to be complete. A meeting of the Technical Evaluation Panel (TEP) was held on August 15th, at which time the TEP reviewed the proposed wetland impacts and found the proposed mitigation to meet sequencing requirements of the Wetland Conservation Act. City Council approval is needed on wetland applications for wetland impacts.

Development Contract. A Development Contract has been drafted by the City Attorney which incorporates the conditions as recommended by the Planning Commission. Also, in response to the Developer's request, staff is recommending a slight deviation in how we typically charge development fees. The required development fees are typically paid to the City at the time of signing of the development contract. The attached development contract for Pete's Hill allows the development fees (total of $393,007.10 / $8,733.49 per lot) to be assessed against each individual lot, with payment required prior to the City issuing any occupancy permits for any homes in the development, but no later than three years from the time of final plat approval.

Below is a summary of items contained in the development contract:

- 2 building permits allowed before subdivision public improvements are complete
- Outlots A & B to be dedicated to the City to satisfy park dedication requirements
- Stormwater trunk fee of $99,939.50
- Sanitary sewer trunk fee of $182,520.00

- Water trunk fee of $108,204
- Street light fee of $2,343.60
- Letter of credit / security required in the amount of $3,304,796.50 to guarantee construction of public improvements and associated items
- Development trunk fees / area charges to be assessed against individual lots, to be paid prior to occupancy of any home and no later than three years after final plat approval
- Developer to construct pedestrian trail from development to Pete's Hill Park trail system
- Developer to improve the existing 273rd Street adjacent to development
- Developer will be billed monthly for construction observation costs

The City Engineer and Planner have completed a review of the application and are recommending approval of the request.

BUDGET IMPACT:

An escrow is in place to cover the cost of engineering and legal expenses needed to process the applications related to the development. A letter of credit will be required to guarantee construction of the public improvements, and also to cover the cost of construction observation. The following development fees will be taken into various City funds within three years of development:

- Stormwater trunk fee of $99,939.50
- Sanitary sewer trunk fee of $182,520.00
- Water trunk fee of $108,204
- Street light fee of $2,343.60

ACTION REQUESTED:

The City Council is being asked to:

- Approve Ordinance No. 199 Amending Title 11 Chapter 28 of the City Code by Rezoning Certain Properties
- Adopt Resolution 19-50 approving the Notice of Decision for the Wetland Replacement Plan Application for Pete's Hill
- Adopt Resolution 19-51 Granting Approval of the Preliminary Plat, Final Plat and Development Contract and Special Assessments for Pete's Hill

Attachments:

- (DRAFT) Ordinance #199
- (DRAFT) Resolution #19-50
- (DRAFT) Resolution #19-51
- (DRAFT) Development Contract for Pete's Hill
- Preliminary Plat dated 8.7.19
- Site Plan dated 8.6.19
- Final Plat
- Preliminary Construction Plans dated 8.6.19
- Planning Commission Staff Report dated July 30, 2019
- (DRAFT) Planning Commission meeting minutes for July 30, 2019

ORDINANCE NO. 199

CITY OF ELKO NEW MARKET
SCOTT COUNTY, MINNESOTA

AN ORDINANCE REZONING PROPERTY FROM UR, URBAN RESERVE TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT IN CONJUNCTION WITH THE PETE'S HILL PLAT

THE CITY COUNCIL OF THE CITY OF ELKO NEW MARKET ORDAINS:

Section 1. Legal Description. The following described property located within the City of Elko New Market, Scott County, Minnesota is hereby rezoned from UR, Urban Reserve to PUD, Planned Unit Development District:

The West 453.00 feet of the South Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 113, Range 21, Scott County, MN.

AND

That part of the East Half of the Northeast Quarter, Section 34, Township 113, Range 21, Scott County, Minnesota, lying Easterly of the center lines of Xerxes Avenue and Beard Avenue, except that part of the said East Half of the Northeast Quarter described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter thence South 89 degrees 00 minutes 40 seconds West (assumed bearing) along the South line of said East Half of the Northeast Quarter a distance of 271.17 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 00 minutes 40 seconds West along said South line a distance of 750.00 feet; thence North 19 degrees 08 minutes 41 seconds West a distance of 33.00 feet; thence Northeasterly 369.86 feet along a nontangential curve concave to the Northwest having a radius of 408.28 feet, central angle of 51 degrees 54 minutes 17 seconds and a chord that bears North 44 degrees 54 minutes 09 seconds East; thence North 18 degrees 57 minutes 02 seconds East, tangent to said curve a distance of 583.23 feet East; thence South 71 degrees 21 minutes 43 seconds East a distance of 336.71 feet; thence on a bearing of South parallel with the East line of said East Half of the Northeast Quarter a distance of 715.35 feet to the point of beginning, Scott County, Minnesota.

Section 2. PUD Zoning. The City has rezoned the above-referenced property from UR, Urban Reserve to PUD, Planned Unit Development District. Lots 1 – 14 Block 1, Lots 5 - 11 Block 3 and Lot 1 Block 4 shall be subject to the requirements of the R-1 Single Family Residential District. Lots 15 - 30 Block 1, Lots 1 - 3 Block 2 and Lots 1 - 4 Block 3 shall be subject to the R-3 Medium Density Residential District except as follows:

a. Minimum lot requirements:

PETE'S HILL PUD		
	Approved for Pete's Hill **Lots 1-14 Block 1** **Lots 5-11 Block 3** **Lot 1 Bock 4** **(Single Family Lots)**	**Approved for Pete's Hill** **Lots 15-30 Block 1** **Lots 1-3 Block 2** **Lots 1-4 Block 3** **(Twin Home Lots)**
Minimum Lot Area	Lot areas as depicted on the preliminary plat drawing on file with the City of Elko New Market dated 8/7/19	6,000 square feet per dwelling unit
Minimum Lot Width	Lot widths as depicted on the preliminary plat drawing on file with the City of Elko New Market dated 8/7/19	Lot widths as depicted on the preliminary plat drawing on file with the City of Elko New Market dated 8/7/19
Front Yard Setback	25'	25'
Garage Stall Requirements	Provide for location of 3-stall attached garage	Allow 2-stall attached garage
Cul-de-sac Maximum Length	600'	600'

Section 3. **Development Plans.** The plat shall be developed in accordance with the following plans. The plans shall not be attached.

a. Preliminary Plat drawing dated 8/7/19, prepared by Sathre-Berquist
b. Site Plan containing 2 sheets, dated 8/6/19, prepared by Sathre-Berquist
c. Construction Plans containing 24 sheets, dated 8/6/19, prepared by Sathre-Berquist
d. Storm Sewer Pollution Prevention Plan containing 3 sheets, dated 7/3/19, prepared by Sathre-Berquist
e. Stormwater Management Plan containing 186 sheets, dated August, 2019, prepared by AE2S
f. Hydroflow Storm Sewer Summary Report dated 8/7/19, prepared by AE2S
g. Tree Survey containing 6 sheets, dated 8/8/19, prepared by Sathre Berquist
h. Preliminary Landscape Plan containing 3 sheets, dated 8/19/19, prepared by Norby & Associates

Section 4. **Regulations.** The PUD must be maintained and comply with the following conditions:

a. Outlots A and B contain wetlands, natural environment features and wildlife habitat, and will be dedicated to the City to satisfy the park dedication requirements for the development;

b. Front home elevations must include stone or brink;

c. Wood shall not be allowed as an exterior building material;

d. There must be a unified architectural theme including design and color for the twin homes;

e. The developerment shall include construction of a walking trail leading from the development to the Pete's Hill Park trail system.

f. Additional trees shall be provided to separate the single-family portion of the development from the twin home portion of the development, as depicted on the landscaping plan dated 8/19/19.

Section 5. Section 11-28C-21 of the Elko New Market City Code is amended to add the following:

PUD-8: Pete's Hill, Ordinance No. 199

Section 6. Zoning Map. The zoning map of the City of Elko New Market shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

Section 5. Effective Date. This ordinance shall be effective upon its passage by the City Council and the recording of the Pete's Hill final plat with Scott County.

PASSED AND ADOPTED this 22nd day of August, 2019, by the City Council of the City of Elko New Market.

CITY OF ELKO NEW MARKET

BY: _____
Joe Julius, Mayor

ATTEST:

_____
Thomas Terry, Acting City Clerk

CITY OF ELKO NEW MARKET
SCOTT COUNTY, MINNESOTA

RESOLUTION NO. 19-50

WHEREAS; Elko 34, LLC has submitted an application for Wetland Replacement Plan #ELNM2-19 dated July 3, 2019 for the proposed Pete's Hill development; and,

WHEREAS, Elko 34, LLC is proposing .18 acres of wetland fill to a shallow marsh wetland; and,

WHEREAS, the impacts are to be replaced at a 2:1 ratio by buying credits from bank #1475 in Jackson County; and

WHEREAS, a Technical Evaluation Panel meeting was held on August 15, 2019 to review the application; and

WHEREAS, the Technical Evaluation Panel found that the impacts to wetlands as proposed meet sequencing flexibility and that the proposed mitigation meets the citing requirements of the Wetland Conservation Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Elko New Market, Minnesota, that Wetland Permit Application # ELNM2-19 ELNM is hereby approved; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of Elko New Market, Minnesota, that Bolton and Menk is authorized to issue the Notice of Decision regarding the application on behalf of the City; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of Elko New Market, Minnesota, that the decision is based on Wetland Conservation Act requirements and does not reflect any decisions made through section 404 of the Clean Water Act.

APPROVED AND ADOPTED this 22nd day of August, 2019.

CITY OF ELKO NEW MARKET

By:_____
Joe Julius, Mayor

ATTEST:

_____
Thomas Terry, Acting City Clerk

CITY OF ELKO NEW MARKET
SCOTT COUNTY, MINNESOTA

RESOLUTION NO. 19-51

RESOLUTION OF THE ELKO NEW MARKET CITY COUNCIL GRANTING APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR PETE'S HILL, APPROVAL OF DEVELOPMENT CONTRACT AND ADOPTING SPECIAL ASSESSMENTS FOR DEVELOPMENT COSTS

WHEREAS, Elko 34, LLC, a Minnesota Limited Liability Company ("Developer") is the fee owner of real property in the County of Scott legally described as follows:

> The West 453.00 feet of the South Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 113, Range 21, Scott County, MN.
>
> AND
>
> That part of the East Half of the Northeast Quarter, Section 34, Township 113, Range 21, Scott County, Minnesota, lying Easterly of the center lines of Xerxes Avenue and Beard Avenue, except that part of the said East Half of the Northeast Quarter described as follows:
>
> Commencing at the Southeast corner of said East Half of the Northeast Quarter thence South 89 degrees 00 minutes 40 seconds West (assumed bearing) along the South line of said East Half of the Northeast Quarter a distance of 271.17 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 00 minutes 40 seconds West along said South line a distance of 750.00 feet; thence North 19 degrees 08 minutes 41 seconds West a distance of 33.00 feet; thence Northeasterly 369.86 feet along a nontangential curve concave to the Northwest having a radius of 408.28 feet, central angle of 51 degrees 54 minutes 17 seconds and a chord that bears North 44 degrees 54 minutes 09 seconds East; thence North 18 degrees 57 minutes 02 seconds East, tangent to said curve a distance of 583.23 feet East; thence South 71 degrees 21 minutes 43 seconds East a distance of 336.71 feet; thence on a bearing of South parallel with the East line of said East Half of the Northeast Quarter a distance of 715.35 feet to the point of beginning, Scott County, Minnesota;

WHEREAS, Developer is requesting preliminary and final plat approval of Pete's Hill consisting of forty-five lots and three outlots on 36.42 acres, which is located on the above real estate; and,

WHEREAS, the Elko New Market Planning Commission has completed a review of the Preliminary Plat application with a required public hearing on July 30, 2019, and made a report pertaining to said request, a copy of said report has been presented to the City Council with a recommendation for approval on a 4 to 0 vote, subject to conditions and findings contained in said meeting minutes; and,

WHEREAS, the City of Elko New Market has granted approval of the necessary wetland replacement plan application on August 22, 2019; and,

WHEREAS, the City Engineer and City Planner have recommended approval of the Development Contract, Preliminary and Final Plat for Pete's Hill, under the conditions provided herein; and

WHEREAS, Developer has requested that the City specially assess certain development costs, including stormwater trunk fees, sanitary sewer trunk fees, water trunk fees and street light fees, in the amount of $393,007.10 to the lots within the Plat as provided in the terms of the Development Contract;

WHEREAS, City Council has reviewed the Development Contract and Preliminary and Final Plat for Pete's Hill; and finds:

1. The proposed use of the property for residential purposes meets the intent of the guided land use for the area.
2. The proposed plat complies with the purposes of the Zoning Ordinance and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Preliminary and Final Plat for Pete's Hill consisting of forty-five lots and three outlots on 36.42 acres is hereby approved, subject to the following;

    a. Developer enter into the Development Contract with the City of Elko New Market;
    b. Developer providing all deeds, easements and encroachment agreements (if any) required under the Development Contract; and
    c. Developer paying all fees and providing the security required under the terms of the Development Contract.

2. The Development Contract between the City and Developer is hereby approved and the assessments identified therein shall be allocated equally to each lot in the plat and payable pursuant to the terms of the Development Contract.

3. The Development costs of $393,007.10 are hereby adopted and shall constitute a special assessment against the Property and hereby made part of this Resolution by reference and that Property is hereby found to be benefitted by the proposed improvements in the amount of the assessments levied against it.

4. Such assessment shall be payable in equal annual installments extending over a period of 3 years, the first of the installments to be payable in 2020 and shall bear interest rate of 3% per annum from the date of the adoption of the assessment Resolution. To the first installment shall be added interest on the entire assessment from the date of this Resolution under December 31, 2019.

5. The Developer, at any time prior to certification of the assessment to the County Auditor, may pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this Resolution; and such owner may at any time thereafter, pay the City the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year. The owner may also at any time prior to November 15, of any year, pay the remaining unpaid principal balance with interest accrued to December 31 of the year in which such prepayment is made.

6. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

PASSED, ADOPTED AND APPROVED this 22nd day of August, 2019.

CITY OF ELKO NEW MARKET

_____

Joe Julius, Mayor

ATTEST:

_____

Tom Terry, Acting City Clerk

EXHIBIT A

[attach Development Contract]

(reserved for recording information)

DEVELOPMENT CONTRACT

(Developer Installed Improvements)

PETE'S HILL

CONTRACT dated _____, 2019, by and between the **CITY OF ELKO NEW MARKET**, a Minnesota municipal corporation ("City"), and **ELKO 34, LLC**, a Minnesota limited liability company (the "Developer").

1. REQUEST FOR PLAT APPROVAL. The Developer has asked the City to approve a plat for ***PETE'S HILL*** (referred to in this Contract as the "plat"). The land is situated in the County of Scott, State of Minnesota, and is legally described in Exhibit A attached hereto.

2. CONDITIONS OF PLAT APPROVAL. The City hereby approves the plat on condition that the Developer enter into this Contract, furnish the security required by it, and record the plat with the County Recorder or Registrar of Titles within 90 days after the City Council approves the final plat.

3. RIGHT TO PROCEED. Within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth or remove trees, unless a grading permit has been approved by the City Engineer following approval of a preliminary plat by the City Council, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this agreement has been fully executed by both parties and filed with the City Clerk, 2) the necessary security has been received by the City, 3) the necessary insurance for the Developer and its

construction contractors has been received by the City, and 4) the plat has been recorded with the Scott County Recorder or Registrar of Titles' office.

4. PHASED DEVELOPMENT. If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has breached this Contract and the breach has not been remedied. Development of subsequent phases may not proceed until Development Contracts for such phases are approved by the City. Park dedication charges referred to in this Contract are not being imposed on outlots, if any, in the plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks.

5. PRELIMINARY PLAT STATUS. If the plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless final platted into lots and blocks, not outlots, within 2 years after preliminary plat approval.

6. CHANGES IN OFFICIAL CONTROLS. For 2 years from the date of this Contract, no amendments to the City's Comprehensive Plan, except an amendment placing the plat in the current metropolitan urban service area, or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract.

7. DEVELOPMENT PLANS. The plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. With the exception of Plans A, B, C, and F the plans may be prepared, subject to the City Engineer's approval, after entering the Contract, but before commencement of any work in the plat. The City Engineer may approve minor amendments to Plan B without City Council approval. If the plans vary from the written terms of this Contract, the written terms shall control. The plans are:

Plan A – Plat, dated August 7, 2019

Plan B - Final Grading, Drainage, and Erosion Control Plan, dated August 6, 2019

Plan C - Tree Preservation Plan, dated August 8, 2019

Plan D - Plans and Specifications for Public Improvements, dated August 6, 2019

Plan E - Street Lighting Plan, dated August 6, 2019

Plan F - Landscape Plan, dated July 1, 2019

8. IMPROVEMENTS. The Developer shall install and pay for the following:

A. Sanitary Sewer System

B. Water System

C. Storm Sewer System

D. Streets

E. Concrete Curb and Gutter

F. Street Lights

G. Site Grading, Stormwater Treatment/Infiltration Basins, and Erosion Control

H. Underground Utilities

I. Setting of Iron Monuments

J. Surveying and Staking

K. Sidewalks and Trails

L. Retaining Walls

The improvements shall be installed in accordance with the City subdivision ordinance; City standard specifications and details for utility and street construction; the City Engineering Manual; and any other ordinances including Section 11-11-3 of the City Code concerning erosion and drainage and Section 5-5-2(C) restricting time frames for grading, construction activity, and the use of power equipment. The Developer shall submit plans and specifications which have been prepared by a competent registered professional engineer to the City for approval by the City Engineer. The Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control to the extent

that the Developer's engineer will be able to certify that the construction work meets the approved City standards as a condition of City acceptance. In addition, the City may, at the City's discretion and at the Developer's expense, have one or more City inspectors and a soil engineer inspect the work on a full or part-time basis. The Developer, its contractors and subcontractors, shall follow all instructions received from the City's inspectors. The Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer and the Developer's contractor. The Developer or its engineer shall schedule a pre-construction meeting at a mutually agreeable time at the City with all parties concerned, including the City staff, to review the program for the construction work. Within thirty (30) days after the completion of the improvements and before the security is released, the Developer shall supply the City with a complete set of reproducible "as constructed" plans and an electronic file of the "as constructed" plans in an AutoCAD .DWG file or a .DXF file, and a PDF format, all prepared in accordance with City standards.

In accordance with Minnesota Statutes 505.021, the final placement of iron monuments for all lot corners must be completed before the applicable security is released. The Developer's surveyor shall also submit a written notice to the City certifying that the monuments have been installed following site grading, utility and street construction.

9. PERMITS. The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, which may include:

A. Scott County for County Road Access and Work in County Rights-of-Way
B. MnDot for State Highway Access
C. New Market Township for Access and Work in Township Rights-of-Way
D. MnDot for Work in Right-of-Way
E. Minnesota Department of Health for Watermains
F. MPCA NPDES Permit for Construction Activity
G. MPCA for Sanitary Sewer and Hazardous Material Removal and Disposal
H. DNR for Dewatering
I. City of Elko New Market for Building Permits
J. MCES for Sanitary Sewer Connections

K. City of Elko New Market for Retaining Walls

10. DEWATERING. Due to the variable nature of groundwater levels and stormwater flows, it will be the Developer's and the Developer's contractors and subcontractors responsibility to satisfy themselves with regard to the elevation of groundwater in the area and the level of effort needed to perform dewatering and storm flow routing operations. All dewatering shall be in accordance with all applicable county, state, and federal rules and regulations. DNR regulations regarding appropriations permits shall also be strictly followed.

11. TIME OF PERFORMANCE. The Developer shall install all required public improvements by November 30, 2020, with the exception of the final wear course of asphalt on streets. The final wear course on streets shall not be installed prior to 80% of the homes constructed within the Plat, but must be installed no later than August 31, 2022 and only between May 15th and October 15th. The final wear course on streets shall be installed no earlier than the summer after the base layer of asphalt has been in place one freeze thaw cycle. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date. Final wear course placement outside of the time frames provided in this Section must have the written approval of the City Engineer.

12. LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development.

13. EROSION CONTROL. Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. The City may impose additional erosion control requirements if they would be beneficial. All areas disturbed by the grading operations shall be stabilized per the MPCA Stormwater Permit for Construction Activity. Seed shall be in accordance with the City's current seeding specification which may include temporary seed to provide ground cover as rapidly as possible. All seeded areas shall be fertilized, mulched, and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the Developer does not

comply with the MPCA Stormwater Permit for Construction Activity or with the erosion control plan and schedule or supplementary instructions received from the City or the Scott County Soil and Water Conservation District, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within ten (10) days, the City may draw down the letter of credit to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan.

14. GRADING. The plat shall be graded in accordance with the approved grading development and erosion control plan, Plan "B". The plan shall conform to City of Elko New Market specifications. Within thirty (30) days after completion of the grading and before the City approves individual building permits (except 2 model home permits on lots pursuant as provided herein), the Developer shall provide the City with an "as constructed" grading plan certified by a registered land surveyor or engineer that all storm water treatment/infiltration basins and swales, have been constructed on public easements or land owned by the City. The "as constructed" plan shall include field verified elevations of the following: a) cross sections of storm water treatment/infiltration basins; b) location and elevations along all swales, wetlands, wetland mitigation areas if any, locations and dimensions of borrow areas/stockpiles, and installed "conservation area" posts; and c) lot corner elevations and house pads, and all other items listed in City Code. The City will withhold issuance of building permits until the approved certified grading plan is on file with the City and all erosion control measures are in place as determined by the City Engineer. The Developer certifies to the City that all lots with house footings placed on fill have been monitored and constructed to meet or exceed FHA/HUD 79G specifications. The soils observation and testing report, including referenced development phases and lot descriptions, shall be submitted to the Building Official for review prior to the issuance of building permits.

15. CLEAN UP. The Developer shall clean dirt and debris from streets that has resulted from construction work by the Developer, home builders, subcontractors, their agents or assigns. Prior to any

construction in the plat, the Developer shall identify in writing a responsible party and schedule for erosion control, street cleaning, and street sweeping.

16. OWNERSHIP OF IMPROVEMENTS. Upon completion of the work and construction required by this Contract and final acceptance by the City, the improvements lying within public easements shall become City property without further notice or action.

17. CITY ENGINEERING ADMINISTRATION, CONSTRUCTION OBSERVATION AND RECORD DRAWINGS. The Developer shall pay for city engineering and construction observation performed by the City Engineer, that shall include part or full time inspection of proposed public utilities and street construction, and City engineering administration, that will include monitoring of construction observation, consultation with Developer and its engineer on status or problems regarding the project, coordination for final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in security, and for preparation of record drawings. Fees for this service shall be on hourly rates estimated to be ten percent (10%) of estimated construction costs identified in the Summary of Security Requirements if using a letter of credit, assuming normal construction and project.

18. STORM WATER TRUNK FEE. The Plat is subject to a storm sewer trunk fee of $99,939.50. The area charge is based on the gross area of the final plat (36.42 acres) less the area of the less the area of wetlands (7.93 acres), and is calculated as follows:

28.49 acres x $3,507.88/acre = **$99,939.50**

The Developer shall pay the storm sewer area trunk fee in cash at the time of final plat approval. If Developer does not pay the storm sewer area trunk fee in cash at the time of final plat approval, the charge shall be assessed against the lots (not outlots) in the plat with interest on the unpaid balance calculated at three percent (3%) per annum and shall be paid upon the sale of each lot, but not later than three (3) years after the adoption of the assessment. The assessment shall be deemed adopted on the date this Agreement is signed by the City. The assessments may be prepaid at any time. The Developer waives any and all procedural and substantive objections to the assessments including any claim that the assessments

exceed the benefit to the property. The Developer waives any appeal rights otherwise available pursuant to MSA 429.081.

19. SANITARY SEWER TRUNK FEE. The Plat is subject to a sanitary sewer trunk fee of $182,520.00. The charge is based on the number of units within the plat and is calculated as follows:

45 lots x $4,056.00/lot = **$182,520.00**

The Developer must pay the sanitary sewer trunk fee in cash at the time of final plat approval. If Developer does not pay the sanitary sewer trunk fee in cash at the time of final plat approval, the charge shall be assessed against the lots (not outlots) in the plat with interest on the unpaid balance calculated at three percent (3%) per annum and shall be paid upon the sale of each lot, but not later than three (3) years after the adoption of the assessment. The assessment shall be deemed adopted on the date this Agreement is signed by the City. The assessments may be prepaid at any time. The Developer waives any and all procedural and substantive objections to the assessments including any claim that the assessments exceed the benefit to the property. The Developer waives any appeal rights otherwise available pursuant to MSA 429.081.

20. WATER TRUNK FEE. The Plat is subject to a water trunk fee of $162,675.00. The charge is based on the number of units within the plat at a rate of $3,615.00 per lot. The Developer shall receive a credit to the Water Trunk Fee in the amount of $54,471.00, as follows: a credit of $9,147 for oversizing of the water line in 273rd Street, a credit of $11,980 for replacement of the existing water line in 273rd Street and necessary street reconstruction work related to water line replacement, and a credit of $33,344 for off-site watermain extension from Pete's Hill Trail to Meadow Ridge Lane. The Water Trunk Fee is calculated as follows:

45 lots x $3,615.00/lot =	$162,675.00	-	$54,471.00	=	**$108,204.00**
	(Gross Water Trunk Fee)		(Credit)		**Total Water Trunk Fee**

The Developer shall pay this charge in cash at the time of final plat approval. If Developer does not pay the water trunk fee in cash at the time of final plat approval, the charge shall be assessed against the lots (not outlots) in the plat with interest on the unpaid balance calculated at three percent (3%) per annum and shall

be paid upon the sale of each lot, but not later than three (3) years after the adoption of the assessment. The assessment shall be deemed adopted on the date this Agreement is signed by the City. The assessments may be prepaid at any time. The Developer waives any and all procedural and substantive objections to the assessments including any claim that the assessments exceed the benefit to the property. The Developer waives any appeal rights otherwise available pursuant to MSA 429.081.

21. CONSTRUCTION ACCESS. Construction traffic access and egress for grading, public utility construction, and public street construction is restricted to access the subdivision via Xerxes Avenue. No construction traffic is permitted on the adjacent local streets.

22. PARK DEDICATION. Park Dedication requirements for the plat are satisfied by the Developer's conveyance of Outlots A and B of the Plat to the City.

23. SIDEWALKS AND TRAILS. Developer shall construct a trail connecting from the north end of Pete's Hill Trail to the existing trail system in Pete's Hill Park located within the property abutting the Plat to the north. Prior to plat approval, Developer shall obtain a public trail and utility easement for the trail located within the property north of the Plat. Developer shall install 6 foot sidewalks on the south and west side of Pete's Hill Trail and the north side of Kerry Way.

24. TRAFFIC CONTROL SIGNS AND STREET LIGHT OPERATION COSTS.

A. The Developer shall provide to the City a security in the amount of $1,000.00 for installation of traffic control signs. The security amount is based on estimated signage costs provided by the Developer's Engineer.

B. Developer shall provide to the City $2,343.60 in payment of the first year operating costs for street lights at the time of final plat approval. The fee was calculated as follows:

45 lots x $4.34 per month = $195.30 x 12 months = $2,343.60.

If Developer does not pay the street light operation fee in cash at the time of final plat approval, the charge shall be assessed against the lots (not outlots) in the plat with interest on the unpaid balance calculated at three percent (3%) per annum and shall be paid upon the sale of each lot, but not later than three (3) years after the adoption of the assessment. The assessment shall be deemed adopted on the date this

Agreement is signed by the City. The assessments may be prepaid at any time. The Developer waives any and all procedural and substantive objections to the assessments including any claim that the assessments exceed the benefit to the property. The Developer waives any appeal rights otherwise available pursuant to MSA 429.081.

25. BUFFER YARD BERM/LANDSCAPE SCREEN. City zoning and subdivision ordinances require the installation of a buffer yard berm/landscape screen for the 4 lots that abut 273rd Street. Developer is also required to provide additional landscaping between the single family development and the twin-home development pursuant to the planned unit development approval for the plat. Before the City signs the final plat, the Developer shall post a security of $10,000.00 to guarantee the installation of the buffer yard berm/landscape screen in accordance with the approved landscape plan.

26. SPECIAL PROVISIONS. The following special provisions shall apply to plat development:

A. Implementation of the recommendations listed in the _____, Engineering Report and July 30, 2019, Planning Report.

B. Before the City signs the final plat, the Developer shall convey Outlots A and B to the City by warranty deed, free and clear of any and all encumbrances.

C. Developer shall obtain the necessary temporary grading easements over properties adjacent to Lot 3, Block 2 and Lot 11, Block 3 of the Plat.

D. The Developer shall install a temporary turnaround on the easterly end of Kari Way until Kari Way is extended through the abutting property. Developer shall install "Future Road Extension" signs at the east end of Kari Way and the unnamed street stub proposed into the Catherine Anderson property (referred to as Keely Way in the construction plans).

E. Developer shall place "Wetland Buffer" signs, meeting the requirements of Section 11-11-4 of the Zoning Ordinance along all lot lines at the wetland buffer location.

F. Developer shall execute an encroachment agreement with the City for any retaining walls that encroach within drainage and utility easements, in a form approved by the City.

G. Developer shall record shared retaining wall easements for the private ownership and maintenance of all retaining walls crossing multiple lot lines. Retaining walls encompassing multiple lots within the twin-home portion of the plat shall be maintained by any homeowner association created for the twin-home development and included within the declarations for the twin-home association. Prior to the establishment of a homeowner association for the twin-home development, Developer shall establish a retaining wall easement for the retaining wall within the twin-home portion of the development, which shall be assigned to the homeowner association and included as a responsibility of the homeowner association in the declaration.

H. Association must be created for Lots 15-30, Block 1, Lots 1-3, Block 2 and Lots 1-4, Block 3. Homeowner Association documents consistent with the provisions of this Contract must be reviewed and approved by the City Attorney and recorded prior to issuance of a building permit for any of the lots identified under this sub-paragraph.

I. Developer shall properly seal the existing well on the property within the plat and property abandon the septic system prior to issuance of a building permit (except model home permits); demolition of existing buildings and in-ground swimming pool within the plat require a demolition permit issued by the City. Prior to City Council approval of the final plat, the Developer shall furnish a boundary survey of the proposed property to be platted with all property corner monumentation in place and marked with lath and a flag. Any encroachments on or adjacent to the property shall be noted on the survey. Pursuant to City Code Section 12-10-2(E), the Developer shall post a $4,500.00 security for the final placement of interior subdivision iron monuments at property corners. The security will be held by the City until the Developer's land surveyor certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.

J. The Developer shall be responsible for the cost of street light installation consistent with a street lighting plan approved by the City. Before the City signs the final plat, the Developer shall post a

security for street light installation consistent with the approved plan. The estimated amount of this security is based on the installation of 8 street lights at a cost of $2,000 per light, for a total estimated street light cost of $16,000.

27. SUMMARY OF SECURITY REQUIREMENTS. To guarantee compliance with the terms of this Contract, payment of real estate taxes including interest and penalties, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall furnish the City with a cash escrow, letter of credit, in the form attached hereto, from a bank ("security") for **$3,304,796.50**. The amount of the security was calculated as follows:

CONSTRUCTION COSTS:

A. Sanitary Sewer	$ 333,854.00
B. Watermain	275,226.00
C. Storm Sewer/Draintile	437,881.00
D. Streets	747,181.00
E. Erosion Control/Stormwater Basins, Restoration, Grading Certification	44,873.00
F. Site Preparation	78,500.00
G. Grading	289,175.00
H. Trail	13,950.00
CONSTRUCTION SUB-TOTAL	**$2,220,640.00**

OTHER COSTS:

A. City Legal Expenses (Est. 0.5%)	$ 11,103.20
B. City Construction Observation, Engineering Administration And Record Drawings (Est. 10.0%)	222,064.00
C. Landscaping/Retaining Wall	168,530.00
D. Street Lights	16,000.00
E. Lot Corners/Iron Monuments	4,500.00
F. Traffic Signs	1,000.00
OTHER COSTS SUB-TOTAL	**$ 423,197.20**

SUBTOTAL SECURITIES:	**$2,643,837.20**
TOTAL SECURITIES (Cost plus 25%)	**$3,304,796.50**

This breakdown is for historical reference; it is not a restriction on the use of the security. The bank shall be subject to the approval of the City Administrator. The City may draw down the security, on five (5) business days written notice to the Developer, for any violation of the terms of this Contract or without notice if the security is allowed to

lapse prior to the end of the required term. If the required public improvements are not completed at least thirty (30) days prior to the expiration of the security, the City may also draw it down without notice. If the security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City that work has been completed and financial obligations to the City have been satisfied, with City approval the security may be reduced from time to time by the value of the work to be done or the financial obligations that have been satisfied taking into consideration the amount determined by the City for the costs of the remaining improvements and financial obligations, except as further provided herein. Security shall not be reduced to less than 25% of the original security amount until all improvements have been completed, all financial obligations to the City satisfied, the required "as constructed" plans have been received by the City, a warranty security is provided, and the public improvements are accepted by the City Council. The City's standard specifications for utility and street construction outline procedures for security reductions.

28. WARRANTY. The Developer warrants all improvements required to be constructed by it pursuant to this Contract against poor material and faulty workmanship. The warranty period for streets is one year. The warranty period for underground utilities is two years and shall commence following completion and acceptance by City Council. The one year warranty period on streets shall commence after the final wear course has been installed and accepted by the City Council. The Developer shall post maintenance bonds in the amount of twenty-five percent (25%) of final certified construction costs to secure the warranties. The City shall retain 25% of the security posted by the Developer until the maintenance bonds are furnished to the City or until the warranty period expires, whichever first occurs. The retainage may be used to pay for warranty work. The City's standard specifications for utility and street construction identify the procedures for final acceptance of streets and utilities.

A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to, legal, planning, engineering and construction observation inspection expenses incurred in connection with approval and acceptance of the plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat.

B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

C. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.

D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this Contract. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.

E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. If the bills are not paid on time, the City may halt plat development and construction until the bills are paid in full. Bills not paid within thirty (30) days shall accrue interest at the rate of eighteen percent (18%) per year. Additionally, the Developer shall pay in full all bills submitted to it by the City prior to any reductions in the security for the development.

F. In addition to the charges and special assessments referred to herein, other charges and special assessments may be imposed at the time of the building permit for each lot, such as but not limited to, sewer availability charges ("SAC"), City water connection charges, City sewer connection charges, and building permit fees.

29. DEVELOPER'S DEFAULT. In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given notice of the work in default, not less than forty-eight (48) hours in advance. This Contract is a license for the City to act, and it shall not be necessary for the City to seek a

Court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part.

30. MISCELLANEOUS.

A. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

B. Third parties shall have no recourse against the City under this Contract.

C. Breach of the terms of this Contract by the Developer shall be grounds for denial of building permits, including lots sold to third parties.

D. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.

E. Grading, curbing, and one lift of asphalt shall be installed on all public and private streets prior to issuance of any building permits, except two model homes on lots acceptable to the Building Official. Approval of an administrative permit in compliance with Section 11-5-10 of the City's zoning ordinance is required prior to the construction of any model homes.

F. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, its contractors, subcontractors, material men, employees, agents, or third parties. No sewer and water connections or inspections may be conducted and no one may occupy a building for which a building permit is issued on either a temporary or permanent basis until the streets needed for access have been paved with a bituminous surface and the utilities are accepted by the City Engineer.

G. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

H. This Contract shall run with the land and may be recorded against the title to the property. In the event this Contract is recorded, the City covenants to provide a recordable Certificate of Completion promptly upon the completion of the work and responsibilities required herein, payment of all costs and fees required and compliance with all terms of the Contract. The Developer covenants with the City, its successors and assigns, that the Developer is well seized in fee title of the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants. After the Developer has completed the Improvements required of it under this Agreement and all obligations under the terms of the Development Contract have been met, including all financial obligations, at the Developer' s request the City will execute and deliver a termination of this Agreement (in recordable form) and a release of the Developer.

I. Insurance. Prior to execution of the final plat, Developer and its general contractor shall furnish to the City a certificate of insurance showing proof of the required insurance required under this Paragraph. Developer and its general contractor shall take out and maintain or cause to be taken out and maintained until six (6) months after the City has accepted the public improvements, such insurance as shall protect Developer and its general contractor and the City for work covered by the Contract including workers' compensation claims and property damage, bodily and personal injury which may arise from operations under this Contract, whether such operations are by Developer and its general contractor or anyone directly or indirectly employed by either of them. The minimum amounts of insurance shall be as follows:

Commercial General Liability (or in combination with an umbrella policy)
$2,000,000 Each Occurrence
$2,000,000 Products/Completed Operations Aggregate
$2,000,000 Annual Aggregate

The following coverages shall be included:

Premises and Operations Bodily Injury and Property Damage
Personal and Advertising Injury
Blanket Contractual Liability
Products and Completed Operations Liability

Automobile Liability
$2,000,000 Combined Single Limit – Bodily Injury & Property Damage
Including Owned, Hired & Non-Owned Automobiles

Workers Compensation
Workers' Compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Employer's Liability with minimum limits are as follows:

- *$500,000 – Bodily Injury by Disease per employee*
- *$500,000 – Bodily Injury by Disease aggregate*
- *$500,000 – Bodily Injury by Accident*

The Developer's and general contractor's insurance must be "Primary and Non-Contributory".

All insurance policies (or riders) required by this Contract shall be (i) taken out by and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State of Minnesota, (ii) shall name the City, its employees and agents as additional insureds (CGL and umbrella only) by endorsement which shall be filed with the City. A copy of the endorsement must be submitted with the certificate of insurance.

Developer's and general contractor's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days' advanced written notice to the City, or ten (10) days' notice for non-payment of premium.

An Umbrella or Excess Liability insurance policy may be used to supplement Developer's or general contractor's policy limits on a follow-form basis to satisfy the full policy limits required by this Contract.

J. Indemnification. To the fullest extent permitted by law, Developer agrees to defend, indemnify and hold harmless the City, and its employees, officials, and agents from and against all claims, actions, damages, losses and expenses, including reasonable attorney fees, arising out of Developer's negligence or its performance or failure to perform its obligations under this Contract. Developer's indemnification obligation shall apply to Developer's general contractor, subcontractor(s), or anyone directly or indirectly employed or hired by Developer, or anyone for whose acts Developer may be liable. Developer agrees this indemnity obligation shall survive the completion or termination of this Contract.

K. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

L. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it, until the City's issuance of a Certificate of Completion and Release.

M. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the Building Official evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls identified on the development plans and by special conditions referred to in this Contract shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

N. Should the Developer convey any lot or lots in the Development to a third party, the City and the owner of that lot or those lots may amend this Development Contract or other city approvals or agreements for development or use of those lots without the approval or consent of the Developer or other lot owners in the Development. Private agreements between the owners of lots within the Development for shared service or access and related matters necessary for the efficient use of the Development shall be the responsibility of the lot owners and shall not bind or restrict City authority to approve applications from any lot owner in the Development.

31. NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: Elko 34, LLC, 8170 Old Carriage Court #210, Shakopee, MN 55379. Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by certified mail in care of the City Administrator at the following address: 601 Main Street, Elko New Market,MN 55020.

[The remainder of this page has been intentionally left blank.
Signature pages follow.]

CITY OF ELKO NEW MARKET

BY: _____
Joe Julius, Mayor

(SEAL)

AND _____
Thomas Terry, City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Joe Julius and by Thomas Terry, the Mayor and City Clerk of the City of Elko New Market, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

DEVELOPER:
ELKO 34, LLC

BY: _____
Its Chief Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF Scott)

The foregoing instrument was acknowledged before me this 15th day of August, 2019, by Steven D Sathan the Chief Manager of Elko 34, LLC, a Minnesota limited liability company.

Lynda A. Jirak
NOTARY PUBLIC

LYNDA A. JIRAK
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2020

DRAFTED BY:
CAMPBELL, KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: 651-452-5000
AMP

MORTGAGE CONSENT
TO
DEVELOPMENT CONTRACT

_____, which holds a mortgage on the subject property, the development of which is governed by the foregoing Development Contract, agrees that the Development Contract shall remain in full force and effect even if it forecloses on its mortgage.

Dated this _____ day of _____, 2_____.

_____

_____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2_____, by _____.

_____
NOTARY PUBLIC

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
651-452-5000
AMP

EXHIBIT "A"
TO
DEVELOPMENT CONTRACT

Legal Description of Property Being Final Platted as
PETE'S HILL

The West 453.00 feet of the South Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 113, Range 21, Scott County, MN.

AND

That part of the East Half of the Northeast Quarter, Section 34, Township 113, Range 21, Scott County, Minnesota, lying Easterly of the center lines of Xerxes Avenue and Beard Avenue, except that part of the said East Half of the Northeast Quarter described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter thence South 89 degrees 00 minutes 40 seconds West (assumed bearing) along the South line of said East Half of the Northeast Quarter a distance of 271.17 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 00 minutes 40 seconds West along said South line a distance of 750.00 feet; thence North 19 degrees 08 minutes 41 seconds West a distance of 33.00 feet; thence Northeasterly 369.86 feet along a nontangential curve concave to the Northwest having a radius of 408.28 feet, central angle of 51 degrees 54 minutes 17 seconds and a chord that bears North 44 degrees 54 minutes 09 seconds East; thence North 18 degrees 57 minutes 02 seconds East, tangent to said curve a distance of 583.23 feet East; thence South 71 degrees 21 minutes 43 seconds East a distance of 336.71 feet; thence on a bearing of South parallel with the East line of said East Half of the Northeast Quarter a distance of 715.35 feet to the point of beginning, Scott County, Minnesota.

[BANK LETTERHEAD]

IRREVOCABLE LETTER OF CREDIT

No. _____
Date: _____

TO: City of Elko New Market
601 Main Street
Elko New Market, Minnesota 55020

Dear Sir or Madam:

We hereby issue, for the account of ____(Name of Developer)____ and in your favor, our Irrevocable Letter of Credit in the amount of $_____, available to you by your draft drawn on sight on the undersigned bank.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No. _____, dated _____, 2_____, of (Name of Bank)____";

b) Be signed by the City Administrator of the City of Elko New Market.

c) Be presented for payment at ____(Address of Bank)____, on or before 4:00 p.m. on November 30, 2_____.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Elko New Market City Administrator that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: Elko New Market City Administrator, Elko New Market City Hall, 601 Main Street, Elko New Market, MN 55020, and is actually received by the Finance Director at least thirty (30) days prior to the renewal date.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation Letter of Credit. More than one draw may be made under this Letter of Credit.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 600.

We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

[NAME OF BANK]

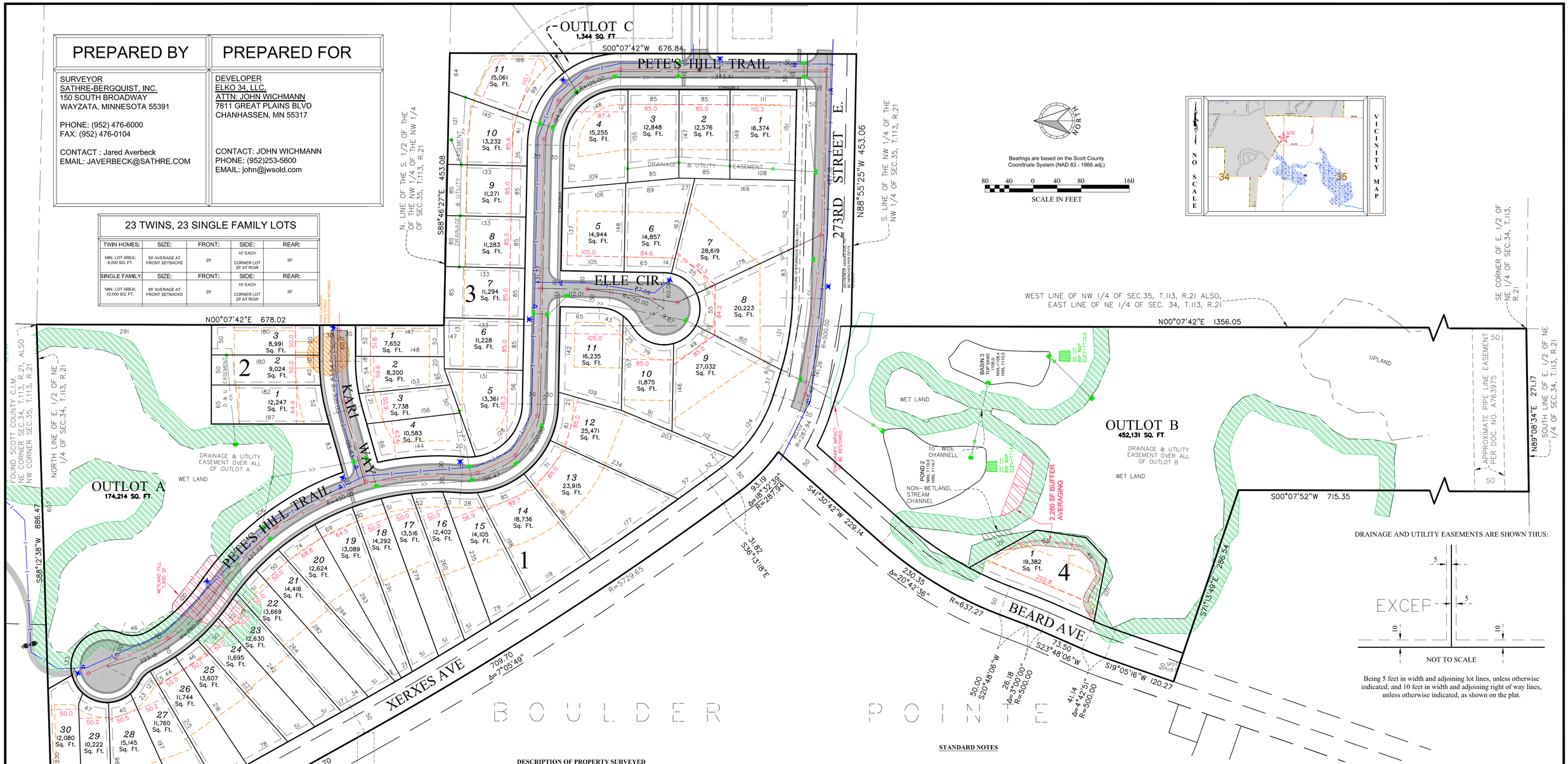
BY: _____

Its: _____

PREPARED BY	PREPARED FOR
SURVEYOR SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : Jared Averbeck EMAIL: JAVERBECK@SATHRE.COM	DEVELOPER ELKO 34, LLC. ATTN: JOHN WICHMANN 7811 GREAT PLAINS BLVD CHANHASSEN, MN 55317 CONTACT: JOHN WICHMANN PHONE: (952)253-5600 EMAIL: john@jwsold.com

23 TWINS, 23 SINGLE FAMILY LOTS

TWIN HOMES:	SIZE:	FRONT:	SIDE:	REAR:
MIN. LOT AREA: 6,000 SQ. FT.	50' AVERAGE AT FRONT SETBACKS	25'	10' EACH CORNER LOT 25' AT ROW	30'
SINGLE FAMILY:	**SIZE:**	**FRONT:**	**SIDE:**	**REAR:**
MIN. LOT AREA: 12,000 SQ. FT.	85' AVERAGE AT FRONT SETBACKS	25'	10' EACH CORNER LOT 25' AT ROW	30'



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

DESCRIPTION OF PROPERTY SURVEYED

That part of the East Half of the Northeast Quarter, Section 34, Township 113, Range 21, Scott County, Minnesota, lying Easterly of the center lines of Xerxes Avenue and Beard Avenue, except that part of the said East Half of the Northeast Quarter described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter, thence South 89 degrees 00 minutes 40 seconds West (assumed bearing) along the South line of said East Half of the Northeast Quarter a distance of 271.17 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 00 minutes 40 seconds West along said South line a distance of 750.00 feet; thence North 19 degrees 08 minutes 41 seconds West a distance of 33.00 feet; thence Northeasterly 369.86 feet along a nontangential curve concave to the Northwest, having a radius of 408.28 feet, central angle of 51 degrees 54 minutes 17 seconds and a chord that bears North 44 degrees 54 minutes 09 seconds East; thence North 18 degrees 57 minutes 02 seconds East, tangent to said curve a distance of 583.23 feet, thence South 71 degrees 21 minutes 43 seconds East a distance of 336.71 feet; thence on a bearing of South parallel with the East line of said East Half of the Northeast Quarter a distance of 715.35 feet to the point of beginning, Scott County, Minnesota.

AND

The West 453.00 feet of the South Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 113, Range 21, Scott County, Minnesota.

Abstract Property.

STANDARD NOTES

1) **Site Address**: 10160 273rd St E, Elko New Market, MN 55020

2) **Flood Zone Information**: X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 270428 0125 C, effective date of February 19, 1987.

3) **Parcel Area Information**:

Gross Area:	1,586,493 s.f.~	36.42 acres
R/W Area:	114,629 s.f. ~	2.63 acres
Wet Area:	352,865 s.f. ~	8.10 acres
Net Area:	1,118,999s.f. ~	25.69 acres.

4) **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: ELKO which has an elevation of: 1230.77 feet (NAVD88). Contours are per field observations along with LiDar data derived from Minnesota Department of Natural Resources on January 11, 2013

5) **Zoning Information**: The current Zoning for the subject property is UR (Urban Reserve) per the City of Elko New Market.

We have not received the current zoning classification from the insurer.

6) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

7) 7) **Wetland Delineation**: The wetland delineation was performed by Bopray Environmental. Sathre-Bergquist located the wetland flags on December 7, 2016.

FIELD CREW	NO.	BY	DATE	REVISION
CT	1	JJA	8/7/2019	CITY COMMENTS.
DRAWN				
JJA				
CHECKED				
DBP				
DATE				
07/01/2019				

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

Dated this 3rd day of July, 2019.

Jared J. Averbeck, PLS — Minnesota License No. 53642
javerbeck@sathre.com

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

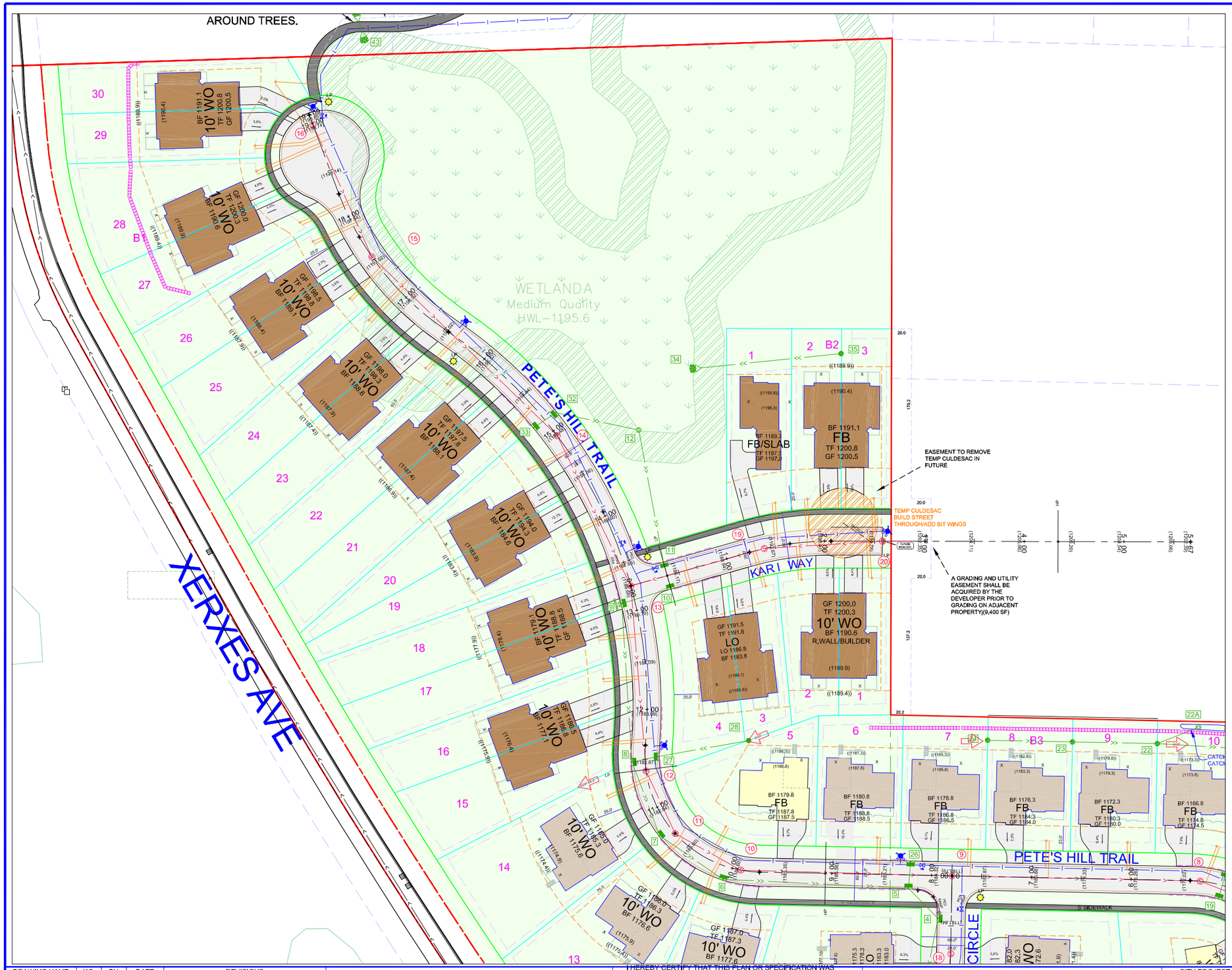
TWP:113-RGE.21-SEC.34, 35
Scott County

ELKO NEW MARKET, MINNESOTA

PETE'S HILL 1ST ADDITION
PRELIMINARY PLAT
ELKO 34, LLC

FILE NO.
23664-001

1 / 1



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NOTE: YELLOW HOMES SLIGHLTY MODIFIED TO FIT.

1920-017 BASE ELKO

NORTH

50 25 0 25 50 100
SCALE IN FEET

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : DANIEL L. SCHMIDT, P.E. EMAIL: SCHMIDT@SATHRE.COM	DEVELOPER JOHN WICHMANN 7811 GREAT PLAINS BLVD CHANHASSEN, MN 55317 CONTACT: JOHN WICHMANN PHONE: (952)253-5600 EMAIL: john@jwsold.com

DRAWING NAME	NO.	BY	DATE	REVISIONS
SHEETS	01	DLS	07/16/2019	BID SET- LOWERED EAST SIDE
DRAWN BY	02	DLS	08/06/2019	CITY COMMENTS
DLS				
CHECKED BY				
DLS				
DATE				
07/03/2019				

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

Daniel L. Schmidt
Daniel L. Schmidt P.E.
Date: 07/03/2019 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

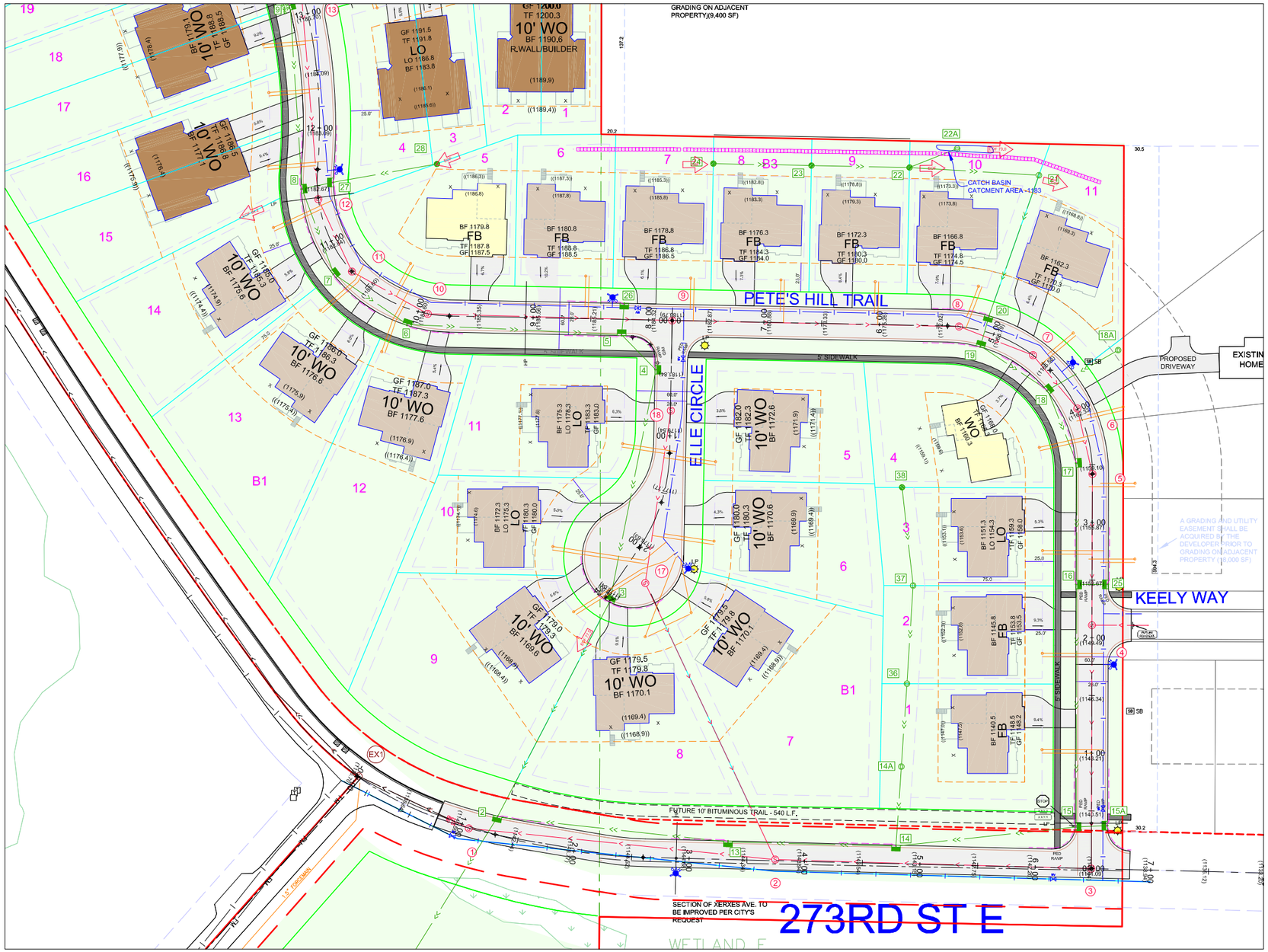
CITY PROJECT NO.
--

ELKO, MINNESOTA

SITE PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

1
2



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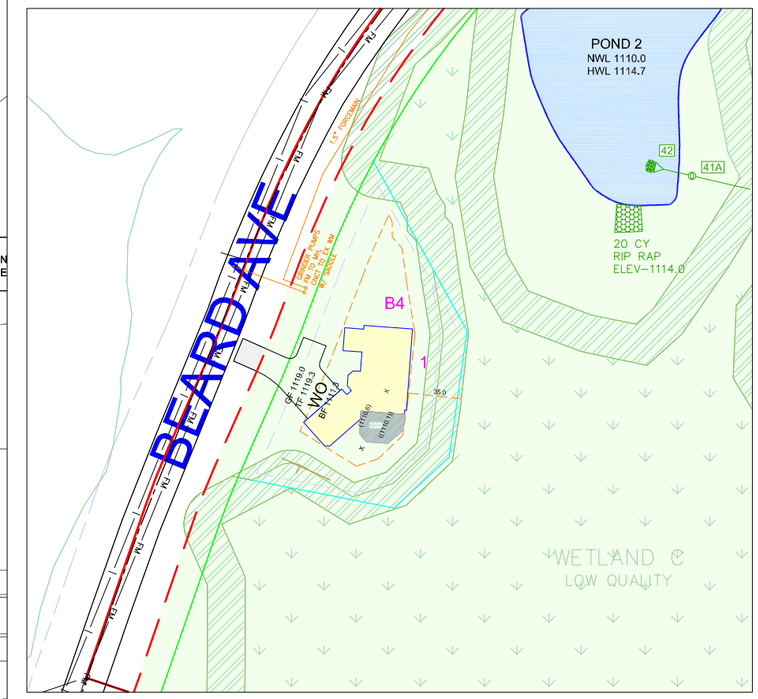

NORTH

50 25 0 25 50 100
SCALE IN FEET

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Daniel L. Schmidt

Daniel L. Schmidt P.E.
Date: 07/03/2019 Lic. No. 26147

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

CITY PROJECT NO.
--

ELKO, MINNESOTA

SITE PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

2
2

1920-017 BASE ELKO

PETE'S HILL

KNOW ALL PERSONS BY THESE PRESENTS: That Elko 34, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Scott, to wit:

That part of the East Half of the Northeast Quarter, Section 34, Township 113, Range 21, Scott County, Minnesota, lying Easterly of the center lines of Xerxes Avenue and Beard Avenue, except that part of the said East Half of the Northeast Quarter described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter, thence South 89 degrees 00 minutes 40 seconds West (assumed bearing) along the South line of said East Half of the Northeast Quarter a distance of 271.17 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 00 minutes 40 seconds West along said South line a distance of 750.00 feet; thence North 19 degrees 08 minutes 41 seconds West a distance of 33.00 feet; thence Northeasterly 369.86 feet along a nontangential curve concave to the Northwest, having a radius of 408.28 feet, central angle of 51 degrees 54 minutes 17 seconds and a chord that bears North 44 degrees 54 minutes 09 seconds East; thence North 18 degrees 57 minutes 02 seconds East, tangent to said curve a distance of 583.23 feet, thence South 71 degrees 21 minutes 43 seconds East a distance of 336.71 feet; thence on a bearing of South parallel with the East line of said East Half of the Northeast Quarter a distance of 715.35 feet to the point of beginning, Scott County, Minnesota.

AND

The West 453.00 feet of the South Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 113, Range 21, Scott County, Minnesota.
Has caused the same to be surveyed and platted as PETE'S HILL and does hereby donate and dedicate to the public for public use forever the public ways and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Elko 34, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2019.

Elko 34, LLC

_____, President
xxx

STATE OF MINNESOTA, COUNTY OF _____

The foregoing instrument was acknowledged before me this_____ day of _____, 2019, by xxx, President of Elko 34, LLC, a Minnesota limited liability company, on behalf of the company

_____ _____ My Commission Expires:_____
Notary Public, _____County, Minnesota Notary Printed Name

SURVEYORS CERTIFICATE

I Jared J. Averbeck, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly licensed land surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subdivision 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 2019.

_____
Jared J. Averbeck
Licensed Land Surveyor
Minnesota License No. 53642

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Jared J. Averbeck, Professional Land Surveyor, Minnesota License No. 53642.

_____ _____ My Commission Expires:_____
Notary Public, Hennepin County, Minnesota Notary Printed Name

CITY COUNCIL, CITY OF ELKO NEW MARKET

This plat of PETE'S HILL was approved and accepted by the City Council of the City of Elko New Market, Minnesota at a regular meeting held this _____ day of _____, 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Elko New Market, Minnesota

By:_____, Mayor By:_____, Clerk

CITY ATTORNEY, CITY OF ELKO NEW MARKET

I hereby certify that I have examined this plat of PET'S HILL and do hereby recommend thsi plat for approval as to form this _____ day of _____, 2019.

By:_____, City Attorney

SCOTT COUNTY SURVEYOR:

Pursuant to Minnesota Statutes Section 389.09, Subd. 1 as amended, this plat has been reviewed and approved this _____day of _____, 2019.

By:_____, Scott County Surveyor

SCOTT COUNTY AUDITOR/TRESURER:

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this _____day of _____, 2019.

Scott County Auditor/Treasurer

By:_____, Deputy

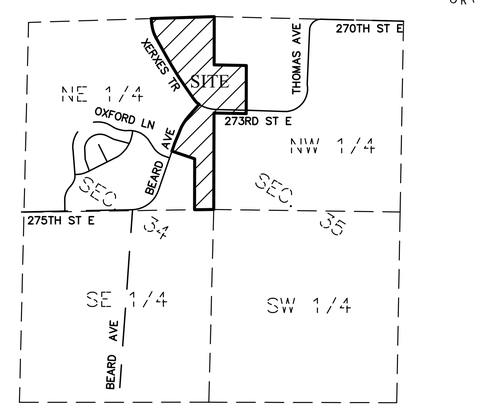
SCOTT COUNTY RECORDER

I hereby certify that this plat of PETE'S HILL was filed in the office of the County Recorder for record on this_____ day of _____, 2019, at _____o'clock ____M.
as Document No._____.

By:_____ , Scott County Recorder (Abstract Property)

VICINITY MAP

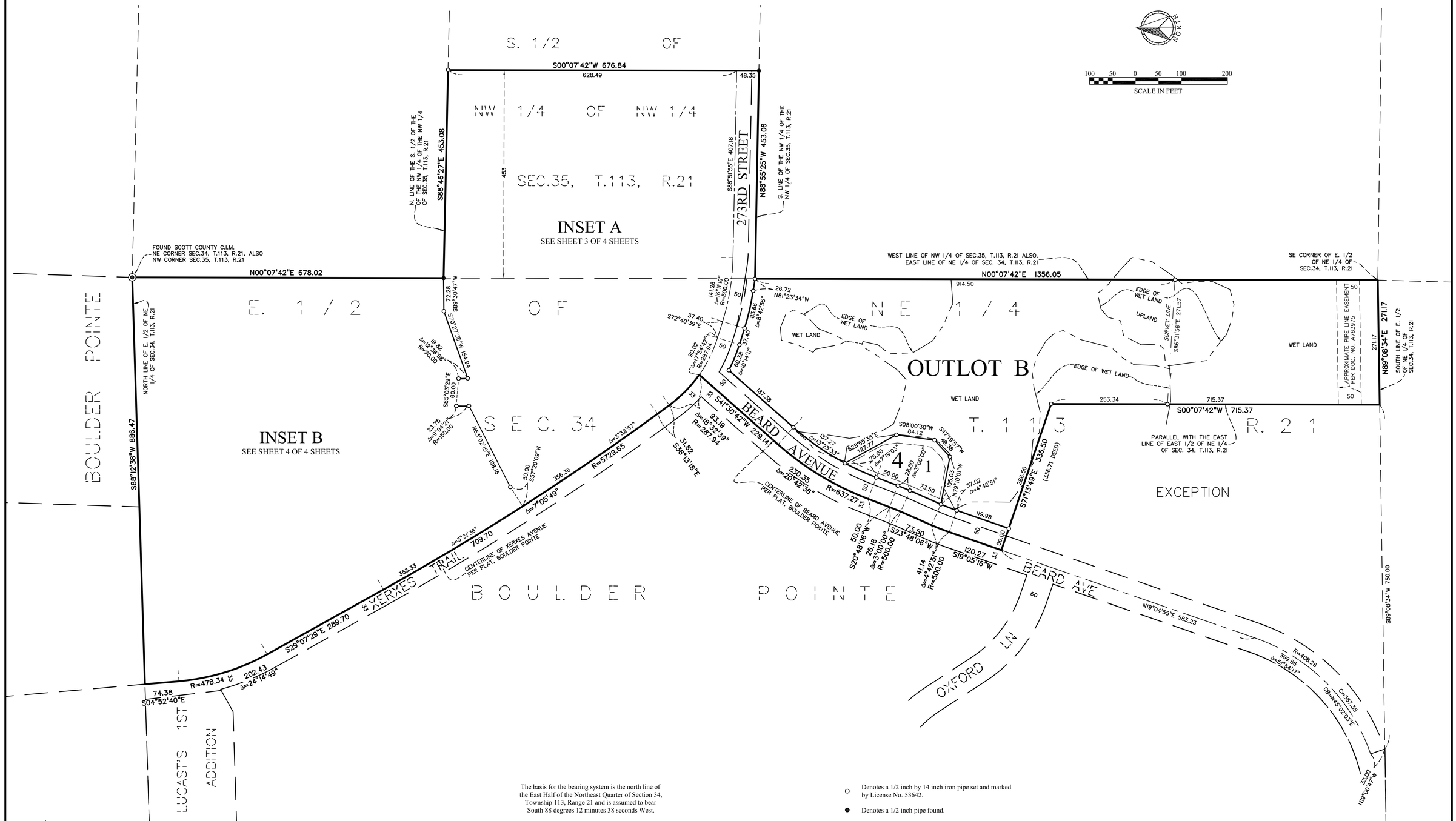
NO SCALE



SECTION 34 & 35, TOWNSHIP 113, RANGE 21

SATHRE-BERGQUIST, INC.

PETE'S HILL



The basis for the bearing system is the north line of the East Half of the Northeast Quarter of Section 34, Township 113, Range 21 and is assumed to bear South 88 degrees 12 minutes 38 seconds West.

○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 53642.

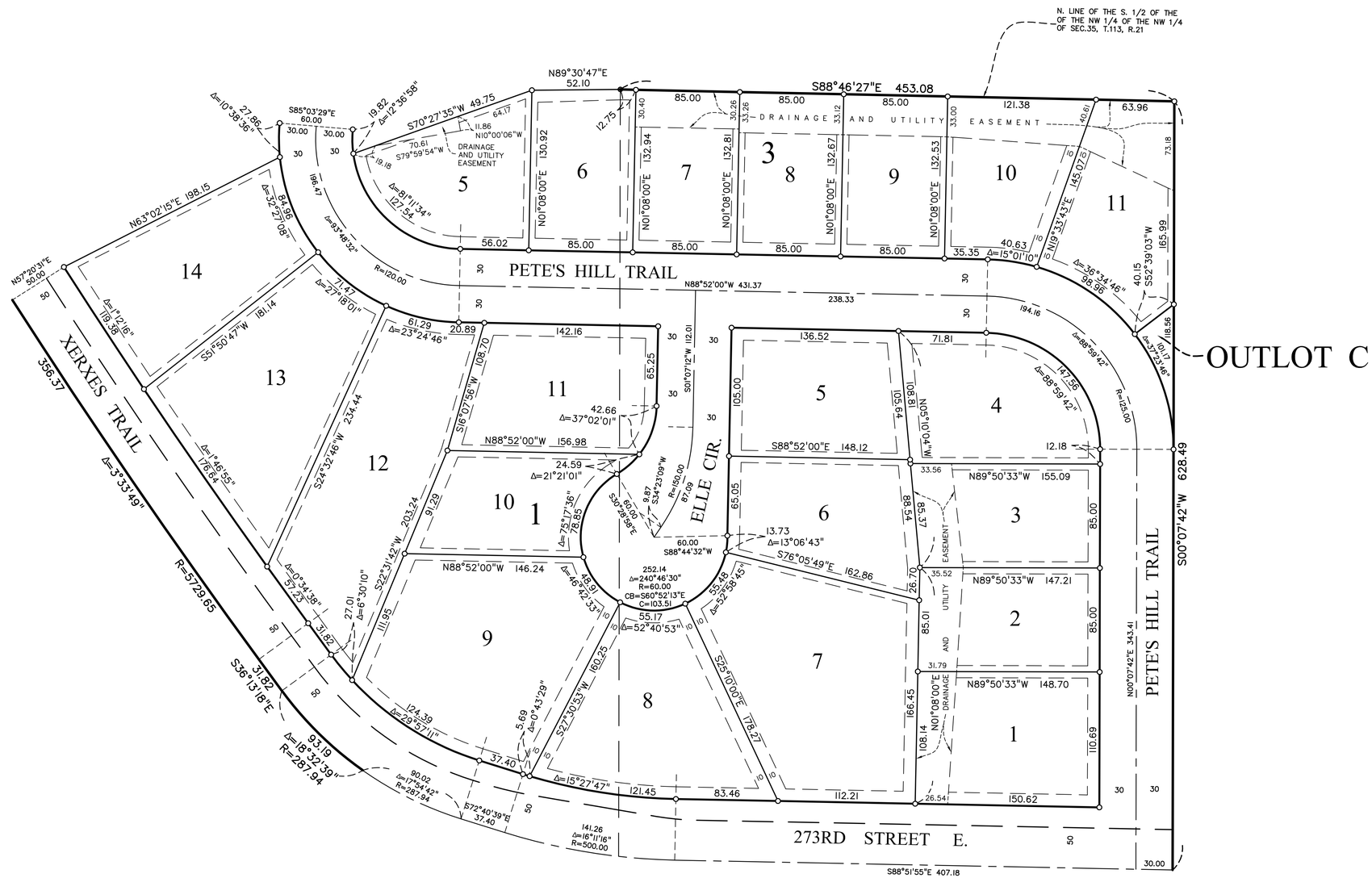
● Denotes a 1/2 inch pipe found.

◉ Denotes a Found Cast-Iron-Monument

SATHRE-BERGQUIST, INC.

PETE'S HILL

INSET A



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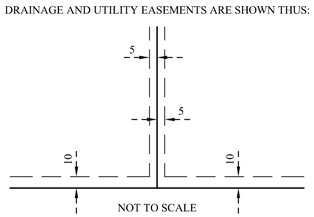

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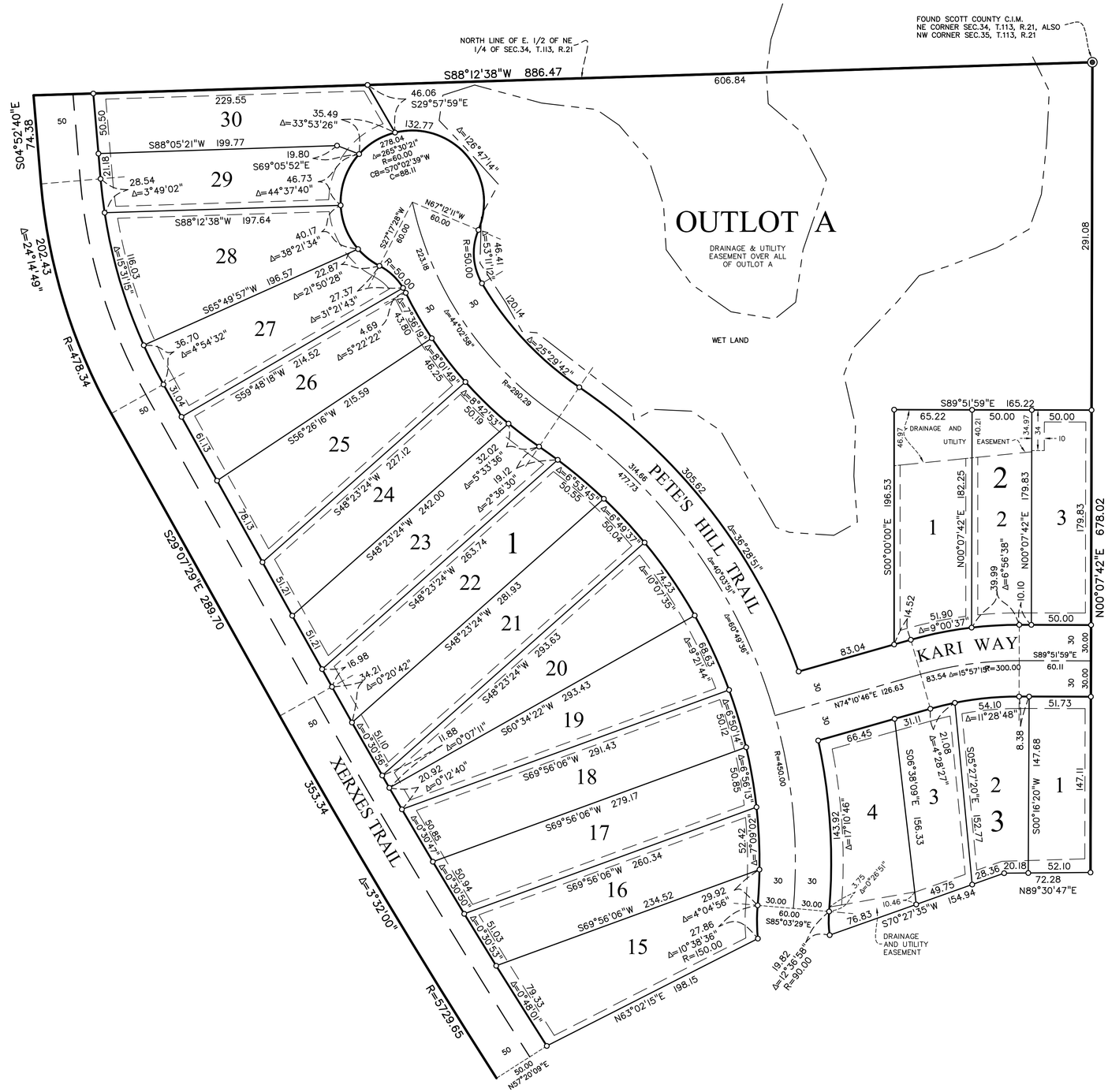
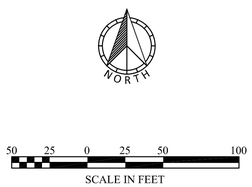
SATHRE-BERGQUIST, INC.

PETE'S HILL

INSET B





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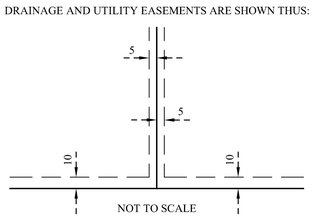

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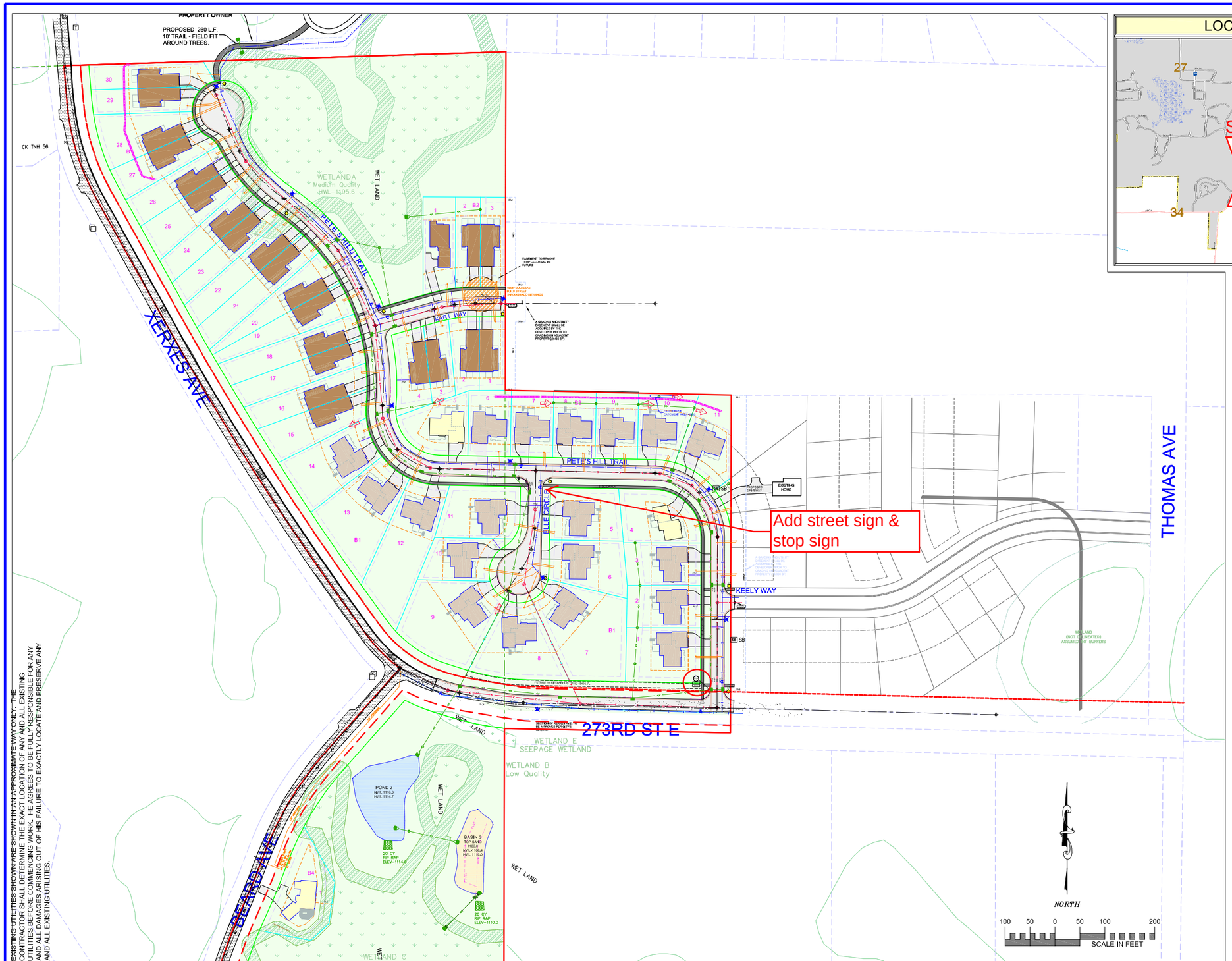
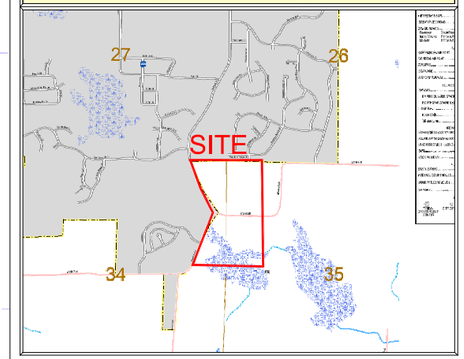
SATHRE-BERGQUIST, INC.

