PC Members: Brad Smith, Nicole Kruckman, Thomas Humphrey, Melissa Hanson, Todd Priebe and Harry Anderson
City Staff: City Planner Bob Kirmis, Community Development Specialist Renee Christianson and City Engineer Rich Revering

AGENDA

TUESDAY, JULY 30, 2019 @ 6:30 PM
COUNCIL CHAMBERS – NEW MARKET AREA HALL
601 MAIN STREET, PO BOX 99, ELKO NEW MARKET, MN 55020

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**
   Consider Approval of the Agenda

4. **PUBLIC COMMENT** (public opportunity to comment on items not listed on the agenda)

5. **ANNOUNCEMENTS**
   A. None

6. **APPROVAL OF MINUTES**
   Consider Approval of the following:
   A. June 25, 2019 Minutes

7. **PUBLIC HEARINGS**
   A. Request for Rezoning, Preliminary & Final Plat Approval of Pete's Hill - Elko 34, LLC, applicant
   B. Request for Conditional Use Permit for Accessory Drive-Through Lane – Greystone Construction, Applicant
   C. Proposed Zoning Ordinance Amendment – R4 Zoning District Standards
   D. Proposed Zoning Ordinance Amendment – Area Limitations for Ground Mounted Solar Panels in Institutional Zoning Districts

8. **GENERAL BUSINESS**
   A. Continued Request for Rezoning, Preliminary and Final Plat Approval of Sylvester's Meadows, Bernard Mahowald, applicant

9. **MISCELLANEOUS**
   A. Community Development Updates & Reports
   B. Planning Commission Questions & Comments

10. **ADJOURNMENT**

BOARD NOTICE:
TO DETERMINE IF A QUORUM WILL BE PRESENT, PLEASE CONTACT ELKO NEW MARKET AREA HALL AT 952-461-2777 IF YOU ARE UNABLE TO ATTEND

PUBLIC NOTICE:
ANYONE SPEAKING TO THE BOARD SHALL STATE THEIR NAME AND ADDRESS FOR THE RECORD

MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
JUNE 25, 2019
5:00 PM

1. CALL TO ORDER

Chairman Smith called the meeting of the Elko New Market Planning Commission to order at 7:00 p.m.

Commission members present:	Smith, Kruckman, Hanson, and Humphrey
Members absent and excused:	Priebe and Ex-officio member Anderson
Staff Present:	Community Development Specialist Christianson and Community Development Intern Sevening

2. PLEDGE OF ALLEGIANCE

Chairman Smith led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Smith and seconded by Humphrey 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 to approve the minutes of the May 28, 2019 meeting. Motion carried: (4-0).

7. PUBLIC HEARINGS

A. **None**

8. GENERAL BUSINESS

A. Draft Zoning Ordinance Amendment – Landscaping & Setback Requirements in the R4 Zoning District

Sevening presented her staff report regarding proposed zoning ordinance amendments related to the R-4 District landscaping requirements and internal setback requirements. She

DRAFT

explained that recently the City had received its first ever concept plan for a development on an R-4 zoned property, and while reviewing the concept plans, staff felt that certain standards in the R-4 District needed further review. She explained that in an effort to better support high-density affordable housing development, staff is suggesting a reduction of two standards, setbacks and landscaping, that apply to the R-4 district.

In question was the current requirement that at least fifty percent (50%) of the total site area shall 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 goals identified in the City's Comprehensive Plan, which support providing a variety of housing options for people with a variety of income levels, and a goal to remove barriers to providing those housing options.

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.

Following discussion on the matter, the Planning Commission directed staff to schedule a public hearing on proposed amendments to the R4 District regulations, to consider a requirement that 30% of the total site area be landscaped, and to consider a requirement that buildings be setback 25' from the edge of private drives and 15' from private parking areas.

Motion carried: (4-0)

B. Concept Plan Review of 68-Unit Apartment Development – Global Properties

Sevening presented her concept plan staff report, along with a Powerpoint presentation for a proposed 68-unit apartment complex to be constructed in two buildings. She provided some history regarding the property, noting that the property was previously owned by the City who recently sold the property to Global Properties. One condition of the purchase agreement was that the property be rezoned to R4 High Density Residential, which was completed.

Sevening reviewed the 2030 Comprehensive Plan land use guidance for the property, which is Residential Mixed Use, and the density range identified in the Comprehensive Plan which is five to fifteen units per acre. She noted that the development as currently proposed is 21.3 units per acres. Sevening specifically requested feedback from the Planning Commission regarding how to interpret density for the Residential Mixed Use land use category. She did provide an overview of all currently developed areas in the Residential Mixed Use category, and found that the overall density of the developed areas is 9.4 units per acre. The Commission recommended that flexibility be permitted regarding density with the notion that other areas within the Residential Mixed Use Category may develop at densities of less than 5 units per acre, and therefor balance the density issue in the overall land use category.

Sevening also requested preliminary feedback from the Planning Commission regarding a request for conditional use permits needed for additional building height and additional curb cut into the property. After reviewing the criteria for granting such conditional use permit, the Commission was generally in support of the requests. Also reviewed was a requested variance relating to internal site setback (building to parking areas). After reviewing the criteria for granting variances, the Commission was generally in support of the variance request.

9. MISCELLANEOUS

A. Community Development Updates

Christianson updated the Commission on the status of the 2040 Comprehensive Plan, and the following developments: Christmas Pines, Boulder Heights, Sylvester Meadows, and Pete's Hill.

B. Planning Commission Questions and Comments

There were no comments or questions from the Planning Commission.

10. ADJOURNMENT

A motion was made by Smith and seconded by Humphrey to adjourn the meeting at 8:20 p.m. Motion carried: (4-0).

Submitted by:

Renee L. Christianson

Renee Christianson
Community Development Specialist

DRAFT

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

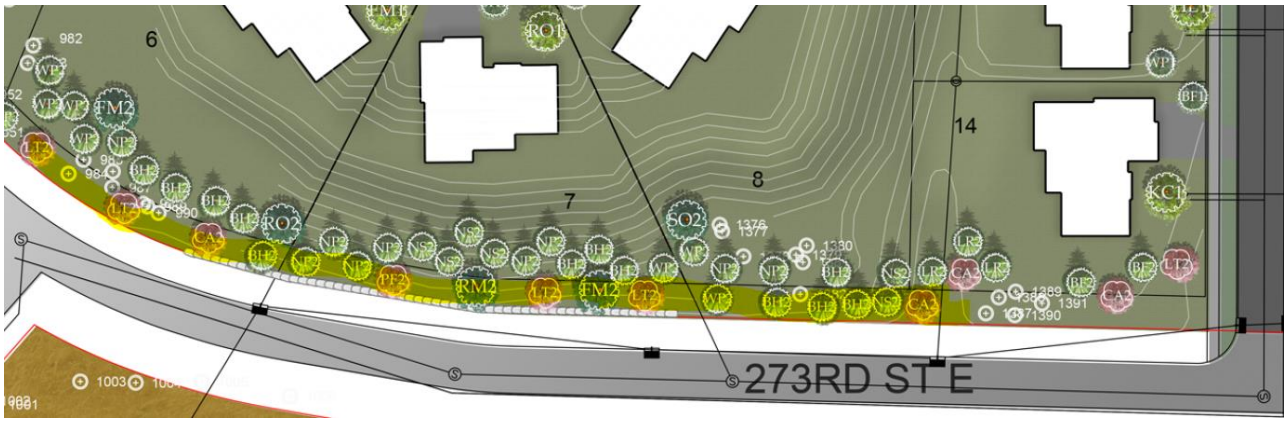
Structures shall not exceed 35' in height in the R1 zoning district. Proposed building heights have not been submitted.

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.

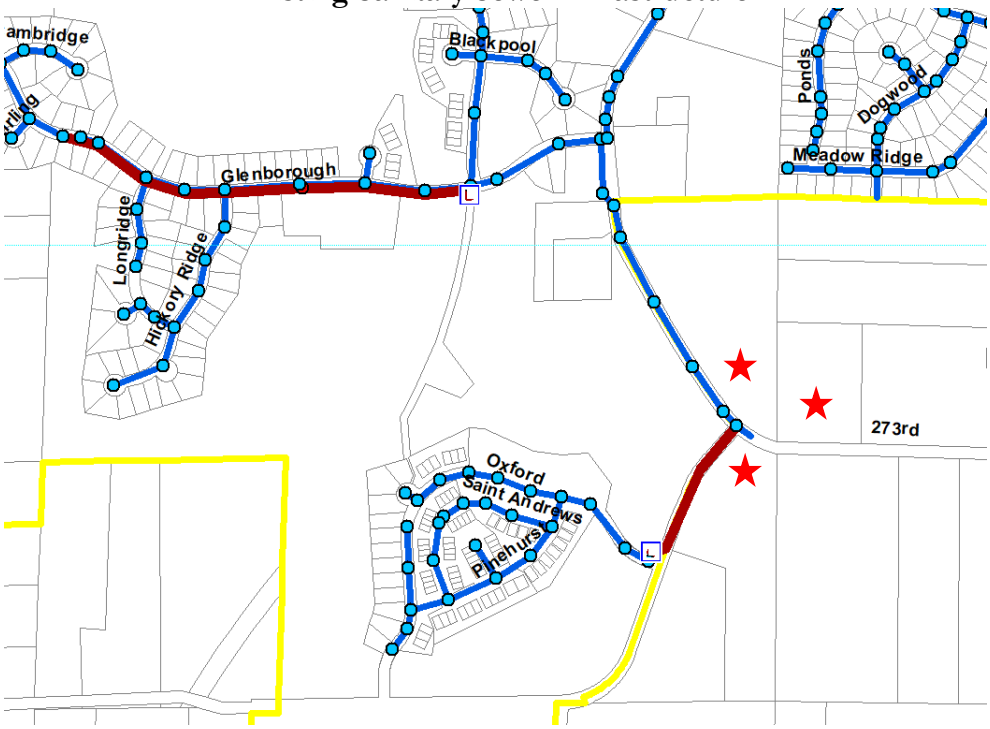
Miscellaneous Easements – The grading plan and construction plans depict areas of temporary grading on adjacent properties, which will require temporary easements from adjacent property owners. A permanent easement is also needed to construct the trail and water line at the north end of Pete's Hill Trail,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

Sanitary Sewer

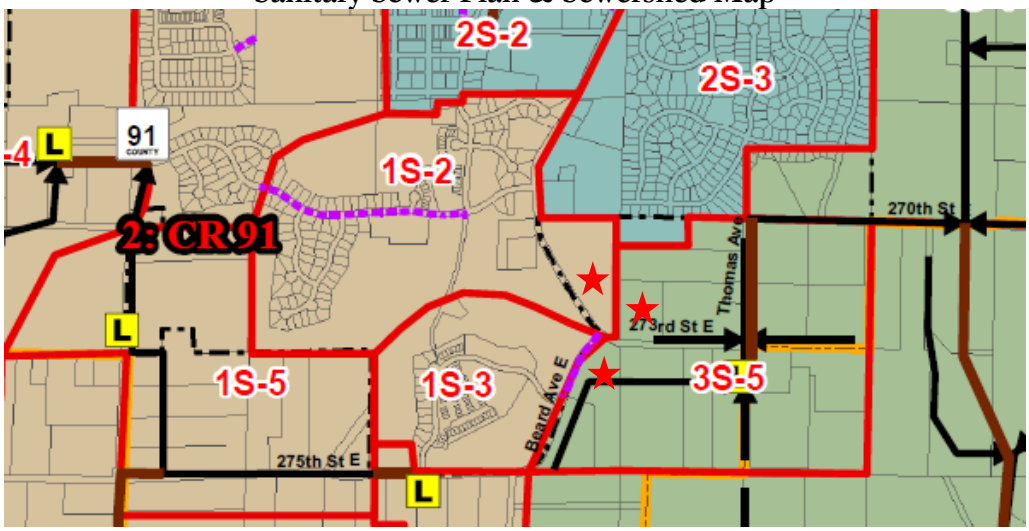
An 8" gravity sewer line currently exists in Xerxes Avenue, and a 1.5" forcemain currently exists in Beard Avenue. The applicant is proposing to connect to the existing sanitary sewer at the intersection of Xerxes

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

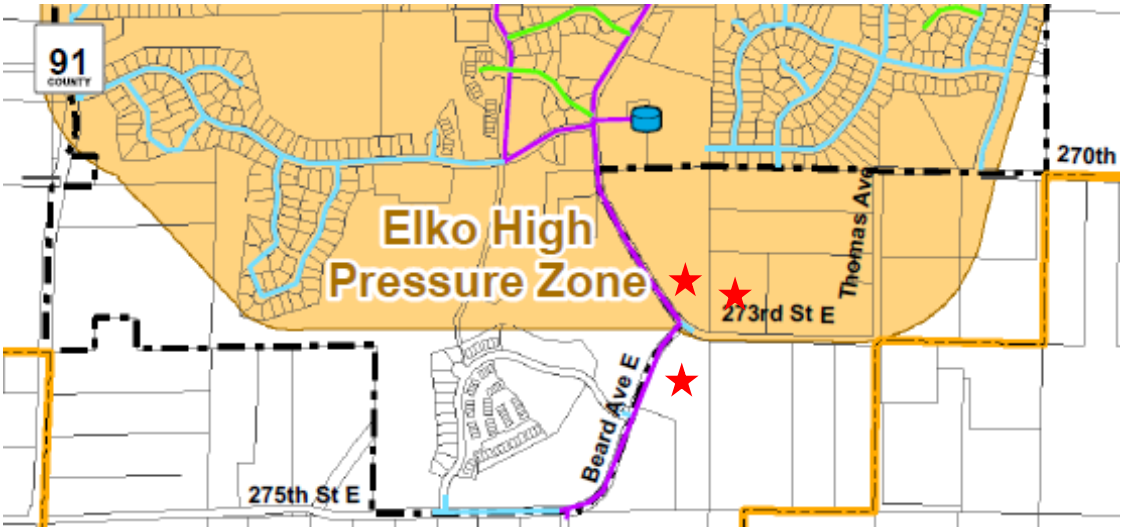


Water

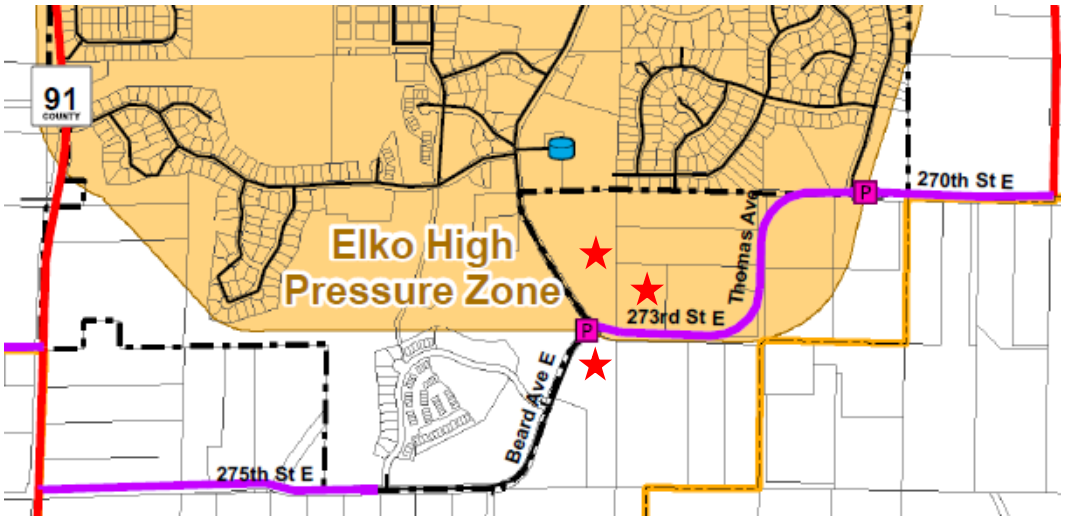
Elko Tower #1 is located just north of the proposed development in Pete's Hill Park. The subject property can be served by the Elko tower and pressure zone. A 12" watermain currently exists in Beard Avenue and Xerxes Trail. 8" watermain also exists in the Windrose development to the northeast of the 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

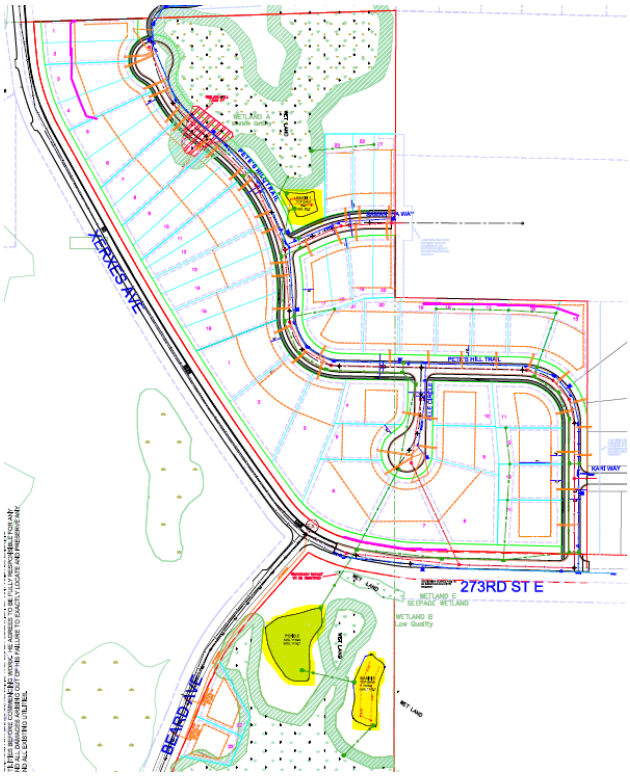


Long Range Water Plan



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.

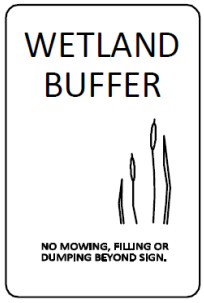


A 10' wide buffer is required around stormwater ponds. All structures shall have a minimum 35' setback from the edge of the HWL of stormwater ponds. The building pad on proposed Lot 1 Block 2 will be impacted by the stormwater pond setback requirement.

The City Engineer must approve the stormwater management plan.

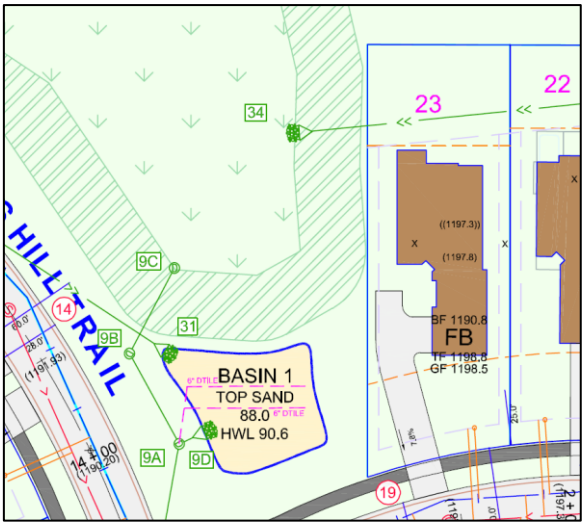
Wetlands / Floodplain / DNR Protected Waters

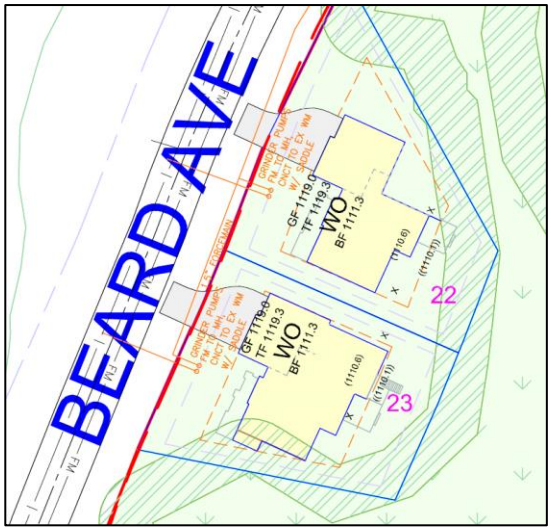
A wetland delineation for the property has been completed and a Notice of Decision (acceptance/approval) was issued on 10.27.17. A 30' wetland buffer is required around the northerly wetland, and a 25' wetland buffer is required around the southerly wetland complex. Wetland buffer sign markers, meeting 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.

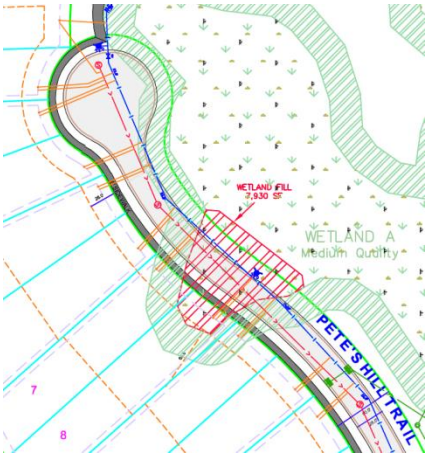


Sample of sign required by City Code

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:

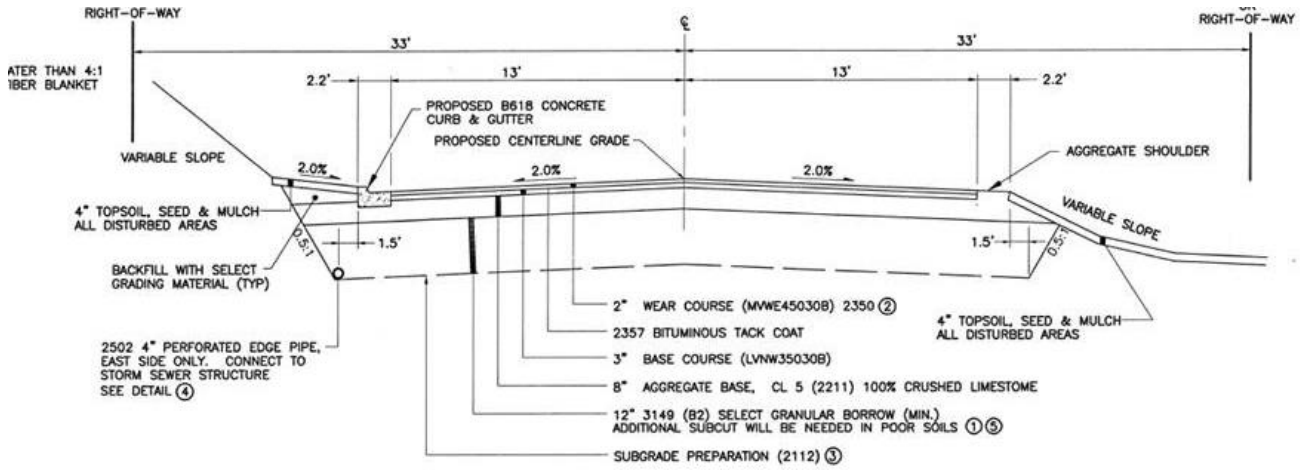
- Obtain an easement from the adjacent property owner and construct the temporary turn around on the adjacent property to the east. The temporary roadway easement would terminate upon extension of the street into the adjacent property.
- Construct a temporary hammerhead cul-de-sac, along with associated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

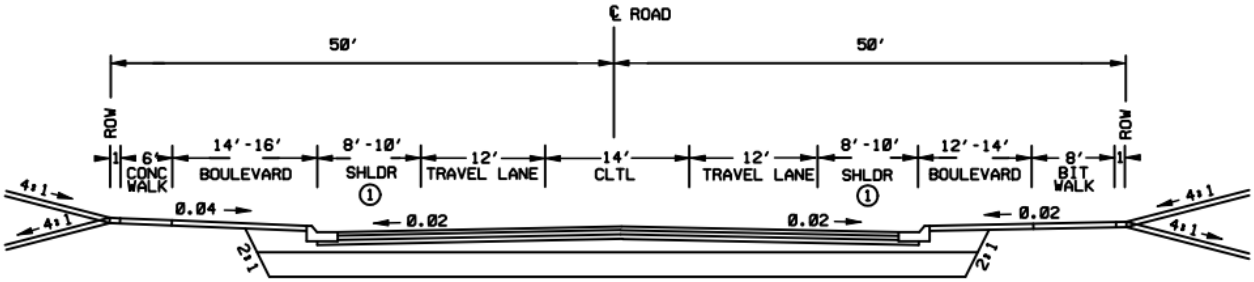
Kari Way. Kari is a proposed curb-cut, or stub street, into the adjacent property to the east. The stub street serves no lots within the proposed development at this time. Staff has no concerns about Kari Way. A "future road extension" sign must be placed at the easterly end of Kari Way.

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

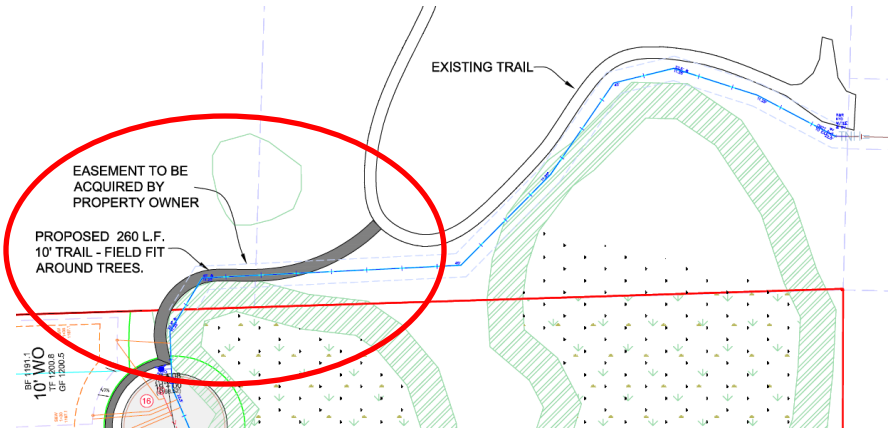
Proposed street names are subject to change prior to final plat approval.

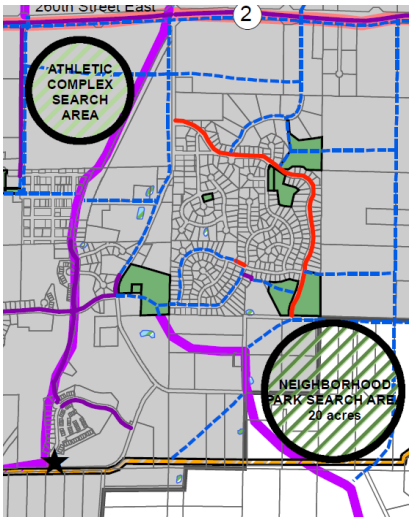
Sidewalks & Trails

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:

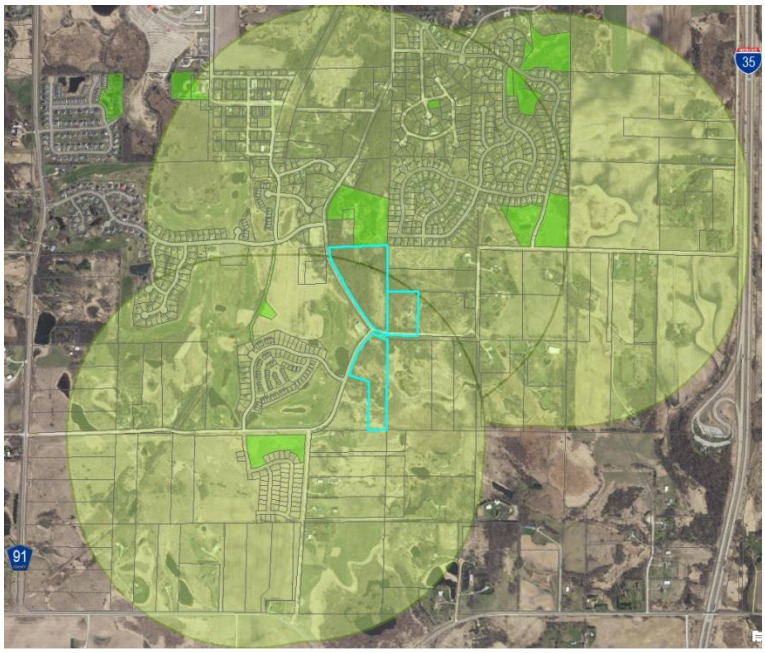
Windrose Park East is currently designated as a Community Park. A Community Park is intended to provide both park and playfield facilities for more intensive recreation activities such as ball fields, tennis courts, ice skating, picnicking. Their service area is typically 1 mile and is intended to serve 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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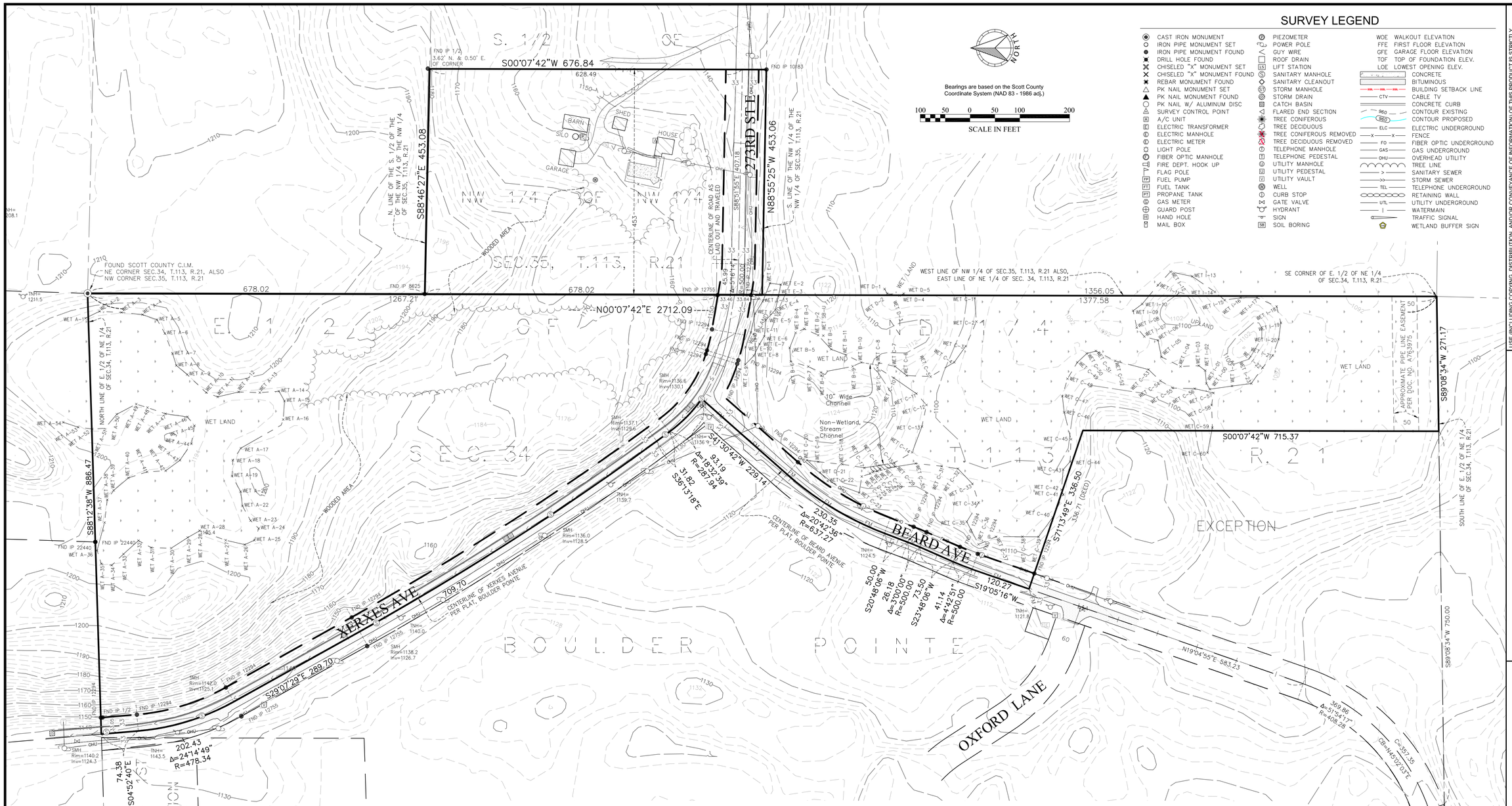

SURVEY LEGEND

- 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

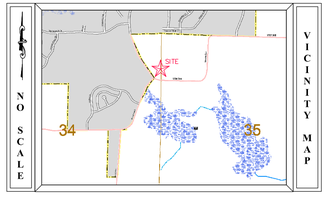
The West 453.00 feet of the South Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 113, Range 21, Scott County, Minnesota.

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

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				
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

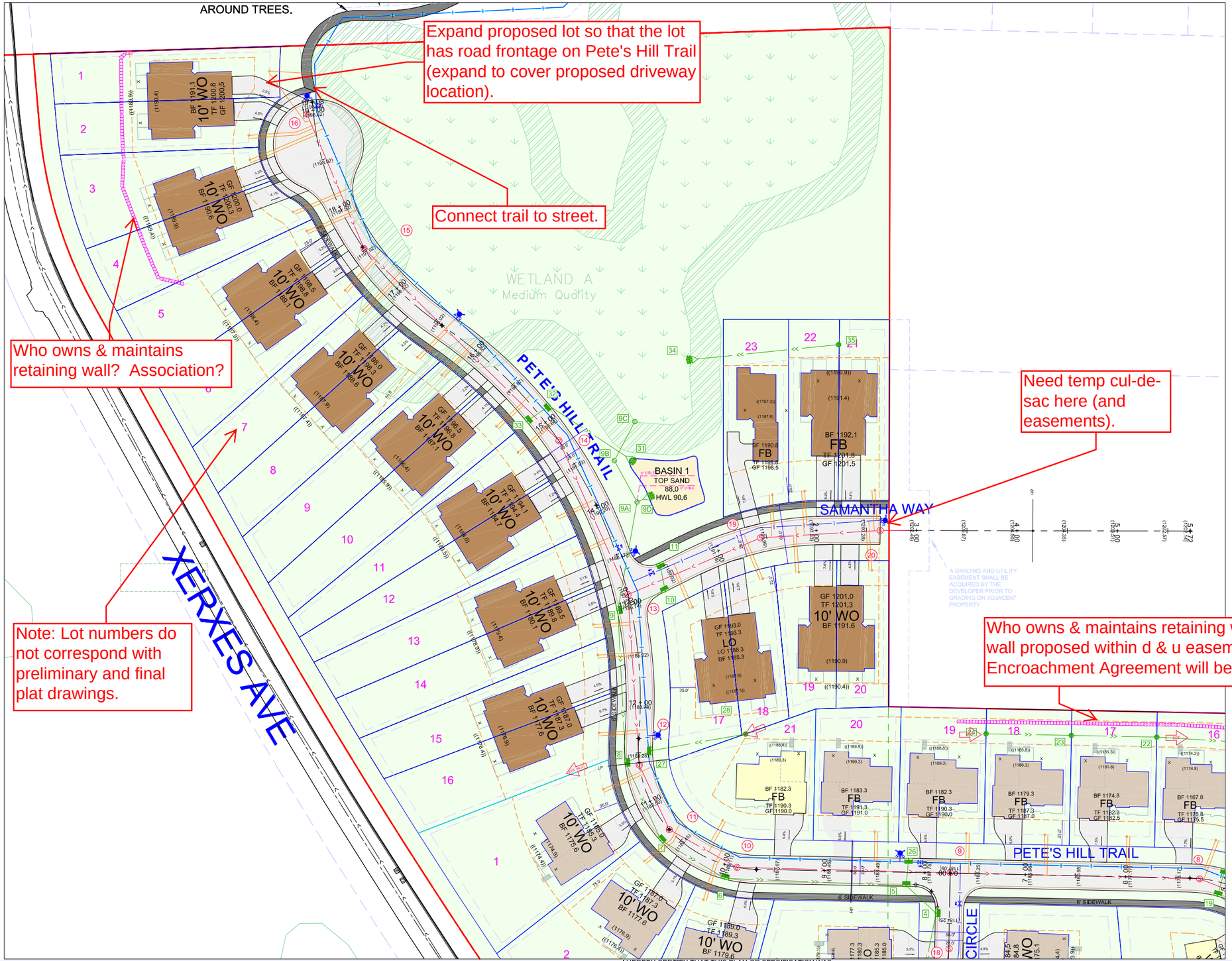
ELKO NEW MARKET, MINNESOTA

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: 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'

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

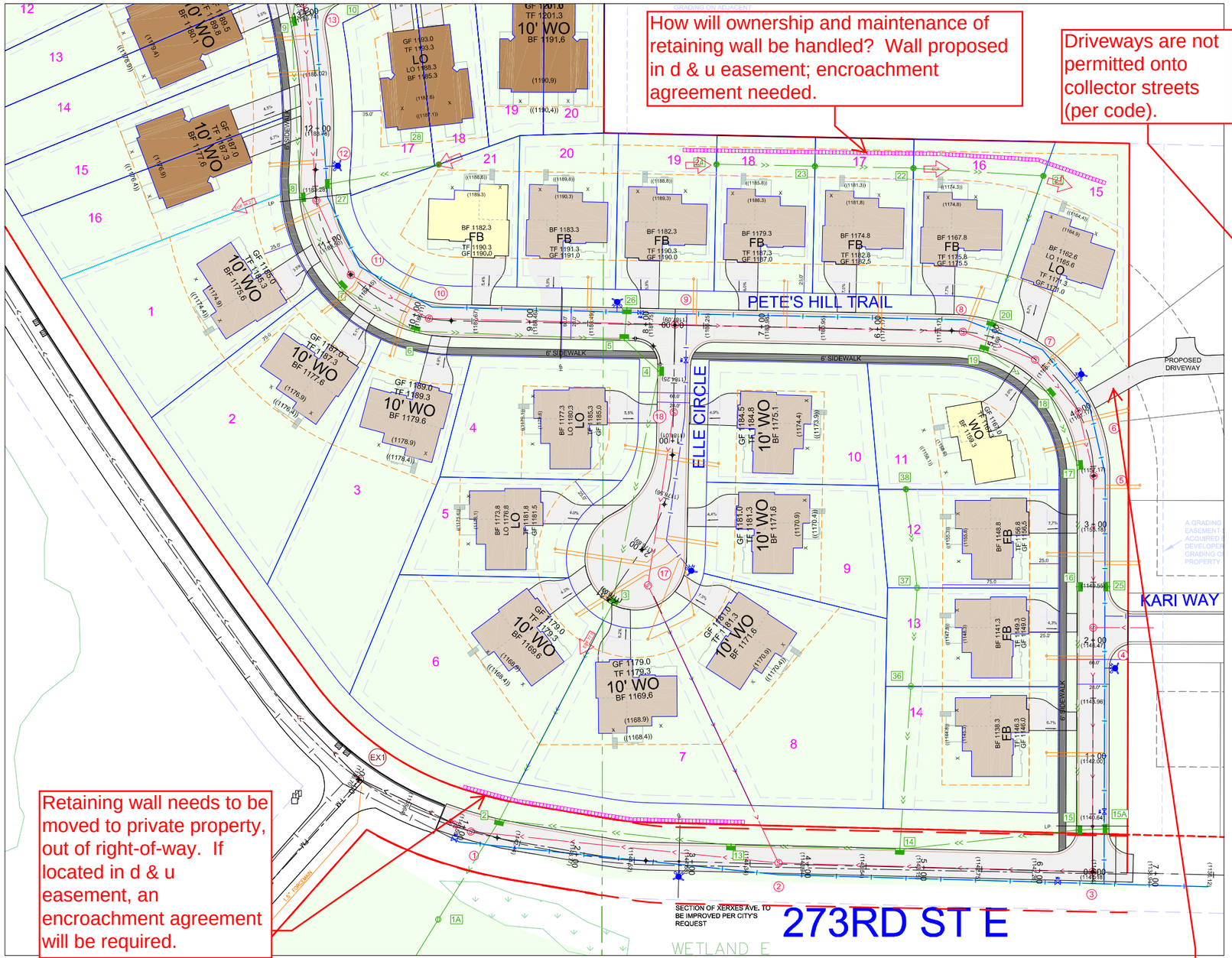
FILE NO.
23664-001

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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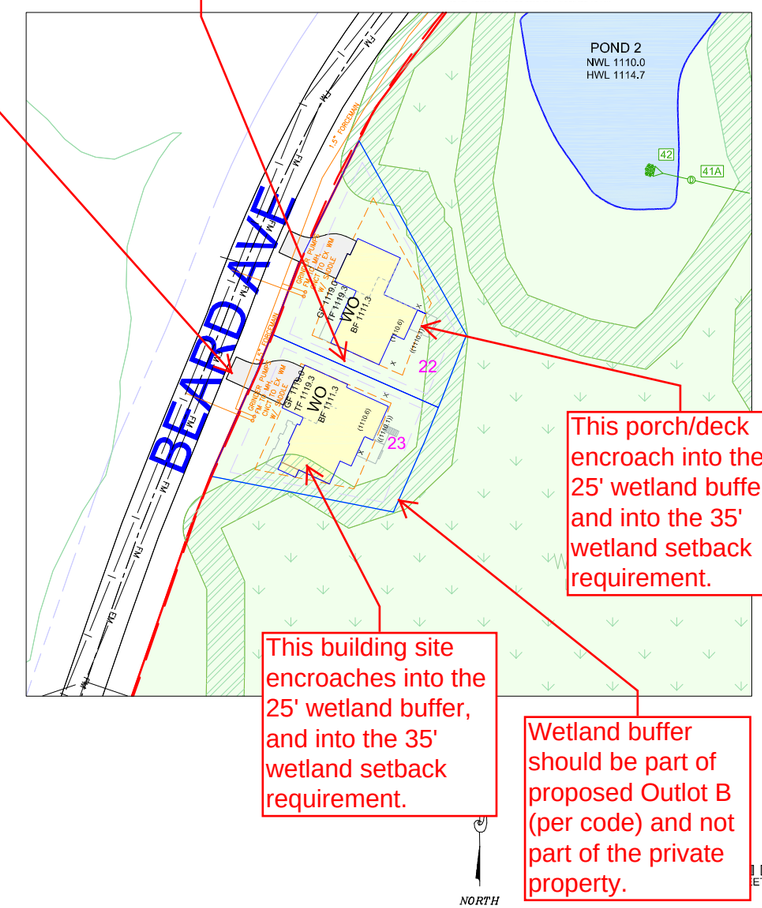
NOTE: YELLOW HOMES SLIGHLTY MODIFIED TO FIT.



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
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

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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

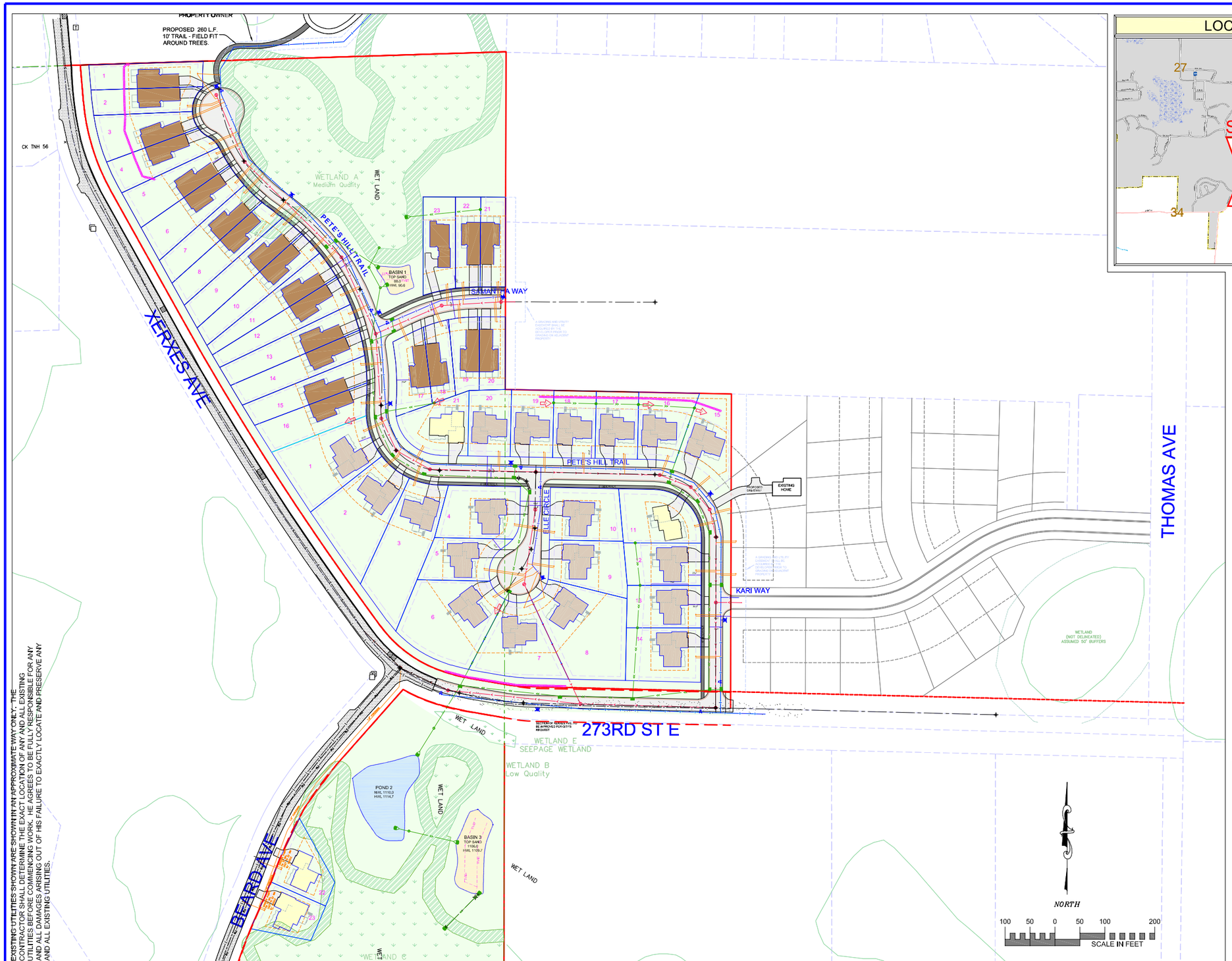
FILE NO. 23664-001

2 / 2

1920-017 BASE ELKO

City Comments 7.24.19

23664-001 ELKO



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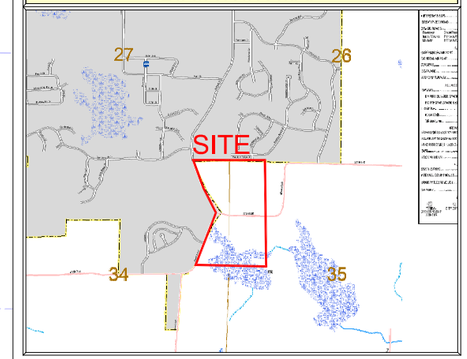
LOCATION MAP



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

23 TWINS, 23 SINGLE FAMILY LOTS

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NOTE: YELLOW HOMES SLIGHLTY MODIFIED TO FIT.

