



NORTH BRANCH

—Minnesota—

**PLANNING COMMISSION
REGULAR AGENDA
TUESDAY, JULY 9, 2024 @ 6:30 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

Ka Bao Jennrich
Chair

Jim Ibinger
Commissioner

Gary Schaefer
Commissioner

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AGENDA APPROVAL
 - a. Approve Agenda ACTION
5. CONSENT AGENDA
 - a. Approval of June 5, 2024 Planning Commission Meeting Minutes ACTION
6. OPEN FORUM
7. PUBLIC HEARINGS
 - a. Public Hearing to Consider a Request for Preliminary Plat Approval for Keller Acres ACTION
 - b. Public Hearing to Consider a Request for Preliminary Plat Approval for Members Cooperative Credit Union ACTION
 - c. Public Hearing to Consider Requests for Amendments to the Comprehensive Plan and Zoning, Rezoning to Planned Unit Development and Preliminary Plat Approval for Meadows Ridge Residential Subdivision. ACTION
8. GENERAL BUSINESS
 - a. Old North Branch Industrial Park Zoning Design Standards ACTION
 - b. Special Planning Commission Meeting ACTION
9. NEXT MEETING - TUESDAY, AUGUST 6, 2024 @ 6:30 PM
10. ADJOURNMENT



Prepared By:
Presenter:
Date: 07/05/2024

Board & Commission: Planning Commission

Subject: Approval of June 5, 2024 Planning Commission Meeting Minutes

Voting Requirements:

Voting Options Simple Majority



NORTH BRANCH —Minnesota—

Ka Bao Jennrich
Chair

Steve Cich
Commissioner

Jim Ibinger
Commissioner

Patrick Meacham
Commissioner

Gary Schaefer
Commissioner

**PLANNING COMMISSION
REGULAR AGENDA
TUESDAY, JUNE 4, 2024 @ 6:30 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

MINUTES OF THE PROCEEDINGS OF THE OF THE CITY OF NORTH BRANCH IN THE COUNTY OF CHISAGO AND IN THE STATE OF MINNESOTA

REGULAR MEETING

Tuesday, June 4, 2024

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AGENDA APPROVAL
 - a. Approve Agenda ACTION
5. CONSENT AGENDA
 - a. Approve Meeting Minutes - April 2, 2024 - Planning Commission Meeting ACTION

Motion by Cich to recommend approval of the April 2, 2024 minutes. Seconded by Ibinger. All voted AYE. Motion carried.
6. OPEN FORUM
7. PUBLIC HEARINGS
 - a. Public Hearing to Consider a Request to Amend City Code Regarding the Placement of ACTION
Accessory Structures on Properties Zoned RR - Rural Residential

Ziemer provided an overview of the proposed amendment to the zoning ordinance relating to the placement of accessory structures on rural residential properties less than 5 acres. He noted that the

proposed amendment would allow for additions to existing accessory structures to expand into the front yard on properties less than 5 acres. He added that the expansion would only apply to expansion of existing structures and not apply to new structures.

Cich expressed that he did not want to have new accessory structures in the front yard on smaller lots. Ziemer noted the minimum lot size for a rural residential property is 1 acre and the building setbacks for the zoning district would still apply.

Schaefer summarized that the code modification would only apply to additions to existing structures and not new. He added that code has maximum square footage allowances based on the lot size.

Meachem inquired what the size or limits of the block would be. He also inquired if there would be a maximum allowance for expansion. He also inquired as to how lots with wetlands or other features may impact this. Ziemer noted that the commission could provide parameters on adjacent property distance and all new lots have minimum buildability requirements.

The commission discussed the minimum lot size and adjacent property comparisons that a change should apply to.

Schaefer opened the public hearing at 7:14pm. There was no public comment. Schaefer closed the public hearing at 7:14pm.

Motion by Meachem to recommend approval to amend the ordinance for the expansion of accessory structures on lots less than 5 acres zoned rural residential or agricultural or lots 40 acres zoned R1 or additions where the front of the accessory structure is not in front of the adjacent property. Seconded by Ibiinger. All voted AYE. Motion carried.

b. Public Hearing to Consider a Request to Amend City Code Regarding the Location of Fences on Corner Properties ACTION

Ziemer provided an overview of Evan Rosemore's request to amend the ordinance to allow a 6' fence on corner lots where the adjacent corner lot property does not utilize the adjacent corner as its front yard.

Ziemer clarified that a 4' fence could be located 2 feet back from the property line and a 6 foot fence is currently required to be at the zoning districts building setback citing R1 as 30 feet.

Schaefer opened the public hearing at 7:29pm.

Evan Rosemore expressed that they were looking to amend the ordinance to allow for maximum use of yards.

Schaefer closed the public hearing at 7:31pm.

Schaefer supported the proposed amendment but expressed concern with the fence continuing at that height into the front yard.

Miles expressed clarification for how front yards are defined, citing if the driveway is one street and the front door is on another. Ziemer clarified that the front yard would be the address or front of the house side.

Motion by Meachem to recommend approval of the proposed ordinance to amend the city code regulating the placement of fences on corner side yards and clarification on the code for placement of the fence in the front yards. Seconded by Ibinger. All vote AYE. Motion carried.

8. GENERAL BUSINESS

Ziemer encouraged the commission to attend the Central Business District community conversation meeting on June 5, 2024. He noted that a report would be brought back to the City Council on June 17 and then a final report would be created and brought forward.

9. NEXT MEETING - TUESDAY, JULY 9, 2024 @ 6:30 PM

Motion by Schaefer for adjournment. Seconded by Cich. All voted AYE. Meeting adjourned.

10. ADJOURNMENT



Prepared By:
Jason Ziemer, Community Development Director
Presenter: Nathan Sondrol, GIS Specialist/Parks Director
Date: 06/24/2024

Board & Commission: Planning Commission

Subject: Public Hearing to Consider a Request for Preliminary Plat Approval for Keller Acres

Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Preliminary Plat for Keller Acres with conditions typical to plat approvals, and the following added conditions:

- 1. The Applicant will be required to provide grading and erosion control plans and obtain all necessary permits, if he opts to proceed with constructing a home.**

Overview / Background

Richard Keller (Applicant) and Jason Nelson (Owner) are requesting Preliminary Plat approval for Keller Acres (Plat). The Owner has agreed to sell 10-acres of his 39.92-acre parcel (PID: 11.00696.00) ("Property 1") located on Hemingway Avenue to the Applicant. The Applicant, with Owner consent, is proposing to create the 10-acres to be purchased and combine with his 45.04-acre parcel (PID: 11.00693.00) ("Property 2"). The land owned by the Applicant is nearly entirely surrounded by the Janet Johnson Memorial Wildlife Management Area. The Applicant is acquiring the 10-acres to secure legal access to Hemingway Avenue, allowing the Applicant to potentially construct a residential home.

Issue(s) to Consider

- 1. Land Use and Zoning**
- 2. Plat Standards**
- 3. Easements**

Analysis of Issue(s)

1. Land Use & Zoning

Both properties subject to the Plat are currently guided Rural Residential, per the Comprehensive Plan, and zoned RR – Rural Residential. Single-Family homes are Permitted Uses in the RR zoning district.

Land Use and Zoning standards are satisfied.

1. Minimum Lot Standards

The Applicant is proposing a subdivide 10-acres from Property 1 and combine those 10-acres to Property 2, resulting in a decrease in the size of Property 1 and increase in size of Property 2. No new lots are being created as a result of this Plat. For RR zoning, minimum lot dimensional standards are:

Lot Standards				Setbacks				
Type	Area+	Width	Depth	Front	Side	Corner	Rear(I)	Rear(C)
Single Family	1.0 Acre	110 ft	300 ft	40 ft	10 ft	30 ft	30 ft	15 ft

*Rear(I) and Rear(C) mean rear yard setbacks for interior and corner lots.
+ Area requires a minimum of 1.0 acres buildable.*

Lot dimensions proposed for the 10-acres are as follows. Again, the 10-acres will be combined with Property 2.

Lot Standards			
Type	Area	Width	Depth
Rural Residential	9.75 A	331.01'	1,316.48'

Where public right-of-way does not formally exist, any subdivision of land requires the dedication of that ROW. In other words, Hemingway Avenue has existed and the public has had use rights granted over Property 1. Because the Applicant is seeking a “change” to the land, a simple lot split or minor subdivision is not an option because the public is to gain the ROW via formal dedication. The subdivision of Property 1 requires the dedication of public road right-of-way. Thus, of the 10-acres subdivided from Property 1, 0.25 acres will be dedicated ROW.

Typical conditions tied to Preliminary Plat include, but are not limited to:

- The Applicant shall pay all applicable Development Fees associated with platting, including, but not limited to: utility trunk area charges, WAC and SAC, and Park Dedication Fee for each lot created with this Plat.
- The Applicant shall submit Grading and Erosion Control Plans, if required, and obtain all necessary approvals and pay all applicable fees prior to commencing construction on the lots.
- The Applicant shall seek Final Plat approval within six (6) months from the date of Preliminary Plat approval.
- Title work for the Plat shall be provided to and conform to any requirements resulting from City staff and/or the City Attorney's review of the title work and plat opinion.

As noted above, the Applicant will be required to provide grading and erosion control plans and obtain all necessary permits, if he opts to proceed with constructing a home.

Minimum lot dimensional standards are satisfied.

1. Easements

The Plat proposes to provide all drainage and utility easements as is required by City Code.

Minimum easements requirements are satisfied.

PTOS Commission Recommendation

The PTOS Commission recommended the acceptance of cash for park dedication based on the additional demands of the city's parks, trails, and open space system.

Staff Recommendation

City staff recommend approval of the Preliminary Plat for Keller Acres.

Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Preliminary Plat for Keller Acres with conditions typical to plat approvals.

Voting Requirements:

Voting Options Simple Majority

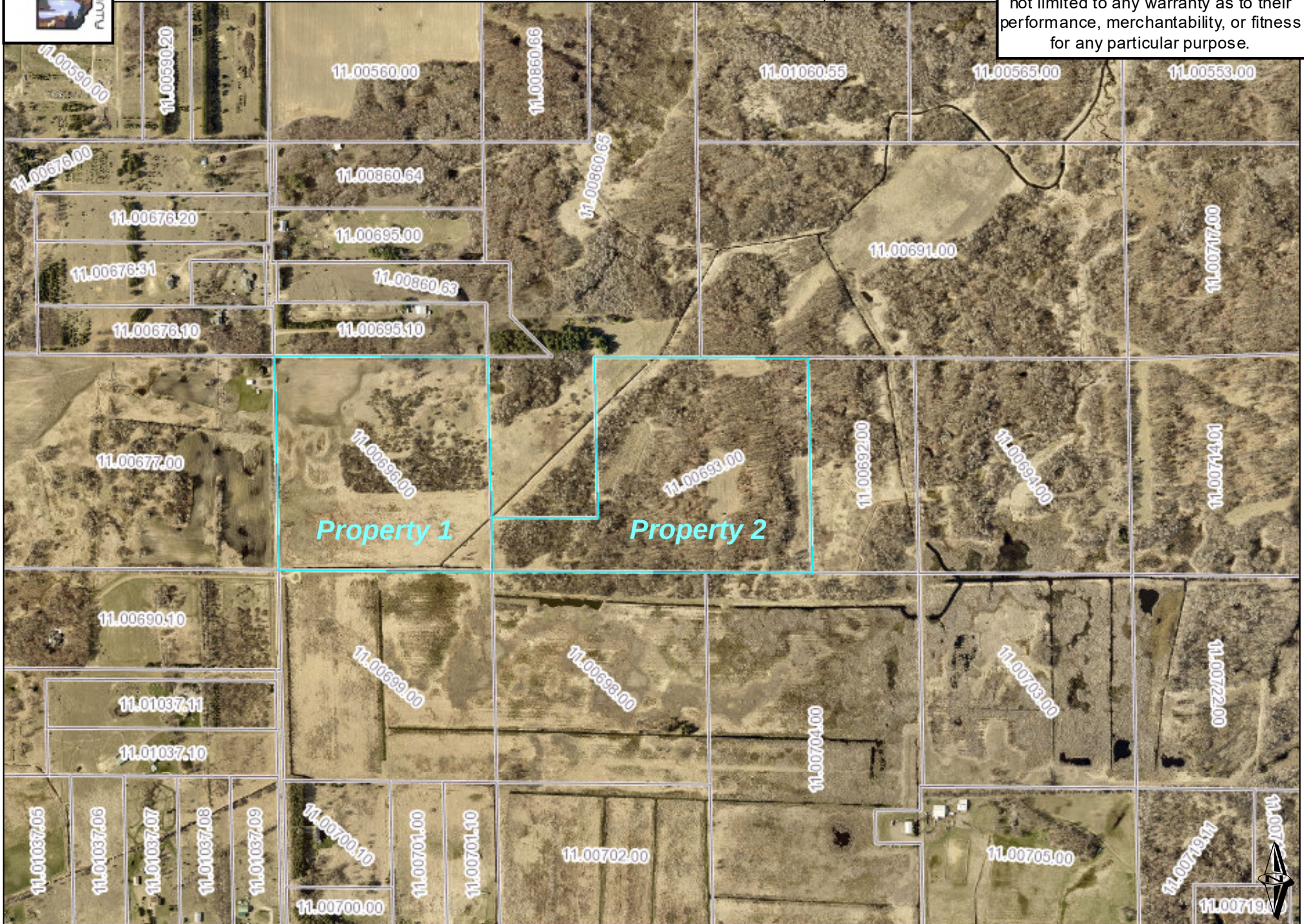


Keller Properties

0 245 490 980 ft

Date: 7/3/2024
Time: 4:02:24 PM

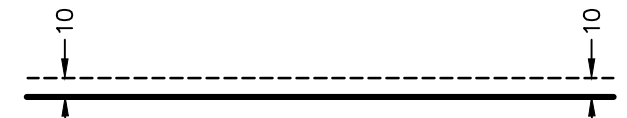
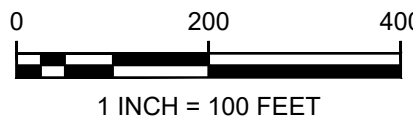
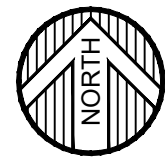
These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



CITY OF NORTH BRANCH
CHISAGO COUNTY, MN

PRELIMINARY PLAT OF KELLER ACRES

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



EXISTING PROPERTY DESCRIPTION: -PID:11.00696.00 (Per Warranty Deed Doc. No. A-658578)
The Southwest Quarter of the Northwest Quarter of Section 34, Township 35, Range 21, Chisago County, Minnesota.

EXISTING PROPERTY DESCRIPTION: -PID: 11.00693.00 (Per Warranty Deed Doc. No. A-595648)
West Half of the Southwest Quarter of Northeast Quarter (W1/2 of SW1/4 of NE1/4), and Northeast Quarter of the Southeast Quarter of the Northwest Quarter (NE1/4 of SE1/4 of NW1/4) of Section Thirty-four (34), Township Thirty-five (35N.) Range Twenty-one (21), Chisago County, Minnesota.
and
The South five (5) acres of the West Half of the Southeast Quarter of the Northwest Quarter (W1/2 of SE1/4 of NW1/4),
and
the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (SE1/4 of SE1/4 of NW1/4) of Section Thirty-four (34), Township Thirty-five North (35N.) Range Twenty-one West (21W.), Chisago County, Minnesota.
and
Lot 12, Block 2, Trails End Acres, Section Ten, Township Thirty four (34), Range Twenty-one. (21), Chisago County, Minnesota.

PROPOSED PLAT DESCRIPTION:
The South 330.88 feet of the Southwest Quarter of the Northwest Quarter of Section 34, Township 35, Range 21, Chisago County, Minnesota.
and
West Half of the Southwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 34, Township 35, Range, Chisago County, Minnesota.
and
the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 34, Township 35, Range 21, Chisago County, Minnesota.
and
The South 5 acres of the West Half of the Southeast Quarter of the Northwest Quarter.

SURVEY NOTES:

- Orientation of this bearing system is based on the Chisago County Coordinate System NAD83 (1996 adj.)
- Vertical Control: The East Quarter Corner of Sec. 9; Elev. = 897.54 NAVD 88
- PID No. 11.00696.00 - The subject property is vacant.
- Soil Borings and wetland delineation have not been required for this particular subdivision. The purpose of this subdivision is to create access from Hemingway Ave. to the easterly JMRK LLC (PID No. 11.00693.00) parcel.
- Contours shown are from MNDNR Mntopo and are on NAVD88 datum.
- The westerly 10 acres is open and will not require clearing and grubbing to construct a driveway.

Existing Zoning RR - Rural Residential

Future Land Use: RR - Rural Residential

MINIMUM REQUIREMENTS:

LOT AREA 1 Acre buildable
MINIMUM WIDTH 110 Feet
MINIMUM DEPTH 300 Feet

MINIMUM BUILDING SETBACKS

FRONT YARD 40 Feet
SIDE YARD 10 Feet
REAR YARD 30 Feet

Total Area of the Subject Property = 2,397,037 SQ.FT or 55.0 Ac.
Proposed Area of Lot 1 = 2,386,114 SQ.FT. or 54.8 Ac.
Proposed Area of Roadway = 10,923 SQ.FT. or 0.2 Ac.
Gross Plat Area = 2,397,037 SQ.FT. or 55.0 Ac

DEVELOPER

RICK KELLER
651-402-3733
kellerexc@frontiernet.net

OWNER

JASON NELSON
38962 4TH AVE
NORTH BRANCH, MN 55056

OWNER

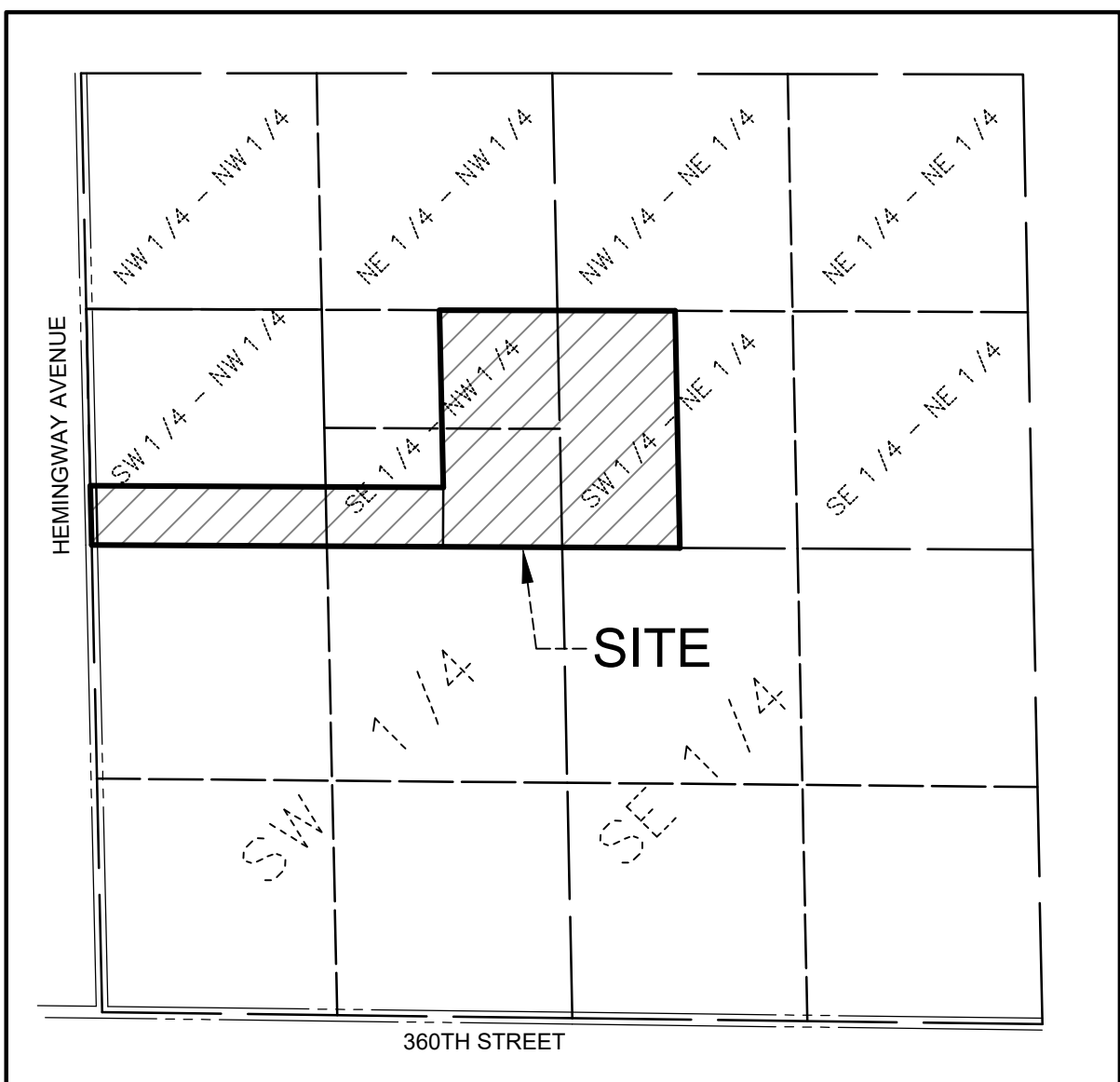
RICK KELLER
7399 341ST STREET
STACY, MN 55079

ENGINEER/LAND SURVEYOR

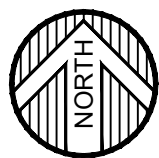
WIDSETH
Kelly Jordan
5368 266TH STREET
WYOMING, MN 55092
Phone (651) 358-2343
kelly.jordan@widseth.com

LEGEND

- DENOTES A SECTION CORNER MONUMENT
- DENOTES A FOUND 1/2" IRON PIPE MONUMENT CAP NO. 16097
- DENOTES A SET 1/2" IRON PIPE MONUMENT W/CAP NO 42648



VICINITY MAP
SEC. 34, T35, R21
CITY OF NORTH BRANCH
CHISAGO COUNTY, MINNESOTA



1 INCH = 1000 FEET

FLOODPLAIN NOTES: FLOOD INSURANCE RATE MAP (FIRM)

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE
270072	0165	D	04/17/2012	X

DATE: June 2024	DATE	AMENDMENTS	BY	PREPARED FOR: RICK KELLER
SCALE: AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY: JAS				<i>Kelly L. Jordan</i>
CHECKED BY: KLJ				Kelly L. Jordan
FILE NUMBER: 2023-10945				DATE: 06/27/2024 LIC. NO. 42648

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WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

KNOW ALL PERSONS BY THESE PRESENTS: That Jason P. Nelson, a single person, owner and proprietors of the following described property situated in the County of Chisago, State of Minnesota, to wit:

The Southwest Quarter of the Northwest Quarter of Section 34, Township 35, Range 21, Chisago County, Minnesota.

AND

That Rick Keller, a single person, owner and proprietors of the following described property situated in the County of Chisago, State of Minnesota, to wit:

West Half of the Southwest Quarter of Northeast Quarter (W1/2 of SW1/4 of NE1/4), and Northeast Quarter of the Southeast Quarter of the Northwest Quarter (NE1/4 of SE1/4 of NW1/4) of Section Thirty-four (34), Township Thirty-five (35N.) Range Twenty-one (21), Chisago County, Minnesota.

and

The South five (5) acres of the West Half of the Southeast Quarter of the Northwest Quarter (W1/2 of SE1/4 of NW1/4), and

and

the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (SE1/4 of SE1/4 of NW1/4) of Section Thirty-four (34), Township Thirty-five North (35N.) Range Twenty-one West (21W.), Chisago County, Minnesota.

and

Lot 12, Block 2, Trails End Acres, Section Ten, Township Thirty four (34), Range Twenty-one. (21), Chisago County, Minnesota.

Have caused the same to be surveyed and platted as KELLER ACRES and do hereby denote and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Jason P. Nelson, a single person, has hereunto set their hands this ____ day of _____, 20 ____.

Jason P. Nelson

STATE OF MINNESOTA

COUNTY OF _____

This foregoing instrument was acknowledged before me this ____ day of _____, 20 ____ ,by Jason P. Nelson, a single person.

(Print Notary's Name)

Notary Public, _____

My Commission Expires on 1/31/20 ____

In witness whereof said Rick Keller, a single person, has hereunto set their hands this ____ day of _____, 20 ____.

Rick Keller

STATE OF MINNESOTA

COUNTY OF _____

This foregoing instrument was acknowledged before me this ____ day of _____, 20 ____ ,by Rick Keller, a single person.

(Print Notary's Name)

Notary Public, _____

My Commission Expires on 1/31/20 ____

I hereby certify that I have surveyed and platted or directly supervised the surveying and platting of the land described on this plat; this plat is a correct representation of the boundary survey; all mathematical data and labels are correctly designated on the plat; all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet land as of this date are shown and labeled; and all public ways are shown and labeled.

Kelly L. Jordan, Land Surveyor

Minnesota Licensed No. 42648

STATE OF MINNESOTA

COUNTY OF CHISAGO

This foregoing Surveyor's Certificate by Kelly L. Jordan, Minnesota License No. 42648, was acknowledged before me this ____ day of _____, 20 ____.