City / Renee Comments 8.8.19



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

LOCATION MAP



SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	1050	958
MAJOR CONTOUR	1000	960
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
DRAINTILE W/CLEANOUTS		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	2	4
SANITARY STUCTURE LABEL	6	5
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARRICADE		
SPOT ELEVATION	x 955.0	
TBC SPOT ELEVATION	x 955.0	
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		
FIBER CONDUIT		

23664-001 ELKO

SHEET INDEX TABLE

SHEET	Description
1	Title Sheet
2-6	Street Plans
7	Trail Sketch
8-13	Sanitary and Watermain Plan
14-18	Storm Sewer Plan
19-21	Grading and Drainage Plan
22	Erosion Control Plan
23-24	Detail Sheets

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PREPARED BY

ENGINEER
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150 SOUTH BROADWAY
WAYZATA, MINNESOTA 55391

PHONE: (952) 476-6000
FAX: (952) 476-0104

CONTACT : DANIEL L. SCHMIDT, P.E.
EMAIL: SCHMIDT@SATHRE.COM

PREPARED FOR

DEVELOPER
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7811 GREAT PLAINS BLVD
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CITY PROJECT NO.
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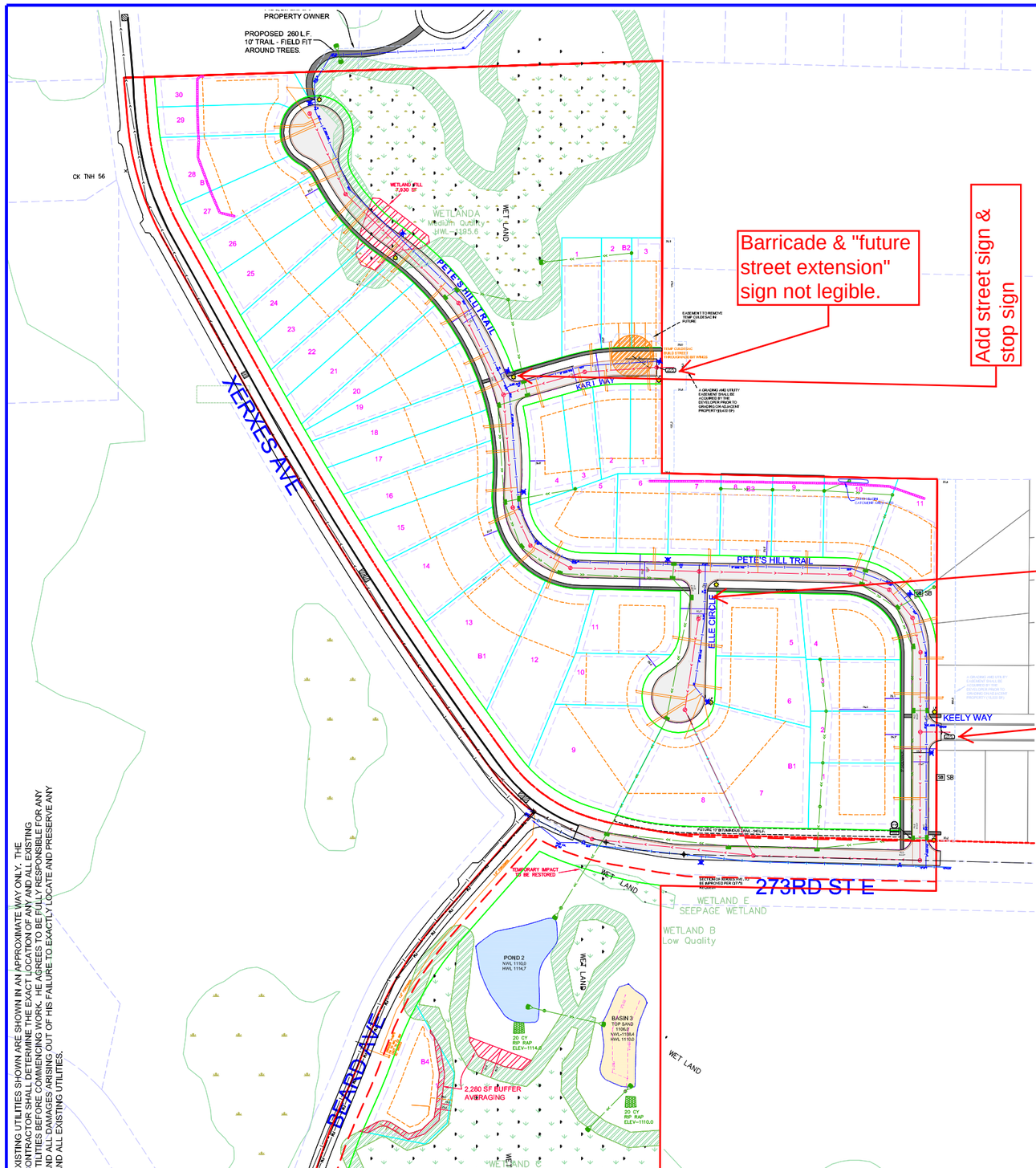
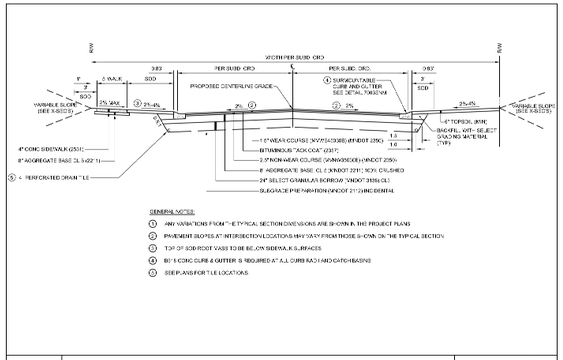
ELKO, MINNESOTA

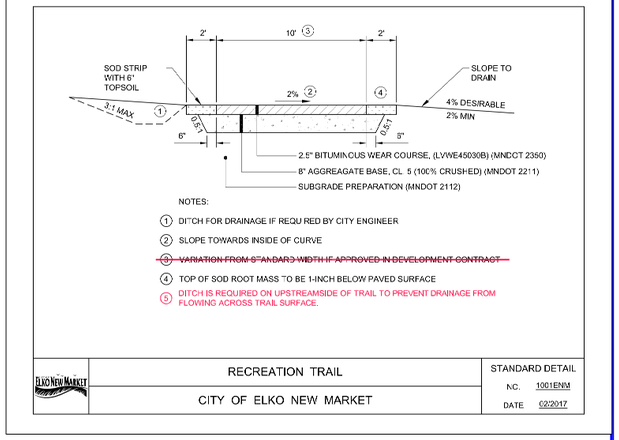
TITLE SHEET
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

1 / 24







Add detail plate for 273rd Street ?

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Daniel L. Schmidt P.E.
Date: 07/03/2019 Lic. No. 26147

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

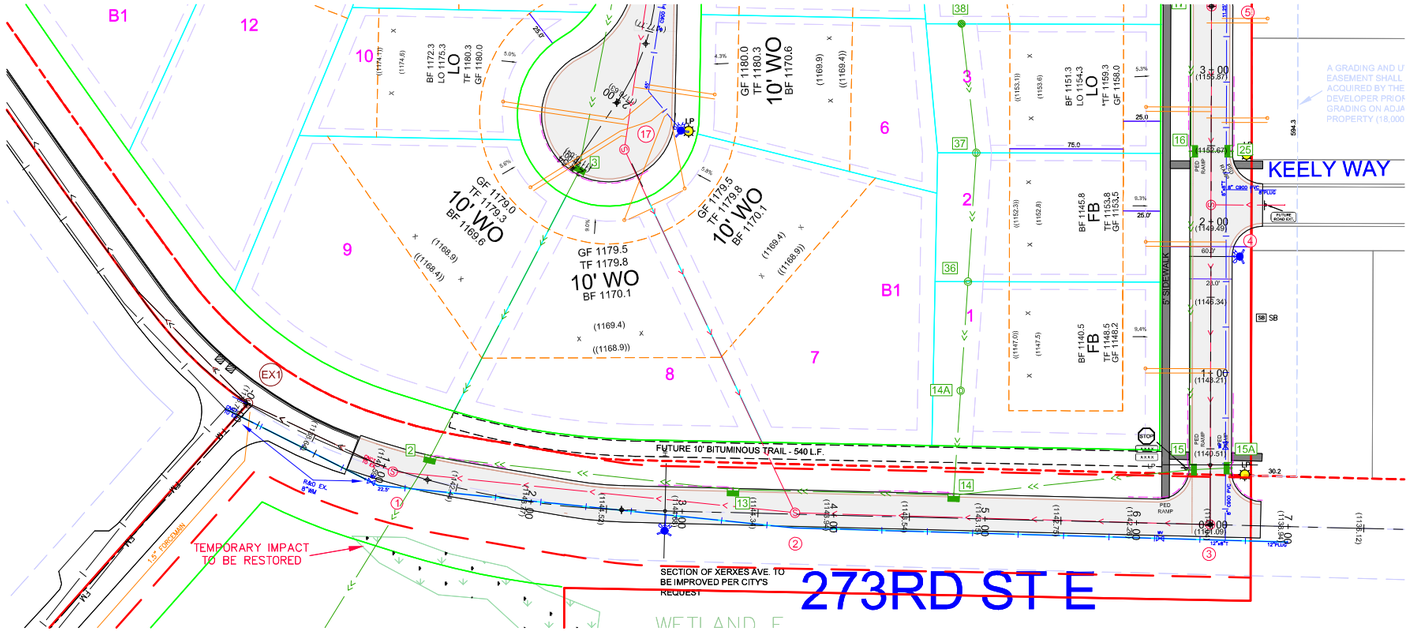
CITY PROJECT NO. --

ELKO, MINNESOTA

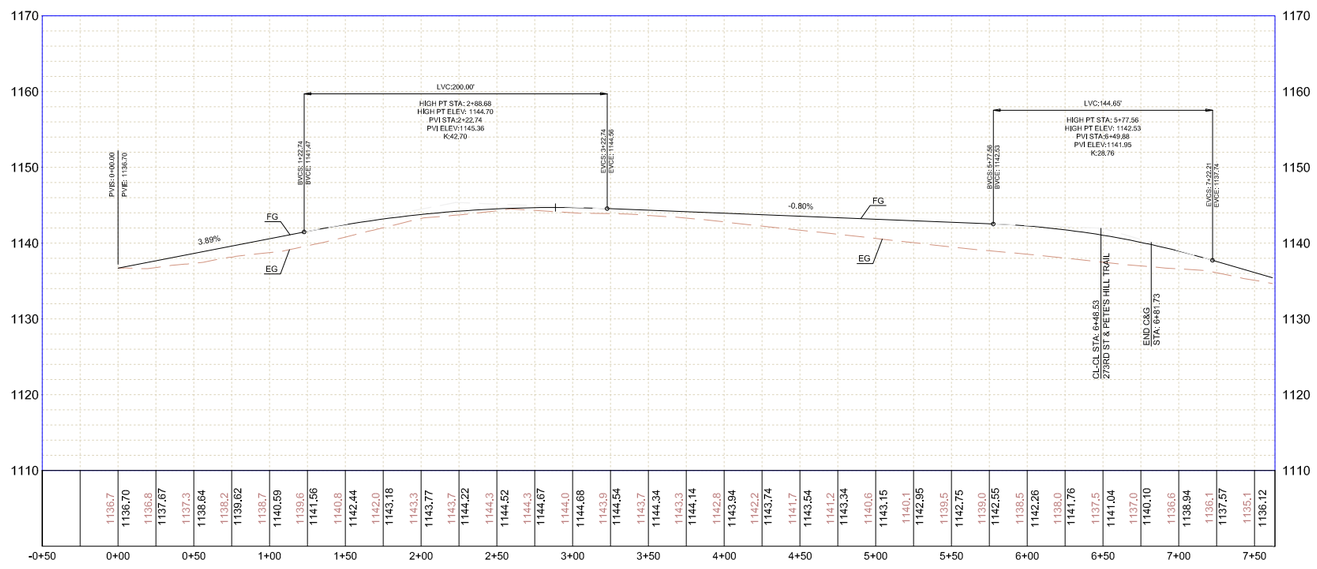
STREET PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO. 23664-001

PROJECT NAME AND NUMBER



273RD ST E



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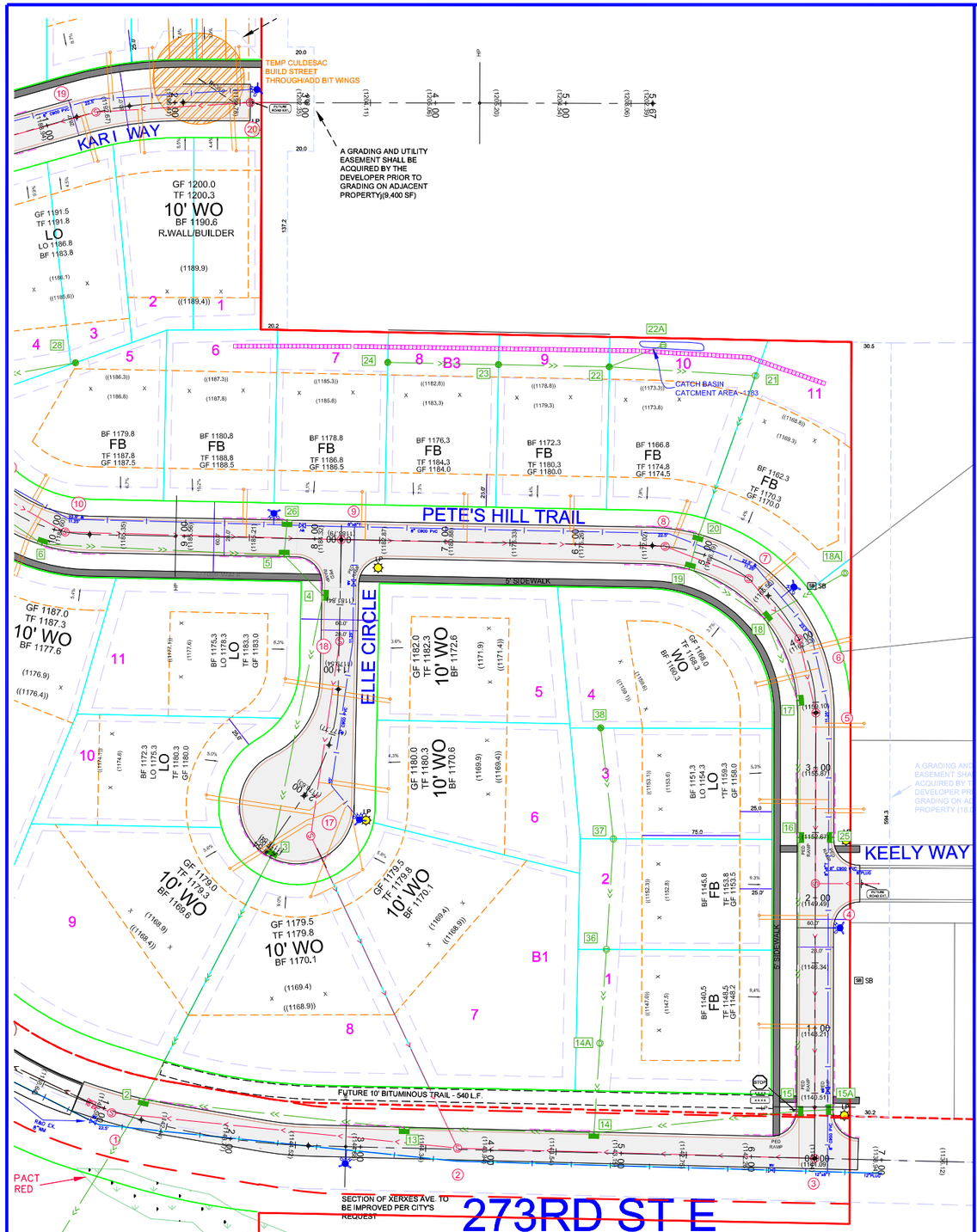

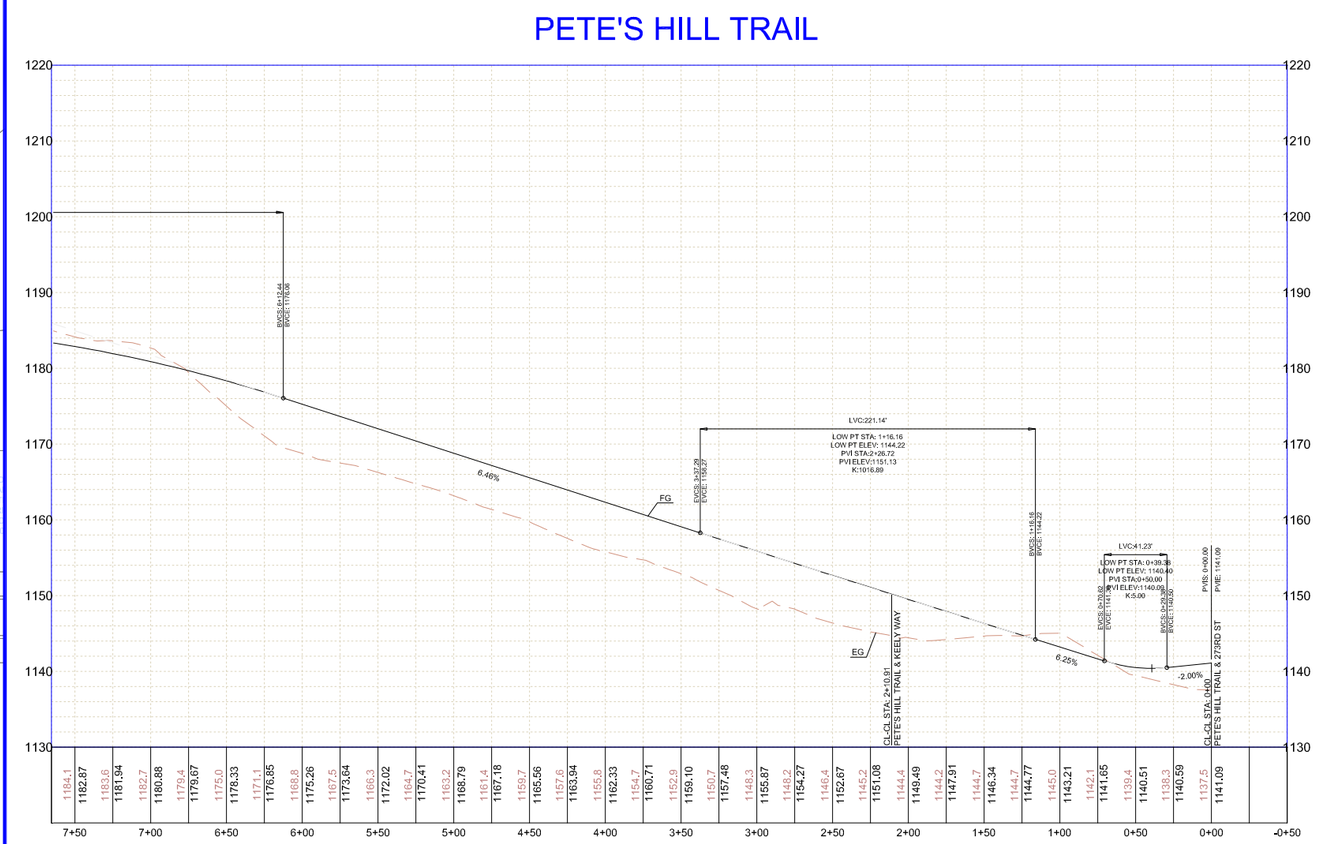

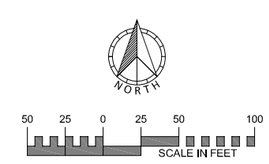

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CITY PROJECT NO.
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FILE NO.
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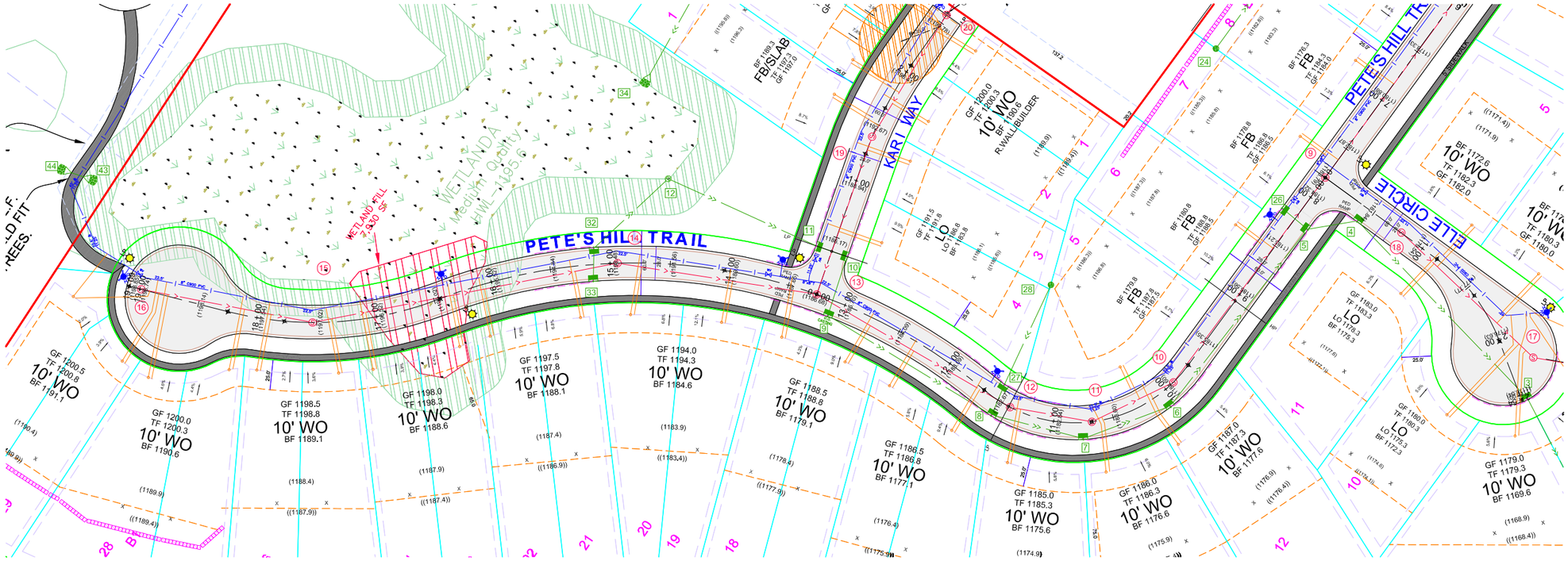
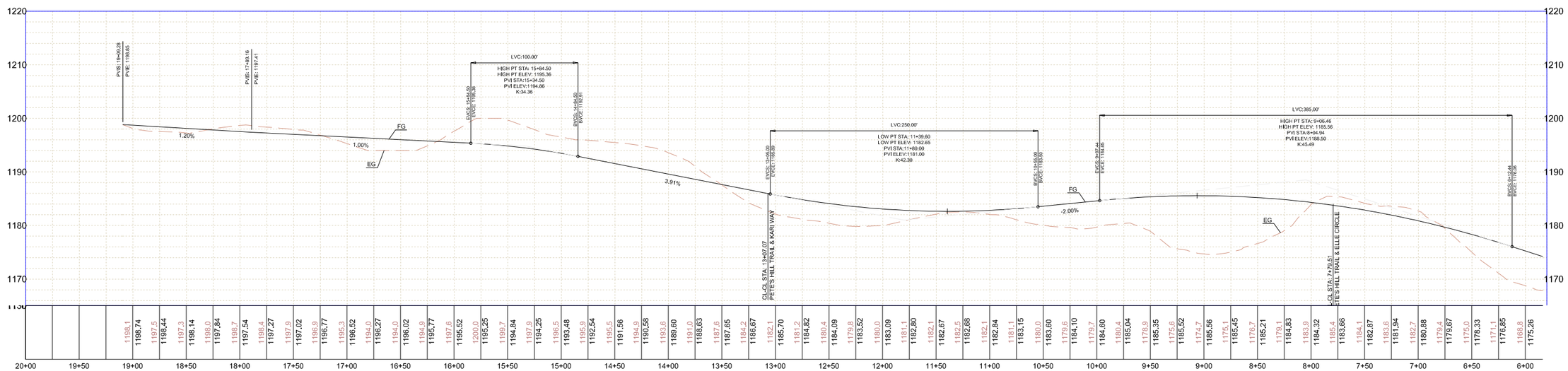


PETE'S HILL TRAIL



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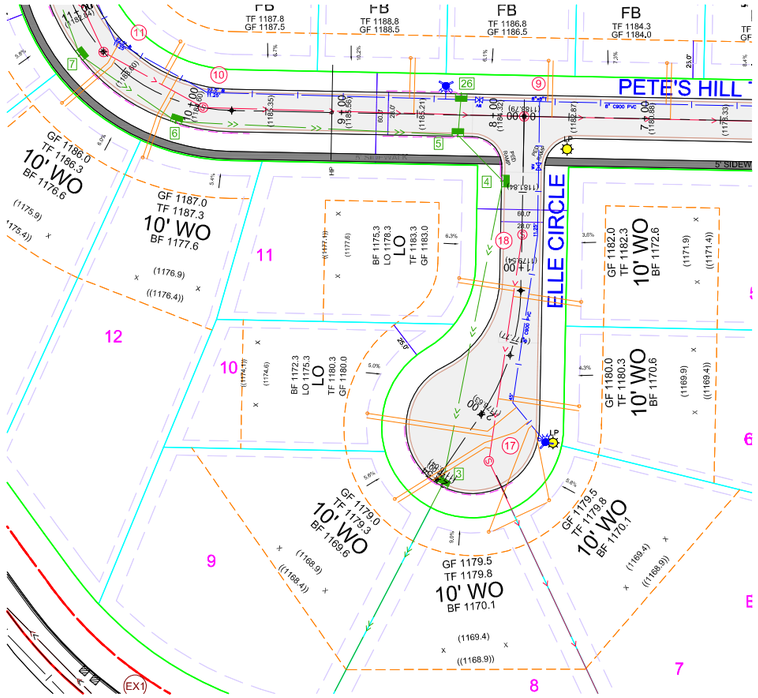

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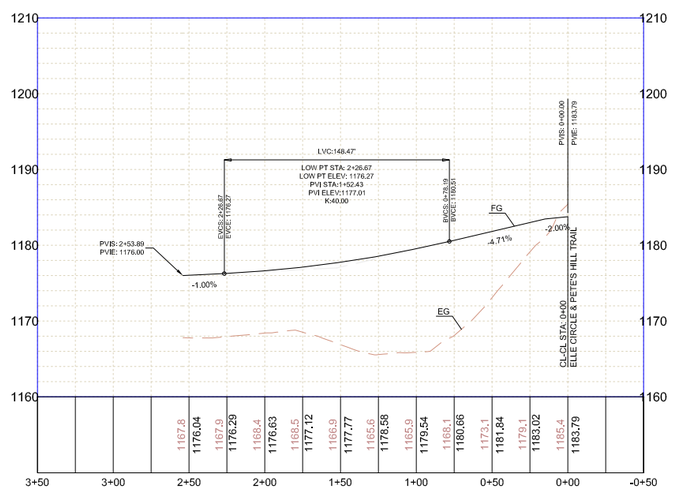

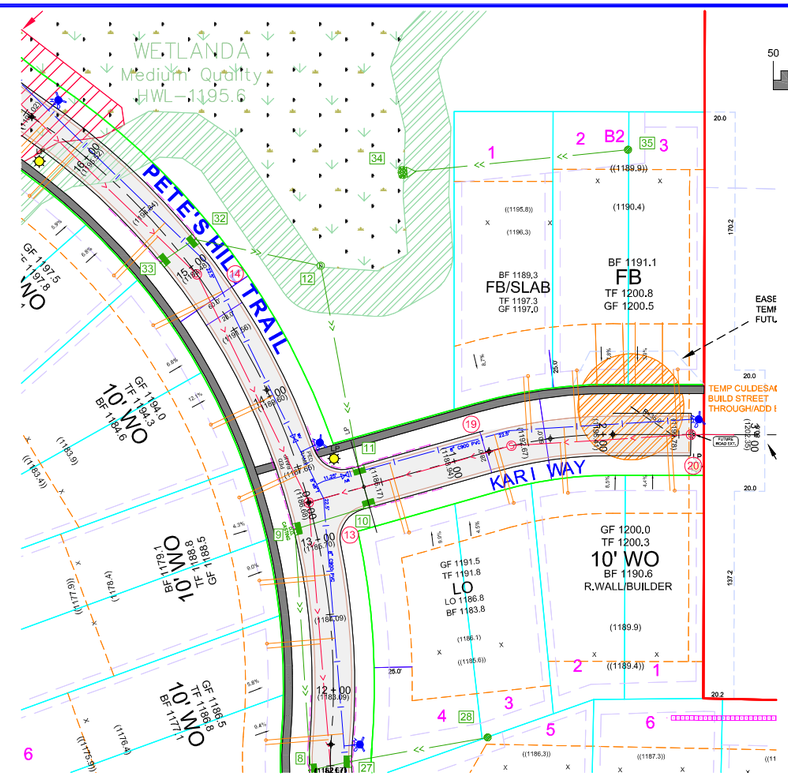

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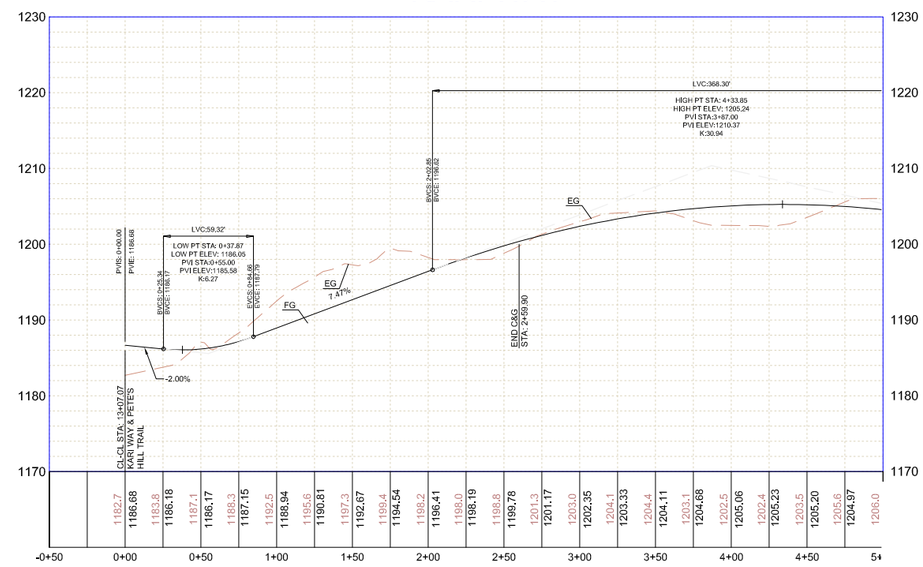

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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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ELKO, MINNESOTA

STREET PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

PROJECT NAME AND NUMBER

1920-017 BASE ELKO

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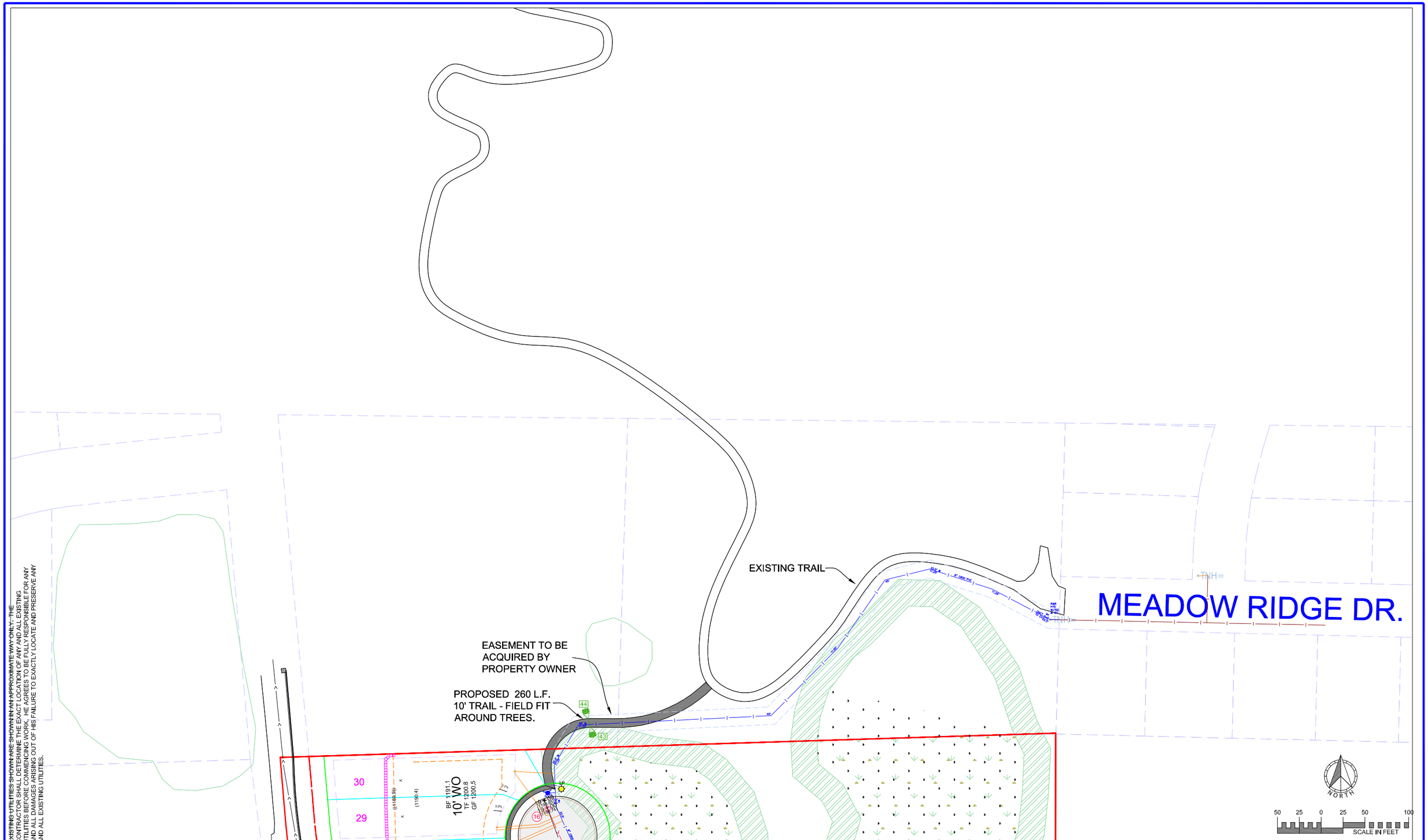

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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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ELKO, MINNESOTA

TRAIL SKETCH
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
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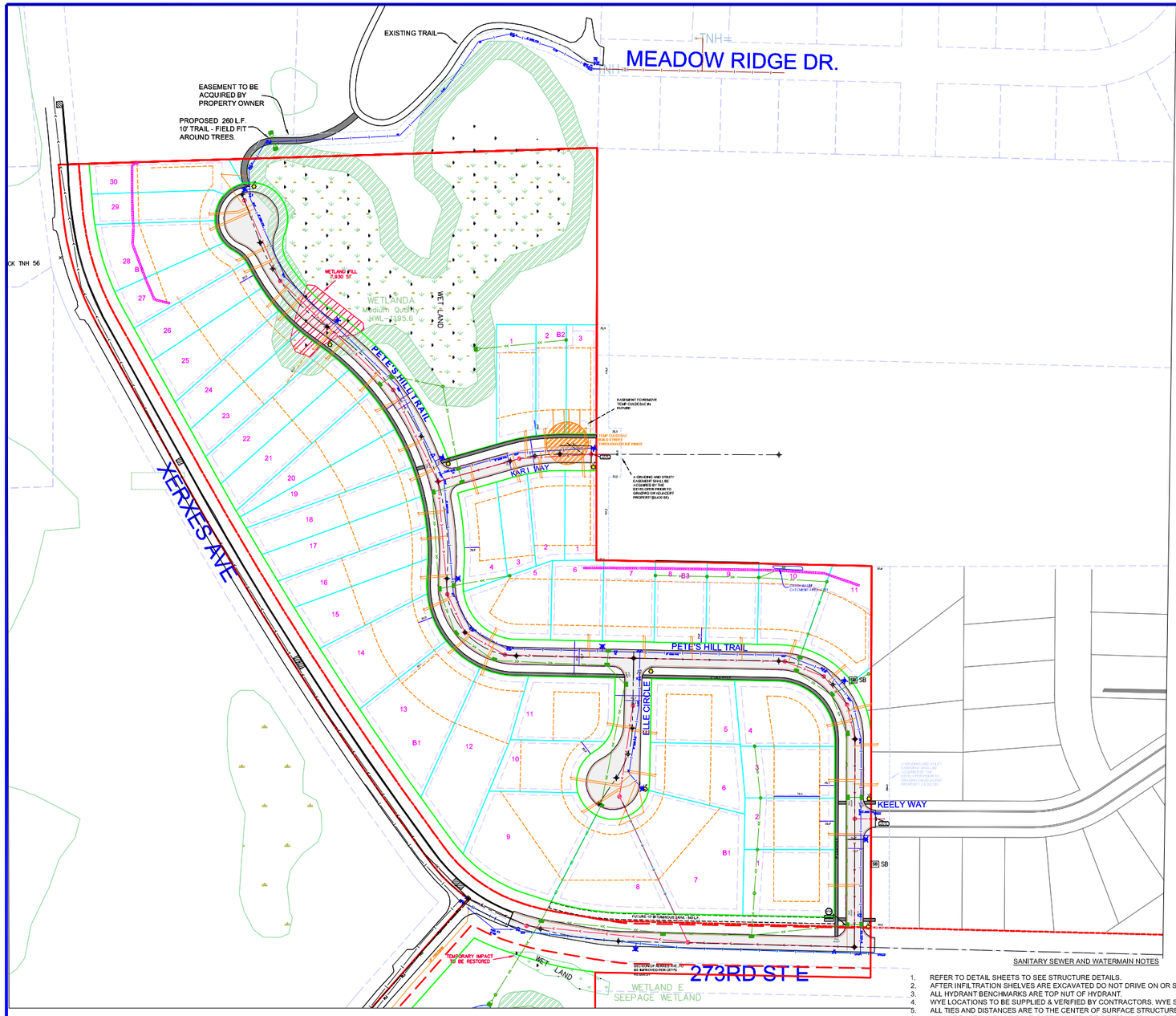

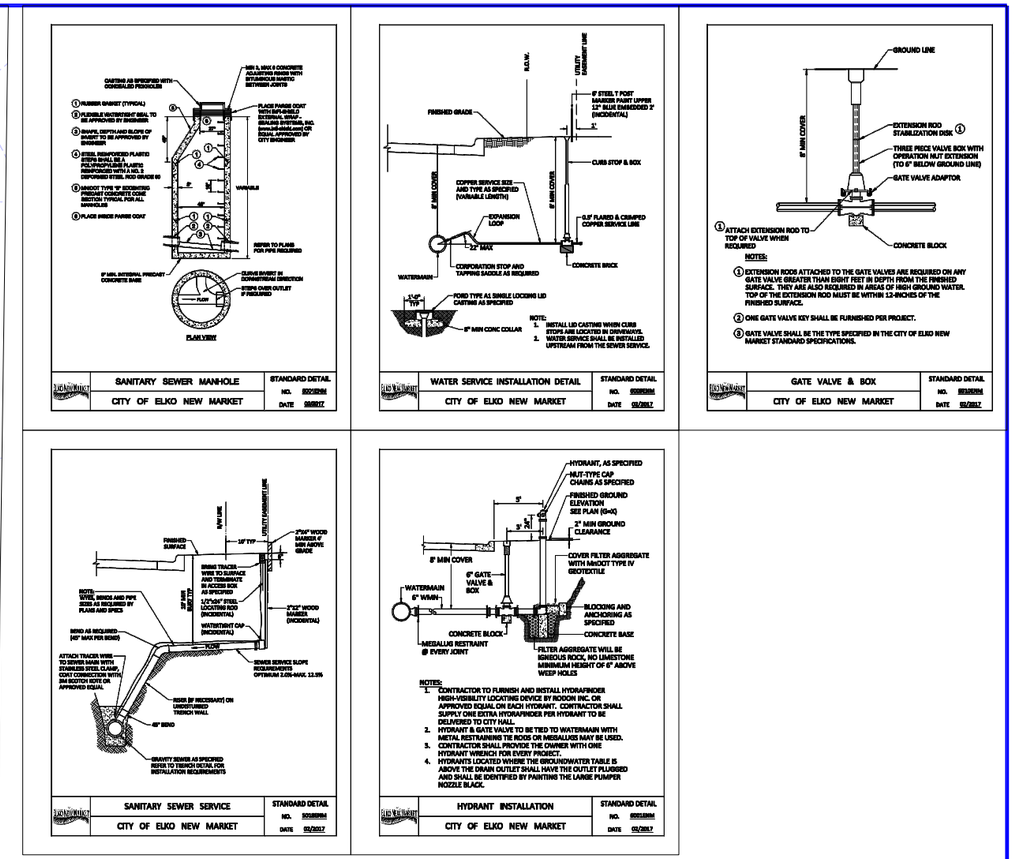

SANITARY SEWER AND WATERMAIN NOTES

1. REFER TO DETAIL SHEETS TO SEE STRUCTURE DETAILS.
2. AFTER INFILTRATION SHELVES ARE EXCAVATED DO NOT DRIVE ON OR STORE MATERIALS IN THAT AREA WHEN APPLICABLE.
3. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
4. WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
5. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
6. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RESTRAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
7. ALL SEWER SERVICES (SCHEDULE 40) ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
8. ALL WATER SERVICES SHALL BE 1" MINIMUM TYPE K COPPER.
9. ALL SEWER AND WATER SERVICES ARE EXTENDED 10 FEET BEYOND THE PROPERTY LINE UNLESS OTHERWISE NOTED.
10. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT.
11. THE CITY'S CURRENT ENGINEERING GUIDELINES AND SPECIFICATIONS SHALL GOVERN.
12. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL). INSTALL HYDRANTS 4' BEHIND THE CURB ON THE WALK SIDE OF THE BLVD. PER CITY ENGINEER. POLY WRAP ALL HYDRANT BARRELS. BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.
13. ALL 4"-12" WATERMAIN SHALL BE PRESSURE CLASS 350 DUCTILE IRON PIPE WITH POLY WRAP.
14. MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTON POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVISED & ACCEPTED BY THE CITY.
15. THE CONTRACTOR SHALL CONTACT THE SEWER AND WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
16. ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER I/I BARRIERS BY "STRIKE PRODUCTS" OR APPROVED EQUAL INSTALLED.
17. CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS.

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CITY PROJECT NO. --

ELKO, MINNESOTA

UTILTY PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO. 23664-001

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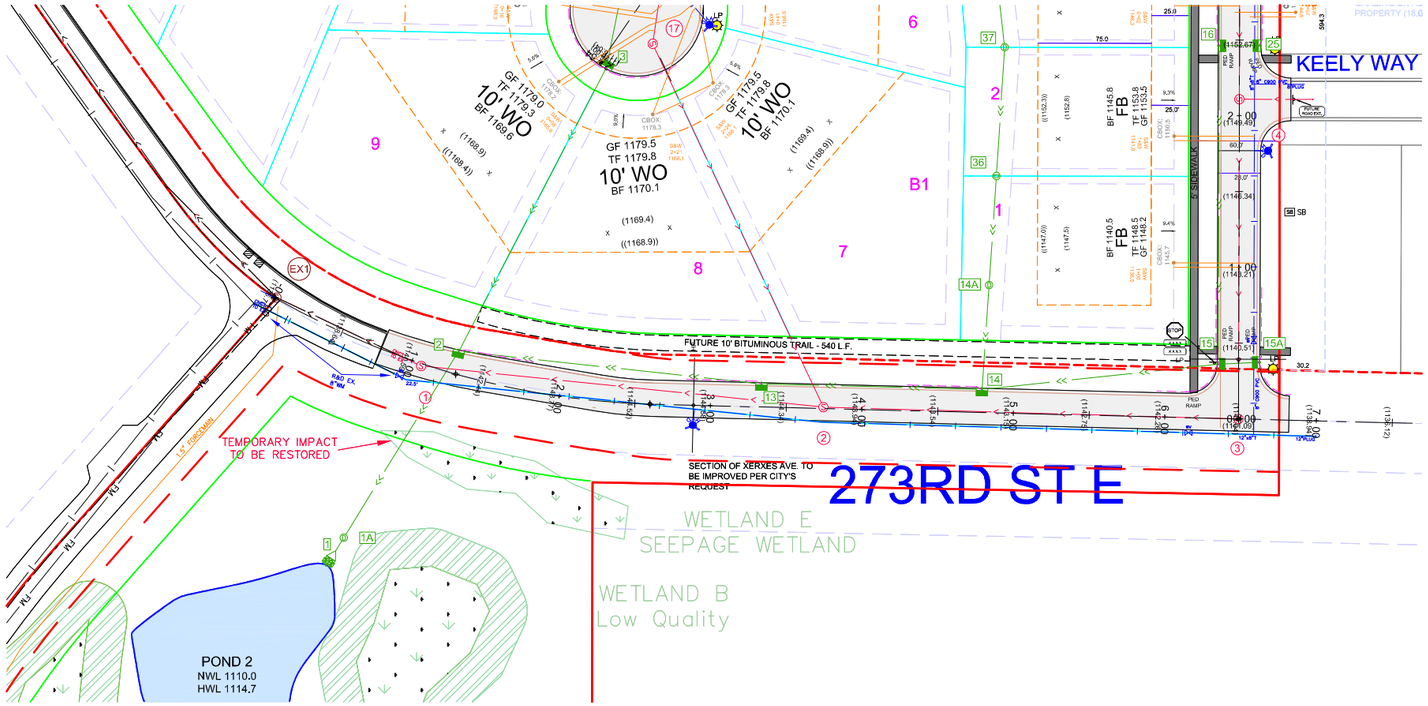

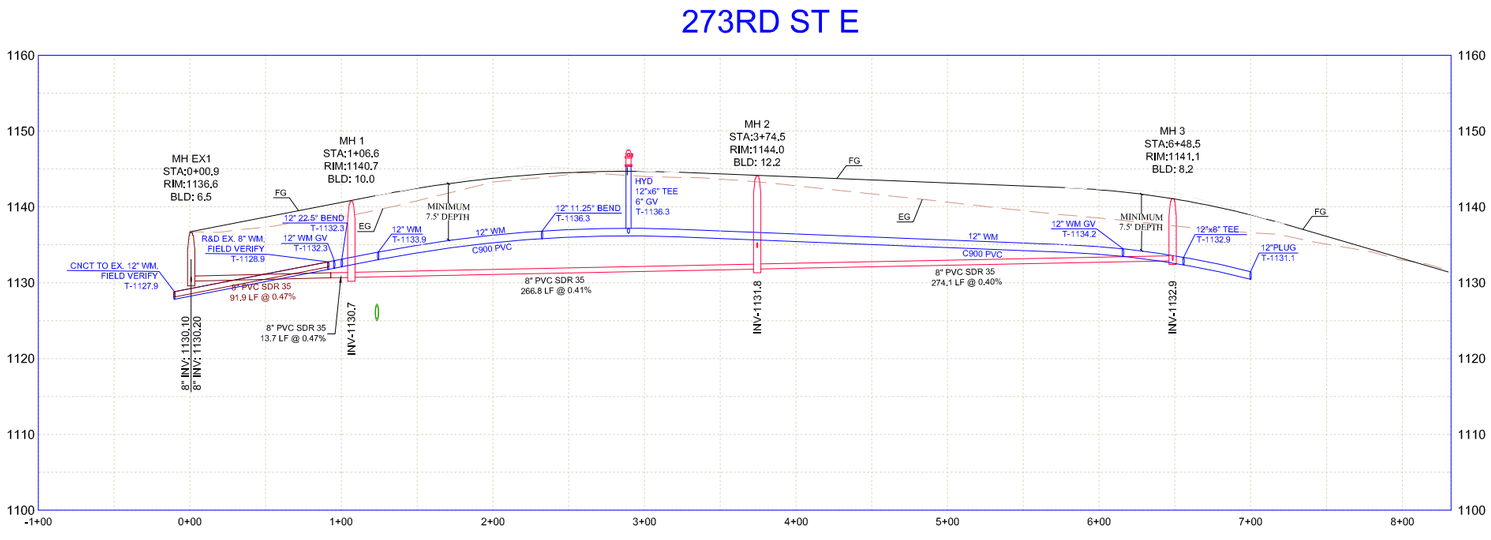

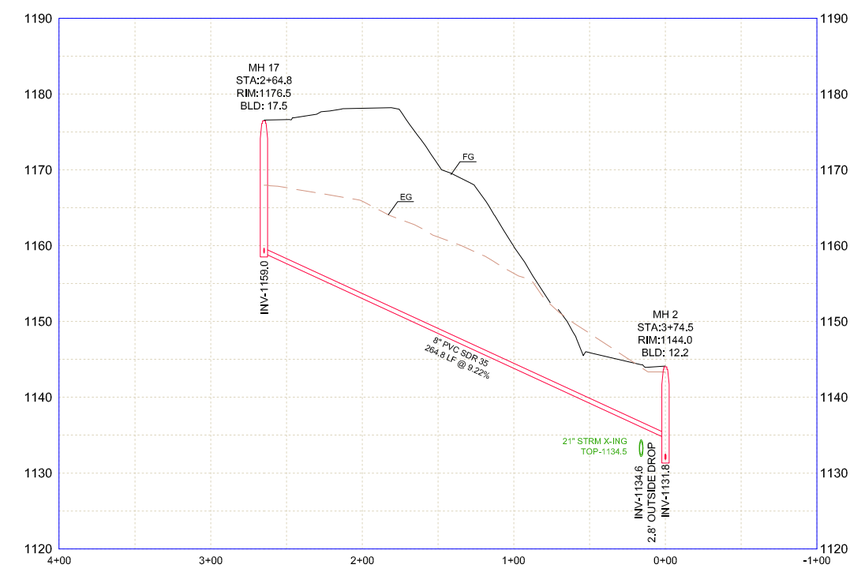

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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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ELKO,
MINNESOTA

SEWER AND WATERMAIN PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

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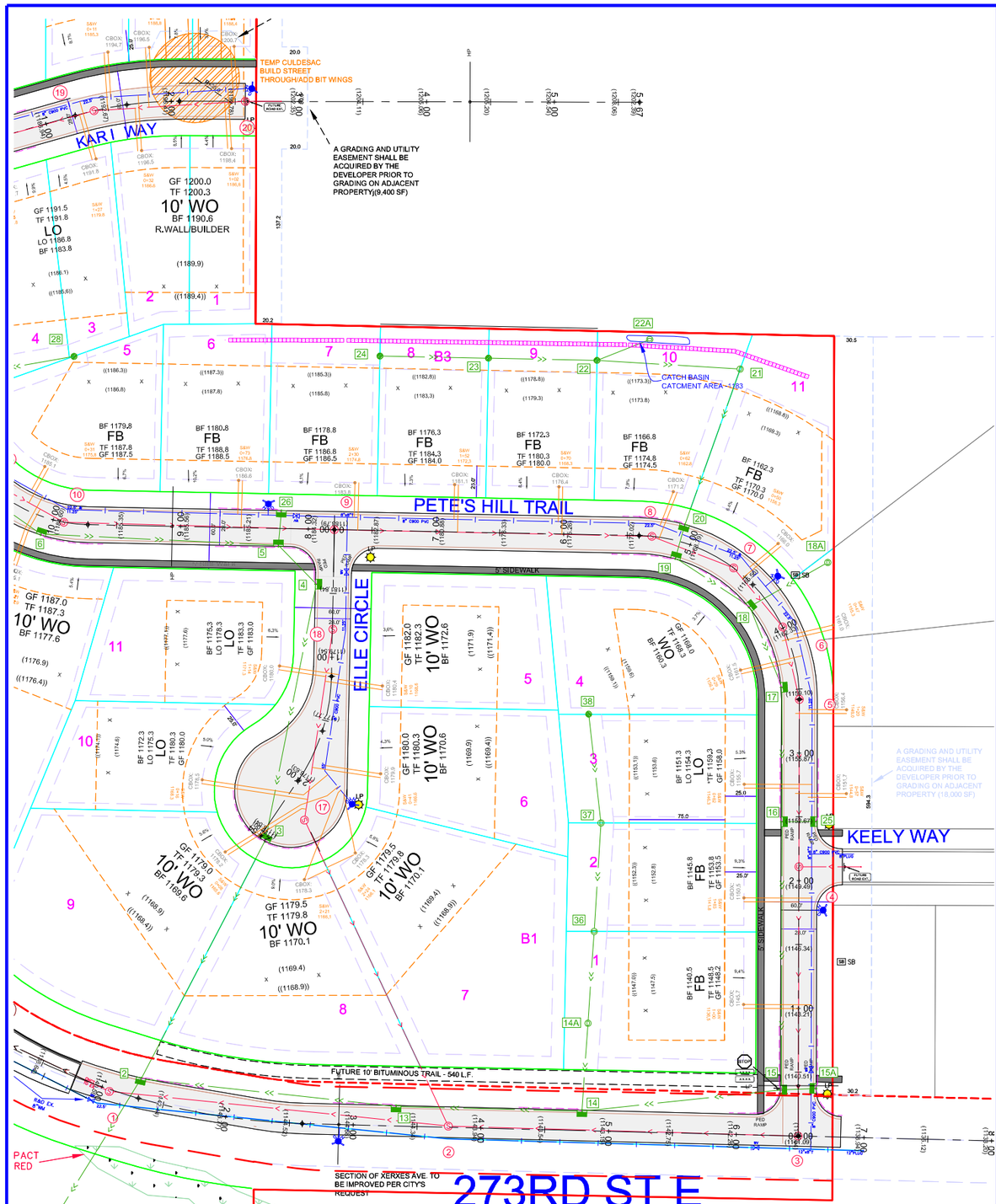

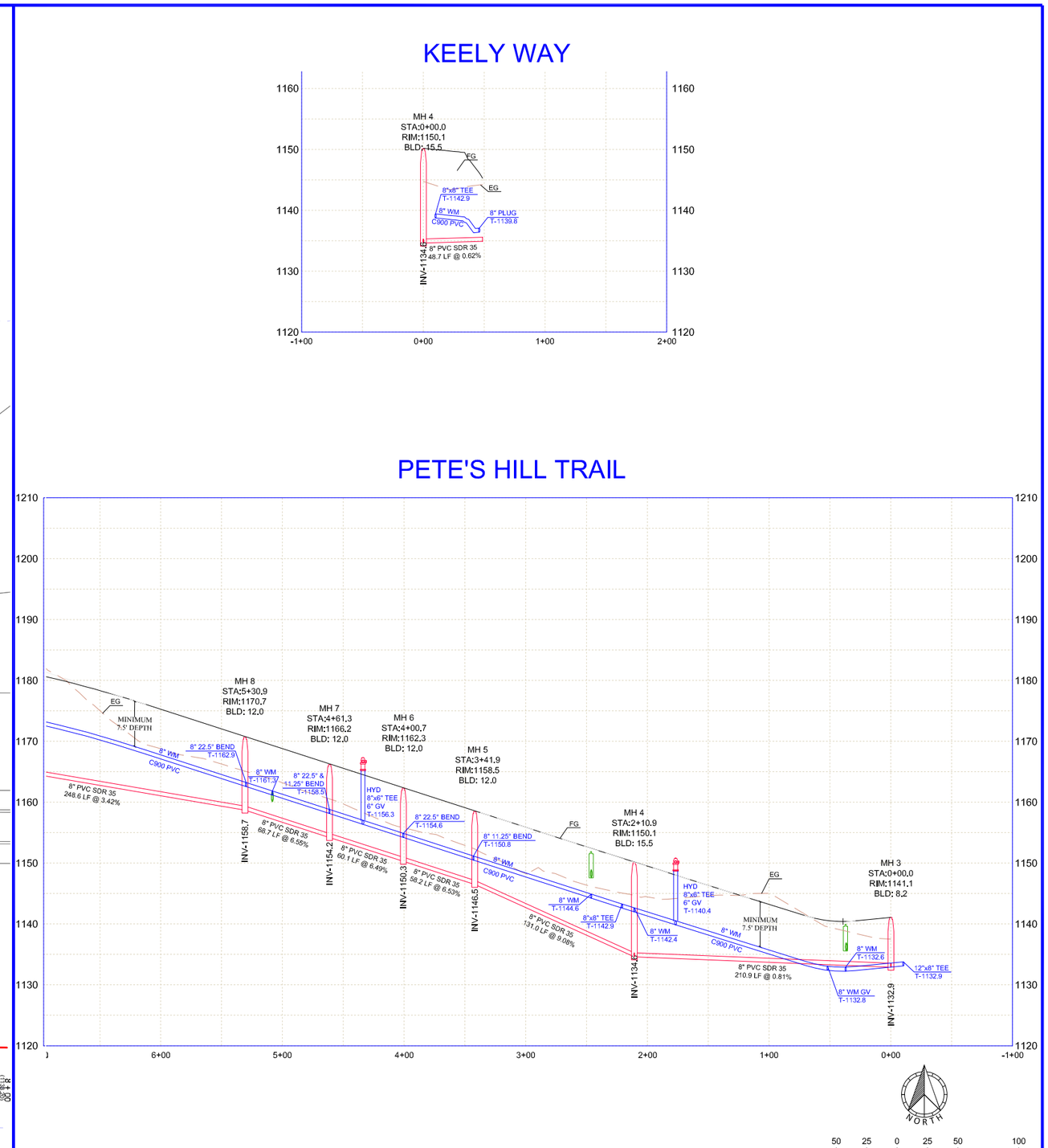

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ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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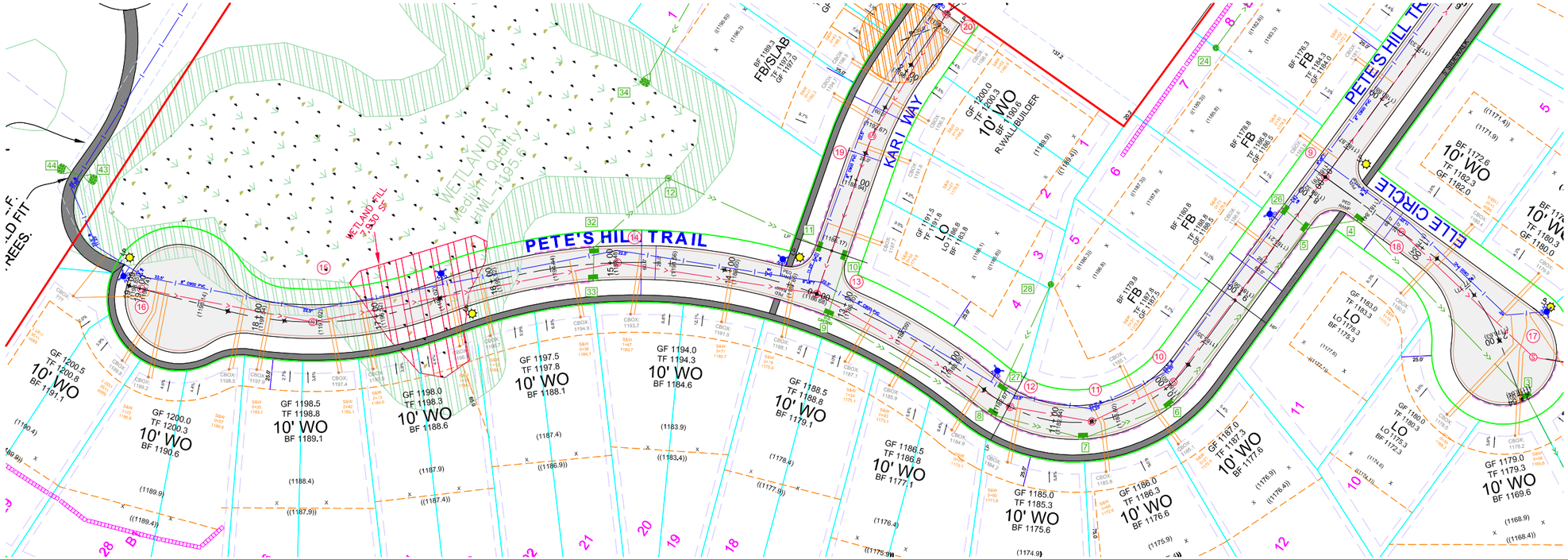
ELKO, MINNESOTA

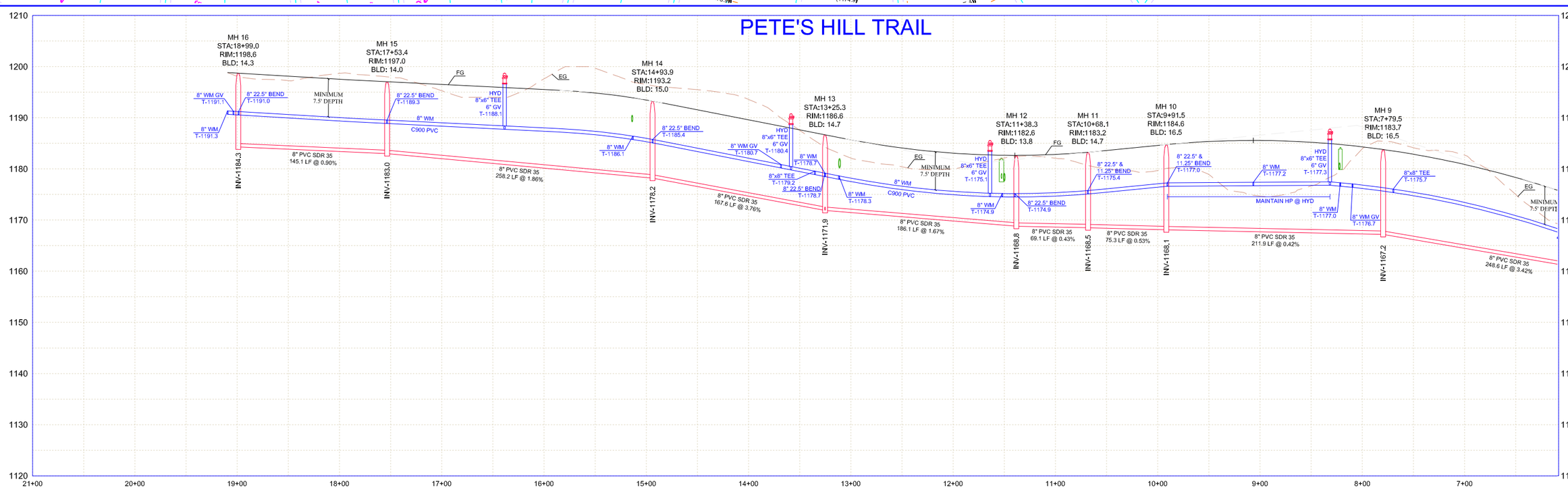
SEWER AND WATERMAIN PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

10 / 24

PROJECT NAME AND NUMBER





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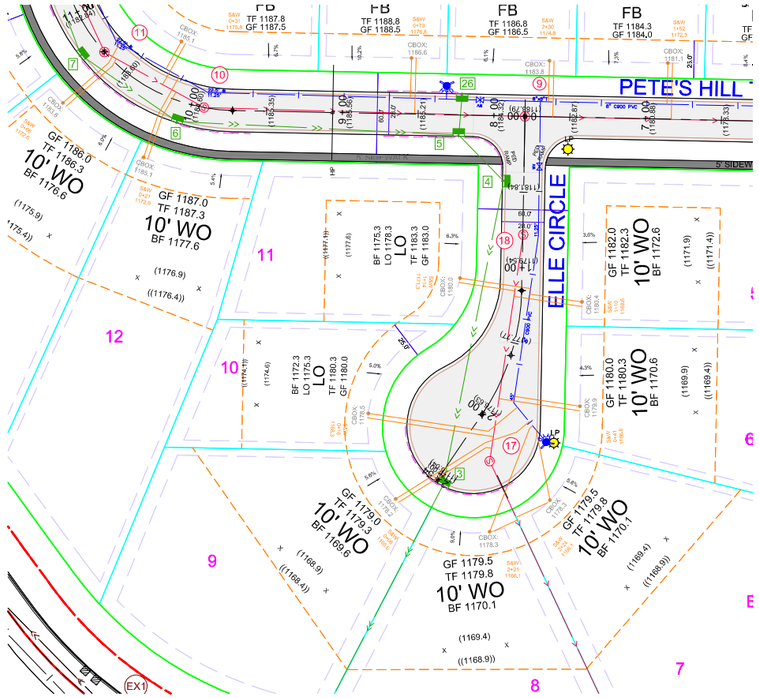

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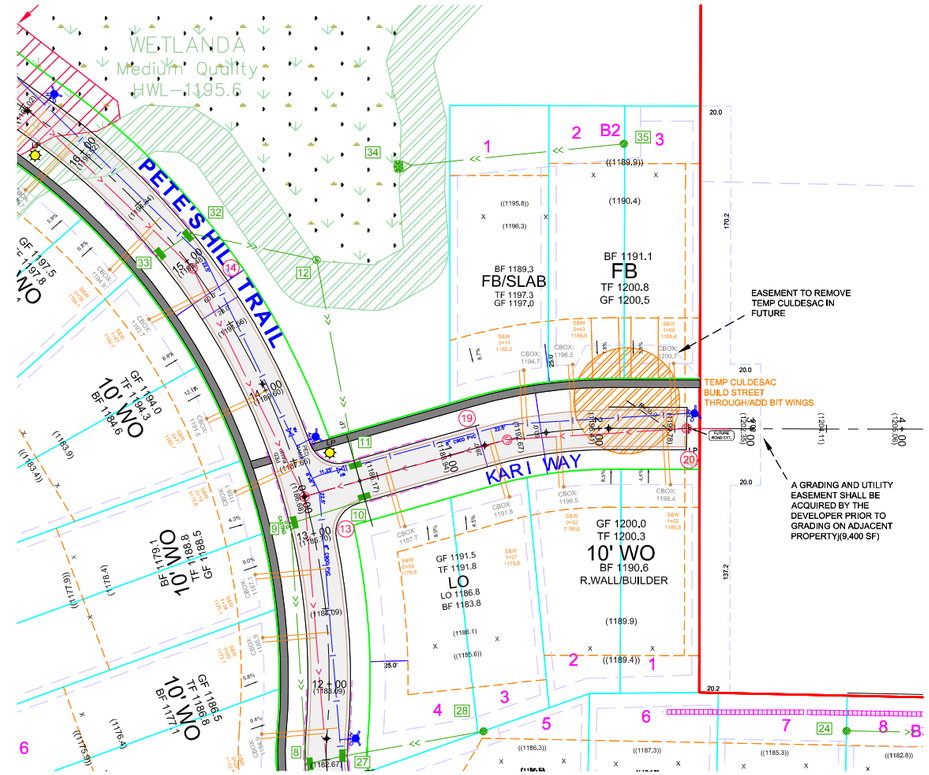

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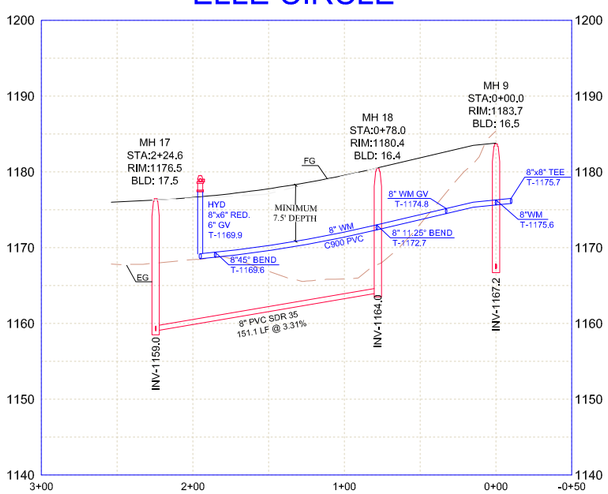

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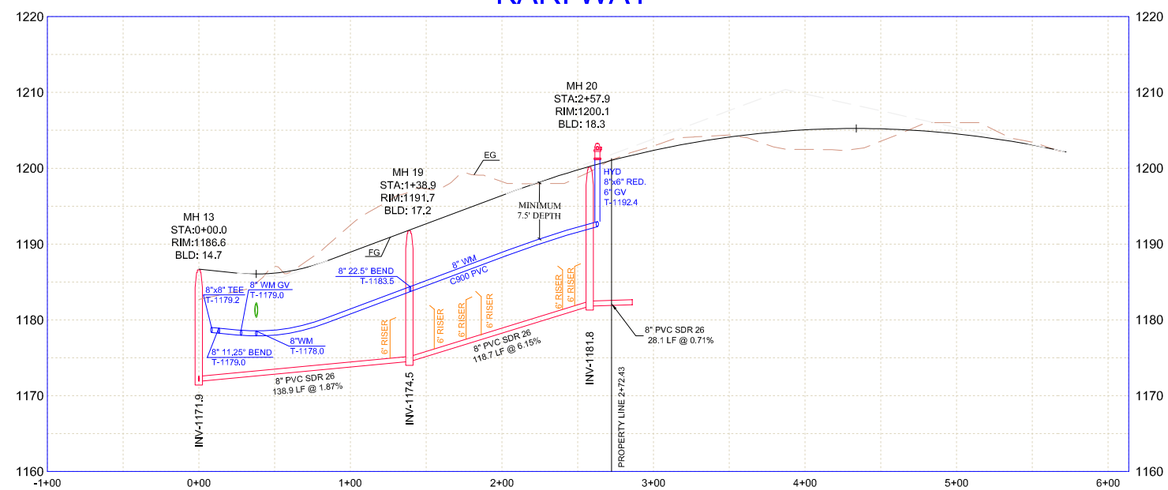

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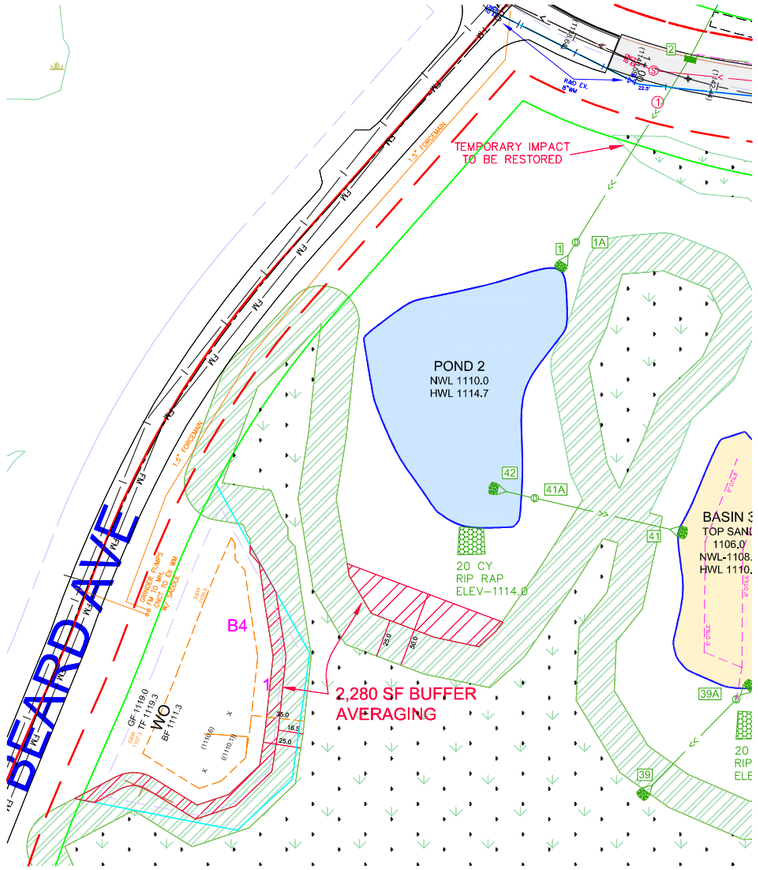

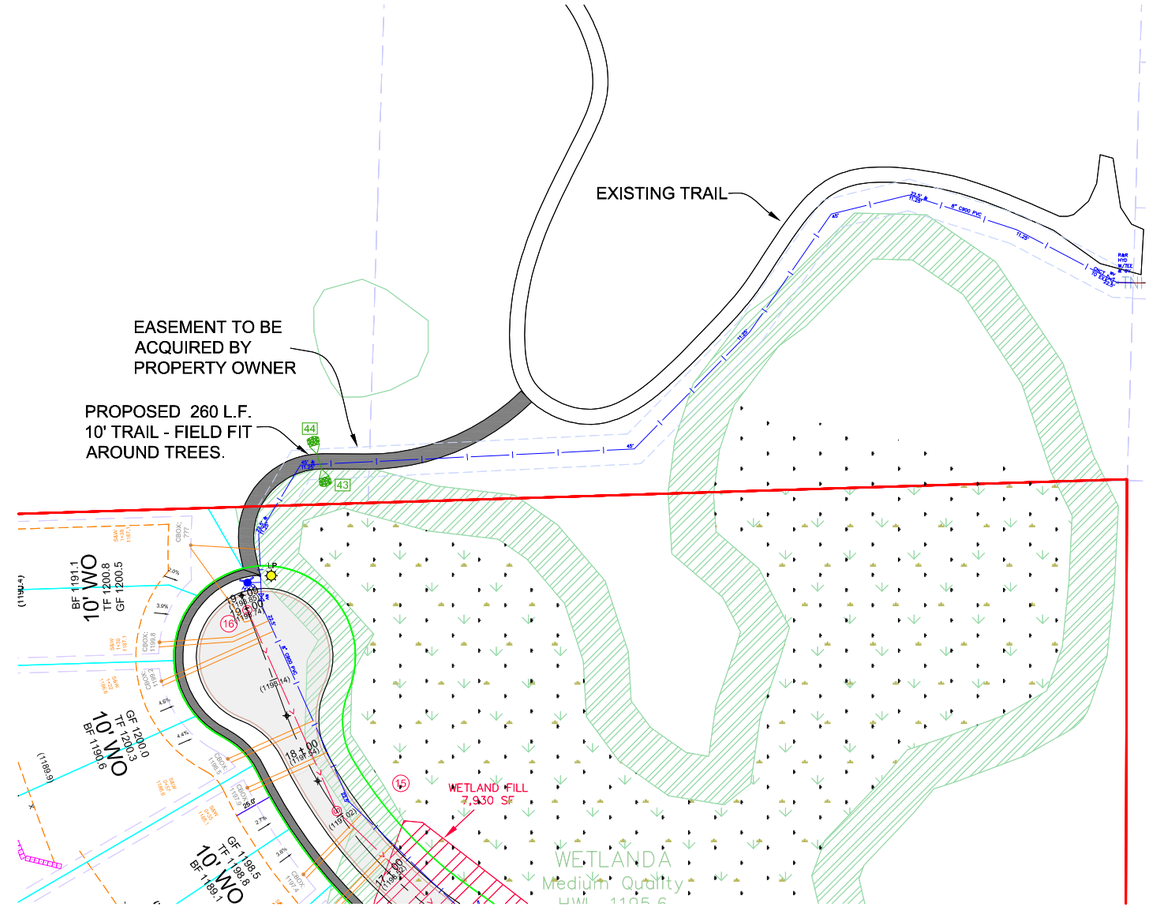

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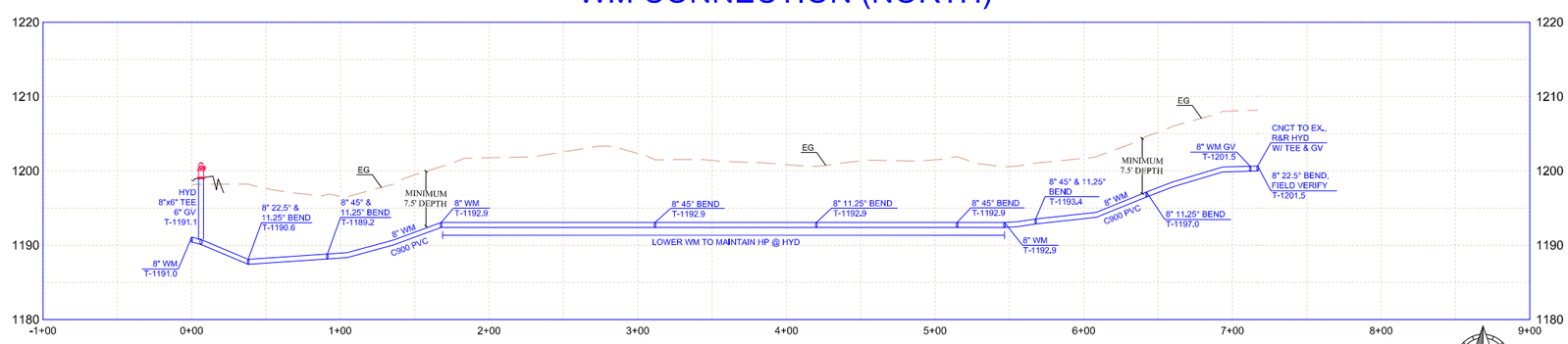

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SEWER AND WATERMAIN PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
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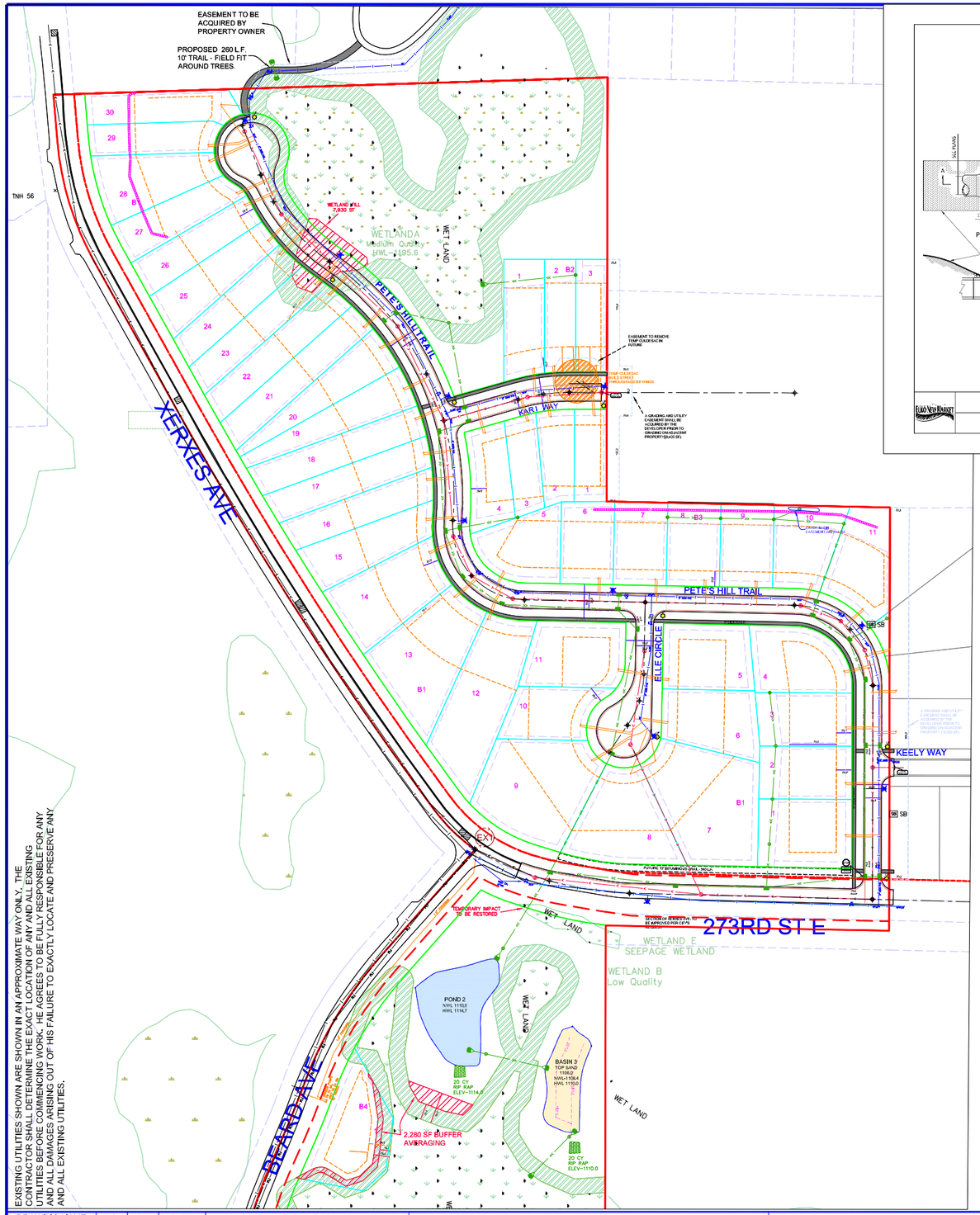

