



PLANNING COMMISSION MEETING
ISD #15 District Office Building 4115 Ambassador Blvd.
Wednesday, September 21, 2022 at 7:00 PM

AGENDA

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **ADOPT AGENDA**
4. **APPROVE MINUTES**
[A.](#) Minutes - August 17, 2022
5. **PUBLIC COMMENT**
6. **PUBLIC HEARINGS**
[A.](#) Rivers Edge 7th Addition
7. **REGULAR BUSINESS ITEMS**
[A.](#) Patriot Parkway Concept Review
8. **DISCUSSION BY PLANNING COMMISSIONERS**
9. **ADJOURNMENT**

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
August 17, 2022**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chair Women Fairbanks.
2. **Roll Call:** Present were Dean Becker, Liz Fairbanks, Deborah Humann, Tara Kelly, and Dustin Pavel. Absent: Christina Bass, Colleen Sievert.

Others in attendance: Colette Baumgardner, Community Development Director; Brad Scheib, City Planner.

3. **Adopt Agenda:** Motion by Pavel, second by Humann to approve the agenda. Motion carried 5-0.
4. **Approve Minutes:** Motion by Pavel, second by Humann to approve the July 20, 2022 minutes. Motion carried 5-0.
5. **Public Comment:** None
6. **Public Hearing:**

a. The Bluffs of Rum River

Brad Scheib reviewed the staff packet and the request for a rezoning to a Planned Unit Development (PUD), Conditional Use Permit for the creation of a public street, and Preliminary Plat of a subdivision.

Darren Lazan, Landform Professional Services, explained the process and that there was a lot of thought that went into the PUD and product types.

Commission asked why it was chosen for this to be on the north side of the site rather than the south side. Mr. Lazan explained that the original land use guided this decision. He said the south side of the site has a narrow pitch point and it opens up as it moves north. The access from the north will relieve the pressure from the south.

Mr. Lazan added that the Comp Plan had envisioned a business park to the west so the density is from a housing for employee standpoint.

Commission noted it appeared that the number of units had increased by about 15. Mr. Lazan explained that they ended up pulling the property south.

Commission asked if there had been any thought of putting in some type of traffic control at Ambassador and Highway 47 due to the increase in traffic. Mr. Lazan said that MNDOT is looking at the intersection and requested a traffic study. This study will dictate the design. He added that the City and the State are looking at adding a roundabout at this intersection.

Commission discussed that there are three homes on the north end that could sustain impact on this and what this would do to the value of those properties. Mr. Lazan called attention to the fact that this was guided as a high density area. This is the only piece of urban Rum River Scenic Boulevard with higher density. Mr. Lazan discussed that valuation is always a concern of the public. This area is envisioned as higher density to support a broader community.

City Planner Brad Scheib described site design factors in landscaping buffers and transition aesthetics that serve to protect and preserve surrounding property values, although it may still affect the sellability of the properties.

Commission asked what the price point would be for these different units. Mr. Lazan explained that there are detached townhomes in North Metro that are in the \$450,000 range, and up to \$650,000-\$750,000 in the South Metro area, the row homes could drop into the mid-low \$300,000, and the apartments are based on square footage, typically \$1 a square foot. Mr. Lazan mentioned that he drove around the perimeter of the site and he noted that the perimeter single family homes are stunning and similar projects are going for \$750,000 or more.

Commission asked about sidewalks for the detached townhomes being on the private or public street. Mr. Lazan said that the detached townhomes are on the public street and the row homes are on the private street.

Commission asked if this was all going to be under an HOA. Mr. Lazan said yes that the HOA will be governing all landscaping.

Commission asked where the sidewalks will be. Mr. Lazan said the only homes that do not have a sidewalk are the brown row homes on the private drive and the sidewalk would be on the right side of the street with fewer driveways.

Commission expressed concern about kids running around in these areas and the Commission would like to see walkways or sidewalks in between the homes to allow for children to go back and forth more safely. Mr. Lazan explained the situation with where current sidewalks are placed. Mr. Lazan said that he is not 100% opposed to having a sidewalk put in this area.

Commission asked about a park in this area. Mr. Lazan noted that Brad Scheib had mentioned the suggestion for open space around the wetland and that is being worked on down the line.

Commission suggested that the applicant add a condition of approval that the applicant must clear a pedestrian mobility layer to this application. Not meaning they must add trails, it could be signage, off street paths, or connection pieces. Mr. Lazan added that he is thankful this request would be more fluid. Commission added that they will be limiting the hard cover to 30%, which will help meet the Rum River hard cover requirement. Mr. Lazan added that the applicant is trying to be respectful of the public infrastructure when it comes to road projects, knowing that they require a lot of maintenance, including the sidewalks.

Public Hearing opened at 7:53 p.m.

Paul Rydberg, 23956 St. Francis Boulevard NW, asked if the entrance off Highway 47 and 241 was in the works with the State or if they have approved or denied it. Commission answered that it was in the process and the State is currently working on a study. Mr. Rydberg asked if the plan was to put in a temporary entrance. Mr. Lazan said he did not say that. Commission clarified that there would be a south and north entrance and there would be a potential third entrance, which would wait on approval from MNDOT. Mr. Rydberg asked if one entrance would be allowed off Ambassador with there being so many units. Mr. Lazan said that with only one entrance the project would not be able to be as big as it is.

Mr. Rydberg asked how many homes the lift station can handle. Commission said the infrastructure has the capacity to serve the homes, but the engineers have asked that they build pipes deeper so that they can run them further.

Mr. Rydberg asked about the location of where there would be a park. Commission answered that they are not putting in a public park as a part of this project. Mr. Rydberg asked if they thought they should put a park in this area. Commission said that with the trail work and the common open areas, there is no need for a park. Commission added that City Council is working on the parks system.

Public Hearing closed at 8:00 p.m.

Brad Scheib went over the different motions and conditions so the Commission was clear.

Commission asked about trees in the area and making it look nice. Mr. Lazan replied that all of the bluff is protected. Commission discussed that per City code, every lot has one tree in front.

Motion by Fairbanks, second by Kelly to recommend approval of the rezoning from B2 and R3 The Bluffs of Rum River PUD with conditions and findings of fact as recommended by Staff. Motion passed 5-0.

Motion by Fairbanks, second by Pavel to recommend approval of the preliminary plat for The Bluffs of Rum River project with conditions and findings of fact as recommended by Staff. Motion passed 5-0.

Motion by Fairbanks, second by Humann to recommend approval of the public roads CUP for The Bluffs of Rum River project with conditions and findings of fact as recommended by Staff. Motion passed 5-0.

7. Regular Business Items – None

8. Elect Vice Chair Member

Commission nominated Deborah Humann to serve as Vice Chair. Nomination passed 5-0.

9. Planning Commission Discussion

Commission had nothing to discuss.

10. Adjournment: Meeting adjourned at 8:19 p.m.

Website Link to Packets and Minutes for the Planning Commission:

<https://www.stfrancismn.org/meetings>

Recorded by: Kate Thunstrom

DATE APPROVED:

DRAFT



PLANNING COMMISSION AGENDA REPORT

TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: Rivers Edge 7th Addition
DATE: 9-14-2022 for 9-21-2022 meeting
APPLICANT: St. Francis Land Development, LLC (Dale Willenbring)
LOCATION: 23925 St Francis Blvd NW
COMP PLAN: LDR, Urban Reserve, Park/Open Space
ZONING: Rivers Edge PUD, Urban Reserve, Rum River Management District (rural)

OVERVIEW:

The City has received an application for the 7th Addition of the Rivers Edge development. The Rivers Edge development was approved in 2018. The applicant has been working on building out the site since the original approvals were obtained. The 7th Addition includes 42.3 acres of land along the Rum River on the northwest side of the Rivers Edge development. This area was originally intended for 79 single-family lots, but has since been scaled back to 29 proposed units reflecting the requirements of the Rum River Management Overlay District. The preliminary plat for the 7th Addition includes 32.8 acres of land that has been held for development within an Outlot since Rivers Edge was approved in June 2018 and 9.5 acres of land which were included as part of the 3rd Addition preliminary plat of Rivers Edge in August 2019.



The land use and subdivision requests to be considered pertaining to the 7th Addition include a rezoning to the Rivers Edge Planned Unit Development, preliminary plat, and Conditional Use Permit (CUP) for a public road within the Rum River Management Overlay District.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. The deadline for the rezoning to PUD and CUP requests is November 22, 2022.

120-Day Subdivision Review Process

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny subdivision requests, such as the preliminary plat, within 120 days. The 120-day timeline for the review of the preliminary plat expires on November 22, 2022.