(Print Notary's Name)

Notary Public, _____

My Commission Expires on 1/31/20 ____

Approved by the City Council of the City of North Branch, Minnesota, this ____ day of _____, 20 ____, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed _____

Mayor

Signed _____

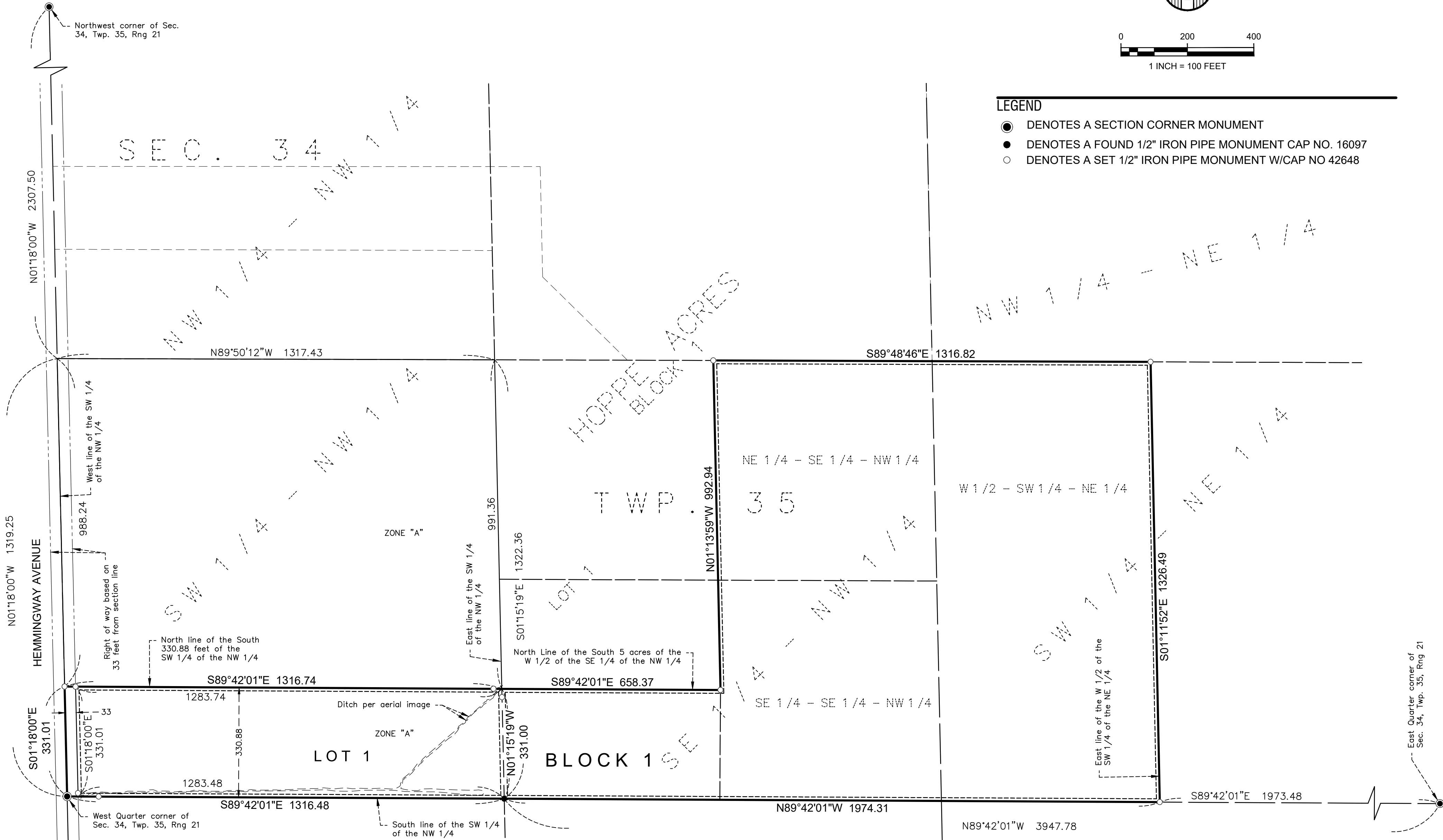
Clerk

Pursuant to Chisago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505.021, Minnesota Statutes this ____ day of _____, 20 ____.

Signed _____

Chisago County Surveyor

OFFICIAL PLAT OF KELLER ACRES



No delinquent taxes and transfer entered this ____ day of _____, 20 ____.

Signed _____

Chisago County Auditor

I hereby certify that the taxes for the year 20 ____ on the property described herein are paid this ____ day of _____, 20 ____.

Signed _____

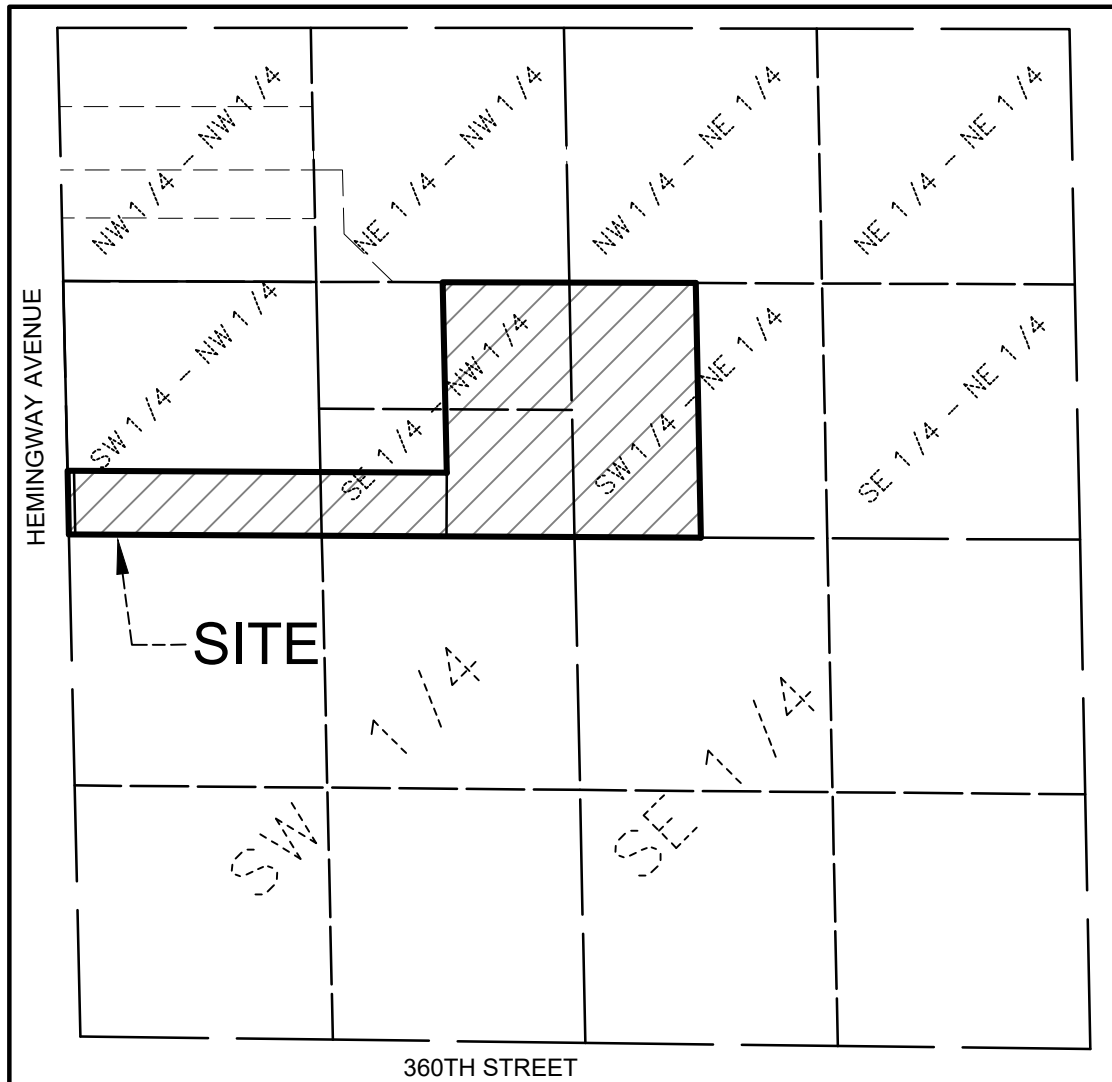
Chisago County Treasurer

Document No. _____

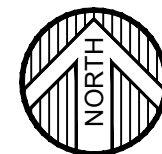
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this ____ day of _____, 20 ____, at ____ o'clock ____ .M., and was duly recorded in the Chisago County Records.

Signed _____

Chisago County Recorder

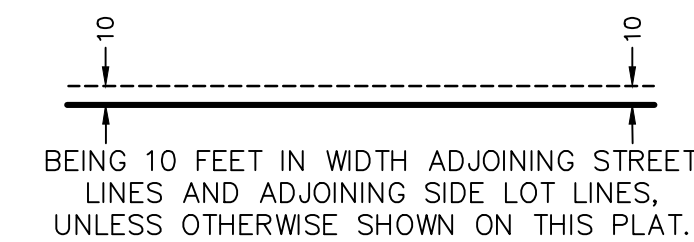


VICINITY MAP
SEC. 34, T35, R21
CITY OF NORTH BRANCH
CHISAGO COUNTY, MINNESOTA



1 INCH = 1000 FEET

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



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WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS



Prepared By:
Nathan Sondrol, GIS Specialist/Parks Director
Presenter: Nathan Sondrol, GIS Specialist/Parks Director
Date: 06/24/2024

Board & Commission: Planning Commission

Subject: Public Hearing to Consider a Request for Preliminary Plat Approval for Members Cooperative Credit Union

Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Preliminary Plat for Members Cooperative Credit Union with conditions typical to plat approvals.

Overview / Background

The Members Cooperative Credit Union (Applicant) is requesting Preliminary Plat approval for Members Cooperative Credit Union (Plat). The Applicant has purchased the former Minnco bank location, 38807 9th Avenue (PID: 16.00398.00) and the two (2) adjacent vacant lots, 6160 Maple Street (PID: 1600399.00) and 6174 Maple Street (PID: 16.00400.00), also previously owned by Minnco, referred to hereafter as "Subject Properties." The Plat proposes to combine and re-divide the three (3) lots into two (2) lots. The Applicant is seeking an additional access onto Maple Avenue that will include a remote drive-thru teller lanes. The second lot will become a vacant, marketable lot after the remove of the existing structure and driveway.

Issue(s) to Consider

- 1. Land Use and Zoning**
- 2. Plat Standards**
- 3. Easements**

Analysis of Issue(s)

1. Land Use & Zoning

The properties subject to the Plat are currently guided Business, per the Comprehensive Plan, and zoned B - Business. Financial Institutions are *Permitted Uses* in the B zoning district.

Land Use and Zoning standards are satisfied.

1. Minimum Lot Standards

Minimum lot dimensional standards for properties in the B zoning district are as follows:

Type	Lot Standards			Setbacks				
	Area (sf)	Width	Depth	Front	Side	Corner	Rear-I	Rear-C
Commercial	5,000	50'	100'	15'	10'	15'	15'	15'

Rear-I and Rear-C mean rear yard setbacks for interior and corner lots.

Maximum building height in this zoning district is 50 feet; the maximum lot coverage for impervious surfaces is 90%. The shortest side of a lot is used to determine minimum standards. Lot width is measured at the front yard setback. The north end of the Subject Property will remain at 150.19 feet; the new exit onto Maple Street is 57.68 feet. The Plat proposes the following for the new lot configurations.

Type	Lot Standards		
	Area (sf)	Width	Depth
Lot 1	26,292	150.19'	175.00'
Lot 2	16,212	92.64'	175.00'

Typical conditions tied to Preliminary Plat include, but are not limited to:

- The Applicant shall pay all applicable Development Fees associated with platting, including, but not limited to: utility trunk area charges, WAC and SAC, and Park Dedication Fee for each lot created with this Plat.
- The Applicant shall submit Grading and Erosion Control Plans, if required, and obtain all necessary approvals and pay all applicable fees prior to commencing construction on the lots.
- The Applicant shall seek Final Plat approval within six (6) months from the date of Preliminary Plat approval.

- **Title work for the Plat shall be provided to and conform to any requirements resulting from City staff and/or the City Attorney's review of the title work and plat opinion.**

As noted above, the Applicant will likely be required to provide grading and erosion control plans and obtain all necessary permits, if he opts to proceed with constructing new parking and drive lanes.

Minimum lot dimensional standards are satisfied.

1. Easements

The Plat proposes to provide all drainage and utility easements as is required by City Code.

Minimum easements requirements are satisfied.

PTOS Commission Recommendation

The PTOS Commission recommended the extension of the sidewalk along 9th Ave to Maple Street with the site improvements or at the time of future development of Lot 2, Block 1 and acceptance of cash for park dedication based on the additional demands of the city's parks, trails, and open space system.

Staff Recommendation

City staff recommend approval of the Preliminary Plat for Members Cooperative Credit Union.

Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Preliminary Plat for Members Cooperative Credit Union with conditions typical to plat approvals.

Voting Requirements:

Voting Options Simple Majority

MEMBERS COOPERATIVE CREDIT UNION

KNOW ALL PERSONS BY THESE PRESENTS: That Members Cooperative Credit Union, a XXXXXXXXXX XXXXXXXXX company, owner of the following described property:

Lots 8, 9, 10, 11, 12 and Lot 13, Block 34, NORTH BRANCH, Chisago County, Minnesota.

Have caused the same to be surveyed and platted as MEMBERS COOPERATIVE CREDIT UNION and do hereby dedicate to the public for public use the easements for drainage and utility purposes as created by this plat.

In witness whereof said Members Cooperative Credit Union, a XXXXXXXXXXXX XXXXXXXXXX company, has caused the presents to be signed by its proper officer this _____ day of _____, 2024.

Signed: Members Cooperative Credit Union, XXX

_____, its _____

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 2024, by _____ the _____ of Members Cooperative Credit Union, a XXXXXXXXXXXX XXXXXXXXXX company, on behalf of the company.

Signature _____

Printed _____

Notary Public, _____ County, _____
My Commission Expires: _____

SURVEYORS CERTIFICATE

I, Nicholas Hillmer, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2024.

Nicholas Hillmer, Licensed Land Surveyor
Minnesota License No. 45774

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 2024, by Nicholas Hillmer.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, Minnesota.

My Commission Expires _____

CITY COUNCIL, CITY OF NORTH BRANCH, MINNESOTA
This plat of MEMBERS COOPERATIVE CREDIT UNION was approved by the City Council of the City of North Branch, Minnesota this _____ day of _____, 2024.
and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF NORTH BRANCH, MINNESOTA

by: _____, Mayor by: _____, Clerk

SURVEY DIVISION, Chisago County, Minnesota
Pursuant to Chisago County Subdivision Ordinance Number 99-2, i hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 2024.

Chisago County Surveyor

COUNTY ENGINEER, Chisago County, Minnesota

This plat was recommended for approval this _____ day of _____, 2024.

Chisago County Engineer

COUNTY ATTORNEY, Chisago County, Minnesota

This plat was approved as to form and execution this _____ day of _____, 2024.

Chisago County Attorney

COUNTY AUDITOR, Chisago County, Minnesota

No delinquent taxes and transfer entered this _____ day of _____, 2024.

Chisago County Auditor

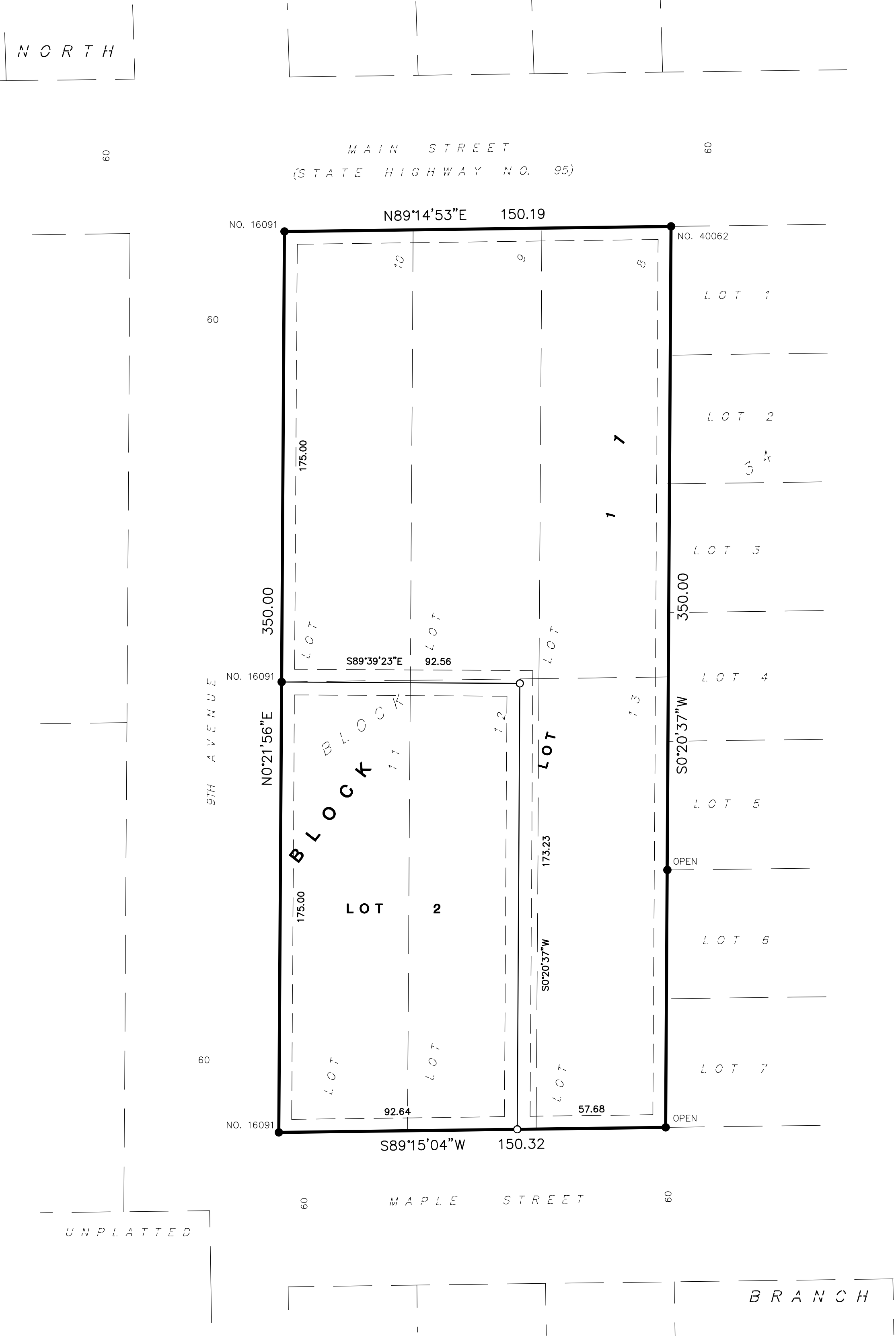
COUNTY TREASURER, Chisago County, Minnesota

I hereby certify that the taxes for the year _____ on the property described herein are paid this _____ day of _____, 2024.

Chisago County Treasurer

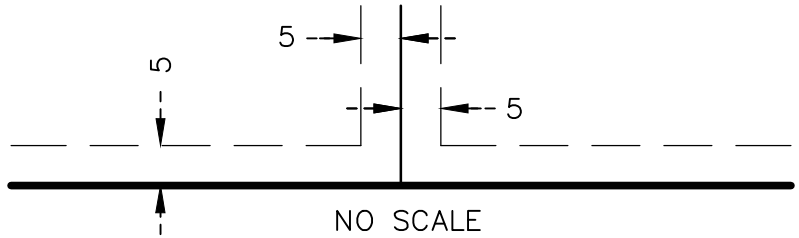
COUNTY RECORDER, Chisago County, Minnesota

Document No. _____



THE ORIENTATION OF THIS BEARING SYSTEM IS BASE ON THE
CHISAGO COUNTY COORDINATE SYSTEM NAD83 (2011 ADJUSTMENT)

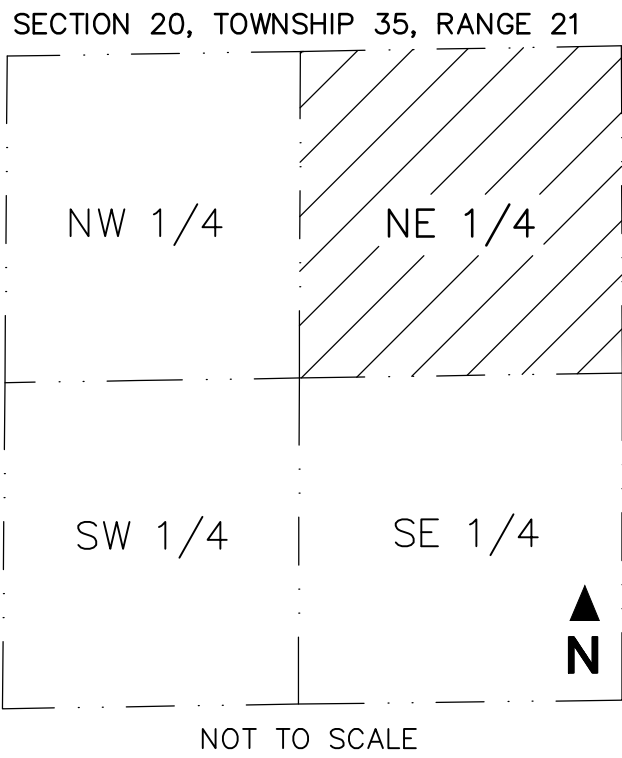
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



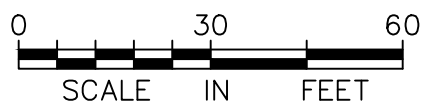
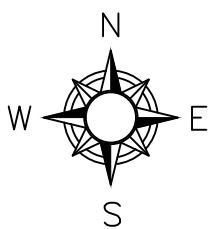
BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AND BEING 10 FEET
IN WIDTH AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT
SET AND MARKED BY LICENSE NO. 45774

● DENOTES FOUND 1/2 INCH BY 14 INCH
CAPPED IRON PIPE MONUMENT AS DESCRIBED



NOT TO SCALE



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PROJECT

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CREDIT UNION**

REMODEL

**38807 9TH AVE,
NORTH BRANCH, MN**

ISSUED SET	PERMIT SET	6/18/2024
REVISIONS		
DATE	NO.	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION, AND THAT I AM A DULY
LICENSED ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.

Brian J. Field
BRIAN J. FIELD, P.E.

