

City of Grant
P.O. Box 577
Willernie, MN 55090



Phone: 651.426.3383
Fax: 651.429.1998
Email: clerk@cityofgrant.com

Application Date:	10/11/18
Fee: \$1,000+\$25/lot	Escrow: \$7,000

Pa Check # 55522 \$1,400.⁰⁰
Check # 1121 \$7,000.⁰⁰

PRELIMINARY PLAT (MAJOR SUBDIVISION)

A preliminary plat is required to subdivide or plat a property when more than one additional parcel or lot is created in unplatted land OR two additional parcels or lots are created in platted lands. The preliminary plat is a map or drawing which graphically delineates the boundary or land parcels for the purpose of identification and record of title. The final plat is a recorded document and must conform to all Minnesota State laws, and must be consistent with the City's Comprehensive Plan and Zoning Code.

PARCEL IDENTIFICATION NO (PIN): SEE ATTACHED LEGAL DESCRIPTION: FOR PIN AND LEGAL FOR THE 5 INC. PARCELS		ZONING DISTRICT & COMP PLAN LAND USE: A2- AGRICULTURAL SMALL SCALE LOT SIZE: 5 ACRES MIN
PROJECT ADDRESS: 8255 75 TH ST. N GRANT, MN. 55082	OWNER: Name: PREMIER BANK Address: 2816 WHITE BEAR AVE. City, State: MAPLEWOOD, MN 55109 Phone: Email:	APPLICANT (IF DIFFERENT THAN OWNER): THE EXCELSIOR GROUP 1660 HILTHWAY 100S. SUITE 400 ST. LOUIS PARK, MN. 55416
DESCRIPTION OF REQUEST: SUBDIVISION REQUEST TO CREATE A PRELIMINARY PLAT IN ESTATE \$013		
EXISTING SITE CONDITIONS: SITE CURRENTLY CONTAINS A RURAL ESTATE WITH MULTIPLE OUT BUILDINGS. SITE CONTAINS SEVERAL WETLANDS INTERMINGLED IN A ROLLING TOPOGRAPHY, DEVELOPMENT SITE BOUNDARIES IN A COMPILEATION OF 5 SEPERATE PARCELS.		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code section for a detailed description of required submittal documents, and subsequent process. 1. Chapter 30, Article II Platting, Secs. 30-57 - 76		

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. To fully understand all information required for submittal, Staff requires an initial meeting prior to submitting any documents for review. If you have any questions or concerns regarding the necessary materials please contact the City Planner.

AP - Applicant check list, CS - City Staff check list

AP	CS	MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	EXISTING CONDITIONS EXHIBIT: <i>(All plans shall be at a scale not smaller than 1" = 200')</i> A scalable existing conditions analysis, prepared by and certified by a registered land surveyor, including 100-feet of the abutting properties of record, should include the following: <ul style="list-style-type: none"> ▪ North arrow, date of survey ▪ Boundary lines and dimensions with total acreage ▪ Topographic Map, contour interval of 2' or less, slopes in excess of 12-percent delineated ▪ Aerial of site and ½ mile vicinity ▪ Existing zoning classifications for land in and abutting the subdivision ▪ Location and extent of tree cover including identification of significant trees

Application for: PLATTING
City of Grant

	<ul style="list-style-type: none"> ▪ Location, including right-of-way width and names of existing platted streets, parks, or other public lands ▪ Location of permanent buildings, structures, school district lines ▪ Location and size of existing culverts, wells, septic systems or any other underground utility ▪ Existing easements, including pipelines and power lines within the plat ▪ Grades and location of catch basins, manholes, and street pavement width and type within the plat ▪ Soil conditions as they affect development, including soil borings, soil types, locations and high water table elevations ▪ Boundary lines of adjoining unsubdivided or subdivided land ▪ Soil borings on each lot demonstrating appropriate area of individual sewage treatment system (minimum of 4 per lot) ▪ Water course, marshes, 100-year flood elevation, wooded areas, rock outcrops, power transmission poles and lines, and other significant features ▪ Location and extent of wetlands and streams, including Wetland Delineation ▪ Other relevant information as requested by Planning Commission or City Council <p>COPIES: 20 (4 Full Size at 22" x 34", 16 Reproducible copies at 11" x 17")</p>
<input checked="" type="checkbox"/> <input type="checkbox"/>	<p><u>PRELIMINARY PLAT: Technical and Construction Level Drawings</u> (All plans shall be at a scale not smaller than 1" = 200')</p> <ul style="list-style-type: none"> ▪ Name and address of the owner, developer, site planner, engineer and surveyor ▪ Legal description, acreage of proposed subdivision, date of preparation and north arrow ▪ Lot and block arrangement and numbering system and area of each lot ▪ Identification of any dedicated areas for public use, excluding roads and trails, with areas identified ▪ Subdivision name ▪ Proposed construction grading plan and an Erosion Control plan ▪ Surface water management plan/drainage plan ▪ Final grading plan, maximum 2 foot contours scale not smaller than 1"=100' ▪ Lot dimensions including setback lines (front, side, rear), buildable area, and percent impervious ▪ Gradients of proposed streets. Plans and profiles showing locations and typical cross-sections including curb, ditches, gutters, sidewalks, drainage easements, right-of-ways, manholes and catch basins ▪ Proposed building locations including lowest floor elevation for each lot ▪ Driveways ▪ Locations, dimensions, and materials of sidewalk and/or trails ▪ Location of wells, sewage treatment areas, and soil borings ▪ Construction plans and profiles addressing streets, sewage treatment and water, stormwater, trails, sidewalks and related features ▪ Easement locations ▪ Oullots ▪ Vegetation and landscaping ▪ If proposed: Lighting, parking, signage, fences, dumpster locations and other features <p>COPIES: 20 (4 Full Size at 22" x 34", 16 Reproducible copies at 11" x 17")</p>
<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Narrative describing the proposed use of lots, types of buildings with proposed units or business/industry.</p>
<input type="checkbox"/> <input type="checkbox"/>	<p>A copy of any proposed private restrictions <i>Dev. To Proceed</i></p>
<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Statement acknowledging that you have contacted the other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have authority over your property for approvals and necessary permits.</p>

Application for: PLATTING
City of Grant

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage Computations
N/A	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Draft Developer's Agreement, Homeowner's Association covenants or deed restricts (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within 1,250 feet, contact Washington County Surveyor's Office: (651) 430-6875
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$1,000 + \$25/lot
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$7,000

MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all submittal documents (EMAILED)
<input type="checkbox"/>	<input type="checkbox"/>	If severe soil limitations for the intended use are noted in the Soil Survey on file at Washington County Soil and Water Conservation District office, a plan or statement indicating the soil conservation practice or practices to be used to overcome said limitation shall be made part of the permit application
<input type="checkbox"/>	<input type="checkbox"/>	Building elevations and architectural plans


Review and Recommendation by the Planning Commission. The Planning Commission shall consider oral or written statements from the applicant, the public, City Staff, or its own members. It may question the applicant and may recommend approval, disapproval or table by motion the application. The Commission may impose necessary conditions and safeguards in conjunction with their recommendation.