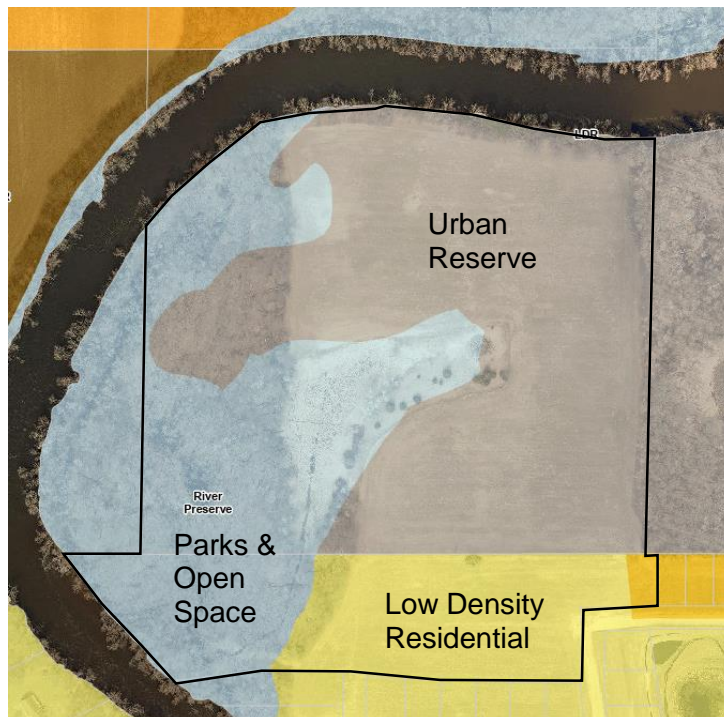
Public Hearing

City Code requires that a public hearing for review of the land use and subdivision requests be held by the Planning Commission. The public hearing notice was published in the Anoka County Union Herald on September 9, 2022 and posted on the City Hall bulletin board on September 8, 2022. The public hearing notice was mailed to all affected property owners located within 350 feet of the subject property on September 8, 2022.

ANALYSIS

Comprehensive Plan

The southern 9.5 acres of the site are guided for Low Density Residential (LDR) and Park/Open Space use by the Comprehensive Plan. The LDR area includes 16 units proposed on 5.5 developable acres. This meets the LDR density requirement of 2-3 units per net acre.



The northern 32.8 acres of the site are guided for Urban Reserve – Wild & Scenic and Parks/Open Space. The Wild & Scenic classification applies to land that has been identified by the MnDNR as “rural Wild & Scenic lands.” Subdivision in these areas is permitted with adherence to flexible residential development practices, such as cluster developments. The Urban Reserve – Wild & Scenic category allows a density of 1 unit per 2.5 acres non-riparian and 1 unit per 4 acres riparian. The applicant is proposing 13 non-riparian units within this land use category, which meets density requirements.

Planned Unit Development (PUD)

Previous additions of the Rivers Edge development have been zoned as the Rivers Edge PUD. This PUD was established by Ordinance 240 which was approved on June 4, 2018. Over the years, the PUD was amended to include additional land as Rivers Edge developed. While the southern 9.5 acres of the 7th Addition are currently included in the Rivers Edge PUD, the northern 32.8 acres are not. The applicant is requesting to rezone the 32.8 acres from Urban Reserve to the Rivers Edge PUD. This rezoning request is consistent with the original concept plan brought forward in 2018.

The current PUD was reviewed and approved by the MnDNR and allows single-family residential lots with the following requirements:

Rivers Edge PUD Requirements	
Lot Area	20,000 SF riparian
	12,150 SF non-riparian
Lot Width	90 ft.
Width at setback from river	90 ft.
Front setback	35 ft.
Side setback	7.5 ft.
Corner side setback	20 ft.
Rear setback	30 ft.
Wetland setback	30 ft.
OHW setback	75 ft.

Rum River Management District

The entire project site is located within the Rum River Management Overlay District. This overlay district establishes additional standards meant to preserve the scenic quality of the Rum River and surrounding land. The northern 32.8 acres of the project site are located within the City’s Rural Rum River Management Overlay District (rRRM) while the southern 9.5 acres are located within the Urban Rum River Management District (uRRM).



Cluster developments allowing smaller lots are permitted in the rRRM district in order to encourage the preservation of natural features on the site and maintain scenic views to and from the river. All 29 lots proposed as part of the 7th Addition meet the uRRM standards for lot area and lot width as well as the setbacks established for the Rivers Edge PUD. The 13 lots in the northern portion of the site qualify as a cluster development, allowing the creation of lots that are smaller than the existing rRRM standards.

	rRRM Standards	uRRM Standards	Proposed
Min. Lot Area	4 acres riparian 2.5 acres non-riparian *Clusters allowed	20,000 SF riparian 12,150 non-riparian	20,000 SF 12,150 SF *all lots in rRRM are non-riparian
Min. Lot Width	250 ft.	90 ft.	90 ft.

Lots within the 7th Addition are expected to adhere to all requirements of the Rum River Management Overlay District, including vegetation alteration restrictions, impervious surface limits, and maximum structure height, as they are developed.

For any PUD established within this overlay district, DNR review and approval of the application is required. The MnDNR provided conditional approval for the 7th Addition on June 8, 2022. This approval letter is attached.

Preliminary Plat

Streets

In the original concept for this development and in the existing preliminary plat (3rd Addition), both Vintage St NW and Underclift St NW were planned to extend northward to serve this development and provide future development opportunities for the property to the northeast. The proposed streets have been reconfigured with the 7th Addition preliminary plat. The 7th Addition now includes the continuation of 237th Ave NW to the west and the extension of Vintage St NW to the north. Underclift St NW is no longer expected to extend northward, and Vintage St NW is proposed to end in a permanent cul-de-sac.

Staff finds these changes to the roadway configuration to be acceptable. No further development is permitted on this site as part of the Rum River Management District rules. Should the property to the northeast choose to develop in the future, there are alternate roadways within the Rivers Edge development, including Quay St NW and Marigold St NW, that have been stubbed to the northern property line and which would be available to serve that development.

237th Ave NW and Vintage St NW are public roadways. All public roads created within the Rum River Management District are required to first obtain a Conditional Use Permit. The CUP has been requested as part of this application to allow the extension of 237th Ave NW and Vintage St NW.

Landscaping

The applicant has provided a landscaping plan for the 7th Addition which includes two deciduous trees in the front yard of each lot. The proposed landscaping meets Code requirements for a residential development. Typically, developments are required to include a variety of deciduous, coniferous, and ornamental trees. However, because earlier phases of the Rivers Edge development did not include coniferous or ornamental trees, Staff finds that the proposed tree mix is acceptable in order to keep plantings harmonious throughout the development.

Since the majority of the site was cleared in the past for agricultural use, very few existing trees will need to be removed as part of the development. Where trees and/or vegetation are removed, the developer will be required to complete this removal in accordance with Wild & Scenic Rules. Wild & Scenic Rules limit vegetation removal in order to maintain tree cover, reduce erosion potential, and maintain views to and from the river. Within the RRM district, clear cutting is prohibited and custom grading of heavily vegetated lots is recommended.

Open Space/Homeowners Association (HOA)

The applicant is proposing the creation of Outlot A, a roughly 30-acre outlot surrounding the northernmost lots in the 7th Addition. This area includes existing vegetation, steep slopes, wetlands, and land within the floodplain. The applicant is proposing to create an HOA which will be responsible for the maintenance of the Outlot and the natural features included within.

As private open space, there will be no credit toward the applicant's park dedication requirements. The applicant may choose to add amenities to the open space area in accordance with the standards specified in the Rum River Management District.

After talking with the applicant, the MnDNR, and the Anoka Conservation District, it is likely that the Outlot will ultimately be entered into a conservation easement due to its proximity to the Rum River and location within the floodplain. The conservation easement will provide further preservation and management of natural resources and vegetation in the area.

Sidewalks

Sidewalks currently exist along the south side of 237th Ave NW and east side of Vintage St NW. These will be continued with the extension of each of these streets.

Utilities/Stormwater

The lots created in the 7th Addition will be served by City utilities. Two stormwater facilities are proposed in the northeast portion of the site. A 20-foot wide access easement between Lots 21 and 22 of Block 1 has been provided to allow public maintenance of these ponds. The City Engineer has reviewed the plans and has provided the attached comment memo.

The land included in the 7th Addition is currently covered by drainage and utility easements. These easements must be vacated in order to allow development to occur. Easement vacations require a public hearing and approval by the City Council.

Recommendations

Action to be Considered:

The Planning Commission is requested to hold the public hearing for the rezoning, preliminary plat, and CUP. Following the public hearing, Commissioners are requested to take action on the requests and provide a recommendation to Council.

Suggested Motions:

1. Move to recommend approval of the rezoning of 32.8 acres of land from Urban Reserve to the Rivers Edge PUD with conditions and findings of fact as presented by Staff.
2. Move to recommend approval of the preliminary plat for the 7th Addition of the Rivers Edge development with conditions and findings of fact as presented by Staff.
3. Move to recommend approval of the public road CUP for Rivers Edge 7th Addition project with conditions and findings as presented by Staff.

Findings – PUD

1. The proposed rezoning is consistent with the City's 2040 Comprehensive Plan as amended and is compatible with present and future land uses of the area.
2. The PUD provides a public benefit by adding a variety of housing to meet the diverse needs in St. Francis and expanding access to utilities to make way for future development. The project achieves these goals through a design that preserves natural features.
3. This PUD expansion is consistent with the concept plan for the area.

Conditions – PUD

1. Any expansion of this PUD shall require a PUD amendment as specified by Code Section 10-37-05 Amendment of a PUD.
2. Approval of this request is conditioned upon final approval by the MnDNR.