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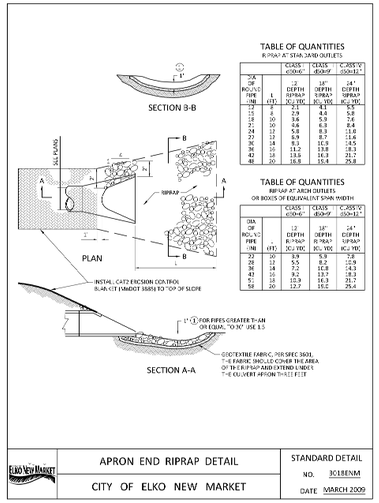


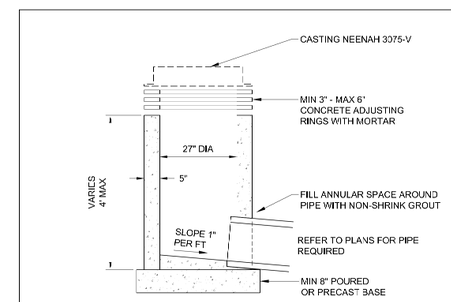
TABLE OF QUANTITIES
RIPRAP AT STANDARD OUTLETS

DIA OF ROUND PIPE (IN)	L (FT)	CLASS I 450lb/sf 12" DEPTH RIPRAP (CY) TOTAL	CLASS II 650lb/sf 18" DEPTH RIPRAP (CY) TOTAL	CLASS V 750lb/sf 24" DEPTH RIPRAP (CY) TOTAL
12	6	2.1	3.1	4.4
15	6	2.9	4.4	5.8
18	10	3.6	5.9	7.6
21	10	4.6	6.3	8.4
24	12	5.8	8.3	11.0
27	14	7.1	10.3	14.5
30	14	8.3	12.0	16.3
36	16	11.2	13.8	18.3
42	16	13.6	16.3	21.7
48	20	16.8	19.4	25.8

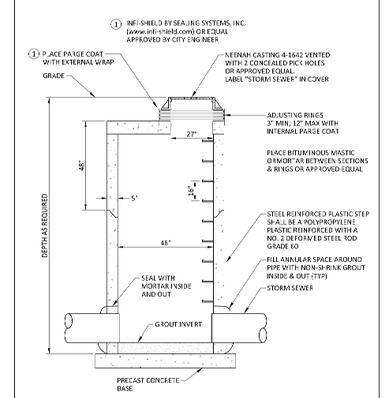
TABLE OF QUANTITIES
RIPRAP AT ARCH OUTLETS
OR BOXES OF EQUIVALENT SPAN WIDTH

DIA OF ROUND PIPE (IN)	(FT)	CLASS I 450lb/sf 12" DEPTH RIPRAP (CY) TOTAL	CLASS II 650lb/sf 18" DEPTH RIPRAP (CY) TOTAL	CLASS V 750lb/sf 24" DEPTH RIPRAP (CY) TOTAL
23	10	3.9	5.9	7.8
29	12	5.5	8.2	11.0
36	14	7.2	10.8	14.3
41	16	9.2	13.7	18.3
51	18	12.9	16.3	21.7
58	20	12.7	19.2	25.4

ELKO New Market	APRON END RIPRAP DETAIL	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 3018ENM
		DATE MARCH 2009



ELKO New Market	CATCH BASIN	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 4008ENM
		DATE 02/2017



ELKO New Market	STORM SEWER STRUCTURE	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 4006ENM
		DATE 02/2017

STRUCTURE TABLE

STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	NOTES
1A	STMH	48.0"	1115.0	4.4'	1110.6	4-1642	
2	CBMH	48.0"	1141.3	14.4'	1126.9	R-3067-V	
3	CBMH	48.0"	1175.7	11.8'	1163.9	R-3067-V	
4	CBMH	48.0"	1181.7	7.1'	1174.6	R-3067-V	
5	CBMH	48.0"	1184.3	9.5'	1174.8	R-3067-V	
6	CBMH	48.0"	1184.0	8.4'	1175.6	R-3067-V	
7	CBMH	48.0"	1182.6	6.0'	1176.6	R-3067-V	
8	CBMH	48.0"	1182.2	4.8'	1177.4	R-3067-V	
9	CBMH	48.0"	1185.6	5.3'	1180.3	R-3067-V	DRIVE-OVER CASTING
10	CBMH	48.0"	1185.5	5.0'	1180.5	R-3067-V	
11	CBMH	48.0"	1185.5	4.9'	1180.6	R-3067-V	
13	CBMH	48.0"	1144.1	12.1'	1132.0	R-3067-V	
14	CBMH	48.0"	1142.9	9.2'	1133.7	R-3067-V	
14A	CBMH	48.0"	1143.5	4.0'	1139.5	3075-V	
15	CBMH	48.0"	1140.0	5.2'	1134.8	R-3067-V	
15A	CB	2'x3'	1139.9	4.0'	1135.9	R-3067-V	
16	CBMH	48.0"	1151.9	11.0'	1140.9	R-3067-V	
17	CBMH	48.0"	1158.7	4.6'	1154.1	R-3067-V	
18	CBMH	48.0"	1163.7	7.0'	1156.7	R-3067-V	
18A	CBMH	48.0"	1161.7	4.3'	1157.4	3075-V	
19	CBMH	48.0"	1168.5	8.6'	1159.9	R-3067-V	
20	CBMH	48.0"	1168.8	8.2'	1160.6	R-3067-V	
21	CBMH	48.0"	1167.1	4.0'	1163.1	3075-V	
22	CBMH	48.0"	1175.3	7.5'	1167.8	3075-V	
22A	CBMH	48.0"	1182.5	13.7'	1168.8	3075-V	
23	CBMH	48.0"	1179.2	4.0'	1175.2	3075-V	
24	CB	27.0"	1183.2	4.0'	1179.2	R-3067-V	
25	CB	2'x3'	1151.9	4.0'	1147.9	R-3067-V	
26	CB	2'x3'	1184.2	4.0'	1180.2	R-3067-V	
27	CBMH	48.0"	1182.1	4.3'	1177.8	R-3067-V	
28	CB	27.0"	1184.1	4.0'	1180.1	3075-V	
32	CBMH	48.0"	1193.4	6.1'	1187.3	R-3067-V	
33	CB	2'x3'	1193.4	4.0'	1189.4	R-3067-V	
35	CB	27.0"	1199.7	3.1'	1196.6	3075-V	
36	CBMH	48.0"	1145.8	4.0'	1141.8	3075-V	
37	CBMH	48.0"	1151.6	4.0'	1147.6	3075-V	
38	CB	27.0"	1153.9	4.0'	1149.9	3075-V	

OUTLET STRUCTURE TABLE

Structure Name	TYPE	DIAMETER	INV	DETAIL
12	OCS	48.0"	1188.9 1188.90	SEE STRUCTURE DETAIL
39A	OCS	48.0"	1106.1 1102.20	SEE STRUCTURE DETAIL
41A	OCS	48.0"	1107.1 1108.50	SEE STRUCTURE DETAIL

FES TABLE

Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
1	FES	36	1110.0	14
34	FES	12	1194.8	5
39	FES	30	1101.8	11
40	FES	21	1106.0	7
41	FES	30	1108.0	11
42	FES	21	1107.0	7
43	FES	15	1196.0	5
44	FES	15	1196.1	5

NORTH

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FILE NO.
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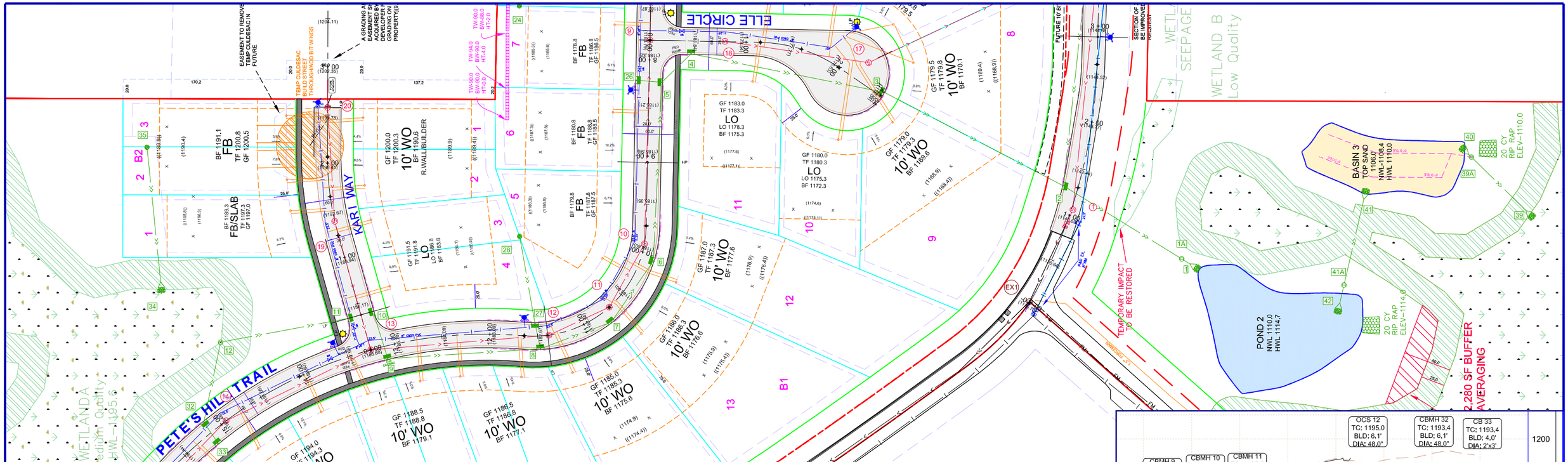

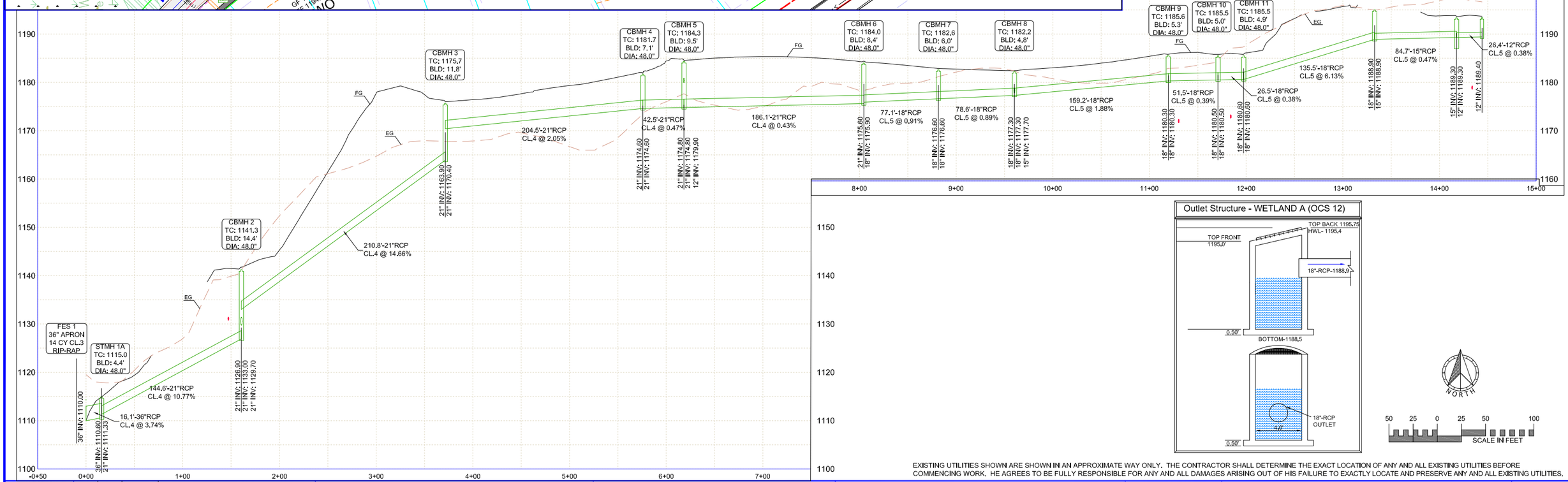

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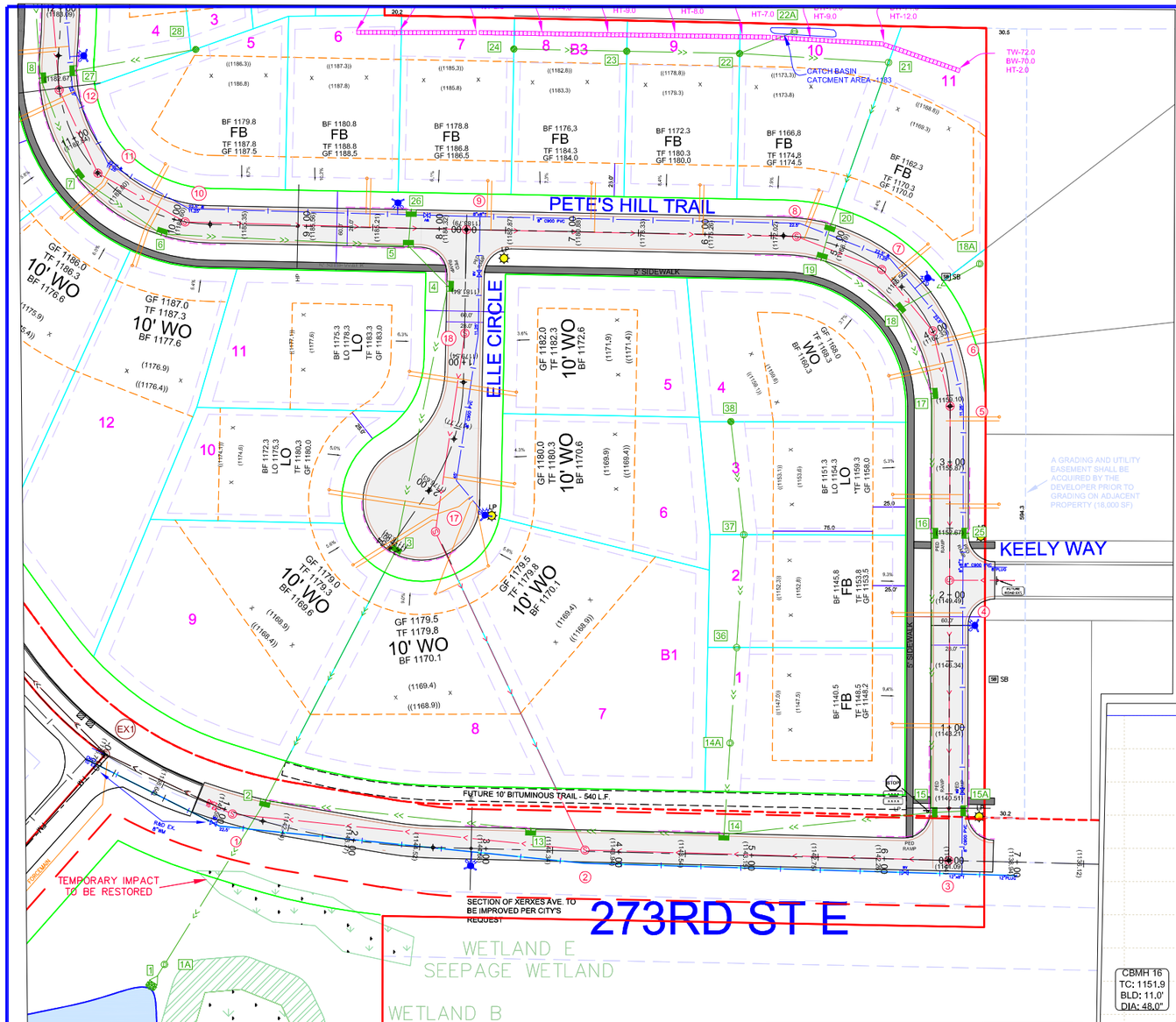

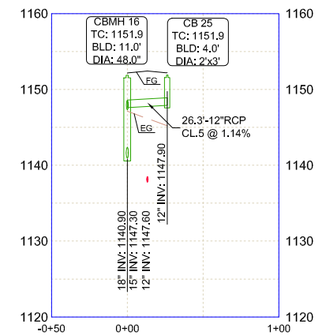

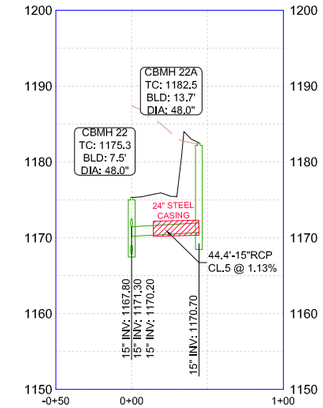

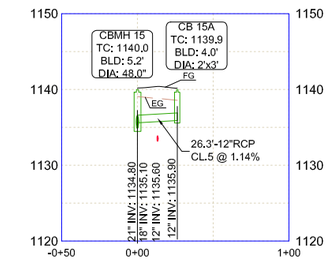

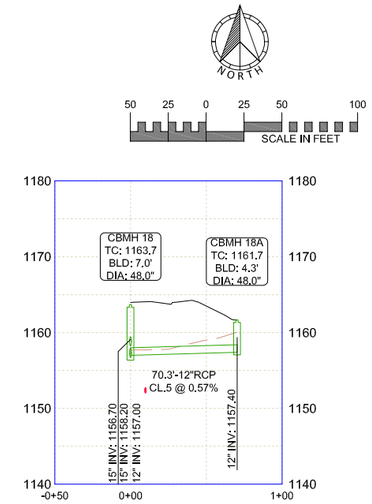

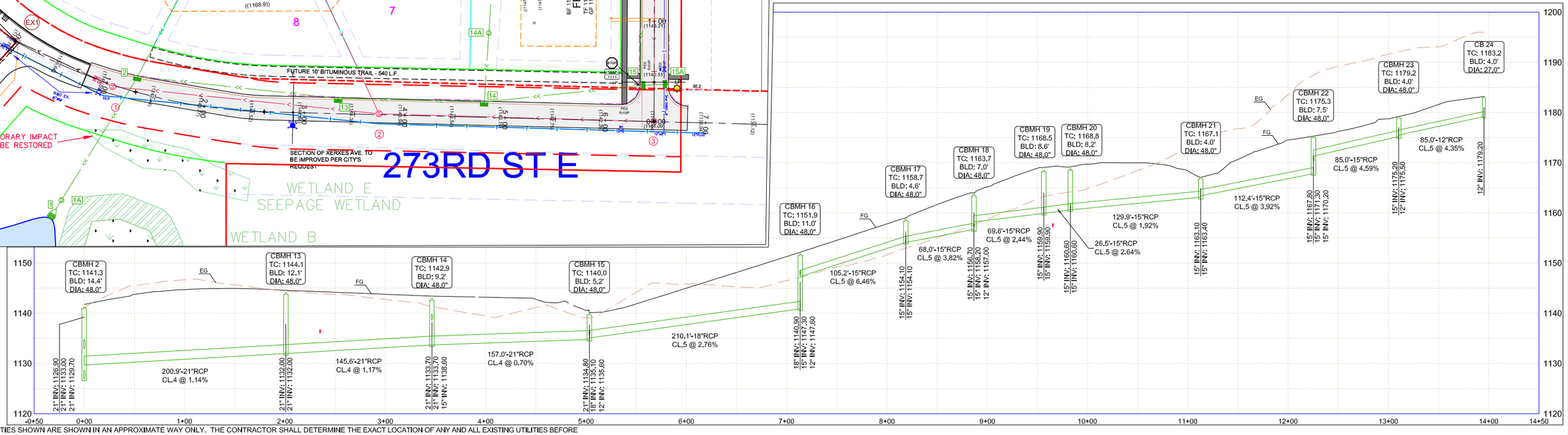

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Daniel L. Schmidt P.E.
Date: 07/03/2019 Lic. No. 26147

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

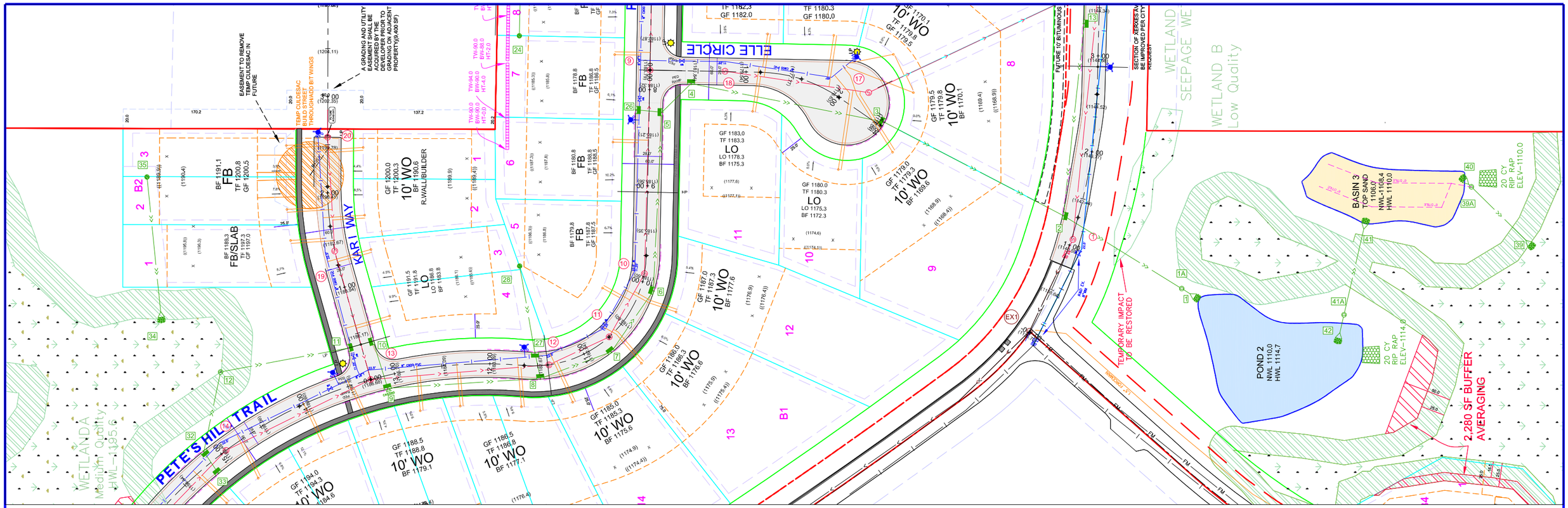
CITY PROJECT NO. --

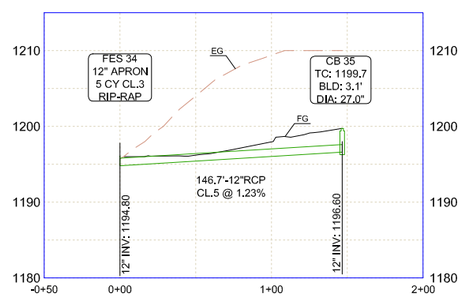
ELKO, MINNESOTA

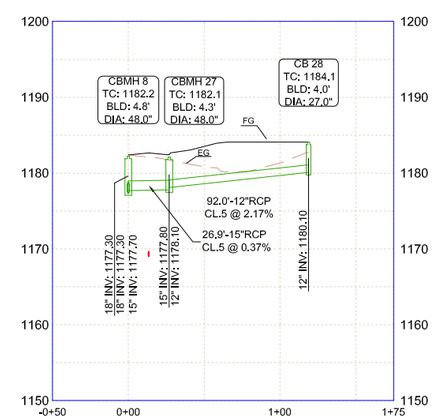
STORM SEWER PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

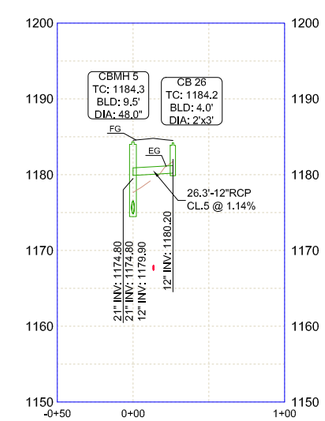
FILE NO. 23664-001

PROJECT NAME AND NUMBER









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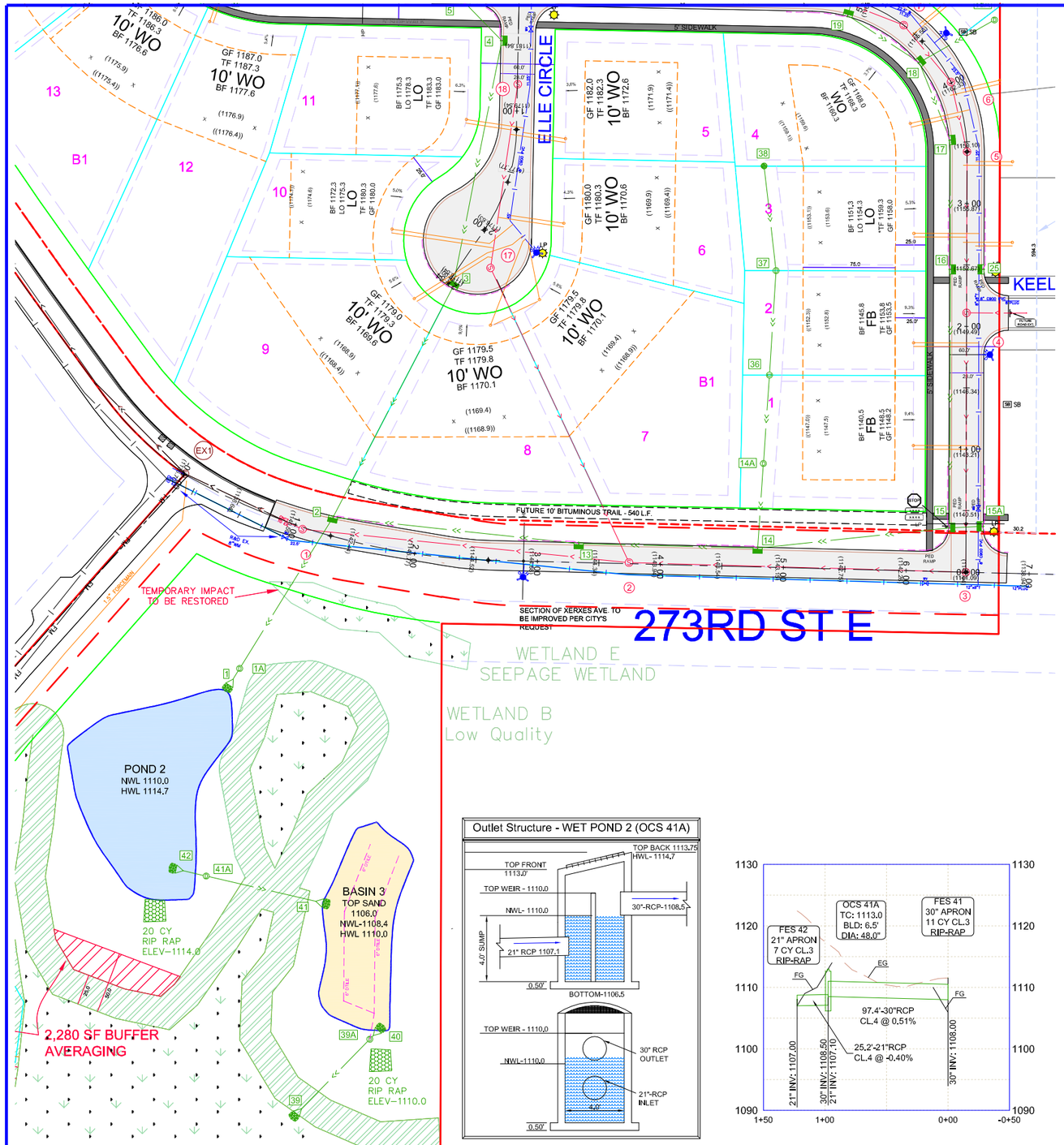
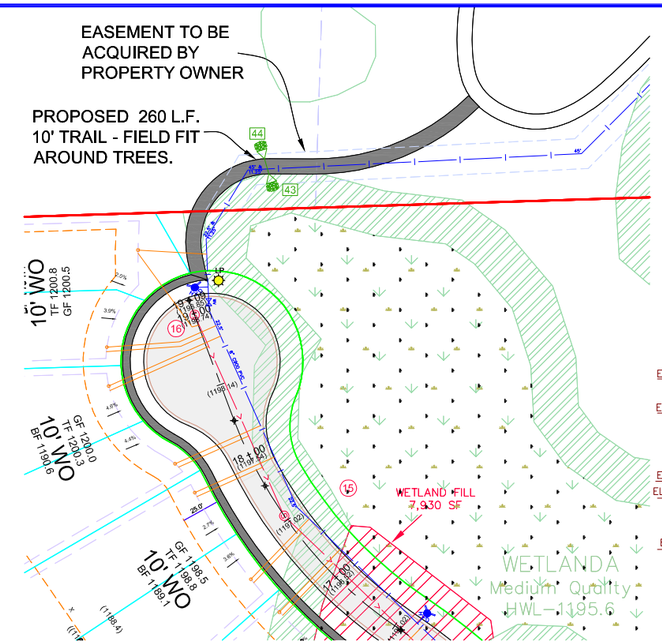
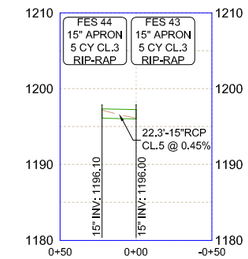
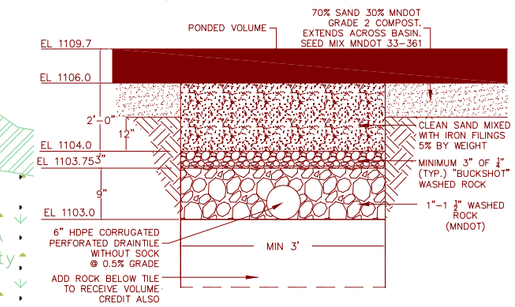
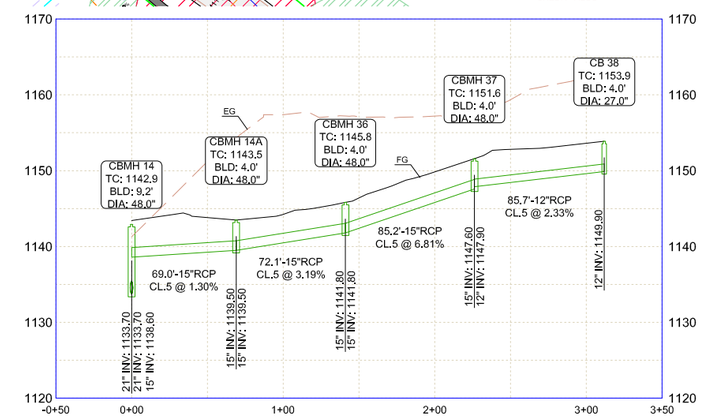


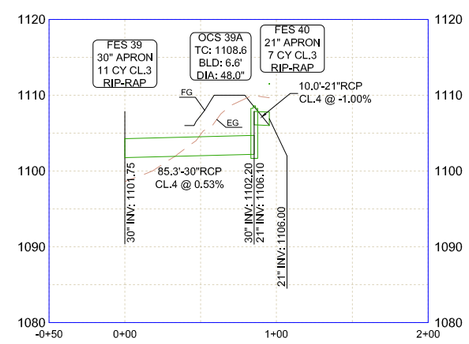


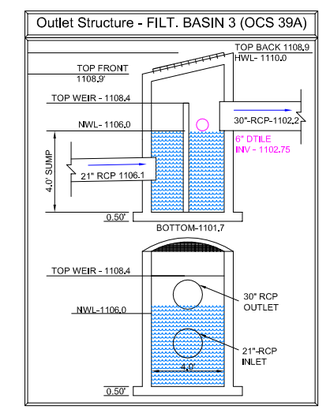


BASIN 3
IRON ENHANCED SAND FILTER









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PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO. 23664-001

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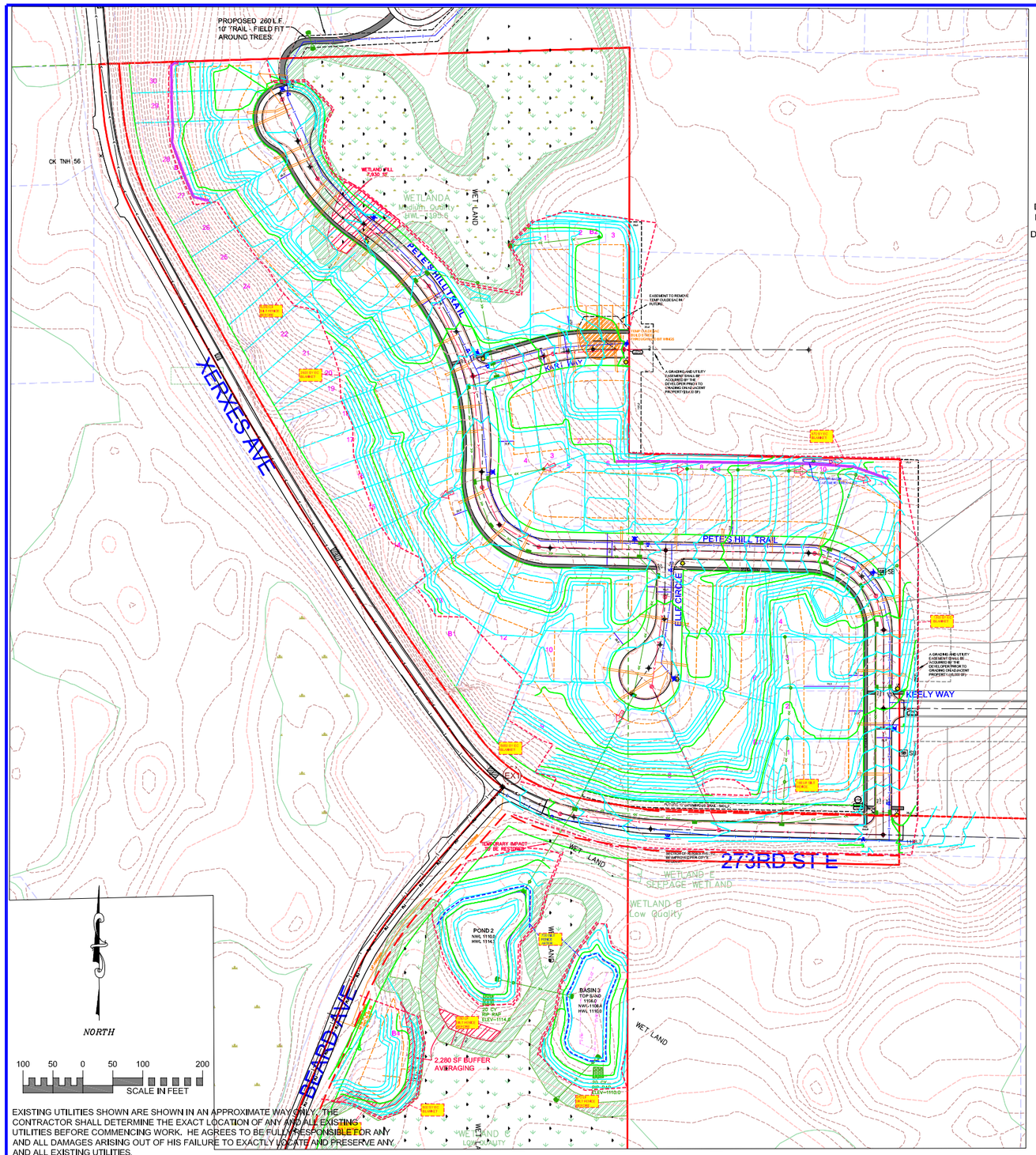

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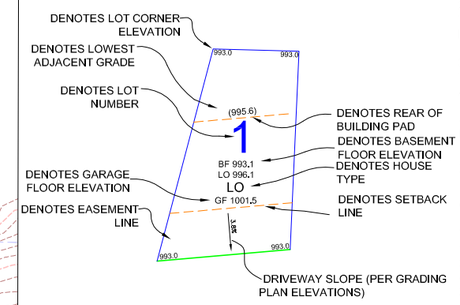
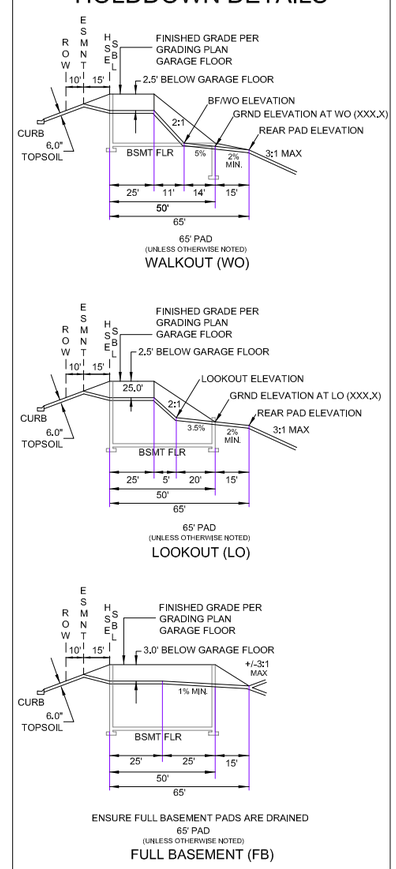
TYPICAL LOT DETAIL



HOLDDOWN DETAILS



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

CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF ELKO OR DIRECTED BY THE ENGINEER.

2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.

3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.

4. INSPECT PONDS, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.

5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX.

6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.

7. STREET SECTION -
1.5" WEAR COURSE
2.0" BASE COURSE
8" CLASS 5
24" SELECT GRANULAR BORROW

8. DRIVEWAY SLOPES-
MINIMUM-4.0%
MAXIMUM-8.0%

9. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX

10. LO, SEWO, WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)

11. CONTRACTOR TO REMOVE SEPTIC SYSTEM AND CAP WELL. PROPER REMOVAL, ABANDONMENT OR SEALING OF STORAGE TANKS, ON-SITE SEPTIC SYSTEMS, WELLS, ETC. IS REQUIRED. PERMITS ARE REQUIRED, AS APPLICABLE.

12. DEVELOPER WILL BE RESPONSIBLE FOR TEMPORARY DUST AND EROSION CONTROL UNTIL TURF IS ESTABLISHED. IF YARDS ARE ADJACENT TO A DITCH SWALE, THEN EROSION CONTROL MUST REMAIN UNTIL ALL ADJACENT PROPERTY HAS TURF ESTABLISHMENT.

13. RESTORATION -21 ACRES
A. RESTORE ALL DISTURBED AREAS WITH MIN 6" OF TOPSOIL MEETING MNDOT SPECIFICATIONS 3877-1 FOR COMMON TOPSOIL BORROW PLACED ON ALL AREAS SODDED. THE SOILS WITHIN THE BUFFER AREA SHALL BE PREPARED BY RIPPING TO A DEPTH OF 12 INCHES TO LOOSEN THEM AND SHALL MEET MNDOT SPECIFICATION 3877-3 FOR SANDY CLAY LOAM TOPSOIL BORROW.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. BUFFER AREAS MUST BE PLANTED WITH NATIVE VEGETATION. SEED MIX TO BE USED IS MN STATE SEED MIX 34-271 WET MEADOW SOUTH AND WEST SEED MIX. AT A RATE OF 100 LBS./ACRE. BUFFER VEGETATION NOT TO BE FERTILIZED
D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 AND BWSR SEED MIX FOR WETLANDS AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
•• BUFFER AREAS NOT TO BE FERTILIZED
D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE APPROPRIATE EROSION CONTROL BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

14. MATERIALS THAT ARE PROHIBITED FROM RETAINING WALL CONSTRUCTION INCLUDE SMOOTH FACE CONCRETE, POURED IN PLACE CONCRETE, MASONRY, RAILROAD TIES, OR TIMBER. STAMPED OR PATTERNED CONCRETE IS ALLOWED IN RETAINING WALL CONSTRUCTION.

15. BOULDERS MAY NOT BE USED ON WALLS TALLER THAN 6' IN HEIGHT.

16. A HOMEOWNERS ASSOCIATION SHALL BE CREATED TO TAKE OWNERSHIP OF THE RETAINING WAL.L

17. SILT FENCE: BEFORE GRADING - 9,000 LF
AFTER GRADING - 700 LF

18. CAT 3 EROSION CONTROL BLANKET - 10,000 SQYD

19. FINAL GRADING PLANS AND SOIL REPORTS MUST BE SUBMITTED TO THE INSPECTIONS DIVISION BEFORE BUILDING PERMITS WILL BE ISSUED

20. ENGINEERED DESIGN AND BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS EXCEEDING FOUR FEET IN HEIGHT.
21. DEMOLITION PERMITS MUST BE OBTAINED BEFORE DEMOLISHING ANY STRUCTURES.

22. WETLAND BUFFER MONUMENTS TO BE COINCIDENTAL WITH BCOD MONUMENTS.

23. WETLAND BUFFER MONUMENTS TO BE INSTALLED IMMEDIATELY SUBSEQUENT TO COMPLETION OF FINAL GRADE AT LOWER ELEVATION OF RETAINING WALLS.

24. WETLAND BUFFER MONUMENTS MUST BE INSTALLED BEFORE BUILDING PERMITS WILL BE ISSUED.

26. RETAINING WALLS TO BE CONSTRUCTED OF BOULDERS.

27. SOIL BORINGS HAVE NOT BEEN PREPARED FOR THIS SITE.

28. THE PROPOSED GRADING PLAN WILL REQUIRE GRADING EASEMENTS FROM ADJACENT PROPERTY OWNERS.

29. DRAIN TILE HAS NOT BEEN SHOWN IN PROPOSED DRAINAGE SWALES. AS THE PROJECT PROCEEDS, THE DEVELOPER MAY NEED TO EVALUATE IF DRAIN TILE IS NEEDED IN THE SWALES.

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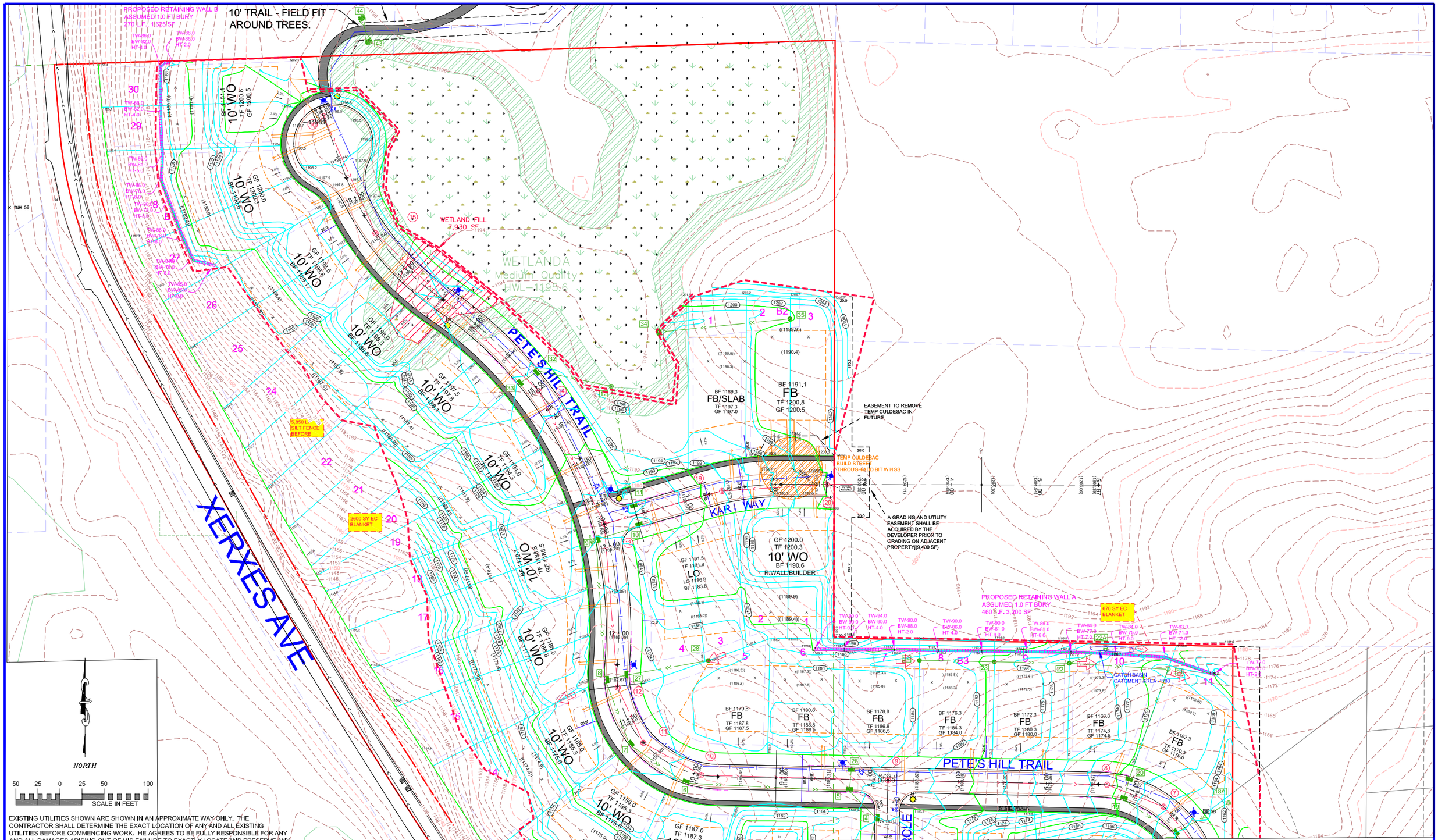

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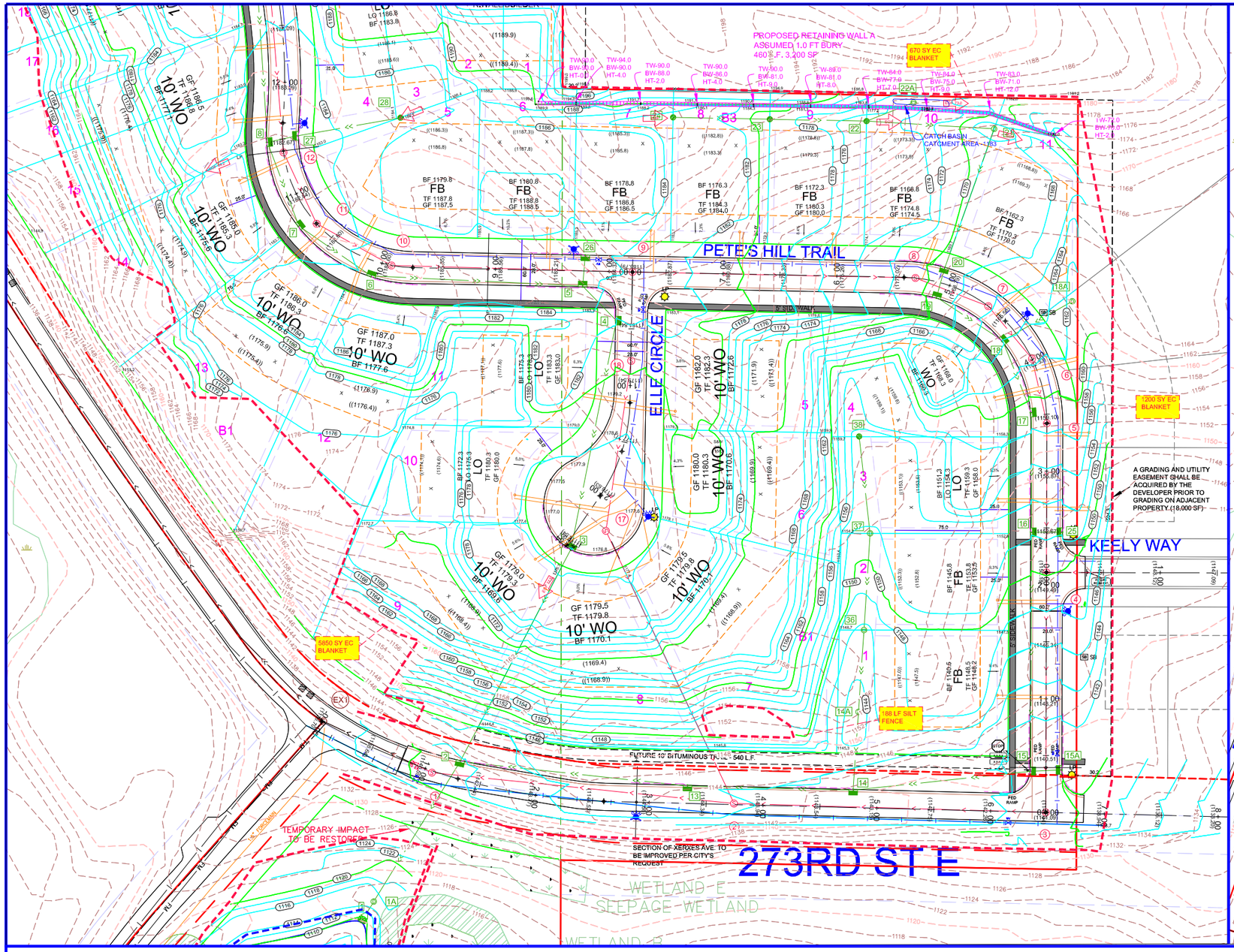

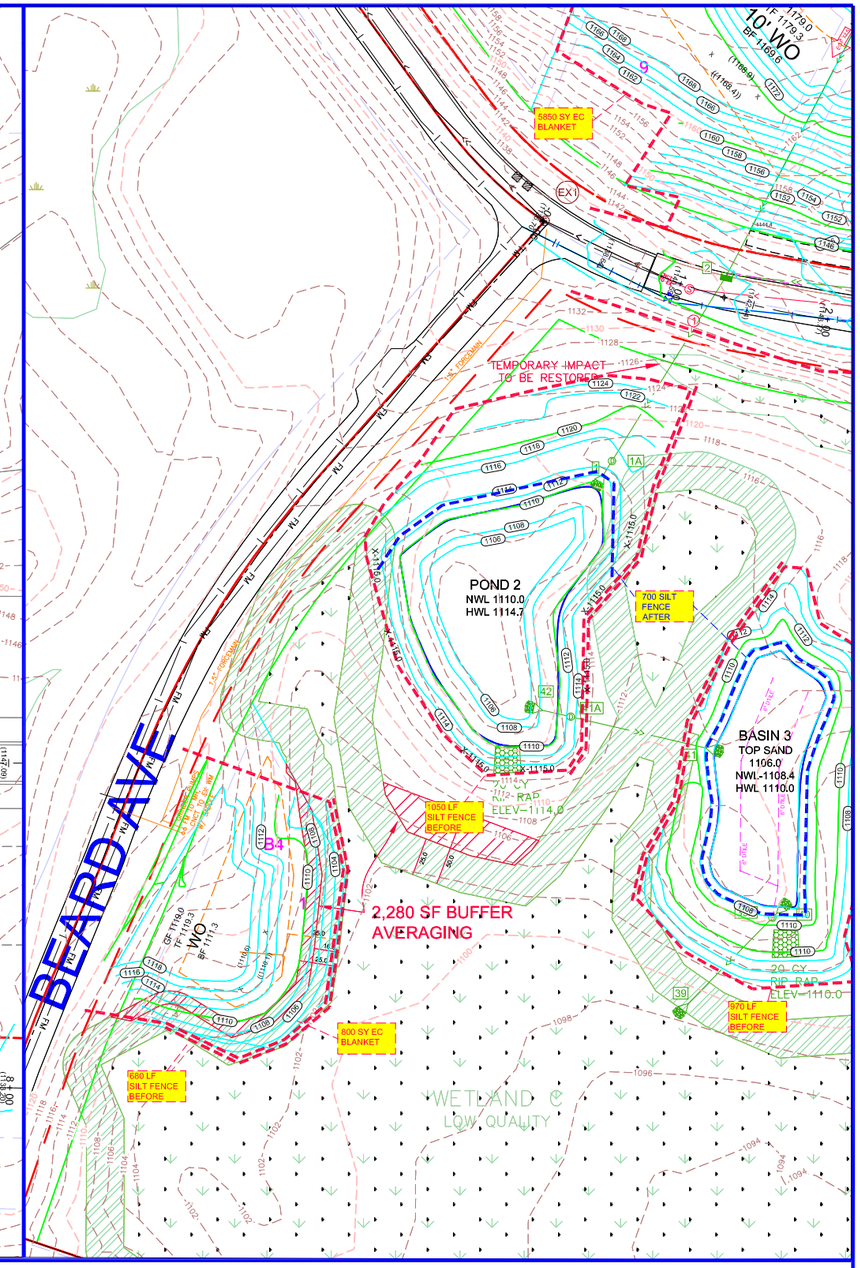

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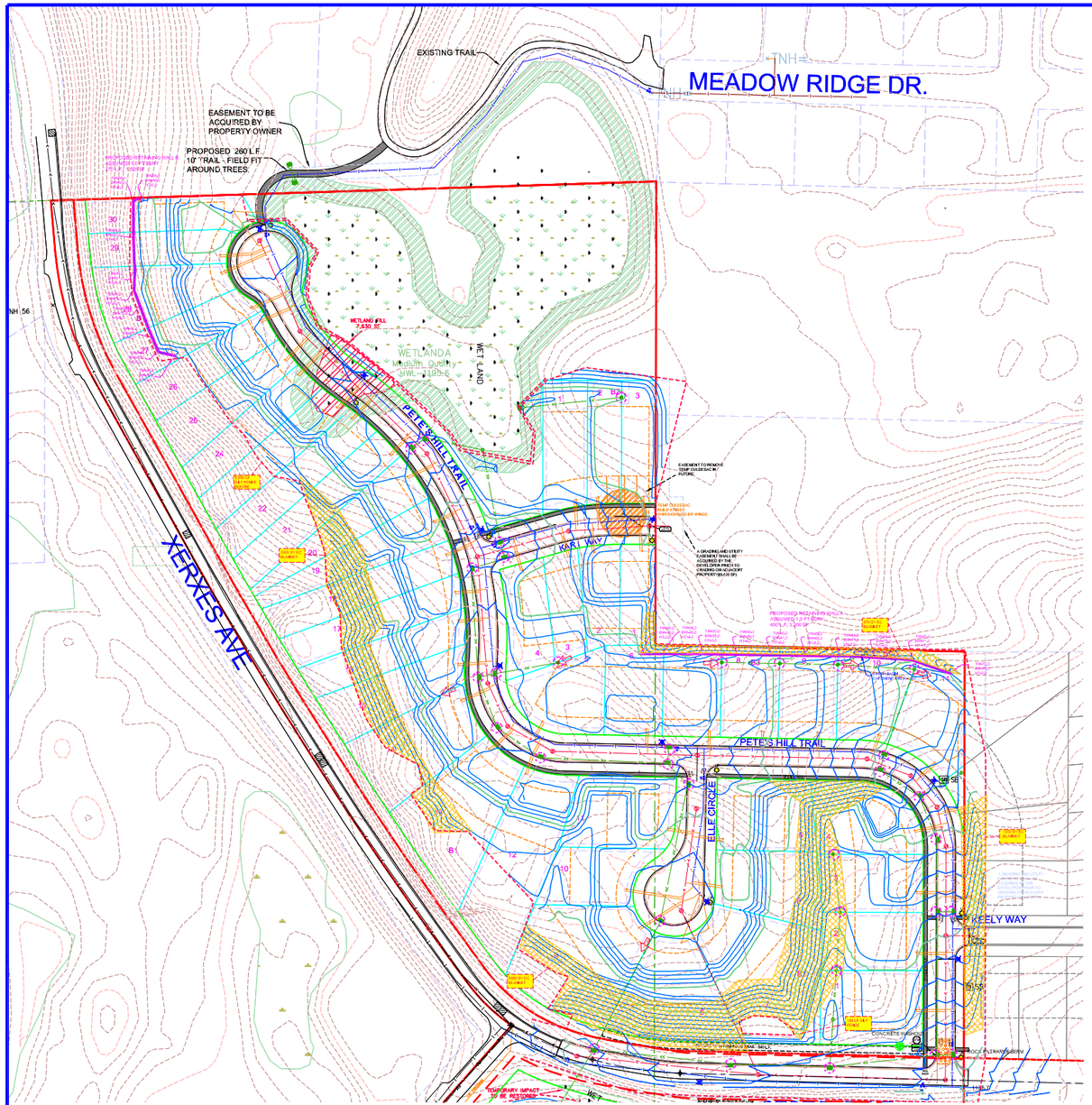
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--

ELKO, MINNESOTA

GRADING PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001



SEE RIGHT

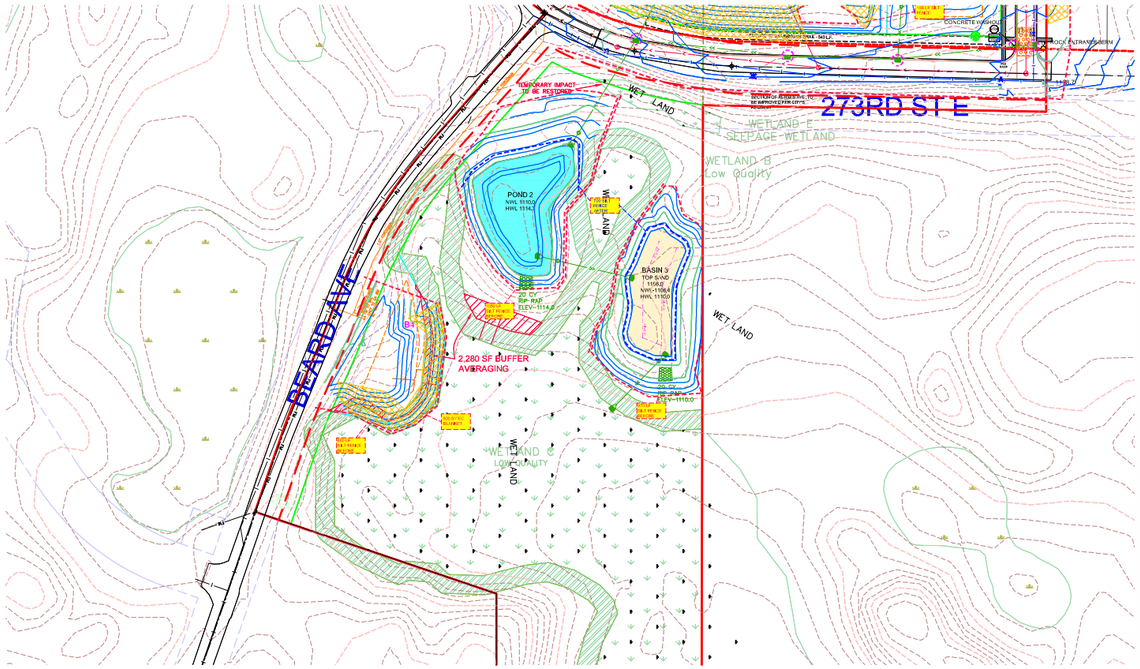
ROCK ENTRANCE BERM
SILT FENCE
POST GRADING SILT FENCE
BIO-ROLL
CONCRETE WASHOUT
INLET PROTECTION
WOODFIBER BLANKET

PROJECT NAME AND NUMBER

ON-SITE BMPS

1. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL- (Utility Contractor)
2. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES, (WIMCO'S OR EQUAL)-(Utility Contractor)
3. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION. (Grading Contractor)
4. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS(Grading Contractor).
5. INFILTRATION AREAS - INFILTRATION AREAS WILL BE UTILIZED TO REDUCE THE AMOUNT OF RUNOFF FROM THE INCREASED HARDSURFACE. (Grading Contractor)
6. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR AS NEEDED TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.(Gradlng and Utllity Contractor)
8. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.-
9. ALL CONCRETE WASHOUT WASTE PRODUCED SHALL BE REMOVED FROM THE SITE. (Utility Contractor)

SEE LEFT



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

DRAWING NAME	NO.	BY	DATE	REVISIONS
SHEETS	01	DLS	07/16/2019	BID SET- LOWERED EAST SIDE
DRAWN BY	02	DLS	08/06/2019	CITY COMMENTS
DLS				
CHECKED BY				
DLS				
DATE				
07/03/2019				

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Daniel L. Schmidt

Daniel L. Schmidt P.E.
Date: 07/03/2019 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

CITY PROJECT NO.
--

ELKO, MINNESOTA

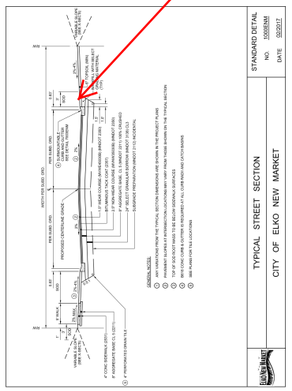
EROSION CONTROL PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

22
24

This detail shows surmountable curb. Subdivision ordinance requires B618. Correct.

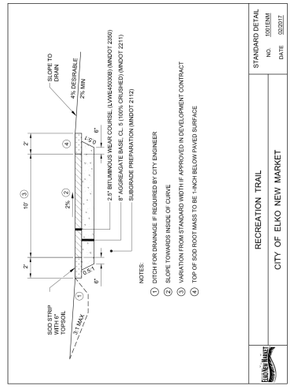
Add detail plate for 273rd Street



STANDARD DETAIL NO. 1008ENM DATE 02/2017

TYPICAL STREET SECTION

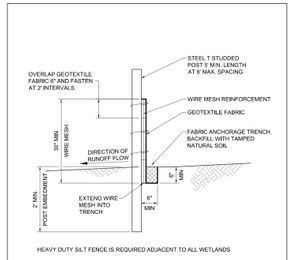
CITY OF ELKO NEW MARKET



STANDARD DETAIL NO. 1001ENM DATE 02/2017

REGRECATION TRAIL

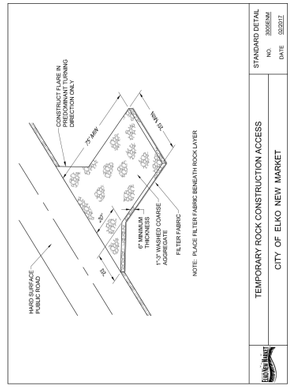
CITY OF ELKO NEW MARKET



HEAVY DUTY SILT FENCE

CITY OF ELKO NEW MARKET

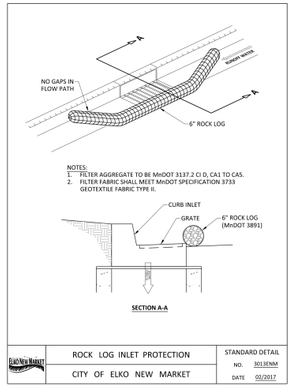
STANDARD DETAIL NO. 3003ENM DATE 02/2017



STANDARD DETAIL NO. 3006ENM DATE 02/2017

TEMPORARY ROCK CONSTRUCTION ACCESS

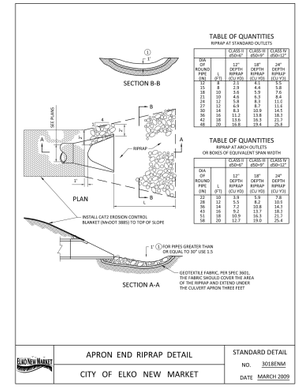
CITY OF ELKO NEW MARKET



ROCK LOG INLET PROTECTION

CITY OF ELKO NEW MARKET

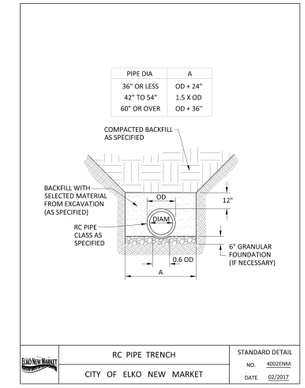
STANDARD DETAIL NO. 3013ENM DATE 02/2017



APRON END RIPRAP DETAIL

CITY OF ELKO NEW MARKET

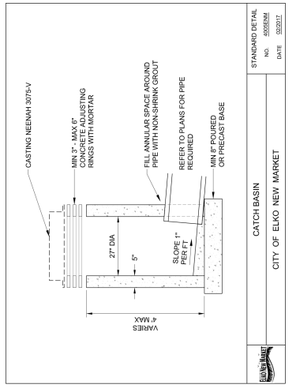
STANDARD DETAIL NO. 3018ENM DATE MARCH 2009



RC PIPE TRENCH

CITY OF ELKO NEW MARKET

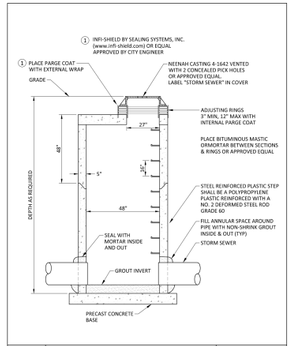
STANDARD DETAIL NO. 4002ENM DATE 02/2017



STANDARD DETAIL NO. 4005ENM DATE 02/2017

CATCH BASIN

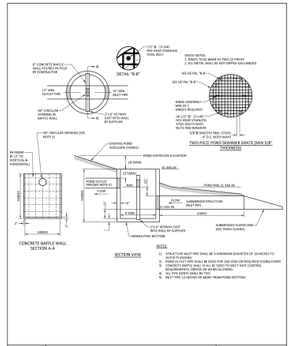
CITY OF ELKO NEW MARKET



STORM SEWER STRUCTURE

CITY OF ELKO NEW MARKET

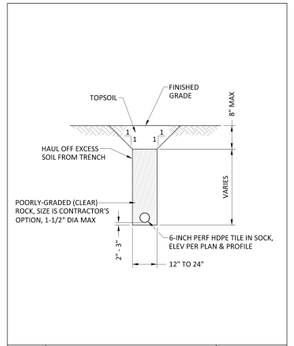
STANDARD DETAIL NO. 4006ENM DATE 02/2017



POND OUTLET STRUCTURE

CITY OF ELKO NEW MARKET

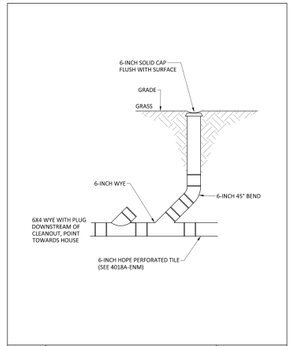
STANDARD DETAIL NO. 4014ENM DATE 02/2017



6-INCH YARD - AREA DRAINTILE

CITY OF ELKO NEW MARKET

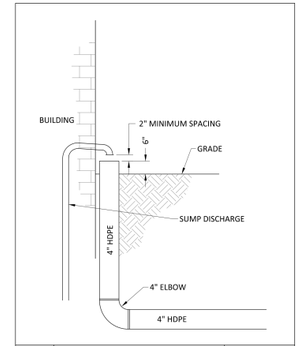
STANDARD DETAIL NO. 4018A-ENM DATE 02/2017



YARD-AREA DRAINTILE SUMP/TILE WYE CLEANOUT

CITY OF ELKO NEW MARKET

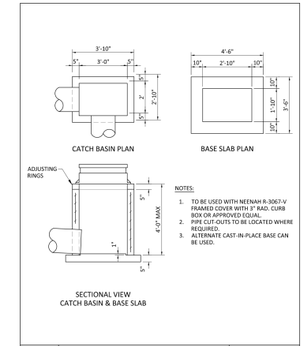
STANDARD DETAIL NO. 4018B-ENM DATE 02/2017



HOUSE SUMP PUMP CONNECTION

CITY OF ELKO NEW MARKET

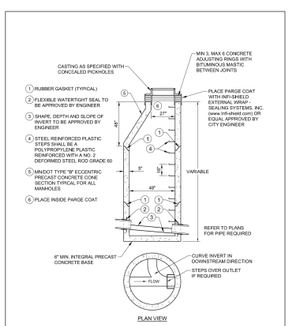
STANDARD DETAIL NO. 4018C-ENM DATE 02/2017



2'X3' CATCH BASIN

CITY OF ELKO NEW MARKET

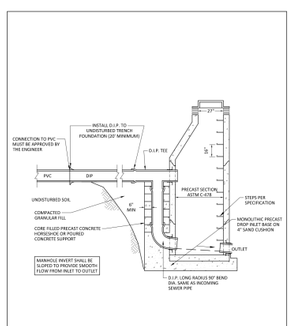
STANDARD DETAIL NO. 4029ENM DATE 02/2017



SANITARY SEWER MANHOLE

CITY OF ELKO NEW MARKET

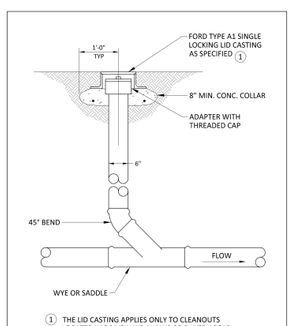
STANDARD DETAIL NO. 5001ENM DATE 02/2017



TYPICAL DROP MANHOLE

CITY OF ELKO NEW MARKET

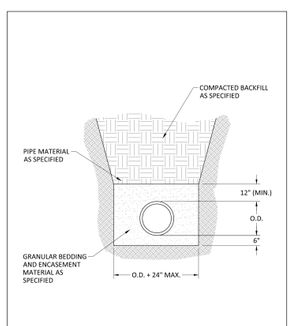
STANDARD DETAIL NO. 5003ENM DATE 02/2017



SANITARY SEWER CLEANOUT DETAIL

CITY OF ELKO NEW MARKET

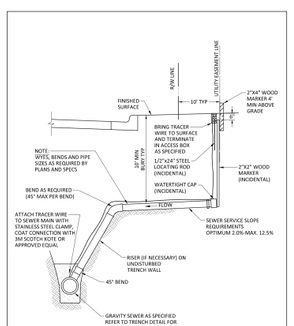
STANDARD DETAIL NO. 5004ENM DATE 02/2017



PVC SANITARY SEWER TRENCH

CITY OF ELKO NEW MARKET

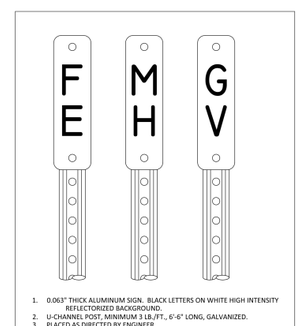
STANDARD DETAIL NO. 5005ENM DATE 02/2017



SANITARY SEWER SERVICE

CITY OF ELKO NEW MARKET

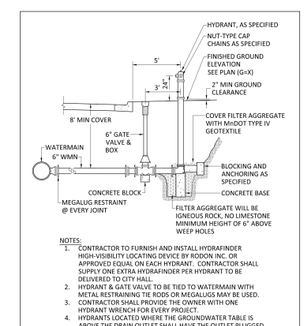
STANDARD DETAIL NO. 5018ENM DATE 02/2017



HEAVY DUTY SILT FENCE

CITY OF ELKO NEW MARKET

STANDARD DETAIL NO. 5019ENM DATE 02/2017



HYDRANT INSTALLATION

CITY OF ELKO NEW MARKET

STANDARD DETAIL NO. 6001ENM DATE 02/2017

PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
ELKO				
DRAWN BY				
DLS				
CHECKED BY				
DLS				
DATE				
07/03/19				

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Daniel Schmidt, P.E.
Date: 07-03-2019 Lic. No. 26147

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

CITY PROJECT NO.
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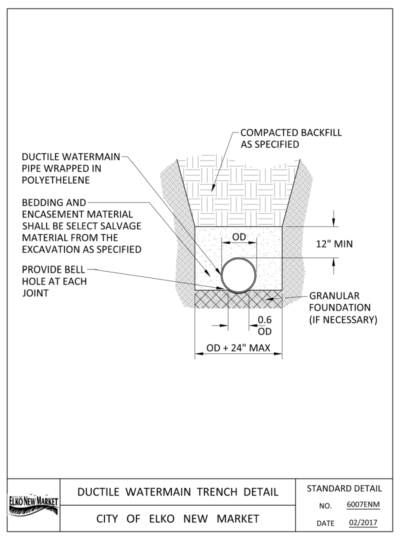
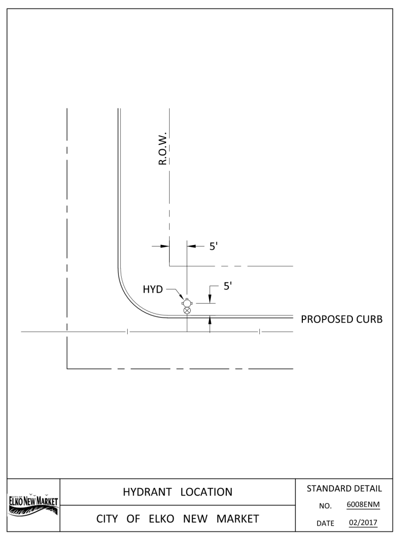
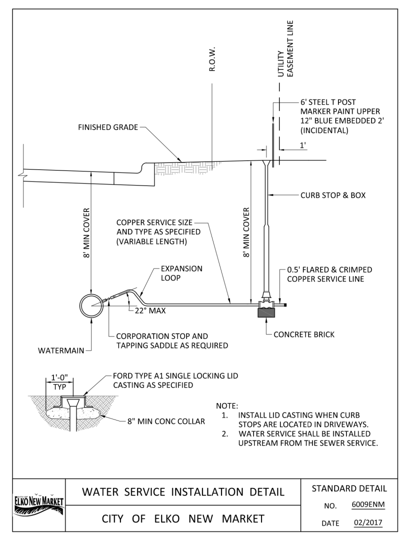
ELKO, MINNESOTA

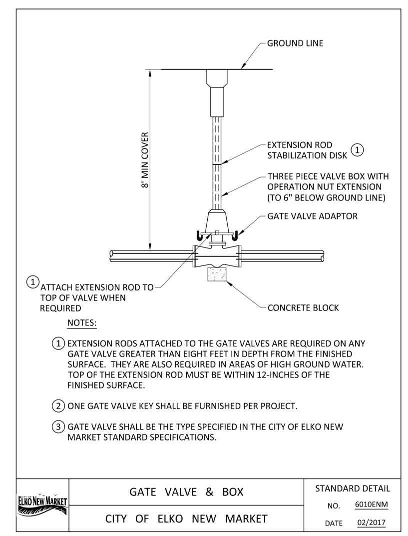
DETAILS
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

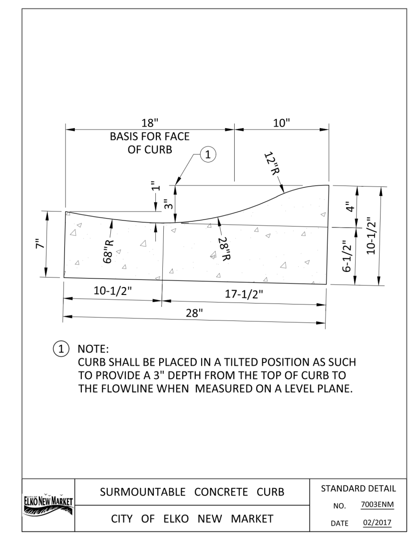
FILE NO.
1920-017

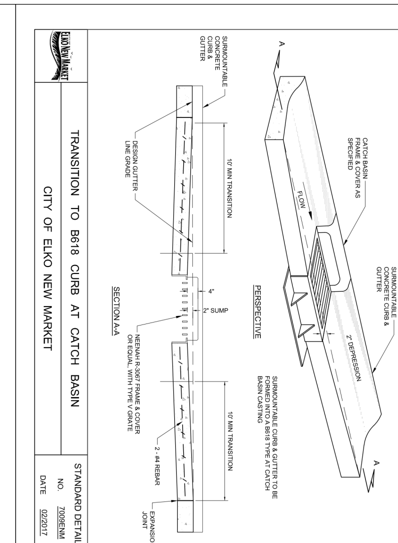


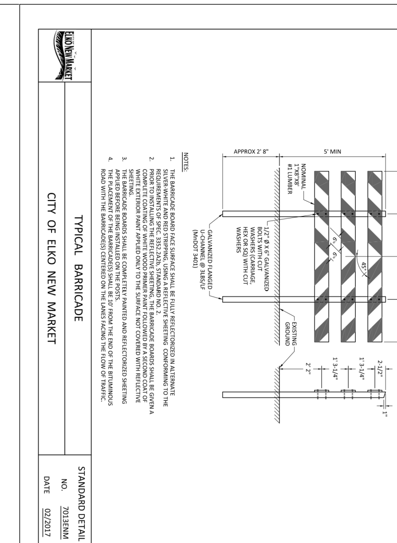


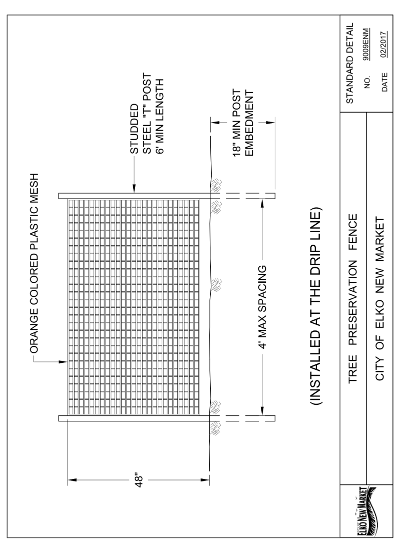


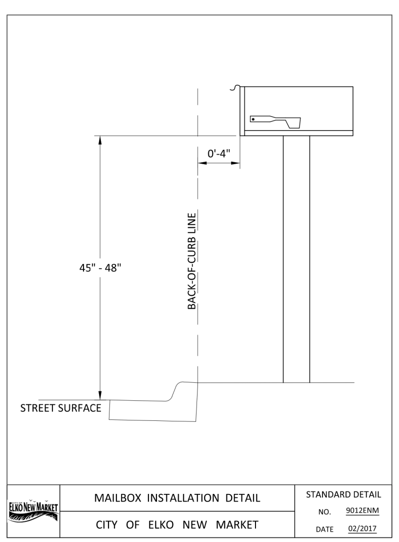


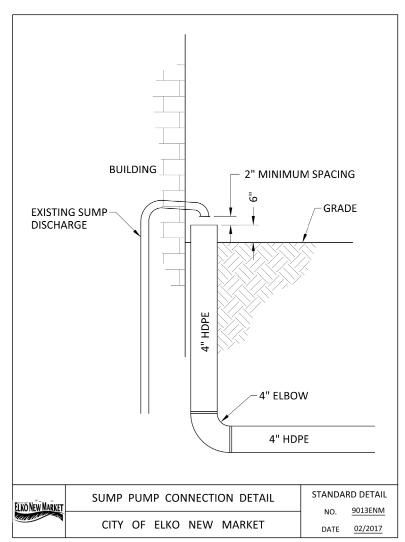


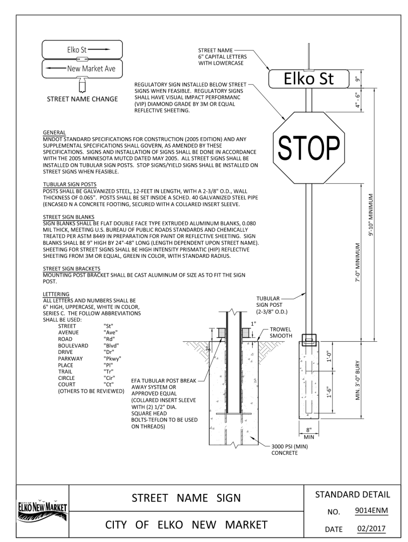


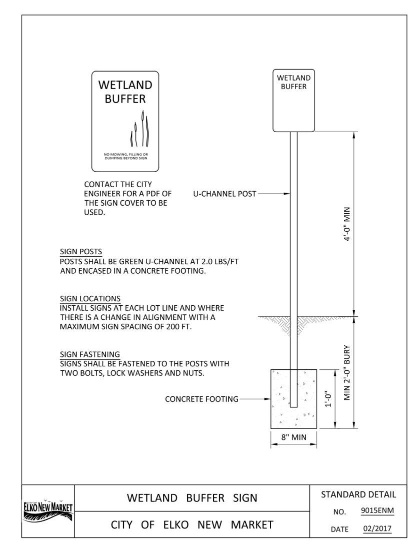












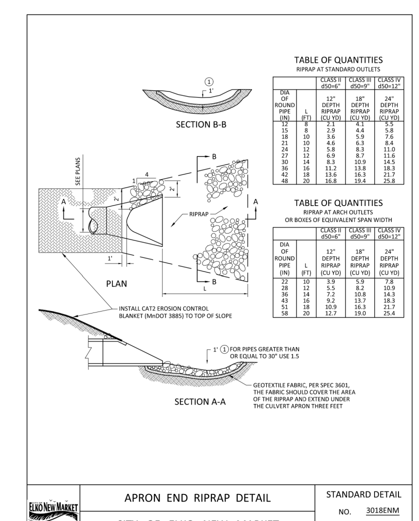


TABLE OF QUANTITIES
RIPRAP AT STANDARD OUTLETS

DIA OF ROUND PIPE (IN)	L (FT)	CLASS II d50=6" 12" DEPTH RIPRAP (CU YD)	CLASS III d50=9" 18" DEPTH RIPRAP (CU YD)	CLASS IV d50=12" 24" DEPTH RIPRAP (CU YD)
12	8	2.1	4.1	5.5
15	8	2.9	4.4	5.8
18	10	3.6	5.9	7.6
21	10	4.6	6.3	8.4
24	12	5.8	8.3	11.0
27	12	6.9	8.7	11.6
30	14	8.3	10.9	14.5
36	16	11.2	13.8	18.3
42	18	13.6	16.3	21.7
48	20	16.8	19.4	25.8

TABLE OF QUANTITIES
RIPRAP AT ARCH OUTLETS
OR BOXES OF EQUIVALENT SPAN WIDTH

DIA OF ROUND PIPE (IN)	L (FT)	CLASS II d50=6" 12" DEPTH RIPRAP (CU YD)	CLASS III d50=9" 18" DEPTH RIPRAP (CU YD)	CLASS IV d50=12" 24" DEPTH RIPRAP (CU YD)
22	10	3.9	5.9	7.8
28	12	5.5	8.2	10.9
36	14	7.2	10.8	14.3
43	16	9.2	13.7	18.3
51	18	10.9	16.3	21.7
58	20	12.7	19.0	25.4

Add "Future Road Extension" sign detail - (or add to barricade)

PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
ELKO				
DRAWN BY				
DLS				
CHECKED BY				
DLS				
DATE				
07/03/19				

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

CITY PROJECT NO.