57224 06/18/2024
REG. NO. DATE



ANDERSON

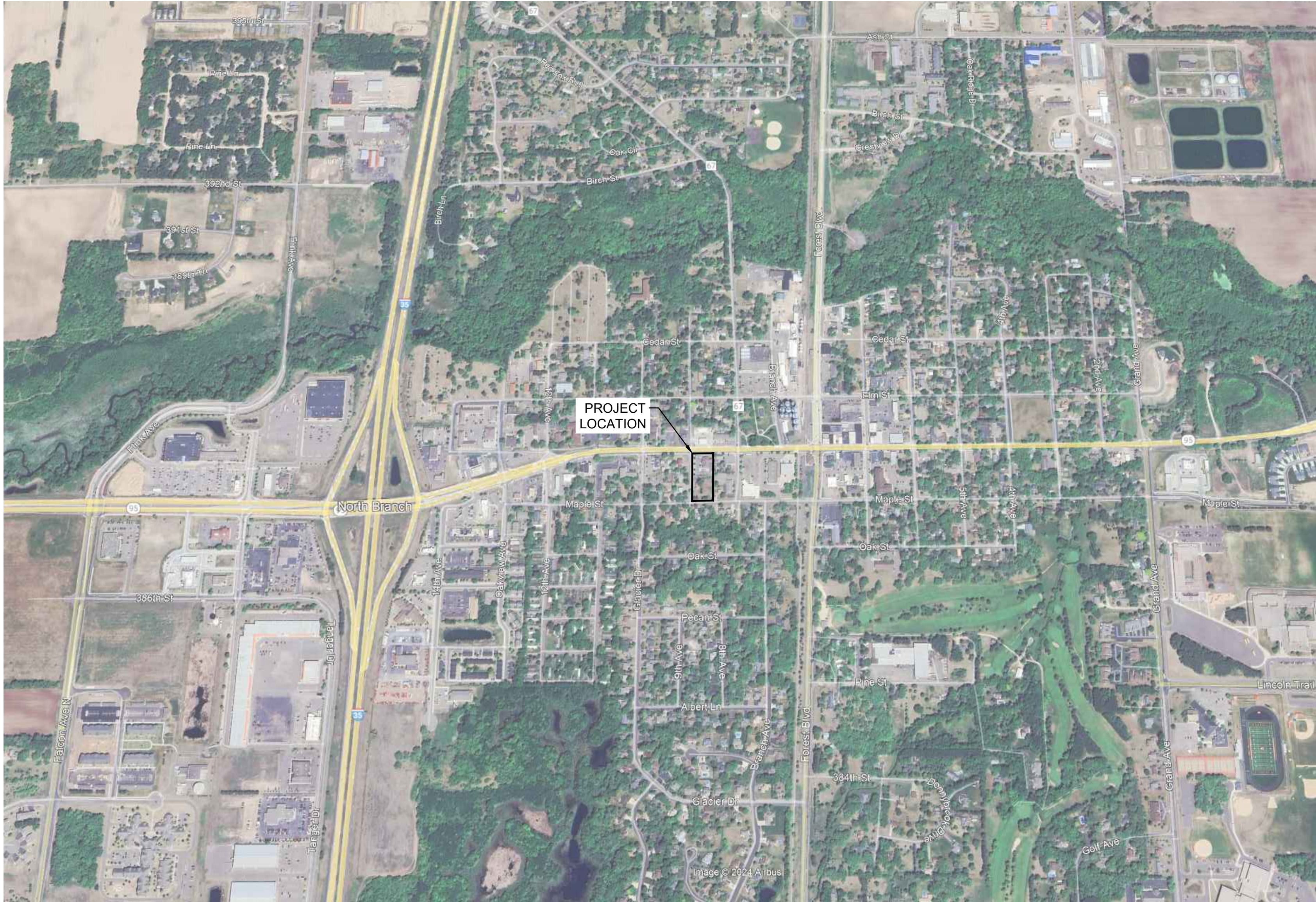
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

COVER SHEET

DRAWN BY: SL CHECKED BY: BF

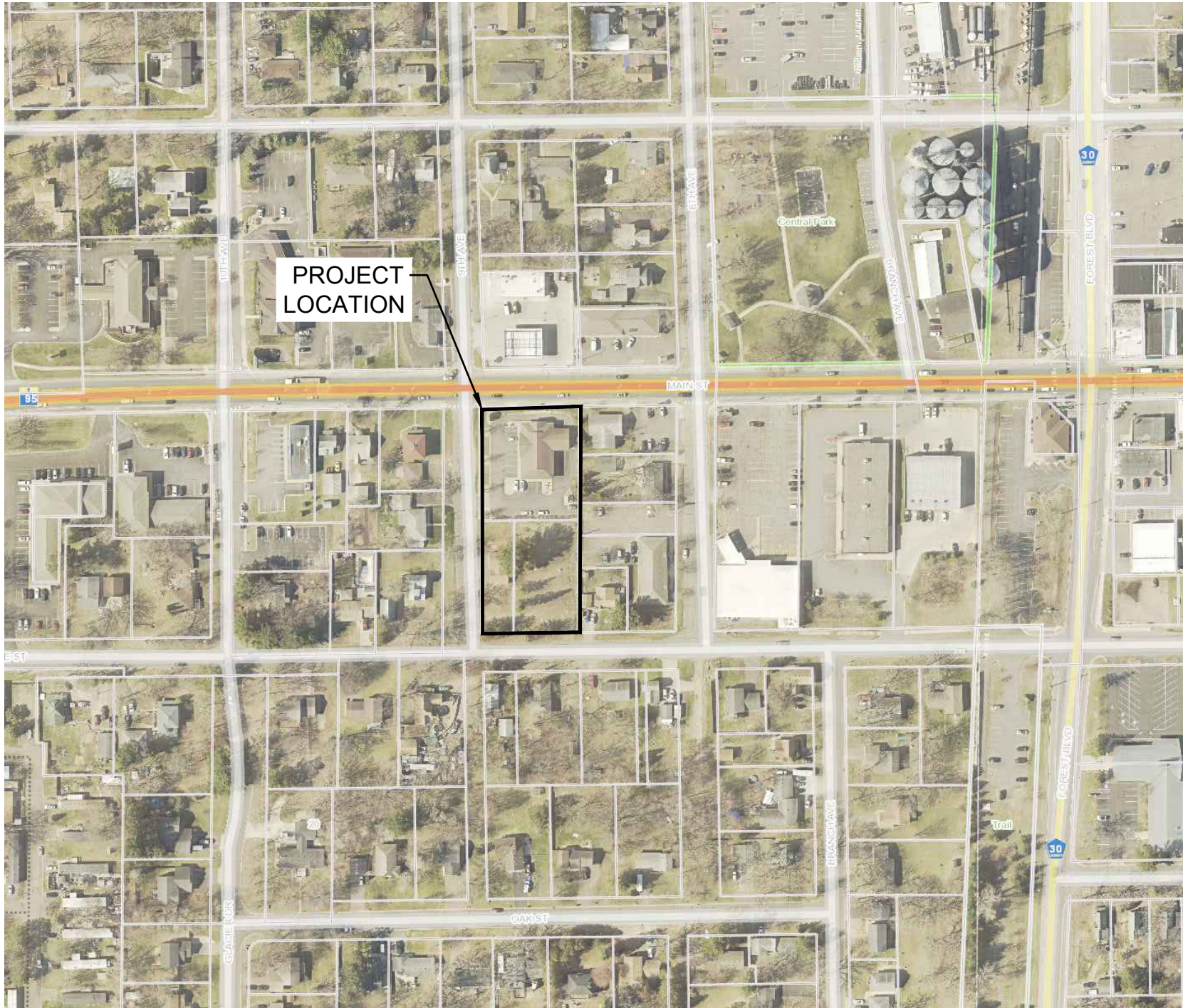
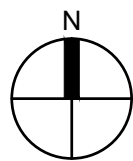
G1

231139 - AE PROJ # 17989
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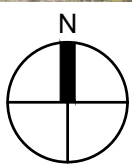
VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.



OWNER

MEMBERS COOPERATIVE CREDIT UNION
NORTH BRANCH, MN 55056

SURVEY/ENGINEER

ANDERSON ENGINEERING OF MN, LLC
13605 1ST AVENUE NORTH, SUITE 100
PLYMOUTH, MN 55441
BRIAN J. FIELD, P.E.

ARCHITECT

HTG ARCHITECTS
1010 MAINSTREET, SUITE 100
HOPKINS, MN 55343
KYLE PEDERSON

SHEET INDEX

GENERAL

G1 COVER SHEET

ARCHITECTURAL

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D1.1 DEMOLITION PLANS
A2.1 FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS
A4.1 PHOTOMETRIC PLAN

CIVIL

C1 PRELIMINARY PLAT
C2 EXISTING CONDITIONS
C3 DEMOLITION PLAN
C4 GRADING & DRAINAGE PLAN
C5 EROSION & SEDIMENT CONTROL PLAN
C6 UTILITY & PAVING PLAN
C7 CIVIL DETAILS
L1 PLANTING PLAN
L2 PLANTING NOTES & DETAILS

PROPERTY ADDRESS:

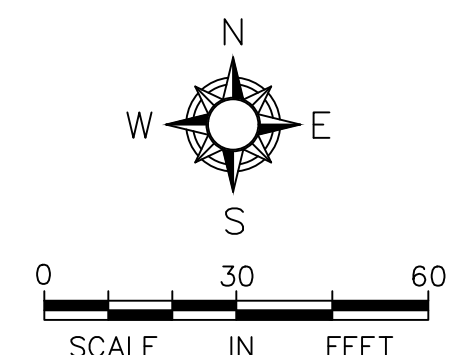
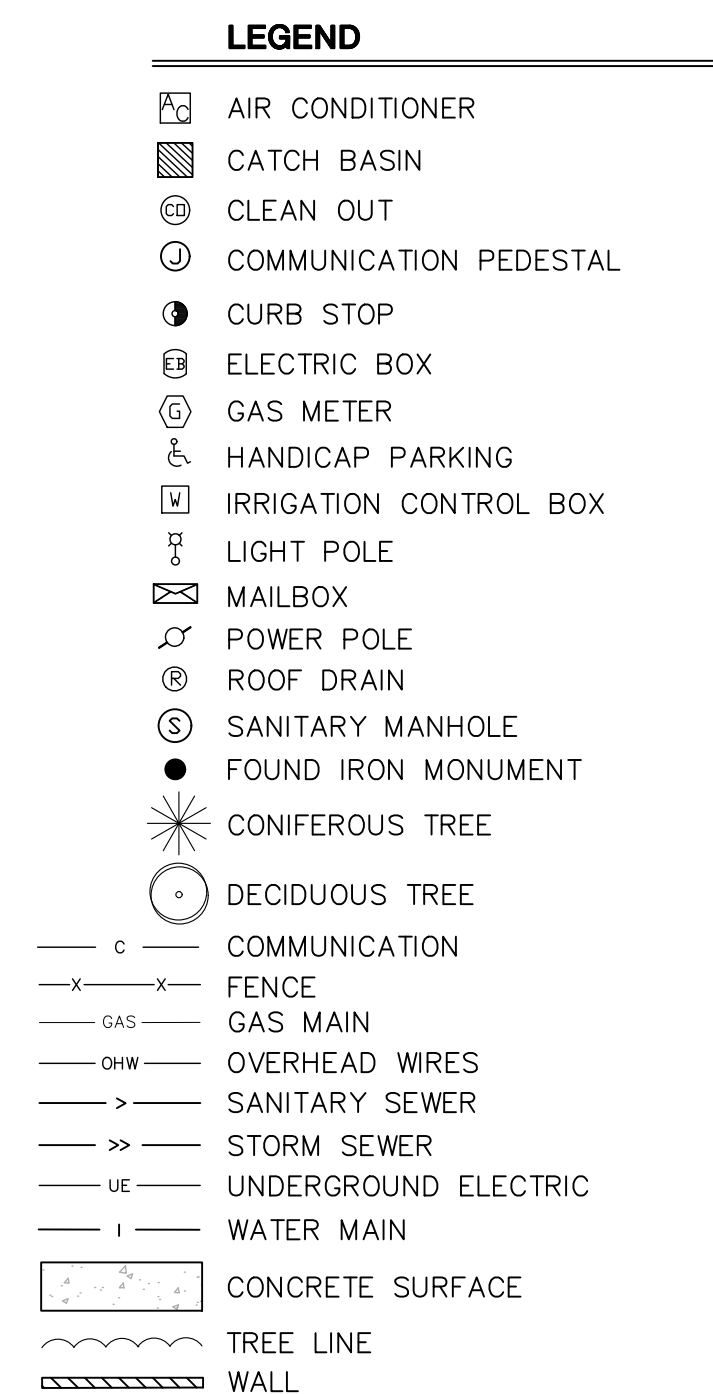
38807 9th Avenue, 6160 and 6174 Maple Street, North Branch, Minnesota.

LEGAL DESCRIPTION:

Lot 8, Lot 11, and Lot 12, Block 34, NORTH BRANCH, Chisago County, Minnesota.

NOTES:

1. The horizontal datum and bearings are based on the Chisago County Coordinate System NAD83 (2011).
2. The vertical datum is NAVD 88. The site bench mark is the top nut of hydrant (depicted hereon). Elevation = 902.58 feet.
3. The area of the property described hereon is 52,579 square feet or 1.2070 acres.
4. The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, the city, private utility locate, Gopher State One Call markings per ticket number 241300300, 241300288 and 241300322 and above ground evidence. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
5. The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
6. No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.



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NORTH BRANCH, MN

[illegible]

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

Nicholas Hillmer

NICHOLAS HILLMER

45774

06/05/2024

REG. NO.

DATE _____



ANDERSON

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EXISTING CONDITIONS

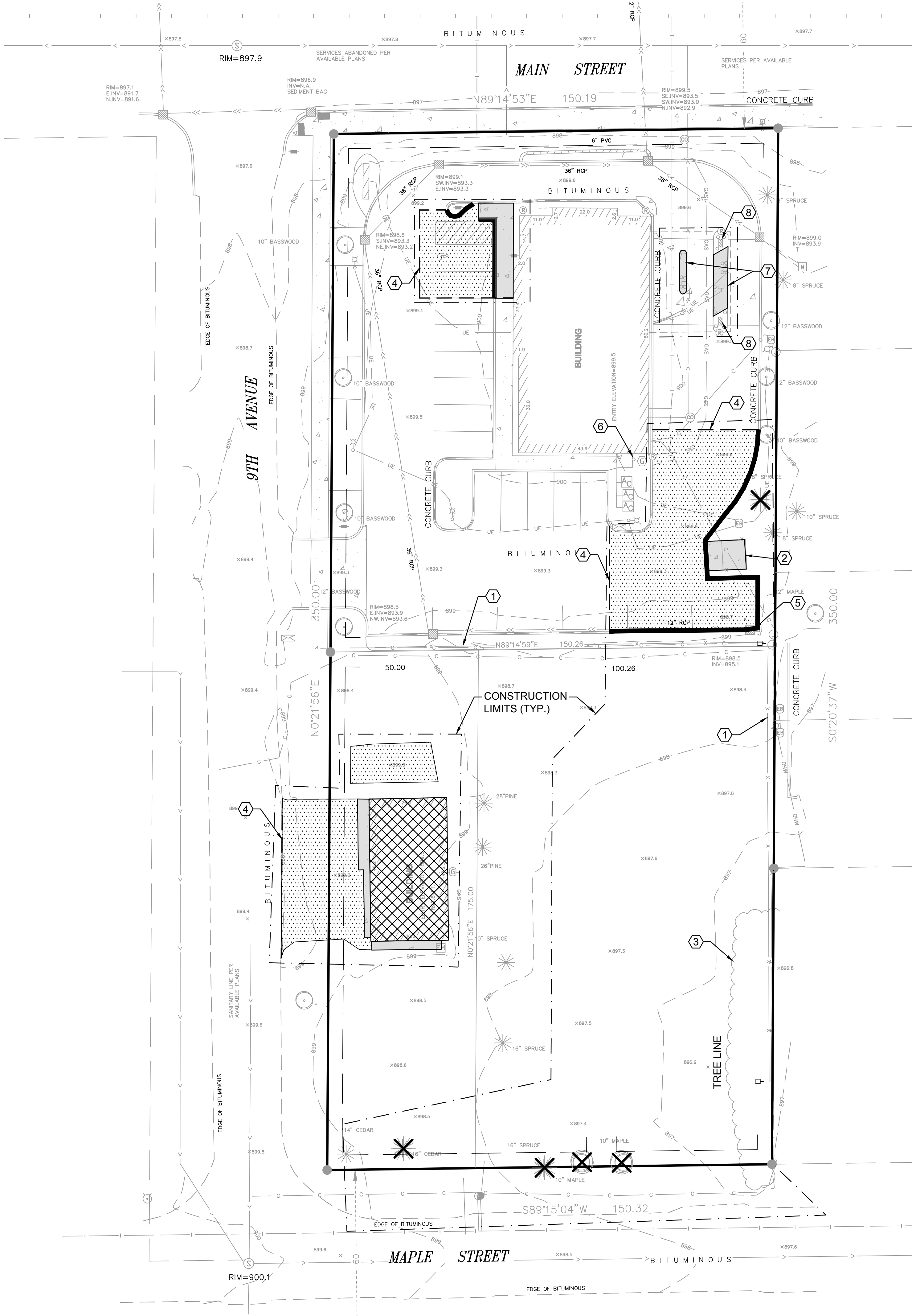
DRAWN BY: SL

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LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FENCE
- EXISTING GAS MAIN
- EXISTING OVERHEAD WIRES
- EXISTING CABLE LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING HYDRANT AND GV
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER INLET
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING STRUCTURE
- REMOVE EXISTING CONCRETE
- FULL DEPTH SAW CUT
- REMOVE EXISTING CONCRETE C&G
- REMOVE TREE

DEMOLITION NOTES

- ALL TREE REMOVALS MUST BE REVIEWED WITH THE OWNER AND ENGINEER BEFORE BEGINNING REMOVAL OPERATIONS.
- THE CONTRACTOR SHALL SALVAGE AND REINSTALL STREET AND TRAFFIC SIGNS IN CONFLICT WITH CONSTRUCTION ACTIVITIES AS INDICATED OR DIRECTED BY THE ENGINEER. ANY DAMAGE TO SIGNS DURING CONSTRUCTION REQUIRES THE CONTRACTOR TO PROVIDE NEW SIGNS AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATION OF UTILITY REMOVAL WORK MUST BE CARRIED OUT BY THE CONTRACTOR IN CONSULTATION WITH THE APPROPRIATE UTILITY OWNER.
- IF UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR MUST IMMEDIATELY CONTACT THE ENGINEER. PROPER DISPOSAL OF ALL CONTAINERS OR TANKS MUST BE CARRIED OUT AT A REGULATED/PERMITTED FACILITY.
- THE CONTRACTOR IS TO SAWCUT FULL DEPTH AT PAVEMENT REMOVAL LIMITS AND AS REQUIRED TO ENSURE A SMOOTH FIT/TRANSITION ALONG MATCHING PAVEMENT AREAS.
- CLEARING AND GRUBBING OPERATIONS MUST ADHERE TO THE FOLLOWING GUIDELINES:
 - PROTECT ALL TREES AND PLANTS NOT DESIGNATED FOR REMOVAL.
 - CONDUCT OPERATIONS TO AVOID DAMAGE TO PROTECTED TREES AND VEGETATION.
 - CUT, REMOVE, AND DISPOSE OF TREES, BRUSH, SHRUBS, WINDFALLS, LOGS, STUMPS, ROOTS, FALLEN TIMBER, AND OTHER VEGETATION.
 - BACKFILL DEPRESSIONS WITH NATIVE SOILS OR SUITABLE FILL MATERIAL AS REQUIRED BY DESIGN OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER, AND COMPACT BACKFILL AS DIRECTED.
 - DISPOSE OF DEBRIS ACCORDING TO APPLICABLE REGULATIONS.
 - CONSIDER BENEFICIAL USE DESIGNATIONS FOR UNADULTERATED WOOD, WOOD CHIPS, BARK, AND SAWDUST.
 - NO BURYING OF CLEARED AND GRUBBED WASTE WITHIN THE CONSTRUCTION LIMITS.
- UNLESS OTHERWISE STATED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DEMOLITION WITHIN ALL AREAS OF PROPOSED IMPROVEMENTS. REMOVAL LIMITS ARE INDICATED ON THE DRAWINGS IN ANTICIPATED LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVALS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS AND MEET DESIGN REQUIREMENTS. ALL FACILITIES TO BE REMOVED MUST BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE FILL MATERIAL, AS PER THE SPECIFICATIONS AND ENGINEER'S DIRECTIVES.
- THE CONTRACTOR MUST REVIEW FEATURES NOT SPECIFICALLY IDENTIFIED ON THE PLAN TO DETERMINE SALVAGE OR REMOVAL THAT MAY CONFLICT WITH CONSTRUCTION, IN CONSULTATION WITH THE ENGINEER.
- THE CONTRACTOR IS REQUIRED TO OBTAIN PERMITS NECESSARY FOR DEMOLITION, REMOVAL, AND DISPOSAL.
- MATERIALS REMOVED OR DEMOLISHED BY THE CONTRACTOR BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE STATED. THE CONTRACTOR IS RESPONSIBLE FOR LOADING, HAULING, AND PROPERLY DISPOSING OF MATERIALS IN COMPLIANCE WITH APPLICABLE REGULATIONS. THE SITE MUST BE LEFT IN A CONDITION SATISFACTORY TO THE OWNER AND ENGINEER.
- THE CONTRACTOR MUST SALVAGE AND REINSTALL FENCES IN CONFLICT WITH CONSTRUCTION ACTIVITIES AS NOTED OR DIRECTED BY THE ENGINEER. IF FENCES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR MUST PROVIDE NEW FENCES, SATISFACTORY TO THE OWNER, AT NO ADDITIONAL COST.
- THE CONTRACTOR MUST DOCUMENT EXISTING CONDITIONS THROUGH PHOTOS OR VIDEOS BEFORE CONSTRUCTION BEGINS. THIS INCLUDES ITEMS DESIGNATED TO REMAIN THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. ADEQUATELY DETAILED PHOTOGRAPHS OR VIDEO RECORDINGS, ALONG WITH PLANS AND NOTATIONS, MUST BE SUBMITTED TO THE ENGINEER AND OWNER BEFORE CONSTRUCTION BEGINS. ANY DAMAGE TO EXISTING PAVEMENT, CURBING, STRIPING, OR OTHER SITE FEATURES MUST BE REPLACED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION, AT NO ADDITIONAL COST TO THE OWNER.

KEY NOTES

- REMOVE EXISTING FENCE
- REMOVE EXISTING TRASH ENCLOSURE AND FENCE
- REMOVE EXISTING BRUSH TO PROPERTY LINE
- FULL DEPTH SAW CUT LINE
- REMOVE AND REPLACE EXISTING MANHOLE CASTING. RE-USE IF POSSIBLE.
- REMOVE EXISTING BOLLARD. PROTECT EXISTING GAS METER IN-PLACE.
- REMOVE EXISTING BOLLARDS, ATM'S, AND CONCRETE ISLAND AS NEEDED FOR PARKING STALLS.
- EXISTING DRIVE-UP CANOPY AND COLUMNS TO REMAIN.



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PROJECT

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REMODEL

38807 9TH AVE,
NORTH BRANCH, MN

ISSUED SET PERMIT SET 6/18/2024
REVISIONS

DATE	NO.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Brian J. Field
BRIAN J. FIELD, P.E.

57224 REG. NO. 06/18/2024 DATE



DEMOLITION PLAN

DRAWN BY: SL CHECKED BY: BF

C3

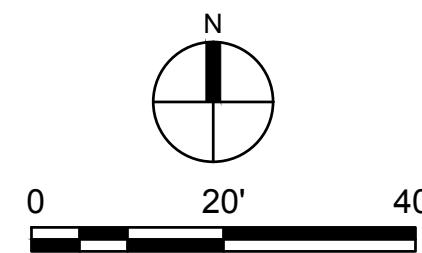


- 1 VARIABLE HEIGHT CONCRETE CURB & GUTTER. TAPER CURB HEAD TO MATCH RAMP ELEVATION.
- 2 0" HEIGHT FLUSH CONCRETE CURB
- 3 HANDICAP STALL SIGN TO COMPLY WITH 2020 MINNESOTA ACCESSIBILITY CODE 502.7. (SEE DETAIL 8/C7)
- 4 NO PARKING SIGN, MUTCD R8-3. INSTALL MINIMUM OF 60" TO MAXIMUM OF 66" MEASURED FORM HEAD OF ACCESS AISLE PAVEMENT ELEVATION TO BOTTOM OF SIGN PER 2020 MINNESOTA ACCESSIBILITY CODE 502.4.4.
- 5 3" PERFORMED JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 6"-8" FROM THE BACK OF CURB.
- 6 WHITE REFLECTIVE PAINT RECTANGLE CENTERED AROUND ACCESSIBILITY PARKING SYMBOL. LINE TO BE 3" WIDE. OVER A WIDTH OF 36" AND HEIGHT OF 41" PER 2009 MUTCD CODE FIGURE 3B.20.
- 7 BITUMINOUS EDGE TO MATCH EXISTING CONCRETE LIP ELEVATION. RECOMPACT EXISTING SUBGRADE TO 100% PROCTOR. MILL & OVERLAY APPROXIMATELY 5' BEYOND HC STALLS. (SEE DETAIL 9/C7).
- 8 5' X 5' RAMP LANDING. SLOPES WITHIN RAMP LANDINGS TO NOT EXCEED 2.00% IN ANY DIRECTION.
- 9 FULL HEIGHT B612 CONCRETE CURB & GUTTER.



1. PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED IN LEGEND.
2. ALL CONSTRUCTION OF HANDICAP STALLS, ROUTES, & CURB RAMPS TO COMPLY WITH THE 2020 MN ACCESSIBILITY CODE.
3. CONTRACTION JOINTS SHALL BE CONSTRUCTION ALONG ALL GRADE BREAKS. ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
4. TO ENSURE RAMPS & LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY.
5. ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.
6. TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
7. FOUR FOOT MIN WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL.
8. THE CONTRACTOR MUST CONSTRUCT/GRADE SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, IN ACCORDANCE WITH CURRENT ADA STATE AND NATIONAL STANDARDS. IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER IS REQUIRED IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
9. IMPORTED SUITABLE FILL MATERIAL NEEDED MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BRINGING IT ON THE SITE.
10. THE CONTRACTOR MUST COORDINATE REQUIRED SOIL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATING AND DISPOSING OF UNSUITABLE OR CONTAMINATED SOILS DISCOVERED ONSITE IN ACCORDANCE WITH APPLICABLE REGULATIONS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
12. EXISTING TOPSOIL SURFACE VARIES IN DEPTH. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SURFACE VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIAL FROM IMPERVIOUS AREAS AND OTHER DESIGNATED AREAS BEFORE PLACING SUITABLE FILL MATERIAL, AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
13. EXCAVATE, COMPACT EMBANKMENT/SUITABLE FILL, AND BACKFILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND WITH MNDOT SPEC 2106 SPECIFIED DENSITY METHOD. THE CONTRACTOR MUST MEET MOISTURE CONTENT/CONTROL REQUIREMENTS IN ACCORDANCE WITH MNDOT 2106, THE GEOTECHNICAL REPORT, AND SITE TESTING REQUIREMENTS.
14. ONSITE EMBANKMENT MATERIAL FREE OF ORGANIC SOIL AND DEBRIS MAY BE CONSIDERED FOR REUSE AS SUITABLE MATERIAL IN PERVIOUS AREAS BUT MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR SHOULD PROMPTLY BACKFILL SUBGRADE AND TRENCH EXCAVATIONS AFTER EXCAVATION.
16. THE CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING SOIL IMPORT OR EXPORT AND CONDUCTING THEIR OWN QUANTITY TAKEOFFS FROM THE DRAWINGS. ADDITIONAL ON-SITE EXCAVATION OR OFF-SITE IMPORT MAY BE NECESSARY TO ACHIEVE FINAL GRADES, AND THE CONTRACTOR MUST COORDINATE THESE ACTIONS WITH THE OWNER AND ENGINEER. THE SUITABILITY OF OFFSITE IMPORT MATERIAL MUST BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
17. ANY EXCESS MATERIAL NOT EXPLICITLY NOTED OTHERWISE, BELONGS TO THE CONTRACTOR AND SHOULD BE MOVED AND DISPOSED OF OFFSITE IN ACCORDANCE WITH APPLICABLE LAWS.
18. GRADING DISCREPANCIES IN EXISTING OR PROPOSED GRADES MUST BE REPORTED IN WRITING TO THE ENGINEER BEFORE PLACING PAVEMENT. THE CONTRACTOR SHOULD OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING BEFORE PLACEMENT TO ENSURE ADEQUATE DRAINAGE.
19. EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON SITE SURVEY DATA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS BEFORE INSTALLATION OF IMPROVEMENTS AND MUST NOTIFY THE ENGINEER IN WRITING OF ANY FIELD DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY DISCREPANCIES THAT ARE NOT COMMUNICATED TO THE ENGINEER IN WRITING. AT NO ADDITIONAL COST TO THE OWNER.
20. THE PROPOSED CONTOURS PERTAIN TO THE FINISHED SURFACE GRADE, UNLESS OTHERWISE INDICATED.
21. THE CONTRACTOR IS RESPONSIBLE FOR MEETING GRADING/COMPACTON REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR THE PROJECT.
22. IMPORTED SUITABLE FILL MATERIAL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BRINGING IT ON THE SITE.
23. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING Dewatering MEASURES AS REQUIRED OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
24. COMPACTION TESTING SHALL FOLLOW THE FREQUENCY OUTLINED IN THE GEOTECHNICAL REPORT OR MNDOT SCHEDULE OF MATERIALS CONTROL. WHERE NO FREQUENCY IS PROVIDED, CONSULT THE ENGINEER FOR MINIMUM REQUIREMENTS.
25. GRADING ELEVATIONS SHALL CONFORM TO MNDOT SPEC 2106.3.1.

- ① ALIGN CATCH BASIN WITHIN CENTER LINE OF CONCRETE VALLEY GUTTER.
- ② INSTALL 3' WIDE CONCRETE VALLEY GUTTER PER DETAIL.
- ③ INSTALL 15 CY OF MNDOT 3601 CL III RIP-RAP AT 10' WIDE EMERGENCY OVERTFLOW.
- ④ INSTALL APPROXIMATELY 6 LF OF CONCRETE SIDE WALK TO EXTEND TO EXISTING CURB.
- ⑤ EXTRA DEPTH CONCRETE SECTION



	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED CONCRETE C&G
	TIP OUT CURB

±	EXISTING GRADE
G	GUTTER FLOW LINE
TC	TOP OF CURB ELEVATION
HP	HIGH POINT ELEVATION
R	RIM ELEVATION
EOF	EMERGENCY OVERFLOW ELEVATION



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[illegible]

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Erin J. Thiel

BRIAN J. FIELD, P.E.

# 57224	06/18/2024
REG. NO.	DATE



ANDERSON

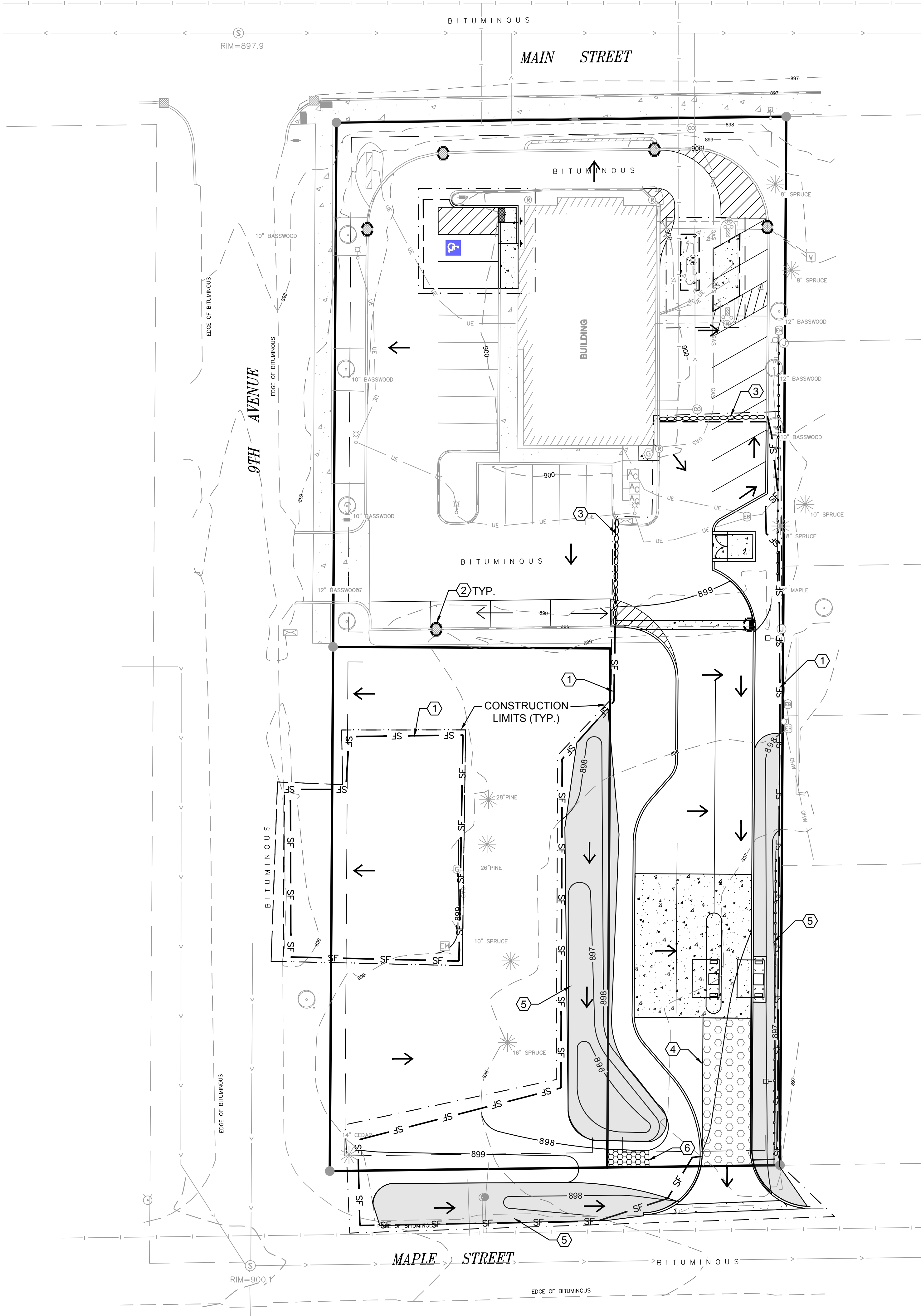
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GRADING & DRAINAGE PLAN

DRAWN BY: SL

CHECKED BY: BF

C4



EROSION CONTROL NOTES

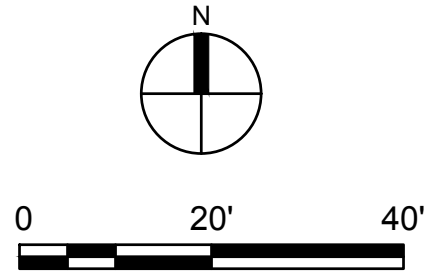
- GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:
 - ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET
 - SILT FENCE
 - TEMPORARY CULVERTS
 - TEMPORARY SEDIMENTATION BASINS AND OUTFALL FACILITIES
 - SORMWATER POND CONSTRUCTION
 - COMMON EXCAVATION AND EMBANKMENT (GRADING)
 - SEED AND MULCH OR SOD
 - BIO-ROLL BARRIERS IN FINISHED GRADED AREAS
 - INLET AND OUTFLET FACILITIES SUBSEQUENT TO STORM SEWER WORK
- GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.
- ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
- ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 6" OF TOP SOIL OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL BE SEEDD & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

SEED MIX: MNDOT NO. 25-141 59# / ACRE
MULCH: TYPE 1 2 TONS / ACRE (DISK ANCHORED)
FERTILIZER: TYPE 3 22-5-10 350# / ACRE
ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES:

TYPE OF SLOPE	TIME (Maximum time an area can remain open when the area is not actively being worked)
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	4 DAYS
FLATTER THAN 10:1	21 DAYS
- THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.
- CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.
- IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.
- PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.
- ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".
- DEWATERING AND / OR BASIN DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED ENERGY DISSIPATION DEVICES.
- ALL SOLID WASTE / CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.
- CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MNDOT 2575 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY AND NPDES II PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MNDOT STANDARDS SPECIFICATIONS, THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

THERE ARE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE CONDUCTED INDEPENDENTLY OR IN COMBINATION.

METHOD	RAPID STABILIZATION
1	TYPE 1 MULCH WITH DISC ANCHORING
2	TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH
3	TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11
4	CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE
5	RIPRAP CLASS II WITH GEOTEXTILE TYPE III
- THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.
- CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.
- INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED ECM'S SHALL CONSIST OF BUT NOT BE LIMITED TOT HE FOLLOWING:
 - STAKED FIBER LOG ROLLS AT BACK OF ALL CURB EXCEPT AT CONSTRUCTION / DRIVEWAY ENTRANCE.
 - SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.
 - ROCK CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC.
 - STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR. INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ECM'S UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.
- INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.
- CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THOUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMP'S AS APPROVED BY THE ENGINEER.
- IF LEED ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE-STAMPED PHOTOS AND INSPECTION LOGS / REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMP'S (INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND SOIL LOSS DUE TO WIND EROSION), BMP'S DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.



LEGEND

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|--|----------------------------|
| | PROPERTY LIMITS |
| | CONSTRUCTION LIMITS |
| | EXISTING MINOR CONTOUR |
| | EXISTING MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | DRAINAGE ARROW |
| | PROPOSED BIOROLL |
| | SILT FENCE |
| | INLET SEDIMENT PROTECTION |
| | ROCK CONSTRUCTION ENTRANCE |
| | EROSION CONTROL BLANKET |

KEY NOTES

- INSTALL PERIMETER SILT FENCE AND MAINTAIN THROUGHOUT CONSTRUCTION
- INSTALL AND MAINTAIN SEDIMENT INLET PROTECTION
- INSTALL BIO-ROLL WITHIN PAVED AREAS
- INSTALL TEMPORARY ROCK CONSTRUCTION ENTRANCE (MIN 50' LONG), AT ALL SITE ENTRANCES
- AREAS WITH SLOPES STEEPER THAN 4:1 AND WITHIN SWALES, TO HAVE EROSION CONTROL BLANKET AND SEED MEETING MNDOT SPEC 3885 CATEGORY 3 OR 3N.
- RIP-RAP OVERFLOW PER SHEET C4

STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND OUTFLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED



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BRIAN J. FIELD, P.E.

# 57224	06/18/2024
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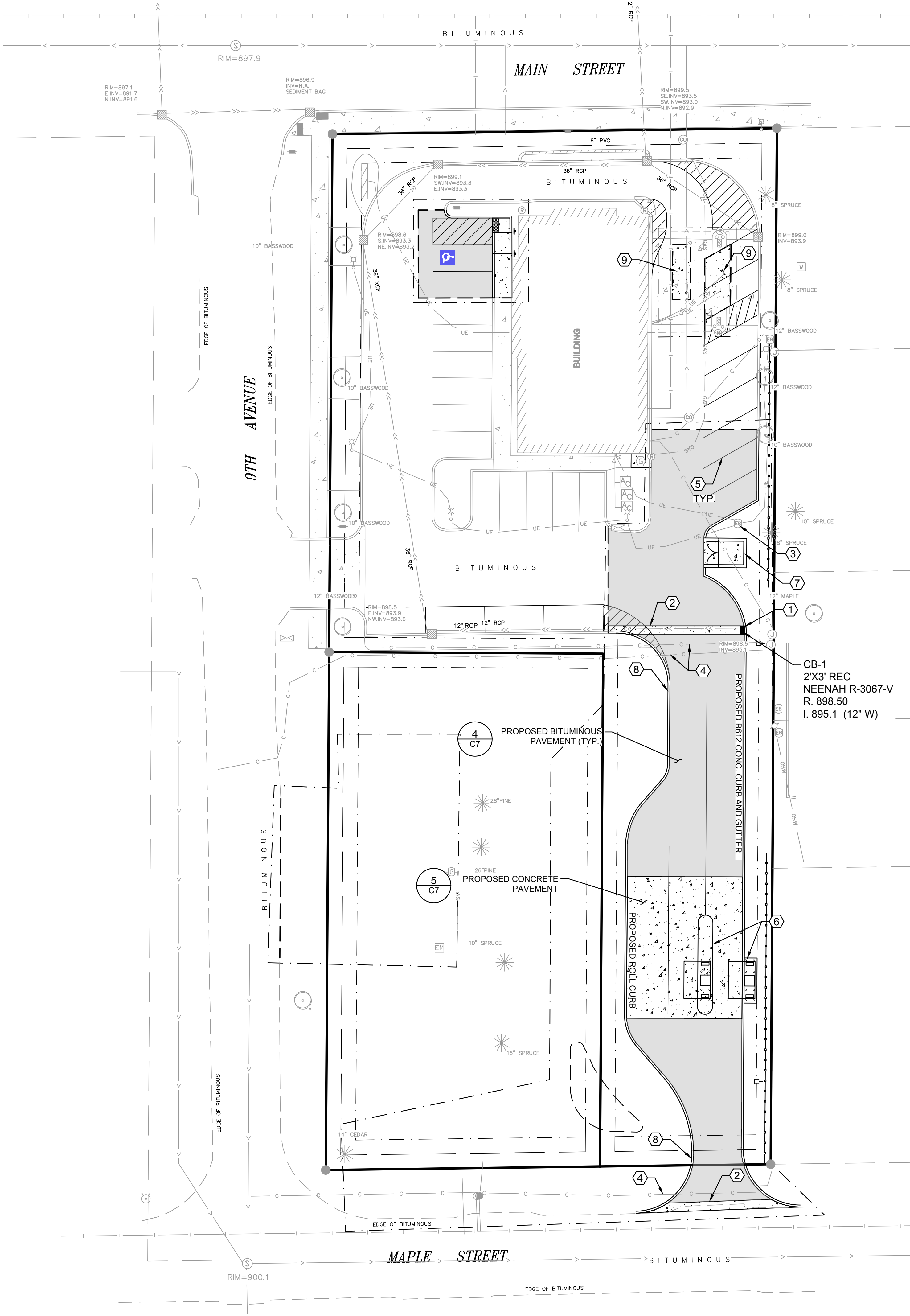
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EROSION &
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CONTROL PLAN

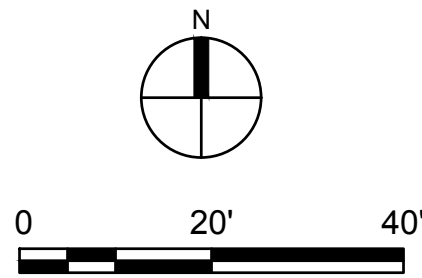
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PAVING AND SIGNAGE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF STREET AND TRAFFIC SIGNS THROUGHOUT THE CONSTRUCTION PERIOD.
- ENSURE THAT SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS WELL AS THE STANDARDS SET BY THE CITY, COUNTY, AND MN/DOT.
- THE PAVEMENT SURFACE IS TO BE CLEANED AS DIRECTED BY THE CITY, COUNTY, MN/DOT, OR ENGINEER JUST BEFORE THE APPLICATION OF PAVEMENT MARKINGS. CLEANING SHOULD INVOLVE BRUSHING WITH A NON-METALLIC ROTARY BROOM OR AS RECOMMENDED BY THE MATERIAL MANUFACTURER AND ACCEPTED BY THE CITY, COUNTY, MN/DOT, OR ENGINEER (INCIDENTAL).
- IMMEDIATELY FOLLOWING PAVEMENT CLEANING, APPLY PAVEMENT MARKINGS.
- WHEN CONNECTING TO EXISTING ROADWAYS/PAVEMENT SECTIONS AT THE TERMINI OF PROPOSED NEW CONSTRUCTION, CUT VERTICALLY TO THE BOTTOM OF THE IN-PLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICHEVER IS DEEPER, THEN AT A 1V:20H TAPER TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.
- THE CONTRACTOR MUST HAVE A MINIMUM OF TWO INDIVIDUALS WITH CURRENT ACI CONCRETE FLATWORK TECHNICIAN OR FLATWORK FINISHER CERTIFICATION, AND AT LEAST ONE OF THEM MUST BE PRESENT ONSITE FOR ALL CONCRETE POURS.
- TAKE MEASURES TO PROTECT CONCRETE PAVING FROM DAMAGE, EXCLUDING TRAFFIC FROM PAVING FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT. REPAIR OR REPLACE STAINED CONCRETE TO THE SATISFACTION OF THE OWNER AT NO COST TO THE OWNER.
- CONSTRUCTION AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY MUST ADHERE TO CITY, COUNTY, AND MN/DOT SPECIFICATIONS AND STANDARDS. MN/DOT SPECIFICATIONS AND STANDARDS APPLY IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS. PAVING, PAVEMENT MARKINGS, AND SIGNAGE WITHIN THE SITE MUST MEET SPECIFIC REQUIREMENTS.
 - SITE BITUMINOUS SHALL MEET MN/DOT SPEC 2360 AND IN ACCORDANCE WITH DRAWING SPECIFICATIONS. MAXIMUM ALLOWABLE BITUMINOUS LIFT THICKNESS SHALL NOT BE GREATER THAN 3 INCHES. PLACE TACK COAT BETWEEN EACH LIFT AT A RATE SPECIFIED ON DRAWING DETAILS.
 - CONCRETE PAVEMENT TO CONFORM TO MN/DOT SPEC 2461
 - CONCRETE CURB AND GUTTER TO CONFORM TO MN/DOT SPEC 2461
 - CONCRETE ISOLATION/EXPANSION JOINT MATERIAL: MN/DOT SPEC 3702, TYPE D-1 OR TYPE D-2. PROVIDE CAULKING/JOINT SEALANT AND BACKER ROD AS RECOMMENDED BY JOINT MANUFACTURER.
 - CONCRETE CURING MATERIAL TO CONFORM TO MN/DOT SPEC 3754. CONCRETE SEALER TO BE SILOXA-TIK 8500, ARMOR SX5000, OR APPROVED EQUAL AND TO BE APPLIED PER MANUFACTURER INSTRUCTIONS.
 - CONCRETE PLACING, FINISHING, CURING, AND PROTECTION TO CONFORM TO MN/DOT SPEC 2461, 2521, AND 2531 AND APPLICABLE ACI STANDARDS.
 - SIGNAGE TO CONFORM TO MN/DOT SPECS 2564, 3352, AND 3402. SIGNS SHALL INCLUDE NUMBER AND SIZE OF POSTS IN ACCORDANCE WITH MN/DOT WIND LOADING CHART FOR SIGNS ON SQUARE TUBE POSTS. MOUNT SIGNS IN ACCORDANCE WITH SQUARE TUBE SIGN MOUNTING MN/DOT STANDARD PLANS.
 - SEE MN/DOT MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PART II FOR DETAILS OF TRAFFIC SIGN INSTALLATION.
 - AGGREGATE BASE TO CONFORM TO MN/DOT SPEC 3138, CLASS 5 AGGREGATE BASE, 100% GRUSHED VIRGIN AGGREGATE OR APPROVED EQUAL.
 - PAVEMENT MARKINGS TO CONFORM TO MN/DOT SPEC 2582. ALLOW NEW PAVEMENT TO CURE FOR A MINIMUM OF 14 DAYS MINIMUM PRIOR TO APPLYING PAVEMENT MARKINGS.
- IMPLEMENT FIELD QUALITY CONTROL MEASURES.
 - TEST THE CONCRETE AIR CONTENT (ASTM C231), CONCRETE SLUMP (ASTM C143), AIR AND CONCRETE TEMPERATURE, AND 7- AND 28-DAY COMPRESSIVE STRENGTH (ASTM C31, C39, AND C172), WHERE APPLICABLE. CONDUCT TESTS IN ACCORDANCE WITH THE MN/DOT SCHEDULE OF MATERIALS CONTROL.
 - ENSURE THAT ALL BITUMINOUS PAVEMENT DENSITY ADHERES TO MN/DOT SPEC 2360.3.D.2 USING THE ORDINARY COMPACTION METHOD. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A ROLL PATTERN FOR EACH COURSE OF PAVING DAILY.
 - CONDUCT A TEST ROLL OF THE SUBGRADE AND AGGREGATE BASE FOLLOWING MN/DOT SPECS 2211 FOR AGGREGATE BASE AND 2111 FOR TESTING ROLLING. THE TEST ROLL MUST BE WITNESSED BY THE ENGINEER OR GEOTECHNICAL ENGINEER.
- TOLERANCES:
 - ENSURE THAT BITUMINOUS PAVEMENT LINE, GRADE, AND THICKNESS CONFORM TO MN/DOT SPEC 2360.3.E
 - CONCRETE PAVEMENT TO CONFORM TO MN/DOT SPEC 2521.3.D.3
 - CONCRETE CURB AND GUTTER TO CONFORM TO MN/DOT SPEC 2531.3
 - PAVEMENT MARKINGS TO CONFORM TO MN/DOT SPEC 2582.3.C
- CONTRACTOR SHALL PROVIDED CONCRETE JOINTS TO MATCH EXISTING ADJACENT WORK AND AS FOLLOWS:
 - CONTROL JOINTS - MAINTAIN AN ASPECT RATIO (LENGTH TO WIDTH) OF CONTROL JOINTS AS CLOSE TO 1:1 AS FEASIBLE, AVOIDING AN ASPECT RATIO GREATER THAN 1.5:1. MATCH THE EXISTING PATTERN WHERE APPLICABLE. THE MAXIMUM SPACING FOR CONTROL JOINTS SHOULD BE 24 TIMES THE SLAB THICKNESS. UP TO A MAXIMUM OF 12 FEET. ADDITIONALLY, JOINT INTERSECTION ANGLES LESS THAN 60 DEGREES ARE NOT ALLOWED, AND PANEL WIDTHS LESS THAN 6 INCHES AT ANY POINT ARE PROHIBITED. JOINTING MUST ACCOMMODATE IN-PAVEMENT STRUCTURES THROUGH JOINTING AND BOXOUTS. THE CONTRACTOR IS REQUIRED TO SUBMIT A JOINTING PLAN FOR ENGINEER ACCEPTANCE.
 - EXPANSION JOINTS - EXPANSION/ISOLATION JOINTS MUST BE PROVIDED AT VARIOUS LOCATIONS, INCLUDING THOSE WHERE ABRUPT CHANGES IN DIRECTION OCCUR, WHERE CHANGES IN WIDTH TAKE PLACE, WHERE ADJOINING EXISTING CONCRETE IS PRESENT, AT LOCATIONS ABUTTING THE BUILDING AND OTHER SITE FEATURES SUCH AS RAMPS, STAIRS, LANDINGS, CONCRETE APRONS, ARCHITECTURAL AND LANDSCAPE FEATURES, ETC., AND AT LOCATIONS WITH CHANGES IN DEPTH, INCLUDING PAVEMENT ADJACENT TO THE CURB.
- INSTALL A MINIMUM 6-INCH CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AS DETAILED.



LEGEND

- | | |
|--|---------------------------------|
| | PROPERTY LIMITS |
| | CONSTRUCTION LIMITS |
| | EXISTING WATERMAIN |
| | EXISTING SANITARY SEWER |
| | EXISTING STORM SEWER |
| | EXISTING GAS LINE |
| | EXISTING OVERHEAD WIRE |
| | EXISTING UNDERGROUND CABLE |
| | EXISTING UNDERGROUND ELECTRICAL |
| | PROPOSED BITUMINOUS PAVEMENT |
| | PROPOSED CONCRETE PAVEMENT |

KEY NOTES

- REPLACE EXISTING MANHOLE CASTING. RIM ELEVATION TO MATCH EXISTING AT 898.50. ADJUST WITH CONCRETE RINGS AS NEEDED.
- INSTALL 3' WIDE CONCRETE VALLEY GUTTER PER DETAIL 6/C7.
- ADJUST ELECTRICAL BOX TO FINISHED GRADE AS NEEDED.
- LOWER EXISTING CABLE LINES AS NEEDED. CONTRACTOR TO FIELD VERIFY ELEVATION PRIOR TO CONSTRUCTION.
- NEW PARKING STRIPING PER ARCHITECTURAL SITE PLAN.
- PROPOSED ATM AND CONCRETE ISLAND. SEE ARCHITECTURAL PLAN.
- PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL PLAN.
- 5' TRANSITION FROM B612 CONCRETE CURB & GUTTER TO ROLL CURB.
- INSTALL CONCRETE PAVING TO REPLACE REMOVED ISLAND.