Findings of Fact – Preliminary Plat

1. The proposed rezoning is consistent with the City's 2040 Comprehensive Plan and is compatible with present and future land uses of the area.
2. Excluding the exceptions granted by the PUD, the development is consistent with the City's Zoning Ordinance with noted conditions.
3. City services have adequate capacity to serve the proposed development.

Conditions – Preliminary Plat

1. Approval of this request is subject to the concurrent approval of the related land use requests pertaining to Rivers Edge 7th Addition.
2. Applicant shall specify the size of Outlot A above the OHW.

3. Applicant shall work with the MnDNR to address any concerns or revisions listed in the MnDNR's conditional approval letter dated June 8, 2022.
4. Applicant shall obtain final DNR approval for the project prior to final plat approval.
5. A drainage and utility easement shall be established over Outlot A.
6. Outlot A shall be maintained by a Homeowners Association (HOA). Applicant shall provide all necessary documentation for the creation of this HOA to the City for review.
7. Applicant shall work with the Engineer to address any Engineering concerns or revisions listed in the Engineering Review Memo dated September 13, 2022.
8. Vacations of the drainage and utility easements over Outlot A, 2nd Addition Rivers Edge and Outlot A, 5th Addition Rivers Edge will be required prior to final plat approval.
9. The tree mix proposed in the landscaping plan dated June 13, 2022 is acceptable.
10. Park dedication shall be satisfied at the time of final plat.
11. Lots within the 7th Addition shall adhere to all requirements of the Rum River Management Overlay District, including vegetation alteration restrictions, impervious surface limits, and maximum structure height, as they are developed.
12. Applicant shall be responsible for all fees associated with these land use and subdivision applications.
13. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Findings of Fact – Conditional Use Permit

1. The proposed public road meets the environmental criteria for a CUP as established in Minnesota Rules 6105.0200.
2. The proposed public road has been designed to minimize the street's impact on the surrounding area, including avoiding steep slopes, existing vegetation, and soils with high erosion potential to the maximum extent possible.

Conditions – Conditional Use Permit

1. Approval of this request is subject to the concurrent approval of the related subdivision and land use requests pertaining to the Rivers Edge 7th Addition development.
2. Applicant shall adhere to all vegetative requirements listed in the City's Urban Rum River Management District and MN State Rules Chapter 6105.
3. Applicant shall adhere to the road construction methods listed in MN State Rules 6105.0200 subp. 4.
4. All fees and financial obligations shall be received by the City prior to the releasing of the approval document for recording.
5. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Attachments:

1. DNR Conditional Approval dated June 8, 2022
2. City Engineer's Memo dated September 13, 2022
3. Applicant Submittals
 - Existing Conditions
 - Preliminary Plat
 - Preliminary Street and Storm Sewer Plan
 - Preliminary Grading Plan
 - Preliminary Landscape Plan



Ecological and Water Resources

1200 Warner Road

St. Paul, MN 55106

June 8, 2022

Kate Thunstrom

Community Development Director

City of St. Francis

23340 Cree Street NW

St. Francis, MN 55070

Dear Ms. Thunstrom,

DNR has reviewed the materials regarding the 7th Addition of the Rivers Edge cluster Planned Unit Development (PUD), received May 19, 2022. The PUD proposes construction of 13 residential dwelling units and associated site work at 237th Avenue NW and Vintage Street along the Rum River. This site is located within the Urban and Rural Overlay Districts of the Rum River, classified as a Scenic River pursuant to Minnesota Rules Chapter 6105.

The Scenic River designation is intended to preserve and protect the outstanding scenic, recreational, natural, historical, and scientific values of the Rum River and adjacent lands for present and future generations. Accordingly, state rules (6105.0140 Subp. 3. A) as well as the city's zoning code (Section 10-53-09) provides that preliminary plans for a planned cluster development within the Rum River Land Use District be approved by the DNR prior to city enactment.

The purpose of this letter is to comment on the preliminary plat and plans for the 7th Addition of the Rivers Edge development PUD referenced above. The DNR has reviewed the project and is providing conditional approval of the plan subject to the following conditions:

- Permanent open space protection. Areas designated as open space must be preserved by some type of easement, public dedication, covenant or deed restriction to ensure the long-term preservation and maintenance of those areas. An outlot does not satisfy this requirement. Final DNR approval is conditioned on reviewing a more robust permanent protection mechanism.
- Open space management. The open space use and restrictions need to be identified and incorporated into the preservation mechanisms (e.g., deed restriction). Final DNR approval is conditioned on reviewing these uses and restrictions to ensure they serve the purpose of the Wild and Scenic River program and protect these unsuitable areas (M.R. 6105.0140 Subp 1) from negative impacts. Currently our open space management concerns are that the plat shows the outlot connecting to 237th Avenue NW between two lots. The plat does not show drainage and utility easements within the outlot, such as

over wetlands. The outlot contains a stormwater pond designed with no outlet, just an emergency overflow. Key protections should include:

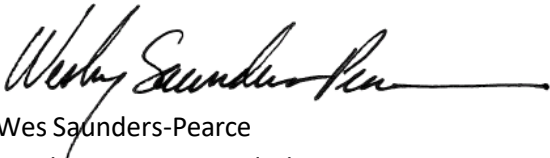
- Anything other than recreational uses are prohibited;
- Vegetation and land alterations other than to construct public recreational facilities and routine maintenance are prohibited.

In addition, we strongly recommend the applicant prepare a tree protection plan. Substantial tree clearing is likely for block 2, lots 1-5, based on the grading plan. We recommend that a plan be developed for this area with custom lot grading so that individual mature trees may be identified for protection.

In summary, the permanent open space preservation and open space management conditions must be satisfied to receive DNR final approval of the 7th Addition of the Rivers Edge development. DNR final approval is required prior to city enactment.

We appreciate the opportunity to review this preliminary plat and plans. Please do not hesitate to contact me directly at (651) 259-5822 or wes.saunders-pearce@state.mn.us if you would like to discuss this matter further.

Sincerely,



Wes Saunders-Pearce
North Metro Area Hydrologist

CC: Dan Petrik, DNR Shoreland and River Program Manager

Equal Opportunity Employer



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

Submitted to: City of St. Francis

**cc: Kate Thunstrom, City Administrator
Paul Carpenter, Public Works Director
Colette Baumgardner, Community Development Director
Beth Richmond, City Planner
Craig Jochum, City Engineer
Marty Campion, Campion Engineering Services
Dale Willenbring, Developer**

Reviewed by: Shane Nelson, Assistant City Engineer

Date: September 13, 2022

**Proposed
Project: Rivers Edge 7th Addition**

Street Location: NA

Applicant: Rivers Edge Land Development LLC

Owners of Record: St. Francis Land Development LLC

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

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

INFORMATION AVAILABLE

Rivers Edge 7th Addition SWMP, dated 8/17/2022, prepared by Civil Methods, Inc.

Rivers Edge 5th Addition Grading Set, dated 3/29/2021, prepared by Campion Engineering Services, Inc.

Rivers Edge 7th Preliminary Drawings, Dated 5/13/2022, prepared by Campion Engineering Services, Inc.

STREETS

1. The proposed development will receive its access via local City streets and will connect to Vintage Street NW on the west side of the development and 237th Avenue NW on the east side. The street connection/network as proposed is acceptable.
2. The crest vertical curve located at station 3+25 of 237th Avenue NW does not meet the design speed of the road. The vertical curve shall be revised such that it meets a 30 mph design speed.

SEWER AND WATER UTILITIES

1. The Sanitary Sewer is proposed to be extended from Vintage Street NW to the north to serve a majority of the lots. A small number of lots along 237th Avenue NW will be served by a sanitary sewer extension along 237th Avenue NW.
2. The proposed project will extend a new watermain along 237th Avenue NW and a loop connection will be made along 237th Avenue NW which connects to Underclift St NW. A water connection will be made on either side of the plat, which is acceptable.
3. Tracer wire shall be installed in accordance with Minnesota Rural Water Specifications. Specifications shall be provided with the final plans.

STORMWATER

1. The stormwater is proposed to be managed by the construction of two stormwater basins. One stormwater basin is proposed to be a wet sedimentation basin, and the second is proposed to be an infiltration basin.
2. Storm sewer sizing calculations shall be provided with the final plans.
3. A skimmer structure is required for the Pond 1P outlet.

PRELIMINARY GRADING PLAN

1. The Normal Water Level (NWL) and High Water Level (HWL) of all wetlands shall be labeled on the final plans.
2. The 100 year flood elevation of the Rum River shall be labeled on the Final Grading Plan.
3. Riprap overflow spillways shall be provided for the stormwater basins.
4. A detail for the infiltration basin construction shall be provided with the final plans, including a seed mixture that is appropriate for the basin as per MN Stormwater Manual guidance.
5. The final plans shall depict stormwater basin access routes. Access routes shall be at least 10 feet wide, contained within an easement, and have gradients that do not exceed 8%.