ELKO, MINNESOTA

DETAILS
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO. 1920-017

BOLTON & MENK
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12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM- SATHRE BERGQUIST RESPONSES
August 7, 2019

City Engineer Responses - August 15, 2019

Date: July 23, 2019

To: Renee Christianson, Community Development Coordinator

From: Rich Revering, PE – City Engineer

Subject: Review of Pete's Hill 1st Addition
Elko New Market
Project No.: T17.119273

BACKGROUND

The City Engineer's Office was asked to review the above-referenced plan set on July 3, 2019. We have separated our comments into three sections: 1) Code related comments, 2) Recommendations, and 3) Suggestions. Code related comments must be addressed in the revised plan set. Recommendations and suggestions are for the City to consider requiring the developer to address or clear up design inconsistencies.

CODE COMMENTS

SBI responses shown in blue.

Erosion Control

1. The maximum non-reinforced slope allowed is 4:1 (h:v) in maintained areas and 3:1 (h: v) in non-maintained areas. Place slope protection material on all 3:1 slopes in maintained areas.

   Response: All 3:1 slopes to have erosion control blankets as shown on the Page 22 Erosion Control Plan. ok

2. Erosion control: Provide redundant sediment controls adjacent to wetlands where a 50-ft natural buffer cannot be maintained.
   Response: Double Silt fence will be installed adjacent to wetlands where 50 ft buffer cannot be maintained. ok

Streets

3. Provide ADA ramps for an east/west crossing at the intersection of Pete's Hill Trail and Samantha Way.

   Response: The requested revision has been made. ok

4. Provide and ADA ramp for a crossing in the NW quadrant and drop the curb at the northeast quadrant of the intersection of Pete's Hill Trail and Kari Way for a future pedestrian ramp.

Bolton & Menk is an equal opportunity employer.

Date: July 23, 2019

Response: The requested revision has been made. ok

5. Provide a stop sign for outgoing traffic at the intersection of Pete's Hill Trail and 273rd Street.11

   Response: The requested revision has been made. ok

6. Provide an east/west ADA ramp at the northwest quadrant of the Pete's Hill Trail/273rd Street intersection and drop the curb at the northeast quadrant of the intersection of Pete's Hill Trail/273rd Street for a future east/west pedestrian ramp.

   Response: The requested revision has been made. ok

Utilities

7. Add a pretreatment BMP prior to stormwater entering the filtration basin.

   Response: Revised storm sewer which no longer included filtration basin. ok

8. Replace the short piece of existing 8-inch watermain from station 0+00 to 0+90 with 12-inch watermain on 273rd Street.

   Response: Added note to plan and profile view to remove and dispose existing 8-inch watermain, then install 12-inch watermain at intersection tee. ok

Storm Sewer

9. Show the HWL for Wetland A on Sheet 20.

   Response: The requested revision has been made. ok

10. It is anticipated that the filtration basin will impact Wetland A by indirectly draining the wetland in violation of wetland regulations due to the filtration basin being 6-ft lower than and adjacent to the wetland.

    Response: Revised grading and storm sewer plan to longer need filtration basin. ok

11. Show the EOF locations for Pond 2 and Pond 3 on Sheet 21.

    Response: EOF locations now shown on south ends of both Pond 2 and Pond 3. ok

12. Place subgrade drains 50-ft each side of low point catch basins and 50-ft uphill of all on-grade catch basins.

    Response: Added subgrade drain tile to all street catch basins as suggested above. ok

13. The basements east of Wetland A, lot numbers 21-23, do not appear to conform to the structure elevation requirements in the zoning code. The basements are shown below the HWL of Wetland A. The requirement is for the low floor to be at least one foot (1') above the 100-year flood level.

    Response: We are working on a hydrological design for a curtain drain for these lots. Otherwise they will have to be slap on grade.

Curtain drain may impact wetland. Can't recommend approval w/o prof. geotech opinion that wetland hydrology would be stable.

14. The storm sewer velocities in the storm sewer tabulation were checked and do not calculate properly, given the design parameters. The main one in question is the flow velocity between STMH 1A and FES 1. It is our opinion the velocities presented are too low and in fact may be so high as to create erosion problems if not designed for. Please verify the flow velocities and design for high velocities accordingly.

    Response: Storm sewer pipe from FES 1 to STMH has been revised to have less grade and upsized to 36" in diameter to bring downstream velocity to 6.52 ft/s. Proposing to install energy dissipators in/at FES 1 to prevent erosion. We are looking at the possibility of using a 30" pipe with energy dissipater to meet this requirement.

We await a submittal showing velocities that match presented Qs and pipe characteristics

RECOMMENDATIONS TO CITY

Trails

15. It is recommended that a trail or sidewalk be installed on the north side of 273rd Street from Beard Avenue to Pete's Hill Trail, set back from the roadway to the extent possible.

    Response: The developer is proposing to grade the trail so that it can be easily constructed in the future when the overall trail system is constructed. The proposed trail would be rarely used without connectivity and would require years of maintenance for the City prior to being used.

Staff is promoting a "backage" pedestrian route along Xerxes corridor. This segment helps complete that and is required by code.

16. If a trail is installed on the north side of 273rd Street, it is recommended that a connection to 273 be installed opposite each outer 5-ft curb radii of Beard Avenue. A connection for northbound and southbound pedestrians is intended to minimize jaywalking through the intersection, promote users to walk opposing traffic on Beard, and facilitate potential future walkways on Beard Avenue.

    Response: See comment for item 15. See City Engineer comments. Connections intended to encourage pedestrians to walk opposing traffic on Beard

17. On the Recreation Trail detail on Sheet 2, remove note number 3 and modify the detail to show that a ditch is required on the upstream side of the trail to prevent drainage from flowing across the trail surface.

    Response: We have modified the detail for the trail and highlight the need for a ditch. We also have added a culvert at the low point. ok

Streets

18. Shift the location of Pete's Hill Trail within the right of way to balance the snow storage on either side of the street, taking the sidewalk into account. This would allow for the sidewalk to be more accessible in the winter months and minimize resident complaints about undue clearing burdens.

    Response: Shifted location of centerline for streets with sidewalk to balance snow storage on side of street. Pete's Hill Trail 3' East/North and Kari Way 3' South. ok

19. Recommend that a pedestrian sign be shown on the north side of the Beard Avenue/273rd Street intersection that would direct pedestrians walking west on the 273rd Street trail/sidewalk to walk against opposing traffic on Beard Avenue.

    Response: See comment for Item 15. Recommendation stands to aid wayfinding and support backage ped route described above.

Utilities

20. Maintain the hydraulic grade line through drainage structures, which is often accomplished by matching the 0.8 depth between pipe size changes.

    Response: The requested revision has been made. ok

21. An 8-inch watermain is allowable for the loop from the 12-inch on 273rd Street up to the connection at Meadow Ridge Drive. We recommend the City not pay for oversizing if a 12-inch connection is chosen for this segment.

    Response: Revised watermain loop to be 8" from 273rd Street up to connection at Meadow Ridge Drive in plan & profile views. ok

Storm Sewer

22. Recommend that the outlet velocity from FES 1 be reduced to a non-erosive velocity of 3.5 to 5.0 ft/sec, per the Minnesota Stormwater Manual.

    Response: We have added a 16 ft section of 36" pipe with an energy dissipater to meet this requirement.

    See item 14

Other

23. It is recommended that the retaining walls be designed such that they are located separately on each lot, with no shared walls, such that future repairs could be made to the walls without impacting the adjacent neighbors wall. This may require face-to-face returns into the embankment at the property line. This will also facilitate staged installation of the walls.

    Response: The requested revision has been made.

Remaining wall appears to be continuous across lot lines. City Engineer recommends design solution above or similar in lieu of a legal solution.

SUGGESTIONS TO DEVELOPER

Streets

24. A 6-ft wide sidewalk is shown along the south side of Pete's Hill Trail. A 5-ft sidewalk is allowable and is the City standard.

    Response: The requested revision has been made. ok

Storm Sewer

25. On the storm sewer outlet structure details, provide the corresponding structure name/number with each detail.

    Response: The requested revision has been made. ok

Date: July 23, 2019

26. On Sheet 14 provide the structure diameter for each in the outlet structure table.

    Response: Added structure diameter for each OCS in outlet structure table on sheet 14. Ok.

27. Check the diameter of drainage structure CBMH9 on Sheet 14, it appears to be undersized.

    Response: Revised diameter of CBMH 9 to be upsized correctly. Ok.

28. On Sheet 21 the top contour for Pond 2 is shown as 1114, while the top contour in the HydroCAD model is 1116. Please revise the plans and/or calculations as needed.

    Response: We have added spot elevations to 1115 to the berm to meet the HWL requirement. Ok.

29. The detail for the Basin 3 outlet structure shows the outlet pipe as being a 30-inch pipe, while the profile view shows it as being a 21-inch pipe. Please change accordingly.

    Response: The requested revision has been made.

.

30. On Sheet 14 rotate detail plate 4005ENM ninety degrees.

    Response: Rotated detail plate 4005ENM ninety degrees on sheet 14. Ok.

31. On Sheet 15 the diameter of the outlet structure for Filtration Basin 1 does not match the HydroCAD calculations, please adjust accordingly.

    Response: The requested revision has been made. Ok.

32. On Sheet 15 the pipe invert elevations entered for Filtration Basin 1 outlet structure do not match what is shown in the profile view, please adjust accordingly.

    Response: The requested revision has been made. Ok.

33. On Sheet 15 please proved a storm profile from drainage structure 9A to 9D.

    Response: Added storm profile for structure 9A to 9D to sheet 15. Ok.

<u>Other</u>

34. Consider fall protection at the top of the retaining walls.

    Response: We have added fences to the top of the walls. ok.

ADDITIONAL:
-City code requires B618 curb and gutter and supersedes detail plates
-Provide more legible "Future Street Extension" signs and barricade info
-Street lights and poles to be approved by City Engineer from provider options.
-Extend trail from Windrose to cul de sac curb w apron and no domes. Conne walk to trail to terminate.

End of Memo

601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO:	PLANNING COMMISSION
CC:	JOHN WICHMANN, REMAX ADVANTAGE PLUS STEVE SOLTAU, SHAKOPEE CROSSINGS
FROM:	RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST HALEY SEVEING, PLANNER
RE:	REQUEST FOR REZONING FROM URBAN RESERVE (UE) TO PLANNED UNIT DEVELOPMENT (PUD) REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL OF PETE'S HILL CONTAINING 46 LOTS ON 36.42 GROSS ACRES
DATE:	JULY 30, 2019

PLANNING COMMISSION MEETING:	JULY 30, 2019
CITY COUNCIL MEETING:	AUGUST 22, 2019
60-DAY REVIEW DEADLINE:	SEPTEMBER 1, 2019
120-DAY REVIEW DEADLINE	OCTOBER 31, 2019

Background / History

City staff has recently been working with representative of Elko 34, LLC who are the owners of the subject property located along the east sides of Xerxes Avenue and Beard Avenue. The owners recently petitioned annexation of the property which was completed on June 20, 2019. The City has now received applications for rezoning of the property from Urban Reserve (UR) to Planned Unit Development (PUD), and preliminary and final plat approval of Pete's Hill, consisting of 46 residential lots (23 single-family and 23 twin-home lots) and two outlots on 36.42 gross acres.

The application information included the following:

- Certificate of Survey dated 6/28/19, prepared by Sathre-Berquist
- Preliminary Plat drawing dated 7/1/19, prepared by Sathre-Berquist
- Site Plan containing 2 sheets, dated 7/3/19, prepared by Sathre-Berquist
- Preliminary Construction Plans containing 24 sheets, dated 7/3/19, prepared by Sathre-Berquist
- Storm Sewer Pollution Prevention Plan containing 3 sheets, dated 7/3/19, prepared by Sathre-Berquist
- Stormwater Management Plan containing 212 sheets, dated July, 2019, prepared by AE2S
- Hydroflow Storm Sewer Summary Report dated 7/3/19, prepared by AE2S
- Wetland Replacement Plan application dated 7/3/19, prepared by Bopray Environmental
- Tree Survey containing 6 sheets, dated 7/3/19, prepared by Sathre Berquist

- Preliminary Landscape Plan containing 3 sheets, dated 7/1/19, prepared by Norby & Associates

Neighborhood Conditions
To the north of the proposed development is Pete's Hill Park and a cell tower. To the west of the proposed development is the Boulder Pointe Golf Course and two single family homes. To the south and east of the proposed development are rural residential properties and undeveloped land. To the northeast is the Windrose development. The proposed development is generally compatible with the surrounding land uses.

Legal Description
The proposed development consists of three properties (two PID #'s). The legal descriptions are lengthy metes and bounds descriptions and are not being included in this memorandum. The PID #'s are:

08-934002-0 (approximately 29.38 gross acres)
08-935006-1 (approximately 7.04 gross acres)

Comprehensive Land Use Plan
The city's comprehensive land use plan guides the properties to a "Low Density Residential" land use designation. The comprehensive plan contains the following language regarding the Low Density Residential District:

"Objective: This classification is characterized by a low to medium range of residential densities that provide opportunities for a variety of housing options. Single family detached homes at the lowest of the urban densities are typical uses. Lower densities are often required to preserve and protect environmentally sensitive land. Single family attached dwellings such as duplexes, townhomes, and four-plexes should be allowed and may be mixed with detached homes in Planned Unit Developments. Support facilities that are compatible with neighborhoods and accessory uses are allowed within this District.

Development Location Criteria: • The characteristics of a proposed development will be based upon consideration of several factors including, but not limited to, topography, geography, existing development and character of the surrounding area, transportation system access, and market conditions. • Final density and development design will be a function of adopted zoning and subdivision standards and procedures.

Density: The average density is 2.7 dwelling units per net acre, with a range of 2 to 5 units per net acre. Minimum Requirements for Development: • Lot sizes typically are 10,000 – 12,000 square feet, but can be larger or smaller depending on the type of development and the specific property's characteristics. • The minimum area for Planned Unit Developments should be 10 acres in order to provide for the open space and mix of housing styles at higher densities, but may be smaller based on the benefit provided to the City or the objectives of the City. • Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planned Unit Development or similar arrangement.

Typical Uses: Single family detached dwellings; other dwelling designs (townhomes, four-plexes and retirement complexes or other similar residential varieties) by Conditional Use Permit and/or Planned Unit Development; schools, churches, recreational open space, parks and playgrounds, and public buildings."

The proposed use of the property meets the intent of the guided land use for the area. The development contains fewer housing units that the guided density of 2 to 5 units per net acre. The property contains 25.69 net acres (gross acres minus wetlands), with 46 housing units proposed, which calculates to 1.8 units

per acre. The property contains a significant amount of steep slopes which makes it difficult to achieve a density of 2 units per acre.

Zoning

The property is currently zoned Urban Reserve. When property is annexed into the City it is automatically zoned Urban Reserve. The purpose of the Urban Reserve District is to preserve areas where urban public utilities are not presently available. These lands are to be retained in a natural state or in agricultural use pending the proper timing for the economical provision of sewer and water, streets, parks, storm drainage and other public utilities and services so that orderly development can occur.

The developer is now proposing the orderly extension of City utilities and is requesting that the property be rezoned to Planned Unit Development (PUD). The primary reason for the PUD zoning request is to allow for the variety of housing options (twin home units) within the development. The purpose of the PUD district is to provide standards which allow flexibility in the development of residential neighborhoods that would not be possible under a conventional zoning district. The intent of a PUD is to:

A. Provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that complies with the city comprehensive plan.
B. Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under this title.
C. Provide for variations to the strict application of the land use regulations in this title in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, etc.) that exceed the city's standards to offset the effect of any variations.
D. Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the city.
E. Preserve and enhance natural features and open spaces.
F. Maintain or improve the efficiency of public streets and utilities.
G. Ensure the establishment of appropriate transitions between differing land uses.

Section 11-3-8 of the Zoning Ordinance also identifies criteria to be considered as part of a request for zoning amendment (rezoning), as follows:

1) The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan.
2) The proposed use is or will be compatible with present and future land uses of the area.
3) The proposed use conforms with all performance standards contained in this title (ordinance).
4) The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.
5) Traffic generation by the proposed use is within capabilities of streets serving the property.

Staff believes that the request to rezone the property from UR to PUD meets the above stated criteria, with the exception of #3; deviations from certain performance standards will be identified and addressed as part of the PUD zoning request.

The following table contains a summary of the variances being sought as part of the PUD application, which primarily relate to lot size and setback requirements. The table assumes that the R1 district

requirements are being applied to the single-family home lots and that the R3 district requirements are being applied to the twin home lots.

PETE'S HILL PUD				
	ENM R-1 District Requirements	**Approved for Pete's Hill Lots 1-14 Block 1 Lots 5-11 Block 3 Lot 1 Bock 4 (Single Family Lots)**	**ENM R-3 District Requirements**	**Approved for Pete's Hill Lots 15-30 Block 1 Lots 1-3 Block 2 Lots 1-4 Block 3 (Twin Home Lots)**
Minimum Lot Area	12,000 square feet	11,271 square feet, as depicted on final plat drawing	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Minimum Lot Area – Corner Lot	12,500 square feet	12,500 square feet	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Minimum Lot Width	85'	83', as depicted on the final plat drawing	50'	44.5', as depicted on the final plat drawing
Front Yard Setback	30'	25'	25'	25'
Rear Yard Setback	30'	30'	20'	20'
Side Setback	10'	10'	7'	7'
Side Setback – Corner Lot	25'	25'	25'	25'
Rear Yard Deck Setback	20'	20'	20'	20'
Stormwater Pond Structure Setback	35'	35'	35'	35'
Wetland Setback	35'	35'	40'	40'
Garage Stall Requirements	Provide for location of 3-stall attached garage	Provide for location of 3-stall attached garage	Provide for location of 3-stall attached garage	Allow 2-stall attached garage
Cul-de-sac Maximum Length	500'	600'	500'	600'

Development of the property as shown on the preliminary and final plat submittal requires approval of Planned Unit Development (PUD) zoning. To demonstrate how the proposed development will meet the (above) intended goals of the PUD, the developer has submitted the attached document titled Elko 34, LLC PUD Development Plan Narrative, dated July 25, 2019. Items proposed by the developer that exceed the City's minimum design standards include the following:

- Outlots A and B contain wetlands, natural environment features and wildlife habitat, and will be dedicated to the City to satisfy the park dedication requirements for the development.;
- Front home elevations will include stone or brick;
- Wood will not be allowed as an exterior building material;
- Unified architectural theme for twin homes
- Construction of a walking trail leading from the development to the Pete's Hill Park trail system.
- Planting of additional trees to separate the single-family portion of the development from the twin home portion of the development.

<u>Lot Size & Width</u>

The PUD district standards state that "The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above."

For the single-family lots, the R1 zoning district standards will be used as the most closely related district standards. The minimum lot size in the R1 zoning district is 12,000 square feet, and the minimum lot width is 85'. Seven of the proposed 23 single family lots are smaller than the minimum lot size requirements, while sixteen meet minimum lot size requirements for the R1 district. Several of the lots far exceed the minimum lot size requirements; this is primarily due to the steep slopes on the property and the amount of undevelopable land within the project. Five of the proposed 23 lots do not meet the minimum lot width of 85' at the building setback line (measured at 25' from the right-of-way); the narrowest proposed lot width is 83.3'. If measured at the typically required 30' front setback line several lots would likely meet the 85' requirement.

For the twin-home lots, the R3 zoning district standards will be used as the most closely related district standards. The minimum lot size for a two-family dwelling is 6,000 square feet per unit, and the minimum lot width is 50' per unit. All proposed twinhome lots far exceed the minimum lot size requirements. Six of the proposed 23 lots do not meet the minimum lot width of 50' at the building setback line (measured at 25' from the right-of-way); the narrowest proposed lot width is 44.5'

Staff supports the lots sizes and lot widths as proposed on the preliminary plat drawing, in exchange for the PUD items proposed by the developer (stated above), with the exceptions of proposed Lots 1 and 2 Block 4, which will be further described later in this report.

Setbacks

The PUD district standards state that "The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above." The R1 zoning district standards will be used as the most closely related district standards for the single family homes. The setback requirements in the R1 zoning district are as follows:

- Front setback – 30'
- Side setback – 10'
- Side setback for corner lot – 25'
- Rear setback – 30'

The R3 zoning district standards will be used as the most closely related district standards for the twin-home lots. The setback requirements in the R3 zoning district are as follows:

- Front setback – 25'
- Side setback – 7'
- Side setback for corner lot – 25'
- Rear setback – 20'
- Rear yard abutting street: 25'
- Major Collector or arterial street: 45'
- Wetland: 40' from delineated edge

25' front, 10' side, and a 30' rear setbacks are being requested. The primary reason for the reduced front setback requirements is due to the significant grade / steep slopes for those lots that back up to Xerxes Avenue. Allowing the homes to be placed 5' closer to the interior roadway (Pete's Hill Trail) will help minimize rear yard grading. It will also create a slightly different feel within the neighborhood. Staff supports the reduced front yard setback requirement for the single family lots in exchange for the PUD items proposed by the developer (stated above).

Height Requirements

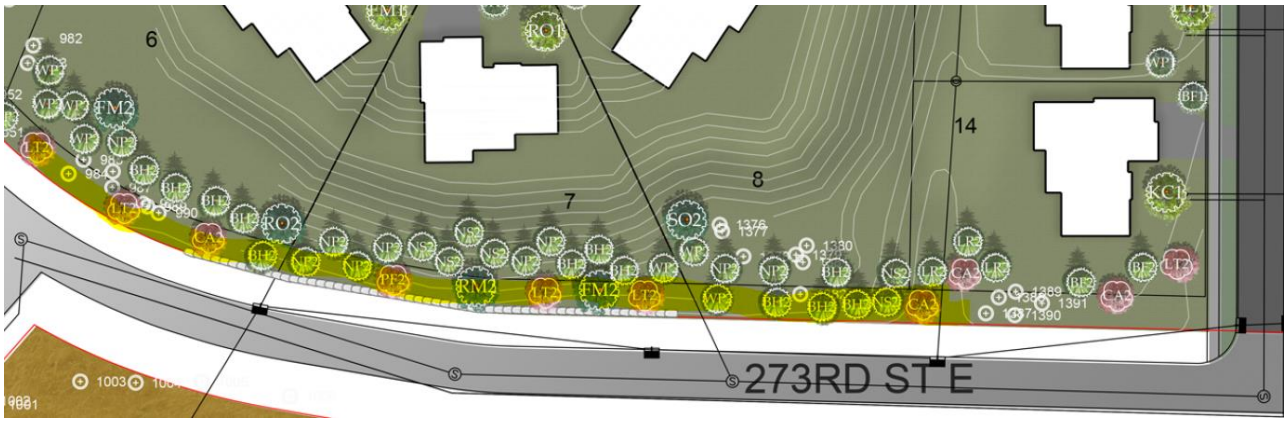
Structures shall not exceed 35' in height in the R1 zoning district. Proposed building heights have not been submitted.

Garage Stall Requirements

Section 11-9-10 of the City Code requires that one and two-family residences construct a 440' square foot garage at the same time as the principal structure, and that a location for a three-stall garage be provided for, whether constructed of not. The proposed twin home lots are designed for a two-stall garage. Staff supports the request for two-stall garages for the proposed twin home lots. The twin home lots are intended to be marketed for "single level living"; it is envisioned that the twin homes will be occupied by those choosing to "downsize" and needing less garage space.

Landscaping

Section 9 of the Subdivision Ordinance requires that a minimum 20' wide landscaped buffer where lots back onto a major collector street. Xerxes Avenue, 273rd Street, and Beard Avenue are all considered major collector streets in the City's Transportation Plan. The site is currently heavily wooded. All lots will continue to provide the required screening with the existing tree cover, with the exception of proposed Lots 6, 7, 8 and 14 (as shown on the plan below) which will require tree removal to accommodate grading. The applicant has submitted a landscape plan which proposes a 20' landscape buffer along these lots. The landscaping plan is shown below; the trees proposed in the right-of-way highlighted in yellow. The plan depicts new plantings (18 trees) and a retaining wall within the right-of-way, which the City discourages. The plan also depicts additional landscaping, over and above City requirements, between the single family and twin-home portion of the development.



In addition to the above developer obligations, two trees must be planted upon each lot at the time of building permit, sod placed in the front and side yards, and rear yards must be seeded, hyroseeded or sodded. The landscaping plan depicts the two trees required by the builder at the time of building permit.

Staff recommends that the landscaping plan be revised to show no new trees, plantings, or retaining walls within the public right-of-way. Retaining walls located within drainage and utility easement will require an Encroachment Agreement with the City. Retaining walls located on, and crossing property lines of multiple single-family home lots will require an easement agreement between the applicable lots.

Tree Preservation

Section 12-9-9 of the City's Subdivision Ordinance contains Tree Preservation and Replacement regulations, which require that 40% of the significant trees must be protected as part of the development. The applicant has submitted the required tree inventory depicting the location of 1,404 significant trees on the property, of which 700 (50%) trees are proposed for removal. The trees proposed for removal are necessary to accommodate road construction, building pad preparation, and lot grading. The applicant meets the requirements of Section 19-9-9 of the City's Subdivision Ordinance regarding tree preservation.

Easements

Standard Easements - The Subdivision Ordinance requires that 10' wide perimeter easements and 5' wide interior easements be dedicated along all lot lines. The final plat drawing depicts all easements as required for standard easements.

Infrastructure Easements – In areas where city infrastructure (sewer, water, stormsewer) is located along side and rear property lines, additional easements are required to allow for maintenance / replacement of such infrastructure. The construction plans submitted show numerous areas requiring expanded easement for infrastructure. Overland drainage swales must also be covered in easement. The final plat drawing depicts all easements as required for infrastructure.

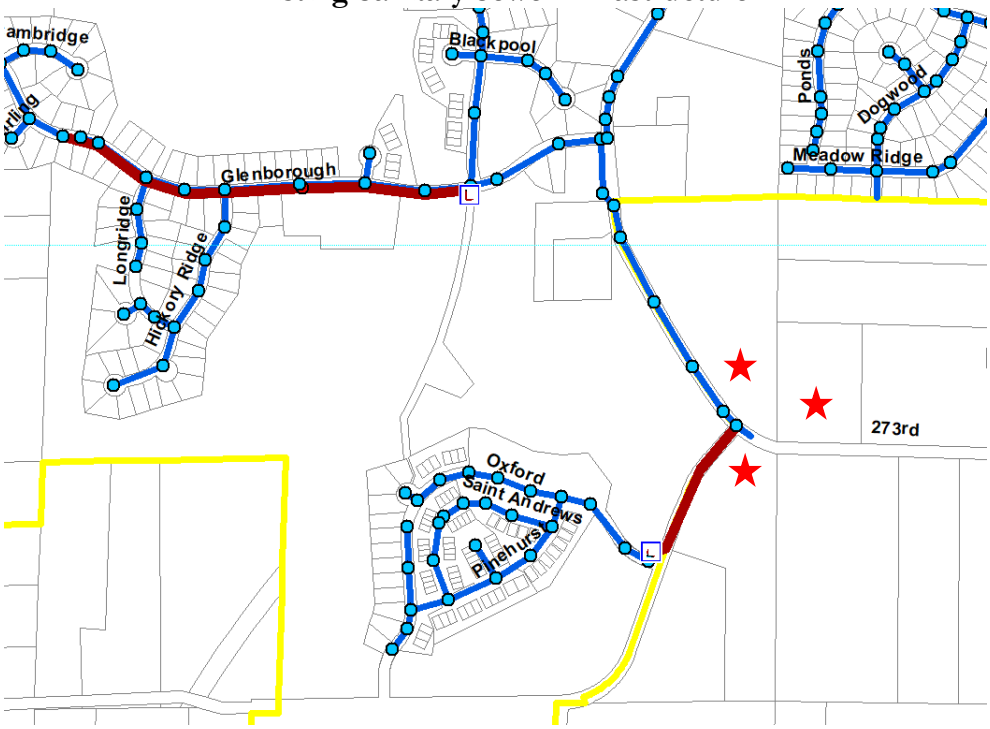
Miscellaneous Easements – The grading plan and construction plans depict areas of temporary grading on adjacent properties, which will require temporary easements from adjacent property owners. A permanent easement is also needed to construct the trail and water line at the north end of Pete's Hill Trail, across the K2 property. The developer must obtain the necessary easements prior to final plat approval.

Sanitary Sewer

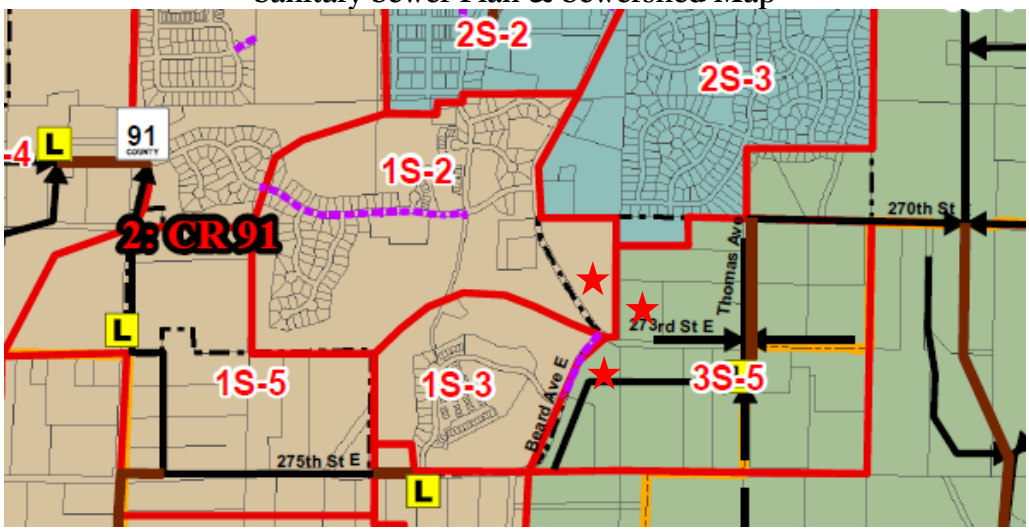
An 8" gravity sewer line currently exists in Xerxes Avenue, and a 1.5" forcemain currently exists in Beard Avenue. The applicant is proposing to connect to the existing sanitary sewer at the intersection of Xerxes

and Beard to serve Blocks 1 - 3. From this intersection, sewers flow north towards Glenborough Drive, then west along Glenborough towards Co Rd 91, and then north towards the MUSA interceptor. All sanitary sewer lines within the development are proposed to be 8" pvc gravity sewer lines, except for proposed Block 4. Grinder pump lift stations are proposed to serve Lots 1 & 2 Block 4. The lift stations would pressurize the effluent for these two proposed homes into the forcemain located in Beard Avenue. The City typically only considers grinder pump lift stations for existing homes with extenuating circumstances. Allowing grinder pumps to serve Block 4 would be an exception to the current policy. Should the Block 4 lots be approved, the grinder pump manufacturer / spec must be approved by the City Engineer.

Existing Sanitary Sewer Infrastructure



Sanitary Sewer Plan & Sewershed Map

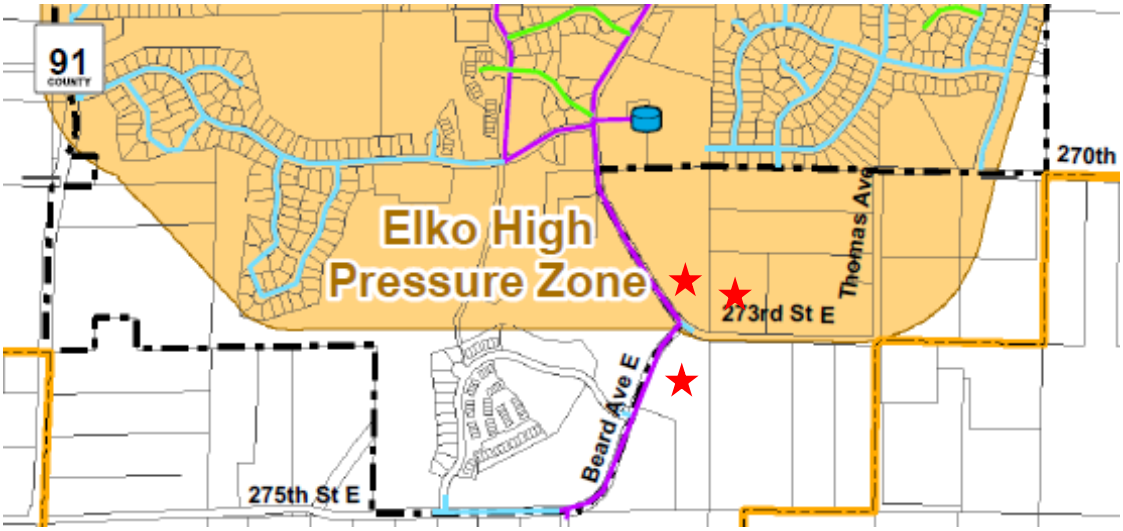


Water

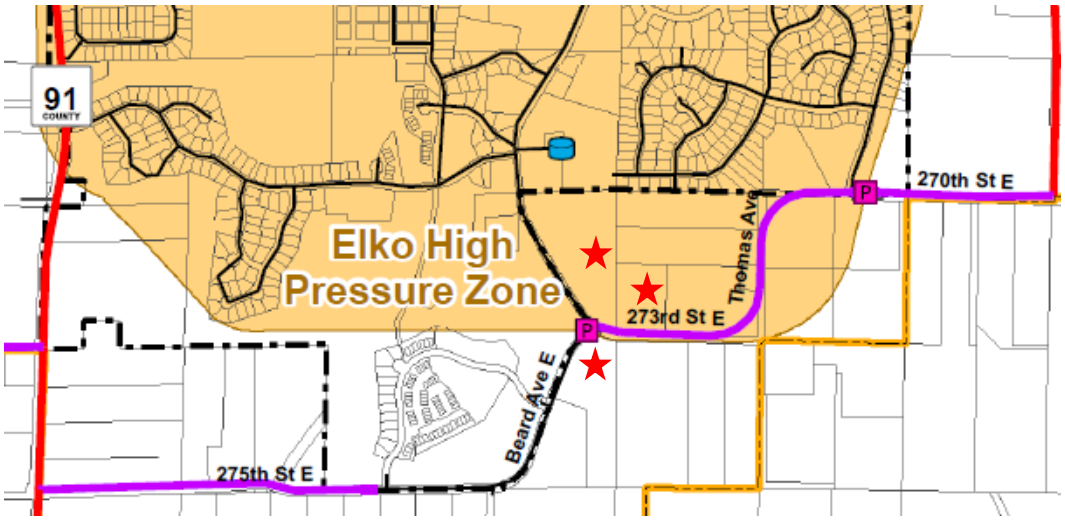
Elko Tower #1 is located just north of the proposed development in Pete's Hill Park. The subject property can be served by the Elko tower and pressure zone. A 12" watermain currently exists in Beard Avenue and Xerxes Trail. 8" watermain also exists in the Windrose development to the northeast of the proposed development. The construction plans currently depict a 12" watermain being extended in 273rd Street East, a 12" watermain in Pete's Hill Trail, and 8" lines in Elle Circle, Samantha Way and Kari Way. The City Engineer has opined that the water line in Pete's Hill Trail can be an 8" line rather than a 12" line, and therefore the City would not participate financially in oversizing costs. The City will accept PVC water line material, as opposed to ductile iron, as long as the water lines are traceable.

The City will require that water be looped through the development and connect to the Windrose development. The construction plans depict the desired connection to the hydrant at the end of Meadow Ridge Drive. Proposed Lots 1 & 2 Block 4 would require connection to an existing watermain in Beard Avenue.

Existing Water Distribution System

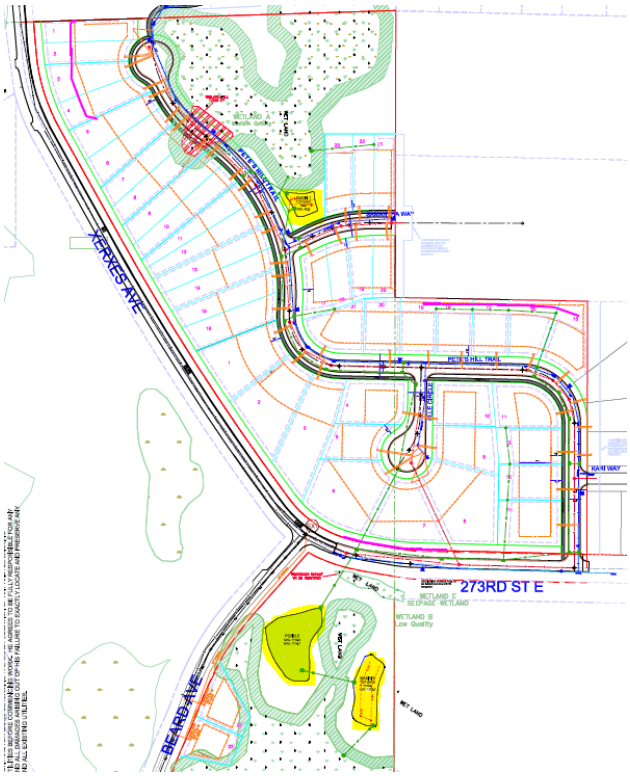


Long Range Water Plan



Stormwater

The developer must submit a stormwater plan meeting the requirements of Chapter 11 of the Zoning Ordinance and the City's Surface Water Management Plan. A stormwater management plan and calculations have been submitted to the City Engineer for review. Surface water from the subject property flows in a southeasterly direction and ultimately to the North Cannon River. The very northerly portion of the development is proposed to drain into Basin #1. Basin #1, and the southern 2/3rds of the development are proposed to drain to Pond #2 which then overflow into Basin #3. Basin #3 then outlets to the DNR protected wetland (#302W) complex located on Outlot B.

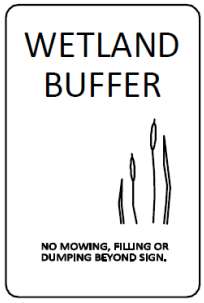


A 10' wide buffer is required around stormwater ponds. All structures shall have a minimum 35' setback from the edge of the HWL of stormwater ponds. The building pad on proposed Lot 1 Block 2 will be impacted by the stormwater pond setback requirement.

The City Engineer must approve the stormwater management plan.

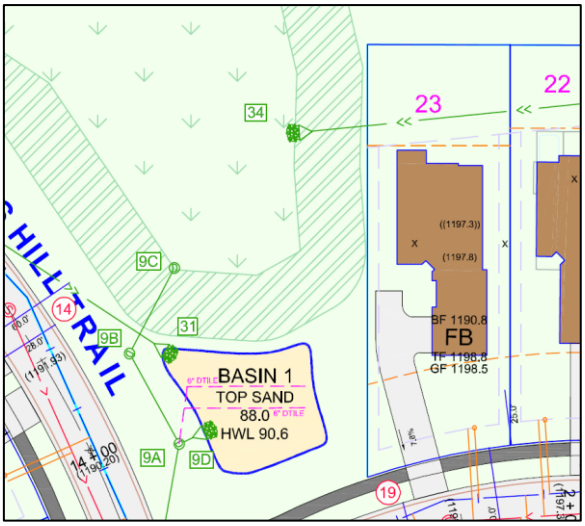
Wetlands / Floodplain / DNR Protected Waters

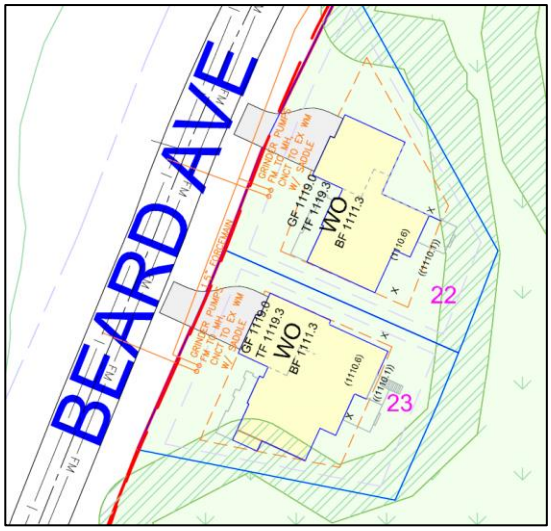
A wetland delineation for the property has been completed and a Notice of Decision (acceptance/approval) was issued on 10.27.17. A 30' wetland buffer is required around the northerly wetland, and a 25' wetland buffer is required around the southerly wetland complex. Wetland buffer sign markers, meeting the requirements of Section 11-11-4 of the Zoning Ordinance, shall be placed along all lot lines at the buffer location. All structures shall have a minimum setback of 35' from the edge of a delineated wetland. The Subdivision Ordinance requires that wetlands and buffers be contained in Outlots. Wetlands and stormwater pond outlots shall be conveyed to the City upon filing of a plat.

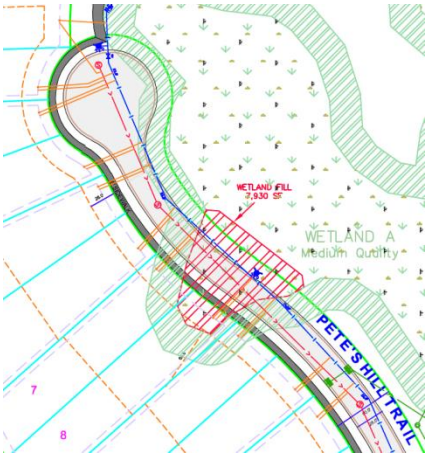


Sample of sign required by City Code

Proposed Lots 1 and 2 Block 4 (shown below) are affected by the wetland buffer and wetland setback requirement. The required 25' wetland buffer is depicted on the submittal information; the buildings must be setback an additional 10' beyond the buffer. For this reason, Planning Department staff is recommending that proposed Lots 1 and 2 Block 4 be combined into a single lot that can meet wetland buffer (25') and setback (35') requirements. The City Engineer is recommending that both proposed Lots 1 and 2 Block 4 be eliminated from the development. Additional feedback is needed from the Planning Commission regarding proposed Lots 1 & 2 Block 4.







The developer is proposing approximately 7,930 square feet of wetland impact at the north end of the property, for the purposes of extending a road to the northerly part of the property. The City is currently processing this application to fill the wetland. The applicant has proposed to purchase credits from a wetland bank rather than replacing the wetland on site. Approval of the plat as submitted must be conditioned on the approval of the wetland mitigation application.

There are no FEMA designated floodplain on the subject property.

There is a large DNR Protected Wetland (#70-302W) on the southerly end of the property (south of 273rd Street East). The DNR has reviewed the application and made the following comments about the proposed development:

- The DNR supports platting proposed Lots 1 & 2 Block 4 into a single lot so that the wetland buffer is contained entirely in the outlot.
- The DNR prefers that the City take over ownership of proposed Outlot B in order to protect the public water.
- A permit will be needed for the outfall from Basin 3 to Wetland C (Public Water 70-302) unless the outfall is placed outside of the public water body.

Access / Roads / Transportation Issues

The proposed development borders a number of existing streets. Xerxes Trail and Beard Avenue on the westerly sides of the proposed development are currently city maintained streets. 273rd Street East on the southerly side of the proposed development is currently unimproved/gravel city street which was recently annexed into the City. Functional classification of the roads and design concerns are as follows:

Xerxes Trail, Major City Collector Roadway. The purpose of a major collector is typically to link neighborhoods together within a city or link neighborhoods to business concentrations. Access to collector roadways should be made via local streets and private access should be avoided. The typical right-of-way width on a major collector street is 100'. The City's adopted street section for a major

collector is 56' wide; this includes two travel lanes, a center turn lane and two 8+' shoulders. (Typical section shown below.)

Xerxes Avenue along the west side of the proposed development was reconstructed/paved in 2005/2006 and was paved with curbing and stormsewer on the east side of the street, and a rural / ditch section on the west side of the street. (Xerxes street detail section shown below.) The existing street is approximately 30' wide. The current road right-of-way on Xerxes Trail is 66' in width. The preliminary and final plat drawings depicts an additional 17' of right-of-way is being dedicated along the east side of Xerxes Avenue, as required. No additional access is proposed from Xerxes Trail.

<u>273rd Street East, Major City Collector Roadway.</u> The existing 273rd Street East was just recently annexed into the City and is now a City street; it is a rural gravel section approximately 22' to 24' in width. The section of 273rd from its current intersection with Xerxes/Beard Ave to the entrance into the development will need to be improved to City standards. The plans submitted do not depict a proposed street section / design for the section of 273rd Street that will need to be improved.

City staff believes that constructing the road using the adopted street section for a major collector (56' wide) would be premature based on the amount of traffic anticipated in the foreseeable future. Staff is recommending that the street section match the existing street section on Xerxes Trail, with curbing on the north side of the street, and a rural section on the south side of the street. (Recommended street section shown below.) The street section should be added to the construction plans.

One local street connection is proposed to 273rd Street (Pete's Hill Trail). Access spacing guidelines require 660' between local street connections. The proposed entrance to the development (Pete's Hill Trail) meets the minimum 660' from the Beard/Xerxes intersection.

Beard Avenue, Major City Collector Roadway. The purpose of a major collector is typically to link neighborhoods together within a city or link neighborhoods to business concentrations. Access to collector roadways should be made via local streets and private access should be avoided. The typical right-of-way width on a major collector street is 100'. The City's adopted street section for a major collector is 56' wide; this includes two travel lanes, a center turn lane and two 8+' shoulders. (Typical section shown in attached exhibits.)

The existing Beard Avenue is under the jurisdiction of the City of Elko New Market. It is currently paved, rural section, and is approximately 24' in width. Lots 1 & 2 Block 4 are proposing direct private access to Beard Avenue which is not permitted. Planning Department staff is recommending that proposed Lots 1 and 2 be combined into one lot, and an exception be allowed for the single lot access to a major collector street. The City Engineer is recommending that proposed Lots 1 & 2 Block 4 be eliminated from the plan altogether based on the access issue. An additional 17' of right of way should be dedicated along Beard Avenue, for a total of 50' from the subject property.

There are a number of local roads proposed within the development that will serve as access to the residential lots. The City's Subdivision Ordinance currently requires that 60' of right of way be dedicated for local roads, and they be constructed at a 28' pavement width. Comments regarding proposed local streets are as follows:

Pete's Hill Trail. The road is proposed to continue from 273rd Street East to the north side of the property, terminating in a cul-de-sac. There are property constraints at the north end of the property due to the wetland location and steep slopes. This cul-de-sac will exceed the maximum cul-de-sac length of 500'. Staff believes the additional length is justified due to wetland constraints.

Elle Circle. The cul-de-sac is approximately 250' in length. The Subdivision Ordinance requires that cul-de-sacs have a 45' radius. Staff has no concerns about Elle Circle.

Samantha Way. The street is approximately 250' in length and is stubbed to the adjacent property line. The Subdivision Ordinance requires that, for streets exceeding 150' in length, a cul-de-sac or temporary turn around be provided for. There are several ways the developer could choose to handle the temporary turn-around requirement, including:

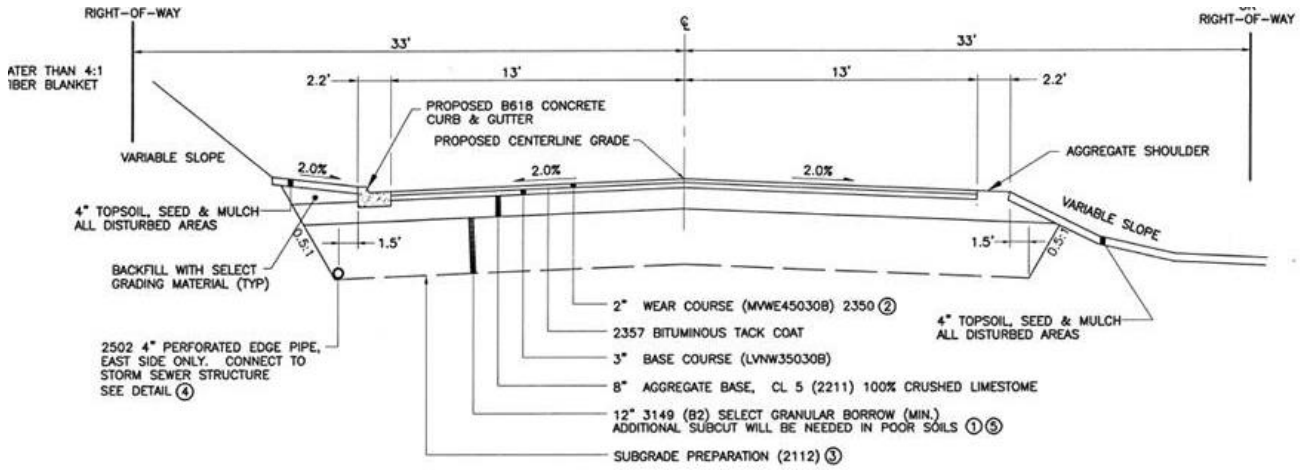
- Obtain an easement from the adjacent property owner and construct the temporary turn around on the adjacent property to the east. The temporary roadway easement would terminate upon extension of the street into the adjacent property.
- Construct a temporary hammerhead cul-de-sac, along with associated temporary roadway easements, at the terminus of Samantha Way. The temporary roadway easement would terminate upon extension of the street into the adjacent property.

The developer should verify that Pete's Hill Trail and Samantha Way intersect at a 90 degree angle, which is required by City Code. A "future road extension" sign must be placed at the easterly end of Samantha Way.

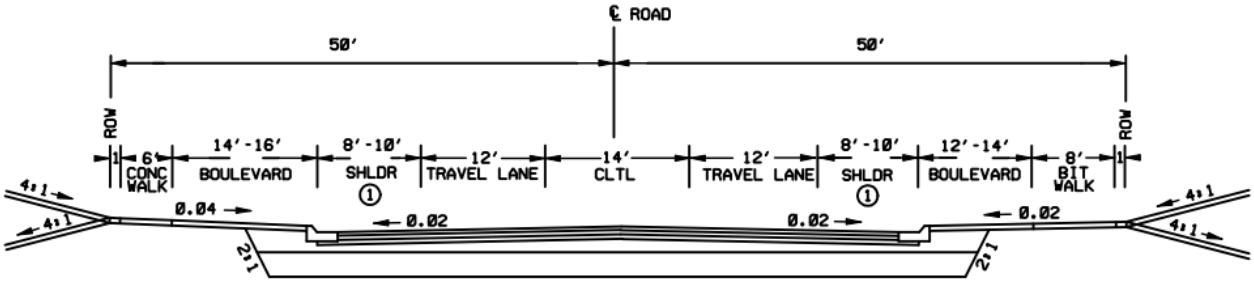
Kari Way. Kari is a proposed curb-cut, or stub street, into the adjacent property to the east. The stub street serves no lots within the proposed development at this time. Staff has no concerns about Kari Way. A "future road extension" sign must be placed at the easterly end of Kari Way.

Sample Future Road Extension Signs

Roadway Section for Existing Xerxes Avenue
(To Be Utilized for 273rd Street East – in 100' Right-of-Way)



Roadway Section Typical City Collector
(Not Being Recommended for Pete's Hill plat)



Proposed Street Names

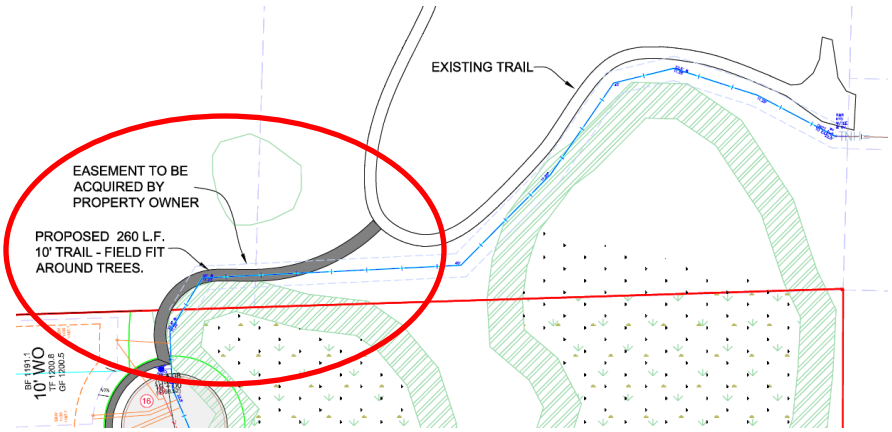
Proposed street names are subject to change prior to final plat approval.

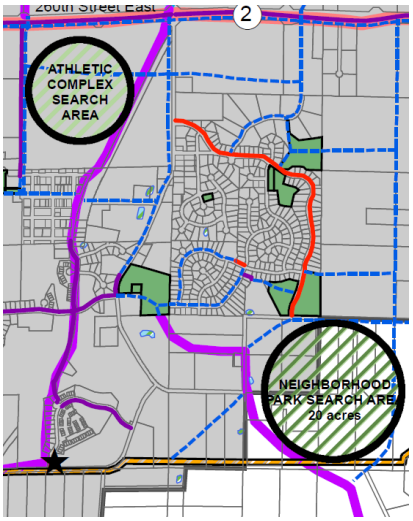
Sidewalks & Trails

The City's Subdivision Ordinance requires that concrete sidewalks are constructed on at least one side of all residential streets; the outside edge shall be located one foot from the property line. Sidewalks are depicted on Pete's Hill Trail and Samantha Way as required. Staff and the Parks Commission are recommending that a sidewalk not be required on Elle Circle due to the short length of the cul-de-sac.

The City's Transportation Plan recommends that sidewalks or trails be constructed adjacent to all minor collectors, major collectors, and minor arterial roadways. This would include Xerxes and Beard Avenues, and 273rd Street East. The Parks Commission has recommended that trails not be required in these locations at this time due to lack of overall trail system in the area.

The City's Park & Trail Plan identifies a City trail corridor running through the subject property, extending from Pete's Hill Park, and continuing in a southeasterly direction. In an effort to achieve this desired trail system, the developer is proposing a trail connection from the northerly cul-de-sac, and connecting to the existing Pete's Hill Park trail system. The Parks Commission has reviewed and supports the proposed trail connection. An easement over privately owned property will be needed to accommodate the proposed trail connection.





Parks Related Comments

The City's Subdivision Ordinance requires 10% of the land be dedicated for parks, playgrounds, public open spaces or trails and/or the developer shall make a cash contribution to the city's park and trail fund. If no land dedication is required the park fee is $2,000 per residential unit. A combination of land dedication and cash contribution may also be applied. The Parks Commission shall make a recommendation to the Planning Commission and City Council in regards to park land dedication.

The proposed subdivision is in closest proximity to Pete's Hill Park to the north, Windrose Parks (East & West) to the east, and Boulder Heights Park. A description of the existing park facilities that could serve the development is as follows:

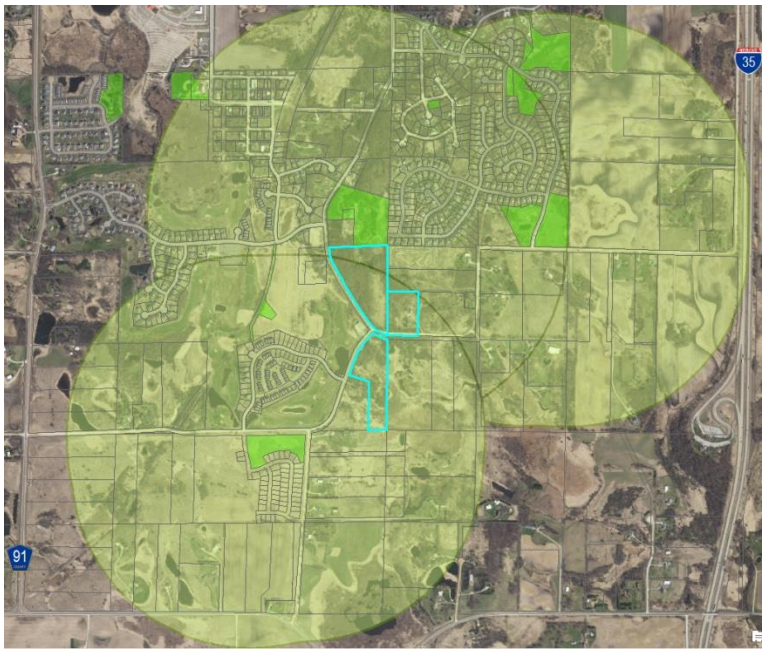
Windrose Park East is currently designated as a Community Park. A Community Park is intended to provide both park and playfield facilities for more intensive recreation activities such as ball fields, tennis courts, ice skating, picnicking. Their service area is typically 1 mile and is intended to serve the City as a whole rather than a particular neighborhood. Staff would argue that today, Windrose Park East serves more as a neighborhood park, due to the absence of playfield facilities. It does include playground equipment and a picnic shelter. The service area for a Neighborhood Park is typically ½ mile.

Windrose Park West is currently designated as a Conservation Area / Greenway. These areas are set in natural areas of the community where preservation of the environment is the primary emphasis as opposed to active recreation and play.

Pete's Hill Park is currently designated as a Special Use Park. This designation includes facilities which provide special activities, unique built environments, historical sites or single purposes.

Boulder Heights Park is currently undeveloped but will be designated as a Neighborhood Park once developed.

By applying a ½ mile neighborhood park service area buffer to Windrose Park East, nearly the entire proposed development would be serviced by Windrose Park East. Adding the trail connection from Pete's Hill Trail to Meadow Ridge Drive will provide a walkable route from the development to both Pete's Hill Park and Windrose Park.



Upon review of the development, the Parks Commission has recommended that the City accept all of the upland areas in Outlots A and B to satisfy the park dedication requirements for the development. The proposed park dedication area will provide passive areas that achieve the identified goal - "Protect, preserve and improve environmentally sensitive areas and natural / cultural resources".

Existing Building Site
A house and outbuildings currently exist on the property. Prior to development of the property the existing well on the property must be properly sealed and the septic system shall be properly abandoned. Demotion permits are required for removal/demolition of any existing structures.

City Engineer Comments
The City Engineer's comments are contained in the attached engineering review memo.

Public Works Director Comments
Public Works Director, Corey Schweich, has reviewed the application and has no comments other than those already contained in this report.

Fire Chief Comments
The fire chief has not provided comment on the application.

Police Chief Comments
The Police Chief has reviewed the application and has no comments from a public safety standpoint.

Building Official Comments
The Building Official has reviewed the application and does not have any comments.

Scott County Highway Department Comments
Not applicable.

School District Impacts
The proposed development is in the Lakeville School District. According to the Superintendent of Schools, the city of Elko New Market has an average of .75 students per household within the district. Using this statistic, the proposed development would add 34.5 students to the school system once fully developed. The District will provide student transportation from the development to the various Lakeville schools.

City Attorney Comments
The City Attorney has no yet commented on the plat.

New Market Township Comments
The property was recently annexed into the City by way of Joint Resolution for Orderly Annexation. During discussions with the Township related to annexation and development of the property, there was the expectation that the City would take over ownership and maintenance of 273rd Street East adjacent to the proposed development.

Development Fee Estimates
Below is a preliminary estimate of development fees based on the currently available information and the 2019 adopted City fee schedule. It is noted that these estimates may change if there are changes made to the plat or the City's fee schedule.

Water Trunk Fee -	$3,615 per lot x 45 lots = $162,675
Sanitary Sewer Trunk Fee -	$4,056 per lot x 45 lots = $182,520
Stormwater Area Charge -	$3,507.88 x 30 net acres = $105,236.40
Park Fee -	Proposed in land dedication
Street Light Fee -	$4.34 per month x 12 months x 45 lots = $2,343.60

Total Estimate - $452,775.00

REQUESTED PLANNING COMMISSION ACTION:

The Planning Commission is being asked specifically for input regarding proposed Lots 1 & 2 Block 4, as City staff and the City Engineer have differing opinions regarding the approval of these lots. A summary of the differing positions are as follows:

- The Planning Department staff is recommending that Lots 1 & 2 Block 4 be combined into a single lot that can meet wetland buffer (25') and setback (35') requirements, and that an exception be allowed for one single family home driveway to access onto Beard Avenue which is a City collector street.
- The City Engineer is recommending that both proposed Lots 1 and 2 Block 4 be eliminated from the development altogether based on the requirement that private driveways are not permitted on City collector streets.

The Planning Commission is being asked to hold a public hearing regarding the request for rezoning and preliminary plat approval of Pete's Hill and provide a recommendation to the City Council regarding the applications.

STAFF RECOMMENDATION:

Staff would recommend approval of the request to **rezone** the property from Urban Reserve to Planned Unit Development for the following reasons:

1) The proposed rezoning has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan which guides the property to a residential land use.
2) The proposed use of the property for single-family homes and twin homes is compatible with present and future land uses of the area.
3) The proposed use of the property complies with performance standards contained in the City's Zoning & Subdivision Ordinances, except as specifically identified in the "Pete's Hill PUD Standards" table below.
4) The proposed residential use of the property for single-family homes and twin homes can be accommodated with existing public services and will not overburden the City's service capacity.
5) Traffic generation by the proposed development is within capabilities of streets serving the property.

And noting that the single-family lots shall be subject to the requirements of the R1 Single-Family Residential, and the twin home lots shall be subject to the requirements of the R3 Medium Density Residential zoning districts except as identified below:

PETE'S HILL PUD				
	ENM R-1 District Requirements	**Approved for Pete's Hill Lots 1-14 Block 1 Lots 5-11 Block 3 Lot 1 Bock 4 (Single Family Lots)**	**ENM R-3 District Requirements**	**Approved for Pete's Hill Lots 15-30 Block 1 Lots 1-3 Block 2 Lots 1-4 Block 3 (Twin Home Lots)**
Minimum Lot Area	12,000 square feet	11,271 square feet, as depicted on final plat drawing	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Minimum Lot Area – Corner Lot	12,500 square feet	12,500 square feet	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Minimum Lot Width	85'	83', as depicted on the final plat drawing	50'	44.5', as depicted on the final plat drawing
Front Yard Setback	30'	25'	25'	25'
Rear Yard Setback	30'	30'	20'	20'
Side Setback	10'	10'	7'	7'
Side Setback – Corner Lot	25'	25'	25'	25'
Rear Yard Deck Setback	20'	20'	20'	20'
Stormwater Pond Structure Setback	35'	35'	35'	35'
Wetland Setback	35'	35'	40'	40'
Garage Stall Requirements	Provide for location of 3-stall attached garage	Provide for location of 3-stall attached garage	Provide for location of 3-stall attached garage	Allow 2-stall attached garage
Cul-de-sac Maximum Length	500'	600'	500'	600'

And noting the following improved subdivision design elements:

1) Outlots A and B contain wetlands, natural environment features and wildlife habitat, and will be dedicated to the City to satisfy the park dedication requirements for the development.
2) Front home elevations will include stone or brick;
3) Wood will not be allowed as an exterior building material;
4) There will be a unified architectural theme for twin homes;
5) The development will include construction of a walking trail leading from the development to the Pete's Hill Park trail system;
6) Additional trees will be provided to separate the single-family portion of the development from the twin home portion of the development.

Staff recommends approval of the request for **preliminary plat approval** of Pete's Hill, containing 46 lots and two outlots, for the following reasons:

1) The proposed use of the property for residential purposes meets the intent of the guided land use for the area.
2) The proposed plat complies with the purposes of the Zoning Ordinance and Comprehensive Plan.

And subject to the following conditions:

1) Preliminary plat approval is granted in accordance with the following plans and subject to conditions below, and staff comments dated 7/24/19:
    a. Preliminary Plat drawing dated 7/1/19, prepared by Sathre-Berquist
    b. Site Plan containing 2 sheets, dated 7/3/19, prepared by Sathre-Berquist
    c. Preliminary Construction Plans containing 24 sheets, dated 7/3/19, prepared by Sathre-Berquist
    d. Storm Sewer Pollution Prevention Plan containing 3 sheets, dated 7/3/19, prepared by Sathre-Berquist
    e. Stormwater Management Plan containing 212 sheets, dated July, 2019, prepared by AE2S
    f. Hydroflow Storm Sewer Summary Report dated 7/3/19, prepared by AE2S
    g. Tree Survey containing 6 sheets, dated 7/3/19, prepared by Sathre Berquist
    h. Preliminary Landscape Plan containing 3 sheets, dated 7/1/19, prepared by Norby & Associates
2) Approval of the preliminary plat is subject to approval of the wetland replacement plan application by both the City of Elko New Market and the Army Corp of Engineers. The developer shall assume all risk associated with preparing the preliminary plat application in advance of the required wetland application approvals.
3) Approval is subject to the recommendations and approvals of the City Engineer and Public Works Director.
4) Approval is subject to the recommendations of the City Attorney.
5) The developer must enter into a development contract with the City of Elko New Market at the time of final plat approval.
6) The existing well on the property shall be properly sealed and the septic system shall be properly abandoned prior to development of the property. Demotion permits are required for removal/demolition of any existing structures on the property.
7) Retaining walls proposed within the development shall be privately owned and maintained, and reflected in the development agreement and homeowner's association documents, as approved by the City Attorney. Retaining walls located within drainage and utility easements will require an Encroachment Agreement with the City of Elko New Market. Retaining walls located on, and crossing property lines of multiple single-family home lots will require an easement agreement between the applicable lots.
8) The landscaping plan and construction plans shall be revised to show no new trees, plantings, or retaining walls within the public right-of-way on 273rd Street East.
9) Proposed Outlots A and B shall be dedicated to the City and shall satisfy all park dedication requirements associated with the development.
10) The developer shall obtain the necessary easements needed to construct the proposed trail and proposed water line over the K2 Towers, LLC property, and evidence of such easement shall be provided to the City.
11) Water shall be looped to connect the water lines in proposed Pete's Hill Trail and existing Meadow Ridge Drive.
12) The construction plans shall be amended to depict an 8" water line in Pete's Hill Trail, as opposed to the 12" line currently depicted.
13) The developer shall obtain the necessary easements needed to grade the property adjacent to Lot 3 Block 2 (Duenow property), and adjacent to Lot 11 Block 3 and Pete's Hill Trail (Anderson property).

14) A temporary cul-de-sac must be provided at the easterly end of proposed Samantha Way, along with associated temporary easements.
15) "Future Road Extension" signs must be placed at the east end of Samantha Way and Kari Way.
16) "Wetland Buffer" signs, meeting the requirements of Section 11-11-4 of the Zoning Ordinance, shall be placed along all lot lines at the wetland buffer location (Proposed Block 4).
17) A lighting plan shall be submitted and approved by the City Engineer.
18) Proposed Lot 11 Block 3 shall be reconfigured to allow for future lot frontage from the adjacent (Anderson) property.
19) An additional 17' of right-of-way shall be dedicated along the easterly side of Beard Avenue and the southerly side of 273rd East, for a total of 50'.
20) The final plat drawing shall be amended to show a drainage and utility easement over the entire Outlot B.
21) The final plat drawing shall be amended to show that proposed Lot 30 Block 1 has dedicated road frontage on proposed Pete's Hill Trail.
22) The final plat drawing shall be amended to show "273rd" Street, as opposed to "270th" Street.
23) Proposed Lots 1 and 2 Block 4 shall be combined into a single lot that can meet wetland buffer (25') and setback (35') requirements. Block 4 and Outlot B boundaries shall be amended so that the wetland buffer is contained entirely within Outlot B.

    OR

23) Lots 1 and 2 Block 4 shall be eliminated from the plat based on the requirement that private driveways are not permitted on collector roadways.

And noting that:

1) The trail requirement along collector roadways is being waived due to the overall lack of trail system in the general area.
2) A deviation from the maximum cul-de-sac length is being allowed due to constraints caused by wetlands.
3) Proposed Lot 1 Block 2 may be affected by the required 35' stormwater pond setback.
4) Street names may be subject to change and will be approved as part of the final plat approval by the City Council.

Attachments:

- Certificate of Survey dated 6/28/19, prepared by Sathre-Berquist
- Preliminary Plat drawing dated 7/1/19, prepared by Sathre-Berquist
- Site Plan containing 2 sheets, dated 7/3/19, prepared by Sathre-Berquist
- Preliminary Construction Plans containing 24 sheets, dated 7/3/19, prepared by Sathre-Berquist
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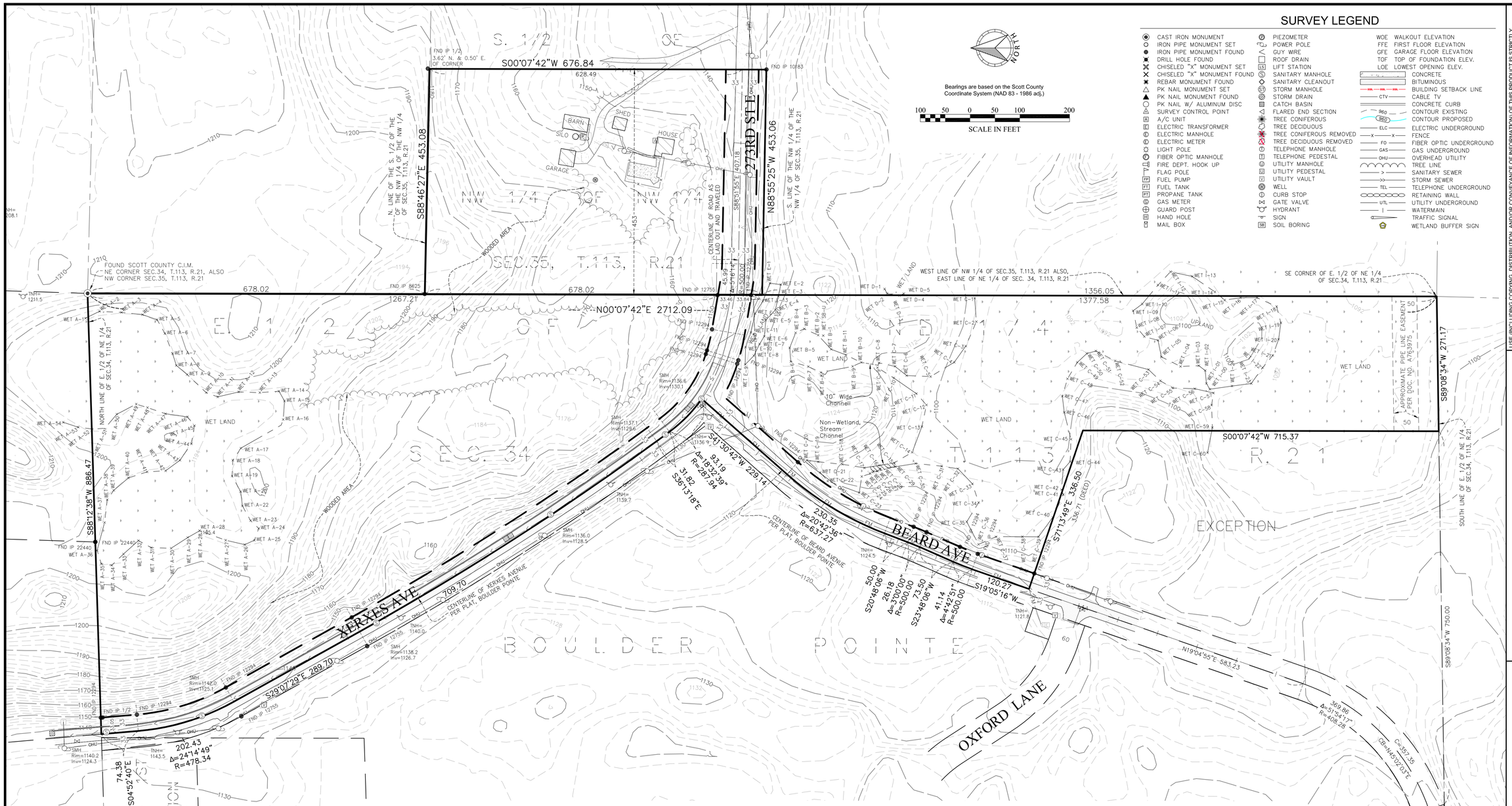

SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- SIGN
- SOIL BORING
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- WETLAND BUFFER SIGN

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NO.	BY	DATE	REVISION

FIELD CREW	
CT.	
DRAWN	JJA
CHECKED	DBP
DATE	06/28/2019

CERTIFICATE OF SURVEY

PREPARED FOR:
ELKO 34, LLC

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

TWP.113 - RGE.21 - SEC.34,35

Project City: Elko New Market

Scott County

FILE NO.: 23664-001

Sheet 1 of 1

STANDARD NOTES

1) **Site Address**: 10160 273rd St E, Elko New Market, MN 55020

2) **Flood Zone Information**: X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 270428 0125 C, effective date of February 19, 1987.

3) **Parcel Area Information**:

Gross Area:	1,586,493 s.f.~	36.42 acres
R/W Area:	114,629 s.f. ~	2.63 acres
Wet Area:	352,865 s.f. ~	8.10 acres
Net Area:	1,118,999s.f. ~	25.69 acres.

4) **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: ELKO which has an elevation of: 1230.77 feet (NAVD88). Contours are per field observations along with LiDar data derived from Minnesota Department of Natural Resources on January 11, 2013

5) **Zoning Information**: The current Zoning for the subject property is UR (Urban Reserve) per the City of Elko New Market.

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification from the insurer.

6) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

7) **Wetland Delineation**: The wetland delineation was performed by Bopray Environmental. Sathre-Bergquist located the wetland flags on December 7, 2016.

DESCRIPTION OF PROPERTY SURVEYED

That part of the East Half of the Northeast Quarter, Section 34, Township 113, Range 21, Scott County, Minnesota, lying Easterly of the center lines of Xerxes Avenue and Beard Avenue, except that part of the said East Half of the Northeast Quarter described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter, thence South 89 degrees 00 minutes 40 seconds West (assumed bearing) along the South line of said East Half of the Northeast Quarter a distance of 271.17 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 00 minutes 40 seconds West along said South line a distance of 750.00 feet; thence North 19 degrees 08 minutes 41 seconds West a distance of 33.00 feet; thence Northeasterly 369.86 feet along a nontangential curve concave to the Northwest, having a radius of 408.28 feet, central angle of 51 degrees 54 minutes 17 seconds and a chord that bears North 44 degrees 54 minutes 09 seconds East; thence North 18 degrees 57 minutes 02 seconds East, tangent to said curve a distance of 583.23 feet, thence South 71 degrees 21 minutes 43 seconds East a distance of 336.71 feet; thence on a bearing of South parallel with the East line of said East Half of the Northeast Quarter a distance of 715.35 feet to the point of beginning, Scott County, Minnesota.

AND

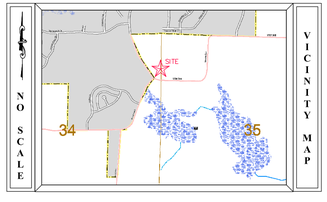
The West 453.00 feet of the South Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 113, Range 21, Scott County, Minnesota.

Abstract Property.

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

Dated this 2nd day of July, 2019.

Jared J. Averbeck, PLS — Minnesota License No. 53642
javerbeck@sathre.com



City Comments 7.24.19

PREPARED BY	PREPARED FOR
SURVEYOR SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : Jared Averbeck EMAIL: JAVERBECK@SATHRE.COM	DEVELOPER ELKO 34, LLC. ATTN: JOHN WICHMANN 7811 GREAT PLAINS BLVD CHANHASSEN, MN 55317 CONTACT: JOHN WICHMANN PHONE: (952)253-5600 EMAIL: john@jwsold.com

23 TWINS, 23 SINGLE FAMILY LOTS

TWIN HOMES:	SIZE:	FRONT:	SIDE:	REAR:
MIN. LOT AREA: 7,500 SQ. FT.	85' AVERAGE AT FRONT SETBACKS	25'	10' EACH CORNER LOT 25' AT ROW	30'
SINGLE FAMILY:	**SIZE:**	**FRONT:**	**SIDE:**	**REAR:**
MIN. LOT AREA: 10,000 SQ. FT.	50' AVERAGE AT FRONT SETBACKS	25'	10' EACH CORNER LOT 25' AT ROW	30'

50' minimum lot width

6,000 sq ft minimum by code

12,000 sq ft minimum by code

85' minimum lot width by code

Reconfigure proposed Lot 11. Create additional Outlot for the area that will privide access to future lots.

80' is mislabeled, dimension should show full width of property.

Add temp cul-de-sac

Add additional right-of-way.

Connect pedestrian trail to cul-de-sac.

Add right-of-way, 50' total.

Reconfigure. Combine lots into one lot, or eliminate lots. If combined into one lot, include all of required wetland buffer on Outlot B.

Bearings are based on the Scott County Coordinate System (NAD 83 - 1986 adj.)