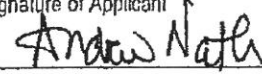
Review and Decision by the City Council. The City Council shall review the application after the Planning Commission has made its recommendation. The City Council is the only body with the authority to make a final determination and either approve or deny the application for preliminary plat.

Unless an extension of time is requested and granted by the City Council, the Applicant shall submit an application for Final Plat within 12 months of receiving Preliminary Plat approval, or the approval will expire.

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.



Signature of Applicant


Signature of Owner
For Premier Bank owner

10/2/18

Date
10/3/18

Date

Email anath@premierbanks.com
Phone 651-855-1114

The Gateway – Property Identification Numbers and Property Legal Description(s)

Parcel A:

PIN: 2803021420003

That part of the West half of the Southeast Quarter of Section 28, Township 30, Range 21, Washington County, Minnesota, according to the government survey thereof; described as follows: Beginning at the intersection of the West line of said West half of the Southeast Quarter and the South line of Washington County Right of Way Plat No. 19; thence North 88 degrees 31 minutes 17 seconds East, on a bearing based on the Washington County coordinate system, South zone, along said South plat line a distance of 169.11 feet; thence South 1 degree 28 minutes 43 seconds East along said plat line a distance of 35.00 feet; thence North 88 degrees 31 minutes 17 seconds East along said plat line a distance of 100.00 feet; thence North 1 degree 28 minutes 43 seconds West along said plat line a distance of 35.00 feet; thence North 88 degrees 31 minutes 17 seconds East along said plat line a distance of 276.71 feet to a point on a line parallel with and 545.80 feet West of the West line of said West half of the Southeast Quarter, as measured along the North line of said West half of the Southeast Quarter, thence South 0 degrees 00 minutes 37 seconds West along said parallel line a distance of 188.32 feet; thence North 88 degrees 36 minutes 30 seconds East and parallel with the North line of said West half of the Southeast Quarter a distance of 175.00 feet; thence South 00 degrees 00 minutes 37 seconds West a distance of 60.00 feet; thence South 51 degrees 41 minutes 18 seconds East a distance of 489.02 feet to the Westerly right-of-way line of the Soo Line Railroad, as the same is now located, thence Southwesterly along said Westerly right-of-way line to the South line of said West half of the Southeast Quarter; thence South 88 degrees 36 minutes 02 seconds West along said South line a distance of 39.53 feet to the Southwest corner of said West half of the Southeast Quarter; thence North 0 degrees 00 minutes 37 seconds East along the West line of said West half of the Southeast Quarter a distance of 2573.45 feet to the point of beginning.

AND

Parcel B:

PIN: 3303021210002

All that part of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) and all that part of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Thirty-three (33), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota, lying Westerly of the Northwesterly R/W of the Minneapolis, St. Paul and Sault St. Marie Railroad.

AND

Parcel C:

PIN: 2803021310003

That part of the Southwest Quarter of Section 28, Township 30, Range 21, Washington County, Minnesota described as follows: Beginning at the intersection of the West line of the East 1/2 of the West 1/2 of said Southwest 1/4 and the North line of the South 1705.07 feet of said Southwest 1/4; thence South 0° 18' 28" East along said West line a distance of 296.30 feet; thence North 88° 38' 54" East a distance of 1175.23 feet; thence North 19° 35' 52" West to the center line of County State Aid Highway No. 12; thence Westerly along said center line to the center line of a Minnesota Pipe Line Company

easement as now laid out across said Southwest 1/4; thence Southerly along the center line of said easement to the North line of the South 1705.07 feet of said Southwest 1/4; thence West to the point of beginning.

AND

Parcel D:

PIN: 2803021310002

East 1/2 of the Southwest 1/4 of Section 28, Township 30 Range 21 in Washington County, Minnesota. Also that part of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 28 lying South of the center line of County State Aid Highway No. 12 as now laid out and traveled except the South 980.38 feet of said East 1/2 of the West 1/2 of the Southwest 1/4 and except that part lying Westerly of the center line of a Minnesota Pipe Line Company Easement as now laid out across the Southwest 1/4 of said Section 28 and lying Northerly of the South 1705.07 feet of said East 1/2 of the West 1/2 of the Southwest 1/4 as measured along the West line thereof. Subject to the right of way of County State Aid Highway No. 12 as now laid out and traveled along the

North line of said Southwest 1/4 and subject to a 66 foot wide easement to Minnesota Pipe Line Company as now laid out across said Southwest 1/4.

EXCEPT

That part of the Southwest Quarter of Section 28, Township 30, Range 21, Washington County, Minnesota described as follows: Beginning at the intersection of the West line of the East 1/2 of the West 1/2 of said Southwest 1/4 and the North line of the South 1705.07 feet of said Southwest 1/4; thence South 0° 18' 28" East along said West line a distance of 296.30 feet; thence North 88° 38' 54" East a distance of 1175.23 feet; thence North 19° 35' 52" West to the center line of County State Aid Highway No. 12; thence Westerly along said center line to the center line of a Minnesota Pipe Line Company easement as now laid out across said Southwest 1/4; thence Southerly along the center line of said easement to the North line of the South 1705.07 feet of said Southwest 1/4; thence West to the point of beginning.

AND EXCEPT

The East 600 feet and the South 980.38 feet of said East 1/2 of the Southwest 1/4.

AND

Parcel E:

PIN: 2803021340001

The East 600.00 feet of the Southwest 1/4; the South 980.38 feet of the East 1/2 of the Southwest 1/4 lying West of the East 600.00 feet thereof and the South 980.38 feet of the East 1/2 of the West 1/2 of the Southwest 1/4 all in Section 28, Township 30, Range 21, Washington County, Minnesota.

Abstract Property

City of Grant
P.O. Box 577
Willernie, MN 55090



Phone: 651.426.3383
Fax: 651.429.1998
Email: clerk@cityofgrant.com

Application Date:	10/11/18
Fee: \$400	Escrow: \$3,000

*pd check # 55523 \$400.00
check # 1121 \$3,000.00*

VARIANCE REQUEST

In certain cases a variance from the strict enforcement and adherence to the zoning ordinance may not be possible due to practical difficulties associated with a property. A practical difficulty means that the proposed use of the property and associated structures in question cannot be established under the conditions allowed by the zoning ordinance and that no other reasonable alternate use exists. The following application is provided for such circumstances and will be determined by the Board of Adjustment for the City of Grant.

