



PLANNING COMMISSION

**ISD #15 DISTRICT OFFICE BUILDING
4115 AMBASSADOR BLVD.
September 19, 2018**

7:00 PM

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda
4. Approve Minutes July 18, 2018
5. Public Comment
6. Public Hearings
 - a. Rivers Edge Phase II - PUD – Laketown Homes, LLC
7. Regular Business Items
 - a. Concept Plan – Turtle Ponds 3rd
8. Discussion by Planning Commissioners
9. Adjournment

Website Link to Agenda and Packets:

There may be a quorum of St. Francis Council Members present at this meeting.

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
July 18, 2018**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Steinke.

2. **Roll Call:** Present were Ray Steinke, Todd Gardner, Liz Fairbanks, Julie Morin and William Murray. Absent: Brittney Berndt, Greg Zutz

Others in attendance: Kate Thunstrom- Community Development Director, Rich Skordahl - City Council

3. **Adopt Agenda:** Motion by Gardner, second by Murray to approve the July 18, 2018 agenda. Motion carried 5-0.

4. **Approve Minutes:** Motion by Fairbanks, second by Morin to approve the May 16, 2018 minutes. Motion carried 5-0.

5. **Public Comment:** None

6. **Public Hearing:** None

7. **Regular Business Items:**
 - a) **Update, review and comment on acquisition of property.** The City is guided by a Comprehensive Plan which requires by Statute that the Planning Commission review and comment on any city acquisition and sales of real property as it relates to the consistency of the Comprehensive Plan. The St. Francis EDA is looking to acquire the property located at 3765 Bridge Street for the purposes of demolition and redevelopment. This property has history or being a church, a commercial business and rental housing. This building as housing is nonconforming as this area is a commercial zoning district. Comments received included the following:
 - a. Steinke – does not agree with the age of the building represented. Believes that may be the year the basement was added to the building and not the original date of build. – Kate, as this is the date on County record, staff will review to see if another date exists.
 - b. Fairbanks – Methodist Church is interested in Steeple from this structure and working with City – Kate, staff has been in contact with the Methodist Church and will put them in contact with the demolition company to remove the steeple at their expense.
 - c. Morin – asked to clarify which Comprehensive Plan was applicable to this review - Kate, the 2030 Comp Plan is the plan to be reviewing against, however the zoning district and land use is not changing in the proposed 2040 Comp Plan
 - d. Gardner – clarified the zoning is commercial and questioned interest in the neighboring property the city has removed – Kate, this is a commercial district, interest has been limited to a couple of phone calls on potential use along with the building in question. The size of the lot by itself is very limiting to reuse until combined with the new acquisition.

- e. Steinke – had hoped this building would be viewed historical but feels when the pole barn was attached it was no longer what it should be for that. If the Methodist Church is interested in the Steeple he is supportive of that.
- f. Gardener – supports the acquisition and demolition and finds the proposed plan is appropriate for zoning district
- g. Morin – hopes as the City moves forward with cleaning up these properties that surrounding property owners will also find an interest in improving their properties as well.

Overall all members of the Planning Commission were supportive of the acquisition of this property and the consistency with the Comprehensive Plan.

- b) **Update, review and comment sale of City owned property.** The City Council has entered into a letter of intent with a development company for the City owned site known as 3815 Bridge Street. This site was on the market for 18 months and this offer to develop a senior living facility in collaboration with Walker Methodist has come forward. As a comprehensive plan guided City, the Planning commission must make comment in regards to the sale and the proposed use and the consistency with the Comprehensive Plan. Comments received included the following:
 - a. Morin – unsure on what parts of the Comp Plan we are reviewing against being that it is not attached – Kate, outlined the zoning district and permitted uses as they apply to the proposed project
 - b. Steinke – confusion exists with the multiple parcels shown on the property site. – Kate, the five parcels are being brought into one through title work underway with the City legal team. The property is made up of Torrens and abstract property and the goal when it was platted in 2016 was to combine the properties. This is still underway with legal work.
 - c. Fairbanks – Supports the project, believes that more crosswalks are needed in the area.

Overall all members of the Planning Commission were supportive of the acquisition of this property and the consistency with the Comprehensive Plan.

8. Planning Commission Discussion –

- 1. Steinke has requested staff look into the age of the structure at 3772 Bridge for informational purposes.
- 2. Steinke, brings forward the concern and issue with the lack of crosswalks or identified crossings on Bridge Street. There are no identified crossings on the road, the corners or for the county trail.
 - a. Fairbanks identified that she has reached out to Commissioner Look and his staff are completing a study.
 - b. Morin asked for clarification on what is being studied? What criteria are they reviewing? Would like to have more information. There are three efforts in planning that involve seniors (Rivers Edge, 3815 Bridge and LeGen Senior Housing) and for individuals using wheelchairs and scooters, they are struggling to move along Bridge Street. The City needs to address accessibility and mobility.
 - c. Skordahl explained that when the time comes that these projects move forward through planning the Commission will need to review those components carefully and get the comments within the projects requirements.

- d. Murray expressed concern in regards to an unpaved section of the County path that meets up with Bridge Street. Can it be built to include stairs or some type of pavement that does not get slippery and creates easier movement?
- 3. Project Updates:
 - a. Kwik Trip, city was told that they expect to build in 2019
 - b. Senior Housing/LeGen, the group is meeting with their team to continue putting an improved packet together. PUD is valid until February 6, 2019.
 - c. Concrete under river bridge, Skordahl clarified it was brought forward with Council. The Fire Chief has looked into it some, but it is not a top propriety. It will be looked into further as time allows.
- 9. **Adjournment:** Motion by Gardner second by Fairbanks to adjourn. Motion carried 5-0. Meeting adjourned at 7:36 pm.

DATE APPROVED:

DRAFT

City of St. Francis Planning Commission Agenda Item
Executive Summary

Title of Item: **Rivers Edge Phase II – Planned Unit Development:** A request from Laketown Homes, LLC, for PUD Development Stage approval (Preliminary Plat), and associated rezoning to a Planned Unit Development (PUD) to establish 30 new lots on 20.2 unaddressed acres to the north of the Rum River Bluffs PUD and to the west of Phase I of the Rivers Edge PUD; PID: 32-34-24-21-0001.

Meeting Date: **September 19, 2018**

Staff Reporting: **Beth Richmond, City Planner**

Summary: The applicants are seeking PUD Development Stage approval of thirty (30) new urban lots on 20.2 acres north of Rum River Bluffs on the Rum River. This land is located within the Rum River Scenic Overlay District.

Recommendations: Staff recommends approval of the PUD Development Plan and future rezoning to a PUD subject to conditions.

Template motions and suggested findings of fact can be found on pages 13 and 14 and recommended conditions on pages 14 and 15.

List of Attachments: A) Staff Report
B) Engineering Memo
C) Applicant's Submittals

City of St. Francis Planning Department
Rivers Edge PUD Phase II Development Stage Plan Review

To: Planning Commission

From: Beth Richmond, Consulting City Planner

Meeting Date: 09-19-18

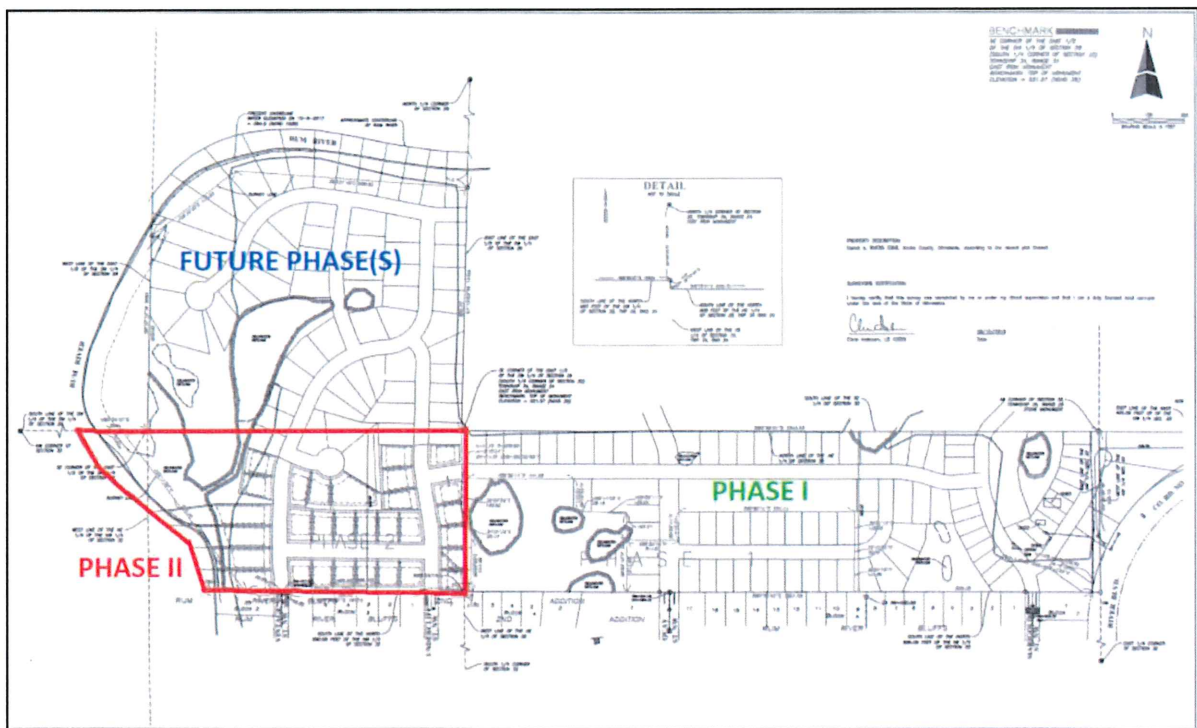
Applicant(s): Laketown Homes, LLC (Dale Willenbring)

Location: Siwek Farm (north of the Rum River Bluffs PUD)

Introductory Information

Request: The applicants are seeking PUD Development Stage approval of 30 new urban lots on 20.2 acres to the north of Rum River Bluffs and to the east of the Rum River. The first phase of this development which was platted earlier this year included 112 lots on 42.5 acres. Phase II is located west of Phase I and is considered part of the Rum River Scenic Overlay District Urban Area.

The remaining 33.6 acres of land within the Rum River Scenic Overlay District that were examined for development during the concept plan review will go through a separate development stage application process at some point in the future.



- Site Data:**
- Existing Zoning – R2 (Single Family Residential)
RRM (Rum River Urban Management District)
 - Land Use Guidance – Low Density Residential (1.5 to 2.5 units per acre)

*Various Calcs
(in acres):*

- Acres – 20.2 acres (all of which is within the City’s current MUSA)
 - Property Identification Number (PID): 32-34-24-21-0001
- TOTAL PROPERTY AREA20.2
 TOTAL PROPOSED LOTS.....30
 GROSS DENSITY..... 1.5 UNITS/ACRE

Review

*Existing Site
Character:*

- The site currently consists of open farm fields and woodlands. The western portion of the site adjacent to the Rum River is heavily wooded and slopes steeply downward from east to west to meet the river.

PUD STANDARDS REVIEW:

Ownership:

- Before final plan approval, proof of ownership shall be provided by the applicant.

*Comp Plan
Consistency:*

- *Page 2-8 states that the density range within the Low Density Residential classification is 1.5 to 2.5 units per net acre. PUDs are allowed provided the City's PUD ordinances are "rigorously" applied and the **gross** residential density does not exceed 2.5 units per acre.*

Staff comment: Staff is working with the applicant to calculate the net density of Phase II. This information will be provided at the Planning Commission meeting. The gross density of Phase II is 1.5 units per acre. The gross density of Phase I was 2.6 which exceeded the maximum allowance of 2.5 units per acre. Combining the gross density of Phases I and II together, the gross density is 2.26 units per acre, within the required range. When future phases of the Rivers Edge development plan are proposed, the Commission and Council should review their proposed densities in accordance with those densities already approved in prior phases to ensure that the overall gross density within the Rivers Edge development is below 2.5 units per acre.

- *The Comprehensive Plan also outlines the following guidance for judging PUDs (pgs 2-8 and 2-9):*
 - *"For PUD design, substantial architectural enhancements will be a minimum component of the amenity package."*
 - *"Enhancements to the quality and quantity of open space are likely to be expected."*
 - *Extraordinary attention to natural environmental detail may also qualify a project for PUD consideration.*

(Cont.)

Staff comment: The Commission and Council will need to consider these factors while examining the development plans for Phase II.

- *Land Use Policy A (pg 2-15) states that "residential subdivision design must preserve important natural features and promote St. Francis as a distinct location from its suburban neighbors. Policies supporting the statement include:*
 - *Development should preserve woodlands, wetlands, natural lakes and other natural features.*
 - *New subdivisions must include amenities which establish a small town character and feel.*
 - *Planned roadway connections must be extended and new dead-ends created where future extensions will occur.*

Staff comment: The Commission and Council should determine whether the development plans for Phase II successfully protect natural areas, and give direction on desired amenities to give the neighborhood a "small town" feel. Additionally, the City must ensure planned roadways include connections to adjacent developable land.

Land Use Policy C (pg 2-16) seeks creative approaches to the use of land. "New residential subdivisions, especially those utilizing a PUD design process, will be evaluated as to their variety and diversity of housing materials, colors, architectural styles and details, and other factors."

Staff comment: Phase II introduces larger lots overlooking the Rum River, which are the third type of lifestyle home site proposed by the developer for the overall Rivers Edge development. In its review, the Commission and Council should determine if the PUD will include an appropriate diversity of housing, building materials, colors, styles, etc.

Land Use Policy F (pg 2-18) states that the land use plan is designed to be consistent with the Met Council policies relating to new urban development; specifically, an average of 3.0 residential units per developable net acre for all future residential areas.

Staff comment: Staff is working with the applicant to ensure that the proposed net density for Phase II will meet this standard.

- Compatibility:**
- Single-family homes will be consistent with the existing land use to the south and east as well as the planned land use in this portion of the City.
 - Given that a similar development plan was already approved on this site in 2006, the City has already determined that development of this area is compatible with adjacent land uses and is not premature. Completion of the upgrades to the City's wastewater treatment plant provides adequate sewer capacity for this development.
- Common Open Space:**
- The proposal includes an open area of preserved woodland in the northwest corner of the property along the Rum River (Outlot B). More information about how this open space will be owned, used, and maintained is needed. Staff is working with the applicant to determine the nature of this open space.
 - Trail connections from this area to the north and south should be examined. If this is a possible extension of open space or parkland to the south, then the applicant should indicate how this land would integrate with the neighboring land.
- Operations:**
- The Final PUD plans shall contain provisions to assure the continued operation and maintenance of all open space and service facilities to a pre-determined reasonable standard.
- Density:**
- The maximum density shall be determined by standards negotiated and agreed upon between the applicant and the City provided the density is consistent with the comprehensive plan.
- Phase II's net density must meet the density requirement for land guided Low Density Residential by the Comprehensive Plan (1.5 to 2.5 units per acre). The gross density for Phase II is: 1.5 units per acre. The City must ensure that the overall gross density of the entire PUD (93.6 acres) is no higher than 2.5 units per acre.
 - Per the concept plan, the density of the entire development will be in line with Comprehensive Plan density expectations.

- Utilities:**
- Telephone, electric, and/or gas service lines are to be placed underground in accordance with the provisions of all applicable City ordinances.
 - All connections and laterals shall be designed to minimum City standards.

- Roadways:**
- All roadways will need to be designed and constructed to minimum City standards.

- Landscaping:**
- As of 9/11/18, no landscaping plan has been provided.
 - The proposed plan should be harmonious with the overall PUD design and with the provisions of Code Section 10-82-7 for landscape alterations within the Rum River Management District. Staff suggests that the Planning Commission make finalization of a landscaping plan a condition to be met prior to Council review.