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

DEVELOPER
ELKO 34, LLC.
ATTN: JOHN WICHMANN
7811 GREAT PLAINS BLVD
CHANHASSEN, MN 55317

CONTACT: JOHN WICHMANN
PHONE: (952)253-5600
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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

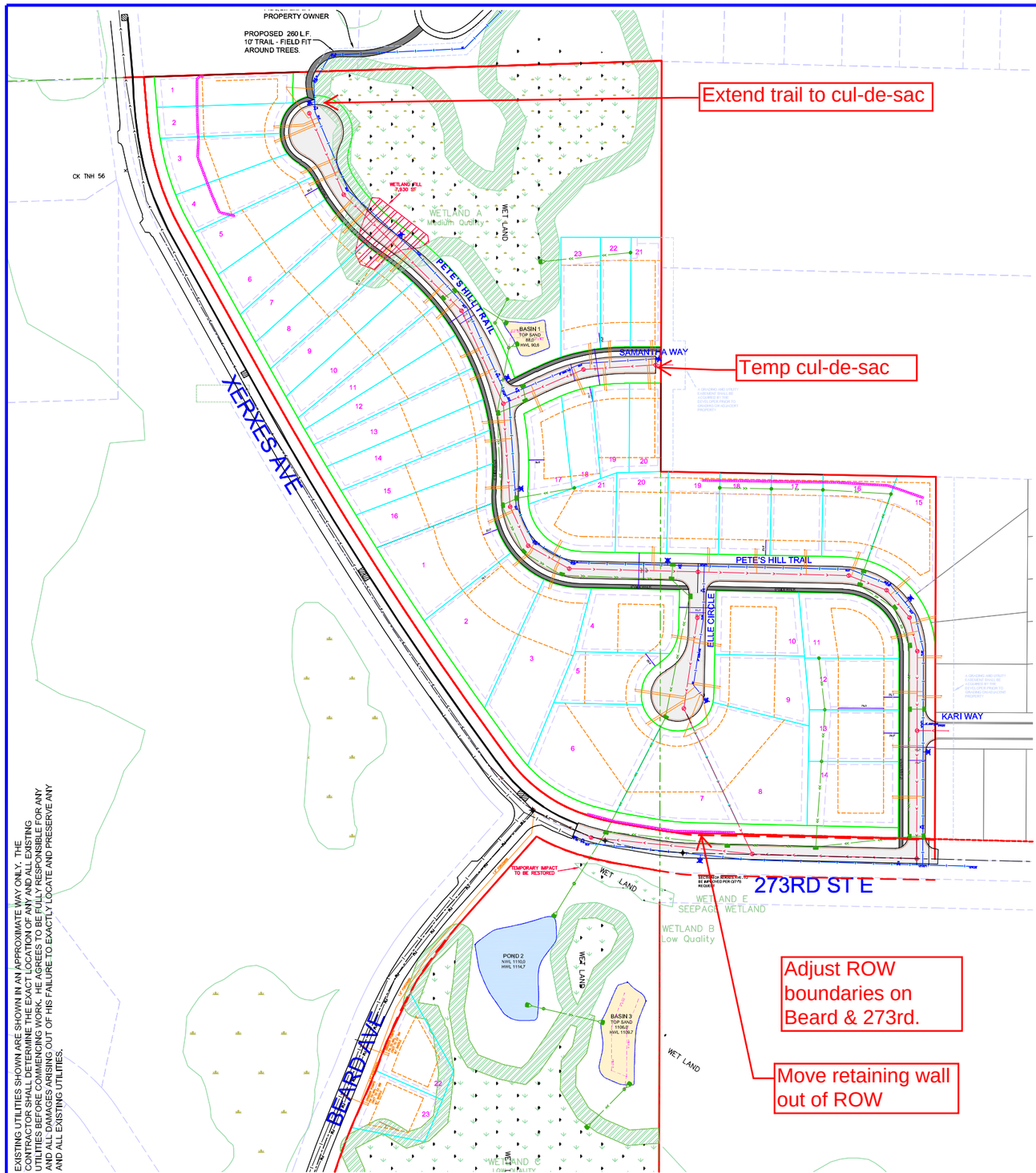
CITY PROJECT NO.
--

ELKO, MINNESOTA

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

FILE NO.
23664-001

1 / 24



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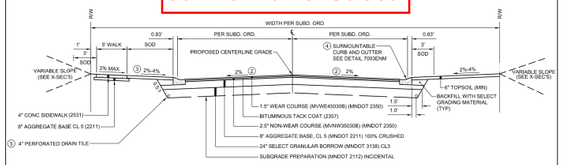
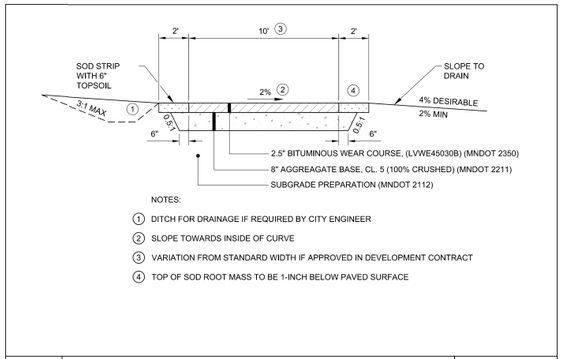
60' ROW / 28' Street



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				
DRAWN BY				
DLS				
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DATE				
07/03/2019				

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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. --

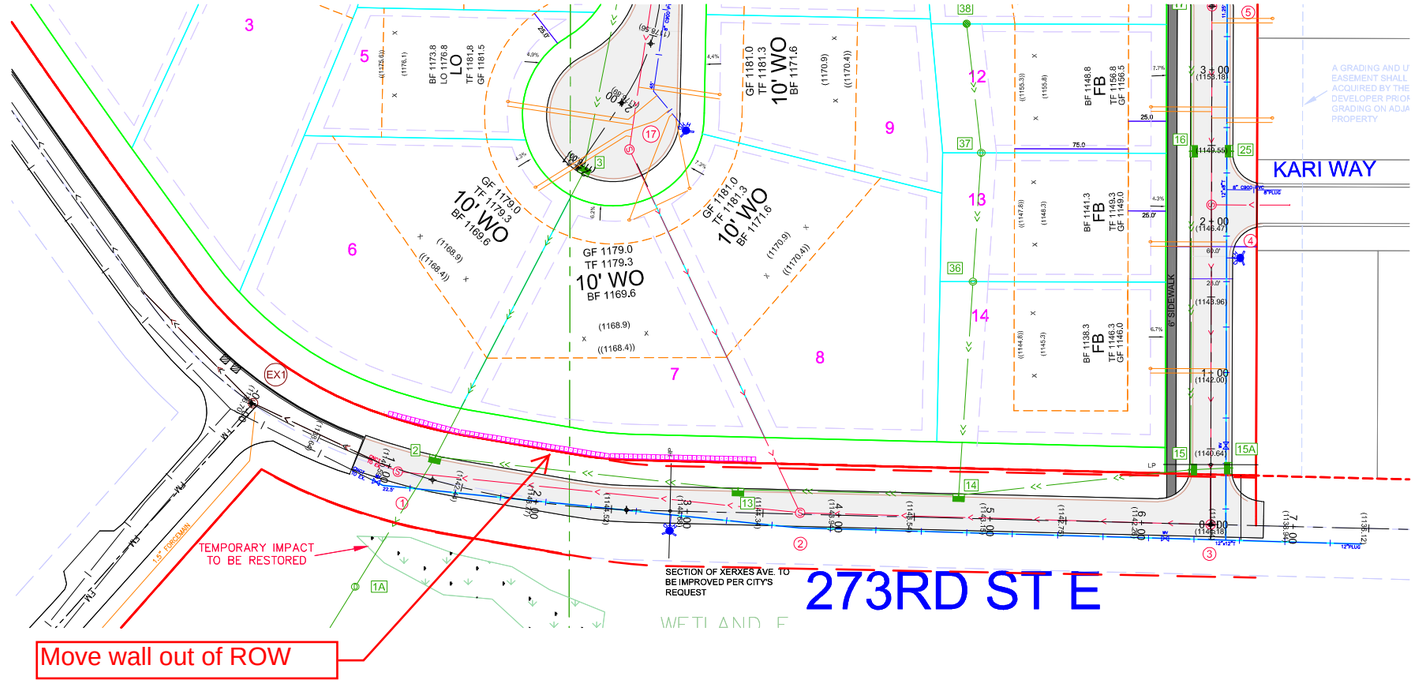
ELKO, MINNESOTA

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

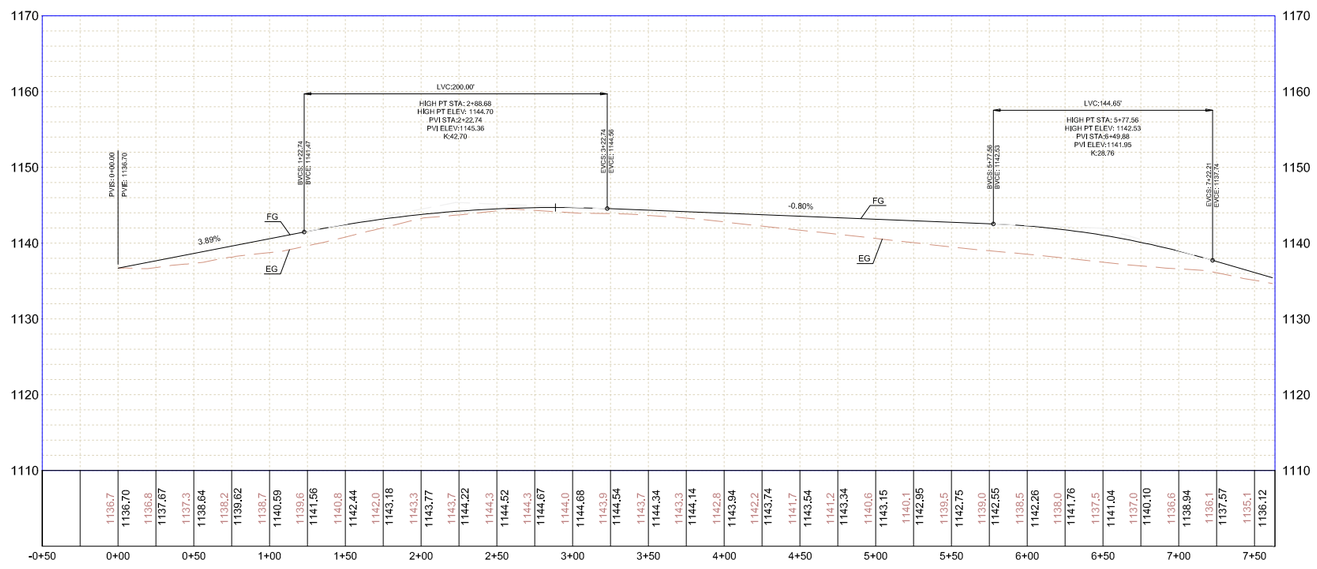
FILE NO. 23664-001

2 / 24

PROJECT NAME AND NUMBER



273RD ST E



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NORTH

50 25 0 25 50 100
SCALE IN FEET

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DLS				
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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

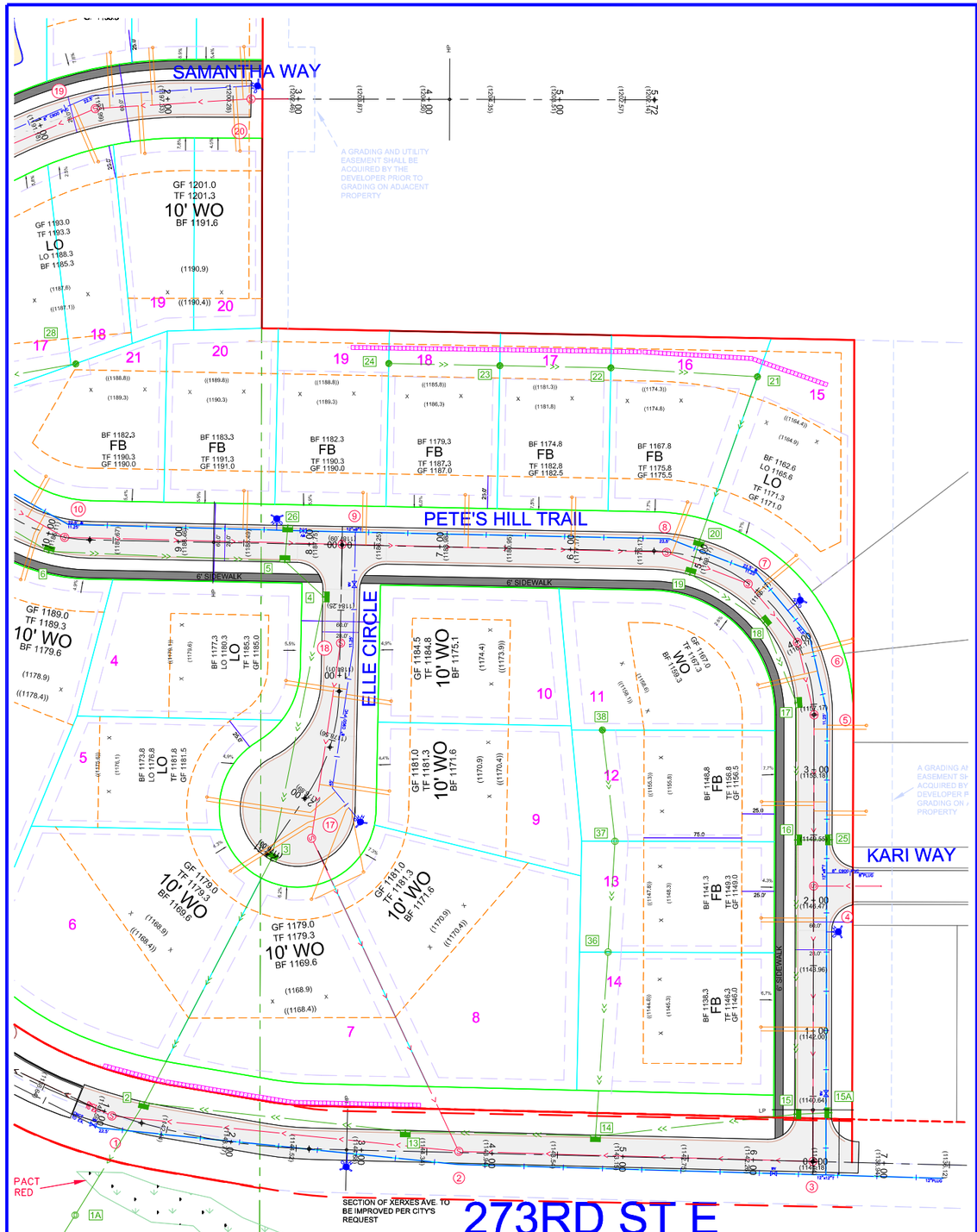
CITY PROJECT NO.
--

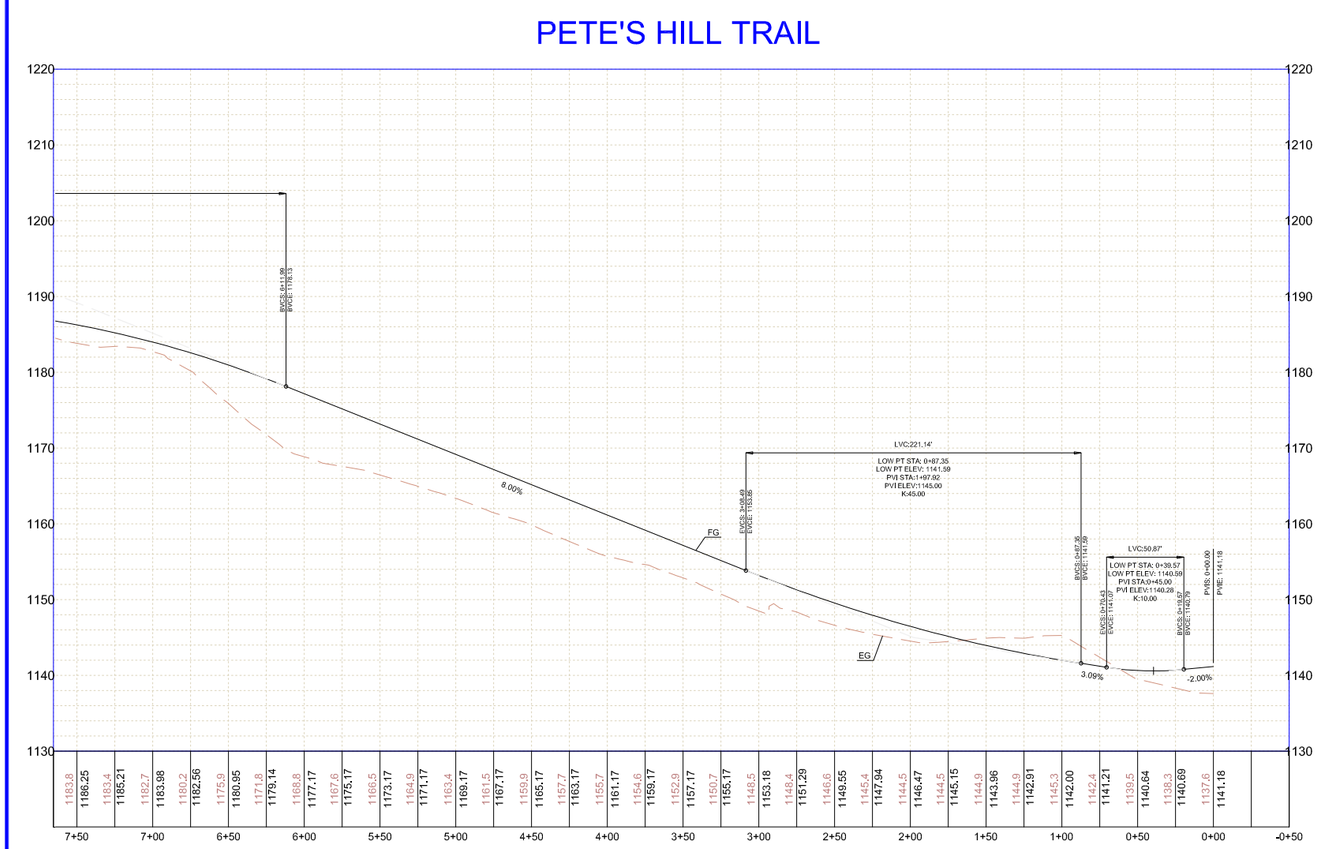
ELKO, MINNESOTA

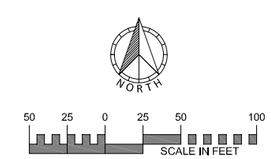
STREET PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

PROJECT NAME AND NUMBER







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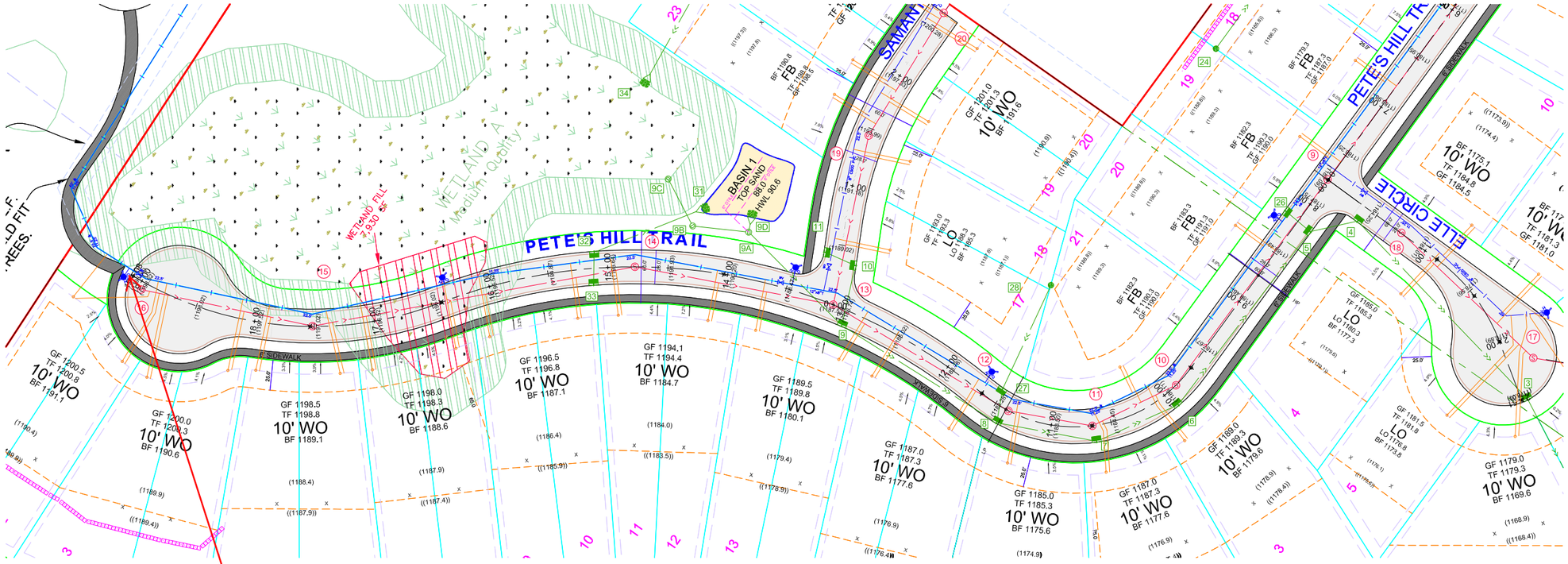
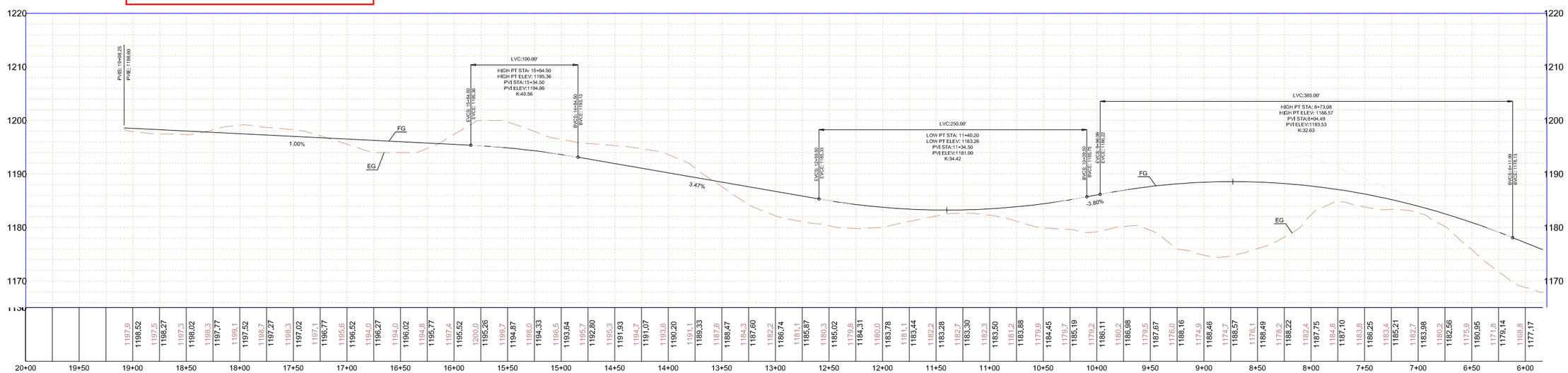


PETE'S HILL TRAIL



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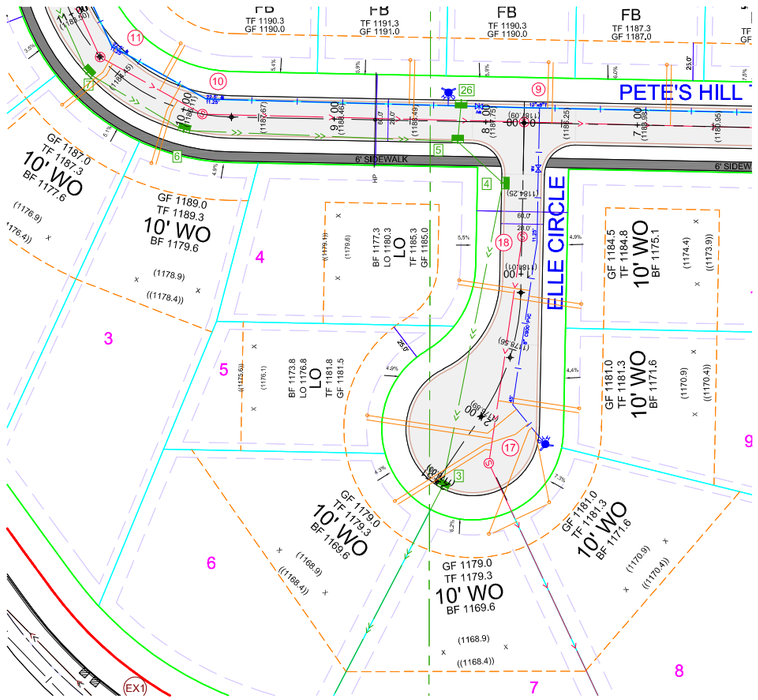

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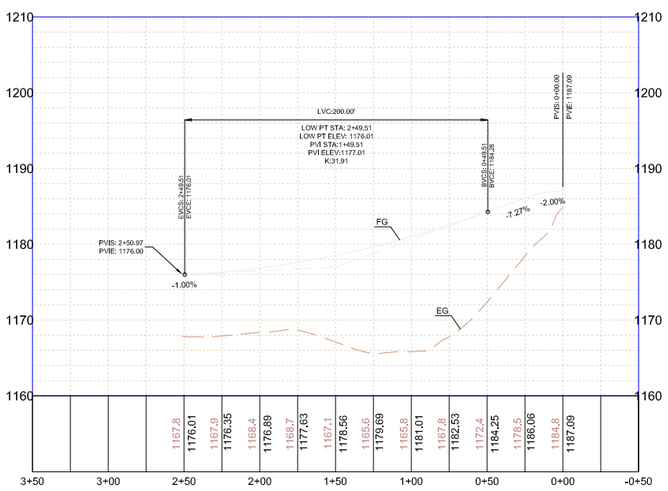
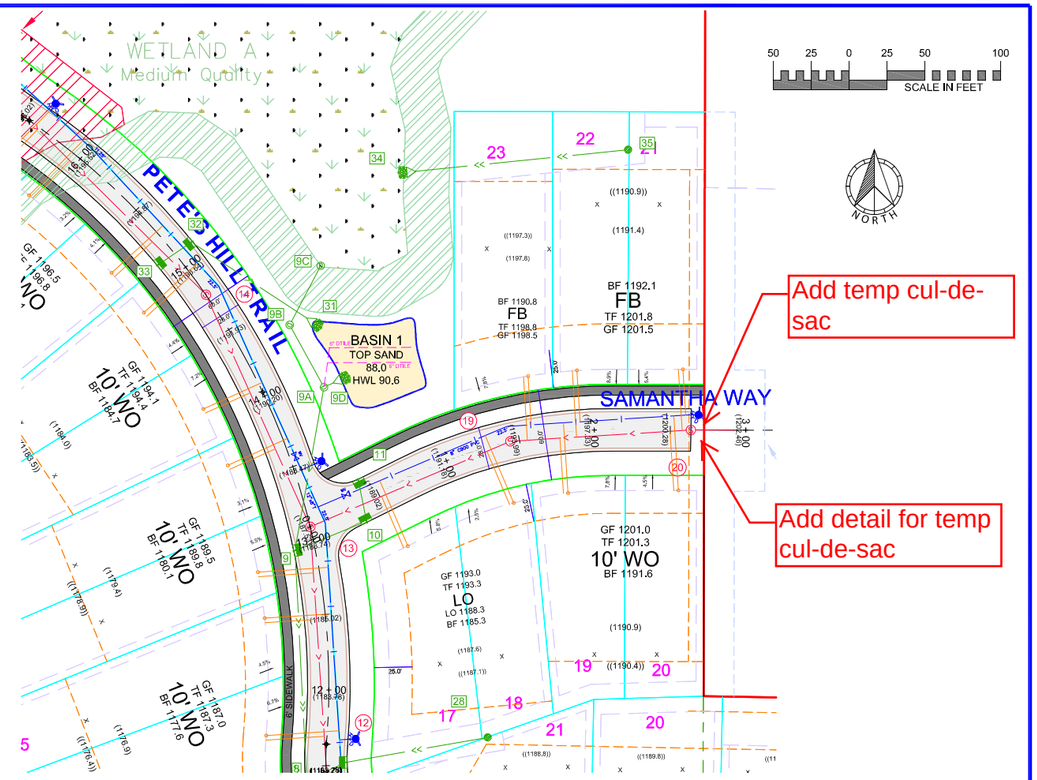
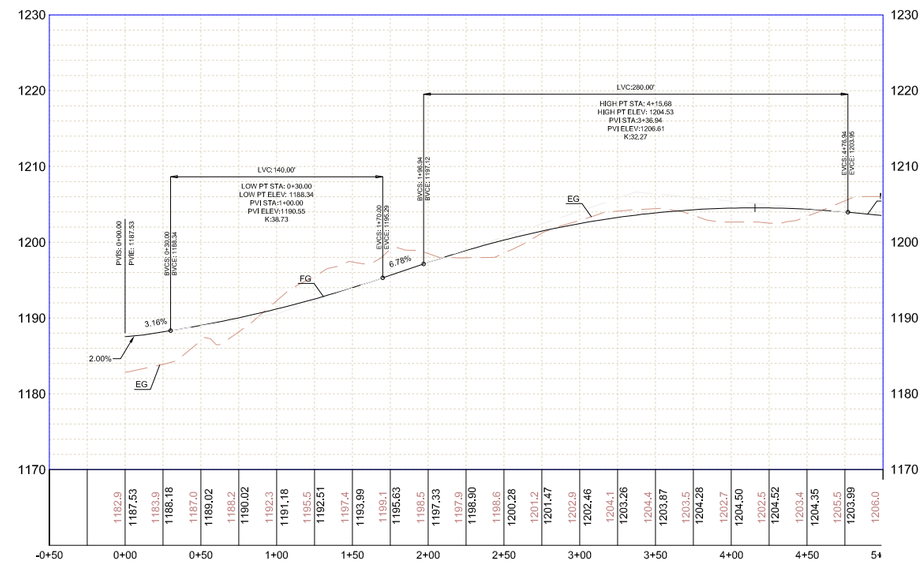




SAMANTHA WAY



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

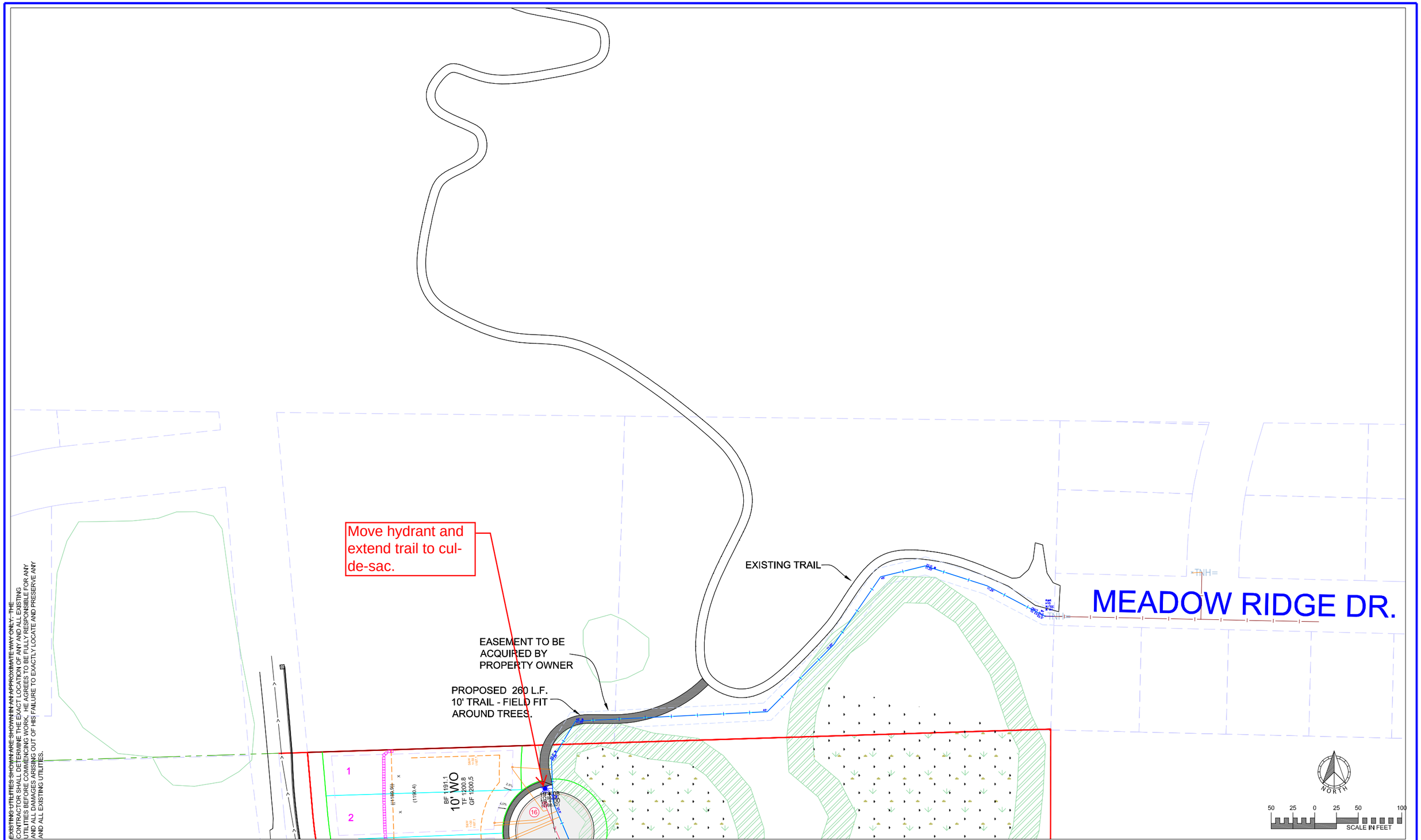
CITY PROJECT NO. --

ELKO, MINNESOTA

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

FILE NO. 23664-001

1920-017 BASE ELKO



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CITY PROJECT NO.
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ELKO, MINNESOTA

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

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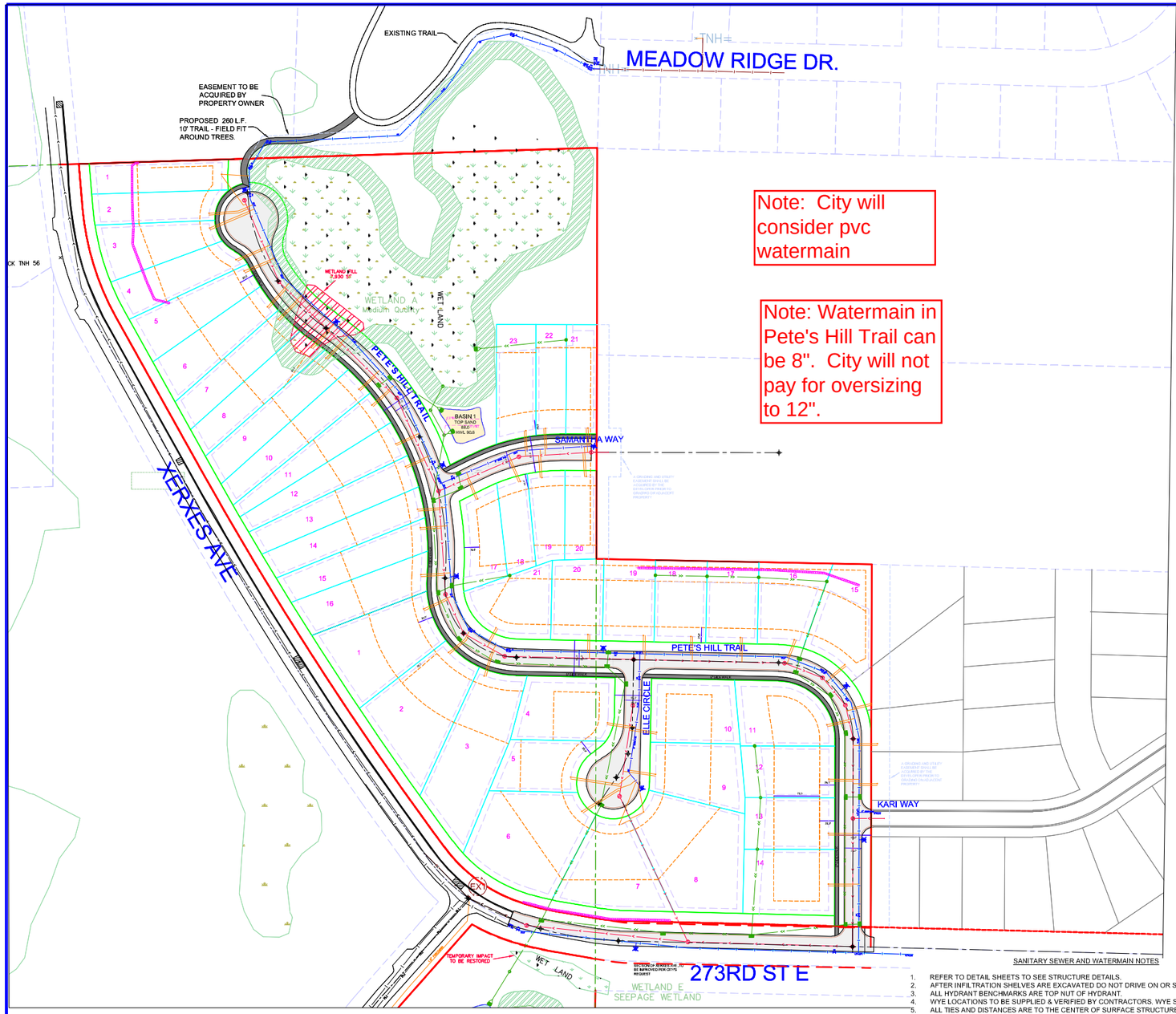
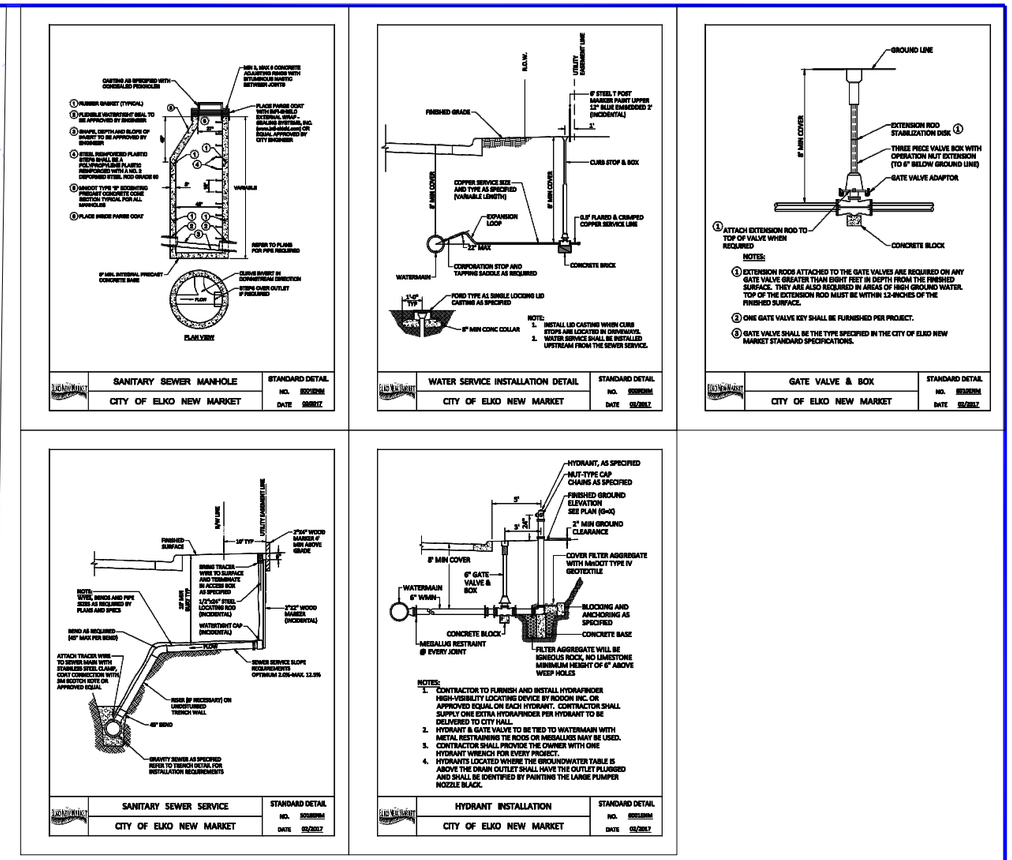


Note: City will consider pvc watermain

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.
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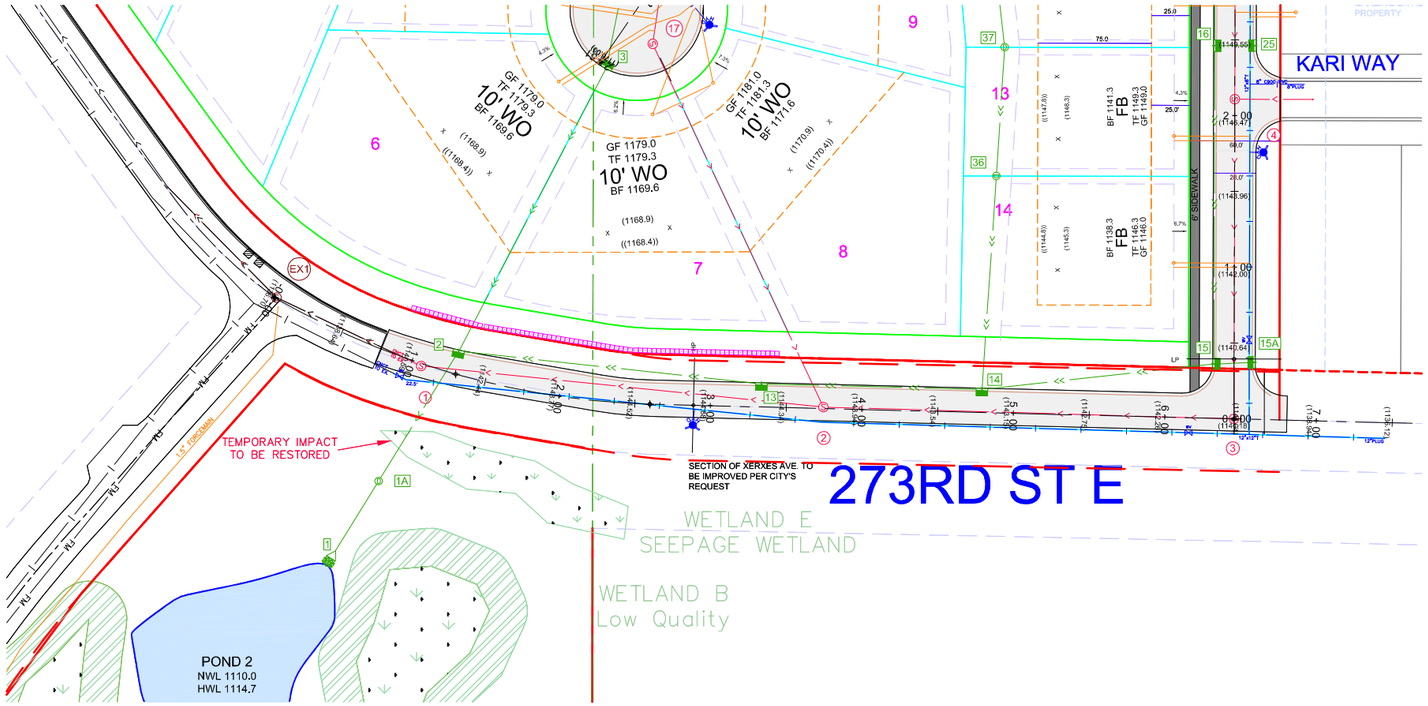
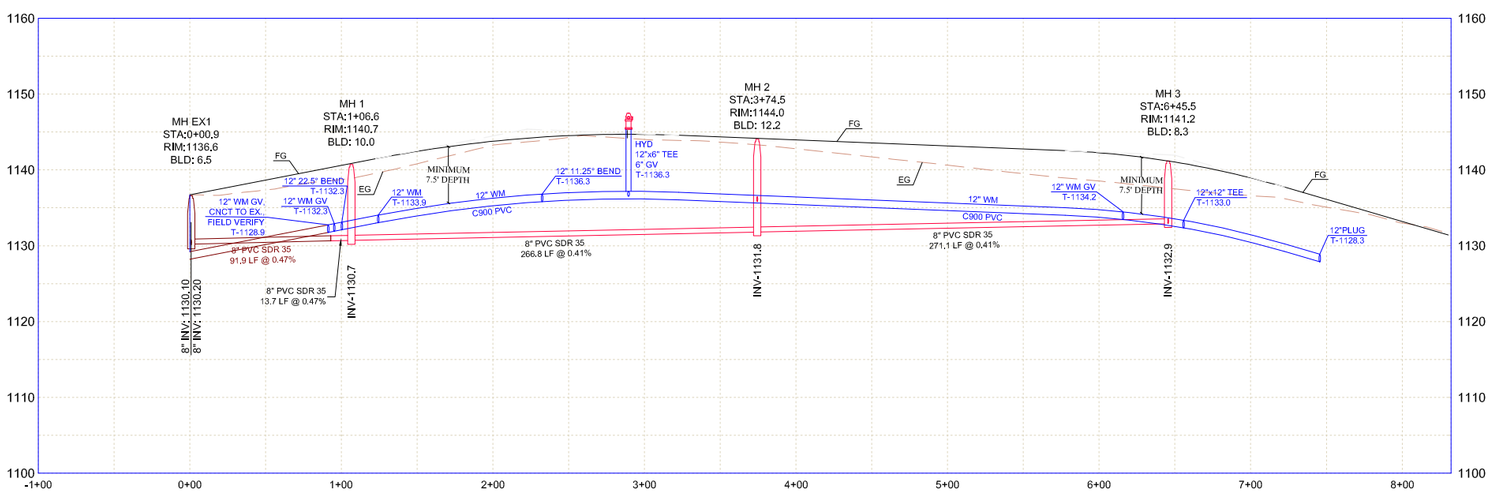
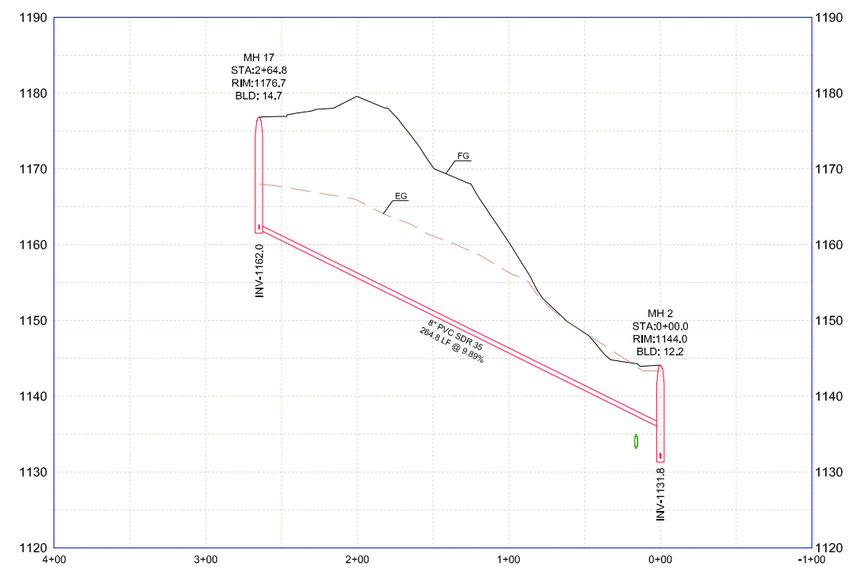
PROJECT NAME AND NUMBER







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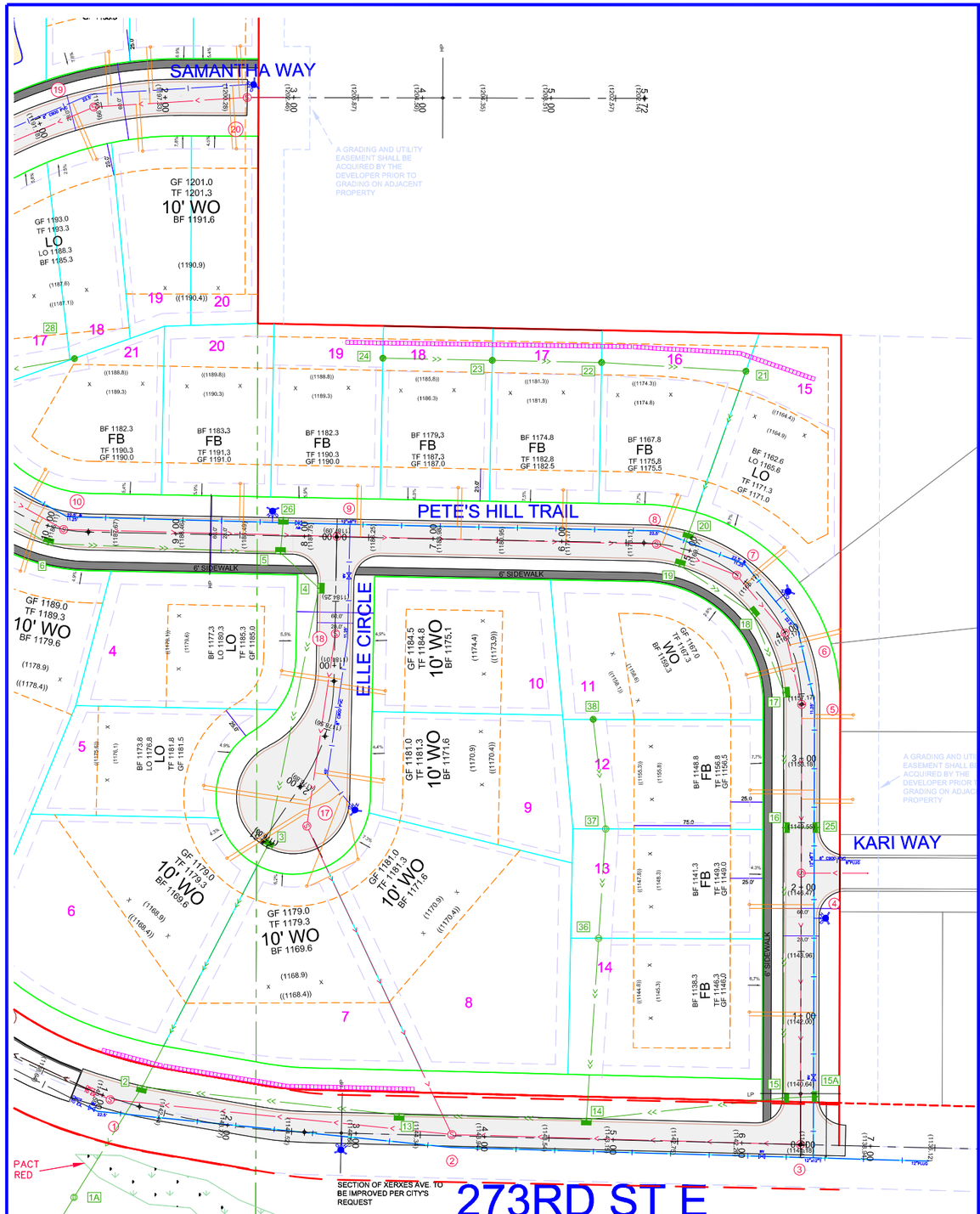

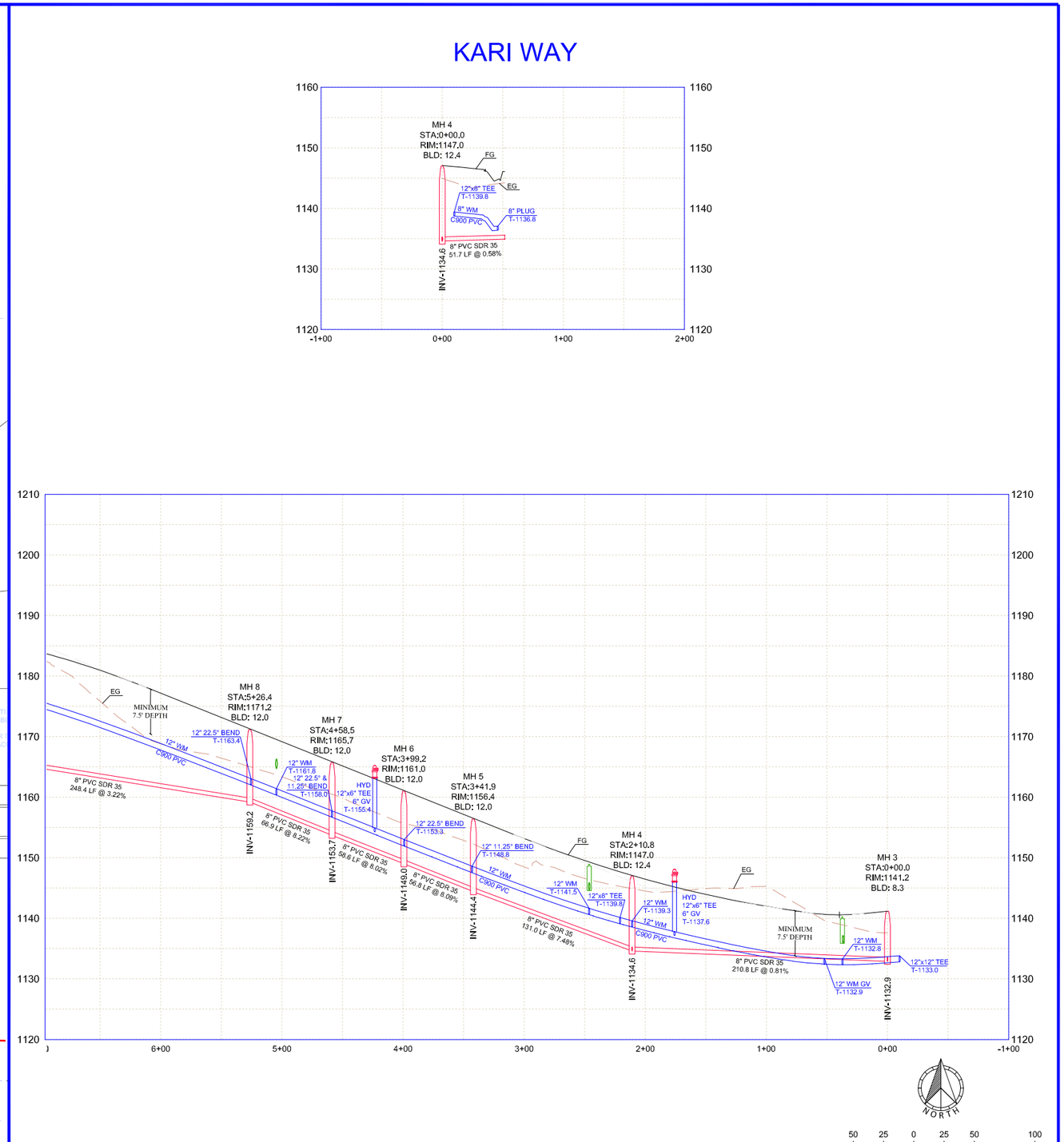

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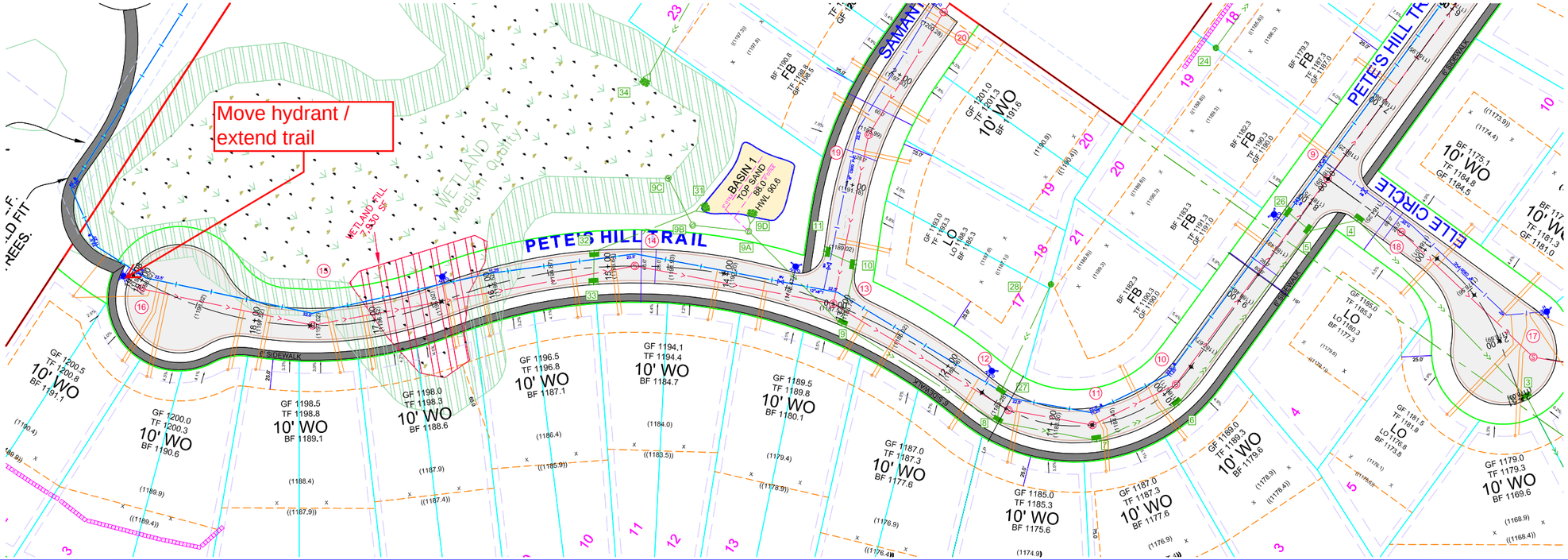