PARCEL IDENTIFICATION NO (PIN): SEE ATTACHED LEGAL DESCRIPTION: FOR PIN AND LEGAL FOR THE INCLUDED PARCELS		ZONING DISTRICT & COMP PLAN LAND USE: A2- AGRICULTURAL SMALL SCALE LOT SIZE: 5 AC MIN
PROJECT ADDRESS: 8255 75TH ST. N GRANT, MN. 55082	OWNER: Name: PREMIER BANK Address: 2866 WHITE OAK AVE City, State: WAREHOUSSE, MN. 55009 Phone: Email:	APPLICANT (IF DIFFERENT THAN OWNER): THE EXCELSIOR GROUP 1660 HIGHWAY 100 S. SUITE 400 ST. LOUIS PARK, MN. 55416
BRIEF DESCRIPTION OF REQUEST: LAND SUBDIVISION WITH A DEVELOPMENT PLAN REQUIRING A CURB OR SIDE WITH LENGTH GREATER THAN 1,320 FT TO SERVICE 16 ESTATE LOTS		
EXISTING SITE CONDITIONS: SITE CURRENTLY CONTAINS A RURAL ESTATE WITH MULTIPLE OUT-BUILDINGS. SITE HAS SEVERAL WETLANDS THROUGHOUT SITE LIMITING + RESTRICTING ROAD CONNECTIONS TO EAST, SOUTH AND MOST OF WEST DIRECTION.		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code section for a detailed description of required submittal documents, and subsequent process. 1. Chapter 32, Sec. 32-60. Variances.		

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City Planner.

AP - Applicant check list, CS - City Staff check list

AP	CS	MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan: All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow <ul style="list-style-type: none"> ▪ Property dimensions ▪ Area in acres and square feet ▪ Setbacks ▪ Location of existing and proposed buildings (including footprint, and dimensions to lot lines) ▪ Location of current and proposed curb cuts, driveways and access roads ▪ Sanitary sewer (septic) and water utility plans ▪ Location of well and septic systems on adjacent properties ▪ Location of wetlands and other natural features ▪ Existing and proposed parking (if applicable) ▪ Off-street loading areas (if applicable) ▪ Existing and proposed sidewalks and trails
COPIES: 1 plan at 22"x34", 12 plans at 11"x17" (half scale)		

Application for: VARIANCE
City of Grant

N/A

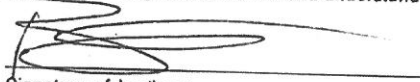
<input type="checkbox"/>	<input type="checkbox"/>	<p>Architectural/Building Plan (if Applicable): All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ▪ Location of proposed buildings and their size including dimensions and total square footage ▪ Proposed floor plans ▪ Proposed elevations ▪ Description of building use <p>COPIES: 1 plan set 22"x34", 12 plan sets 11"x17" (half scale)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Written Narrative: Describe your request and the practical difficulties that are present on the site and why a Variance is sought.</p> <p>COPIES: 15</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have jurisdiction over your project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within ¼ mile (1,320 feet). Contact Washington County to obtain list/labels.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$3,000

MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Survey of the property: An official survey, by a licensed surveyor, must be submitted with the application. The survey shall be scalable and in an 11" x 17" format.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Wetland Delineation: A wetland delineation may be necessary depending on the reason for the variance, and stated site constraints.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all submittal documents <i>EMailed</i>

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.


Signature of Applicant

10/10/18
Date

And Nath
Signature of Owner (if different than applicant)

10/10/18
Date

for Pomeroy Bank

The Gateway – Property Identification Numbers and Property Legal Description(s)

Parcel A:

PIN: 2803021420003

That part of the West half of the Southeast Quarter of Section 28, Township 30, Range 21, Washington County, Minnesota, according to the government survey thereof; described as follows: Beginning at the intersection of the West line of said West half of the Southeast Quarter and the South line of Washington County Right of Way Plat No. 19; thence North 88 degrees 31 minutes 17 seconds East, on a bearing based on the Washington County coordinate system, South zone, along said South plat line a distance of 169.11 feet; thence South 1 degree 28 minutes 43 seconds East along said plat line a distance of 35.00 feet; thence North 88 degrees 31 minutes 17 seconds East along said plat line a distance of 100.00 feet; thence North 1 degree 28 minutes 43 seconds West along said plat line a distance of 35.00 feet; thence North 88 degrees 31 minutes 17 seconds East along said plat line a distance of 276.71 feet to a point on a line parallel with and 545.80 feet West of the West line of said West half of the Southeast Quarter, as measured along the North line of said West half of the Southeast Quarter, thence South 0 degrees 00 minutes 37 seconds West along said parallel line a distance of 188.32 feet; thence North 88 degrees 36 minutes 30 seconds East and parallel with the North line of said West half of the Southeast Quarter a distance of 175.00 feet; thence South 00 degrees 00 minutes 37 seconds West a distance of 60.00 feet; thence South 51 degrees 41 minutes 18 seconds East a distance of 489.02 feet to the Westerly right-of-way line of the Soo Line Railroad, as the same is now located, thence Southwesterly along said Westerly right-of-way line to the South line of said West half of the Southeast Quarter; thence South 88 degrees 36 minutes 02 seconds West along said South line a distance of 39.53 feet to the Southwest corner of said West half of the Southeast Quarter; thence North 0 degrees 00 minutes 37 seconds East along the West line of said West half of the Southeast Quarter a distance of 2573.45 feet to the point of beginning.

AND

Parcel B:

PIN: 3303021210002

All that part of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) and all that part of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Thirty-three (33), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota, lying Westerly of the Northwesterly R/W of the Minneapolis, St. Paul and Sault St. Marie Railroad.

AND

Parcel C:

PIN: 2803021310003

That part of the Southwest Quarter of Section 28, Township 30, Range 21, Washington County, Minnesota described as follows: Beginning at the intersection of the West line of the East 1/2 of the West 1/2 of said Southwest 1/4 and the North line of the South 1705.07 feet of said Southwest 1/4; thence South 0° 18' 28" East along said West line a distance of 296.30 feet; thence North 88° 38' 54" East a distance of 1175.23 feet; thence North 19° 35' 52" West to the center line of County State Aid Highway No. 12; thence Westerly along said center line to the center line of a Minnesota Pipe Line Company

easement as now laid out across said Southwest 1/4; thence Southerly along the center line of said easement to the North line of the South 1705.07 feet of said Southwest 1/4; thence West to the point of beginning.

AND

Parcel D:

PIN: 2803021310002

East 1/2 of the Southwest 1/4 of Section 28, Township 30 Range 21 in Washington County, Minnesota. Also that part of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 28 lying South of the center line of County State Aid Highway No. 12 as now laid out and traveled except the South 980.38 feet of said East 1/2 of the West 1/2 of the Southwest 1/4 and except that part lying Westerly of the center line of a Minnesota Pipe Line Company Easement as now laid out across the Southwest 1/4 of said Section 28 and lying Northerly of the South 1705.07 feet of said East 1/2 of the West 1/2 of the Southwest 1/4 as measured along the West line thereof. Subject to the right of way of County State Aid Highway No. 12 as now laid out and traveled along the North line of said Southwest 1/4 and subject to a 66 foot wide easement to Minnesota Pipe Line Company as now laid out across said Southwest 1/4.