- Setbacks:**
- Setbacks in general will be as follows:

Setbacks	Typical R-2	Rum River Scenic District - Urban	Proposed PUD
Front	30	35	35
Street Side	20		
Side	10 House; 5 Garage		7.5
Rear	30		30
Wetland	30		30
Ordinary High Water Line		75	75

- No building on the preliminary plans shall be located less than fifteen (15) feet from the back of a curb line which is part of the internal street system.
- As required by Code, all buildings within the proposed PUD will be at least fifteen (15') feet from the back of the internal street system curb lines.
 - All buildings within the proposed PUD will also be at least a fifteen (15') feet apart (minimum separation is 12').

- Lot Standards:**
- In the Rum River Scenic District, all riparian lots are required to have an area of 20,000 square feet. Non-riparian Lots must have an area of 12,150 square feet. All proposed lots in Phase 2 meet these requirements.

- Minimum Size:**
- This property exceeds the PUD minimum of one (1) acre.

IN GENERAL

- Lots and Blocks:**
- All lots, blocks, and cul-de-sacs are generally conforming to minimum and maximum standards established in code, and deviations as may be needed can be

approved as part of the PUD process provided the deviation is in the best interest of the development and City.

- In this case, it appears that there is one deviation being proposed within this PUD:
 1. The applicant is proposing 7.5-foot side yard setbacks instead of the 10-foot setbacks currently require by R-2 zoning.

Staff believes that the proposed deviation makes sense for this site and is in the long-term best interest of both the development and the City. The 7.5-foot side yard setback is consistent with the requirements of Phase I and still maintains a minimum of 15 feet between buildings which is greater than the 12-foot minimum separation required by Code.

Lot Access:

- All proposed lots will have direct access to a public road.
- Future driveways should be located so as to preserve existing trees as much as possible.
- Addresses for the individual homes should be posted at each driveway entrance.

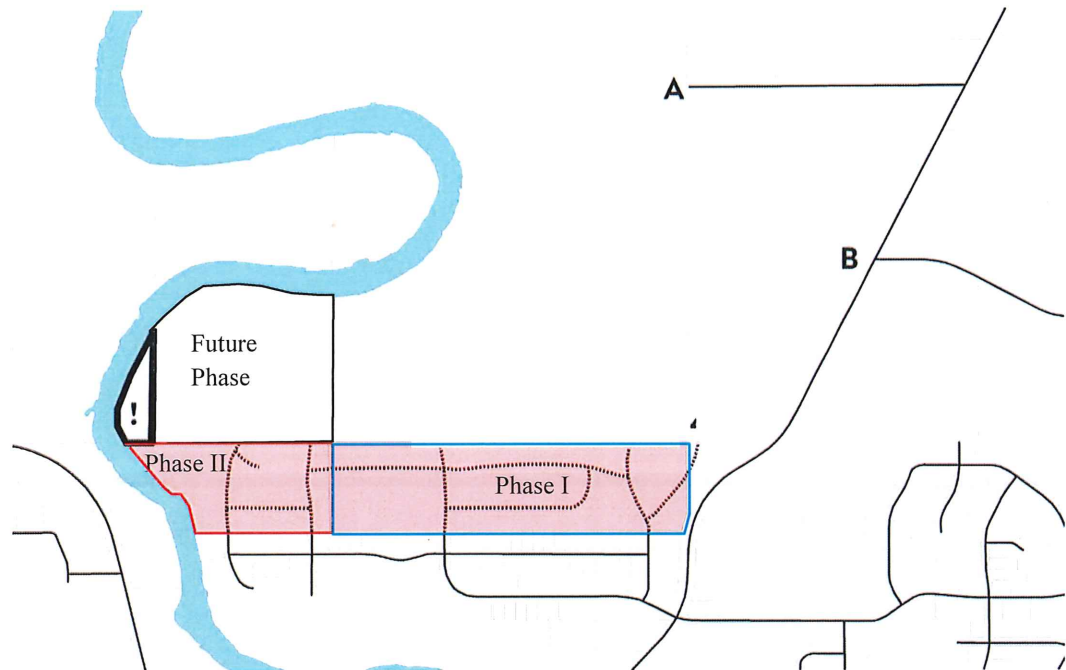
Future parcel development:

- The proposed subdivision would subdivide 13.53 acres of the 20.2 acres in Phase II. The remaining 6.67 acres are proposed as outlots A and B. Outlot B will be preserved as open space while Outlot A will be subdivided into additional lots in the future.

Adjacent parcel dev.:

- All Rum River Bluff connections are extended as planned into this proposed development.
- The surrounding land to the north can develop at some point in the future, so it is important to consider how the current proposal will integrate with those future developments.

As you can see in the graphic on the next page, there are potentially two nearby roads to the NE that future development should connect to (marked "A" and "B"). Eventually, there will be four dead end connections created which will adequately service both properties to the north and will allow for future connections to roads A and B. The two dead end connections located in Phase II are proposed to travel northward into the future phase shown below and combine into a single dead end which will be available as a connection for future development.



Easements:

- All standard drainage and utility easements are shown on the preliminary plan document(s).
- Per the City Engineer, easements as shown on the PUD Development Plans for Phase II generally look acceptable. The easements, including the existing watermain easement, must be shown and labeled with dimensions on the preliminary plat.

Resident Concerns:

- To date, staff has not received any public feedback regarding the proposed concept plan.

INFRASTRUCTURE:

- In General:*** ■ All public improvements constructed to support the development must be designed and constructed in accordance with the City's Private Development Standards available on the City website.

Streets and Transportation:

- The City Engineer provided the following comments which must all be addressed as part of Final plan submittal:
1. The proposed development will gain access from Vintage Street through the existing Rum River Bluffs Development which connects to Rum River Boulevard (CR 72). Improvements to Rum River Boulevard (CR 72) are required to be completed as development obligations for the Rum River Bluffs developments.
 2. We understand that a temporary access to Rum River Boulevard (CR 72) has been approved by the Anoka County Highway Department at 236th Avenue in the location of the existing cul-de-sac. As agreed to with the first addition, this access shall serve as the main construction entrance to the site.
 3. The street network generally appears adequate to provide access to the proposed new homes and provides connections to the existing development to the south, as well as future development to the north.
 4. Due to the phasing to date of Rivers Edge, all of the vehicle traffic is directed to the new lots through the existing Rum River Bluffs development without a secondary emergency vehicle access. It is recommended that the next phase of Rivers Edge shall provide a street connection to Rivers Edge 1st Addition via 237th Lane and to CR 72 via 236th Avenue.

Water System(s):

- The City Engineer provided the following comments which must all be addressed as part of Final plan submittal:
1. Water system connections are available at the south plat line. The proposed water systems appear adequate to service the proposed new lots.
 2. There is an existing 16" trunk watermain that traverses through the site. It is recommended that the 16" watermain is extended to the north to serve the future low density residential, medium density residential, and medium/high density residential development as guided in the 2040 comprehensive plan.

Sanitary System(s):

- The City Engineer provided the following comments which must all be addressed as part of Final plan submittal:
1. Sanitary system connections are available at the south plat line. The proposed sanitary sewer system appears adequate to service the proposed new lots.

2. City standards require sanitary sewer manholes to be located on the centerline of the street. SMH7 is not located in the centerline of the roadway, please revise as necessary.

***Stormwater
/Grading/
Erosion
Control:***

- The City Engineer provided the following comments which must all be addressed as part of Final plan submittal:
 1. All stormwater facilities shall be designed in accordance with Chapter 10, Section 93 of the City Code, the City of St Francis Private Development Standards, and the MPCA stormwater manual requirements – which require 3’ of separation from the seasonal high ground water level to the bottom of the proposed infiltration practice. The proposed infiltration basin is located in close proximity to soil boring 24, which indicated groundwater was at an elevation of 897.7 at the time of drilling in February. The proposed design does not provide for the 3’ of separation as required and shall be revised.
 2. Clearly depict the FEMA 100-year flood elevations. It appears that a transect with a flood elevation of 900.0 is adjacent to the site. The proposed home elevations as depicted provide adequate separation from the FEMA 100-year flood elevation.
 3. Access to storm structures and/or stormwater basins shall not cross wetland areas. It will be necessary to provide an access route on the north side of the large wetland complex.
 4. All lowest openings are required to be 1.5 feet above the emergency overflow elevations (10-93-6.E.4). Please provide proposed lowest opening elevations and ensure the 1.5 foot separation is met.

***Development
Phasing:***

- The buildout of Phase II would begin near Vintage Street NW in the southwestern corner of the site. Development would then proceed to the east and north.

Utilities:

- All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the flood plain district (if present) shall be flood-proofed in accordance with the building code or elevated to above the regulatory flood protection elevation.
- Telephone, electric, and/or gas service lines are to be placed underground in accordance with the provisions of all applicable City ordinances.

***Parking
Facilities:***

- Staff did not identify any parking issues for the proposed lots. On-site and on-street parking opportunities should meet all needs within the development.

***Required
Signage:***

- New street signs will be required at all intersections at the developer’s expense.

- Entrance Monument:**
 - No entrance monuments are proposed with this development.
 - If desired in the future, the design and location shall be in conformance with Code standards.

- Fire Hydrants:**
 - Hydrant locations as proposed are appropriate according to the City Engineer.

- Streetlights:**
 - Street lights conforming to City specifications shall be installed at locations approved by the City Engineer.

- Sidewalks**
 - All roads are proposed to have a sidewalk on at least one side. Staff suggests that trails from Rum River Bluffs be continued through this development.

- Monuments:**
 - In accordance with Section 11-11-2; reference monuments shall be placed in the subdivision as required by state law.

ENVIRONMENTAL & OTHER NEIGHBORHOOD IMPACTS:

- Environmental Impacts:**
 - Staff does not foresee the need for an in-depth environmental analysis based on the current proposal (i.e. EAW, EIS, AUAR, etc.)

- Wetlands:**
 - There is one delineated wetland located on the site. It is located primarily on Outlot B and on the western (river side) portion of the four proposed riparian lots.

- Shoreland (Riverway) District:**
 - The entire 20.2 acres of Phase II of Rivers Edge is located within the Rum River Urban Management District.
 - All PUDs within the Rum River Urban Management District are required to receive approval of the PUD from the MN DNR. The Development Stage plans for Phase II will be submitted for DNR review prior to the Planning Commission meeting on September 19, 2018. City approval of the proposed plans will be conditional upon receiving approval from the DNR.
 - The minimum lot size for sewerred non-riparian lots in the riverway is 12,150 sq ft, and the minimum lot size for sewerred riparian lots in the riverway is 20,000 sq ft. Special setbacks and minimal requirements for lots within the Rum River Urban Management District are listed in Section 10-82-4(C). All proposed lots meet these standards.
 - Future plans will be required to conform to the provisions of 10-82-7 for landscape alterations within the Rum River Urban Management District.

Traffic:

- The proposed project will not significantly increase traffic volumes beyond that which was already anticipated with the guided land use. No traffic study is needed.

Flood Plain & Steep Slopes:

- The western third of the property along the Rum River is located within the 100-year floodplain (elevation 899.3 feet). The floodplain extends eastward from the Rum River through most of Outlot B and the western portion of the four riparian lots.
- There are significant slopes (12% or greater) running north to south along the western portion of this site. These slopes are considered unbuildable. A buffer of 30' is required between the edge of the steep slope and any structures. The applicant must provide building pad areas that adhere to this buffer.
- Staff notes that any fill within the floodplain must meet the City's Floodplain ordinance.



- The applicant must identify and label the ordinary high water line and the floodplain on preliminary plans.

Docks:

- The project does not include any proposed river access or docks on open water.

Other Permits:

- All necessary permits must be provided to the City (MPCA, NPDES, MDH, etc. as may be applicable).

CHARGES, FEES, & RESPONSIBILITIES:

In General:

- As always, the applicant is responsible for all fees related to the review of this application (including but not limited to planning, legal, engineering, wetland, environmental consultants, or other such experts as required by this application).

Park

Dedication:

- The Comprehensive Plan guides the river portion of the overall Rivers Edge development for a “small passive” park. If not provided in Phase II, this park is expected to be provided in future phases of Rivers Edge.
- Staff is working with the applicant to determine the park dedication (land and/or cash-in-lieu) for this development. More information will be provided at the Planning Commission meeting on September 19, 2018.

Sewer Charges:

- Future sewer access charges and/or individual hook up charges will be applicable at the time of Final Plan per City standards and policies.

Water Charges:

- Future water access charges and/or individual hook up charges will be applicable at the time of Final Plan per City standards and policies.

Rezoning

In General:

Establishment of a PUD district includes a rezoning to depict the area in question as the “Rivers Edge PUD Phase II” on the City’s official zoning map. Per section 10-75-2 of the Code, rezoning is only to be authorized under the following conditions:

- A. The plan is not in conflict with the Comprehensive Plan of the City.
- B. The plan is designed to form a desirable and unified development within its own boundaries.
- C. The proposed uses will not be detrimental to present and future land uses in the surrounding area.
- D. Any exceptions to the standard requirements of this chapter and the Subdivision Regulations Chapter are justified by the design of the development.
- E. The plan will not create an excessive burden on parks, schools, streets, and other public facilities or utilities that are proposed to serve the PUD.
- F. The PUD will not have an undue and adverse impact on the reasonable enjoyment of the adjoining properties.

Staff

Recommendation:

- Provided all recommended conditions of approval are followed and implemented as discussed herein, Staff believes this request is compliant to the above requirements for PUD authorization.
- Given the number of issues still to be addressed and the required DNR approval of the PUD, we recommend approval of the rezoning to be conditioned upon the applicant successfully acquiring approval of Final Plans meeting all conditions of approval. While this process will constitute the public hearing on the proposed rezoning, the ordinance authorizing the map change will not be approved until the Final Plan has been approved.
- Authorization of the rezoning requires a 4/5 vote of Council.

Conclusion

The applicant is seeking approval of a PUD Development Plan for Phase II of the Rivers Edge development.

Staff Recommendations:

- **Approval of the PUD Development Plan and future rezoning to a PUD subject to conditions listed on pages 14 and 15.**

Commission Options:

The Planning Commission has the following options:

- A) RECOMMEND APPROVAL OF THE PUD DEVELOPMENT PLAN based on the applicant's submittals and findings of fact.
- B) RECOMMEND DENIAL OF THE PUD DEVELOPMENT PLAN based on the applicant's submittals and findings of fact.
- C) TABLE THE APPLICATION and request additional information.

- Based on an application date of 8/16/18, the 60-day review period for the PUD application will expire on 10/15/18. This deadline can be extended an additional 60 days by the City if more time is needed for review.

Template Denial Motion:

- "I move that we recommend denial of the requested PUD Development Plan for Rivers Edge based on the following findings of fact:"
 - *(provide findings to support your conclusion)*

Template Approval Motion:

- "I move that we recommend approval of the requested PUD Development Plan for Rivers Edge based on the following findings of fact listed on pages 13 and 14 of the report and subject to the conditions listed on pages 14 and 15 as may have been amended here tonight."

Suggested Findings of Fact:

1. The proposed plans are not in conflict with the City's Comprehensive Plan.
2. The proposed plan forms a desirable and unified development within the property boundaries.
3. The proposed lot layout protects open spaces important to the City, and create various styles of lots to increase the life-cycle housing stock within the community.
4. Planned roadways include connections to adjacent developable land as required.
5. The planned residential land uses will be consistent with the existing land use to the south and the long-term planned land uses to the northeast.
6. The property exceeds the PUD minimum of one (1) acre.

(Cont.)

7. All lots, blocks, setbacks, etc., are in conformance with underlying zoning requirements, or deviations as shown on the PUD preliminary Plan, subject to conditions, are justified by the design of the development.
8. The proposed project will not significantly increase traffic volumes beyond that which was already anticipated with the guided and previously approved land use.
9. The plan will not create an excessive burden on parks, schools, streets, and other public facilities or utilities that are proposed to serve the development.
10. The PUD will not have an undue and adverse impact on the reasonable enjoyment of the adjoining properties.
11. The PUD has been designed to successfully protect natural areas.
12. The PUD will include an appropriate diversity of housing, building materials, colors, styles, etc.
13. On-site and on-street parking opportunities will meet all needs within the development.
14. The proposed uses will not be detrimental to present and future land uses in the surrounding area.
15. Any exceptions to the standard requirements of this chapter and the Subdivision Regulations Chapter are justified by the design of the development.

