

ELKO NEW MARKET - PLANNING COMMISSION MEETING

PC Members: Steve Thompson , Brad Smith, Heather Vetter, Nicole Kruckman, Kent Hartzler, and Harry Anderson
City Staff: City Planner Bob Kirmis, Community Development Specialist Renee Christianson and City Engineer Rich Revering



AGENDA

TUESDAY, JUNE 26, 2018 @ 7:00 PM
COUNCIL CHAMBERS – NEW MARKET AREA HALL
601 MAIN STREET, PO BOX 99, ELKO NEW MARKET, MN 55020

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
Consider Approval of the Agenda
- 4. PUBLIC COMMENT** (public opportunity to comment on items not listed on the agenda)
- 5. ANNOUNCEMENTS**
- 6. APPROVAL OF MINUTES**
Consider Approval of the following:
 - A. May 29, 2018 Meeting Minutes
- 7. PUBLIC HEARINGS**
 - A. Request for Rezoning and Preliminary Plat Approval of Dakota Acres 1st Addition – Syndicated Properties, Applicant
- 8. GENERAL BUSINESS**
 - A. Review of Proposed Development of The Preserve at Elko New Market – Kevin Komorouski, applicant
- 9. MISCELLANEOUS**
 - A. City Staff/Consultant Business Updates & Reports
 - B. Planning Commission Questions & Comments
- 10. ADJOURNMENT**

BOARD NOTICE:

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

PUBLIC NOTICE:

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

**MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
May 29, 2018
7:00 PM**

1. CALL TO ORDER

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

Commission members present: Thompson, Kruckman, Smith, Vetter, Hartzler and Ex-officio member Anderson

Members absent and excused: None

Staff Present: Community Development Specialist Christianson and City Engineer Revering

2. PLEDGE OF ALLEGIANCE

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

3. APPROVAL OF AGENDA

A motion was made by Kruckman and seconded by Vetter to approve the agenda as written. Vote for: Thompson, Kruckman, Smith, Vetter and Hartzler. Against: None. Abstained: None. Motion carried: (5-0).

4. PUBLIC COMMENT

There were no public comments.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

A motion was made by Hartzler and seconded by Smith to approve the minutes of the April 24, 2018 Planning Commission meeting as written. Vote for: Thompson, Kruckman, Smith, Vetter and Hartzler. Against: None. Abstained: None. Motion carried: (5-0).

7. PUBLIC HEARINGS

A. Draft Amendment to Zoning Ordinance – Commercial Vehicle Definition

Chairman Thompson asked Community Development Specialist Renee Christianson to present her memorandum dated May 29, 2018 related to the draft Zoning Ordinance amendment for Commercial Vehicle definitions. Christianson explained that the topic originated with a request from Marek Towing to allow certain tow trucks in residential zoning districts. Following significant discussion on the matter, the Commission directed staff to draft an amendment for consideration that would simplify the definition of Class I

and Class II Commercial Vehicles, to reference gross vehicle weight rating and size rather than by vehicle type.

Christianson noted that a number of other community's codes were researched and most cities regulated the parking of commercial vehicles in residential zoning districts. Commercial vehicles were commonly defined by tonnage, gross vehicle weight rating, or by size (length and height). Christianson reviewed the definition of gross vehicle weight rating (GVWR). Following Christianson's presentation, a public hearing was opened at 7:09 p.m. The following comments were received during the public hearing:

- Dennis Green, 51 West Louis Street, Elko New Market. Christianson read allowed a letter submitted by Mr. Green who was unable to attend the meeting but submitted comments for inclusion in the record. Mr. Green noted the following concerns with parking large commercial vehicles (tow trucks specifically) in residential districts:
 - Come and go at all hours of the day and night
 - Have audible alert while backing up
 - Disruptive to residents and impacts quality of life
 - Parking commercial vehicles in streets causes concerns for emergency vehicle access to neighborhoods
 - Decrease residential property values

- Gene Meger, 41 West Louis Street, Elko New Market. Mr. Meger addressed the Commission, presenting a photograph of an 18,000 GVWR vehicle parked at a residential property, and stating the following concerns regarding parking of commercial vehicles in residential districts (specifically tow trucks):
 - 18,000 GVWR vehicles are too large to be parked in a residential areas
 - Large vehicles in residential districts cause a public safety hazard
 - Commercial vehicles belong in commercial zoning districts
 - Keep residential zoning districts for residential uses
 - Large trucks are hazardous on narrow streets with no sidewalks
 - Parking of tow trucks is an extension of a towing business
 - City staff survey of surrounding communities shows commercial vehicles not allowed in residential districts have average of 10,000 GVWR and 22' length
 - Other communities do not allow tow trucks in residential districts and make it work

It was moved by Hartzler, seconded by Vetter to close the public hearing at 7:20 p.m.

The Planning Commission held significant discussion on the matter. Commissioner Hartzler stated that he felt the proposed amendment to the definition of commercial vehicles is really just a decision about tow trucks, and whether tow trucks should be allowed in residential districts. Staff was asked to display various types of vehicle specifications (GVWR, length, height) during the meeting, including transit vans and various sized pickup trucks.

Chairman Thompson introduced and asked for a roll call vote on the following question:
“Does the Commission recommend changing the current definition of commercial vehicles

to reference size and weight rather than vehicle type?" Vote for: Kruckman, Smith, Hartzler. Against: Thompson, Vetter. Abstain: none. Motion carried: (3-2).

Chairman Thompson introduced and called for a roll call vote on a motion to recommend to the City Council an amendment to the definition of commercial vehicles as follows:

Class I: Vehicles which exceed any of the following:

A gross vehicle weight rating (GVWR) of eighteen thousand (18,000) pounds
A height of nine (9) feet
A length of twenty-four (24) feet

Class II. All vehicles other than Class I commercial vehicles and which do not exceed any of the following:

A gross vehicle weight rating (GVWR) of eighteen thousand (18,000) pounds
A height of nine (9) feet
A length of twenty-four (24) feet

Vote for: Kruckman, Hartzler. Vote against: Thompson, Smith, Vetter. Abstain: None. **Motion failed** (2-3).

Following further discussion, Commission Smith made a motion, seconded by Thompson, to recommend to the City Council an amendment to the definition of commercial vehicles as follows:

Class I: Vehicles which exceed any of the following:

A gross vehicle weight rating (GVWR) of fourteen thousand (14,000) pounds
A height of nine feet six inches (9'6")
A length of twenty-two feet and six inches (22'6")

Class II. All vehicles other than Class I commercial vehicles and which do not exceed any of the following:

A gross vehicle weight rating (GVWR) of fourteen thousand (14,000) pounds
A height of nine feet six inches (9'6")
A length of twenty-two feet and six inches (22'6")

Vote for: Thompson, Smith, Vetter, Hartzler. Vote against: Kruckman. Abstain: None. Motion carried: (4-1).

8. GENERAL BUSINESS

A. Discussion Regarding Rezoning of 580 Paul Street Property – Bernie Mahowald

Chairman Thompson asked Community Development Specialist Renee Christianson to present her memorandum dated May 29, 2018. Christianson explained that Bernie

Mahowald owns the property located at 580 Paul Street which is a vacant 3.13 acre property near the downtown area. The property is currently zoned R3, medium density residential which conflicts with the current Comprehensive Plan which guides the property to low density residential. Mr. Mahowald has inquired about whether the City is open to the open to either medium or low density residential development on the property. The property is currently listed for sale and he is concerned with how to market the property.

Christianson further noted that the Draft 204 Comprehensive Plan guides the property to medium density residential, which is a change from the 2030 Comprehensive Plan. After discussion, the Commission indicated that at this time they are open to either low or medium density development of the property, and further noted that any zoning or development efforts should be coordinated with the adjacent (Tuma) property.

B. Review of Sylvester Meadows – Bernie Mahowald, Applicant

Community Development Specialist Christianson presented the Commission with an overview of a conceptual development plan for the Sylvester Meadows plat which showed nine residential lots which are believed to meet the R-1 zoning district requirements.

Christianson stated that water service can be provided from Aaron Dr and some type of lift station will be needed for sanitary sewer service. She noted that a stormwater management plan will need to be submitted, and a wetland delineation and tree inventory will be required. Also noted was that the street right-of-way is proposed at 50' in width which does not meet the current requirement, but that the right-of-way width has already been established at the connection to Aaron Drive.

Christianson stated that the current Park and Trail Plan indicates a trail corridor on the south side of the proposed lots, and the City's Parks Commission will need to make a recommendation regarding the park land dedication and the trail corridor. Christianson also noted that the wetland boundary is not currently known and there will be a requirement for a vegetative wetland buffer.

The Commission indicated that they are in support of the development, the proposed R-1 zoning of the property (noting that lot sizes should meet the minimum standards for the R-1 zoning district) and the proposed 50' right-of-way width.

C. Review of Dakota Acres 1st Addition

Community Development Specialist Christianson informed the Commission that an application for rezoning, preliminary and final plat approval of Dakota Acres 1st Addition had been received. The application has initially been determined to be incomplete but staff expects that the item may be scheduled on the June or July Planning Commission agenda. Christianson stated that she wanted to make the Commission aware of the proposed development which contains 28 proposed townhome units.

The Commission asked if they could view sample building elevations for the project, which Christianson displayed. The Commission discussed the original requirement that Oriole Street connection to James Parkway be closed / removed. Christianson stated that the

developer has indicated they will request that the Oriole Street access to James Parkway remain open. City Engineer Rich Revering, who was present at the meeting, stated that his recommendation to close the Oriole Street access will remain. There was a consensus of the Commission that the Oriole Street access be closed upon platting of Dakota Acres 1st Addition.

9. MISCELLANEOUS

A. Expectations for Boards & Commissions

Community Development Specialist Christianson informed the Planning Commission that the City Council has recently reviewed the expectations for Boards and Commissions. One recommended change that would affect Planning Commissioners would be an educational requirement that would require a Commissioner to participate in a minimum of one training session every two year.

B. Education Opportunities for Planning Commissioners

Christianson informed the Commission that Government Training Services now offers two of their classes virtually. The American Planning Association also offers a number of on-line classes which can be completed individually or in a group setting, and the League of Minnesota Cities offers two on-line courses relating to land use. The Commission indicated that they are more interested in on-line and virtual classes than attending classroom sessions, and that they would be interested in viewing in a group setting with Elko New Market Planning Commission members.

C. Adelman Property Marketing Video

Community Development Specialist Christianson displayed a marketing video for the Adelman family properties which was created by Appro Development and ISG.

D. City Staff / Consultant Business Updates

Community Development Specialist Christianson provided updates on various City properties and projects. Specific discussion took place regarding the following projects:

- Offer recieved on City owned property
- Marty Deutch property on MLS
- Pete's Hill Park
- Inquiry from National Builder
- Park I-35 lead

E. Planning Commission Questions & Comments

The Commission inquired about solar panels that had been installed in a house located on Todd Street and whether or not a permit had been issued. Staff to investigate.

10. ADJOURNMENT

A motion was made by Hartzler and seconded by Smith to adjourn the meeting at 8:59 p.m.
Vote for: Thompson, Kruckman, Smith and Vetter and Hartzler. Against: None.
Abstained: None. Motion carried: (5-0).

Submitted by:



Renee Christianson
Community Development Specialist

DRAFT



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

MEMORANDUM

TO: PLANNING COMMISSION
CC: JOE LEHRER, SYNDICATED PROPERTIES, LLC
LARRY GENSMER
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
RE: REQUEST FOR REZONING #R3-2018, TO REZONE PROPERTY TO PLANNED UNIT DEVELOPMENT (PUD), AND PRELIMINARY PLAT APPROVAL OF DAKOTA ACRES 1ST ADDITION, CONSISTING OF 28 RESIDENTIAL (TOWNHOUSE) LOTS AND ONE OUTLOT ON 2.17 ACRES, AS PROPOSED BY SYNDICATED PROPERTIES.
DATE: JUNE 26, 2018

PLANNING COMMISSION MEETING:	JUNE 26, 2018
CITY COUNCIL MEETING:	JULY 26, 2018
60-DAY REVIEW DEADLINE:	AUGUST 21, 2018
120-DAY REVIEW DEADLINE	OCTOBER 20, 2018

Background / History

Syndicated Properties, LLC purchased this 2.17 acre property from the City of Elko New Market in the fall of 2017. This property, together with additional property to the west, north, and east had been approved for a 71-unit town home development prior to the recession. The original development was planned to be platted in multiple phases. The first phase, which was platted as Dakota Acres, contained 21 lots / townhome units. Eight of the originally approved 21 units were constructed before the recession hit, leaving thirteen platted townhome units yet to be built on. The original developer defaulted on assessments against the properties and the City ultimately ended up with possession of his remaining property (thirteen platted lots and the remaining outlots). The applicant, Syndicated Properties, also purchased the originally platted thirteen units, and townhomes are currently under construction on all thirteen of those lots.

The original development was approved by way of PUD zoning. The applicant is proposing changes to the originally approved PUD development and therefore is applying to rezone this 2.17 acre property to a new PUD zoning district to accommodate his proposed development and new layout. An application for rezoning and preliminary plat approval of Dakota Acres 1st Addition has been received.

Submitted for review were the following:

- Boundary Survey / Existing Conditions drawing prepared by Stantec and dated 5/1/18
- Preliminary Plat drawing prepared by Stantec and dated 6/20/18
- Final Plat drawing prepared by Stantec and dated 6/20/18

Christmas Pines – Rezoning & Preliminary Plat Application

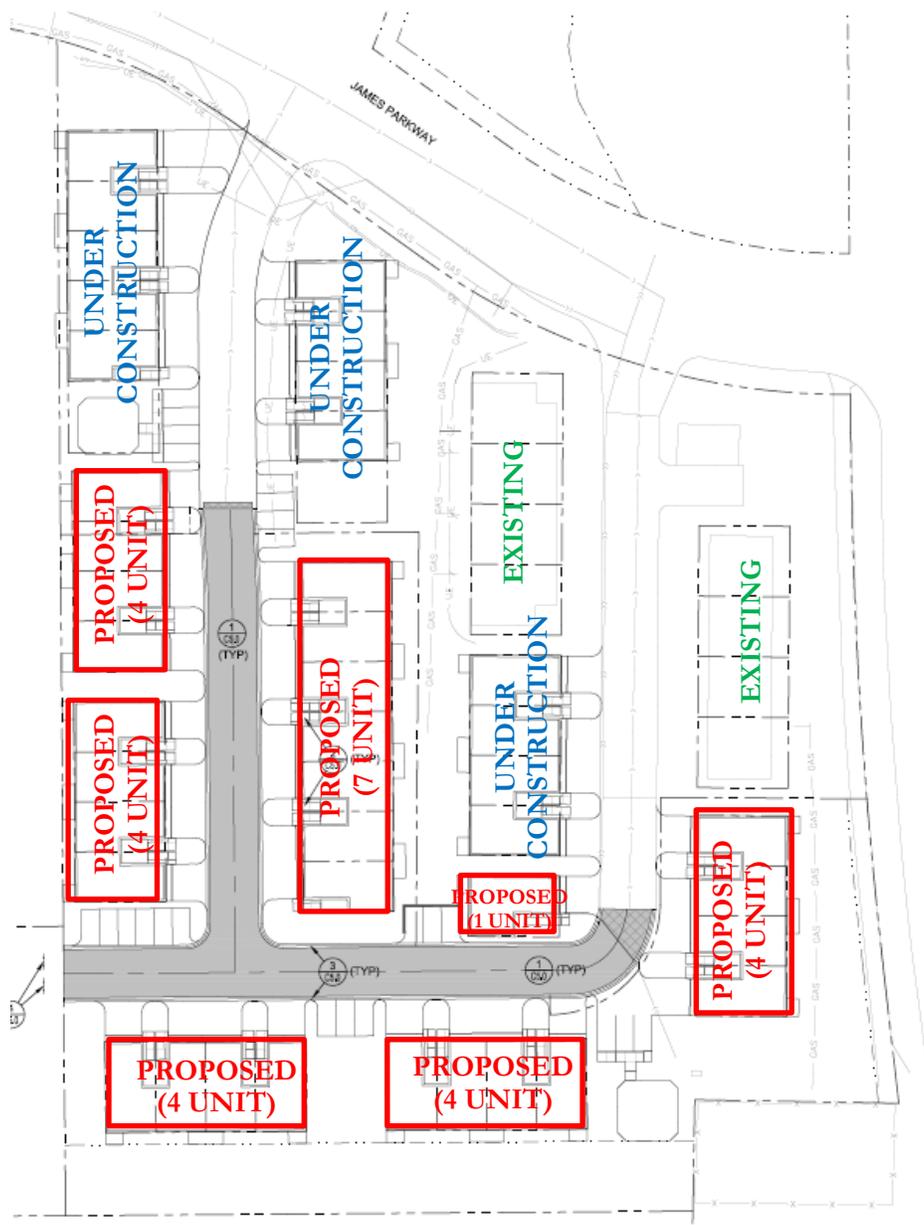
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June 26, 2018

- Preliminary Grading & Construction plans prepared by Larsen Engineering containing 7 sheets and dated 6/21/18
- Landscaping plan prepared by RHA Architects and dated 8/15/16 (possible error in date?)
- Building elevations and sample floor plans prepared by RHA Architects and dated 11/19/17 (7-unit, 4-unit and 1-unit buildings)

City staff has referred to the following City adopted ordinances and plans when reviewing the zoning and preliminary plat application:

- 2030 Comprehensive Land Use Plan, including Sanitary Sewer, Water, Stormwater and Park Plans
- Zoning Ordinance
- Subdivision Ordinance



Proposed 28 Townhome Units

Neighborhood Conditions

- To the south of the proposed development is a vacant lot that had been approved for townhome development prior to the recession.
- To the east of the proposed development are townhome units, and detached single family homes.
- To the north of the proposed development are townhomes that are currently under construction.
- To the west of the proposed development is vacant property (apartment buildings are currently proposed on the vacant property).

Development of the property as residential townhomes is compatible with the adjacent land uses.

Legal Description

The proposed development consists of one property containing 2.17 gross acres. The PID # is 23-027025-1. The legal description is lengthy, and is a portion of Outlot B and a portion of Outlot C in Dakota Acres.

Comprehensive Land Use Plan

The city's comprehensive land use plan guides the property to a "Residential Mixed Use" land use designation. The comprehensive plan contains the following language regarding Residential Mixed Use:

"This "Residential Mixed Use" development pattern is based on the Low Density Residential District. However, this District is characterized by a greater proportion of non-single family detached homes at higher densities than the Low Density Residential District. This District is intended to provide an opportunity to create population centers and to accommodate the demand for lifecycle and affordable housing located near activity areas and transportation corridors. The dominant housing form will be single family detached homes (75%). Single family attached homes and multi-family residences are expected to represent 25% of the housing opportunities within the development, and may include townhomes, apartments, and senior residential facilities. Single family attached dwellings will be allowed as permitted uses. Dwellings containing over 4 units should be allowed as conditional uses and may be mixed with detached homes in Planned Unit Developments. Commercial uses will be allowed in a Planned Unit Development if the use provides a service to the neighborhood, or creates a buffer between a residential area or public space and a road or more intensive use. Support facilities that are compatible with neighborhoods and accessory uses are allowed within this District. The guided density in this land use designation is 8 units per net acre, with a range between 5 and 15 units per net acres."

The proposed use of the property for attached townhome units meets the intent of the guided land use for the area. The proposed development meets the specified density range identified in the Comprehensive Plan, which calls out a preferred residential density range of 5 to 15 units per net acre. The proposed development of 28 units on 2.17 (12.9 units per acre) falls within the residential density range identified in the Comprehensive Plan.

Zoning

The property is currently zoned PUD. A brief description of the currently approved PUD is as follows:

In 2006 the City approved a PUD for the Dakota Acres property to allow a 71 unit townhouse development, of which only eight units were constructed. (A copy of the approved layouts is shown at the end of this memo.)

Redevelopment of the property as depicted by the applicant will require a rezoning of the property to reflect the new layout. The purpose of a PUD zoning district is to provide flexibility in the development of residential and non-residential areas that would not be possible under a conventional zoning district. The intent of a PUD is to:

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

The City Code requires that use, lot size, setbacks, building height requirements, etc. of the most closely related conventional zoning district be considered appropriate. The R4 High Density Residential District standards will be used in evaluating the development.

Multiple family dwellings containing more than 8 units are permitted uses in the R4 zoning district. The applicant is proposing five 4-unit buildings, one 7-unit building, and one single unit. This is a deviation from the RH district requirements.

Lot Size / Width

The PUD district standards state that “The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above.” The R4 (High Density Residential) zoning district standards will be used as the most closely related district standards.

There is no minimum lot area “per dwelling unit” identified for the R4 District. The individual units are 1125 (corner units), 1,116 (interior units), and 1,361 (individual unit). Overall, the development contains 3,376 sq ft per unit (includes common areas). The minimum unit width requirement is 25’. The applicant is proposing units that are 25’ wide. The proposed development meets the lot size and width requirements for the R4 District.

Setbacks

The PUD district standards state that “The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above.” The R4 zoning district standards will be used as the most closely related district standards. The setback requirements in the R4 zoning district are as follows:

- Front setback to curb of private street – 30’
- Setback between buildings – 20’
- Setback to periphery property lines – 30’
- Setback to major collector street – 50’ (to allow for landscape buffer)

Front: The developer is proposing front setbacks of 20’ from the private drives (30’ required) & 30’ from Dakota Avenue (50’ required), except that the single unit building is proposed at 3’ from the private drive.

It is important to note that the front setbacks proposed are consistent with the existing townhomes and previously approved development.

Setback between buildings – The distance between the proposed buildings varies throughout the site, ranging from 10' to 55' (20' required). The average distance between buildings is approximately 15'.

Setback to periphery property lines – Along the west side of the plat, the buildings are proposed at 5' from the west property line (30' required). It is important to note that the original development had been approved with this setback. The proposed buildings will line up with the building under construction on the northwest side of the plat.

Setback to major collector street – The building is proposed at 30' from the east property line, which abuts James Parkway (50' required). The proposed building will line up with the existing building to the north. It is important to note that the original development had been approved with this setback.

The proposed setbacks are depicted on the preliminary plat and civil drawings dated 6/21/18. Staff is seeking direction from the Planning Commission regarding their support for the setbacks as proposed, including the setbacks of the single unit building.

Height Requirements

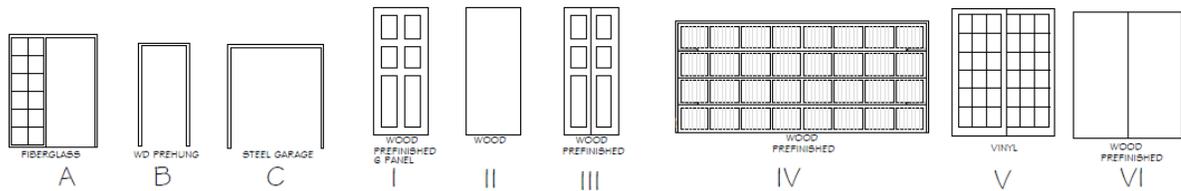
Structures shall not exceed 35' in height in the R4 zoning district. Structures are currently proposed as two story slab-on-grade structures with a 5/12 roof pitch and will not exceed the maximum height requirement.

Miscellaneous Design Requirements

Section 11-25D-8 of the City Code contains design requirements for the R4 high density zoning district which would apply to the proposed development. Certain design requirements to note are as follows:

Exterior Building Finish – “A minimum of 25% of the area of all building facades of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone.” Building elevations have been submitted for the 1, 4 & 7 unit buildings (4-unit shown below), all having similar finishes containing stone on the front and side elevations, steel siding, and asphalt shingles. The proposed building elevations do not meet the minimum code requirements of 25% brick or stone on all sides. Staff notes that the existing townhome / approved development was not required to incorporate brick, and suggest that the Planning Commission consider a deviation from this requirement to allow for the building elevations shown below. The building elevations are compatible with the existing townhome units. The applicant has indicated they may wish to change the siding material to vinyl to match the existing units but will provide greater variation in color than the existing units. Additional information will be provided at the meeting.





Existing Building #1



Existing Building #2

Parking – Guest parking shall be provided at one-half space per unit, in an off street parking lot or private drive area. The construction plans show an area containing 19 - 9’ x 18’ parking stalls (14 required for this phase of development). The parking stalls must be constructed at the time of development. It is noted that additional guest parking stalls are being provided to account for guest parking for the existing townhouse units under construction.

Garage Stalls – For dwellings without basements, each dwelling unit shall include an attached garage of at least 540 square feet and with a minimum width of 20’. The developer is proposing garages that are 418 square feet (19’W x 22’D). This is similar size to what has recently been approved in other PUD districts (Christmas Pines 20’x20’). Staff recommends approval of the requested deviation.

Garbage / Trash

The applicant is not proposing common garbage facilities / dumpster area. Each individual unit will be required to have their own garbage service and receptacles. City code requires that garbage cans be stored inside or screened from view. Based on the compact nature of the development, and the potential eyesore that could be caused by everyone storing their garbage cans in front of the garages, it is imperative that the applicant understand that garbage cans must be stored inside. Staff suggests a condition be added in this regard, in case the City Code ever changes to allow garbage cans to be stored in front of peoples homes.

Lighting

The applicant has requested that he be able to utilize the previously approved lighting plan from 2005/2006. Staff has found the lighting fixture that was originally approved by the Planning Commission in 2005/2006 (but never installed). A depiction of this fixture is shown here. Staff was unable to locate a lighting (location) plan from the original development. Staff recommends that the developer submit a lighting plan, meeting the requirements of City Code, and showing the location of the proposed fixtures.