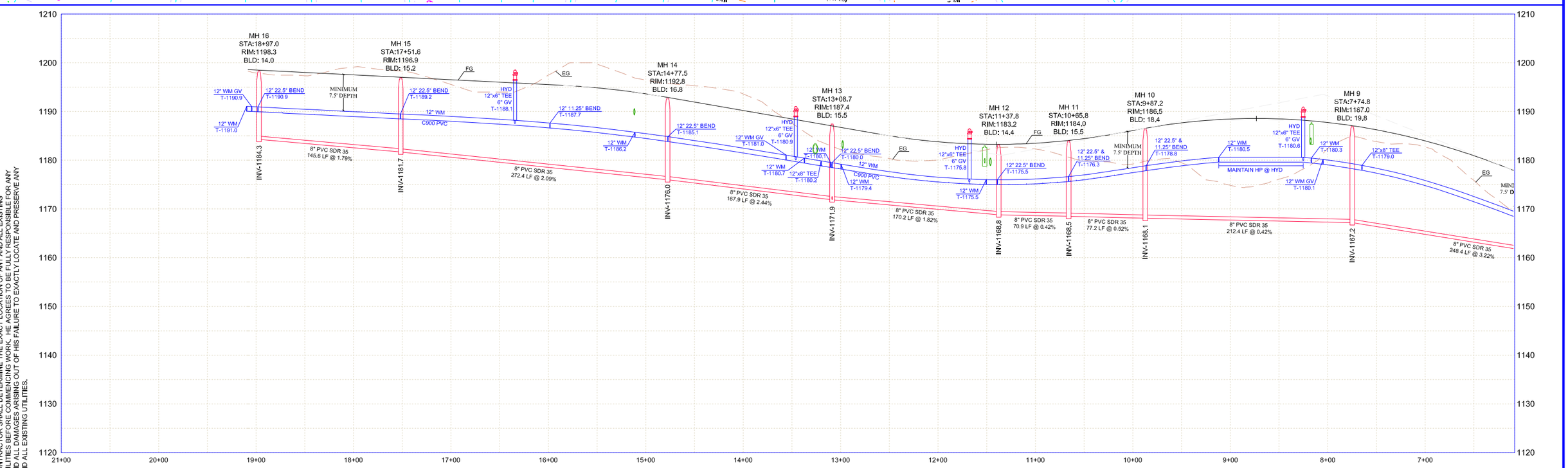

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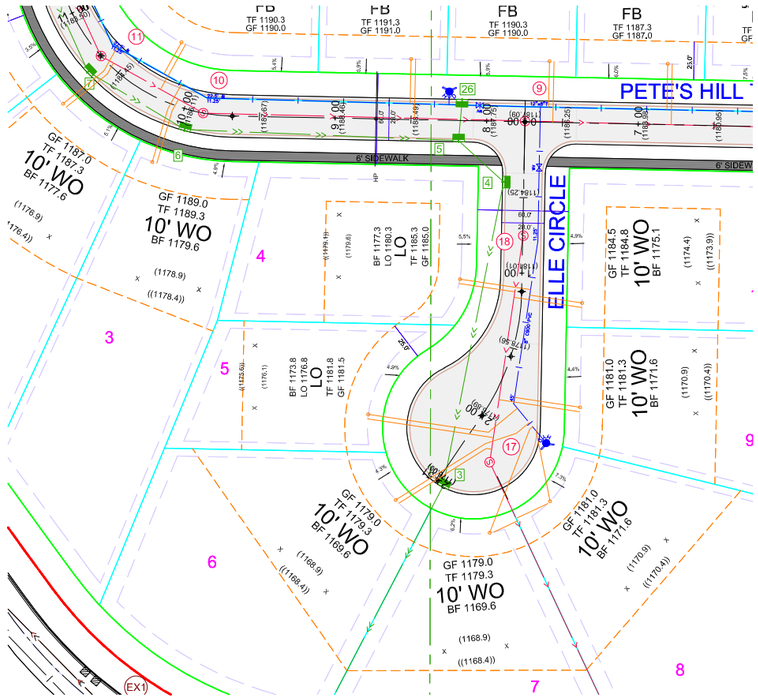
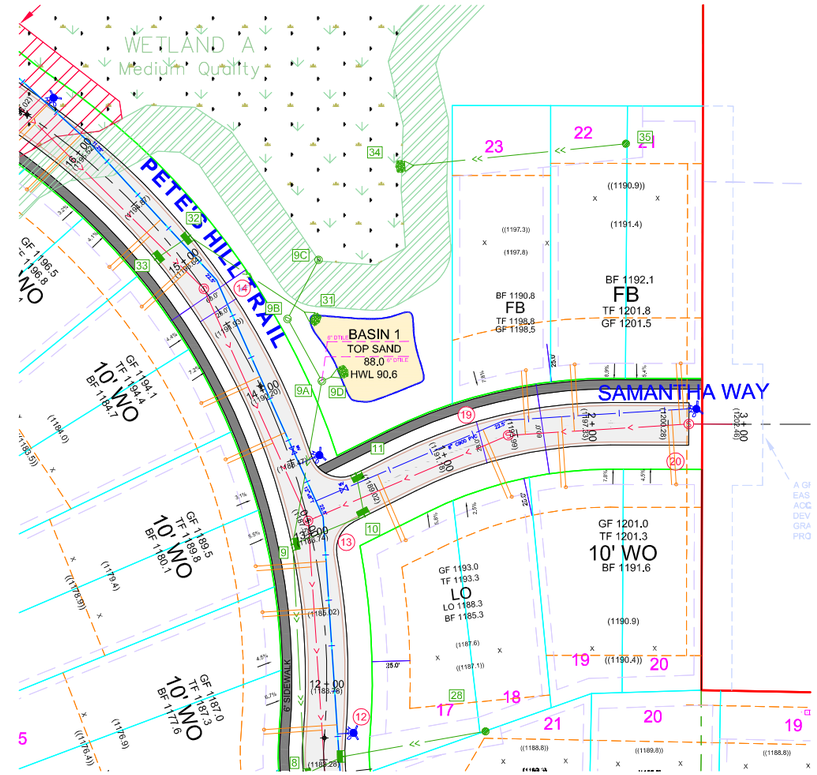
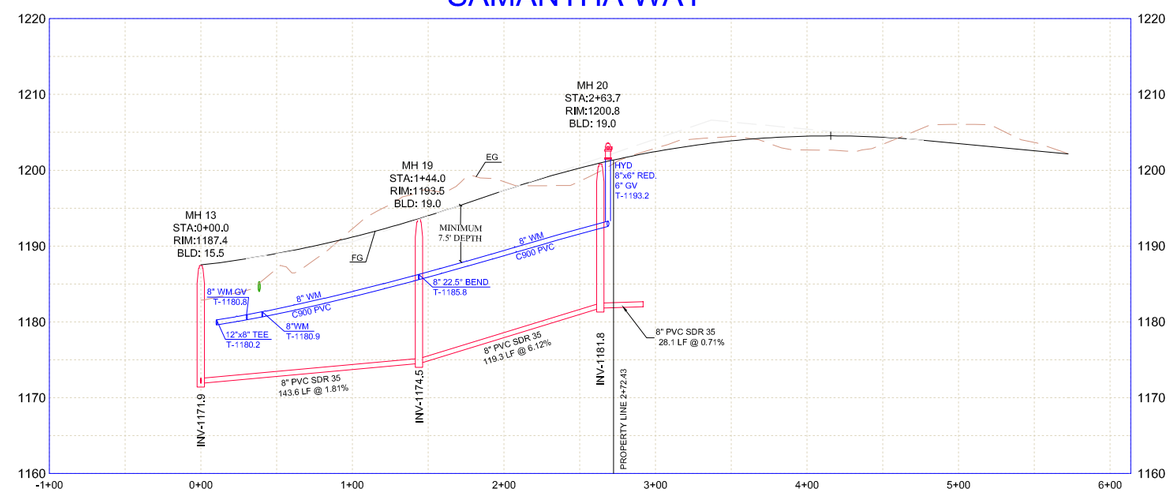




SAMANTHA WAY



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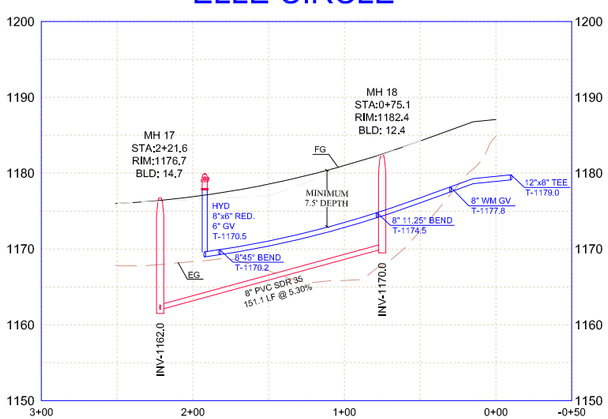

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ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

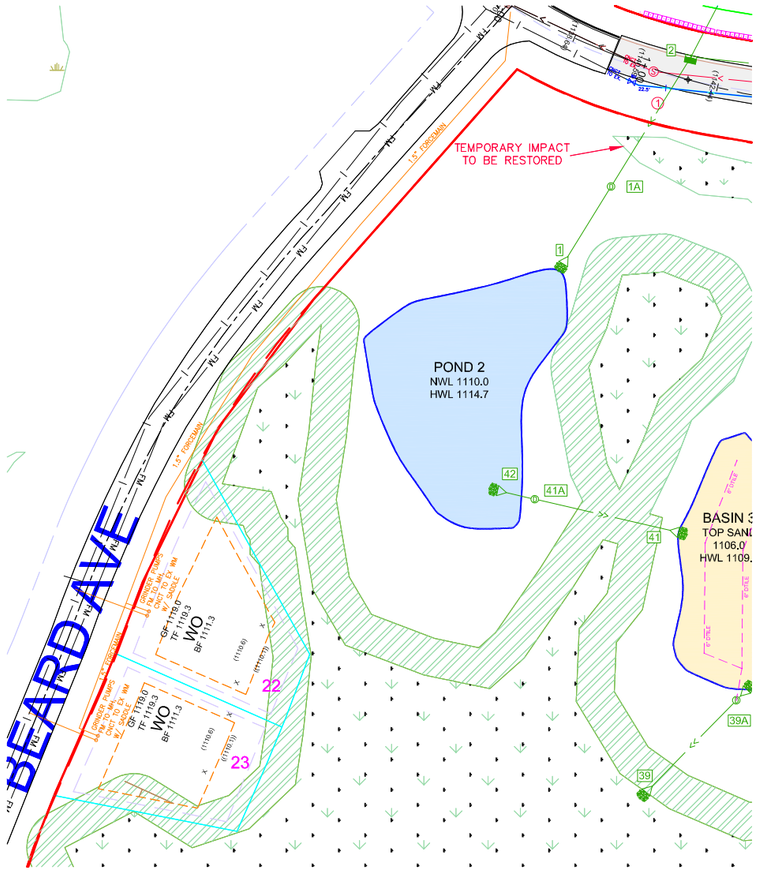
CITY PROJECT NO.

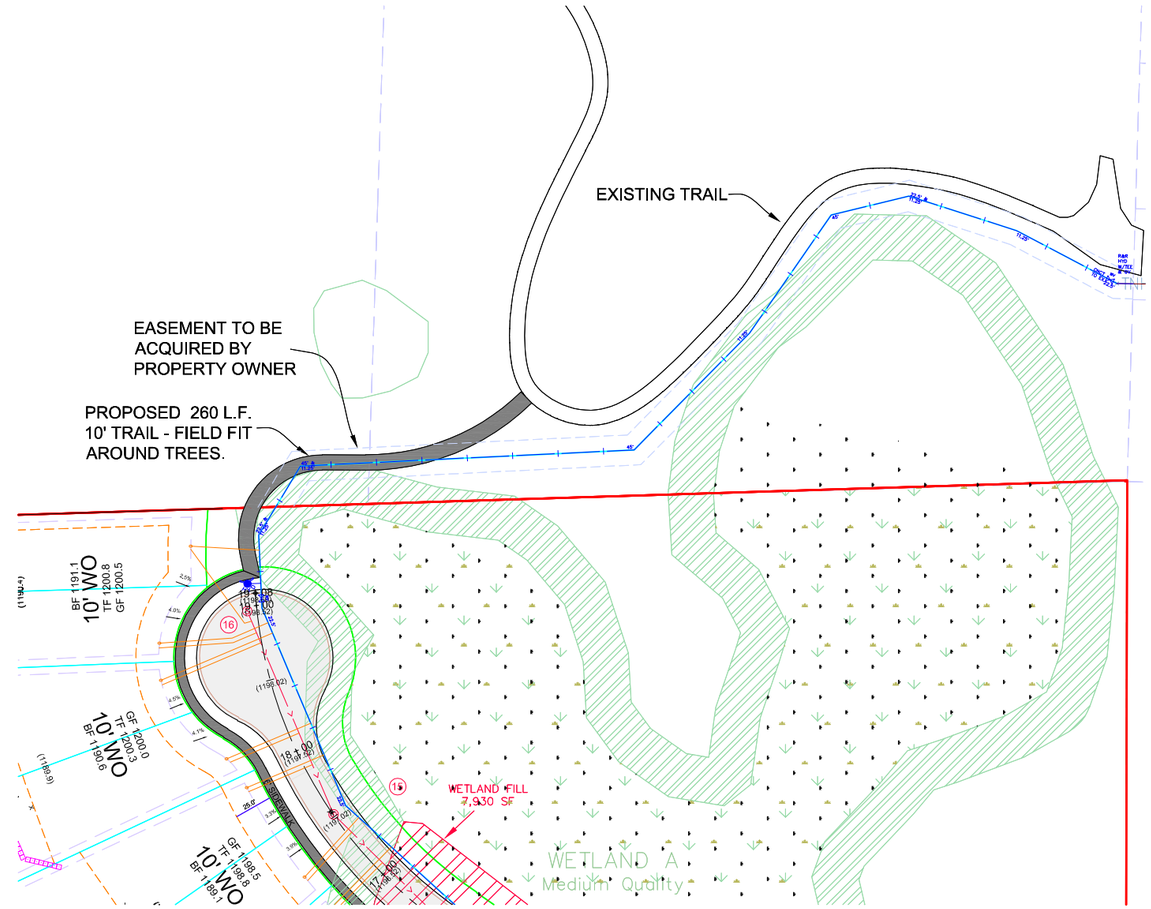
ELKO, MINNESOTA

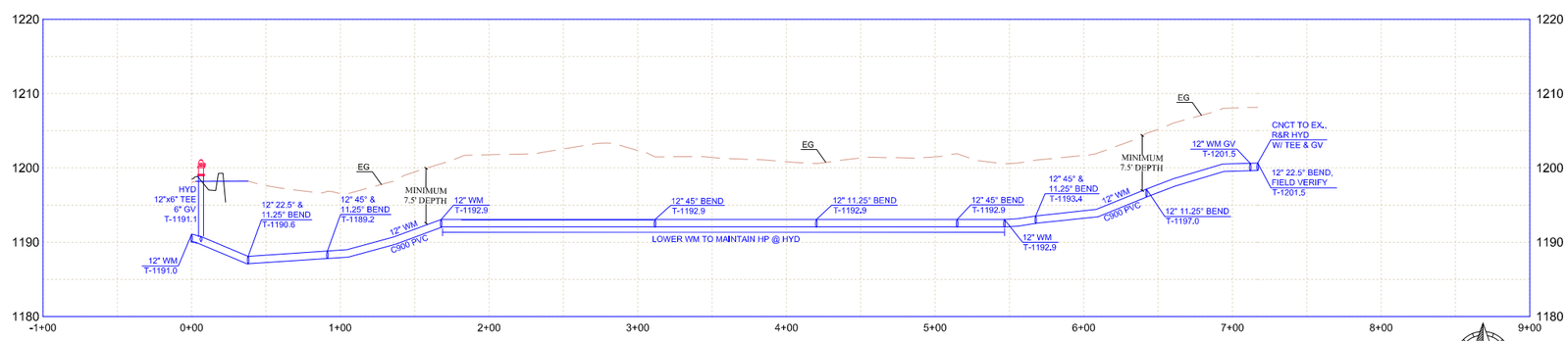
SEWER AND WATERMAIN PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

PROJECT NAME AND NUMBER







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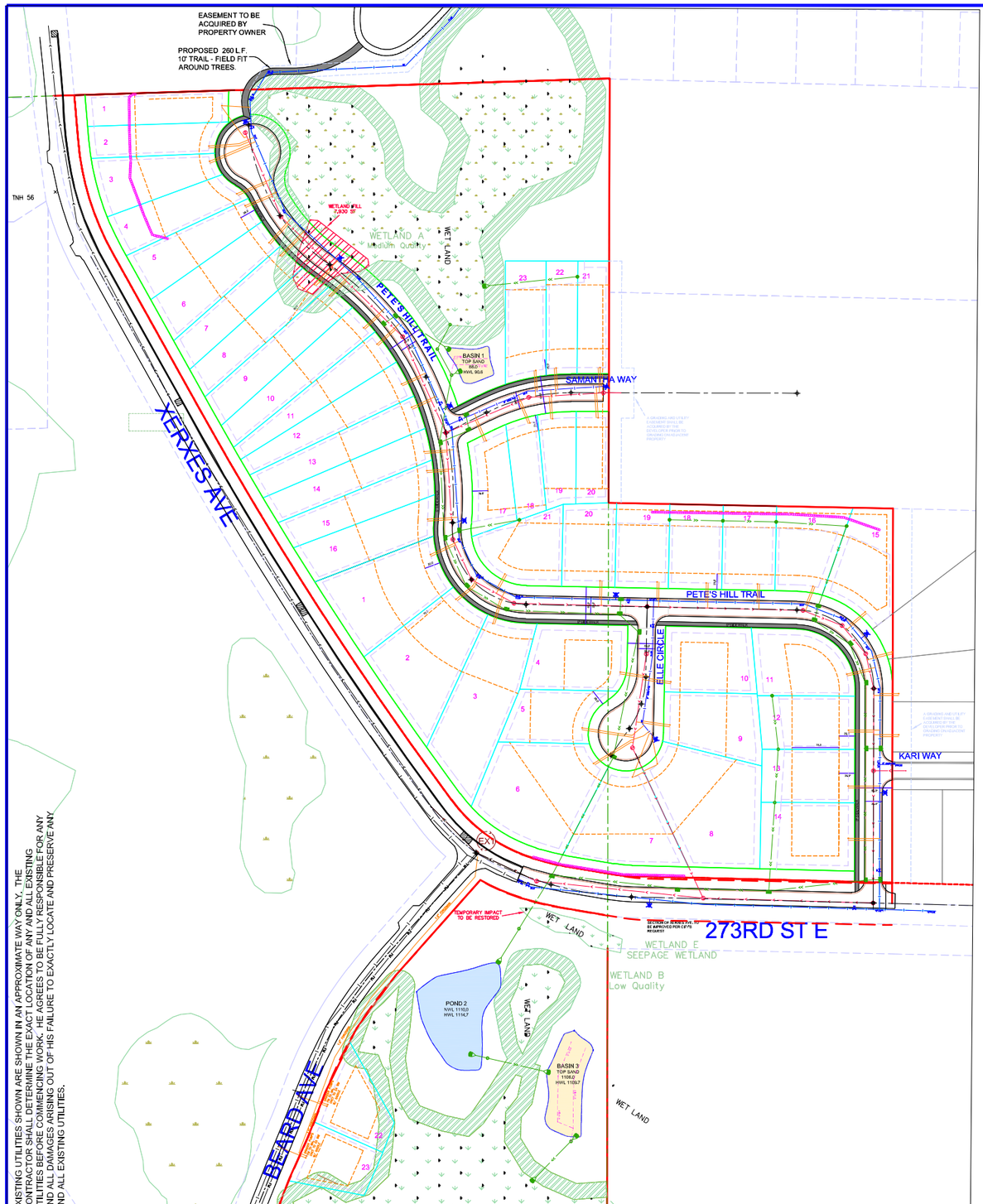

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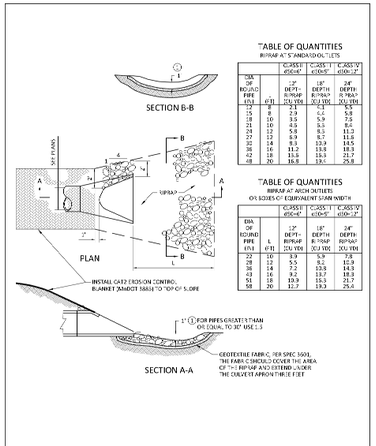


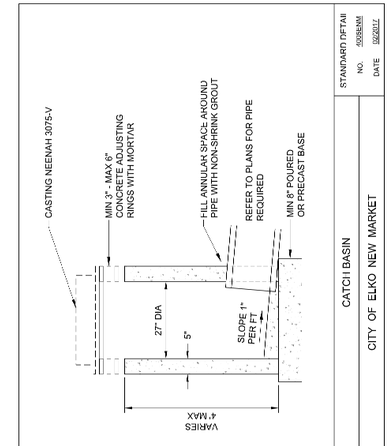
TABLE OF QUANTITIES
RIPRAP AT 5" AND 4:00 OUTLETS

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

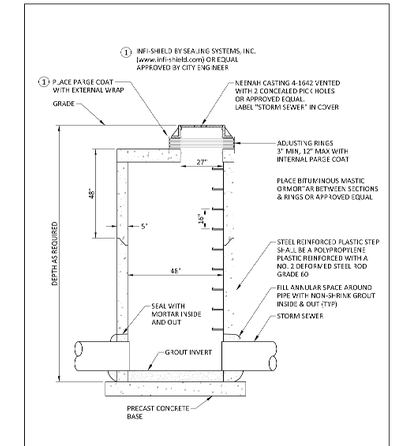
TABLE OF QUANTITIES
RIPRAP AT ANGLE OUTLETS
CY SQUARE CY EQUIVALENT STAIN WIDTH

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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CITY PROJECT NO.
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FILE NO.
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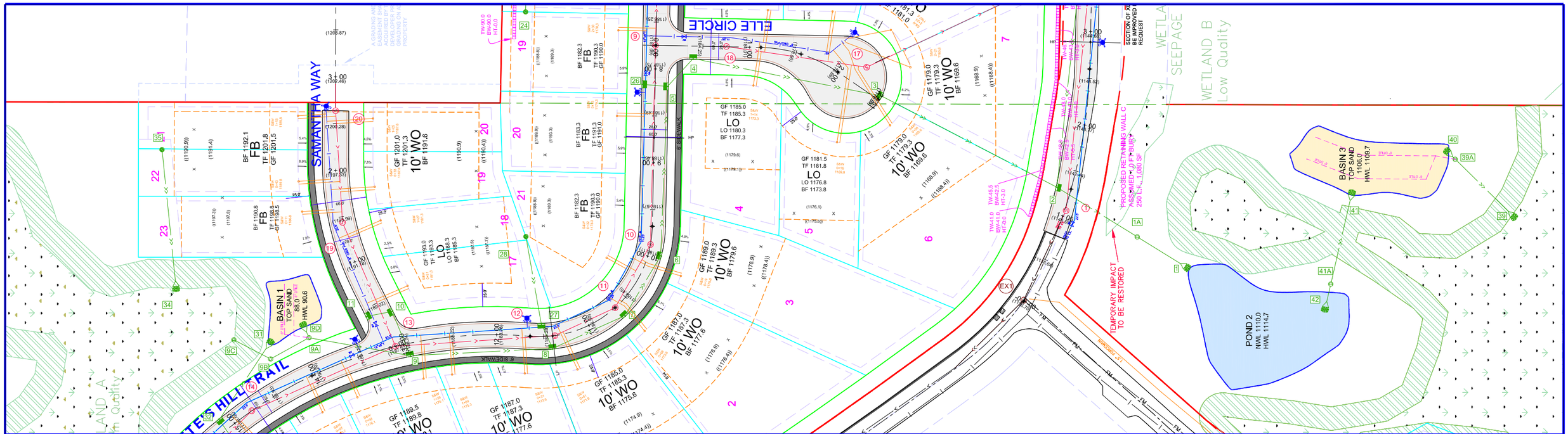
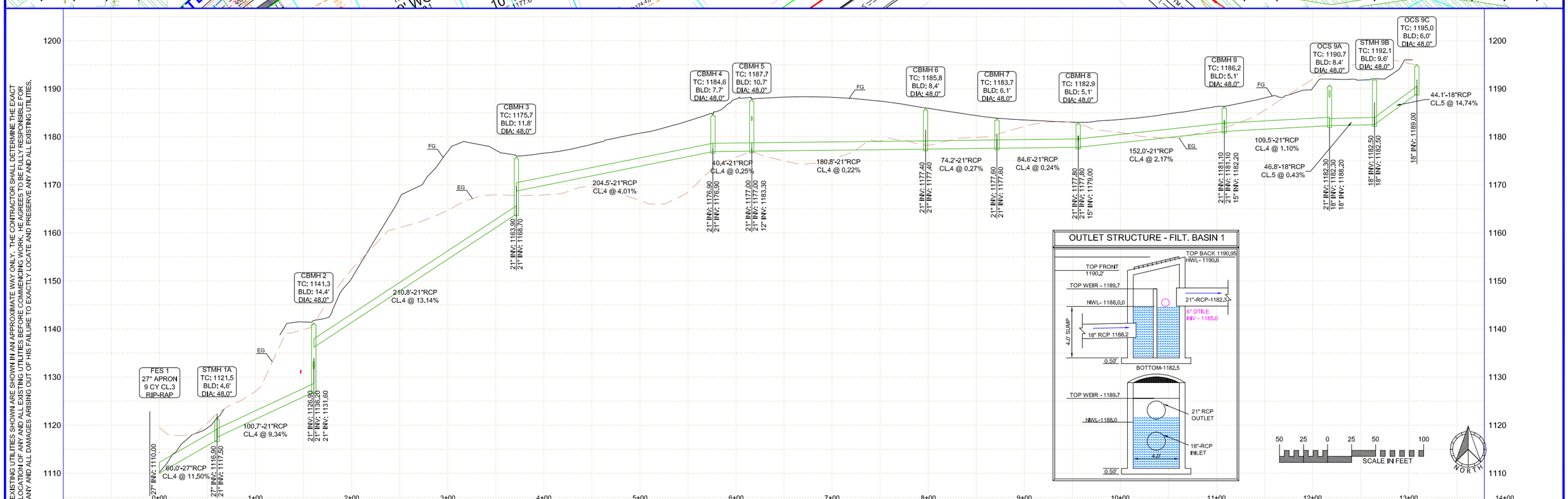
PROJECT NAME AND NUMBER





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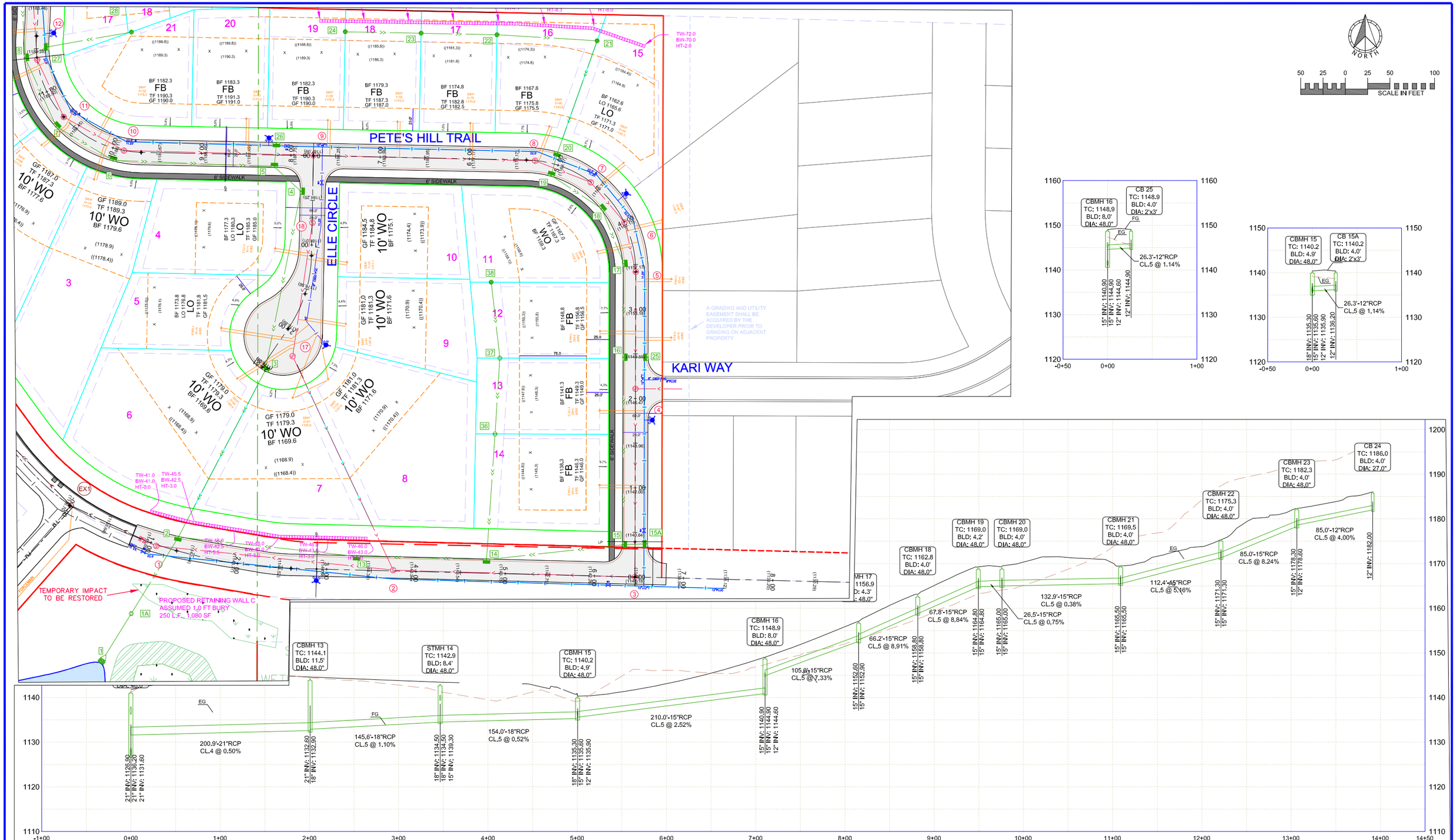

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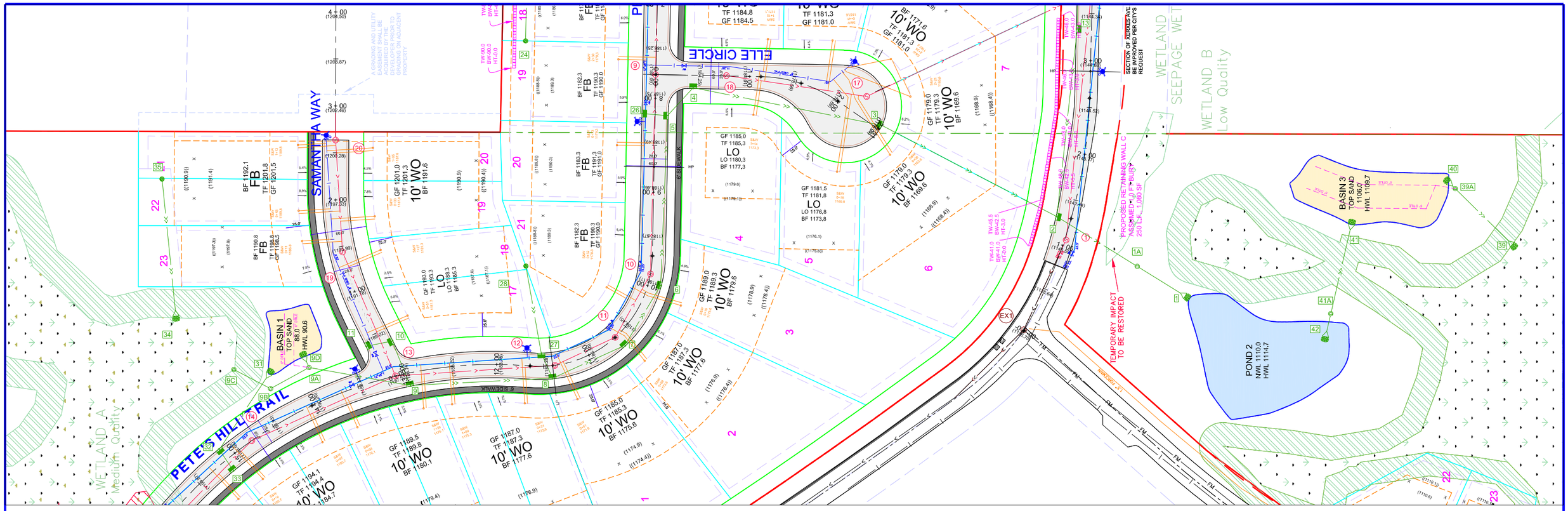

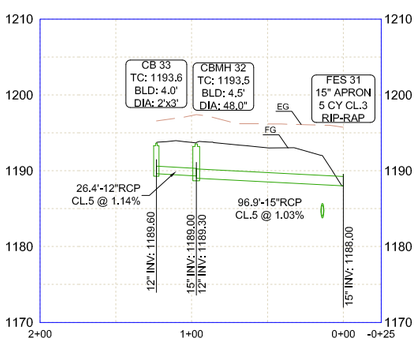

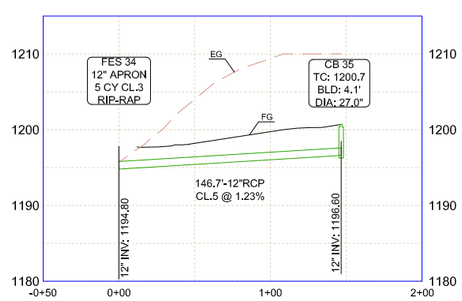

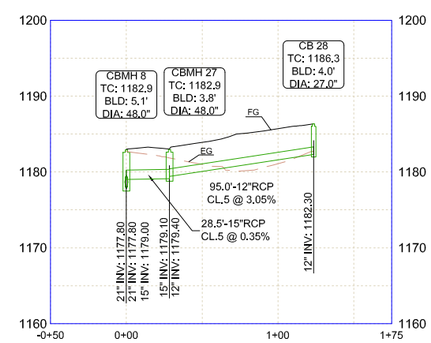

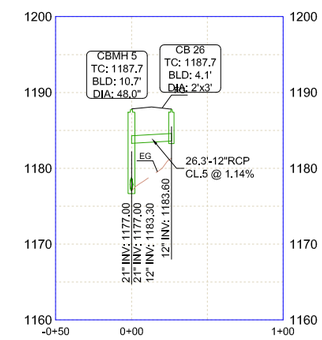

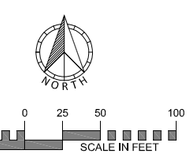

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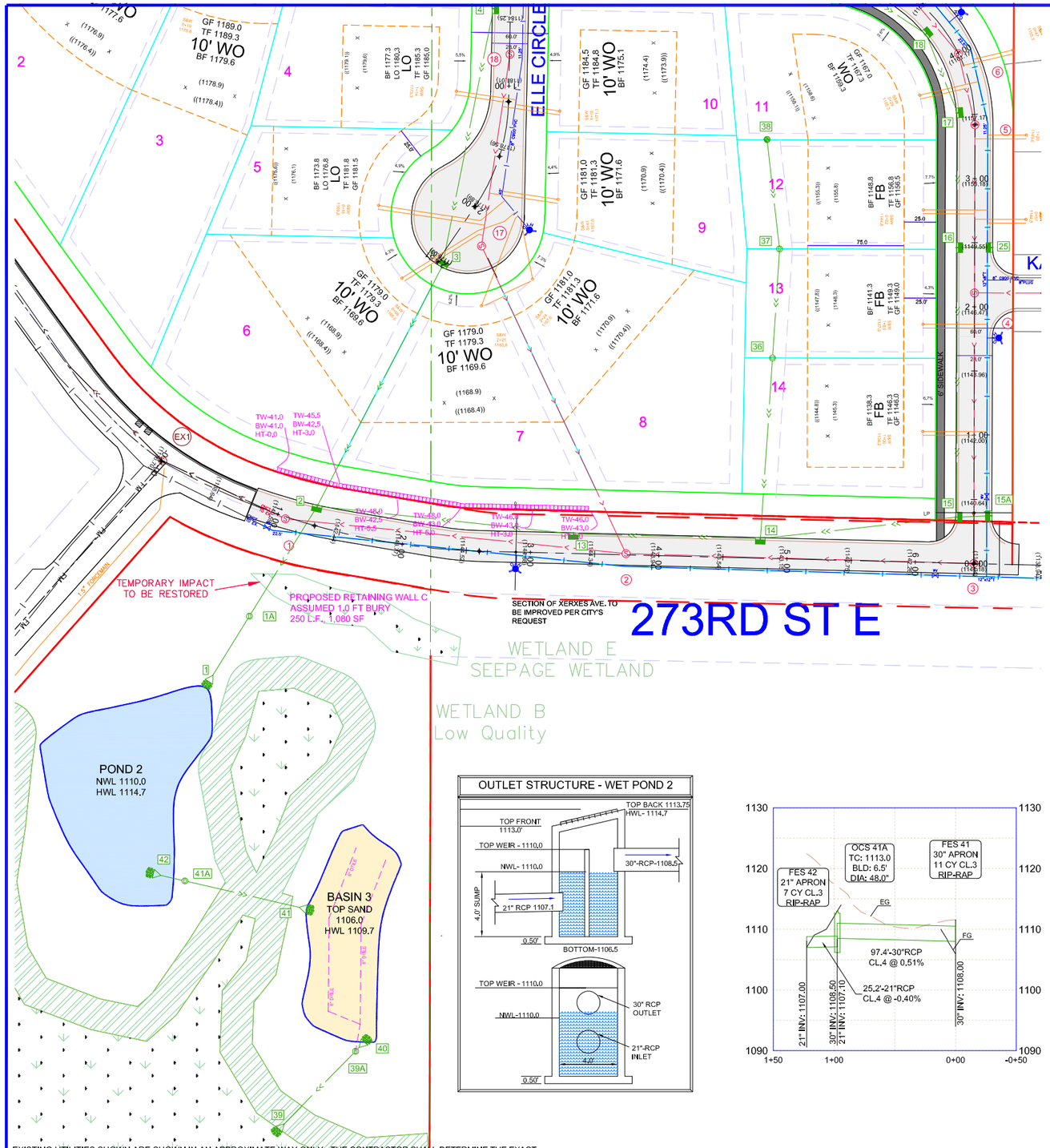

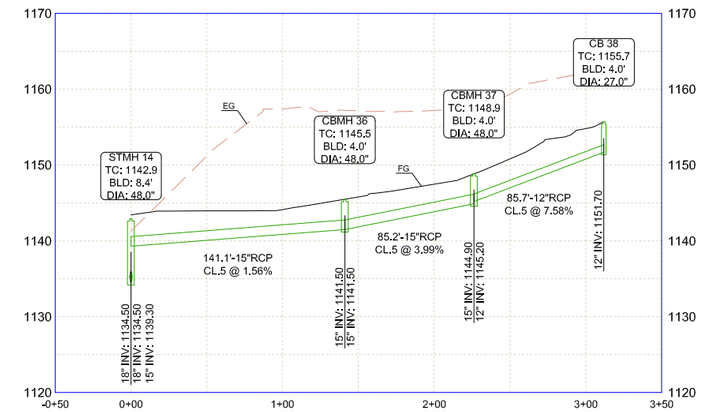

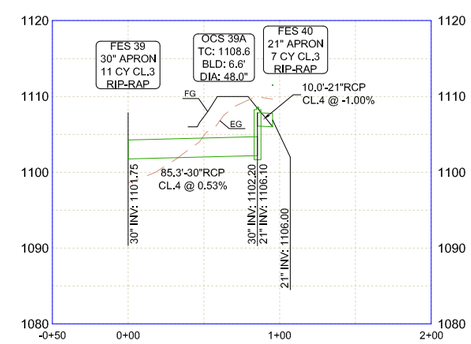

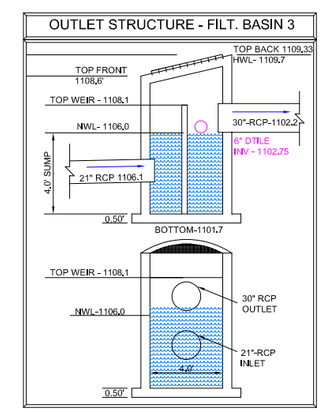

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Daniel L. Schmidt P.E.
Date: 07/03/2019 Lic. No. 26147

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

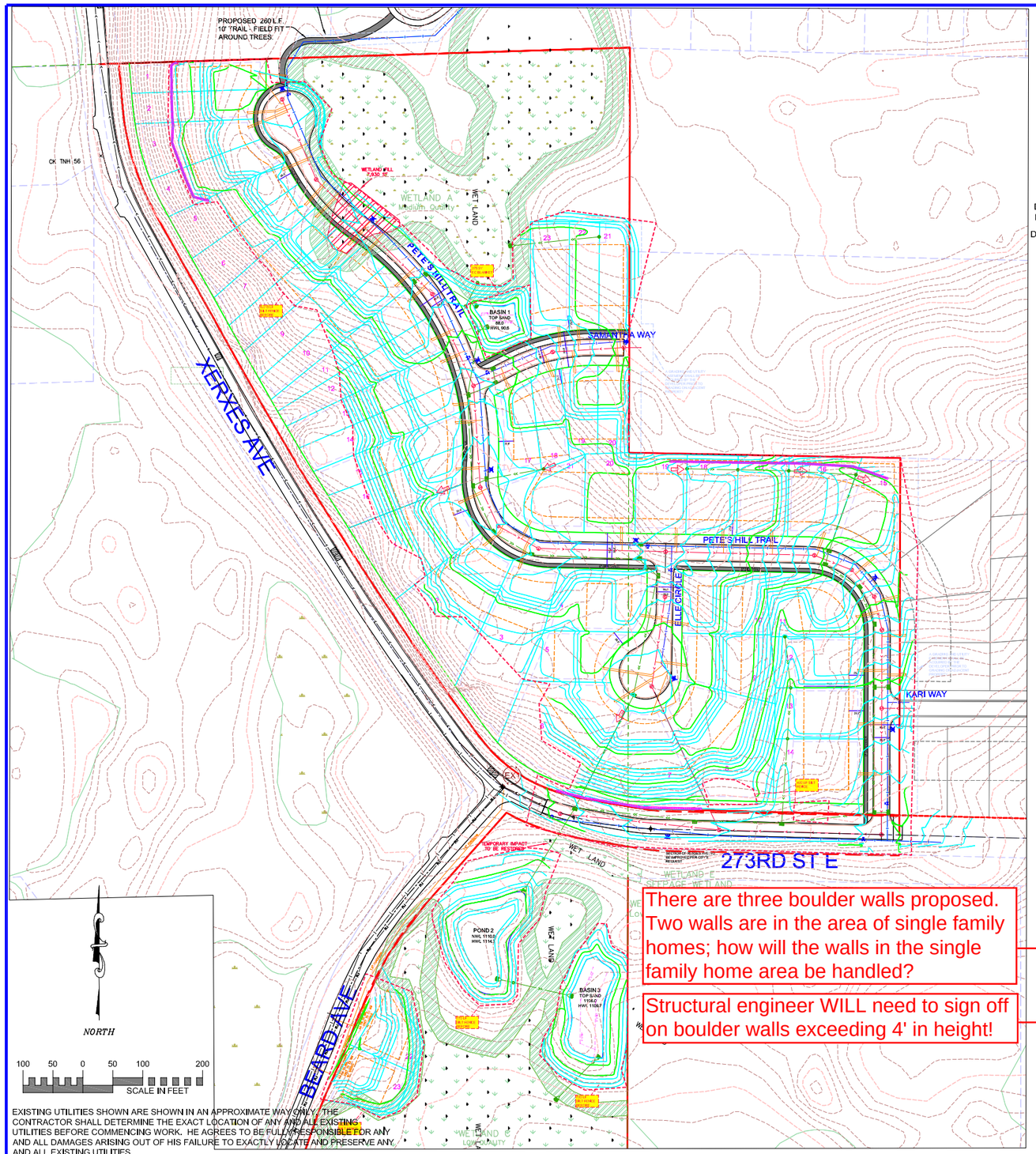
CITY PROJECT NO.
--

ELKO, MINNESOTA

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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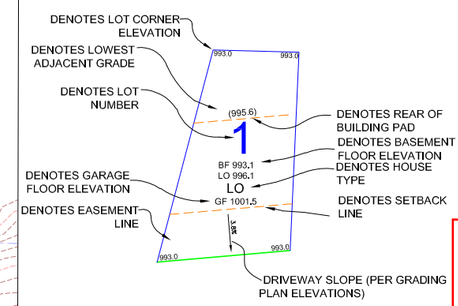
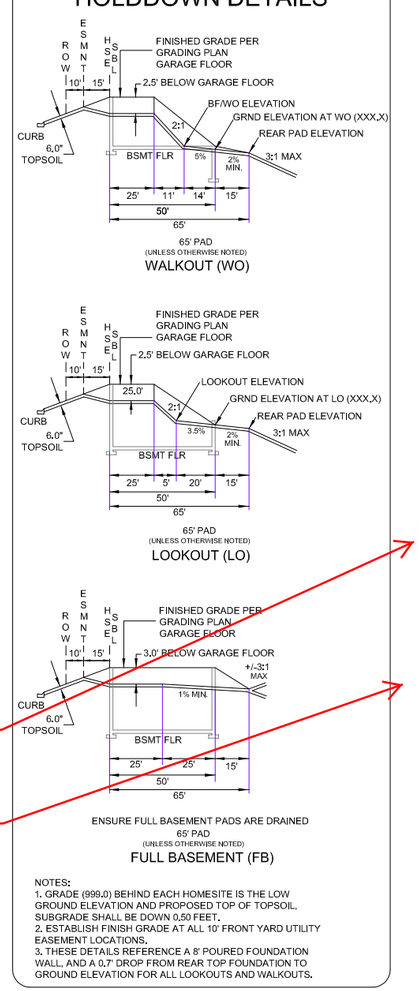
TYPICAL LOT DETAIL



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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SHEETS				
DRAWN BY				
DLS				
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DLS				
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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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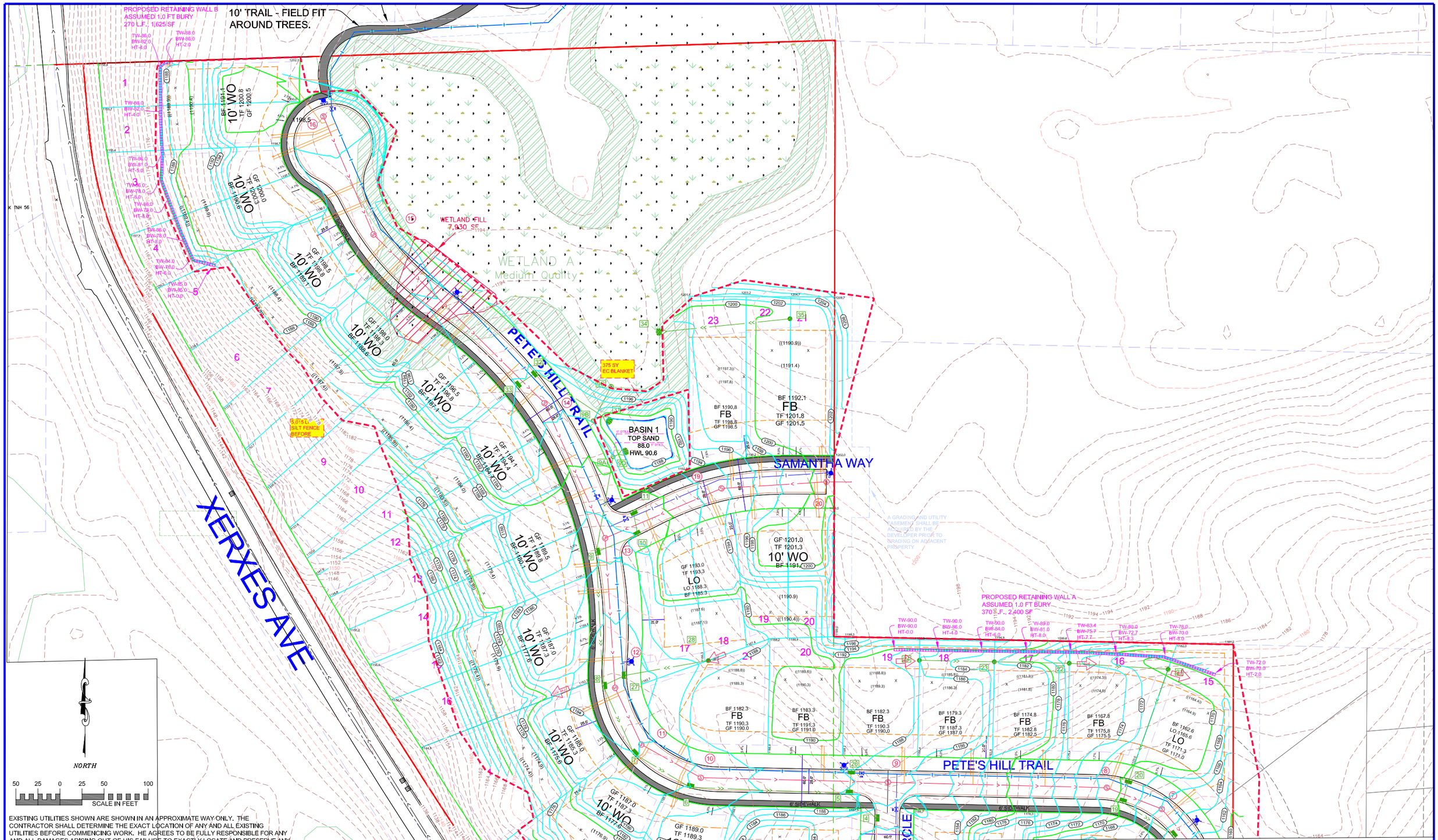
ELKO, MINNESOTA

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

FILE NO.
23664-001



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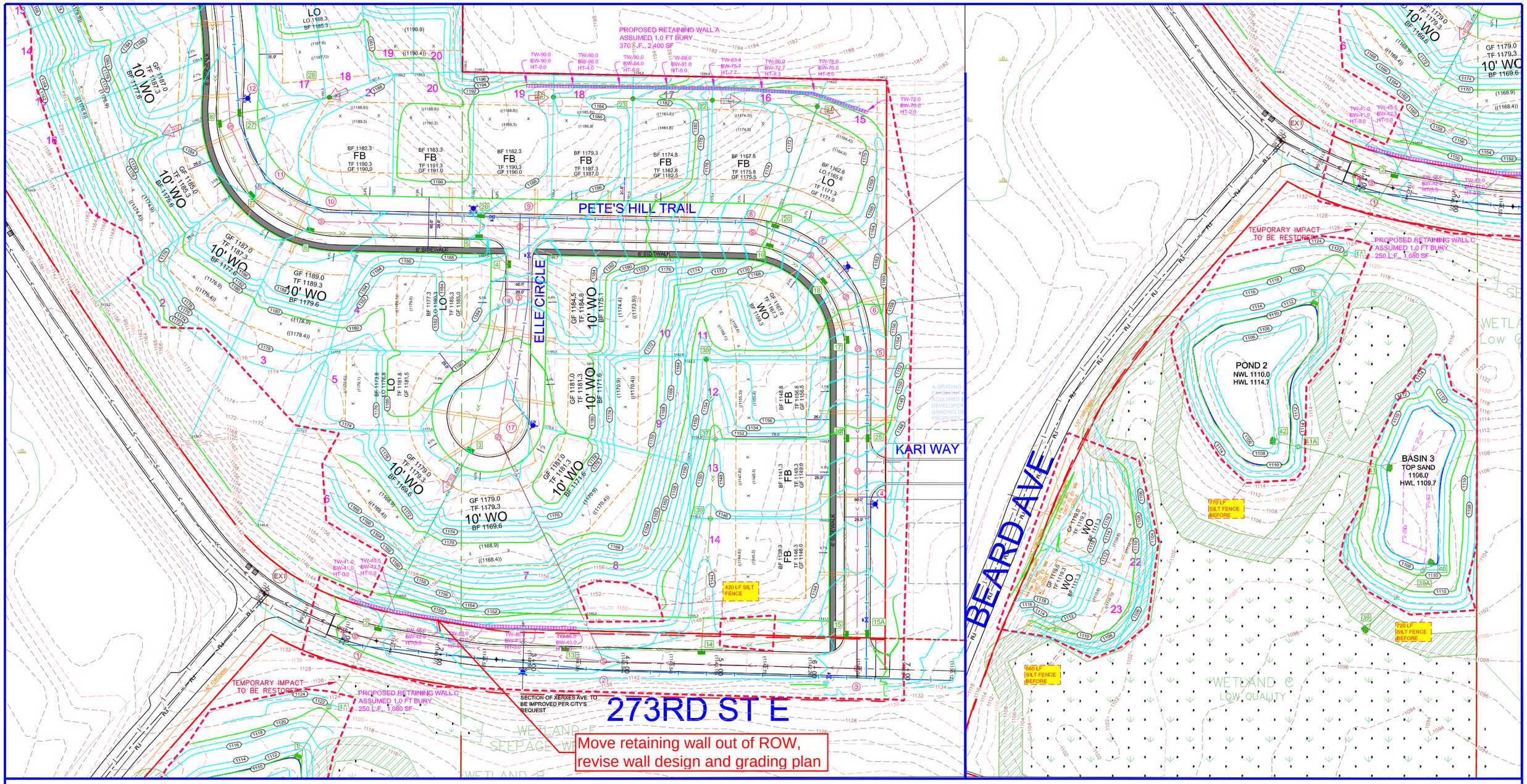