SCALE IN FEET

VICINITY MAP

NO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

NOT TO SCALE

Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

DESCRIPTION OF PROPERTY SURVEYED

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7) 7) **Wetland Delineation**: The wetland delineation was performed by Bopray Environmental. Sathre-Bergquist located the wetland flags on December 7, 2016.

FIELD CREW	NO.	BY	DATE	REVISION
CT				
DRAWN				
JJA				
CHECKED				
DBP				
DATE				
07/01/2019				

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

Dated this 3rd day of July, 2019.

Jared J. Averbeck, PLS — Minnesota License No. 53642
javerbeck@sathre.com

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

TWP:113-RGE.21-SEC.34, 35
Scott County

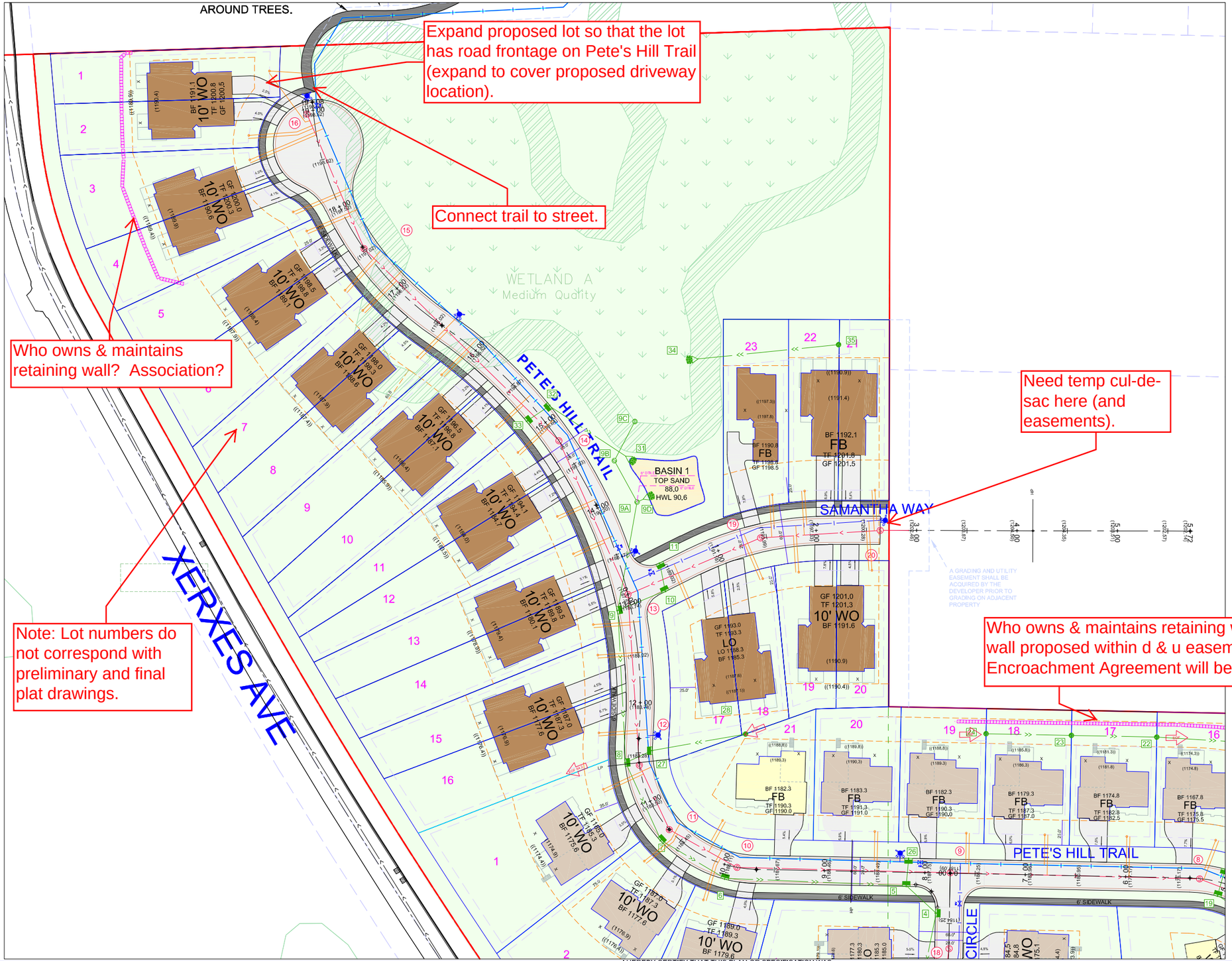
ELKO NEW MARKET, MINNESOTA

PETE'S HILL 1ST ADDITION
PRELIMINARY PLAT
ELKO 34, LLC

FILE NO. 23664-001

1 / 1

City Comments - 7.24.19



23 TWINS, 23 SINGLE FAMILY LOTS				
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MIN. LOT AREA: 10,000 SQ. FT.	50' AVERAGE AT FRONT SETBACKS	25'	10' EACH CORNER LOT 25' AT ROW	30'

NOTE: YELLOW HOMES SLIGHLTY MODIFIED TO FIT.

Information shown in table is incorrect.

Twin home:
-6,000 sq ft min
-50' min width
-25' min front setback
-7' min side setback

Single Family:
-12,000 sq ft min
-85' min width
-10' side setback
-30 min front setback / 25' proposed

NORTH

50 25 0 25 50 100
SCALE IN FEET

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : DANIEL L. SCHMIDT, P.E. EMAIL: SCHMIDT@SATHRE.COM	DEVELOPER JOHN WICHMANN 7811 GREAT PLAINS BLVD CHANHASSEN, MN 55317 CONTACT: JOHN WICHMANN PHONE: (952)253-5600 EMAIL: john@jwsold.com

DRAWING NAME	NO.	BY	DATE	REVISIONS
SHEETS				
DRAWN BY				
DLS				
CHECKED BY				
DLS				
DATE				
07/03/2019				

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

Daniel L. Schmidt

Daniel L. Schmidt P.E.
Date: 07/03/2019 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

CITY PROJECT NO.
--

ELKO, MINNESOTA

SITE PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

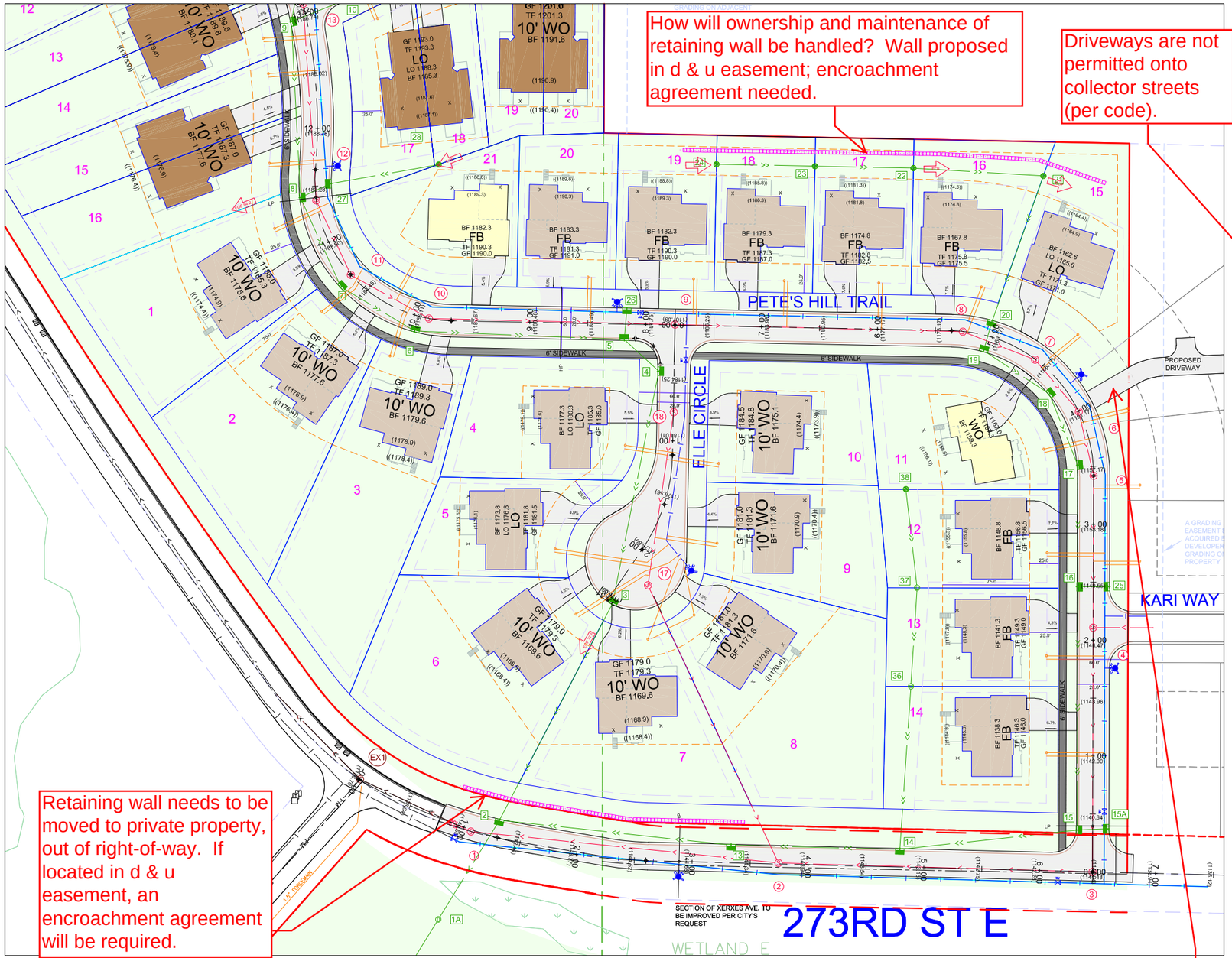
FILE NO.
23664-001

1
2

1920-017 BASE ELKO

How will ownership and maintenance of retaining wall be handled? Wall proposed in d & u easement; encroachment agreement needed.

Driveways are not permitted onto collector streets (per code).



Retaining wall needs to be moved to private property, out of right-of-way. If located in d & u easement, an encroachment agreement will be required.

**Driveway to existing home on Anderson property proposed to be relocated to Pete's Hill Trail. Create Outlot for triangular area that will provide future access to Anderson property.

Staff recommends that these two lots be combined into one lot so that wetland setback and buffer requirements can be met, or remove lots from plan altogether.

Info in table is incorrect.

23 TWINS, 25 SINGLE FAMILY LOTS

TWIN HOMES:	SIZE:	FRONT:	SIDE:	REAR:
MIN. LOT AREA: 7,500 SQ. FT.	85' AVERAGE AT FRONT SETBACKS	25'	10' EACH CORNER LOT 25' AT ROW	30'
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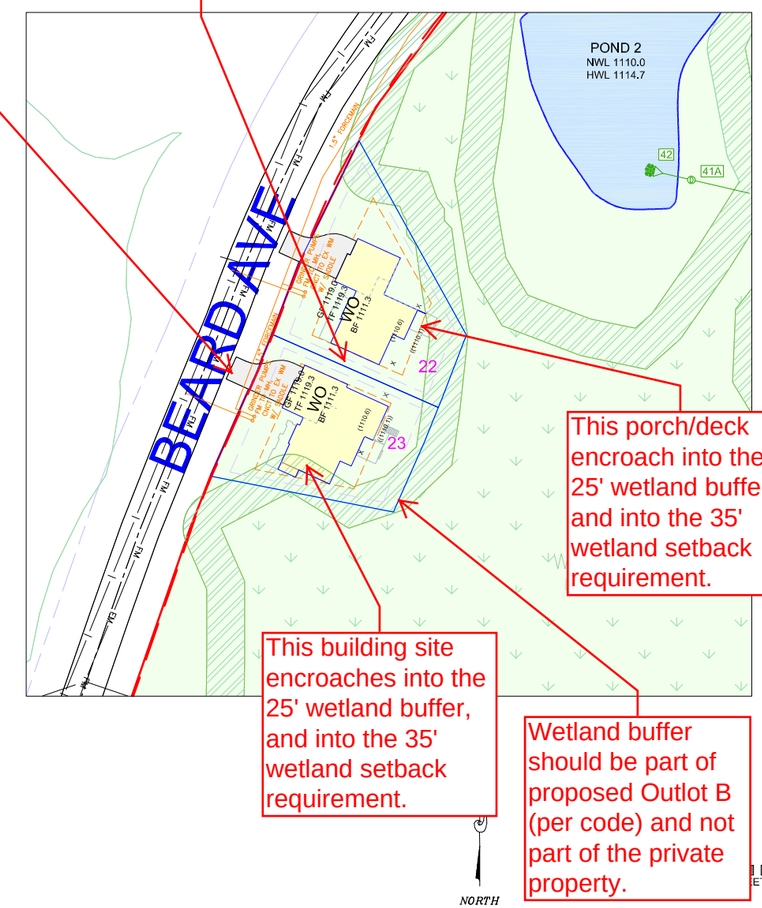

This porch/deck encroach into the 25' wetland buffer, and into the 35' wetland setback requirement.

This building site encroaches into the 25' wetland buffer, and into the 35' wetland setback requirement.

Wetland buffer should be part of proposed Outlot B (per code) and not part of the private property.

PREPARED BY	PREPARED FOR
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Daniel L. Schmidt P.E.
Date: 07/03/2019 Lic. No. 26147

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

CITY PROJECT NO. --

ELKO, MINNESOTA

SITE PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

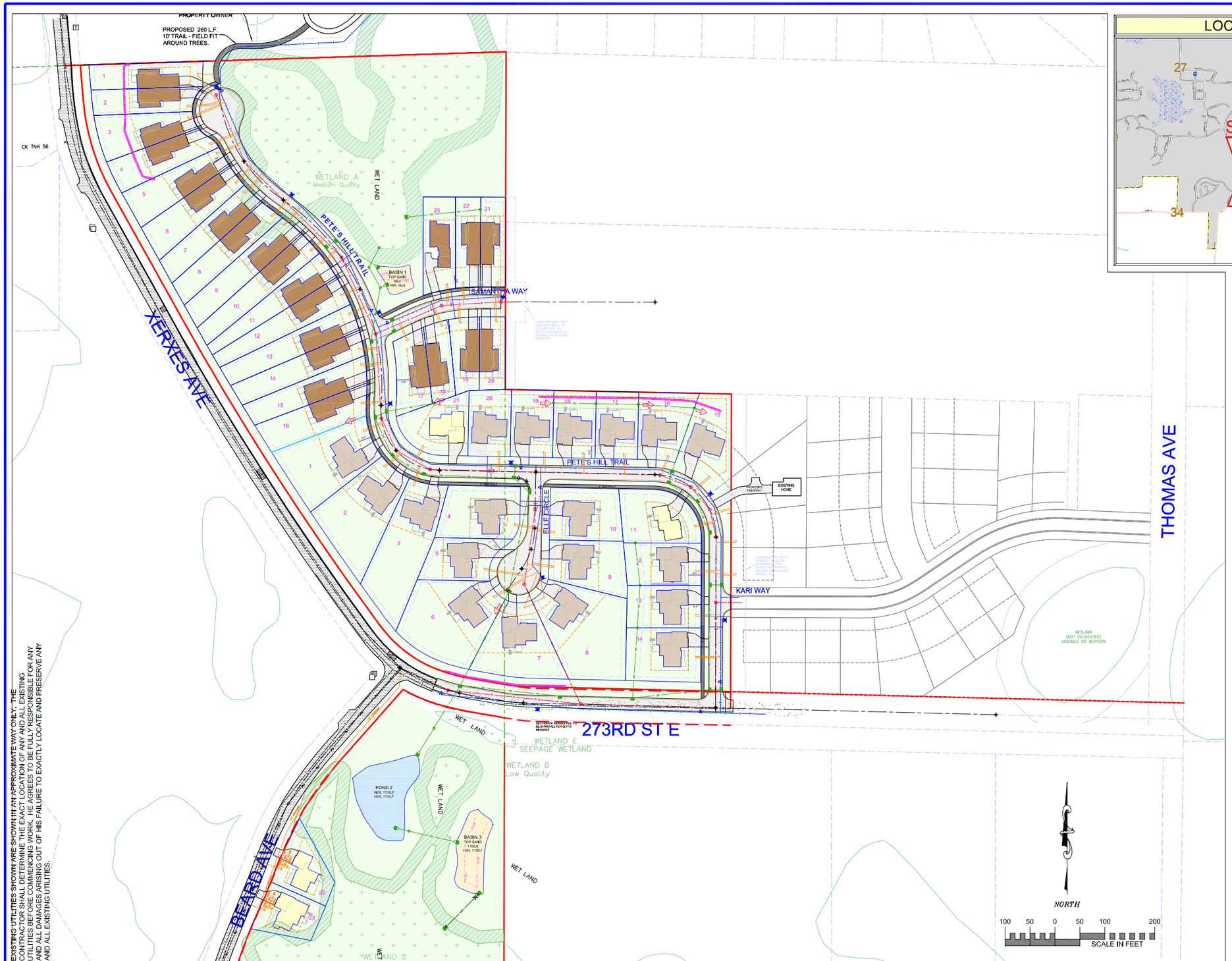
FILE NO. 23664-001

2 / 2

1920-017 BASE ELKO

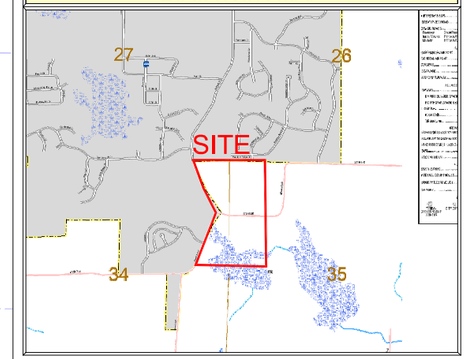
City Comments 7.24.19

23664-001 ELKO



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

LOCATION MAP



SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	1000	958
MAJOR CONTOUR	1000	960
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
DRAINTILE W/CLEANOUTS		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	2	4
SANITARY STUCTURE LABEL	3	5
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARRICADE		
SPOT ELEVATION	x 000.0	
TBC SPOT ELEVATION	x 000	
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		
FIBER CONDUIT		

SHEET INDEX TABLE

SHEET	Description
1	Title Sheet
2-6	Street Plans
7	Trail Sketch
8-13	Sanitary and Watermain Plan
14-18	Storm Sewer Plan
19-21	Grading and Drainage Plan
22	Erosion Control Plan
23-24	Detail Sheets

Incorrect info in table

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PREPARED BY

ENGINEER
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY
WAYZATA, MINNESOTA 55391

PHONE: (952) 476-6000
FAX: (952) 476-0104

CONTACT : DANIEL L. SCHMIDT, P.E.
EMAIL: SCHMIDT@SATHRE.COM

PREPARED FOR

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ATTN: JOHN WICHMANN
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Date: 07/03/2019 Lic. No. 26147

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

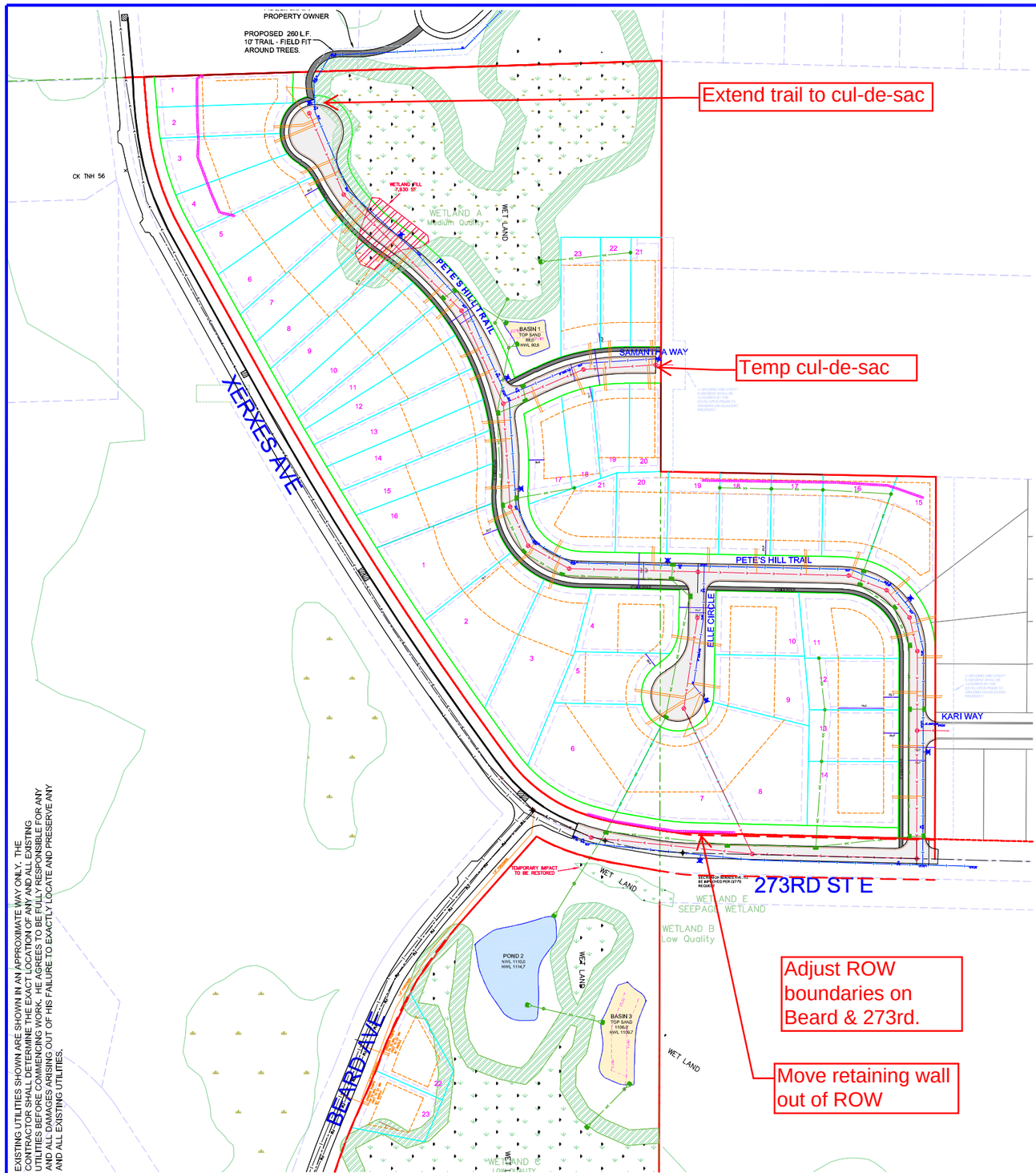
CITY PROJECT NO.
--

ELKO, MINNESOTA

TITLE SHEET
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

1 / 24



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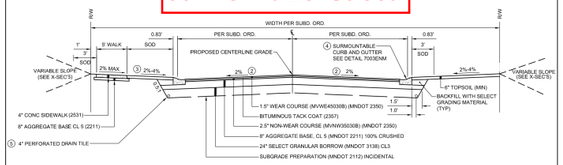
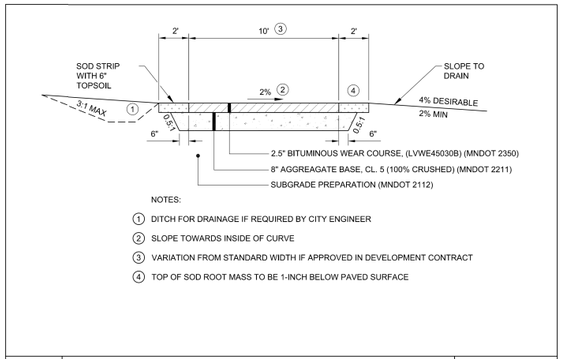
60' ROW / 28' Street



GENERAL NOTES:

1. ANY VARIATIONS FROM THE TYPICAL SECTION DIMENSIONS ARE SHOWN IN THE PROJECT PLANS
2. PAVEMENT SLOPES AT INTERSECTION LOCATIONS MAY VARY FROM THOSE SHOWN ON THE TYPICAL SECTION
3. TOP OF SOD ROOT MASS TO BE BELOW SIDEWALK SURFACES
4. B618 CONC CURB & GUTTER IS REQUIRED AT ALL CURB RADII AND CATCH BASINS
5. SEE PLANS FOR TILE LOCATIONS

ELKO NEW MARKET	TYPICAL STREET SECTION	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 1000ENM
		DATE 02/2017



NOTES:

1. DITCH FOR DRAINAGE IF REQUIRED BY CITY ENGINEER
2. SLOPE TOWARDS INSIDE OF CURVE
3. VARIATION FROM STANDARD WIDTH IF APPROVED IN DEVELOPMENT CONTRACT
4. TOP OF SOD ROOT MASS TO BE 1-INCH BELOW PAVED SURFACE

ELKO NEW MARKET	RECREATION TRAIL	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 1001ENM
		DATE 02/2017

Add detail plate for 273rd Street

Sign plan? Add barricades at the ends of Kari Way and Samantha Way

NORTH

100 50 0 50 100 200
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
SHEETS				
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07/03/2019				

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

CITY PROJECT NO. --

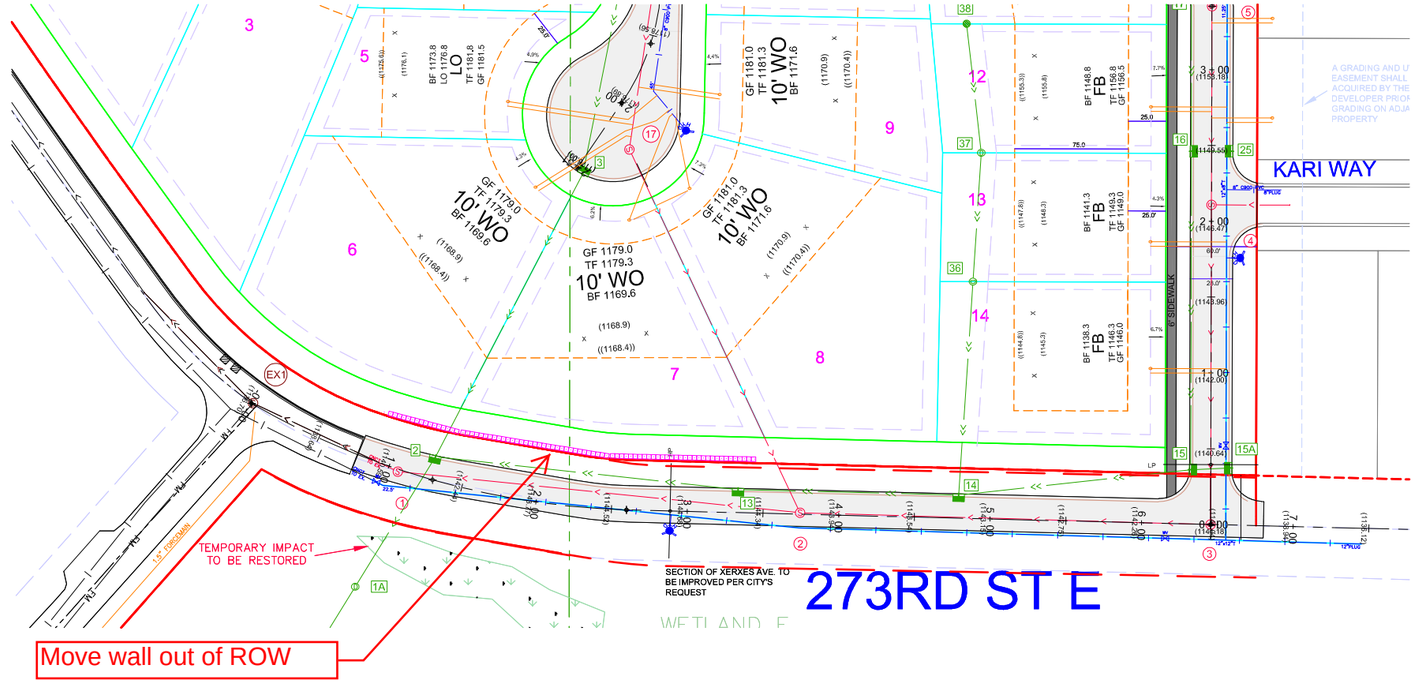
ELKO, MINNESOTA

STREET PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

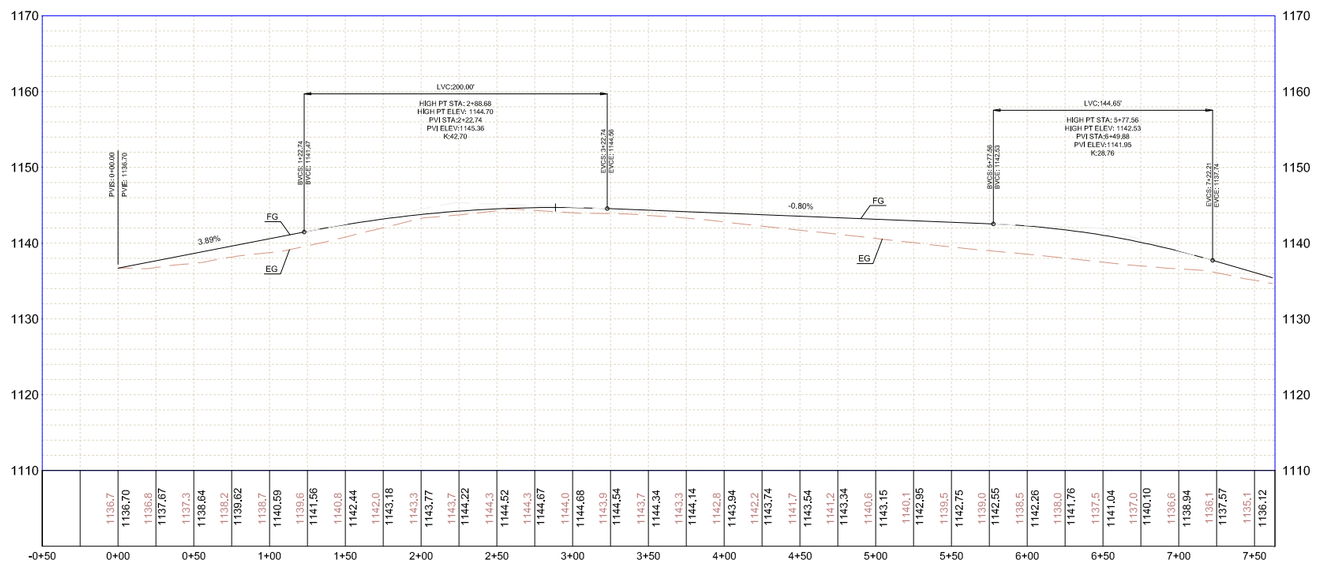
FILE NO. 23664-001

2 / 24

PROJECT NAME AND NUMBER



273RD ST E



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Daniel L. Schmidt

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Date: 07/03/2019 Lic. No. 26147

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

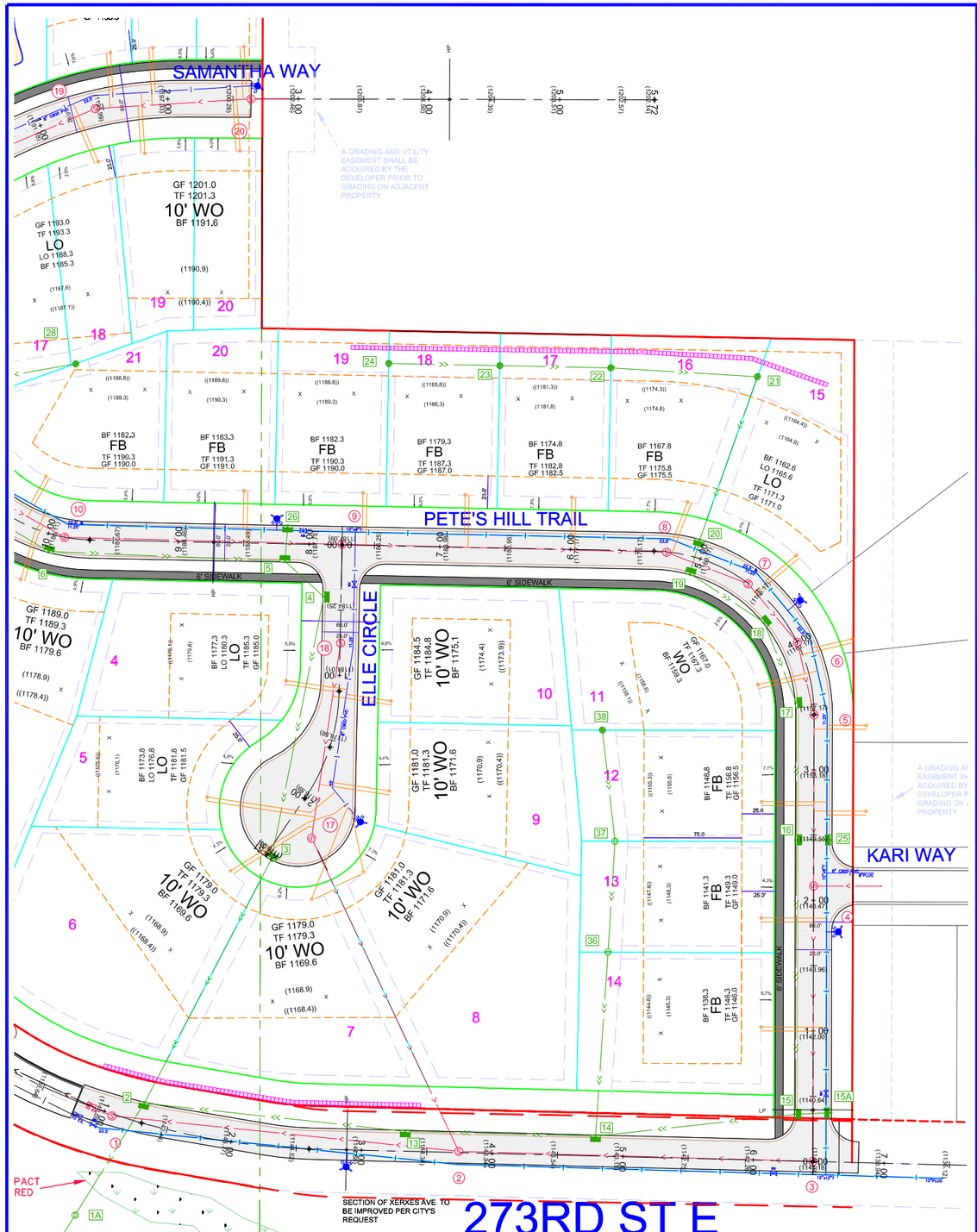
CITY PROJECT NO.
--

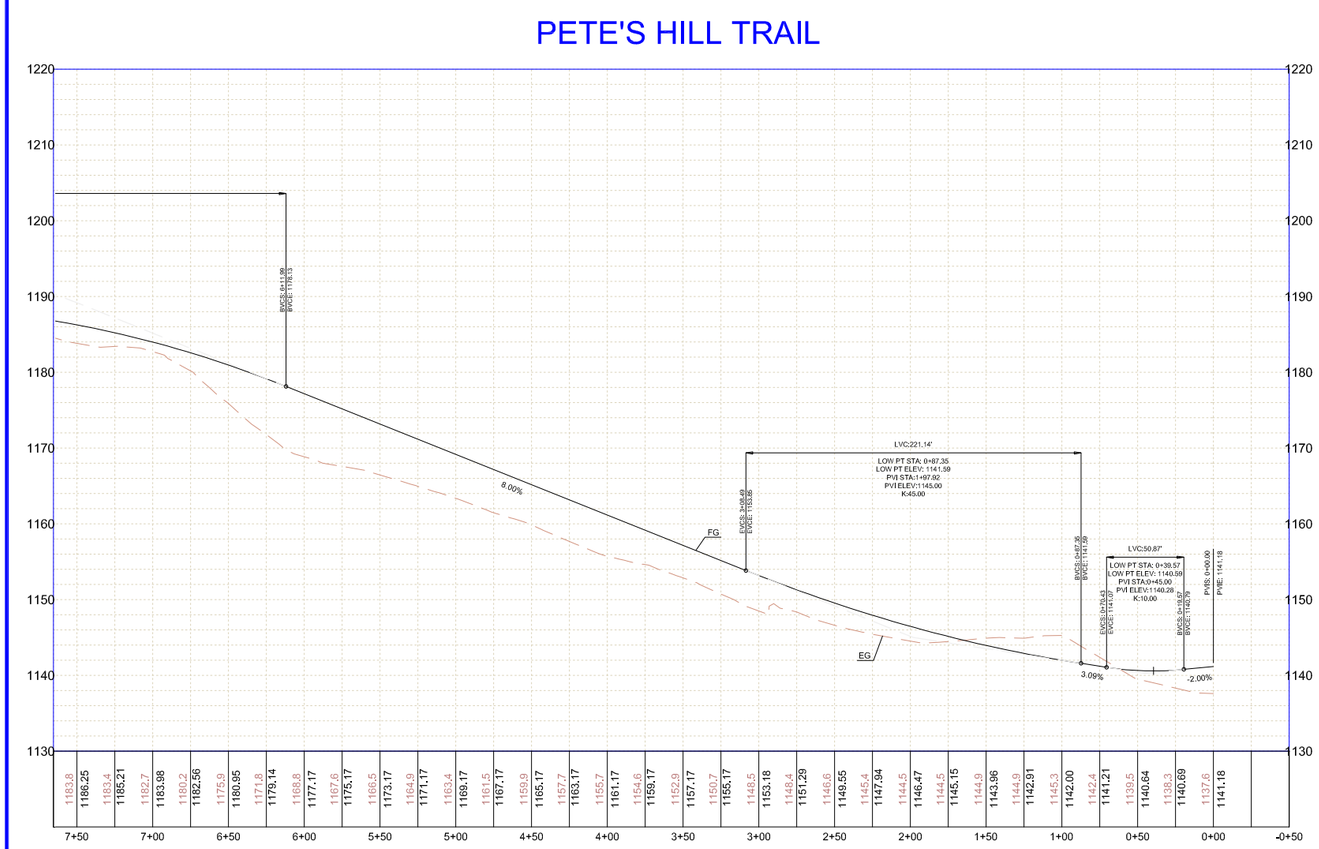
ELKO, MINNESOTA

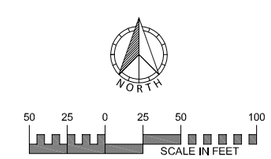
STREET PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

PROJECT NAME AND NUMBER







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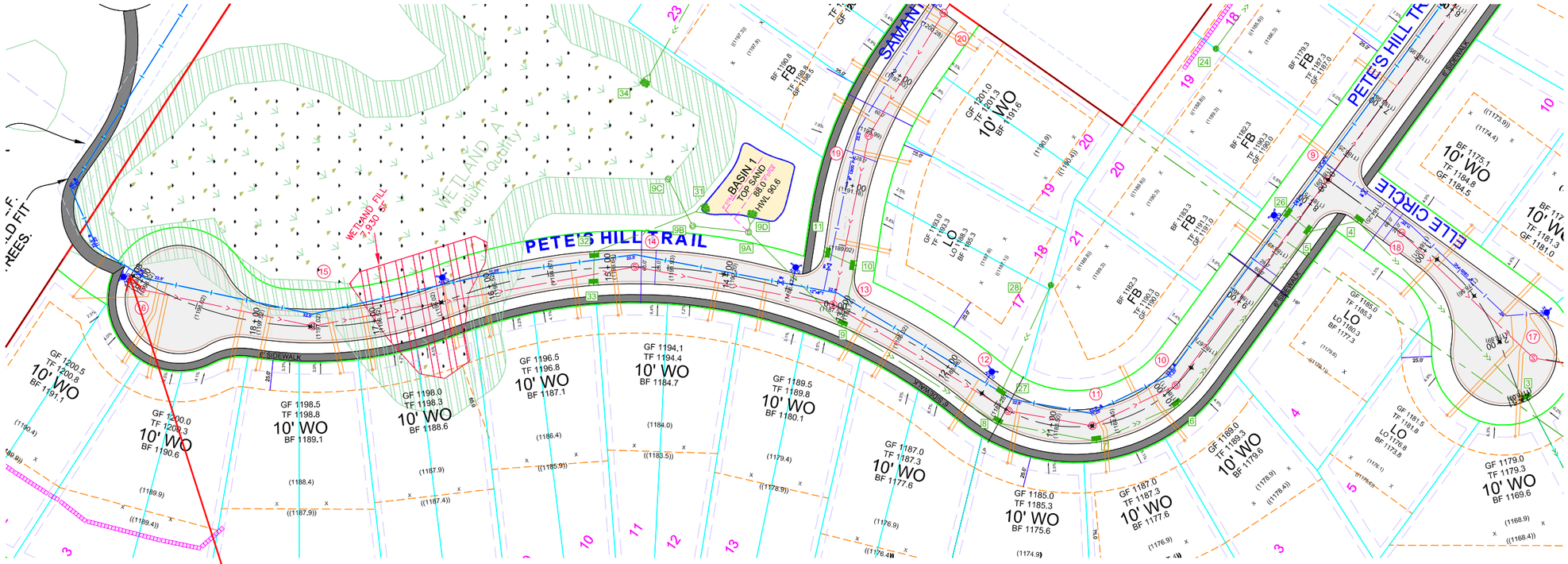
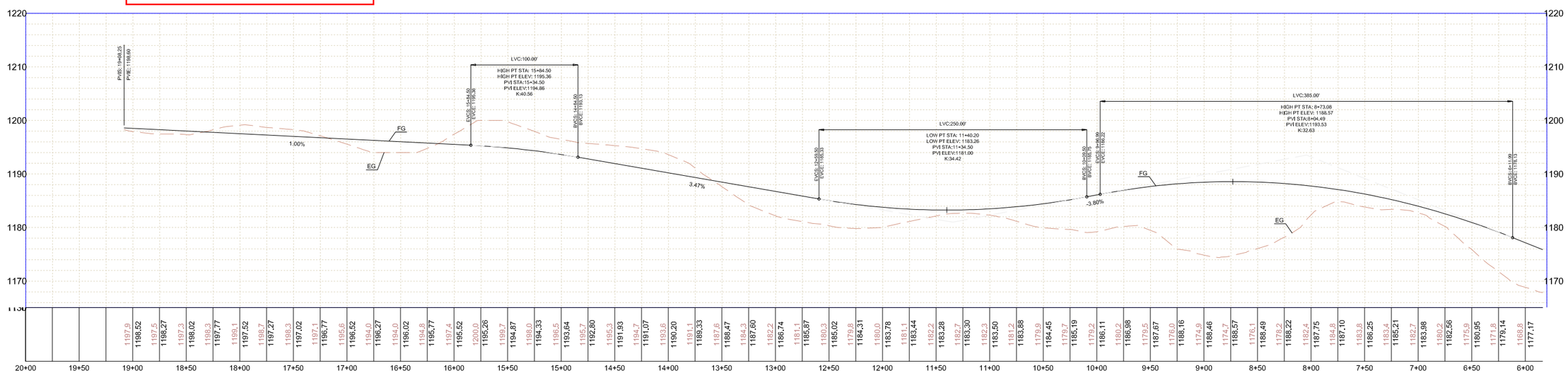


PETE'S HILL TRAIL



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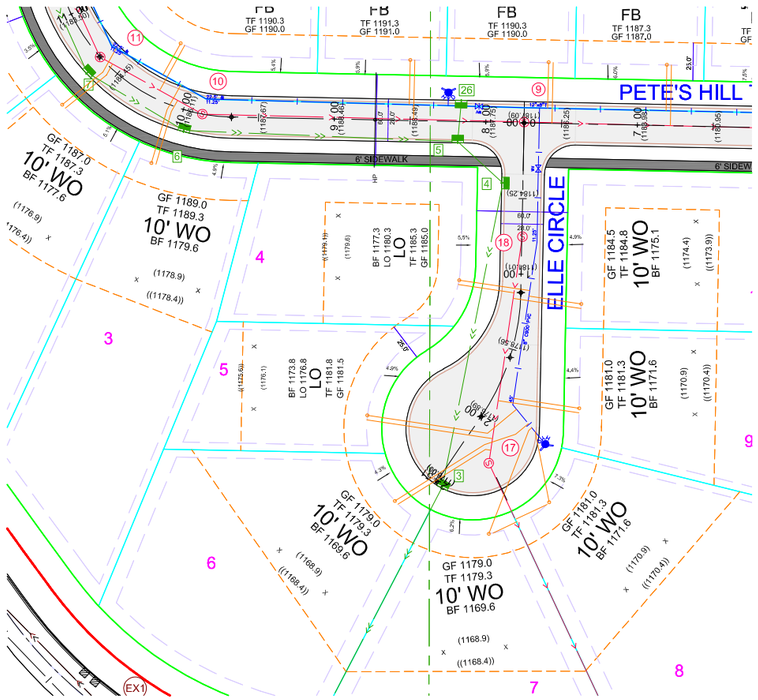

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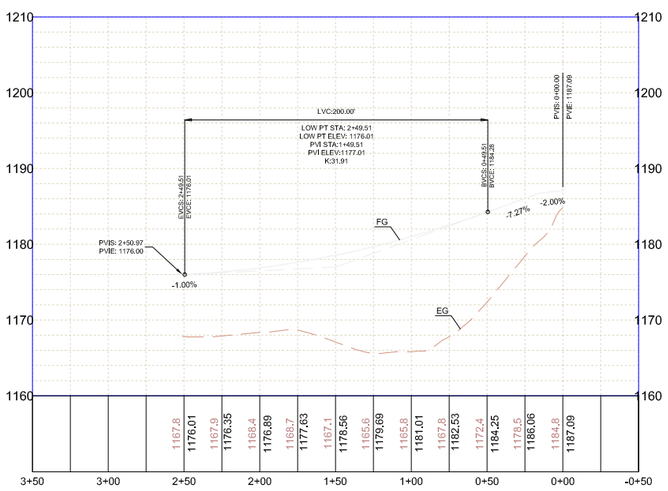

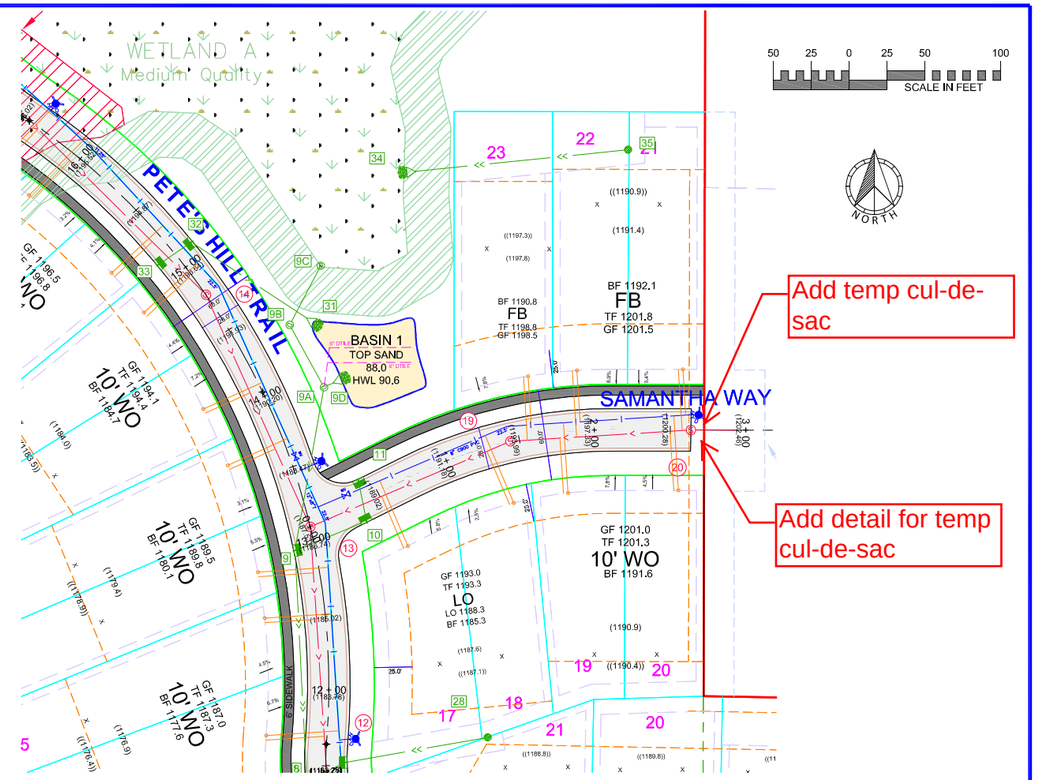

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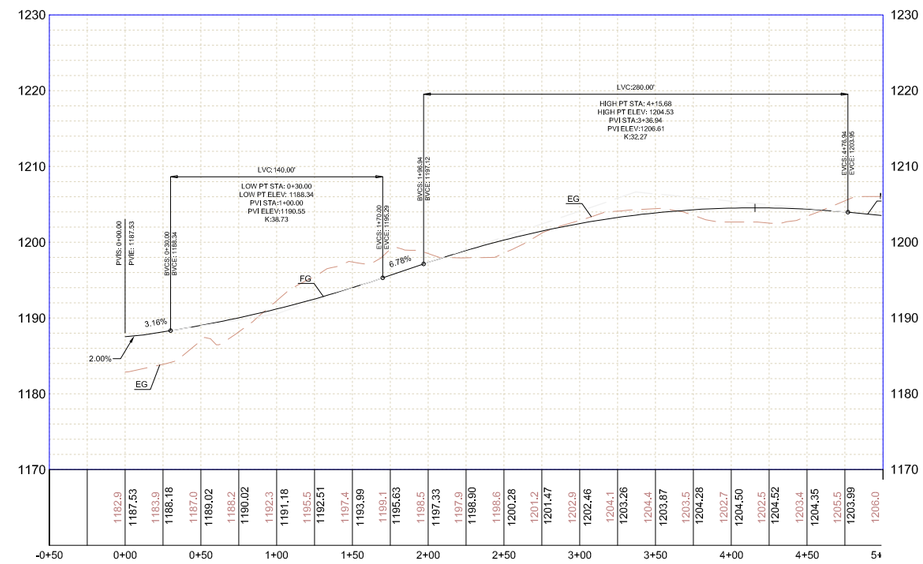

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SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. --

ELKO, MINNESOTA

STREET PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO. 23664-001

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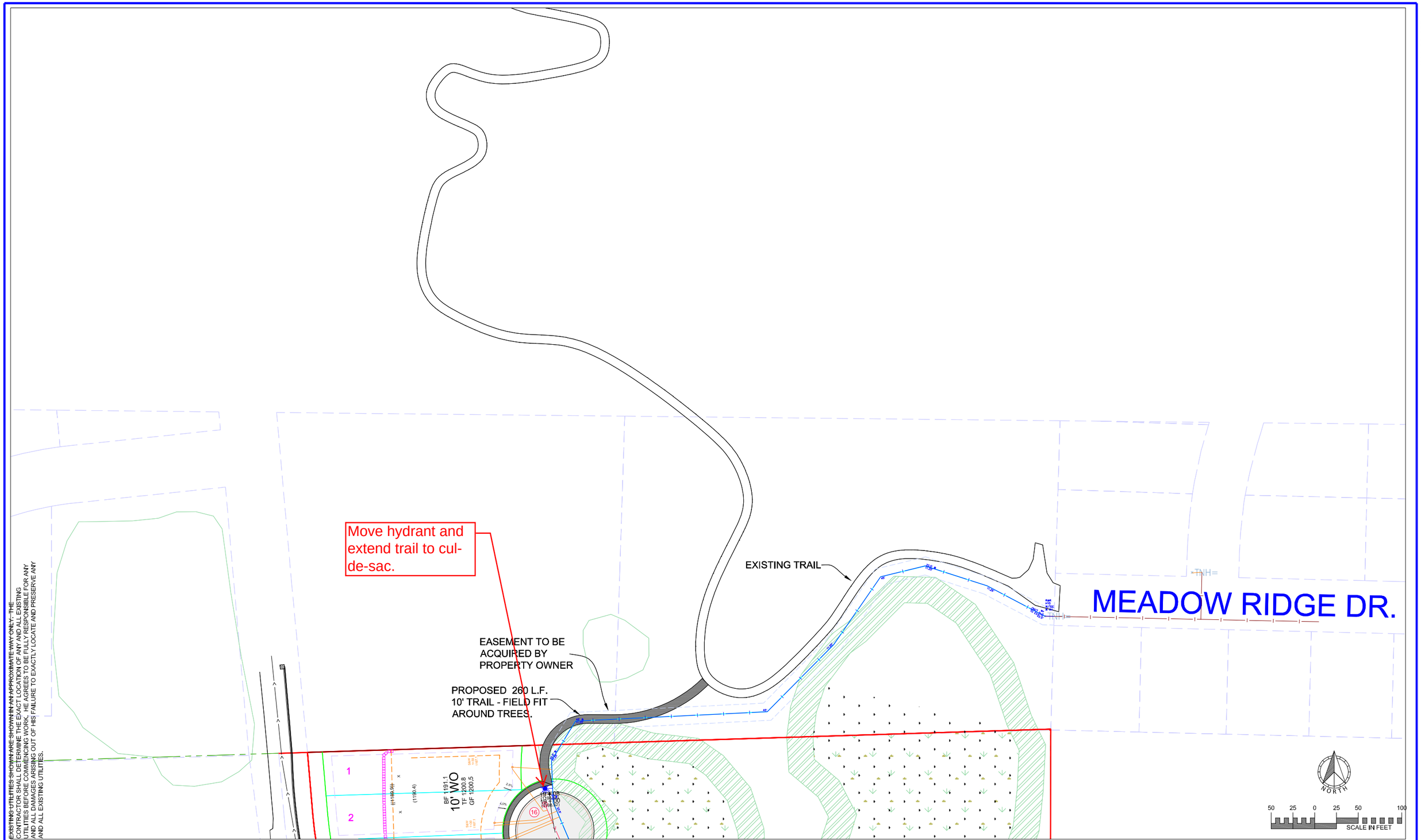

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CITY PROJECT NO.
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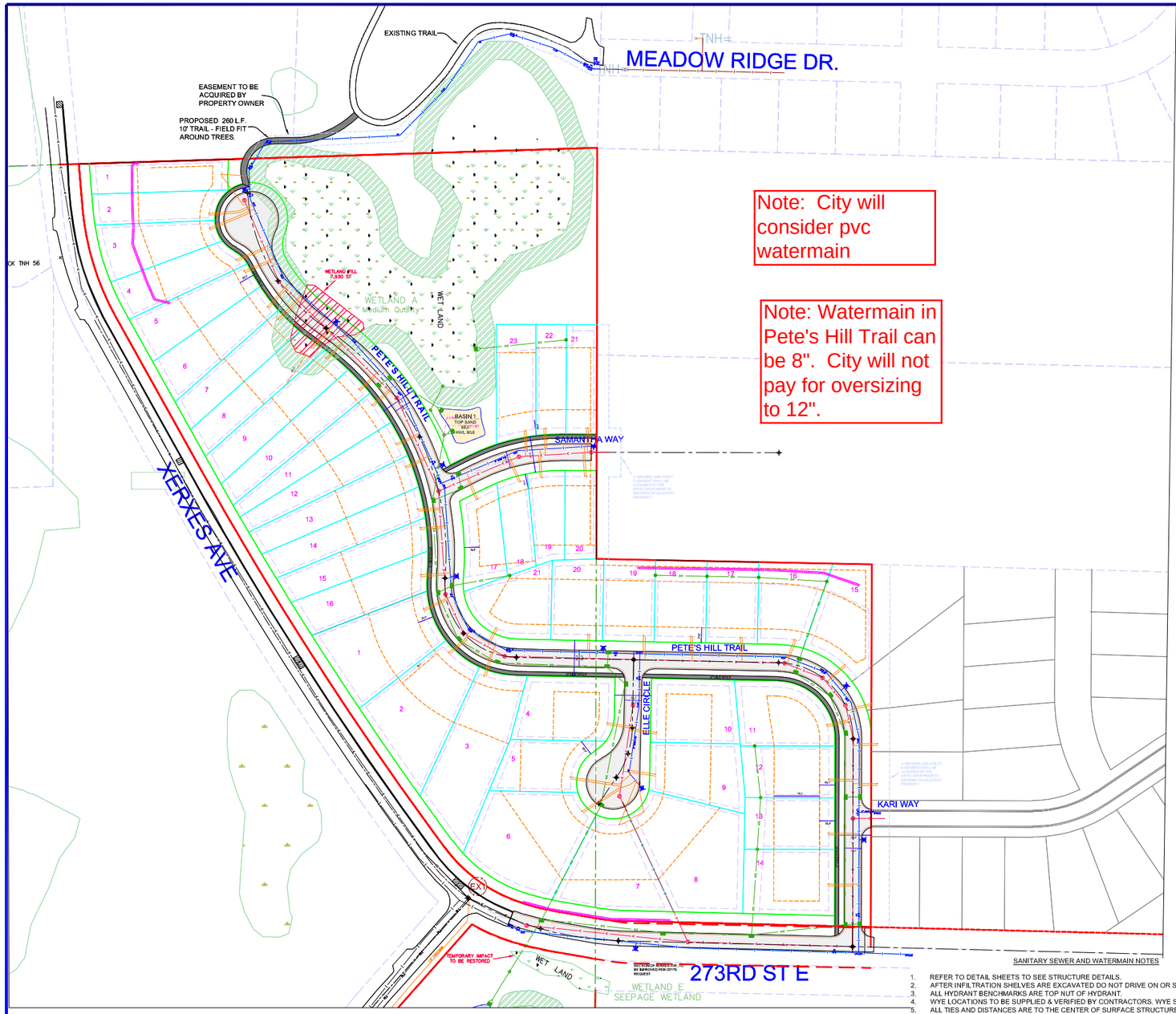
ELKO, MINNESOTA

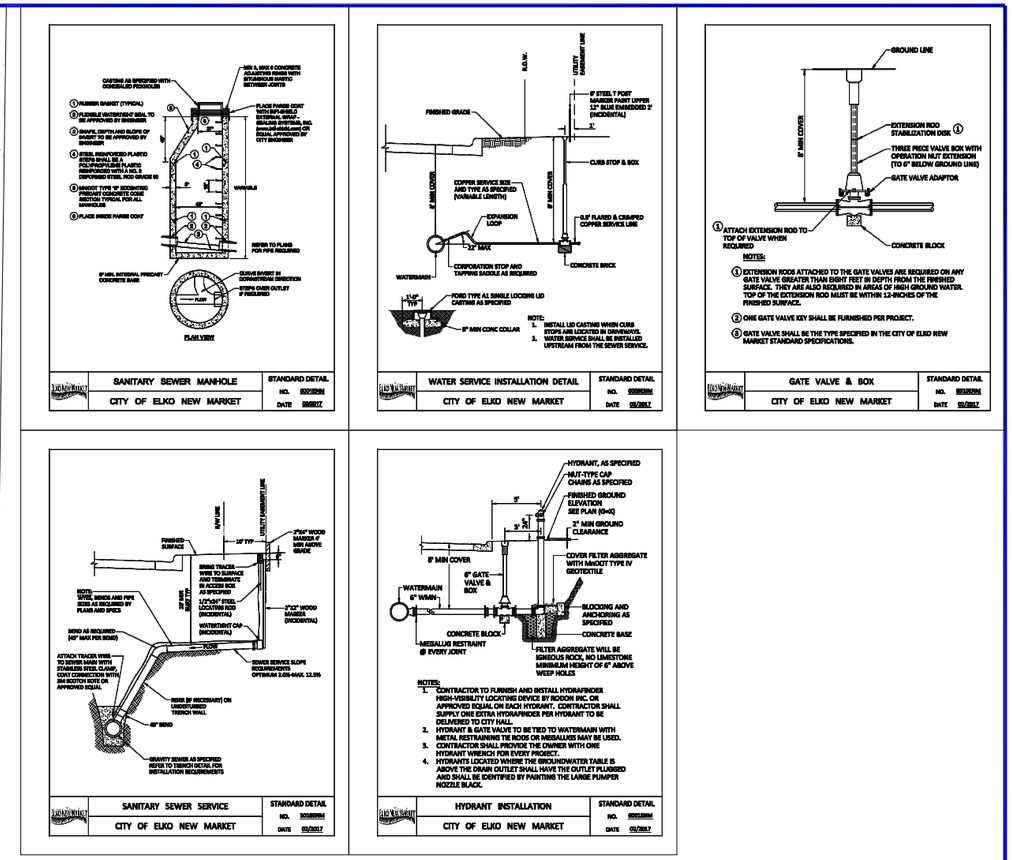
TRAIL SKETCH
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001



Note: City will consider pvc watermain

Note: Watermain in Pete's Hill Trail can be 8". City will not pay for oversizing to 12".



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SANITARY SEWER AND WATERMAIN NOTES

1. REFER TO DETAIL SHEETS TO SEE STRUCTURE DETAILS.
2. AFTER INFILTRATION SHELVES ARE EXCAVATED DO NOT DRIVE ON OR STORE MATERIALS IN THAT AREA WHEN APPLICABLE.
3. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
4. WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
5. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
6. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RESTRAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
7. ALL SEWER SERVICES (SCHEDULE 40) ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
8. ALL WATER SERVICES SHALL BE 1" MINIMUM TYPE K COPPER.
9. ALL SEWER AND WATER SERVICES ARE EXTENDED 10 FEET BEYOND THE PROPERTY LINE UNLESS OTHERWISE NOTED.
10. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT.
11. THE CITY'S CURRENT ENGINEERING GUIDELINES AND SPECIFICATIONS SHALL GOVERN.
12. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL). INSTALL HYDRANTS 4' BEHIND THE CURB ON THE WALK SIDE OF THE BLVD. PER CITY ENGINEER. POLY WRAP ALL HYDRANT BARRELS. BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.
13. ALL 4"-12" WATERMAIN SHALL BE PRESSURE CLASS 350 DUCTILE IRON PIPE WITH POLY WRAP.
14. MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTON POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVISED & ACCEPTED BY THE CITY.
15. THE CONTRACTOR SHALL CONTACT THE SEWER AND WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
16. ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER I/I BARRIERS BY "STRIKE PRODUCTS" OR APPROVED EQUAL INSTALLED.
17. CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS.

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CITY PROJECT NO.
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ELKO, MINNESOTA

UTILTY PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

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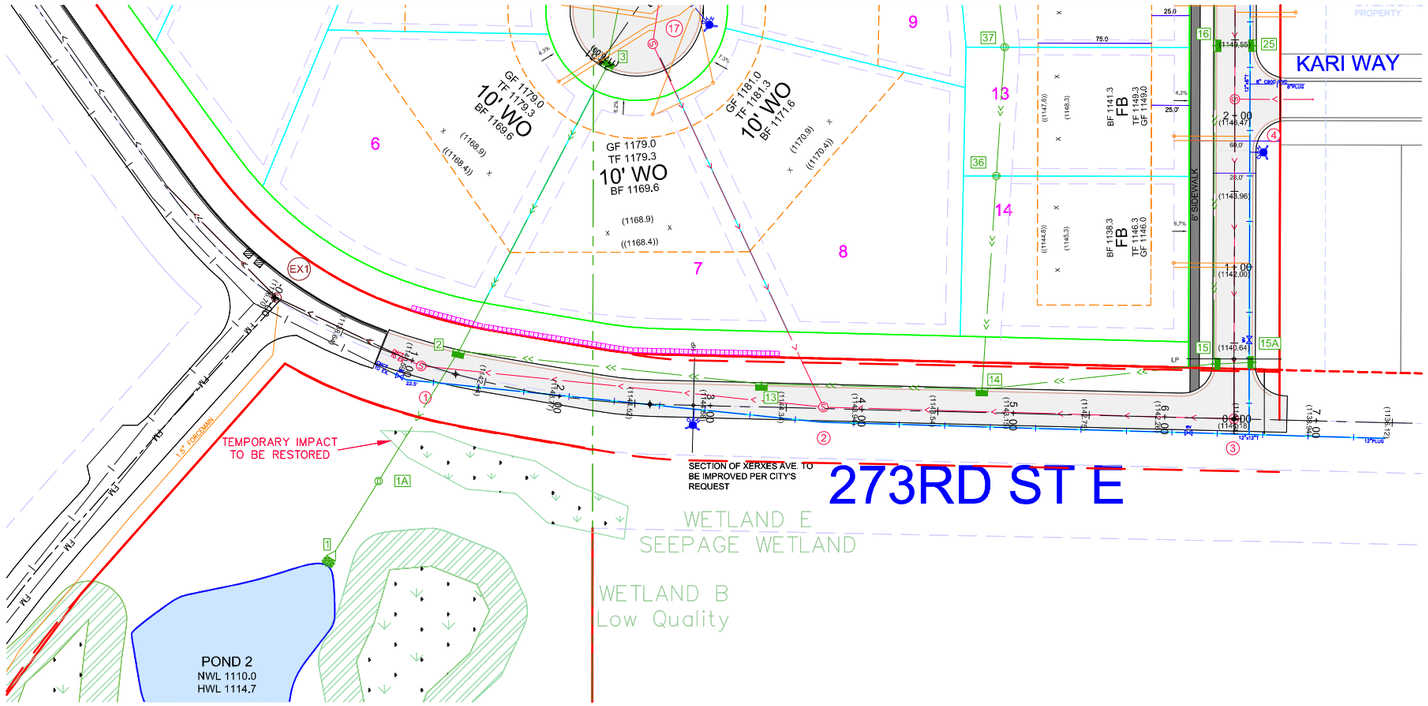
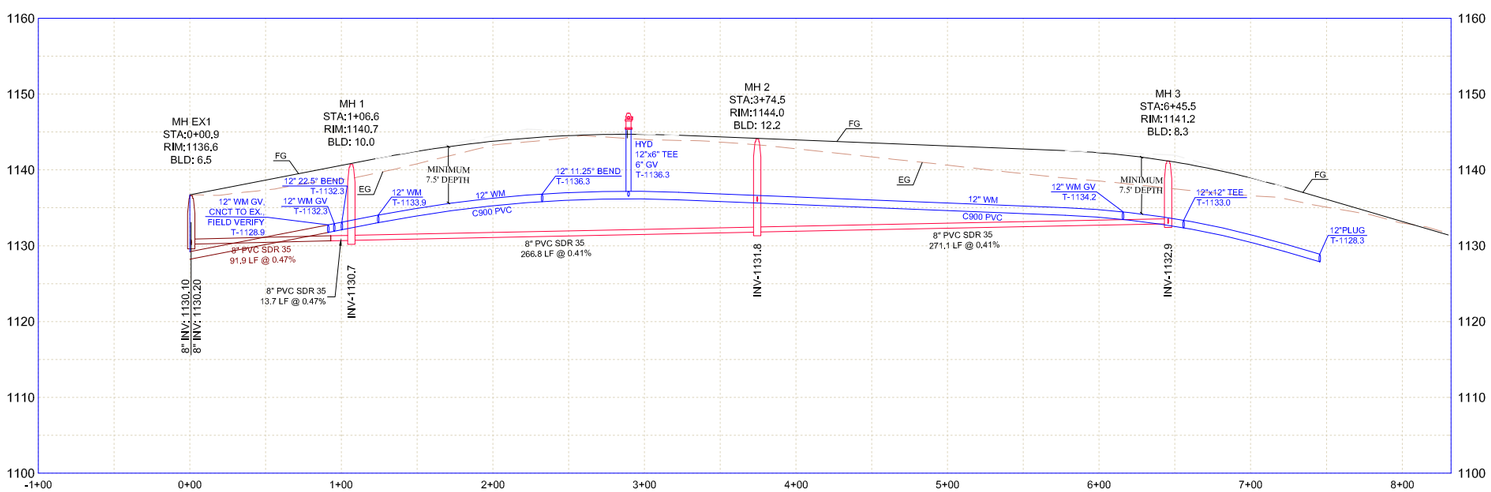
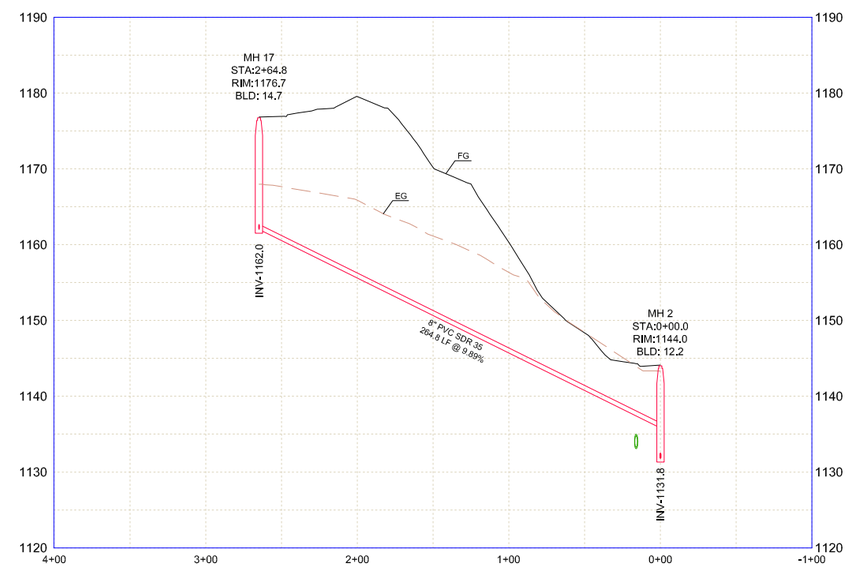
PROJECT NAME AND NUMBER







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ELKO,
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SEWER AND WATERMAIN PLAN
PETE'S HILL FIRST ADDITION
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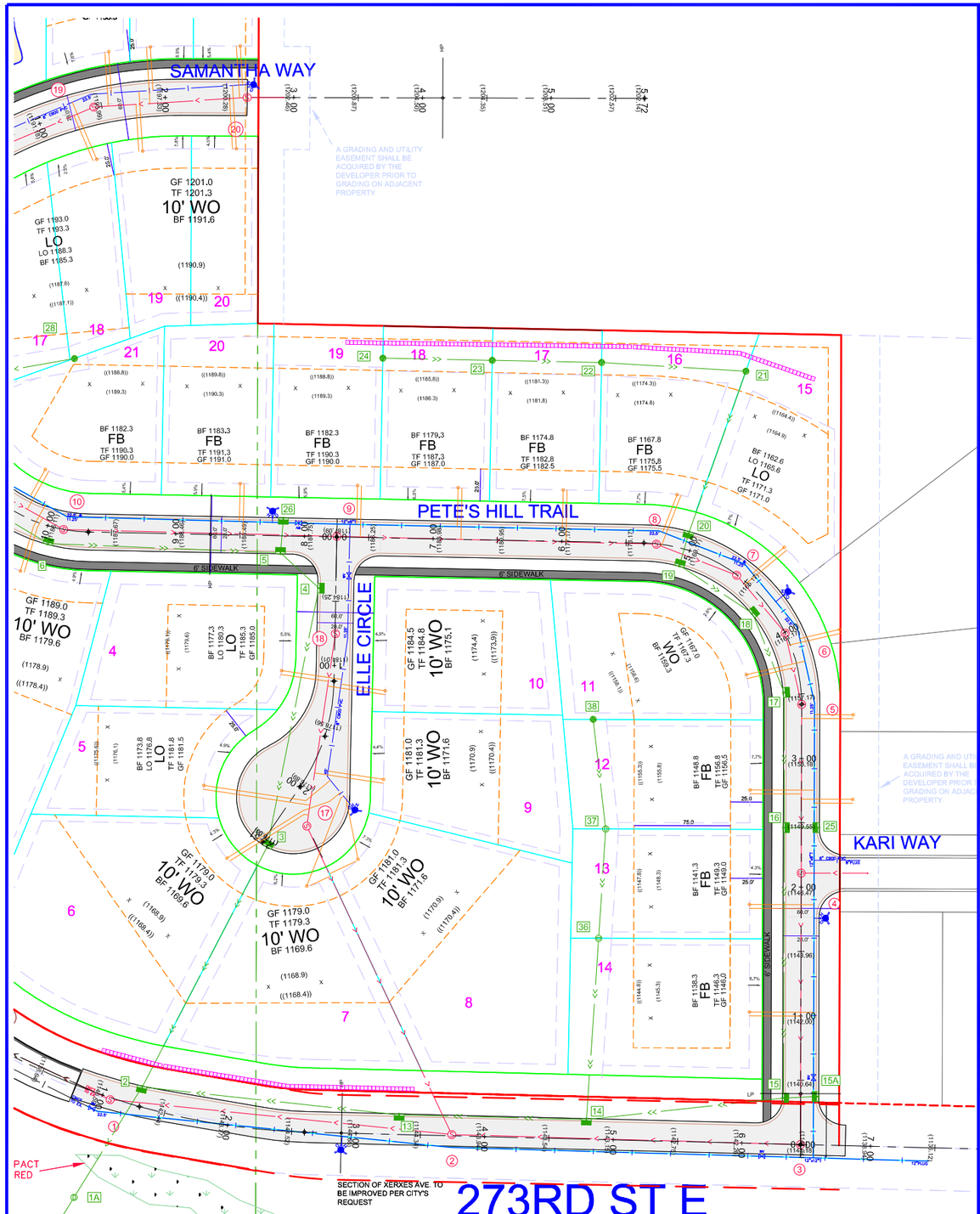

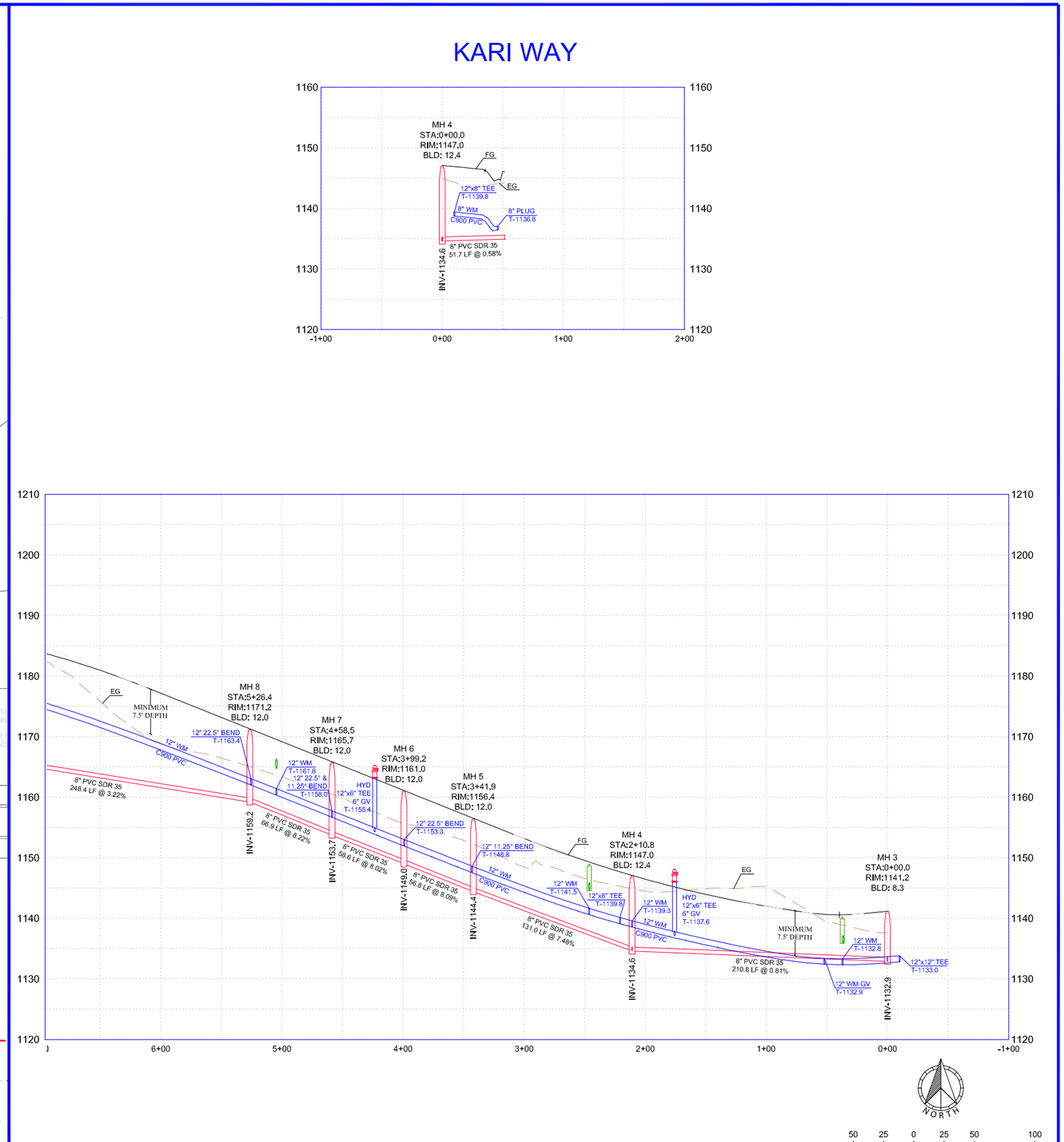

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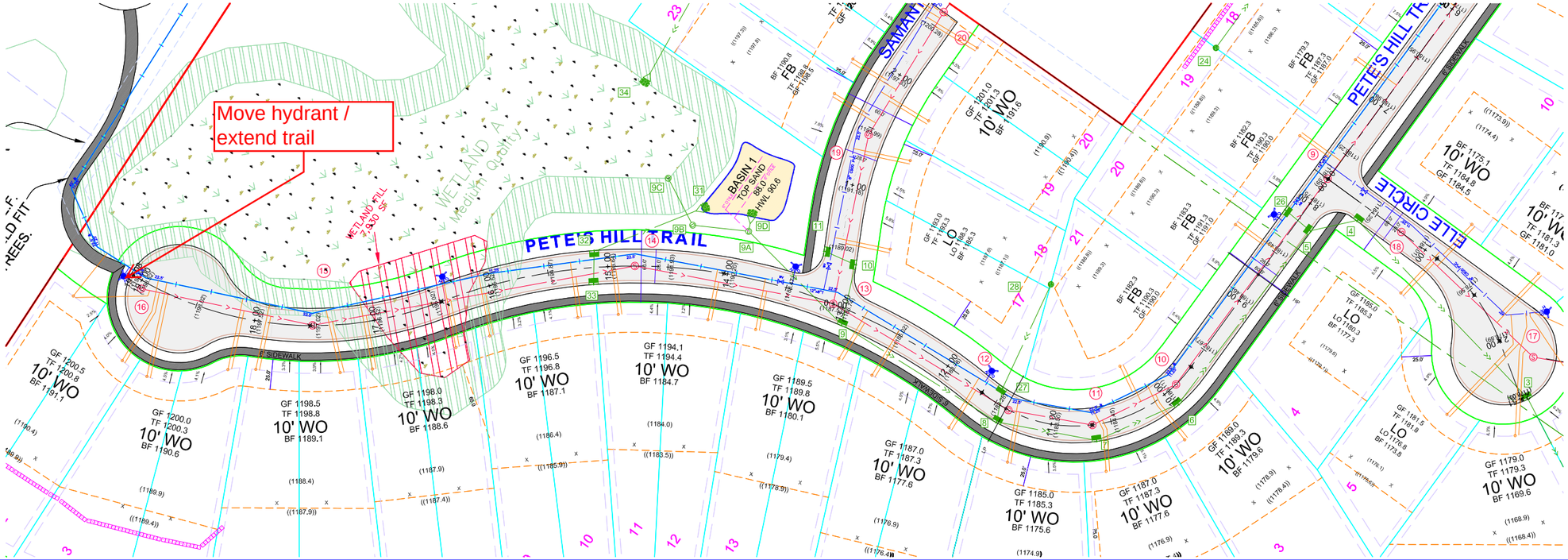

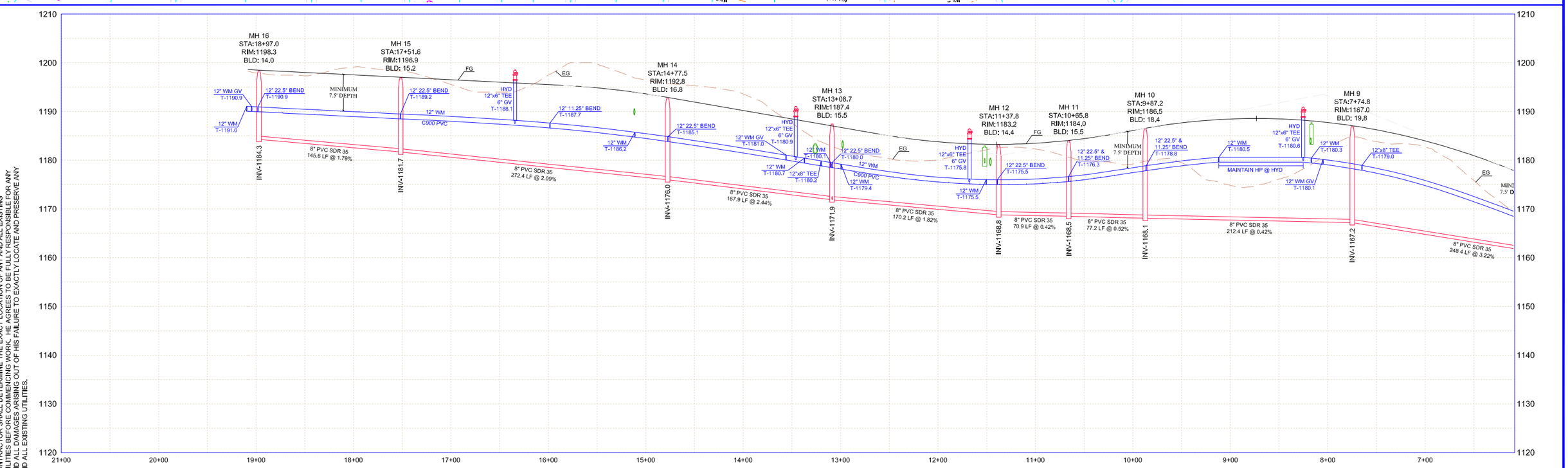

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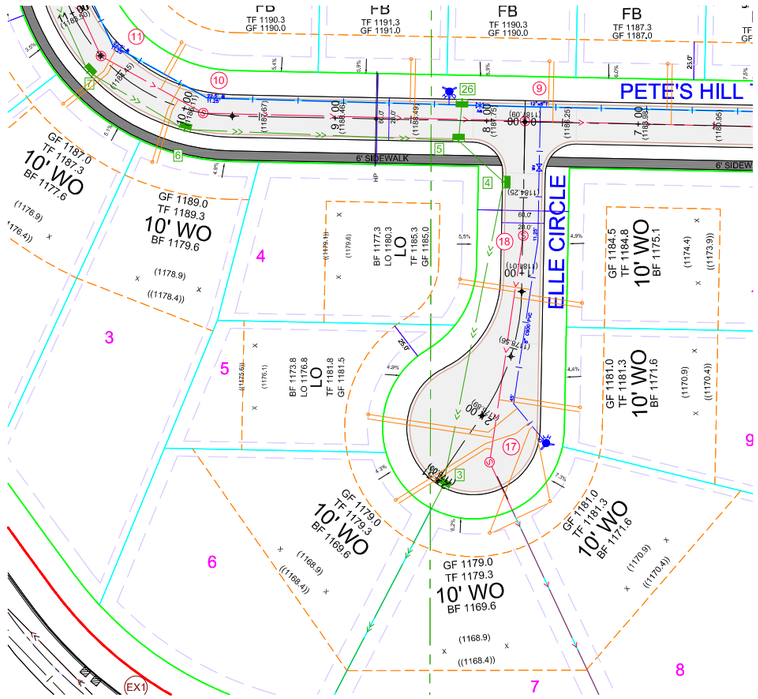
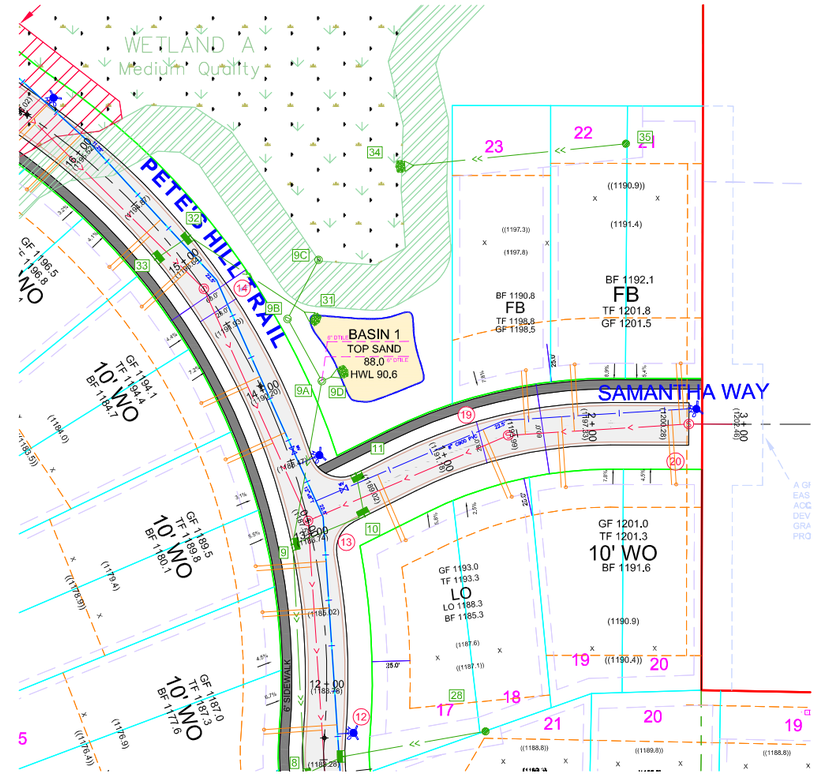
SEWER AND WATERMAIN PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

11 / 24

PROJECT NAME AND NUMBER





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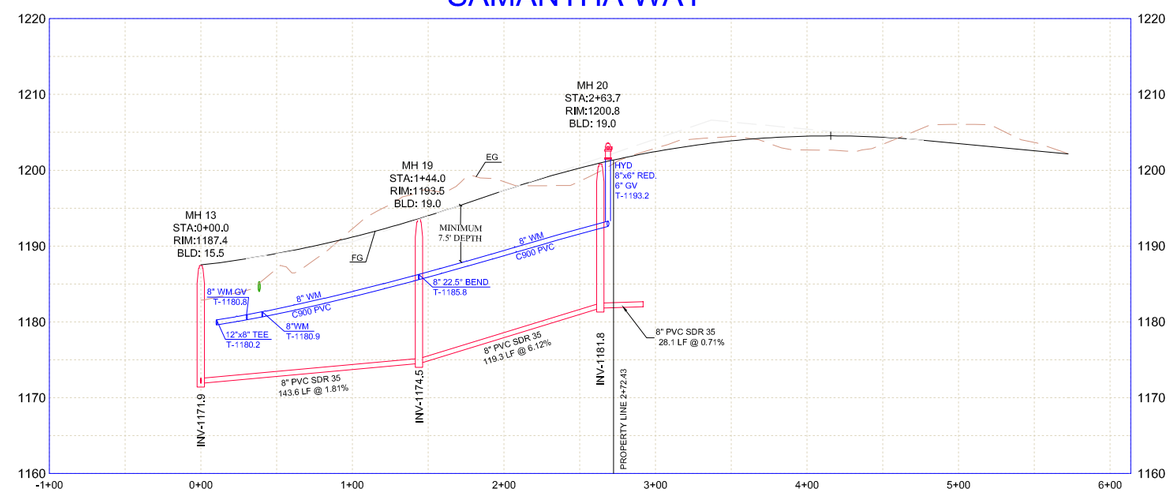

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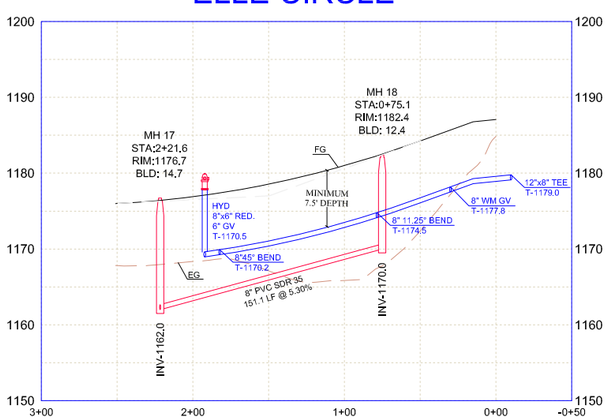

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Daniel L. Schmidt

Daniel L. Schmidt P.E.
Date: 07/03/2019 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

CITY PROJECT NO.