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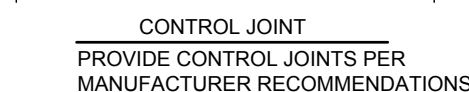
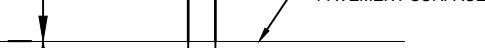
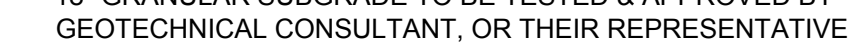
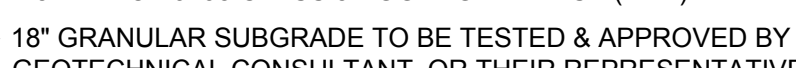
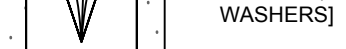
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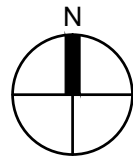
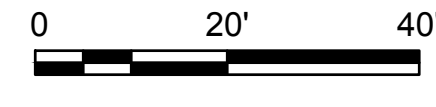
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	CONSTRUCTION LIMITS
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	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	SOD
	MN DOT 25-131 LOW MAINTENANCE TURF MIX

1. PER CITY OF NORTH BRANCH CODE, IRRIGATION IS NOT REQUIRED
2. IF A DISCREPANCY IS FOUND, THE PLANTING PLAN SHALL OVERRIDE THE PLANT SCHEDULE.

REQUIREMENTS

NONRESIDENTIAL SITES SHALL CONTAIN A MINIMUM OF THE GREATER
OF:

1. ONE TREE PER 1,000 SQUARE FEET OF GROSS BUILDING FLOOR AREA.
2. ONE TREE PER 50 LINEAL FEET OF SITE PERIMETER.

CALCULATION

1,000 SF / 0 BUILDING FLOOR AREA = 0 TREES
1,000 LF OF SITE PERIMETER / 50 = 20 TREES

REQUIRED
20 TREES

PROVIDED
16 EXISTING TREES
4 PROPOSED TREES

EXISTING TREES ON A LOT MAY COUNT TOWARDS THE REQUIRED NUMBER OF TREES PROVIDED THE SIZE AND TYPE ARE CONSISTENT WITH SIZE AND SPECIES REQUIREMENTS.

AT LEAST 25% OF THE TOTAL REQUIRED TREES SHALL BE DECIDUOUS.
AT LEAST 25% OF THE TOTAL REQUIRED TREES SHALL BE CONIFEROUS.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>
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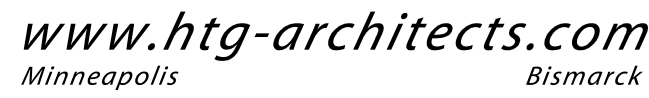
DECIDUOUS TREES

	Qb	2	SWAMP WHITE OAK QUERCUS BICOLOR	B&B	2 - 1/2" CAL.
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EVERGREEN TREES



Pb 2 BLACK HILLS SPRUCE
PICEA GLAUCA DENSATA B&B 6' HT.



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PLANTING PLAN

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GENERAL LANDSCAPE NOTES

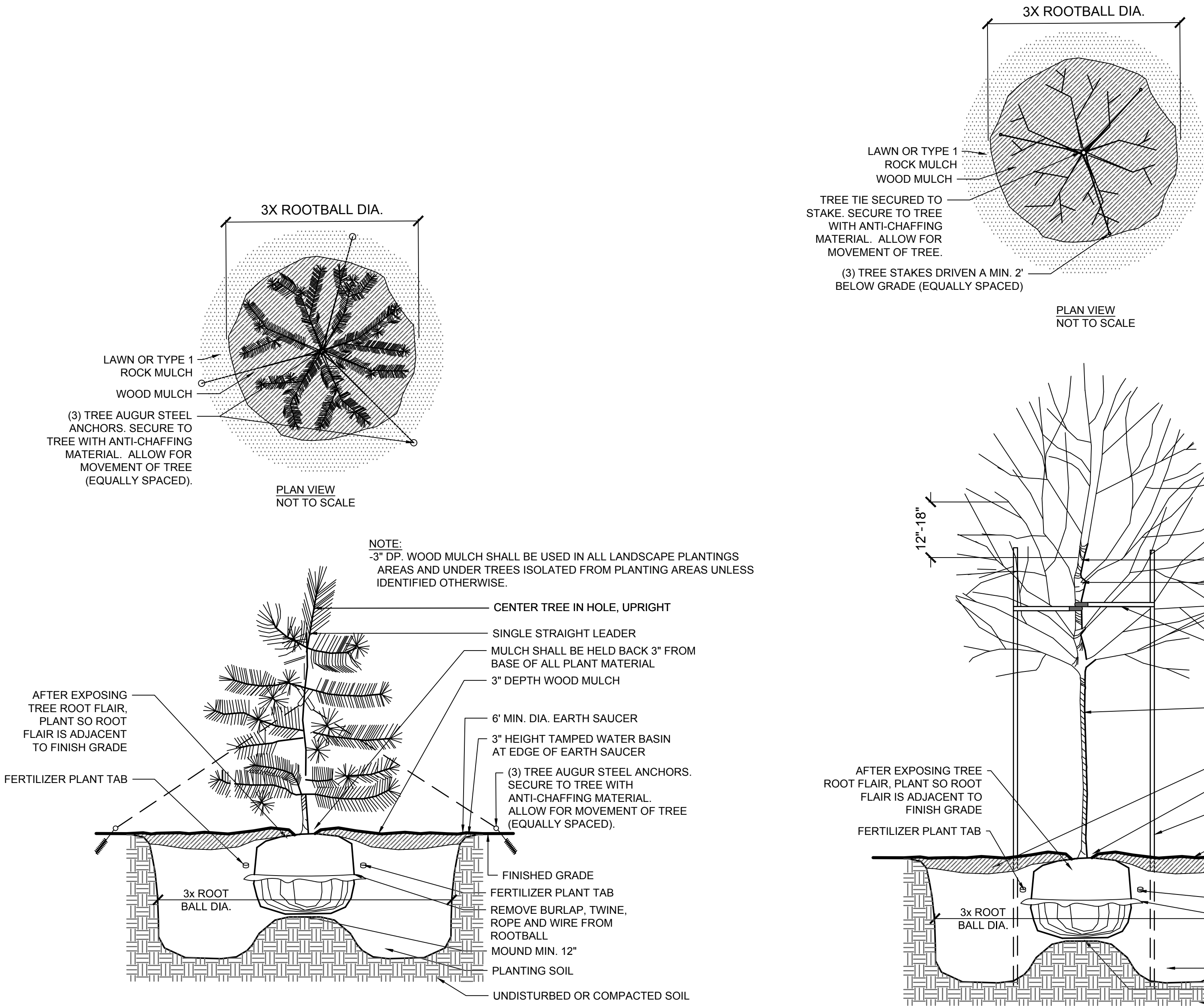
- LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
- THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTEE PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.
- WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
- CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.
- THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.
- 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.
- CALIPER OF TREES UP TO AND INCLUDING 4" SHALL BE MEASURED AT 6" ABOVE GROUND LEVEL, AND 12" ABOVE GROUND LEVEL FOR LARGER SIZES.
- FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.

PLANTING, SODDING, SEEDING AND TOPSOIL NOTES

- LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SOILS WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT. HEAVY TO LIGHT SOILS). CONTRACTOR SHALL REVIEW SOIL CONDITIONS/TYPES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY PLANT MATERIAL IS LOCATED IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
- ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:
 - SUMMER AND FALL PLANTING: 0-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 2-3" CAL. TREE & 6 OZ. PER SHRUB).
 - SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL.
- ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:
 - 45% APPROVED TOPSOIL (ONE SITE PREFERRED)
 - 45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0)
 - 10% SAND (FINE CLEAN MASONRY SAND)
- AREAS TO RECEIVE SOD OR SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- SOD SHALL BE HIGHLAND SOD, 30" X 100' ROLLS PREFERRED WHERE APPLICABLE. TO BE LAID PARALLEL WITH THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
- REFER TO MN DOT SEED MANUAL FOR RATE AND METHOD OF APPLICATION.

PLANT ESTABLISHMENT PERIOD

- THE REQUIRED WORK SHALL CONSIST OF CONTINUOUSLY CONDUCTING OPERATIONS AND MAINTENANCE FOR A WARRANTY PERIOD ESTABLISHED FOR 1 YEAR AFTER THE INSTALLATION HAS BEEN ACCEPTANCE BY THE OWNER. THE WORK INCLUDES:
 - ESTABLISHMENT OF BALLED AND BURLAPPED AND CONTAINER PLANT MATERIAL, SODDED AND SEEDDED AREAS INCLUDING PEST CONTROL, FERTILIZING AND FUNGICIDAL TREATMENTS
 - REGULAR WATERING SCHEDULINGS FOR ALL PLANT MATERIAL: SOD AND SEEDING
 - REMOVAL OF ALL WEEDS WITHIN THE PROJECT AREA BY METHODS AGREED BY THE OWNER (POST/PRE HERBICIDE TREATMENT, HAND OR MECHANICAL REMOVAL)
 - MAINTENANCE OF MISCELLANEOUS ITEMS (EROSION CONTROL PRODUCTS, REPAIRS FROM EROSION)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE REVIEW MEETINGS WITH THE OWNER DURING THE PLANT ESTABLISHMENT PERIOD TO IDENTIFY OPERATIONS AND MAINTENANCE TO BE EXECUTED MONTHLY.
- PLANT MATERIAL DEEMED TO BE REPLACED AT THE END OF PLANT ESTABLISHMENT PERIOD SHALL BE EXECUTED WITHIN 2 WEEKS (14 DAYS) PRESENTING LESS THE FOLLOWING SURVIVORSHIP:
 - BALLED AND BURLAPPED AND CONTAINER PLANT MATERIAL: 75%
 - SODDED AREAS: 100% (0% BARE SOIL)
 - SEEDDED AREAS: 90% (<10% BARE SOIL)
- REPLACEMENT PLANTS, SOD AND/OR SEED SHALL BE OF THE SAME SPECIES AND SIZE AS ORIGINALLY SPECIFIED ON THE DRAWINGS, UNLESS THE OWNER DETERMINES THAT SUBSTITUTIONS OF ANOTHER SPECIES OR SIZE SHALL BE MADE.



KEYED SITE PLAN NOTES

- 1 EXISTING PYLON SIGN BASE AND ELECTRONIC MESSAGE CENTER (EMS) TO REMAIN. REMOVE STRUCTURE ABOVE EMS AND REPLACE WITH NEW METAL PANEL STRUCTURE- BY SIGNAGE VENDOR. SEE ELEVATION 3/A1.1
- 2 EXISTING DRIVE-UP CANOPY STRUCTURE AND LANE TO REMAIN. PROTECT IN PLACE. SEE FLOOR PLAN FOR PROPOSED WORK AT DRIVE-UP CONC ISLANDS
- 3 NEW STRIPING FOR ADDED LARGE TRUCK AND TRAILER PARKING
- 4 DEMO EXISTING SHED, FULLY ABATE FOOTINGS AND FOUNDATIONS
- 5 EXTENTS OF REINFORCED CONCRETE AT ITM DRIVE-UP
- 6 NEW EXIT-ONLY CURB CUT
- 7 EXISTING LIGHT POLE TO REMAIN, REPLACE HEADS WITH LED. SEE A2.2 RCP LEGEND
- 8 DEMO EXISTING TRASH ENCLOSURE. CONC PAD TO REMAIN
- 9 NEW BUILDING FENCE (8'-0" HIGH) ADJACENT RESIDENTIAL PROPERTY, EXTENTS AS SHOWN ON PLAN. SEE 3/A1.2 FOR SIM DETAIL
- 10 EMPLOYEE ONLY PARKING. NEW PARKING STRIPING AND CONC CURBS FOR ADDED PARKING. SEE DEMO PLAN FOR SITE WORK
- 11 NEW TRASH ENCLOSURE, 8' HIGH - SEE PLAN AND ELEVS ON A1.2. 5' x 5' POST W/ STL POST STIFFENERS
1' x 5-3/4" INTERLOCKING PICKETS
1' x 5-3/4" BOTTOM RAIL COVER
3-1/2' x 3-1/2' x 3/16" STL TUBE
- 12 NEW LED LIGHT POLE AND BASE (2 NO.). SEE A2.2 RCP LEGEND
- 13 NEW ITM FOR REMOTE TELLER ACCESS BY OWNER'S VENDOR. CONC FOOTING AND BASE BY GC. GC TO INSTALL POWER CONDUITS ROUTED BACK TO BUILDING
- 14 NEW SOUTH ITM LANE TO BE ASPHALT PAVEMENT WITH CONCRETE CURBS AND REINFORCED CONCRETE PAVEMENT AT ITM CANOPY LOCATIONS - SEE CIVIL
- 15 VACANT LAND AREA FOR FUTURE DEVELOPMENT
- 16 BOLLARDS (16) 6" DIA. @ 3'-6" HEIGHT. SEE DETAIL 2/A1.1
- 17 PROVIDE PAVEMENT STRIPING, DIAGONAL HATCHES, DIRECTIONAL ARROWS, TEXT/LETTERING AND ALL OTHER PAINTED MARKINGS AS SHOWN ON THIS SHEET
- 18 EXISTING TRANSFORMER TO REMAIN IN PLACE
- 19 REMOVE EXISTING CURB - SEE CIVIL
- 20 INSTALL NEW SIDEWALK
- 21 EXISTING CONDENSING UNIT TO REMAIN
- 22 REMOVE EXISTING BUILDING FENCE
- 23 NEW ROLL CURB TO ALLOW FOR SNOW REMOVAL
- 24 NEW CONCRETE CURB
- 25 SEAL COAT AND RESTRIPE ALL EXISTING ASPHALT PAVEMENT
- 26 REMOVABLE STEEL SECURITY BAR BETWEEN BOLLARDS, IN FRONT OF ITM (VERIFY WITH FINANCIAL EQUIPMENT VENDOR FOR SERVICE ACCESS)
- 27 PROPERTY LINE
- 28 BUILDING SET BACK LINE
- 29 D4U EASEMENT AND PARKING SETBACK
- 30 EXISTING BUILDING TO REMAIN AND PROTECT IN PLACE
- 31 EXISTING CURB CUT, ENTRANCE AND EXIT
- 32 RECONSTRUCT ACCESSIBLE PARKING STALL, CURB RAMP AND RAMP LANDING TO MEET CURRENT ACCESSIBILITY CODES. INSTALL ACCESSIBLE PARKING SPACE SIGN AND ACCESS AISLE SIGN. SEE CIVIL
- 33 REMOVE EXISTING DIRECTIONAL SIGN
- 34 SITE DIRECTIONAL SIGN

SITE PLAN GENERAL NOTES:

1. ITM AND ITM CANOPIES BY OWNER'S VENDOR. CONCRETE FOOTING AND BASE, POWER AND DATA STUBBED TO LOCATION BY GC.
2. SEE FLOOR PLAN FOR SITE WORK AT NEW EMPLOYEE PARKING/EXISTING DRIVE-UP CANOPY AREA
3. NEW PAVEMENT STRIPING THROUGHOUT - MUST BE INSTALLED AS SHOWN ON THIS PLAN. CONTACT ARCHITECT IMMEDIATELY IF THERE IS ANY CONFLICT BETWEEN ARCHITECTURAL AND CIVIL SHEETS
4. INSTALL NEW LANDSCAPING WHERE REQUIRED AROUND AREAS INVOLVING NEW WORK - SEE LANDSCAPE DRAWINGS
5. SEE FOLLOWING SHEETS FOR PROPOSED INTERIOR AND EXTERIOR BUILDING WORK
6. SLOPE SIDEWALKS & GRADE AWAY FROM BUILDING TYPICAL 1:20 MAX. SLOPE FOR WALKING SURFACES
7. MATCH NEW CONSTRUCTION WITH EXISTING WHEREVER NECESSARY (ie., CONC. CURBS, CONC. WALKS, PAVING, etc.)
8. MATCH/TIE NEW GRADING INTO EXISTING GRADING
9. CUT & PATCH EXISTING BITUMINOUS PAVING, CONC. CURBS & SIDEWALKS TO MATCH EXISTING
10. ALL MECHANICAL & ELECTRICAL EXPOSED PIPING, GRILLES, CONDUITS, etc TO BE PAINTED TO MATCH ADJACENT FINISHES
11. PARKING STRIPES TO BE PAINTED WHITE 4" WIDE AT 9'-0" O.C. x 20'-0"
12. FURNISH & INSTALL POSTED HANDICAP SIGNS AS REQUIRED BY STATE CODE
13. VERIFY & LOCATE ALL UNDERGROUND PHONE & UTILITY LINES PRIOR TO ANY EXCAVATION
14. BARRICADE OFF CONSTRUCTION AREA AS REQUIRED. KEEP CONSTRUCTION AREA TO MINIMUM

SITE AND BUILDING INFO:

ZONING: B3
PROPOSED: BANK
OCCUPANCY GROUP: B-BUSINESS
NUMBER OF STORIES: 1 PROVIDED
BUILDING HEIGHT: 24'-10" +/- (EXISTING, NO CHANGE)
BUILDING AREA: 3,614 SF (FIRST FLOOR); 961 SF (LOWER LEVEL); 4,575 SF TOTAL (EXISTING, NO CHANGE)

PARKING REQUIRED (STALLS):

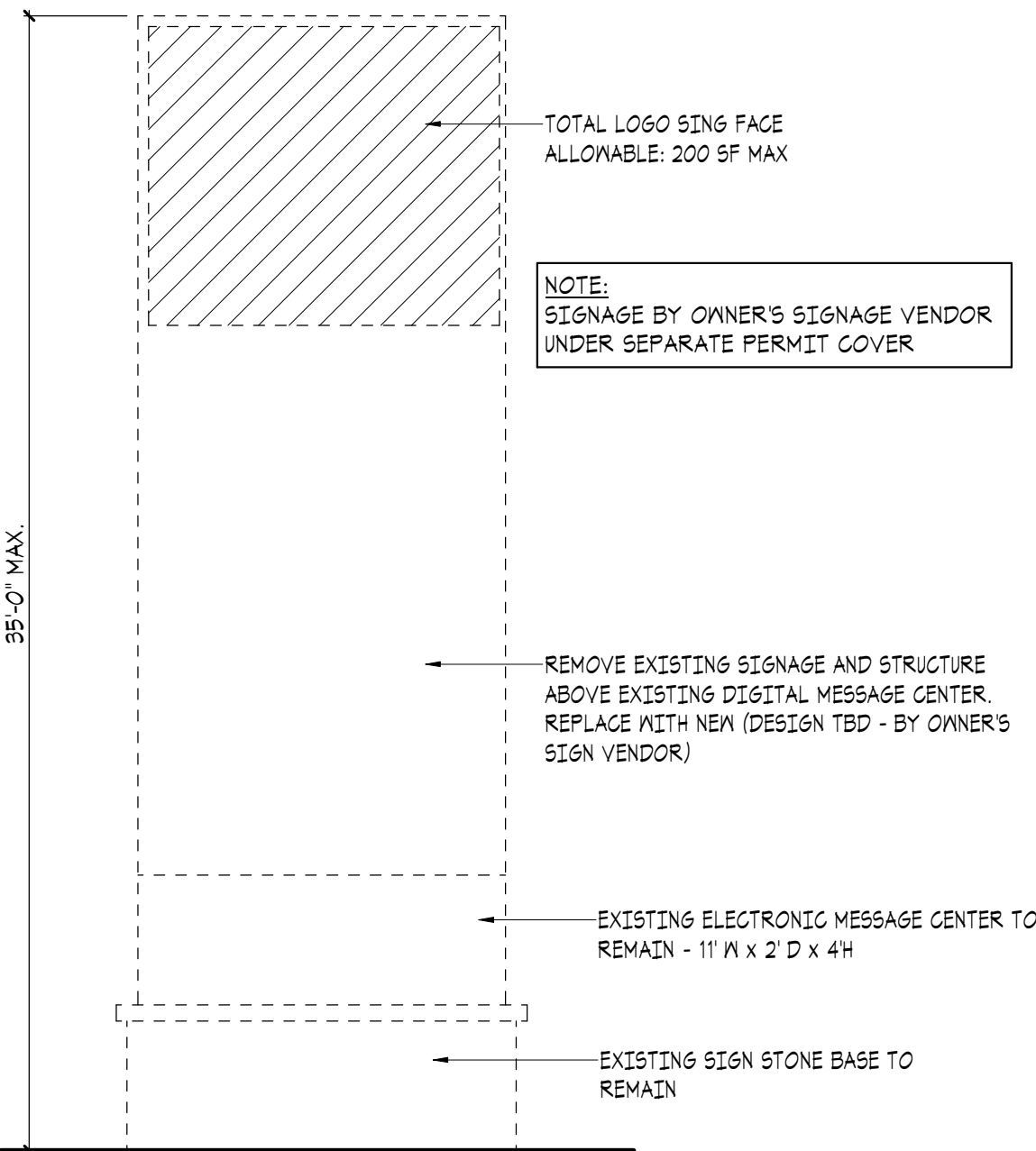
BANK 1 PER 250 SF GROSS FLOOR AREA
TOTAL REQUIRED 4575/250 = 18
TOTAL PROVIDED 23