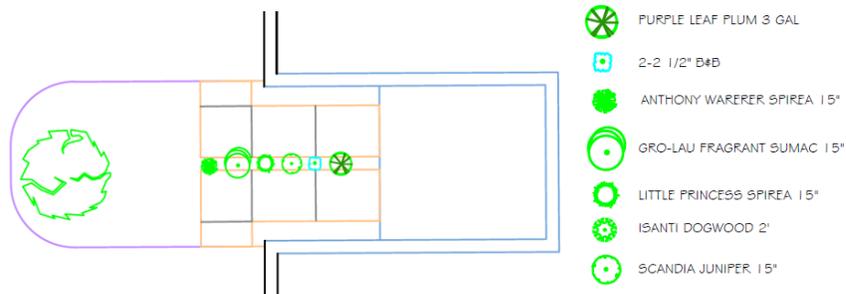
The Planning Commission is recommending a Domus style fixture for use within the Planned Unit Development.

Landscaping

Section 11-5-4 of the Zoning Ordinance requires minimum 20' wide landscaped buffer where lots back onto a major collector street. Dakota Avenue is designated as a major collector and therefore the 20' landscape buffer would apply. The buffer must consist of two staggered rows of plantings and may include berming up to 4' in height.

Section 11-10-3 (B) also contains landscaping requirements for R4 zoning districts, and requires that a landscape plan be submitted for the development, including foundation plantings. Also required is an in-ground irrigation system.

A landscape plan has been submitted. The plan shows proposed foundation plantings and also shows the following trees species dispersed throughout the common areas of the site (both shown below):



Black Hill Spruce



Whitespire Birch



River Birch



Hackberry



Autumn Purple Ash



Purple Leaf Plum

Staff has reviewed the landscaping plan and generally finds the landscape plan favorable, subject to a few recommendations as shown on the drawing containing staff recommendations/notes and dated 6/20/18.

Tree Preservation

Section 12-9-9 of the City’s Subdivision Ordinance contains Tree Preservation and Replacement regulations, and requires that 40% of the significant trees must be protected as part of the development. There are no significant trees on the property.

Easements

Section 12-9-6 of the Subdivision Ordinance requires that 10’ wide perimeter easements and 5’ wide interior easements be dedicated along all lot lines. The applicant is showing a 10’ easement along the eastern boundary, abutting Dakota Avenue. The main sewer and water lines throughout the site should be considered public infrastructure, and covered by a drainage and utility easement. Staff recommends additional easements be provided for the sanitary sewer and water lines. One option would be to provide a drainage and utility easement over the entire outlot. There is also a 35’ wide easement in favor of Northern Natural Gas (NNG) that runs east/west along the southerly property line. Any improvements proposed within the easement must be approved by NNG and do not involve the City.

Sanitary Sewer

Sewer service into the existing townhome development comes from James Pkwy, where there is an 8” gravity sanitary sewer line. There are existing 8” pvc sanitary sewer lines that exist within the townhouse site. The applicant is proposing to extend these lines to service the proposed 28 units. Staff recommends that the main lines running through the site be considered public infrastructure.

Water

Water service into the existing townhome development comes from James Pkwy, where a 12” watermain exists. There are existing 8” ductile iron water line located in Cardinal and Oriole Streets that service the existing townhouse units. The applicant is proposing to extend these lines to service the proposed 28 units. Water will then be looped through the site which is desirable. Staff recommends that the main lines running through the site be considered public infrastructure.



Stormwater

There is an existing stormwater pond located on the north side of James Parkway. The pond was designed to handle drainage from the site and additional property to the west for the original townhome development. The pond design is considered grandfathered provided that the development of the property is generally consistent with the original development plan from 2006.

Wetlands / Floodplain / DNR Protected Waters

There are no wetlands, DNR Protected Waters, or flood zones on the subject property.

Access / Roads / Transportation Issues

The proposed development borders on two existing public streets. Dakota Avenue on the east side of the development and James Parkway on the north side of the development. There are also two existing private drives, Oriole & Cardinal Streets, which provide access to the proposed townhouse development. Future functional classification of the existing roads and design concerns are as follows:

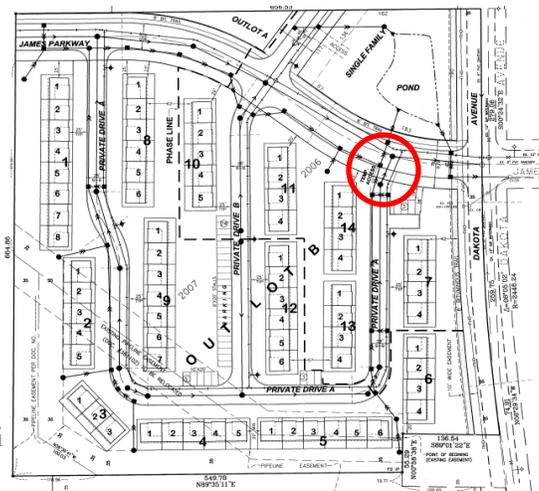
Dakota Avenue, Major City Collector Road. The purpose of a major collector is typically to link neighborhoods together within a city or link neighborhoods to business concentrations. Access to collector roadways should be made via local streets and private access should be avoided. The typical right-of-way width on a major collector is 100'. The existing right-of-way on Dakota Avenue is 70'. **The applicant is proposing an additional 10' of right-of-way dedication along Dakota Avenue.** Traffic volumes on Dakota Avenue are unknown.



Existing section of Dakota Avenue (looking north)

James Parkway – Minor City Collector Roadway. The purpose of a minor collector is to collect local traffic and convey it to major collectors and minor arterials. Minor collectors serve short trips at relatively low speeds. Their emphasis is focused on access rather than mobility. Traffic volumes on James Parkway are unknown. There are two existing curb cuts onto James Parkway (at Oriole & Cardinal Streets) which were intended to serve as access to the proposed development property.

Oriole Street - Private Roadway. This private roadway is maintained by the Dakota Acres Townhome Association, is approximately 28' in width, and serves the eight existing townhome units and one four-unit building that is currently under construction. The road currently connects with James Parkway on the north, **but the original development plan required that this access to James Parkway be removed as the townhome project progressed and alternative access was provided.** The requirement for this connection point at James Parkway to be removed is because the access point is too close to



the James Parkway/Dakota Avenue intersection. The applicant is proposing to extend this road to the south, connecting to Cardinal Street. The private drive is proposed at 28' in width as required by City Code. The applicant is requesting that the connection be permitted to remain open, so that there would be two access points into the development and all units would not be funneled to the one access point at Cardinal Street. There will be a total of 49 townhome units within the existing and proposed portions of the project. The City Engineer maintains his position that the access point should be removed. Staff request Planning Commission recommendation on whether the removal of the access will be required as a condition of this development approval.

Cardinal Street - Private Roadway. This private roadway is maintained by the Dakota Acres Townhome Association, is approximately 28' in width, and serves nine townhome units that are currently under construction. The road currently connects with James Parkway on the north. The applicant is proposing to extend this road to the south, connecting to Oriole Street. The private drive is proposed at 28' in width as required by City Code.

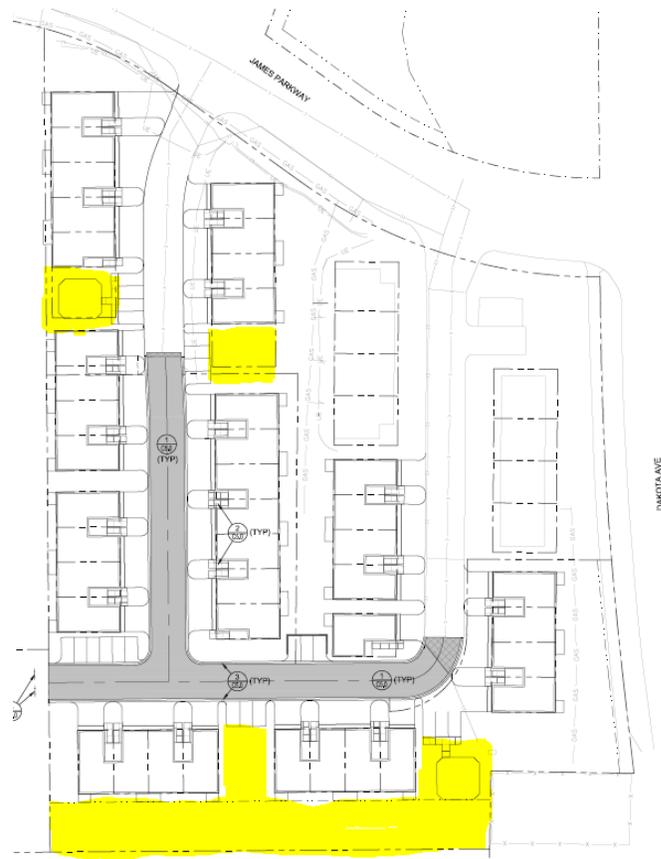
Sidewalks & Trails

The City's Subdivision Ordinance requires that concrete sidewalks are constructed on at least one side of all residential streets; the outside edge shall be located one foot from the property line. There are no public streets proposed within the development. The City's Transportation Plan recommends that sidewalks or trails be constructed adjacent to all minor collectors, major collectors, and minor arterial roadways. There is an existing trail along the north side of James Parkway and the west side of Dakota Avenue. The City's Park & Trail Plan does not identify any additional trail / sidewalk corridors at the subject property, other than those already existing. No additional trails or sidewalks are required based on City Code.

Open Space Requirements

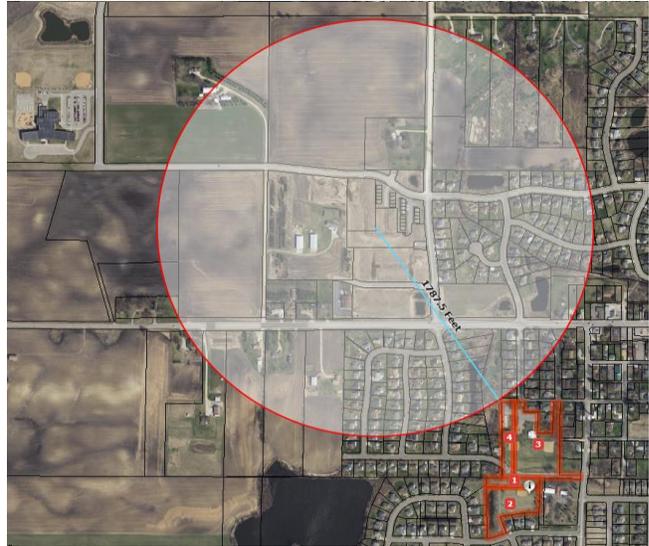
Section 11-25D-8 (R4 district requirements) requires that *"In addition to the park dedication requirements stipulated by the Subdivision Ordinance, a minimum of 10% of the gross development project area shall be in usable open space and recreational use for the project residents. Such areas shall be specifically designed for both the active and passive use by the project residents and may include swimming pools, trails, nature areas, tot lots, exercise equipment, saunas, etc. Said areas and facilities shall be private..."*

Based on the lot size of 2.17 acres (94,525 sq ft) the developer must identify 9,452 sq ft for open space within the development. The applicant has identified the following (highlighted) areas as designated open space for project residents. Staff estimates the area to be approximately 19,000 square feet. An email from the applicant dated 6/20/18 states that they intend to install a swing set, picnic tables and bird houses in the open space area. Staff requests feedback from the Planning Commission regarding the acceptability of the proposed open space areas and amenities.



Parks Related Comments

The City’s Subdivision Ordinance requires 10% of the land be dedicated for parks, playgrounds, public open spaces or trails and/or the developer shall make a cash contribution to the City’s park and trail fund roughly related to the anticipated effect of the plat on the park and trail system. If no land dedication is required the park fee is \$2,000 per residential unit. The Parks Commission reviewed a previous concept development plan for a residential development on this property, and has recommended to the City Council that cash in lieu of land be required for development of the property. The reason for their recommendation is that there is no future public park identified in the City’s 2030 Park & Trail Plan.



It is noted that the closest public park is Wagner Park which is classified as a Community Park. Community Parks serve the City as a whole. Wagner Park is the City’s most developed park. The park is approximately .34 miles from the proposed development (.45 miles walking distance), and is separated by from the proposed development by Co Rd 2, an A minor arterial roadway. There are also park facilities at the nearby elementary school.

City Engineer Comments

The City Engineer is in the process of reviewing the submittal and comments will be available at the Planning Commission meeting.

Public Works Director Comments

The Public Works Director has reviewed the submittal and has no specific concerns regarding utility or Public Works items at this time. He does, however, recommend that the mailboxes for the development be moved off of James Parkway. This will require coordination with the Postal Service.

Fire Chief Comments

The Fire Chief has not reviewed the submittal.

Police Chief Comments

Comments from the Police Chief had not been received at the time of this report.

Building Official Comments

The Building Official has reviewed the submittal and has no comments at this time.

City Attorney Comments

The City Attorney is in the process of reviewing the submittal and comments will be available at the Planning Commission meeting. If a new homeowners association is formed, Articles of Incorporation and Bylaws must be approved by the City Attorney. If the units will be added to the existing Dakota Acres association, amended association documents will need to be approved by the City Attorney. A title commitment has been submitted for review and approval.

School District Impacts

The proposed development is in the New Prague School District. According to the New Prague Superintendent of Schools, the City of Elko New Market has an average of .55 students per household within the district. Using this statistic, the proposed development would add 15 students to the school system once fully developed.

Specific Questions for Planning Commission

- Support for setbacks on single townhouse unit?
- Support for open space configuration and amenities?
- Recommendation regarding closing Oriole Street entrance at James Parkway

Staff Recommendation:

Staff would recommend approval of the request to rezone property to Planned Unit Development (PUD), and preliminary plat approval of Dakota Acres 1st Addition, consisting of 28 lots and 1 outlot on 2.71 acres, as proposed by Syndicated Properties, for the following reasons:

- 1) The proposed development of 28 units on 2.71 acres meets the intent of the Comprehensive Plan Residential Mixed Use land use density objectives, being 12.9 units per acre.
- 2) The property had previously been approved for townhome development and the proposed development is very similar, in terms of site layout and land use, as the previously approved development.
- 3) The proposed development is compatible with the adjacent land uses.

And noting that the lots shall be subject to the requirements of the R-4 Medium Density Residential Zoning District except as follows:

	R4 District Requirements	Approved for Dakota Acres 1st Addition
Permitted Uses	Multiple Family Dwellings Containing more than 8 units	Multiple Family Dwellings containing less than 8 units, as depicted on plans dated 6/21/18
Front setback to curb of private street	30'	3' for single unit building 20' for all 4-unit and 7-unit buildings
Setback between buildings	20'	10' to 55' (25' average) as depicted on plans dated 6/21/18
Setback to periphery property lines	30'	5' along west side, as depicted on plans dated 6/21/18
Setback to major collector street	50'	30'
Easements	10' along perimeter and 5' along interior lot lines	Not required along western property line or interior lot lines
Building Design/Exterior Finish 11-25D-8	Minimum 25% of all building facades shall have an exterior of brick, stucco or stone	Stone on front and sides of buildings, as depicted on proposed building elevations dated 11/19/17.
Garage Stall Area & Width	Attached garage of minimum 540 sq ft & minimum width of 20'	Attached garages of 418 sq ft minimum & 19' minimum width

And noting the following improved subdivision design elements:

- 1) The proposed open space and recreation areas designated for the project residents will exceed the minimum area required by City Code.

- 2) The landscaping plan exceeds the minimum requirements of City Code by providing more than the minimum required number of trees, and also provides for an aesthetically pleasing variety of trees and plantings through the site.

And with the following conditions:

- 1) PUD and Preliminary plat approval is granted in accordance with the following drawings: Preliminary Plat drawing prepared by Stantec and dated 6/20/18, Preliminary Grading & Construction plans containing 7 sheets prepared by Larsen Engineering and dated 6/21/18, Landscaping plan prepared by RHA Architects and dated 8/15/16, Building elevations and sample floor plans prepared by RHA Architects and dated 11/19/17 (7-unit, 4-unit and 1-unit buildings).
- 2) The civil plans must address comments of City staff as depicted on the drawing dated 6/21/18 and the landscape plan must be corrected to address comments of City staff as depicted on drawing dated 6/20/18, both on file with the Elko New Market Community Development office.
- 3) Syndicated Properties must enter into a Developer's Agreement with the City of Elko New Market at the time of final plat approval.
- 4) The proposed development must be added to the Dakota Acres Townhome Association, or a new Townhome Association must be formed. If a new association is formed, it must work out an agreement for access through the two existing private drives (Oriole and Cardinal Streets) with the Dakota Acres Townhome Association.
- 5) The applicant must comply with the recommendations of the City Engineer, Public Works Director and City Attorney.
- 6) A park dedication fee in lieu of land dedication is being required.
- 7) An in-ground irrigation system is required.
- 8) Additional access to James Parkway and Dakota Avenue will not be permitted.
- 9) Drainage and utility easements must be provided for the sanitary sewer and water main lines running through the site.
- 10) Ground level patios must be provided for all townhome units. Patios shall not exceed 8' x 8' in size and may not encroach into adjacent properties, except that they may encroach into the common area outlot subject to the same being permitted by the homeowners association. Privacy fences constructed of wood, vinyl or brick and of consistent design shall be provided between rear yard patio areas prior to issuance of a certificate of occupancy. 3 and 4 season porch additions may not be added to the townhome units.
- 11) Developer shall work with the Elko New Market Postmaster to find an acceptable location within the development for mailbox banks. Mailboxes shall be moved off of James Parkway.
- 12) Townhome buildings shall contain not less than three earthtone colors. Adjacent townhome buildings on the same side of the street shall not be of identical color.
- 13) A lighting plan meeting the requirements of City Code must be submitted for review by City staff. The lighting plan shall utilize the Domus style fixture or visually equivalent.
- 14) Garbage receptacles shall be stored within garages or fully screened from view.

And noting that:

- 1) The conditions contained in the Dakota Acres Development Contracts, recorded in the Office of the Scott County Recorder as Documents #736584 and #771917 are released upon rezoning of the property to PUD and no longer apply.

Attachments:

Location map
Aerial overlay

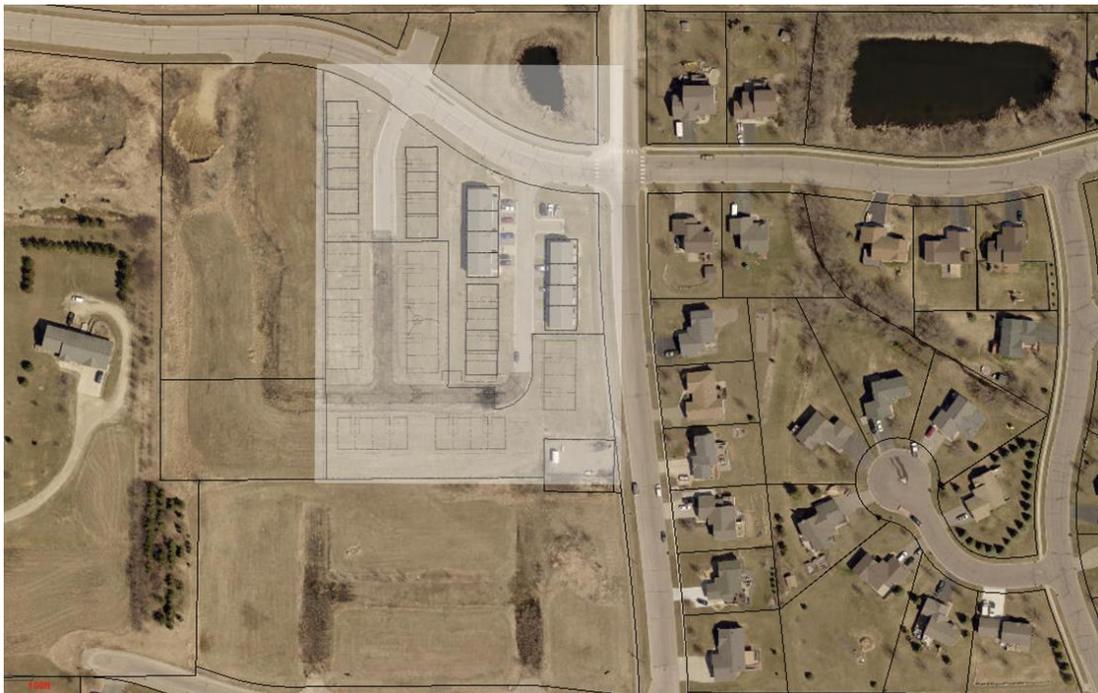
Dakota Acres 1st Addition – Rezoning & Preliminary Plat Application

Page 13 of 16

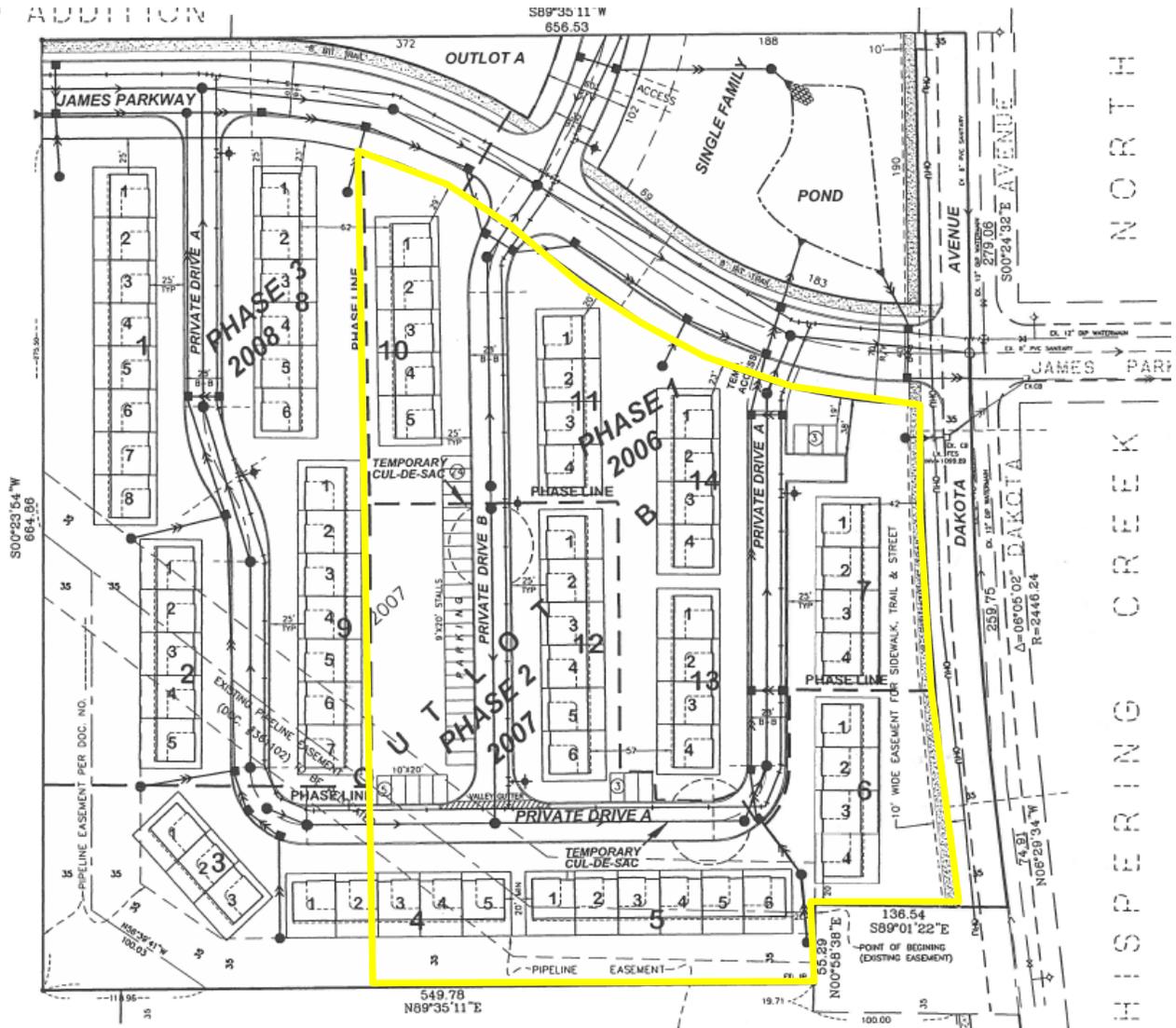
June 26, 2018

Preliminary & Final Plat Drawings dated 6/20/18
Preliminary Grading & Utility Plan containing 7 sheets dated 6/21/18
Landscaping plan prepared by RHA Architects and dated 8/15/16
Building elevations and sample floor plans prepared by RHA Architects and dated 11/19/17 (7-unit, 4-unit and 1-unit buildings)

Location Map
Dakota Acres 1st Addition
Proposed 20 Lot Residential Subdivision

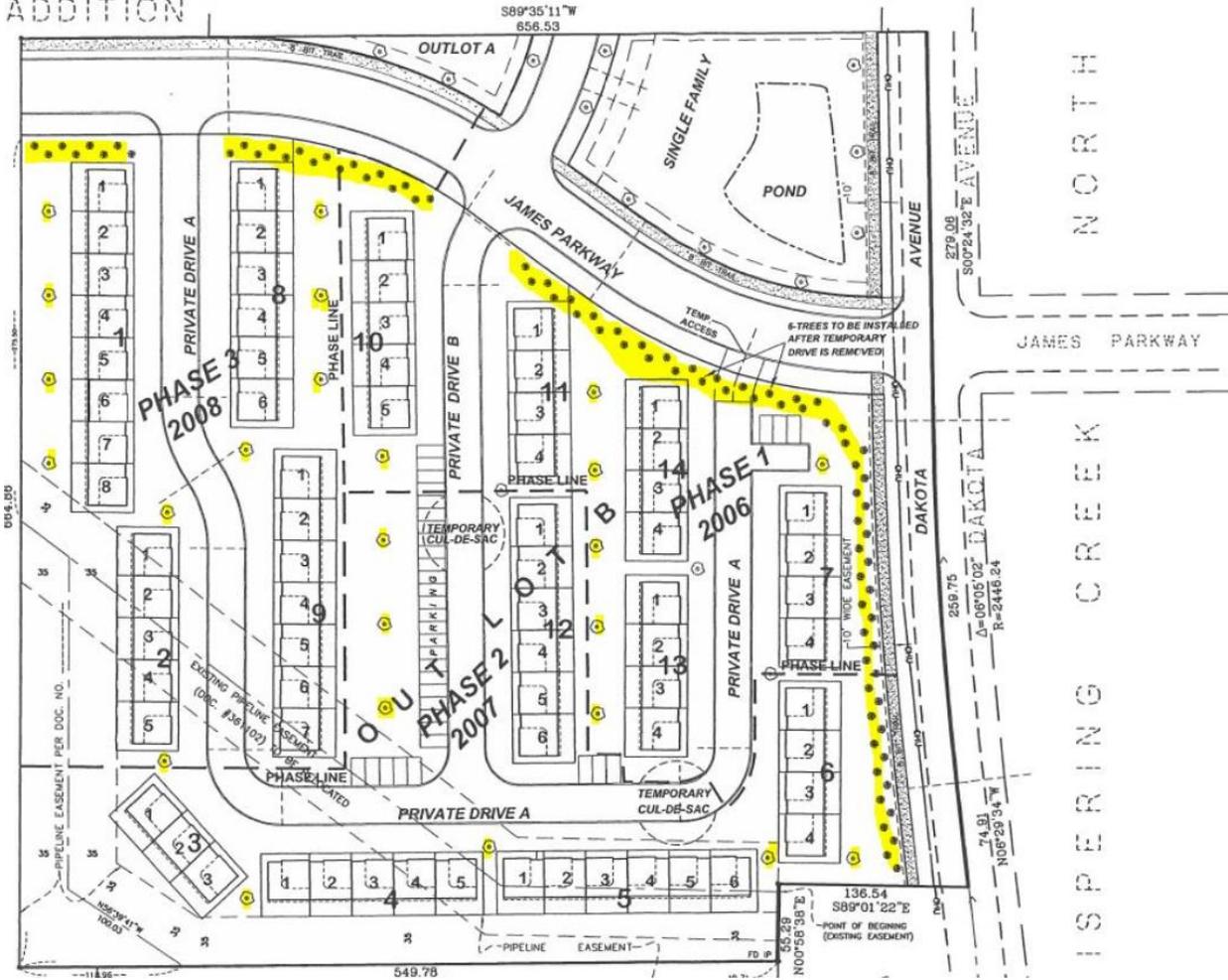


Aerial Overlay



Currently approved development plan

ADDITION



Currently approved landscape plan

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE SURVEYOR'S FIELD NOTES AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 06/20/2018 - 3:34pm
 Drawing Name: 193804152_V401.dwg
 User: LINDA.H.BROWN
 Project: 193804152_V401.dwg
 Path: \\server\projects\193804152_V401.dwg
 Date: 193804152_V401.dwg

PRELIMINARY PLAT/PUD OF DAKOTA ACRES 1ST ADDITION

Land Surveyor:
 Linda H. Brown
 MN License No. 23682
 Stantec Consulting
 3717 23rd Street South
 St. Cloud, MN 56301
 320-229-5535

Owner/Developer:
 Lary Gensmer
 Syndicated Properties, LLC
 PO Box 190
 Prior Lake, MN 55372



St. Cloud Office
 3717 23rd Street South
 Saint Cloud, MN 56301
 Phone: 320-251-4553
 Fax: 320-251-4552
 Website: www.stantec.com

LEGAL DESCRIPTION

Outlot C, DAKOTA ACRES, according to the recorded plat thereof, Scott County, Minnesota, except that part lying westerly of the east line of Outlot D, said DAKOTA ACRES and its southerly extension.