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50 25 0 25 50 100
SCALE IN FEET

NORTH

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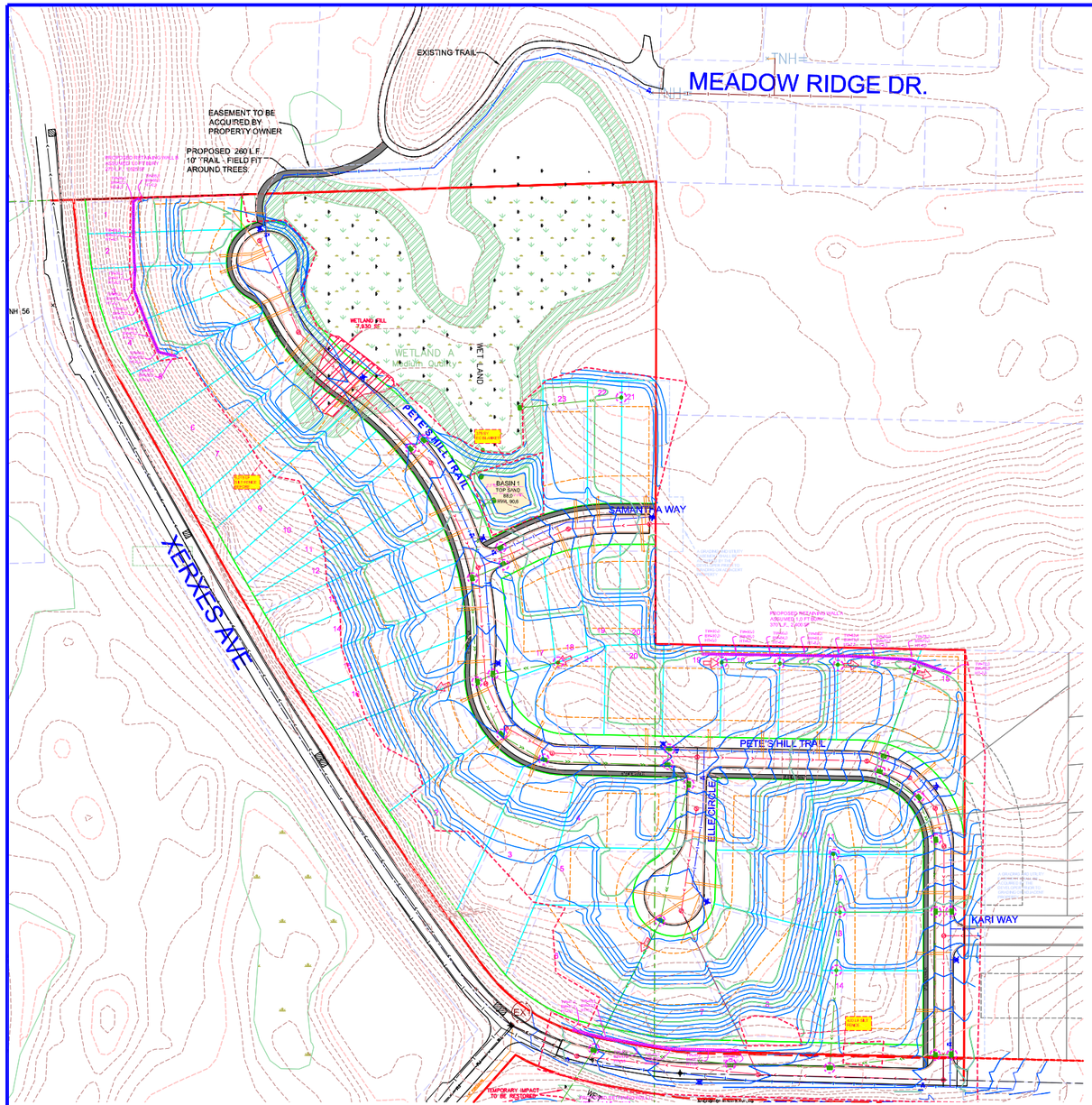


SEE RIGHT

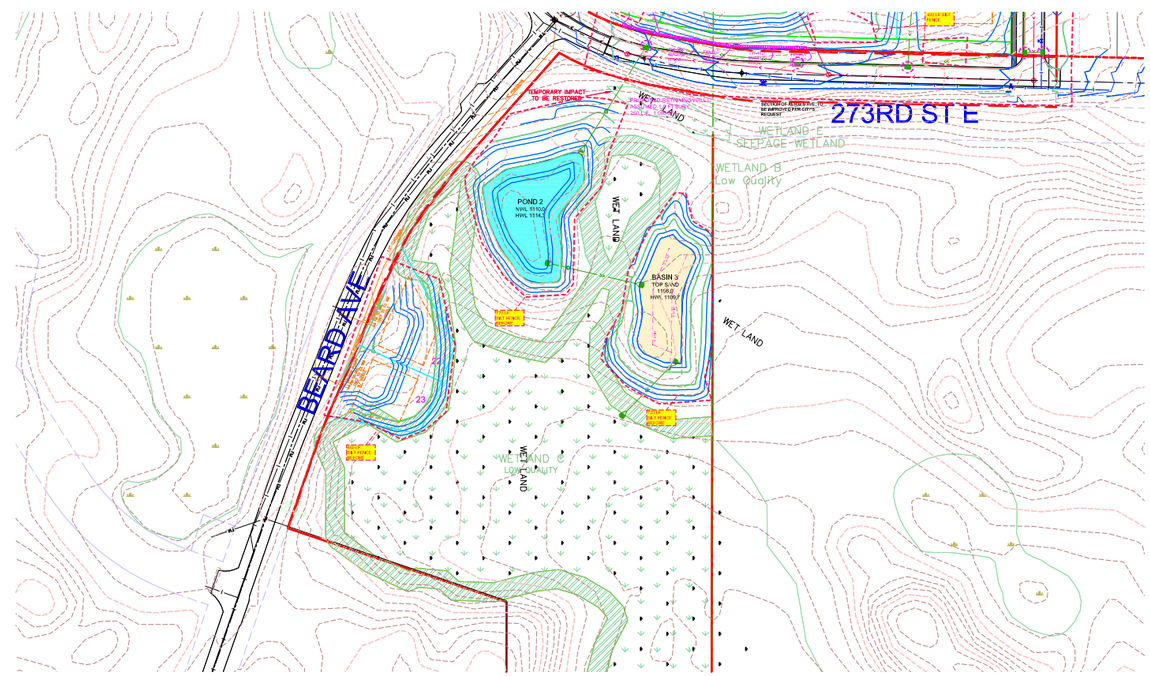
ROCK ENTRANCE BERM
SILT FENCE
POST GRADING SILT FENCE
BIO-ROLL
CONCRETE WASHOUT
INLET PROTECTION
WOODFIBER BLANKET

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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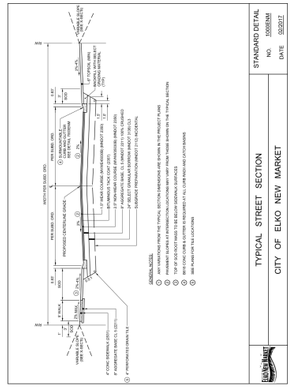
ELKO, MINNESOTA

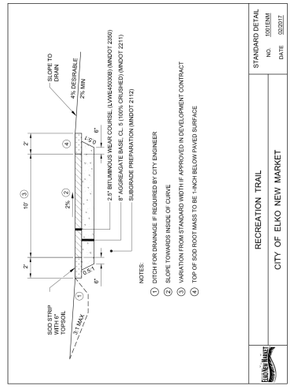
EROSION CONTROL PLAN
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

FILE NO.
23664-001

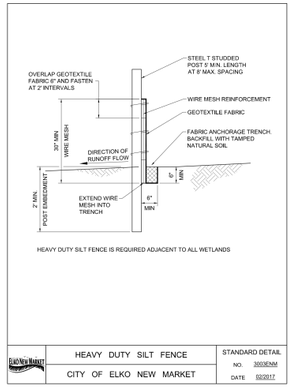
Add detail plate for 273rd Street



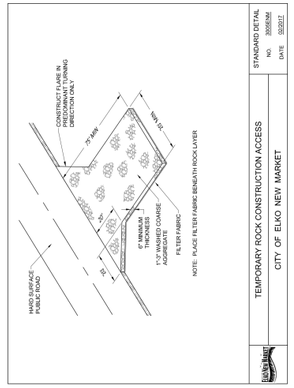
TYPICAL STREET SECTION — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 1008ENM — DATE 02/2017



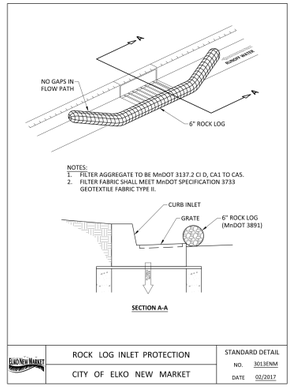
RECREATION TRAIL — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 1001ENM — DATE 02/2017



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

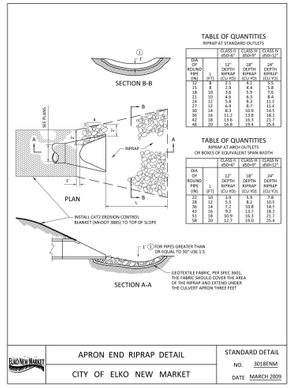


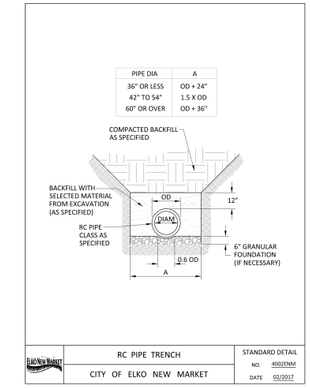
TABLE OF QUANTITIES
RIPRAP AT STANDARD OUTLETS

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

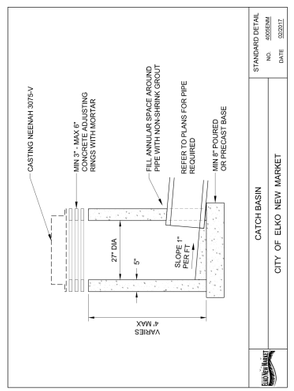
TABLE OF QUANTITIES
RIPRAP AT ARCH OUTLETS
OR BOXES OF EQUIVALENT SPAN WIDTH

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

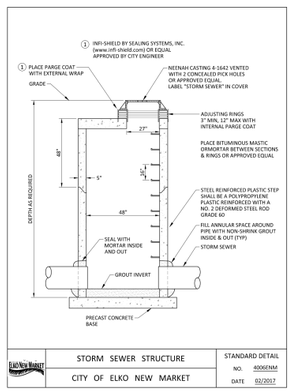
APRON END RIPRAP DETAIL — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 3018ENM — DATE MARCH 2009



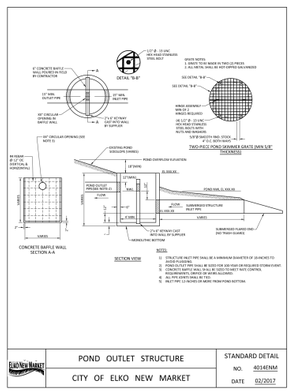
RC PIPE TRENCH — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4002ENM — DATE 02/2017



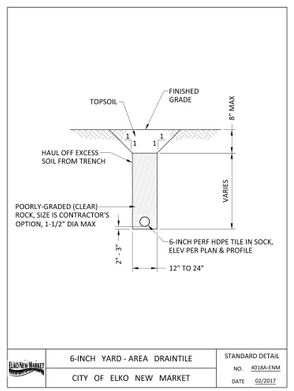
CATCH BASIN — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4005ENM — DATE 02/2017



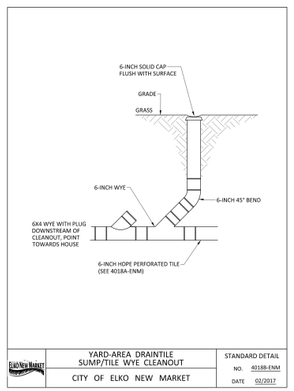
STORM SEWER STRUCTURE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4006ENM — DATE 02/2017



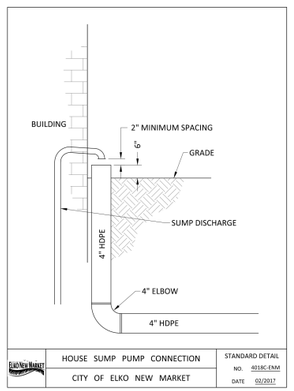
POND OUTLET STRUCTURE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4014ENM — DATE 02/2017



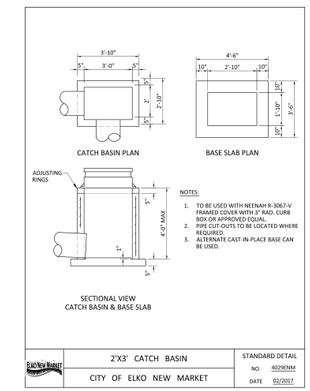
6-INCH YARD - AREA DRAINTILE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4018A-ENM — DATE 02/2017



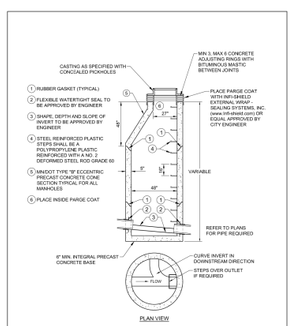
YARD-AREA DRAINTILE SUMP/TILE WYE CLEANOUT — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4018B-ENM — DATE 02/2017



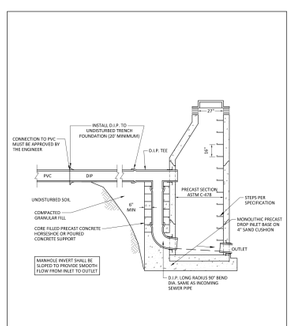
HOUSE SUMP PUMP CONNECTION — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4018C-ENM — DATE 02/2017



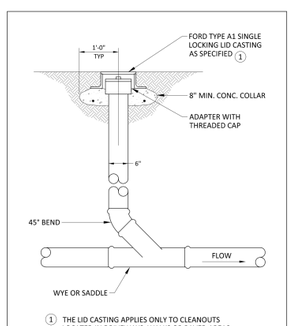
2'X3' CATCH BASIN — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 4029ENM — DATE 02/2017



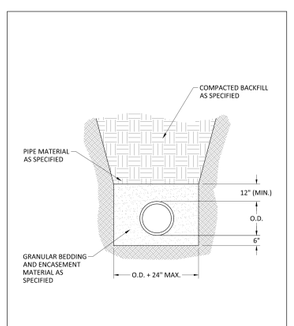
SANITARY SEWER MANHOLE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 5001ENM — DATE 02/2017



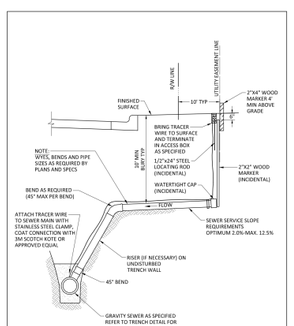
TYPICAL DROP MANHOLE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 5003ENM — DATE 02/2017



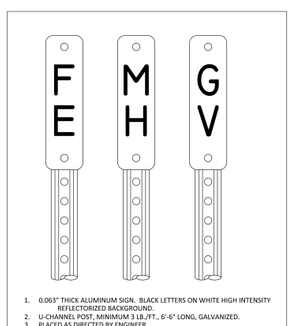
SANITARY SEWER CLEANOUT DETAIL — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 5004ENM — DATE 02/2017



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

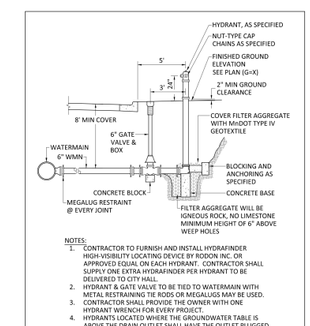


SANITARY SEWER SERVICE — CITY OF ELKO NEW MARKET — STANDARD DETAIL NO. 5018ENM — DATE 02/2017



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

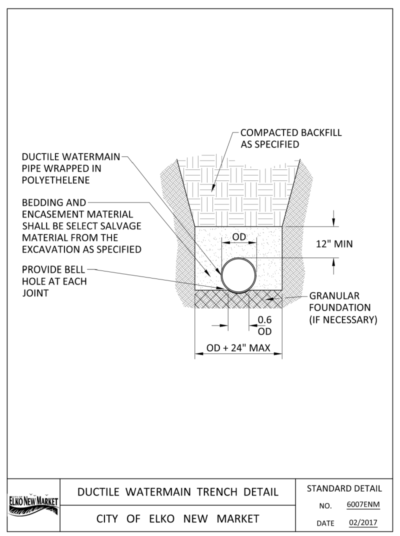
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

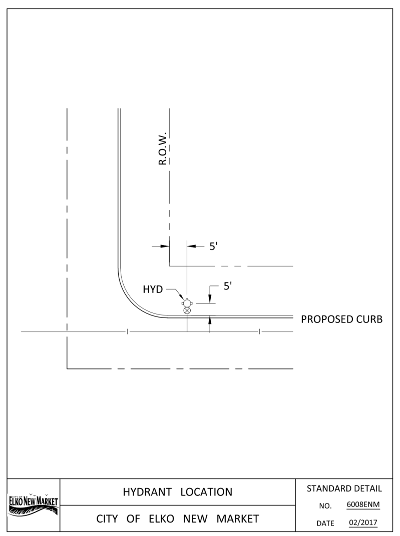
CITY PROJECT NO. --

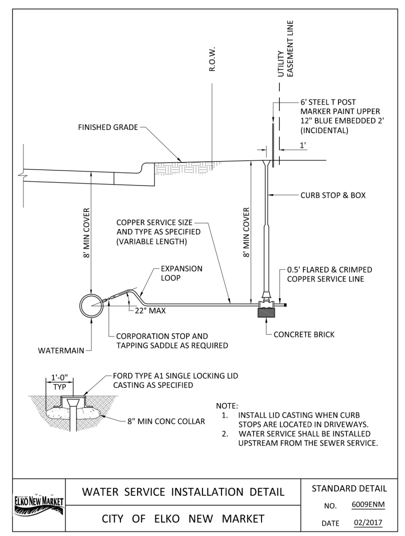
ELKO, MINNESOTA

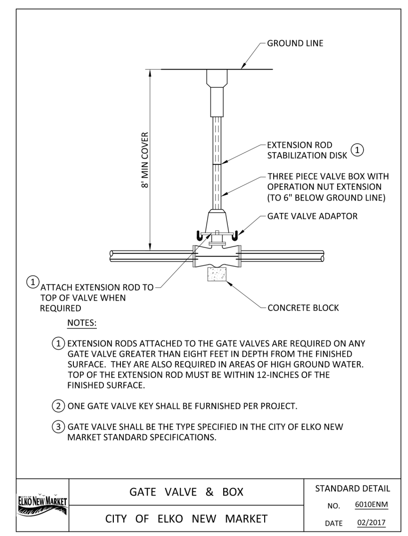
DETAILS
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

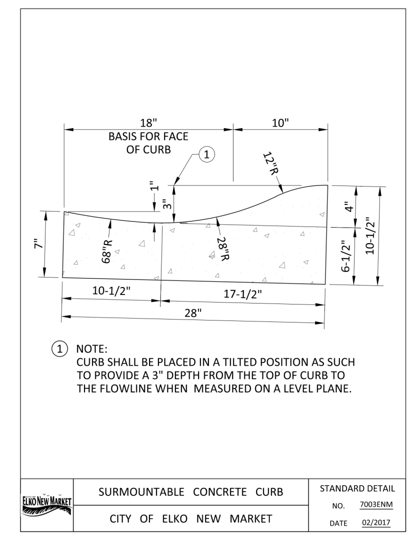
FILE NO. 1920-017

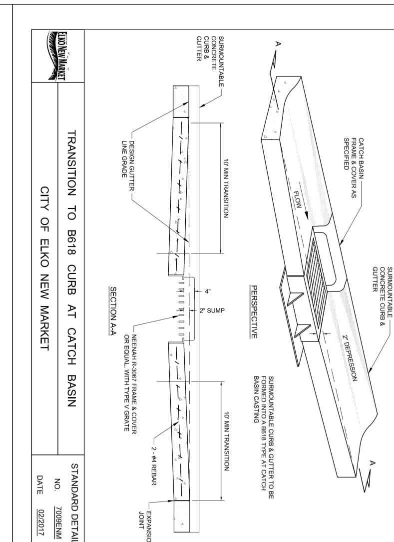


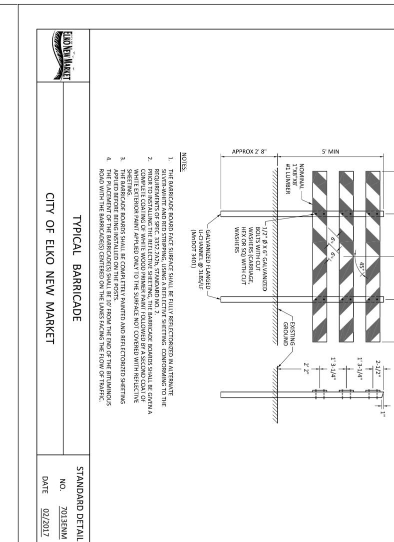


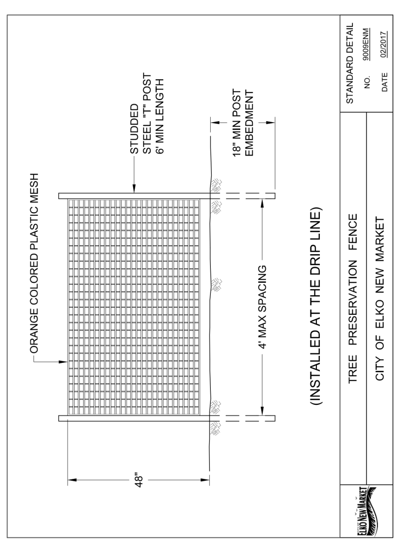


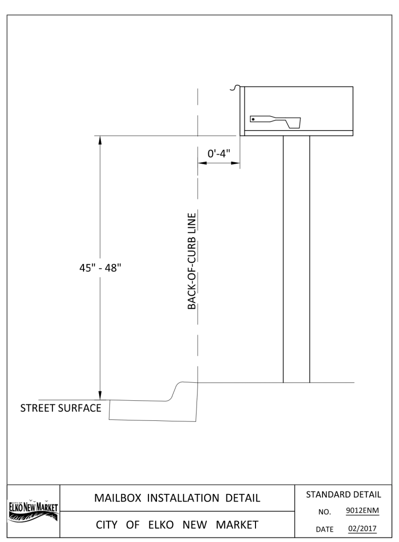


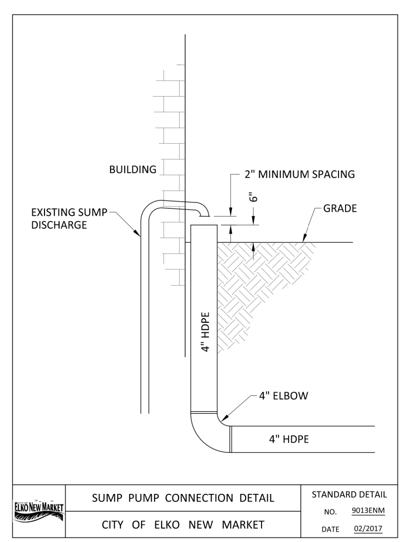


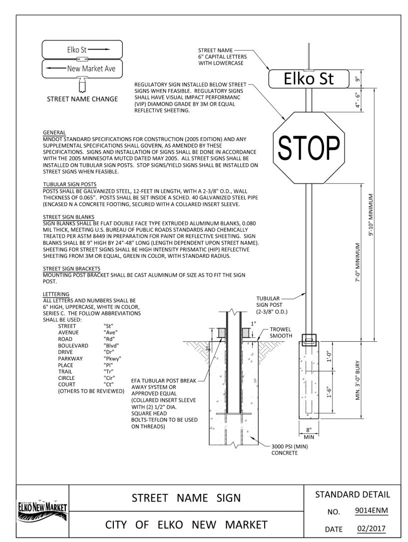


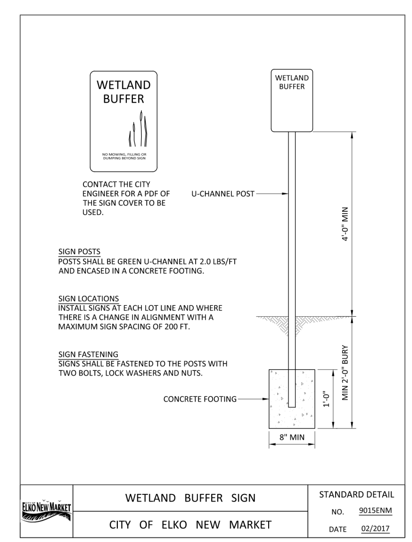












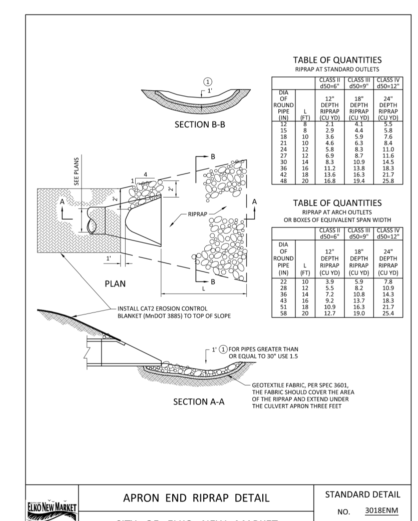


TABLE OF QUANTITIES
RIPRAP AT STANDARD OUTLETS

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)

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

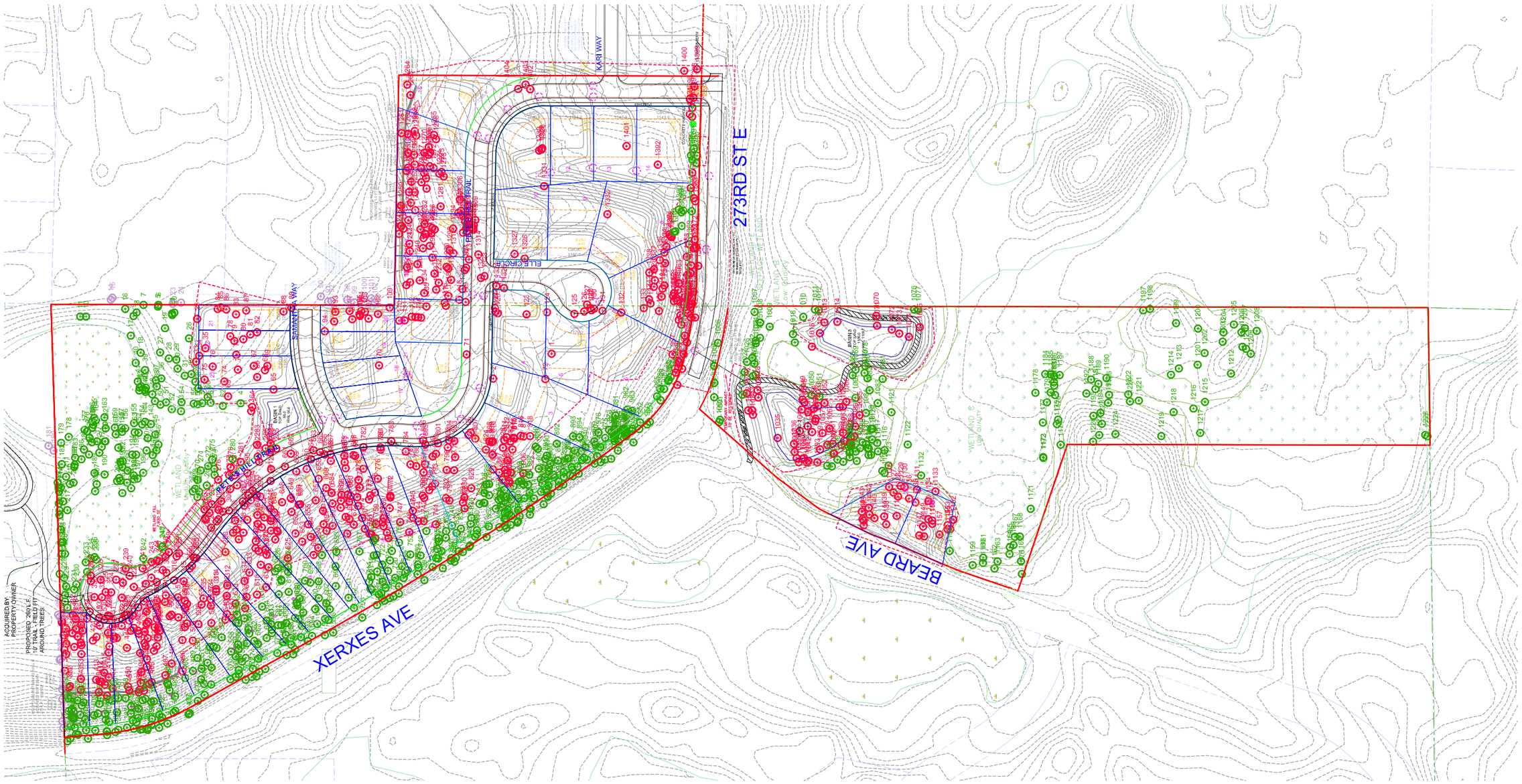
ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

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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CHF				
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CITY PROJECT NO.
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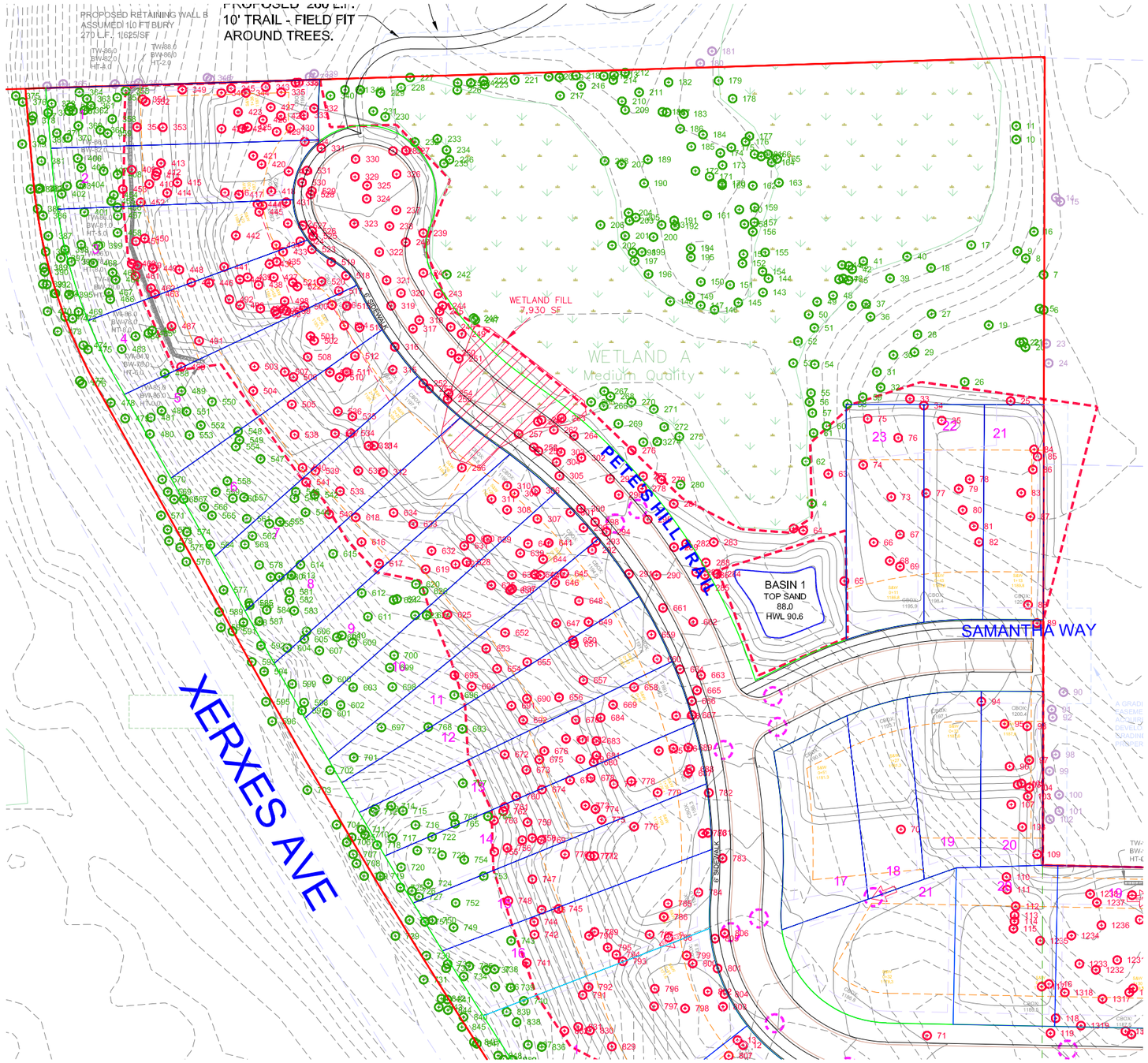
ELKO,
MINNESOTA

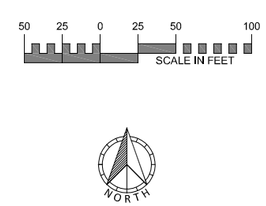
TREE SURVEY
PETE'S HILL FIRST ADDITION
ELKO 34, LLC

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
ELKO TREES				
DRAWN BY				
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CITY PROJECT NO.
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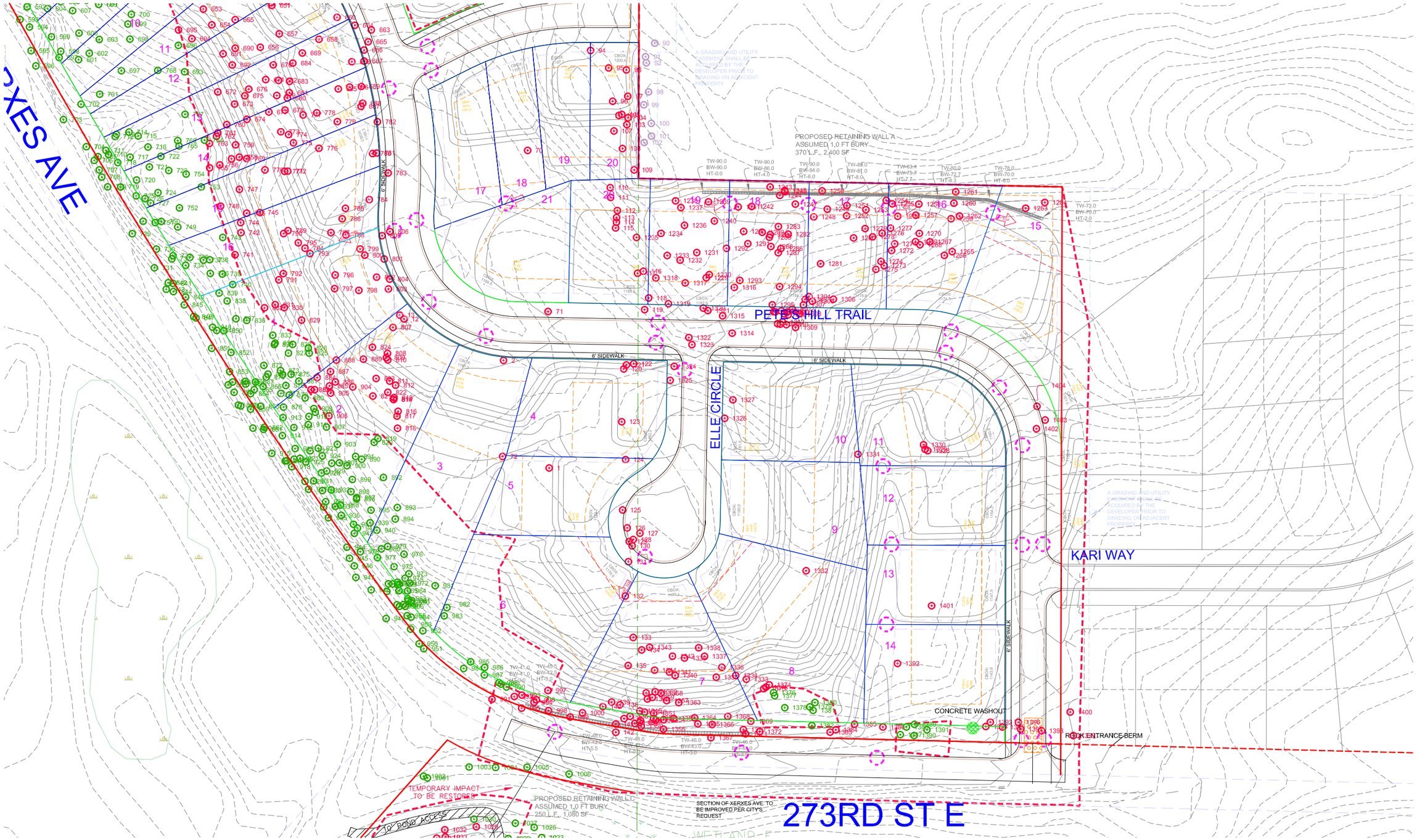
ELKO,
MINNESOTA

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

FILE NO.
1920-017

2 / 6



1920-017 PETE'S HILL - ELKO TREE SURVEY

DRAWING NAME	NO.	BY	DATE	REVISIONS
ELKO TREES				
DRAWN BY				
CHF				
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DLS				
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CITY PROJECT NO.
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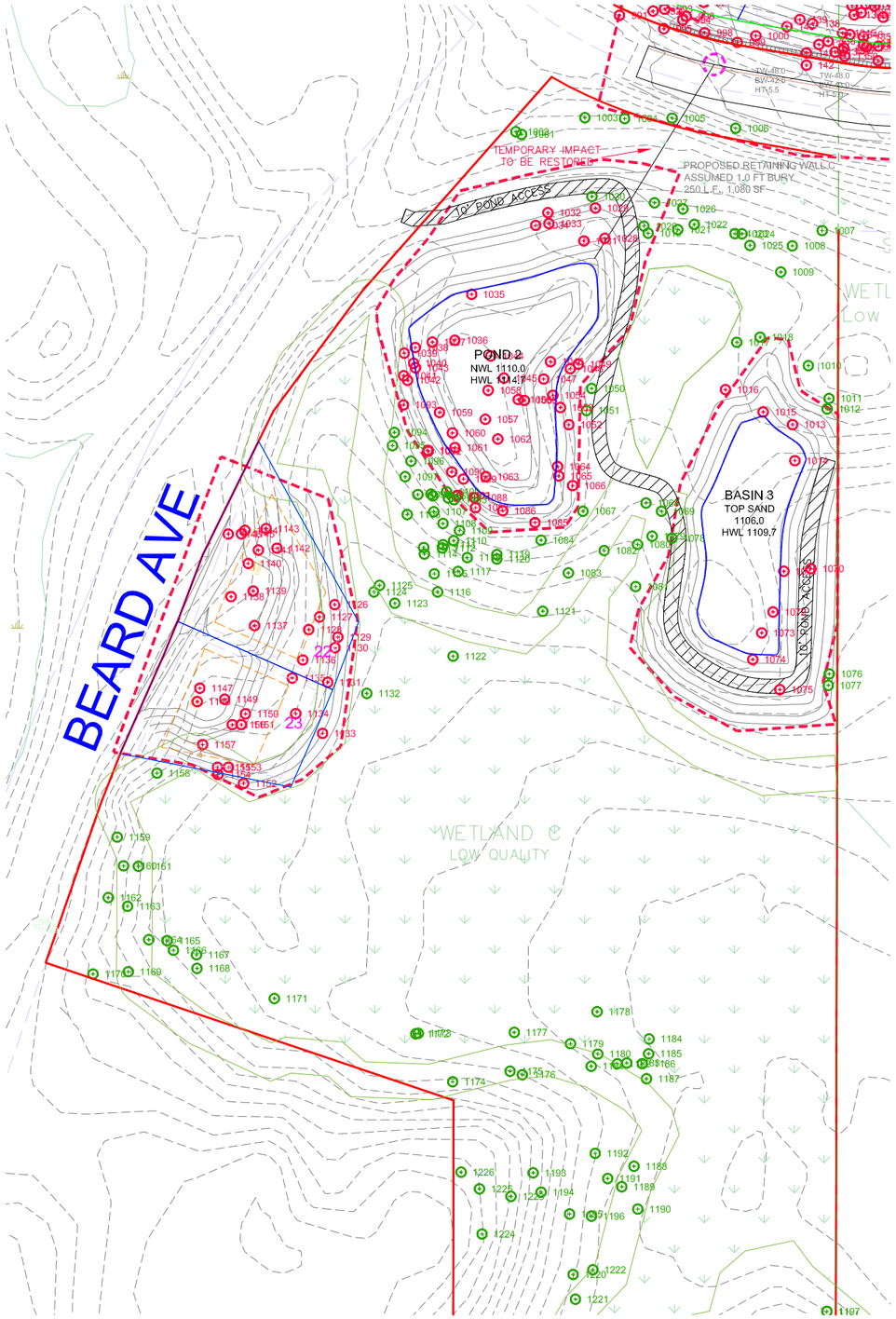
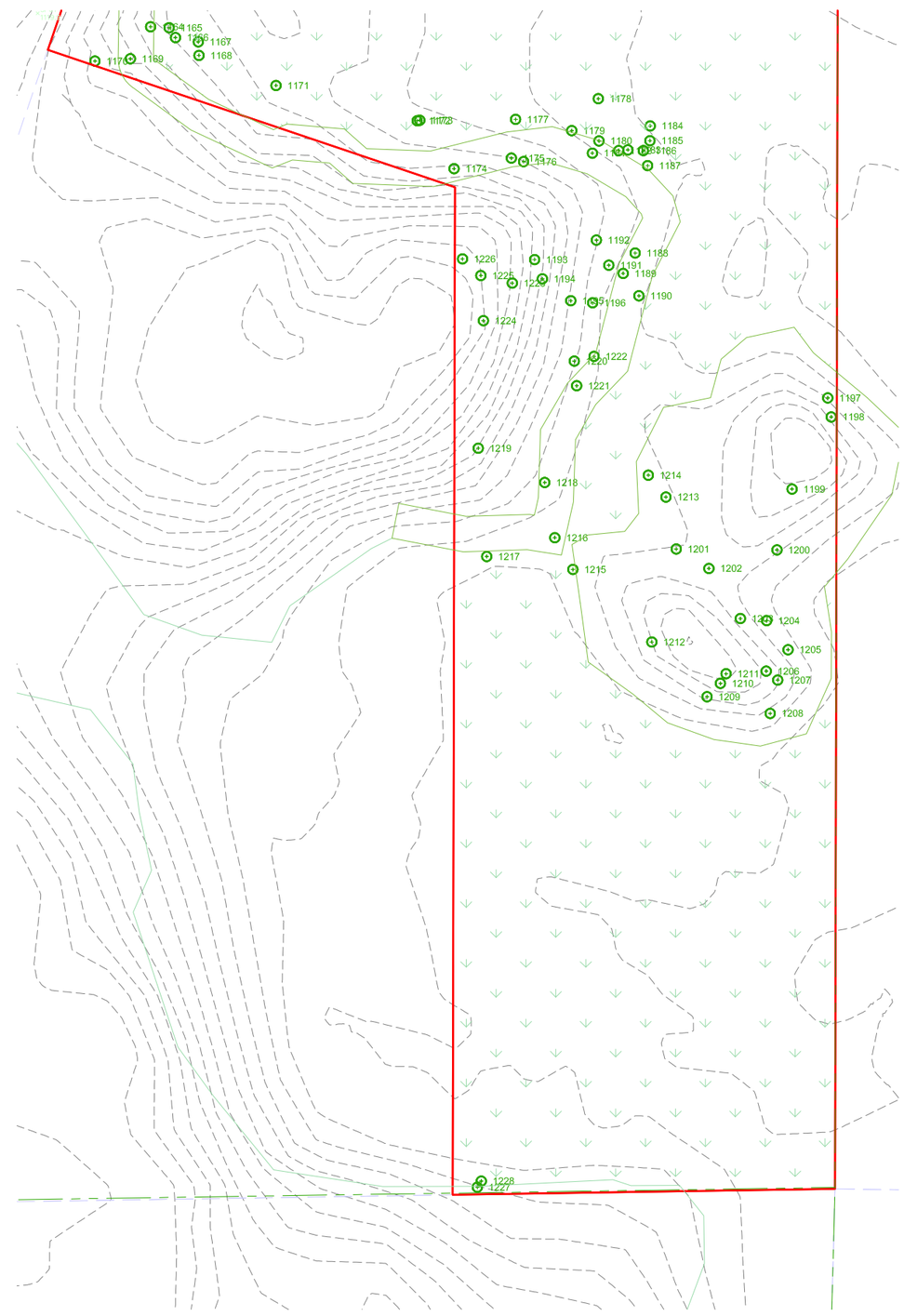
ELKO,
MINNESOTA

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

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

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				

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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				
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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
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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.

BOLTON & MENK
Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

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

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

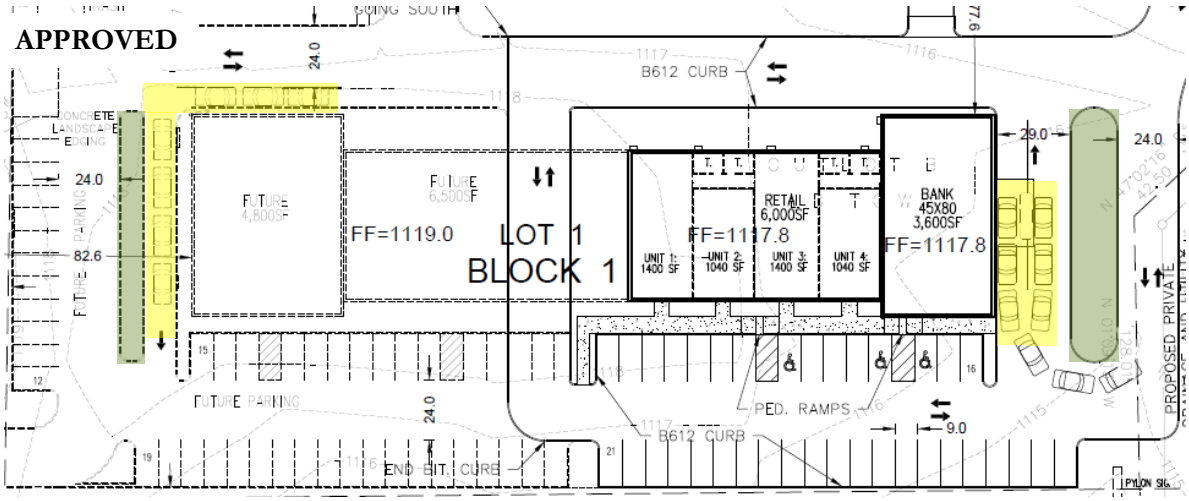
601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

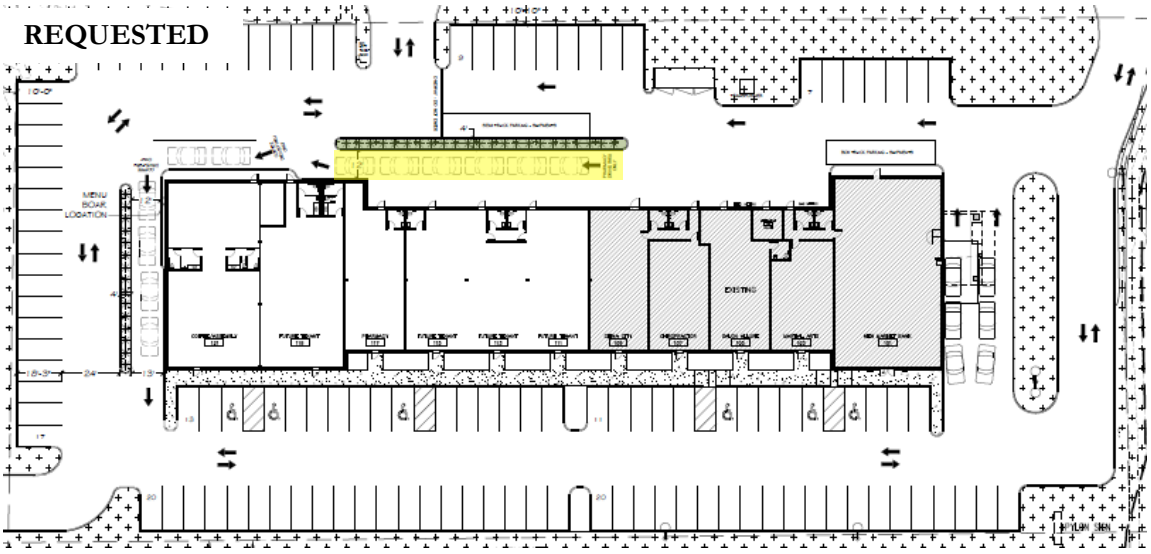
MEMORANDUM

TO:	PLANNING COMMISSION
CC:	GREYSTONE CONSTRUCTION COMPANY
FROM:	HALEY SEVENING, COMMUNITY DEVELOPMENT INTERN RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
RE:	REQUEST TO AMEND CONDITIONAL USE PERMIT #C1-2017 TO ALLOW AN ADDITIONAL ACCESSORY DRIVE-THROUGH FACILITY
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

Greystone Construction Company has made application requesting to amend Conditional Use Permit #C1-2017 to allow an additional accessory drive-through facility in connection with Phase 2 of the Elko New Market Retail Center, located at the northwest quadrant of Co Rd 2 and Dakota Avenue. Conditional Use Permit #C1-2017 was originally approved at the time of Preliminary and Final Plat of New Market Bank Addition (August 28, 2017), and allowed an accessory drive-through facility on each end of the retail center. Greystone's request for an additional accessory drive-through facility would allow a third drive through on the northern side of the building. At this time, the additional drive through is requested to serve a pharmacy tenant; however, in the future it could serve other types of tenants.





Conditional Use Permit Request

The Planning Commission and City Council must carefully consider the circumstances and criteria for granting conditional use permits. The City's Zoning Ordinance states the following:

The purpose of a conditional use permit is to provide the city with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditional use is to be allowed, the city may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises, or on any adjoining streets, and all other or further factors as the city shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.