SETBACKS

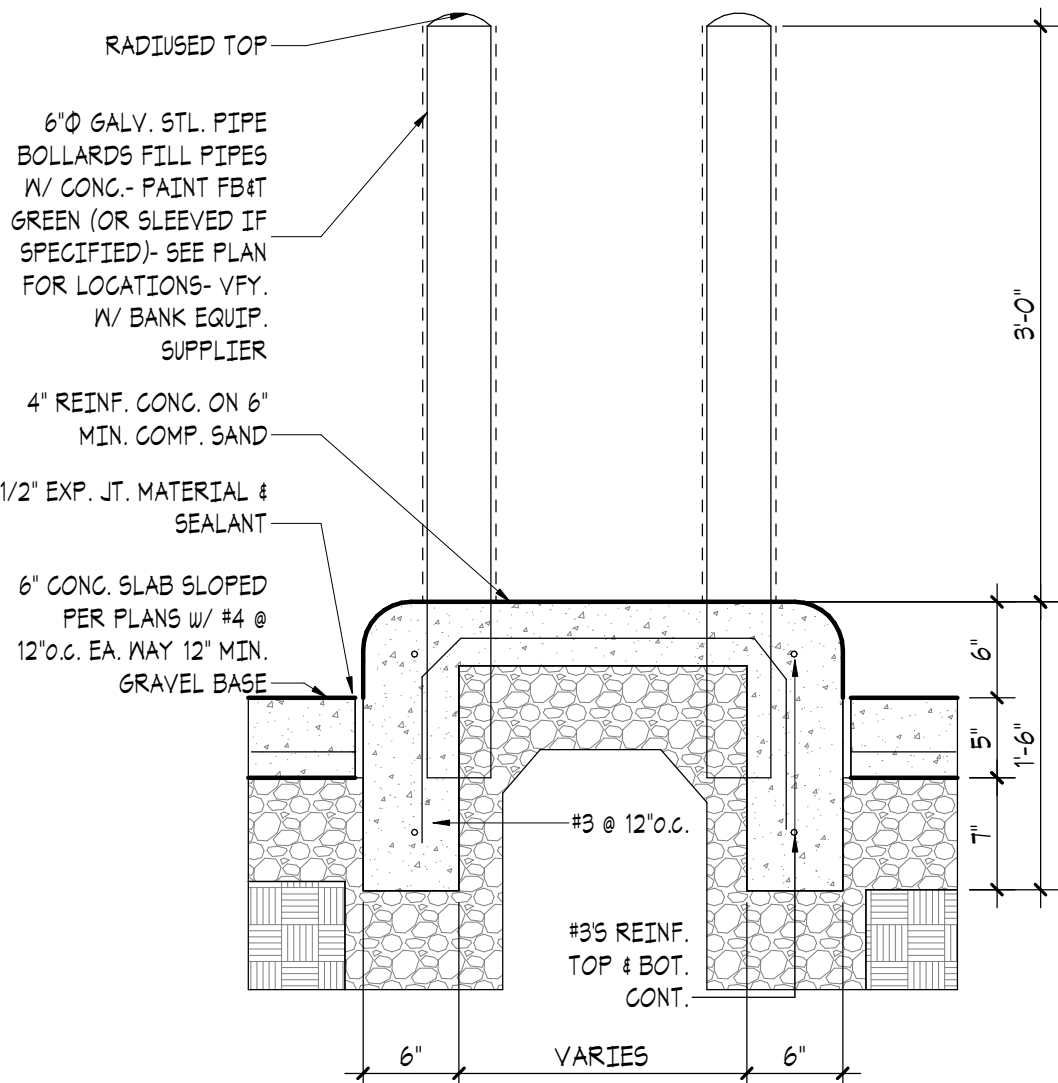
BUILDING 15 FEET
PARKING 5 FEET

DRIVE-UP STACKING

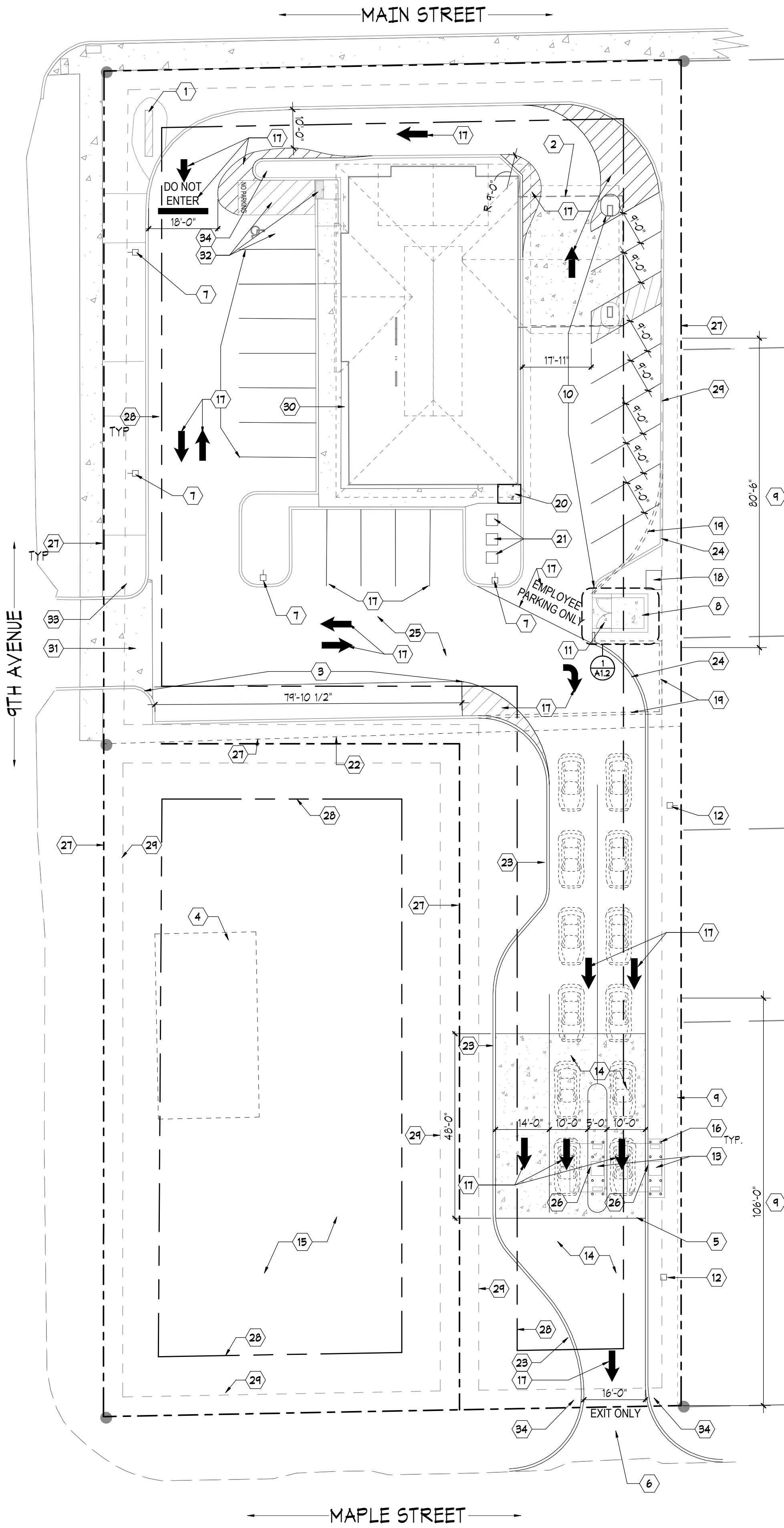
	REQ'D	PROVIDED
BANK	5 PER LANE	6 PER LANE



3 PYLON SIGN
A1.1 3/16" = 1'-0"



2 DRIVE-UP ISLAND DETAIL
A1.1 1" = 1'-0"



1 SITE PLAN
A1.1 1" = 20'-0"



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PROJECT

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CREDIT UNION

REMODEL

38807 9TH AVE,
NORTH BRANCH, MN

ISSUED SET SITE SUBMITTAL 6/5/2024

REVISIONS

DATE NO

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

SEAN C. RABOIN

47337 6/5/2024
Reg No. Date

SITE PLAN

Drawn By: NTO Checked By: KPP

A1.1

241106
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1. WHERE NOTED AND DASHED IN REMOVE EXISTING WALLS, DOORS, FRAMES, CEILING AND FINISH MATERIALS ONLY AS REQUIRED. CUT AND PATCH TO MATCH EXISTING
2. DEMOLITION LOWER LEVEL FLOOR PLAN. IS FOR CONTRACTORS REFERENCE ONLY, THERE IS NO WORK IN THE LOWER LEVEL. THE EXISTING MECHANICAL SYSTEM IS TO REMAIN AND PROTECT IN PLACE.
3. REMOVE EXISTING OUTLETS, GRILLES, SWITCHES, ETC.
4. STRIP EXISTING WALL FINISHES, COVERINGS, AND VINYL WALL COVERINGS. PREP. ALL WALLS TO ACCEPT NEW FINISHES. APPLY SKIN COATING AS REQD FOR LEVEL 5 FINISH. TYP.

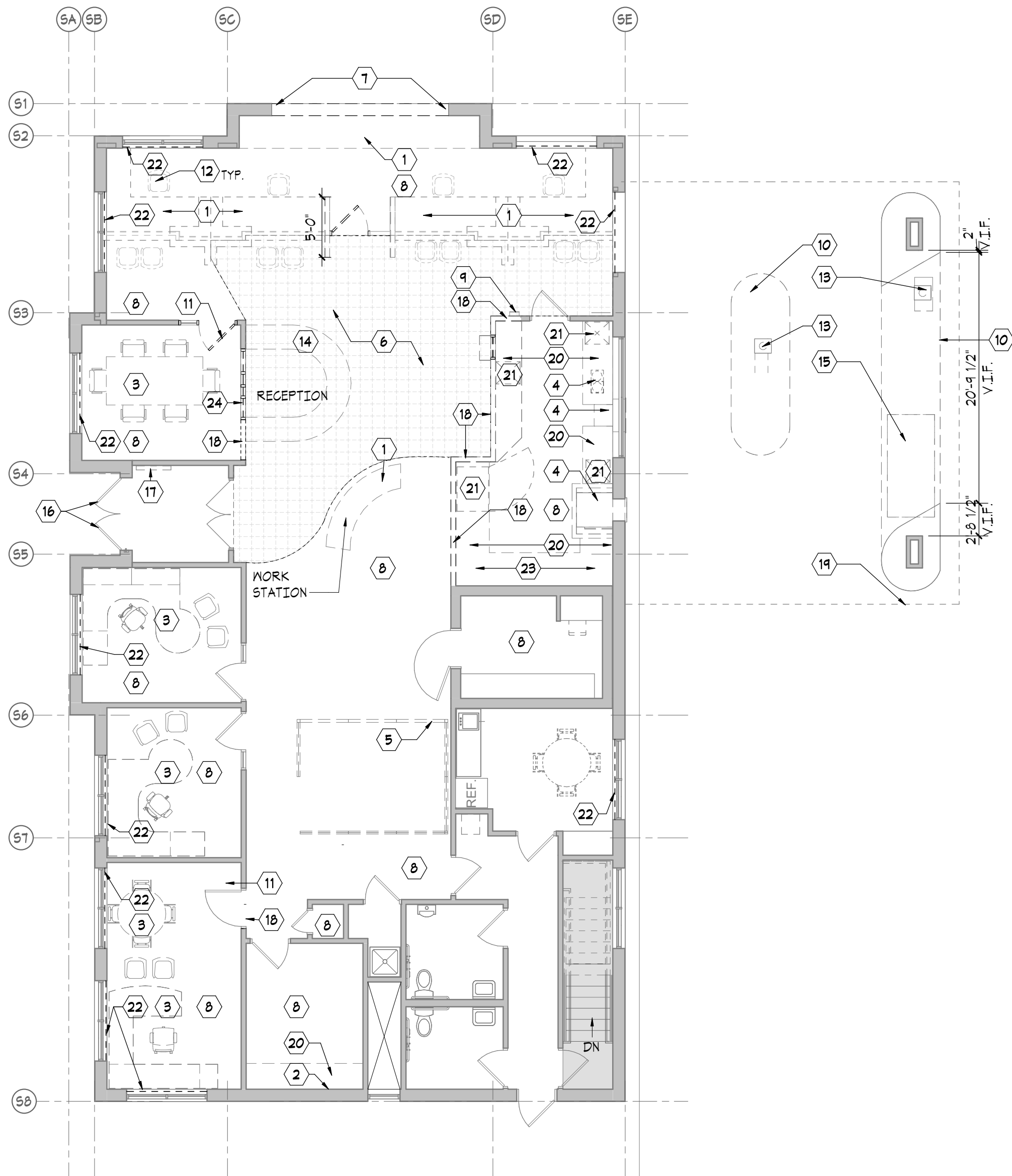
5. WHERE EXISTING OPENING ARE REMOVED IN INTERIOR WALL, INFILL OPENING WITH 5/8" GYP. BD. ON EACH SIDE OF STEEL STUD FRAMING TO MATCH EXISTING WALL CONSTRUCTION. FIELD VERIFY.
6. G.C. TO FIELD VERIFY ALL ELECTRICAL OUTLET LOCATIONS BEFORE DEMOLITION AND REUSE OUTLETS WHERE POSSIBLE
7. BROOM CLEAN ALL AREAS AFFECTED BY DEMOLITION AND CONSTRUCTION BEFORE LEAVING JOB SITE EACH DAY. CLEAN ALL WINDOW GLASS OF DUST AND DEBRIS BEFORE JOB IS COMPLETE. TYPICAL.
8. REMOVE AND REPLACE ANY DAMAGE GYPSUM BOARD ON EXTERIOR WALLS. PATCH TO MATCH RIGID INSULATION AND VAPOR BARRIER AS REQ'D. FIELD VRY ALL LOCATIONS.
9. WHERE NEW WALLS ARE TO BE INSTALLED. PREP. WALLS TO RECEIVE LEVEL #5 FINISH. AND TO RECEIVE PAINT FINISH.
10. EXISTING ROOF TO REMAIN - PATCH AND REPAIR AS NEEDED.
11. KEEP EXISTING RESTROOM FIXTURES
12. NO WORK IN STAIRWELL OR BASEMENT
13. PREP STORAGE 106 FOR NEW PLUMBING AND CASEWORK
14. MEP SYSTEMS ARE DESIGN-BUILD BY CONTRACTOR
15. ALL CASEWORK AND FURNITURE REMOVAL BY OWNER
16. ALL EXISTING WINDOW COVERINGS TO BE REMOVED AND REPLACED.

- EXISTING COUNTER TOP AND CASEWORK, AND TELLER LINE ALREADY REMOVED BY OWNER, G.C. TO TO PATCH AND REPAIR AS REQUIRED
- 2 REMOVE EXISTING, ELEC CONNECTIONS AND MISC. ITEMS, PREPARE WALLS FOR NEW FINISH AS REQUIRED
- 3 EXISTING FURNITURE, WALLS TO BE REMOVED, CLEANED, AND REFURBISHED BY OWNER (N.I.C.)
- 4 REMOVE EXISTING FINANCE EQUIPMENT, PRESERVE EXISTING MALL, AND PERFARE EXTERIOR SIDING FOR INFILL
- 5 REMOVE EXISTING OFFICE CUBICAL SYSTEM - BY OWNER (N.I.C.)
- 6 REMOVE EXISTING TILE FLOORING AND BASE, SCRAPE FLOORING CLEAN, PATCH AND REPAIR ANY CRACKS ON UNEVEN PORTIONS, PREP FOR NEW FLOORING, PATCH AND REPAIR ANY DAMAGE TO REMAINING WALLS
- 7 REMOVE EXISTING GLAZING AND SPANDREL GLAZING ONLY, WINDOW FRAME TO REMAIN. PREPARE WINDOW FOR NEW EXTERIOR GLAZING.
- 8 REMOVE EXISTING FLOORING AND WALL BASE, PATCH AND REPAIR AS REQUIRED, PREPARE FOR INSTALLATION OF NEW
- 9 REMOVE AND RELOCATE EXISTING FIRE EXTINGUISHER SALVAGE AND TURN OVER TO OWNER FOR RE-USE, VFY
- 10 REMOVE PORTION OF EXISTING CONCRETE CURB AS INDICATED. PREPARE SURFACE FOR NEW
- 11 REMOVE EXISTING DOOR, FRAME, LITE, AND DOORHARDWARE COMPLETE
- 12 REMOVE EXISTING FURNITURE, TYPICAL - BY OWNER (N.I.C.)
- 13 REMOVE EXISTING PNEUMATIC TUBES
- 14 REMOVE EXISTING RECEPTION DESK - BY OWNER (N.I.C.)
- 15 REMOVE EXISTING ATM, G.C. TO COORDINATE THE REMOVAL OF POWER WITH DESIGN-BUILD ELEC.
- 16 EXISTING DOOR AND FRAME TO REMAIN, REMOVE EXISTING LOCKSET AND DOORHARDWARE, CLEAN DOOR AND FRAME, PREPARE FOR INSTALLATION OF NEW LOCKSET
- 17 REMOVE AND SALVAGE BULLETIN BOARD. RETURN TO OWNER FOR REINSTALLATION
- 18 REMOVE PORTION OF EXISTING WALL FOR RELOCATED OFFICE FRONT. PATCH AS REQUIRED
- 19 EXISTING CANOPY, TO REMAIN AND PROTECT IN PLACE, TYPICAL.
- 20 REMOVE EXISTING COUNTERTOP
- 21 REMOVE EXISTING FINANCIAL EQUIPMENT, SALVAGE FOR REINSTALLATION - BY OWNER (N.I.C.)
- 22 SALVAGE EXISTING WINDOW COVERINGS AND ROLLER SHADES AND REINSTALL
- 23 REMOVE CABINET, SALVAGE AND RETURN TO OWNER.
- 24 REMOVE EXISTING WINDOW AND FRAME AND PORTION OF WALL BELOW

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

EXISTING FLOOR TILE TO BE REMOVED

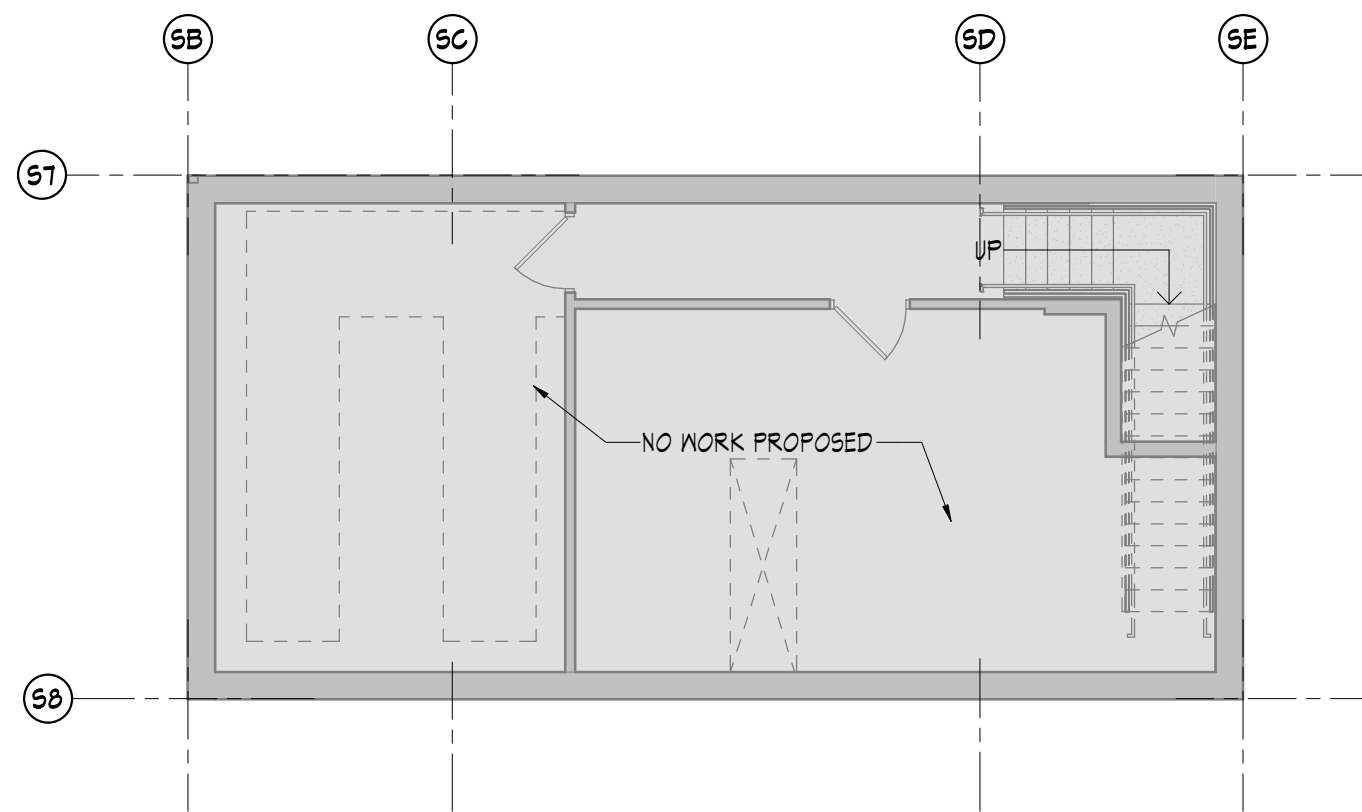
AREA OF NO WORK



1
D1.1

MAIN LEVEL DEMOLITION PLAN

1/8" = 1'-0"



2 LOWER LEVEL DEMOLITION PLAN
D1.1 1/8" = 1'-0"

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NORTH BRANCH, MN

ISSUED SET SITE SUBMITTAL 6/5/2024

REVISIONS

DATE NC

DEMOLITION PLANS

Drawn By: SJC

Checked By: KPP

D1.1

241106
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1. CONTACT ARCHITECT IMMEDIATELY IF CONFLICTS ARISE w/ INSTALLATION OF ACCESSORIES & EQUIPMENT. NO CHANGES ACCEPTABLE UNLESS SHOWN ON PLAN OR APPROVED BY ARCHITECT.
2. MOUNT FIRE EXTINGUISHER CABINETS @ 5'-0" A.F.F. TO TOP OF CABINET. FINAL LOCATIONS TO BE VERIFIED BY LOCAL FIRE CHIEF.
3. FRAMING CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR HALL-HUNG ITEMS (CABINETS, SHELVEING, COUNTERTOPS, ... etc.)
4. ALL STUOP SLABS AND APRONS TO BE POURED WITH SIDEWALKS TO MATCH FINISH, TOOLING, & JOINTS
5. ACT CEILING TO BE CENTERED IN EACH TOILET ROOM.
6. ALL MECHANICAL, ELECTRICAL AND PLUMBING BY DESIGN BUILD CONTRACTOR.
7. ALL GYPSUM BOARD SHALL BE TAPED, SANDED AND READY FOR PAINT LEVEL 5 FINISH.
8. ALL ROOMES WITH-IN SCOPE OF WORK SHALL BE PAINTED, SEE ROOM FINISH SCHEDULE FOR MORE INFORMATION.
9. INTERIOR PARTITIONS SHALL BE 3-5/8" STL. STDS @ 16" O.C. w/ 5/8" GYP. BD. ON EA. SIDE EXTENDED 4' ABOVE CEILING-UNLESS NOTED OTHERWISE.
10. CARPET, CARPET BASE, CERAMIC TILE, RESILIENT FLOORING, VINYL BASE, GRANITE, AND VINYL WALL COVERING ARE TO BE COORDINATED WITH GENERAL CONTRACTOR INTERIOR DESIGNER & RESPECTIVE SUBCONTRACTORS FOR SCHEDULING.
11. INSTALL NEW WINDOW COVERINGS OVER ALL WINDOWS, CONTRACTOR COORDINATE WORK WITH OWNERS VENDER.

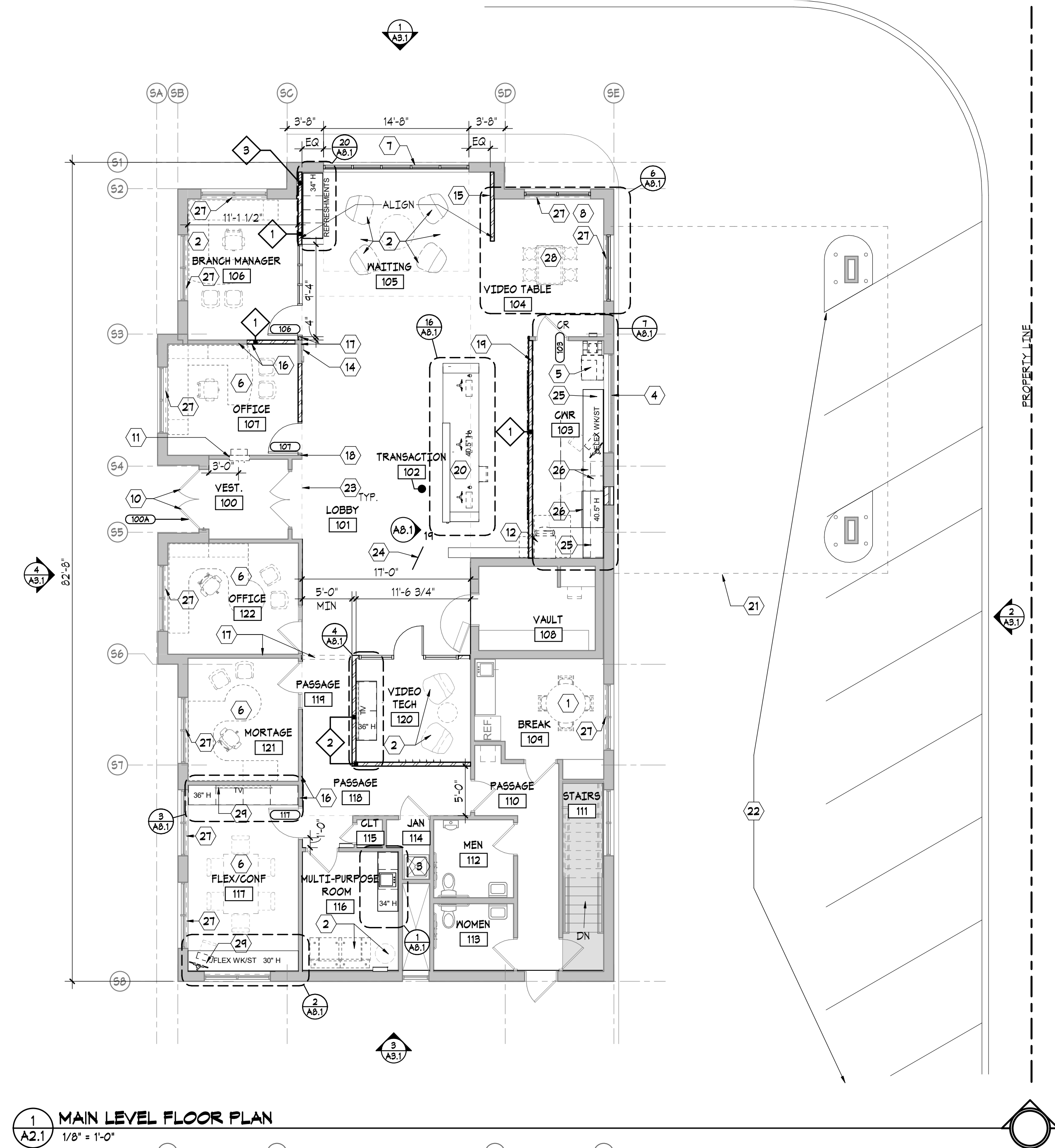
MAIN LEVEL ROOM FINISH SCHEDULE						
NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	NOTES
100	VEST.	CPT-1	VB-1	P1	ACT-1	NEW DROP
101	LOBBY	T-1	VB-1	PT-1	VB-1	
102	TRANSACTION	T-1	TB-1	PT-1/PT-2	GYP BD	
103	CNR	CPT-2	VB-1	P-1	ACT-1	
104	VIDEO TABLE	CPT-1	VB-1	PT-1	GYP BD	
105	WAITING	CPT-1	VB-1	PT-1	GYP BD	
106	BRANCH MANAGER	CPT-2	VB-1	P1	ACT-1	NEW ROOM
108	VAULT	CPT-2	VB-1	P-1	ACT-1	
109	BREAK	T4	VB-1	P-1	ACT-1	
110	PASSAGE	-	-	PT-1	ACT-1	
111	STAIRS	-	-	-	-	
112	MEN	T4	TB-1	T4 / T5 / P2	P4	
113	WOMEN	T4	TB-1	T4 / T5 / P2	P4	
114	JAN	-	-	-	-	
115	CLT	-	-	-	-	
116	MULTI-PURPOSE ROOM	T4	VB-1	P1	ACT-1	
117	FLEX/CONF	CPT-2	VB-1	P1	ACT-1	
118	PASSAGE	CPT-1	VB-1	PT-1	ACT-1	
119	PASSAGE	CPT-1	VB-1	PT-1	ACT-1	
120	VIDEO TECH	CPT-2	VB-1	P1	ACT-1	NEW ROOM
121	MORTAGE	CPT-2	VB-1	P1	ACT-1	
122	OFFICE	CPT-2	VB-1	P1	ACT-1	