That part of Outlot B, DAKOTA ACRES, according to the recorded plat thereof, Scott County, Minnesota, described as follows: Commencing at the most northerly corner of said Outlot B; thence South 00 degrees 24 minutes 49 seconds East, assumed bearing, along a west line of said Outlot B, a distance of 245.75 feet to a southwest corner of said Outlot B; thence North 89 degrees 35 minutes 11 seconds East, along a south line of said Outlot B, a distance of 6.02 feet to the point of beginning; thence North 00 degrees 24 minutes 49 seconds West, a distance of 31.56 feet; thence North 89 degrees 35 minutes 11 seconds East, a distance of 45.00 feet; thence South 00 degrees 24 minutes 49 seconds East, a distance of 31.56 feet to said south line of Outlot B; thence South 89 degrees 35 minutes 11 seconds West, along said south line of Outlot B, a distance of 45.00 feet to the point of beginning.

AND
 The south 20.50 feet of Lot 1, Block 2, DAKOTA ACRES, according to the recorded plat thereof, Scott County, Minnesota and that part of Outlot B, said DAKOTA ACRES, described as follows: Beginning at the southeast corner of said Lot 1; thence South 00 degrees 23 minutes 54 seconds West, along the southerly extension of the east line of said Lot 1, a distance of 9.75 feet; thence South 31 degrees 53 minutes 32 seconds West, a distance of 8.92 feet to a southwest corner of said Outlot B; thence North 89 degrees 36 minutes 06 seconds West, along a south line of said Outlot B, a distance of 40.34 feet to a southwest corner of said Lot 1; thence South 89 degrees 36 minutes 06 seconds East, along the south line of said Lot 1, a distance of 45.00 feet to the point of beginning.

SURVEYOR NOTES:

- The subject property total area = 94.482 SF +/- or 2.17 Acres +/-
- 28 Multi-Family Units area = 31,556 SF +/- or 0.72 Acres +/-
- Outlot A area = 62,926 SF +/- or 1.45 Acres +/-

-The subject property is Zoned: PUD per Official Zoning Map for the City of Elko New Market dated April 2, 2018

Setbacks per previous PUD/Preliminary Plat of Dakota Acres:
 -Multi-Family Front...25 feet from the back of curb
 -Multi-Family Side...20 feet between building foundations or 20 feet from the back of curb on Private Drive
 -Multi-Family Rear...30 feet from the boundary line or R/W on Dakota Avenue (20 feet to deck)
 -Multi-Family...20 feet from R/W on James Parkway (Building foundation or deck)

Proposed Zoning: PUD - to reflect plan as submitted

Wetlands
 -There are no wetlands on the subject property per Scott County GIS.

Floodplain
 -The subject property is located in Zone X, areas determined to be outside the 500 year floodplain, per Flood Insurance Rate Map 270428 0125 dated February 19, 1987.

Encroachments
 -There were no obvious encroachments discovered at the time of this survey.

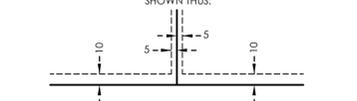
Topography
 -The subject property topographic data was obtained by Stantec Consulting in December 2017.

Tree Inventory/Site Vegetation
 -The subject property has no trees. The site is primarily grassland and cropland.

Benchmark
 -GSID Station #30198, MnDot Name: DEUCE MNDOT

-Elevation = 1129.013 (NAVD 88)
 -Scott County Coordinates NAD83(1986)= N136946.685 E504630.782

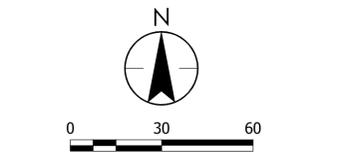
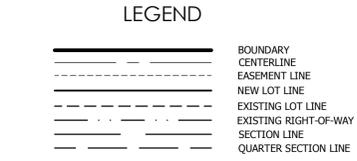
DRAINAGE & UTILITY EASEMENTS



Being 10 feet in width and adjoining Right-of-Way lines and rear lot lines unless otherwise indicated, also being 5 feet in width and adjoining side lot lines, unless otherwise indicated, as shown on this plat.

BEARING ORIENTATION

Orientation of this bearing system is based on the east line of the Southwest Quarter of Section 20, Township 113 North, Range 21 West and said lines is assumed to bear North 00 degrees 58 minutes 38 seconds East.



- DENOTES FOUND 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "19086" UNLESS OTHERWISE DESCRIBED
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 23682"
- DENOTES SCOTT COUNTY CAST IRON MONUMENT

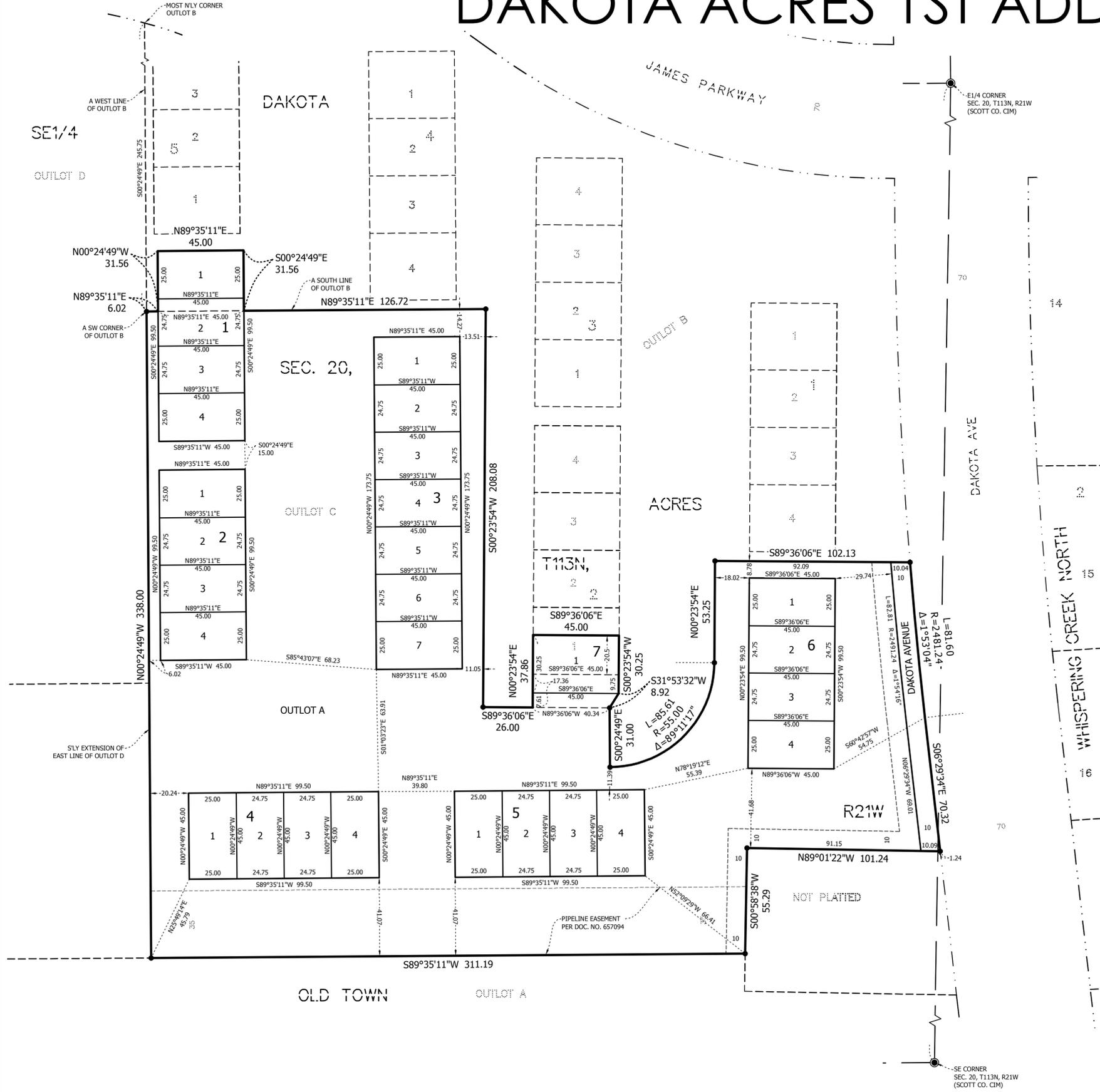
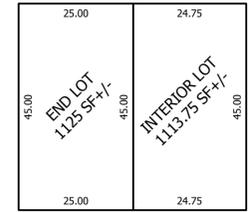
VICINITY MAP

ELKO NEW MARKET, MN
 NOT TO SCALE



TYPICAL LOT SIZE & AREA

SCALE 1 IN = 20 FT



REVISION	DATE	BY	DESCRIPTION
1	5/2/2018	REH	Added dimensions from buildings to lot lines
2	6/20/2018	REH	Additional dimensions and Dakota Ave R/W

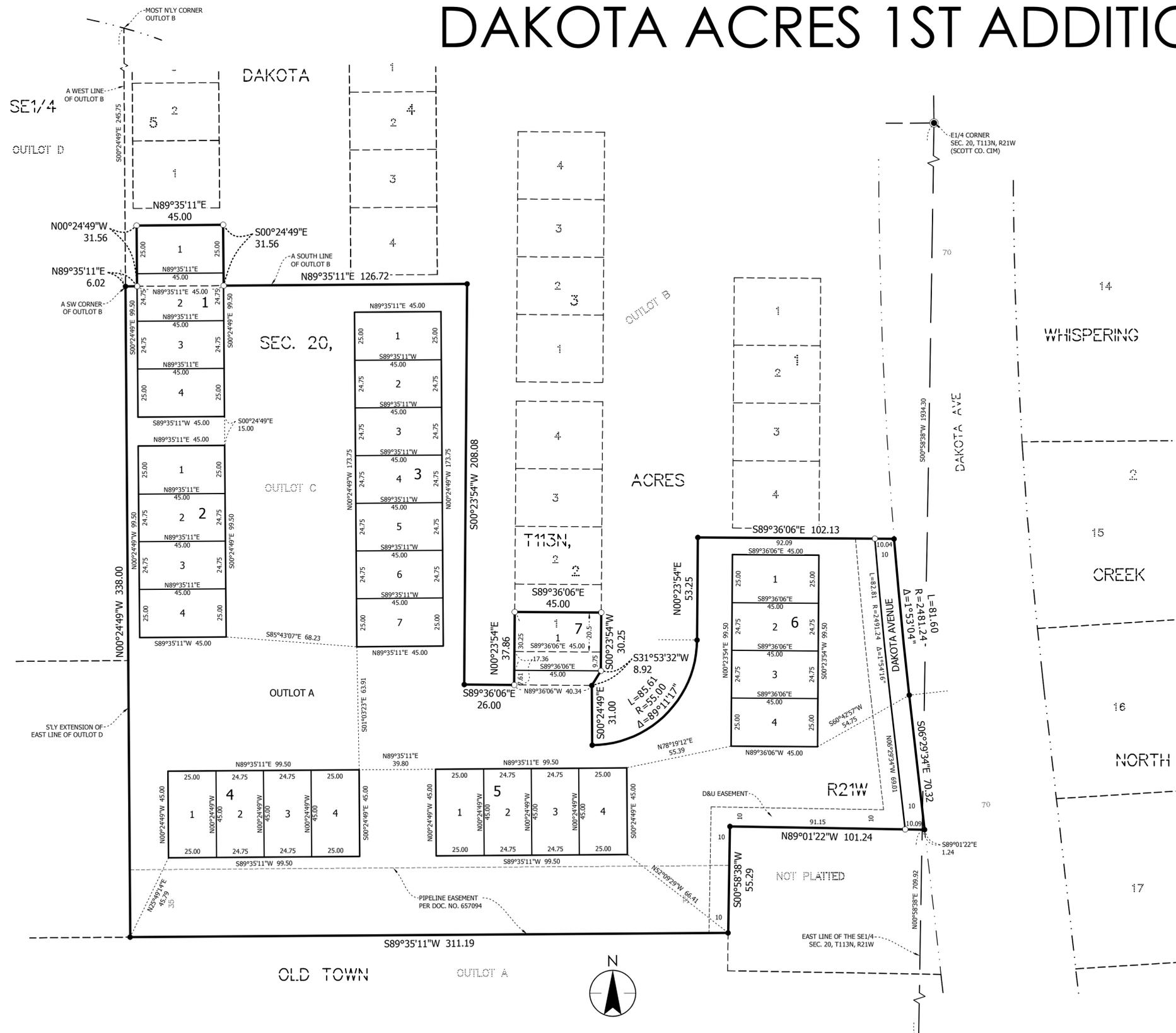
REVISION	DATE	BY	DESCRIPTION
1	5/2/2018	REH	Added dimensions from buildings to lot lines
2	6/20/2018	REH	Additional dimensions and Dakota Ave R/W

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR SURVEY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 PRINT NAME: LINDA H. BROWN
 SIGNATURE: *Linda H. Brown*
 DATE: 5/17/2018
 LIC. NO.: 23682

SYNDICATED PROPERTIES
 PRELIMINARY PLAT OF DAKOTA ACRES 1ST ADDITION
 193804152_V401
 PROJECT NUMBER
 193804152
 SHEET NUMBER
 V401

DAKOTA ACRES 1ST ADDITION

LOT AREA: SF+/-
 BLOCK 1
 LOT 1...1,125
 LOT 2...1,114
 LOT 3...1,114
 LOT 4...1,125
 BLOCK 2
 LOT 1...1,125
 LOT 2...1,114
 LOT 3...1,114
 LOT 4...1,125
 BLOCK 3
 LOT 1...1,125
 LOT 2...1,114
 LOT 3...1,114
 LOT 4...1,125
 BLOCK 4
 LOT 1...1,125
 LOT 2...1,114
 LOT 3...1,114
 LOT 4...1,125
 BLOCK 5
 LOT 1...1,125
 LOT 2...1,114
 LOT 3...1,114
 LOT 4...1,125
 BLOCK 6
 LOT 1...1,125
 LOT 2...1,114
 LOT 3...1,114
 LOT 4...1,125
 BLOCK 7
 LOT 1...1,361
 OUTLOTS
 A...61,407 OR
 1.41 AC+/-
 DAKOTA AVE
 1518 OR 0.3 AC+/-
 TOTAL AREA
 94,471 OR
 2.17 AC+/-



KNOW ALL MEN BY THESE PRESENTS: That Syndicated Properties, LLC, a limited liability company, under the laws of Minnesota, owners of record of the following described property, situated in the County of Scott, State of Minnesota, to-wit:

Outlot C, DAKOTA ACRES, according to the recorded plat thereof, Scott County, Minnesota, except that part lying westerly of the east line of Outlot D, said DAKOTA ACRES and its southerly extension.

AND

That part of Outlot B, DAKOTA ACRES, according to the recorded plat thereof, Scott County, Minnesota, described as follows: Commencing at the most northerly corner of said Outlot B; thence South 00 degrees 24 minutes 49 seconds East, assumed bearing, along a west line of said Outlot B, a distance of 245.75 feet to a southwest corner of said Outlot B; thence North 89 degrees 35 minutes 11 seconds East, along a south line of said Outlot B, a distance of 6.02 feet to the point of beginning; thence North 00 degrees 24 minutes 49 seconds West, a distance of 31.56 feet; thence North 89 degrees 35 minutes 11 seconds East, a distance of 45.00 feet; thence South 00 degrees 24 minutes 49 seconds East, a distance of 31.56 feet to said south line of Outlot B; thence South 89 degrees 35 minutes 11 seconds West, along said south line of Outlot B, a distance of 45.00 feet to the point of beginning.

AND

The south 20.50 feet of Lot 1, Block 2, DAKOTA ACRES, according to the recorded plat thereof, Scott County, Minnesota and that part of Outlot B, said DAKOTA ACRES, described as follows: Beginning at the southeast corner of said Lot 1; thence South 00 degrees 23 minutes 54 seconds West, along the southerly extension of the east line of said Lot 1, a distance of 9.75 feet; thence South 31 degrees 53 minutes 32 seconds West, a distance of 8.92 feet to a southwest corner of said Outlot B; thence North 89 degrees 36 minutes 06 seconds West, along a south line of said Outlot B, a distance of 40.34 feet; thence North 00 degrees 23 minutes 54 seconds West, a distance of 17.36 feet to the southwest corner of said Lot 1; thence South 89 degrees 36 minutes 06 seconds East, along the south line of said Lot 1, a distance of 45.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as DAKOTA ACRES 1ST ADDITION, and do hereby dedicate and donate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Syndicated Properties, LLC, a limited liability company, under the laws of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Syndicated Properties, LLC

 (Notary Signature)

 (Notary Printed Name)

NOTARY PUBLIC, _____ COUNTY, MINNESOTA

MY COMMISSION EXPIRES _____

SURVEYOR

I hereby certify: that I have surveyed and platted the land described on this plat as DAKOTA ACRES 1ST ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all outside boundary monuments of the plat have been correctly set and that all other required monuments will be correctly set within one year of the recording of this plat; that as of the date of this certificate, all water boundaries and wet lands, as defined in Minnesota Statutes 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

LINDA H. BROWN, LICENSED LAND SURVEYOR
 MINNESOTA LICENSE NUMBER 23682

STATE OF MINNESOTA
 COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of Syndicated Properties, LLC, a limited liability company, under the laws of Minnesota, on behalf of the company.

 (Notary Signature)

 (Notary Printed Name)

NOTARY PUBLIC, _____ COUNTY, MINNESOTA

MY COMMISSION EXPIRES _____

STATE OF MINNESOTA
 COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by LINDA H. BROWN, Licensed Land Surveyor, Minnesota License Number 23682.

 (Notary Signature)

 (Notary Printed Name)

NOTARY PUBLIC, _____ COUNTY, MINNESOTA

MY COMMISSION EXPIRES _____

CITY ATTORNEY, NEW MARKET, MINNESOTA

I hereby certify that I have examined this plat of DAKOTA ACRES 1ST ADDITION and hereby recommend this plat for approval as to form this _____ day of _____, 20____.

By _____, City Attorney, New Market, Minnesota

CITY COUNCIL, ELKO NEW MARKET, MINNESOTA

This plat of DAKOTA ACRES 1ST ADDITION was approved and accepted by the City Council of Elko New Market, Minnesota at a regular meeting thereof held this _____ day of _____, 20____.

By _____, Mayor

By _____, City Clerk

SCOTT COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, as amended, this plat has been reviewed and approved this _____ day of _____, 20____.

STEARNS COUNTY SURVEYOR
 MINNESOTA LICENSE NUMBER _____

SCOTT COUNTY AUDITOR/TREASURER

I hereby certify that the current and delinquent taxes on the land described within are paid and the transfer is entered this _____ day of _____, 20____.

DEPUTY

SCOTT COUNTY RECORDER

I hereby certify that plat was filed in this office this _____ day of _____, 20____, at _____ o'clock _____ M., and duly recorded as Document No. _____.

SCOTT COUNTY RECORDER

MISCELLANEOUS COMMENTS:

- THE CITY CODE STATES "A MINIMUM OF 10% OF THE GROSS DEVELOPMENT PROJECT AREA SHALL BE USABLE OPEN SPACE AND RECREATIONAL USE FOR THE PROJECT RESIDENTS. SUCH AREAS SHALL BE SPECIFICALLY DESIGNED FOR BOTH THE ACTIVE AND PASSIVE USE BY THE PROJECT RESIDENTS AND MAY INCLUDE SWIMMING POOLS, TRAILS, NATURE AREAS, TOT LOTS, EXERCISE EQUIPMENT, SAUNAS, ETC." THE APPLICANT HAS DEMONSTRATED THAT THE SITE MEETS THE MINIMUM SQUARE FOOTAGE REQUIREMENTS. (10% REQUIRED BY CODE / 9,448 SQ FT).

- APPLICANT HAS INDICATED THAT RECREATIONS AREAS WILL CONTAIN A SWING SET, PICNIC TABLES, BIRD FEEDERS, ETC.

- EACH UNIT WILL HAVE INDIVIDUAL TRASH/GARBAGE REMOVAL. A COMMON GARBAGE DUMSPTER IS NOT PLANNED AT THIS TIME. GARBAGE CONTAINERS MUST BE STORED INSIDE OR FULLY SCREENED FROM VIEW.

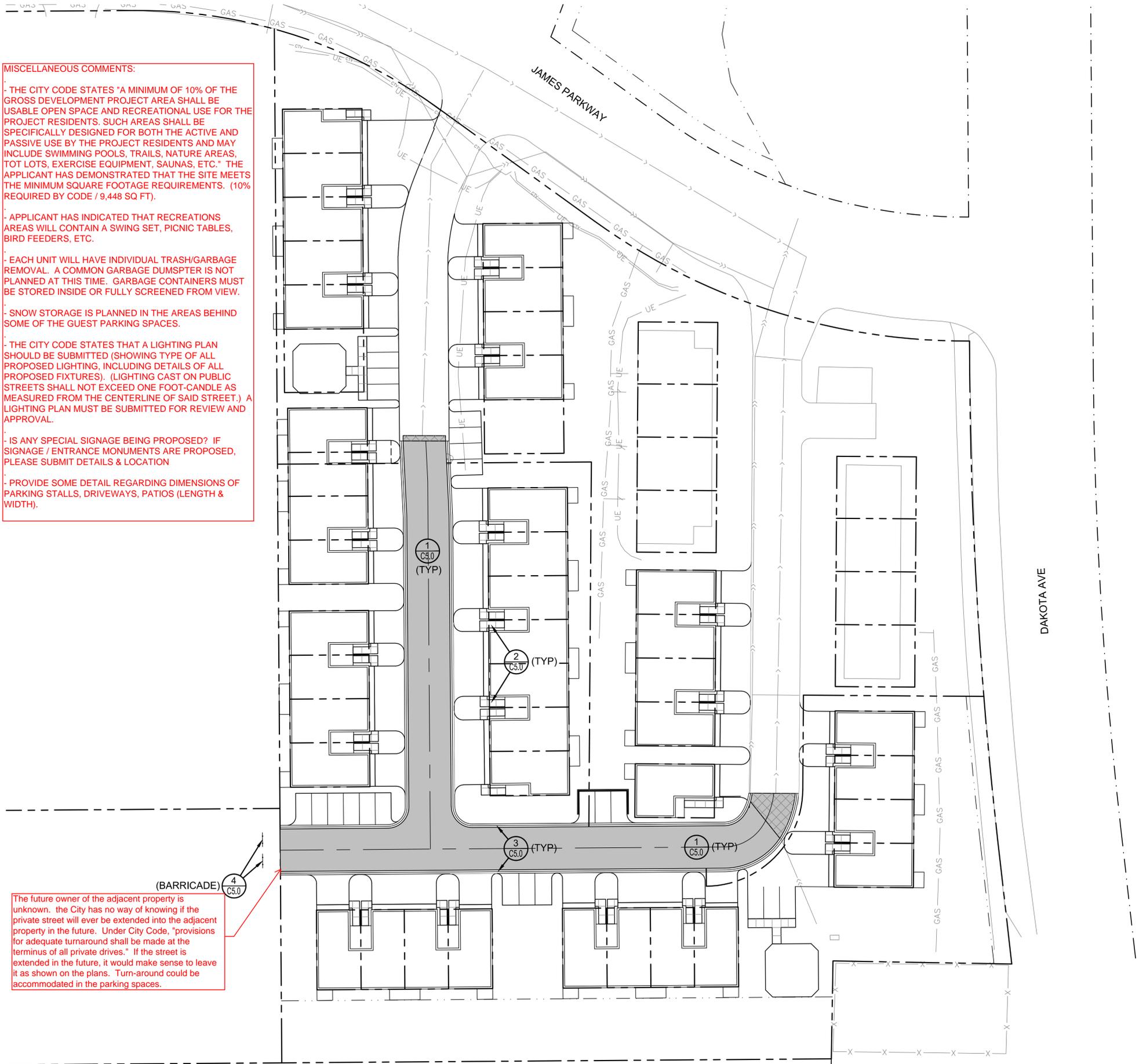
- SNOW STORAGE IS PLANNED IN THE AREAS BEHIND SOME OF THE GUEST PARKING SPACES.