SUMMARY AND/OR RECOMMENDATION

We recommend approval of the Preliminary Plat subject to the comments herein.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

RIVERS EDGE 7TH ADDITION
PRELIMINARY DRAWINGS
ST FRANCIS, MN

PROJECT: **Agenda Item # 6A.**

DEVELOPER
ST FRANCIS LAND DEVELOPMENT, LLC.
ATTN: DALE WILLENBRING
712 VISTA BLVD #303
WACONIA, MN 55387
PH: 952.715.2926
EMAIL: DALE@TAMARACKLAND.COM

ENGINEER
CAMPION ENGINEERING SERVICES, INC
ATTN: MARTY CAMPION
PO BOX 41486
PLYMOUTH, MN 55441
763.486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

SURVEYOR
STANTEC
1800 PIONEER CREEK CENTER
MAPLE PLAIN, MN 55359
PH: 763.479.4200

WETLAND CONSULTANT
MIDWEST NATURAL RESOURCES, INC.
EMAIL: KEN ARNDT
1032 WEST SEVENTH STREET
ST. PAUL, MN 55102
PH: 651.788.0641
EMAIL: KEN.ARNDT@MNRINC.US

PROJECT LOCATION



GOVERNING SPECIFICATIONS:

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

INDEX

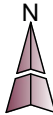
SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	EXISTING CONDITIONS
3.	PRELIMINARY PLAT - ALL PHASES
4.	PRELIMINARY PLAT
5.	SANITARY SEWER & WATERMAIN
6.	STREET & STORM SEWER PLAN
7.	PRELIMINARY PROFILES
8.	GRADING PLAN
9.	STORM WATER POLLUTION PREVENTION PLAN
10.	DETAILS
11.	DETAILS
12.	DETAILS
13.	DETAILS



0 250 500
GRAPHIC SCALE IN FEET

BENCHMARK

SE CORNER OF THE EAST 1/2
OF THE SW 1/4 OF SECTION 29
(SOUTH 1/4 CORNER OF SECTION 32)
TOWNSHIP 34, RANGE 24
CAST IRON MONUMENT
BENCHMARK: TOP OF MONUMENT
ELEVATION = 921.97 (NGVD 29)



**CAMPION
ENGINEERING
SERVICES, INC.**

• Civil Engineering • Land Planning

PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

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

Martin P. Campion -Lic. # 19901 Date:

RIVERS EDGE 7TH ADDITION
ST FRANCIS LAND DEVELOPMENT, LLC
ST FRANCIS, MN

COVER SHEET

PROJECT NO:

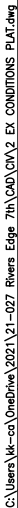
21-C

18

DATE: 05/13/2022

SHEET NO. 1 OF 13 SHEETS

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BENCHMARK

SE CORNER OF THE EAST 1/2
OF THE SW 1/4 OF SECTION 29
(SOUTH 1/4 CORNER OF SECTION 32)
TOWNSHIP 34, RANGE 24
CAST IRON MONUMENT
BENCHMARK: TOP OF MONUMENT
ELEVATION = 921.97 (NGVD 29)

EXISTING CONDITIONS	PROJECT NO: 21-0
SHEET NO. 2 OF 13 SHEETS	DATE: 05/13/2022

LEGAL DESCRIPTION OF PROPERTY:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2 OF SW 1/4) OF SECTION 29, TOWNSHIP 34, RANGE 24, ANOKA COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER AND PROCEEDING NORTH ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER TO THE CENTERLINE OF THE RUM RIVER A NATURAL WATERWAY, AND THENCE PROCEEDING SOUTHWESTERLY ALONG THE CENTERLINE OF SAID RUM RIVER TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE PROCEEDING SOUTH ON SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE PROCEEDING EAST ON THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER TO THE POINT OF COMMENCEMENT.

AND

OUTLOT A, RIVERS EDGE 5TH ADDITION, ANOKA COUNTY, MINNESOTA ACCORDING TO THE RECORDED PLAT THEREOF.

TOTAL PROPERTY AREA* 45.5 AC (TO CENTER OF RIVER)
*ALL WITHIN THE RUM RIVER SCENIC OVERLAY DISTRICT
10.2 ACRES WITHIN THE URBAN AREA OF THE RUM RIVER OVERLAY DISTRICT
35.3 ACRES WITHIN THE RURAL AREA OF THE RUM RIVER OVERLAY DISTRICT

ZONING		LOT REQUIREMENTS		PUD PROPOSAL*	
EXISTING ZONING		RUM RIVER OVERLAY DISTRICT			
PUD					
RURAL					
PROPOSED ZONING					
PUD					

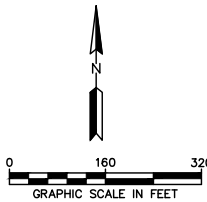
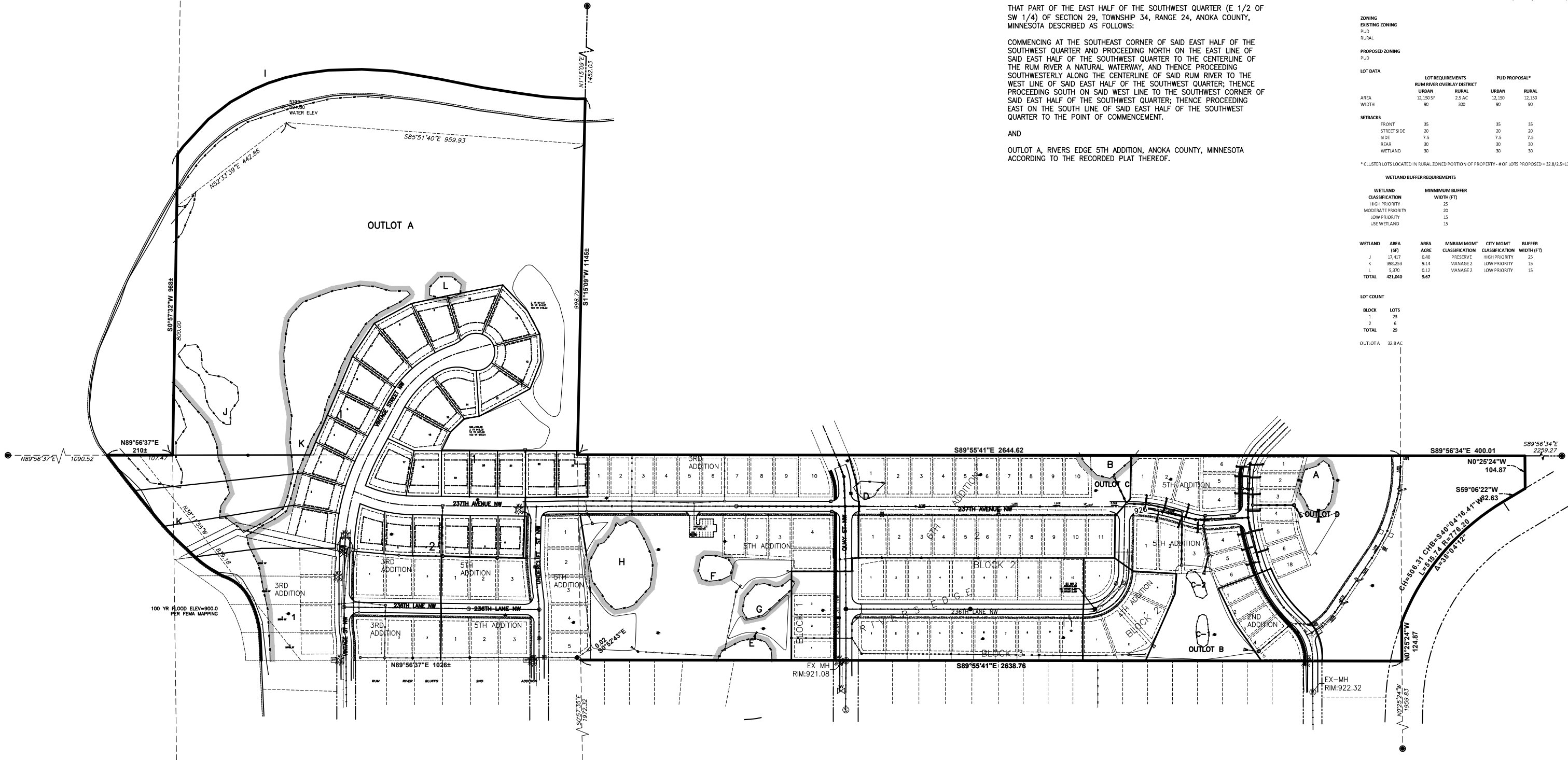
LOT DATA	LOT REQUIREMENTS		PUD PROPOSAL*	
	URBAN	RURAL	URBAN	RURAL
AREA	12,150 SF	2.5 AC	12,150	12,150
WIDTH	90	300	90	90
SETBACKS				
FRONT	35		35	35
STREET SIDE	20		20	20
SIDE	7.5		7.5	7.5
REAR	30		30	30
WETLAND	30		30	30

*CLUSTER LOTS LOCATED IN RURAL ZONED PORTION OF PROPERTY - # OF LOTS PROPOSED = 32.8/2.5=13 LOTS

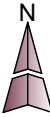
WETLAND BUFFER REQUIREMENTS	
WETLAND CLASSIFICATION	MINIMUM BUFFER WIDTH (FT)
HIGH PRIORITY	25
MODERATE PRIORITY	20
LOW PRIORITY	15
USE WETLAND	15

WETLAND	AREA (SF)	AREA ACRE	MINIMUM MGMT CLASSIFICATION	CITY MGMT CLASSIFICATION	BUFFER WIDTH (FT)
J	17,417	0.40	PRESERVE	HIGH PRIORITY	25
K	398,253	9.14	MANAGE 2	LOW PRIORITY	15
L	5,370	0.12	MANAGE 2	LOW PRIORITY	15
TOTAL	421,040	9.67			

LOT COUNT	
BLOCK	LOTS
1	23
2	6
TOTAL	29
OUTLOT A	32.8 AC



BENCHMARK
SE CORNER OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 29 (SOUTH 1/4 CORNER OF SECTION 32) TOWNSHIP 34, RANGE 24
CAST IRON MONUMENT
BENCHMARK: TOP OF MONUMENT
ELEVATION = 921.97 (NGVD 29)



CAMPION ENGINEERING SERVICES, INC.