MAIN LEVEL DOOR SCHEDULE								
DOOR#	DOOR SIZE	DOOR		FRAME		RATE	HARDWARE GROUP	NOTES
		MATL	TYPE	MATL	TYPE			
100A	3'-0"x7'-10"x1/8"	EX		EX				2
103	3'-0"x7'-0"x1/8"	EX		EX				1.
106	3'-0"x7'-0"x1/8"	WD		WD				
107	3'-0"x7'-0"x1/8"	WD		WD				
117	3'-0"x7'-0"x1/8"	WD		WD				

1. ELECTRIC STRIKE (BY G.C.) & CARD READER/FOB (DEVICE BY OTHER)
2. REPLACE DOOR HARDWARE AND LOCKSET

- 1 EXISTING FURNITURE - (N.I.C)
- 2 FURNITURE BY OWNER, CONTRACTOR TO INSTALL, COORDINATE POWER/DATA AS REQUIRED - COORDINATE W/ DESIGN-BUILD ELEC
- 3 EXISTING MOP SINK, TO REMAIN IN PLACE
- 4 NEW VINYL WINDOW GRAPHIC BY SIGNAGE VENDOR. SEE ELEVATIONS.
- 5 PRINTER/COPY BY OWNER, G.C. TO COORDINATE POWER REQUIREMENTS, COORD W/ DESIGN-BUILD ELEC.
- 6 REINSTALL REFURBISHED OFFICE DESK TO ORIGINAL OFFICE LOCATION, G.C. TO COORDINATE POWER/DATA - COORD W/ DESIGN-BUILD ELEC.
- 7 NEW VINYL WINDOW GRAPHIC BY SIGNAGE VENDOR. SEE ELEVATIONS. G.C. TO INSTALL NEW TINTED GLAZING
- 8 INSTALL REFURBISHED TV TABLE (BY OWNER), CONTRACTOR TO COORDINATE POWER AND DATA AS REQUIRED
- 9 NOT USED
- 10 INSTALL NEW DOOR HARDWARE AND LOCKSET
- 11 NEW LETTER DROP (BY OWNER'S VENDOR)
- 12 COIN COUNTER, COORDINATE LOCATION WITH OWNER (BY OWNER'S VENDOR)
- 13 NOT USED
- 14 REGULATORY SIGNAGE BY OWNER
- 15 MONITOR FOR DIGITAL SIGNAGE
- 16 PATCH AND REPAIR TO MATCH EXISTING WALL
- 17 ALIGN NEW MALL TO EXISTING MALL
- 18 HOLD DOOR TO FRAMING
- 19 FEATURE WALL W/ LARGE SIGNAGE, G.C. TO COORDINATE WITH SIGNAGE VENDOR
- 20 TRANSACTION POD, G.C. TO COORDINATE POWER AND DATA AS REQUIRED
- 21 EXISTING CANOPY, TO REMAIN AND PROTECT IN PLACE, TYPICAL.
- 22 EMPLOYEE ONLY PARKING
- 23 LINE INDICATES EXTENT OF VAULTED CEILING ABOVE
- 24 FREESTANDING DIGITAL MARKETING BOARD. G.C. TO COORDINATE POWER AND DATA
- 25 CONTRACTOR TO REINSTALL EXISTING CABINET, COORDINATE WITH OWNER
- 26 CONTRACTOR TO REINSTALL EXISTING FINANCIAL EQUIPMENT
- 27 CONTRACTOR TO INSTALL WINDOW COVERINGS
- 28 TOUCH SCREEN TV TABLE BY OWNER, CONTRACTOR TO COORDINATE POWER AND DATA
- 29 CONTRACTOR TO PROVIDE POWER AND DATA

EXISTING WALLS. WALLS ARE TYPE X UNLESS NOTED OTHERWISE - SEE DEMO SHEET FOR EXISTING WALL TYPES	5/8" GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" OC. w/ SOUND BATT INSUL. (VFY.) - EXTEND WALLS UP TO DECK	5/8" GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" OC. w/ SOUND BATT INSUL. (VFY.) - EXTEND WALLS UP TO 8'-6"	FURRED WALL: 5/8" GYP. BD. ON 3-5/8" STL. STUDS @ 16" OC. w/ SOUND BATT INSUL. (VFY.) - EXTEND WALLS 4" ABOVE CEILING



A2.1 $1/8'' = 1'-0''$



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CREDIT UNION**

38807 9TH AVE,
NORTH BRANCH, MN

REVISIONS

[illegible]

Checked By: KPP

A2.1

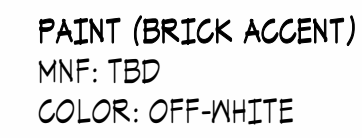
Page 29 of 75

1. REFINISH ALL EIFS SURFACES
2. REPLACE ALL SOFFITS, EAVES, ROOF GUTTERS, FASCIA, DOWNSPOUTS, AND ASSOCIATED ROOF SOFFIT COMPONENTS

EXISTING MATERIALS

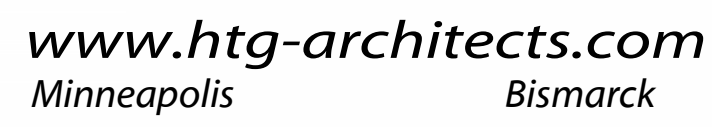
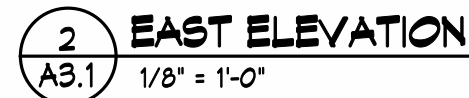


PAINT (EIFS SIDING ACCENT)
MNF: TBD
COLOR: CHARCOAL GRAY



METAL
MNF: TBD
COLOR: CHARCOAL GRAY
LOCATION: ALL NEW SOFFITS, EAVES, ROOF GUTTERS,
FASCIA, AND DOWNSPOUTS,

- (A) EXISTING BRICK SIDING
TO REMAIN AND PROTECT IN PLACE
- (B) SELECTIVELY PAINT EXISTING BRICK (OFF WHITE)
- (C) PAINT EXISTING EIFS (CHARCOAL GRAY)
- (D) EXISTING STONE SIDING
TO REMAIN AND PROTECT IN PLACE
- (E) SIGNAGE - BY OWNER
VERIFY LOCATION WITH OWNER
- (F) NEW SOFFIT, EAVES, ROOF GUTTERS, FASCIA, DOWNSPOUT
- (G) PAINT EXISTING EIFS ABOVE WINDOWS - ORANGE
- (H) EXISTING ASPHALT SHINGLE ROOF
TO REMAIN AND PROTECT IN PLACE
- (J) NEW WALL MOUNTED LIGHTING,
MATCH EXISTING MOUNTING HEIGHTS
COORDINATE WITH ELEC DESIGN BUILD
- (K) VINYL WINDOW GRAPHIC BY OWNER
- (L) PAINT EXISTING LOUVERS - CHARCOAL GRAY
- (M) PRIVACY FILM



PROJECT

REMODEL

ISSUED SET	SITE SUBMITTAL	6/5/2024
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REVISIONS

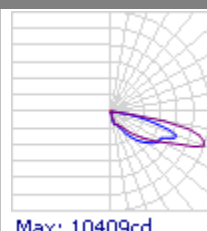
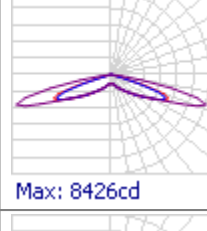
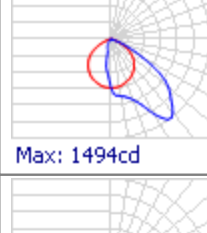
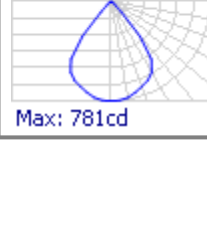
DATE	NO
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EXTERIOR ELEVATIONS

Drawn By: NTO

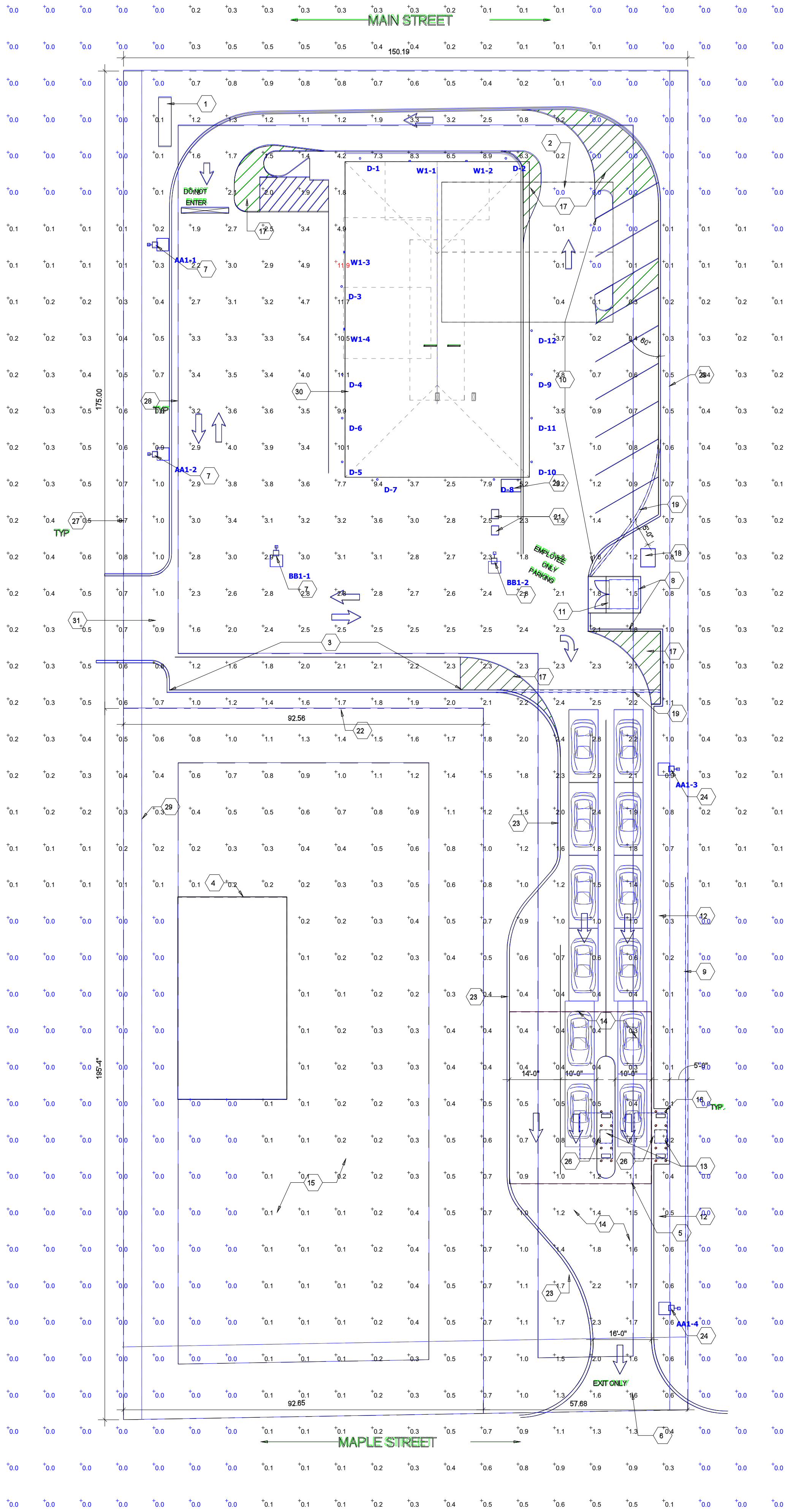
Checked By: KPP

241106
COPYRIGHT © HTG ARCHITECTS

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	AA1	4	Lithonia Lighting	DSX1 LED P4 40K 80CRI BLC4	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	1	11051	0.9	123.94
	BB1	2	Lithonia Lighting	DSX1 LED P4 40K 80CRI TSM	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 5 Medium	1	15361	0.9	123.94
	W1	4	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	1982	0.9	15.0178
	D	12	Indy	L6 13LM 40K 120 G4 80CRI ZT WPR CSS	INDY L6 RECESSED DOWNLIGHT, 13LM ENGINE, 4000K CCT, 120V, GENERATION 4, 80CRI, 0-10V DIMMING, WIDE PARABOLIC REFLECTOR, CLEAR SEMI-SPECULAR FINISH	1	1073	0.9	11.74
									
Max: 10409cd									
									
Max: 8426cd									
									
Max: 1494cd									
									
Max: 781cd									

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	0.9 fc	11.9 fc	0.0 fc	N/A	N/A

Note
1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculations are shown @ grade.
3. Fixtures are 25' 0" A.F.G.





Prepared By:
Presenter:
Date: 06/24/2024

Board & Commission: Planning Commission

Subject: Public Hearing to Consider Requests for Amendments to the Comprehensive Plan and Zoning, Rezoning to Planned Unit Development and Preliminary Plat Approval for Meadows Ridge Residential Subdivision.

Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Comprehensive Plan Land Use Map Amendment as proposed by LGI Homes – Minnesota for the Meadows Ridge Subdivision, with conditions typical to Preliminary Plat approvals and the following added conditions:

- 1. The Developer shall work with the Engineer to address any Engineering concerns or revisions; and,**
- 2. The Developer shall work with the Planner to address any Planning concerns or revisions listed in the Planning Review Memo dated June 19, 2024; and,**
- 3. The Developer shall address any comments received on the Environmental Assessment Worksheet (EAW); and,**
- 4. The Developer and City shall partner on an in-depth study to develop a Transportation Plan Study for required transportation improvements to Flink Avenue and 400th Streets, the cost for such improvements, and cost-responsibility for those improvements as required by the Development; the Developer and City shall develop a scope of services and cost-share agreement prior to Final Plat approval of Phase 1 of the Development; and,**
- 5. The Developer, at its own expense, will be responsible for constructing the required improvements to Flink Avenue and 400th Street with future phases of the Meadows Ridge Development as to be described in the Master Development Agreement and agreed with future Subdivision Agreements. Construction of those improvements shall be required with each applicable future phase of the Development, which shall be outlined in each subsequent Subdivision Agreement for each future phase. If agreed by the City, the Developer may pay to the City the lump sum of those identified Development-specific construction costs, as identified by the Transportation Plan Study; and,**

6. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Overview / Background

LGI Homes – Minnesota (Developer) attended the September 12, 2023 City Council meeting to review the Concept Plan for its proposed Meadows Ridge residential subdivision (Development). The subdivision represents the continuation of the next phase of the Developer’s ongoing home construction plans in the northwest corner of the City. Meadows Ridge is to the north of the Meadows North and Meadows North Townhomes developments, and specifically located on the northwest corner of Flink Avenue-400th Street intersection.

The Developer met with the City Council as the development requires a Comprehensive Plan slight adjustment to the 2018 Comprehensive Plan Land Use Map for that area. The Land Uses will remain the same post-approval – Low Density Residential, Medium Density Residential and Business (or Commercial) – but smaller Low Density Residential and Business areas and a larger Medium Density Residential footprint. However, all residential units are planned as detached single-family residential. Although no vote was taken, the City Council generally responded in support of the development and proposed Comprehensive Plan amendment.

The Developer has since submitted applications, seeking approval to an amendment to the Comprehensive Plan Land Use Map, rezoning of the Medium Density Residential areas to Planned Unit Development, and Preliminary Plat. The Developer has also completed a required Environmental Assessment Worksheet (EAW), which State Statute requires as the subdivision has more than 250 unattached units. The Development proposes 342 unattached residential units. A portion of the Development does fall within the Chain Lake Shoreland Overlay District.

Issue(s) to Consider

- 1. Land Use and Zoning**
- 2. Development Plan**
- 3. Plat Standards**
- 4. Environmental Assessment Worksheet / Transportation Plan**

Analysis of Issue(s)

- 1. Land Use & Zoning**

The Subject Property currently has a mix of land use classifications: Low Density Residential, Medium Density Residential and Business, per the 2018 Comprehensive Plan. The corresponding zoning is: R-1 – Single-Family Residential, R2 – Medium

Density Residential and B - Business. The northwest area of the development site falls within the City's Shoreland Overlay District for Chain Lake, which requires an additional sub-set of zoning standards. The Developer is seeking to follow the zoning standards for R-1 and R-1 Shoreland rules for lots within the shoreland zone, and rezone the Medium Density areas to Planned Unit Development (PUD).

Land Use and Zoning standards are satisfied, pending approval of the Comprehensive Plan amendment and rezoning to Planned Unit Development.

1. Development Plan

The Developer is proposing a total of 342 residential units on 119.24 acres. The development plan shows all single-family home lots on varying sizes. Officially, approximately 83 of the units are considered detached townhome units with the remaining (259) as more traditional single-family lots. The overall Development Plan currently has a gross density of 2.87 units per acre. The Comprehensive Plan requires a net residential density for Low Density Residential areas between 2.0 and 4.0 units per acre, and no more than 6.0 units per acre for Medium Density Residential areas. Thus, the development density is within the target ranges.

All of the detached townhome product would be located adjacent to 400th Street. The entire 40 acres on the east side of Flink Avenue and next to Interstate 35 is shown as single-family homes on smaller lots. The Developer is proposing a four (4) phase build out plan, with hopes of commencing public improvements yet this fall (2024).

As noted above, the Developer is proposing to amend the 2018 Comprehensive Plan to reduce the amount of land guided as Business on the northwest corner of 400th Street and Flink Avenue. The land along 400th Street from Interstate 35 to Flink Avenue was planned as a potential commercial node, assuming a future interchange at 400th and I-35. Staff has supported this amendment, noting there is sufficient land to accommodate commercial development between I-35 and the 400th-Flink intersection. The 40-acre parcel between Flink Avenue and I-35 is proposed to change to Medium Density Residential. This would conform to transitional zoning practices with more dense residential development located adjacent to busier roadways.

Planned Unit Development (PUD) zoning and Shoreland Overlay District both require land to be set aside as open space. PUD areas require 15% of the land to be set aside as open space; shoreland areas require 50%. The latter is necessary to ensure protection of the lake (and streams). Based on those percentages and total acres for each area, the open space requirement for Meadows Ridge is as stated in the table, which exceeds minimum standards.

	PUD	Shoreland	Totals
--	-----	-----------	--------

Total Acres	62.47	15.46	77.93
Open Space Required	15%	50%	
Open Space Acres	9.37	7.73	17.10
Open Space Provided	9.65	7.75	17.40

The far northwestern outlot is proposed as a future, smaller neighborhood park for the development, giving the area two (2) parks – this one and Meadows North Park off 399th Street. As part of the PUD request, City staff also worked with the Developer to improve the walkability of the development by increasing pedestrian areas using typical sidewalks along City streets, per City policy, and an enhanced the trail system.

The PTOS Commission recommended approval of the Meadows Ridge preliminary layout and recommended the acceptance of cash for units above the park credit utilization area. The current plan shows there would be 60 units over at full buildout.

Lot Coverage

The Stormwater Management Plan determined the Development will create 38.33 acres of new impervious surfaces, resulting in a total lot coverage of 32.15%. Residential standards limit lot coverage to not more than 50% of the development area and each lot individually.

Lot Coverage standards are satisfied.

Home Types & Lot Sizes

The Developer is proposing a mix of lookout (55), walkout (21) and slab-on-grade (266) home sites. The City does not have specific material standards for single-family residential developments. The Development plan shows the smallest residential lot as 4,667 square feet; the largest as 19,660 square feet.

Landscape Plan & Tree Preservation/Replacement

The City does not presently require a tree inventory and identification of significant trees and total trees to be removed due to development. The Developer did identify 6.82 acres of total tree areas, with 1.02 acres of trees to be saved. City Code §66-974 does require a minimum of one (1) tree per dwelling unit; ornament trees do not count toward this. The Developer is a mix of deciduous and evergreen trees total 796; 342 trees are required.

Landscape requirements are satisfied.

Parking Requirements

City Code §125-86 requires a minimum of two (2) parking spaces per dwelling unit, each of which are enclosed in the attached garages. All roadways through the Development are public streets, which are designed to standard street widths and rights of way, per the City's engineering and design standards. There are no required or proposed parking restrictions on the City streets at this time.

Parking requirements are satisfied.

Street Names

The plans denote proposed street names. City staff will review and confer prior to final plat approval.

Utility & Stormwater Management Design

The Developer and City Engineer are working on revisions to civil plans.

Phasing Plan

The Developer is proposing the following four (4) phase build out plan.

	R-1*	PUD	Total
Phase 1	7	108	115
Phase 2	11	71	82
Phase 3	27	50	77
Phase 4	21	47	68
Totals	66	276	342

** R-1 equals lots constructed in the straight R-1 zoning and R-1 Shoreland areas.*

1. Plat Standards

As noted above, the Developer is proposing to meet R1 and R1 Shoreland dimensional standards for those lots zoned as such. The PUD zoning areas will follow the proposed dimensional standards for those areas as stated. PUD areas must still conform to the Comprehensive Plan for its underlying Land Use designation, but they are distinct zoning districts with lot standards created specifically for the development. Areas zoned to PUD will be done via Ordinance.

Lot	Setbacks
------------	-----------------

	Width/ ft	Depth/ ft	Area/ sf	Front/ fs	Side/ ft	Street/ ft	Rear/ ft	Height/ ft
R1	80	100	12,000	30	6	30	30	35
R1 Shoreland	75		15,000	30	6	30	30	35
PUD 1			4,667	25	6	20	50	35
PUD 2			4,667	25	6	20	30	35

As it relates to the above table, R1 Shoreland zoning does not specify a minimum lot depth, only minimum width and area; setbacks are the same as straight R1 zoning. The PUD lots are proposed to have variable lot widths, including 42 feet, 47 feet, 52 feet and 62 feet wide. The setbacks also vary depending on location, with the only noted difference with rear yard setbacks – 50 feet vs. 30 feet. The larger, 50-foot rear yard setback is required for lots adjacent to I-35, Flink Avenue and 400th Street. These standards may change with the future results of the traffic study. If the results of that study show more right-of-way is necessary, the rear yard setbacks on Flink and 400th Street may need to be amended. The smaller, 30-foot rear yard are for lots internal to the Development area.

The purpose with PUD zoning is to grant Developers flexibility of design with their development plans, so as work their plan on land that may be difficult for straight zoning (i.e. topography or other physical constraints), or to meet certain City standards (i.e. density, open space requirements, etc.), or they are looking to create a variety of housing options within their development area. The public gets greater benefits with PUDs through enhanced open space, parks, improved pedestrian access, etc. Because this Development had two (2) open space requirements – PUD (15%) and Shoreland (50%) – the Developer needed some flexibility as to lot sizes to be able to account for the additional open space.

Plat standards are satisfied, pending approval of the Planned Unit Development (PUD) rezoning.

1. Environmental Assessment Worksheet / Transportation Study

As noted above, the size of the Development triggers the need for the Developer to complete an Environmental Assessment Worksheet (EAW). City staff have met with the Developer's team to review and provide comment on the EAW. In addition to the typical environmental review related to impacts caused by the Development, the topic of greatest interest to City staff were the results of the traffic analysis and any recommendations presented for consideration. Based on the traffic analysis, the following improvement considerations were identified:

- **Consider reconstructing Flink Avenue from a 2-lane undivided to a 3-lane roadway with a two-way left-turn lane as part of the future roundabout construction projects at the Flink Avenue/400th Street and Flink Avenue/392nd Street intersections. As part of the reconstruction project, shoulders and pedestrian/bicycle facilities should also be considered.**
- **While not needed from an operational perspective, a right-turn lanes at the proposed access locations could also be considered to provide safety and operational benefits.**

It has been previously understood that the long-range needs of Flink Avenue from Highway 95 north would require a 3-lane road section, coupled with a roundabout at 400th Street and likely a second roundabout at 392nd Street. The question is whether this Development causes the need for that improvement or if the Development contributes to the need – the latter of which is more likely. However, it is agreed by City staff and Developer that the Development does cause the need for improvements to Flink Avenue and 400th Street. The Preliminary Plat, does identify a right turn lane into the Development off 400th Street on to the extension of Fallbrook Avenue to the north. That is a Development expense. However, the development plan does not currently show any other improvements – yet.