- THE CITY CODE STATES THAT A LIGHTING PLAN SHOULD BE SUBMITTED (SHOWING TYPE OF ALL PROPOSED LIGHTING, INCLUDING DETAILS OF ALL PROPOSED FIXTURES). (LIGHTING CAST ON PUBLIC STREETS SHALL NOT EXCEED ONE FOOT-CANDLE AS MEASURED FROM THE CENTERLINE OF SAID STREET.) A LIGHTING PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL.

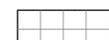
- IS ANY SPECIAL SIGNAGE BEING PROPOSED? IF SIGNAGE / ENTRANCE MONUMENTS ARE PROPOSED, PLEASE SUBMIT DETAILS & LOCATION

- PROVIDE SOME DETAIL REGARDING DIMENSIONS OF PARKING STALLS, DRIVEWAYS, PATIOS (LENGTH & WIDTH).

The future owner of the adjacent property is unknown. the City has no way of knowing if the private street will ever be extended into the adjacent property in the future. Under City Code, "provisions for adequate turnaround shall be made at the terminus of all private drives." If the street is extended in the future, it would make sense to leave it as shown on the plans. Turn-around could be accommodated in the parking spaces.

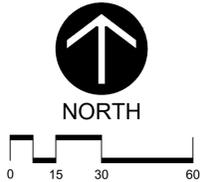


SYMBOL LEGEND

-  NEW 3.5" BITUMINOUS PAEMENT OVER NEW 6" AGGREGATE BASE OVER NEW 24" SELECT GRANULAR BORROW SEE DETAIL 1/C5.0
-  REMOVE AND REPLACE EXISTING BITUMINOUS PAEMENT SECTION SEE DETAIL 1/C5.0
-  NEW 6" CONCRETE PAEMENT OVER NEW 6" AGGREGATE BASE SEE DETAIL 2/C5.0

DEMOLITION NOTES

1. DEMOLISH EXISTING CONCRETE DRIVEWAY AT INTERSECTION OF JAMES PARKWAY AND DAKOTA AVE.
2. DEMOLISH EXISTING BITUMINOUS PAVEMENT AND REPLACE WITH NEW 3.5" BITUMINOUS PAVEMENT OVER NEW 6" AGGREGATE BASE OVER NEW 24" SELECT GRANULAR BORROW AT INTERSECTION OF JAMES PARKWAY AND DAKOTA AVE.
3. PRIOR TO DEMOLITION OF EXISTING CONCRETE DRIVEWAY AT INTERSECTION OF JAMES PARKWAY AND DAKOTA AVE, CONTACT THE CITY OF ELKOTA (651-454-0002) TO OBTAIN A DEMOLITION PERMIT. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE DEMOLITION PLAN.
4. DEMOLISH EXISTING BITUMINOUS PAVEMENT AND REPLACE WITH NEW 3.5" BITUMINOUS PAVEMENT OVER NEW 6" AGGREGATE BASE OVER NEW 24" SELECT GRANULAR BORROW AT INTERSECTION OF JAMES PARKWAY AND DAKOTA AVE.
5. DEMOLISH EXISTING CONCRETE DRIVEWAY AT INTERSECTION OF JAMES PARKWAY AND DAKOTA AVE.



Larson Engineering, Inc.
 816 W. S. G. ST. SUITE 308
 ST. CLOUD, MN 56301
 320.441.744

SYNDICATED PROPERTIES LLC
 DAKOTA ACRES
 ELKOTA, MN

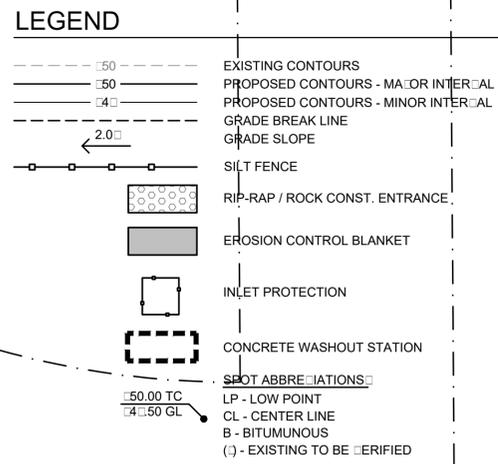
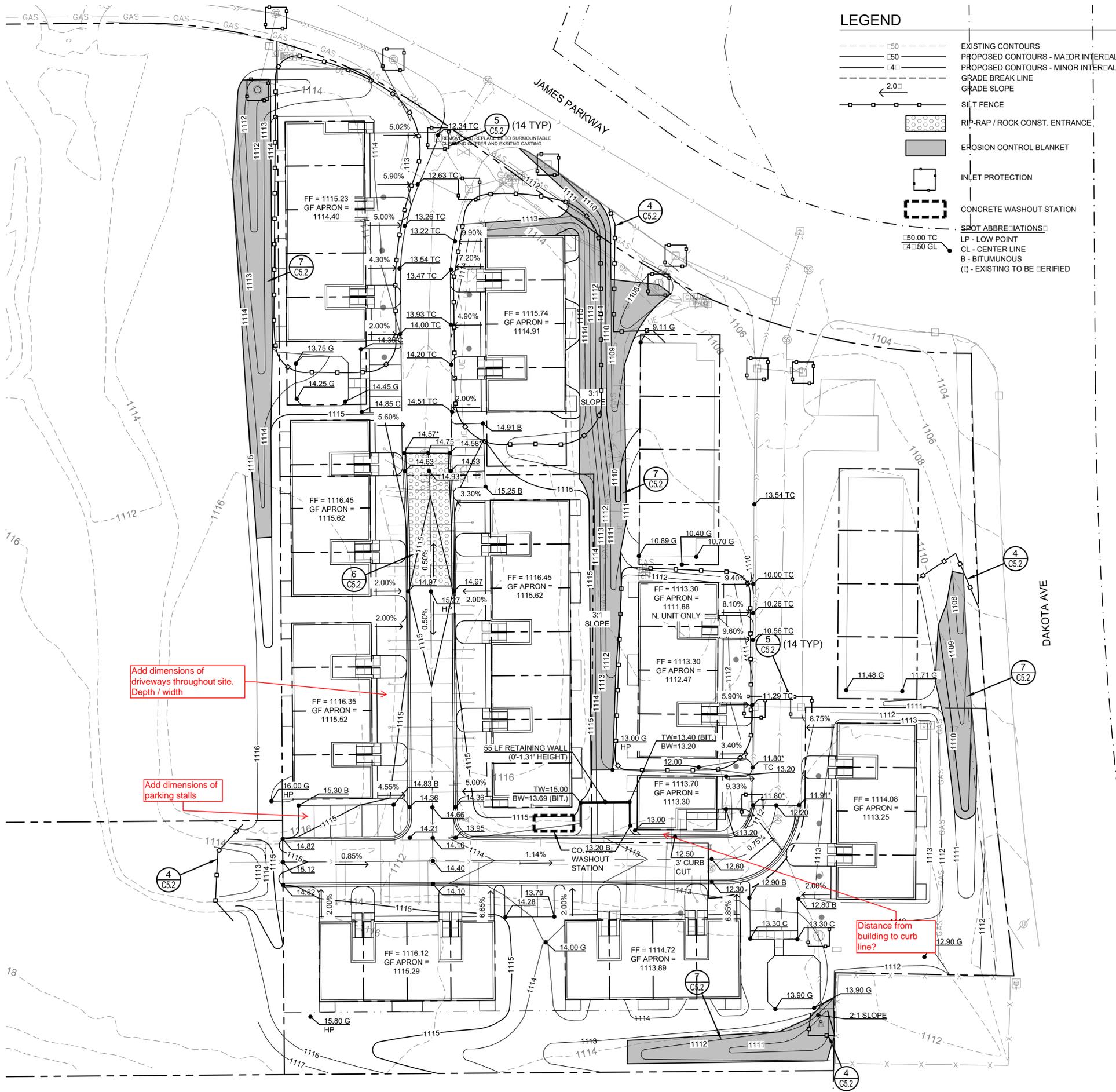
2018 CONSTRUCTION PLANS FOR CONDO DEVELOPMENT
 ELKOTA, MN

THOMAS J. VESIKO
 PROFESSIONAL ENGINEER
 LICENSE NO. 06.21.18 REG. NO. 25520

PROJECT NO. 12186003
 DRAWING NO. KBK
 CHECKED BY: TH
 DATE: 06.21.18
 SCALE:

DEMOLITION AND PAING PLAN

C1.0

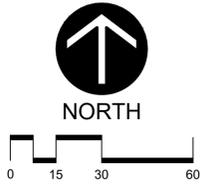


EROSION CONTROL NOTES

1. All erosion control measures shall be installed prior to the start of construction and maintained throughout the project.
2. All erosion control measures shall be installed in accordance with the MPCA-NPDES permit conditions and the SWPPP.
3. Erosion control measures shall be installed on all areas of the site that are susceptible to erosion. This includes all areas of the site that are to be graded, excavated, or otherwise disturbed.
4. All erosion control measures shall be installed in accordance with the MPCA-NPDES permit conditions and the SWPPP.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a minimum of 90% relative compaction.
6. All erosion control measures shall be installed in accordance with the MPCA-NPDES permit conditions and the SWPPP.
7. All erosion control measures shall be installed in accordance with the MPCA-NPDES permit conditions and the SWPPP.
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25. All erosion control measures shall be installed in accordance with the MPCA-NPDES permit conditions and the SWPPP.
26. All erosion control measures shall be installed in accordance with the MPCA-NPDES permit conditions and the SWPPP.

GRADING NOTES

1. All grading shall be in accordance with the MPCA-NPDES permit conditions and the SWPPP.
2. All grading shall be in accordance with the MPCA-NPDES permit conditions and the SWPPP.
3. Restore all disturbed areas with 6" of good quality topsoil and seed.
4. All grading shall be in accordance with the MPCA-NPDES permit conditions and the SWPPP.
5. All grading shall be in accordance with the MPCA-NPDES permit conditions and the SWPPP.
6. All grading shall be in accordance with the MPCA-NPDES permit conditions and the SWPPP.



Larson Engineering, Inc.
816 W. S. G. ST. SUITE 308
S. C. C. MN 56301
320.441.744

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ELKO MN

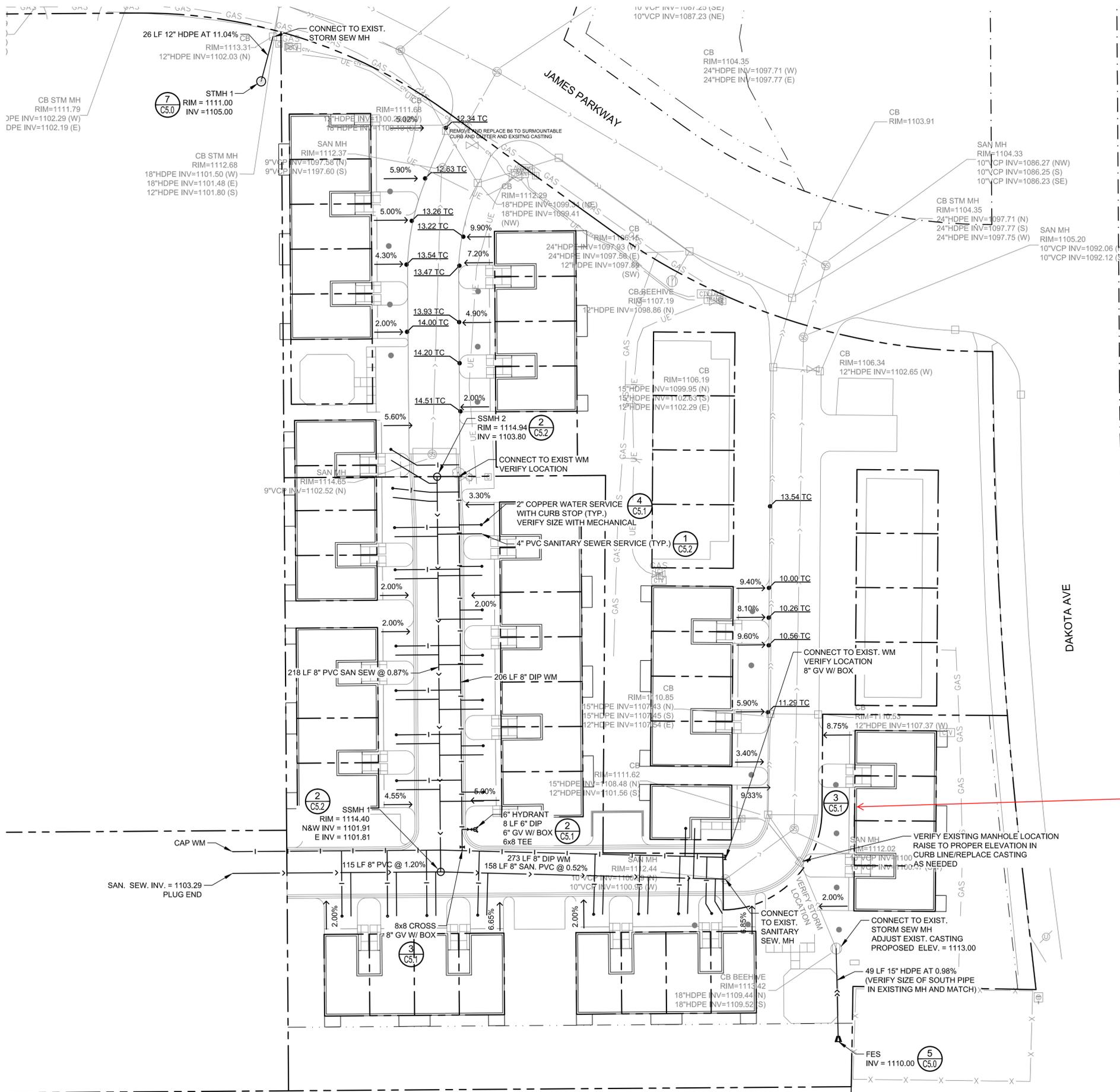
2018 CONSTRUCTION PLANS FOR CONDO DEVELOPMENT
ELKO MN

Thomas J. Verbeke
Professional Engineer
D. No. 06.21.18 R. No. 25520

Project No. 12186003
Drawn By: KBK
Checked By: TH
Issue Date: 06.21.18
Sheet No. _____

GRADING AND EROSION CONTROL PLAN

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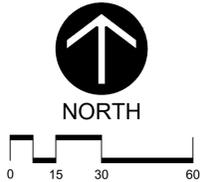
LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- ▲ FLARED END
- SANITARY MANHOLE
- HYDRANT
- ⊗ GATE VALVE BOX
- ⊗ WATER SHUTOFF
- ☀ LIGHT POLE
- CTV
- OE
- UE
- FO
- C
- T
- DT
- CABLE UNDERGROUND LINE
- ELECTRIC OVERHEAD LINE
- ELECTRIC UNDERGROUND LINE
- FIBER OPTIC UNDERGROUND LINE
- NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DRAIN TILE PIPE

UTILITY NOTES

1. All utility lines shall be installed in accordance with applicable codes and standards.
2. All utility lines shall be installed in accordance with applicable codes and standards.
3. The utility lines shall be installed in accordance with applicable codes and standards.
4. The utility lines shall be installed in accordance with applicable codes and standards.
5. Sanitary sewer lines shall be installed in accordance with applicable codes and standards.
6. HDPE pipe shall be installed in accordance with applicable codes and standards.
7. Where 7 1/2" of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation (MN/DOT 3.60) in accordance with applicable codes and standards.
8. Maintain a minimum of 7 1/2" of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of cover.
9. Where 7 1/2" of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation (MN/DOT 3.60) in accordance with applicable codes and standards.
10. All utility lines shall be installed in accordance with applicable codes and standards.
11. Sanitary sewer lines shall be installed in accordance with applicable codes and standards.
12. Pressure pipe shall be installed in accordance with applicable codes and standards.
13. Sanitary sewer lines shall be installed in accordance with applicable codes and standards.
14. All utility lines shall be installed in accordance with applicable codes and standards.

Are utility services for this building already in? Were they installed during the initial development construction? Verify services and locations.



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816 W. S. G. Street
Suite 308
St. Cloud, MN 56301
320.4.1.744

SYNDICATED PROPERTIES LLC
DAKOTA ACRES
ELKO, MN

2018 CONSTRUCTION PLANS FOR CONDO DEVELOPMENT
ELKO, MN

Thomas J. Verbeke
Professional Engineer
D 06.21.18 R 06.21.18

PROJECT NO. 12186003
DRAWN BY KBK
CHECKED BY TH
DATE 06.21.18

UTILITY PLAN

C3.0

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT DESCRIPTION / LOCATION

THE PROJECT CONSISTS OF GRADING, UTILITIES AND ROADWAY CONSTRUCTION. THE PROJECT SITE IS LOCATED SOUTHWEST OF THE INTERSECTION OF AMES PARKWAY AND DAKOTA AVENUE.

THE PROJECT INCLUDES:
 GRADING INFILTRATION BASIN
 UTILITIES
 STORM SEWER
 TURF ESTABLISHMENT

PLANS

THE PLANS SHOW THE PROJECT LIMITS.

ENVIRONMENTALLY SENSITIVE AREAS

NA
 PUBLIC WATERS LOCATED WITHIN 1 MILE OF THE PROJECT BOUNDARY AREA IDENTIFIED IN THE TABLE BELOW.

RECEIVING WATERS IMPAIRMENT

NA

OUTSTANDING RESOURCE VALUE WATERS (ORVWs)

OUTSTANDING RESOURCE VALUE WATERS WITHIN 1 MILE OF THE PROJECT BOUNDARY:
 NA

CALCAREOUS FENS

THERE ARE NO CALCAREOUS FENS WITHIN 1 MILE OF THE PROJECT BOUNDARY.

ARCHAEOLOGICAL, HISTORICAL, AND ARCHITECTURAL RESOURCES

THERE ARE NO ARCHAEOLOGICAL, HISTORICAL, OR ARCHITECTURAL RESOURCES WITHIN THE PROJECT BOUNDARY.

ENDANGERED AND THREATENED SPECIES REVIEW

THERE ARE NO ENDANGERED OR THREATENED SPECIES IDENTIFIED WITHIN THE PROJECT BOUNDARY.

TOTAL MAXIMUM DAILY LOAD (TMDL) WATERS

THERE ARE NO TMDL WATERS WITHIN 1 MILE OF THE PROJECT BOUNDARY.

LAND FEATURE CHANGES

TOTAL PROJECT AREA DISTURBED	3.80 ACRES
TOTAL EXISTING IMPERVIOUS SURFACE AREA	0.00 ACRES
TOTAL EXISTING PERVIOUS SURFACE AREA	3.80 ACRES
TOTAL PROPOSED IMPERVIOUS SURFACE AREA	1.0 ACRES
TOTAL PROPOSED PERVIOUS SURFACE AREA	2.10 ACRES

TIMING OF BMP INSTALLATION

THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY DEMOLITION AND/OR CONSTRUCTION.

DRAINAGE COMPUTATIONS

RUNOFF IS DIRECTED TO THE ROADWAY AND COLLECTED INTO THE STORM SEWER THEN CONNECTED TO THE EXISTING STORM SEWER SYSTEM OR DIRECTED TO THE INFILTRATION BASIN LOCATED ON THE EAST SIDE OF THE DEVELOPMENT. SEE STORM WATER MANAGEMENT REPORT.

PROJECT CONTACTS

PROJECT ENGINEER:
 LARSON ENGINEERING
 TOM HERKENHOFF
 626 11TH AVENUE SE
 ST. CLOUD, MN 56304
 320-428-5824

OWNER:
 SYNDICATED PROPERTIES LLC
 PO BOX 110
 PRIOR LAKE, MN 56312
 612-688-3805

CONTRACTOR:
 TBD

MPCA 24 HOUR EMERGENCY NOTIFICATION:

651-641-5451
 800-422-0118

CONSTRUCTION NOTES

CONSTRUCTION SHALL BE GOVERNED BY THE PROJECT MANUAL. THE CONTRACTOR SHALL KEEP AND MAINTAIN THE INSPECTION AND MAINTENANCE RECORDS.

PERMANENT STORMWATER MANAGEMENT

PERMANENT STORM WATER IS BEING TREATED BY THE INFILTRATION BASIN LOCATED ON SITE. THE OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE INFILTRATION BASIN AND UPSTREAM CATCH BASIN SUMP AFTER PROJECT COMPLETION AND ACCEPTANCE.

SEQUENCE OF CONSTRUCTION ACTIVITIES

- INSTALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLANS.
- COMPLETE THE REMOVALS AS NOTED ON THE PLANS.
- CONSTRUCT ALL TEMPORARY SEDIMENT TRAPS.
- CONSTRUCT DOWNSTREAM STORM SEWER.
- CONDUCT SITE GRADING.
- TEMPORARILY SEED DENUDEED AREAS PER NPDES REQUIREMENTS.
- CONTINUALLY STABILIZE THE NORMAL WETTER PERIMETER OF ALL AREAS WITHIN THE 200 LINEAL FEET OF THE SURFACE WATER OR THE PROPERTY EDGE.
- COMPLETE PERMANENT STABILIZATION.

BMP PROJECT QUANTITY ESTIMATE (QUANTITIES ARE AN ESTIMATE ONLY AND MAY VARY)

SILT FENCE	210 LF
INLET PROTECTION	13 EA
PERMANENT TURF ESTABLISHMENT	2.10 AC
EROSION CONTROL BLANKET	1836 SY
RIPRAP	8 CY
ROCK CONSTRUCTION ENTRANCE	1 EA

STORM WATER POLLUTION PREVENTION PLAN (CONSTRUCTION ACTIVITY REQUIREMENTS)

- THE CONTRACTOR WILL NEED TO IDENTIFY AN EROSION CONTROL SUPERVISOR IN GOOD STANDING WHO WILL BE KNOWLEDGEABLE AND HAS THE APPROPRIATE MPCA LICENSURE IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES.
- EROSION CONTROL MEASURES SHOWN THE EROSION CONTROL PLAN ARE THE ABSOLUTE MINIMUM. THE CONTRACTOR SHALL INSTALL TEMPORARY EARTH DIKES, SEDIMENT TRAPS OR BASINS, ADDITIONAL SILTATION FENCING, AND/OR DISK THE SOIL PARALLEL TO THE CONTOURS AS DEEMED NECESSARY TO FURTHER CONTROL EROSION. ALL CHANGES SHALL BE RECORDED IN THE SWPPP.
- THE EROSION CONTROL SUPERVISOR WILL WORK WITH THE PROJECT ENGINEER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE, DURING AND AFTER CONSTRUCTION AS REQUIRED. THE BMP MEASURES SHALL REFERENCE CITY BMP DETAILS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH THE CONSTRUCTION STORMWATER PERMIT.
- THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE. THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.
- THE CONTRACTOR WILL PREPARE A WRITTEN WEEKLY SCHEDULE OF PROPOSED EROSION CONTROL ACTIVITIES FOR THE PROJECT ENGINEERS APPROVAL.
 - THE CONTRACTOR WILL PREPARE AND SUBMIT A SITE PLAN FOR THE FOR THE PROJECT ENGINEERS APPROVAL FOR WORK IN CRITICAL AREAS AS IDENTIFIED ON THE PLANS OR AS REQUESTED BY THE PROJECT ENGINEER.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK AND/OR DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED.
 - ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS OR AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE THAT HAS TEMPORARY OR PERMANENT CONSTRUCTION ACTIVITY COMPLETION.
- WORK IN DRAINAGE SWALES OR THE NORMAL WETTED PERIMETER OF ANY SURFACE WATER WILL REQUIRE STABILIZATION WITHIN 24 HOURS OF CONNECTION. THESE AREAS WILL INCLUDE ALL AREAS THAT DRAIN WATER WITHIN 200 FEET FROM THE PROPERTY EDGE OR POINT OF DISCHARGE TO ANY SURFACE WATER. RAPID STABILIZATION WILL BE USED IN THESE AREAS.
- DITCHES AND EXPOSED SOILS MUST BE KEPT IN A SMOOTH ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES AND BLANKETS.
- ALL EXPOSED SOIL AREAS WILL BE STABILIZED PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, OR BLANKETED.
- SEDIMENT CONTROL DEVICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THE TIMING OF THE INSTALLATION OF THE SEDIMENT CONTROL DEVICES CAN BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL DEVICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED IN ACCORDANCE WITH THE NPDES PERMIT.
 - SILT FENCE SHALL BE INSTALLED SO THAT IT FOLLOWS AS CLOSE AS POSSIBLE TO A SINGLE CONTOUR TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS WITH THE SILT FENCE HOODED AT A MAXIMUM OF 100 FOOT INTERVALS AND SHALL CONTAIN NO MORE THAN 1/4 ACRE OF DRAINAGE AREA.
 - DITCH CHECKS WILL BE INSTALLED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
 - TEMPORARY DITCH CHECKS WILL CONSIST OF USING ROCK DITCH CHECKS AND ROCK WEEPERS IN FRONT OF CULVERT INLETS.
 - SEDIMENT DAMAGE FROM STOCKPILES WILL BE MINIMIZED BY PLACING A ROW OF SILT FENCE 6 FEET FROM THE TOE.
 - ALL EXPOSED STOCKPILES LEFT FOR A PERIOD OF TIME SHALL BE TEMPORARILY STABILIZED ACCORDING TO THE NPDES PERMIT REQUIREMENTS BUT IN NO CASE LATER THAN 14 DAYS.
- STREET SURFACES SHALL BE SWEEPED WITHIN 24 HOURS OF DISCOVERY OF SEDIMENT OR TRACKING WITH A VACUUM OPERATED BROOM SWEEPER. NO OPEN-BROOM SWEEPERS WILL BE ALLOWED.
- STORM SEWER INLETS WILL BE PROTECTED WITH THE APPROPRIATE BMPs FOR EACH SPECIFIC PHASE OF CONSTRUCTION.
- THE CONTRACTOR WILL COMPLY WITH THE REQUIREMENTS REGARDING POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION WHICH WILL INCLUDE PROVIDING
 - CONCRETE WASHOUT FACILITIES/PROCESSES ACCORDING TO THE NPDES PERMIT REQUIREMENTS
 - SOLID WASTE COLLECTION AND REMOVAL
 - SECONDARY CONTAINMENT
 - HAZARDOUS WASTE STORAGE CONTAINERS AND SPILL KITS
- INSPECT THE CONSTRUCTION SITE ONCE EVERY 10 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. RAINFALL SHALL BE MEASURED USING AN ONSITE RAIN GAUGE.