**Recommended
Conditions:**

1. All changes required by the City Engineer in their memo dated September 12, 2018 shall be addressed to the satisfaction of the City Engineer prior to approval of the PUD Final Plan and rezoning. Rearrangement of pads, if necessary to address engineering issues, may be administratively permitted provided the new pad arrangement still meets minimum Code standards for area, width, etc.
2. A complete landscape plan shall be submitted to Staff for review prior to PUD Development Plan review by the City Council. This plan must conform to the provisions of 10-82-7 for landscape alterations within the Rum River Urban Management District.
3. The Final PUD plans shall contain provisions to assure the continued operation and maintenance of all open space and service facilities to a pre-determined reasonable standard.
4. Telephone, electric, and/or gas service lines are to be placed underground in accordance with the provisions of all applicable City ordinances.
5. All connections and laterals shall be designed to minimum City standards.
6. Future driveways should be located so as to preserve existing trees as much as possible.
7. Addresses for the individual homes should be posted at each driveway entrance.
8. All public utilities and facilities such as gas, electrical, sewer, and water supply
9. systems in the floodplain district shall be flood-proofed in accordance with the building code or elevate to above the regulatory flood protection elevation.
10. New street signs will be required at all intersections at the developer's expense.
11. No entrance monuments are authorized for this development.
12. Street lights conforming to City specifications shall be installed at the locations approved by the City Engineer.

(Cont.)

13. Reference monuments shall be placed in the subdivision as required by state law.
14. All necessary permits (MPCA, NPDES, MDH, etc.) must be provided to the City before activity begins as may be applicable.
15. City approval of the proposed plans will be conditional upon receiving approval from the DNR.
16. The applicant shall be responsible for all fees related to the review of this application (including but not limited to planning, legal, engineering, wetland, environmental consultants, or other such experts as require by this application).
17. Park dedication requirements for Phase II shall be resolved in accordance with City standards. If not provided in Phase II, a passive park is expected to be provided in future phases of Rivers Edge.
18. Future sewer access charges and/or individual hook up charges will be applicable at the time of Final Plan per City standards and policies.
19. Future water access charges and/or individual hook up charges will be applicable at the time of Final Plan per City standards and policies.
20. Final approval of the rezoning shall be conditioned upon the applicant successfully acquiring approval of Final Plans meeting all PUD Development Plan conditions of approval.
21. When future phases of the Rivers Edge development plan are proposed, the Commission and Council should review their proposed densities in accordance with those densities already approved in prior phases to ensure that the overall gross density within the Rivers Edge development is below 2.5 units per acre.
22. The applicant shall provide a narrative regarding open space in Phase II detailing how it will be owned, operated, and maintained and who will be allowed to use it prior to Council's review of the Phase II PUD Development Plan.
23. Trail connections from this area to the north and south should be examined. If possible, trails from the Rum River Bluffs development should be continued through Phase II of Rivers Edge.
24. The net density of Phase II must be between 1.5 and 2.5 units per acre.
25. Applicant must provide a wetland delineation for Phase II.
26. The applicant must identify and label the ordinary high water line and the floodplain on preliminary plans.
27. Applicant shall demonstrate that all building pad areas are located outside of the 30' buffer for bluffs.
28. Applicant shall provide proof of ownership for the property.



**ENGINEERING REVIEW
for City of St. Francis
by
Hakanson Anderson**

Submitted to: City of St. Francis

cc: Joe Kohlmann, City Administrator
Paul Teicher, Public Works Director
Kate Thunstrom, Community Development Director
Beth Richmond, HKGI
Craig Jochum, City Engineer
Dale Willenbring, Laketown Homes
Marty Campion, Campion Engineering Services

Reviewed by: Shane Nelson, Assistant City Engineer

Date: September 12, 2018

Proposed Project: Rivers Edge - Phase 2 Preliminary Plat

Street Location: N 660 FT OF NE1/4 OF SEC 32 T34 R24, EX RD, SUBJ TO EASE OF REC

Applicant: Laketown Homes

Owners of Record: St Francis Land Development LLC

Jurisdictional Agencies: City of St. Francis, MPCA, Anoka County, MDH
(but not limited to)

Permits Required: City Approval, NPDES Construction Permit, MPCA
(but not limited to) Sanitary Sewer Extension Permit, MDH Water
Extension, DNR Appropriation Permit

INFORMATION AVAILABLE

Rivers Edge Phase 2 Stormwater Management Plan, dated 7/31/18, prepared by Civil Methods, Inc.

Rivers Edge Phase 2 Plan Set, dated 7/31/2018, prepared by Campion Engineering Services, Inc.

Wetland Delineation Report for Rivers Edge, dated November 27, 2017, prepared by Minnesota Natural Resources

Minnesota Wetland Conservation Act Notice of Decision, dated 2/01/2018, for Boundary and Type confirmation

Subsurface Exploration and Geotechnical Engineering Analysis for the Rivers Edge Housing Development, dated March 14, 2005, prepared by STS Consultants

SITE ACCESS / VEHICULAR TRAFFIC

1. The proposed development will gain access from Vintage Street through the existing Rum River Bluffs Development which connects to Rum River Boulevard (CR 72). Improvements to Rum River Boulevard (CR 72) are required to be completed as development obligations for the Rum River Bluffs developments.
2. We understand that a temporary access to Rum River Boulevard (CR 72) has been approved by the Anoka County Highway Department at 236th Avenue in the location of the existing cul-de-sac. As agreed to with the first addition, this access shall serve as the main construction entrance to the site.
3. The street network generally appears adequate to provide access to the proposed new homes and provides connections to the existing development to the south, as well as future development to the north.
4. Due to the phasing to date of Rivers Edge, all of the vehicle traffic is directed to the new lots through the existing Rum River Bluffs development without a secondary emergency vehicle access. It is recommended that the next phase of Rivers Edge shall provide a street connection to Rivers Edge 1st Addition via 237th Lane and to CR 72 via 236th Avenue.

SEWER AND WATER UTILITIES

1. Sanitary sewer and water system connections are available at the south plat line. The proposed sanitary sewer and water system appear adequate to service the proposed new lots.
2. There is an existing 16" trunk watermain that traverses through the site. It is recommended that the 16" watermain is extended to the north to serve the future low density residential, medium density residential, and medium/high density residential development as guided in the 2040 comprehensive plan.

3. City standards require sanitary sewer manholes to be located on the centerline of the street. SMH7 is not located in the centerline of the roadway, please revise as necessary.
4. Clearly label the existing watermain, including sizes and material, on the preliminary utility plan.

GRADING AND EROSION CONTROL

1. Clearly depict the Rum River and the associated FEMA Regulatory Floodway 100-year Floodplain (Zone AE).
2. Clearly depict the FEMA 100-year flood elevations. It appears that a transect with a flood elevation of 900.0 is adjacent to the site. The proposed home elevations as depicted provide adequate separation from the FEMA 100-year flood elevation.
3. Access to storm structures and/or stormwater basins shall not cross wetland areas. It will be necessary to provide an access route on the north side of the large wetland complex.
4. The emergency overflow elevation between Block 5 and Block 6 west of Vintage Street shall be labeled on the plans.
5. The emergency overflow along Vintage Street for Lot 6 Block 4 and Lot 1 Block 5 shall be labeled on the plans.
6. All lowest openings are required to be 1.5 feet above the emergency overflow elevations (10-93-6.E.4). Please provide proposed lowest opening elevations and ensure the 1.5 foot separation is met.
7. Please label the proposed house elevations as per the approved Grading Plan for the adjacent lots in Rum River Bluffs 2nd Addition, abutting to the south of this proposed plat.
8. It does not appear that the proposed emergency overflow elevation provides 1.5' of separation from the lowest opening elevation in Rum River Bluffs Lot 2 Block 3. Per the approved Grading Plan, the lowest opening for Lot 2 Block 3 is 921.5, therefore the emergency overflow shall be 920 or lower.
9. A proposed spot elevation of 918.0 is depicted in the rear yard of Lot 1 Block 2. The preliminary grading plan proposes a look out house type for this lot with a lowest level elevation of 918.5, therefore it appears that the spot elevation is incorrect. Please correct.
10. There is a ponding area east of Lot 1 Block 2. Please label the emergency overflow of the ponding area.

STORMWATER

1. All stormwater facilities shall be designed in accordance with Chapter 10, Section 93 of the City Code, the City of St Francis Private Development Standards, and the MPCA stormwater manual requirements – which require 3' of separation from the seasonal high ground water level to the bottom of the proposed infiltration practice. The proposed infiltration basin is located in close proximity to soil boring 24, which indicated groundwater was at an elevation of 897.7 at the time of drilling in February. The proposed design does not provide for the 3' of separation as required and shall be revised.

2. The impervious area listed in the Stormwater Management Plan narrative is 15.6 acres. 4.984 acres is used elsewhere in the report. The report shall be corrected to be consistent.

PRELIMINARY PLAT

1. As per Sewer and Water Utilities comment 3 above, sanitary sewer manholes are required to be located on the street centerline. Revise street and lot arrangement as necessary to allow for SMH7 to be located on street centerline.
2. The preliminary plat shall be revised to include the locations of the existing houses on Lot 25, Block 2 and Lot 7, Block 4, Rum River Bluffs 2nd Addition.
3. The preliminary plat shall be revised to label bearing and distance of the exterior boundary lines of the plat.
4. The preliminary plat shall be revised to dimension easements.
5. The preliminary plat shall be revised to depict the existing watermain easement.
6. The proposed preliminary plat is within two zoning districts. The preliminary plat shall be revised to clearly depict which lots are R2 zoning, and which lots are Rum River Scenic zoning.
7. All wetlands, stormwater basins, storm sewer pipe, and floodplains shall be within a drainage and utility easement. The preliminary plat shall be revised to depict proposed drainage and utility easements over these features.

SUMMARY AND/OR RECOMMENDATION

We recommend approval subject to the conditions as listed herein. The Preliminary Plat and Preliminary Plans shall be revised and resubmitted for final review/approval.

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.
 THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 831-684-2002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRE, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA 831-684-2002
 TOLL FREE 1-800-333-1166

RIVERS EDGE PHASE 2

ST FRANCIS, MN

PROJECT LOCATION



PROJECT DIRECTORY
OWNER
 LAKETOWN HOMES, LLC
 1436 WEAVERWOOD BLVD
 ROCHESTER, MN 55907
 PH: 852.715.2925
 EMAIL: DILLI@LAKETOWNHOMES.COM

ENGINEER
 CAMPION ENGINEERING SERVICES, INC
 1800 POWERS CREEK CENTER
 MAPLE PLAZA, MN 55369
 PH: 763.478.8172
 EMAIL: RICHARD@CAMPIONENGINEERING.COM

DESIGNER
 RICHARD ASSOCIATES
 1800 POWERS CREEK CENTER
 MAPLE PLAZA, MN 55369
 PH: 763.478.8172
 EMAIL: RICHARD@CAMPIONENGINEERING.COM

CONSULTANT
 HETLAND CONSULTANT
 1625 WEST BRYANT STREET
 ST. PAUL, MN 55102
 PH: 651.776.0041
 EMAIL: RICHARD@HETLAND.COM

- GOVERNING SPECIFICATIONS:**
1. THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION & SUPPLEMENTS.
 2. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD UTILITIES SPECIFICATIONS, (LATEST EDITION)
 3. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCE WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
 4. CITY OF ST FRANCIS STANDARD SPECIFICATIONS & DETAILS.

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	OVERALL PRELIMINARY PLAN
4	PRELIMINARY PLAN
5	SANITARY SEWER & WATERMAIN PLAN
6	STREET & UTILITY SCHEDULE PLAN
7	GRADING PLAN
8	STORM WATER POLLUTION PREVENTION PLAN
9	DETAILS
10	GRADING & SWPPP NOTES

BENCHMARK
 SE CORNER OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 28 (COUNTY 24, RANGE 24) EAST FROM MONUMENT
 MONUMENT TOP OF MONUMENT
 ELEVATION = 821.67 (MDD 28)



CAMPION ENGINEERING SERVICES, INC.
 * Civil Engineering * Land Planning
 1800 Powers Creek Center,
 P.O. Box 516,
 Maple Plaza, MN 55369
 Phone: 763-478-8172
 Fax: 763-478-8172
 E-Mail: richard@campionengineering.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Mark P. Campion - ChE, # 31901 - Civil

RIVERS EDGE PHASE 2
LAKETOWN HOMES
 ST FRANCIS, MN

COVER SHEET
 PROJECT NO. 18-030
 SHEET NO. 1 OF 10 SHEETS
 DATE: 07/31/2018

18-030-01-01.dwg, 18-030-01-02.dwg, 18-030-01-03.dwg, 18-030-01-04.dwg, 18-030-01-05.dwg, 18-030-01-06.dwg, 18-030-01-07.dwg, 18-030-01-08.dwg, 18-030-01-09.dwg, 18-030-01-10.dwg, 18-030-01-11.dwg, 18-030-01-12.dwg, 18-030-01-13.dwg, 18-030-01-14.dwg, 18-030-01-15.dwg, 18-030-01-16.dwg, 18-030-01-17.dwg, 18-030-01-18.dwg, 18-030-01-19.dwg, 18-030-01-20.dwg, 18-030-01-21.dwg, 18-030-01-22.dwg, 18-030-01-23.dwg, 18-030-01-24.dwg, 18-030-01-25.dwg, 18-030-01-26.dwg, 18-030-01-27.dwg, 18-030-01-28.dwg, 18-030-01-29.dwg, 18-030-01-30.dwg, 18-030-01-31.dwg, 18-030-01-32.dwg, 18-030-01-33.dwg, 18-030-01-34.dwg, 18-030-01-35.dwg, 18-030-01-36.dwg, 18-030-01-37.dwg, 18-030-01-38.dwg, 18-030-01-39.dwg, 18-030-01-40.dwg, 18-030-01-41.dwg, 18-030-01-42.dwg, 18-030-01-43.dwg, 18-030-01-44.dwg, 18-030-01-45.dwg, 18-030-01-46.dwg, 18-030-01-47.dwg, 18-030-01-48.dwg, 18-030-01-49.dwg, 18-030-01-50.dwg, 18-030-01-51.dwg, 18-030-01-52.dwg, 18-030-01-53.dwg, 18-030-01-54.dwg, 18-030-01-55.dwg, 18-030-01-56.dwg, 18-030-01-57.dwg, 18-030-01-58.dwg, 18-030-01-59.dwg, 18-030-01-60.dwg, 18-030-01-61.dwg, 18-030-01-62.dwg, 18-030-01-63.dwg, 18-030-01-64.dwg, 18-030-01-65.dwg, 18-030-01-66.dwg, 18-030-01-67.dwg, 18-030-01-68.dwg, 18-030-01-69.dwg, 18-030-01-70.dwg, 18-030-01-71.dwg, 18-030-01-72.dwg, 18-030-01-73.dwg, 18-030-01-74.dwg, 18-030-01-75.dwg, 18-030-01-76.dwg, 18-030-01-77.dwg, 18-030-01-78.dwg, 18-030-01-79.dwg, 18-030-01-80.dwg, 18-030-01-81.dwg, 18-030-01-82.dwg, 18-030-01-83.dwg, 18-030-01-84.dwg, 18-030-01-85.dwg, 18-030-01-86.dwg, 18-030-01-87.dwg, 18-030-01-88.dwg, 18-030-01-89.dwg, 18-030-01-90.dwg, 18-030-01-91.dwg, 18-030-01-92.dwg, 18-030-01-93.dwg, 18-030-01-94.dwg, 18-030-01-95.dwg, 18-030-01-96.dwg, 18-030-01-97.dwg, 18-030-01-98.dwg, 18-030-01-99.dwg, 18-030-01-100.dwg

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION OF PROPERTY

That part of the East Half of the Southwest Quarter (E 1/2 of SW 1/4) of Section 29, Township 34, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said East Half of the Southwest Quarter and proceeding North on the East line of said East Half of the Southwest Quarter to the centerline of the Rum River a island waterway, and thence proceeding Southwesterly along the centerline of said Rum River to the East line of said East Half of the Southwest Quarter, thence proceeding South on said East line to the Southwest corner of said East Half of the Southwest Quarter, thence proceeding East on the South line of said East Half of the Southwest Quarter to the point of commencement.