• Civil Engineering • Land Planning

PO BOX 41486
PLYMOUTH, MN 55441
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I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Martin P. Campion -Lic. # 19901 Date:

RIVERS EDGE 7TH ADDITION
ST FRANCIS LAND DEVELOPMENT, LLC
ST FRANCIS, MN

PRELIMINARY PLAT
ALL PHASES

SHEET NO. 3 OF 13 SHEETS

PROJECT NO:
21-C
DATE:
05/13/2022

ZONING				
EXISTING ZONING				
PUD				
RURAL				
PROPOSED ZONING				
PUD				
LOT DATA				
	LOT REQUIREMENTS		PUD PROPOSAL*	
	RUM RIVER OVERLAY DISTRICT			
	URBAN	RURAL	URBAN	RURAL
AREA	12,150 SF	2.5 AC	12,150	12,150
WIDTH	90	300	90	90
SETBACKS				
FRONT	35		35	35
STREET SIDE	20		20	20
SIDE	7.5		7.5	7.5
REAR	30		30	30
WETLAND	30		30	30

WETLAND BUFFER REQUIREMENTS	
WETLAND CLASSIFICATION	MINIMUM BUFFER WIDTH (FT)
HIGH PRIORITY	25
MODERATE PRIORITY	20
LOW PRIORITY	15
USE WETLAND	15

LOT COUNT	
BLOCK	LOTS
1	23
2	6
TOTAL	29

个

PRELIMINARY PLAT	PROJECT NO: 21-0
NO. 4 OF 13 SHEETS	DATE: 05/13/2022

PROPERTY LINE
EXISTING CONTOURS
PROPOSED CONTOURS
EASEMENT LINE
SETBACKS
DELINEATED WETLAND EDGE
STORM SEWER
SANITARY SEWER
WATERMAIN
FENCE
OVERHEAD POWER LINE
UNDERGROUND ELECTRIC
CULTURV

AND
OUTLOT A, RIVERS EDGE 5TH ADDITION, ANOKA COUNTY, MINNESOTA
ACCORDING TO THE RECORDED PLAT THEREOF.



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

Martin P. Campion —Lic. # 19901 Date:

RIVERS EDGE 7TH ADDITION
ST FRANCIS LAND DEVELOPMENT, LLC
ST FRANCIS, MN

NO.	DATE	DESCRIPTION
		REVISIONS

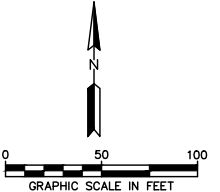
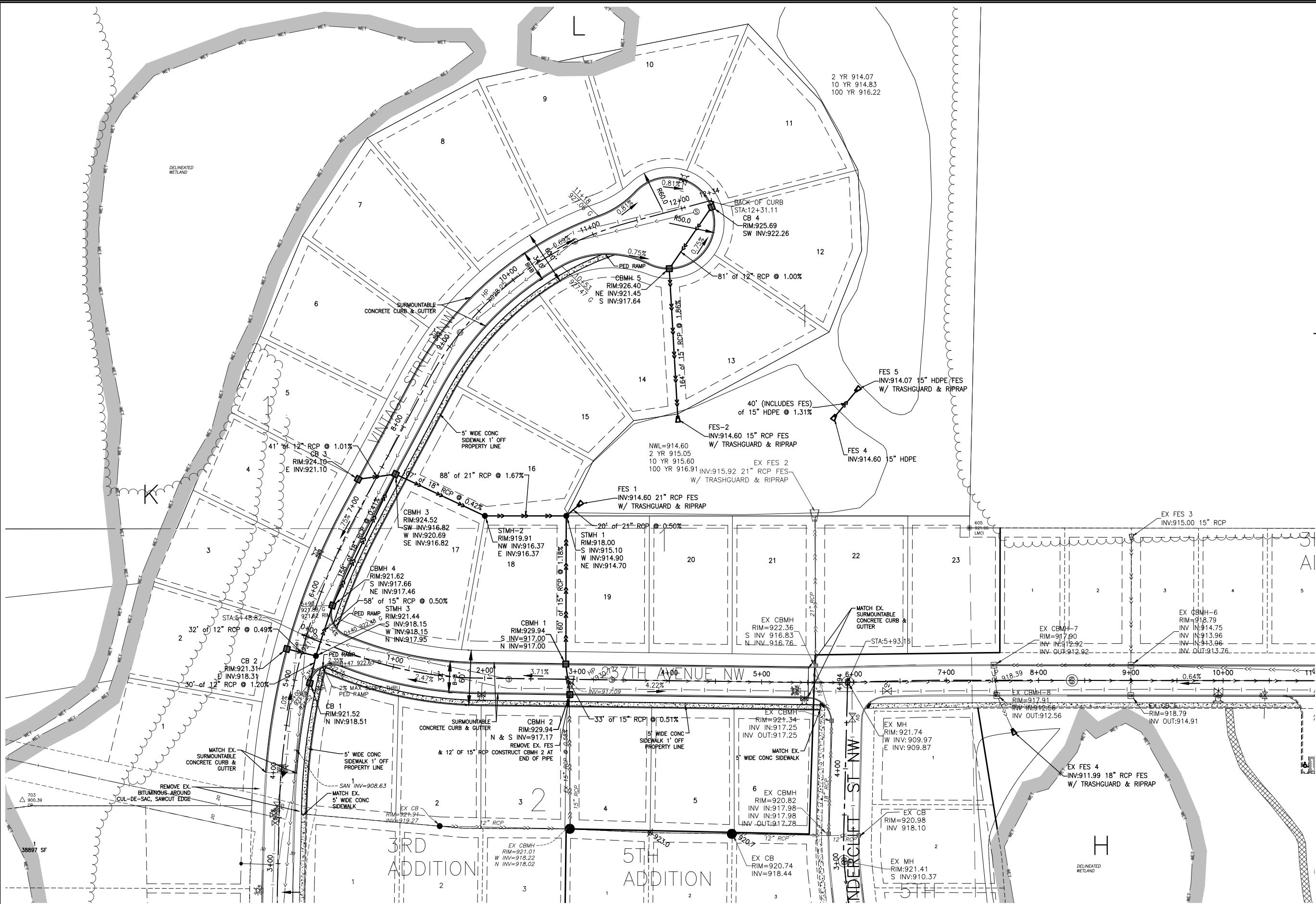
Plot Date & Time:

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LEGEND

- PROPERTY LINE
EXISTING CONTOURS
PROPOSED CONTOURS
EASEMENT LINE
SETBACKS
WET
DELINEATED WETLAND EDGE
STORM SEWER
SANITARY SEWER
WATERMAIN
FENCE
OVERHEAD POWER LINE
UNDERGROUND ELECTRIC
CULVERT
SOIL BORING
SANITARY SEWER MANHOLE
SANITARY CLEANOUT
STORM SEWER MANHOLE
STORM SEWER CATCH BASIN
WATER GATE VALVE
HYDRANT
EXISTING TREE LINE
INLET PROTECTION
ROCK CONSTRUCTION ENTRANCE
SILT FENCE
- PROPOSED STREET LIGHT LOCATION
PROPOSED STREET NAME SIGN
PROPOSED STOP SIGN
TYPE III BARRICADE

Agenda Item # 6A.