EXCEPT

That part of the Southwest Quarter of Section 28, Township 30, Range 21, Washington County, Minnesota described as follows: Beginning at the intersection of the West line of the East 1/2 of the West 1/2 of said Southwest 1/4 and the North line of the South 1705.07 feet of said Southwest 1/4; thence South 0° 18' 28" East along said West line a distance of 296.30 feet; thence North 88° 38' 54" East a distance of 1175.23 feet; thence North 19° 35' 52" West to the center line of County State Aid Highway No. 12; thence Westerly along said center line to the center line of a Minnesota Pipe Line Company easement as now laid out across said Southwest 1/4; thence Southerly along the center line of said easement to the North line of the South 1705.07 feet of said Southwest 1/4; thence West to the point of beginning.

AND EXCEPT

The East 600 feet and the South 980.38 feet of said East 1/2 of the Southwest 1/4.

AND

Parcel E:

PIN: 2803021340001

The East 600.00 feet of the Southwest 1/4; the South 980.38 feet of the East 1/2 of the Southwest 1/4 lying West of the East 600.00 feet thereof and the South 980.38 feet of the East 1/2 of the West 1/2 of the Southwest 1/4 all in Section 28, Township 30, Range 21, Washington County, Minnesota.

Abstract Property

EXCELSIOR

◆ *The Excelsior Group*

THE GATEWAY PROJECT NARRATIVE

The Excelsior Group is proud to submit a Preliminary Plat application for the development of The Gateway in The City of Grant.

The property consists of 5 parcels totaling approximately 165 acres along 75th Street North between Ideal Avenue North & Jamaca Avenue North just south of Mahtomedi High School. The property consists of an abandoned farmstead, pasture lands and forested areas. A wetland delineation was done for the site resulting in 16 wetlands primarily along the east, west and southern boundaries. All of which will be preserved except for a minor impact at the entrance location along 75th Street North.

The existing zoning is A-2 Agricultural Small Scale with a maximum density of 1 dwelling for every 10 acres (0.1 lots/acre) and a minimum lot size of 5 acres. The Gateway will consist of 16 single family large lots nestled around and within the existing wetlands and wooded areas. Lot sizes range from 5.00 acres to ± 28.34 acres with a gross density of 0.097 lots/acre.

Access to The Gateway will be from 75th Street North (County Road 12) with one entrance that branches into two public cul-de-sacs with a rural road section. The Excelsior Group would like to request a variance to allow for an additional 700' along the cul-de-sacs which would prevent further wetland impacts and allowing the roadway to follow the character of the site. Each individual lot will be serviced by well and septic. A private pathway is proposed at the end of the southern cul-de-sac connecting to the Gateway Trail.

Construction of the development will be in one phase with a Spring 2019 start.

We look forward to working with the City to create a successful community for the City of Grant. Please feel free to contact me with any questions.

Sincerely,
The Excelsior Group, LLC



Paul Thomas, PE
Vice President
Paul.Thomas@ExcelsiorLLC.com

VARIANCE REQUEST SUBMITTAL NARRATIVE

THE GATEWAY GRANT, MINNESOTA October 11, 2018

DESCRIPTION OF VARIANCE REQUEST

The proposed request for variance from City Code is for permission to allow construction of a cul-de-sac with a length exceeding the Code maximum length of 1,320 feet. The proposed subdivision plan includes a road network consisting of 2 cul-de-sacs connected to one road access point effectively resulting in a single cul-de-sac. The length of the proposed cul-de-sac on a single access point is 2,128 feet. The variance is being requested due to practical difficulties with connecting to available public right of way.

PRACTICAL DIFFICULTIES

Existing constraints to development of the property and rationale for variance request (pursuant to City Subdivision Code Section 32-60):

1. The development site has limited available access to public road right of way. The property only has access to a public road network (CSAH 12) along the northern boundary. CSAH 12 is a Washington County roadway that has limited access (1/4 mile spacing). The County's required spacing guidelines only allow for 1 roadway right of way access within the site development boundary.
2. The development site contains several wetlands (16 in total) and that results in multiple barriers or difficulty in defining proposed roadway corridors. The development site has large wetlands along the east and west boundaries and a collection of several wetlands in the southern boundary. Wetlands impede reasonable roadway connections to any direction from the site other than a small segment to the north.
3. The east and south boundary of the development site directly abuts the MN DNR Gateway State Trail limiting development and access from that direction. The proximity of the State Trail creates a barrier or practical difficulty for any roadway connection.
4. A pipeline corridor runs along the west boundary of the development site at the location of the offsite existing CSAH 12 intersection to Mahtomedi High School. The pipeline creates a practical difficulty for any future roadway corridor in that area.

CONCLUSION

The development plan is consistent with the City of Grant's Land Use and Zoning for the property. The applicant respectfully concludes that the request for a variance will allow for a subdivision that creates rural estate lots that are in-line with the City goals and objectives for this area.



STAFF REPORT

To: Planning Commission Members
Kim Points, City Clerk/Administrator

Date: November 12, 2018

CC: Brad Reifsteck, PE, City Engineer
David Snyder, City Attorney

RE: Application for Major Subdivision –
The Gateway (Preliminary Plat)
and
Variance from maximum length of
a cul-de-sac

From: Jennifer Haskamp
Consulting City Planner

Summary of Request & Background

The Applicant, The Excelsior Group, and Owner, Premier Bank, are proposing to subdivide the subject property into 16 rural residential lots. In September city staff and the Applicant met for a pre-application meeting. At that meeting staff discussed the City’s zoning standards including minimum lot sizes, density and other information regarding the preliminary and final plat processes with the Applicant. The Applicant presented a conceptual site plan that generally showed the same lot and roadway configuration as presented within the subject application. Staff indicated to the Applicant during the meeting that the cul-de-sac lengths as depicted on the concept plan did not meet the City’s ordinances. Staff urged the Applicant to connect with Washington County to determine if a second access were viable, and if not to identify how a secondary access could be incorporated in the future if the property to the west of the subdivision were to subdivide or change use. Depending on the outcome of the discussion with the County, staff indicated to the Applicant that an application for a Variance from cul-de-sac length would be required concurrently to the preliminary plat if no secondary access was identified.

Public Hearing & Notice

A duly noticed public hearing was published for November 20, 2018 at 6:30 PM to be held at the Planning Commission’s regular meeting. Letters were mailed to property owners within 1,250-feet of the subject Project, as required in Section 30-58 of the Subdivision ordinance, informing them of the application request and public hearing.