Section 11-3-2 (C) of the Zoning Ordinance identifies the following criteria for granting a conditional use permit:

C. Criteria: The planning commission shall consider possible effects of the proposed conditional use. Its judgment shall be based upon, but not limited to, the following factors:

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.*
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.*

In granting the conditional use permit, the criteria outlined in Section 11-3-2 (C) would need to be met / justified. In addition, Section 11-26A-4 outlines specific standards that must be met for accessory drive-through facilities. Those standards are as follows:

Accessory drive-through facilities; provided, that:

A. *Not less than one hundred twenty feet (120') of segregated automobile stacking shall be provided for the single service lane. Where multiple service lanes are provided, the minimum automobile stacking may be reduced to sixty feet (60') per lane.*

B. *The stacking lane and its access shall be designed to control traffic in a manner to protect the buildings and will not interfere with onsite traffic circulation or access to the required parking space.*
C. *No part of the public street or boulevard may be used for stacking of automobiles.*
D. *The stacking lane, order board telecom, and window placement shall be designed and located in such a manner as to minimize glare to adjacent premises, particularly residential premises, and to maximize maneuverability of vehicles on the site.*
E. *The drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way.*
F. *A lighting and photometric plan will be required that illustrates the drive-through service lane lighting and shall comply with section 11-4-7 of this title.*

Staff Recommendation

In evaluating the request for an additional **accessory drive-through facility** using the City's criteria for granting a conditional use permit and the standards specific to an accessory drive-through facility, Staff's opinion is that the permit can be justified 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.** 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 proposed use is or will be compatible with present and future land uses of the area.** 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 proposed use conforms with all performance standards contained in this title.** The drive-through facility proposed on the north side of the building conforms with all applicable performance standards.
4. **The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.** An additional drive-through facility can be accommodated by existing public services.
5. **Traffic generation by the proposed use is within capabilities of streets serving the property.** Traffic generation by the proposed drive-through facility will not go beyond the capabilities of the streets serving the property.
6. **Not less than one hundred twenty feet (120') of segregated automobile stacking shall be provided for the single service lane. Where multiple service lanes are provided, the minimum automobile stacking may be reduced to sixty feet (60') per lane.** 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 stacking lane and its access shall be designed to control traffic in a manner to protect the buildings and will not interfere with onsite traffic circulation or access to the required parking space.** 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. **No part of the public street or boulevard may be used for stacking of automobiles.** 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 stacking lane, order board telecom, and window placement shall be designed and located in such a manner as to minimize glare to adjacent premises, particularly residential premises, and to maximize maneuverability of vehicles on the site.** 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 drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way.** 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.

Requested Action

Staff is requesting that the Planning Commission hold a public hearing regarding the Conditional Use Permit request and make a recommendation to the City Council regarding the matter.

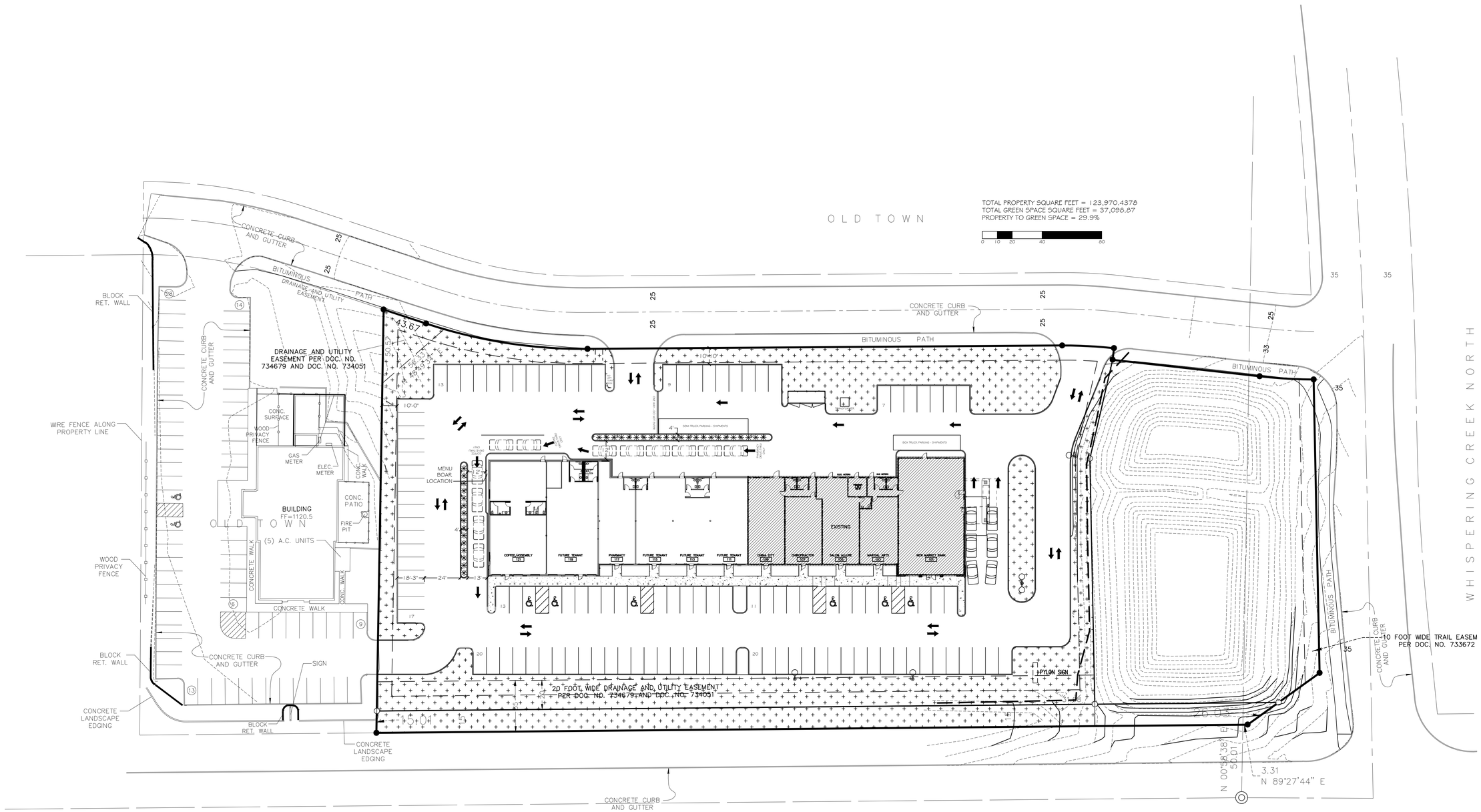
Attachments:

Location Map
Site Plan

Location Map

NOT FOR CONSTRUCTION

REVISIONS
07-03-19
07-15-19



DATE: 02-12-2019
NOT FOR CONSTRUCTION
DRAWN BY: MSB
CHK'D BY: 1/32"=1'-0" ON 24X36

ELKO NEW MARKET RETAIL CENTER PHASE 1 & PHASE 2

DRAWING
C1

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

MEMORANDUM

TO: PLANNING COMMISSION

FROM: HALEY SEVENING, COMMUNITY DEVELOPMENT INTERN
RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST

RE: ZONING ORDINANCE AMENDMENTS – R-4 HIGH DENSITY RESIDENTIAL DISTRICT AND LANDSCAPING REQUIREMENTS

DATE: JULY 30, 2019

Background / History

At the June 2019 Planning Commission Meeting there was discussion regarding internal building setback and landscaping requirements for the R-4 High Density Residential District. The discussion began in response to receiving a concept plan for a development on an R-4 zoned property. While reviewing the concept plan, Staff felt that certain standards that apply to the R-4 High Density Residential District were unsupportive of the purpose of the R-4 district, which is to create areas for multi-family use at higher densities. In an effort to better support high-density affordable housing development, Staff proposed the following amendments:

Section 11-25D-9 (C)(1) - R-4 High Density Residential District

C. Setbacks:

1. Front: Thirty feet (30') from public right-of-way. ~~Thirty feet (30') from back of curb line of private drives, guest parking areas.~~ Twenty five feet (25') from back of curb line of private drives. Fifteen feet (15') from private parking areas.

Section 11-10-3 (B)(1) - Landscaping Requirements

B. R-3 Medium Density Residential And R-4 High Density Residential Districts:

1. At least ~~fifty percent (50%)~~ thirty percent (30%) of the total site area shall be landscaped. For purposes of this subsection, landscaping shall also include prairies, wetlands, woodlands, ponds, pervious play areas, outdoor tennis courts, and outdoor swimming pools.

Following discussion, the Planning Commission directed Staff to do additional research that visually compared setbacks and landscaping at apartment buildings in the area and to prepare a public hearing regarding the proposed ordinance amendment.

Review of Research

Staff researched setback and landscaping requirements in high density residential districts in 10 other area cities. Of the researched cities, only three (Lakeville, Prior Lake, and Savage) had an internal building setback requirement and only two (Farmington and Shakopee) had a site area landscape requirement. In addition, those that did have similar requirements were less restrictive as compared to Elko New Market. Table 1 outlines the findings.

Table 1: Area Cities - Setback and Landscape Requirements Comparison

	Elko New Market	Farmington	Lakeville	Prior Lake	Savage	Shakopee
Internal Building Setback Requirement	30'	None	15'	15'	25'	None
Site Area Landscape Requirement	50%	20%	None	None	None	15%

Note: Apple Valley, Belle Plaine, Jordan, Lonsdale, and New Prague had no similar requirements.

Staff also researched the setback and landscaping requirements in each of Elko New Market's residential, business, industrial, and institutional districts. The internal building setback and site area landscape requirements in each district are presented in Table 2.

Table 2: Elko New Market – Setback and Landscape Requirements Comparison

Internal Building Setback Requirement – from Private Drives (from Private Parking Areas)	
25' (15')	R-3
30' (30')	R-4
N/A	R-1, R-2, R-5, all Business & Industrial Districts, INS
Site Area Landscape Requirement	
20%	R-5
25%	B-1, B-5, I-1
30%	B-4, B-6, B-7, I-2, INS
50%	R-3, R-4
N/A	R-1, R-2, B-2, B-3

Additional Research

Staff has also included, as an attachment, visual depictions of actual setbacks and landscaping for apartment buildings in Elko New Market and other area cities. These visuals help provide a better idea of what internal setbacks and landscaping requirements look like in actual developments. The nine apartment buildings researched include:

1. Dakota Acres Apartments – Proposed, Elko New Market
2. Market Village (55+) – 100 J Roberts Way, Elko New Market
3. Philipp Square (55+) – 116 1st Ave NW, New Prague
4. Remington Cove Apartments – 15430 Founders Ln, Apple Valley
5. Remington Cove Apartments – 15464 Founders Ln, Apple Valley

6. Lakeville Pointe Apartments – 18010 Kenwood Trail, Lakeville
7. The Addison Apartment Homes – 925 Alysheba Rd, Shakopee
8. The Addison Apartment Homes – 950 Alysheba Rd, Shakopee
9. The Addison Apartment Homes – 2225 Jeffery Allen Dr, Shakopee

For additional information about these developments, visit Google Maps (https://www.google.com/maps), Scott County's GIS page (https://gis.co.scott.mn.us/SG3/), and/or Dakota County's GIS page (https://gis.co.dakota.mn.us/DCGIS/).

Requested Action

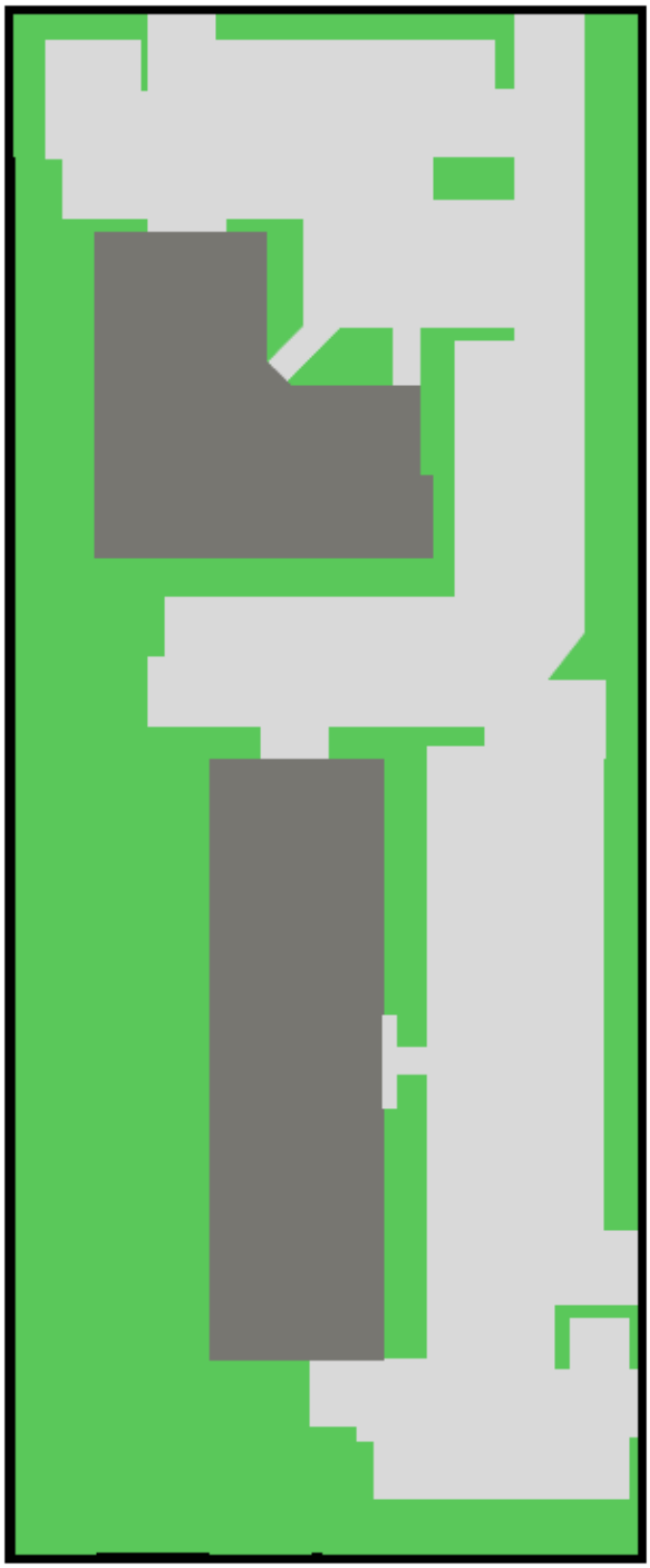
Staff is requesting that the Planning Commission hold a public hearing regarding the proposed zoning ordinance amendment and make a recommendation to the City Council regarding the matter.

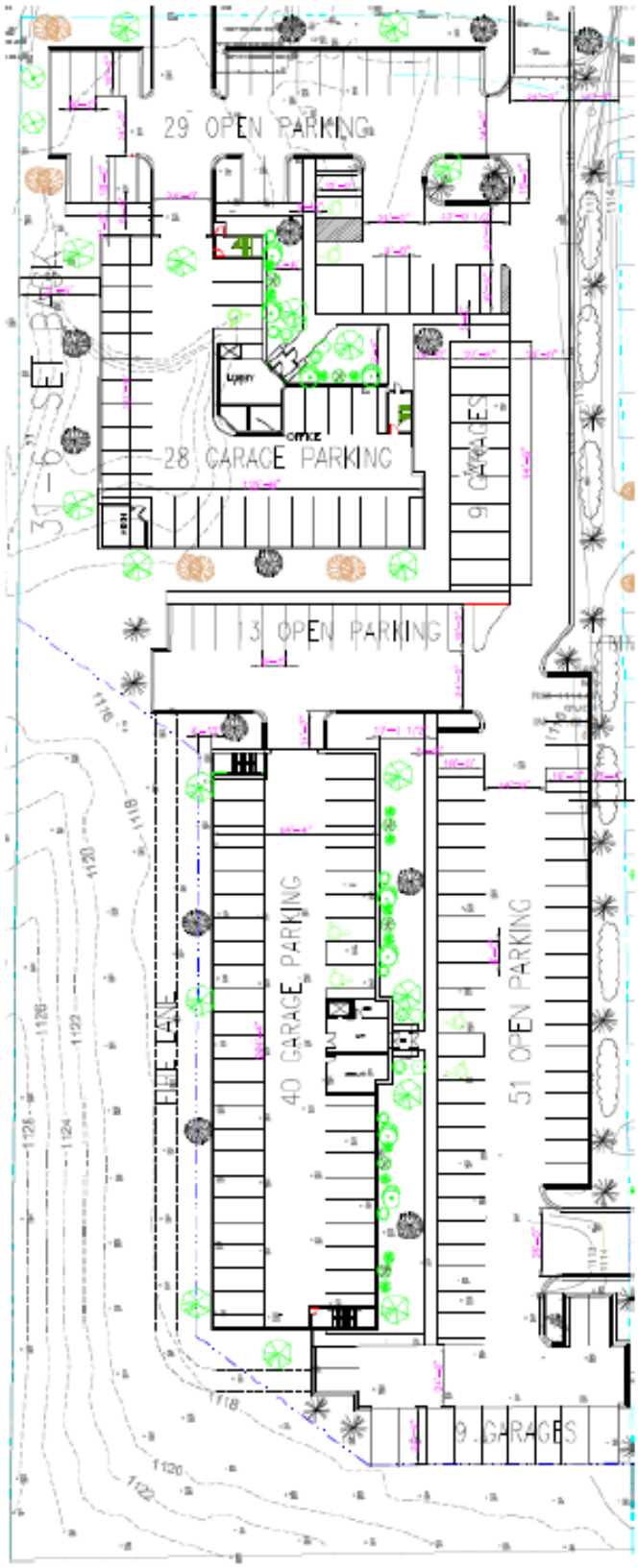
Attachments:

Visual Depictions of Setbacks and Landscaping
Draft Ordinance Amendment Regarding Setback and Landscaping Requirements for the R4 District

Setback and Landscaping Depictions

Dakota Acres Apartments
Elko New Market - Proposed Development
3.19 acres
43.6% landscaped
13-27' internal setbacks



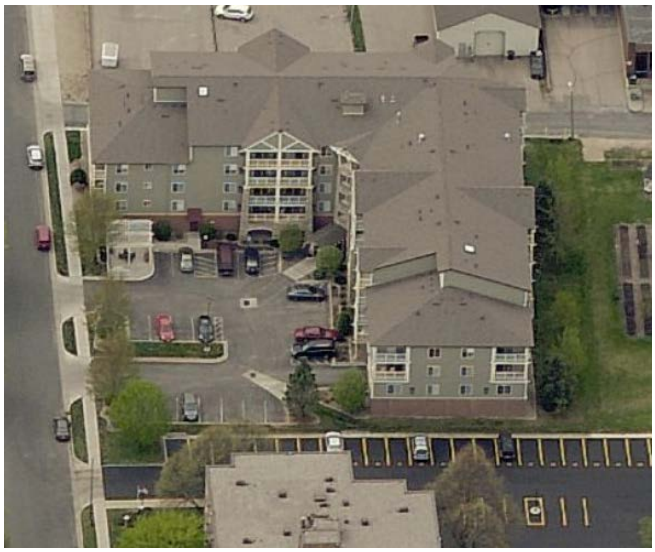


Setback and Landscaping Depictions

Market Village (55+)
Elko New Market (100 J Roberts Way)
Built 2011 – 4.342 acres
~30% landscaped
~15-25' internal setbacks

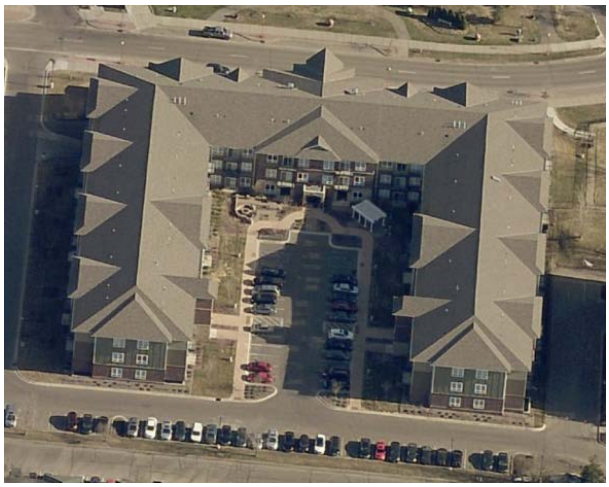
Setback and Landscaping Depictions

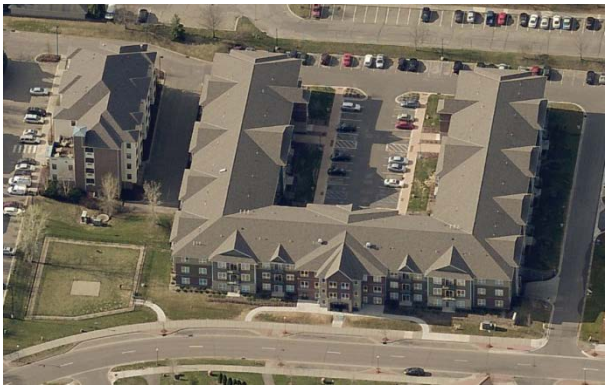
Philipp Square (55+)
New Prague (116 1st Ave NW)
Built 2002 – 0.939 acres
~18% landscaped
~13' internal setbacks



Setback and Landscaping Depictions

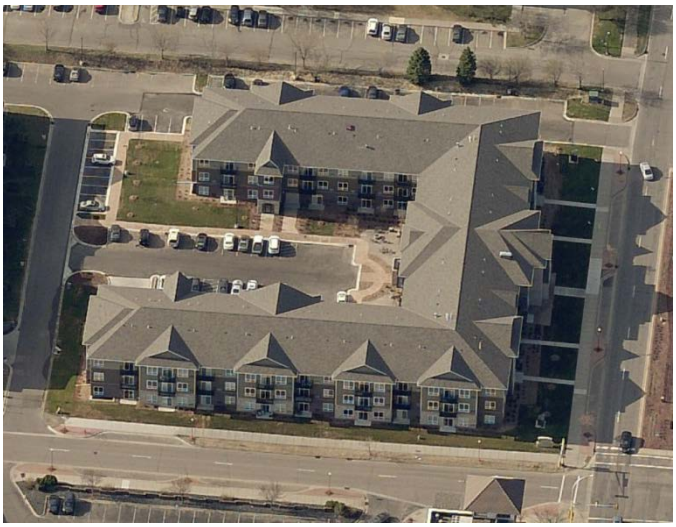
Remington Cove Apartments
Apple Valley (15430 Founders Ln)
Built 2015 – 3.23 acres
~27% landscaped
~7-30' internal setbacks

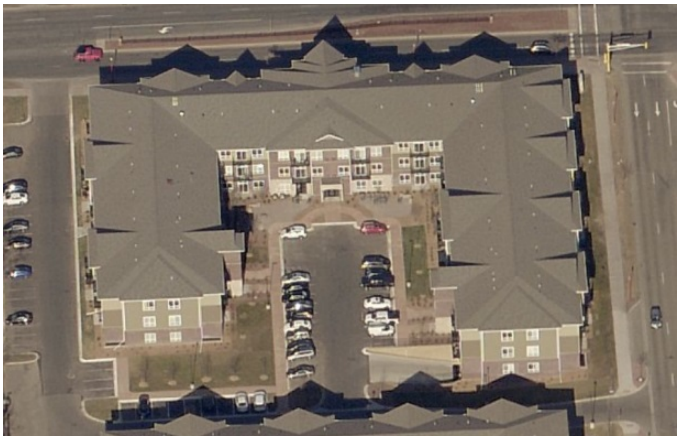




Setback and Landscaping Depictions

Remington Cove Apartments
Apple Valley (15464 Founders Ln)
Built 2017 – 2.66 acres
~25% landscaped
~7-30' internal setbacks





Setback and Landscaping Depictions

Lakeville Pointe Apartments
Lakeville (18010 Kenwood Trail)
Built 2017 – 3.02 acres
~50% landscaped
~20' internal setbacks

Setback and Landscaping Depictions

The Addison Apartment Homes
Shakopee (925 Alysheba Rd)
Built 2004 – 10.647 acres
~60% landscaped
~25-60' internal setbacks

Setback and Landscaping Depictions

The Addison Apartment Homes
Shakopee (950 Alysheba Rd)
Built 2014 – 4.861 acres
~41% landscaped
~25' internal setbacks

Setback and Landscaping Depictions

The Addison Apartment Homes
Shakopee (2225 Jeffery Allen Dr.)
Built 2005 – 3.334 acres
~44% landscaped
0' internal setbacks

CITY OF ELKO NEW MARKET
SCOTT COUNTY, MINNESOTA

ORDINANCE NO. XXX

AN ORDINANCE AMENDING CITY OF ELKO NEW MARKET CITY CODE TITLE 11, CHAPTER 10, CONCERNING LANDSCAPING REQUIREMENTS AND TITLE 11, CHAPTER 25 CONCERNING RESIDENTIAL DISTRICT STANDARDS

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

SECTION 1. Section 11-10-3(B)(1) of the Elko New Market City Code is hereby amended to read as follows:

> At least thirty percent (30%) of the total site area shall be landscaped. For purposes of this subsection, landscaping shall also include prairies, wetlands, woodlands, ponds, pervious play areas, outdoor tennis courts, and outdoor swimming pools.

SECTION 2. Section 11-25D-9(C)(1) of the Elko New Market City Code is hereby amended to read as follows:

> Front: Thirty feet (30') from public right-of-way. Twenty five feet (25') from back of curb line of private drives. Fifteen feet (15’) from private parking areas.

SECTION 3. This Ordinance shall take effect immediately upon its passage and publication.

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

CITY OF ELKO NEW MARKET

BY: _____
Joe Julius, Mayor

ATTEST:

_____
Thomas Terry, Acting City Clerk

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

MEMORANDUM

TO:	PLANNING COMMISSION
CC:	CITY OF ELKO NEW MARKET
FROM:	HALEY SEVENING, COMMUNITY DEVELOPMENT INTERN RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
RE:	PROPOSED ZONING ORDINANCE AMENDMENT ADDING SEPARATE MAXIMUM AREA STANDARDS FOR THE INSTITUTIONAL ZONING DISTRICT
DATE:	JULY 30, 2019
	PLANNING COMMISSION MEETING: JULY 30, 2019
	CITY COUNCIL MEETING: AUGUST 22, 2019

Background / History

The City of Elko New Market has initiated a Zoning Ordinance text amendment regarding the maximum area for ground mounted solar energy systems in the Institutional zoning district. The amendment is in response to a proposed ground mounted solar energy system project located at the City's Public Works Facility (25499 Natchez Ave in Elko New Market), which is zoned institutional.

Solar energy systems are regulated under section 11-14-4 of the Zoning Ordinance and are allowed as a permitted accessory use in all zoning districts. However, the City Code limits the maximum area for ground mounted energy systems to the maximum area allowed for accessory structures. The current regulations applicable to the maximum area of a solar energy system are as follows:

Section 11-14-4 (B)(8) – Alternative Energy Systems – Solar Energy Systems

> *8. Maximum Area: 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.*

Section 11-6-6 (B)(1) – Accessory Buildings, Structures and Uses – Area Limitations

B. Detached Buildings:

> *1. Detached accessory buildings shall comply with the following area limitations:*

Lot Area	*Maximum Floor Area Allowed Without Conditional Use Permit*	*Maximum Floor Area Allowed With Conditional Use Permit*

1 acre and under	*250 square feet, except as provided in subsection B2 of this section*	*1,000 square feet*
Over 1 acre	*1,000 square feet*	*1,500 square feet*

The ground mounted solar system at the Public Works Facility is proposed to be 3,730 square feet. To accommodate the proposed solar system, the City would like to amend section 11-14-4 to add a separate maximum area standard for institutionally zoned properties. The proposed amendment would allow solar energy systems to be up to 4,000 square feet on parcels 10-20 acres in size and up to 8,000 square feet on parcels 20+ acres in size. The new standards would apply only to large institutionally zoned parcels. All other zoning districts, and smaller institutionally zoned parcels, would be subject to the accessory structure area limitations.

A few additional amendments, regarding the purpose of solar, roof mounting, and calculation of maximum area are also proposed. These amendments are minor, but support access to solar (in all districts) and make interpretation of the Ordinance easier. The Solar Energy Systems Ordinance with all of the proposed amendments is included as an attachment.

Staff Recommendation

Staff recommends the proposed amendments for the following reasons:

1. The proposed amendment is consistent with the 2030 Comprehensive Plan, which identifies solar access as a land use goal.
2. The proposed amendment is consistent with the Draft 2040 Comprehensive Plan, which contains a chapter related to the protection and development of solar access as required by the Metropolitan Council under the Metropolitan Land Planning Act.
3. The proposed amendment applies only to large (10+ acres) institutionally zoned parcels. Maximum area requirements for all other zoning districts would comply with the accessory structure area limitations.
4. The proposed amendment, based on lot area, would limit the lot coverage of solar systems to 0.90 percent or less on institutionally zoned parcels 10+ acres in size.
    a. Lot coverage = 4,000 square feet / 435,600 square feet (10 acres)
    b. Lot coverage = 8,000 square feet / 871,200 square feet (10 acres)

Requested Action

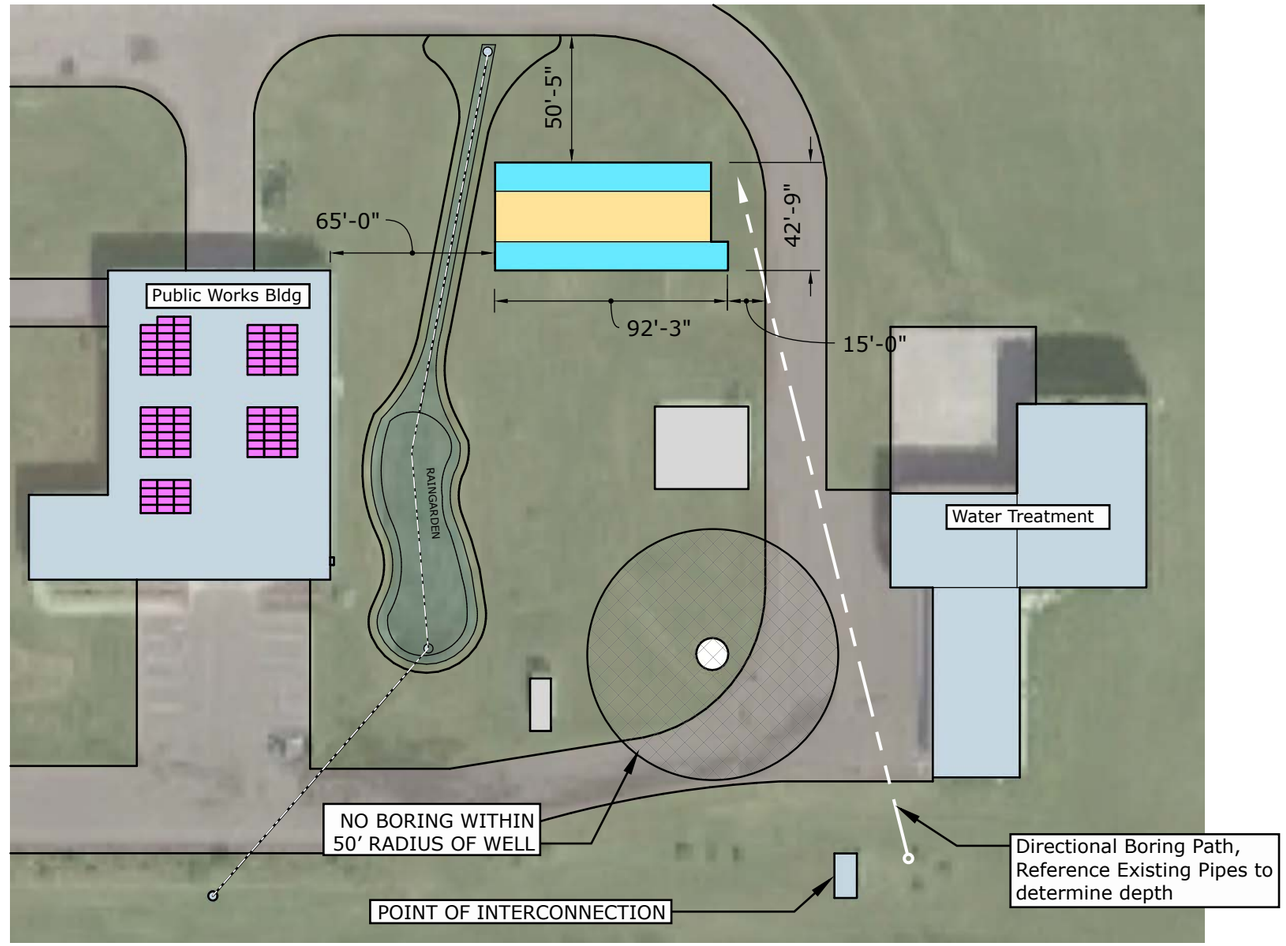
Staff is requesting that the Planning Commission hold a public hearing regarding the proposed zoning ordinance amendment and make a recommendation to the City Council regarding the matter.

Attachments:

Map of Property with Proposed Solar System Location
Solar Energy Systems Ordinance with Proposed Amendment
Draft Ordinance Amendment

1 **Parcel Map with Proposed Array**

SCALE: 1" = 60'



2 **Site Plan - Proposed Array Placement**

SCALE: 1" = 60'

System Color Code

Existing System #1 of 2
Proposed System #2 of 2

Array Size and Property Information	
Array Footprint	2019 s.f.
Inter-row Spacing	1711 s.f.
Total Array Footprint	*3730 s.f.*
Total Parcel	1,656,804.6 s.f.
% Property Coverage of Array	*0.0225%*

Code and Zoning Analysis

Zoned Institutional

Accessory structures not to exceed 1000 S.F.

< 1% of property coverage

N

GREEN² COMPANIES
iDEAL ENERGIES
GREEN² ELECTRIC

Installer
iDEAL Energies/
Green² Electric, LLC.

5810 Nicollet Ave
Minneapolis, MN 55419
612-928-5008

NABCEP
#PV-041616-012599

Electrical Contractor
License #EA719118

Xcel Customer Name
Elko New Market City Of

Project Name
City of Elko New Market - Public Works

Project # OID3644189
Premise # 304526740
Meter # 18530025
Total DC Out - 39.96 kW
Total AC Out - 40 kW

Installation Address
25499 Natchez Ave
Elko New Market, MN 55020

Building Svc. Voltage
480/277, 3PH / 4W

DRAWN BY
BB | RR

ISSUE

#	Date	Description
1	01-04-19	Xcel App Set
2	05-31-19	Permit Set

DESCRIPTION

Proposed Final Array Layout

C.4

11-14-4: SOLAR ENERGY SYSTEMS:

A. Zoning District Allowance: Solar energy systems in accordance with the standards in this chapter are allowed as a permitted accessory use in all zoning districts.

B. Standards:

1. Purpose: Solar energy systems shall serve only the parcel on which they are located.

~~1~~2. Exemption: Passive or building integrated solar energy systems are exempt from the requirements of this chapter and shall be regulated as any other building element.

~~2~~3. Height: Roof mounted solar energy systems shall comply with the maximum height requirements in the applicable zoning district. Ground mounted solar energy systems shall not exceed fifteen feet (15') in height.

~~3~~4. Location: In urban reserve and residential zoning districts, ground mounted solar energy systems shall be limited to the rear yard. In commercial, industrial and institutional districts, ground mounted solar energy systems may be permitted in front yards, side yards adjacent to public rights of way and rear yards.

~~4~~5. Setbacks: Ground mounted solar energy systems shall comply with all accessory structure setbacks in the applicable zoning district. Roof mounted systems shall comply with all building setbacks in the applicable zoning district and shall not extend beyond the exterior perimeter of the building on which the system is mounted.

~~5~~6. Roof Mounting: Roof mounted solar collectors may be flush mounted~~, or~~ 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.

~~6~~7. Easements: Solar energy systems shall not encroach on public drainage, utility roadway or trail easements.

~~7~~8. Screening: Solar energy systems shall be screened from view to the extent possible without impacting their function.

~~8~~9. Maximum Area: ~~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.~~

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.

~~9~~10. Aesthetics: All solar energy systems shall minimize glare toward vehicular traffic and adjacent properties.

~~10~~11. Feeder Lines: The electrical collection system shall be placed underground within the interior of each parcel. The collection system may be placed overhead near substations or points of interconnection to the electric grid.

C. Safety:

1. Standards: Solar energy systems shall meet the minimum standards outlined by the International Electrotechnical Commission (IEC), the American Society Of Heating, Refrigerating, And Air-Conditioning Engineers (ASHRAE), ASTM International, British Standards Institution (BSI), International Organization For Standardization (ISO), Underwriter's Laboratory (UL), the Solar Rating And Certification Corporation (SRCC) or other standards as determined by the city building official.

2. Certification: Solar energy systems shall be certified by Underwriters Laboratories, Inc., and the National Renewable Energy Laboratory, the Solar Rating And Certification Corporation or other body as determined by the community development director. The city reserves the right to deny a building permit for proposed solar energy systems deemed to have inadequate certification.

3. Utility Connection: All grid connected systems shall have an agreement with the local utility prior to the issuance of a building permit. A visible external disconnect shall be provided if required by the utility.

D. Abandonment: If a solar energy system remains nonfunctional or inoperative for a continuous period of one year, the system shall be deemed to be abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense after a demolition permit has been obtained. Removal includes the entire structure including transmission equipment.

E. Permit: A building permit shall be obtained for any solar energy system prior to installation. (Ord. 85, 12-1-2011)

CITY OF ELKO NEW MARKET
SCOTT COUNTY, MINNESOTA

ORDINANCE NO. XXX

AN ORDINANCE AMENDING CITY OF ELKO NEW MARKET
CITY CODE TITLE 11, CHAPTER 14,
CONCERNING SOLAR ENERGY SYSTEMS

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

SECTION 1. Section 11-14-4(B) of the Elko New Market City Code is hereby amended in its entirety to read as follows:

1. Purpose: Solar energy systems shall serve only the parcel on which they are located.

2. Exemption: Passive or building integrated solar energy systems are exempt from the requirements of this chapter and shall be regulated as any other building element.

3. Height: Roof mounted solar energy systems shall comply with the maximum height requirements in the applicable zoning district. Ground mounted solar energy systems shall not exceed fifteen feet (15') in height.

4. Location: In urban reserve and residential zoning districts, ground mounted solar energy systems shall be limited to the rear yard. In commercial, industrial and institutional districts, ground mounted solar energy systems may be permitted in front yards, side yards adjacent to public rights of way and rear yards.

5. Setbacks: Ground mounted solar energy systems shall comply with all accessory structure setbacks in the applicable zoning district. Roof mounted systems shall comply with all building setbacks in the applicable zoning district and shall not extend beyond the exterior perimeter of the building on which the system is mounted.

6. 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.

7. Easements: Solar energy systems shall not encroach on public drainage, utility roadway or trail easements.

8. Screening: Solar energy systems shall be screened from view to the extent possible without impacting their function.

9. 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.

10. Aesthetics: All solar energy systems shall minimize glare toward vehicular traffic and adjacent properties.

11. Feeder Lines: The electrical collection system shall be placed underground within the interior of each parcel. The collection system may be placed overhead near substations or points of interconnection to the electric grid.

SECTION 2. This Ordinance shall take effect immediately upon its passage and publication.

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

CITY OF ELKO NEW MARKET

BY: _____
Joe Julius, Mayor

ATTEST:

_____
Thomas Terry, Acting City Clerk

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

MEMORANDUM

TO: PLANNING COMMISSION

CC: BERNIE MAHOWALD, GREG HALLING, SCOTT SWANSON

FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
HALEY SEVENING, COMMUNITY DEVELOPMENT INTERN
RICH REVERING, CITY ENGINEER, BOLTON & MENK

SUBJECT: APPLICATION FOR REZONING OF PROPERTY FROM UR, URBAN RESERVE, TO R1, SUBURBAN SINGLE FAMILY RESIDENTIAL
APPLICATION FOR PRELIMINARY AND FINAL PLAT APPROVAL OF SYLVESTER MEADOWS, CONSISTING OF 9 SINGLE FAMILY RESIDENTIAL LOTS ON 41 ACRES.

DATE: JULY 30, 2019

PLANNING COMMISSION MEETING:	JULY 30, 2019
CITY COUNCIL MEETING:	AUGUST 8 OR 22, 2019
60-DAY REVIEW DEADLINE:	JULY 5, 2019
120-DAY REVIEW DEADLINE	SEPTEMBER 3, 2019

Background / History

Bernie Mahowald, representative of the Anna F. Annis Trust and The Farm Development Co, LLC, submitted to the City an application for preliminary and final plat approval of Sylvester Meadows containing nine lots and one outlot on 41.00 acres, and also an application for rezoning of certain lands from UR, Urban Reserve, to R1, Suburban Single Family Residential.

On May 28, 2019 the Planning Commission conducted a public hearing regarding the request. There was public testimony as described in the attached meeting minutes, and the public hearing was closed. Following discussion by the Commission, the request was continued, noting the following:

1) Staff is directed to extend the City's statutory review period for an additional 60-days for a total of 120-days.
2) 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.
3) The applicant shall redraw the plat to address the park dedication as requested by the Parks Commission.
4) The applicant shall address the conditions contained in the May 28, 2019 staff report to the Planning Commission in future submittals.

Item #4 above references conditions contained in a staff report, as follows:

1) The developer shall comply with the recommendations of the City Engineer and Public Works Director.
2) 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.
3) 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.
4) 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.
5) The construction plans shall be amended to include a standby generator to service the proposed sanitary sewer lift station.
6) The final plat drawing shall be amended to depict the wetland boundary on proposed Outlot A.
7) 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.
8) The bump-out area shown on the westerly curve on Sylvesters Court should be removed / redesigned.

Revised construction plans containing 15 sheets, prepared by Halling Engineering, dated July 24th were submitted to the City on July 24th. Revised preliminary and final plat drawings were submitted to the City on July 25, 2019. Below is a summary of each item / condition:

Planning Commission Conditions, as stated in the minutes of the 5/28/19 meeting:

1) Staff is directed to extend the City's statutory review period for an additional 60-days for a total of 120-days. (A letter was sent to the applicant advising that the City has extended the review period for his application to 120 days, the maximum allowable by State law. The City Council must take action on the application to later than September 3, 2019.)
2) 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. (The independent hydrology study has not been submitted to the City for consideration. The City did provide data to an engineer who appeared to be working on the request; however, no information has been submitted to date.)
3) The applicant shall redraw the plat to address the park dedication as requested by the Parks Commission. (On July 25, 2019, the applicant submitted an amended preliminary and final plat drawing depicting the requested park land dedication [proposed Outlot A]. The revised layout accomplishes the recommendations of the Parks Commission in terms of providing an area for a trail connection from the existing Mahowald Park to Sylvester's Street.)
4) The applicant shall address the conditions contained in the May 28, 2019 staff report to the Planning Commission in future submittals. (See conditions below)

Item #4 above references conditions contained in a staff report, as follows:

1) The developer shall comply with the recommendations of the City Engineer and Public Works Director. (This condition stands. The revised engineering plans dated 7.19.19 were submitted to the City on July 24, 2019 and the revised preliminary and final plat drawings were submitted

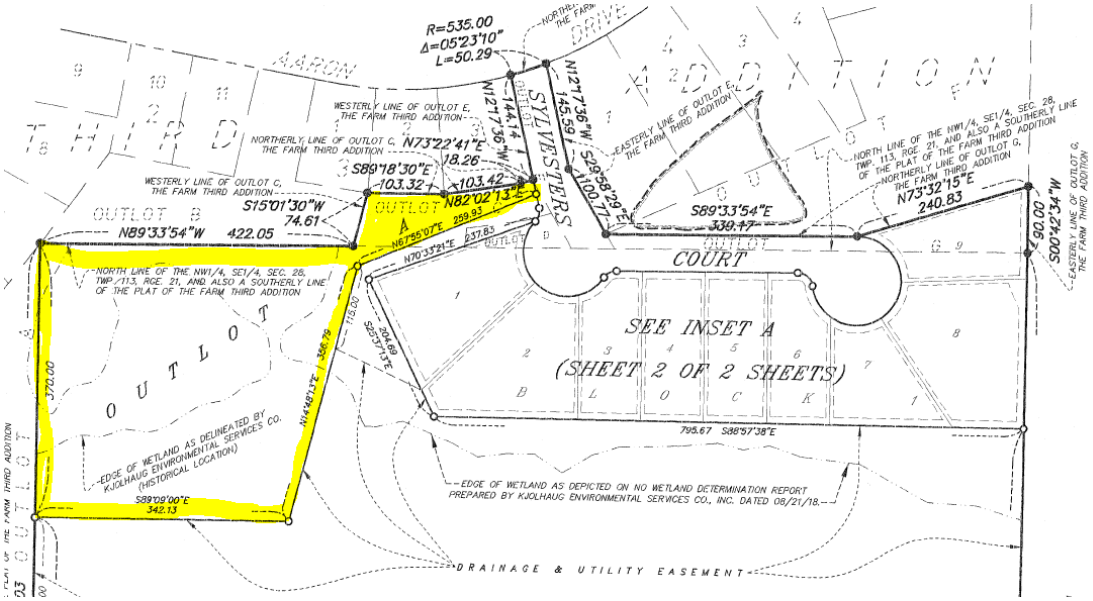
to the City on July 25, 2019. The City Engineer has reviewed the revised submittal and his comments are contained in a review memo dated July 26, 2019.)

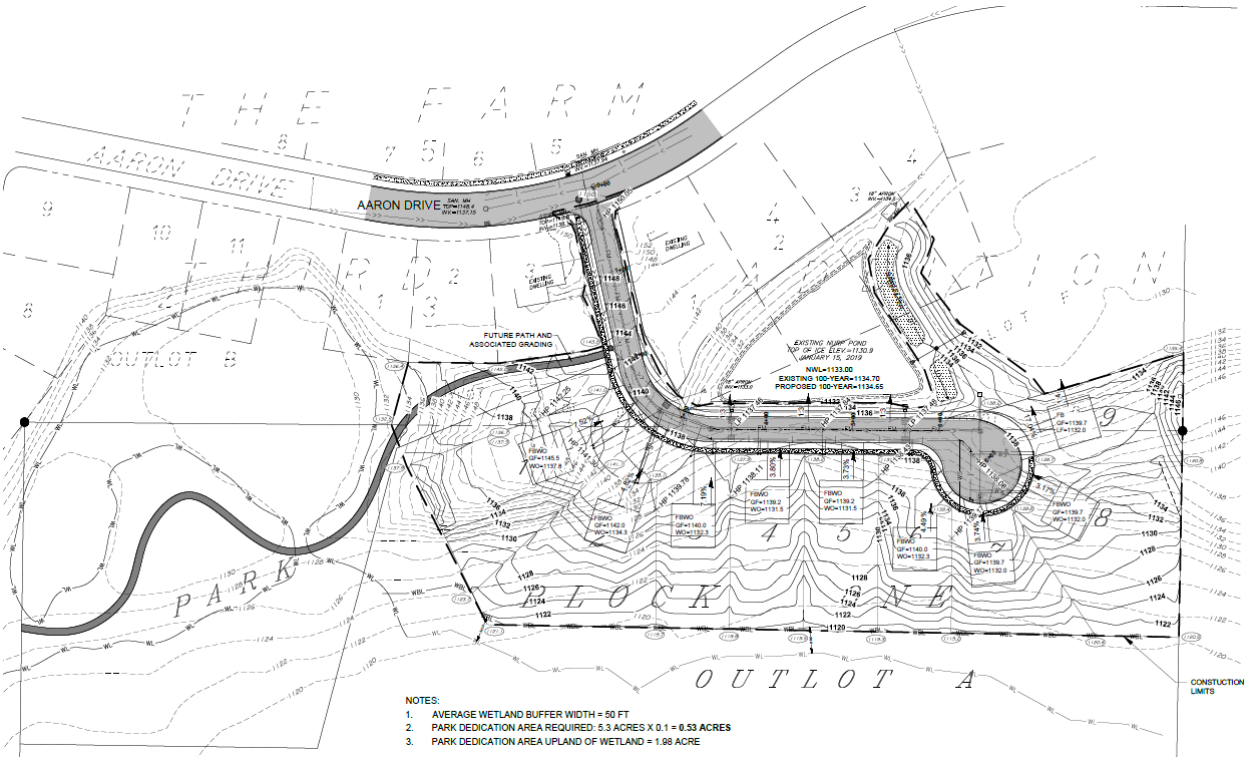
2) A tree inventory meeting the requirements of Section 12-9-9 of the City's Subdivision Ordinance must be completed and must identify the location of all significant trees on the property. 40% of the significant trees must be protected as part of the development. (The developer has submitted a tree inventory as depicted on sheets C14 and C15 of the construction plans. Tree locations and been surveyed and 119 significant trees have been identified on Outlot A [proposed park land] and within the proposed lots and street area. 71 trees (60%) are proposed to be removed to accommodate road construction and lot grading. This meets the minimum requirements of the Subdivision Ordinance.)
3) 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. (The grading plan has been revised to remove the drainage swales through previously shown on Lots 1, 2 & 9 so these easements are no longer necessary.)
4) 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. (The proposed lift station has been moved onto the outlot that is currently owned by the City.)
5) 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 currently 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.)
6) The final plat drawing shall be amended to depict the wetland boundary on proposed Outlot A. (The wetland boundary has been added to proposed Outlot A.)
7) 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. (The final plat drawing has been amended to show a drainage and utility easement covering the wetland area, and the wetland buffer area adjacent to the proposed lots. This condition has been satisfied.)
8) 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.)

Proposed Park Land Dedication

The Planning Commission may recall that the Parks Commission recommended at their 4/11/19 meeting that park land be dedicated within the plat, to satisfy the park dedication requirements. The Parks Commission recommended that the developer dedicate land for a future trail connection through the property; the trail would extend from Mahowald Park to Sylvesters Street, where it would connect to the sidewalk system along proposed Sylvester's Street. Below is a depiction of the general concept recommended by the Parks Commission.

The developer has submitted amended plat drawings depicting an additional outlot that would be dedicated to the City to satisfy this park requirement. They have also shown how a trail could potentially be extended through this property in the future. See drawings below. It is noted that the developer is proposing to retain ownership of proposed Outlot B (34.10 acres) which contains primarily wetlands. As shown on the final plat drawing, the vast majority of the lot will be covered by a drainage and utility easement which will provide protection for the wetland and buffer area. The City Code typically requires that wetlands and stormwater ponds be conveyed to the City in an outlot. In this case, staff recommends that the developer retain ownership of Outlot B and believes that it is adequately protected by way of drainage and utility easements. The City Engineer's review memo dated July 26, 2019 contains some recommendations regarding grading for the future trail.





<u>Variance for Proposed 50' Street Right-of-Way</u>

As noted in the original staff report dated May 28, 2019, there is one proposed cul-de-sac road within the development. The road is proposed at approximately 650' in length 28' in width, within a 50' right-of-way. The City's Subdivision Ordinance requires that 60' of right-of way be dedicated for local roads and cul-de-sacs, and also contains a maximum cul-de-sac length of 500'. The existing access into the property at Aaron Drive is only 50' in width so requiring a 60' right-of-way at the northerly portion of the street is not possible. It is noted that when the Farm developments were platted, the required right-of-way width for a local street was 50' in width and the maximum cul-de-sac length was 600'. Staff supports the 50' right-of-way width for the proposed street, as opposed to the 60' required by ordinance because the roadway will only service nine homes and there are only lots on one side of the proposed street. Staff also supports the deviation for the cul-de-sac length due to the physical constraints surrounding the property (wetlands and topography). The street meets minimum design requirements other than the right-of-way width and cul-de-sac length.

Section 12-4-6 of the Subdivision Ordinance contains criteria for granting variances from the provisions of the Subdivision Ordinance. The criteria are shown below.

1) That there are special circumstances or highly unique conditions affecting the property such that the strict application of the provisions of this title would mean that the property cannot be put to a reasonable use if used under conditions allowed by the official controls.
2) That the granting of 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) That the granting of the variance will not increase the flood hazard or flood damage potential.
4) That the proposed 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) That the variance is to correct inequities resulting from an extreme physical hardship such as topography.
6) Hardship relating to economic difficulties shall not be considered for the purpose of granting a variance.
7) That the hardship is not a result of an action or actions by the owner, applicant or any agent thereof.
8) That the requested variance is the minimum action required to eliminate the hardship.
9) Does not involve a use which is not allowed within the respective zoning district.

City Engineer Comments

The City Engineer, Rich Revering, has reviewed the plat submittal and construction plans and his recommendations are contained in a review memo dated July 26, 2019.