AND

The North 460 feet of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota.

AND

The North 460 feet of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota, lying East of the Rum River.

AND

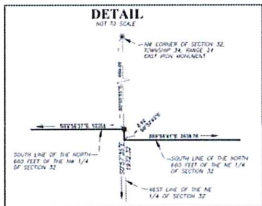
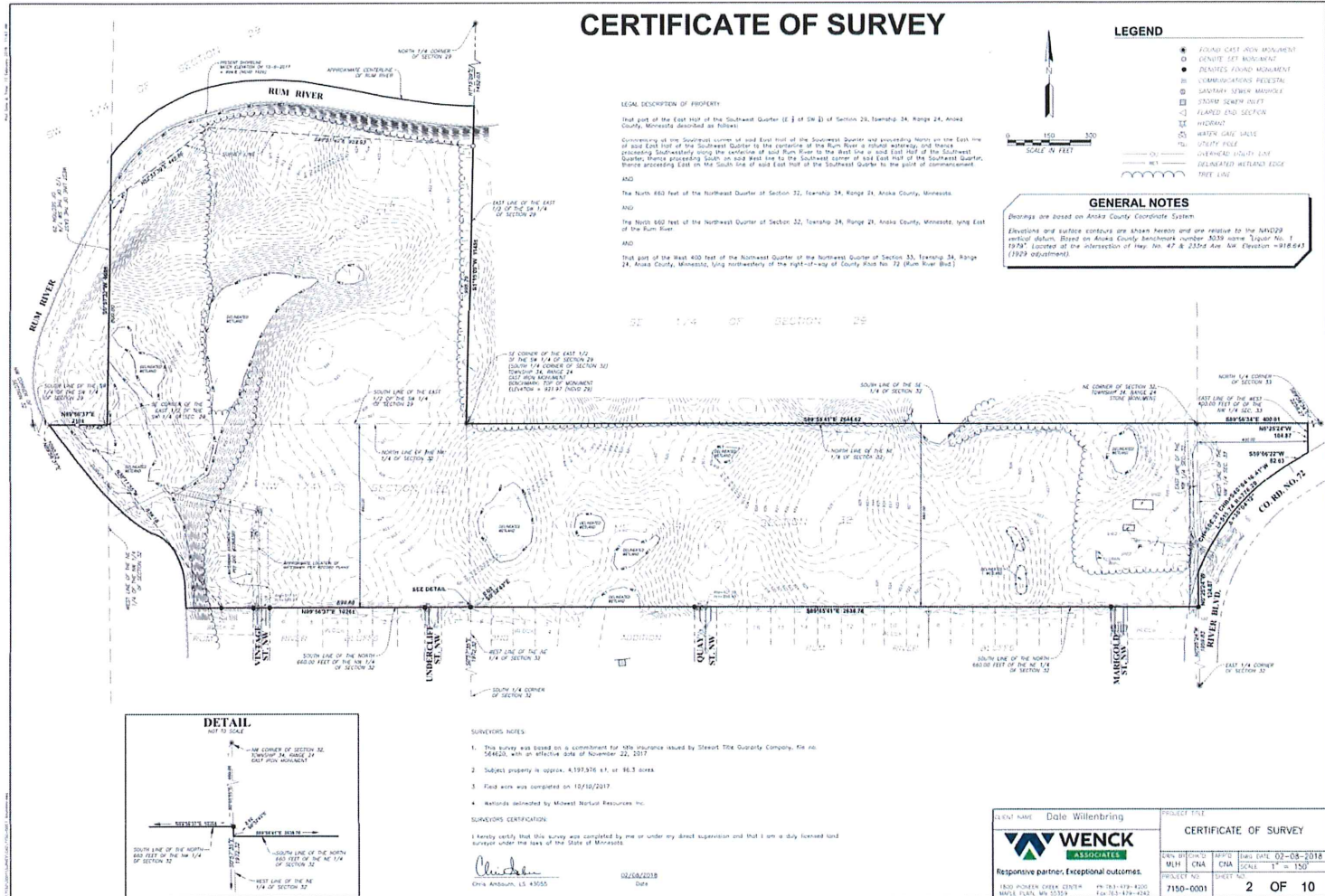
That part of the West 400 feet of the Northwest Quarter of the Southwest Quarter of Section 33, Township 34, Range 24, Anoka County, Minnesota, lying westerly of the right-of-way of County Road No. 72 (Rum River Road).

LEGEND

- ★ FOUND CAST-IRON MONUMENT
- DENOTE SET MONUMENT
- DENOTES FOUND MONUMENT
- ⊕ COMMUNICATIONS RECEIVING
- ⊖ SATELLITE SURVEY MONUMENT
- ⊙ STATION SINKER MONUMENT
- ⊖ FLARED END SINKER
- ⊖ HYDRANT
- ⊖ WATER GAGE SILL
- ⊖ UTILITY PILE
- ⊖ UNRECORDED EJECTA LOG
- ⊖ DELINEATED IRELAND EDGE
- ⊖ TREE LINE

GENERAL NOTES

Elevations are based on Anoka County Coordinate System.
Elevations and surface contours are taken herein and are relative to the MDS29 vertical datum. Based on Anoka County benchmark number 8039 name "Liquor No. 1 793A" located at the intersection of Hwy. 47 & 235th Ave SW Elevation = 918.647 (1989 adjustment).



SURVEYOR'S NOTES

1. This survey was done in a compliance for the ordinance issued by Stewart Title Guaranty Company, File No. 044620, with an effective date of November 22, 2017.
2. Subject property in approx. 4,197.376 ± sq. ft. or 96.3 acres.
3. Field work was completed on 12/10/2017.
4. Methods followed by Midwest Survey Resources Inc.

SURVEYOR'S CERTIFICATION

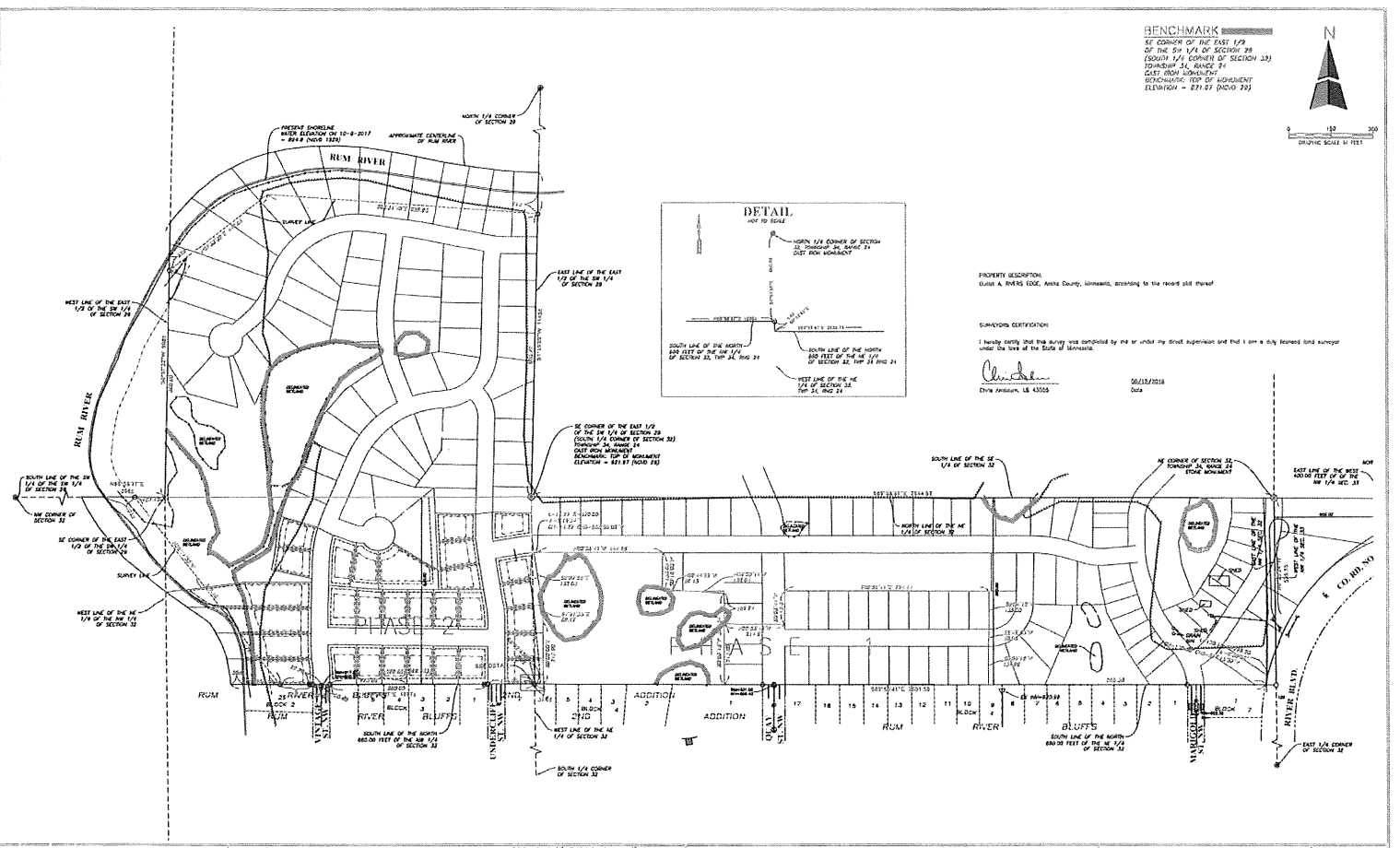
I hereby certify that this survey was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Chadler
Chris Anderson, L.S. #3555

02/04/2018
Date

CLIENT NAME	Date Willenbring	PROJECT TITLE	CERTIFICATE OF SURVEY
 Responsive partner. Exceptional outcomes.		DATE	02-08-2018
		SCALE	1" = 150'
1820 PONDICK CREEK CENTER WAUKEGAN, IL 60087		PROJECT NO.	7150-0001
PH: 781-479-4200 FAX: 781-479-4242		SHEET NO.	2 OF 10

BENCHMARK
 SE CORNER OF THE EAST 1/2
 OF THE SW 1/4 OF SECTION 28
 (SOUTH 1/4 CORNER OF SECTION 28)
 TOWNSHIP 21, RANGE 21
 GLETT ROAD BENCHMARK
 BENCHMARK TOP OF ADJUSTMENT
 ELEVATION = 221.27 (INDIC. 24)

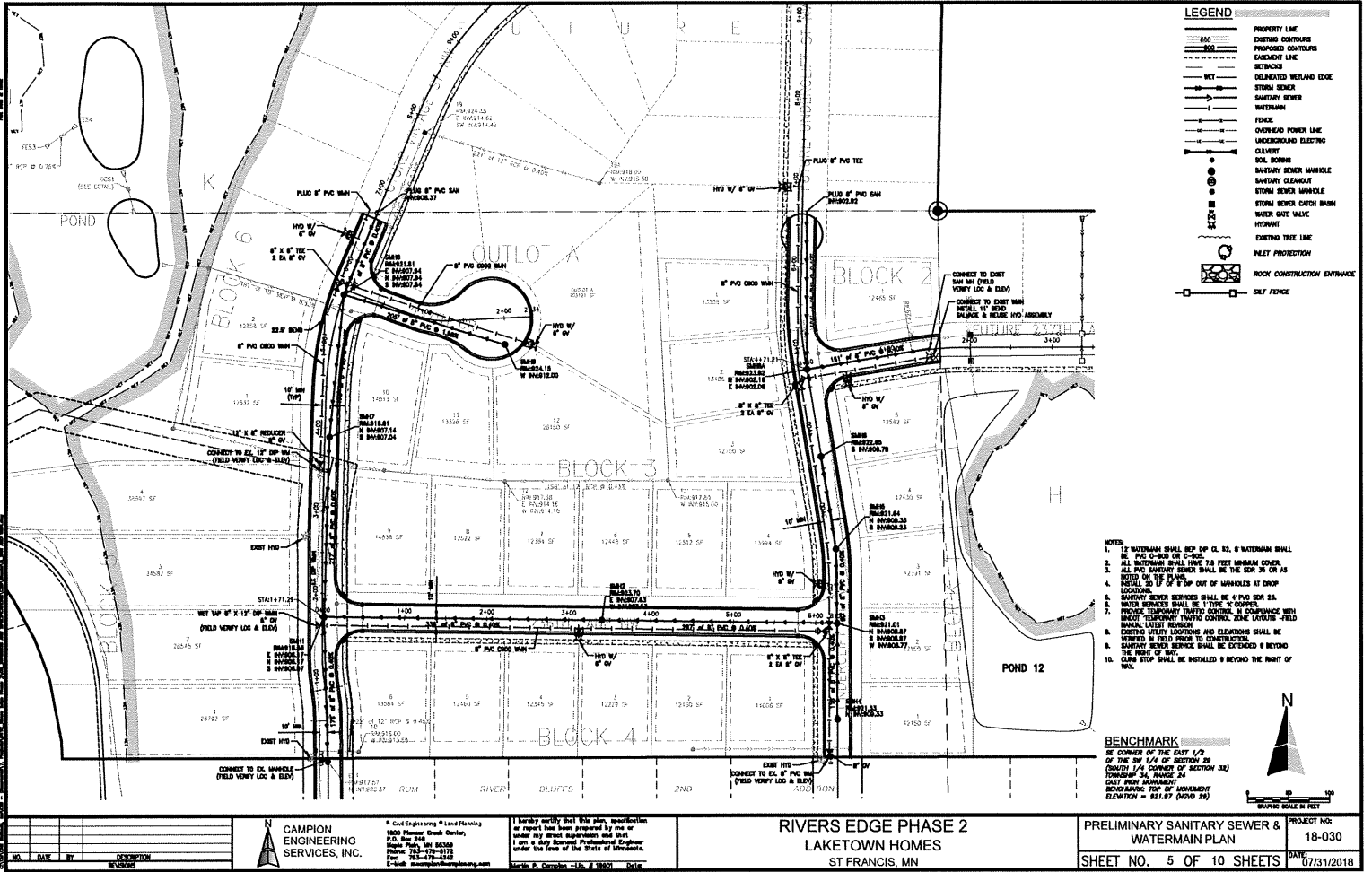


PROPERTY DESCRIPTION:
 CLIVE A. RIVERS ESTATE, Anoka County, Minnesota, according to the record plat thereof

SURVEY CERTIFICATION:
 I hereby certify that this survey was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Chris Anderson
 Chris Anderson, LS 43055 08/15/2018
 Date

DATE BY DESCRIPTION REVISIONS	CAMPION ENGINEERING SERVICES, INC. Civil Engineering & Land Planning 1020 Parkway Creek Center, P.O. Box 2162 Maple Park, MN 55050 Phone: 763-435-2172 Fax: 763-435-1818 E-mail: info@campioneng.com	I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota. Nathan P. Crockett - Lic. # 10001 Date:	RIVERS EDGE 2ND ADDITION LAKETOWN HOMES ST FRANCIS, MN		OVERALL PRELIMINARY PLAN SHEET NO. 3 OF 10 SHEETS	PROJECT NO. job nn. DATE 08/15/2018



- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EMBANKMENT LINE
 - SEWERAGE
 - DEGRADED WETLAND EDGE
 - STORM SEWER
 - SEWERAGE
 - WATERMAIN
 - FENCE
 - OVERHEAD POWER LINE
 - UNDERGROUND ELECTRIC CABLE
 - SOIL BORING
 - SEWER MANHOLE
 - WATERMAIN MANHOLE
 - STORM SEWER MANHOLE
 - WATER GATE VALVE
 - HYDRANT
 - EXISTING TREE LINE
 - INLET PROTECTION
 - ROCK CONSTRUCTION ENTRANCE
 - SELT FENCE