Project Summary

Applicant: The Excelsior Group	Site Size: 165.12 Acres
Owners: Premier Bank	Request: Major Subdivision, Preliminary Plat of 16 Lots Variance from maximum cul-de-sac length
Zoning & Land Use: A-2 Proposed Plat Name: The Gateway	PIDs: 2803021420003 (Parcel A)



	3303021210002 (Parcel B)
	2803021310003 (Parcel C)
	2803021310002 (Parcel D)
	2803021340001 (Parcel E)

The proposed Project will create 16 new rural residential lots on approximately 165 acres of land located south of CSAH 12 lying adjacent and westerly of the Gateway Trail. The existing properties were foreclosed and taken back by the bank and have been owned by Premier Bank for the past several years. Premier has actively marketed the property since its acquisition, and many residents and property owners in the City have inquired about what might happen on the property. The following summary is provided with respect to the proposed project:

- The Proposed Project will create 16 new lots ranging in size between 5.00 and 28.34 acres. Twelve of the 16 lots range in size between 5 and 8 acres, and four (4) lots are between 16 and 29 acres.
- The rural residential lots will be a part of a homeowner's association that will govern the proposed subdivision. Draft covenants, bylaws and declarations have been submitted for review by city staff for consistency with the City's ordinances.
- The Applicant did not state whether the proposed subdivision would be phased or if it is anticipated that all lots would be platted at once. This should be clarified during the process.
- The Applicant is proposing to dedicate an Outlot, denoted as Outlot A, to provide trail access to the Gateway Trail. The trail corridor connects the southern terminus of the cul-de-sac to the Gateway Trail between Lot 10 and Lot 11 in the proposed subdivision. It is unclear based on the materials whether this trail corridor would be private or available to the public, but staff assumes based on the presented materials it would be maintained by the Homeowners Association and would primarily be used by future residents of The Gateway.
- All 16 lots will be served with individual wells and individual septic systems. The Preliminary Plat has identified primary and secondary drainfields associated with each lot, and septic reports/boring logs for each lot were submitted with this Application. There is an existing septic system and well located on existing Parcel C. The Application does not indicate a demolition plan, and therefore it is unknown what will happen to the existing septic and well on the site. Staff assumes based on the plans that the existing septic system will be abandoned, and that all structures will be removed. The Applicant should verify the plan for the existing well and septic on site.
- The existing property is irregular in shape and is bordered by 75th Street North (CSAH 12) on the northern property line, the Gateway Trail along the east-southeast property line, and existing rural-residential lots along the westerly property line. CSAH 12 is a County Road and the proposed access will require coordination and discussion regarding access permit, right-of-way dedication and any



improvements with Washington County since they will be the permitting authority for access onto their roadways.

- The lots in the proposed project will be accessed from two cul-de-sacs with one access proposed onto CSAH 12. The cul-de-sac length of both cul-de-sacs within the preliminary plat exceed the City's standards and require a variance from the subdivision ordinance in order to be approved in the current configuration.
- The rural residential lot sizes can accommodate a variety of housing styles and plans. As such the Applicant anticipates all homes in the subdivision will be custom built, and that lots will be custom graded once house plans are developed.

Review Criteria

The proposed Project is classified as a Major Subdivision per the City of Grant's subdivision ordinance which is Chapter 30 of the City Code. The specific regulations related to the Preliminary Plat process are contained within Article II Platting Division 2 Preliminary Plat. Also relevant with respect to design standards is Article III Minimum Design Standards.

As referenced within the Preliminary Plat requirements all created and/or new lots must comply with the current regulations which apply to the zoning district in which the Property is located. The following sections are most applicable to this request and are considered, at a minimum, in the following sections:

32-1 Definitions

32-246 Minimum area, maximum height and other dimensional requirements.

Existing Site Conditions

The existing site is irregular in shape and is comprised of five individual PIDs. There is an existing homestead, two barns and three sheds located near southeaster edge of Parcel C (generally at the center of the site when all parcels are considered collectively). All structures are accessed by a single driveway which is connected to CSAH 12 on the north. The site is intermittently vegetated, with some more solid vegetation at the property edges, and some pockets of vegetation near the existing homestead and structures that appear to be planted conifers and other 'screening' types of vegetation. There are several fenced in areas on the site that were presumably used for pasture areas and the keeping of horses. There are extensive wetlands on-site, particularly on the western and southern edges. A wetland delineation has been prepared that identifies approximately 45.98 acres of wetland on site. The Wetland Delineation report and application was submitted to Valley Branch Watershed District for their review and approval. There is an existing 75-foot wide pipeline easement that extends generally along the westerly property line and bisects a portion of the southwest corner of the property.



Comprehensive Plan Review

The 2030 Comprehensive Plan land use designation of the subject properties designates the property as A2-Agricultural Small Scale. Properties guided as A2 are intended to be used for rural residential and small agricultural uses at densities no less than 1 Dwelling Unit per 10 Acres. The Gateway development will include 16 rural residential sized lots on approximately 165 acres and the intended use of each property is for single-family residential uses. The proposed project is consistent with the intent and guided density as identified within the adopted Comprehensive Plan.

Zoning/Site Review

The subject properties are zoned A-2, and Section 32-243 defines the intent and primary use of such properties as, "...provide rural low-density housing in agricultural districts on lands not capable of supporting long-term, permanent commercial food production. A-2 district lot sizes will provide for marginal agriculture and hobby farming."

The proposed Project requests subdivision of approximately 165 acres into 16 lots, and is subject to Chapter 30 Subdivisions and is specifically reviewed for compliance with Sections contained within Article II Platting and Article III Minimum Design Standards. Chapter 30 requires all subdivisions with newly created lots to comply with the underlying zoning district, and as such each lot was reviewed for compliance with Section 32-246 Dimensional Standards, and other applicable sections of Chapter 32.

Subdivision Standards (Items not addressed in Dimensional Review)

The subdivision ordinance requires all newly created lots to conform to the dimensional standards as identified within Chapter 32 of the zoning code. Subsequent sections of this report will provide a review of the dimensional standards and will make the appropriate cross reference to the subdivision code, where applicable. The following review relates specifically to the subdivision and/or preliminary plat requirements that are not addressed within the zoning review.

Easements

Section 30-105 Easements requires newly created lots and roadways to provide easements for utilities and drainageways, as necessary. The applicable ordinance requirements are as follows:

- (a) Required for Utilities. Easements of at least 20 feet wide, centered on rear and other lot lines as required, shall be provided for utilities where necessary..."
- (b) Required for drainage. Easements shall be provided along each side of the centerline of any watercourse or drainage channel, whether or not shown on the comprehensive plan, to a sufficient width to provide property maintenance and protection and to provide for stormwater runoff and installation and maintenance of storm sewers.
- (c) Dedication. Utility and drainage easements shall be dedicated for the required use.



As shown on sheets 9 through 11, drainage and utility easements are dedicated on each lot line, around all features associated with the drainage plan of the property, and all wetland areas. The City Engineer is reviewing the subject project and will provide a review memo that will be emailed to the Planning Commission prior to the meeting. *The Applicant will be required to dedicate the easements to the benefit of the City at time of final plat; however, staff would recommend including a condition that the maintenance, specifically of all drainage easements, will be provided for and the responsibility of the HOA and must be detailed in any Covenants and Development Agreement.*

Lot Design & Requirements

Various subsections of 30-107 apply to the proposed subdivision including the following:

- (a) *Side Lots. Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines or radial to lake or stream shores unless topographic conditions necessitate a different arrangement.*

Staff has reviewed the design and layout of all lots contained within the subdivision, and the majority of the proposed lots comply with this standard. There is a slight jog in the lot line between Lot 2 and Lot 3, and the lot lines of Lot 10 and Lot 11 bordering the trail corridor Outlot A doglegs slightly. It is unknown based on the materials submitted whether there is a topographic reason why the lot lines jog slightly. Staff would like some discussion from the Planning Commission regarding this item, since it is a slight variance from the strict application of the code.