Public Works Director Comments

The Public Works Director, Corey Schweich, is in the process of reviewing the updated materials and will his comments will be available at the Planning Commission meeting.

STAFF RECOMMENDATION:

Staff recommends 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.

Staff recommends 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 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.

Staff recommends approval of a 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.

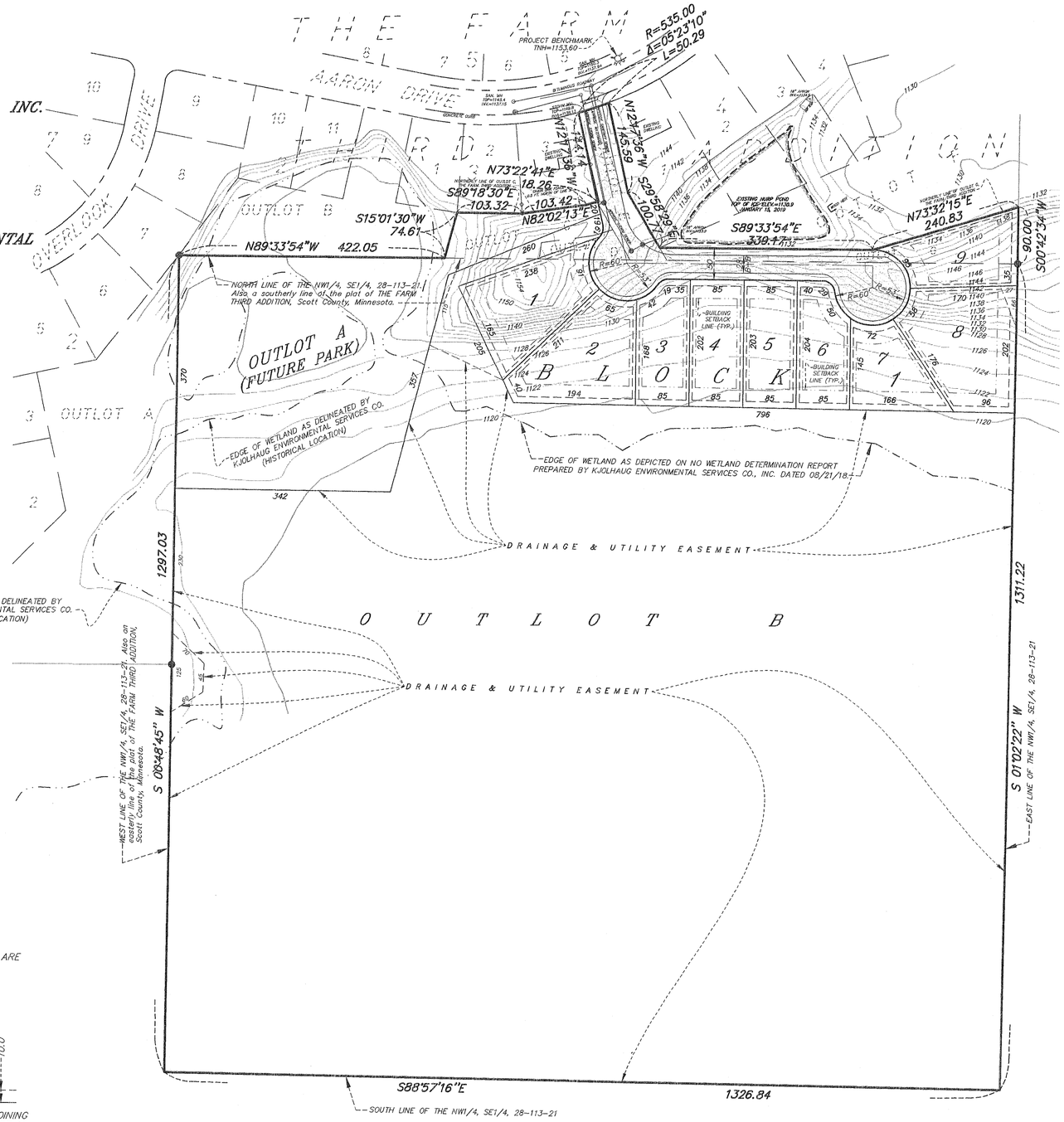
Attachments:
Preliminary Plat Drawing prepared by Valley Surveying and dated July 24, 2019
Final Plat Drawing prepared by Valley Surveying
Grading & Construction Plans containing 15 sheets, prepared by Halling Engineering and dated July 24, 2019
May 28, 2019 Planning Commission Meeting Minutes

PRELIMINARY PLAT PREPARED FOR:
ANNA F. ANNIS TRUST
C/O BERNARD MAHOWALD
7877 150TH STREET WEST
SAVAGE, MN 55378
(952) 447-2788

PROJECT ENGINEER:
GREG HALLING
C/O HALLING ENGINEERING, INC.
3727 EAST 255TH STREET
WEBSTER, MN 55088
(952) 440-1680

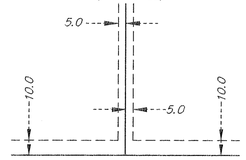
PROJECT WETLAND SPECIALIST:
ANDREW KRINKE
C/O KJOLHAUG ENVIRONMENTAL SERVICES COMPANY, INC.
2500 SHADYWOOD ROAD
SUITE 130
ORONO, MN 55331
(952) 401-8757

PRELIMINARY PLAT OF SYLVESTERS MEADOWS



100 0 50 100
SCALE IN FEET

UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS: (NO SCALE)



BEING 5.0 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10.0 FEET IN WIDTH AND ADJOINING STREET AND REAR LOT LINES UNLESS OTHERWISE INDICATED ON THE PLAT.

Valley Surveying Co., P.A.
Land Surveyors
Planners
Phone (952) 447-2570
Fax (952) 447-2571
Suite 230
16670 Franklin Trail S.E.
Prior Lake, Minnesota 55372

SITE DATA:

PLAT BOUNDARY LEGAL DESCRIPTION:

Outlots C, D, E, and G, THE FARM THIRD ADDITION, Scott County, Minnesota.

Together with

The Northwest Quarter of the Southeast Quarter of Section 28, Township 113, Range 21, Scott County, Minnesota.

EXISTING ZONING:

R1-Suburban Single Family Residential District

and

UR-Urban Reserve

FEMA INFORMATION:

Property lies within FIRM Community Number 270428 Map Panel Number 0125C, last revised 02/19/1987, and portions are labeled as "Zone X".

PROPOSED ZONING:

R1-Suburban Single Family Residential District

2030 COMPREHENSIVE PLAN DESIGNATION:

Low Density Residential

R-1 Zoning Requirements:

Minimum Lot Size = 12,000 square feet
Minimum Lot Width at Setback line = 85.0 feet

R-1 Building Setbacks:

30.0 ft. Front
10.0 ft. Side
25.0 ft. Side (corner lot)
30.0 ft. Rear

LOT DATA:

Lot 1, Block 1	24,851 sq.ft.	90.59 ft.
Lot 2, Block 1	26,422 sq.ft.	85.00 ft.
Lot 3, Block 1	16,268 sq.ft.	85.00 ft.
Lot 4, Block 1	17,187 sq.ft.	85.00 ft.
Lot 5, Block 1	17,263 sq.ft.	85.00 ft
Lot 6, Block 1	16,130 sq.ft.	85.00 ft.
Lot 7, Block 1	16,503 sq.ft.	85.00 ft.
Lot 8, Block 1	30,605 sq.ft.	85.00 ft.
Lot 9, Block 1	18,633 sq.ft.	85.00 ft.

Outlot A Area = 156,922 sq.ft. (3.60 acres)
Wetland Area = 93,137 sq.ft. (2.14 acres)
Net Upland Area = 63,785 sq.ft. (1.46 acres)

Outlot B Area = 1,398,046 sq.ft. (34.10 acres)
Wetland Area = 1,317,100 sq.ft. (30.24 acres)
Net Upland Area = 80,946 sq.ft. (1.86 acres)

Total Plat Area = 1,786,174 sq.ft. (41.00 acres)

Proposed Right-of-Way Area = 47,343 sq.ft. (1.09 acres)

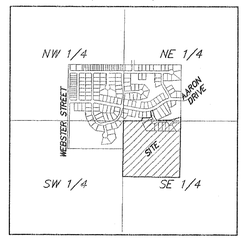
SURVEYORS NOTES:

1. This Preliminary Plat shows only those improvements visible during the field survey, some structures, improvements and utilities covered by ice and snow or underground may not be shown. Topographical information shown hereon per field data collected 01/15/19.

2. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us or by resident testimony. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

3. This Preliminary Plat was prepared without the benefit of the proposed grading plan for this development being supplied and is subject to revision upon receipt of the same.

VICINITY MAP:
(NO SCALE)



SEC. 28, TWP. 113, RGE. 21

REVISED 07/24/19 TO ADDRESS CITY COMMENTS

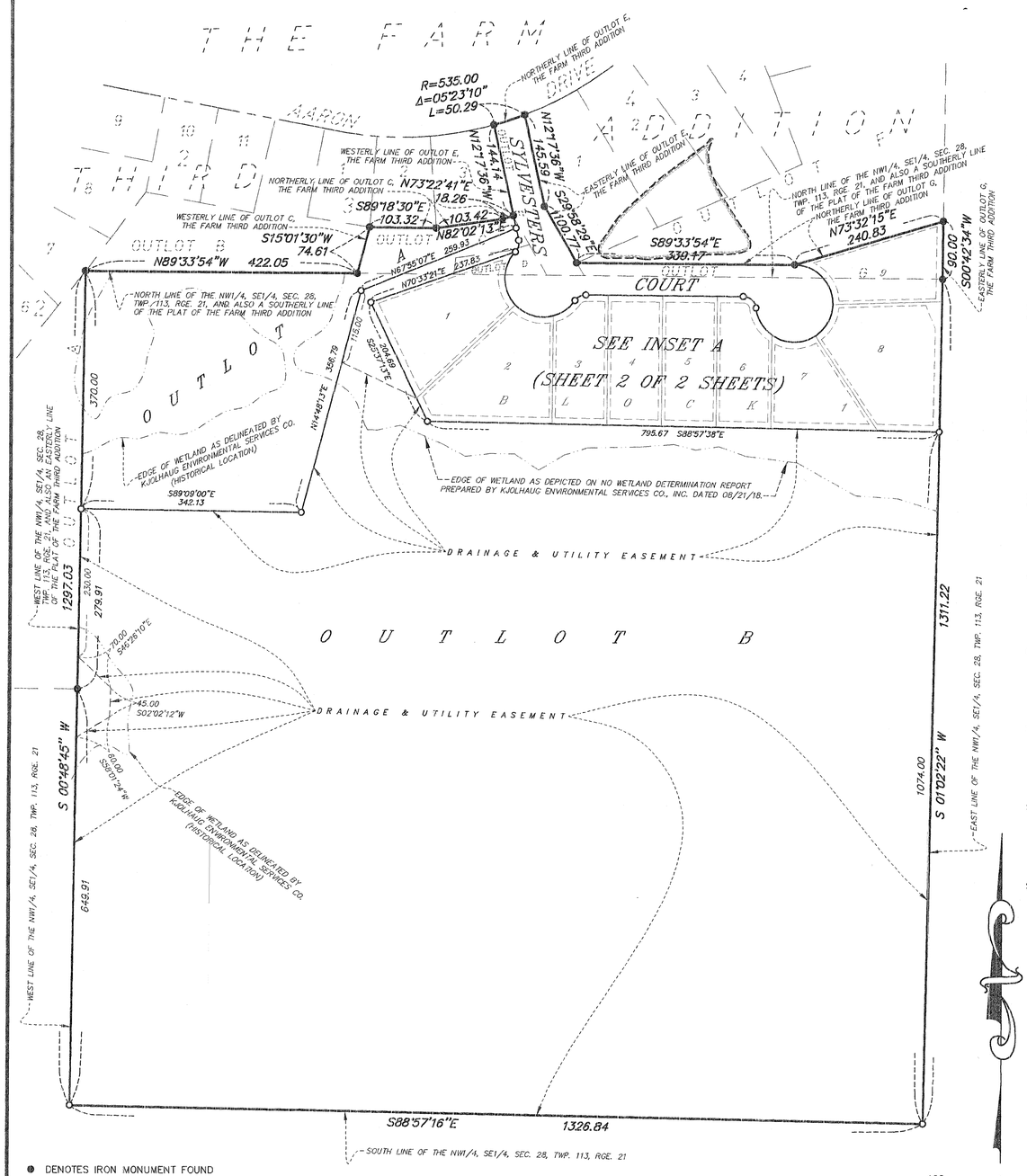
I hereby certify that this Preliminary Plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Minnesota License Number 42309
Dated this 24 day of July, 2019

FILE 9825 BOOK ____ PAGE ____

GREG C:/Drawings/2019/9825-PREPLAT-2019-R-1.dwg

SYLVESTERS MEADOWS



● DENOTES IRON MONUMENT FOUND

O DENOTES IRON MONUMENT SET AND MARKED BY LICENSE NO. 42309

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE ON OR BEFORE THE 1ST DAY OF MAY, 2020.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 28, TWP. 113, RGE. 21 HAS A RECORD BEARING OF NORTH 89 DEGREES 33 MINUTES 54 SECONDS WEST, PER THE PLAT OF THE FARM THIRD ADDITION.

100 0 50 100
SCALE IN FEET

VALLEY SURVEYING CO., P.A.

KNOW ALL MEN BY THESE PRESENTS: That The Farm Development Company, LLC, a Minnesota limited liability company, fee owners of the following described property situated in the County of Scott, State of Minnesota to-wit:

Outlots C, D, E and G, all within the Plat of THE FARM THIRD ADDITION, Scott County, Minnesota.

AND ALSO KNOW ALL MEN BY THE PRESENTS: That Alice Pivek and Bernard Mahowald, as trustees of the Anna F. Annis Irrevocable Trust agreement dated May 7th, 1992, fee owners of the following described property situate in the County of Scott, State of Minnesota to-wit:

The Northwest Quarter of the Southeast Quarter of Section 28, Township 113, Range 21, Scott County, Minnesota.

Have caused the same to be surveyed and platted as SYLVESTERS MEADOWS, and do hereby dedicate to the public for public use forever the Court and also hereby dedicate the easements for drainage and utility purposes only as shown on the plat.

In witness whereof said The Farm Development Company, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer

this _____ day of _____, 2019.

SIGNED: The Farm Development Company, LLC: _____ its Chief Manager
Bernard Mahowald

STATE OF MINNESOTA
COUNTY OF SCOTT The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Bernard Mahowald, Chief Manager of the Farm Development Company, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public, Scott County, Minnesota
My Commission expires _____

AND ALSO in witness whereof said Anna F. Annis Irrevocable Trust under agreement dated May 7th, 1992, has caused these presents to be signed by its proper officers this

this _____ day of _____, 2019.

_____ as Trustee _____ as Trustee
Alice Pivec Bernard Mahowald

STATE OF MINNESOTA
COUNTY OF SCOTT The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Alice Pivec and Bernard Mahowald, Trustees of the Anna F. Annis Irrevocable Trust under agreement dated May 7th, 1992, on behalf of the Irrevocable Trust.

_____
Notary Public, Scott County, Minnesota
My Commission expires _____

I hereby certify that I have surveyed and platted the property described on this plat as SYLVESTERS MEADOWS; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.01 Subd. 3, or public highways to be designated other than shown.

_____
Scott M. Swanson, Land Surveyor
Minnesota License Number 42309

STATE OF MINNESOTA
COUNTY OF SCOTT The foregoing Surveyors certificate was acknowledged before me this _____ day of _____, 2019, by Scott M. Swanson, Land Surveyor, Minnesota License Number 42309.

_____
Notary Public, Scott County, Minnesota
My Commission expires _____

CITY COUNCIL OF ELKO NEW MARKET, MINNESOTA

We do hereby certify that on the _____ day of _____, 2019, the City Council of Elko New Market, Minnesota approved this plat and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ its Mayor _____ its Clerk

CITY ATTORNEY OF ELKO NEW MARKET, MINNESOTA:

I hereby certify that I have examined this plat of SYLVESTERS MEADOWS and do hereby recommend this plat for approval as to form this _____ day of _____, 2019.

_____
City Attorney

SCOTT COUNTY AUDITOR / TREASURER:

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.

signed by: _____ dpty.

SCOTT COUNTY SURVEYOR:

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

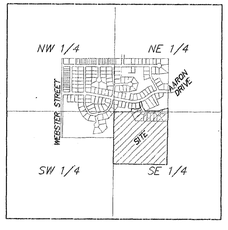
_____
Scott County Surveyor

SCOTT COUNTY RECORDER:

I hereby certify that this plat of SYLVESTERS MEADOWS, was filed in the office of the Recorder for record this _____ day of _____, 2019 at _____ o'clock __.M., as Document No. _____.

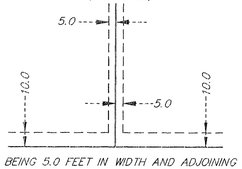
_____
Scott County Recorder

VICINITY MAP: (NO SCALE)



SEC. 28, TWP. 113, RGE. 21

UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS: (NO SCALE)



BEING 5.0 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10.0 FEET IN WIDTH AND ADJOINING STREET AND REAR LOT LINES UNLESS OTHERWISE INDICATED ON THE PLAT.

SYLVESTERS MEADOWS

INSET A

AARON DRIVE
OVERLOOK DRIVE
THE FARM THIRD ADDITION
THE FARM ADDITION
SYLVESTERS COURT
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9

R=535.00
Δ=05°23'10"
L=50.29

NORTHERLY LINE OF OUTLOT E, THE FARM THIRD ADDITION

N12°17'36"W 145.59

144.14
N12°17'36"W

WESTERLY LINE OF OUTLOT E, THE FARM THIRD ADDITION

S12°17'36"E 183.29

EASTERLY LINE OF OUTLOT E, THE FARM THIRD ADDITION

S29°58'29"E 100.77

NORTHERLY LINE OF OUTLOT C, THE FARM THIRD ADDITION

N73°22'41"E 18.26

N82°02'13"E 103.42

S89°18'30"E 103.32

WESTERLY LINE OF OUTLOT C, THE FARM THIRD ADDITION

S15°01'30"W 74.61

NORTH LINE OF THE NW1/4, SE1/4, SEC. 28, TWP. 113, RGE. 21, AND ALSO A SOUTHERLY LINE OF THE PLAT OF THE FARM THIRD ADDITION

N89°33'54"W 422.05

N67°55'07"E 259.93

N70°33'21"E 237.83

L=19.47
Δ=55°46'16"
R=20.00

L=167.23
Δ=28°56'44"

S46°31'20"E 60.00

S35°30'10"E 60.00

L=64.50
Δ=61°35'36"

Δ=188°48'50"

L=42.18
Δ=40°18'30"

L=19.47
Δ=55°46'16"
R=20.00

EXISTING NURP POND
TOP OF ICE ELEV.=1130.9
JANUARY 15, 2019

NORTHERLY LINE OF OUTLOT G, THE FARM THIRD ADDITION

S89°33'54"E 339.17

NORTH LINE OF THE NW1/4, SE1/4, SEC. 28, TWP. 113, RGE. 21, AND ALSO A SOUTHERLY LINE OF THE PLAT OF THE FARM THIRD ADDITION

NORTHERLY LINE OF OUTLOT G, THE FARM THIRD ADDITION

N73°32'15"E 240.83

S00°42'34"W 90.00

EASTERLY LINE OF OUTLOT G, THE FARM THIRD ADDITION

245.01 S89°33'54"E

Δ=99°45'15"
L=348.04

Δ=282°49'09"

L=28.91
Δ=82°49'09"
R=20.00

L=49.97
Δ=47°43'11"

L=275.22

L=72.17
Δ=68°54'59"

L=68.04
Δ=62°52'44"

N83°15'15"E 60.00

N00°26'06"E 60.00

169.74

N88°24'17"E 27.00

34.78

66.00

202.44

178.14

N33°22'56"W

145.35

N00°26'06"E

203.54

N00°26'06"E

202.64

N00°26'06"E

201.75

N00°26'06"E

168.03

N00°26'06"E

85.00 85.00 85.00 85.00 85.00 85.00 85.00 85.00 85.00

193.64 165.93 96.08

795.67
S88°57'38"E

40.03

S25°37'13"E 204.69

164.66

210.89

N46°31'55"E

175.00

N14°48'13"E 356.79

370.00

1297.03
S 00°48'45" W

WEST LINE OF THE NW1/4, SE1/4, SEC. 28, TWP. 113, RGE. 21, AND ALSO AN EASTERLY LINE OF THE PLAT OF THE FARM THIRD ADDITION

1311.22
S 01°02'22" W

EAST LINE OF THE NW1/4, SE1/4, SEC. 28, TWP. 113, RGE. 21

1074.00

342.13
S89°09'00"E

EDGE OF WETLAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES CO. (HISTORICAL LOCATION)

EDGE OF WETLAND AS DEPICTED ON NO WETLAND DETERMINATION REPORT PREPARED BY KJOLHAUG ENVIRONMENTAL SERVICES CO. DATED 08/21/18.

DRAINAGE & UTILITY EASEMENT

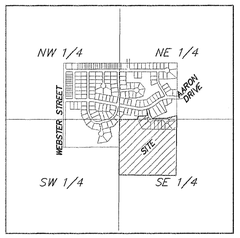
OUTLOT B

50 0 25 50
SCALE IN FEET

● DENOTES IRON MONUMENT FOUND

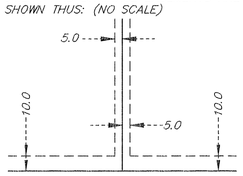
○ DENOTES IRON MONUMENT SET AND MARKED BY LICENSE NO. 42309

VICINITY MAP:
(NO SCALE)



SEC. 28, TWP. 113, RGE. 21

UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS: (NO SCALE)



BEING 5.0 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10.0 FEET IN WIDTH AND ADJOINING STREET AND REAR LOT LINES UNLESS OTHERWISE INDICATED ON THE PLAT.

BENCHMARK ELEVATION 1153.60 TOP NUT HYDRANT NEAR THE SOUTHEAST CORNER OF LOT 5, BLOCK 5, THE FARM THIRD ADDITION.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE ON OR BEFORE THE 1ST DAY OF MAY, 2020.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 28, TWP. 113, RGE. 21 HAS A RECORD BEARING OF NORTH 89 DEGREES 33 MINUTES 54 SECONDS WEST, PER THE PLAT OF THE FARM THIRD ADDITION.

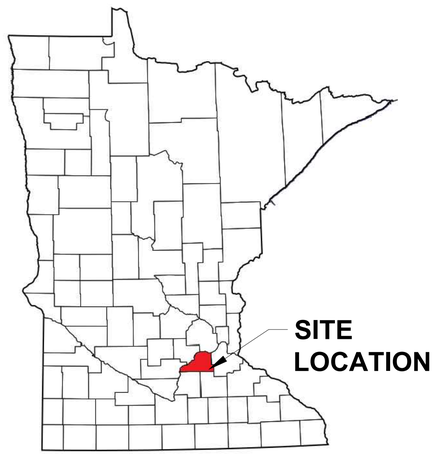
VALLEY SURVEYING CO., P.A.

SITE DEVELOPMENT PLANS

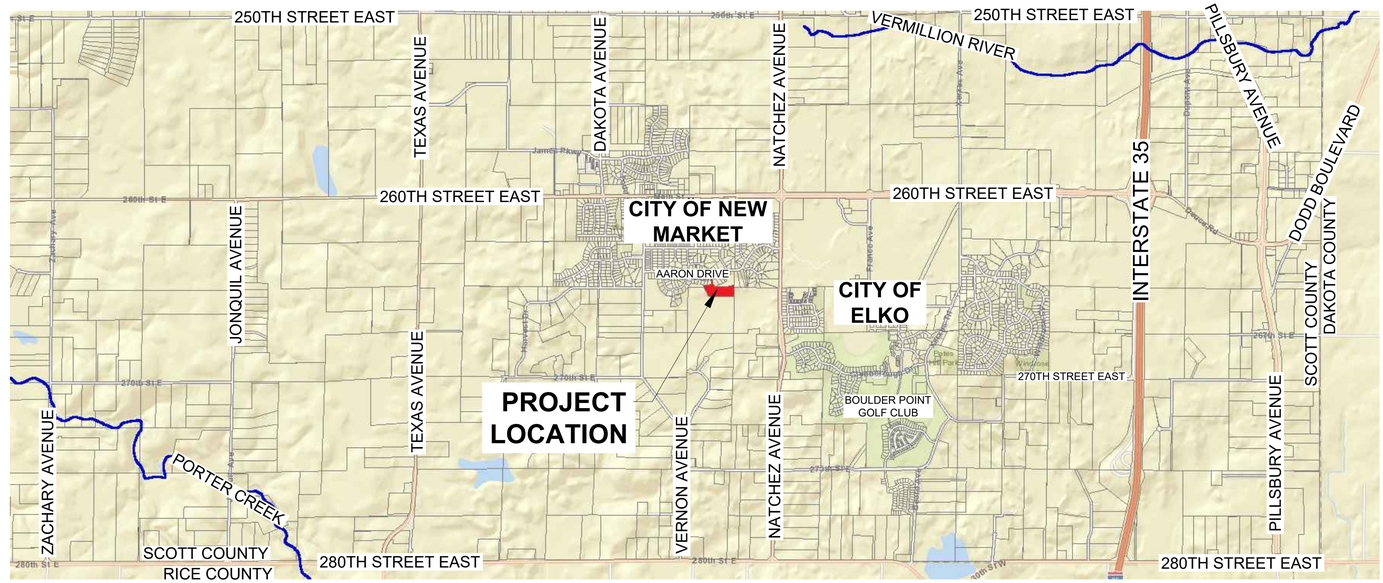
FOR

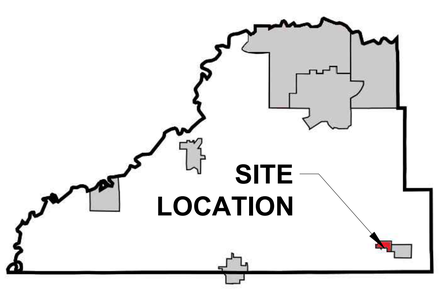
SYLVESTER MEADOWS

NEW MARKET, MINNESOTA



SCOTT COUNTY





CITY OF NEW MARKET, MINNESOTA

SHEET INDEX

THIS PLAN CONTAINS 15 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2-C6	DETAILS
C7	EXISTING CONDITIONS & REMOVALS PLAN
C8	GRADING & DRAINAGE PLAN
C9	STREET PLAN & PROFILE
C10	SANITARY SEWER & WATERMAIN PLAN & PROFILE
C11	SIGNAGE PLAN
C12	STORMWATER POLLUTION PREVENTION PLAN
C13	STORMWATER POLLUTION PREVENTION PLAN NOTES
C14-C15	TREE PROTECTION PLAN

LEGEND

IMPAIRED WATERS

THE SUBSURFACE UTILITY INFORMATION DEPICTED IN THESE PLANS ARE SHOWN ACCORDING TO CI/ASCE 38-02, "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," LEVEL D STANDARDS.

0 2250 4500
SCALE IN FEET

CALL BEFORE YOU DIG!
Gopher State One Call
Twin City Area: 651-454-0002
Toll Free: 1-800-252-1166

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

Date 04.05.19 Registration No. 12783

Issued	
CITY COMMENTS	04.25.19
CITY COMMENTS	07.19.19

REVIEWED BY GRH

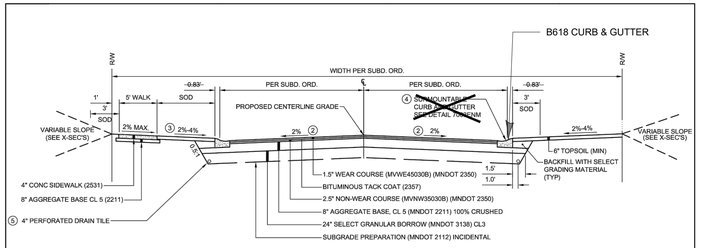
DRAWN BY JAP

Halling Engineering, Inc.
CIVIL ENGINEERS
3727 EAST 255TH STREET WEBSTER MINNESOTA 55088
Phone 952.440.1680 Fax 952.461.3308

PROJECT NO.: 88415 DRAWING FILE: XXXXX.DXG

TITLE SHEET
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

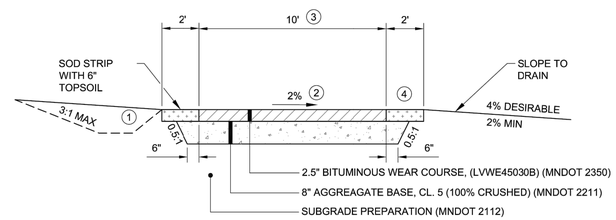
F:\survey\sylvester meadows - scott\02 Engineering - 88567\01 CAD\05 Sheet Files\01 Title Sheet.dwg



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

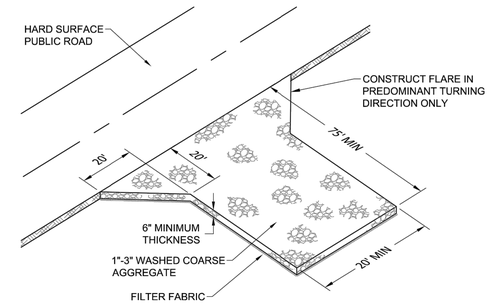
ELKO NEW MARKET	TYPICAL STREET SECTION	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 1000ENM
		DATE 02/2017



NOTES:

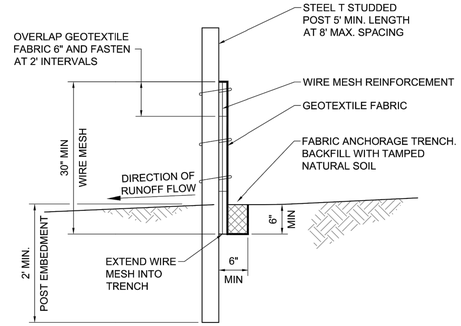
1. DITCH FOR DRAINAGE IF REQUIRED BY CITY ENGINEER
2. SLOPE TOWARDS INSIDE OF CURVE
3. VARIATION FROM STANDARD WIDTH IF APPROVED IN DEVELOPMENT CONTRACT
4. TOP OF SOD ROOT MASS TO BE 1-INCH BELOW PAVED SURFACE

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



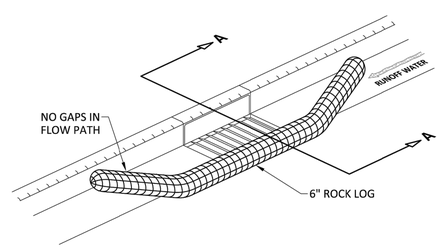
NOTE: PLACE FILTER FABRIC BENEATH ROCK LAYER

ELKO NEW MARKET	TEMPORARY ROCK CONSTRUCTION ACCESS	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 3005ENM
		DATE 02/2017



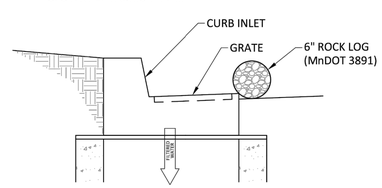
HEAVY DUTY SILT FENCE IS REQUIRED ADJACENT TO ALL WETLANDS

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



NOTES:

1. FILTER AGGREGATE TO BE MnDOT 3137.2 CI D, CA1 TO CA5.
2. FILTER FABRIC SHALL MEET MnDOT SPECIFICATION 3733 GEOTEXTILE FABRIC TYPE II.



SECTION A-A

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

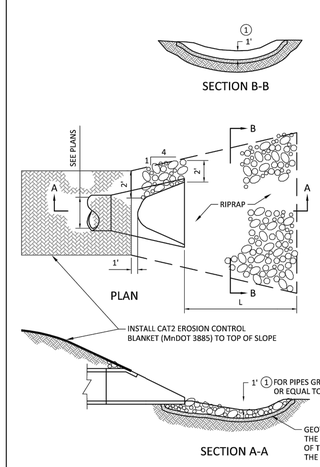


TABLE OF QUANTITIES
RIPRAP AT STANDARD OUTLETS

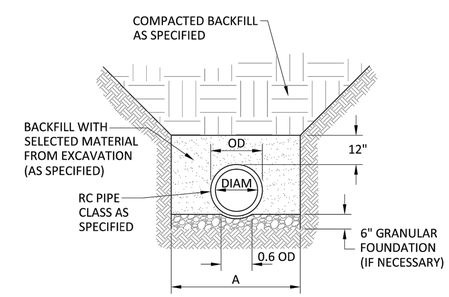
DIA OF ROUND PIPE (IN)	L (FT)	CLASS II d50=6" 12" DEPTH RIPRAP (CU YD)	CLASS III d50=9" 18" DEPTH RIPRAP (CU YD)	CLASS IV d50=12" 24" DEPTH RIPRAP (CU YD)
12	8	2.1	4.1	5.5
15	8	2.9	4.4	5.8
18	10	3.5	5.9	7.6
21	10	4.6	6.3	8.4
24	12	5.8	8.3	11.0
27	12	6.9	8.7	11.6
30	14	8.3	10.9	14.5
36	16	11.2	13.8	18.3
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

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

PIPE DIA	A
36" OR LESS	OD + 24"
42" TO 54"	1.5 X OD
60" OR OVER	OD + 36"



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

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

Date 04.05.19 Registration No. 12783

Issued

REVIEWED BY GRH

DRAWN BY JAP

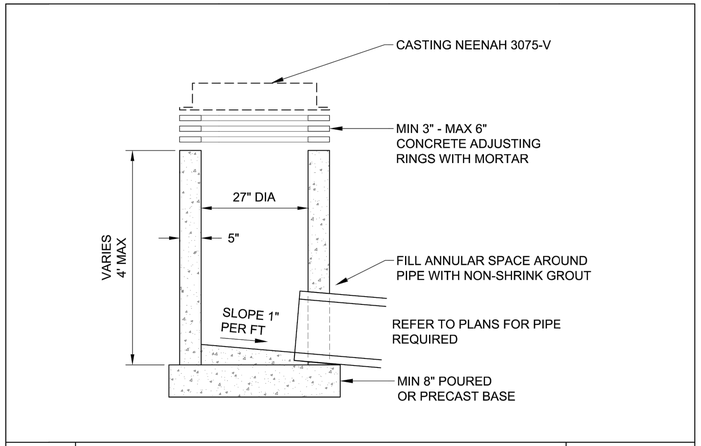
Halling Engineering, Inc.
CIVIL ENGINEERS
3727 EAST 255TH STREET WEBSTER MINNESOTA 55088
Phone 952.440.1680 Fax 952.461.3308

PROJECT NO.: 88415 DRAWING FILE:

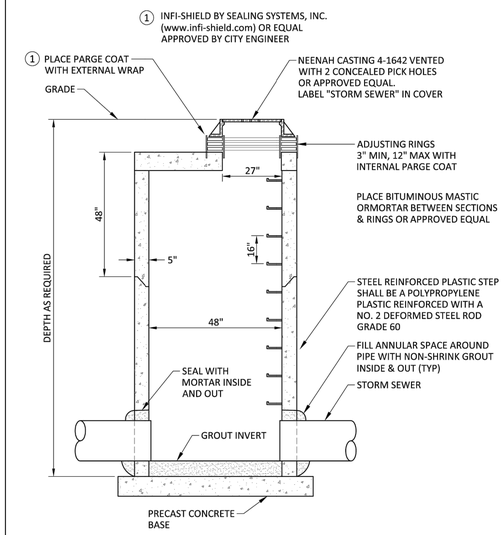
DETAILS
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C2 OF SHEET C15

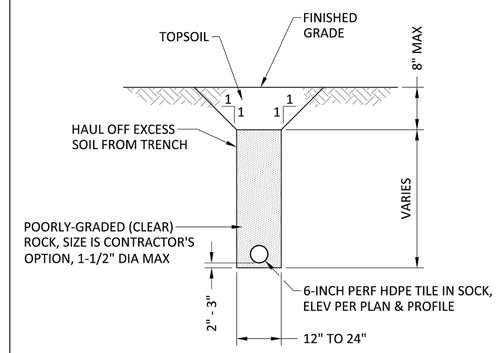
F:\surveysylvester meadows - scott\02 Engineering - 88567\01 CAD\05 Sheet Files\02 Details.dwg



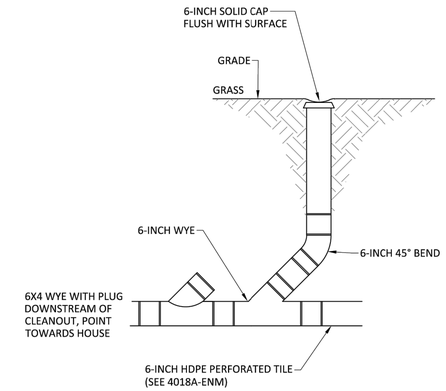
ELKO NEW MARKET	CATCH BASIN	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 4005ENM
		DATE 02/2017



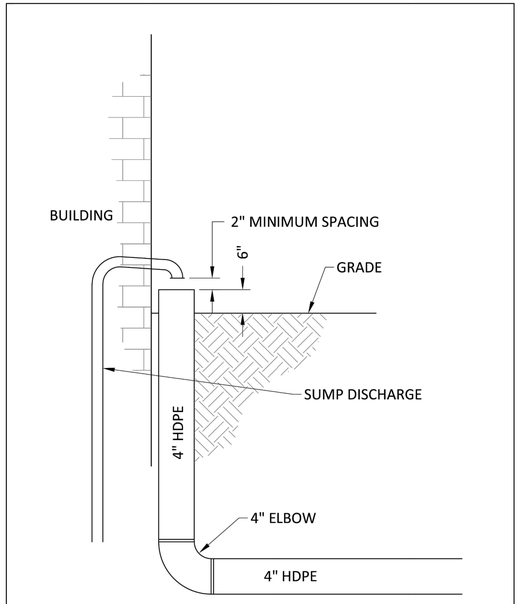
ELKO NEW MARKET	STORM SEWER STRUCTURE	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 4006ENM
		DATE 02/2017



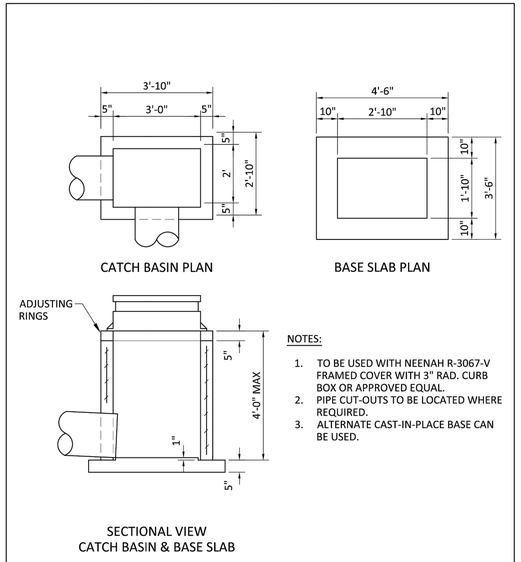
ELKO NEW MARKET	6-INCH YARD - AREA DRAINTILE	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 4018A-ENM
		DATE 02/2017



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



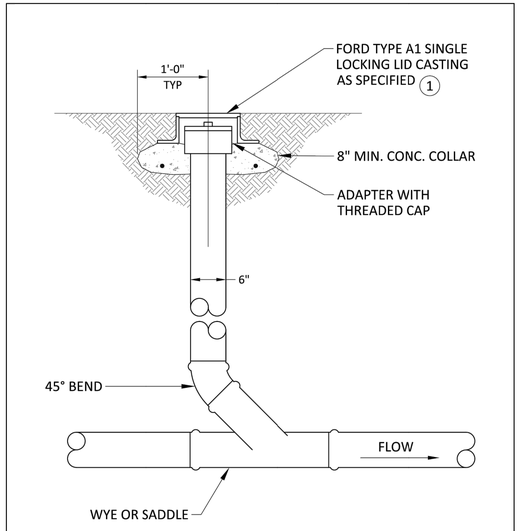
ELKO NEW MARKET	HOUSE SUMP PUMP CONNECTION	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 4018C-ENM
		DATE 02/2017



NOTES:

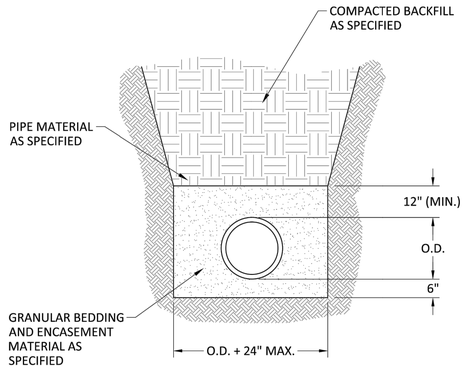
1. TO BE USED WITH NEENAH R-3067-V FRAMED COVER WITH 3" RAD. CURB BOX OR APPROVED EQUAL.
2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.
3. ALTERNATE CAST-IN-PLACE BASE CAN BE USED.

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



1 THE LID CASTING APPLIES ONLY TO CLEANOUTS LOCATED IN DRIVEWAYS, WALKS OR PAVED AREAS

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



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

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

Date 04.05.19 Registration No. 12783

Issued

REVIEWED BY GRH

DRAWN BY JAP

Halling Engineering, Inc.
CIVIL ENGINEERS
3727 EAST 255TH STREET WEBSTER MINNESOTA 55088
Phone 952.440.1680 Fax 952.461.3308

PROJECT NO.: 88415 DRAWING FILE:

DETAILS
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C3 OF SHEET C15

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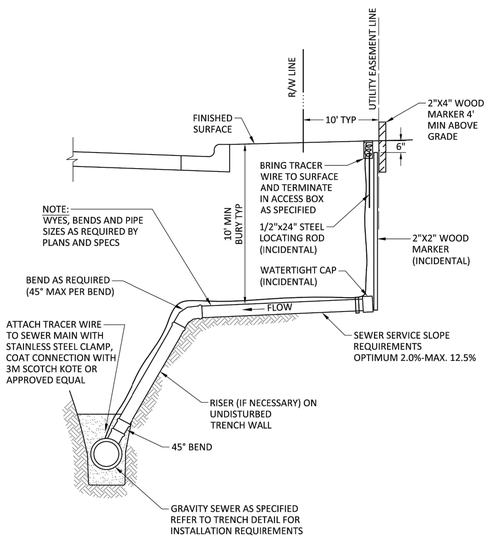
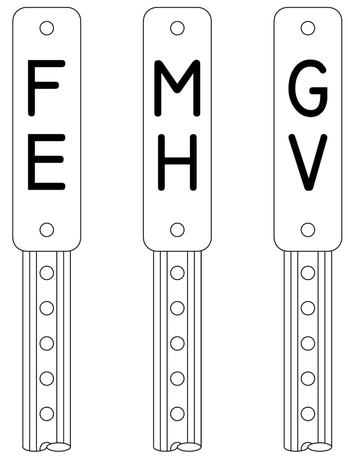
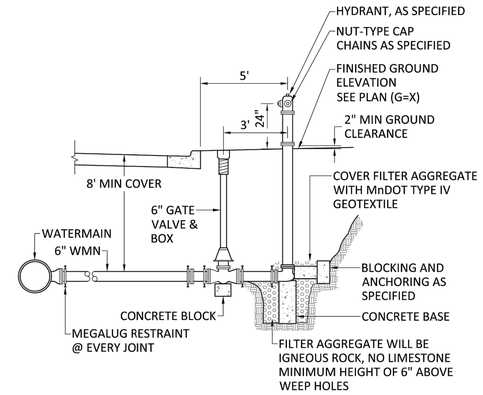


ELKO NEW MARKET	SANITARY SEWER SERVICE	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 5018ENM
		DATE 02/2017



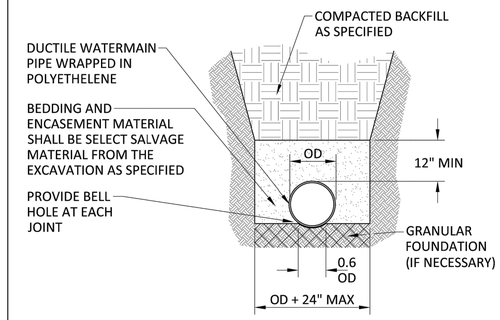
1. 0.063" THICK ALUMINUM SIGN. BLACK LETTERS ON WHITE HIGH INTENSITY REFLECTORIZED BACKGROUND.
2. U-CHANNEL POST, MINIMUM 3 LB./FT., 6'-6" LONG, GALVANIZED.
3. PLACED AS DIRECTED BY ENGINEER.

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

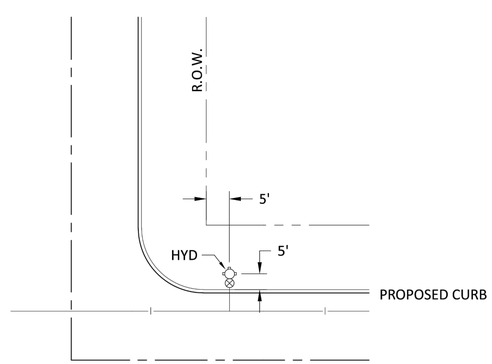


NOTES:
1. CONTRACTOR TO FURNISH AND INSTALL HYDRAFINDER HIGH-VISIBILITY LOCATING DEVICE BY RODON INC. OR APPROVED EQUAL ON EACH HYDRANT. CONTRACTOR SHALL SUPPLY ONE EXTRA HYDRAFINDER PER HYDRANT TO BE DELIVERED TO CITY HALL.
2. HYDRANT & GATE VALVE TO BE TIED TO WATERMAIN WITH METAL RESTRAINING TIE RODS OR MEGALUGS MAY BE USED.
3. CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE HYDRANT WRENCH FOR EVERY PROJECT.
4. HYDRANTS LOCATED WHERE THE GROUNDWATER TABLE IS ABOVE THE DRAIN OUTLET SHALL HAVE THE OUTLET PLUGGED AND SHALL BE IDENTIFIED BY PAINTING THE LARGE PUMPER NOZZLE BLACK.

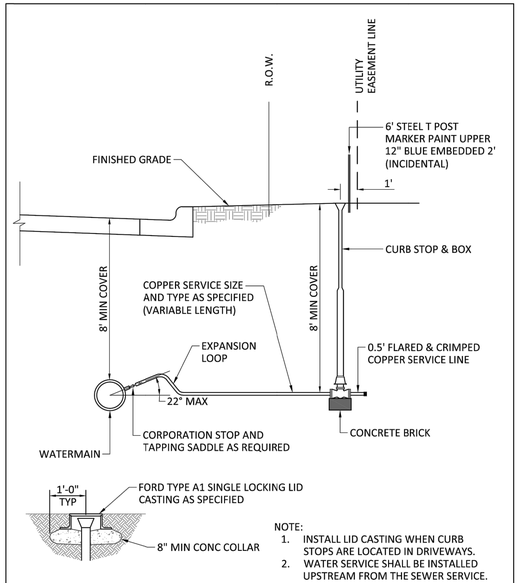
ELKO NEW MARKET	HYDRANT INSTALLATION	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 6001ENM
		DATE 02/2017



ELKO NEW MARKET	DUCTILE WATERMAIN TRENCH DETAIL	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 6007ENM
		DATE 02/2017

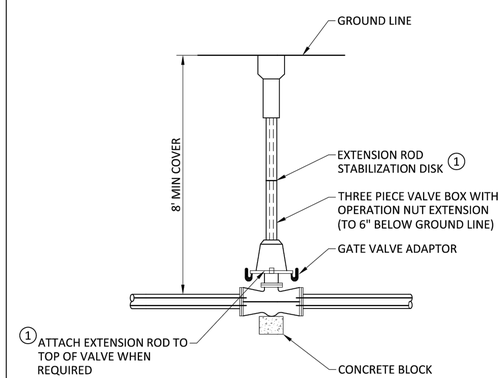


ELKO NEW MARKET	HYDRANT LOCATION	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 6008ENM
		DATE 02/2017



NOTE:
1. INSTALL LID CASTING WHEN CURB STOPS ARE LOCATED IN DRIVEWAYS.
2. WATER SERVICE SHALL BE INSTALLED UPSTREAM FROM THE SEWER SERVICE.

ELKO NEW MARKET	WATER SERVICE INSTALLATION DETAIL	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 6009ENM
		DATE 02/2017



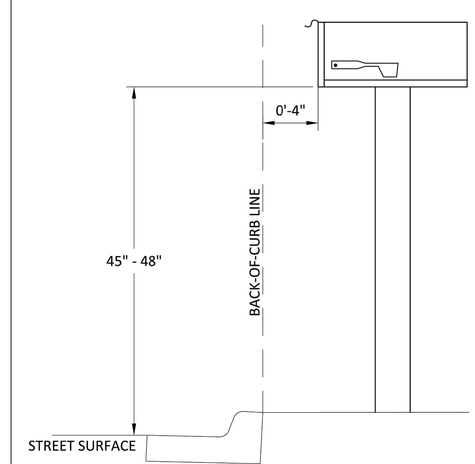
NOTES:

(1) EXTENSION RODS ATTACHED TO THE GATE VALVES ARE REQUIRED ON ANY GATE VALVE GREATER THAN EIGHT FEET IN DEPTH FROM THE FINISHED SURFACE. THEY ARE ALSO REQUIRED IN AREAS OF HIGH GROUND WATER. TOP OF THE EXTENSION ROD MUST BE WITHIN 12-INCHES OF THE FINISHED SURFACE.

(2) ONE GATE VALVE KEY SHALL BE FURNISHED PER PROJECT.

(3) GATE VALVE SHALL BE THE TYPE SPECIFIED IN THE CITY OF ELKO NEW MARKET STANDARD SPECIFICATIONS.

ELKO NEW MARKET	GATE VALVE & BOX	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 6010ENM
		DATE 02/2017



ELKO NEW MARKET	MAILBOX INSTALLATION DETAIL	STANDARD DETAIL
	CITY OF ELKO NEW MARKET	NO. 9012ENM
		DATE 02/2017

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

Date 04.05.19 Registration No. 12783

Issued

REVIEWED BY GRH

DRAWN BY JAP

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Phone 952.440.1680 Fax 952.461.3308

PROJECT NO.: 88415 DRAWING FILE:

DETAILS
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C4 OF SHEET C15

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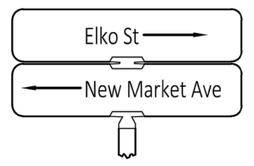
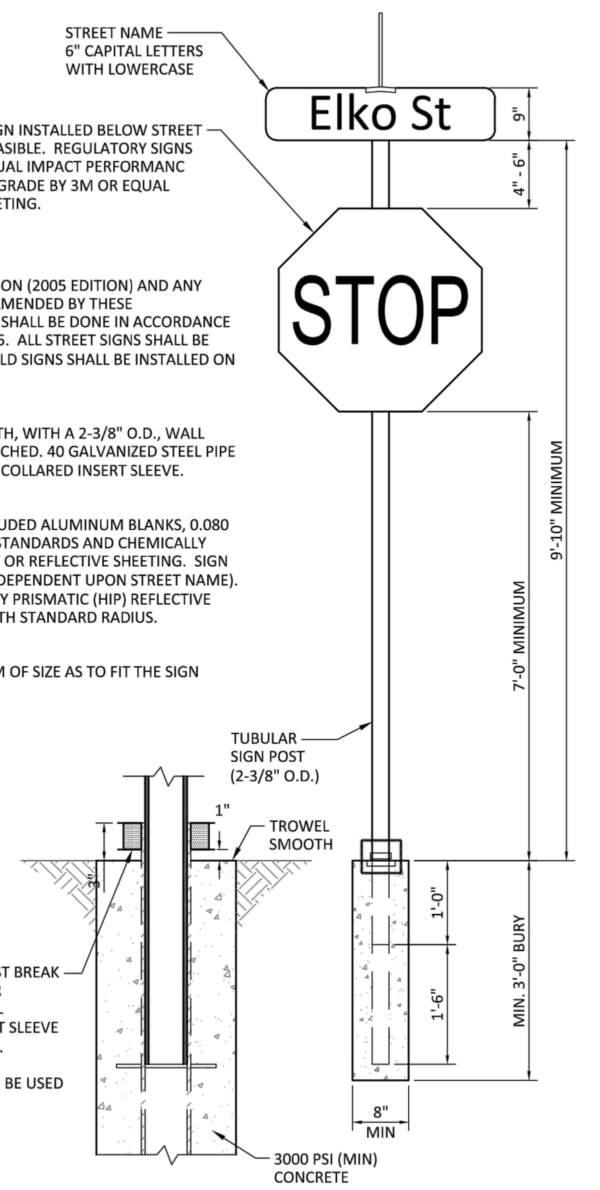




GENERAL
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005 EDITION) AND ANY SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN, AS AMENDED BY THESE SPECIFICATIONS. SIGNS AND INSTALLATION OF SIGNS SHALL BE DONE IN ACCORDANCE WITH THE 2005 MINNESOTA MUTCD DATED MAY 2005. ALL STREET SIGNS SHALL BE INSTALLED ON TUBULAR SIGN POSTS. STOP SIGNS/YIELD SIGNS SHALL BE INSTALLED ON STREET SIGNS WHEN FEASIBLE.