- NOTES**
1. ALL WATERMAIN SHALL BE 12\"/>

BENCHMARK
 BE CORNER OF THE EAST 1/2
 OF THE SW 1/4 OF SECTION 28
 (SOUTH 1/4 CORNER OF SECTION 32)
 TOWNSHIP 34, RANGE 24
 COUNTY OF ANOKA
 BENCHMARK TOP OF ADJACENT
 ELEVATION = 82.67 (MVD 84)



NO.	DATE	BY	DESCRIPTION

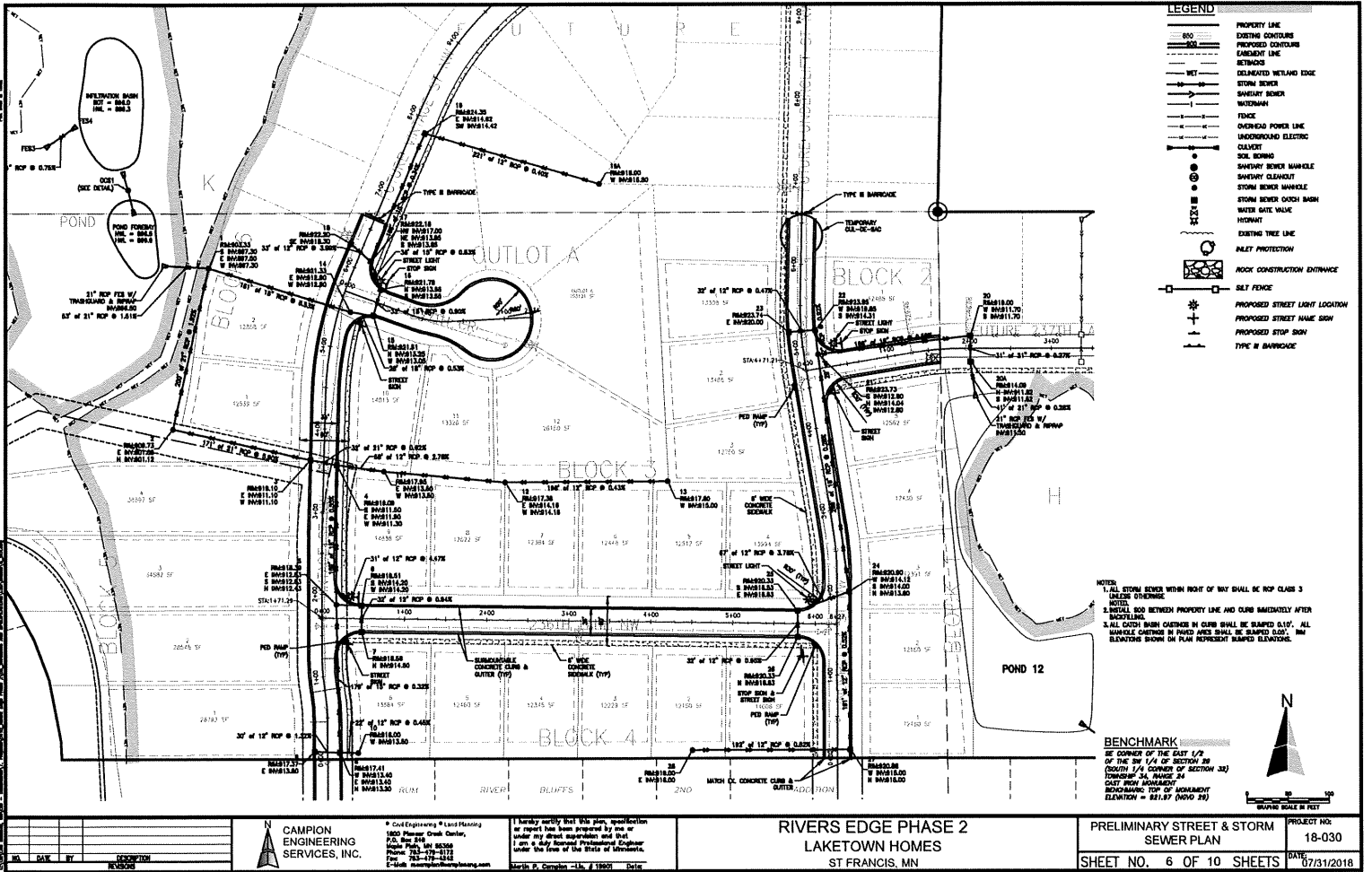
CAMPION ENGINEERING SERVICES, INC.
 1800 Pioneer Creek Center,
 P.O. Box 116
 Maple Park, MN 55059
 Phone: 763-775-4111
 Fax: 763-775-4112
 E-mail: campion@campioneng.com

Professional Engineer License No. 11600
 State of Minnesota
 Date: 11/11/2014

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

**RIVERS EDGE PHASE 2
 LAKETOWN HOMES
 ST FRANCIS, MN**

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN	PROJECT NO. 18-030
SHEET NO. 5 OF 10 SHEETS	DATE: 07/31/2018



CAMPION ENGINEERING SERVICES, INC.

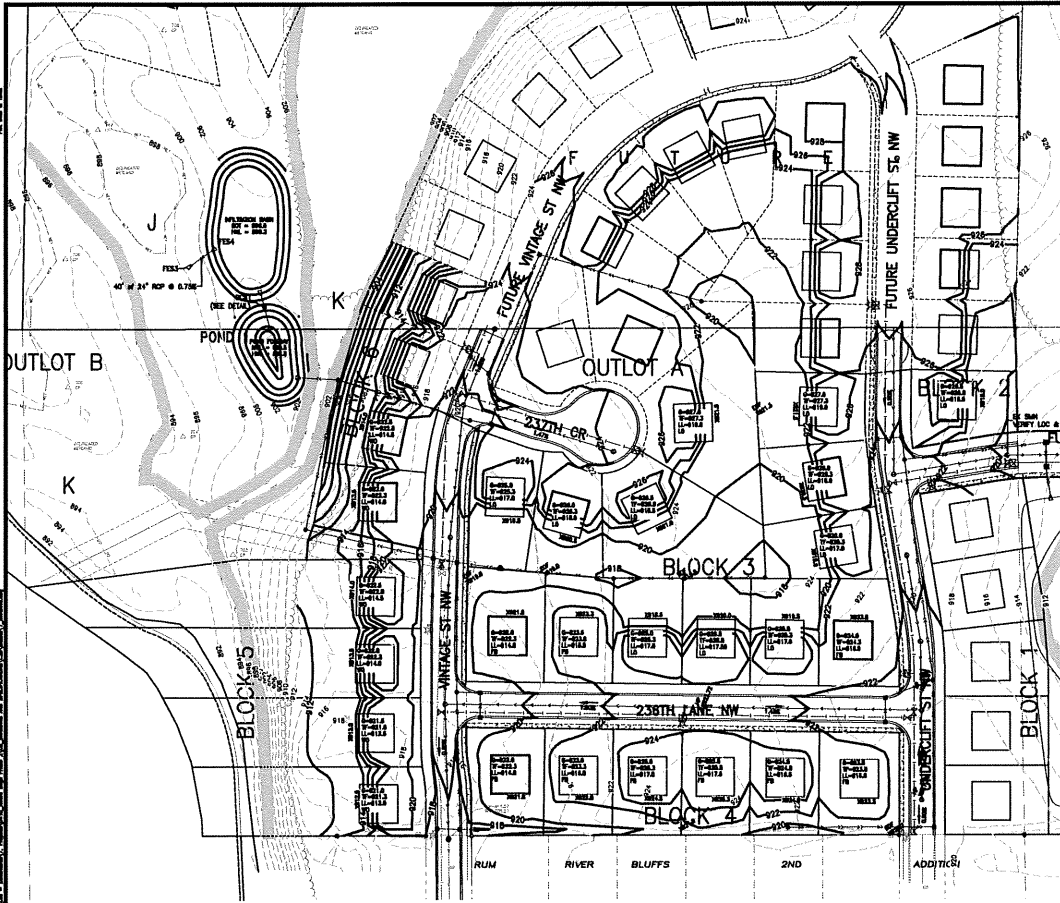
Civil Engineering & Land Planning
1800 Pioneer Creek Center,
F.O. Box 214
Maple Park, MN 55056
Phone: 763-779-5171
Fax: 763-779-5172
E-Mail: info@campion-engineering.com

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

Mark P. Campion - PE, #18000 Date:

**RIVERS EDGE PHASE 2
LAKETOWN HOMES
ST FRANCIS, MN**

PRELIMINARY STREET & STORM SEWER PLAN



LEGEND

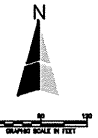
FB	FULL BASEMENT
NO	NO
LO	LOOKOUT
E 822.0	PROPOSED SPOT ELEVATION
→	DRAINAGE ARROW
□	LOT NUMBER
□	HOUSEPAD
□	HOUSE TYPE

TYPICAL LOT & HOUSE PAD

LEGEND

---	PROPERTY LINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	DRAINAGE LINE
---	SEITCHON
---	DELIMITED WETLAND EDGE
---	STORM SEWER
---	SANITARY SEWER
---	WASTEWATER
---	FENCE
---	OVERHEAD POWER LINE
---	UNDERGROUND ELECTRIC
---	CLEARING
---	SOIL BORING
○	SANITARY SEWER MANHOLE
○	SANITARY CLEANOUT
○	STORM SEWER MANHOLE
○	STORM SEWER CATCH BASIN
○	WATER GATE VALVE
○	HORNWALL
○	EXISTING TREE LINE
○	RAILY PROTECTION
○	ROCK CONSTRUCTION ENTRANCE
○	SOFT FENCE

BENCHMARK
 SE CORNER OF THE EAST 1/2
 OF THE SW 1/4 OF SECTION 28
 (SOUTH 1/4 CORNER OF SECTION 33)
 TOWNSHIP 34, RANGE 24
 EAST FROM NEAREST
 BENCHMARK TOP OF BENCHMARK
 ELEVATION = 821.57 (NAD83)



SEE SHEET 10 FOR GRADING NOTES

DATE	DESCRIPTION

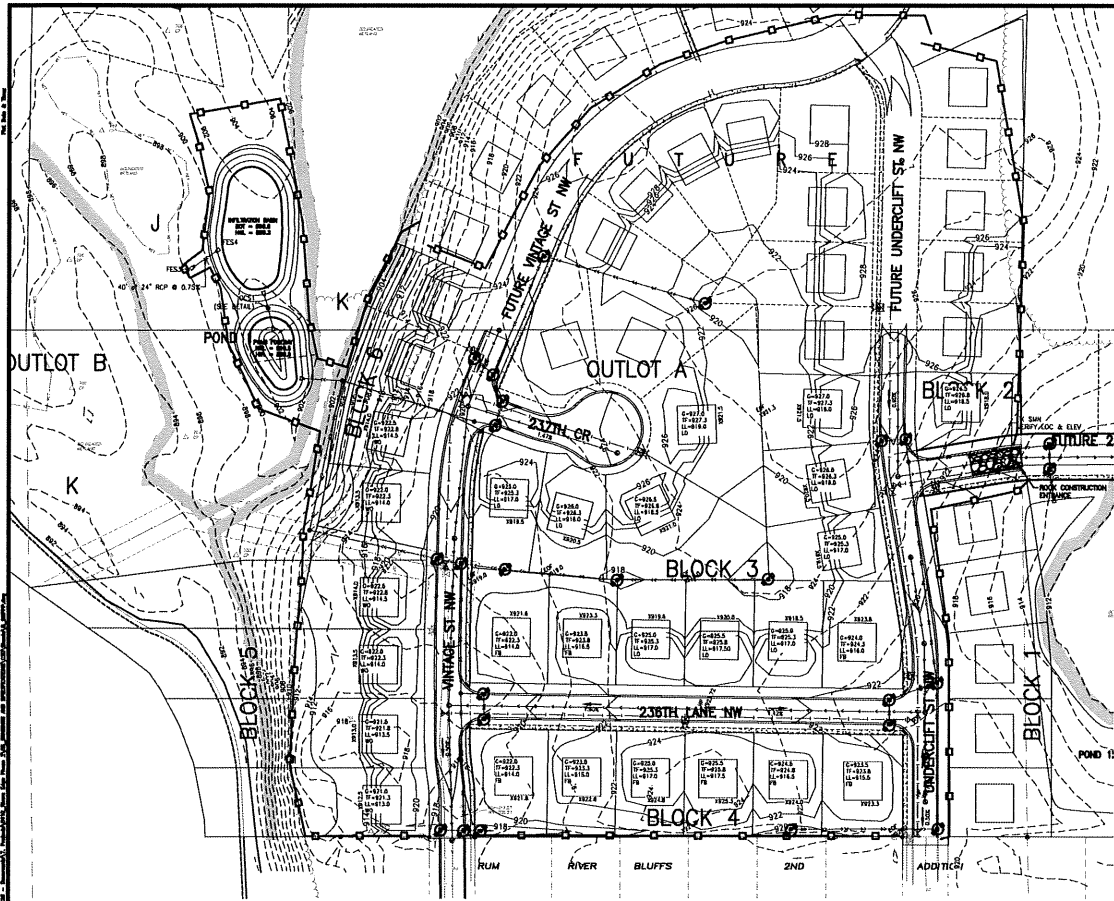
CAMPION ENGINEERING SERVICES, INC.

Civil Engineering & Land Planning
 1800 Plummer Creek Center,
 P.O. Box 2140
 Maple Valley, MN 55129
 Phone: 763-228-2222
 Fax: 763-228-2222
 E-mail: campion@campion-engineering.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 North P. Campion - Lic. # 19001 Date:

**RIVERS EDGE PHASE 2
 LAKETOWN HOMES
 ST FRANCIS, MN**

PRELIMINARY GRADING PLAN	PROJECT NO. 18-030
SHEET NO. 7 OF 10 SHEETS	DATE 07/31/2018



DRAWN/REVISED:
 LAKETOWN HOMES, LLC.
 ATYNSDALE WILLENBRING
 1538 BEACHCOMBER BLVD
 WACONIA, MN 55387
 PH: 952.715.2928
 EMAIL: DWILLENBRING@LAKETOWNHOMES.COM

SWPPP DESIGNER:
 CAMPION ENGINEERING SERVICES, INC.
 MURTY CAMPION
 1800 PIONEER CREEK CENTER
 MAPLE PLAZA, MN 55359
 PH: 763.479.5172
 EMAIL: MCAMPION@CAMPIONENG.COM

EROSION CONTROL INSTALLER:
 NAME: _____
 CONTACT: _____
 ADDRESS: _____
 PHONE: _____

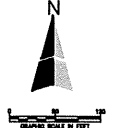
CONTRACTOR:
 NAME: _____
 CONTACT: _____
 ADDRESS: _____
 PHONE: _____

EROSION CONTROL QUANTITIES:
 SITE RESTORATION = 144 +/- AC
 SILT FENCE = 14,500 LF
 INLET PROTECTION = 44 EA
 ROCK CONSTRUCTION ENTRANCE = 1 EA

- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EASEMENT LINE
 - SETBACKS
 - DELIMITED WETLAND EDGE
 - STORM SEWER
 - SANITARY SEWER
 - WATERMAIN
 - FENCE
 - OVERHEAD POWER LINE
 - UNDERGROUND ELECTRIC
 - CULVERT
 - BOX BORING
 - SANITARY SEWER MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER MANHOLE
 - STORM SEWER COUCH BURN
 - WATER GATE VALVE
 - HIGHWAY
 - EXISTING TREE LINE
 - INLET PROTECTION
 - ROCK CONSTRUCTION ENTRANCE
 - SILT FENCE

BENCHMARK
 SE CORNER OF THE EAST 1/4
 OF THE SW 1/4 OF SECTION 29
 (CORNERS 1/4 CORNER OF SECTION 30)
 TOWNSHIP 24, RANGE 24
 DIST. FROM BENCHMARK
 BENCHMARK TOP OF MONUMENT
 ELEVATION = 211.97 (NGVD 29)

SEE SHEET 10 FOR SWPPP NOTES



NO.	DATE	DESCRIPTION

CAMPION ENGINEERING SERVICES, INC.