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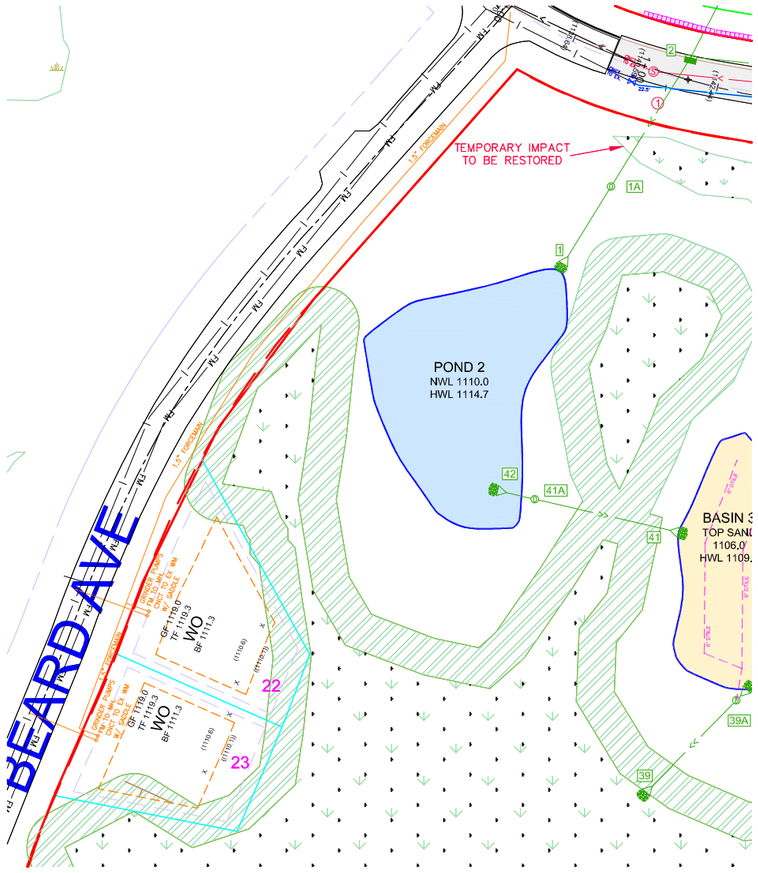

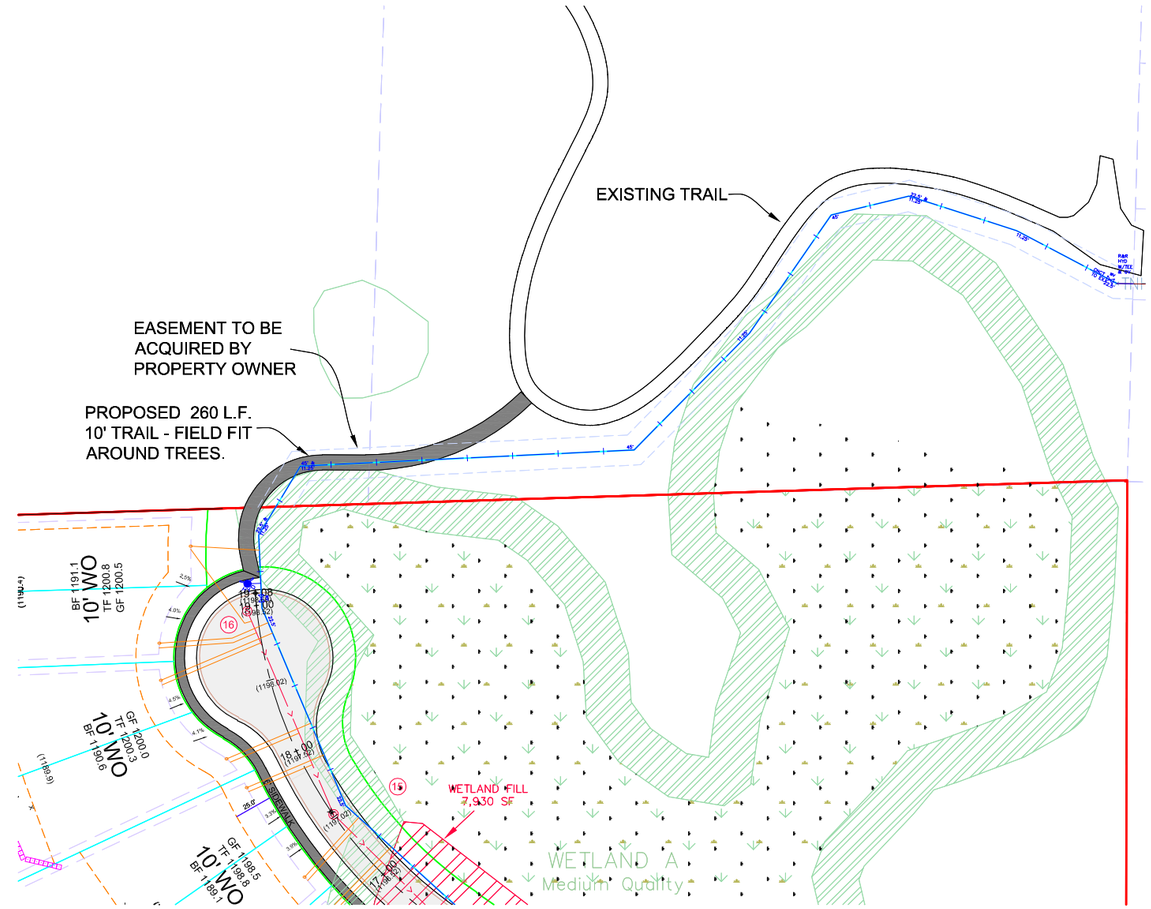

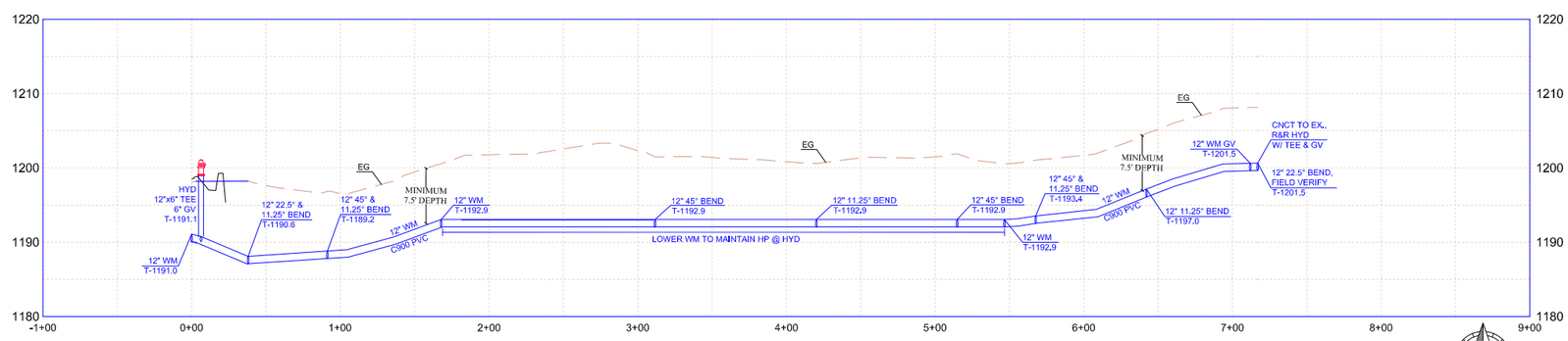

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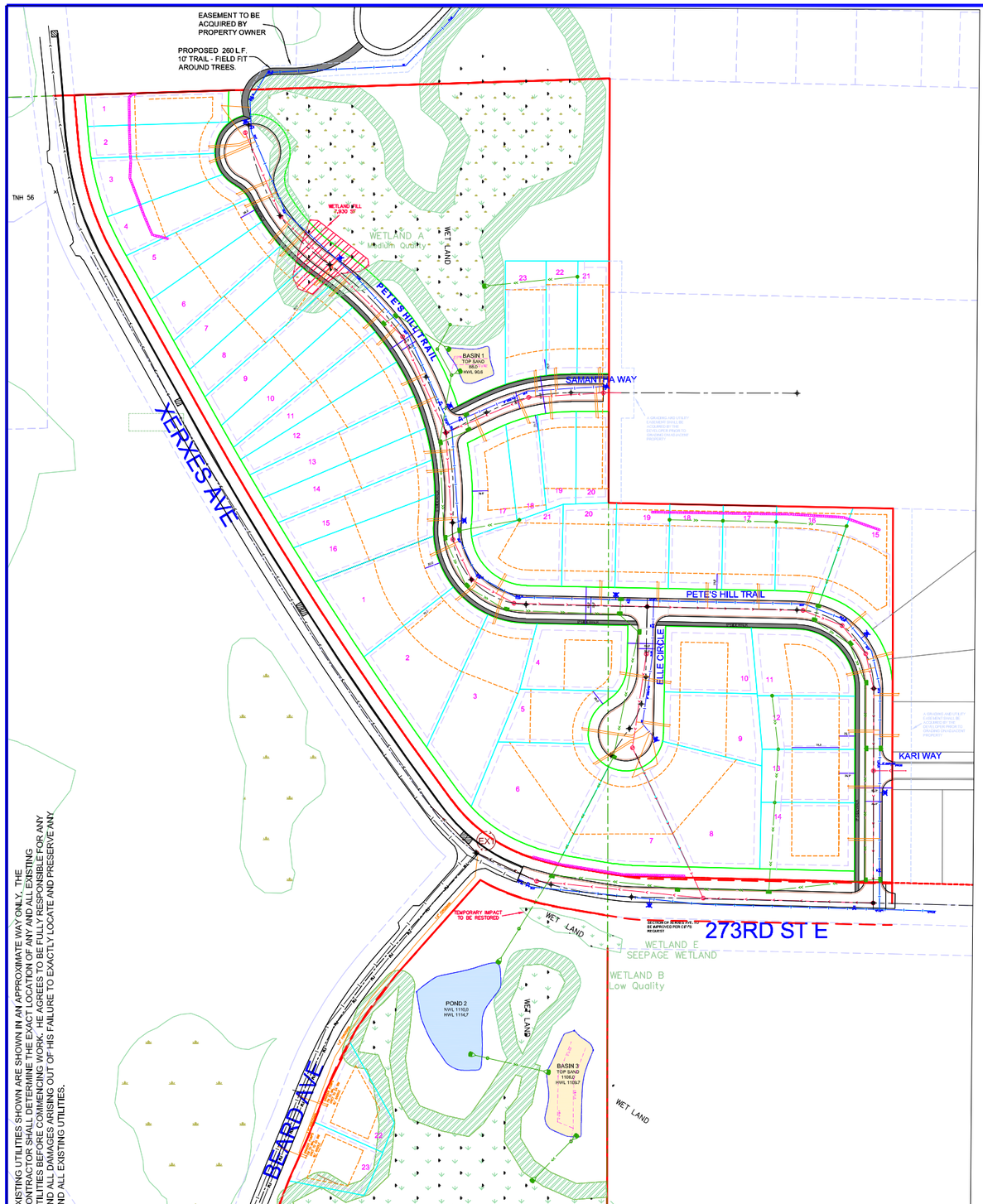

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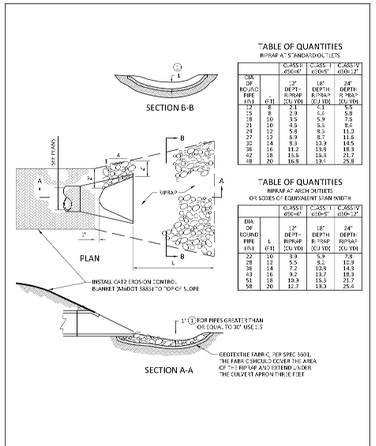


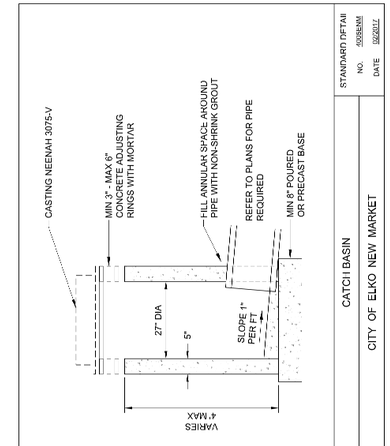
TABLE OF QUANTITIES
RIPRAP AT 5" AND 4:00 OUTLETS

DIA OF ROUND PIPE (FT)	L (FT)	12" DEPTH RIPRAP (CY/LIN)	18" DEPTH RIPRAP (CY/LIN)	24" DEPTH RIPRAP (CY/LIN)
12	6	2.1	4.1	5.8
15	8	2.9	5.5	7.8
18	10	3.5	5.9	7.5
21	10	4.6	8.1	10.6
24	12	5.9	8.7	11.2
30	14	8.3	12.3	15.5
36	14	9.3	13.3	16.5
42	18	11.6	16.3	21.7
48	20	16.8	19.1	25.8

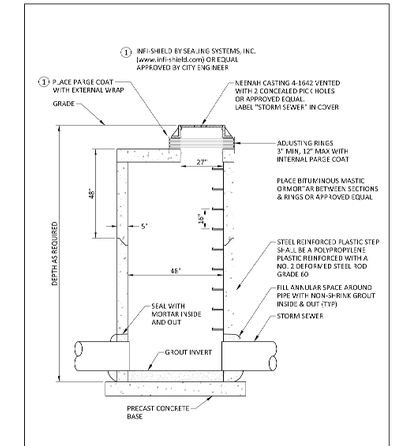
TABLE OF QUANTITIES
RIPRAP AT ANGLE OUTLETS
CY SQUARE CY EQUIVALENT STAIN WIDTH

DIA OF ROUND PIPE (FT)	L (FT)	12" DEPTH RIPRAP (CY/LIN)	18" DEPTH RIPRAP (CY/LIN)	24" DEPTH RIPRAP (CY/LIN)
12	10	3.4	6.8	9.8
18	12	5.5	9.1	12.9
18	14	7.2	13.8	14.5
43	14	9.2	13.7	18.8
51	18	10.9	16.3	21.7
58	20	12.7	19.3	25.4

APRON END RIPRAP DETAIL
CITY OF ELKO NEW MARKET
STANDARD DETAIL
NO. 3018ENM
DATE MARCH 2009



STANDARD DETAIL
NO. 4006ENM
DATE 02/2017
CATCH BASIN
CITY OF ELKO NEW MARKET



STORM SEWER STRUCTURE
CITY OF ELKO NEW MARKET
STANDARD DETAIL
NO. 4006ENM
DATE 02/2017

STRUCTURE TABLE

STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	NOTES
2	CBMH	48.0"	1141.3	14.4'	1126.9	R-3067-V	
3	CBMH	48.0"	1175.7	11.8'	1163.9	R-3067-V	
4	CBMH	48.0"	1184.6	7.7'	1176.9	R-3067-V	
5	CBMH	48.0"	1187.7	10.7'	1177.0	R-3067-V	
6	CBMH	48.0"	1185.8	8.4'	1177.4	R-3067-V	
7	CBMH	48.0"	1183.7	6.1'	1177.6	R-3067-V	
8	CBMH	48.0"	1182.9	5.1'	1177.8	R-3067-V	
9	CBMH	48.0"	1186.2	5.1'	1181.1	R-3067-V	
9B	STMH	48.0"	1192.1	9.6'	1182.5	4-1642	
10	CBMH	48.0"	1188.1	4.4'	1183.7	R-3067-V	
11	CB	2'x3'	1188.3	4.0'	1184.3	R-3067-V	
13	CBMH	48.0"	1144.1	11.5'	1132.6	R-3067-V	
14	STMH	48.0"	1142.9	8.4'	1134.5	R-3067-V	
15	CBMH	48.0"	1140.2	4.9'	1135.3	R-3067-V	
15A	CB	2'x3'	1140.2	4.0'	1136.2	R-3067-V	
16	CBMH	48.0"	1148.9	8.0'	1140.9	R-3067-V	
17	CBMH	48.0"	1156.9	4.3'	1152.6	R-3067-V	
18	CBMH	48.0"	1162.8	4.0'	1158.8	R-3067-V	
19	CBMH	48.0"	1169.0	4.2'	1164.8	R-3067-V	
20	CBMH	48.0"	1169.0	4.0'	1165.0	R-3067-V	
21	CBMH	48.0"	1169.5	4.0'	1165.5	3075-V	
22	CBMH	48.0"	1175.3	4.0'	1171.3	3075-V	
23	CBMH	48.0"	1182.3	4.0'	1178.3	3075-V	
24	CB	27.0"	1186.0	4.0'	1182.0	3075-V	
25	CB	2'x3'	1148.9	4.0'	1144.9	R-3067-V	
26	CB	2'x3'	1187.7	4.1'	1183.6	R-3067-V	
27	CBMH	48.0"	1182.9	3.8'	1179.1	R-3067-V	
28	CB	27.0"	1186.3	4.0'	1182.3	3075-V	
32	CBMH	48.0"	1193.5	4.5'	1189.0	R-3067-V	
33	CB	2'x3'	1193.6	4.0'	1189.6	R-3067-V	
35	CB	27.0"	1200.7	4.1'	1196.6	3075-V	
36	CBMH	48.0"	1145.5	4.0'	1141.5	3075-V	
37	CBMH	48.0"	1148.9	4.0'	1144.9	3075-V	
38	CB	27.0"	1155.7	4.0'	1151.7	3075-V	

OUTLET STRUCTURE TABLE

Structure Name	TYPE	INV	DETAIL
9A	OCS	1182.3 1188.2 1182.30	SEE STRUCTURE DETAIL
9C	OCS	1189.00	SEE STRUCTURE DETAIL
39A	OCS	1106.1 1102.20	SEE STRUCTURE DETAIL
41A	OCS	1107.1 1108.50	SEE STRUCTURE DETAIL

FES TABLE

Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
1	FES	27	1110.0	9
9D	FES	18	1188.0	6
31	FES	15	1188.0	5
34	FES	12	1194.8	5
39	FES	30	1101.8	11
40	FES	21	1106.0	7
41	FES	30	1108.0	11
42	FES	21	1107.0	7

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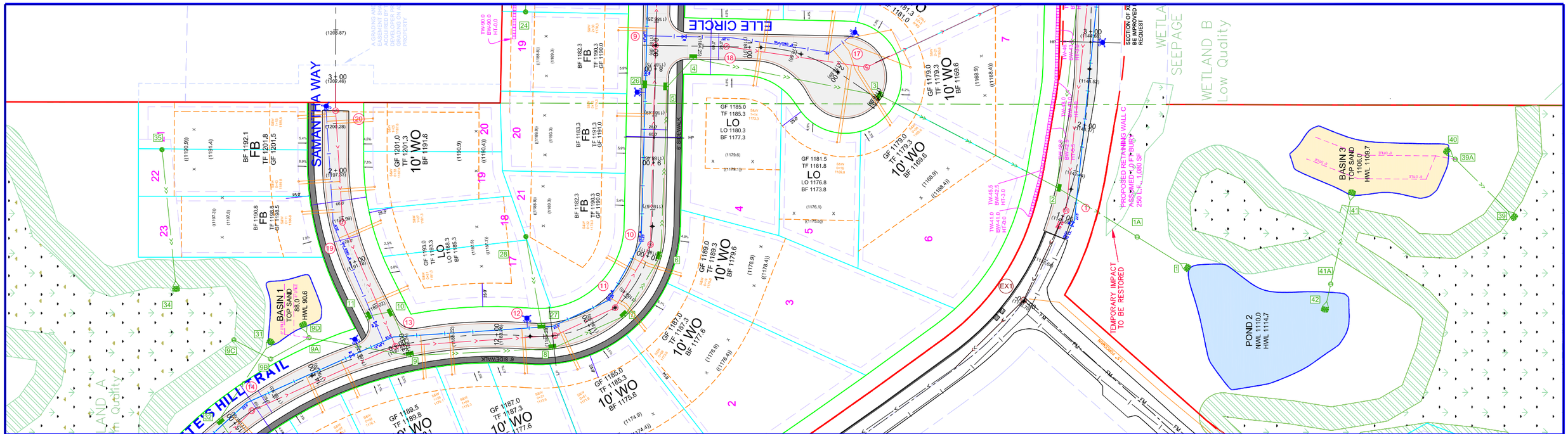

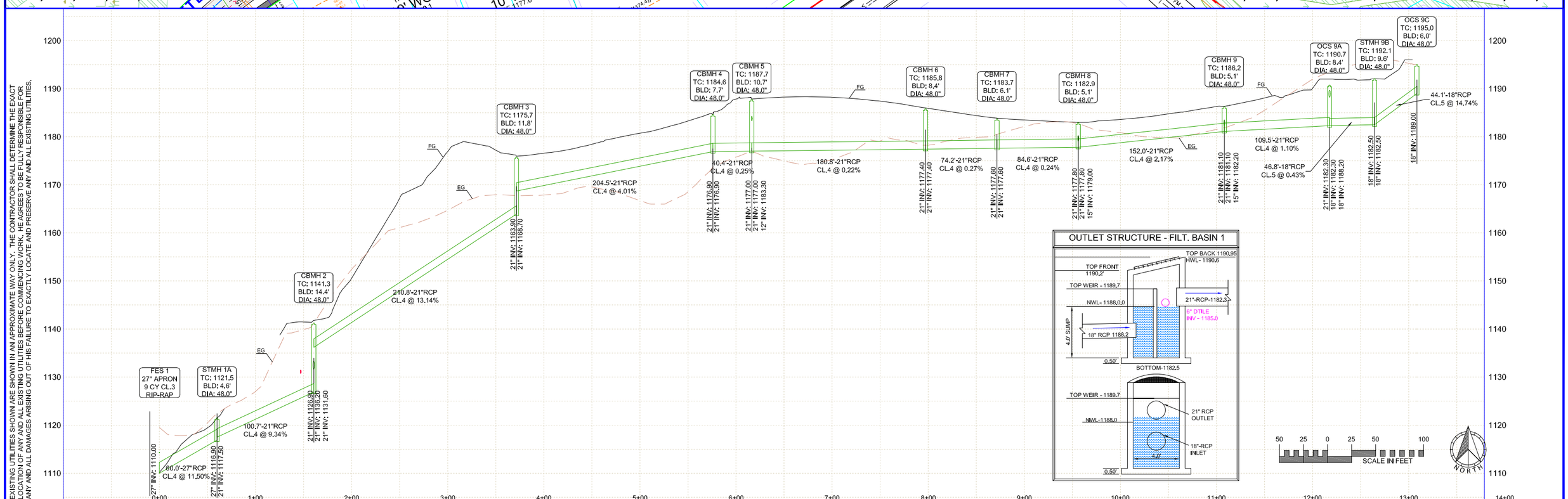

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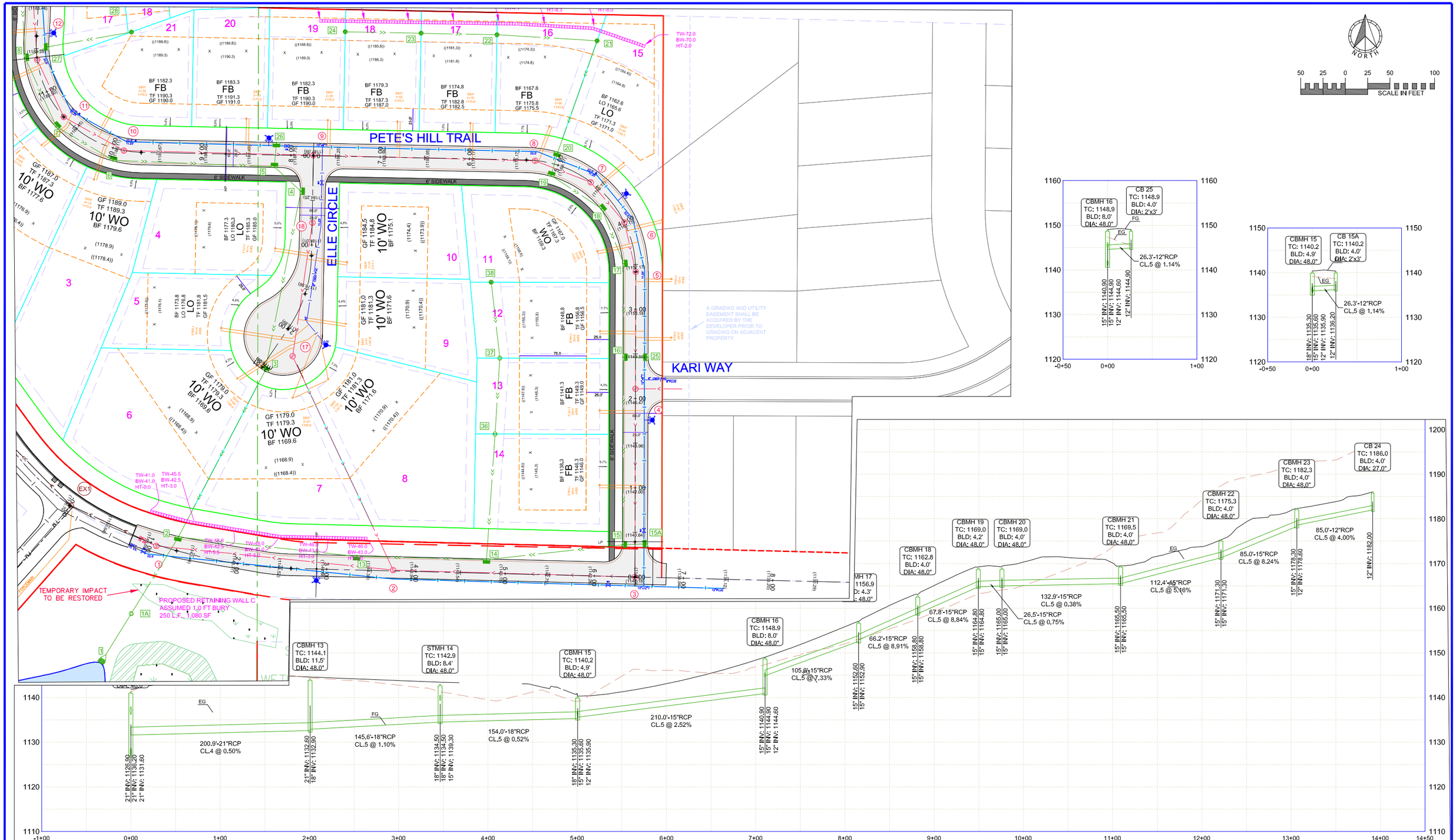

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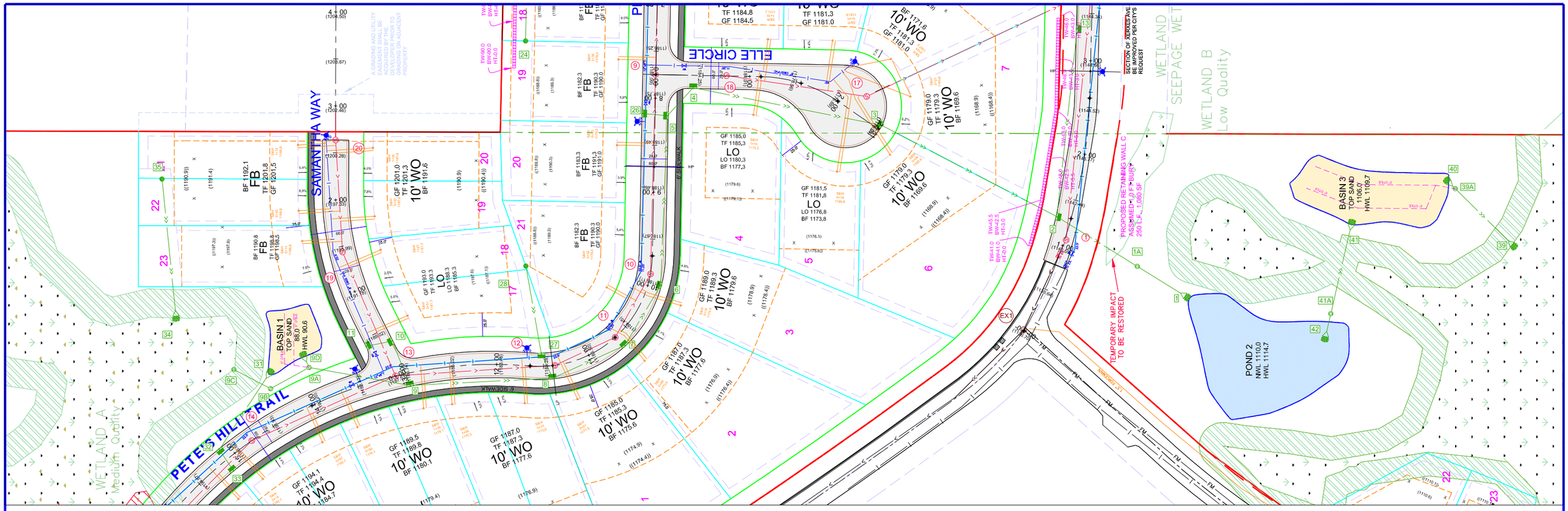

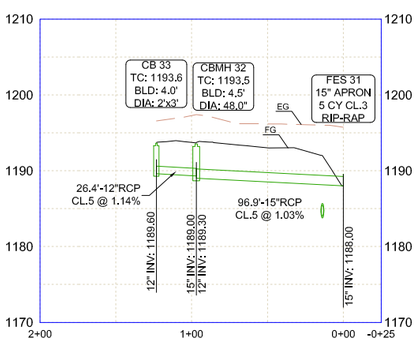

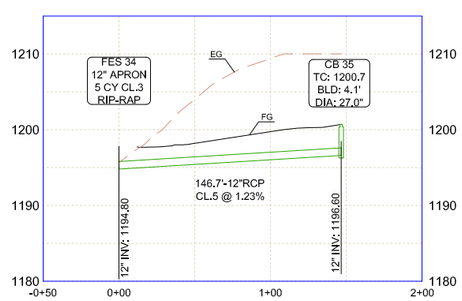

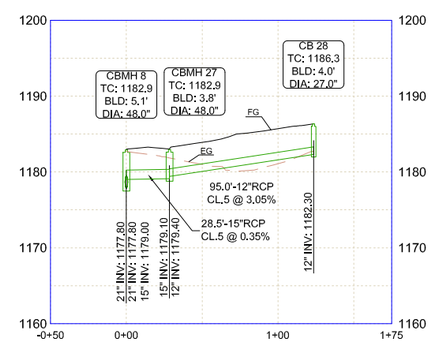

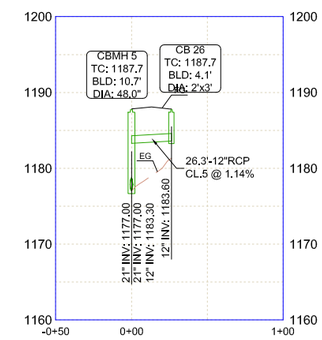

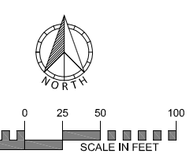

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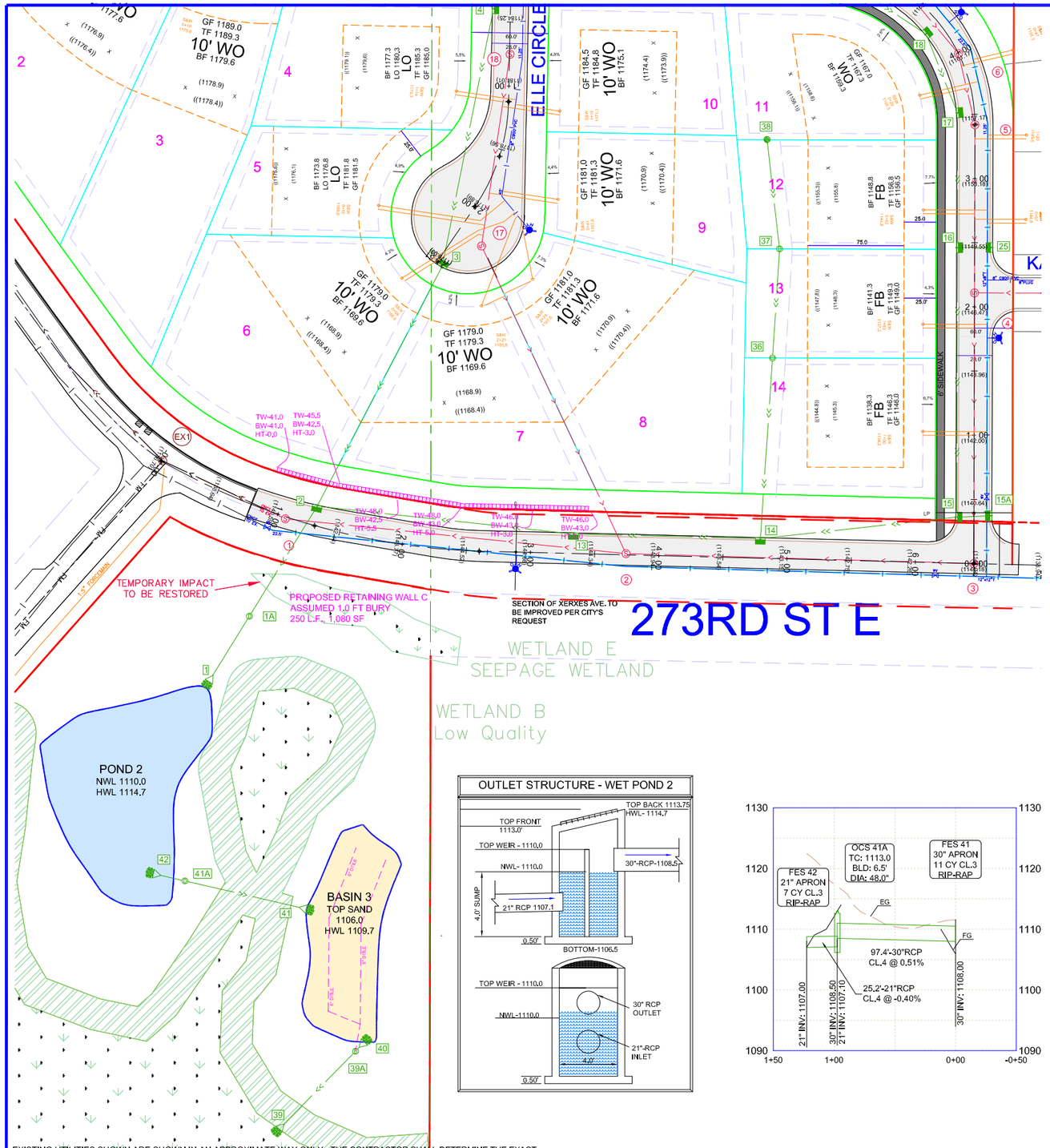

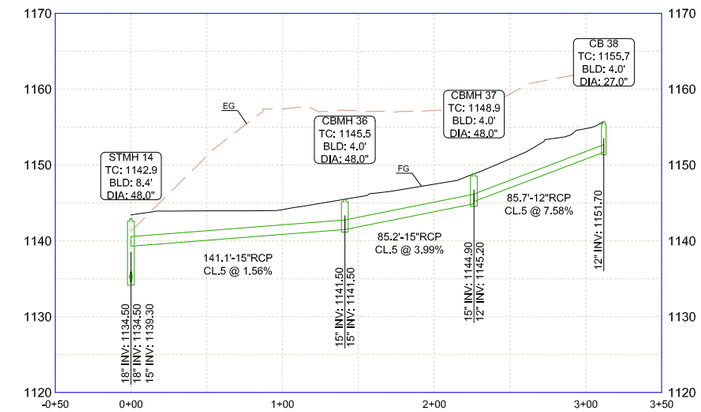

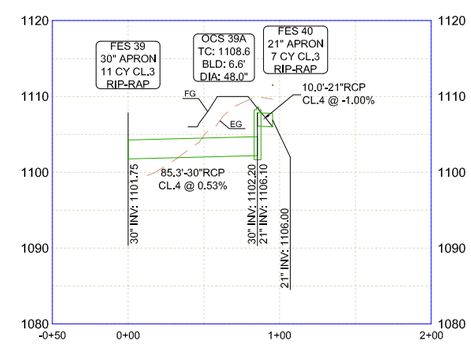

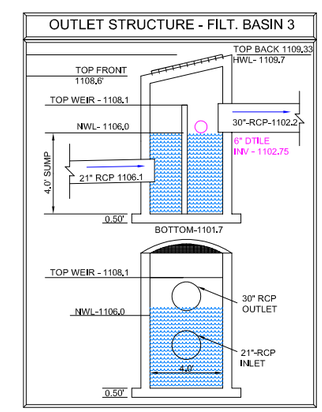

NORTH

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SCALE IN FEET

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

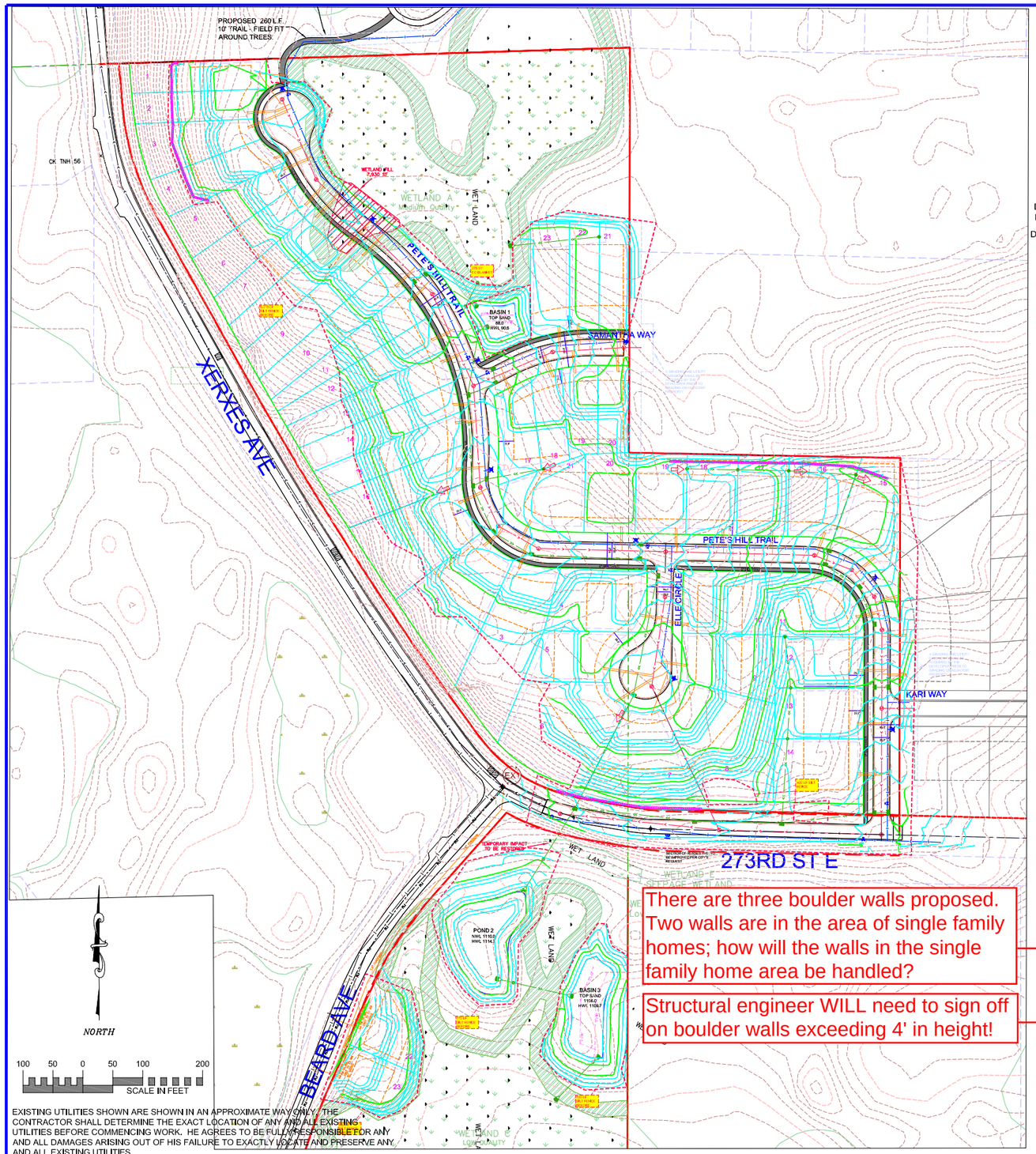
CITY PROJECT NO.
--

ELKO, MINNESOTA

STORM SEWER PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

PROJECT NAME AND NUMBER



There are three boulder walls proposed. Two walls are in the area of single family homes; how will the walls in the single family home area be handled?

Structural engineer WILL need to sign off on boulder walls exceeding 4' in height!

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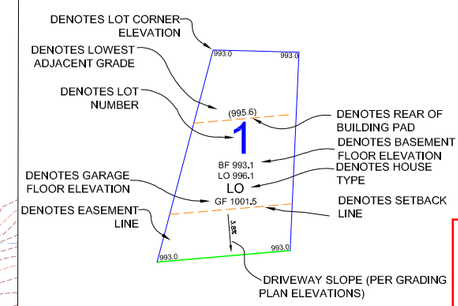
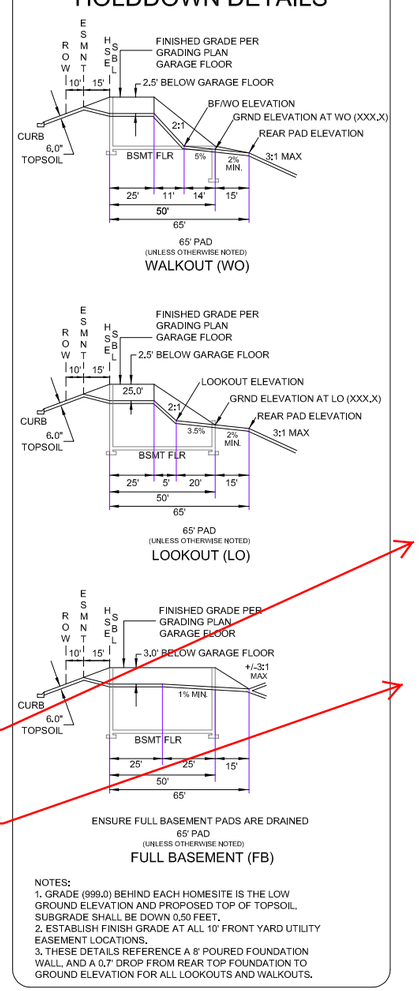
TYPICAL LOT DETAIL



HOLDDOWN DETAILS



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

CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF ELKO OR DIRECTED BY THE ENGINEER.

2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.

3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.

4. INSPECT PONDS, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.

5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX.

6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.

7. STREET SECTION -
1.5" WEAR COURSE
2.0" BASE COURSE
8" CLASS 5
24" SELECT GRANULAR BORROW

Possible alternative discussed with City Engineer

8. DRIVEWAY SLOPES-
MINIMUM-4.0%
MAXIMUM-8.0%

9. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX

10. LO, SEWO, WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)

11. CONTRACTOR TO REMOVE SEPTIC SYSTEM AND CAP WELL. PROPER REMOVAL, ABANDONMENT OR SEALING OF STORAGE TANKS, ON-SITE SEPTIC SYSTEMS, WELLS, ETC. IS REQUIRED. PERMITS ARE REQUIRED, AS APPLICABLE.

12. DEVELOPER WILL BE RESPONSIBLE FOR TEMPORARY DUST AND EROSION CONTROL UNTIL TURF IS ESTABLISHED. IF YARDS ARE ADJACENT TO A DITCH SWALE, THEN EROSION CONTROL MUST REMAIN UNTIL ALL ADJACENT PROPERTY HAS TURF ESTABLISHMENT.

13. RESTORATION -21 ACRES
A. RESTORE ALL DISTURBED AREAS WITH MIN 6" OF TOPSOIL MEETING MNDOT SPECIFICATIONS 3877-1 FOR COMMON TOPSOIL BORROW PLACED ON ALL AREAS SODDED. THE SOILS WITHIN THE BUFFER AREA SHALL BE PREPARED BY RIPPING TO A DEPTH OF 12 INCHES TO LOOSEN THEM AND SHALL MEET MNDOT SPECIFICATION 3877-3 FOR SANDY CLAY LOAM TOPSOIL BORROW.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. BUFFER AREAS MUST BE PLANTED WITH NATIVE VEGETATION. SEED MIX TO BE USED IS MN STATE SEED MIX 34-271 WET MEADOW SOUTH AND WEST SEED MIX. AT A RATE OF 100 LBS./ACRE. BUFFER VEGETATION NOT TO BE FERTILIZED
D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 AND BWSR SEED MIX FOR WETLANDS AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
•• BUFFER AREAS NOT TO BE FERTILIZED
D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE APPROPRIATE EROSION CONTROL BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

14. MATERIALS THAT ARE PROHIBITED FROM RETAINING WALL CONSTRUCTION INCLUDE SMOOTH FACE CONCRETE, POURED IN PLACE CONCRETE, MASONRY, RAILROAD TIES, OR TIMBER. STAMPED OR PATTERNED CONCRETE IS ALLOWED IN RETAINING WALL CONSTRUCTION.

15. BOULDERS MAY NOT BE USED ON WALLS TALLER THAN 6' IN HEIGHT.

16. A HOMEOWNERS ASSOCIATION SHALL BE CREATED TO TAKE OWNERSHIP OF THE RETAINING WALL.

17. SILT FENCE: BEFORE GRADING - 7,960 LF
AFTER GRADING - 375 LF

18. CAT 3 EROSION CONTROL BLANKET - 7,400 SQYD

19. FINAL GRADING PLANS AND SOIL REPORTS MUST BE SUBMITTED TO THE INSPECTIONS DIVISION BEFORE BUILDING PERMITS WILL BE ISSUED

20. ENGINEERED DESIGN AND BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS EXCEEDING FOUR FEET IN HEIGHT.
21. DEMOLITION PERMITS MUST BE OBTAINED BEFORE DEMOLISHING ANY STRUCTURES.

22. WETLAND BUFFER MONUMENTS TO BE COINCIDENTAL WITH BCOD MONUMENTS.

23. WETLAND BUFFER MONUMENTS TO BE INSTALLED IMMEDIATELY SUBSEQUENT TO COMPLETION OF FINAL GRADE AT LOWER ELEVATION OF RETAINING WALLS.

24. WETLAND BUFFER MONUMENTS MUST BE INSTALLED BEFORE BUILDING PERMITS WILL BE ISSUED.

26. RETAINING WALLS TO BE CONSTRUCTED OF BOULDERS.

27. SOIL BORINGS HAVE NOT BEEN PREPARED FOR THIS SITE.

28. THE PROPOSED GRADING PLAN WILL REQUIRE GRADING EASEMENTS FROM ADJACENT PROPERTY OWNERS.

29. DRAIN TILE HAS NOT BEEN SHOWN IN PROPOSED DRAINAGE SWALES. AS THE PROJECT PROCEEDS, THE DEVELOPER MAY NEED TO EVALUATE IF DRAIN TILE IS NEEDED IN THE SWALES.

PROJECT NAME AND NUMBER

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Date: 07/03/2019 Lic. No. 26147

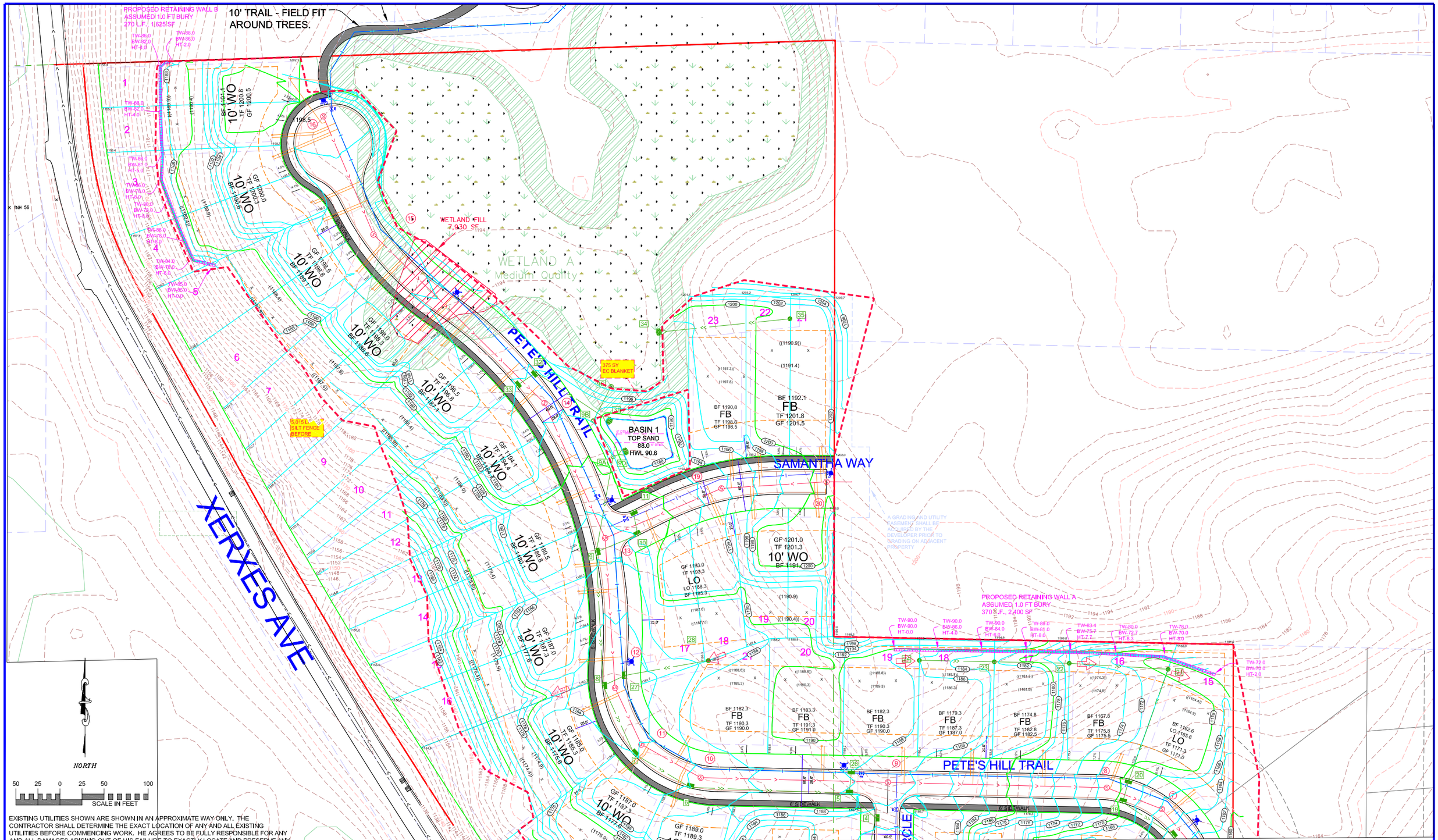
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--

ELKO, MINNESOTA

GRADING PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001



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PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
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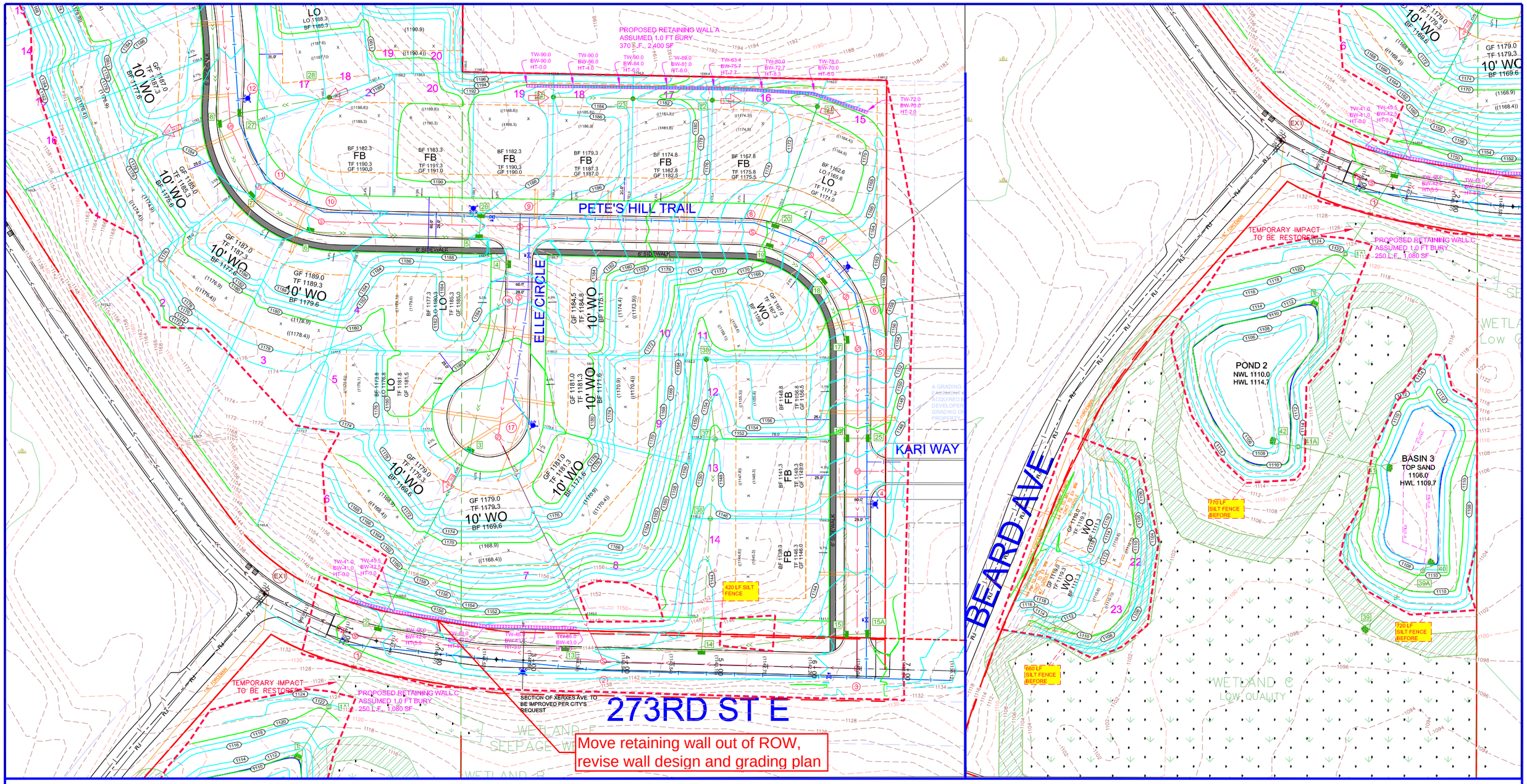

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SCALE IN FEET

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

CITY PROJECT NO.
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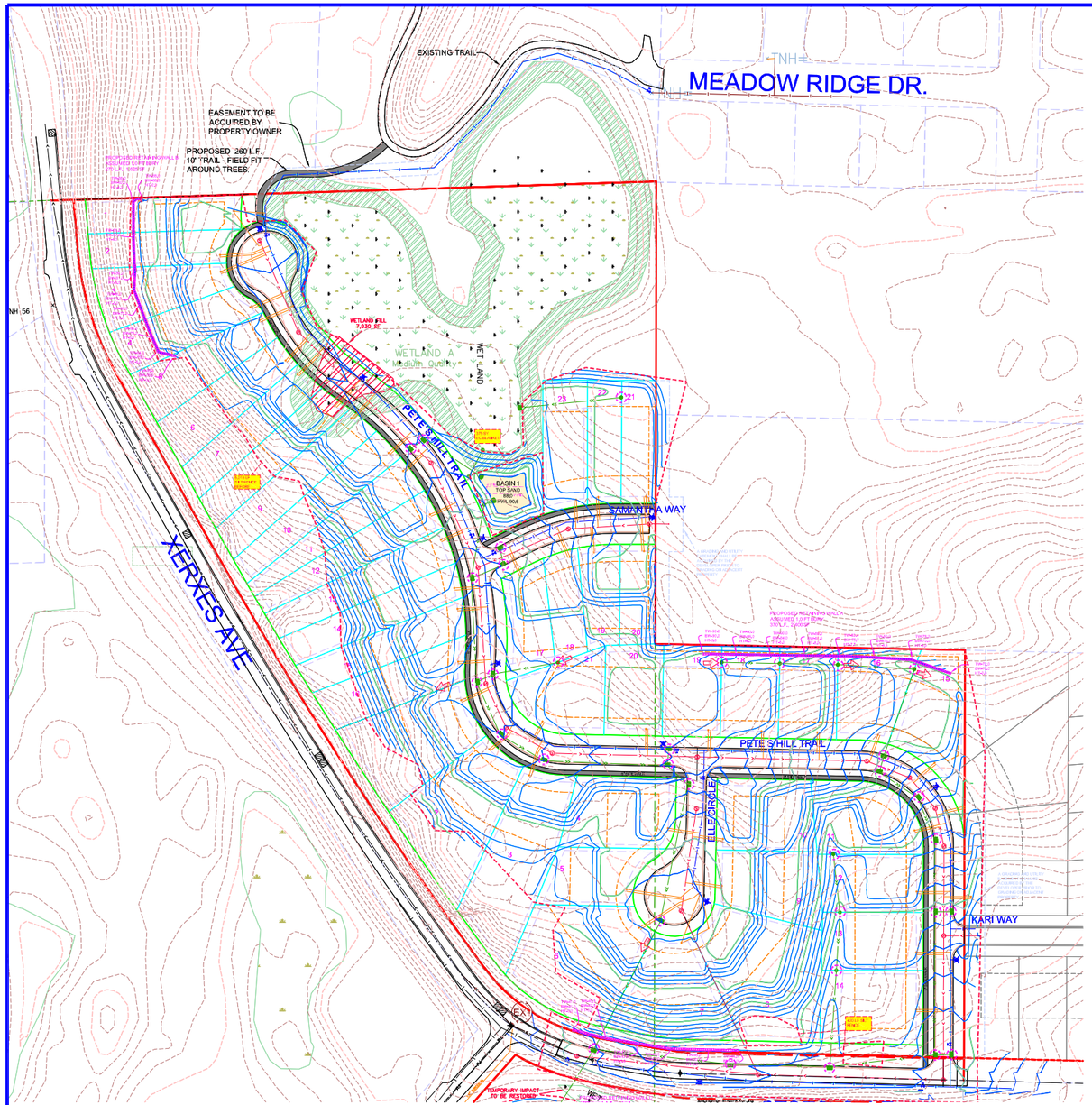
ELKO, MINNESOTA

GRADING PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001



SEE RIGHT

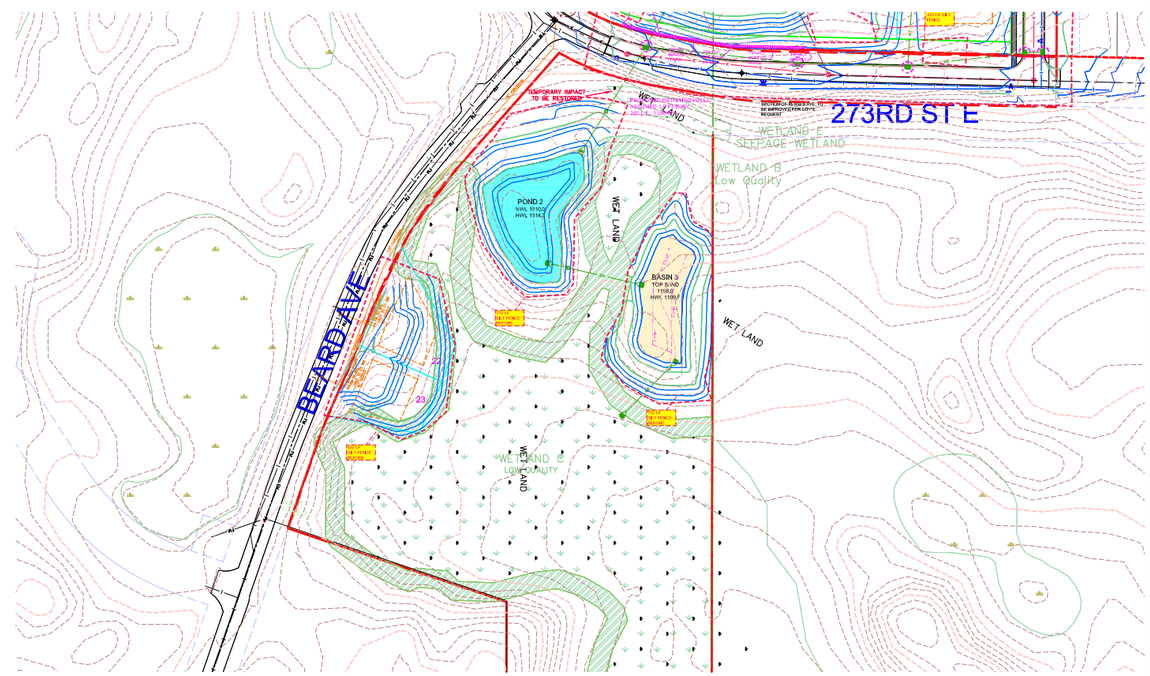
ROCK ENTRANCE BERM
SILT FENCE
POST GRADING SILT FENCE
BIO-ROLL
CONCRETE WASHOUT
INLET PROTECTION
WOODFIBER BLANKET

PROJECT NAME AND NUMBER

ON-SITE BMPS

1. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL- (Utility Contractor)
2. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES, (WIMCO'S OR EQUAL)-(Utility Contractor)
3. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION. (Grading Contractor)
4. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS(Grading Contractor).
5. INFILTRATION AREAS - INFILTRATION AREAS WILL BE UTILIZED TO REDUCE THE AMOUNT OF RUNOFF FROM THE INCREASED HARDSURFACE. (Grading Contractor)
6. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR AS NEEDED TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.(Gradlng and Utility Contractor)
8. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.-
9. ALL CONCRETE WASHOUT WASTE PRODUCED SHALL BE REMOVED FROM THE SITE. (Utility Contractor)

SEE LEFT



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CITY PROJECT NO.
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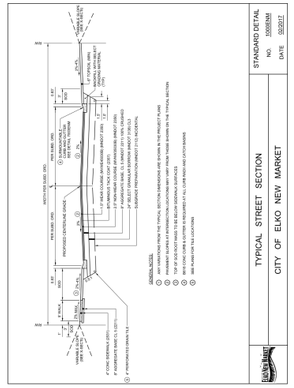
ELKO, MINNESOTA

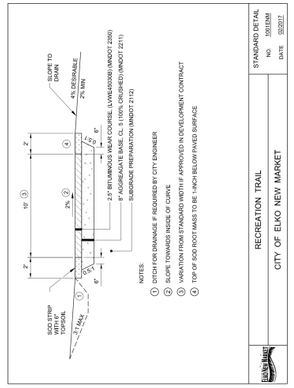
EROSION CONTROL PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

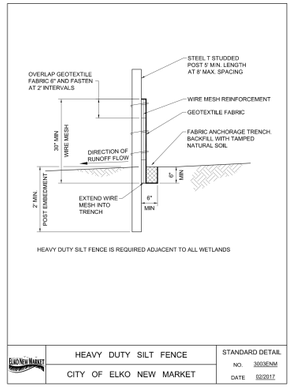
Add detail plate for 273rd Street



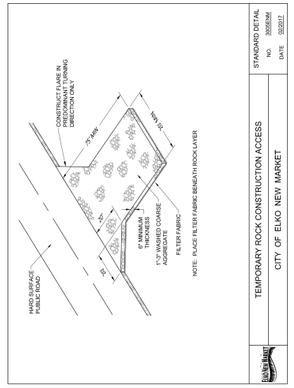
TYPICAL STREET SECTION — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 1008ENM — DATE 02/2017



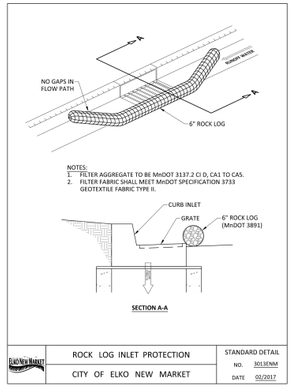
RECREATION TRAIL — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 1001ENM — DATE 02/2017



HEAVY DUTY SILT FENCE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 3003ENM — DATE 02/2017



TEMPORARY ROCK CONSTRUCTION ACCESS — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 3006ENM — DATE 02/2017



ROCK LOG INLET PROTECTION — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 3013ENM — DATE 02/2017

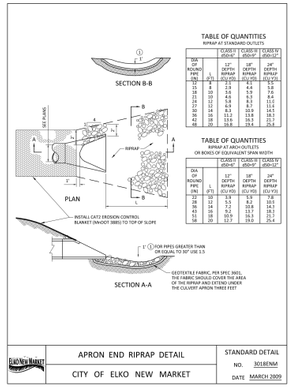


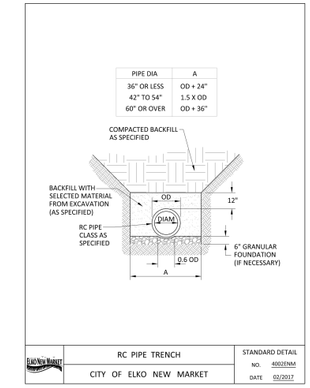
TABLE OF QUANTITIES
RIPRAP AT STANDARD OUTLETS

DIA OF PIPE (IN)	12" (CU YD)	18" RIPRAP (CU YD)	24" RIPRAP (CU YD)	CLASS III GROUT (CU YD)	CLASS IV GROUT (CU YD)
12	4	2.5	3.4	5.8	5.8
18	10	4.6	5.9	7.6	7.6
24	12	6.9	8.3	9.4	9.4
30	12	9.6	9.6	11.1	11.1
36	12	9.6	9.7	11.1	11.1
42	16	13.1	13.8	18.1	18.1
48	16	13.6	16.3	25.2	25.2
54	16	16.8	18.2	25.2	25.2

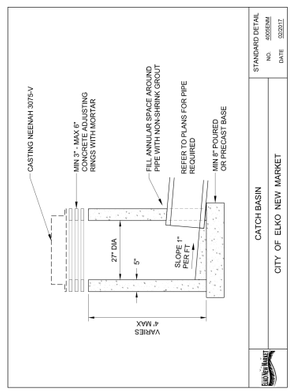
TABLE OF QUANTITIES
RIPRAP AT ARCH OUTLETS
OR BOXES OF EQUIVALENT SPAN WIDTH

DIA OF PIPE (IN)	12" (CU YD)	18" RIPRAP (CU YD)	24" RIPRAP (CU YD)	CLASS III GROUT (CU YD)	CLASS IV GROUT (CU YD)
12	10	5.5	6.9	7.6	7.6
18	12	7.5	8.3	10.5	10.5
24	12	9.6	9.6	11.1	11.1
30	12	9.6	9.7	11.1	11.1
36	16	13.1	13.8	18.1	18.1
42	16	13.6	16.3	25.2	25.2
48	16	16.8	18.2	25.2	25.2

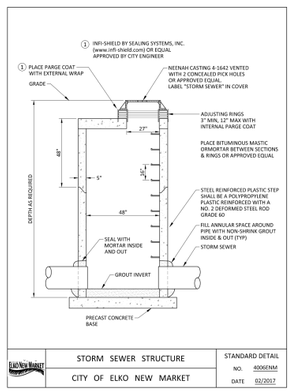
APRON END RIPRAP DETAIL — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 3018ENM — DATE MARCH 2009



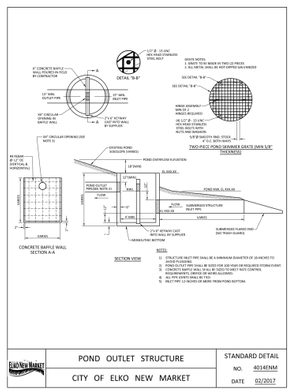
RC PIPE TRENCH — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4002ENM — DATE 02/2017



CATCH BASIN — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4005ENM — DATE 02/2017



STORM SEWER STRUCTURE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4006ENM — DATE 02/2017



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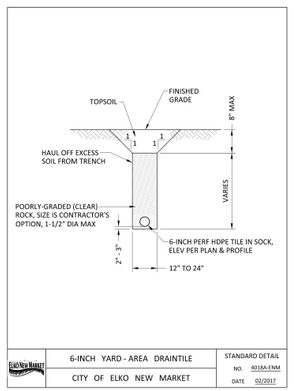
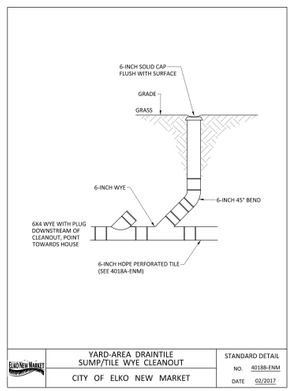
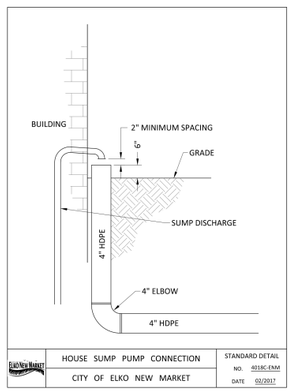


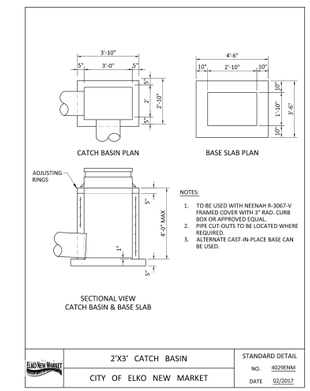
6-INCH YARD - AREA DRAINTILE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4018A-ENM — DATE 02/2017



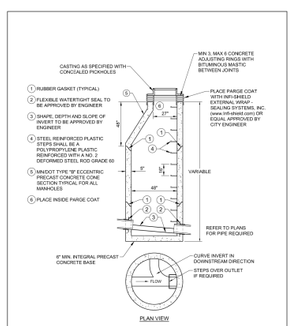
YARD-AREA DRAINTILE SUMP/TILE WYE CLEANOUT — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4018B-ENM — DATE 02/2017



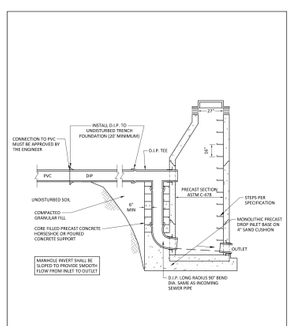
HOUSE SUMP PUMP CONNECTION — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4018C-ENM — DATE 02/2017



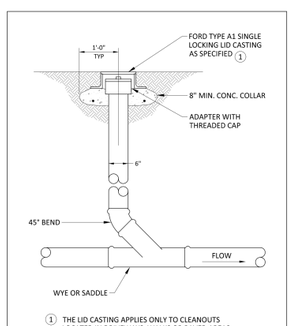
2'X3' CATCH BASIN — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4029ENM — DATE 02/2017



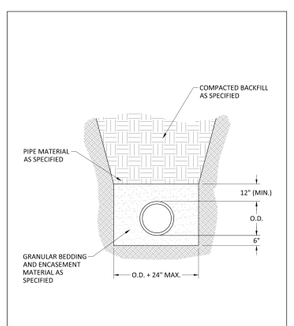
SANITARY SEWER MANHOLE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 5001ENM — DATE 02/2017



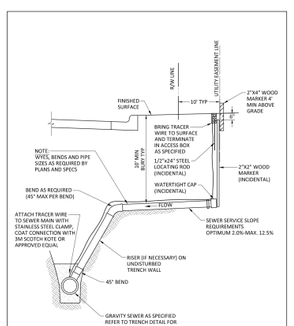
TYPICAL DROP MANHOLE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 5003ENM — DATE 02/2017



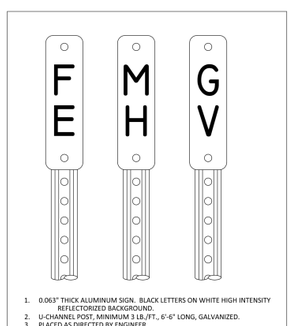
SANITARY SEWER CLEANOUT DETAIL — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 5004ENM — DATE 02/2017



PVC SANITARY SEWER TRENCH — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 5005ENM — DATE 02/2017

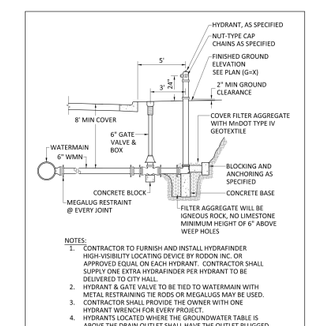


SANITARY SEWER SERVICE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 5018ENM — DATE 02/2017



1. 0.063" THICK ALUMINUM SIGN. BLACK LETTERS ON WHITE HIGH INTENSITY REFLECTORIZED BACKGROUND.
2. U-CHANNEL POST, MINIMUM 3 LB./FT., 6'-6" LONG, GALVANIZED.
3. PLACED AS DIRECTED BY ENGINEER.