BENCHMARK
SE CORNER OF THE EAST 1/2
OF THE SW 1/4 OF SECTION 29
(SOUTH 1/4 CORNER OF SECTION 32)
TOWNSHIP 34, RANGE 24
EAST IRON MONUMENT
BENCHMARK: TOP OF MONUMENT
ELEVATION = 921.97 (NGVD 29)

NO. DATE DESCRIPTION REVISIONS			CAMPION ENGINEERING SERVICES, INC. Civil Engineering • Land Planning PO BOX 41486 PLYMOUTH, MN 55441 PHONE: (763)486.3799 EMAIL: MCAMPION@CAMPIONENG.COM		I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota. Martin P. Campion -Lic. # 19901 Date:		RIVERS EDGE 7TH ADDITION ST FRANCIS LAND DEVELOPMENT, LLC ST FRANCIS, MN		PRELIMINARY STREET & STORM SEWER PLAN		PROJECT NO: 21-027	
									SHEET NO. 6 OF 13 SHEETS		DATE: 05/13/2022	

WARNING:

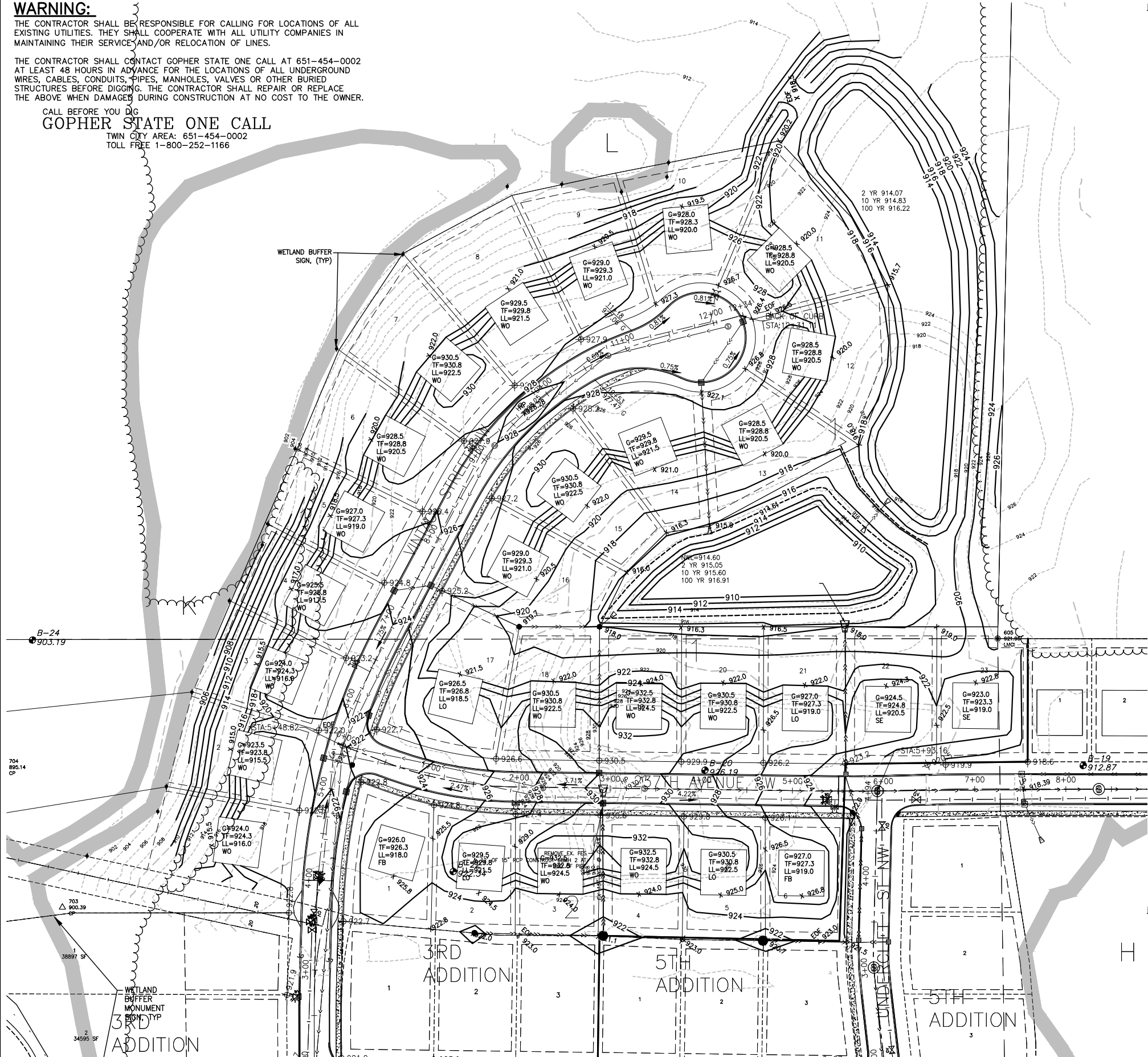
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Plot Date & Time:

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EROSION/SILTATION CONTROL

1. ALL EROSION CONTROL AND SILTATION CONTROL WILL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL AND REGULATIONS OF THE CITY.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL REQUIREMENTS OF THE MPCA NPDES PHASE II PERMIT FOR CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: EROSION CONTROL INSPECTIONS EVERY 7 DAYS, INSPECTION AFTER 0.5" RAINFALL OR MORE AND DOCUMENTATION OF ALL CORRECTIVE MEASURES. INSPECTIONS AFTER RAIN EVENTS SHALL BE CONDUCTED WITHIN 24 HOURS. BY BEGINNING CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES THE TERMS OF THIS PERMIT AND AGREES TO ABIDE BY THEM.
3. ALL NONFUNCTIONAL BMP'S SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY OR WHEN FIELD CONDITIONS ALLOW.
4. PERIMETER CONTROL DEVICES SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN NONFUNCTIONAL OR SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.
5. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED WITHIN ONE CALENDAR DAY OF DISCOVERY. REMOVAL FROM EXISTING PAVEMENTS SHALL BE ACCOMPLISHED BY SWEEPING.
6. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION INCLUDING BUT NOT LIMITED TO ROCK ENTRANCES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION DIRECT THE CONTRACTOR IN HIS/HER METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS.
7. ALL SEDIMENT DEPOSITS AND DELTAS SHALL BE REMOVED FROM SURFACE WATERS (INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS) AND THE REMOVAL AREAS REESTABLISHED WITHIN 7 DAYS, ALL AT THE EXPENSE OF THE CONTRACTOR. THE SILT FENCES SHALL BE REMOVED AND THE SILT REMOVED FROM THE PONDING AREAS BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND THE MONITORING REQUIREMENTS OF THE MPCA PERMIT.
9. ALL DISTURBED AREAS, EXCEPT ROADWAYS, BUILDING AREAS, AND SIDEWALKS, SHALL BE RESTORED WITH A MINIMUM 4 INCHES TOPSOIL, SEEDED AND MULCHED (TYPE I). SEEDING SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 2575, SEED MIX 22-111 @ 31 LBS/ACRE (OR APPROVED EQUAL). DORMANT SEEDING AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH MNDOT SPECIFICATIONS, STRAW MULCHING QUANTITY SHALL BE TWO TONS PER ACRE, FERTILIZER (10-10-20) SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE (CAN BE OMITTED IN LANDSCAPED AREAS IF LANDSCAPED SEEDING IS DONE CONCURRENTLY). MNDOT SEED MIX 21-113 APPLIED AT A RATE OF 110 LBS/ACRE SHALL BE USED FOR TEMPORARY SEEDING IF NEEDED.
10. WETLAND BUFFER AREAS THAT ARE DISTURBED BY GRADING SHALL BE RESTORED AS FOLLOWS:
 - a. SOILS MUST BE DECOMPACTED TO A DEPTH OF 18" PRIOR TO SEEDING OR PLANTING.
 - b. ALL DISTURBED BUFFERS SHALL BE RESTORED WITH MNDOT SEED MIX 35-241.
11. PONDS SHALL BE SEEDED WITH MNDOT SEED MIX 33-261 WITH HYDRAULIC MATRIX.
12. CONSTRUCTION SHALL PROCEED IN THE FOLLOWING SEQUENCE:
 - a. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY.
 - b. INSTALL EROSION CONTROL MEASURES AND ROCK CONSTRUCTION ENTRANCE.
 - c. CONTACT CITY FOR APPROVAL OF EROSION CONTROL INSTALLATION.
 - d. MAINTAIN EROSION MEASURE, I.E. SILT FENCE, ROCK CONSTRUCTION ENTRANCE.
 - e. COMPLETE SITE GRADING TOLERANCING.
 - f. INSTALL SEED AND MULCH ON AREAS THAT ARE NOT TO BE HARD SURFACES.
13. ALL STORM SEWER INLETS AND FLARED END SECTIONS SHALL BE ADEQUATELY PROTECTED BEFORE AND AFTER PAVEMENT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONTRACTOR SHALL PLACE MIRAFI FABRIC AND GRAVEL OVER ALL CATCH BASIN GRATE INLETS UNTIL PAVING SURFACES ARE PAVED AND THE LANDSCAPING IS COMPLETED.
14. STOCKPILE AREAS WHICH REMAIN ON THE SITE FOR MORE THAN SEVEN DAYS SHALL BE SEEDED, MULCHED, AND SURROUNDED BY SILT FENCE.
15. TEMPORARY AND PERMANENT SEDIMENTATION PONDS, IN THE LOCATIONS SHOWN ON THE PLANS, SHALL BE CONSTRUCTED WITH THE INITIAL GRADING. THE SEDIMENT MUST BE REMOVED FROM THE PONDS, AS NECESSARY, PRIOR TO COMPLETION OF THE PROJECT.
16. BIO LOGS SHALL BE INSTALLED AT PIPE INLETS AND OUTLETS UNTIL RIPRAP IS INSTALLED. PERMANENT ENERGY DISSIPATORS SHALL BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
17. INSTALL SILT FENCE AROUND POND UPON COMPLETION OF GRADING.
18. EROSION AND SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE UNTIL THE SITE SOILS HAVE BEEN PERMANENTLY STABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.
19. ALL STOCKPILES OF SOIL OR OTHER MATERIALS SUBJECT TO EROSION BY WIND OR WATER SHALL BE COVERED, VEGETATED, ENCLOSED, FENCED ON THE DOWN GRADIENT SIDE OR OTHERWISE EFFECTIVELY PROTECTED FROM EROSION IN ACCORDANCE WITH THE AMOUNT OF TIME THE MATERIAL WILL BE ON SITE AND THE MANNER OF ITS PROPOSED USE.
20. LOCATION OF CONCRETE WASHOUT AND HAZARDOUS MATERIALS STORAGE SHALL BE DETERMINED PRIOR TO START OF CONSTRUCTION. THE SWPPP WILL BE UPDATED AND LOCATIONS ADDED AT THAT TIME.
21. TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION AND SHALL BE COMPLETED NOT LATER THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED IMMEDIATELY MEANS TAKING AN ACTION TO COMMENCE STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE EARTH-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIME FRAME.
22. THE CONTRACTOR SHALL PROVIDE AND INSTALL A SWPPP MAILBOX (INCIDENTAL).
23. ALL SWALES MUST BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO A PROPERTY LINE.
24. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
25. MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE, OR SIMILAR EROSION PREVENTION PRACTICES CANNOT BE USED WITHIN THE NORMAL WETTED PERIMETER OF DRAINAGE DITCHES OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2%.
26. CONTRACTOR SHALL PRESERVE TOPSOIL IN SUFFICIENT QUANTITY TO RESPREAD A MINIMUM OF 4" OVER LAWN AND LANDSCAPE AREAS.
27. CONTRACTOR SHALL TAKE CARE TO MINIMIZE COMPACTION IN LAWN AND LANDSCAPE AREAS.
28. DISCHARGES FROM BMP'S SHALL BE DIRECTED TO VEGETATED AREAS.