- (k) *Lot Remnants. All remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, or a plan acceptable to the city shown as to future use, rather than allowed to remain as unusable parcels.*

The proposed subdivision identifies one Outlot A which is intended to serve as a trail connection to the Gateway Trail. Staff believes that this Outlot is different than the strict interpretation of the ordinance, and therefore believes that the Outlot is acceptable; however, staff recommends that the maintenance and management of the Outlot be clearly accounted for within the Development Agreement and the HOA's responsibilities.

- (l) *Access to major arterials. In the case where a proposed plat is adjacent to a major or minor arterial, there shall be no direct vehicular access from individual lots to such streets and roads...."*

The proposed subdivision includes the construction of a new local street/cul-de-sac that will connect to 75st Street North on the northeast corner. *The new local roadway/cul-de-sac will provide direct access to all lots abutting the roadway, and no new structures/lots will access the County roads directly. As designed, the proposed subdivision meets this requirement.*

Street Design

The Project includes the development and construction of two new cul-de-sacs, with one access to CSAH 12. The cul-de-sac design will serve all of the new homes in the neighborhood. The Applicant's vision for the



neighborhood is to create a rural residential neighborhood, and the proposed rural section roadways and cul-de-sacs support that vision. The following standards regarding cul-de-sac streets and street design are as follows:

30-129 Cul-de-sac streets

- (a) *Cul-de-sac streets, temporarily or permanently designed as such, shall not exceed 1,320 feet in length.*

There are two proposed cul-de-sac streets within the subdivision, the main north-south cul-de-sac, and an east-west cul-de-sac. The north-south cul-de-sac is approximately 2,128-feet long, and the east-west cul-de-sac is approximately 1,950-feet long both exceed the ordinance standard. The Applicant has requested a variance from this standard and their narrative is provided within Attachment B of this staff report.

Review of Practical Difficulties:

The Applicant's narrative states that Washington County will not permit more than one access to the proposed site based on their access spacing guidelines. Staff has contacted Washington County regarding this statement and will provide an update at the Planning Commission meeting if a response has been received. Staff assumes that the Applicant's statement is fairly accurate; however, staff believes it is likely that they would permit a second access just to the west of the subject site aligned with the curb-cut on the north side of CSAH 12. If Washington County affirms that they would not permit a second access on this site, Staff would generally agree that the site is constrained given the location and quantity of wetlands. However, staff believes that there would be a way to reconfigure the east-west cul-de-sac in a way that may provide future connections to CSAH 12 slightly west of the existing site, which would allow for future potential planning of a connection if the opportunity were to become available consistent with subsection (c) below.

The Applicant also notes the existence of the gas pipeline along the westerly property line. Staff agrees that any proposed improvements within the easement are subject to the gas line easement holder; however, it should be noted that roadway improvements within this easement already exist with the CSAH 12 crossing, as well as the northern access drive just to the west of the property. Based on the existing conditions, and the existence of roadway improvements within the easement, more information would be necessary to confirm that no additional crossing or improvement would be permitted within the easement area.

Staff agrees that the wetlands onsite do provide natural constraints due to their location and quantity, however, wetland mitigation is often a viable option for roadways particularly for purposes of safety. More information regarding quantity of wetland impacts would be necessary to quantify the extent of the mitigation required. Staff does not believe this analysis is needed until it is determined whether Washington County would permit an access or not just west of the site.



Staff's perspective is that in order to adequately review the proposed variance, more information from Washington County is required based on the Applicant's submitted materials. Staff has reached out to Washington County and will provide either a verbal update at the meeting, or will email a written correspondence regarding this issue when received.

- (b) *Lots with frontage at the end of the cul-de-sac shall have a minimum of 60 feet of road frontage and meet the lot width requirement at the building setback line for the zoning district in which the property is located.*

Section 32-246 identifies the lot dimensional standards for lots zone A2. Lots on a cul-de-sac are required to have a minimum lot width of 160-feet at the building setback line. All lots appear to meet this standard, but lot dimensions should be verified by the Applicant's engineer for proposed Lot 10 and 12 to ensure the lot width is met.

- (c) *Unless future extension is clearly impractical or undesirable, the turnaround right-of-way shall be placed adjacent to a property line and a right-of-way of the same width as the street shall be carried to said property line in such a way as to permit future extension of the street into the adjoining tract. At such time as such a street is extended, the acreage covered by the turnaround outside the boundaries of the extended street shall revert in ownership to the owner fronting on the temporary turnaround. To ensure such streets can be constructed according to this code, the street shall be rough graded or typical sections shall be submitted and approved by the City engineer.*

As noted in Subsection (a) above, city staff believes additional analysis and review by the Applicant should be completed regarding this item.

30-130 Street design

- (a) *Minimum width*

Local Streets - ROW roadway width 66 feet, 28 feet including shoulders

Cul-de-sacs - ROW roadway width 66 feet, 48-foot turnaround radius

The street and cul-de-sac right-of-way and design meets the City's ordinance requirements.

- (l) The city roadway standard is a rural section 28 feet wide with 22 feet of bituminous pavement surface.

Sheet 9 of 23 identifies the Typical Street Section that the Applicant is proposing to construct for the new roadway. As shown, the roadway would include 22-feet of paved surface with 3-foot shoulders and typical ditch section. All driveways serving the new homes will connect directly to the local roadway, and will cross the ditch section to connect to the paved surface. A pavement profile is not included within the plan set, but will be subject to the City's minimum specifications. *As proposed, the new local roadway/cul-de-sac dimensions meet the City's standard minimum design standards. Any additional requirements or standards will be included within the City Engineer's memo.*



Dimensional Standards

The following site and zoning requirements in the A-2 district regulate the site and proposed subdivision:

Dimension	Standard
Lot Size	5 acres
Lot Depth (ROW to rear lot line)	300'
Lot Width (measured at front yard setback)	300'
Lot Width on a Cul-de-sac at the setback line	160'
Frontage – public road	300'
Front Yard Setback	65'
Side Yard Setback	20'
Rear Yard Setback	50'
Height of Structure	35'
Fence	May be on property line, but not within any ROW
Driveway Setback	5'
Parking Lot setback	10' from ROW
Wetland Setback Structure (Buffer)	75' (50')
Maximum Floor Area	30%

Density/ Lot Size /
Buildable Area

Density

As proposed the density calculation is as follows:

165.12 Acres / 16 Units = 10.32 Acre average lot size

As proposed, the proposed density in the Farms of Grant Project meets the City's Comprehensive Plan and zoning ordinance regulations. However, it should be noted that all available density has been used, and no further subdivision is permitted. *Staff would recommend including a condition that the Development Agreement and that the HOA covenants clearly state that no further subdivision is permitted of the subject properties, and that this restriction must be recorded against all properties including those not subject to the HOA.*

Lot Size

Section 30-107 Lot Requirements, subsection (c) Minimum area and width, states, "No lot shall have less area or width than is required by zoning regulations applying to the area in which it is located, except as here provided. Irregular-shaped lots designed for the sole purpose of attempting to meet a subdivision design or



zoning regulation shall be prohibited.”