HEAVY DUTY SILT FENCE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 5019ENM — DATE 02/2017



HYDRANT INSTALLATION — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 6001ENM — DATE 02/2017

PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
ELKO				
DRAWN BY				
DLS				
CHECKED BY				
DLS				
DATE				
07/03/19				

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Daniel L Schmidt

Daniel Schmidt, P.E.
Date: 07-03-2019 Lic. No. 26147

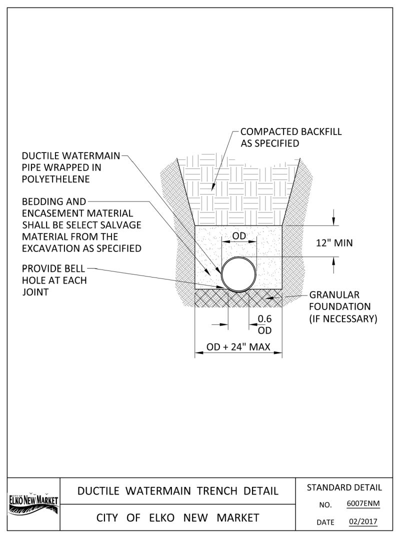
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

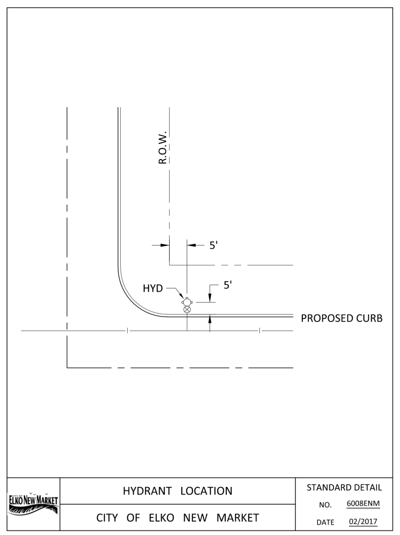
CITY PROJECT NO. --

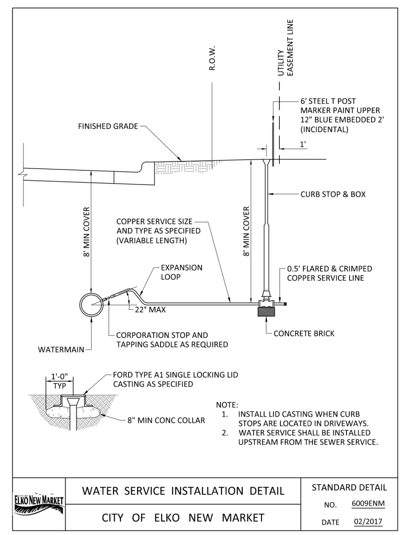
ELKO, MINNESOTA

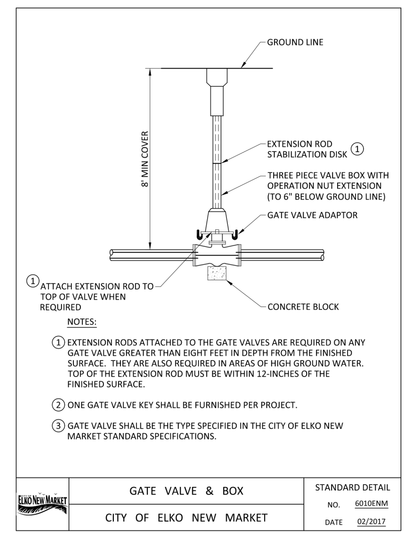
DETAILS
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

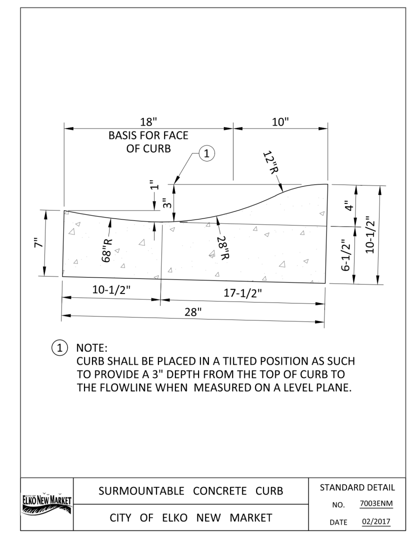
FILE NO. 1920-017

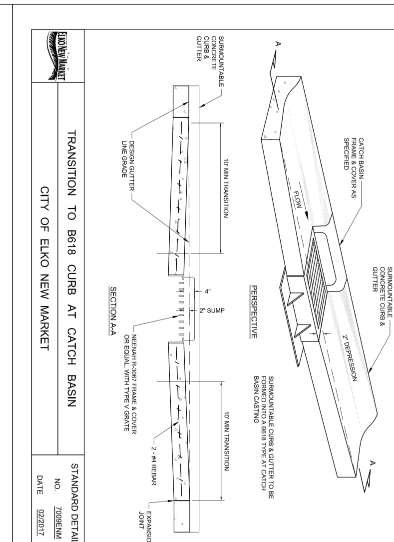


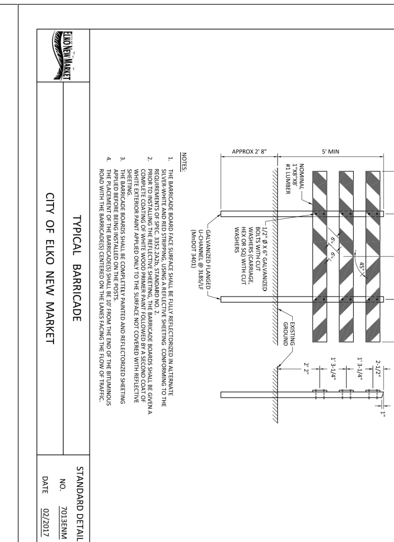


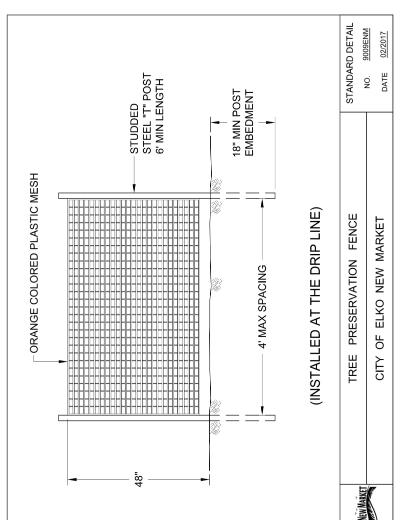


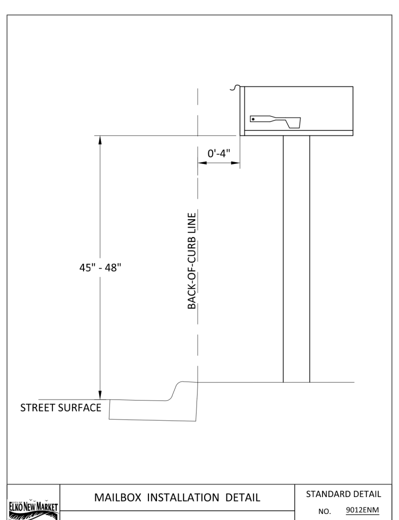


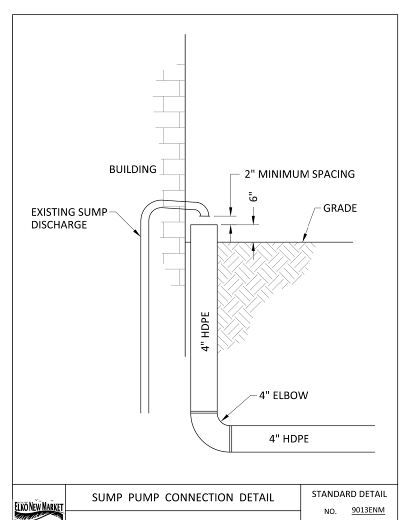


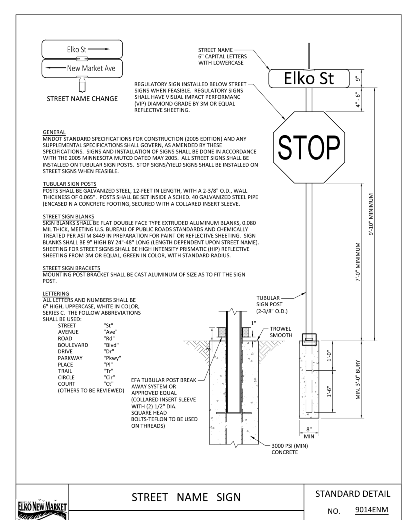


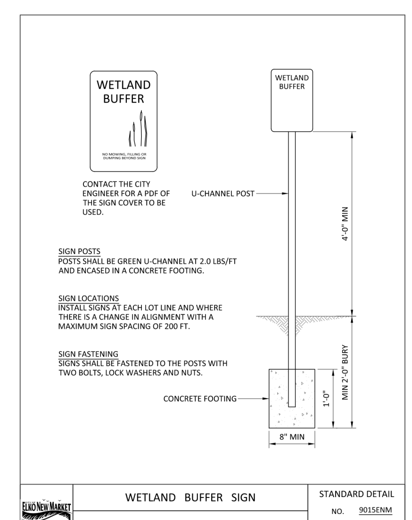












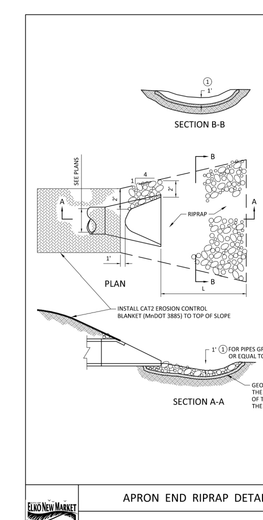


TABLE OF QUANTITIES
RIPRAP AT STANDARD OUTLETS

DIA OF ROUND PIPE (IN)	L (FT)	CLASS II d50=6" 12" DEPTH RIPRAP (CU YD)	CLASS III d50=9" 18" DEPTH RIPRAP (CU YD)	CLASS IV d50=12" 24" DEPTH RIPRAP (CU YD)
12	8	2.1	4.1	5.5
15	8	2.9	4.4	5.8
18	10	3.6	5.9	7.6
21	10	4.6	6.3	8.4
24	12	5.8	8.3	11.0
27	12	6.9	8.7	11.6
30	14	8.3	10.9	14.5
36	16	11.2	13.8	18.3
42	18	13.6	16.3	21.7
48	20	16.8	19.4	25.8

TABLE OF QUANTITIES
RIPRAP AT ARCH OUTLETS OR BOXES OF EQUIVALENT SPAN WIDTH

DIA OF ROUND PIPE (IN)	L (FT)	CLASS II d50=6" 12" DEPTH RIPRAP (CU YD)	CLASS III d50=9" 18" DEPTH RIPRAP (CU YD)	CLASS IV d50=12" 24" DEPTH RIPRAP (CU YD)
22	10	3.9	5.9	7.8
28	12	5.5	8.2	10.9
36	14	7.2	10.8	14.3
43	16	9.2	13.7	18.3
51	18	10.9	16.3	21.7
58	20	12.7	19.0	25.4

Add "Future Road Extension" sign detail - (or add to barricade)

PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
ELKO				
DRAWN BY				
DLS				
CHECKED BY				
DLS				
DATE				
07/03/19				

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Daniel L. Schmidt
Daniel Schmidt, P.E.
Date: 07-03-2019 Lic. No. 26147

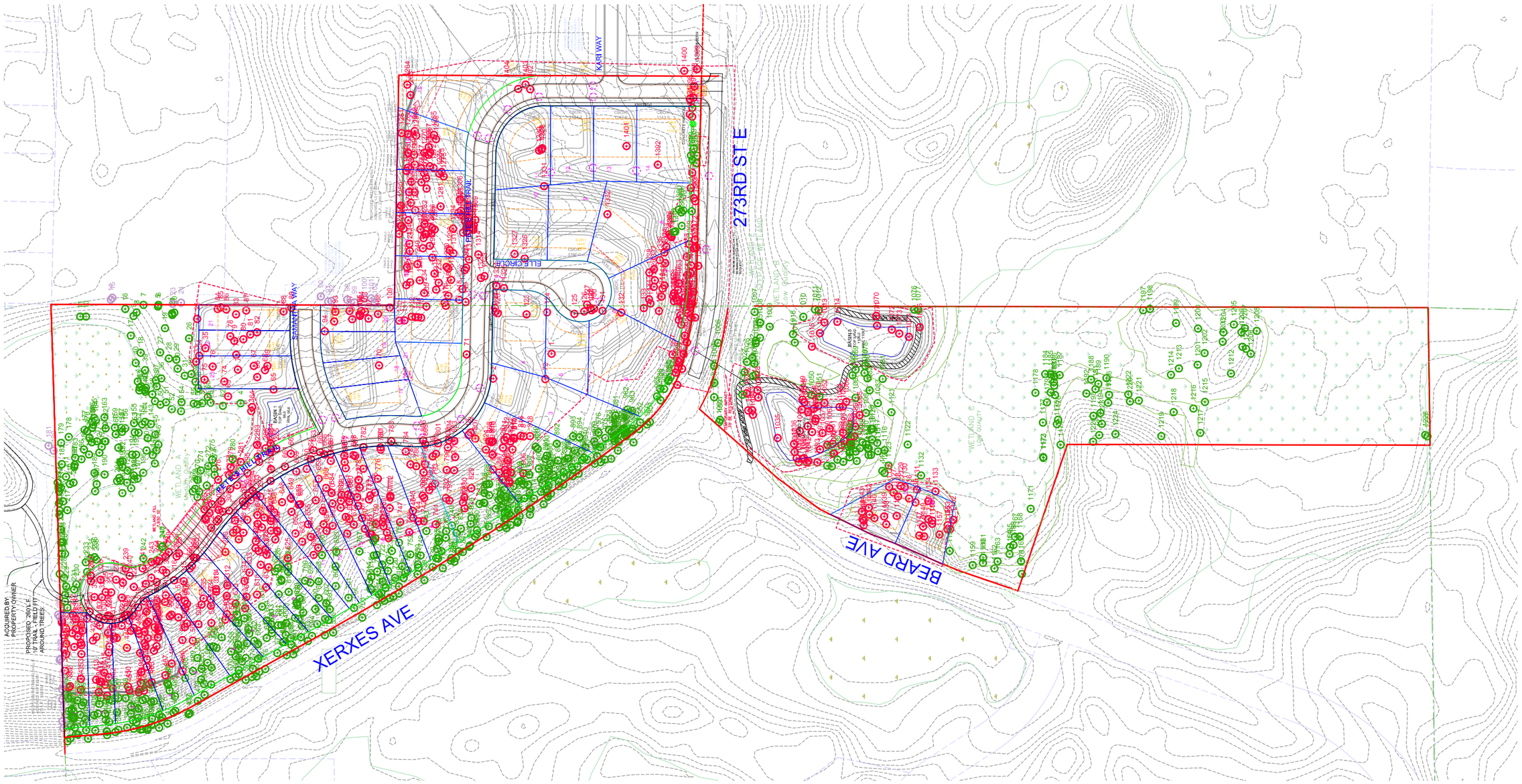
ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

ELKO, MINNESOTA

DETAILS
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
1920-017



100 50 0 50 100 200
SCALE IN FEET

NORTH

DRAWING NAME	NO.	BY	DATE	REVISIONS
ELKO TREES				
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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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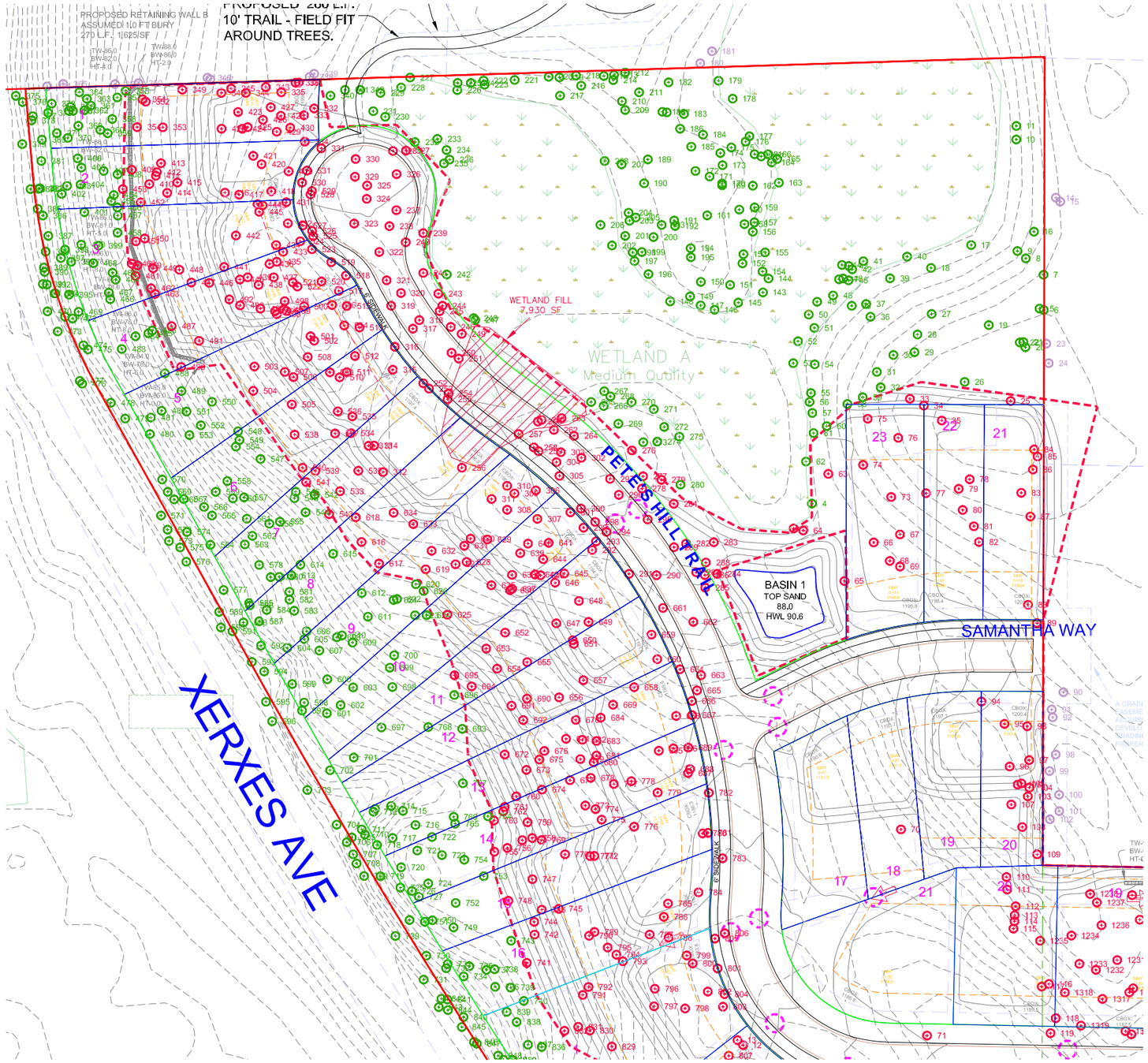
ELKO,
MINNESOTA

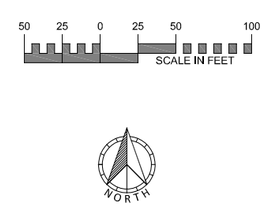
TREE SURVEY
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
1920-017

1
6

1920-017 PETE'S HILL - ELKO TREE SURVEY





1920-017 PETE'S HILL - ELKO TREE SURVEY

DRAWING NAME	NO.	BY	DATE	REVISIONS
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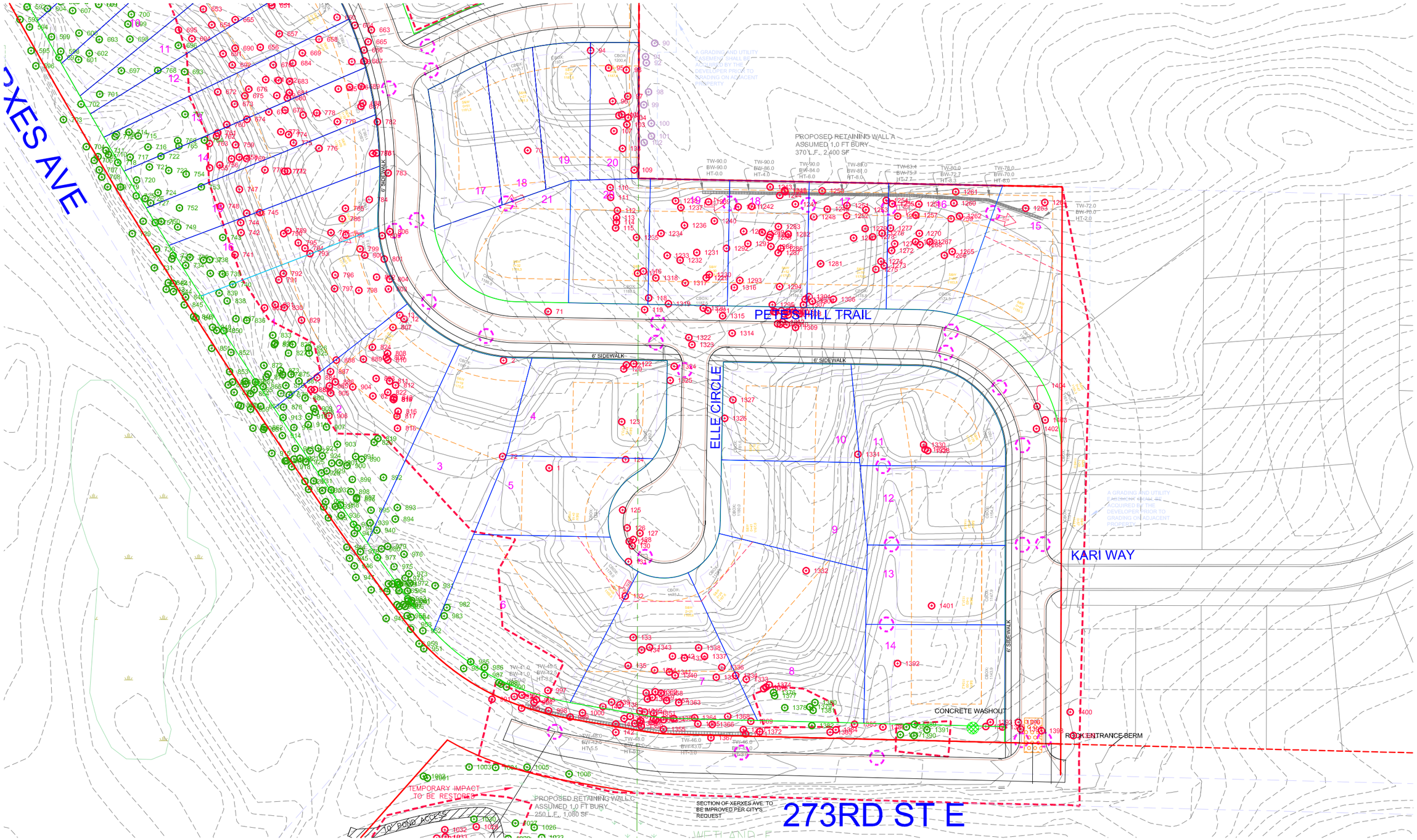
ELKO,
MINNESOTA

TREE SURVEY
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
1920-017

2 / 6



1920-017 PETE'S HILL - ELKO TREE SURVEY

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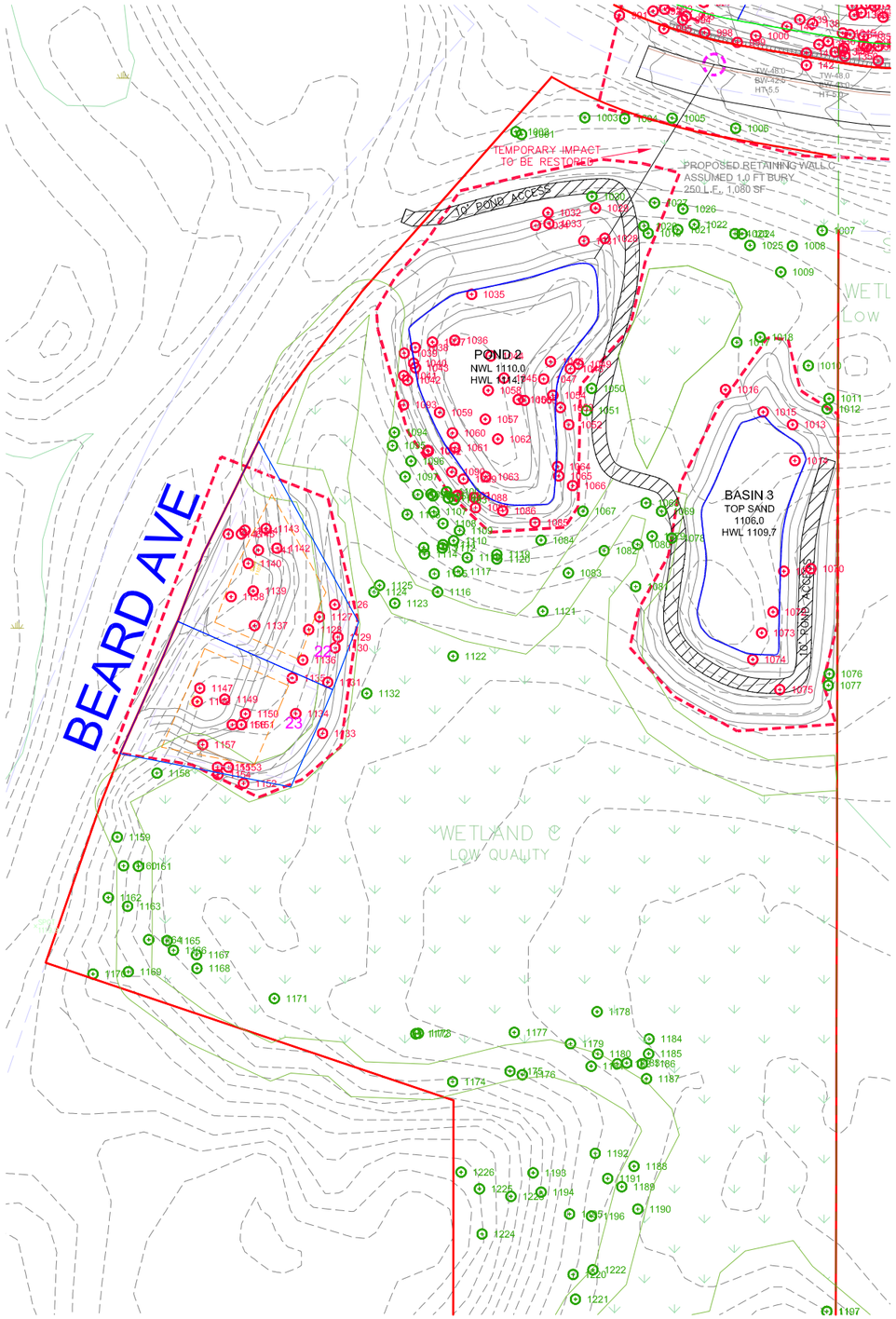
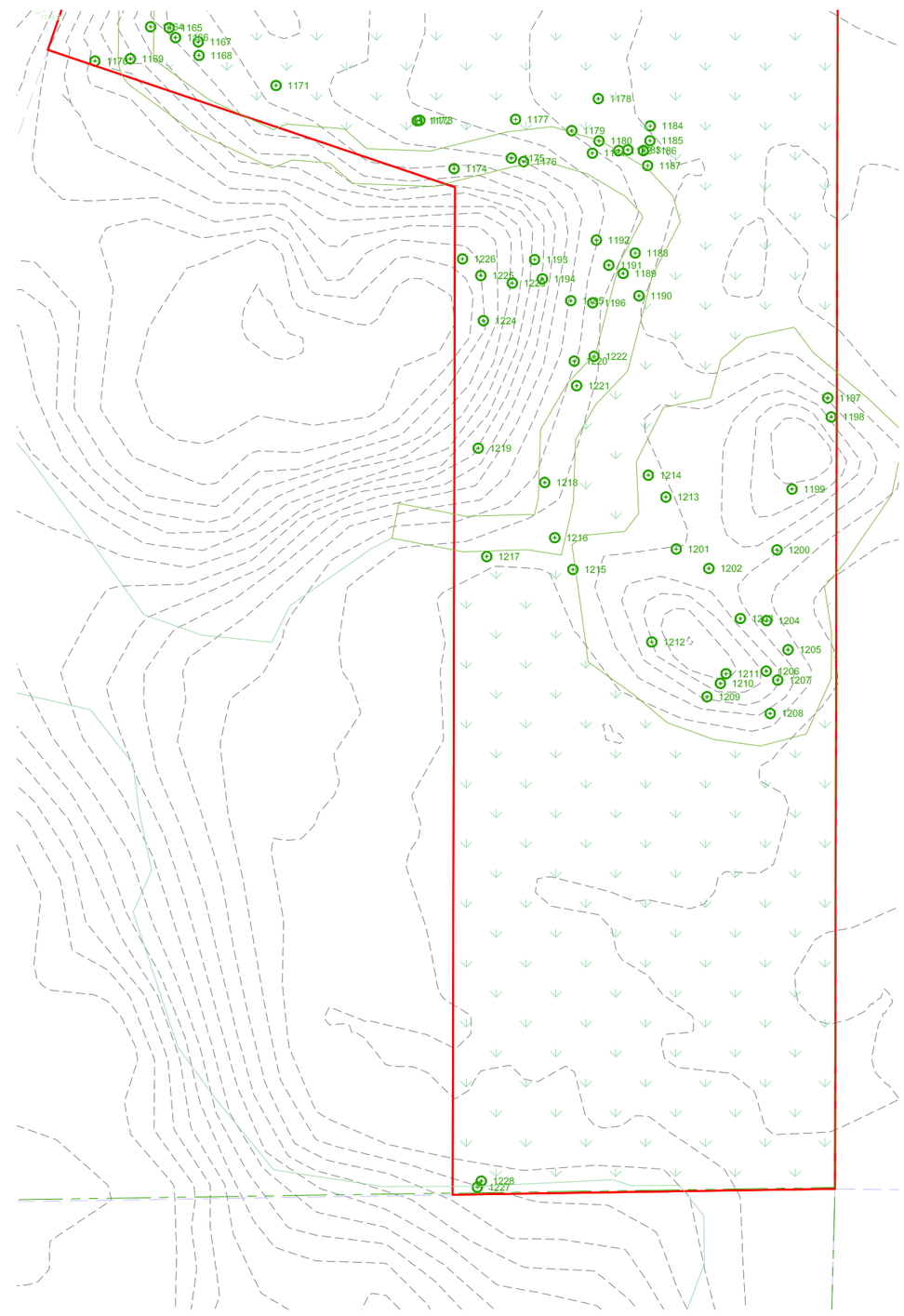
ELKO,
MINNESOTA

TREE SURVEY
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
1920-017

3
6





No.	Saved	Removed	Offsite	Description	Size	Condition
1		7.5 ASH		Ash, green	7.5	Good
2		13 ASH		Ash, green	13.0	Fair
3		23 ASH		Ash, green	23.0	Good
4	26 OAK			Oak, bur	26.0	Good
5	9 CHE			Cherry, blacc	9.0	Fair
6	23.6 BOX			Boxelder	23.6	Fair
7	30 BOX			Boxelder	30.0	Fair
8	16.5 OAK			Oak, red	16.5	Fair
9	17.5 OAK			Oak, red	17.5	Fair
10	38 OAK			Oak, bur	38.0	Good
11	26 OAK			Oak, bur	26.0	Good
12		7 OAK		Oak, red	7.0	Good
13		7 ASH		Ash, green	7.0	Good
14			12.5 ASP	Aspen	12.5	Fair
15			13 ASP	Aspen	13.0	Good
16	15 BOX			Boxelder	15.0	Fair
17	7.5 ASH			Ash, green	7.5	Good
18	18.5 CHE			Cherry, blacc	18.5	Good
19	8.5 CHE			Cherry, blacc	8.5	Good
20	16 OAK			Oak, bur	16.0	Good
21	19.5 OAK			Oak, bur	19.5	Good
22	13.5 OAK			Oak, bur	13.5	Good
23			12 BOX	Boxelder	12.0	Fair
24			9.5 ASH	Ash, green	9.5	Fair
25		14.5 OAK		Oak, bur	14.5	Good
26	16 OAK			Oak, white	16.0	Good
27	15.5 OAK			Oak, bur	15.5	Fair
28	8 ASH			Ash, green	8.0	Fair
29	6 CHE			Cherry, blacc	6.0	Fair
30	8 OAK			Oak, red	8.0	Good
31	14 ASP			Aspen	14.0	Fair
32	12 ASP			Aspen	12.0	Fair
33		17.5 OAK		Oak, white	17.5	Good
34		6 ASH		Ash, green	6.0	Good
35		15.5 OAK		Oak, bur	15.5	Good
36	9 CHE			Cherry, blacc	9.0	Good
37	6.5 CHE			Cherry, blacc	6.5	Fair
38	13 BAS			Basswood	13.0	Good
39	12 OAK			Oak, bur	12.0	Good
40	10 ASH			Ash, green	10.0	Good
41	11 ASH			Ash, green	11.0	Fair
42	10 ASH			Ash, green	10.0	Good
43	11.5 ASH			Ash, green	11.5	Good
44	9 ASH			Ash, green	9.0	Fair
45	11 ASH			Ash, green	11.0	Good
46	7.5 ASH			Ash, green	7.5	Good
47	9.5 ASH			Ash, green	9.5	Good
48	14 ASH			Ash, green	14.0	Fair
49	7 ASH			Ash, green	7.0	Good
50	8 ASH			Ash, green	8.0	Fair
51	28 OAK			Oak, white	28.0	Fair
52	7 ASH			Ash, green	7.0	Good
53	17 ASH			Ash, green	17.0	Good
54	30 OAK			Oak, white	30.0	Good
55	12 OAK			Oak, red	12.0	Good
56	7.5 ASH			Ash, green	7.5	Good
57	6.5 OAK			Oak, red	6.5	Good
58	12 ASP			Aspen	12.0	Good
59	12 ASP			Aspen	12.0	Good
60	14 ASP			Aspen	14.0	Fair
61	17 ASP			Aspen	17.0	Fair
62	7 ELM			Elm, American	7.0	Fair
63		15 OAK		Oak, white	15.0	Good
64		5.5 CED		Redcedar	5.5	Good
65		9.5 OAK		Oak, bur	9.5	Good
66		7.5 CHE		Cherry, blacc	7.5	Good
67		8 ASH		Ash, green	8.0	Good
68		9 ELM		Elm, American	9.0	Good
69		6 ASH		Ash, green	6.0	Good
70		6 ASH		Ash, green	6.0	Good
71		10 ASH		Ash, green	10.0	Good
72		6 ASH		Ash, green	6.0	Good
73		16.5 OAK		Oak, white	16.5	Good
74		10 ELM		Elm, American	10.0	Fair
75		6 ELM		Elm, American	6.0	Good
76		22 OAK		Oak, white	22.0	Good
77		6 ASH		Ash, green	6.0	Good
78		6.5 CHE		Cherry, blacc	6.5	Good
79		7.5 CHE		Cherry, blacc	7.5	Good
80		6.5 CHE		Cherry, blacc	6.5	Good
81		13.5 ASH		Ash, green	13.5	Good
82		6 CHE		Cherry, blacc	6.0	Good
83		12.5 ASH		Ash, green	12.5	Fair
84		28 BOX		Boxelder	28.0	Fair
85		29 BOX		Boxelder	29.0	Fair
86		12.5 BOX		Boxelder	12.5	Fair
87		29 BOX		Boxelder	29.0	Fair
88		13.5 CHE		Cherry, blacc	13.5	Good
89		12 BOX		Boxelder	12.0	Good
90			26 OAK	Oak, bur	26.0	Good
91			7.5 ELM	Elm, American	7.5	Good
92			30 OAK	Oak, bur	30.0	Good
93		13 ELM		Elm, American	13.0	Good
94		12 ASP		Aspen	12.0	Fair
95		12 BOX		Boxelder	12.0	Fair
96		7.5 ELM		Elm, American	7.5	Good
97		9 ELM		Elm, American	9.0	Good
98			22 OAK	Oak, red	22.0	Good
99			19.5 OAK	Oak, bur	19.5	Good
100			21 OAK	Oak, bur	21.0	Good

1920-017 PETE'S HILL - ELKO TREE SURVEY

DRAWING NAME	NO.	BY	DATE	REVISIONS
ELKO TREES				
DRAWN BY				
CHF				
CHECKED BY				
DLS				
DATE				
07/03/19				

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Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 07-03-2019 Lic. No. 26147

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

CITY PROJECT NO.
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ELKO,
MINNESOTA

TREE SURVEY
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
1920-017

No.	Saved	Removed	Offsite	Description	Size	Condition
101			22 OAK	Oak, red	22.0	Good
102			26 OAK	Oak, bur	26.0	Good
103		11 ELM		Elm, American	11.0	Good
104		6.5 ELM		Elm, American	6.5	Good
105		7.5 CHE		Cherry, black	7.5	Good
106		6 CHE		Cherry, black	6.0	Good
107		7 CHE		Cherry, black	7.0	Fair
108		6 ELM		Elm, American	6.0	Good
109		10 CHE		Cherry, black	10.0	Good
110		15.5 CHE		Cherry, black	15.5	Fair
111		9 CHE		Cherry, black	9.0	Fair
112		9.5 ASH		Ash, green	9.5	Good
113		15.5 OAK		Oak, red	15.5	Fair
114		9 CHE		Cherry, black	9.0	Good
115		7 CHE		Cherry, black	7.0	Good
116		8.5 OAK		Oak, red	8.5	Good
117		14 OAK		Oak, red	14.0	Good
118		24 OAK		Oak, bur	24.0	Good
119		8 OAK		Oak, red	8.0	Good
120		13.5 OAK		Oak, red	13.5	Good
121		9.5 ASH		Ash, green	9.5	Good
122		6.5 CHE		Cherry, black	6.5	Good
123		6 ASH		Ash, green	6.0	Fair
124		8 CHE		Cherry, black	8.0	Good
125		6 ASH		Ash, green	6.0	Fair
126		10 CHE		Cherry, black	10.0	Fair
127		14.5 OAK		Oak, red	14.5	Good
128		6.5 ELM		Elm, American	6.5	Good
129		11.5 OAK		Oak, red	11.5	Good
130		6 ELM		Elm, American	6.0	Good
131		14 ASH		Ash, green	14.0	Fair
132		10 ASH		Ash, green	10.0	Fair
133		6 ASH		Ash, green	6.0	Fair
134		11 OAK		Oak, red	11.0	Good
135		9 ASH		Ash, green	9.0	Good
136		2 CED		Redcedar	2.0	Good
137		0.5 CED		Redcedar	0.5	Good
138		4 CED		Redcedar	4.0	Good
139		3 CED		Redcedar	3.0	Good
140		2.5 CED		Redcedar	2.5	Good
141		3 CED		Redcedar	3.0	Good
142		2.5 CED		Redcedar	2.5	Good
143	17 ASH			Ash, green	17.0	Good
144	8 ASH			Ash, green	8.0	Fair
145	6.5 ELM			Elm, American	6.5	Good
146	8.5 OAK			Oak, red	8.5	Good
147	17.5 OAK			Oak, red	17.5	Good
148	6.5 ASH			Ash, green	6.5	Fair
149	36 OAK			Oak, red	36.0	Good
150	10.5 OAK			Oak, red	10.5	Good
151	15.5 OAK			Oak, red	15.5	Good
152	16.5 OAK			Oak, red	16.5	Good
153	18 OAK			Oak, red	18.0	Good
154	7 ELM			Elm, American	7.0	Good
155	20 ASH			Ash, green	20.0	Good
156	12 OAK			Oak, bur	12.0	Good
157	19 OAK			Oak, bur	19.0	Good
158	7.5 BAS			Basswood	7.5	Good
159	27.5 OAK			Oak, red	27.5	Fair
160	18.5 OAK			Oak, red	18.5	Good
161	18.5 OAK			Oak, red	18.5	Fair
162	47 OAK			Oak, red	47.0	Good
163	8 ASH			Ash, green	8.0	Fair
164	13.5 ASP			Aspen	13.5	Fair
165	15 ASH			Ash, green	15.0	Fair
166	13 ASP			Aspen	13.0	Fair
167	14.5 ASP			Aspen	14.5	Good
168	16 ASP			Aspen	16.0	Good
169	15 ASP			Aspen	15.0	Good
170	16 ASP			Aspen	16.0	Good
171	13 ASP			Aspen	13.0	Good
172	13 ASP			Aspen	13.0	Good
173	9 CHE			Cherry, black	9.0	Good
174	14.5 ASP			Aspen	14.5	Good
175	13 BAS			Basswood	13.0	Good
176	12 ASP			Aspen	12.0	Fair
177	16.5 ASP			Aspen	16.5	Fair
178	6 ASH			Ash, green	6.0	Fair
179	7.5 ASH			Ash, green	7.5	Good
180			8 OAK	Oak, red	8.0	Fair
181			17 OAK	Oak, red	17.0	Fair
182	22 OAK			Oak, red	22.0	Fair
183	9 OAK			Oak, red	9.0	Good
184	14.5 ASP			Aspen	14.5	Good
185	12.5 ASP			Aspen	12.5	Good
186	7 OAK			Oak, red	7.0	Good
187	13 OAK			Oak, red	13.0	Good
188	8.5 OAK			Oak, red	8.5	Fair
189	12 ASP			Aspen	12.0	Good
190	14 ASP			Aspen	14.0	Good
191	20 OAK			Oak, red	20.0	Good
192	10 BAS			Basswood	10.0	Good
193	19.5 OAK			Oak, red	19.5	Good
194	19.5 OAK			Oak, red	19.5	Good
195	6 IRON			Ironwood	6.0	Good
196	15 OAK			Oak, red	15.0	Fair
197	18.5 OAK			Oak, red	18.5	Fair
198	9 OAK			Oak, red	9.0	Fair
199	13 BAS			Basswood	13.0	Good
200	33.5 OAK			Oak, red	33.5	Good

No.	Saved	Removed	Offsite	Description	Size	Condition
201	14.5 OAK			Oak, red	14.5	Good
202	6.5 ASH			Ash, green	6.5	Good
203	14.5 OAK			Oak, red	14.5	Good
204	8 BAS			Basswood	8.0	Good
205	8 BAS			Basswood	8.0	Good
206	28 ASH			Ash, green	28.0	Fair
207	6.5 OAK			Oak, red	6.5	Good
208	23 ASP			Aspen	23.0	Fair
209	10.5 BAS			Basswood	10.5	Good
210	13 OAK			Oak, red	13.0	Good
211	14 BAS			Basswood	14.0	Good
212	8 OAK			Oak, red	8.0	Good
213	7 OAK			Oak, red	7.0	Good
214	7 OAK			Oak, red	7.0	Good
215	6.5 OAK			Oak, red	6.5	Good
216	8.5 OAK			Oak, red	8.5	Good
217	12.5 OAK			Oak, red	12.5	Good
218	8 CHE			Cherry, black	8.0	Fair
219	10 OAK			Oak, red	10.0	Good
220	7 BAS			Basswood	7.0	Good
221	16.5 OAK			Oak, red	16.5	Good
222	12.5 BAS			Basswood	12.5	Good
223	10 OAK			Oak, red	10.0	Good
224	15.5 OAK			Oak, red	15.5	Good
225	9 OAK			Oak, red	9.0	Good
226	12.5 ASH			Ash, green	12.5	Good
227	12.5 ASH			Ash, green	12.5	Good
228	12 ELM			Elm, American	12.0	Fair
229	16.5 BAS			Basswood	16.5	Good
230	6.5 IRON			Ironwood	6.5	Good
231	6 CHE			Cherry, black	6.0	Fair
232	8 BAS			Basswood	8.0	Good
233	17.5 ASH			Ash, green	17.5	Good
234	7 ASH			Ash, green	7.0	Good
235	8 ELM			Elm, American	8.0	Fair
236	11 ASH			Ash, green	11.0	Fair
237		9 IRON		Ironwood	9.0	Good
238		20 OAK		Oak, red	20.0	Good
239		27 OAK		Oak, bur	27.0	Good
240		11 IRON		Ironwood	11.0	Fair
241		7 OAK		Oak, red	7.0	Good
242	8.5 ELM			Elm, American	8.5	Good
243		27 OAK		Oak, white	27.0	Good
244		23 OAK		Oak, white	23.0	Good
245		10 OAK		Oak, white	10.0	Good
246		22 OAK		Oak, red	22.0	Good
247	10 ELM			Elm, American	10.0	Good
248	6 ELM			Elm, American	6.0	Good
249		8.5 ASH		Ash, green	8.5	Good
250		6.5 ASH		Ash, green	6.5	Good
251		13 ASH		Ash, green	13.0	Fair
252		6.5 CHE		Cherry, black	6.5	Good
253		8 IRON		Ironwood	8.0	Fair
254		8 ASH		Ash, green	8.0	Fair
255		18 ASH		Ash, green	18.0	Fair
256		13 ASH		Ash, green	13.0	Good
257		8.5 ASH		Ash, green	8.5	Fair
258		21.5 OAK		Oak, red	21.5	Good
259		6 IRON		Ironwood	6.0	Good
260		6 ASH		Ash, green	6.0	Good
261		8.5 ASH		Ash, green	8.5	Good
262		21 OAK		Oak, red	21.0	Good
263		9 ASH		Ash, green	9.0	Good
264		9.5 IRON		Ironwood	9.5	Good
265	8 ASH			Ash, green	8.0	Good
266	6 IRON			Ironwood	6.0	Good
267	6.5 ASH			Ash, green	6.5	Fair
268	7 ASH			Ash, green	7.0	Fair
269	7.5 IRON			Ironwood	7.5	Good
270	8 ASH			Ash, green	8.0	Fair
271	6.5 ASH			Ash, green	6.5	Good
272	6.5 ASH			Ash, green	6.5	Good
273	7.5 IRON			Ironwood	7.5	Good
274	19 OAK			Oak, red	19.0	Fair
275	12 ASH			Ash, green	12.0	Good
276		8 IRON		Ironwood	8.0	Good
277		12.5 OAK		Oak, red	12.5	Good
278		20 OAK		Oak, red	20.0	Good
279		32.5 OAK		Oak, red	32.5	Good
280	6 IRON			Ironwood	6.0	Good
281		22 OAK		Oak, red	22.0	Good
282		20 OAK		Oak, white	20.0	Good
283		8 OAK		Oak, red	8.0	Good
284		7.5 IRON		Ironwood	7.5	Fair
285		15.5 OAK		Oak, red	15.5	Good
286		6.5 OAK		Oak, red	6.5	Fair
287		8 CHE		Cherry, black	8.0	Fair
288		12.5 ASP		Aspen	12.5	Fair
289		11.5 OAK		Oak, red	11.5	Fair
290		8 OAK		Oak, bur	8.0	Good
291		7 ASH		Ash, green	7.0	Good
292		7 IRON		Ironwood	7.0	Good
293		8 IRON		Ironwood	8.0	Good
294		17 IRON		Ironwood	17.0	Fair
295		6.5 ASH		Ash, green	6.5	Good
296		17 OAK		Oak, red	17.0	Good
297		29 IRON		Ironwood	29.0	Fair
298		19 OAK		Oak, red	19.0	Good
299		6.5 IRON		Ironwood	6.5	Good
300		33.5 OAK		Oak, red	33.5	Good

No.	Saved	Removed	Offsite	Description	Size	Condition
301		11 IRON		Ironwood	11.0	Fair
302		6.5 IRON		Ironwood	6.5	Good
303		19 OAK		Oak, red	19.0	Good
304		20.5 OAK		Oak, red	20.5	Good
305		8 OAK		Oak, bur	8.0	Fair
306		34 OAK		Oak, red	34.0	Fair
307		7 IRON		Ironwood	7.0	Good
308		20 OAK		Oak, red	20.0	Good
309		22 OAK		Oak, red	22.0	Good
310		19 OAK		Oak, red	19.0	Good
311		12.5 OAK		Oak, white	12.5	Good
312		28 OAK		Oak, red	28.0	Fair
313		13.5 ASH		Ash, green	13.5	Good
314		8 ASH		Ash, green	8.0	Good
315		14 ASP		Aspen	14.0	Good
316		24 OAK		Oak, red	24.0	Good
317		16 OAK		Oak, red	16.0	Good
318		6 IRON		Ironwood	6.0	Fair
319		11 OAK		Oak, bur	11.0	Good
320		19.5 OAK		Oak, red	19.5	Good
321		6 IRON		Ironwood	6.0	Good
322		8 IRON		Ironwood	8.0	Good
323		9.5 CHE		Cherry, black	9.5	Fair
324		17.5 OAK		Oak, red	17.5	Good
325		15.5 OAK		Oak, red	15.5	Good
326		14 OAK		Oak, red	14.0	Fair
327		7.5 IRON		Ironwood	7.5	Good
328		26 OAK		Oak, white	26.0	Fair
329		17 OAK		Oak, red	17.0	Good
330		19 OAK		Oak, white	19.0	Good
331		7.5 CHE		Cherry, black	7.5	Good
332		7.5 IRON		Ironwood	7.5	Good
333		6 IRON		Ironwood	6.0	Good
334		8.5 IRON		Ironwood	8.5	Good
335		7.5 IRON		Ironwood	7.5	Good
336		11.5 BAS		Basswood	11.5	Good
337		6.5 BAS		Basswood	6.5	Good
338			8 BAS	Basswood	8.0	Good
339			8.5 BAS	Basswood	8.5	Good
340	7 IRON			Ironwood	7.0	Good
341	6 IRON			Ironwood	6.0	Good
342	7.5 IRON			Ironwood	7.5	Good
343		20 OAK		Oak, bur	20.0	Good
344		15 OAK		Oak, bur	15.0	Good
345		12 ASP		Aspen	12.0	Fair
346		6.5 IRON		Ironwood	6.5	Good
347			12.5 ASP	Aspen	12.5	Good
348			8 BAS	Basswood	8.0	Good
349		32 OAK		Oak, bur	32.0	Good
350			14.5 OAK	Oak, bur	14.5	Good
351		6.5 OAK		Oak, bur	6.5	Fair
352		7.5 OAK		Oak, bur	7.5	Fair
353		12.5 OAK		Oak, bur	12.5	Fair
354		41 BAS		Basswood	41.0	Fair
355	8 BAS			Basswood	8.0	Good
356			12 HIC	Hickory, bitternu	12.0	Good
357	7 BAS			Basswood	7.0	Good
358	6 HIC			Hickory, bitternu	6.0	Good
359	12.5 OAK			Oak, bur	12.5	Good
360	12 HIC			Hickory, bitternu	12.0	Fair
361	8 BAS			Basswood	8.0	Good
362	6 BAS			Basswood	6.0	Good
363	8 OAK			Oak, bur	8.0	Fair
364	19.5 BAS			Basswood	19.5	Good
365			7 BAS	Basswood	7.0	Good
366	7 OAK			Oak, bur	7.0	Fair
367	6.5 OAK			Oak, bur	6.5	Good
368	15 OAK			Oak, bur	15.0	Good
369	10 BAS			Basswood	10.0	Fair
370	8 ELM			Elm, American	8.0	Fair
371	8.5 ELM			Elm, American	8.5	Good
372	8.5 BAS			Basswood	8.5	Good
373	7.5 BAS			Basswood	7.5	Good
374			12.5 OAK	Oak, red	12.5	Good
375	8 BAS			Basswood	8.0	Good
376	19 BAS			Basswood	19.0	Fair
377	7 BAS			Basswood	7.0	Fair
378	8 BAS			Basswood	8.0	Fair
379	16.5 BAS			Basswood	16.5	Good
380	10.5 OAK			Oak, bur	10.5	Good
381	13 HIC			Hickory, bitternu	13.0	Good
382	12 OAK			Oak, bur	12.0	Good
383	7.5 OAK			Oak, bur	7.5	Good
384	13 OAK			Oak, bur	13.0	Fair
385	20 BAS			Basswood	20.0	Fair
386	8 CHE			Cherry, black	8.0	Fair
387	7 BAS			Basswood	7.0	Good
388	17.5 OAK			Oak, bur	17.5	Fair
389	6 BAS			Basswood	6.0	Good
390	7 OAK			Oak, red	7.0	Good
391	7 OAK			Oak, red	7.0	Good
392	6 ELM			Elm, American	6.0	Good
393	9 OAK			Oak, bur	9.0	Good
394	6.5 OAK			Oak, bur	6.5	Good
395	16 OAK			Oak, bur	16.0	Good
396	6 OAK			Oak, bur	6.0	Good
397	15 BAS			Basswood	15.0	Good
398	9.5 OAK			Oak, bur	9.5	Good
399	7 HIC			Hickory, bitternu	7.0	Good
400	10.5 BAS			Basswood	10.5	Good

No.	Saved	Removed	Offsite	Description	Size	Condition
401	15 OAK			Oak, bur	15.0	Good
402	6 BAS			Basswood	6.0	Good
403	6.5 CHE			Cherry, black	6.5	Fair
404	13 OAK			Oak, bur	13.0	Good
405	12.5 BAS			Basswood	12.5	Good
406	21 BAS			Basswood	21.0	Good
407	16 OAK			Oak, bur	16.0	Fair
408	7 OAK			Oak, red	7.0	Good
409		7 OAK		Oak, bur	7.0	Good
410		13 HIC		Hickory, bitternu	13.0	Good
411		9 OAK		Oak, bur	9.0	Good
412		14 OAK		Oak, bur	14.0	Good
413		7 HIC		Hickory, bitternu	7.0	Fair
414		7.5 CHE		Cherry, black	7.5	Fair
415		11.5 CHE		Cherry, black	11.5	Fair
416		10.5 ASH		Ash, green	10.5	Good
417		7.5 CHE		Cherry, black	7.5	Good
418		7.5 IRON		Ironwood	7.5	Good
419		6 CHE		Cherry, black	6.0	Fair
420		7 IRON		Ironwood	7.0	Good
421		10 CHE		Cherry, black	10.0	Good
422		8 IRON		Ironwood	8.0	Good
423		25.5 IRON		Ironwood	25.5	Good
424		6 CHE		Cherry, black	6.0	Good
425		6.5 IRON		Ironwood	6.5	Good
426		6.5 IRON		Ironwood	6.5	Good
427		9 CHE		Cherry, black	9.0	Good
428		11.5 IRON		Ironwood	11.5	Fair
429		7.5 IRON		Ironwood	7.5	Good
430		8 IRON		Ironwood	8.0	Good
431		18 BAS		Basswood	18.0	Good
432		6 IRON		Ironwood	6.0	Good
433		14 IRON		Ironwood	14.0	Good
434		7 IRON		Ironwood	7.0	Good
435		8.5 IRON		Ironwood	8.5	Good
436		7.5 IRON		Ironwood	7.5	Good
437		7 IRON		Ironwood	7.0	Good
438		8 IRON		Ironwood	8.0	Good
439		8 IRON		Ironwood	8.0	Good
440		11.5 IRON		Ironwood	11.5	Good
441		8 ASH		Ash, green	8.0	Good
442		12 CHE		Cherry, black	12.0	Good
443		7.5 HIC		Hickory, bitternu	7.5	Good
444		7.5 CHE		Cherry, black	7.5	Good
445		9.5 CHE		Cherry, black	9.5	Good
446		8 CHE		Cherry, black	8.0	Fair
447		12 ASP		Aspen	12.0	Fair
448		9 OAK		Oak, bur	9.0	Fair
449		6 OAK		Oak, bur	6.0	Good
450		19 BAS		Basswood	19.0	Good
451		8 CHE		Cherry, black	8.0	Fair
452		9.5 OAK		Oak, red	9.5	Good
453		13 OAK		Oak, bur	13.0	Good
454	6 OAK			Oak, bur	6.0	Fair
455	9 CHE			Cherry, black	9.0	Fair
456	11.5 OAK			Oak, bur	11.5	Good
457	6.5 BAS			Basswood	6.5	Good
458	17.5 OAK			Oak, bur	17.5	Fair
459		12.5 HIC		Hickory, bitternu	12.5	Good
460		6 OAK		Oak, bur	6.0	Fair
461		11 CHE		Cherry, black	11.0	Good
462		6.5 CHE		Cherry, black	6.5	Fair
463		7.5 OAK		Oak, bur	7.5	Good
464	6.5 BAS			Basswood	6.5	Good
465	10.5 ELM			Elm, American	10.5	Good
466	14 BAS			Basswood	14.0	Good
467	13 OAK			Oak, bur	13.0	Good
468	12 OAK			Oak, bur	12.0	Fair
469	6 BAS			Basswood	6.0	Fair
470	6.5 OAK			Oak, red	6.5	Good
471	15 OAK			Oak, bur	15.0	Good
472	15 OAK			Oak, red	15.0	Good
473	6 OAK			Oak, bur	6.0	Fair
474	12.5 OAK			Oak, bur	12.5	Good
475	7 CHE			Cherry, black	7.0	Good
476	6 OAK			Oak, bur	6.0	Good
477	18 ELM			Elm, American	18.0	Good
478	14 OAK			Oak, bur	14.0	Fair
479	13.5 OAK			Oak, bur	13.5	Fair
480	6 OAK			Oak, bur	6.0	Good
481	8 OAK			Oak, bur	8.0	Fair
482	8 CHE			Cherry, black	8.0	Fair
483	8 CHE			Cherry, black	8.0	Good
484	7 HACK			Hackberry	7.0	Good
485	20 OAK			Oak, red	20.0	Good
486	17.5 OAK			Oak, red	17.5	Good
487		10.5 OAK		Oak, bur	10.5	Good
488	7 CHE			Cherry, black	7.0	Good
489	11.5 OAK			Oak, bur	11.5	Good
490		7 CHE		Cherry, black	7.0	Fair
491		9 CHE		Cherry, black	9.0	Good
492		9 IRON		Ironwood	9.0	Fair
493		10 IRON		Ironwood	10.0	Good
494		8 IRON		Ironwood	8.0	Fair
495		8 IRON		Ironwood	8.0	Good
496		9.5 IRON		Ironwood	9.5	Fair
497		6 IRON		Ironwood	6.0	Good
498		6.5 IRON		Ironwood	6.5	Good
499		6.5 IRON		Ironwood	6.5	Fair
500		9 IRON		Ironwood	9.0	Good

No.	Saved	Removed	Offsite	Description	Size	Condition
501		8 IRON		Ironwood	8.0	Good
502		9 IRON		Ironwood	9.0	Good
503		10.5 ASH		Ash, green	10.5	Good
504		8 CHE		Cherry, black	8.0	Good
505		9 CHE		Cherry, black	9.0	Good
506		14 OAK		Oak, bur	14.0	Good
507		6.5 CHE		Cherry, black	6.5	Good
508		9.5 IRON		Ironwood	9.5	Good
509		11 ASH		Ash, green	11.0	Good
510		11 OAK		Oak, bur	11.0	Good
511		11.5 OAK		Oak, bur	11.5	Good
512		8 CHE		Cherry, black	8.0	Fair
513		15.5 ELM		Elm, American	15.5	Good
514		8.5 IRON		Ironwood	8.5	Good
515		10 CHE		Cherry, black	10.0	Fair
516		7 IRON		Ironwood	7.0	Fair
517		6 IRON		Ironwood	6.0	Good
518		7 IRON		Ironwood	7.0	Good
519		7 IRON		Ironwood	7.0	Good
520		9 IRON		Ironwood	9.0	Fair
521		9.5 IRON		Ironwood	9.5	Good
522		18.5 OAK		Oak, bur	18.5	Good
523		12.5 BOX		Boxelder	12.5	Fair
524		8.5 IRON		Ironwood	8.5	Good
525		6.5 CHE		Cherry, black	6.5	Fair
526		17 ASP		Aspen	17.0	Good
527		7.5 CHE		Cherry, black	7.5	Good
528		9 CHE		Cherry, black	9.0	Fair
529		8 CHE		Cherry, black	8.0	Good
530		12.5 ELM		Elm, American	12.5	Good
531		9.5 CHE		Cherry, black	9.5	Good
532		7 CHE		Cherry, black	7.0	Fair
533		11 ASH		Ash, green	11.0	Fair
534		11 OAK		Oak, bur	11.0	Good
535		16.5 OAK		Oak, bur	16.5	Good
536		12 OAK		Oak, bur	12.0	Good
537		22 OAK		Oak, bur	22.0	Good
538		7.5 CHE		Cherry, black	7.5	Good
539		10.5 OAK		Oak, red	10.5	Good
540		13 OAK		Oak, bur	13.0	Good
541		12 OAK		Oak, bur	12.0	Good
542	14 OAK			Oak, bur	14.0	Good
543		9.5 CHE		Cherry, black	9.5	Fair
544	8.5 OAK			Oak, bur	8.5	Good
545	8.5 OAK			Oak, bur	8.5	Good
546	12 OAK			Oak, white	12.0	Good
547	10.5 CHE			Cherry, black	10.5	Good
548	9 OAK			Oak, white	9.0	Good
549	7.5 CHE			Cherry, black	7.5	Good
550	8.5 OAK			Oak, bur	8.5	Good
551	7.5 OAK			Oak, bur	7.5	Good
552	8 CHE			Cherry, black	8.0	Good
553	7.5 CHE			Cherry, black	7.5	Fair
554	15.5 OAK			Oak, white	15.5	Good
555	13 OAK			Oak, bur	13.0	Good
556	13.5 OAK			Oak, bur	13.5	Good
557	18.5 OAK			Oak, red	18.5	Good
558	8.5 OAK			Oak, red	8.5	Fair
559	17 OAK			Oak, bur	17.0	Good
560	11.5 OAK			Oak, bur	11.5	Good
561	18 OAK			Oak, bur	18.0	Good
562	20 OAK			Oak, bur	20.0	Good
563	10 OAK			Oak, bur	10.0	Good
564	12.5 OAK			Oak, red	12.5	Fair
565	8 OAK			Oak, bur	8.0	Good
566	17.5 OAK			Oak, bur	17.5	Fair
567	10 OAK			Oak, bur	10.0	Good
568	6.5 OAK			Oak, red	6.5	Good
569	12 OAK			Oak, bur	12.0	Good
570	13.5 OAK			Oak, bur	13.5	Good
571	22 OAK			Oak, bur	22.0	Good
572	6.5 OAK			Oak, bur	6.5	Fair
573	11 OAK			Oak, bur	11.0	Good
574	8 ASH			Ash, green	8.0	Good
575	6.5 OAK			Oak, bur	6.5	Good
576	8 BAS			Basswood	8.0	Good
577	9.5 OAK			Oak, bur	9.5	Good
578	14 OAK			Oak, bur	14.0	Good
579	15.5 ASH			Ash, green	15.5	Fair
580	11 OAK			Oak, bur	11.0	Good
581	12 OAK			Oak, bur	12.0	Good
582	9.5 OAK			Oak, white	9.5	Good
583	10.5 OAK			Oak, bur	10.5	Good
584	15 OAK			Oak, bur	15.0	Good
585	11.5 ASH			Ash, green	11.5	Fair
586	9 OAK			Oak, bur	9.0	Good
587	12 OAK			Oak, bur	12.0	Good
588	10.5 OAK			Oak, bur	10.5	Good
589	6.5 OAK			Oak, bur	6.5	Fair
590	6 OAK			Oak, bur	6.0	Fair
591	17 OAK			Oak, red	17.0	Good
592	7 OAK			Oak, red	7.0	Good
593	6.5 CED			Redcedar	6.5	Good
594	6.5 CHE			Cherry, black	6.5	Fair
595	17 ELM			Elm, American	17.0	Good
596	21 OAK			Oak, bur	21.0	Good
597	14.5 OAK			Oak, white	14.5	Good
598	9.5 OAK			Oak, bur	9.5	Good
599	8.5 CED			Redcedar	8.5	Good
600	8.5 OAK			Oak, bur	8.5	Good

No.	Saved	Removed	Offsite	Description	Size	Condition
601	12 OAK			Oak, red	12.0	Good
602	9 ASH			Ash, green	9.0	Good
603	32 OAK			Oak, red	32.0	Fair
604	10.5 OAK			Oak, bur	10.5	Good
605	9 OAK			Oak, bur	9.0	Good
606	15.5 OAK			Oak, bur	15.5	Good
607	16 OAK			Oak, red	16.0	Good
608	18.5 OAK			Oak, red	18.5	Good
609	8 OAK			Oak, bur	8.0	Good
610	24 OAK			Oak, bur	24.0	Good
611	28.5 OAK			Oak, bur	28.5	Good
612	13 ASP			Aspen	13.0	Fair
613	11.5 OAK			Oak, bur	11.5	Fair
614	15.5 OAK			Oak, bur	15.5	Good
615	11.5 ELM			Elm, American	11.5	Fair
616		12 ASP		Aspen	12.0	Fair
617		22 OAK		Oak, bur	22.0	Good
618		8 CHE		Cherry, black	8.0	Fair
619		17 OAK		Oak, bur	17.0	Fair
620	13.5 ASP			Aspen	13.5	Fair
621	9.5 OAK			Oak, bur	9.5	Good
622	6.5 OAK			Oak, bur	6.5	Good
623	13 OAK			Oak, bur	13.0	Good
624	14 OAK			Oak, bur	14.0	Good
625		15.5 OAK		Oak, red	15.5	Good
626	7 OAK			Oak, bur	7.0	Good
627		10 IRON		Ironwood	10.0	Fair
628		9 OAK		Oak, bur	9.0	Good
629		15 OAK		Oak, bur	15.0	Good
630		15 OAK		Oak, bur	15.0	Good
631		6.5 ASH		Ash, green	6.5	Good
632		6.5 ASH		Ash, green	6.5	Good
633		14 CHE		Cherry, black	14.0	Fair
634		22 OAK		Oak, bur	22.0	Good
635		29 IRON		Ironwood	29.0	Good
636		12.5 ASH		Ash, green	12.5	Fair
637		26 ASH		Ash, green	26.0	Good
638		6 IRON		Ironwood	6.0	Good
639		10 IRON		Ironwood	10.0	Fair
640		20.5 OAK		Oak, white	20.5	Good
641		8.5 IRON		Ironwood	8.5	Fair
642		7 IRON		Ironwood	7.0	Good
643		6 IRON		Ironwood	6.0	Good
644		6 IRON		Ironwood	6.0	Good
645		22 IRON		Ironwood	22.0	Fair
646		13.5 OAK		Oak, bur	13.5	Good
647		10 IRON		Ironwood	10.0	Good
648		9 IRON		Ironwood	9.0	Good
649		33 OAK		Oak, bur	33.0	Good
650		24 OAK		Oak, bur	24.0	Good
651		8 OAK		Oak, bur	8.0	Good
652		14.5 ASP		Aspen	14.5	Fair
653		20 OAK		Oak, red	20.0	Fair
654		10.5 OAK		Oak, bur	10.5	Good
655		18 OAK		Oak, bur	18.0	Fair
656		11.5 OAK		Oak, bur	11.5	Good
657		6.5 ASH		Ash, green	6.5	Good
658		19 OAK		Oak, bur	19.0	Good
659		14.5 ASP		Aspen	14.5	Fair
660		10 CHE		Cherry, black	10.0	Fair
661		15.5 OAK		Oak, bur	15.5	Good
662		35 OAK		Oak, red	35.0	Fair
663		13.5 ASP		Aspen	13.5	Fair
664		8 IRON		Ironwood	8.0	Fair
665		26.5 OAK		Oak, white	26.5	Fair
666		9 CHE		Cherry, black	9.0	Fair
667		15.5 OAK		Oak, red	15.5	Fair
668		17 OAK		Oak, red	17.0	Good
669		14 ELM		Elm, American	14.0	Good
670		20 OAK		Oak, bur	20.0	Good
671		11 ELM		Elm, American	11.0	Good
672		10.5 OAK		Oak, bur	10.5	Good
673		26 IRON		Ironwood	26.0	Fair
674		9 IRON		Ironwood	9.0	Good
675		6 IRON		Ironwood	6.0	Fair
676		7.5 IRON		Ironwood	7.5	Fair
677		24 OAK		Oak, bur	24.0	Good
678		7 IRON		Ironwood	7.0	Good
679		9.5 OAK		Oak, bur	9.5	Good
680		19.5 OAK		Oak, red	19.5	Good
681		8 IRON		Ironwood	8.0	Good
682		8.5 ELM		Elm, American	8.5	Good
683		6 OAK		Oak, bur	6.0	Good
684		11.5 OAK		Oak, white	11.5	Good
685		11.5 OAK		Oak, bur	11.5	Good
686		9 OAK		Oak, bur	9.0	Good
687		18 OAK		Oak, bur	18.0	Good
688		35 OAK		Oak, red	35.0	Good
689		18.5 OAK		Oak, red	18.5	Good
690		19 OAK		Oak, bur	19.0	Good
691		13 IRON		Ironwood	13.0	Good
692		10 ASH		Ash, green	10.0	Good
693	13.5 IRON			Ironwood	13.5	Fair
694		9.5 IRON		Ironwood	9.5	Good
695		12 ASP		Aspen	12.0	Good
696	6 HIC			Hickory, bitternu	6.0	Good
697	13 CHE			Cherry, black	13.0	Fair
698	17.5 OAK			Oak, bur	17.5	Good
699	8 OAK			Oak, bur	8.0	Good
700	18 ASP			Aspen	18.0	Fair

No.	Saved	Removed	Offsite	Description	Size	Condition
701	10 OAK			Oak, bur	10.0	Good
702	15.5 OAK			Oak, bur	15.5	Good
703	8.5 OAK			Oak, red	8.5	Good
704	23 OAK			Oak, bur	23.0	Good
705	12 OAK			Oak, bur	12.0	Good
706	7 ELM			Elm, American	7.0	Good
707	7.5 OAK			Oak, red	7.5	Fair
708	12 OAK			Oak, red	12.0	Fair
709	7 OAK			Oak, bur	7.0	Fair
710	16.5 OAK			Oak, red	16.5	Fair
711	13.5 OAK			Oak, red	13.5	Fair
712	10 OAK			Oak, red	10.0	Good
713	10.5 OAK			Oak, red	10.5	Good
714	32 OAK			Oak, red	32.0	Fair
715	24 OAK			Oak, bur	24.0	Good
716	11.5 OAK			Oak, bur	11.5	Good
717	17.5 OAK			Oak, red	17.5	Good
718	7.5 OAK			Oak, bur	7.5	Good
719	11 OAK			Oak, red	11.0	Fair
720	12 OAK			Oak, bur	12.0	Good
721	26 OAK			Oak, bur	26.0	Good
722	16 OAK			Oak, bur	16.0	Fair
723	13.5 OAK			Oak, bur	13.5	Good
724	15 OAK			Oak, white	15.0	Good
725	11 OAK			Oak, red	11.0	Good
726	18 OAK			Oak, red	18.0	Good
727	14 OAK			Oak, bur	14.0	Good
728	16.5 OAK			Oak, bur	16.5	Good
729	6.5 OAK			Oak, bur	6.5	Good
730	16.5 OAK			Oak, red	16.5	Fair
731	8.5 OAK			Oak, bur	8.5	Good
732	7 OAK			Oak, bur	7.0	Good
733	8.5 OAK			Oak, bur	8.5	Good
734	7 ASH			Ash, green	7.0	Fair
735	15.5 OAK			Oak, red	15.5	Good
736	17 OAK			Oak, red	17.0	Good
737	20.5 OAK			Oak, red	20.5	Good
738	20 OAK			Oak, red	20.0	Good
739	2.5 CED			Redcedar	2.5	Good
740	16.5 OAK			Oak, white	16.5	Good
741		20 OAK		Oak, red	20.0	Good
742		8.5 OAK		Oak, bur	8.5	Good
743	20 OAK			Oak, red	20.0	Good
744		9.5 OAK		Oak, bur	9.5	Good
745		13 OAK		Oak, bur	13.0	Good
746		17 OAK		Oak, red	17.0	Good
747		16.5 OAK		Oak, red	16.5	Good
748		18 OAK		Oak, red	18.0	Good
749	15.5 OAK			Oak, bur	15.5	Good
750	6.5 OAK			Oak, bur	6.5	Good
751	15.5 OAK			Oak, bur	15.5	Good
752	42 OAK			Oak, red	42.0	Fair
753	6.5 OAK			Oak, red	6.5	Good
754	7 ASH			Ash, green	7.0	Fair
755		6 ASH		Ash, green	6.0	Good
756		6.5 ASH		Ash, green	6.5	Fair
757		7 ASH		Ash, green	7.0	Good
758		7.5 OAK		Oak, bur	7.5	Fair
759		7.5 OAK		Oak, bur	7.5	Fair
760		6.5 ASH		Ash, green	6.5	Good
761		6 ASH		Ash, green	6.0	Fair
762		7 ASH		Ash, green	7.0	Fair
763		8.5 IRON		Ironwood	8.5	Good
764	6 IRON			Ironwood	6.0	Fair
765	9.5 OAK			Oak, white	9.5	Fair
766	21 OAK			Oak, white	21.0	Good
767	12 OAK			Oak, red	12.0	Good
768	13.5 ASP			Aspen	13.5	Fair
769		7 ASH		Ash, green	7.0	Good
770		14.5 OAK		Oak, bur	14.5	Good
771		30.5 OAK		Oak, white	30.5	Good
772		7.5 IRON		Ironwood	7.5	Fair
773		7 ASH		Ash, green	7.0	Good
774		8.5 OAK		Oak, red	8.5	Good
775		9.5 ELM		Elm, American	9.5	Good
776		6 ASH		Ash, green	6.0	Good
777		8 IRON		Ironwood	8.0	Good
778		14.5 OAK		Oak, white	14.5	Good
779		6 ASH		Ash, green	6.0	Good
780		6 ELM		Elm, American	6.0	Good
781		9.5 OAK		Oak, bur	9.5	Good
782		18 ASH		Ash, green	18.0	Good
783		6.5 ASH		Ash, green	6.5	Fair
784		16 OAK		Oak, bur	16.0	Good
785		6 OAK		Oak, bur	6.0	Good
786		19 OAK		Oak, bur	19.0	Good
787		18.5 OAK		Oak, bur	18.5	Good
788		21 OAK		Oak, bur	21.0	Good
789		23 OAK		Oak, bur	23.0	Good
790		12 OAK		Oak, bur	12.0	Good
791		25 OAK		Oak, red	25.0	Good
792		12 OAK		Oak, bur	12.0	Good
793		7.5 OAK		Oak, bur	7.5	Good
794		6.5 ASH		Ash, green	6.5	Good
795		13.5 OAK		Oak, red	13.5	Fair
796		13 ASP		Aspen	13.0	Good
797		20 OAK		Oak, bur	20.0	Good
798		12.5 ASP		Aspen	12.5	Good
799		17.5 OAK		Oak, white	17.5	Good
800		10 ASH		Ash, green	10.0	Good

1920-017 PETE'S HILL - ELKO TREE SURVEY

DRAWING NAME	NO.	BY	DATE	REVISIONS
ELKO TREES				
DRAWN BY				
CHF				
CHECKED BY				
DLS				
DATE				
07/03/19				

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DANIEL L. SCHMIDT, P.E.
Date: 07-03-2019 Lic. No. 26147

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

CITY PROJECT NO. ---

ELKO, MINNESOTA

TREE SURVEY
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO. 1920-017

5 / 6

No.	Saved	Removed	Offsite	Description	Size	Condition
801		12 ASP		Aspen	12.0	Good
802		11.5 OAK		Oak, red	11.5	Good
803		27 ASH		Ash, green	27.0	Good
804		12.5 ASP		Aspen	12.5	Good
805		13 ASP		Aspen	13.0	Good
806		10 IRON		Ironwood	10.0	Good
807		13.5 ASP		Aspen	13.5	Good
808		11.5 OAK		Oak, red	11.5	Good
809		8 OAK		Oak, red	8.0	Good
810		9 OAK		Oak, red	9.0	Fair
811		6.5 ELM		Elm, American	6.5	Good
812		11 OAK		Oak, red	11.0	Good
813		12 OAK		Oak, red	12.0	Good
814		6 ELM		Elm, American	6.0	Good
815		8 CHE		Cherry, black	8.0	Good
816		14 OAK		Oak, red	14.0	Good
817		16.5 OAK		Oak, red	16.5	Good
818		6.5 CHE		Cherry, black	6.5	Fair
819	6.5 ASH			Ash, green	6.5	Good
820	9.6 ELM			Elm, American	9.6	Good
821		9 ASH		Ash, green	9.0	Good
822		11 OAK		Oak, red	11.0	Good
823		13 ASH		Ash, green	13.0	Good
824		8 CED		Redcedar	8.0	Good
825	9.5 ASH			Ash, green	9.5	Fair
826	7.5 OAK			Oak, bur	7.5	Fair
827	16.5 OAK			Oak, bur	16.5	Fair
828	24 OAK			Oak, bur	24.0	Good
829		9 ASH		Ash, green	9.0	Good
830		7 ASH		Ash, green	7.0	Fair
831		13 OAK		Oak, red	13.0	Good
832		7 ELM		Elm, American	7.0	Good
833	5.5 CED			Redcedar	5.5	Good
834	6.5 OAK			Oak, bur	6.5	Good
835	10 OAK			Oak, bur	10.0	Good
836	7.5 ELM			Elm, American	7.5	Good
837	12 OAK			Oak, bur	12.0	Good
838	7 CHE			Cherry, black	7.0	Good
839	13.5 OAK			Oak, red	13.5	Good
840	7 OAK			Oak, bur	7.0	Good
841	7 OAK			Oak, bur	7.0	Fair
842	7 OAK			Oak, red	7.0	Good
843	12 OAK			Oak, red	12.0	Good
844	21 OAK			Oak, bur	21.0	Fair
845	7 ASH			Ash, green	7.0	Good
846	12.5 OAK			Oak, white	12.5	Fair
847	7 OAK			Oak, bur	7.0	Good
848	11.5 OAK			Oak, bur	11.5	Fair
849	6.5 OAK			Oak, bur	6.5	Fair
850	12 IRON			Ironwood	12.0	Good
851	7.5 ASH			Ash, green	7.5	Good
852	6.5 OAK			Oak, bur	6.5	Fair
853	24 OAK			Oak, white	24.0	Good
854	6.5 OAK			Oak, bur	6.5	Fair
855	7 OAK			Oak, bur	7.0	Good
856	6 OAK			Oak, bur	6.0	Fair
857	7 OAK			Oak, bur	7.0	Fair
858	7 OAK			Oak, white	7.0	Good
859	14 BAS			Basswood	14.0	Good
860	8.5 ASH			Ash, green	8.5	Fair
861	14 OAK			Oak, white	14.0	Good
862	7 OAK			Oak, white	7.0	Fair
863	4.5 CED			Redcedar	4.5	Good
864	6 OAK			Oak, bur	6.0	Good
865	20 OAK			Oak, bur	20.0	Good
866	4 CED			Redcedar	4.0	Good
867	4 CED			Redcedar	4.0	Good
868	2.5 CED			Redcedar	2.5	Fair
869	5 CED			Redcedar	5.0	Good
870	6.5 CED			Redcedar	6.5	Good
871	7.5 ASH			Ash, green	7.5	Good
872	4.5 CED			Redcedar	4.5	Good
873	26 OAK			Oak, bur	26.0	Good
874	4 CED			Redcedar	4.0	Good
875	12.5 OAK			Oak, bur	12.5	Fair
876	7.5 OAK			Oak, red	7.5	Good
877	8 IRON			Ironwood	8.0	Good
878	6.5 OAK			Oak, red	6.5	Good
879	10 IRON			Ironwood	10.0	Good
880	18 IRON			Ironwood	18.0	Good
881	8.5 CED			Redcedar	8.5	Good
882		9.5 IRON		Ironwood	9.5	Good
883		6 IRON		Ironwood	6.0	Good
884		8 IRON		Ironwood	8.0	Good
885		9 ASH		Ash, green	9.0	Good
886		8.5 ELM		Elm, American	8.5	Good
887		7 IRON		Ironwood	7.0	Good
888		21.5 OAK		Oak, bur	21.5	Good
889		12 ASP		Aspen	12.0	Good
890	9 OAK			Oak, bur	9.0	Good
891	16.5 OAK			Oak, bur	16.5	Good
892	19 ASH			Ash, green	19.0	Good
893	16.5 ASH			Ash, green	16.5	Fair
894	23 ASH			Ash, green	23.0	Good
895	8 CED			Redcedar	8.0	Good
896	12.5 OAK			Oak, bur	12.5	Good
897	6.5 IRON			Ironwood	6.5	Good
898	6 IRON			Ironwood	6.0	Good
899	37 OAK			Oak, bur	37.0	Fair
900	7 OAK			Oak, red	7.0	Good