- BUILDING PRODUCTS WITH POLLUTANT POTENTIAL SHALL BE STORED UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS) OR IN SECURE CABINETS TO MINIMIZE CONTACT WITH STORMWATER.
- CHEMICALS (PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC.) SHALL BE STORED UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS) OR IN SECURE CABINETS TO MINIMIZE CONTACT WITH STORMWATER.
- HAZARDOUS MATERIALS AND TOXIC WASTE (OIL, GAS, PAINT, ETC.) SHALL BE STORED IN SEALED CONTAINERS IN A STORAGE AREA WITH RESTRICTED ACCESS. STORAGE AREAS SHALL BE PROVIDED WITH SECONDARY CONTAINMENT PER MINNESOTA CHAPTER 045. ALL DISPOSAL SHALL BE IN ACCORDANCE WITH STATE REGULATIONS.
- COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE SHALL COMPLY WITH MINNESOTA ADMINISTRATIVE RULES 035.0300 TO 035.2115. STORAGE OF GARBAGE, REFUSE AND OVERSIZE WASTE SHALL COMPLY WITH 035.0100, RENOVATION AND DEMOLITION OPERATIONS SHALL COMPLY WITH 035.0805.
- PORTABLE TOILETS SHALL BE MANAGED IN ACCORDANCE WITH MINNESOTA ADMINISTRATIVE RULES CHAPTER 041.
- FUELING OF VEHICLES AND EQUIPMENT WILL BE PERFORMED IN A DESIGNATED CONTAINED AREA. SPILL KITS SHALL BE READILY AVAILABLE AND DISPOSAL SHALL BE IN ACCORDANCE WITH STATE REGULATIONS. SPILLS WILL BE REPORTED IN ACCORDANCE WITH MINNESOTA STATUTE 115.061.
- WASHING OF VEHICLES AND EQUIPMENT WILL BE PERFORMED IN A DESIGNATED CONTAINED AREA. RUNOFF FROM THE WASHING AREA SHALL BE CONTAINED IN A SEDIMENT BASIN AND WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE REGULATIONS.
- CONCRETE AND WASHOUT WASTES (STUCCO, PAINT, RELEASE OILS, CURING COMPOUNDS, ETC.) SHALL BE PERFORMED IN A DESIGNATED CONTAINED AREA, SO THAT WASTES DON NOT CONTACT THE GROUND. LIQUID AND SOLID WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE REGULATIONS. A SIGN SHALL BE POSTED AT THE WASHOUT AREA FOR IDENTIFICATION AND INSTRUCTIONS.
- DEWATERING OR BASIN DRAINING ACTIVITIES OF TURBID OR SEDIMENT LADEN WATER WILL BE DISCHARGED TO TEMPORARY SEDIMENT BASINS WHENEVER POSSIBLE. IN THE EVENT THAT IT IS NOT POSSIBLE TO DISCHARGE THE SEDIMENT LADEN WATER TO A TEMPORARY SEDIMENT BASIN THE WATER MUST BE TREATED SO THAT IT DOES NOT ADVERSELY AFFECT RECEIVING WATERS OR DOWNSTREAM LANDOWNERS.
- THE CONTRACTOR WILL NEED TO PROVIDE A LICENSED EROSION CONTROL SUPERVISOR WHO CAN INSPECT THE SITE FOR NPDES PERMIT COMPLIANCE. MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) WILL BE REQUIRED AS SET FORTH IN THE PREVIOUSLY NAMED SECTIONS.
 - THE EROSION CONTROL SUPERVISOR WILL NEED TO CONDUCT ROUTINE INSPECTIONS OF THE ENTIRE CONSTRUCTION SITE AS REQUIRED BY THE NPDES PERMIT
 - DATE AND TIME OF INSPECTION
 - NAME OF PERSONS CONDUCTING INSPECTIONS
 - CORRECTIVE ACTIONS TAKEN
 - DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS
 - DOCUMENTS AND CHANGES MADE TO THE SWPPP
 - MAINTENANCE ACTIVITIES
- MAINTENANCE WILL BE PERFORMED WITHIN A PERIOD PER PERMIT REQUIREMENTS.
 - SILT FENCE REPAIRS SHOULD BE MADE WHEN IT BECOMES NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OF THE FENCE
 - INLET PROTECTION DEVICES SHOULD BE REPAIRED WHEN THEY BECOME NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT AND/OR DEPTH OF THE DEVICE
 - TEMPORARY SEDIMENT BASIN MUST HAVE THE SEDIMENT REMOVED ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME
 - TRACKED SEDIMENT MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OF OFF SITE TRACKING ONTO PAVED SURFACES
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL BMPs UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION AND THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT
- BURNING OF TREES, BRUSH, OR OTHER VEGETATED MATERIAL IS NOT ALLOWED WITHIN THE PROJECT BOUNDARIES.
- THE CONTRACTOR MAY SKIP TEMPORARY OR RAPID STABILIZATION METHODS IF THEY CHOOSE TO STABILIZE AN AREA WITH PERMANENT STABILIZATION WITHIN THE APPROPRIATE TIME FRAMES OUTLINED IN THE PERMIT FOR THE DIFFERENT ACTIVITIES.
- IF TEMPORARY OR PERMANENT COVER WILL NOT BE ESTABLISHED BY NOVEMBER 15, PROVIDE ADEQUATE MEASURES TO CONTROL SPRING EROSION AND SEDIMENTATION.
- ALL SEDIMENT DEPOSITED INTO A WATER OF THE STATE MUST BE REMOVED IMMEDIATELY OR AS REQUIRED BY THE NPDES PERMIT.
- OUTLETS INTO SURFACE WATERS SHALL BE STABILIZED WITH ENERGY DISSIPATION WITHIN 24 HOURS. ALL RIP RAP SHALL BE INSTALLED WITH A FILTER MATERIAL OR SOIL SEPARATION AND COMPLY WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- A 50 FOOT NATURAL BUFFER SHALL BE PRESERVED ADJACENT TO SURFACE WATERS. IF WORK ENCROACHES THE SURFACE WATER AS A COMPONENT OF THE WORK, REDUNDANT SEDIMENT CONTROLS SHALL BE INSTALLED.
- ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE TO BE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA. ONLY LOW IMPACT EQUIPMENT SHALL BE ALLOWED IN THE INFILTRATION AREAS WHICH SHALL BE STAKED AND MARKED OFF.

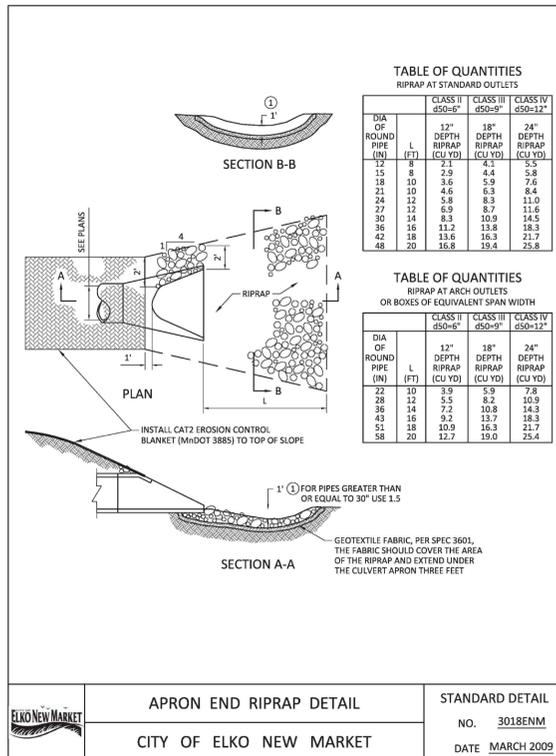
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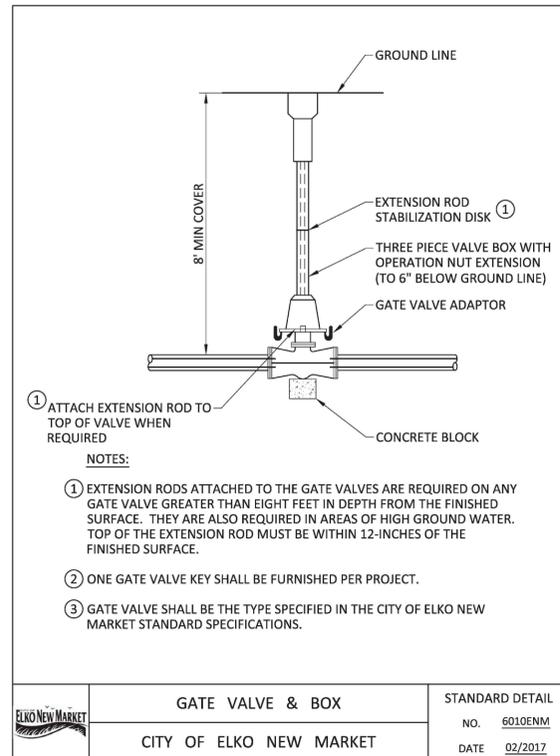
PROJECT ENGINEER:
 Thomas J. Vukobratovic
 T. J. Vukobratovic, P.E.
 D 621.18 R 25520

REGISTRATION:
 REG. NO. 12186003
 DR. B. KBK
 C. B. T.H.
 I. D. 06.21.18
 S. T. 06.21.18

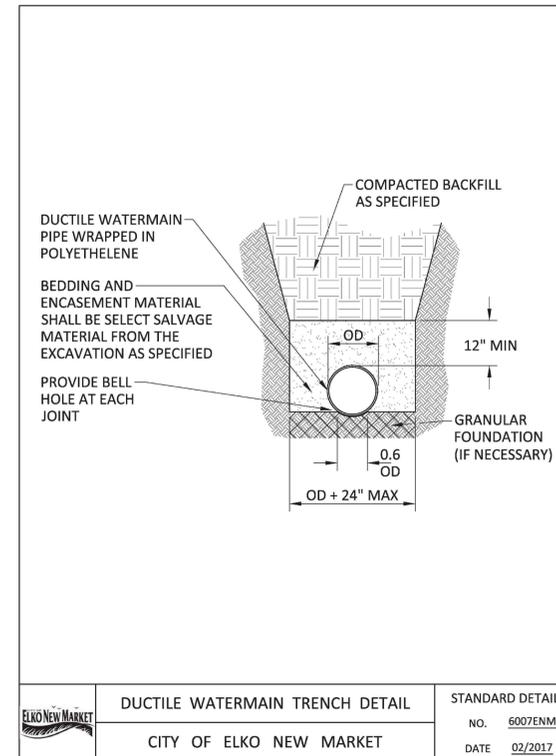
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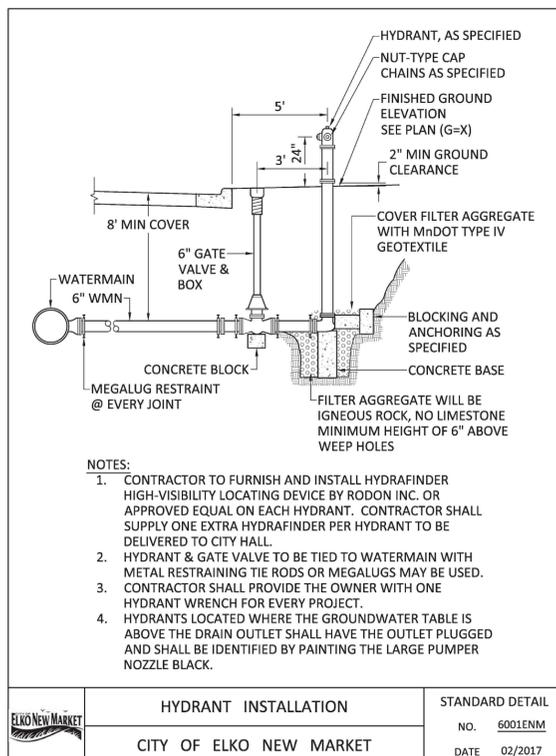
1 C5.1 RIPRAP DETAIL
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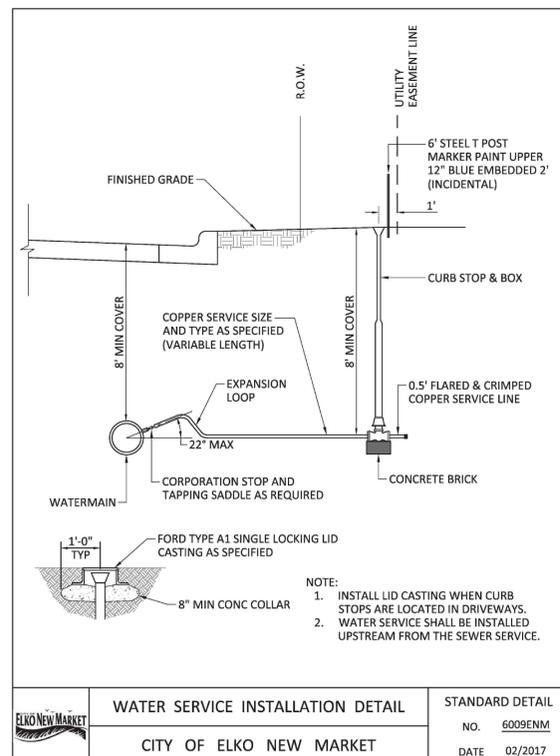
3 C5.1 GATE VALVE & BOX DETAIL
NOT TO SCALE



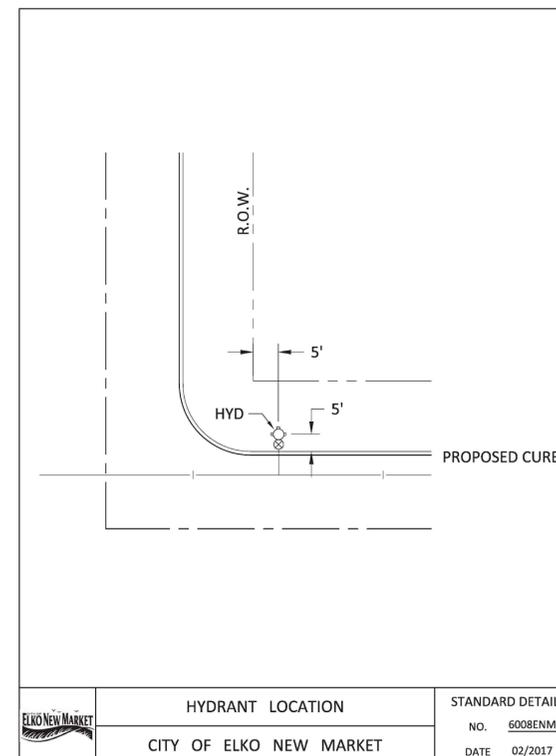
5 C5.1 DUCTILE WATERMAIN TRENCH DETAIL
NOT TO SCALE



2 C5.1 HYDRANT DETAIL
NOT TO SCALE



4 C5.1 WATER SERVICE INSTALLATION DETAIL
NOT TO SCALE



6 C5.1 HYDRANT LOCATION DETAIL
NOT TO SCALE

Larson Engineering, Inc.
816 W. S. 6TH ST
SUITE 308
S. C. DAKOTA MN 56301
320.414.4444

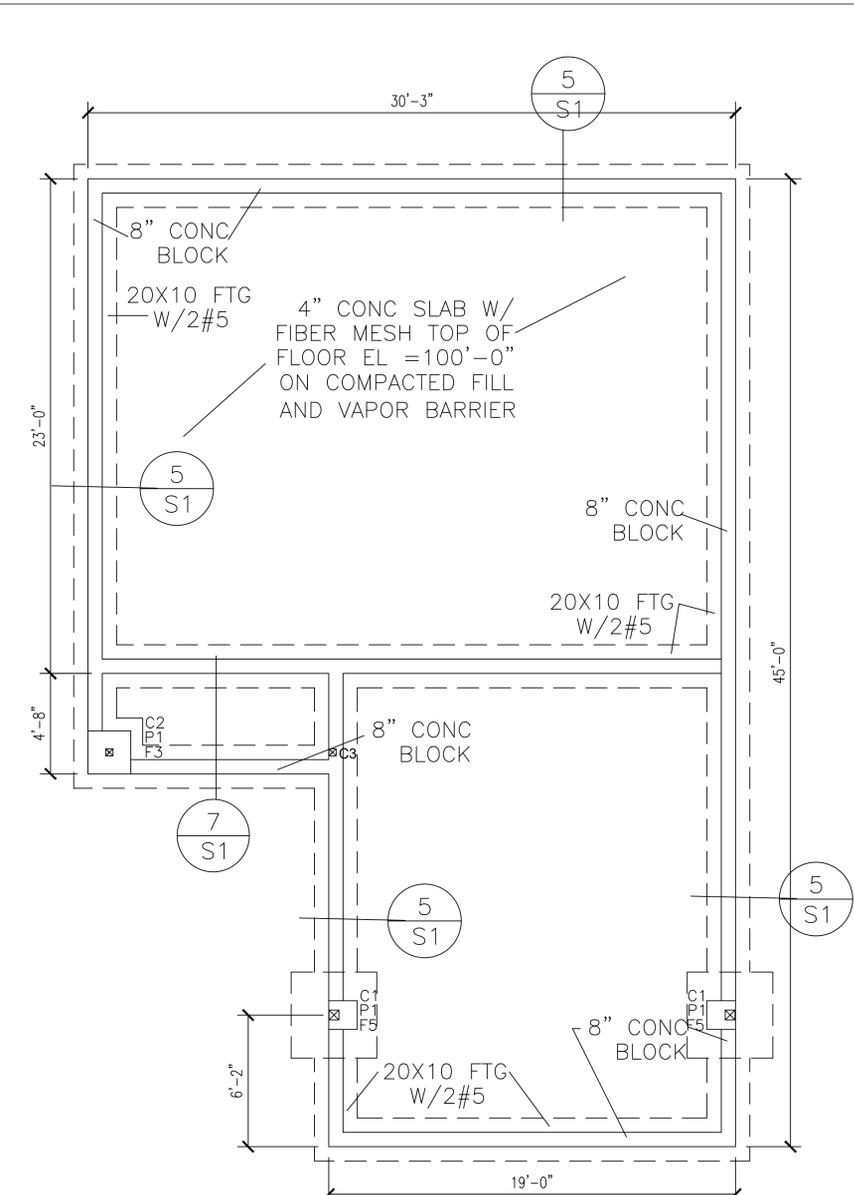
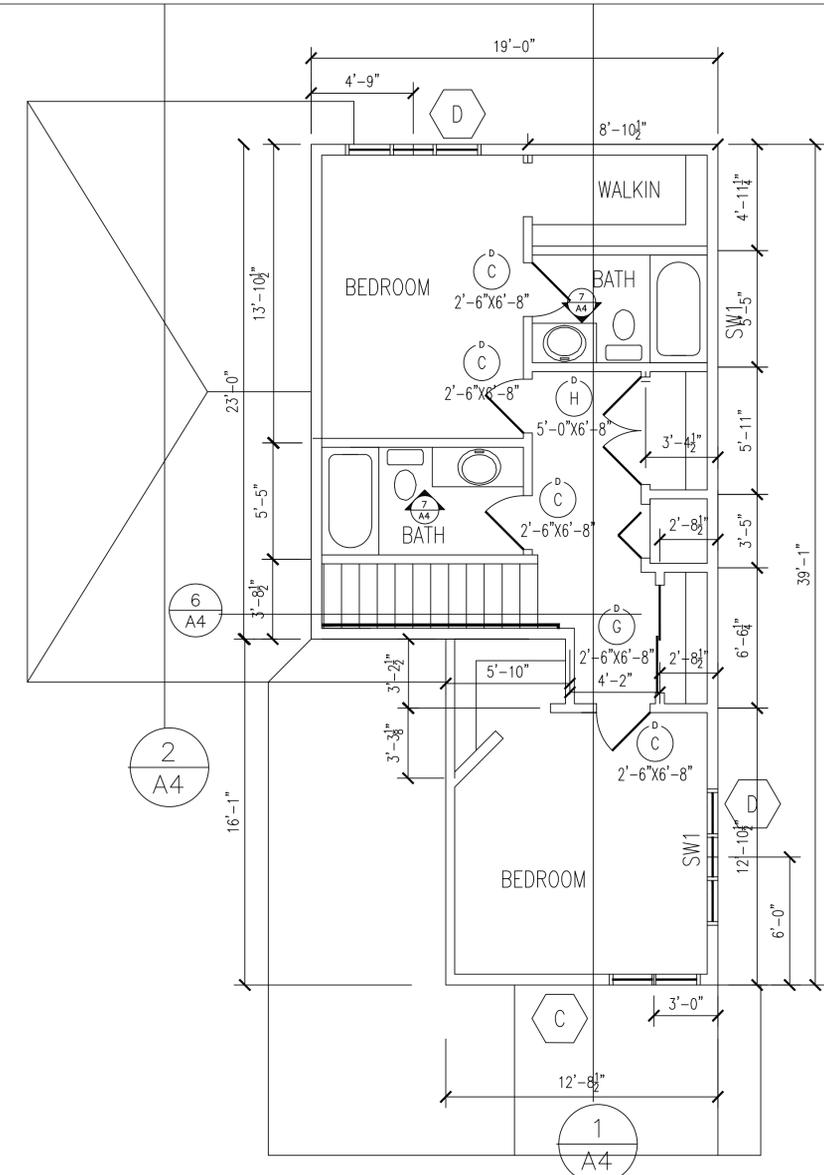
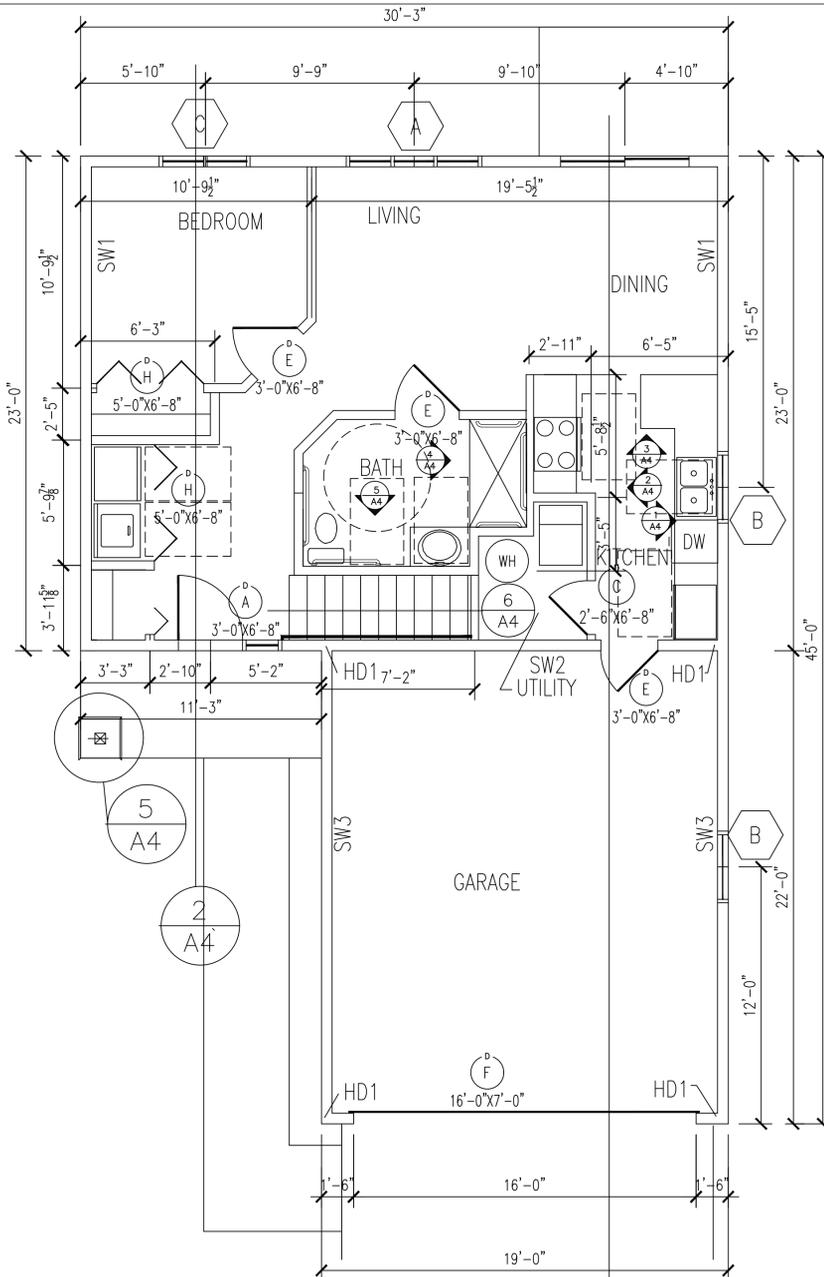
SYNDICATED PROPERTIES LLC
DAKOTA ACRES
ELKO MN