TUBULAR SIGN POSTS
POSTS SHALL BE GALVANIZED STEEL, 12-FEET IN LENGTH, WITH A 2-3/8" O.D., WALL THICKNESS OF 0.065". POSTS SHALL BE SET INSIDE A SCHED. 40 GALVANIZED STEEL PIPE (ENCASED N A CONCRETE FOOTING, SECURED WITH A COLLARED INSERT SLEEVE.

STREET SIGN BLANKS
SIGN BLANKS SHALL BE FLAT DOUBLE FACE TYPE EXTRUDED ALUMINUM BLANKS, 0.080 MIL THICK, MEETING U.S. BUREAU OF PUBLIC ROADS STANDARDS AND CHEMICALLY TREATED PER ASTM 8449 IN PREPARATION FOR PAINT OR REFLECTIVE SHEETING. SIGN BLANKS SHALL BE 9" HIGH BY 24"-48" LONG (LENGTH DEPENDENT UPON STREET NAME). SHEETING FOR STREET SIGNS SHALL BE HIGH INTENSITY PRISMATIC (HIP) REFLECTIVE SHEETING FROM 3M OR EQUAL, GREEN IN COLOR, WITH STANDARD RADIUS.

STREET SIGN BRACKETS
MOUNTING POST BRACKET SHALL BE CAST ALUMINUM OF SIZE AS TO FIT THE SIGN POST.

LETTERING
ALL LETTERS AND NUMBERS SHALL BE 6" HIGH, UPPERCASE, WHITE IN COLOR, SERIES C. THE FOLLOW ABBREVIATIONS SHALL BE USED:

STREET	"St"
AVENUE	"Ave"
ROAD	"Rd"
BOULEVARD	"Blvd"
DRIVE	"Dr"
PARKWAY	"Pkwy"
PLACE	"Pl"
TRAIL	"Tr"
CIRCLE	"Cir"
COURT	"Ct"

(OTHERS TO BE REVIEWED)

ELKO NEW MARKET	STREET NAME SIGN	STANDARD DETAIL
		NO. 9014ENM
	CITY OF ELKO NEW MARKET	DATE 02/2017

BARNES PRESSURE SYSTEMS
www.cranepumps.com

Curbstop / Check Valve
1¼" and 2" NPT Stainless Steel

Accessories

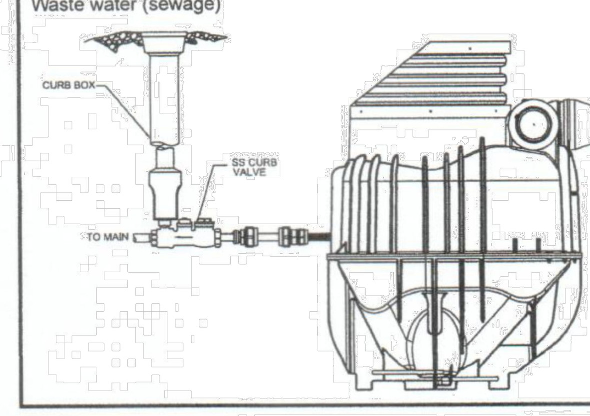
Specifications:

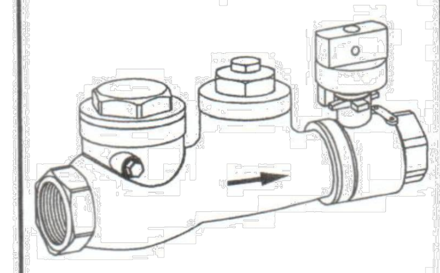
HOUSING .... ASTM CF8M 316 SS
TEMPERATURE .... 150°F (51°C)
MAX WORKING PRESSURE .... 150 PSI (1000 kPa)

FEATURES:
- Full ported swing check valve reseats at low back pressure with sufficient weight to seat tightly
- Suitable for 1½" lateral utilizing compression adapter fitting (pipe loss value less than 1 foot)
- CF8M stainless steel check valve flap with Viton gasket
- Full ported ¼ turn shutoff ball valve
- Threaded service port for ease of access to check valve
- Gage port permits field monitoring of system pressures
- A full bore ball valve enables isolation of individual properties with zero leakage. A check valve prevents any flow or pressure coming back to the property
- Transition couplings, valve box, key and extension handle by others

Ideal for residential low pressure sewer grinder pump applications serving as a dual purpose check valve and curb stop valve prior to the connection to the force main. Compact design permits ease of installation, reduce number of required fittings, and simplified access.

APPLICATIONS:
Waste water (sewage)





1¼" NPT Stainless Steel
P/N: 141287

2" NPT Stainless Steel
P/N: 141551

Submersible Wastewater Pump Association SWPA MEMBER

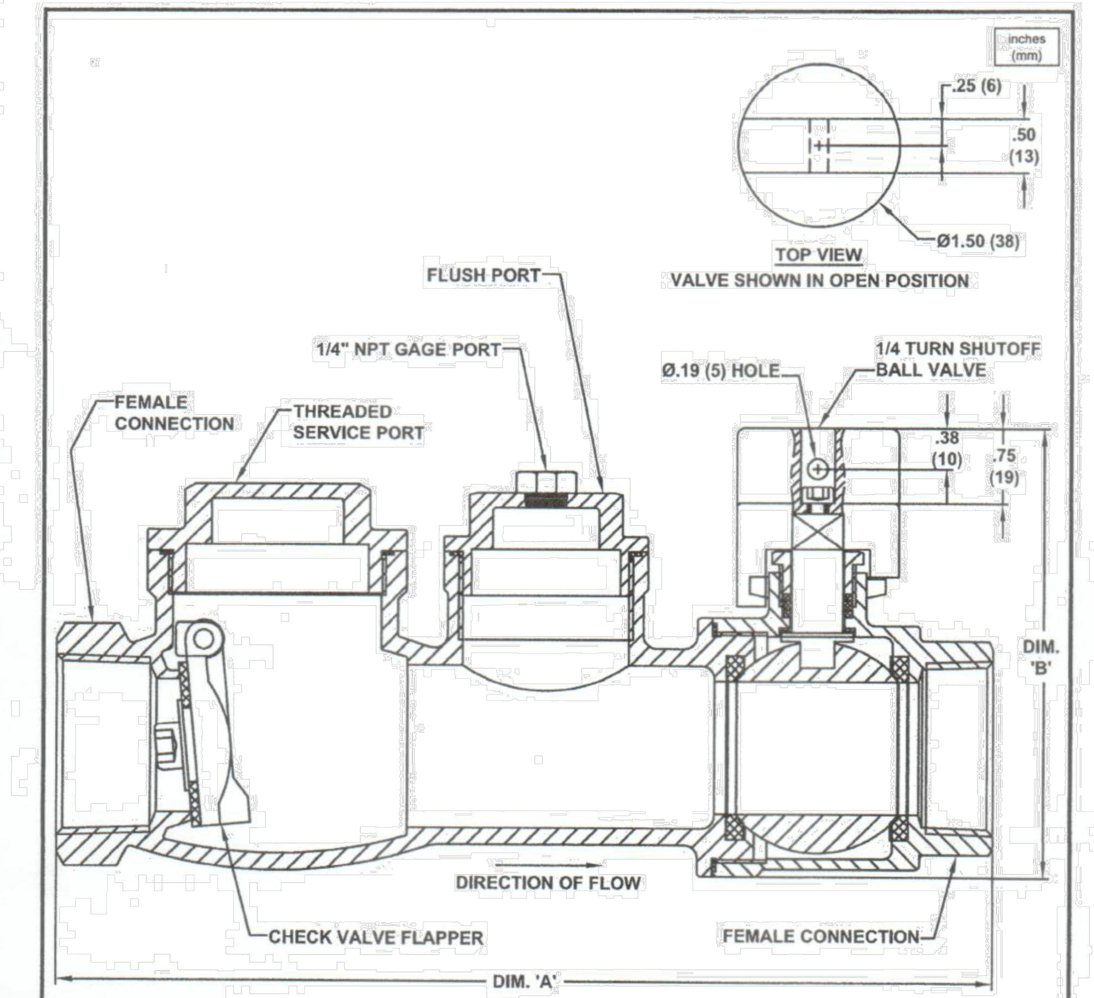
CRANE PUMPS & SYSTEMS
A Crane Co. Company
USA: (937) 778-8947 • Canada: (905) 457-6223 • International: (937) 615-3598

SECTION F
PAGE 13
DATE 2/18

Curbstop / Check Valve
1¼" and 2" NPT Stainless Steel

BARNES PRESSURE SYSTEMS
www.cranepumps.com

Accessories



SIZE	PART NO.	MATERIAL	DIM. 'A'	DIM. 'B'	FLUSH PORT & FEMALE CONN.	WEIGHT lbs. (kg)
1¼" NPT	141287	316 Stainless Steel	8.69 (222)	4.38 (111)	1¼" NPT	5.15 (2.3)
2" NPT	141551	316 Stainless Steel	12.05 (306)	5.63 (143)	2" NPT	10.14 (4.6)

SECTION F
PAGE 14
DATE 1/18

CRANE PUMPS & SYSTEMS
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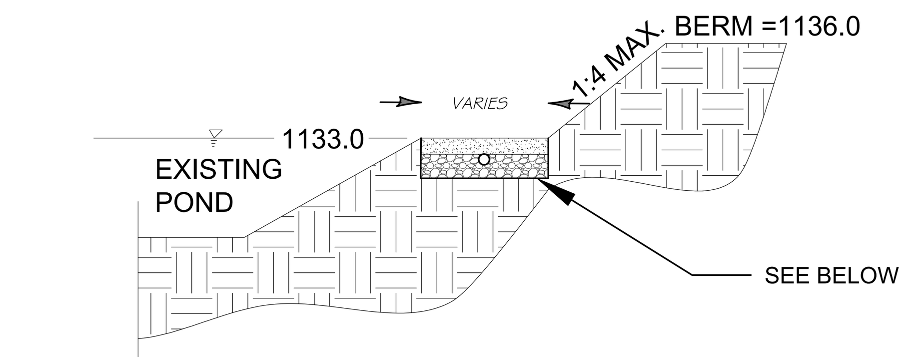
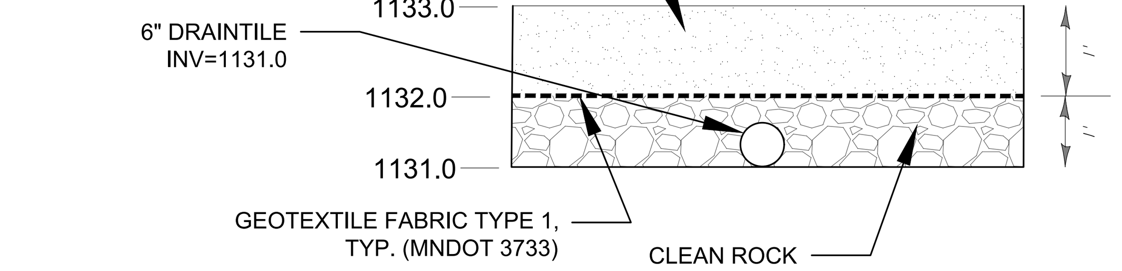
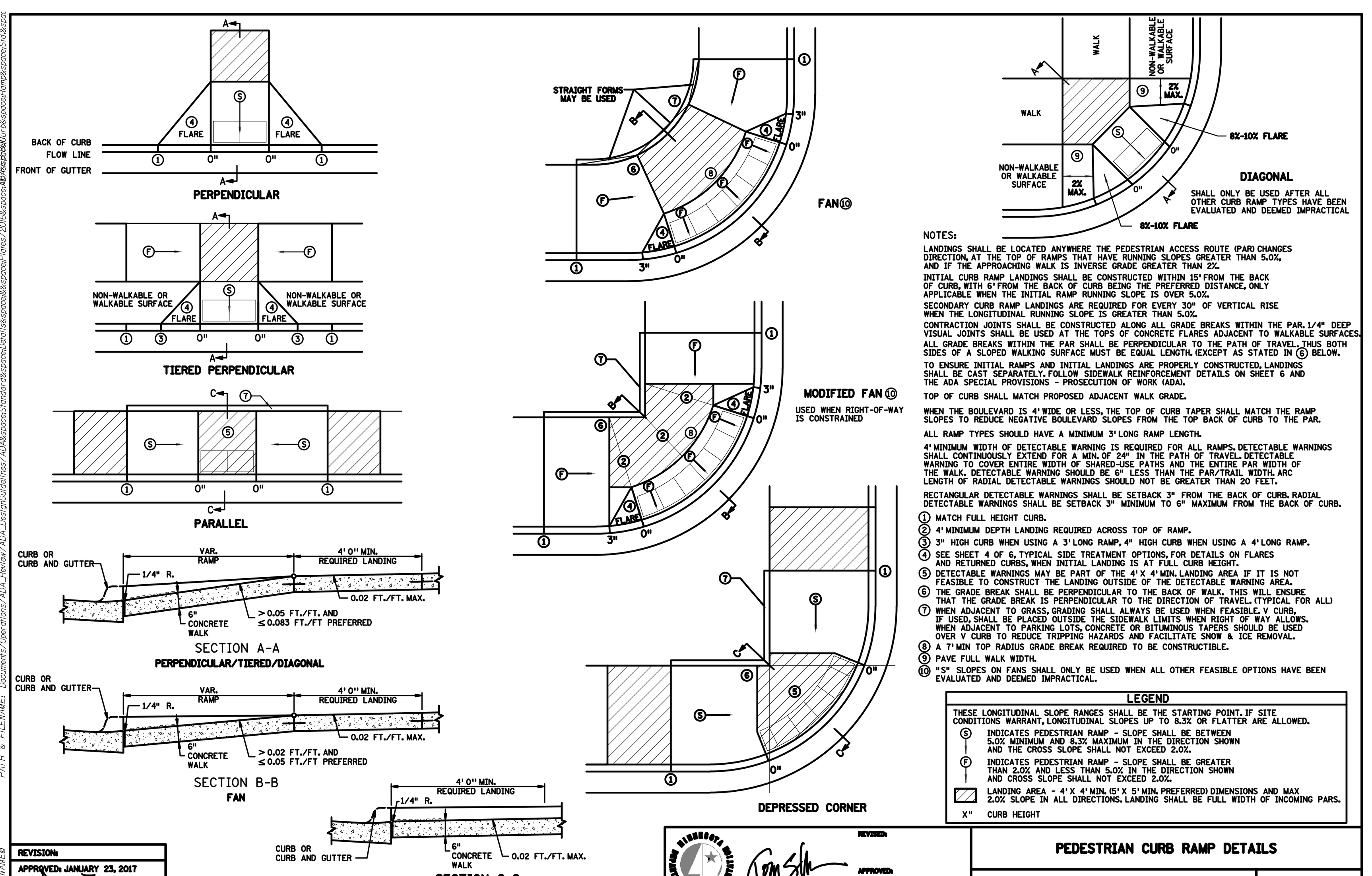
USA: (937) 778-8947 • Canada: (905) 457-6223 • International: (937) 615-3598





1 / C5 SAND FILTER
NOT TO SCALE

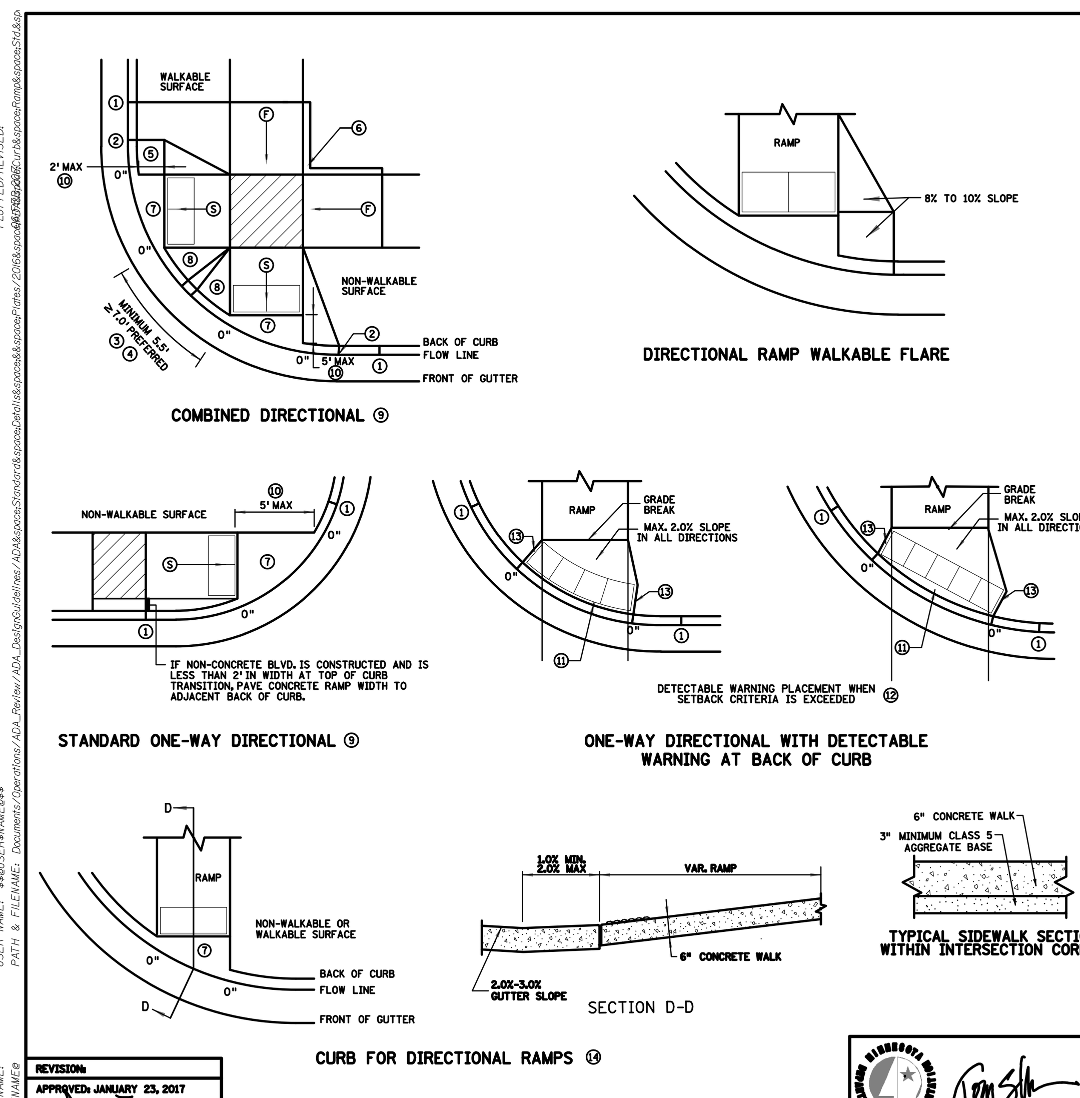
NOTES:
1. ONLY TRACKED EQUIPMENT SHALL BE ALLOWED IN THE SAND FILTER AREA.
2. CLEAN ROCK AND GEOTEXTIILE FABRIC TYPE 1 SHALL BE INCIDENTAL TO 6" DRAINTILE.



NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.
TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.
RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

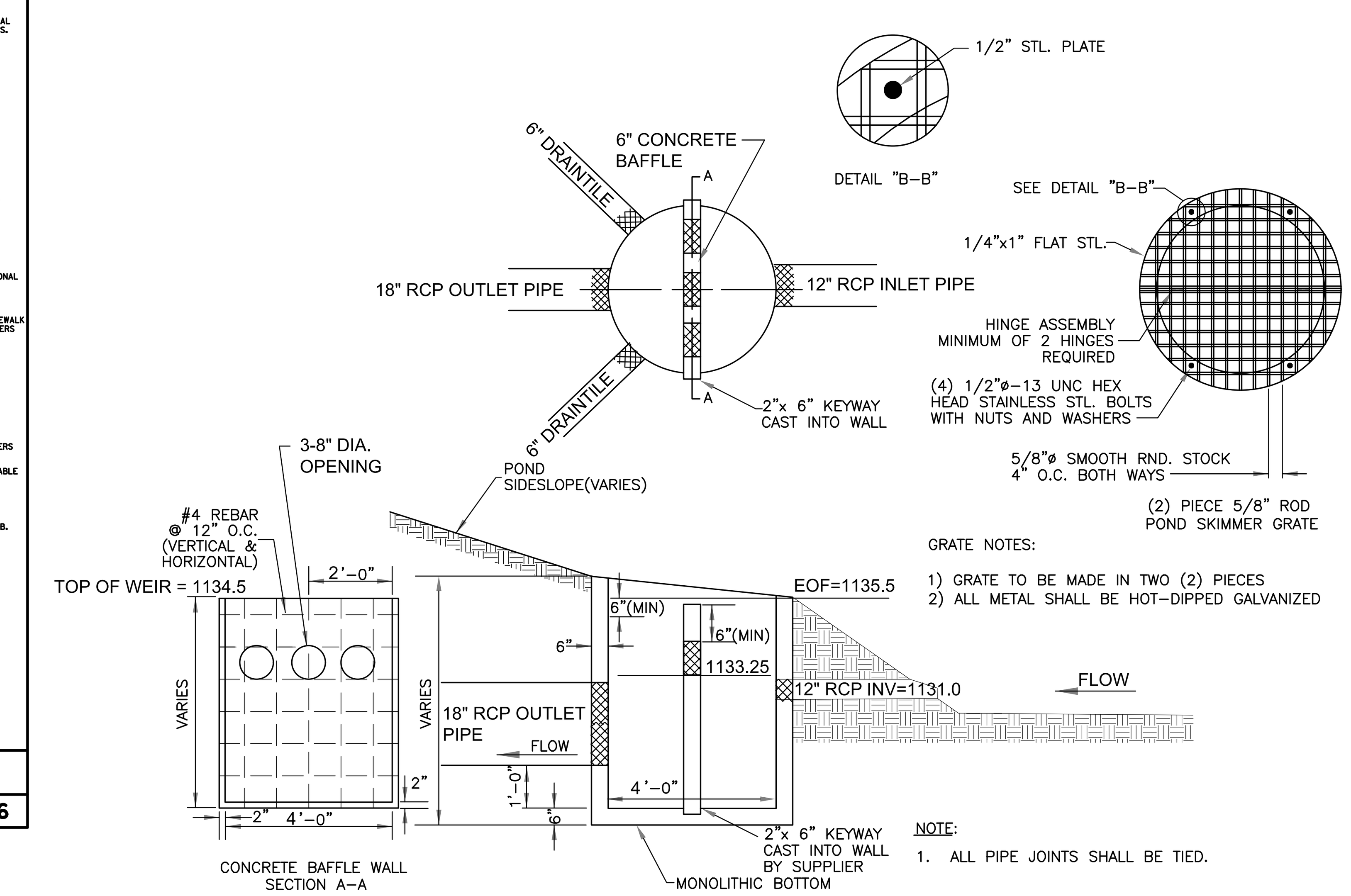
REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER
STATE DESIGN ENGINEER
APPROVED: 1-23-2017
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 1 OF 6



NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.
TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.
RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.
① MATCH FULL CURB HEIGHT.
② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.
③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).
④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.
⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
⑧ 8% TO 10% WALKABLE FLARE.
⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER
STATE DESIGN ENGINEER
APPROVED: 1-23-2017
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 2 OF 6



GRATE NOTES:
1) GRATE TO BE MADE IN TWO (2) PIECES
2) ALL METAL SHALL BE HOT-DIPPED GALVANIZED

NOTE:
1. ALL PIPE JOINTS SHALL BE TIED.

2 / C5 OUTLET STRUCTURE
NOT TO SCALE

F:\survey\sylvester meadows - scott\02 Engineering - 88567\01 CAD\05 Sheet Files\02 Details.dwg

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Engineer under the laws of the State of Minnesota. Date 04.05.19 Registration No. 12783	Issued: CITY COMMENTS 04.25.19	REVIEWED BY GRH / DRAWN BY JAP	Halling Engineering, Inc. CIVIL ENGINEERS 3727 EAST 255TH STREET WEBSTER MINNESOTA 55088 Phone 952.440.1680 Fax 952.461.3308	DETAILS SYLVESTER MEADOWS NEW MARKET, MINNESOTA
			PROJECT NO.: 88415 DRAWING FILE:	SHEET C5 OF SHEET C15

BARNES PRESSURE SYSTEMS

www.cranepumps.com

Duplex

*Ultra*GRIND™ Factory Prewired Basin Package
Stainless Rail with Junction Box

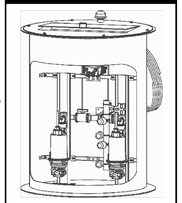
PS-099

Basin Assemblies

Specifications:

Inches (mm)

BASIN..... Fiberglass w/ 3" (76) Ballast Support Flange
DISCHARGE..... Stainless Steel.
Size..... 1½" and 2½" NPT, Female
INLET..... 4" (102) sch. 40 Flexible Inlet Flange (for Field Installation)
COVER
Aluminum..... Aluminum, w/2" NPT Bug-Free Vent, Lockable Hinged Access Door and Stainless Steel Hinges and Hardware
DIRECT BURIAL CABLE..... 12/3, 12/4 or 12/5 and 18/8, for DSRS 10/4, 18/8 and 18/10, for LDSRS. Type TC, THHN, THWN Round U.L. Listed. 50ft. (15m) STD
RAIL SYSTEM..... Qty. 2, 300 Series Stainless Steel "C" Channel
STATIONARY DISCHARGE FITTING: (Quantity of Two)
Stationary..... Powder Coated Cast Iron
Diaphragm..... Fiber Reinforced Neoprene
JUNCTION BOX..... NEMA 6 with cord grips for incoming cables
ELECTRICAL..... Cord grips for Direct Burial Cable (Factory Installed)
BALL VALVE: (Quantity of Two)
Design..... Full Port True Union
Material..... PVC
Size..... 1¼" or 2" NPT
EXTENSION HANDLE..... Qty. Two, 3/8" Dia. (9.5) Stainless Steel
LIFTING DEVICE..... Qty. Two 3/16" Dia. 300 series stainless steel lifting chain with a breaking strength of 3,750 lbs.
HARDWARE..... 300 Series Stainless Steel
DISCHARGE PIPING..... 300 Series Stainless Steel
LEVEL CONTROLS:
FloatTREE..... Quantity of four Mercury Level Controls potted together and terminating into one 8 conductor color coded cord, mounted on PVC pipe
MOVABLE SUB-ASSEMBLY..... (Two Required, Ordered with Pump)
FLAPPER/ANTI-SIPHON CHECK VALVE:
Housing..... Cast Iron, powder coated with integrated anti-siphon
Flapper..... Fiber reinforce Nitrile
PUMP BRACKETS..... 300 Series Stainless Steel
DISCHARGE PIPING..... Stainless Steel



Series: DSRS
1¼" or 2½" NPT Discharge

For use with OGP, OGVF, OGVH, SGVF, SGVH, SGPC or SGV pumps

Submersible Wastewater Pump Association SWPA MEMBER

UL File No. LR151564

CRANE — A Crane Co. Company

PUMPS & SYSTEMS

USA: (937) 778-8947 • Canada: (905) 457-6223 • International: (937) 615-3598

SECTION B
PAGE 7
DATE 5/04

BARNES PRESSURE SYSTEMS

www.cranepumps.com

Model OGP-L

Recessed Vortex

PS-091

Submersible Grinder Pumps

Specifications:

DISCHARGE..... 1¼" NPT, Vertical, Bolt-on Flange
LIQUID TEMPERATURE..... 104°F (40°C) Continuous
VOLUTE..... Cast Iron ASTM A-48, Class 30
MOTOR HOUSING..... Cast Iron ASTM A-48, Class 30
SEAL PLATE..... Cast Iron ASTM A-48, Class 30
IMPELLERS:
Design..... 12 Vane,Vortex, With Pump Out Vanes On Back Side. Dynamically Balanced, ISO G6.3.
Material..... 85-5-5-5 Bronze
IMPELLER SPACER..... 300 Series Stainless Steel
SHREDDING RING..... Hardened 440C Stainless Steel Rockwell® C-55.
CUTTER..... Hardened 440CStainless Steel, Rockwell® C-55.
SHAFT..... 416 Stainless Steel
SQUARE RINGS..... Buna-N
HARDWARE..... 300 Series Stainless Steel
PAINT..... Air Dry Enamel.
SEAL:
Design..... Single Mechanical
Material..... Rotating Faces - Silicon-Carbide Stationary Faces - Silicon-Carbide Elastomer - Buna-N Hardware -300 Series Stainless
CORD ENTRY..... 30 ft. (9.1m) Std. Cord. Custom Molded Quick Connect, for Sealing and Strain Relief
CORD
Manual..... CSA/UL Approved 12/3 Type SOW
UPPER BEARING:
Design..... Single Row, Angular contact Ball
Lubrication..... Oil
Load..... Radial & Thrust
LOWER BEARING:
Design..... Single Row, Angular contact Ball
Lubrication..... Oil
Load..... Radial & Thrust
MOTOR:
Design..... NEMA L-Single Phase Torque Curve, Oil-Filled, Squirrel Cage Induction
Insulation..... Class F
SINGLE PHASE..... Capacitor Start/Capacitor Run.

Series: OGP
2HP, 3450RPM, 60Hz

Submersible Wastewater Pump Association SWPA MEMBER

omni GRIND plus GRINDER PUMPS

UL CSA® **CSA 108 - File No. LR16567**
UL 778

DESCRIPTION:

THE GRINDER PUMP IS DESIGNED TO REDUCE DOMESTIC SEWAGE TO A FINELY GROUND SLURRY.

CRANE — A Crane Co. Company

PUMPS & SYSTEMS

USA: (937) 778-8947 • Canada: (905) 457-6223 • International: (937) 615-3598

SECTION A
PAGE 1
DATE 3/07

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Date 04.05.19 Registration No. 12783

Issued

REVIEWED BY GRH

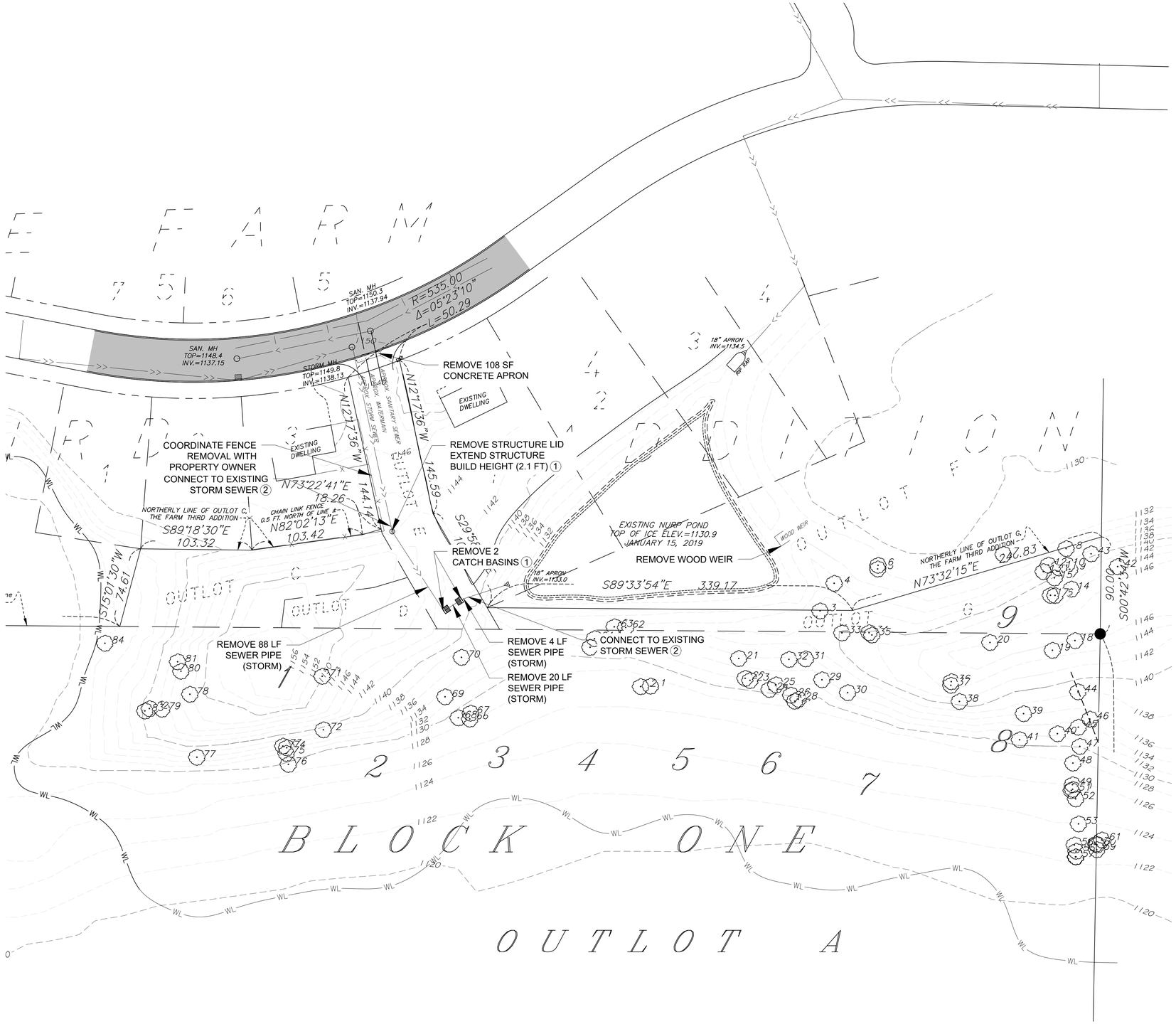
DRAWN BY JAP

Halling Engineering, Inc.
CIVIL ENGINEERS
3727 EAST 255TH STREET WEBSTER MINNESOTA 55088
Phone 952.440.1680 Fax 952.461.3308

PROJECT NO.: 88415 DRAWING FILE:

DETAILS
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C6 OF SHEET C15



REFERENCE NOTES:

① CATCH BASIN INFORMATION PER RECORD PLANS. FIELD VERIFY LOCATIONS AND ELEVATIONS OF CATCH BASINS.

② STORM SEWER PIPE INFORMATION PER RECORD PLANS. FIELD VERIFY LOCATIONS, SLOPES, LENGTH, AND SIZES OF PIPE.

0 50 100
SCALE IN FEET

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PROJECT NO.: 88415 DRAWING FILE: XXXXX.DXG

EXISTING CONDITIONS & REMOVALS PLAN
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C7 OF SHEET C15

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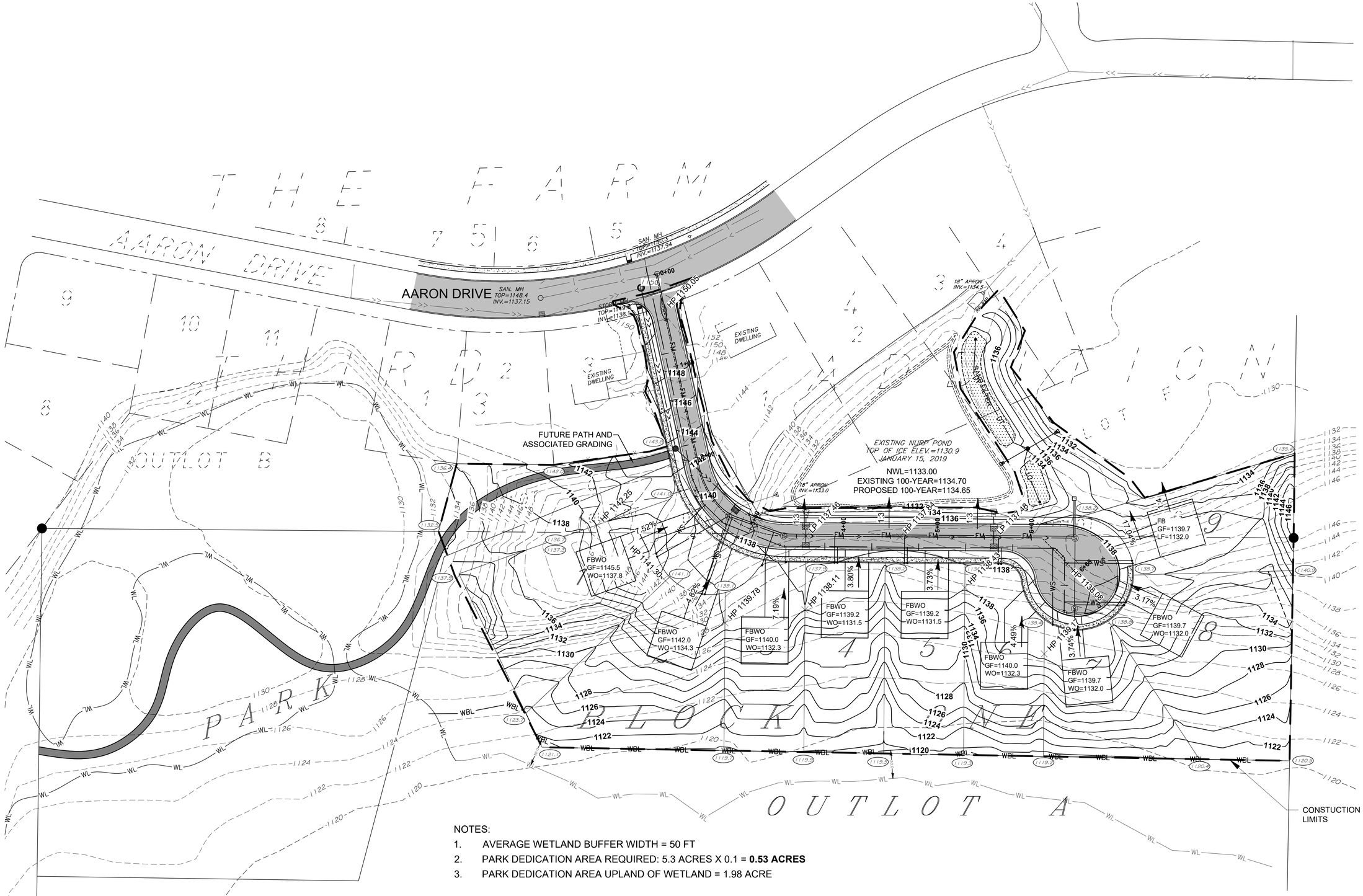

NOTES:

1. AVERAGE WETLAND BUFFER WIDTH = 50 FT
2. PARK DEDICATION AREA REQUIRED: 5.3 ACRES X 0.1 = **0.53 ACRES**
3. PARK DEDICATION AREA UPLAND OF WETLAND = 1.98 ACRE

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CITY COMMENTS	04.25.19
CITY COMMENTS	07.19.19
FUTURE TRAIL	07.24.19

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PROJECT NO.: 88415 DRAWING FILE: XXXXX.DXG

GRADING & DRAINAGE PLAN
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C8 OF SHEET C15

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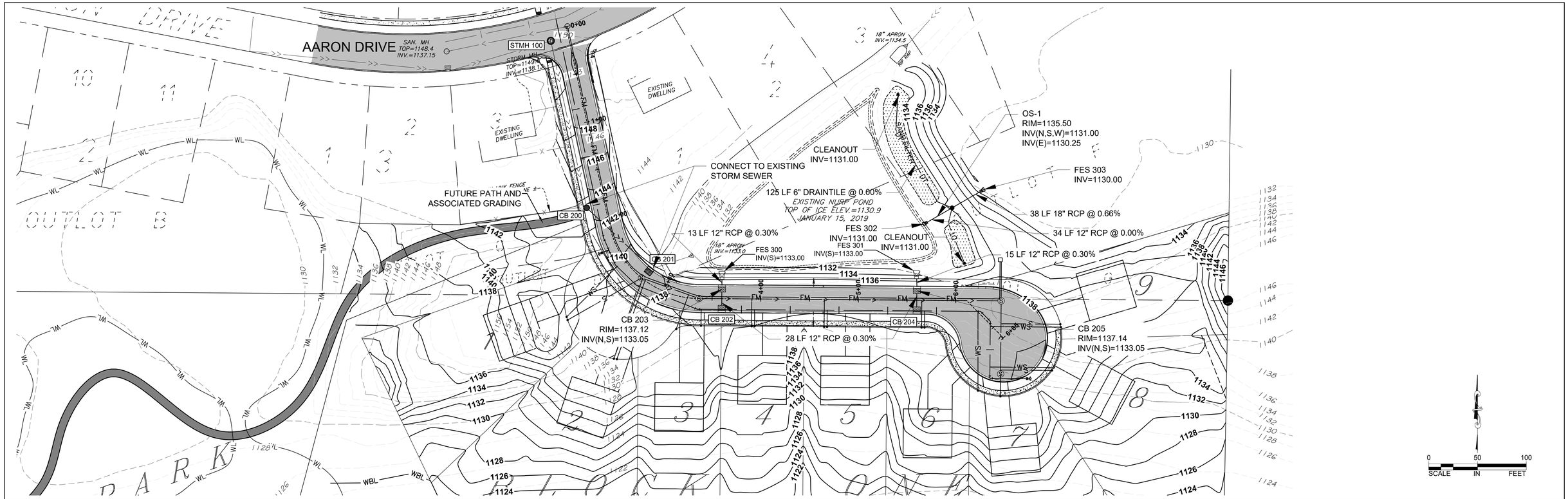
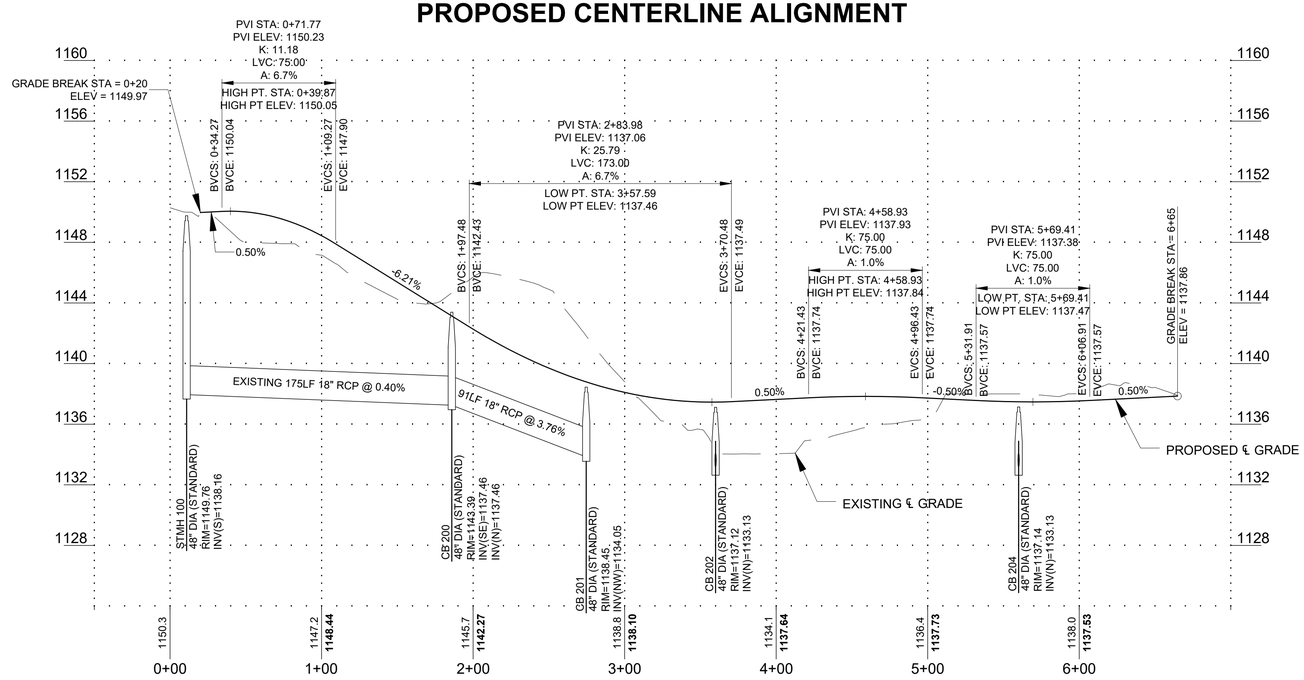


PROPOSED CENTERLINE ALIGNMENT



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FUTURE TRAIL	07.24.19

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PROJECT NO.: 88415 DRAWING FILE: XXXXX.DXG

STREET PLAN & PROFILE
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C9 OF SHEET C15

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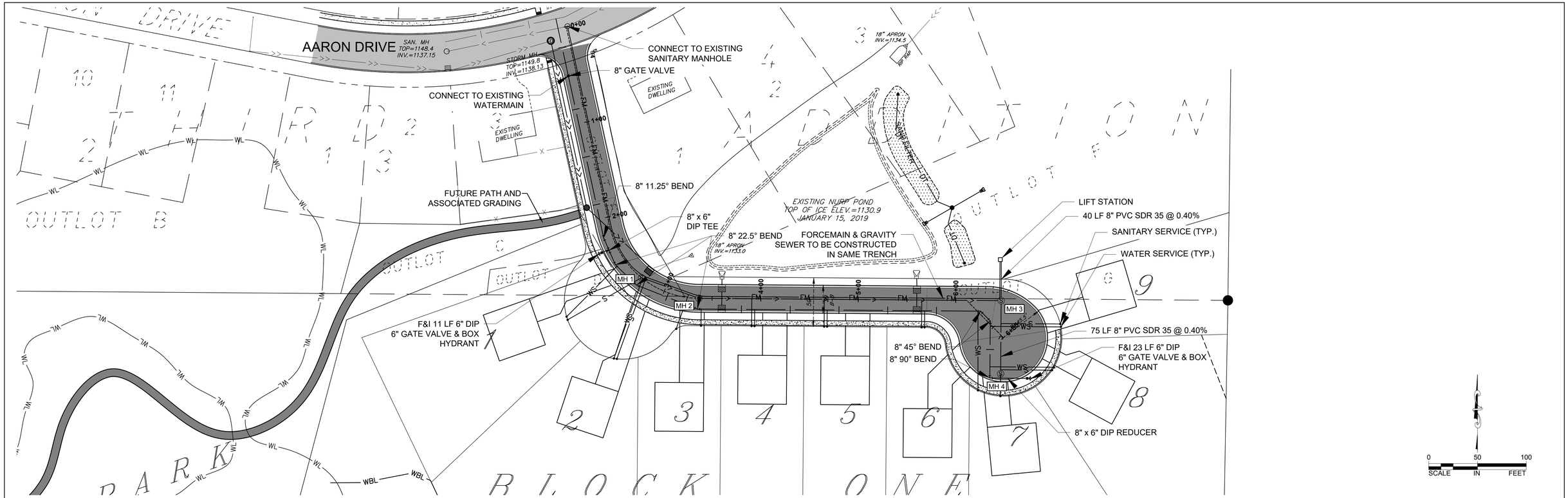
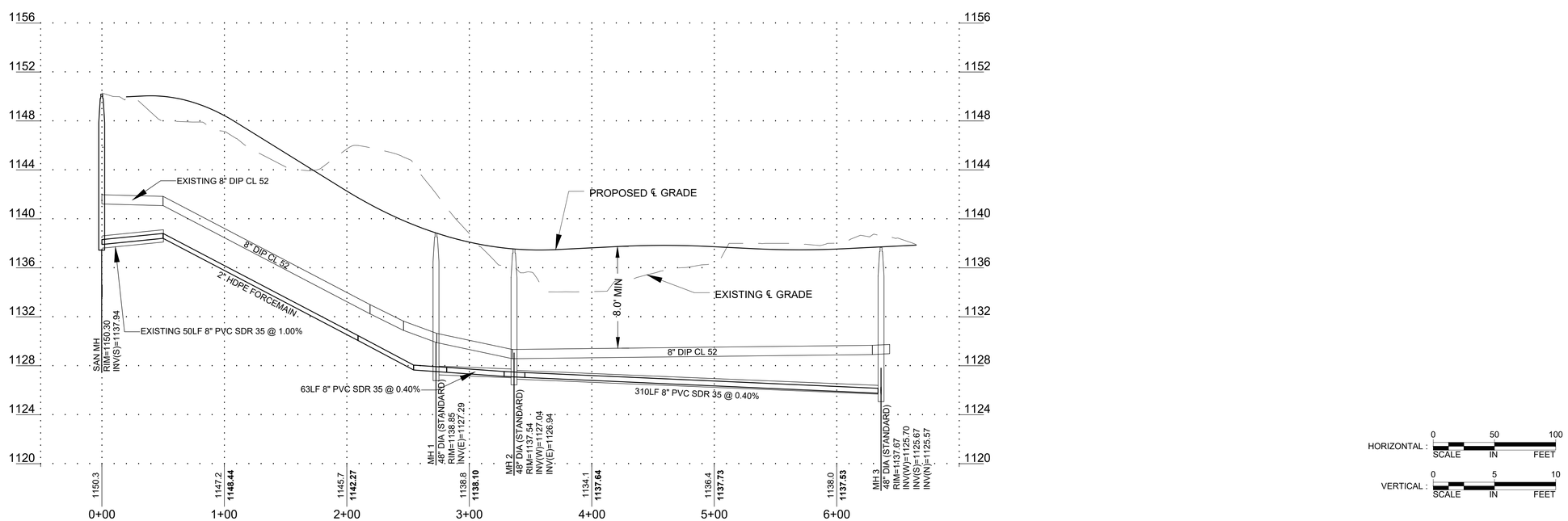


PROPOSED CENTERLINE ALIGNMENT



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CITY COMMENTS	07.19.19

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PROJECT NO.: 88415 DRAWING FILE: XXXXX.DXG

SANITARY SEWER & WATERMAIN PLAN & PROFILE
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C10 OF SHEET C15

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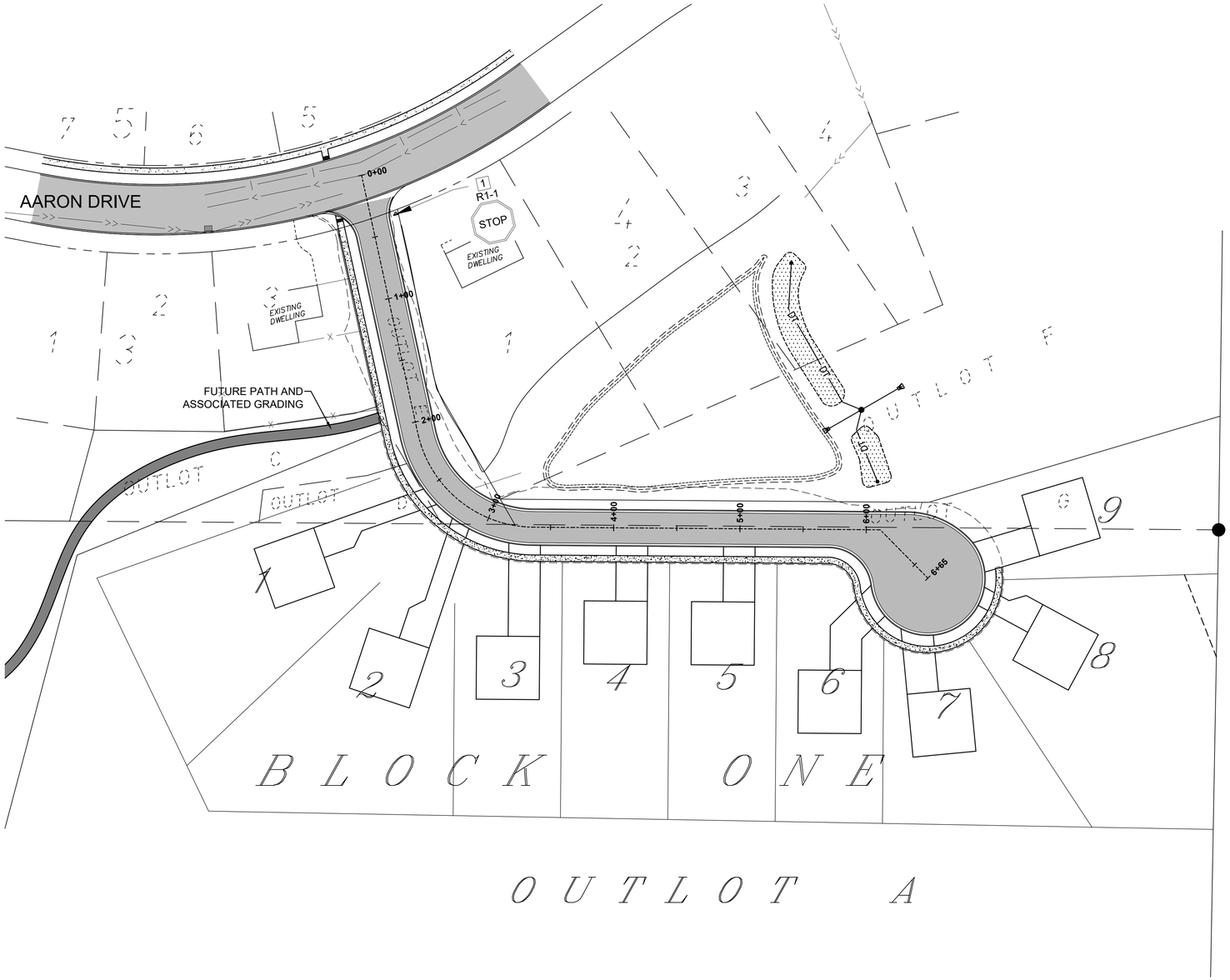

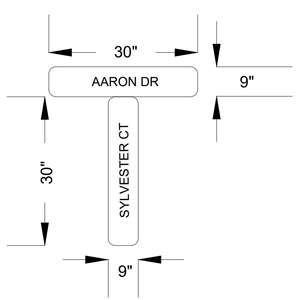

SIGN 1 DETAIL
NOT TO SCALE

SIGN LEGEND	SIGN NUMBER	SIGN SIZE	SIGN MESSAGE	SIGN COLOR	POSTS		REMARKS	ESTIMATED QUANTITIES
					NUMBER AND TYPE	MOUNTING ① HEIGHT (FEET)		
STOP	R1-1	30"X30"	STOP	WHITE ON RED	2 - U	7.5		1
1		30"X9" 30"X9"	ASPEN ST FORD ST	WHITE ON GREEN	②③	7.5	SEE DETAIL ON THIS SHEET	1

REFERENCE NOTES

① MOUNTING HEIGHT IS A MINIMUM
② MOUNTING BRACKETS SHALL BE E-450 FOURWAY BRACKET OR EQUAL.
③ MOUNTING POSTS SHALL BE 2.5" O.D.. BY 10' GALVANIZED TUBE. POSTS SHALL BE IMBEDDED IN A 12: DIAMETER BY 24" DEEP CONCRETE FOOTING. CONCRETE MIX 3Y43 SHALL BE USED FOR THE FOOTING.