EROSION CONTROL BLANKET REQUIREMENTS

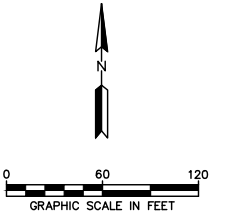
1. TEMPORARY EROSION BLANKET SHALL BE BIODEGRADABLE DOULBE-NET STRAW (NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) AND EROSION MATS SHALL HAVE A MINIMUM FUNCTIONAL LONGEVITY OF 10 MONTHS.
2. EROSION BLANKET PLACED ON SLOPES 3:1 OR GREATER SHALL BE ROLLED DOWN SLOPE AND WITH 4" MINIMUM LAP AND STAPLED AT 1' O.C.
3. CONSTRUCT A 6"x12" ANCHOR TRENCH 3' BEYOND CREST AND TOE OF SLOPE. STAPLE EROSION BLANKET IN TRENCH AT 1' O.C.
4. EOF'S SHALL BE STABILIZED WITH MNDOT TRM CATEGORY 1 TURF REINFORCEMENT MAT.

LEGEND

- 880
- 900
- WET
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- CULVERT
- SOIL BORING
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- WATER GATE VALVE
- HYDRANT
- EXISTING TREE LINE
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- SILT FENCE
- WETLAND BUFFER AREA
- WETLAND BUFFER MONUMENT SIGN

Agenda Item # 6A.

PROPERTY LINE
EXISTING CONTOURS
PROPOSED CONTOURS
EASEMENT LINE
SETBACKS
DELINEATED WETLAND EDGE
STORM SEWER
SANITARY SEWER
WATERMAIN
FENCE
OVERHEAD POWER LINE
UNDERGROUND ELECTRIC
CULVERT
SOIL BORING
SANITARY SEWER MANHOLE
SANITARY CLEANOUT
STORM SEWER MANHOLE
STORM SEWER CATCH BASIN
WATER GATE VALVE
HYDRANT
EXISTING TREE LINE
INLET PROTECTION
ROCK CONSTRUCTION ENTRANCE
SILT FENCE
WETLAND BUFFER AREA
WETLAND BUFFER MONUMENT SIGN



BENCHMARK

SE CORNER OF THE EAST 1/2
OF THE SW 1/4 OF SECTION 29
(SOUTH 1/4 CORNER OF SECTION 32)
TOWNSHIP 34, RANGE 24
EAST IRON MONUMENT
BENCHMARK: TOP OF MONUMENT
ELEVATION = 921.97 (NGVD 29)



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ENGINEERING
SERVICES, INC.

Civil Engineering • Land Planning
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under my direct supervision and that
I am a duly licensed Professional Engineer
under the laws of the State of Minnesota.
Martin P. Campion -Lic. # 19901 Date:

RIVERS EDGE 7TH ADDITION
ST FRANCIS LAND DEVELOPMENT, LLC
ST FRANCIS, MN

PRELIMINARY GRADING PLAN

SHEET NO. 8 OF 13 SHEETS

PROJECT NO:
21-027
DATE:
05/13/2022

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Agenda Item # 6A.

Legend

- Skylake Honeylocust-*Gleditsia tricanthos* var. *inermis* 'Skycolor'
- River Birch-*Betula nigra* 'Heritage'
- Burr Oak-*Quercus macrocarpa*
- Swamp White Oak-*Quercus bicolor*
- Kentucky True North-*Gymnocladus dioica* 'UMNSynergy'
- New Harmony Elm-*Ulmus americana* 'New Harmony'
- Green Mountain Maple-*Acer saccharum* 'Green Mountain'
- Lawn-Seed
- Lawn-Sod
- Stormwater Treatment-Seed
- Upland Stormwater Treatment-Seed

NOTE:

- See LANDSCAPE set for additional notes and plant list
- See CIVIL set for all project general notes, existing conditions, utilities, grading, stormwater, and related notes and details
- All buildings must have exterior water spigot per 2,000 SF of building foundation
- If project is completed when weather conditions do not allow sodding or seeding, an escrow will be required per City of St Francis code
- All plant material shall be guaranteed for twelve (12) months from the time all planting has been completed and a certificate of occupancy has been issued
- All plants shall be alive, of good quality, with no signs of stress, and disease free at the end of the warranty period or they shall be replaced
- Any replacements shall be warranted for 12 months from the time of replacement

Plot Date & Time:

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NO. 6/13/2022 Site Plan Submission - Not for Construction REVISIONS

STUDIO GRO
LANDSCAPE ARCHITECTURE

PO BOX 16169
Minneapolis, MN 55416
PHONE: (612)642-1382
EMAIL: sarah@studiogro.com

I hereby certify that this plan, specification, or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Landscape Architect under the laws of the State of Minnesota.
Sarah Sutherland, PLA 45553
6/13/2022

RIVERS EDGE 7TH ADDITION
ST FRANCIS LAND DEVELOPMENT, LLC
ST FRANCIS, MN

LANDSCAPE PLAN

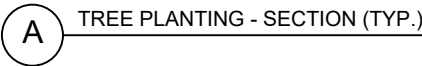
SHEET NO. L-02 OF 2 SHEETS

PROJECT NO.:
21-024
DATE: 6/13/2022

BENCHMARK

SE CORNER OF THE EAST 1/2
OF THE SW 1/4 OF SECTION 29
(SOUTH 1/4 CORNER OF SECTION 32)
TOWNSHIP 34, RANGE 24
CAST IRON MONUMENT
BENCHMARK: TOP OF MONUMENT
ELEVATION = 921.97 (NGVD 29)

Planting Notes



Not to Scale

LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

Lawn-Sod

Lawn-Seed

Note: Seeding must either be protected with a hydro-mulch binder or biodegradable restoration blanketing

Stormwater Treatment-Seed

Upland

Cover Crop Spring and Summer Plantings


Cover Crop Fall Plantings

Temporary Erosion Control Notes-Native Seeding

Temporary Erosion Control - It is recommended to protect a new seeding by covering it with mulch or an erosion control blanket. In general, slopes that are 1:3 (vertical : horizontal) and flatter should be mulched with a clean grain straw or native grass mulch and disc anchored following seeding. Mulching should attempt to achieve 90% coverage of the exposed soil surface. This generally requires about 2 tons per acre of straw mulch. It is also recommended to use a high quality weed free mulch such as MCIA Certified Weed Free mulch (see below for specification) or a native grass (prairie) mulch. On slopes that are steeper than 1:3 it is recommended that the seeding be covered with an erosion control blanket. Generally, straw blankets containing double netting (Straw 2S) perform best with native plantings. If seeding is being done in a ditch or swale that will receive moderate water flows for periods of time, it is recommended that a straw/coconut blanket be used to cover it. Other more severe situations such as very steep slopes and/or channels exposed to high water velocities will require more specialized treatments that are not covered in this manual. NOTE: Mulches derived from pasture hay containing reed canary grass, smooth brome and other introduced forage species may contain enough seed of those species to ruin your native grass and forb planting. They are not recommended for use with native plantings.