• Civil Engineering • Land Planning
 1800 Pioneer Creek Center,
 P.O. Box 240,
 Maple Plaza, MN 55359
 Phone: 763-479-5172
 Fax: 763-479-2333
 E-Mail: mcampion@campioneng.com

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

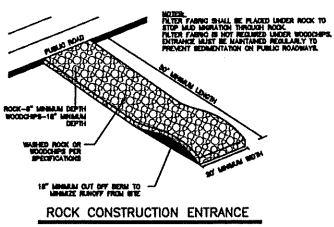
Murty F. Campion - Lic. # 19801 Date: _____

**RIVERS EDGE PHASE 2
 LAKETOWN HOMES
 ST FRANCIS, MN**

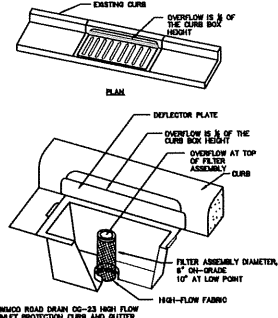
PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN

SHEET NO. 8 OF 10 SHEETS

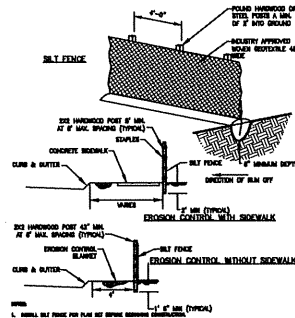
PROJECT NO. 18-030
 DATE: 07/31/2018



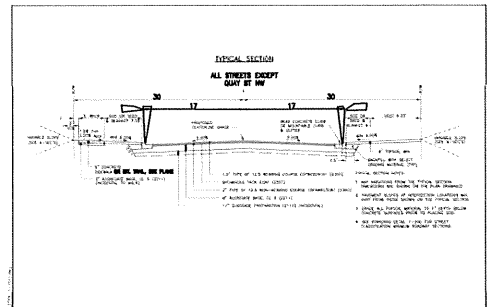
ROCK CONSTRUCTION ENTRANCE



INLET PROTECTION

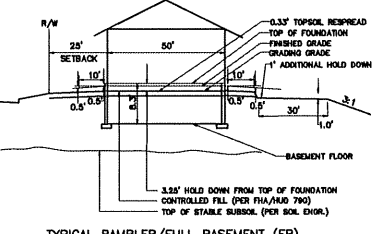


PREFABRICATED SILT FENCE

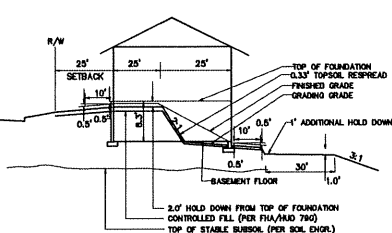


TYPICAL SECTION

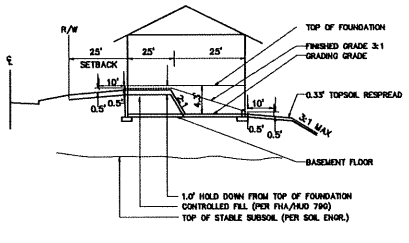
St. Francis



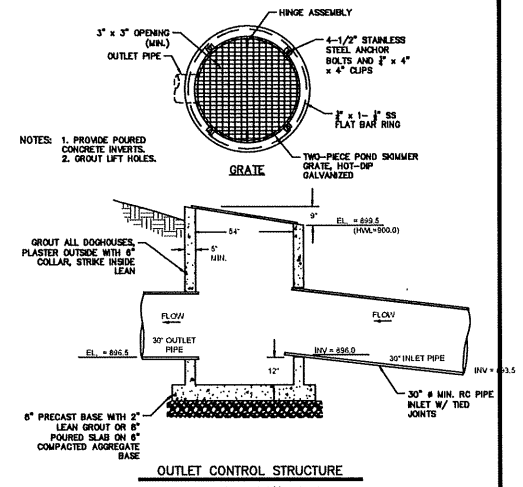
TYPICAL RAMBLER/FULL BASEMENT (FB)



TYPICAL FULL WALKOUT (WO)



SILT ENTRY WALKOUT (SEWO)



OUTLET CONTROL STRUCTURE

NO.	DATE	REVISION

CAMPION ENGINEERING SERVICES, INC.

Civil Engineering & Land Planning
1800 Pioneer Creek Center,
P.O. Box 144
Maple Park, MN 56256
Phone: 763-776-5112
Fax: 763-776-5112
E-mail: campion@campion-engineering.com

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

**RIVERS EDGE PHASE 2
LAKETOWN HOMES
ST FRANCIS, MN**

PROJECT NO.	18-030
DATE	07/31/2018
SHEET NO.	9 OF 10 SHEETS

CALL 48 HOURS BEFORE BEGINNING
 GRADING OR EROSION CONTROL
 TOWN CITY AREA 861-491-0009
 WA. TOLL FREE 1-800-352-1188

EROSION CONTROL

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- THE CONTRACTOR MUST CONTACT ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING POWER STATE ONE CALL (1-800-352-1188).
- THE CONTRACTOR SHALL MARK THE LOCATION OF EXISTING UTILITY VALVES AND MANHOLES WITH FIVE FOOT POSTS PRIOR TO BEGINNING WORK.
- SAFETY NOTICE TO CONTRACTORS IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CITY OF THE ENGINEER OR THE SUPERVISOR TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR ON NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS APPROACHES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- THE CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DEMONSTRATED ON THE PLANS. ACTIVITIES PROHIBITED OUTSIDE THE CONSTRUCTION BOUNDARIES INCLUDE, BUT ARE NOT LIMITED TO, STOCKPILING SOILS AND OTHER MATERIALS, STORAGE EQUIPMENT OR OTHER MACHINERY, DRIVING VEHICLES, LEAVING OR SPILLING OF ANY MATERIAL ON OTHER ROAD SURFACES.
- ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND REPORTS WITH THE SOILS ENGINEER.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR FENCE, A TEST HOLE SHALL BE REQUIRED ON THE SURROUNDING. THE CONTRACTOR SHALL PROVIDE A LISTED TRENCH JAIL TRAIL WITH A COVERED HOLEY OF 36 INCH. THE TEST HOLE SHALL BE AT THE DISCRETION OF THE SOILS ENGINEER AND SHALL BE COMPLETED AS ORDERED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH METHODS ARE VAILABLE. CONNECTION OF THE SURROUNDING SOIL SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER AND AS SPECIFIED.
- THE DISTINGUISH TOPSOIL ON THIS SITE SHALL BE REPORTED. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL SURFACE VEGETATION AND ANY TOPSOIL OR OTHER LAYER, SOIL OR OTHER MATERIALS UNDESIRABLE MATERIALS BE REMOVED FROM THE STREET, AND BUILDING AND AREAS PRIOR TO PLACEMENT OF ANY DEMONSTRATION IN ACCORDANCE WITH THE SOILS REPORT AND RECOMMENDATIONS OF THE SOILS ENGINEER.
- DEMURMENT MATERIAL NOT PLACED IN THE STREET OR BUILDING AND AREAS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE QUALITY COMPACTOR METHOD AS OUTLINED IN MNDOT 310.27.2 OR AS DIRECTED BY THE SOILS ENGINEER.
- DEMURMENT FOR THE PURPOSE OF REDUCING UNDESIRABLE UNDESIRABLE SOIL SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. DEMURMENT MATERIAL PLACED IN THE STREET SHALL BE COMPLETED IN ACCORDANCE WITH THE BEST PRACTICE METHOD AS OUTLINED IN MNDOT 310.27.2. DEMURMENT MATERIAL PLACED IN THE BUILDING AND AREAS SHALL BE COMPLETED IN ACCORDANCE WITH THE SOILS REPORT.
- TELEVISIONS:
 - THE STREET SURFACE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE OR 0.10 FOOT BELOW THE FINISHED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.05 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED BY THE ENGINEER.
- TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 0.05 FEET OF THE SPECIFIED THICKNESS.
- ALL DISTURBED UNDESIRABLE AREAS ARE TO BE RECLAIMED TO RECEIVE FOUR INCHES OF TOPSOIL, SEED AND MULCH AND BE TESTED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.

UTILITY NOTES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

THE CONTRACTOR MUST CONTACT ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING POWER STATE ONE CALL AT 800-352-1188 OR 861-491-0009.

EROSION/SEDIMENT CONTROL

- ALL EROSION CONTROL AND SEDIMENT CONTROL WILL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL AND REVISIONS OF THE CITY.
- THE CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL REQUIREMENTS OF THE MPCA PHASE 3 PERMIT FOR CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: WIDELY EROSION CONTROL, INSPECTION, INSPECTION AFTER RAINFALL OR MORE AND OCCASIONAL OF ALL CONSTRUCTIVE MEASURES. BY BEGINNING CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES THE TERMS OF THIS PERMIT AND AGREES TO ABIDE BY THEM.
- THE CONTRACTOR SHALL FURNISH ANY CONSTRUCTIVE MEASURES ORDERED BY THE CITY OR THE MPCA WITHIN 24 HOURS OF NOTIFICATION. ALSO, ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY EITHER THE CITY OR THE MPCA SHALL BE INSTALLED WITHIN 24 HOURS OF NOTIFICATION.
- ANY DEPOSITING OF SILT OR LOAM ON HIGH OR EXISTING PAVEMENT, IN TEMPORARY SEDIMENTATION BASINS, OR IN EXISTING STORM SEWERS OR DRAINS SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEARED. REMOVAL FROM EXISTING PAVEMENTS SHALL BE ACCOMPLISHED BY SWEEPING.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SEDIMENT INCLUDING BUT NOT LIMITED TO: ROAD ENTRANCES AND/OR BUT FENCES. CONTROL SHALL COMBINE WITH GRASSING AND CONTINUE THROUGHOUT THE PROJECT LIFE. ACCEPTANCE OF THE WORK BY THE OWNER, THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION SELECT THE CONTRACTOR IN WRITTEN MANNER AS DEEMED FIT TO PREVENT PROPERTY AND IMPROVEMENTS.
- ANY DEPOSITING OF SILT IN DRAINS OR EXISTING STORM SEWERS SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEARED TO THE SATISFACTION OF THE OWNER. ALL AT THE EXPENSE OF THE CONTRACTOR. THE SILT FENCES SHALL BE MAINTAINED AND THE SILT REMOVED FROM THE FENCING AREAS BY THE CONTRACTOR AFTER THE TIME IS ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND THE MONITORING REQUIREMENTS OF THE MPCA PERMIT.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, BUILDING AREAS, AND SIDEWALKS, SHALL BE RESTORED WITH A MINIMUM 4 INCHES TOPSOIL, SEEDING AND MULCHING (TYPE D). SEEDING SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 207A, SEED MIX 20-111 10 40 LBS/Acre (OR APPROVED EQUAL). THE TRENCH BANK SHALL BE SEEDING WITH SEED MIX 20-241. DOMINANT SEEDING AREAS SHALL BE SEEDING AND MULCHING IN ACCORDANCE WITH MNDOT SPECIFICATION, STRAW MULCHING QUANTITY SHALL BE TWO TONS PER ACRE. FERTILIZER (10-10-10) SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE (CAN BE OBTAINED IN LANDSCAPED AREAS IF LANDSCAPED SEEDING IS DONE CONCURRENTLY). SEEDING SHALL BE 21-113 APPLIED AT A RATE OF 110 LBS/Acre SHALL BE USED FOR TEMPORARY SEEDING IF NEEDED.
- CONSTRUCTION SHALL PROCEED BY THE FOLLOWING SEQUENCE:
 - CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY.
 - INSTALL EROSION CONTROL MEASURES AND ROCK CONSTRUCTION ENTRANCE.
 - CONTACT CITY FOR APPROVAL OF EROSION CONTROL INSTALLATION.
 - MARKED EROSION CONTROL, I.E. SILT FENCE, ROCK CONSTRUCTION ENTRANCE.
 - MARKED ALL SEDIMENTATION POINTS, COMPLETE SITE GRADING TOLERANCES.
- SOILS PROTECTION AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH SECTION 207B BLOPP PROTECTION, EROSION CONTROL AND STORM WATER POLLUTION PREVENTION PLAN OF THE PROJECT MANUAL.
- ALL STORM SEWER WELLS AND FLOWED DIPS DEVICES SHALL BE ADEQUATELY PROTECTED BEFORE AND AFTER PRELIMINARY CONSTRUCTION LIMITS. ALL DISTURBED AREAS ARE STABILIZED. CONSTRUCTION SHALL PLACE MULCH MATS AND GRASS OVER ALL EXPOSED BANKS. GRASS SEEDS SHALL BE APPLIED TO THE SURFACE AND THE LANDSCAPING IS COMPLETED.
- STREETS AND AREAS WHICH REMAIN ON THE SITE FOR MORE THAN SEVEN DAYS SHALL BE SEEDING, MULCHING, AND SURROUNDED BY SILT FENCE.
- NO LOOPS SHALL BE INSTALLED AT PIPE JUNCTIONS AND OUTLETS UNTIL BENCH IS INSTALLED. PERMANENT EROSION PROTECTORS SHALL BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
- EROSION AND SEDIMENT CONTROL PROTECTORS MUST REMAIN IN PLACE UNTIL THE SITE SOILS HAVE BEEN PERMANENTLY STABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.
- ALL DISPOSERS OF SOIL OR OTHER MATERIALS SUBJECT TO EROSION BY WIND OR WATER SHALL BE COVERED, VEGGATED, ENCLOSED, FENCED ON THE DOWN GRADIENT SIDE OR OTHERWISE EFFECTIVELY PROTECTED FROM EROSION IN ACCORDANCE WITH THE AMOUNT OF THE MATERIAL, WILL BE ON SITE AND THE NUMBER OF ITS PROPOSED USE.
- LOADING OF CONCRETE MATERIALS AND WOODWORK MATERIALS STORAGE SHALL BE ESTABLISHED PRIOR TO START OF CONSTRUCTION. THE SWPPP WILL BE UPDATED AND LOCATIONS ADDED AT THAT TIME.
- TEMPORARY OR PERMANENT SEDIMENTATION SHALL BE INSTALLED IMMEDIATELY TO LIMIT SOIL EROSION AND SHALL BE COMPLETED NOT LATER THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INSTALLED IMMEDIATELY MEANS DURING AN ACTION TO COMMENCE STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE EARTH-RESTORING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. INSTALLED IMMEDIATELY IS DEFINED AS COMPLETE ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING OR OTHER NON-VEGETATIVE MATS, SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIMEFRAME.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL A SWPPP MANUAL (REQUIRED).

EROSION CONTROL PLAN REQUIREMENTS

- TEMPORARY EROSION BLANKET SHALL BE BIODIVERSITY DRAINAGE-NET STYRENE FOAM GREEN 8150 OR APPROVED EQUAL AND EROSION MATS SHALL HAVE A MINIMUM FUNCTIONAL LENGTH OF 10 METERS.
- EROSION BLANKET PLACED ON SLOPES 3:1 OR GREATER SHALL BE ROLLED DOWN SLOPE AND WITH 4" MINIMUM LAP AND STAPLED AT 1' O.C.
- CONSTRUCT A 6"X12" ANCHOR TRENCH 3' BEYOND CREST AND TOE OF SLOPE. STAPLE EROSION BLANKET IN TRENCH AT 1' O.C.