2018 CONSTRUCTION PLANS FOR CONDO DEVELOPMENT
ELKO MN

Thomas J. Dikshoff
T. J. Dikshoff P.E.
D 06.21.18 R 02.25.20

R: D: D:
P: 12186003
Dr: B: KBK
C: B: T: H
I: D: 06.21.18
S: T:

DETAILS
C5.1



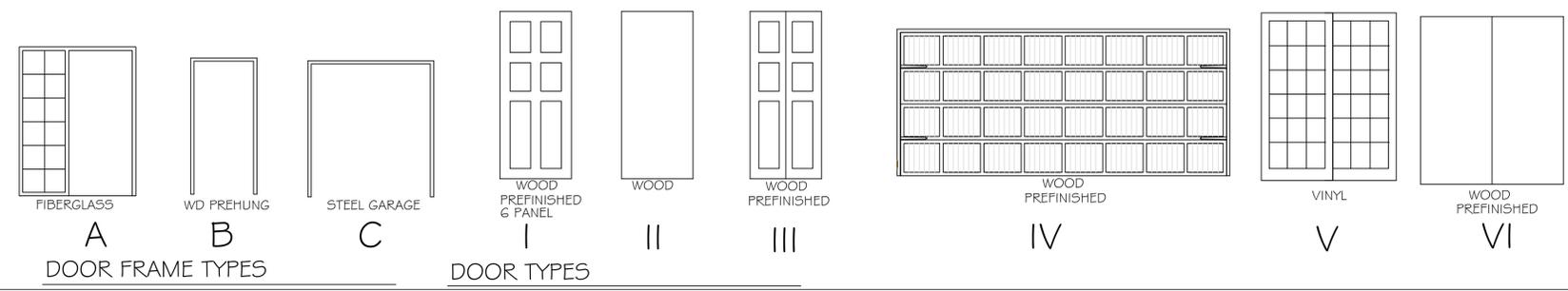
TYPE	SIZE	DESCRIPTION	REMARKS
A	6'-0X5'-0	SLIDING VINYL	-
B	3'-0X2'-8"	SLIDING VINYL	-
C	6'-0X4'-0	SLIDING VINYL	-
D	5'-0X1'-6"	VINYL AWNING	HOL MET FRAME

ROOM NO	ROOM NAME	FLOORS	BASE	WALLS	CEILING	REMARKS
	TYPICAL UNIT					
	KITCHEN	SV	WD	GBTP	GBTP	-
	DINING ROOM	SV	WD	GBTP	GBTP	-
	BATH	SV	WD	GBTP	GBTP	-
	BEDROOMS	CPT	WD	GBTP	GBTP	-
	CLOSETS	CPT	WD	GBTP	GBTP	SHELF AND ROD

NUMBER	SIZE	MATL	TYPE	FRAME MATL	FRAME TYPE	RATING	FINISH	REMARKS
A	3'-0X6'-8	WD	I	FG	A		PREFIN	
B	2'-8X6'-8	WD	I	WD	B	20 MIN	PREFIN	PREHUNG
C	2'-6X6'-8	WD	I	WD	B		PREFIN	PREHUNG
D	6'-0X6'-8	VINYL	V	VINYL	B		PREFIN	SLIDER
E	3'-0X6'-8	WD	III	WD	B		PREFIN	BIFOLD
F	1'-6'-0X7'-0	WD	IV	WD	C		PREFIN	BIFOLD
G	5'-0X6'-8	WD	VI	-	B		PREFIN	SLIDER
H	5'-0X6'-8	WD	V	WD	B		PREFIN	BIFOLD

MK	WALL SHEATHING	FASTENER SPACING	SILL PLATE ANCHORS
SW1	5/8" GYPSUM WALLBOARD SHEATHING ONE SIDE	4" OC (EDGES) 12" OC (FIELD)	TZ (3 1/4" EMBEDMENT) AT 4-12" OC
SW2	15/32" APA RATED SHEATHING ONE SIDE	4" OC (EDGES) 12" OC (FIELD)	TZ (3 1/4" EMBEDMENT) AT 2-12" OC
SW3	5/8" GYPSUM WALLBOARD SHEATHING BOTH SIDES	4" OC (EDGES) 12" OC (FIELD)	TZ (3 1/4" EMBEDMENT) AT 3-12" OC

MK	HOLDDOWN	WALL CONSTRUCTION	ANCHOR BOLT
HD1	DTT2Z	(1) 2X6 STUDS AT EA. HD MIN.	1/2" DIA. AB (16" EMBEDMENT)
HD2	HDU2-SDS2.5	(2) 2X6 STUDS AT EA. HD MIN.	5/8" DIA. AB (16" EMBEDMENT)



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION AND CONTRACT DOCUMENTS WERE 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.
Larson Engineering, Inc.
 11000 Lake Ave. N., Suite 55110
 White Bear Lake, MN 55110
 (P) 651.481.9120 (F) 651.481.9201
 © 2005 by Larson Engineering of Minnesota
 DATE: 11/19/17 REG. NO. 1023

COMM NO 1716
DATE 11/19/17

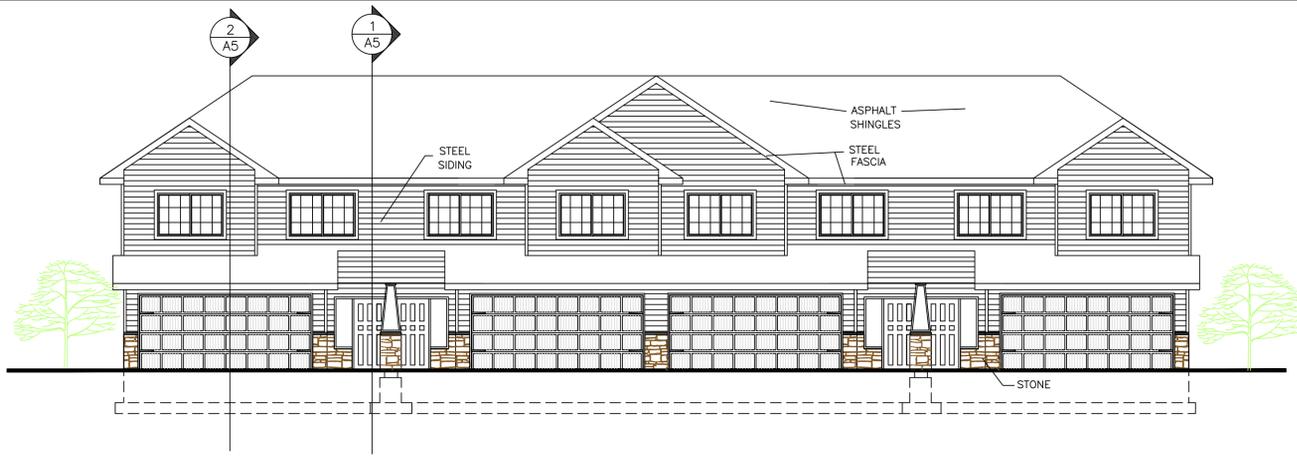
REVISION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
RHA ARCHITECT'S INC.
 11000 Lake Ave. N., Suite 55110
 White Bear Lake, MN 55110
 (P) 651.481.9120 (F) 651.481.9201
 © 2005 by Larson Engineering of Minnesota
 DATE: 11/19/17 REG. NO. 1023

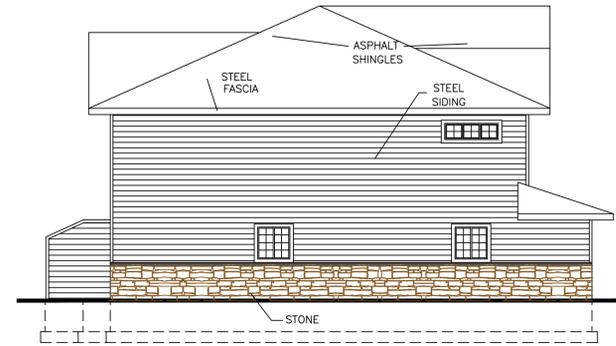
PROJECT NAME
 SINGLE UNIT BUILDING
 DAKOTA ACRES TOWNHOMES
 NEW MARKET, MINNESOTA

RHA ARCHITECT'S INC.
 ARCHITECTS, PLANNERS, DESIGNERS
 P.O. BOX 383
 ST. CLOUD, MINNESOTA
 PHONE 320-267-7115
 EMAIL RHA@RHAHQ.COM

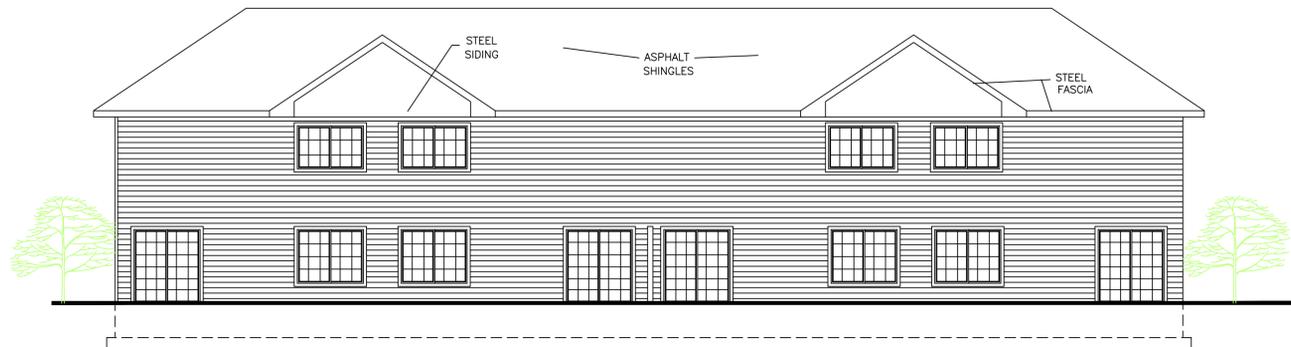
SHEET NO
A2



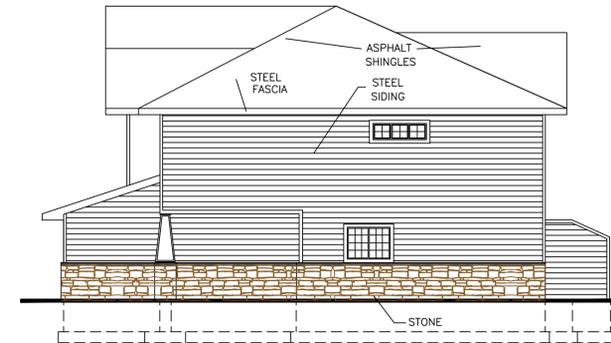
FRONT ELEVATION
1/8"=1'-0"



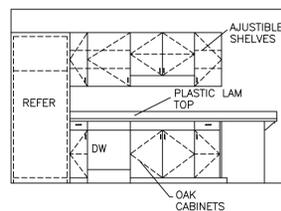
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1/8"=1'-0"



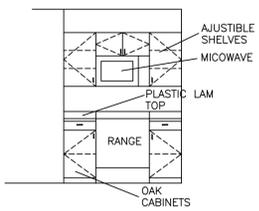
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1/8"=1'-0"



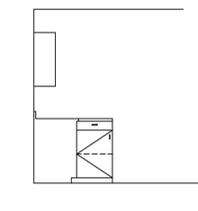
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1/8"=1'-0"



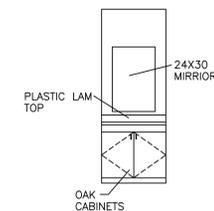
1 ELEVATION
A4 1/4"=1'-0"



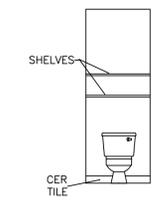
2 ELEVATION
A4 1/4"=1'-0"



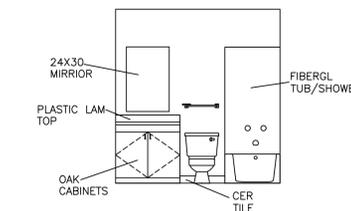
3 ELEVATION
A4 1/4"=1'-0"



4 ELEVATION
A4 1/4"=1'-0"



5 ELEVATION
A4 1/4"=1'-0"



6 ELEVATION
A4 1/4"=1'-0"

COMM NO 1716
DATE 11/19/17

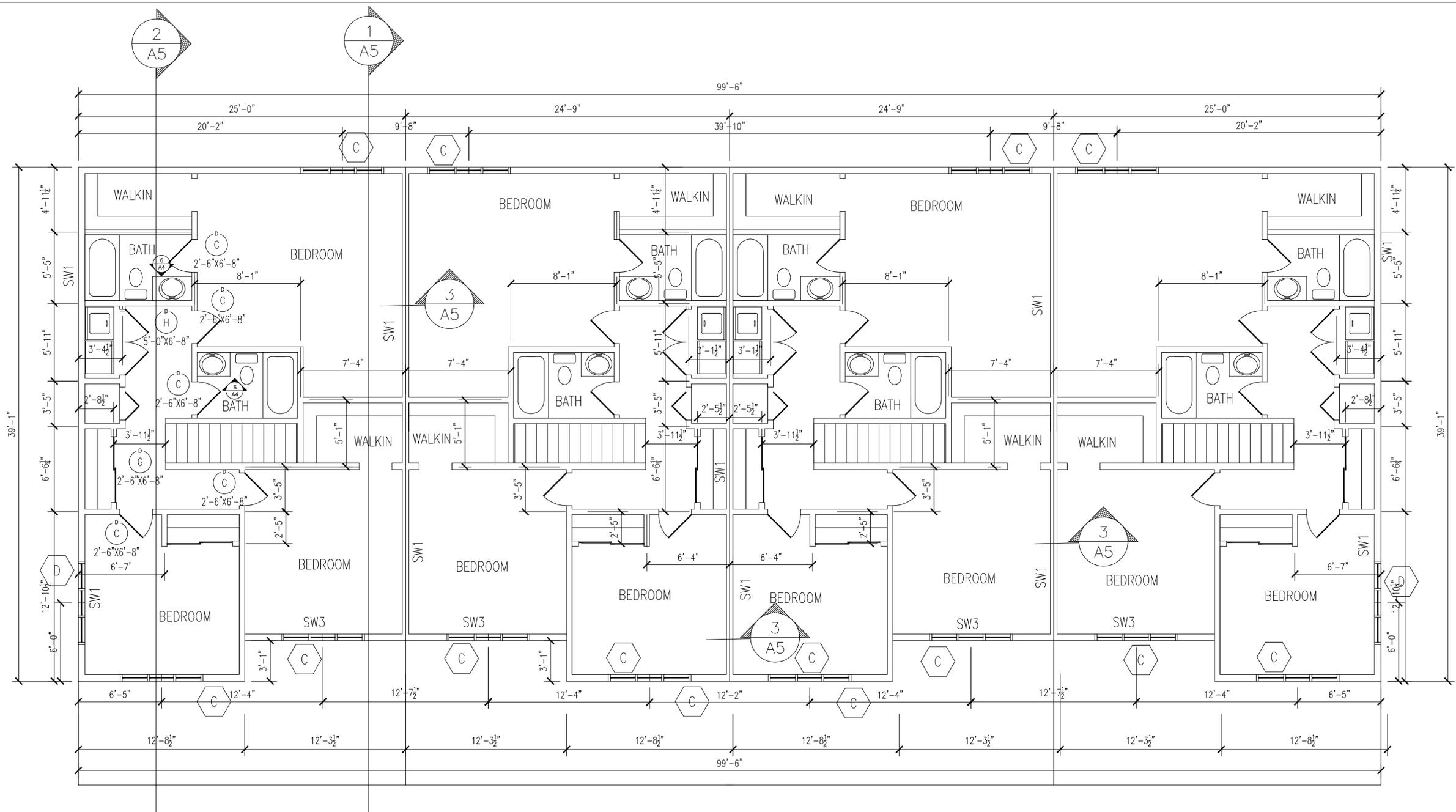
REVISION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: Ronald C. Rasmussen
DATE: 11/19/17 REG. NO. 1111111111

PROJECT NAME
4 PLEX BUILDING
DAKOTA ACRES TOWNHOMES
NEW MARKET, MINNESOTA

RHA ARCHITECT'S INC.
ARCHITECTS, PLANNERS, DESIGNERS
PHONE 320-267-7115
P.O. BOX 383
ST. CLOUD, MINNESOTA EMAIL RHA@RHAHQ.COM

SHEET NO
A4



SECOND FLOOR PLAN
1/4"=1'-0"

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION	REMARKS
A	6'-0x5'-0	SLIDING VINYL	-
B	3'-0x2'-8"	SLIDING VINYL	-
C	6'-0x4'-0	SLIDING VINYL	-
D	5'-0x1'-6"	VINYL AWNING	HOL MET FRAME

ROOM FINISH SCHEDULE

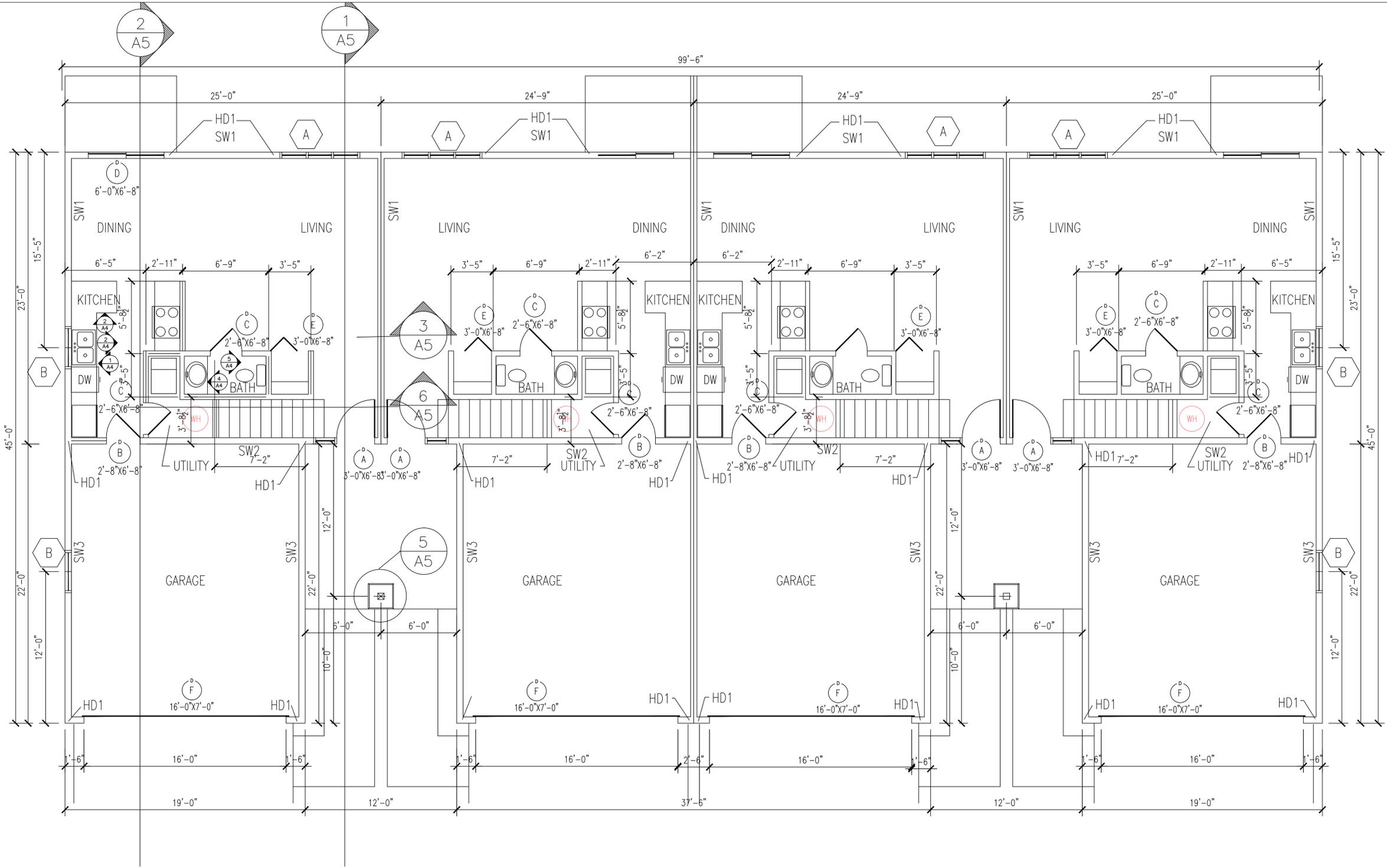
ROOM NO	ROOM NAME	FLOORS	BASE	WALLS	CEILING	REMARKS
	TYPICAL UNIT					
	KITCHEN	SV	WD	GBTP	GBTP	-
	DINING ROOM	SV	WD	GBTP	GBTP	-
	BATH	SV	WD	GBTP	GBTP	-
	BEDROOMS	CPT	WD	GBTP	GBTP	-
	CLOSETS	CPT	WD	GBTP	GBTP	SHELF AND ROD

SHEAR WALL SCHEDULE

MK	WALL SHEATHING	FASTENER SPACING SILL PLATE ANCHORS
SW1	5/8" GYPSUM WALLBOARD SHEATHING ONE SIDE	6d COOLER NAILS (1) 1/2" DIA HILTI KWIK BOLT 4" OC (EDGES) TZ (3 1/4" EMBEDMENT) AT 4'-12" OC (FIELD) 0" OC 10d NAILS (1) 1/2" DIA HILTI KWIK BOLT
SW2	15/32" APA RATED SHEATHING ONE SIDE	4" OC (EDGES) TZ (3 1/4" EMBEDMENT) AT 2'-12" OC (FIELD) 0" OC
SW3	5/8" GYPSUM WALLBOARD SHEATHING BOTH SIDES	6d COOLER NAILS (1) 1/2" DIA HILTI KWIK BOLT 4" OC (EDGES) TZ (3 1/4" EMBEDMENT) AT 3'-12" OC (FIELD)

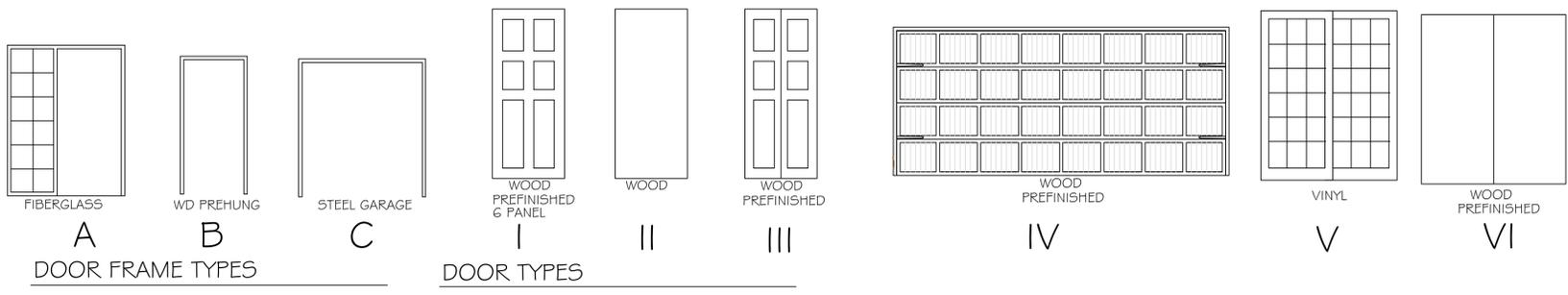
HOLDDOWN SCHEDULE

MK	HOLDDOWN	WALL CONSTRUCTION	ANCHOR BOLT
HD1	DTT2Z	(1) 2X6 STUDS AT EA. HD MIN.	1/2" DIA. AB (16" EMBEDMENT)
HD2	HU2-SDS2.5	(2) 2X6 STUDS AT EA. HD MIN.	5/8" DIA. AB (16" EMBEDMENT)