0 50 100
SCALE IN FEET

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PROJECT NO.: 88415 DRAWING FILE: XXXXX.DXG

SIGNAGE PLAN
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C11 OF SHEET C15

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AARON DRIVE

SAN. MH TOP=1148.4 INV.=1137.15

SAN. MH TOP=1150.3 INV.=1137.94

STORM MH TOP=1148.4 INV.=1138.

INLET PROTECTION (TYP.)

ROCK CONSTRUCTION EXIT

EXISTING DWELLING

EXISTING DWELLING

FUTURE PATH AND ASSOCIATED GRADING

EXISTING NURP POND TOP OF ICE ELEV.=1130.9 JANUARY 15, 2019

18" APRON INV.=1133.0

RIP RAP (TYP.)

18" APRON INV.=1134.5

SILT FENCE (TYP.)

OUTLOT A

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONSTRUCTION/GRADING LIMITS
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS TRAIL
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM MANHOLE
- PROPOSED RIP RAP
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED ROCK CONSTRUCTION EXIT
- PROPOSED MNDOT SEED MIX 33-262
- PROPOSED MNDOT SEED MIX 22-111
- PROPOSED EROSION CONTROL BLANKET WITH MNDOT SEED MIX 22-111
- DRAINAGE ARROW
- PROPOSED RAIN GUARDIAN FOXHOLE

0 50 100
SCALE IN FEET

ESTIMATED EROSION CONTROL QUANTITIES	
SILT FENCE	5,224 LF
MN/DOT SEED MIXTURE 22-111 (100 LB/AC)	173 POUNDS
MN/DOT SEED MIXTURE 33-262 (44 LB/AC)	7.0 POUNDS
FERTILIZER (200 LB/AC)	1,234 POUNDS
STABILIZED ROCK EXIT	1 EACH
STORM DRAIN INLET PROTECTION	8 EACH
EROSION CONTROL BLANKET	795 SY
MULCH MATERIAL TYPE 3 (2 TONS/AC)	12.5 TONS
RANDOM RIP RAP CLASS III	30 CY

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FUTURE TRAIL	07.24.19

REVIEWED BY GRH

DRAWN BY JAP

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CIVIL ENGINEERS
3727 EAST 255TH STREET WEBSTER MINNESOTA 55088
Phone 952.440.1680 Fax 952.461.3308

PROJECT NO.: 88415 DRAWING FILE: XXXXX.DXG

STORMWATER POLLUTION PREVENTION PLAN
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C12 OF SHEET C15

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PROJECT INFORMATION:

DISTURBED AREA: 5.64 ACRES
EXISTING IMPERVIOUS AREA: 0.00 ACRES
PROPOSED IMPERVIOUS AREA: 1.68 ACRES
NEW IMPERVIOUS AREA: 1.68 ACRES
EROSION CONTROL SUPERVISOR CONTACT: GREG HALLING (952) 440-1680
IMPAIRED WATERS WITHIN ONE (1) MILE THAT RECEIVE RUNOFF: NONE.
ENTITY RESPONSIBLE FOR LONG-TERM OPERATION & MAINTENANCE OF PERMANENT STORMWATER TREATMENT SYSTEMS: CITY OF ELKO NEW MARKET

THIS PROJECT IS LOCATED SOUTH OF AARON DRIVE BETWEEN OVERLOOK DRIVE AND WILD STREET IN THE CITY OF NEW MARKET, MINNESOTA. THE SITE IS CURRENTLY VACANT AND LARGELY COMPRISED OF OVERGROWN GRASS AND TREES. THERE IS ONE WETLAND TO THE SOUTH OF THE SITE THAT HAS BEEN DELINEATED AND ANOTHER WETLAND TO THE WEST OF THE SITE THAT HAS NOT BEEN DELINEATED. THERE IS ALSO A POND TO THE NORTH OF THE SITE. PROPER CARE SHALL BE REQUIRED TO NOT DISCHARGE SEDIMENT-LADEN WATER INTO THE SURFACE WATERS.

THE PROJECT WILL CONSIST OF SITE CLEARING, REMOVALS, STREET AND POND GRADING, STORM SEWER, CURB AND GUTTER, SIDEWALK, AND ONE CUL-DE-SAC. THE PROPOSED RESIDENTIAL SITES WILL BE CONNECTED TO THE CITY SANITARY SEWER SYSTEM AND WATER SYSTEM. A SMALL PORTION OF THE PROPOSED STREET WILL DRAIN TO THE POND TO THE NORTH. THE REST OF THE STREET WILL DRAIN TO ONE OF TWO ON-SITE BIOFILTRATION BASINS VIA STORM SEWER. FROM THERE, STORMWATER WILL OVERFLOW TO THE WETLAND TO THE SOUTH. THE REMAINDER OF THE SITE WILL DRAIN DIRECTLY TO THE SOUTH WETLAND VIA SURFACE FLOW. THERE ARE NO IMPAIRED WATERS WITHIN ONE (1) MILE OF THE PROJECT SITE.

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INCLUDING: INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS. THE GENERAL CONTRACTOR SHALL ATTACH CONTACT INFORMATION TO THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORM WATER PERMIT.
2. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. BMP'S SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT.
4. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.
5. THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITHIN THIRTY (30) DAYS OF ACHIEVING PERMANENT STABILIZATION.
8. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
9. THE BIOFILTRATION AREAS SHALL BE PROTECTED AND HAVE RIGOROUS EROSION AND SEDIMENT CONTROLS IF GRADED WITHIN 3 FEET OF THE FINAL GRADES. THE CONTROLS SHALL KEEP RUNOFF COMPLETELY AWAY FROM THE BIOFILTRATION AREAS UNTIL FINAL STABILIZATION IS COMPLETE.
10. STABILIZE AREAS THAT ARE WITHIN 200 FEET OF AND DRAIN TO PUBLIC WATER WITHIN 24 HOURS DURING FISH SPAWNING TIMES.
11. WATER SHALL BE USED, IF NECESSARY, FOR DUST CONTROL.
12. ALL EROSION CONTROL SHALL CONFORM TO THE MNDOT EROSION CONTROL HANDBOOK.
13. INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED, WRITTEN AUTHORIZATION MUST BE RECEIVED BY THE CITY ENGINEER IN ORDER TO REMOVE THAT PARTICULAR INLET CONTROL.
14. ALL EXPOSED SOILS, INCLUDING STOCKPILES, SHALL BE TEMPORARILY STABILIZED PER MNDOT SPECIFICATION 2575 WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION OF ALL EXPOSED AREAS MUST BE INITIATED IMMEDIATELY.
15. STOCKPILES SHALL NOT BE PLACED ON ROADS, DRIVEWAYS, SURFACE WATERS OR SWALES. EFFECTIVE SEDIMENT CONTROL SHALL BE INSTALLED IMMEDIATELY AROUND ALL SOIL STOCKPILES.
16. REMOVE ALL SOILS AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC ROADS OR PRIVATE DRIVEWAYS ON A DAILY BASIS OR AS NEEDED.
17. THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF ANY PROJECT DISCHARGE LOCATION SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO THE DISCHARGE LOCATION.
18. IF DEWATERING IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS. THE APPROPRIATE PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCING DEWATERING ACTIVITIES.
19. TURBID AND SEDIMENT-LADEN WATERS SHALL BE DIRECTED TO A TEMPORARY SEDIMENT POND PRIOR TO DISCHARGING. A VISUAL CHECK SHALL BE CONDUCTED PRIOR TO DISCHARGING TREATED WATER FROM THE SEDIMENT POND TO ENSURE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
20. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
21. THE CORRECTIVE ACTION MUST BE COMPLETED BY THE NEXT BUSINESS DAY AFTER DISCOVERY WHEN PERIMETER CONTROL DEVICES BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF (1/2) THE HEIGHT OF THE DEVICE.
22. PERMITEE MUST MINIMIZE SOIL COMPACTION. METHODS OF MINIMIZING SOIL COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT AND STAYING OFF AREAS TO BE LEFT COMPACTED. AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 6 INCHES.
23. SECTIONS 5.11, 5.13-5.16, 5.18-5.19, 5.22, & 5.25 OF THE 2018 CONSTRUCTION STORMWATER GENERAL PERMIT DO NOT APPLY.

TRAINING DOCUMENTATION:

SWPPP DESIGNER: JEFF PRASCH (DEMARC LAND SURVEYING & ENGINEERING) - "DESIGN OF CONSTRUCTION SWPPP" TRAINING EXPIRES MAY 31, 2020.

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:

- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
- INDIVIDUALS PERFORMING INSPECTIONS
- INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS

EXPECTED SEQUENCE OF CONSTRUCTION

1. INSTALL ROCK STABILIZING EXIT(S), PERIMETER CONTROL, INLET CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES.
2. COMPLETE SITE GRADING.
4. INSTALL UTILITIES, STORM SEWER.
5. APPLY EARLY APPLICATION OF BASE COURSE ON STREET SECTION.
6. INSTALL CURB AND GUTTER, AND PAVING.
7. COMPLETE FINAL GRADING, INCLUDING BIOFILTRATION BASINS, AND PERMANENT STABILIZATION.
8. REMOVE EROSION AND SEDIMENT CONTROL BMPs AFTER PERMANENT STABILIZATION IS ACHIEVED.

TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL INSTALL SEDIMENT BASIN(S) REQUIRED BY THE NPDES CONSTRUCTION PERMIT IF TEN (10) OR MORE ACRES DISCHARGE TO A COMMON LOCATION.
2. TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.
3. BASINS MUST HAVE THE ABILITY TO ALLOW COMPLETE DRAWDOWN, INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.
4. TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.
5. SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.
6. BASINS SHALL BE SIZED ACCORDING TO THE CONSTRUCTION STORMWATER GENERAL PERMIT REQUIREMENTS. CALCULATIONS SHALL BE ADDED TO THE SWPPP.
7. SEDIMENT BASINS SHALL NOT BE PLACED IN FUTURE BIOFILTRATION AREAS.
8. SEDIMENT BASINS SHALL BE DRAINED AND SEDIMENT REMOVED WHEN IT REACHES $\frac{1}{2}$ THE STORAGE VOLUME WITHIN 72 HOURS.

INSPECTIONS AND MAINTENANCE

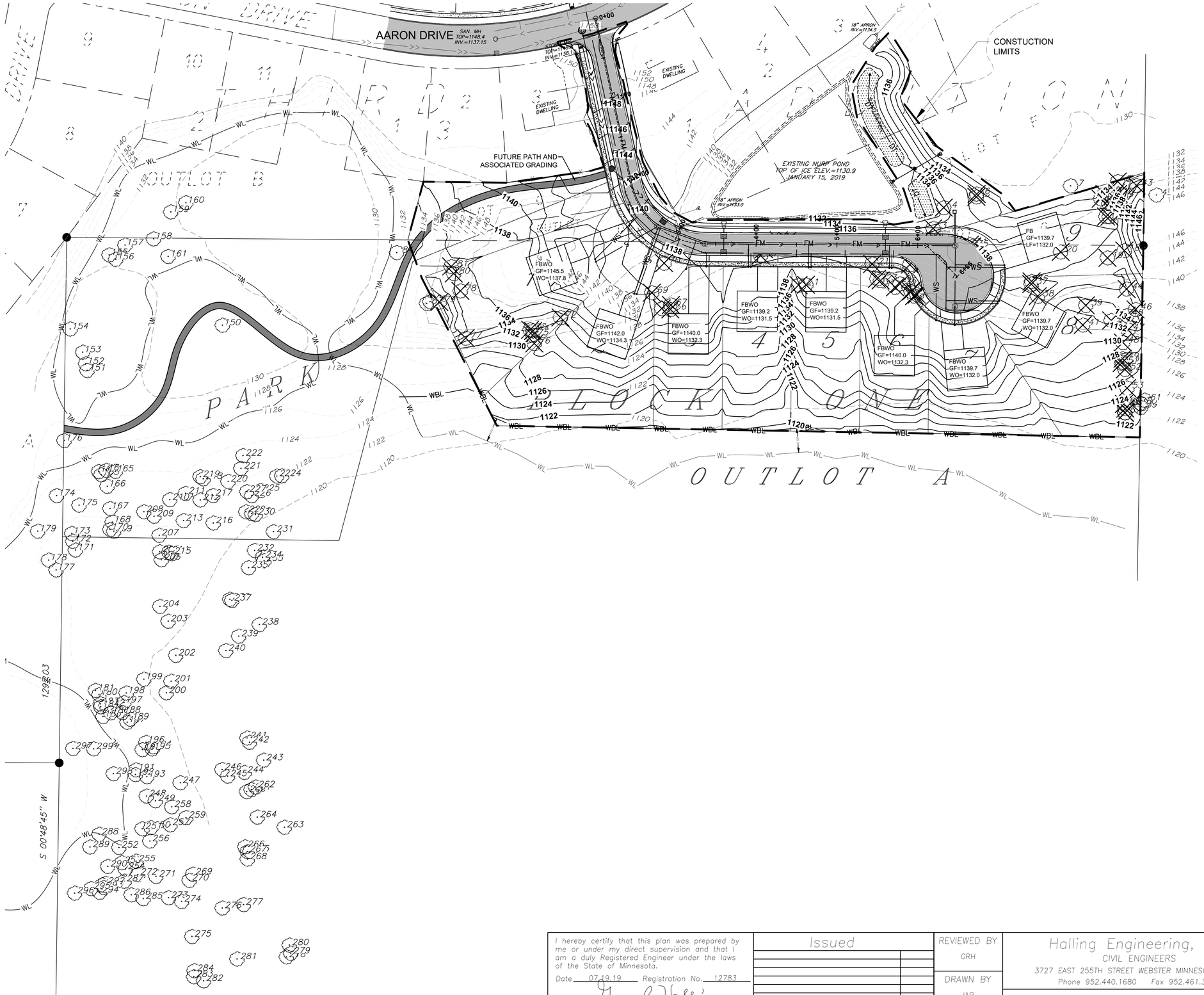
1. ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS AND REMOVAL OF BMPS SHALL BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.
2. THE CONTRACTOR SHALL COMPLETE SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE A TRAINED PERSON TO INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING WITHIN 24 HOURS OF CONDUCTING THE INSPECTIONS AND THE RECORDS MUST BE RETAINED WITH THE SWPPP. IF ANY DISCHARGE FROM THE SITE IS OBSERVED THE DISCHARGE MUST BE DESCRIBED AND PHOTOGRAPHED.
4. TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES $\frac{1}{2}$ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

POLLUTION PREVENTION MANAGEMENT MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.
2. ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE MOBILIZATION BID ITEM, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. SOLID WASTE SUCH AS COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, CEMENT PRODUCT WASTE, FLOATING DEBRIS, PAPER, PLASTIC, CONSTRUCTION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY OFF SITE.
   B. HAZARDOUS WASTES SUCH AS OILS, GASOLINE, PAINT, CEMENT BASED PRODUCTS, ETC. SHALL BE PROPERLY STORED WITH SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. IF STORED ON THE PROJECT SITE, THEY SHALL BE STORED IN RESTRICTED ACCESS AREAS TO PROTECT AGAINST VANDALISM. STORAGE AND DISPOSAL SHALL BE IN COMPLIANCE WITH THE MPCA.
   C. CEMENT BASED PRODUCT WASHOUTS ARE NOT PERMITTED ON SITE.
   D. THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
   E. THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORMWATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

FINAL STABILIZATION

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. FINAL STABILIZATION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
   A. COMPLETION OF ALL CONSTRUCTION ACTIVITY.
   B. INSTALLATION OF PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION. PERMANENT COVER SHALL CONSIST OF 4 INCHES TOPSOIL, MNDOT SEED MIX 22-111, UNLESS OTHERWISE SPECIFIED, AND MULCH. THE MULCH SHALL BE DISK ANCHORED AND COMMERCIAL GRADE 10-10-10 FERTILIZER SHALL BE USED. METHODS AND RATES SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 2575 AND THE MNDOT SEEDING MANUAL.
   C. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
   D. CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEMS OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS AND IS OPERATING AS DESIGNED.
   E. REMOVAL OF ALL SEDIMENT FROM CONVEYANCE SYSTEMS.
   F. REMOVAL OF ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
   G. FINAL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2018 SPECIFICATION 2575.



SCALE 0 60 120 IN FEET

F:\survey\sylvester meadows - scott\02 Engineering - 88567\01 CAD\05 Sheet Files\09 Tree Protection Plan.dwg

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

Date 07.19.19 Registration No. 12783

Issued

REVIEWED BY GRH

DRAWN BY JAP

Halling Engineering, Inc.
CIVIL ENGINEERS
3727 EAST 255TH STREET WEBSTER MINNESOTA 55088
Phone 952.440.1680 Fax 952.461.3308

PROJECT NO.: 88415 DRAWING FILE: XXXXX.DXG

TREE PROTECTION PLAN
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

SHEET C14 OF SHEET C15

Tree Inventory

Tag Number	Species	Location	Size (diameter)	Significant Trees	Condition	Remove?
1	Box Elder	Lot 5, Block 1	23	S	Good	Y
2	Box Elder	Lot 5, Block 1	27	S	Moderate, Leaning	Y
3	Black Cherry	Right of Way	7	S	Good	Y
4	American Elm	Off Property	18	S	Good	Y
5	Box Elder	Off Property	12	S	Good	Y
6	Box Elder	Off Property	12	S	Poor, mostly dead	Y
7	Basswood	Off Property	6	S	Moderate, Leaning	N
8	Basswood	Lot 9, Block 1	18	S	Good	Y
9	Basswood	Lot 9, Block 1	18	S	Good	Y
10	Basswood	Lot 9, Block 1	18	S	Good	Y
11	Basswood	Lot 9, Block 1	13	S	Good	Y
12	Basswood	Lot 9, Block 1	17	S	Good	Y
13	Black Cherry	Lot 9, Block 1	7	S	Moderate, Bad Lean	Y
14	Black Cherry	Lot 9, Block 1	11	S	Good	Y
15	Red Oak	Lot 9, Block 1	12	S	Good	Y
16	Black Cherry	Lot 9, Block 1	7	S	Good	Y
17	Black Cherry	Lot 9, Block 1	6	S	Good	Y
18	Box Elder	Lot 9, Block 1	13	S	Moderate, Leaning	Y
19	Box Elder	Lot 9, Block 1	12	S	Poor, Hollow	Y
20	Box Elder	Lot 9, Block 1	30	S	Moderate, Rotting Trunk	Y
21	Black Cherry	Right of Way	6	S	Good	Y
22	Black Cherry	Lot 6, Block 1	9	S	Good	Y
23	Black Cherry	Lot 6, Block 1	8	S	Good	Y
24	Black Cherry	Lot 6, Block 1	9	S	Good	Y
25	Box Elder	Lot 6, Block 1	14	S	Good	Y
26	Box Elder	Right of Way	13	S	Moderate, Leaning	Y
27	Box Elder	Right of Way	14	S	Moderate, Leaning	Y
28	Box Elder	Right of Way	14	S	Moderate, Leaning	Y
29	Red Cedar	Right of Way	4	S	Good, 17 Tall	Y
30	Green Ash	Right of Way	13	S	Good	Y
31	Black Cherry	Right of Way	11	S	Good	Y
32	Black Cherry	Right of Way	13	S	Good	Y
33	Green Ash	Right of Way	6	S	Good	Y
34	Black Cherry	Right of Way	7	S	Good	Y
35	Black Cherry	Right of Way	8	S	Good	Y
36	American Elm	Lot 8, Block 1	22	S	Good	Y
37	American Elm	Lot 8, Block 1	6	S	Good	Y
38	American Elm	Lot 8, Block 1	15	S	Good	Y
39	Basswood	Lot 8, Block 1	6	S	Good	Y
40	Box Elder	Lot 8, Block 1	13	S	Good	Y
41	Box Elder	Lot 8, Block 1	13	S	Good	Y
42	Black Cherry	Off Property	6	S	Good	N
43	Black Cherry	Lot 9, Block 1	6	S	Good	Y
44	Box Elder	Lot 8, Block 1	12	S	Good	Y
45	Black Cherry	Lot 8, Block 1	12	S	Good	Y
46	Black Cherry	Lot 8, Block 1	6	S	Good	Y
47	Burr Oak	Lot 8, Block 1	45	Specimen	Good	Y
48	Box Elder	Lot 8, Block 1	17	S	Good	Y
49	Box Elder	Lot 8, Block 1	24	S	Good	Y
50	Box Elder	Lot 8, Block 1	14	S	Good	Y
51	Box Elder	Lot 8, Block 1	13	S	Good	Y
52	Box Elder	Lot 8, Block 1	12	S	Good	Y
53	Box Elder	Lot 8, Block 1	27	S	Good	Y
54	Box Elder	Lot 8, Block 1	16	S	Good	Y
55	Box Elder	Lot 8, Block 1	12	S	Good	Y
56	Box Elder	Lot 8, Block 1	14	S	Good	Y
57	Box Elder	Lot 8, Block 1	16	S	Good	Y
58	Box Elder	Off Property	14	S	Good	N
59	Box Elder	Off Property	14	S	Good	N
60	Box Elder	Off Property	17	S	Good	N
61	Box Elder	Off Property	20	S	Good	N
62	Box Elder	Right of Way	21	S	Good	Y
63	Box Elder	Right of Way	14	S	Good	Y
64	Box Elder	Right of Way	18	S	Good	Y
65	Red Mulberry	Right of Way	18	S	Good	Y
66	Box Elder	Lot 3, Block 1	12	S	Good	Y
67	Box Elder	Lot 3, Block 1	14	S	Good	Y
68	Box Elder	Lot 3, Block 1	13	S	Good	Y
69	Black Cherry	Right of Way	7	S	Good	Y
70	American Elm	Right of Way	9	S	Poor, Broken 1/3 Crown	Y
71	Black Cherry	Lot 1, Block 1	6	S	Good	Y
72	American Elm	Lot 1, Block 1	12	S	Poor, Mostly Dead	Y
73	Siberian Elm	Lot 1, Block 1	6	Not	Not a Significant Tree	Y
74	Siberian Elm	Lot 1, Block 1	11	Not	Not a Significant Tree	Y
75	Siberian Elm	Lot 1, Block 1	6	Not	Not a Significant Tree	Y
76	Box Elder	Lot 1, Block 1	12	S	Good	Y
77	Siberian Elm	Lot 1, Block 1	16	S	Good	Y
78	Black Cherry	Lot 1, Block 1	7	S	Good	Y
79	Siberian Elm	Lot 1, Block 1	6	Not	Not a Significant Tree	Y
80	Black Cherry	Lot 1, Block 1	7	S	Good	Y

Tree Inventory (Continued)

Tag Number	Species	Location	Size (diameter)	Significant Trees	Condition	Remove?
81	Black Cherry	Lot 1, Block 1	6	S	Good	Y
82	Black Cherry	Outlot A	7	S	Good	N
83	Black Cherry	Outlot A	7	S	Good	N
84	Black Cherry	Outlot A	17	S	Good	N
150	Black Cherry	Outlot A	6	S	Good	N
151	Siberian Elm	Outlot A	23	S	Good	N
152	Black Willow	Outlot A	23	S	Good	N
153	Black Willow	Outlot A	22	S	Good	N
154	Black Cherry	Outlot A	12	S	Good	N
155	Silver Maple	Outlot A	13	S	Good	N
156	Silver Maple	Outlot A	13	S	Good	N
157	Box Elder	Outlot A	12	S	Good	N
158	Box Elder	Outlot A	14	S	Good	N
159	Box Elder	Off Property	13	S	Good	N
160	Black Willow	Off Property	16	S	Good	N
161	Black Cherry	Outlot A	12	S	Good	N
162	Box Elder	Outlot A	18	S	Good	N
163	Box Elder	Outlot A	12	S	Good	N
164	Box Elder	Outlot A	12	S	Good	N
165	Box Elder	Outlot A	18	S	Good	N
166	Box Elder	Outlot A	14	S	Good	N
167	Box Elder	Outlot A	13	S	Good	N
168	Box Elder	Outlot A	19	S	Good	N
169	Box Elder	Outlot A	14	S	Good	N
170	Box Elder	Outlot A	12	S	Good	N
171	Box Elder	Off Property	22	S	Good	N
172	Box Elder	Off Property	12	S	Good	N
173	Box Elder	Outlot A	13	S	Good	N
174	Box Elder	Off Property	13	S	Good	N
175	Cottonwood	Outlot A	86	S	Good	N
176	Black Cherry	Outlot A	8	S	Good	N
177	Box Elder	Off Property	12	S	Good	N
178	Box Elder	Off Property	12	S	Good	N
179	Cottonwood	Off Property	28	S	Good	N
180	Box Elder	Off Property	17	S	Good	N
181	Box Elder	Off Property	17	S	Good	N
182	Box Elder	Off Property	18	S	Good	N
183	Box Elder	Off Property	12	S	Good	N
184	Box Elder	Off Property	12	S	Good	N
185	Box Elder	Off Property	12	S	Good	N
186	Box Elder	Off Property	14	S	Moderate, Hollow	N
187	Box Elder	Off Property	12	S	Good	N
188	Box Elder	Off Property	16	S	Good	N
189	Box Elder	Off Property	13	S	Good	N
190	Box Elder	Off Property	13	S	Good	N
191	Box Elder	Off Property	14	S	Good	N
192	Box Elder	Off Property	13	S	Good	N
193	Box Elder	Off Property	18	S	Good	N
194	Box Elder	Off Property	17	S	Good	N
195	Box Elder	Off Property	12	S	Good	N
196	Box Elder	Off Property	19	S	Good	N
197	Box Elder	Off Property	16	S	Good	N
198	Box Elder	Off Property	14	S	Good	N
199	Box Elder	Off Property	15	S	Good	N
200	Box Elder	Off Property	14	S	Good	N
201	Box Elder	Off Property	12	S	Good	N
202	Box Elder	Off Property	13	S	Good	N
203	Box Elder	Off Property	15	S	Good	N
204	Box Elder	Off Property	15	S	Good	N
205	Box Elder	Off Property	20	S	Good	N
206	Box Elder	Off Property	13	S	Good	N
207	Box Elder	Outlot A	17	S	Good	N
208	Box Elder	Outlot A	16	S	Good	N
209	Box Elder	Outlot A	13	S	Good	N
210	Box Elder	Outlot A	16	S	Good	N
211	Box Elder	Outlot A	16	S	Moderate, Rot	N
212	Box Elder	Outlot A	12	S	Good	N
213	Box Elder	Outlot A	15	S	Good	N
214	Box Elder	Off Property	17	S	Good	N
215	Box Elder	Off Property	17	S	Good	N
216	Box Elder	Outlot A	19	S	Good	N
217	Box Elder	Outlot A	15	S	Good	N
218	Box Elder	Outlot A	12	S	Good	N
219	Box Elder	Outlot A	12	S	Good	N
220	Box Elder	Outlot A	19	S	Good	N
221	Box Elder	Outlot A	12	S	Good	N
222	Box Elder	Outlot A	17	S	Good	N
223	Box Elder	Outlot A	14	S	Good	N
224	Box Elder	Outlot A	23	S	Moderate, Rot	N
225	Box Elder	Outlot A	19	S	Good	N
226	Box Elder	Outlot A	19	S	Good	N
227	Box Elder	Outlot A	12	S	Moderate, Hollow	N

Tree Inventory (Continued)

Tag Number	Species	Location	Size (diameter)	Significant Trees	Condition	Remove?
228	Box Elder	Outlot A	17	S	Good	N
229	Box Elder	Outlot A	14	S	Good	N
230	Box Elder	Outlot A	15	S	Moderate, Lean	N
231	Box Elder	Outlot A	19	S	Poor, Broken	N
232	Box Elder	Off Property	17	S	Good	N
233	Box Elder	Off Property	20	S	Good	N
234	Box Elder	Off Property	15	S	Good	N
235	Box Elder	Off Property	23	S	Moderate, Broken	N
236	Box Elder	Off Property	16	S	Good	N
237	Box Elder	Off Property	14	S	Poor, Rot	N
238	Box Elder	Off Property	16	S	Good	N
239	Box Elder	Off Property	12	S	Good	N
240	Box Elder	Off Property	18	S	Good	N
241	Box Elder	Off Property	13	S	Good	N
242	Box Elder	Off Property	23	S	Good	N
243	Box Elder	Off Property	12	S	Moderate, Lean	N
244	Box Elder	Off Property	23	S	Good	N
245	Box Elder	Off Property	19	S	Good	N
246	Box Elder	Off Property	14	S	Good	N
247	Box Elder	Off Property	17	S	Good	N
248	Box Elder	Off Property	12	S	Good	N
249	Box Elder	Off Property	13	S	Good	N
250	Box Elder	Off Property	12	S	Good	N
251	Box Elder	Off Property	12	S	Good	N
252	Box Elder	Off Property	12	S	Good	N
253	Box Elder	Off Property	13	S	Good	N
254	Box Elder	Off Property	13	S	Good	N
255	Box Elder	Off Property	17	S	Good	N
256	Box Elder	Off Property	19	S	Moderate, Insects	N
257	Box Elder	Off Property	21	S	Good	N
258	Box Elder	Off Property	14	S	Good	N
259	Box Elder	Off Property	19	S	Good	N
260	Box Elder	Off Property	22	S	Good	N
261	Box Elder	Off Property	12	S	Good	N
262	Box Elder	Off Property	17	S	Good	N
263	Box Elder	Off Property	13	S	Good	N
264	Box Elder	Off Property	23	S	Good	N
265	Box Elder	Off Property	14	S	Good	N
266	Box Elder	Off Property	12	S	Good	N
267	Box Elder	Off Property	13	S	Good	N
268	Box Elder	Off Property	13	S	Good	N
269	Box Elder	Off Property	16	S	Good	N
270	Box Elder	Off Property	13	S	Good	N
271	Box Elder	Off Property	20	S	Good	N
272	Box Elder	Off Property	18	S	Good	N
273	Box Elder	Off Property	20	S	Good	N
274	Box Elder	Off Property	15	S	Good	N
275	Box Elder	Off Property	23	S	Good	N
276	Box Elder	Off Property	25	S	Good	N
277	Box Elder	Off Property	16	S	Good	N
278	Box Elder	Off Property	15	S	Good	N
279	Box Elder	Off Property	13	S	Good	N
280	Box Elder	Off Property	15	S	Good	N
281	Box Elder	Off Property	24	S	Good	N
282	Box Elder	Off Property	14	S	Good	N
283	Box Elder	Off Property	14	S	Good	N
284	Box Elder	Off Property	14	S	Good	N
285	Box Elder	Off Property	12	S	Good	N
286	Box Elder	Off Property	22	S	Good	N
287	Box Elder	Off Property	12	S	Good	N
288	Box Elder	Off Property	16	S	Good	N
289	Box Elder	Off Property	14	S	Good	N
290	Box Elder	Off Property	13	S	Good	N
291	Box Elder	Off Property	13	S	Good	N
292	Box Elder	Off Property	16	S	Good	N
293	Box Elder	Off Property	12	S	Good	N
294	Box Elder	Off Property	17	S	Good	N
295	Box Elder	Off Property	14	S	Good	N
296	Green Ash	Off Property	6	S	Good	N
297	Cottonwood	Off Property	36	S	Good	N
298	Box Elder	Off Property	12	S	Good	N
299	Cottonwood	Off Property	23	S	Good	N

Total Trees Identified	**234**
- Off Site Trees	**- 111**
- Insignificant Trees	**- 4**
Total Significant Trees On Site	**119**

Significant Trees Removed = 71
71/119 = 59.7% Significant Trees Removed

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

Date 07.19.19 Registration No. 12783

Issued

REVIEWED BY GRH

DRAWN BY JAP

Halling Engineering, Inc.
CIVIL ENGINEERS
3727 EAST 255TH STREET WEBSTER MINNESOTA 55088
Phone 952.440.1680 Fax 952.461.3308

PROJECT NO.: 88415 DRAWING FILE: XXXXX.DXG

TREE PROTECTION PLAN
SYLVESTER MEADOWS
NEW MARKET, MINNESOTA

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BOLTON & MENK
Real People. Real Solutions.

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Burnsville, MN 55337-1649

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Bolton-Menk.com

MEMORANDUM

Date: 28-May- 2019, Updated 26-July-2019

To: Renee Christianson, Community Development Specialist

From: Rich Revering, PE

Subject: Sylvester Meadows Review Memo

Reviews have been completed of the plan sheets and stormwater calculations provided by Halling Engineering, Inc. dated through 4/26/19. All previous engineering comments have been satisfactorily addressed with this submittal.

Revised plans dated July 24, 2019 show the addition of a future trail on the westerly side of the site. It is assumed revisions dated July 19, 2019 cited on some sheets did not undo previously addressed engineering comments, so our comments on this submittal only relate to the trail as follows:

- Due to the narrowness of the provided property for trail and slopes in the area, we advise the City that future grading could require encroachment onto adjacent property owned by others to create slopes needed for safety. To prevent this, we recommend the applicant demonstrate there is adequate space for constructing the trail in the future by showing design contours for a trail not exceeding five percent running grade. The cross section used should be based on a 14-foot top width with no more than 2% cross slope, 2-ft shoulders at a max cross slope of 6:1, and 4:1 or flatter side slopes. The alignment should be based on a 12 mph design speed per MnDOT Bikeway Design Guidelines.
- Should the design contours show that encroachment on adjacent property would be necessary, we recommend the applicant be required to grade the trail from the proposed road to a location where adequate space is available for completion of the grading with no encroachment, provide extra width, or provide easement or other land rights such that the City is not constrained from constructing the path in the future or from building it at undue expense and delay for easement acquisition. We do not recommend the trail be surfaced with base or asphalt if graded. Restoration with turf would be acceptable.

Bolton & Menk is an equal opportunity employer.

MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
MAY 28, 2019
5:00 PM

1. CALL TO ORDER

Chairman Smith called the meeting of the Elko New Market Planning Commission to order at 7:00 p.m.

Commission members present:	Smith, Kruckman, Hanson, Humphrey, Priebe and Ex-officio member Anderson
Members absent and excused:	None
Staff Present:	Community Development Specialist Christianson, Community Development Intern Sevening, and City Engineer Rich Revering.

2. PLEDGE OF ALLEGIANCE

Chairman Smith led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Humphrey and seconded by Kruckman to approve the agenda as submitted. Motion carried: (5-0).

4. PUBLIC COMMENT

There was no public comment.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

A. It was moved by Hanson and seconded by Kruckman to approve the minutes of March 26, 2019 with one correction.

B. It was moved by Hanson and seconded by Humphrey to approve the minutes of April 22, 2019 with one correction.

7. PUBLIC HEARINGS

A. Request for Rezoning, Preliminary and Final Plat Approval of Sylvester's Meadows – Bernard Mahowald, Applicant

Christianson presented her staff report containing information regarding the request for rezoning and plat approval of Sylvester Meadows along with a Powerpoint presentation. She provided a background, noting that the property is currently located inside the city limits and that the developer is currently requesting approval of a nine-lot residential subdivision. She explained that Mr. Mahowald was also the developer of the Farm developments (1st, 2nd and 3rd Additions) which were platted between 2001 and 2005. She noted that the Mahowald family also owns one additional 40-acre tract of land along Webster Street.

Christianson displayed the current plat proposal overlaid on an aerial photograph. She reviewed the following items:

- 2030 Comprehensive Land Use Plan, which guides the property to Low Density Residential.
- Current Urban Reserve zoning of property, noting that R1 zoning is being proposed for only the portion to be platted into lots, with the remainder to remain zoned Urban Reserve.
- Criteria for rezoning, noting that the request meets the criteria stated in the zoning ordinance for rezoning.
- Minimum lot size requirement of 12,000 square feet for R1 district, and noting that proposed lots range from approx. 16,000 to 30,000 square feet, with average 20,429 square feet.
- Setback requirements.
- Easement requirements, noting that additional drainage and utility easements are being recommended for Lots 1, 2 and 9.
- Tree inventory requirements, noting that the developer needs to submit a tree inventory.
- Proposed sewer and water utility plan, noting that a sanitary sewer lift station is needed to service the development. Staff recommends stand-by generator.
- Current flow of stormwater from the site, and proposal to treat stormwater in an existing pond with minor modifications to the pond.
- Wetland on south side of proposed lots and wetland buffer requirements.
- DNR wetlands (none) and a 500-year flood plain covering wetland area on south side of property.
- Street which is proposed at 28' in width in a 50' right-of-way.
- Sidewalk and trail requirements.
- City Park and Trail Plan, which depicts a trail corridor along the south side of the proposed lots. She noted that the Parks Commission has reviewed the request and has recommended the following:
    - Land be dedicated within the development for park purposes, to be dedicated in the northwest corner of the property.
    - Future trail system in proposed park land which would connect existing Mahowald Park to proposed street.
- School district boundaries.

Christianson noted that a letter opposing the development had been submitted which will be read into the record during the public hearing. She also advised the Commission that

because city staff had knowledge of social media discussion regarding the proposed project, City Engineer Rich Revering has been asked to give a presentation to the Commission regarding area drainage issues.

Mr. Revering provided a detailed presentation outlining the approximate 253-acre drainage area that drains into the wetland on the south side of the proposed lots. He noted that the entire drainage area is currently drained by one 15" clay tile pipe that dates back to 1937 or before. He also noted that, should the pipe become plugged, the low portion of the drainage area would likely fill to a depth of 7' to 8' deep. Mr. Revering noted that based on requests from the Chlan family, City staff has televised the 15" pipe, jetted portions of the pipe, and cleared debris from the inlet in an effort to make sure the pipe is still flowing/functioning.

He also noted that historic plat maps show a water body in the area south of the proposed lots, and labeled as "Lake Vermillion". He stated that it was his belief that the tile system which drained the basin was installed sometime around 1937. In the early 1980's a ditch appears which further drains the basin area, and a lift station was also installed which pumps stormwater from the Chlan farm into the ditch and tile system.

He reviewed state climatology information, which indicates that over the past twenty to thirty years, rains have become more frequent and with larger amounts, and that trends show an increase in rainfall. He stated that it would it would take five days to drain a 1" rainfall through the existing 15" pipe. It is his belief that the pipe is too small for what it is being asked to do.

He concluded by stating that he could not identify any action items to solve any perceived drainage issues on the Chlan property that would be the responsibility of the City, and he did not know if permits could be obtained (from the Army Corp of Engineers) to increase the size of the drainage pipe.

Chairman Smith opened the public hearing at 7:45 p.m.

Christianson read into the record a letter dated May 23, 2019 submitted by Lampe Law Office, LLP which provided notice of objection to the proposed development on behalf of Mr. Dan Chlan.

Applicant Bernard Mahowald addressed the Commission, and introduced his engineer Greg Halling, and his brother Mike Mahowald and sister Barb Mahowald. He stated that while growing up on the farm the drainage area in question was a lake. He also spoke about a knoll area which is referred to as "Indian Hill", as Native American's camped there in early years. He stated that the area where the lots are proposed is high land, but not farmable. He stated that the runoff from his proposed 5-acre development is minuscule and he requested that Mr. Chlan remove objection to his proposed nine-lot development.

City Engineer Revering further described proposed stormwater management plan, noting that the proposal meets current local, state, and federal regulations.

Tim Kniefel, 1010 Theresa Marie Drive in Elko New Market, asked why additional lots were being proposed when there were still vacant lots within the Farm developments. Mr. Mahowald stated that eleven single-family lots and approximately seven townhome lots remained available within the Farm.

Andy Konczak, 3150 Aaron Drive in Elko New Market, asked Mr. Mahowald why he wanted to create the proposed lots. Mr. Mahowald stated that the piece of ground is not farmable and it will make beautiful lots overlooking the wildlife area. He also noted that they are selling out of the lots in the existing development. Mr. Konczak stated that there is a lot of water in the area currently.

Barbara Mahowald, 5601 West 133rd Street in Savage, asked for clarification regarding the proposed stormwater plan, and the effects of the development on area drainage. City Engineer Revering reviewed the stormwater plan.

Cindy Schultz Wade, 1157 Dorthy Lane in Elko New Market, stated that Mr. Chlan has no intention of adding value to his property by creating a lake or a wetland. His only intention is to keep farming and feed his cows. He has no intention of selling; his property is for his livestock, his family, his livelihood. She supports Mr. Chlan in this regard. Mr. Mahowald stated that this area was a lake and he feels it should be converted back into a lake.

Britt Bowe, 1441 Overlook Drive, stated that eleven months ago she received a brochure about the Farm, which did not depict any lots proposed in this area. She was led to believe that the entire area would always be a "preserve" area and no homes would be built in the proposed area. Commissioner Humphrey questioned Mrs. Bowe as to who was conveying this information, and whether they may have spoken out of turn.

Lance Heisler with Lampe Law Group, 105 East 5th Street in Northfield, representing Dan Chlan and Mary DeGross, addressed to Commission. He stated that he is working with Justin Klabo, a Water Resource Engineer, to complete a thorough, independent hydrology study of this area to better understand the factors involved in the drainage issue. He stated that Degross and Chlan have farmed their land for many years and they now have more than forty acres that is unfarmable. He also stated that he is working with an attorney representing the City regarding the matter.

He suggested that the Planning Commission postpone the action on the item until they get more information from the hydrology study. He stated that perhaps there was a solution that was practical, economically feasible, and would allow Degross and Chlan to keep farming.

Commissioner Humphrey asked Mr. Mahowald how he feels about a possible delay in action on the item; and if he would face any hardship if there was a deferred action. Mr. Mahowald stated that he doesn't see any reason to delay action on the request.

Commissioner Hanson stated that she would like to receive all of the information including what Mr. Chlan may bring to the table through his engineer, before she makes a recommendation.

Greg Halling, Halling Engineering, 3727 East 255th Street in Webster, asked City Engineer Revering how much expense the City has incurred in reviewing the drainage issues in response to Mr. Chlan's concerns. Revering stated that he does not have an estimated total amount, but the City has spent a significant amount of time over the past eight-to-ten years. Halling stated that he has met all City requirements in terms of stormwater.
Nadia Khalil, 1435 Overlook Drive in Elko New Market, stated she feels that she was misled because she did not know development was planned for the area. She also stated that there are vacant lots that have not yet been sold so she doesn't understand why the lots are being proposed at this time.

Rick Greuel, 1435 Overlook Drive in Elko New Market, stated that up to seven homes will be directly affected by the proposed development and that he doesn't see the value in the development.

The public hearing was closed at 8:43 p.m.

Following discussion by the Planning Commission, it was moved by Humphrey and seconded by Hanson to continue the request for rezoning and preliminary plat approval of Sylvester Meadows, noting the following:

1) Staff is directed to extend the City's statutory review period for an additional 60-days for a total of 120-days.
2) 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.
3) The applicant shall redraw the plat to address the park dedication as requested by the Parks Commission.
4) The applicant shall address the conditions contained in the May 28, 2019 staff report to the Planning Commission in future submittals.

Motion carried: (5-0)

8. GENERAL BUSINESS

A. Concept Plan Review and Annexation Petition for Residential Development – John Wichmann & Steve Soltau

Christianson advised the Commission that the City has received a petition for annexation of approximately 36 acres of land located along the east side of Xerxes Avenue and directly south of Pete's Hill Park. The applicant, Elko 34, LLC, is requesting the annexation in order to develop the property into a 46 lot residential development on urban services.

Christianson noted that the City has been reviewing various concept plans for the property for approximately three years. There are new investors in the ownership group who now wish to move the project forward. She introduced Steve Soltau who is representing Elko 34, LLC. Christianson explained that feedback has been received from the City Engineer and

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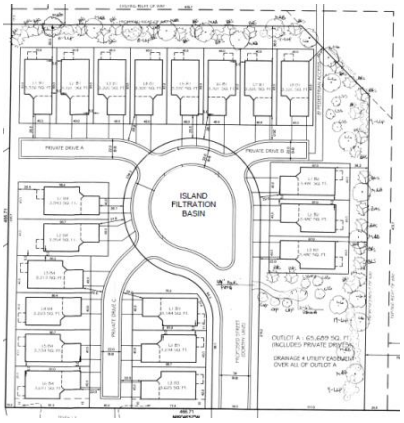
MEMORANDUM

TO: CITY COUNCIL, PLANNING COMMISSION, EDA & CHAMBER OF COMMERCE
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
SUBJECT: COMMUNITY DEVELOPMENT UPDATES
DATE: JULY 3, 2019

Background / History

The purpose of this memo is to provide updates regarding miscellaneous projects and activities being worked on by Community Development staff. Below is a summary of projects that are currently being worked on, inquiries received, and miscellaneous information:



Christmas Pines – Construction has commenced on this 20 lot residential townhome development. Construction of the streets and public utilities is expected to be complete by the end of July. The lots should be eligible for building permits in the near future.

Dakota Acres / Global Properties – Global Properties continues to work on concept plans for a 68-unit apartment development on a 3.1 acre lot. Currently proposed are two separate apartment buildings; the first phase, which is proposed for 2019, would consist of one 28 unit building. The property is zoned High Density Residential and apartments are a permitted use. Below is a rendering of a proposed building.

Adelmann Property – City staff continues to work with the Adelmann family and their consultants in the preparation of an AUAR, a required environmental study, for their 243 acres located near the I-35 / CSAH 2 interchange. As part of the AUAR and preparation for development, several studies are being completed, including a wetland delineation, traffic impact study, tree inventory, and geotechnical work. The AUAR project is underway and is expected to be completed in early fall of 2019.

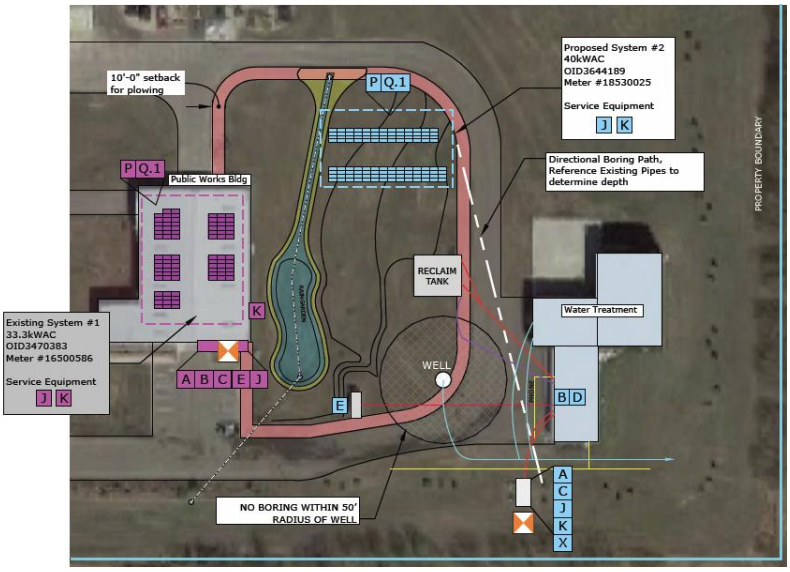
Aaron Le Property – City staff is working with a potential developer / builder who is interested in developing the Aaron Le property. City staff met with the potential developer on June 13, 2019 and has provided detailed estimates of the City's fees relating to the development. The current concept plan depicts 77 single-family residential lots on approximately 33.5 acres. Development requires annexation of the property from New Market Township.

Sylvester Meadows – A public hearing was held on May 28, 2019 regarding the request for rezoning, and preliminary and final plat approval of Sylvester's Meadow, a single-family residential development containing 9 lots on approximately 5.3 acres. The Planning Commission closed the public hearing and continued action on the item, pending submittal of an independent hydrology study being commissioned by a neighboring property owner, and submittal of additional items by the applicant. The City must act on the request by September 3, 2019.

Pete's Hill - The City received a petition for annexation of this 34 acre property which was formally approved in June, 2019. The property is located immediately south of Pete's Hill Park. The City has received official application for rezoning, preliminary and final plat approval of a 46 lot residential development which contain a mix of single-family lots and twin-home lots. The application is currently being reviewed for completeness. A public hearing on the proposed development is expected to be held on July 30, 2019 before the City's Planning Commission.

Elko New Market Retail Center – The City has received land use applications associated with Phase II of the Elko New Market Commerce Center. The application is currently being reviewed for completeness. A public hearing on regarding the land use applications is expected to be held on July 30, 2019 before the City's Planning Commission. If approved, construction on the second and final phase of the retail center is expected in the fall of 2019.

Ground Mounted Solar Panels – The City has received a land use application to allow ground mounted solar panels at the City's Water Treatment Facility. The Planning Commission is expected to review the application at their July 30th Planning Commission meeting.



Business Leads – Staff has prepared community marketing information for hardware stores, convenience stores and grocery stores. The information was disseminated to a few real estate brokers. Staff met with a convenience store considering locating in Elko New Market.

Building Permits – The City issued no permits for single family homes in April, May or June of 2019. Numerous permits have been issued for re-roofing due to the recent hail storm in Elko New Market.

Ordinance Updates –

- City staff has conducted research regarding the City's development standards for the R4 (high density residential) zoning district, specifically in terms of landscaping and setback requirements. The Planning Commission will hold a public hearing regarding proposed amendments to the City's Code, which would reduce some existing requirements/standards, at their July 30, 2019 Planning Commission meeting.

2040 Comprehensive Plan – City staff has been working on the draft 2040 Comprehensive Plan. A joint workshop of the Planning Commission and City Council is being planned for late-July, 2019 to review the draft document. The City Council must approve the draft Plan for review by adjacent jurisdictions. Adoption of the final plan is anticipated by the end of 2019.

Roundabout Project – City staff and Bolton & Menk, the City's engineering firm, have been working on the roundabout project scheduled for construction in 2020. Bolton and Menk continues to work on preparation of the final construction plans and project coordination with county/state agencies, while City staff continues to work on right-of-way acquisition. Two right-of-way acquisitions have been finalized.

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