 CAMPION ENGINEERING SERVICES, INC. 1800 Pioneer Creek Center, P.O. Box 144, Maple Valley, MN 55127 Phone: 763-478-0172 Fax: 763-478-0142 E-mail: info@campion-engineering.com	I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.	RIVERS EDGE PHASE 2 LAKETOWN HOMES ST FRANCIS, MN	GRADING & SWPPP NOTES PROJECT NO. 18-030 DATE: 07/31/2018
	* Civil Engineering & Land Planning 1800 Pioneer Creek Center, P.O. Box 144, Maple Valley, MN 55127 Phone: 763-478-0172 Fax: 763-478-0142 E-mail: info@campion-engineering.com	Martin P. Campion - Lic. # 19001 - Civil	SHEET NO. 10 OF 10 SHEETS

Application Date:

Fee/Escrow:

2018 DEVELOPMENT APPLICATION

Dear Applicant:

The City of St. Francis is pleased to consider your request. This letter and attached materials are intended to assist you with the formal processing of your proposal. Our goal is to make the review process as economical and efficient as possible.

Application / City Meeting

The attached materials outline the processing procedures, submittal requirements, and fees for various land use applications.

A meeting with City staff is strongly recommended for all types of proposals **before** processing of the application and payment of fees to help explain ordinance requirements, identify the details of the request, review concept plans, provide advice, and potentially avoid any unnecessary plan modifications or site design-related conflicts.

Required Fees / Escrow Deposit

A copy of the most current filing fees and escrow deposit amounts required by the City has also been provided for your reference. All fees must be paid at the time of application. No building permits will be issued until all bills and fees have been satisfied.

City staff will make every effort to keep costs at a minimum. Additional costs may be incurred due to lack of information, site or design problems, additional reviewing requirements or questions from the Planning Commission and/or City Council. You can have a significant impact on controlling these costs by submitting complete and comprehensive documents, plans, and designs which directly respond to the application procedures outlined. Incomplete submittals result in increased review time, unnecessary costs for the applicant, and may also result in rejection of an application.

Thank you for your review of this letter and attached information. We look forward to working with you on your request and application.

TYPE OF APPLICATION: <i>(Check appropriate box)</i>		BASE APPLICATION AND EXPENSE FEES: <i>(Fees are cumulative)</i>
<input type="checkbox"/>	ANNEXATION	\$250 Fee + \$2,000 Escrow
<input type="checkbox"/>	APPEAL / ZONING APPEAL	\$200 Fee + \$250 Escrow
<input type="checkbox"/>	COMPREHENSIVE PLAN AMENDMENT	\$450 Fee + \$2,000 Escrow
<input type="checkbox"/>	DOCK - SPECIAL USE PERMIT	\$50 Fee + \$100 Escrow
<input type="checkbox"/>	ENVIRONMENTAL and/or WETLAND REVIEW	\$350 Fee + \$650 Escrow
<input type="checkbox"/>	MINOR SUBDIVISION	\$350 Fee + \$2,000 Escrow
<input type="checkbox"/>	PLANNED UNIT DEVELOPMENT (PUD)	\$350 Fee + \$2,000 Escrow
<input type="checkbox"/>	ORDINANCE AMENDMENT	\$350 Fee + \$1,000 Escrow
<input type="checkbox"/>	REZONING	\$350 Fee + \$1,000 Escrow
<input checked="" type="checkbox"/>	SUBDIVISION (Circle appropriate): -Sketch Plan -Preliminary Plat (Rural) -Preliminary Plat (Urban) <u>-Final Plat</u> -Administrative Subdivision	\$300 Fee + \$500 Escrow \$400 Fee + \$400 + \$125 per lot Escrow \$400 Fee + \$425 + \$175 per unit Escrow \$350 Fee + \$650 Escrow \$200 Fee + \$1,000 Escrow
<input type="checkbox"/>	SITE & BUILDING PLAN REVIEW (Regular)	\$350 Fee + \$450 Escrow
<input type="checkbox"/>	SITE & BUILDING PLAN REVIEW (Admin)	\$100 Fee + \$250 Escrow
<input type="checkbox"/>	TEMPORARY HABITATION	\$200 Fee + \$5,000 Escrow
<input checked="" type="checkbox"/>	STREET and/or UTILITY VACATION WATERMAIN EASEMENT VACATION	\$350 Fee + \$1,000 Escrow
	TOTALS	\$ _____ Fee, \$ _____ Escrow Developers Agreement?

Fees are set by Fee Schedule, Valid January 1, 2018 through December 31, 2018

DESCRIPTION OF REQUEST: (attach additional information if needed)

Project Name: Rivers Edge Phase Two/Rivers Edge 2nd Addition

Nature of Proposed Use:

Single family residential development

Reason(s) to Approve Request:

Bring a variety of new lots to St. Francis in a new neighborhood

IS THIS APPLICATION, PART OF, OR IN ADDITION TO, A PREVIOUS APPLICATION(S) PERTAINING TO THE SUBJECT SITE? IF YES:

PROJECT NAME: Rivers Edge

NATURE OF REQUEST: Preliminary and Final plat a second phase to Rivers Edge

(attach additional information if needed)

PROPERTY INFORMATION:

Street Address:

Property Identification
umber (PIN#):

32-34-24-21-0001

Legal Description
Outlot A, Rivers Edge

Lot(s):

Block:

Subdivision:

APPLICANT INFORMATION:

Name:

Business Name:

St. Francis Land Development, LLC

Address:

1536 Beachcomber Blvd

City

Waconia

State:

MN

Zip Code:

55387

Telephone:

952-715-2926

Fax:

E-mail:

dwillenbringhome@gmail.com

Contact:

Dale Willenbring

Title:

President

OWNER INFORMATION: (if different from applicant)

Name:

Business Name:

Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

Contact:

Title:

APPLICATION FEES AND EXPENSES: By signing this application form, I agree that all fees and expenses incurred by the City for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may not cover actual expenses; any additional fees will be billed.

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

APPLICANTS MUST BE SIGNED BY ALL PROPERTY OWNERS AS WELL AS/AND IN ADDITION TO, APPLICANT

Applicant(s): Dale Willenbring Date: 8/15/2018

Owner(s): _____ Date: _____

Required Application attachments

Minor Subdivisions	Please provide (3) Certificates of Survey at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
Concept Plans	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.*
Preliminary Plat	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
Final Plats	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). **See below for other required information.
***	<ol style="list-style-type: none"> 1. If applicable, an additional large scale copy at 22" by 34" shall be provided for each of the following: <ol style="list-style-type: none"> a. (1) If project lies within a DNR Shoreland District or Floodplain b. (1) If project is adjacent to a neighboring City or Township 2. If applicable, an additional small scale copy at 11" by 17" shall be provided for each of the following: <ol style="list-style-type: none"> a. (1) If project increases the number of dwelling units for the Met Council b. (1) If project is adjacent to a County Road or County State Aid Highway c. (1) If project is adjacent to a MN/Dot state highway

City of St. Francis Planning Commission Agenda Item
Executive Summary

Title of Item: Turtle Ponds 3rd Addition: A request Denali Investments for concept plan review of a detached townhome development on Outlot B of the Turtle Ponds subdivision east of Arrowhead Street NW and north of 229th Avenue NW; PID: 33-34-24-44-0005.

Meeting Date: **September 19, 2018**

Staff Reporting: **Beth Richmond, City Planner**

Summary: The applicants are seeking concept plan review and feedback from the Planning Commission regarding the development of eight (8) detached townhome lots on Outlot B of the Turtle Ponds subdivision.

Recommendations: N/A; Applicant is seeking feedback from the Planning Commission regarding the design and nature of the proposed development.

List of Attachments: A) Staff Report
B) Applicant's Submittals

City of St. Francis Planning Department
Turtle Ponds 3rd Addition Concept Plan Review

To: Planning Commission

From: Beth Richmond, Consulting City Planner

Meeting Date: 09-19-18

Applicant(s): Denali Investments (David Schulte)

Location: Outlot B, Turtle Ponds Subdivision

Introductory Information

Request: The applicant is seeking feedback on a concept plan to develop 8 lots for detached townhomes on an approximately 10.1-acre parcel of land east of Arrowhead Street NW and north of 229th Avenue NW. This property was originally platted as Outlot B of the 3rd Addition of Turtle Ponds and planned for multi-family development. The Turtle Ponds subdivision was created in 1996 as a Planned Unit Development (PUD). Preliminary and final plans for this development will be reviewed in the context of the original PUD.

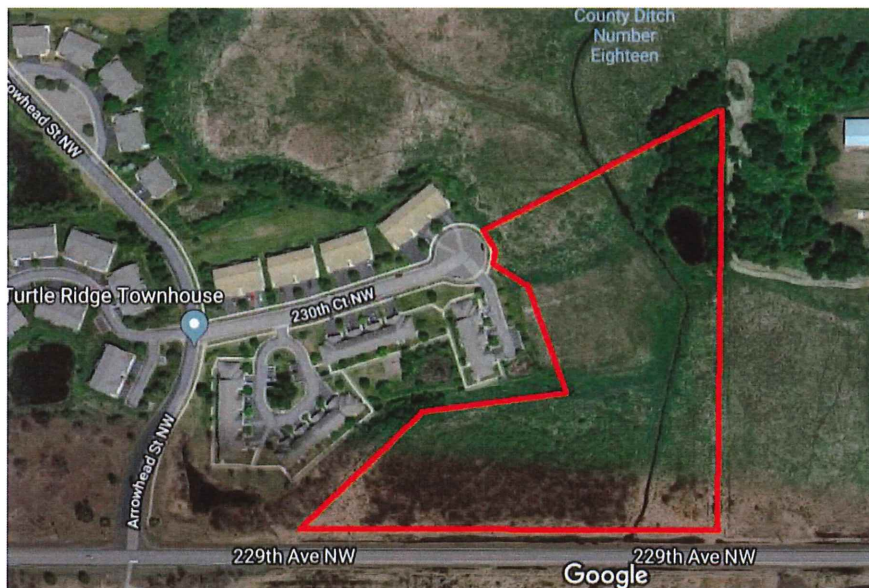
- Site Data:**
- Existing Zoning – PUD – Turtle Ponds
 - Land Use Guidance – Medium Density Residential (2.5 to 7 units per acre)
 - Acres – 10.07 acres
 - Property Identification Number (PID): 33-34-24-44-0005

Various Calcs (in acres):	<i>TOTAL PROPERTY AREA</i>10.07
	<i>WETLAND AREA</i> ≈ 8.74
	<i>NET ACREAGE AFTER WETLANDS</i>≈ 1.33
	<i>TOTAL PROPOSED LOTS</i>8
	<i>GROSS DENSITY</i>0.79 UNITS/ACRE
	<i>NET DENSITY</i>6.02 UNITS/ACRE

Review

Existing Site Character:

- This property currently consists of flat open space. Most of the parcel is covered by wetlands. There is an existing drainage ditch (Anoka County Drainage Ditch 18) that runs north to south along the eastern portion of the property.



PUD STANDARDS REVIEW:

Ownership:

- As part of any preliminary plat submittal, proof of ownership shall be provided by the applicant.

Comp Plan Consistency:

- *Page 2-9 states that the density range within the Medium Density Residential classification is 2.5 to 7 units per net acre.*

Staff comment: The net density of the proposed concept plan is 6.02 units per acre which falls within the stated range.

- *Land Use Policy A (pg 2-15) states that "residential subdivision design must preserve important natural features and promote St. Francis as a distinct location from its suburban neighbors. Policies supporting the statement include:*
 - *Developers must design subdivisions which preserve woodlands, wetlands, natural lakes, and other natural features.*

(cont.)

Staff comment: The applicant has proposed a concept which preserves a large amount of the wetland area found on this property. The Commission and Council should provide guidance as to whether the plan successfully protects natural areas.

- *Land Use Policy C (pg 2-16) seeks creative approaches to the use of land. "New residential subdivisions, especially those utilizing a PUD design process, will be evaluated as to their variety and diversity of housing materials, colors, architectural styles and details, and other factors."*

Staff comment: The proposed development should follow the general pattern of design standards and materials used in previous additions of this PUD.

- *Land Use Policy F (pg 2-18) states that the land use plan is designed to be consistent with the Met Council policies relating to new urban development; specifically, an average of 3.0 residential units per developable acre for all future residential areas.*

Staff comment: The proposed development has a net density that is well above the 3.0 units/developable acre average required by the Met Council. The existing PUD consists of single family residential, multi-family residential, and commercial uses. It is assumed that the higher density in this area will make up for lower densities existing in other areas of the PUD in order to achieve an overall net density meeting the Met Council's requirements.

Compatibility:

- Detached townhomes will be consistent with the existing land use to the west and the planned land use in this portion of the City.
- Given that a similar development plan was already approved on this site in 2006, the City has already determined that development of this area is compatible with adjacent land uses and is not premature. Completion of the recent upgrades to the City's wastewater treatment plant provides adequate sewer capacity for this development.

- (cont.)
- No building on the preliminary plat shall be located less than fifteen (15) feet from the back of a curb line which is part of the internal street system.
 - All buildings within the proposed PUD shall be a minimum of twelve (12) feet apart. As proposed, we anticipate all buildings to be separated by a minimum of 15 feet as part of the preliminary plat.

- Minimum Size:**
- The property exceeds the PUD minimum of one (1) acre.

IN GENERAL

- Lots and Blocks:**
- All lots, blocks, and roadways are generally conforming to minimum and maximum standards established in the Code and in the PUD approved for this subdivision.

- Lot Access:**
- All proposed lots will have access from a private drive onto 230th Court NW.
 - The City Engineer will need to review any preliminary plans to determine the appropriate layout for these drives in order to provide access to this development for emergency vehicles, etc.
 - Addresses for the individual homes should be posted at each driveway entrance.

- Future parcel development:**
- The proposed development would complete the parcel subdivision on Outlot B of the 3rd Addition of Turtle Ponds. The remaining portion of the property consists of wetlands, which are considered to be unbuildable.

- Adjacent parcel dev.:**
- The parcel is located on the southern border of St. Francis along 229th Ave NW (CSAH 24). The land located to the east and north of the property is located within the Turtle Ponds PUD and has been developed with a mix of commercial uses, multi-family dwelling, and single-family homes. The land to the west of the parcel is guided for permanent agricultural use and is not planned to develop.

- Easements:**
- All standard drainage and utility easements will need to be shown on the future preliminary plat.
 - All easements intended for public utilities shall meet minimum City standards for width, and must be as wide as necessary to address access and/or maintenance objectives. All questions regarding needed easement widths should be directed to the City Engineer.
- Resident Concerns:**
- To date, Staff has not received any public feedback regarding the proposed concept plan.

INFRASTRUCTURE:

- In General:**
- All public improvements constructed to support the development must be designed and constructed in accordance with the City's Private Development Standards available on the City website.
- Streets and Transportation:**
- The applicant shall address all Engineering, Public Works, and Fire Department concerns as described by City Staff.
 - The proposed streets/drives would be private and are subject to review by emergency services. Parking would likely be prohibited on the private streets.
 - The cul-de-sac on 230th Ct NW, which would be the access point for the proposed detached townhomes, was approved as part of an earlier phase of development. The applicant is proposing to connect a private drive to the southeast end of the cul-de-sac which would serve the new lots. The applicant has provided plans for a hammerhead turnaround as part of the proposed drive so that larger vehicles could access these lots. Given that the design protects and builds around the wetlands located on the parcel and that the applicant has provided a turnaround point, this additional length this appears to be a reasonable request. Final plans for the proposed roadways must be approved by the City Engineer.