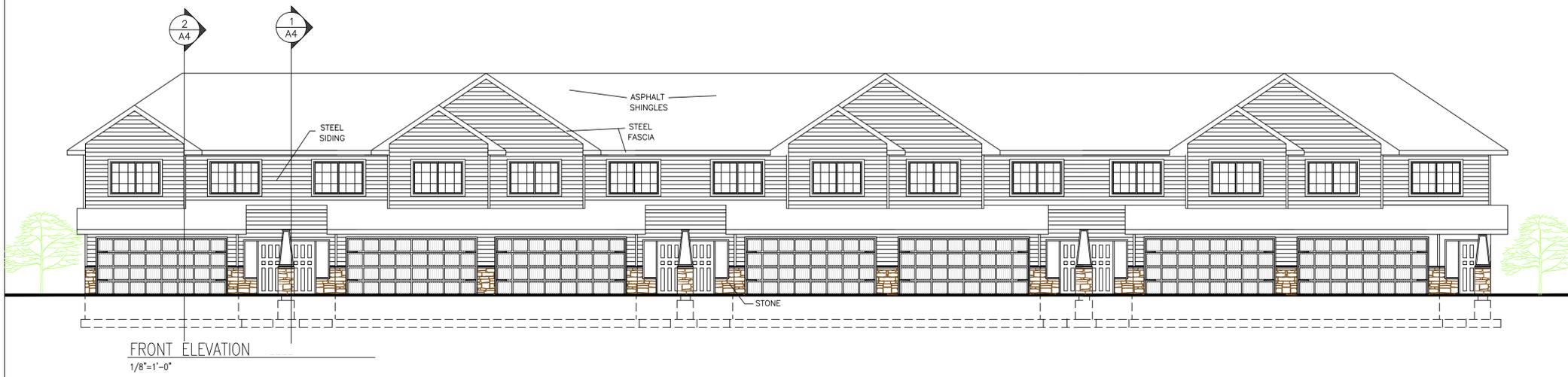


FIRST FLOOR PLAN

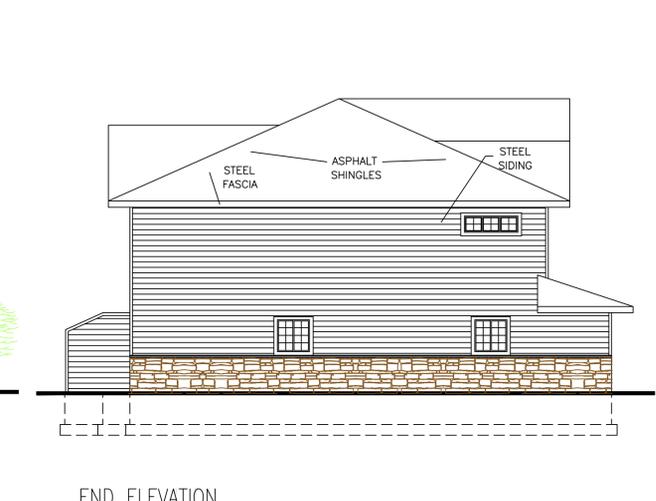
1/4" = 1'-0"



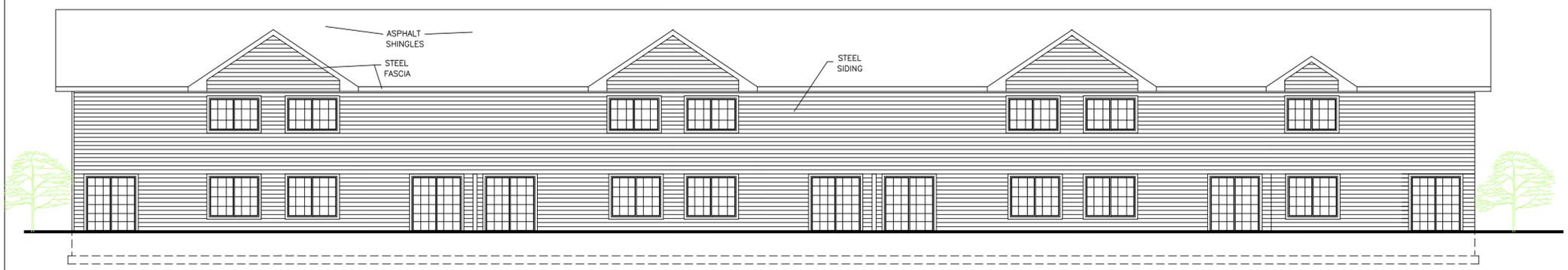
NUMBER	SIZE	MATL	TYPE	FRAME MATL	FRAME TYPE	RATING	FINISH	REMARKS
A	3'-0x6'-8	WD	II	FG	A		PREFIN	
B	2'-8x6'-8	WD	II	WD	B	20 MIN	PREFIN	PREHUNG
C	2'-6x6'-8	WD	II	WD	B		PREFIN	PREHUNG
D	6'-0x6'-8	VINYL	V	VINYL	B	-	PREFIN	SLIDER
E	3'-0x6'-8	WD	III	WD	B	-	PREFIN	BIFOLD
F	16'-0x7'-0	WD	IV	WD	C	-	PREFIN	BIFOLD
G	5'-0x6'-8	WD	VI	-	B	-	PREFIN	SLIDER
H	5'-0x6'-8	WD	V	WD	B	-	PREFIN	



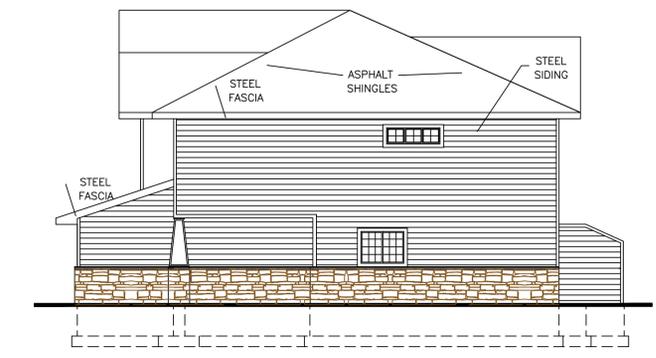
FRONT ELEVATION
1/8"=1'-0"



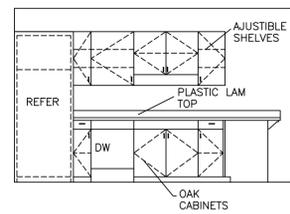
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1/8"=1'-0"



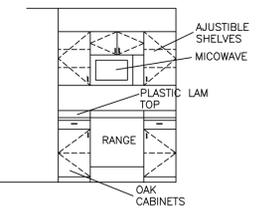
REAR ELEVATION
1/8"=1'-0"



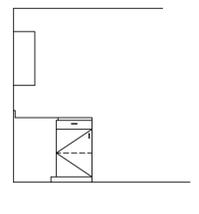
END ELEVATION
1/8"=1'-0"



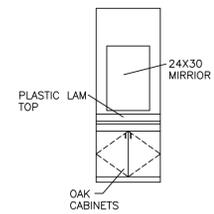
1 ELEVATION
A3 1/4"=1'-0"



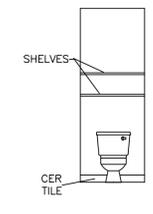
2 ELEVATION
A3 1/4"=1'-0"



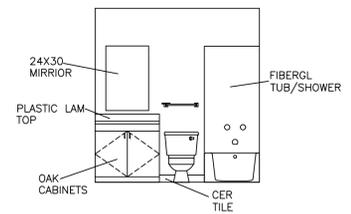
3 ELEVATION
A3 1/4"=1'-0"



4 ELEVATION
A3 1/4"=1'-0"



5 ELEVATION
A3 1/4"=1'-0"



6 ELEVATION
A3 1/4"=1'-0"

COMM NO 1716
DATE 11/19/17

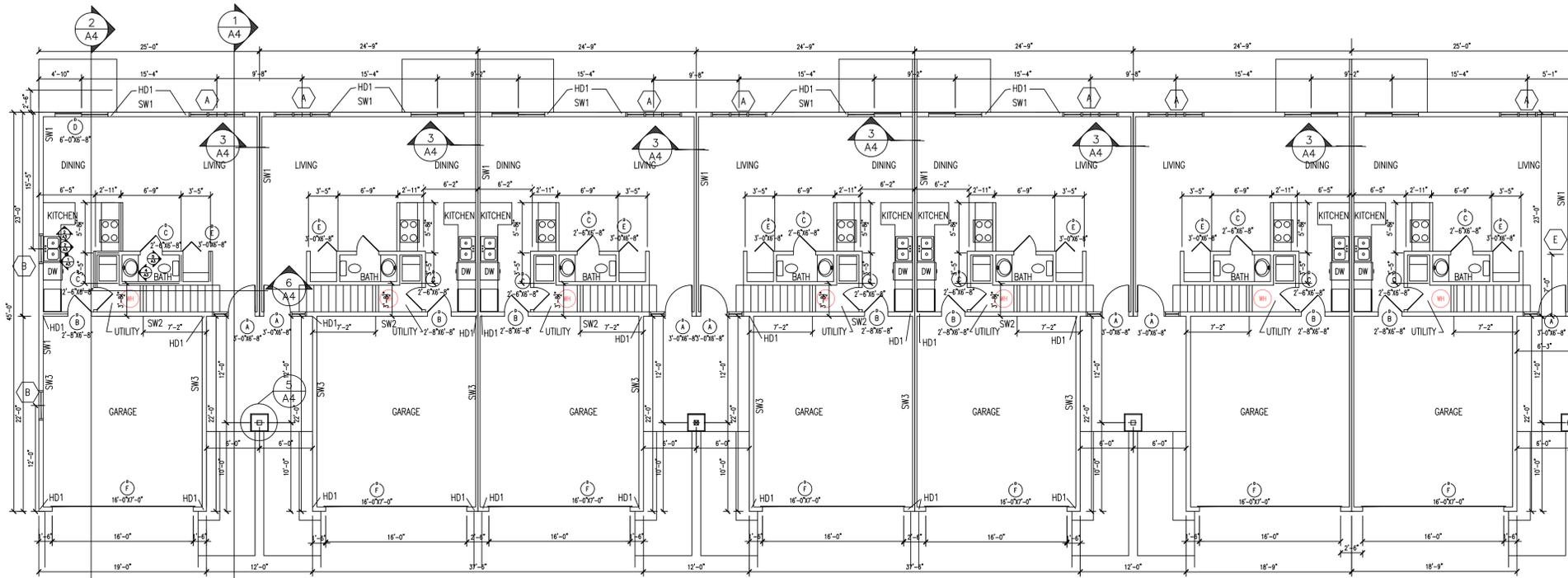
REVISION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: Rhonda C. Rasmussen
DATE: 11/19/17 REG. NO. 1111111111

PROJECT NAME
7 PLEX BUILDING
DAKOTA ACRES TOWNHOMES
NEW MARKET, MINNESOTA

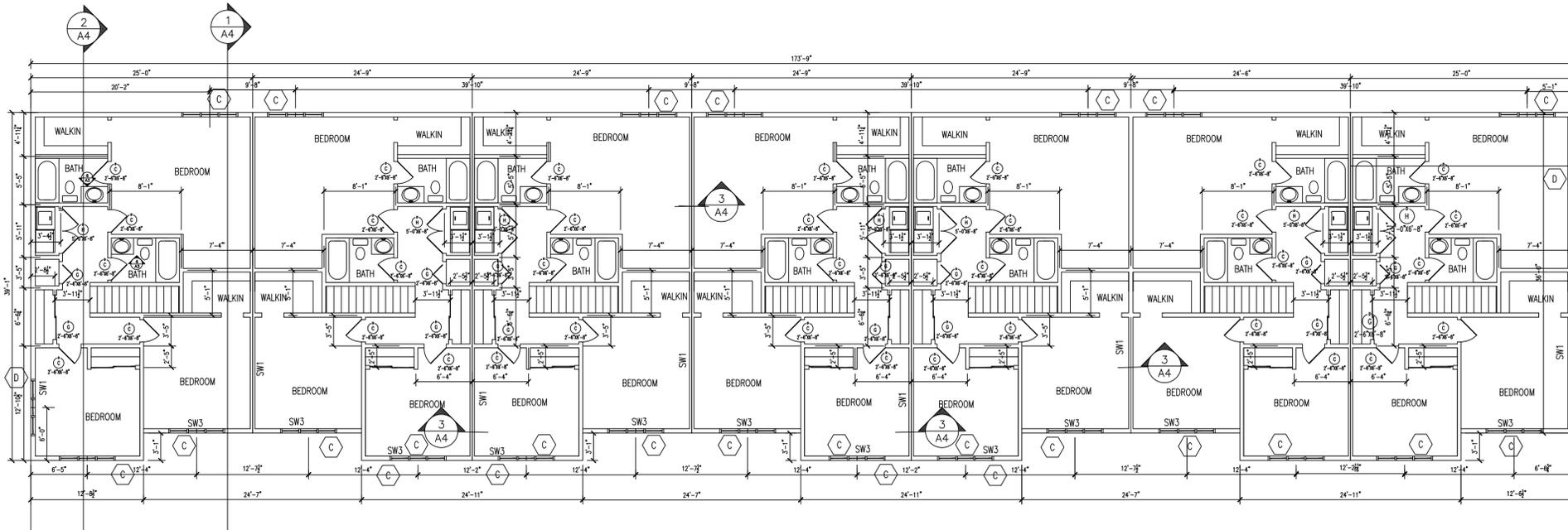
RHA ARCHITECT'S INC.
ARCHITECTS, PLANNERS, DESIGNERS
PHONE 320-267-7115
P.O. BOX 383
ST. CLOUD, MINNESOTA EMAIL RHA@RHAHQD.COM

SHEET NO
A3



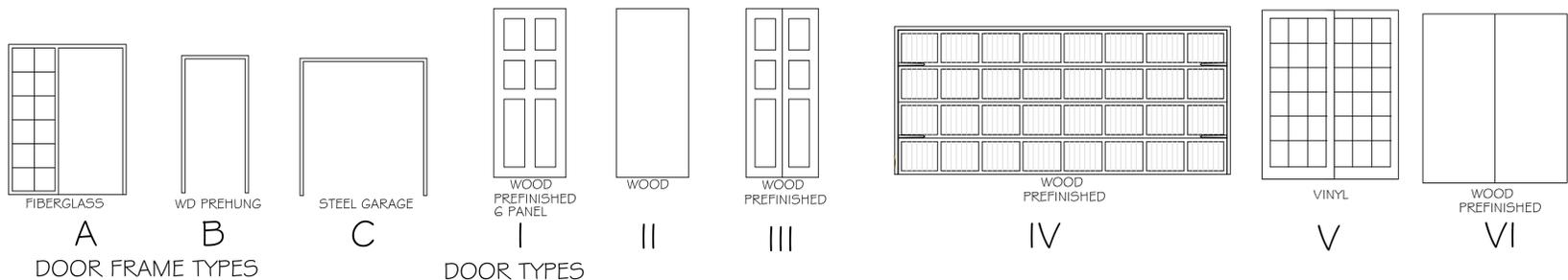
FIRST FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"



SHEAR WALL SCHEDULE

MK	WALL SHEATHING	FASTENER SPACING SILL PLATE ANCHORS
SW1	5/8" GYPSUM WALLBOARD SHEATHING ONE SIDE	6# COOLER NAILS (1) 12" DIA HELIX KWIK BOLT 4" OC (EDGES) 12" DIA EMBEDMENT AT 4" 12" OC (FIELD) 6" OC
SW2	1/2" APA RATED SHEATHING ONE SIDE	16# NAILS (1) 12" DIA HELIX KWIK BOLT 4" OC (EDGES) 12" DIA EMBEDMENT AT 4" 12" OC (FIELD) 6" OC
SW3	5/8" GYPSUM WALLBOARD SHEATHING BOTH SIDES	6# COOLER NAILS (1) 12" DIA HELIX KWIK BOLT 4" OC (EDGES) 12" DIA EMBEDMENT AT 4" 12" OC (FIELD)

HOLLOW DOOR SCHEDULE

MK	HOLLOW DOOR	WALL CONSTRUCTION	ANCHOR BOLT
HD1	0112	12" X 8" STUDS AT EA. HD MIN. 12" DIA. #8 (1/2" EMBEDMENT)	1/2" DIA. #8 (1/2" EMBEDMENT)
HD2	HDG 2020 S	20" X 8" STUDS AT EA. HD MIN. 12" DIA. #8 (1/2" EMBEDMENT)	1/2" DIA. #8 (1/2" EMBEDMENT)

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION	REMARKS
A	6'-0X5'-0	SLIDING VINYL	-
B	3'-0X2'-8"	SLIDING VINYL	-
C	6'-0X4'-0	SLIDING VINYL	-
D	5'-0X1'-6"	VINYL AWNING	HOL MET FRAME
E	4'-0X3'-0	SLIDING VINYL	-

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOORS	BASE	WALLS	CEILING	REMARKS
	TYPICAL UNIT					
	KITCHEN	SV	WD	GBTP	GBTP	-
	DINING ROOM	SV	WD	GBTP	GBTP	-
	BATH	SV	WD	GBTP	GBTP	-
	BEDROOMS	CPT	WD	GBTP	GBTP	-
	CLOSETS	CPT	WD	GBTP	GBTP	SHELF AND ROD

PUBLIC DOOR SCHEDULE

NUMBER	SIZE	MATL	TYPE	FRAME MATL	FRAME TYPE	RATING	FINISH	REMARKS
A	3'-0X6'-8	WD	I	FG	A		PREFIN	
B	2'-8X6'-8	WD	I	WD	B	20 MIN	PREFIN	PREHUNG
C	2'-6X6'-8	WD	I	WD	B		PREFIN	PREHUNG
D	6'-0X6'-8	VINYL	V	VINYL	B		PREFIN	SLIDER
E	3'-0X6'-8	WD	III	WD	B		PREFIN	BIFOLD
F	16'-0X7'-0	WD	IV	WD	C		PREFIN	BIFOLD
G	5'-0X6'-8	WD	VI	-	B		PREFIN	SLIDER
H	5'-0X6'-8	WD	V	WD	B		PREFIN	

COMM NO 1716
DATE 11/19/17

REVISION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. RHA ARCHITECT'S INC. REG. NO. 1121211. DATE 11/19/17.

PROJECT NAME
7 PLEX BUILDING
DAKOTA ACRES TOWNHOMES
NEW MARKET, MINNESOTA

RHA ARCHITECT'S INC.
ARCHITECTS, PLANNERS, DESIGNERS
P.O. BOX 383
ST. CLOUD, MINNESOTA EMAIL RHA@RHAARCHIT.COM

SHEET NO
A2



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

MEMORANDUM

TO: PLANNING COMMISSION
CC: KEVIN KOMOROUSKI
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
RE: REVIEW CONCEPT DEVELOPMENT PLAN FOR PROPOSED RESIDENTIAL DEVELOPMENT, ANNEXATION REQUIRED
DATE: JUNE 26, 2018

PLANNING COMMISSION MEETING:	JUNE 26, 2018
CITY COUNCIL MEETING:	UNKNOWN
60-DAY REVIEW DEADLINE:	NA
120-DAY REVIEW DEADLINE:	NA

Background / History

City staff has been working with Kevin Komorouski regarding a possible annexation and residential development of a 10 acre property. The proposed development is located just west of the Whispering Creek 2nd Addition, on the south side of Co Rd 2. Mr. Komorouski and his engineer recently attended a City Development Review Team meeting where he received feedback from City staff and a township official. The property is ten acres in size and is not currently located in the City limits. The property will need to be annexed before the City can accept any formal applications for zoning or development. The City's preference is to annex property by Joint Resolution between the City and the Town. The developer has not yet formally petitioned annexation of the property but is looking for feedback and recommendation from the Planning Commission before making the official request for annexation.

At this time Mr. Komorouski is seeking feedback from the Planning Commission regarding the current development concept plan, and also whether the Planning Commission would recommend to the City Council that the property be annexed based on this layout.

Neighborhood Conditions

- To the south of the proposed development is a DNR Protected Wetland (owned by the City).
- To the east of the proposed development are single family residential homes in the Whispering Creek neighborhood.
- To the north of the proposed development are small lot rural residential homes and also some commercial.
- To the west of the proposed development is large lot rural residential and agricultural land.

Development of the property as single family residential is compatible with the adjacent land uses.

Legal Description

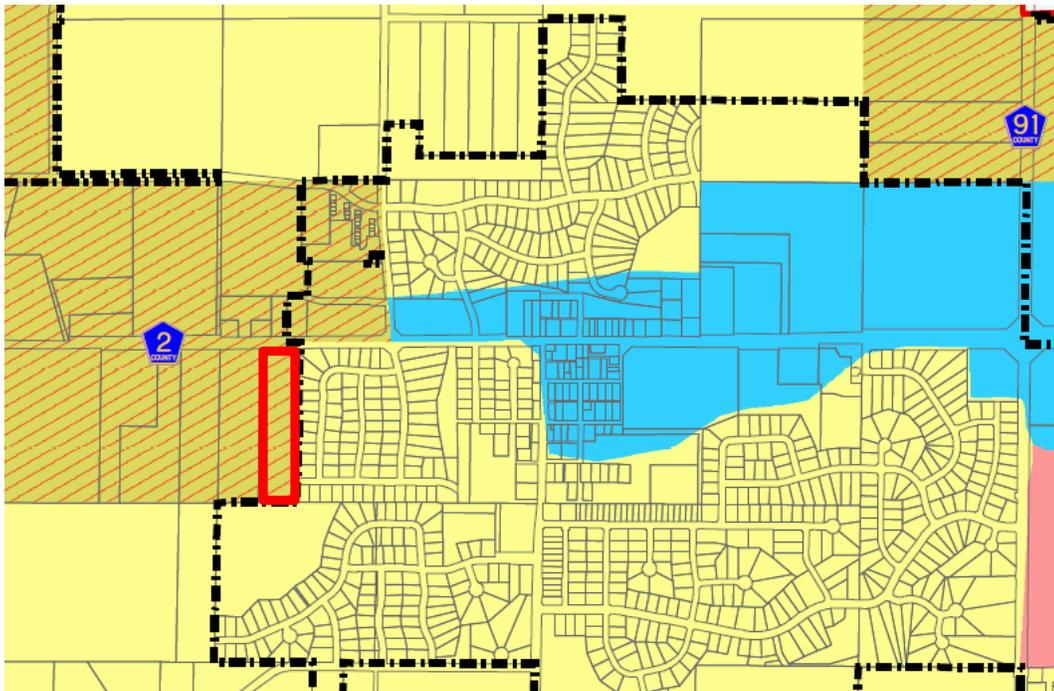
The subject property is 10 gross acres (9.24 net acres) in size. The PID # is 08-929004-2. The legal description is: The east half of the west half of the northeast quarter of the northeast quarter of Section 29 Township 113 Range 21, Scott County, MN.

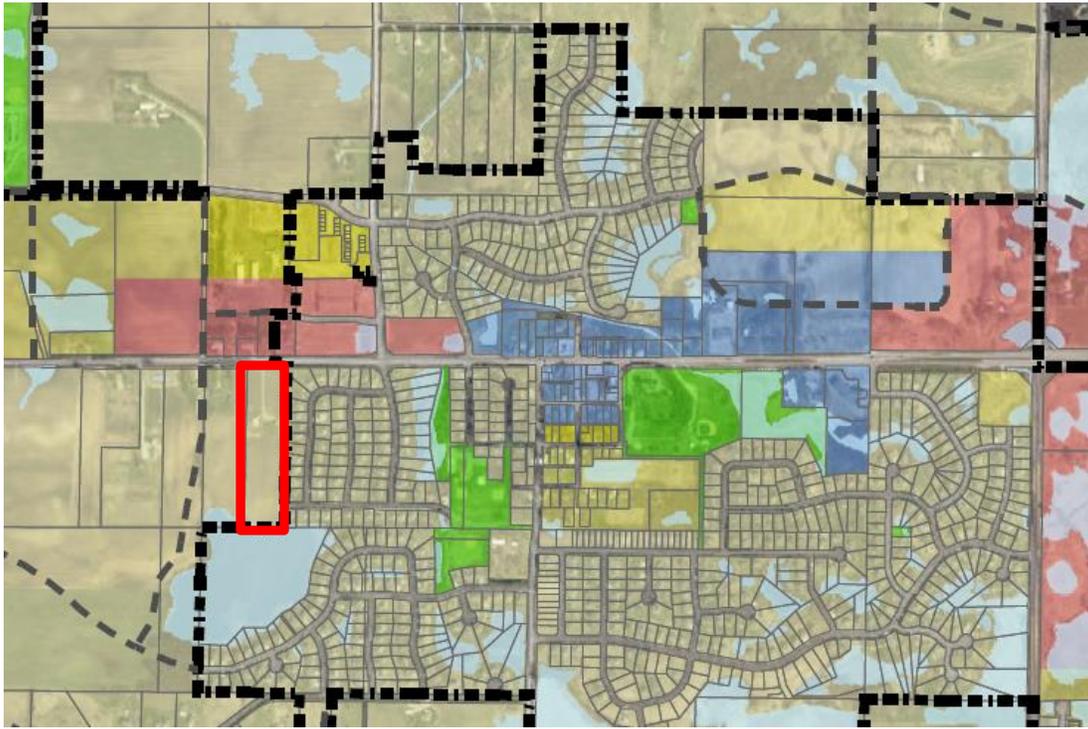
Comprehensive Land Use Plan

The city’s comprehensive land use plan guides the property to a “Residential Mixed Use” land use designation. The comprehensive plan contains the following language regarding Residential Mixed Use:

“This “Residential Mixed Use” development pattern is based on the Low Density Residential District. However, this District is characterized by a greater proportion of non-single family detached homes at higher densities than the Low Density Residential District. This District is intended to provide an opportunity to create population centers and to accommodate the demand for lifecycle and affordable housing located near activity areas and transportation corridors. The dominant housing form will be single family detached homes (75%). Single family attached homes and multi-family residences are expected to represent 25% of the housing opportunities within the development, and may include townhomes, apartments, and senior residential facilities. Single family attached dwellings will be allowed as permitted uses. Dwellings containing over 4 units should be allowed as conditional uses and may be mixed with detached homes in Planned Unit Developments. Commercial uses will be allowed in a Planned Unit Development if the use provides a service to the neighborhood, or creates a buffer between a residential area or public space and a road or more intensive use. Support facilities that are compatible with neighborhoods and accessory uses are allowed within this District. The guided density in this land use designation is 8 units per net acre, with a range between 5 and 15 units per net acres.”

The proposed use of the property for residential single family homes meets the intent of the guided land use for the area. The Comprehensive Plan calls out a preferred residential density range for the entire Residential Mixed Use area of 5 to 15 units per net acre. The proposed development of 35 units on 9.27 acres is 3.8 units per net acre..





Draft (2040) Comprehensive Land Use Map

Zoning

The property is currently located outside the City limits and is zoned Urban Expansion Reserve by Scott County. The zoning designation is intended to preserve properties for urban development. Upon annexation into the City properties are automatically zoned Urban Reserve, and then rezoned to whichever zoning designation being requested.