As identified on the previous table, Lots in the A-2 zoning district have a minimum lot size of 5.0 Acres (Lot Width will be discussed in subsequent sections of this report). While the zoning code does not specifically define ‘rural residential lots’ the term is explanatory of what the Applicant has proposed for most of the lots. Of the 16 lots, 12 range in size between 5.0 acres and 7.59 acres. The four (4) remaining lots are between 16 and 29 acres, respectively. *All of the lots meet the 5.0 acre minimum lot size as defined within the zoning ordinance.*

Buildable Area

All lots within the A2 zoning district must have a minimum of 1.0 acres of “Buildable Area” to ensure that there is adequate area on a lot to support the principal structure and septic system. This requirement can be found in Section 32-246 subsection (b)(4) Subdivision of Lots which states, “...All new lots created must have at least one (1) acre of accessible buildable land. Buildable land is defined as land with a slope of less than twenty-five (25) percent, and outside of any required setbacks, above any floodway, drainage way, or drainage easement. Property situated within shorelands or floodplains are also subject to the requirements set forth in those respective ordinances.” Also, while not explicitly stated, it should be noted that the wetlands are also removed from the Buildable Area calculation.

The Applicant has graphically demonstrated where and how much Buildable Area is on each created lot on Sheets 10 and 11 of the attached Plan Set, and a lot tabulation including Buildable Area can be found on Sheet 9. *As shown in the Lot Area Table, all proposed lots have a minimum of 1.0 acres of buildable area with most lots exceeding 2 acres of buildable area. All lots comply with the ordinance requirements.*

Frontage

Section 30-107 subsection (b) requires each lot to front on a public street, and Chapter 30 further states that all created lots must meet the standards of the underlying zoning. The Dimensional Requirements and corresponding frontage requirements are shown on the table found in Section 32-246 which requires a minimum of 300-feet of Frontage on “an Improved Public Road” for properties zoned A-2, and a minimum of 60-feet of frontage for lots abutting a cul-de-sac. Per Section 32-1, Frontage is defined as, “that boundary of a lot which abuts a public street or private road.” *All lots as shown on the Plan Set meet the minimum frontage.*

Lot Width & Lot Depth

All created lots must meet the standard for Lot Width and Lot Depth in the A-2 zoning district. The ordinance requires a minimum lot width of 300-feet for



standard lots and 160-feet for lots abutting a cul-de-sac. The minimum Lot Depth of all A2 lots is 300-feet.

Section 32-1 defines Lot Width as, “the horizontal distance between the side lot lines of a lot measured at the setback line.” And Lot Depth as, “the mean horizontal distance between the front and rear lines of a lot.”

As previously noted, all lots appear to meet lot width standards, however, verification of lot width on Lot 10 and 12 should be provided as the dimension appears to be close and no dimension was provided on the plan set.

All lots meet lot depth requirements.

As designed, all lots in the proposed subdivision meet the City’s standards for lot width and lot depth.

Coverage (Floor Area) Sheet 9 Lot Area Table identifies the shown impervious surface coverage based on conceptual house pad and driveway. All shown coverages are between less than 1 % and 4.5%. The stormwater management plan was based on permitting up to 20,000 square feet of coverage which would be equivalent to between approximately 2% and 9%. *As proposed, all lots and their conceptual building pads meet the City’s floor area requirements.*

Roadways & Access Section 30-58 (c)(1) requires the layout of proposed streets, showing right-of-way widths and proposed names of streets. The name of any street shall conform to the provisions of chapter 24, article III. The proposed roadway contains 66-feet of dedicated right-of-way with a 22-foot paved surface and 3-foot shoulders. The cul-de-sac contains a 48-foot diameter and 96-foot right-of-way. As previously stated, the proposed roadway meets the city’s minimum standards. The City Engineer will provide additional comments in their memo which will be emailed under separate cover, and hard copies will be brought to the meeting. The preliminary plat does not show a proposed road name for either cul-de-sac, and a proposed road name for each cul-de-sac should be provided with the revised drawings.

Septic Section 30-58 (9) requires that “in areas where public sewer is not available, four soil borings shall be completed on each lot with results being submitted to the city building inspector...” Sheets 9 through 11 show the location of the soil borings that were completed on each lot for purposes of determining where a primary and secondary drainfield could be located on each lot. As submitted, there are four (4) borings identified on each lot.

The Applicant also submitted a septic report that was prepared by a licensed septic installer/designer which corresponds to the completed borings, and has indicated that all lots can support a standard individual septic system. Washington County



is the permitting authority for septic design and installation in the City of Grant, and no correspondence was provided regarding their consideration/review of the information. *Staff would request that some correspondence from Washington County be provided verifying that the information contained in the report generally supports the adequacy of the primary and secondary drainfield areas on the lots.*

Driveways:

The proposed roadway will serve the new homes in the subdivision, and each home will be connected with a single driveway as shown on sheets 9 through 11 of the Plan set. As designed, one driveway will be constructed to provide access to the principal and any accessory structures on each lot. *As designed, a single access/driveway complies with the City's driveway standards, however, it should be noted that each lot will be required to acquire a driveway permit prior to a building permit being issued for a new home (Section 32-184).*

Stormwater/Erosion Control

The City's Zoning and Subdivision Ordinance both require that the Applicant submit a stormwater management plan and erosion control plan. The Applicant is proposing to manage stormwater on-site through a series of ponds and infiltration basins. The Applicant is required to meet the City's standards, but is also subject to the rules of the Valley Branch Watershed District (VBWD). The Applicant has submitted the Wetland Delineation for their review, and at this time staff has not received a Notice of Decision. The Applicant also submitted an application to the watershed district for review on October 24, 2018 and at the time of this memo a response has not been received by the City regarding completeness, process, etc. Their recommendations may change and/or alter some of the configuration of the basins and/or infiltration areas, and if so, revised plans should be submitted to the City Engineer for additional review. The Stormwater Management Plan for the Project as currently designed was submitted and under reviewed by the City Engineer.

Engineering Standards

The City Engineer is in the process of reviewing the submitted plan set and will provide a memo to the Planning Commission for their review prior to the meeting. The City Engineer is reviewing the submittal regarding Stormwater and Erosion Control, specifically addressing Sections 30-172 and 30-173 and also the Street Design Standards.