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

 6/13/2022

Sarah Sutherland, PLA 45553

RIVERS EDGE 7TH ADDITION
ST FRANCIS LAND DEVELOPMENT, LLC
ST FRANCIS, MN

LANDSCAPE PLAN
NOTES AND DETAILS

SHEET NO. L-02 OF 2 SHEETS

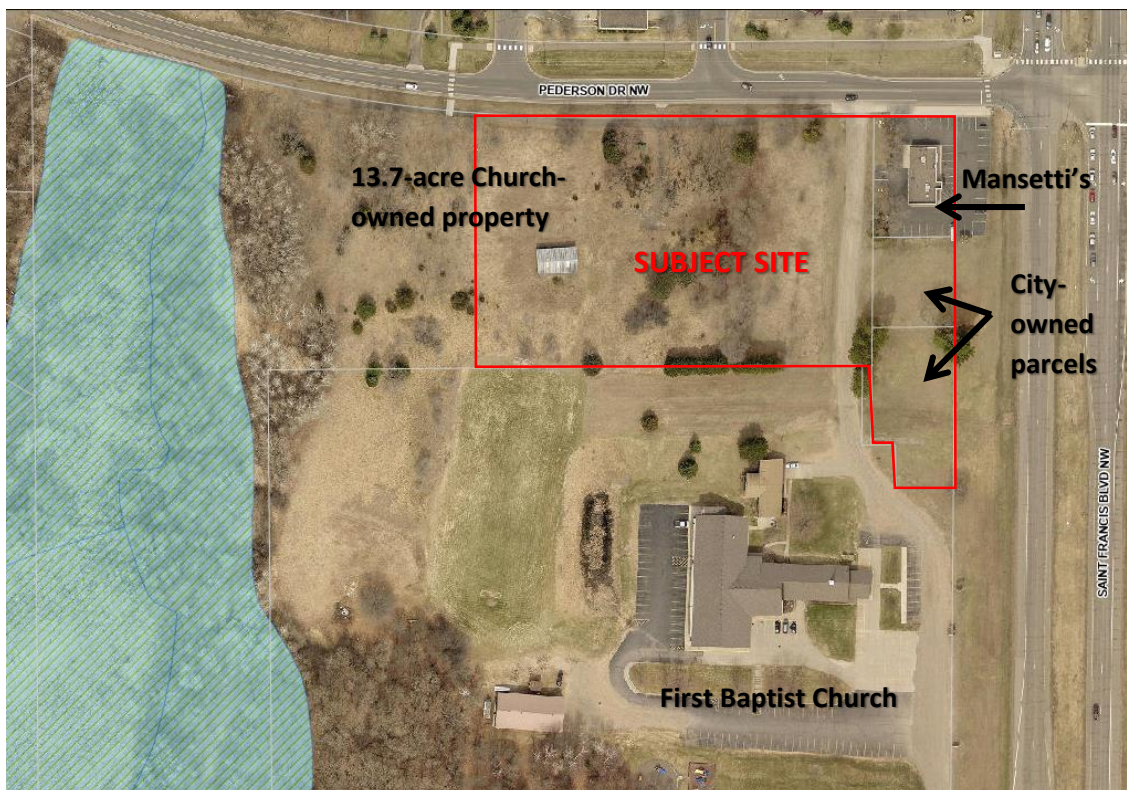


PLANNING COMMISSION AGENDA REPORT

TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: Patriot Parkway Concept Review
DATE: 9-14-2022 for 9-21-2022 meeting
LOCATION: 23040 Pederson Drive NW
COMP PLAN: Commercial, Medium/High Density Residential
ZONING: B-2; R-3

OVERVIEW

The City owns two parcels along Highway 47 that are guided for commercial development. In 2021, the City was approached by a prospective retail business hoping to purchase the 0.26-acre City-owned lot just south of Mansetti's. Currently, this lot is accessed by a gravel drive from Pederson Drive NW (CR 81). In order to sell this lot and allow development to occur, a paved, public road is required.



Because the road would need to be constructed on land that the City does not currently own, Staff has discussed the potential construction of a public road in this area with the landowner to the west and south of the City-owned properties, First Baptist Church. The Church is supportive of a loop road in this location. The Church is interested in the opportunity that a loop road would provide for future development on the Church-owned vacant parcel north of the existing Church complex. This parcel has direct access and frontage on Pederson Drive NW.

As the project moves forward, City Staff will continue to communicate with the various stakeholders in the area including First Baptist Church, Mansetti's, the prospective commercial buyer, Anoka County, and MnDOT.

ANALYSIS

Existing Site Characteristics

The project site includes 4 different parcels bounded by Pederson Drive on the north and Highway 47 on the east. Along Highway 47, Mansetti's is located on the northernmost lot while the two lots to the south are City-owned. The First Baptist Church owns the large 13.8-acre parcel along Pederson Drive NW.

Currently, a gravel driveway extends south from Pederson Drive, providing access to Mansetti's, the City's parcels, and the church complex. Pederson Drive is a County Road, and therefore Anoka County has jurisdiction over any access points onto Pederson. Because the site abuts Hwy 47, MnDOT will also be reviewing this project.

A majority of the site is vacant today. An existing pole shed is located in the center of the Church's vacant parcel. A large wetland complex is located to the west of the site.

Proposed Improvements

The concept plan includes the creation of a loop street with two access points onto Pederson, two new commercial lots, the development of one of the City-owned parcels, and the creation of regional stormwater facilities for the area.

The proposed public road is roughly 1,000 feet long and accesses Pederson Drive at two points. These access points are separated by about 400'. The west access is proposed to be a full intersection aligned with the western County Market access. The east access point is proposed as a limited, right-in/right-out access. The eastern portion of the road is located to serve the Church property to the south and the existing parcels along Hwy 47 including Mansetti's and the two City-owned parcels. The loop road would be constructed using the [state process](#) specified in MN Statute Chapter 429.

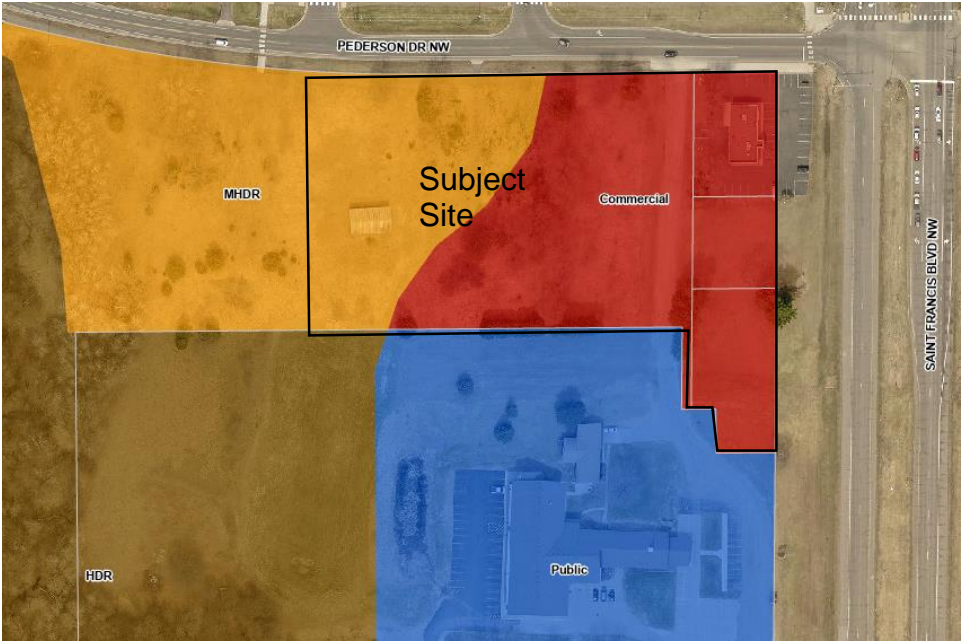
The public road creates additional opportunities for development in this area. With public access, the two City-owned sites become viable for development. A retail business is interested in developing the lot south of Mansetti's. In addition, two commercial lots along Pederson Drive, each roughly 1 acre in size, would be created as a result of this project.

Because the entire site is being considered for development as a part of a single project, Staff has suggested that regional stormwater improvements be included in the project. These improvements would be able to accommodate runoff from development in the area, including the new commercial lots, small existing lots along Highway 47, and the Church's vacant property. Regional stormwater facilities are helpful to make the best use of space on a site and

enhance the development viability of the existing smaller commercial lots. The City Engineer has identified two locations on the concept plan that could be used for regional stormwater improvements. These locations include the southernmost City-owned parcel and an area on the vacant Church property west of the proposed new road. The Engineer will complete a more detailed analysis in the future which will identify the exact size and location of those facilities.

Land Use

As shown in the image below, the 2040 Comprehensive Plan currently guides the subject site for commercial use on the east end and medium/high density residential use on the west. The proposed concept plan would require a Comprehensive Plan amendment to reguide the area of the site used for residential to the Commercial land use category. This category allows uses such as retail, office, and entertainment.



The City’s adopted zoning map follows the Comprehensive Plan guidance and zones this site as B-2 General Business on the east side and R-3 High Density Residential on the west. A rezoning process would be needed to rezone the residential portion of the site from R-3 to B-2.

ACTION TO BE CONSIDERED

The Planning Commission is requested to provide feedback to the applicant on the proposed concept. No motion is required. Comments shared are not binding to the City nor do they constitute official assurances or representations of the City on future recommendations or approvals. The City Council will also review the concept and provide feedback.

Following concept plan review, the likely entitlements for this project would include a Comprehensive Plan amendment, rezoning, and preliminary and final plat.

ATTACHMENT

- Concept Plan

Agenda Item # 7A.