The developer is seeking PUD zoning. Although the developer is proposing single family detached development, the lot sizes being proposed are smaller than currently allowed in the City's R-1 district, thus the reason for the requested PUD zoning. The developer is proposing primarily two different lot sizes – 70' x 130' (9,100 sq ft - along the easterly side of the plat) and 50' x 130' (6,500 sq ft - along the westerly side of the plat). The developer has also indicated that he is seeking 5' side setbacks.

The purpose of a PUD zoning district is to provide flexibility in the development of residential and non-residential areas that would not be possible under a conventional zoning district. The intent of a PUD is to:

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

- F. Maintain or improve the efficiency of public streets and utilities.
- G. Ensure the establishment of appropriate transitions between differing land uses.

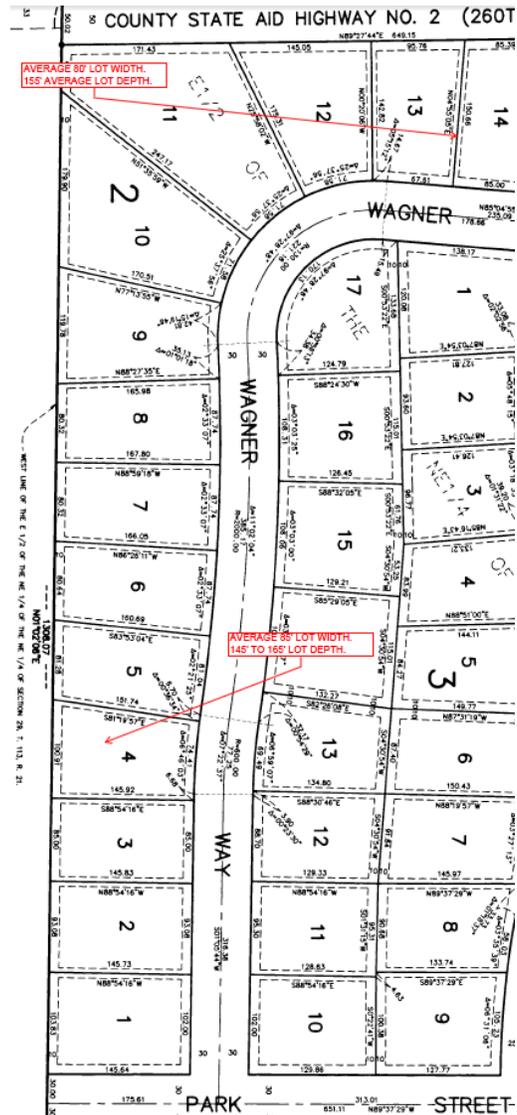
Staff is seeking feedback from the Commission regarding the proposed PUD zoning of the property. Staff supports PUD zoning in this location due to the proximity to Co Rd 2, but how the developer intends to exceed the City's minimum design standards (as a PUD trade-off) has yet to be defined. Based on the concept drawings submitted, it appears that the trade-offs will need to be in the design of the home (improved design standards) or possible landscaping over and above minimum requirements. The developer must submit information regarding his proposed improved design standards.

Lot Size / Width

The PUD district standards state that “The various lot area, lot width, setback and building height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate but may be departed from to accomplish the purposes/intent described above.” The R1 (Low Density Residential) zoning district standards would be used as the most closely related district standards.

As stated above, the developer is proposing primarily two different lot sizes – 70’ x 130’ (9,100 sq ft - along the easterly side of the plat) and 50’ x 130’ (6,500 sq ft - along the westerly side of the plat). The minimum lot size and width requirements for the R1 district are: 12,000 square feet and minimum 85’ lot width. The proposed 50’ lot width for a single family owner occupied home is something that the Planning Commission and City Council have not considered previously.

Staff’s opinion is that a 50’ lot width in this particular location is too narrow. The city has previously considered 50’ lots in areas of detached townhomes but not in conventional single family neighborhoods. The adjacent plat is depicted here, which has much larger lots. The developer and staff are seeking feedback from the Planning Commission regarding the proposed lot sizes.



Setbacks

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

- Front – 30’
- Side – 10’
- Rear – 30’

The developer has indicated that he will be seeking 5' side setbacks. Staff's opinion is that a 5' side setback is too close in this application, but would support a 7' side setback. The developer and staff are seeking feedback from the Planning Commission regarding support for a 5' side setback.

Height Requirements

Structures shall not exceed 35' in height in the City's residential zoning districts.

Miscellaneous Design Information

The developer has submitted the following photographs as examples of houses he would like to construct within the development. Staff notes that the City code requires that for new lots, all site plans for single family homes shall provide for the location of a three stall attached garage, whether or not construction is intended.



Landscaping

Section 11-5-4 of the Zoning Ordinance requires minimum 20' wide landscaped buffer where lots back onto a major collector street. Co Rd 2 is designated as an arterial roadway and therefore the 20' landscape buffer would apply. The buffer must consist of two staggered rows of plantings and may include berming up to 4' in height. The lots proposed along the south side of Co Rd 2 are proposed at only 114' in depth and 70' in width. This does not seem deep enough to accommodate the required 20' landscape screening along Co Rd 2. Staff recommends that the lots depths be increased on the lots adjacent to Co Rd 2 to allow for the required landscape buffer.

In addition to the above developer obligations, two trees must be planted upon each lot at the time of building permit, sod placed in the front and side yards, and rear yards must be seeded, hydroseeded or sodded.

Tree Preservation

Section 12-9-9 of the City's Subdivision Ordinance contains Tree Preservation and Replacement regulations. A tree inventory must be completed which identifies the location of all significant trees on the property. 40% of the significant trees must be protected as part of the development.

Easements

Section 12-9-6 of the Subdivision Ordinance requires that 10' wide perimeter easements and 5' wide interior easements be dedicated along all lot lines.

Sanitary Sewer

Sanitary sewer service is available to the property at the end of Park Street. Staff has no concerns with sanitary sewer access into the property. Preliminary utility plans have not yet been provided. The sewer plan depicts that sanitary sewer from this property should flow towards the east –into the existing system.

Water

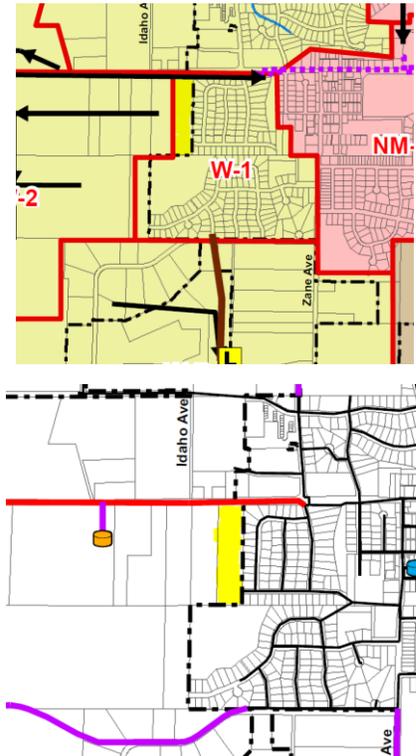
Water service is available to the property at the end of Park Street. Staff has no concerns with water access into the property. Preliminary utility plans have not yet been provided. The water plan depicts a future 16" trunk water line along Co Rd 2 and a future water tower approximately ¼ mile to the west. The City Engineer and City staff will need to verify that there is sufficient Co Rd 2 right of way to construct the future 16" main.

Stormwater

A stormwater plan has not yet been submitted for review. Residents to the east currently experience drainage problems off of the subject property; special care will need to be taken during the development design to ensure no negative impacts to adjacent residents. Portions of the property lie within both the Vermillion and Sand Creek Watershed Districts.

Wetlands / Floodplain / DNR Protected Waters

A wetland delineation and MnRAM report will need to be completed prior to development of the property. Wetland buffers are required adjacent to all wetlands; the required buffer width is dependent upon the quality of the wetland. Wetland buffer sign markers are also required along all lot lines at buffer locations. The Subdivision Ordinance requires that wetlands and buffers be contained in Outlots. Wetlands and



stormwater pond outlots shall be conveyed to the City upon filing of a plat. There are no FEMA designated floodplain on the subject property. There is a large DNR Protected Wetland on the southerly end of the property. The City will seek comments from the DNR during the development process.

Access / Roads / Transportation Issues

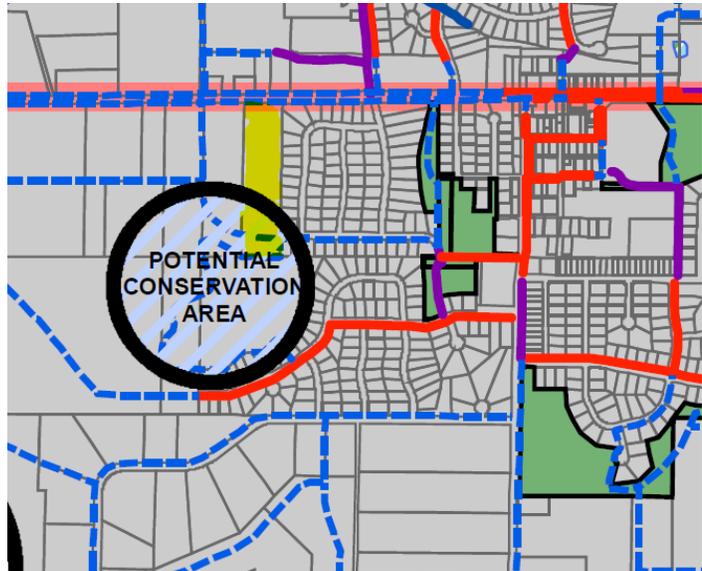
The proposed development borders on Co Rd 2 which is designated as an A Minor Arterial Roadway. Access to Co Rd 2 will not be permitted as part of the development, and the existing private driveway will ultimately need to be removed. The City will consult with Scott County during the development process to determine if they will be requesting additional right of way during the platting process. Additional right-of-way dedication is not expected but that is under the jurisdiction of Scott County.

Sidewalks & Trails

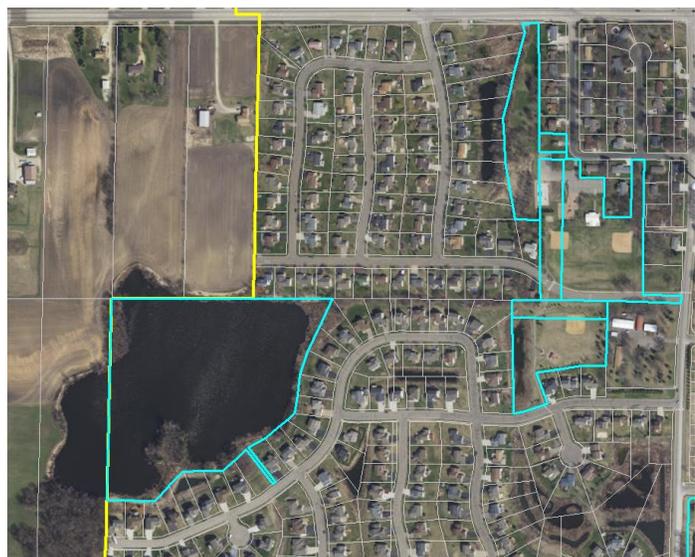
The City’s Subdivision Ordinance requires that concrete sidewalks are constructed on at least one side of all residential streets; the outside edge shall be located one foot from the property line. The City’s Transportation Plan recommends that sidewalks or trails be constructed adjacent to all minor collectors, major collectors, and minor arterial roadways.

The City’s 2030 Park & Trail Plan further identifies a proposed sidewalk / trail corridor along the south side of Co Rd 2, adjacent to the wetland area on the south side of the property, and also along Park Street.

City staff and engineering staff has spent time evaluating the feasibility of constructing a public trail adjacent to the wetland on the south side of the property, and have preliminarily agreed that the trail along the wetland is not a realistic possibility due to constraints from existing development and topography. Staff will be reviewing this matter with the Park’s Commission on 6/26/18 and the Parks Commission will provide a formal recommendation at the meeting.



In regards to the future trail along Co Rd 2, there is not currently a sidewalk or trail section to the east or west of the development so it would not make sense to construct the small section without a larger trail project. Staff does recommend that the future trail/sidewalk section along Park Street be incorporated into the development.



Parks Related Comments

The City’s Subdivision Ordinance requires 10% of the land be dedicated for parks, playgrounds, public open spaces or trails and/or the developer shall make a cash contribution to the City’s park and trail fund roughly related to the anticipated effect of the

plat on the park and trail system. If no land dedication is required the park fee is \$2,000 per residential unit. The Parks Commission will be reviewing the concept development plan on 6/26/18 and will provide a formal recommendation regarding their desire to require land versus cash.

It is noted that the closest public park is Wagner Park which is classified as a Community Park. Community Parks serve the City as a whole. Wagner Park is the City's most developed park. The park is approximately 1/4 mile from the proposed development. There are also park facilities at the nearby elementary school.

School District Impacts

The proposed development is in the New Prague School District. According to the New Prague Superintendent of Schools, the City of Elko New Market has an average of .55 students per household within the district. Using this statistic, the proposed development would add 19 students to the school system once fully developed.

Specific Questions for Planning Commission

- Does the Planning Commission support the annexation of the property for residential development?
- Does the Planning Commission support the lot sizes as proposed? If not, what lot sizes (area and width) are supported by the Planning Commission?
- Does the Planning Commission support the proposed 5' side setback?
- Would the Planning Commission support a deviation from the requirement that the lots be designed to accommodate a 3-car attached garage?

Attachments:

Location map

Concept Plan #2 dated June 11, 2018

Concept Trail drawing dated June 12, 2018



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

MEMORANDUM

TO: CITY COUNCIL, PLANNING COMMISSION, EDA & CHAMBER OF COMMERCE
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
SUBJECT: COMMUNITY DEVELOPMENT UPDATES
DATE: JUNE 8, 2018

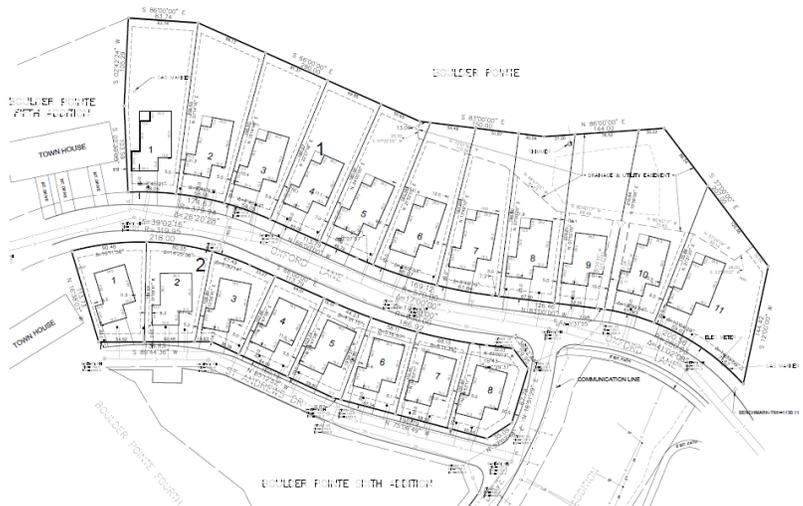
Background / History

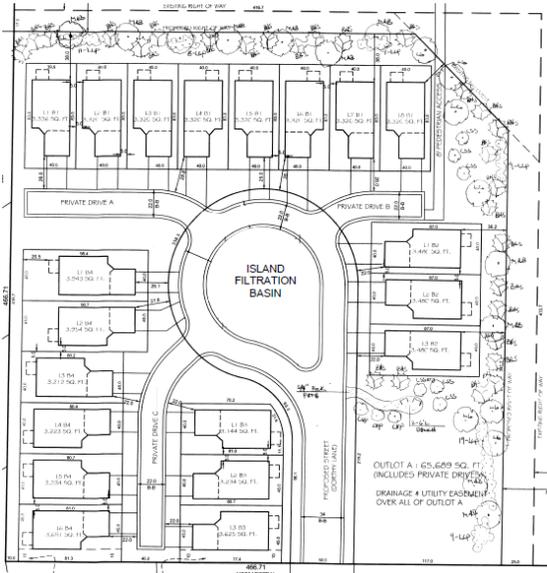
The purpose of this memo is to provide updates regarding miscellaneous projects and activities being worked on by Community Development staff. Below is a summary of projects that are currently being worked on, inquiries received, and miscellaneous information:

Barsness 1st Addn – On May 24, 2018 the City Council denied the application for PUD and Preliminary Plat approval of Barsness 1st Addition. The application was denied because the applicant, Warren Barsness, no longer has ownership interest in the property and therefore, the application was no longer valid. The new ownership group indicated that they were unwilling to sign the application that was under consideration. At the time of the denial, there continued to be unresolved issues concerning access design, building design and landscaping.



Boulder Pointe 7th Addition On April 26, 2018 the City Council approved the rezoning, preliminary and final plat of Boulder Pointe 7th Addition, a residential subdivision located along Oxford Lane that will contain 11 single-family residential lots, and 8 detached residential townhome lots. The owner / developer is Bjorn Vogen. The development contract has been signed and the plat is in the process of being recorded. The plat is expected to be recorded with Scott County by 6/15/18, at which time the City can issue building permits in the development.



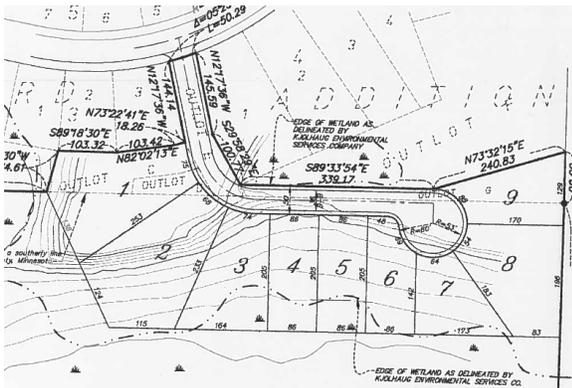


Christmas Pines – The City Council approved the application for final plat approval of Christmas Pines on April 26th. This is a residential detached townhome subdivision containing 20 lots. The developer continues to evaluate the financial viability of the project before starting construction. The owner / developer is Onsite Marketing. The plat and development contract need to be signed by the developer; the project has been fully approved by the City.

Komo Builders / Lanie Estates – Staff has been working with Kevin Komorouski of Komo Construction regarding the proposed residential development of ten acres on the west side of the City (diagram to right). Mr. Komorouski and his engineer attended a City Development Review Team meeting on in May to receive preliminary comment regarding the development. Mr. Komorouski has indicated that he will revise the concept plan and submit to the City for review, along with a petition for annexation of the property.



Aaron Khai Le Property – City staff has had limited discussions with the property owner who is interested in developing this 35-acre residential property located at the northwest quadrant of James Parkway and Dakota Avenue. Staff met with the owner this spring to review a concept development, at which time the property owner indicated that he would be making revisions to the plan and re-submitting for City review. Revised plans have not been submitted at this point and City staff is unclear of the current plans / schedule. The property owner has asked if the City would consider constructing public improvements within the project using a MN Stat. 429 assessment procedure. The property is adjacent to the City limits and will require annexation from New Market Township to the City prior to development.



Sylvester Meadows – The City’s Planning Commission provided preliminary comment regarding Sylvester Meadows, a proposed nine-lot residential subdivision proposed by Bernie Mahowald located on the south side of Aaron Drive. The Planning Commission reviewed the proposal on May 29, 2018. Timing of the proposed development application is unknown.

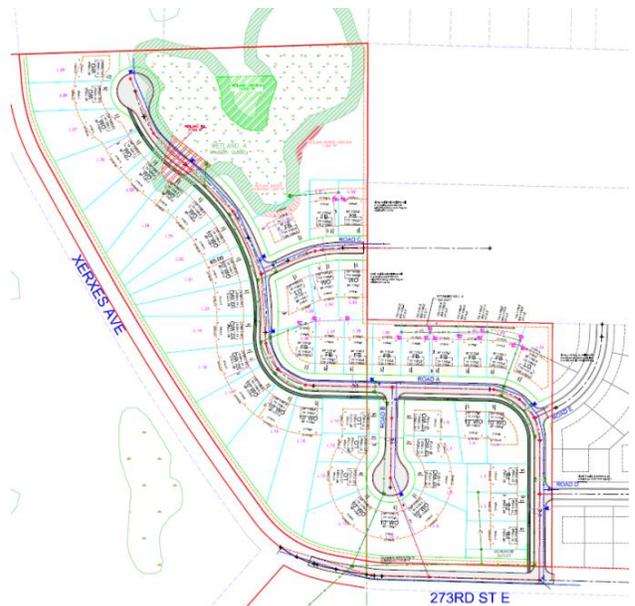
Pheasant Hills – This potential residential development had received PUD and preliminary plat approval prior to the recession but never completed. Staff has met multiple times with the current property owner, who has indicated he is pursuing development of the property. The current owner is redesigning the subdivision to create more lots than had been planned for pre-recession. Staff spoke with the owner on June 8, 2018, at which time he indicated an engineering company is developing plans and construction cost estimates for the project to determine feasibility.



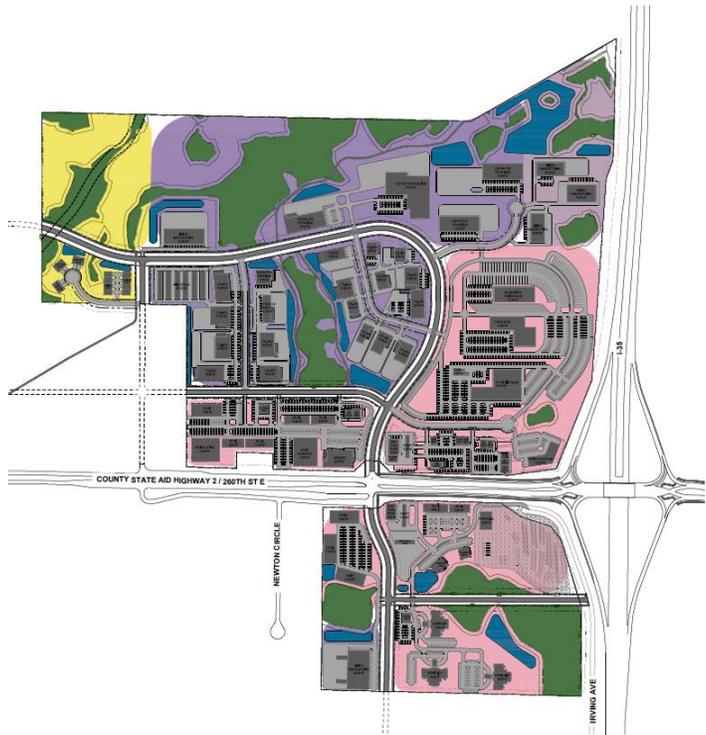
R & F Properties Property – Staff met twice over the last month with an engineer exploring development opportunities for the western portion of the R & F Properties property. A conceptual residential development was submitted for preliminary comment. A significant amount of wetlands on the property make the property difficult to develop.

Pete’s Hill Park – In June, 2018 City staff corresponded with the property owner representative for this potential residential development project containing 46 potential single family residential lots and located immediately south of Pete’s Hill Park. He indicated that a potential developer is currently evaluating the property to determine if they are interested in purchasing the property for development.

The current owner also directed City staff to continue marketing the property by sharing their concept engineering plans with interested developers. The project requires annexation of property from New Market Township.



Adelmann Property – City staff has been working with the Adelmann family to develop a preferred concept development plan for their 242 acre property currently located in New Market Township along Co Rd 2, and west of I-35. This current project to develop concept plans for the property is a result of a 2017 Scott County CDA grant provided to the City. The Adelmanns submitted a concept development plan to the Planning Commission on April 24th and it will be presented to the City Council on June 28th. Impressive marking materials have been prepared and a wonderful marketing video has been prepared which can be viewed at <https://www.youtube.com/watch?v=qxcA3IAc088&feature=youtu.be>. Having a concept development plan will help them market the property more effectively.



A second 2018 grant has also been awarded to the City which allows completion of an AUAR, wetland inventory and tree inventory on the properties.

Dakota Acres / City Owned Property - The City owns a 3.1 acre parcel to the west of the property that had been slated for townhome development prior to the recession. The property can reasonably be used for medium or high density residential development. The City has received an offer to purchase the property, which will be considered by the City Council at their June 14th meeting. The intended use of the property is a 56-unit apartment development (three separate buildings). Below is a rendering of a proposed sixteen-unit building.



Dakota Acres / Syndicated Properties – On May 15th the City issued building permits to construct 13 townhome units in Dakota Acres. Construction is expected to take approximately four months. A small groundbreaking was held on site to celebrate the project. All units contain three bedrooms and are expected to be rental units.



Dakota Acres 1st Addition – The City has received an application for rezoning, preliminary and final plat approval of Dakota Acres 1st Addition, a townhome development containing 28 units. The application is expected to be reviewed by the Planning Commission on June 26th, 2018.

New Market Bank – The bank officially opened in their new location on Monday, May 7th. A grand opening was held for the New Market Bank on Thursday, May 31, 2018. Many City staff and council members attended the event.



Building Permits – The City issued permits for three single family homes, and thirteen townhome units in May, 2018.

Ordinance Updates – Introduced to the Planning Commission on March 24th was a discussion regarding reducing the minimum residential lot size requirements. The discussion will be ongoing throughout the summer of 2018. The Planning Commission recommended to the City Council that the definition of commercial vehicles be amended; the Council will consider the amendment on June 14, 2018. The City Clerk is doing research regarding the regulation of food trucks which will be presented to the City Council at a future date.

Roundabout Project – The initial evaluation of the Co Rd 2 & 91 roundabout has been complete and the final report regarding this phase of the project will be presented to the City Council on 6/28/18. The initial phases identified components to be included in the final engineering design of the project, which is currently scheduled for construction in 2020, pending final approval by the City Council.



Industrial Lead – The City is not working on any active leads for Park I-35 at this time. Staff has received some phone calls asking high level information about the site and allowable uses in recent weeks.