No.	Saved	Removed	Offsite	Description	Size	Condition
901	3 CED			Redcedar	3.0	Good
902	12 OAK			Oak, bur	12.0	Good
903	20 OAK			Oak, bur	20.0	Good
904		8.5 ASH		Ash, green	8.5	Good
905		6.5 IRON		Ironwood	6.5	Good
906		20 OAK		Oak, bur	20.0	Good
907	21.5 OAK			Oak, bur	21.5	Good
908	17.5 OAK			Oak, bur	17.5	Good
909	13 OAK			Oak, red	13.0	Good
910	14 OAK			Oak, red	14.0	Good
911	13.5 OAK			Oak, red	13.5	Good
912	10.5 ASH			Ash, green	10.5	Good
913	6 OAK			Oak, red	6.0	Good
914	6 OAK			Oak, red	6.0	Good
915	6 ASH			Ash, green	6.0	Fair
916	21.5 OAK			Oak, bur	21.5	Good
917	7.5 OAK			Oak, bur	7.5	Good
918	9 IRON			Ironwood	9.0	Fair
919	8 OAK			Oak, bur	8.0	Good
920	8.5 OAK			Oak, bur	8.5	Good
921	5 CED			Redcedar	5.0	Good
922	6.5 CED			Redcedar	6.5	Fair
923	20 OAK			Oak, bur	20.0	Good
924	5 CED			Redcedar	5.0	Good
925	6.5 OAK			Oak, red	6.5	Good
926	12.5 OAK			Oak, bur	12.5	Good
927	6 OAK			Oak, red	6.0	Fair
928	9 OAK			Oak, red	9.0	Good
929	6 ELM			Elm, American	6.0	Good
930	7 CED			Redcedar	7.0	Good
931	3.5 CED			Redcedar	3.5	Fair
932	6 OAK			Oak, red	6.0	Good
933	9 OAK			Oak, bur	9.0	Good
934	7.5 IRON			Ironwood	7.5	Good
935	8 OAK			Oak, red	8.0	Good
936	20 IRON			Ironwood	20.0	Fair
937	6.5 IRON			Ironwood	6.5	Good
938	6 IRON			Ironwood	6.0	Good
939	9.5 IRON			Ironwood	9.5	Good
940	6 CHE			Cherry, black	6.0	Fair
941	12 OAK			Oak, bur	12.0	Fair
942	10 OAK			Oak, bur	10.0	Good
943	8.5 CED			Redcedar	8.5	Good
944	6 OAK			Oak, bur	6.0	Fair
945	3 CED			Redcedar	3.0	Good
946	7 OAK			Oak, bur	7.0	Good
947	12 COT			Cottonwood	12.0	Good
948	18 COT			Cottonwood	18.0	Good
949	18 COT			Cottonwood	18.0	Good
950	11 ASH			Ash, green	11.0	Good
951	12 ASH			Ash, green	12.0	Good
952	4 CED			Redcedar	4.0	Good
953	6 CED			Redcedar	6.0	Good
954	3 CED			Redcedar	3.0	Good
955	8 OAK			Oak, red	8.0	Good
956	12 ASH			Ash, green	12.0	Good
957	3 CED			Redcedar	3.0	Fair
958	5 CED			Redcedar	5.0	Fair
959	4 CED			Redcedar	4.0	Fair
960	8 CED			Redcedar	8.0	Fair
961	5.5 CED			Redcedar	5.5	Good
962	3 CED			Redcedar	3.0	Good
963	5.5 CED			Redcedar	5.5	Good
964	11 CED			Redcedar	11.0	Good
965	11.5 ASH			Ash, green	11.5	Good
966	5 CED			Redcedar	5.0	Good
967	5.5 CED			Redcedar	5.5	Good
968	3 CED			Redcedar	3.0	Good
969	6 CED			Redcedar	6.0	Good
970	4 CED			Redcedar	4.0	Good
971	13 ASH			Ash, green	13.0	Good
972	6.5 CED			Redcedar	6.5	Good
973	7 CHE			Cherry, black	7.0	Fair
974	10 CED			Redcedar	10.0	Good
975	10 CED			Redcedar	10.0	Good
976	6 OAK			Oak, bur	6.0	Good
977	11 OAK			Oak, bur	11.0	Good
978	7.5 OAK			Oak, bur	7.5	Good
979	23 OAK			Oak, bur	23.0	Good
980	6 CED			Redcedar	6.0	Good
981	3.5 CED			Redcedar	3.5	Good
982	3.5 CED			Redcedar	3.5	Good
983	2 CED			Redcedar	2.0	Good
984	10 ASH			Ash, green	10.0	Fair
985	6 ASH			Ash, green	6.0	Good
986	6.5 ASH			Ash, green	6.5	Good
987	7 CHE			Cherry, black	7.0	Good
988	2 CED			Redcedar	2.0	Fair
989	2.5 CED			Redcedar	2.5	Good
990	2.5 CED			Redcedar	2.5	Good
991		5.5 CED		Redcedar	5.5	Good
992		8 CED		Redcedar	8.0	Good
993		3.5 CED		Redcedar	3.5	Good
994		7.5 ASH		Ash, green	7.5	Fair
995		3 CED		Redcedar	3.0	Good
996		10.5 ASH		Ash, green	10.5	Good
997		4 CED		Redcedar	4.0	Good
998		3 CED		Redcedar	3.0	Good
999		6.5 ELM		Elm, American	6.5	Good
1000		8.5 OAK		Oak, bur	8.5	Good

No.	Saved	Removed	Offsite	Description	Size	Condition
1001	10 CED			Redcedar	10.0	Good
1002	3 CED			Redcedar	3.0	Fair
1003	12.5 ASH			Ash, green	12.5	Good
1004	32 BOX			Boxelder	32.0	Fair
1005	33 BOX			Boxelder	33.0	Fair
1006	11.5 ASH			Ash, green	11.5	Good
1007	16 BOX			Boxelder	16.0	Fair
1008	15 BOX			Boxelder	15.0	Fair
1009	15 HACK			Hackberry	15.0	Good
1010	14 CHE			Cherry, black	14.0	Fair
1011	12 CHE			Cherry, black	12.0	Fair
1012	8.5 CHE			Cherry, black	8.5	Good
1013		15 CHE		Cherry, black	15.0	Fair
1014		11 CHE		Cherry, black	11.0	Good
1015		13.5 CHE		Cherry, black	13.5	Good
1016		13 CRAB		Crabapple	13.0	Good
1017	11.5 CHE			Cherry, black	11.5	Good
1018	12 BOX			Boxelder	12.0	Fair
1019	11.5 ELM			Elm, American	11.5	Good
1020	14 ASH			Ash, green	14.0	Fair
1021	9 ASH			Ash, green	9.0	Good
1022	6.5 OAK			Oak, bur	6.5	Good
1023	13.5 CHE			Cherry, black	13.5	Good
1024	7 CHE			Cherry, black	7.0	Fair
1025	11 ASH			Ash, green	11.0	Good
1026	8.5 CHE			Cherry, black	8.5	Good
1027	21 OAK			Oak, bur	21.0	Good
1028		13 BOX		Boxelder	13.0	Good
1029		7.5 OAK		Oak, bur	7.5	Good
1030	12 CED			Redcedar	12.0	Good
1031		10 ASH		Ash, green	10.0	Good
1032		18 CHE		Cherry, black	18.0	Fair
1033		10 ASH		Ash, green	10.0	Good
1034		9.5 ASH		Ash, green	9.5	Good
1035		15 CHE		Cherry, black	15.0	Fair
1036		12 BOX		Boxelder	12.0	Fair
1037		8 CHE		Cherry, black	8.0	Good
1038		8 CED		Redcedar	8.0	Good
1039		5 CED		Redcedar	5.0	Good
1040		9 CED		Redcedar	9.0	Good
1041		9.5 CED		Redcedar	9.5	Good
1042		9 CED		Redcedar	9.0	Good
1043		9.5 CED		Redcedar	9.5	Good
1044		8 CHE		Cherry, black	8.0	Fair
1045		6.5 OAK		Oak, red	6.5	Good
1046		7.5 ASH		Ash, green	7.5	Good
1047		10.5 ASH		Ash, green	10.5	Good
1048		7 OAK		Oak, bur	7.0	Good
1049		6.5 OAK		Oak, bur	6.5	Good
1050	9 OAK			Oak, bur	9.0	Good
1051	7.5 OAK			Oak, bur	7.5	Good
1052		7.5 CHE		Cherry, black	7.5	Good
1053		9.5 ASH		Ash, green	9.5	Good
1054		9 OAK		Oak, bur	9.0	Good
1055		13.5 OAK		Oak, red	13.5	Good
1056		9.5 CED		Redcedar	9.5	Good
1057		24 OAK		Oak, bur	24.0	Good
1058		6 CHE		Cherry, black	6.0	Good
1059		7.5 CHE		Cherry, black	7.5	Good
1060		7 OAK		Oak, bur	7.0	Good
1061		6 OAK		Oak, bur	6.0	Good
1062		20 ASH		Ash, green	20.0	Good
1063		6.5 ELM		Elm, American	6.5	Good
1064		12 OAK		Oak, bur	12.0	Fair
1065		44 OAK		Oak, bur	44.0	Good
1066		27 OAK		Oak, bur	27.0	Good
1067	27 OAK			Oak, bur	27.0	Good
1068	6 OAK			Oak, bur	6.0	Good
1069	7 OAK			Oak, bur	7.0	Good
1070		7 ASH		Ash, green	7.0	Good
1071		12 BOX		Boxelder	12.0	Fair
1072		12 CHE		Cherry, black	12.0	Good
1073		10 CHE		Cherry, black	10.0	Good
1074		8.5 OAK		Oak, bur	8.5	Good
1075		10 CHE		Cherry, black	10.0	Good
1076	9 CHE			Cherry, black	9.0	Fair
1077	7.5 CHE			Cherry, black	7.5	Fair
1078	7.5 OAK			Oak, bur	7.5	Good
1079	7.5 OAK			Oak, bur	7.5	Good
1080	14 ASH			Ash, green	14.0	Good
1081	6 OAK			Oak, bur	6.0	Good
1082	9.5 ASH			Ash, green	9.5	Good
1083	13 ASH			Ash, green	13.0	Good
1084	7 CED			Redcedar	7.0	Good
1085		23 OAK		Oak, bur	23.0	Good
1086		23 OAK		Oak, bur	23.0	Good
1087		2.5 CED		Redcedar	2.5	Good
1088		20.5 OAK		Oak, bur	20.5	Good
1089		3.5 CED		Redcedar	3.5	Good
1090		11 CED		Redcedar	11.0	Good
1091		6.5 CHE		Cherry, black	6.5	Good
1092		6 CHE		Cherry, black	6.0	Good
1093		2.5 CED		Redcedar	2.5	Good
1094	3 CED			Redcedar	3.0	Good
1095	2 CED			Redcedar	2.0	Good
1096	8.5 OAK			Oak, red	8.5	Good
1097	7 CHE			Cherry, black	7.0	Good
1098	6.5 OAK			Oak, red	6.5	Good
1099	7 OAK			Oak, red	7.0	Good
1100	3.5 CED			Redcedar	3.5	Good

No.	Saved	Removed	Offsite	Description	Size	Condition
1101		2 CED		Redcedar	2.0	Good
1102		2 CED		Redcedar	2.0	Fair
1103	2.5 CED			Redcedar	2.5	Good
1104	3.5 CED			Redcedar	3.5	Good
1105	2.5 CED			Redcedar	2.5	Fair
1106	11 OAK			Oak, red	11.0	Good
1107	8 CED			Redcedar	8.0	Good
1108	6.5 OAK			Oak, red	6.5	Good
1109	4 CED			Redcedar	4.0	Good
1110	3 CED			Redcedar	3.0	Good
1111	4 CED			Redcedar	4.0	Good
1112	5 CED			Redcedar	5.0	Good
1113	6.5 CED			Redcedar	6.5	Good
1114	5 CED			Redcedar	5.0	Good
1115	6.5 CED			Redcedar	6.5	Good
1116	6 CED			Redcedar	6.0	Fair
1117	34 OAK			Oak, bur	34.0	Good
1118	2.5 CED			Redcedar	2.5	Good
1119	35 OAK			Oak, bur	35.0	Good
1120	49 OAK			Oak, bur	49.0	Good
1121	15 CHE			Cherry, black	15.0	Good
1122	8 CED			Redcedar	8.0	Fair
1123	12 ASP			Aspen	12.0	Good
1124	12 ASP			Aspen	12.0	Good
1125	16 ASP			Aspen	16.0	Fair
1126		7.5 OAK		Oak, bur	7.5	Good
1127		6 OAK		Oak, bur	6.0	Good
1128		7 ASH		Ash, green	7.0	Good
1129		3 CED		Redcedar	3.0	Good
1130		6.5 CHE		Cherry, black	6.5	Good
1131		3 CED		Redcedar	3.0	Fair
1132	14 ASP			Aspen	14.0	Good
1133		31 OAK		Oak, bur	31.0	Good
1134		11.5 CHE		Cherry, black	11.5	Good
1135		7 CHE		Cherry, black	7.0	Good
1136		8 OAK		Oak, bur	8.0	Good
1137		17 CED		Redcedar	17.0	Good
1138		13.5 OAK		Oak, red	13.5	Good
1139		9.5 OAK		Oak, red	9.5	Good
1140		6.5 OAK		Oak, bur	6.5	Good
1141		7 OAK		Oak, bur	7.0	Good
1142		8.5 CHE		Cherry, black	8.5	Good
1143		8 OAK		Oak, bur	8.0	Good
1144		5 CED		Redcedar	5.0	Good
1145		4.5 CED		Redcedar	4.5	Good
1146		4 CED		Redcedar	4.0	Good
1147		8 OAK		Oak, red	8.0	Good
1148		11.5 OAK		Oak, red	11.5	Good
1149		14 BOX		Boxelder	14.0	Good
1150		7 CHE		Cherry, black	7.0	Good
1151		6.5 CHE		Cherry, black	6.5	Good
1152		9 OAK		Oak, bur	9.0	Good
1153		10.5 OAK		Oak, red	10.5	Good
1154		7 CHE		Cherry, black	7.0	Good
1155		7.5 OAK		Oak, red	7.5	Good
1156		2 CED		Redcedar	2.0	Fair
1157		7 OAK		Oak, bur	7.0	Good
1158	18 BOX			Boxelder	18.0	Good
1159	37 OAK			Oak, bur	37.0	Good
1160	6.5 CHE			Cherry, black	6.5	Fair
1161	7 CHE			Cherry, black	7.0	Fair
1162	8.5 CHE			Cherry, black	8.5	Fair
1163	14 BOX			Boxelder	14.0	Fair
1164	20 BOX			Boxelder	20.0	Fair
1165	13.5 BOX			Boxelder	13.5	Fair
1166	12.5 BOX			Boxelder	12.5	Good
1167	13.5 BOX			Boxelder	13.5	Fair
1168	21 BOX			Boxelder	21.0	Fair
1169	29 BOX			Boxelder	29.0	Fair
1170	22 ELM			Elm, Siberian	22.0	Fair
1171	13 WIL			Willow	13.0	Fair
1172	10 OAK			Oak, bur	10.0	Good
1173	7.5 OAK			Oak, bur	7.5	Good
1174	3.5 CED			Redcedar	3.5	Good
1175	2.5 CED			Redcedar	2.5	Good
1176	2.5 CED			Redcedar	2.5	Good
1177	11 OAK			Oak, bur	11.0	Good
1178	24 OAK			Oak, bur	24.0	Good
1179	7.5 OAK			Oak, bur	7.5	Good
1180	6 OAK			Oak, bur	6.0	Good
1181	4 CED			Redcedar	4.0	Good
1182	6.5 OAK			Oak, bur	6.5	Good
1183	2 CED			Redcedar	2.0	Good
1184	8 OAK			Oak, bur	8.0	Good
1185	8 OAK			Oak, bur	8.0	Good
1186	3.5 CED			Redcedar	3.5	Good
1187	8 OAK			Oak, bur	8.0	Good
1188	10 OAK			Oak, bur	10.0	Good
1189	7.5 OAK			Oak, bur	7.5	Good
1190	7.5 ASH			Ash, green	7.5	Good
1191	11 OAK			Oak, bur	11.0	Good
1192	9 OAK			Oak, bur	9.0	Good
1193	19 BOX			Boxelder	19.0	Good
1194	9 CHE			Cherry, black	9.0	Good
1195	16 ASH			Ash, green	16.0	Good
1196	8.5 CHE			Cherry, black	8.5	Good
1197	8.5 CHE			Cherry, black	8.5	Good
1198	9 CHE			Cherry, black	9.0	Good
1199	38 CHE			Cherry, black	38.0	Fair
1200	15 CRAB			Crabapple	15.0	Fair

No.	Saved	Removed	Offsite	Description	Size	Condition
1201	20 BOX			Boxelder	20.0	Fair
1202	15 BOX			Boxelder	15.0	Fair
1203	6 OAK			Oak, bur	6.0	Good
1204	12 BOX			Boxelder	12.0	Fair
1205	12 CHE			Cherry, black	12.0	Fair
1206	21 OAK			Oak, bur	21.0	Good
1207	18 OAK			Oak, bur	18.0	Good
1208	31 OAK			Oak, bur	31.0	Good
1209	21 OAK			Oak, bur	21.0	Good
1210	10 OAK			Oak, red	10.0	Good
1211	6 OAK			Oak, bur	6.0	Good
1212	14 ELM			Elm, Siberian	14.0	Good
1213	18.5 BOX			Boxelder	18.5	Fair
1214	11.5 CHE			Cherry, black	11.5	Good
1215	27 ELM			Elm, Siberian	27.0	Fair
1216	23 BOX			Boxelder	23.0	Fair
1217	20 BOX			Boxelder	20.0	Fair
1218	23 BOX			Boxelder	23.0	Fair
1219	15.5 BOX			Boxelder	15.5	Fair
1220	48.5 OAK			Oak, bur	48.5	Good
1221	8.5 CHE			Cherry, black	8.5	Good
1222	6.5 CHE			Cherry, black	6.5	Fair
1223	12 BOX			Boxelder	12.0	Fair
1224	14 BOX			Boxelder	14.0	Good
1225	13.5 BOX			Boxelder	13.5	Fair
1226	14 BOX			Boxelder	14.0	Good
1227	20 BOX			Boxelder	20.0	Good
1228	12 BOX			Boxelder	12.0	Fair
1229		9 CHE		Cherry, black	9.0	Good
1230		10 CHE		Cherry, black	10.0	Good
1231		25 OAK		Oak, bur	25.0	Good
1232		12.5 CHE		Cherry, black	12.5	Fair
1233		7.5 OAK		Oak, bur	7.5	Good
1234		6 OAK		Oak, red	6.0	Good
1235		6 OAK		Oak, red	6.0	Good
1236		13.5 OAK		Oak, red	13.5	Good
1237		6 CHE		Cherry, black	6.0	Good
1238		7.5 CHE		Cherry, black	7.5	Good
1239		7.5 ASH		Ash, green	7.5	Good
1240		28 OAK		Oak, bur	28.0	Good
1241		24 OAK		Oak, bur	24.0	Fair
1242		6.5 ASH		Ash, green	6.5	Good
1243		9.5 ASH		Ash, green	9.5	Good
1244		7 CHE		Cherry, black	7.0	Good
1245		6.5 ASH		Ash, green	6.5	Good
1246		6 CHE		Cherry, black	6.0	Good
1247		6 CHE		Cherry, black	6.0	Good
1248		7 CHE		Cherry, black	7.0	Good
1249		13.5 BOX		Boxelder	13.5	Fair
1250		8.5 ASH		Ash, green	8.5	Good
1251		9 ASH		Ash, green	9.0	Good
1252		7 CHE		Cherry, black	7.0	Good
1253		6 CHE		Cherry, black	6.0	Good
1254		9 OAK		Oak, white	9.0	Good
1255		6.5 ASH		Ash, green	6.5	Good
1256		7.5 ASH		Ash, green	7.5	Good
1257		7 CHE		Cherry, black	7.0	Good
1258		6 CHE		Cherry, black	6.0	Good
1259		6.5 ASH		Ash, green	6.5	Good
1260		28.5 OAK		Oak, red	28.5	Good
1261		24 OAK		Oak, bur	24.0	Good
1262		16.5 OAK		Oak, bur	16.5	Good
1263		7 OAK		Oak, red	7.0	Good
1264		7 OAK		Oak, red	7.0	Good
1265		8.5 CHE		Cherry, black	8.5	Good
1266		20 OAK		Oak, red	20.0	Good
1267		13 CHE		Cherry, black	13.0	Fair
1268		6 ASH		Ash, green	6.0	Good
1269		13 CHE		Cherry, black	13.0	Good
1270		13 CHE		Cherry, black	13.0	Fair
1271		13 OAK		Oak, white	13.0	Good
1272		7 ASH		Ash, green	7.0	Good
1273		7 CHE		Cherry, black	7.0	Good
1274		6 CHE		Cherry, black	6.0	Good
1275		9.5 CHE		Cherry, black	9.5	Good
1276		6.5 ASH		Ash, green	6.5	Good
1277		8 CHE		Cherry, black	8.0	Good
1278		6 CHE		Cherry, black	6.0	Good
1279		10.5 CHE		Cherry, black	10.5	Good
1280		9 ASH		Ash, green	9.0	Good
1281		34.5 CHE		Cherry, black	34.5	Fair
1282		7 ASH		Ash, green	7.0	Good
1283		6 ASH		Ash, green	6.0	Good
1284		11 OAK		Oak, red	11.0	Good
1285		9 OAK		Oak, red	9.0	Good
1286		10.5 OAK		Oak, red	10.5	Good
1287		11.5 OAK		Oak, red	11.5	Good
1288		11.5 OAK		Oak, red	11.5	Good
1289		7 OAK		Oak, red	7.0	Good
1290		11 ASH		Ash, green	11.0	Good
1291		8.5 CHE		Cherry, black	8.5	Good
1292		6 CHE		Cherry, black	6.0	Good
1293		8.5 ASH		Ash, green	8.5	Good
1294		32 OAK		Oak, red	32.0	Good
1295		10 OAK		Oak, red	10.0	Good
1296		9 OAK		Oak, red	9.0	Good
1297		9 OAK		Oak, red	9.0	Good
1298		6 OAK		Oak, red	6.0	Good
1299		6.5 OAK		Oak, red	6.5	Good
1300		9 OAK		Oak, red	9.0	Good

No.	Saved	Removed	Offsite	Description	Size	Condition
1301		10 OAK		Oak, red	10.0	Good
1302		6.5 OAK		Oak, red	6.5	Good
1303		6.5 OAK		Oak, red	6.5	Good
1304		7 OAK		Oak, red	7.0	Good
1305		8 OAK		Oak, red	8.0	Good
1306		8.5 OAK		Oak, red	8.5	Good
1307		11 OAK		Oak, red	11.0	Good
1308		11.5 OAK		Oak, red	11.5	Good
1309		10.5 OAK		Oak, red	10.5	Good
1310		9 OAK		Oak, red	9.0	Good
1311		7 OAK		Oak, red	7.0	Good
1312		8 OAK		Oak, red	8.0	Good
1313		9 CHE		Cherry, black	9.0	Good
1314		17 OAK		Oak, red	17.0	Good
1315		7.5 CHE		Cherry, black	7.5	Fair
1316		15 OAK		Oak, red	15.0	Fair
1317		8.5 CHE		Cherry, black	8.5	Good
1318		13.5 OAK		Oak, red	13.5	Good
1319		7.5 OAK		Oak, red	7.5	Good
1320		6.5 CHE		Cherry, black	6.5	Good
1321		9.5 CHE		Cherry, black	9.5	Good
1322		11 OAK		Oak, red	11.0	Good
1323		11.5 OAK		Oak, red	11.5	Good
1324		28 OAK		Oak, red	28.0	Good
1325		7 CHE		Cherry, black	7.0	Good
1326		24.5 OAK		Oak, red	24.5	Good
1327		24.5 OAK		Oak, red	24.5	Good
1328		27 COT		Cottonwood	27.0	Good
1329		21 COT		Cottonwood	21.0	Good
1330		21 COT		Cottonwood	21.0	Good
1331		13 ASH		Ash, green	13.0	Fair
1332		10.5 SPR		SPBU	10.5	Good
1333		21.5 ASH		Ash, green	21.5	Good
1334		33 ASH		Ash, green	33.0	Fair
1335		12 ASH		Ash, green	12.0	Fair
1336		6.5 CHE		Cherry, black	6.5	Good
1337		17 ASH		Ash, green	17.0	Good
1338		7 CHE		Cherry, black	7.0	Good
1339		10.5 OAK		Oak, white	10.5	Good
1340		13 ASH		Ash, green	13.0	Good
1341		16 ASH		Ash, green	16.0	Good
1342		16 ASH		Ash, green	16.0	Fair
1343		12.5 OAK		Oak, red	12.5	Good
1344		14.5 ASH		Ash, green	14.5	Good
1345		5 CED		Redcedar	5.0	Good
1346		4 CED		Redcedar	4.0	Good
1347		2 CED		Redcedar	2.0	Good
1348		2 CED		Redcedar	2.0	Good
1349		2 CED		Redcedar	2.0	Good
1350		2.5 CED		Redcedar	2.5	Good
1351		12.5 ASH		Ash, green	12.5	Fair
1352		8.5 CED		Redcedar	8.5	Good
1353		4 CED		Redcedar	4.0	Good
1354		6.5 CED		Redcedar	6.5	Good
1355		13 CED		Redcedar	13.0	Good
1356		26 ASH		Ash, green	26.0	Fair
1357		16.5 ASH		Ash, green	16.5	
1358		4 CED		Redcedar	4.0	Good
1359		11 ASH		Ash, green	11.0	Fair
1360		5 CED		Redcedar	5.0	Good
1361		9 CED		Redcedar	9.0	Fair
1362		12 ASH		Ash, green	12.0	Fair
1363		65 OAK		Oak, bur	65.0	Good
1364		12 OAK		Oak, red	12.0	Good
1365		7 CED		Redcedar	7.0	Good
1366		9 OAK		Oak, red	9.0	Good
1367		7 OAK		Oak, red	7.0	Good
1368		24 OAK		Oak, red	24.0	Good
1369		30 OAK		Oak, red	30.0	Good
1370		5 CED		Redcedar	5.0	Good
1371		20 CED		Redcedar	20.0	Good
1372		2 CED		Redcedar	2.0	Good
1373		4 CED		Redcedar	4.0	Good
1374		6 CED		Redcedar	6.0	Good
1375		2 CED		Redcedar	2.0	Good
1376	4 CED			Redcedar	4.0	Good
1377	2.5 CED			Redcedar	2.5	Good
1378	14 OAK			Oak, red	14.0	Good
1379	7 CED			Redcedar	7.0	Good
1380	11.5 CED			Redcedar	11.5	Good
1381	13 CED			Redcedar	13.0	Fair
1382	13.5 CED			Redcedar	13.5	Good
1383		7 CED		Redcedar	7.0	Good
1384		14 CHE		Cherry, black	14.0	Good
1385		11 ASH		Ash, green	11.0	Good
1386		26 PIN		Pine, Scots	26.0	Fair
1387	13 ELM			Elm, Siberian	13.0	Good
1388	9 CED			Redcedar	9.0	Good
1389	25 ASH			Ash, green	25.0	Good
1390	17 ELM			Elm, Siberian	17.0	Good
1391	14 CED			Redcedar	14.0	Good
1392		33 SPR		Spruce, Norway	33.0	Good
1393		6.5 ASH		Ash, green	6.5	Good
1394		12.5 CED		Redcedar	12.5	Good
1395		6.5 CHE		Cherry, black	6.5	Good
1396		9 CHE		Cherry, black	9.0	Good
1397		29.5 COT		Cottonwood	29.5	Good
1398		29 COT		Cottonwood	29.0	Good
1399		19 ELM		Elm, Siberian	19.0	Good
1400		10 CED		Redcedar	10.0	Fair

No.	Saved	Removed	Offsite	Description	Size	Condition
1401		62.5 COT		Cottonwood	62.5	Good
1402		6.5 ASH		Ash, green	6.5	Good
1403		6.5 ASH		Ash, green	6.5	Good
1404		25.5 BOX		Boxelder	25.5	Fair
Totals	682	700	22			
	Saved	Removed	Offsite			
				Total Trees	1404	
				Trees Removed	700	
				Removal Percent	50%	

1920-017 PETE'S HILL - ELKO TREE SURVEY

DRAWING NAME	NO.	BY	DATE	REVISIONS
ELKO TREES				
DRAWN BY				
CHF				
CHECKED BY				
DLS				
DATE				
07/03/19				

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DANIEL L. SCHMIDT, P.E.
Date: 07-03-2019 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

CITY PROJECT NO.

ELKO, MINNESOTA

TREE SURVEY
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO. 1920-017

6 / 6

Note: Lot numbers on landscape plan do not match preliminary and final plat drawings.

LANDSCAPE DESIGN LEGEND

1	ENTRY MONUMENT
2	RETAINING WALL
3	273RD STREET BUFFER
4	RETAINING WALL
5	BITUMINOUS NEIGHBORHOOD PATH
6	TOWNHOME MONUMENT
7	TOWNHOME BUFFER
8	RETAINING WALL

GENERAL NOTES:

City Comments 7.24.19

ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH 6' DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.

ALL STREET FRONTAGE TREE PITS AND BACK FILL SHALL BE FREE OF CLASS V OR SIMILAR MATERIAL. TREES ARE TO BE BACKFILLED WITH NATIVE ON SITE TOPSOIL.

ALL STREET FRONTAGE TREES SHALL BE PLANTED 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.

PLAN REPRESENTS APPROXIMATE LOCATION OF TREES AND SERVICE UTILITIES, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF UTILITY LOCATION BY CALLING GOPHER ON STATE PRIOR TO BEGINNING WORK, TO ENSURE ALL TREES ARE PLANTED OUTSIDE OF 10' UTILITY EASEMENT, MEASURED FROM TREE TRUNK TO PIPE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL DAMAGED UTILITIES AS A RESULT OF LANDSCAPING CONSTRUCTION AT NO COST TO THE OWNER

MINIMUM OF 2 ROWS OF SOD BEHIND CURB.
AREAS WITH SIDEWALKS SHALL BE SODDED FROM BACK OF CURB TO SIDEWALK. SOD SHALL MEET MNDOT 3878 C SPECIFICATION FOR SALT TOLERANCE.

SEE GRADING PLAN FOR RESTORATION SPECIFICATIONS

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION

THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY INSTALLING THE LANDSCAPE ELEMENTS AT NO COST TO THE OWNER

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITIES, BY CALLING GOPHER ON STATE PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL DAMAGED UTILITIES AS A RESULT OF LANDSCAPING CONSTRUCTION AT NO COST TO THE OWNER

PLANT SCHEDULE

LOT CONIFEROUS	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY	DETAIL
	BF1	Balsam Fir / Abies balsamea	6' BB	9	SINGLE STRAIGHT LEADER, UNSHEARED
	BH1	Black Hills Spruce / Picea glauca 'Densata'	6' BB	8	SINGLE STRAIGHT LEADER, UNSHEARED
	LR1	American Larch / Larix laricina	6' BB	9	SINGLE STRAIGHT LEADER, UNSHEARED
	NP1	Norway Pine / Pinus resinosa	6' BB	7	SINGLE STRAIGHT LEADER, UNSHEARED
	NS1	Norway Spruce / Picea abies	6' BB	6	SINGLE STRAIGHT LEADER, UNSHEARED
	WP1	White Pine / Pinus strobus	6' BB	7	SINGLE STRAIGHT LEADER, UNSHEARED

LOT OVERSTORY	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY	DETAIL
	AE1	American Elm / Ulmus americana 'Princeton'	2.5" BB	3	SINGLE STRAIGHT LEADER
	AL1	American Linden / Tilia americana 'Sentry'	2.5" BB	3	SINGLE STRAIGHT LEADER
	CH1	Common Hackberry / Celtis occidentalis	2.5" BB	5	SINGLE STRAIGHT LEADER
	FM1	Autumn Blaze Maple / Acer x freemanii 'Jeffsred'	2.5" BB	6	SINGLE STRAIGHT LEADER
	HL1	Imperial Honeylocust / Gleditsia triacanthos inermis 'Impcole'	2.5" BB	5	SINGLE STRAIGHT LEADER
	KC1	Kentucky Coffee Tree / Gymnocladus dioica	2.5" BB	5	SINGLE STRAIGHT LEADER
	RM1	Northwood Red Maple / Acer rubrum 'Northwood'	2.5" BB	5	SINGLE STRAIGHT LEADER
	RO1	Red Oak / Quercus rubra	2.5" BB	4	SINGLE STRAIGHT LEADER
	SM1	Green Mountain Sugar Maple / Acer saccharum 'Green Mountain'	2.5" BB	6	SINGLE STRAIGHT LEADER
	SO1	Swamp White Oak / Quercus bicolor	2.5" BB	3	SINGLE STRAIGHT LEADER

SITE CONIFEROUS	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY	DETAIL
	BF2	Balsam Fir / Abies balsamea	6' BB	6	SINGLE STRAIGHT LEADER, UNSHEARED
	BH2	Black Hills Spruce / Picea glauca 'Densata'	6' BB	22	SINGLE STRAIGHT LEADER, UNSHEARED
	LA2	American Larch / Larix laricina	6' BB	7	SINGLE STRAIGHT LEADER, UNSHEARED
	NP2	Norway Pine / Pinus resinosa	6' BB	10	SINGLE STRAIGHT LEADER, UNSHEARED
	NS2	Norway Spruce / Picea abies	6' BB	8	SINGLE STRAIGHT LEADER, UNSHEARED
	WP2	White Pine / Pinus strobus	6' BB	10	SINGLE STRAIGHT LEADER, UNSHEARED

SITE ORNAMENTAL	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY	DETAIL
	CA2	Pink Spires Crabapple / Malus x 'Pink Spires'	1.5" BB	6	SINGLE STRAIGHT LEADER
	LT2	Snowdance Lilac Tree / Syringa reticulata 'Balince'	1.5" BB	7	SINGLE STRAIGHT LEADER
	PF2	Prairifire Crabapple / Malus x 'Prairiefire'	1.5" BB	3	SINGLE STRAIGHT LEADER

SITE OVERSTORY	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY	DETAIL
	FM2	Autumn Blaze Maple / Acer x freemanii 'Jeffsred'	2.5" BB	3	SINGLE STRAIGHT LEADER
	RM2	Northwood Red Maple / Acer rubrum 'Northwood'	2.5" BB	1	SINGLE STRAIGHT LEADER
	RO2	Red Oak / Quercus rubra	2.5" BB	3	SINGLE STRAIGHT LEADER
	SO2	Swamp White Oak / Quercus bicolor	2.5" BB	2	SINGLE STRAIGHT LEADER

GROUND COVER LEGEND

LOT AREA	
DISTURBED AREA	
WETLAND BUFFER	
POND SLOPES/ INFILL BASINS	

* SEE GRADING PLAN FOR SPECIFICATIONS

DRAWN BY	NO.	BY	DATE	REVISIONS
MK	--	--	--	--
CHECKED BY				
KN				
ISSUED				
07/01/2019				

THIS PLAN AND THE CONCEPTS REPRESENTED HEREIN ARE THE PROPERTY OF NORBY AND ASSOCIATES LANDSCAPE ARCHITECTS. USE OR CHANGES OF THIS PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL BY NORBY AND ASSOCIATES LANDSCAPE ARCHITECTS.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNED: _____

DATE: 7-01-19 REG. #: 20144

Norby & Associates Landscape Architects, Inc.
100 East Second St Suite 200 Chaska, MN 55318
(952) 361-0644 / www.norbylandscape.com

CITY PROJECT NO. --

ELKO NEW MARKET, MN

PRELIMINARY LANDSCAPE PLAN

PETE'S HILL

ELKO 34 LLC.

FILE NO. --

L1 / 3

Note: The two trees shown in the front yards of each home are required at the time of building permit, before occupancy permit is issued.

NORTH

100 50 0 50 100 200
SCALE IN FEET

DRAWN BY	NO.	BY	DATE	REVISIONS
MK	--	--	--	--
CHECKED BY				
KN				
ISSUED				
07/01/2019				

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CITY PROJECT NO.
--

ELKO NEW MARKET, MN

PRELIMINARY LANDSCAPE PLAN

PETE'S HILL

ELKO 34 LLC.

FILE NO.
--

L2
3

DRAWN BY	NO.	BY	DATE	REVISIONS
MK	--	--	--	--
CHECKED BY				
KN				
ISSUED				
07/01/2019				

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SIGNED: _____

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CITY PROJECT NO.
--

ELKO NEW MARKET, MN

PRELIMINARY LANDSCAPE PLAN

PETE'S HILL

ELKO 34 LLC.

FILE NO.
--

L3

3

ELKO 34 LLC
PUD Development Plan Narrative
July 25, 2019

Elko 34 LLC is please to present Pete's Hill. Pete's Hill will be a development of distinction, preservation, connections and beauty. The development requires approval of typical preliminary plat, final plat and importantly, requires a Planned Unit Development (PUD). We believe the development proposal as presented offers significant additions and enhancements to the traditional code requirements supporting approval of the PUD.

The plan as presented contains a total of 46 lots. 23 executive twin homes (1 being a single unit, but of similar design) are planned for the northern part of the site and 23 more traditional homes are planned for the southern portion of the site. With Pete's Hill Park located just north of the site we have prepared a development plan that works with the rising contour of the land and meanders around natural amenities.

The following table contains a summary of the variances being sought as part of the PUD application, which primarily relate to lot size and setback requirements. The table assumes that the R1 district requirements are being applied to the single-family home lots and that the R3 district requirements are being applied to the twin home lots.

	ENM R-1 District Requirements	**Approved for Pete's Hill PUD Lots 1-14 Block 1 Lots 5-11 Block 3 Lot 1 Bock 4 (Single Family Lots)**	**ENM R-3 District Requirements**	**Approved for Pete's Hill PUD Lots 15-30 Block 1 Lots 1-3 Block 2 Lots 1-4 Block 3 (Twin Home Lots)**
Minimum Lot Area	12,000 square feet	11,271 square feet, as depicted on final plat drawing	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Minimum Lot Area – Corner Lot	12,500 square feet	12,500 square feet	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Minimum Lot Width	85'	83', as depicted on the final plat drawing	50'	44.5', as depicted on the final plat drawing
Front Yard Setback	30'	25'	25'	25'
Rear Yard Setback	30'	30'	20'	20'
Side Setback	10'	10'	7'	7'
Side Setback – Corner Lot	25'	25'	25'	25'
Rear Yard Deck Setback	20'	20'	20'	20'
Stormwater Pond Structure Setback	35'	35'	35'	35'
Wetland Setback	35'	35'	40'	40'
Garage Stall Requirement	Provide for location of 3-stall attached garage	Provide for location of 3-stall attached garage	Provide for location of 3-stall attached garage	Allow 2-stall attached garages
Cul-de-sac Maximum Length	500'	600'	500'	600'

In summary, Elko 34, LLC is requesting flexibility from standard City requirements through a PUD by offering the following:

- Dedicating more land to the City than is required by ordinance, in an effort to protect wetlands and natural environment features;
- Front home elevations will include stone or brick;
- Wood will not be allowed as an exterior building material;
- Unified architectural theme for twin homes
- Construction of a walking trail leading from the development to the Pete's Hill Park trail system.
- Planting of additional trees to separate the single-family portion of the development from the twin home portion of the development.

The effort to save trees, minimize wetland impact, add trails and protect the natural character of the area requires flexibility in planning. The reduced front yard setback allows the plan to preserve more of the natural contour, reduce site grading, save more trees, emphasize rear yards and emphasize exposure to the natural elements of the area.

Architecture

There will be architectural control for the development. We intend to contract with builders recognizing the benefits of private development covenants, recorded if necessary. These covenants will require upgrades from code for additional natural looking surface materials. We will also require an increased minimum of windows on all sides. The twin homes will provide a unified architectural approach, promoting quality of design and materials, but we will also look for elements of diversity and style. The landscaping of the area also offer a unifying element. The architectural control of the single family development will include similar surface finish and window upgrades. We also propose finish landscaping elements to be completed by the builders complimenting the development improvements around trail and entrance features.

Landscape

The landscape treatment of the site will focus on the entrance and trail elements. The real landscaping is the preservation of as much of the natural elements outside of the required road, trail and building site work. The true beauty of the project is the effort to preserve, yet add important trail connections for the community as a whole in addition to serving the development. We are working on acquiring off site expanded easement rights to make this trail connection. We are providing more park land dedication than is required by City ordinance in order to preserve and protect wetland and natural habitat areas. This will not only make critical trail connections as outlined in the City's Comprehensive Plan, but it will make the connection in a way that will make this trail connection stand out with beauty and preservation of natural elements. Everyone will be able to enjoy the views as they wind up the trail approaching the highest location in Scott County located in Pete's Hill Park.

Lighting

Lighting for the development will utilize upgraded lighting standards.

Association for Executive Twin Homes

In addition to builder covenants it is anticipated our twin home builder will establish and maintain an association for the maintenance of yards, driveways and exterior building finishes. There may also be an entry feature which would also be maintained by the association. At this point we do not want to dictate the level of control, but prefer to work with the chosen builder to address these elements in a manner that maintains value for the project and residents of the development. The twin homes are anticipated to offer single level living, appealing to a maturing community, so association maintained yards and driveways are typically a feature that residents want in these developments.

Below are general concepts for twin home construction that we envision within the development. We prefer not to be bound to a specific home design, but wanted to provide general concepts of what may be expected within the development.

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MEMORANDUM

Date: July 23, 2019

To: Renee Christianson, Community Development Coordinator

From: Rich Revering, PE – City Engineer

Subject: Review of Pete's Hill 1st Addition
Elko New Market
Project No.: T17.119273

BACKGROUND

The City Engineer's Office was asked to review the above-referenced plan set on July 3, 2019. We have separated our comments into three sections: 1) Code related comments, 2) Recommendations, and 3) Suggestions. Code related comments must be addressed in the revised plan set. Recommendations and suggestions are for the City to consider requiring the developer to address or clear up design inconsistencies.

CODE COMMENTS

Erosion Control

1. The maximum non-reinforced slope allowed is 4:1 (h:v) in maintained areas and 3:1 (h: v) in non-maintained areas. Place slope protection material on all 3:1 slopes in maintained areas.
2. Erosion control: Provide redundant sediment controls adjacent to wetlands where a 50-ft natural buffer cannot be maintained.

Streets

3. Provide ADA ramps for an east/west crossing at the intersection of Pete's Hill Trail and Samantha Way.
4. Provide and ADA ramp for a crossing in the NW quadrant and drop the curb at the northeast quadrant of the intersection of Pete's Hill Trail and Kari Way for a future pedestrian ramp.
5. Provide a stop sign for outgoing traffic at the intersection of Pete's Hill Trail and 273rd Street.
6. Provide an east/west ADA ramp at the northwest quadrant of the Pete's Hill Trail/273rd Street intersection and drop the curb at the northeast quadrant of the intersection of Pete's Hill Trail/273rd Street for a future east/west pedestrian ramp.

Utilities

7. Add a pretreatment BMP prior to stormwater entering the filtration basin.
8. Replace the short piece of existing 8-inch watermain from station 0+00 to 0+90 with 12-inch watermain on 273rd Street.

Bolton & Menk is an equal opportunity employer.

Date: July 23, 2019

Storm Sewer

9. Show the HWL for Wetland A on Sheet 20.
10. It is anticipated that the filtration basin will impact Wetland A by indirectly draining the wetland in violation of wetland regulations due to the filtration basin being 6-ft lower than and adjacent to the wetland.
11. Show the EOF locations for Pond 2 and Pond 3 on Sheet 21.
12. Place subgrade drains 50-ft each side of low point catch basins and 50-ft uphill of all on-grade catch basins.
13. The basements east of Wetland A, lot numbers 21-23, do not appear to conform to the structure elevation requirements in the zoning code. The basements are shown below the HWL of Wetland A. The requirement is for the low floor to be at least one foot (1') above the 100-year flood level.
14. The storm sewer velocities in the storm sewer tabulation were checked and do not calculate properly, given the design parameters. The main one in question is the flow velocity between STMH 1A and FES 1. It is our opinion the velocities presented are too low and in fact may be so high as to create erosion problems if not designed for. Please verify the flow velocities and design for high velocities accordingly.

RECOMMENDATIONS TO CITY

Trails

15. It is recommended that a trail or sidewalk be installed on the north side of 273rd Street from Beard Avenue to Pete's Hill Trail, set back from the roadway to the extent possible.
16. If a trail is installed on the north side of 273rd Street, it is recommended that a connection to 273 be installed opposite each outer 5-ft curb radii of Beard Avenue. A connection for northbound and southbound pedestrians is intended to minimize jaywalking through the intersection, promote users to walk opposing traffic on Beard, and facilitate potential future walkways on Beard Avenue.
17. On the Recreation Trail detail on Sheet 2, remove note number 3 and modify the detail to show that a ditch is required on the upstream side of the trail to prevent drainage from flowing across the trail surface.

Streets

18. Shift the location of Pete's Hill Trail within the right of way to balance the snow storage on either side of the street, taking the sidewalk into account. This would allow for the sidewalk to be more accessible in the winter months and minimize resident complaints about undue clearing burdens.
19. Recommend that a pedestrian sign be shown on the north side of the Beard Avenue/273rd Street intersection that would direct pedestrians walking west on the 273rd Street trail/sidewalk to walk against opposing traffic on Beard Avenue.

Utilities

20. Maintain the hydraulic grade line through drainage structures, which is often accomplished by matching the 0.8 depth between pipe size changes.

21. An 8-inch watermain is allowable for the loop from the 12-inch on 273rd Street up to the connection at Meadow Ridge Drive. We recommend the City not pay for oversizing if a 12-inch connection is chosen for this segment.

Storm Sewer

22. Recommend that the outlet velocity from FES 1 be reduced to a non-erosive velocity of 3.5 to 5.0 ft/sec, per the Minnesota Stormwater Manual.

Other

23. It is recommended that the retaining walls be designed such that they are located separately on each lot, with no shared walls, such that future repairs could be made to the walls without impacting the adjacent neighbors wall. This may require face-to-face returns into the embankment at the property line. This will also facilitate staged installation of the walls.

SUGGESTIONS TO DEVELOPER

Streets

24. A 6-ft wide sidewalk is shown along the south side of Pete's Hill Trail. A 5-ft sidewalk is allowable and is the City standard.

Storm Sewer

25. On the storm sewer outlet structure details, provide the corresponding structure name/number with each detail.
26. On Sheet 14 provide the structure diameter for each in the outlet structure table.
27. Check the diameter of drainage structure CBMH9 on Sheet 14, it appears to be undersized.
28. On Sheet 21 the top contour for Pond 2 is shown as 1114, while the top contour in the HydroCAD model is 1116. Please revise the plans and/or calculations as needed.
29. The detail for the Basin 3 outlet structure shows the outlet pipe as being a 30-inch pipe, while the profile view shows it as being a 21-inch pipe. Please change accordingly.
30. On Sheet 14 rotate detail plate 4005ENM ninety degrees.
31. On Sheet 15 the diameter of the outlet structure for Filtration Basin 1 does not match the HydroCAD calculations, please adjust accordingly.
32. On Sheet 15 the pipe invert elevations entered for Filtration Basin 1 outlet structure do not match what is shown in the profile view, please adjust accordingly.
33. On Sheet 15 please proved a storm profile from drainage structure 9A to 9D.

Other

34. Consider fall protection at the top of the retaining walls.

End of Memo

MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
JULY 30, 2019
6:30 PM

1. CALL TO ORDER

Chairman Smith called the meeting of the Elko New Market Planning Commission to order at 6:30 p.m.

Commission members present:	Smith, Kruckman, Hanson, and Priebe
Members absent and excused:	Humphrey and Ex-officio member Anderson
Staff Present:	Community Development Specialist Christianson, Planner Sevening, City Administrator Terry, City Attorney McDowell-Poehler, and City Engineer Revering.

2. PLEDGE OF ALLEGIANCE

Chairman Smith led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made to approve the agenda as submitted. Motion carried: (4-0).

4. PUBLIC COMMENT

There was no public comment.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

A. It was moved by Kruckman and seconded by Hanson to approve the minutes of the June 25, 2019 meeting as submitted. Motion carried: (4-0).

7. PUBLIC HEARINGS

A. Request for Rezoning and Preliminary Plat Approval of Pete's Hill

Christianson presented the request for rezoning and preliminary plat approval of Pete's Hill containing 46 lots on 36.42 gross acres. Of the 46 lots, 23 are proposed as twin-home lots and 23 are proposed as single-family lots. She explained that the property was recently annexed into the City limits and described the surrounding land uses. She explained that the City's Comprehensive Plan guides the property to low density residential which allows for both single family detached and twinhomes as proposed. She explained that the property is

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currently zoned Urban Reserve and the developer is proposing Planned Unit Development zoning. The criteria for rezoning property was reviewed, as well as the criteria and purpose of PUD zoning. Deviations from the City Code that are being requested for the development were reviewed, as well as those elements being proposed by the developer that exceed City Code requirements.

Christianson reviewed lot sizes and setback requirements, and also easements that are needed. She noted that the current plan submittal would require temporary construction easements from two adjacent property owners. The landscaping plan was reviewed and the requirement for a 20' landscape buffer along collector roads. Three retaining walls proposed within the development were reviewed, and it was recommended that all landscaping and retaining walls be located outside of road rights-of-ways. The tree inventory and tree preservation plan were reviewed, noting that of the 1,404 significant trees identified, 700 are proposed to be removed to accommodate street and building pad construction.

Utility issues including sanitary sewer, water, and stormwater were reviewed. The wetlands on the site were reviewed including a DNR Protected Wetland on the southern portion of the property. Christianson stated that proposed Lots 1 and 2 Block 4 do not meet wetland setback and buffer requirements as proposed, and recommended they be combined into one lot that meets these requirements.

Transportation related items were reviewed and it was noted that Xerxes Avenue, Beard Avenue and 273rd Street are all identified as major collector streets in the City's Comprehensive Plan. 273rd Street is proposed to be improved using a similar design as the existing Xerxes Avenue. She stated that all streets in the development are proposed at 28' in width within a 60' right-of-way. She stated that a temporary cul-de-sac is required at the easterly end of Samantha Way. She stated the driveways are not recommended on collector streets and because of this, the City Engineer is recommending that Block 4 which contains two lots be eliminated from the plat. Also reviewed was the proximity of the development to existing parks, and the proposed trail connection from the development into Pete's Hill Park.

Following the presentation on the development, Christianson advised the Commission that feedback was being sought in regards to proposed Lots 1 and 2 Block 4, noting that the City Planning Department and the City Engineer have a difference of opinion about the approval of the lots in Block 4. City Engineer Revering advised the Commission that he recommends a trail be included along 273rd Street East and that all retaining walls be privately owned and maintained.

It was moved Smith, seconded by Kruckman to open the public hearing at 7:04 p.m.

John Wichmann and Steve Soltau with Elko 34, LLC introduced themselves and the civil engineer on the project, Dan Schmit with Sathre-Berquist. Mr. Soltau suggested that retaining walls within the development would be either maintained by an association or covered by an easement and maintenance agreement among the affected property owners, so future maintenance is a shared expense. Mr. Soltau also asked that Lots 1 and 2 Block 4 be

allowed to remain in the plat, and that the lots could be designed with a shared driveway. Mr. Wichmann also suggested that the suggested trail along 273rd Street would not go anywhere and asked that it not be required with this development.

The Commission discussed the driveway access into proposed Lots 1 and 2 Block 4, along Beard Avenue, which are approximately 400' from the Oxford Avenue intersection.

Gene Duenow, 27127 Thomas Avenue, owns property adjacent to the proposed development and stated that the property is fabulous and would be a great addition to the City. He then stated his concern about the proposed developers and that he wants to be more informed about what's going on. He stated that he believes they are cutting corners and is concerned about the developer's financial viability. He stated concern over wetlands on the property and stated the City should make sure the wetlands are being taken care of. He pointed out a drainage way that currently exists on the east side of the property and noted his concern about how the drainage way would be maintained. Mr. Duenow also expressed concern over the temporary grading proposed on his property and that he is unwilling to grant a temporary easement to the developer. He stressed that he wants a quality development.

Dan Schmidt from Sathre-Berquist indicated that the tree surveyor who was locating trees on the Elko 34 property was approached by the neighbor asking questions about the development. He described the drainage way which was referenced by Mr. Duenow and how stormwater is proposed to be handled in that area, including a series storm catch basins, drain tile, and emergency overflow. Mr. Schmidt also described the need for the temporary grading easement on Mr. Duenow's property and stated that he could design around that if they were not able to obtain a temporary grading easement.

Developer Steve Soltau addressed the Commission and Mr. Gene Duenow. He spoke about the temporary grading easement that would provide future benefit to the Duenow property and indicated they can work around it if needed. He committed to the Planning Commission to work with Mr. Duenow going forward. He assured the Commission that the partnership is extremely well funded and capable of delivering a quality development.

With no further comments from the public, it was moved by Kruckman and seconded by Hanson to close the public hearing at 7:32 p.m.

The Commission discussed proposed Lots 1 and 2 Block 4 and the proposed driveways on Beard Avenue. The four members of the Commission had a two/two split opinion about whether to remove the two lots from the plat, or whether to combine the two lots into one single lot and allow a single driveway access. Commissioner Hanson questioned City Engineer Revering about his recommendation to include a trail along 273rd Street. Revering responded that he believes the trail would complete a pedestrian route through the Windrose development and other areas of the community. Developer Steve Soltau indicated to the Commission that the Block 4 lots can be designed so the cars would not need to back out onto Beard Avenue. Commissioners Priebe and Smith indicated support for one lot in Block 4, while Commissioners Hanson and Kruckman indicated support for eliminating Block 4 from the plat.

Following significant discussion, it was moved by Hanson and seconded by Preibe to recommend approval of the request to rezone the property from Urban Reserve to Planned Unit Development for the following reasons:

1) The proposed rezoning has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan which guides the property to a residential land use.
2) The proposed use of the property for single-family homes and twin homes is compatible with present and future land uses of the area.
3) The proposed use of the property complies with performance standards contained in the City's Zoning & Subdivision Ordinances, except as specifically identified in the "Pete's Hill PUD Standards" table.
4) The proposed residential use of the property for single-family homes and twin homes can be accommodated with existing public services and will not overburden the City's service capacity.
5) Traffic generation by the proposed development is within capabilities of streets serving the property.

And noting that the single-family lots shall be subject to the requirements of the R1 Single-Family Residential, and the twin home lots shall be subject to the requirements of the R3 Medium Density Residential zoning districts except as identified below:

PETE'S HILL PUD				
	ENM R-1 District Requirements	**Approved for Pete's Hill Lots 1-14 Block 1 Lots 5-11 Block 3 Lot 1 Bock 4 (Single Family Lots)**	**ENM R-3 District Requirements**	**Approved for Pete's Hill Lots 15-30 Block 1 Lots 1-3 Block 2 Lots 1-4 Block 3 (Twin Home Lots)**
Minimum Lot Area	12,000 square feet	11,271 square feet, as depicted on final plat drawing	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Minimum Lot Area – Corner Lot	12,500 square feet	12,500 square feet	6,000 square feet per dwelling unit	6,000 square feet per dwelling unit
Minimum Lot Width	85'	83', as depicted on the final plat drawing	50'	44.5', as depicted on the final plat drawing
Front Yard	30'	25'	25'	25'

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Setback				
Rear Yard Setback	30’	30’	20’	20’
Side Setback	10’	10’	7’	7’
Side Setback – Corner Lot	25’	25’	25’	25’
Rear Yard Deck Setback	20’	20’	20’	20’
Stormwater Pond Structure Setback	35’	35’	35’	35’
Wetland Setback	35’	35’	40’	40’
Garage Stall Requirements	Provide for location of 3-stall attached garage	Provide for location of 3-stall attached garage	Provide for location of 3-stall attached garage	Allow 2-stall attached garage
Cul-de-sac Maximum Length	500’	600’	500’	600’

And noting the following improved subdivision design elements:

1) Outlots A and B contain wetlands, natural environment features and wildlife habitat, and will be dedicated to the City to satisfy the park dedication requirements for the development.
2) Front home elevations will include stone or brick;
3) Wood will not be allowed as an exterior building material;
4) There will be a unified architectural theme for twin homes;
5) The development will include construction of a walking trail leading from the development to the Pete’s Hill Park trail system;
6) Additional trees will be provided to separate the single-family portion of the development from the twin home portion of the development.

Motion carried: (4-0)

It was then moved by Priebe and seconded by Smith to recommend to the City Council approval of the request for preliminary plat approval of Pete’s Hill for the following reasons:

1) The proposed use of the property for residential purposes meets the intent of the guided land use for the area.
2) The proposed plat complies with the purposes of the Zoning Ordinance and Comprehensive Plan.

And subject to the following conditions:

1) Preliminary plat approval is granted in accordance with the following plans and subject to conditions below, and staff comments dated 7/24/19:

a. Preliminary Plat drawing dated 7/1/19, prepared by Sathre-Berquist
b. Site Plan containing 2 sheets, dated 7/3/19, prepared by Sathre-Berquist
c. Preliminary Construction Plans containing 24 sheets, dated 7/3/19, prepared by Sathre-Berquist
d. Storm Sewer Pollution Prevention Plan containing 3 sheets, dated 7/3/19, prepared by Sathre-Berquist
e. Stormwater Management Plan containing 212 sheets, dated July, 2019, prepared by AE2S
f. Hydroflow Storm Sewer Summary Report dated 7/3/19, prepared by AE2S
g. Tree Survey containing 6 sheets, dated 7/3/19, prepared by Sathre Berquist
h. Preliminary Landscape Plan containing 3 sheets, dated 7/1/19, prepared by Norby & Associates

2) Approval of the preliminary plat is subject to approval of the wetland replacement plan application by both the City of Elko New Market and the Army Corp of Engineers. The developer shall assume all risk associated with preparing the preliminary plat application in advance of the required wetland application approvals.
3) Approval is subject to the recommendations and approvals of the City Engineer and Public Works Director.
4) Approval is subject to the recommendations of the City Attorney.
5) The developer must enter into a development contract with the City of Elko New Market at the time of final plat approval.
6) The existing well on the property shall be properly sealed and the septic system shall be properly abandoned prior to development of the property. Demotion permits are required for removal/demolition of any existing structures on the property.
7) Retaining walls proposed within the development shall be privately owned and maintained, and reflected in the development agreement and homeowner's association documents, as approved by the City Attorney. Retaining walls located within drainage and utility easements will require an Encroachment Agreement with the City of Elko New Market. Retaining walls located on, and crossing property lines of multiple single-family home lots will require an easement agreement between the applicable lots.
8) The landscaping plan and construction plans shall be revised to show no new trees, plantings, or retaining walls within the public right-of-way on 273rd Street East.
9) Proposed Outlots A and B shall be dedicated to the City and shall satisfy all park dedication requirements associated with the development.
10) The developer shall obtain the necessary easements needed to construct the proposed trail and proposed water line over the K2 Towers, LLC property, and evidence of such easement shall be provided to the City.
11) Water shall be looped to connect the water lines in proposed Pete's Hill Trail and existing Meadow Ridge Drive.
12) The construction plans shall be amended to depict an 8" water line in Pete's Hill Trail, as opposed to the 12" line currently depicted.
13) The developer shall obtain the necessary easements needed to grade the property adjacent to Lot 3 Block 2 (Duenow property), and adjacent to Lot 11 Block 3 and Pete's Hill Trail (Anderson property).
14) A temporary cul-de-sac must be provided at the easterly end of proposed Samantha Way, along with associated temporary easements.

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15) "Future Road Extension" signs must be placed at the east end of Samantha Way and Kari Way.
16) "Wetland Buffer" signs, meeting the requirements of Section 11-11-4 of the Zoning Ordinance, shall be placed along all lot lines at the wetland buffer location (Proposed Block 4).
17) A lighting plan shall be submitted and approved by the City Engineer.
18) Proposed Lot 11 Block 3 shall be reconfigured to allow for future lot frontage from the adjacent (Anderson) property.
19) An additional 17' of right-of-way shall be dedicated along the easterly side of Beard Avenue and the southerly side of 273rd East, for a total of 50'.
20) The final plat drawing shall be amended to show a drainage and utility easement over the entire Outlot B.
21) The final plat drawing shall be amended to show that proposed Lot 30 Block 1 has dedicated road frontage on proposed Pete's Hill Trail.
22) The final plat drawing shall be amended to show "273rd" Street, as opposed to "270th" Street.

And noting that:

1) The trail requirement along collector roadways is being waived due to the overall lack of trail system in the general area.
2) A deviation from the maximum cul-de-sac length is being allowed due to constraints caused by wetlands.
3) Proposed Lot 1 Block 2 may be affected by the required 35' stormwater pond setback.
4) Street names may be subject to change and will be approved as part of the final plat approval by the City Council.
5) The Planning Commission, on a two-to-two vote, could not reach consensus regarding proposed Lots 1 and 2 Block 4, and recommend that the City Council make the final determination regarding the matter, with the options being as follows:

   a. Proposed Lots 1 and 2 Block 4 shall be combined into a single lot that can meet wetland buffer (25') and setback (35') requirements. Block 4 and Outlot B boundaries shall be amended so that the wetland buffer is contained entirely within Outlot B.

   OR

   b. Lots 1 and 2 Block 4 shall be eliminated from the plat based on the requirement that private driveways are not permitted on collector roadways.

Motion carried: (4-0)

B. **Request for Conditional Use Permit for Accessory Drive-Through Lane**

Sevening presented the request to amend Conditional Use Permit #C1-2017 to allow an additional accessory drive-through facility in connection with Phase II of the Elko New Market Retail Center, as proposed by Greystone Construction. She explained that a conditional use permit was issued in 2017, which allowed two accessory drive-through lanes, one at each end of the building. She explained that Greystone is currently requesting an additional drive-through lane on the north side of the building to accommodate a proposed pharmacy. She explained that if the drive-through were to be approved, a different type of tenant could occupy the space and utilize the drive-through in the future.

Sevening reviewed the criteria for granting a conditional use permit and stated that the criteria for granting the permit have been satisfied. She also reviewed the criteria specific to the granting approval of drive-through facilities as stated in the Zoning Ordinance. She reviewed the proposed site design and noted that staff believes any conflicts between the two westerly drive-through facilities can be mitigated with pavement markings and signage. She reviewed overall site circulation at the site.

Following Sevening's presentation, it was moved by Smith and seconded by Kruckman to open the public hearing at 8:02 p.m.

Eric Bender representing Greystone Construction addressed the Commission. Hanson asked about the parking spaces on the north side of the building, and concern about pedestrians needing to cross the drive-through stacking spaces. Mr. Bender stated that the parking spaces on the north side of the building are intended for employees.

Christianson noted that construction of this phase of the development would trigger the construction of the parking lot connection between the Firehouse Grill and the Retail Center properties.

With no further comments, it was moved by Smith and seconded by Kruckman to close the public hearing at 8:08 p.m. It was then moved by Smith and seconded by Hanson to recommend to the City Council approval of the request to amend Conditional Use Permit #C1-2017 to allow an additional accessory drive-through facility for the following reasons:

1. The proposed accessory drive-through facility is consistent with the comprehensive plan and permitted in the Residential Mixed Use land use category with an approved conditional use permit.
2. The 2030 Comprehensive Plan guides the property to Residential Mixed Use and the draft 2040 Comprehensive Plan guides the property to Commercial. Both land uses permit accessory uses such as drive-through facilities.
3. The drive-through facility proposed on the north side of the building conforms with all applicable performance standards.
4. An additional drive-through facility can be accommodated by existing public services and will not overburden the City's service capacity.
5. Traffic generation by the proposed drive-through facility will not go beyond the capabilities of the streets serving the property.
6. The drive-through facility proposed on the north side of the building has been designed to meet City Code requirements, including the amount of required vehicle stacking space.
7. The site has been designed to allow circulation options within the site and around the building; the proposed drive-through facility will not interfere with access into or within the site. Potential traffic conflicts will be minimized through signage and pavement markings.
8. The accessory drive-through facility has been designed in a manner that will prevent vehicle stacking into public streets or rights of way.
9. The proposed vehicle stacking lane and drive-through window have been located on the north side of the building, which does not face residentially zoned properties. The design

is such that vehicles will be able to maneuver throughout the site with minimal traffic conflicts.

10. The site has been designed to screen the proposed drive-through facility from view of adjoining residential zoning districts and public street rights-of-way by way of landscaping within the proposed curbed island.

And with the following conditions:

1. The drive-through lane shall be constructed as shown on the plan sheet dated February 12, 2019 with revisions on July 3, 2019 and July 15, 2019.
2. Landscape screening shall be provided on the north side of the northerly drive-through to screen it from public street rights-of-way. Landscape screening can be placed within the raised islands.
3. A lighting plan meeting the requirements of Section 11-4-7 of the City Code will be required prior to building permit approval.

Motion carried: (4-0)

C. **Proposed Zoning Ordinance Amendment – R4 District Standards**

Sevening presented her staff report regarding proposed zoning ordinance amendments related to the R-4 District landscaping requirements and internal setback requirements which were also reviewed at the June Planning Commission meeting. She began by highlighting two goals contained in the City's Comprehensive Plan, to provide a variety of housing options, and to remove barriers to providing housing options within the City.

She explained that the current standards date back to 2006 and the City has now received its first ever concept plan for a development on an R-4 zoned property. While reviewing the concept plans, staff suggested that certain standards in the R-4 District be further reviewed. She explained that in an effort to better support high-density affordable housing development in the community, a suggestion is being made to amend two standards relating to internal setback and landscaping requirements, that apply to the R-4 zoning district.

In question was the current requirement that at least fifty percent (50%) of the total site area be landscaped, and the current requirement that buildings need to be set back at least 30' from private drives and private parking lots. Sevening reviewed research conducted on the codes of other cities in this regard, including Farmington, Lakeville, Prior Lake, Savage, Shakopee, Apple Valley, Belle Plaine, Jordan, Lonsdale and New Prague. The research concluded that Elko New Market's regulations were far more restrictive than all the noted communities in regards to the landscaping and internal setback requirements. She also reviewed visual depictions of nine other apartment sites within nearby communities and provided estimates regarding the landscaping percentages and internal setbacks at those sites.

It was moved by Priebe and seconded by Kruckman to open the public hearing at 8:21 p.m. With no comments regarding the proposed ordinance amendments, it was moved by Kruckman and seconded by Smith to close the public hearing was closed at 8:22 p.m.

With no further questions or comments from the Planning Commission, it was moved by Hanson and seconded by Kruckman to recommend approval of the proposed changes to the City Council, as follows:

- Reduce the landscaping requirement in the R-3 and R-4 zoning district from 50% to 30%;
- In the R4 district, reduce the building setback from the curb line of a private drive from 30' to 25';
- In the R4 district, reduce the building setback from private parking areas from 30' to 15'.

Motion carried: (4-0)

D. **Proposed Zoning Ordinance Amendment – Ground Mounted Solar Panels**

Sevening introduced a proposed Zoning Ordinance text amendment regarding the maximum area for ground mounted solar energy systems in the Institutional zoning district. She explained that solar energy systems are allowed as a permitted accessory use in all zoning districts, and that ground mounted solar energy systems are limited in size to the maximum area allowed for detached accessory structures. She stated that research was completed on the topic, including model ordinances from the State of Minnesota, and feedback was solicited from Ideal Energy and the City Attorney. Following the research, staff is recommending that the Ordinance be amended to allow a larger area for ground mounted solar panels in the Institutional zoning district as follows: a maximum area of 4,000 square feet for parcels between 10 and 20 acres, and a maximum area of 8,000 square feet for parcels greater than 20 acres. Sevening explained that minor amendments are also being suggested, to include a purpose, and clarification on how to calculate the area of a ground mounted solar system.

It was moved by Smith, seconded by Hanson to open the public hearing regarding the proposed amendments at 8:31 p.m. With no comments from the public, it was moved by Smith and seconded by Hanson to close the public hearing at 8:31 p.m. It was then moved by Hanson and seconded by Priebe to recommend to the City Council approval of an amendment to Section 11-14-4 of the City Code as contained in the Planning Commission report dated July 30, 2019, as follows:

- Add section containing Purpose: Solar energy systems shall serve only the parcel on which they are located.

- Amend section pertaining to Roof Mounting: Roof mounted solar collectors may be flush mounted, bracket mounted, or ballasted. Bracket mounted and ballasted solar collectors shall be permitted only when a determination is made by the city building official that the underlying roof structure will support apparatus, wind, and snow loads and all applicable building standards are satisfied.

- Amend section pertaining to Maximum Area:

a. Ground mounted solar energy systems shall be limited in size to the maximum area requirement allowed for accessory structures or no more than twenty five percent (25%) of the rear yard, whichever is less, except as otherwise provided in subsection b.

b. On Institutionally zoned parcels with a lot area of 10 acres or greater, ground mounted solar energy systems shall comply with the following area limitations:

Lot Area	Maximum Area Allowed
10 acres to 20 acres	4,000 square feet
Over 20 acres	8,000 square feet

c. Calculation of Area: The area of a ground mounted solar energy system shall be comprised of the total solar energy system footprint, including the space between systems, calculated based on the extent of the perimeter of the entire system.

Motion carried: (4-0)

8. GENERAL BUSINESS

A. Continued Request for Rezoning and Preliminary Plat Approval of Sylvester Meadows

Christianson introduced the agenda item and presented her staff report regarding the continued request for rezoning and preliminary plat approval of Sylvester Meadows containing nine single-family residential lots and two outlots on 41 acres, proposed by Bernard Mahowald. She presented a powerpoint and reviewed the locations of the Farm developments which were also developed by Mr. Mahowald, and the location of the proposed plat. She stated that the request had been reviewed by the Planning Commission on May 28, 2019 at which time the required public hearing was held, and following the public hearing the Commission recommended that the item be continued. She reviewed the conditions placed on the continuance and the status of such conditions, as follows:

- ✓ Staff is directed to extend the City's statutory review period for an additional 60-days for a total of 120-days. (Completed)
- ✓ Lance Heisler with Lampe Law Group shall be given until July 8, 2019 to submit an independent hydrology study for consideration by the City in conjunction with the current request. (Hydrology study not received)
- ✓ The applicant shall redraw the plat to address the park dedication as requested by the Parks Commission. (Completed)
- The developer shall comply with the recommendations of the City Engineer and Public Works Director. (This condition stands)
- ✓ A tree inventory meeting the requirements of Section 12-9-9 of the City's Subdivision Ordinance must be completed and must identify the location of all significant trees on the property. 40% of the significant trees must be protected as part of the development. (Completed)

- ✓ The final plat drawing shall be amended to show a drainage and utility easement covering the proposed drainage swales on proposed Lots 1, 2 & 9. (Redesigned so no longer needed / Completed)
- ✓ The lift station shown on proposed Lot 9 should be moved onto the existing outlot owned by the City, if possible. If not possible, the drainage and utility easement on proposed Lot 9 should be expanded to cover any future maintenance needs for the proposed lift station. (Completed)
- The construction plans shall be amended to include a standby generator to service the proposed sanitary sewer lift station. (The stand-by generator has not been shown in the current plan set. The design engineer indicated that the stand-by generator will be included in the final construction plan set, to the satisfaction of the City Engineer and Public Works Director.)
- ✓ The final plat drawing shall be amended to depict a drainage and utility easement covering the wetland and required wetland buffer area on proposed Outlot A. (Completed)
- The bump-out area shown on the westerly curve on Sylvesters Court should be removed / redesigned. (The bump out area has not been removed as originally requested because removing the bump-out area would cause proposed Lots 1 and 2 to not meet the required lot width at the building setback line.)

Christianson reviewed the location of wetlands along the northern portion of the property and also explained that a wetland delineation had been completed and the boundary accepted by the City following concurrence by a Technical Evaluation Panel. She noted that the area is not a DNR Protected Water and is under the jurisdiction of the Army Corp of Engineers.

Christianson also reviewed transportation related issues, and specifically noted that the width of the proposed Sylvester's Court where it connects to Aaron Drive is 50' in width, which was the standard for the City of New Market at the time the Farm 3rd Addition was platted. Staff supports a continuation of that right-of-way width due to the small number of lots within the development and because lots are only proposed on one side of the street. She also noted that the proposed cul-de-ac is proposed at approximately 650' in length which exceeds the maximum length of 500'. She stated that variances are being requested for these two items.

The recommendation of the Parks Commission was reviewed, which included dedicating land for a future trail connection from the existing Mahowald Park to the proposed Sylvester Court sidewalk system. Christianson explained that the developer proposes dedication of proposed Outlot A to the City to achieve the recommendation of the Parks Commission.

Christianson outlined a concern related to the proposed right-of-way bump out area adjacent to Lots 1, 2 and 3, and stated that staff is recommending that the street be paved into a partial cul-de-sac in that area, so the right-of-way would not extend into the yards.

Christianson stated that the official public hearing was held on May 28th, 2019 and that the Commission could consider accepting additional public comment, and also stated the City was approaching the 120 day deadline so a recommendation from the Commission regarding

the applications would be needed. Chairman Smith advised that additional public comment would be accepted.

Mr. Dan Chlan, 26620 Natchez Avenue, addressed the Commission. He stated that he had just received the hydrology study for review and that it would be submitted to the City on either Friday, August 2nd or Monday, August 5th, 2019, and that it contained information on a huge hydrology change.

Greg Halling with Halling Engineering addressed the Commission and stated that he has reviewed the City Engineer's comments regarding grading the trail and there will not be a problem complying with 5% grade in the trail area. He also stated that there is an excess soil pile containing black dirt on the proposed park property which the developer would like to utilize in the development. The City Engineer indicated this would be acceptable to the City. Halling also requested that the bump out area adjacent to Lots 1, 2 and 3 not be required to be paved as suggested by City staff, stating that it is additional impervious surface, snow plowing, and maintenance for the City.

There was significant discussion regarding the proposed right-of-way bump out area proposed adjacent to Lots 1, 2 and 3 and whether it should be paved or not paved, and the pros and cons were discussed.

Developer Bernard Mahowald addressed the Commission. He stated that housing costs have become unaffordable and are beyond what many people can afford. He therefore requested that the cul-de-sac bump out area not be required to be paved due to the additional costs associated with it.

Commissioner Priebe stated that he wants to see the hydrology study and the results of it before he makes a recommendation regarding the plat, and he suggested a special Planning Commission meeting be held after the City Engineer has reviewed the report and before the request is scheduled for action by the City Council. Administrator Terry reviewed the time frames associated with required City action on the development application, noting that the City is nearing the 120 day deadline allowed under state statute.

Mr. Mahowald questioned why the development needed to be held up based on the hydrology study. Commissioner Priebe stated that he is concerned about how the proposed development may affect drainage on Mr. Chlan's property.

City Attorney McDowell Poehler advised the Commission that per the City's Ordinances, the Commission is required to make recommendations based on the material that they have at this time. If the recommendation of the City Engineer is that the development will have little effect on drainage in the area, and complies with City code, there is little discretion that the Commission has in making a recommendation. Administrator Terry stated that if additional information is available to the City Council before the City Council considers the application, the City Council would consider that information also.

The Commission continued to discuss the recommendation to pave the cul-de-sac bump out area. Priebe, Kruckman and Hanson stated that it should be paved, while Smith stated it should not be paved.

A motion was made by Smith and seconded by Kruckman to recommend approval of the request for rezoning and preliminary plat approval, including approval a variance relating to the right-of-way width and cul-de-sac length for Sylvester's Court, with a recommendation to not require paving of the cul-de-sac bump out area, and recommending that staff and city council review hydrology study when and if it becomes available.

Motion failed: (2-2).

It was then moved by Smith and seconded by Kruckman to recommend approval of the request to rezone a portion of the property from UR Urban Reserve to R1 Suburban Single Family Residential, for the following reasons:

1) The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan.
2) The proposed use is compatible with present and future land uses of the area.
3) The proposed use of the property complies with performance standards contained in the City's Zoning & Subdivision Ordinances.
4) The proposed use of the property as single-family residential can be accommodated with existing public services and will not overburden the City's service capacity.
5) Traffic generation by the proposed use is within capabilities of streets serving the property.

Included in the motion was a recommendation for approval of the request for preliminary plat approval of Sylvesters Meadows, containing nine single-family residential lots and two outlots, for the following reasons:

1) The proposed use of the property meets the intent of the guided land use for the area.
2) The proposed plat complies with the purposes of the Zoning Ordinance and Comprehensive Plan.

And recommending the preliminary plat shall be subject to the following conditions:

1) The developer shall comply with the recommendations of the City Engineer and Public Works Director.
2) The developer must enter into a development contract with the City of Elko New Market at the time of final plat approval.
3) The construction plans shall be amended to include a standby generator to service the proposed sanitary sewer lift station.
4) City staff and the City Council shall review the hydrology study planned to be submitted by Mr. Dan Chlan and shall consider its results when making the final decision on the application for plat approval.

And included in the motion was a recommendation for approval of the request for variance from the required 60' road right of way width to allow a 50' road right-of-way width, and a variance from the maximum 500' cul-de-sac length to allow a 650' cul-de-sac length is being approved with the following findings:

1) There are special circumstances affecting the property such that the application of the provisions of the Subdivision Ordinance would mean that the property cannot be put to a reasonable use.
2) Granting the variance will not be detrimental to the public health, safety and welfare or injurious to other property in the vicinity in which the development site is situated.
3) Granting the variance will not increase the flood hazard or flood damage potential.
4) Granting the variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire or endanger public safety.
5) The variances are to correct inequities resulting from a physical hardship including wetlands.
6) The hardship is not a result of an action by the owner, applicant or any agent thereof.
7) That the requested variance is the minimum action required to eliminate the hardship.
8) The variance does not involve a use which is not allowed within the respective zoning district.

And noting that:

1) City staff supports the developer's request to retain ownership of the wetland area on proposed Outlot B.
2) A vote was taken by the Planning Commission on the requirement to pave the cul-de-sac bump out area adjacent to proposed Lots 1, 2 and 3 and there was a 2-2 tie vote on the matter.

Motion carried: (4-0)

9. MISCELLANEOUS

A. Community Development Updates

Christianson noted that a report containing updates was included in the Planning Commission Packet. Tom Terry announced that Haley Sevening has been hired by the City as a Planner. Chairman Smith asked about the Christmas Pines development. City Engineer Revering updated the Commission regarding the status of construction at Boulder Heights and Christmas Pines.

B. Planning Commission Questions and Comments

There were no comments or questions from the Planning Commission.

10. ADJOURNMENT

A motion was made by Kruckman and seconded by Hanson to adjourn the meeting at 9:30 p.m. Motion carried: (4-0).

Submitted by:

Renee L. Christianson

Renee Christianson
Community Development Specialist

DRAFT