Sheets 12-21 provide a preliminary grading plan and erosion control plans that are under review by the City Engineer. As background for the Planning Commission, it is standard for a conceptual/preliminary grading plan to be prepared for projects of this type, particularly given that the lots will be constructed with custom



houses. So for purposes of stormwater calculations, erosion control, and other engineering items it is important to have a 'conceptual' plan of how the improvements can be accommodated on the lots while ensuring that those improvements would meet stormwater and erosion control standards.

Staff would recommend including a condition in the Preliminary Plat approval that the Applicant/Owner must meet all conditions as stated within the City Engineer's memo dated XXXX, 2018.

Other Agency Review

The proposed Project is located within the Valley Branch Watershed District and is subject to their rules and regulations. The Applicant has submitted an application to the VBWD and continues to work with them through their permitting/review process.

The proposed roadway connects to CSAH 12 is under the jurisdiction of Washington County. At the time of this staff report the County had not yet provided their review. Staff is working collaboratively with the County to get feedback and comment from their staff regarding the proposed road access locations, and will bring any feedback and or information to the meeting on November 20th meeting if possible.

Proposed changes/Updates to Plan Set

While the Plan set is very complete, there are some minor issues that staff would recommend resolving. Preliminarily staff would request the following updates and/or information. Depending on the comments at the public hearing and Planning Commission discussion, additional items may be requested of the Applicant and can be added to this list.

- Update the Plan set to include a proposed roadway name
- Potentially revise the configuration of Lots 2, 10 and 11 for compliance with the lot design standards.
- Provide any additional information, or plan changes regarding the stormwater system as required by VBWD for review and consideration of the City Engineer.
- Receive comment from Washington County regarding the proposed roadway, specifically the proposed access location(s) to assist with the variance review process.
- Provide written (email acceptable) noting review of soil borings from Washington County.

Action requested:

Staff is seeking discussion, and possibly a recommendation, from the Planning Commission depending on how comfortable commissioners are with the information provided. At this time, staff believes that additional information regarding the variance is necessary, but it is possible that such information will be available prior



to the meeting regarding the access from Washington County. If additional information is obtained prior to the meeting, staff will send the correspondence from Washington County, as well as a short staff memo addressing the response.

Attachments

Exhibit A: Application, Applicant's Narrative, and Parcel Boundaries

Exhibit B: Variance Narrative

Exhibit C: Plan Set



Memorandum

To: *Jennifer Haskamp, City Planner
City of Grant*

From: *Brad Reifsteck, PE, City Engineer, City of Grant
Gage Thompson, EIT*

Date: *November 13, 2018*

Re: *The Gateway Preliminary Site Plan Review
WSB Project No. 011210-000*

We have completed a preliminary review of the Gateway development in Grant, Minnesota. The site is located near the corner of 75th Street north and Ideal Avenue North. The site is located just south of Mahtomedi High School.

WSB has reviewed the following documents prepared by Alliant Engineering for the proposed Gateway Development:

- Preliminary Plat Plan set including grading plans, dated 10/11/2018 (23 of 23 sheets)

These plans were reviewed for conformance with the City of Grant Engineering Guidelines Dated April 2015.

Site Plan Comments:

1. Provide proposed road section details. Streets shall conform to the most recent editions of "MnDOT Standard Specifications for Construction."
2. Submit a geotechnical explorations report, including r-value, pavement section, and pipe bedding recommendations.
3. If retaining walls are designed as part of the project they must not be located within city easements or right-of-way.
4. A 50' minimum intersection radius shall be used on non-residential streets or County Highways and a minimum 25' radius shall be used on residential streets.
5. A minimum 0.5' crown or 2% cross slope whichever is greater, is required for cul-de-sac cross section.
6. Traffic Signs and devices shall be installed per Minnesota Manual on Uniform Traffic Control Devices for Streets and Highways.
7. Show proposed driveway grades, and lot corner elevations.
8. Show limits of clearing and grading.
9. A separate erosion control plan is required that will accompany the grading plan. The plan shall be compliant with all City and National Pollutant Discharge Elimination System(NPDES) permit standards.

Memorandum – The Gateway Preliminary Plan - Engineering Review

November 13, 2018

Page 2

10. The Applicant shall meet all Washington County roadway access requirements at the street intersections with the county's roadways, including culverts if necessary. County Approved plans for acceleration, bypass or turn lanes must be submitted prior to acceptance and approval.

Should you have any questions or comments regarding the items listed above, please contact me at 763-512-5243.



Memorandum

To: Brad Reifsteck, PE, City Engineer
City of Grant
Jennifer Haskamp, City Planner, City of Grant

From: Todd Hubmer, PE
Laura Cummings, EIT

Date: November 13, 2018

Re: The Gateway Development Preliminary Stormwater Review
City of Grant - WSB Project No. 011210-000

We have completed a preliminary review of the Gateway development in Grant, Minnesota. The site is located near the corner of 75th Street north and Ideal Avenue North. The site is located just south of Mahtomedi High School.

WSB has reviewed the following documents prepared by Alliant Engineering for the proposed Gateway Development:

- Stormwater Management Study, dated 10/10/18
- Hydrology Calculations, dated 10/10/18
- Preliminary Plat Plan set including grading plans, dated 10/11/2018 (23 of 23 sheets)

These plans were reviewed for conformance with the City of Grant Design Standards which require applicant to be in compliance with the 2018 MPCA MS4 general stormwater requirements.

Summary of Comments

1. This site is located within the Valley Branch Watershed Management Commission.
2. Storm sewer calculations have not been provided. A review of stormwater conveyance will be completed upon receipt of these calculations.
3. The proposed conditions do not exceed the existing rates and are in compliance.
4. Water quality treatment will be provided using four separate infiltration basins on-site.

Detailed Comments and Recommendations

Stormwater Conveyance

1. Storm sewer calculations have not been provided. Developer shall submit these calculations for review prior to approvals.
2. NRCS soils survey indicate that the infiltration basins are located within 'C' soils. The Minnesota Stormwater Manual Design infiltration rates of 'C' soils are recommended at 0.2 in/hr. The develop is proposing to use 0.25 in/hr. Please identify how this rate was determined.
3. In the HydroCAD report infiltration basin 4 has a design infiltration rate of 0.025 in/hr. Please revise.

Stormwater Quantity

1. Stormwater discharge rates are managed through the use of the four infiltration basins on site.
2. The total impervious on site is 418,830 square feet which leads to a required volume retained of 38,393 cubic feet. The four infiltration basins provide 70,459 cubic feet of volume retained.

3. Developer shall provide details of the infiltration basin outlets and infiltration emergency overflows.

Stormwater Quality

1. Water quality treatment is provided with the four infiltration basins, and is in conformance with the City's standards.

Site Map and Grading Plan Requirements

1. Please provide a sheet that shows infiltration basin 3 on one sheet instead of three.

Wetlands

1. All wetlands on site have been identified in this submittal. Wetland buffers have been applied to each wetland and are required per wetland classification as described in Valley Branch watershed rules. The wetland buffers can be found on sheet 22 of 23.