- | | |
|-------------------------------------|---|
| <i>Water System(s):</i> | <ul style="list-style-type: none">▪ Future plans must be in accordance with all applicable standards.▪ The City Engineer has noted that City water is available on the east side of the 230th Ct NW cul-de-sac. The water system would be required to be extended into the site in accordance with City standards. |
| <i>Sanitary System(s):</i> | <ul style="list-style-type: none">▪ Future plans must be in accordance with all applicable standards.▪ The City Engineer has noted that sanitary sewer is available on the east side of the 230th Ct NW cul-de-sac. Sanitary sewer would be required to be extended into the site in accordance with City standards. |
| <i>Storm water /Grading:</i> | <ul style="list-style-type: none">▪ Future plans must be in accordance with all applicable standards.▪ The City Engineer has noted the stormwater management must be consistent with Chapter 10, Section 93 of the City Code. |
| <i>Utilities:</i> | <ul style="list-style-type: none">▪ Telephone, electric, and/or gas service lines are to be placed underground in accordance with the provisions of all applicable City ordinances. |
| <i>Parking Facilities:</i> | <ul style="list-style-type: none">▪ Staff did not identify any parking issues for the proposed lots. Each lot is served by a driveway which provides on-site parking opportunities. On-street parking opportunities should be shown on the preliminary plans. The proposed development must follow the parking requirements stated in the City Code, unless amended by the existing PUD. City Code Section 10-19-9 requires townhome units to provide a minimum of 2 garage spaces and 2 driveway spaces per unit. One half space per townhouse is required for guest parking in addition to the garage and driveway spaces mentioned above. The concept plan does not currently show spaces for guest parking. |
| <i>Required Signage:</i> | <ul style="list-style-type: none">▪ New street signs will be required at all intersections at the developer's expense. |
| <i>Entrance Monument:</i> | <ul style="list-style-type: none">▪ Designs and locations for entrance monuments (if desired) should be identified as part of any future preliminary plan submittal. Location, height, size, etc., shall be in conformance with code standards. |
| <i>Fire Hydrants:</i> | <ul style="list-style-type: none">▪ The applicant will be required to work with the City Staff to identify the proper locations for all future fire hydrants. |

- Streetlights:***
 - Street lights conforming to City specifications will need to be installed at locations determined by the City Engineer. The applicant should meet with the Engineer to get such feedback, and all needed streetlights must be shown on the Preliminary Plans.

- Monuments:***
 - In accordance with Section 11-11-2; reference monuments shall be placed in the subdivision as required by state law.

ENVIRONMENTAL & OTHER NEIGHBORHOOD IMPACTS:

- Environmental Impacts:***
 - An EAW was required and prepared for the original PUD included Outlot B. Staff is working to locate the original document. The proposed project by itself does not trigger the need for an EAW.

- Wetlands:***
 - The developer will need to follow all of the rules and regulations spelled out in the Wetlands Conservation Act, and acquire any/all needed permits.
 - A wetland management plan as called for by Section 10-91-4 of the zoning ordinance was required as part of the original PUD process. Preliminary and final plats for this development shall adhere to the wetland management plan.
 - Review and comment by the Anoka Conservation District (ACD) will be sought with any future preliminary plat/plan application. The applicant is encouraged to coordinate with the ACD prior to any future submittal.
 - The wetlands on-site must be delineated to determine the extent of the buildable area. Wetland buffers are required adjacent to wetlands, with widths varying between 15 feet and 25 feet depending on the wetland class as determined by a Functions and Values assessment. Per City Code 10-16-5, there is a required building setback of 30 feet from the delineated edge of a wetland.

- Shoreland (Riverway) District:***
 - The proposed development is not located within the Shoreland District.

- Erosion Control:**
- The future grading plan should indicate proposed erosion control methodologies to be utilized during the development process.
 - Silt fencing should be shown at the construction limits for the proposed houses or driveways with the future building permit application.

- Traffic:**
- The proposed project will not significantly increase traffic volumes beyond that which was already anticipated with the guided land use. No traffic study is needed.

Flood Plain & Steep Slopes:

- A significant portion of the property is located within the 100-year floodplain. The 100-year floodplain in this area is shown on the map below.



Due to the location of the floodplain, the applicant should review each of the proposed lots and roadway layout to understand where the floodplain is and how it must be addressed. Any fill proposed within the floodplain will need to meet the City's Floodplain ordinance.

- Elevation labels are missing on the contours of the concept plan.

- Docks:**
- The project does not include any proposed river access.

- Other Permits:**
- All necessary permits must be provided to the City (MPCA, NPDES, MDH, etc. as may be applicable).

CHARGES, FEES, & RESPONSIBILITIES:

- In General:**
- As always, the applicant is responsible for all fees related to the review of this application (including but not limited to planning, legal, engineering, wetland, environmental consultants, or other such experts as required by this application).

**Park
Dedication:**

- Section 11-08-9 of the Subdivision Code requires all subdivisions of land to dedicate a reasonable portion of land to the City for public use as parks, trails, or open space. The required dedication percentage for a residential development is 10% of the gross acreage being developed. During the PUD process, it was determined that all residential lots within the Turtle Ponds subdivision would require a \$100 park dedication fee per lot, to be paid at the time the plans are approved. This means that the developer will be required to pay \$800 for the 8 new lots once the plans are approved.
- The future preliminary plans must show how this dedication will be met and/or how much of the dedication will be satisfied via cash in lieu of land.

Sewer Charges:

- The applicant should consult with the City Engineer on future sewer access charges and/or individual hook up charges that may be applicable.

Water Charges:

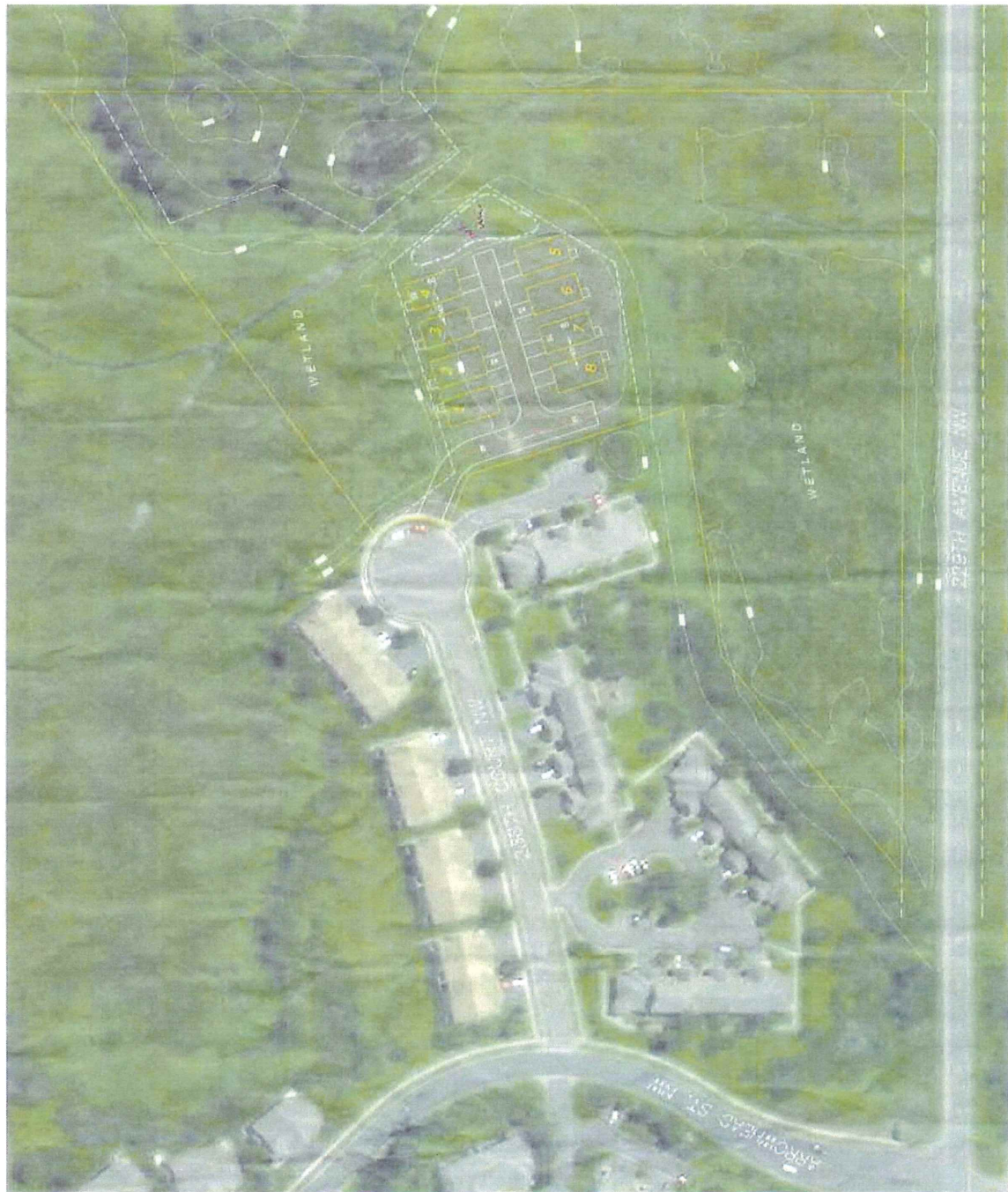
- The applicant should consult with the City Engineer on future water access charges and/or individual hook up charges that may be applicable.

Conclusion

The Planning Commission is asked to examine the proposed Concept Plan and provide feedback for consideration by the applicant. Council will do the same, and the applicant will need to consider all feedback and determine whether or not to proceed.

Keep in mind that feedback at this point does NOT carry with it any assurances of future success or approvals. The goal is to inform the applicant of all potential issues that need to be addressed so no surprises are encountered moving forward. While the City strives to identify all issues during the concept plan phase, it is ultimately the applicant's responsibility to adhere to all local, state, and Federal regulations as may be applicable.

NO.	DATE	REVISIONS
1	10/10/10	Initial Design
2		
3		
4		
5		
6		
7		
8		
9		
10		

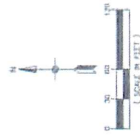


PARCEL DESCRIPTION

BLOCK 8, TURTLE MOON, INC. ADDITION
 IN THE COUNTY OF ST. FRANCIS, MINNESOTA

SITE DATA
 TOTAL SITE AREA: 510.07 AC.
 TOTAL NUMBER OF LOTS: 8

- NOTES**
- 1) The final work shall be completed at this time.
 - 2) Topographic survey is 100% which was provided by the Minnesota Department of Natural Resources.
 - 3) Wetlands shown based on National Wetlands Inventory.
 - 4) Property is subject to all requirements of local, state, and federal law.





DESCRIPTION OF REQUEST: (attach additional information if needed)

Project Name: *Turtle Ponds 3rd Addition*

Nature of Proposed Use:
Detached Town homes

Reason(s) to Approve Request:

IS THIS APPLICATION, PART OF, OR IN ADDITION TO, A PREVIOUS APPLICATION(S) PERTAINING TO THE SUBJECT SITE? IF YES:

PROJECT NAME: *Turtle Ponds 3rd Addition*
NATURE OF REQUEST: *Develop Additional units*

(attach additional information if needed)

PROPERTY INFORMATION:

Street Address: *33-34-24-44-0005*

Property Identification Number (PIN#):

outlot B - Turtle Ponds 3rd Add

Legal Description (Attach if necessary):
Lot(s): Block: Subdivision:

APPLICANT INFORMATION:

Name: *David Schulte* Business Name: *Denali Investments*

Address: *11149 187th Ave NW*

City: *Elk River* State: *MN* Zip Code: *55330*

Telephone: *612-245-0249* Fax: E-mail: *DSchulte@hotmail.com*

Contact: *Dave Schulte* Title: *President*

OWNER INFORMATION: (if different from applicant)

Name: *Same* Business Name:

Address:

City: State: Zip Code:

Telephone: Fax: E-mail:

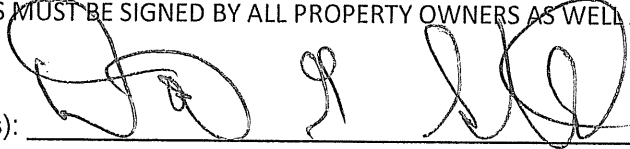
Contact: Title:

APPLICATION FEES AND EXPENSES: By signing this application form, I agree that all fees and expenses incurred by the City for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may not cover actual expenses; any additional fees will be billed.

State statutes provides up to 120 days for the review of complete application, but the City will strive to finalize your request as quickly as possible. Please note that missing application due date and meeting dates or submitting an incomplete application WILL result in the review of the request being delayed. All City Council meeting dates are estimated as it is City policy that issues be resolved and plans be revised as may be needed prior to Council consideration.

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

APPLICANTS MUST BE SIGNED BY ALL PROPERTY OWNERS AS WELL AS/AND IN ADDITION TO, APPLICANT

Applicant(s):  Date: 8-8-2018

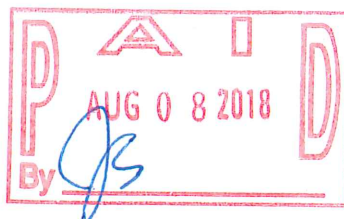
Owner(s): _____ Date: _____

Required Application attachments

Minor Subdivisions	Please provide (3) Certificates of Survey at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
Concept Plans	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.*
Preliminary Plat	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
Final Plats	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). **See below for other required information.
***	<ol style="list-style-type: none"> 1. If applicable, an additional large scale copy at 22" by 34" shall be provided for each of the following: <ol style="list-style-type: none"> a. (1) If project lies within a DNR Shoreland District or Floodplain b. (1) If project is adjacent to a neighboring City or Township 2. If applicable, an additional small scale copy at 11" by 17" shall be provided for each of the following: <ol style="list-style-type: none"> a. (1) If project increases the number of dwelling units for the Met Council b. (1) If project is adjacent to a County Road or County State Aid Highway c. (1) If project is adjacent to a MN/Dot state highway

TYPE OF APPLICATION: (Check appropriate box)		BASE APPLICATION AND EXPENSE FEES: (Fees are cumulative)
<input type="checkbox"/>	ANNEXATION	\$250 Fee + \$2,000 Escrow
<input type="checkbox"/>	APPEAL / ZONING APPEAL	\$200 Fee + \$250 Escrow
<input type="checkbox"/>	COMPREHENSIVE PLAN AMENDMENT	\$450 Fee + \$2,000 Escrow
<input type="checkbox"/>	DOCK - SPECIAL USE PERMIT	\$50 Fee + \$100 Escrow
<input type="checkbox"/>	ENVIRONMENTAL and/or WETLAND REVIEW	\$350 Fee + \$650 Escrow
<input type="checkbox"/>	MINOR SUBDIVISION	\$350 Fee + \$2,000 Escrow
<input type="checkbox"/>	PLANNED UNIT DEVELOPMENT (PUD)	\$350 Fee + \$2,000 Escrow
<input type="checkbox"/>	ORDINANCE AMENDMENT	\$350 Fee + \$1,000 Escrow
<input type="checkbox"/>	REZONING	\$350 Fee + \$1,000 Escrow
<input checked="" type="checkbox"/>	SUBDIVISION (Circle appropriate): <input checked="" type="checkbox"/> -Sketch Plan <input type="checkbox"/> -Preliminary Plat (Rural) <input type="checkbox"/> -Preliminary Plat (Urban) <input type="checkbox"/> -Final Plat <input type="checkbox"/> -Administrative Subdivision	\$300 Fee + \$500 Escrow <i>pl 8/8/18</i> <input type="checkbox"/> -Preliminary Plat (Rural) \$400 Fee + \$400 + \$125 per lot Escrow <input type="checkbox"/> -Preliminary Plat (Urban) \$400 Fee + \$425 + \$175 per unit Escrow <input type="checkbox"/> -Final Plat \$350 Fee + \$650 Escrow <input type="checkbox"/> -Administrative Subdivision \$200 Fee + \$1,000 Escrow
<input type="checkbox"/>	SITE & BUILDING PLAN REVIEW (Regular)	\$350 Fee + \$450 Escrow
<input type="checkbox"/>	SITE & BUILDING PLAN REVIEW (Admin)	\$100 Fee + \$250 Escrow
<input type="checkbox"/>	TEMPORARY HABITATION	\$200 Fee + \$5,000 Escrow
<input type="checkbox"/>	STREET and/or UTILITY VACATION	\$350 Fee + \$1,000 Escrow
	TOTALS	\$ 1,050 Fee, \$ 2,475 Escrow

Fees are set by Fee Schedule, Valid January through December



656
 1825