Determining those improvements, the cost for those improvements, and who is financially responsible will take greater effort and additional study. As Phase 1 does include a the right turn lane (north) into the Development, and as Phase 1 does not immediately require access onto Flink Avenue, it can be determined that no other roadway enhancements are required at this time. However, City staff concur we do need to define the work, costs and cost-share, and that should not hold up the development, but such requirements need to be outlined as conditions of approval, as well as defined in the Master Development Agreement.

Thus, City staff are recommending the following conditions to be added to the recommendation of Preliminary Plat approval.

- 1. The Developer and City shall partner on an in-depth study to develop a Transportation Plan for required transportation improvements to Flink Avenue and 400th Streets, the cost for such improvements, and cost-responsibility for those improvements as required by the Development; the Developer and City shall develop a scope of services and cost-share agreement prior to Final Plat approval of Phase 1 of the Development; and,**
- 2. The Developer, at its own expense, will be responsible for constructing the required improvements to Flink Avenue and 400th Street with future phases of the Meadows Ridge Development as to be described in the Master Development Agreement and agreed with future Subdivision Agreements.**

Construction of those improvements shall be required with each applicable future phase of the Development, which shall be outlined in each subsequent Subdivision Agreement for each future phase. If agreed by the City, the Developer may pay to the City the lump sum of those identified Development-specific construction costs, as identified by the Transportation Plan and Feasibility Study.

In summary, these two (2) recommendations require the Developer to help fund the further planning and also allows for any required improvements to be deferred to a future date when the construction of new homes requires roadway improvements to mitigate the impact of development. These strategies are not an uncommon approach. Although the City could withhold approval of the Preliminary Plat until those items are resolved, City staff feel the added conditions of approval and stipulations in the Master Development Agreement and future subsequent Subdivision Agreements will still obligate the Developer and protect the City.

Note: The full EAW is 619 pages and can be made available upon request.

Staff Recommendation

City staff recommend approval of the Comprehensive Plan amendment, rezoning to Planned Unit Development and Preliminary Plat for Meadows Ridge.

Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Comprehensive Plan Land Use Map Amendment as proposed by LGI Homes – Minnesota for the Meadows Ridge Subdivision, with conditions typical to Preliminary Plat approvals and the following added conditions:

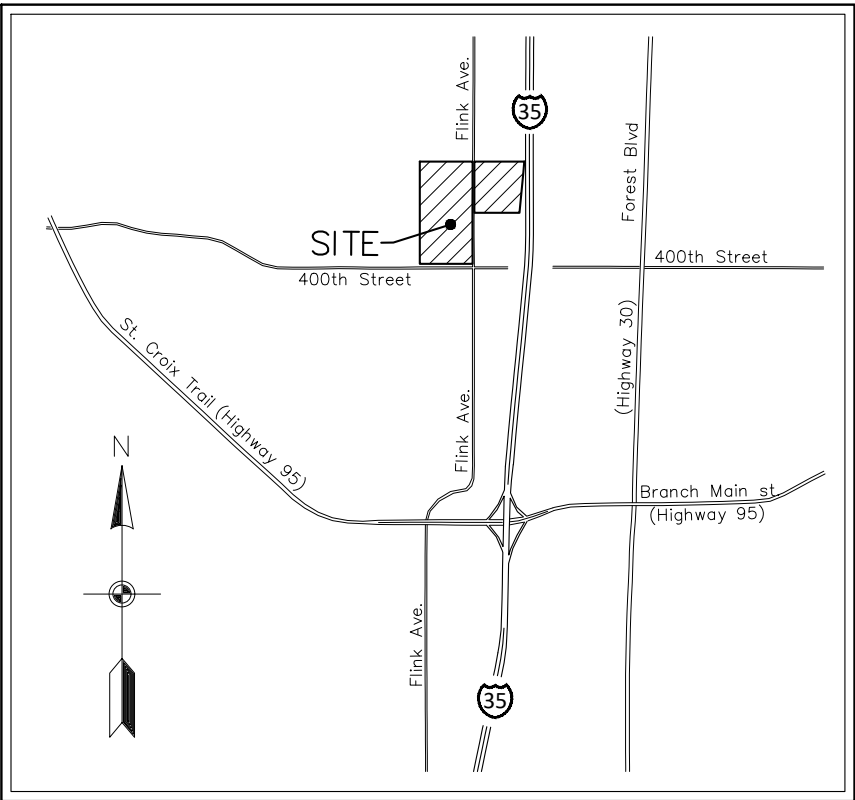
- 1. The Developer shall work with the Engineer to address any Engineering concerns or revisions; and,**
- 2. The Developer shall work with the Planner to address any Planning concerns or revisions listed in the Planning Review Memo dated June 19, 2024; and,**
- 3. The Developer shall address any comments received on the Environmental Assessment Worksheet (EAW); and,**
- 4. The Developer and City shall partner on an in-depth study to develop a Transportation Plan Study for required transportation improvements to Flink Avenue and 400th Streets, the cost for such improvements, and cost-responsibility for those improvements as required by the Development; the Developer and City shall develop a scope of services and cost-share agreement prior to Final Plat approval of Phase 1 of the Development; and,**
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- future phase of the Development, which shall be outlined in each subsequent Subdivision Agreement for each future phase. If agreed by the City, the Developer may pay to the City the lump sum of those identified Development-specific construction costs, as identified by the Transportation Plan Study; and,
6. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Voting Requirements:

Voting Options Simple Majority

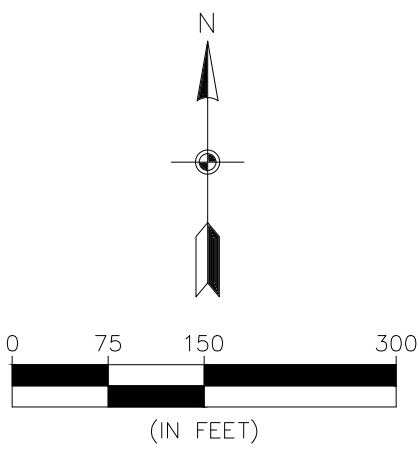
MEADOWS RIDGE
NORTH BRANCH, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- 1. COVER
- 2. EXISTING CONDITIONS
- 3. PRELIMINARY PLAT INDEX
- 4-9. PRELIMINARY PLAT
- 10-11. PRELIMINARY SITE & UTILITY PLAN
- 12. GRADING INDEX
- 13-18. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 19-20. DETAILS
- L1-L4. LANDSCAPE PLANS
- T1. TREE PRESERVATION PLAN
- P1. PHASING PLAN



BENCHMARK	
1. Minnesota Department of Transportation Geodetic GSID Station No. 4775 (MnDot Name BEV MNDT) - Elevation 921.028 ft. (NAVD88)	
2. Minnesota Department of Transportation Geodetic GSID Station No. 85681 (MnDot Name OTTERNESS 2) - Elevation 902.87 ft. (NAVD88)	



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was 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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 5/3/24 License #: 25063

Drawn: LOC
Designed: BJK
Date: 5/3/24

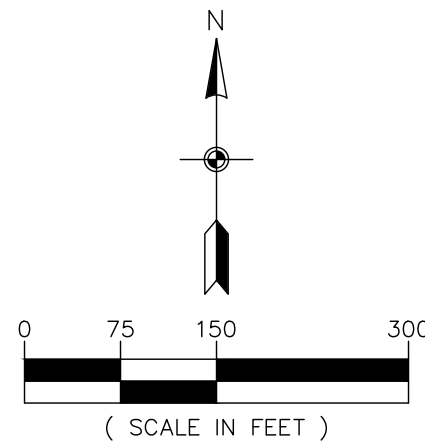
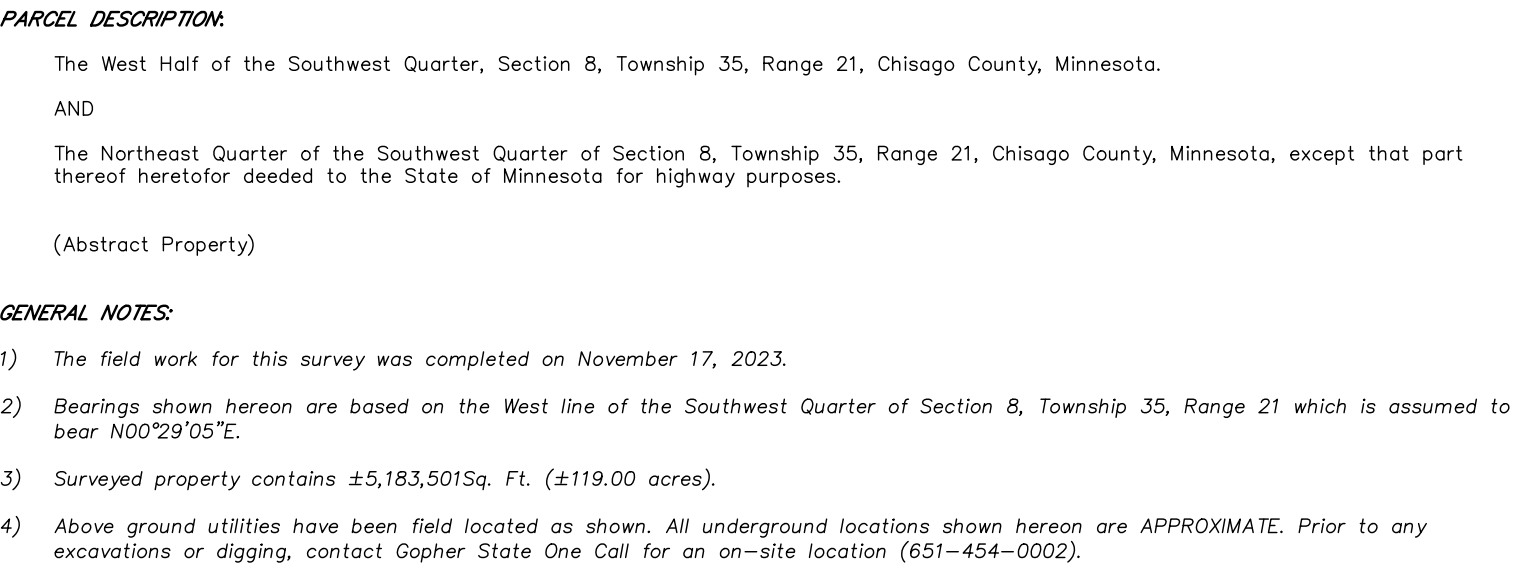
Revisions:
1.

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Avenue, Suite 207
Anoka, Minnesota 55303

MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

COVER

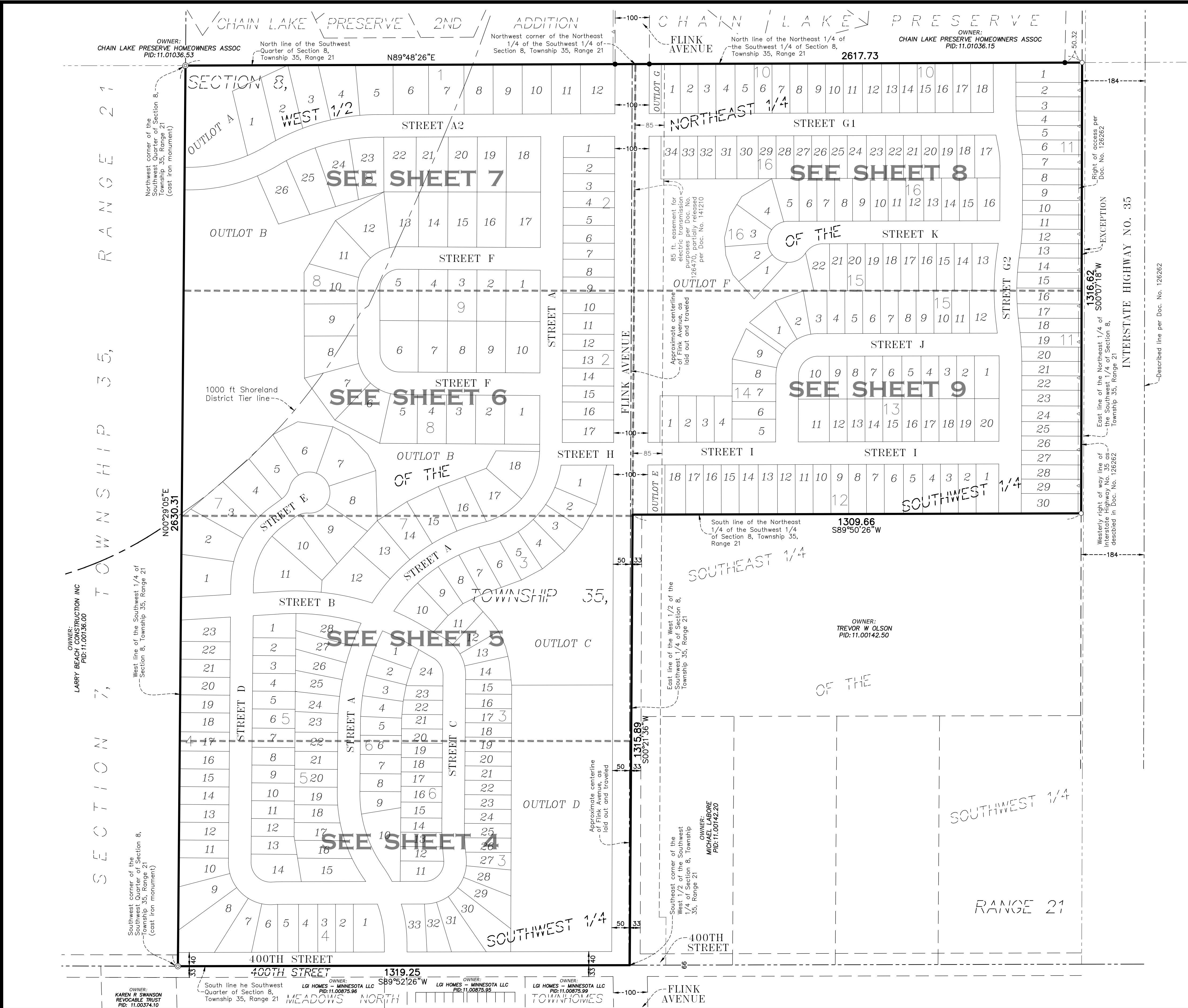
1
of
20



BENCHMARK	
1.	Minnesota Department of Transportation Geodetic GSID Station No. 4775 (MnDot Name BEV MNDT) – Elevation 921.028 ft. (NAVD88)
2.	Minnesota Department of Transportation Geodetic GSID Station No. 85681 (MnDot Name OTTERNESS 2) – Elevation 902.87 ft. (NAVD88)

LEGEND

	- Denotes Chicago County Section Monument, as noted
	- Denotes Found Iron Monument
	- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
	- Denotes Miscellaneous Sign
$\times$ 000.0	- Denotes Existing Spot Elevation
	- Denotes Sanitary Manhole
	- Denotes Guy Wire
	- Denotes Utility Pole
	- Denotes Telephone Box
	- Denotes Television Box
	- Denotes Hand Hole
	- Denotes Soil Boring/Test Hole
u1	- Denotes Underground Telephone
u2	- Denotes Underground Gas
ufo	- Denotes Underground Fiber Optic
ohw	- Denotes Overhead Utility Line(s)
--- -	- Denotes Watermain
- - - -	- Denotes Sanitary Sewer
- > >	- Denotes Storm Sewer
--- Δ ---	- Denotes Right of Access Line
--- x ---	- Denotes Existing Fence as noted
	- Denotes Gravel Surface
	- Denotes Bituminous Surface
	- Denotes Existing 2 Ft. Contour
	- Denotes Existing 10 Ft. Contour



PARCEL DESCRIPTION:

The West Half of the Southwest Quarter, Section 8, Township 35, Range 21, Chisago County, Minnesota.

AND

The Northeast Quarter of the Southwest Quarter of Section 8, Township 35, Range 21, Chisago County, Minnesota, except that part thereof heretofor deeded to the State of Minnesota for highway purposes.

(Abstract Property)

SITE DATA

TOTAL SITE AREA	±119.00 AC.
TOTAL ROW AREA	±26.42 AC.
TOTAL OUTLOT AREA	±22.25 AC.
OUTLOT A	±1.17 AC.
OUTLOT B	±8.02 AC.
OUTLOT C	±3.11 AC.
OUTLOT D (COMMERCIAL)	±5.27 AC.
OUTLOT E	±0.17 AC.
OUTLOT F	±4.39 AC.
OUTLOT G	±0.12 AC.

TOTAL LOT AREA	±70.33 AC.
SMALLEST LOT	±4,667 S.F.
LARGEST LOT	±19,660 S.F.
AVERAGE LOT	±8,958 S.F.
TOTAL NUMBER OF LOTS	342

GROSS DENSITY	2.87 LOTS/AC. (342 LOTS/119.00 AC.)
---------------	--

EXISTING ZONING	COMM./SHORELAND/R1
PROP. ZONING	COMM./SHORELAND/R1/PUD

UTILITIES	AVAILABLE
-----------	-----------

BUILDING SETBACK DATA

SHORELAND LOTS

LOTS 1-7, BLOCK 1; LOTS 8-13	
LOTS 21-26, BLOCK 8	
FRONT	30 FT.
SIDE	6 FT.
SIDE CORNER	30 FT.
REAR SETBACK	30 FT.
MIN. AREA	15,000 SQ.FT.
MIN. LOT WIDTH	75 FT.

STANDARD R-1 LOTS

LOTS 8-12, BLOCK 1; BLOCK 7; LOTS 1-7	
& LOTS 14-21, BLOCK 8; BLOCK 9	
FRONT	30 FT.
SIDE	6 FT.
SIDE CORNER	30 FT.
REAR SETBACK	30 FT.
MIN. AREA	12,000 SQ.FT.
MIN. LOT WIDTH	80 FT.

PUD LOTS

(42 FT, 47 FT, 52 FT, & 62 FT WIDE LOTS)

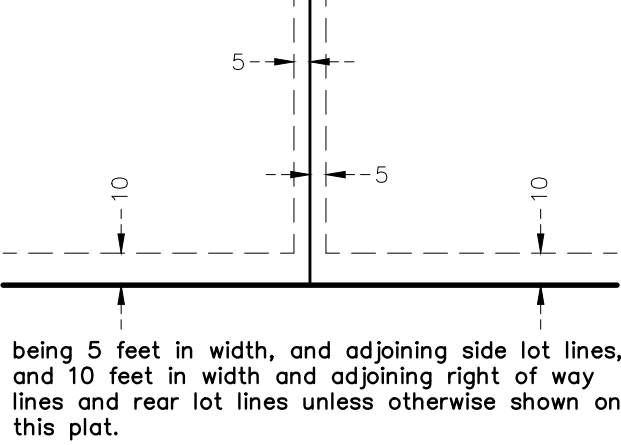
BLOCK 2	
FRONT	25 FT.
SIDE	6 FT.
SIDE CORNER	20 FT.
REAR SETBACK (FLINK AVE)	50 FT.

LOTS 30-33, BLOCK 3 & LOTS 1-8, BLOCK 4	
FRONT	25 FT.
SIDE	6 FT.
SIDE CORNER	20 FT.
REAR SETBACK (400TH STREET)	50 FT.

LOTS 1-29, BLOCK 3; LOTS 9-23, BLOCK 4;	
BLOCKS 5, 6, 10, 12, 13, 14, 15, 16	
FRONT	25 FT.
SIDE	6 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.

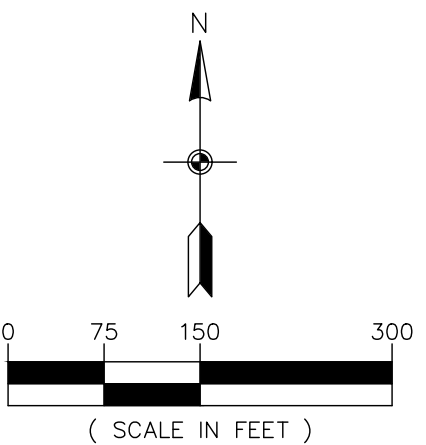
BLOCK 11	
FRONT	25 FT.
SIDE	6 FT.
SIDE CORNER	20 FT.
REAR SETBACK (INTERSTATE 35)	50 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



LEGEND

- - Denotes Chisago County Section Monument, as noted
- - Denotes Found Iron Monument, marked with RLS 20262
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



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FAX 763.489.7959
CARLSONMCCAIN.COM**

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 5/3/24 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 5/3/24
FILE NO: 1619

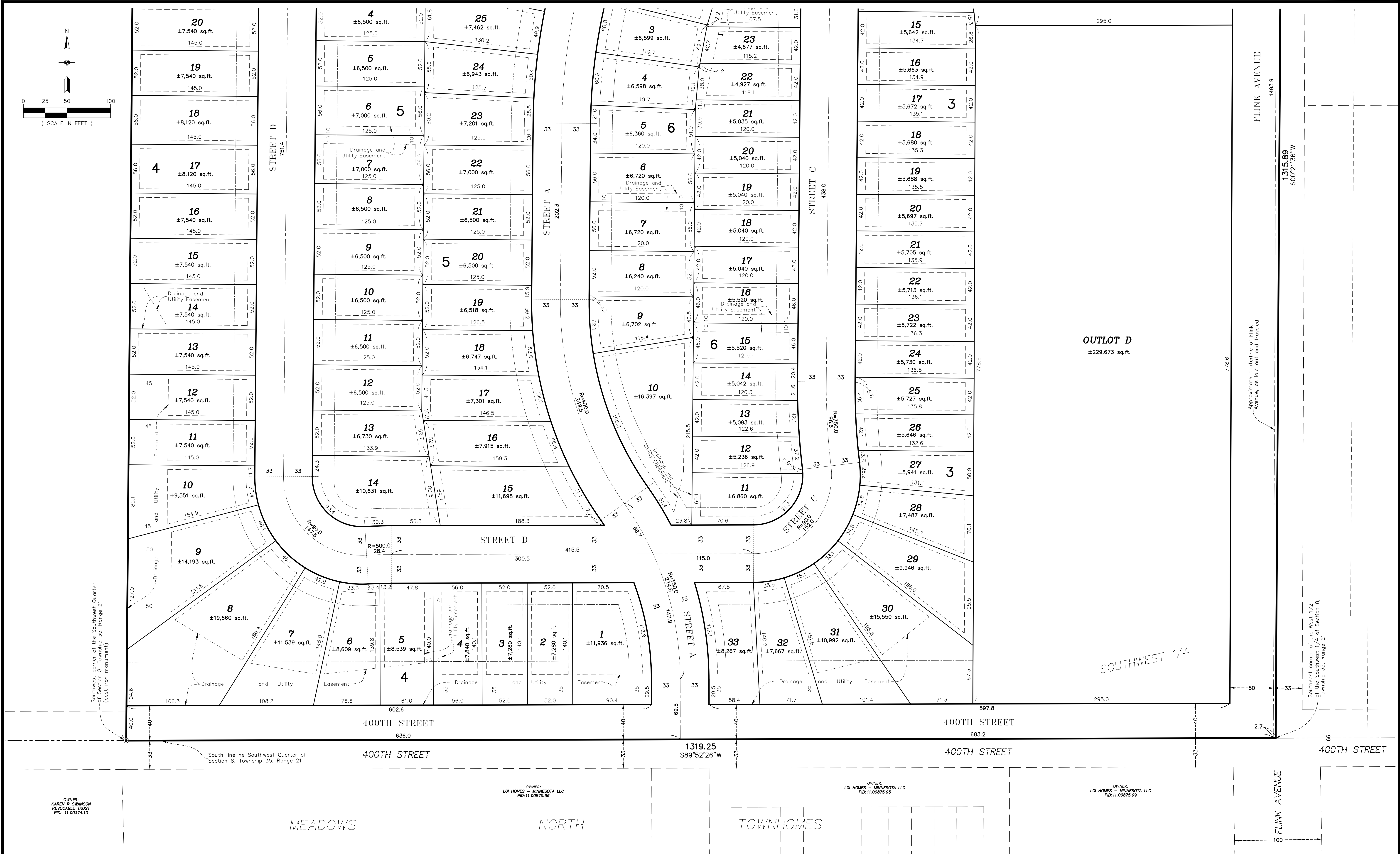
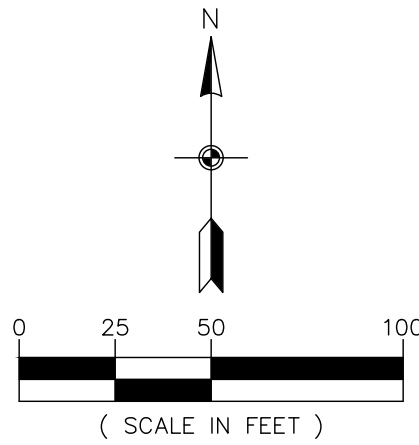
Revisions:

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2850 Cutters Grove Avenue, Suite 207
Anoka, Minnesota 55303

MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

PRELIMINARY PLAT INDEX

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of
20



OWNER:
KAREN R. SWANSON
REVOCABLE TRUST
PID: 11.00374.10

OWNER:
LGI HOMES - MINNESOTA LLC
PID: 11.00875.96

OWNER:
LGI HOMES - MINNESOTA LLC
PID: 11.00875.95

OWNER:
LGI HOMES - MINNESOTA LLC
PID: 11.00875.99



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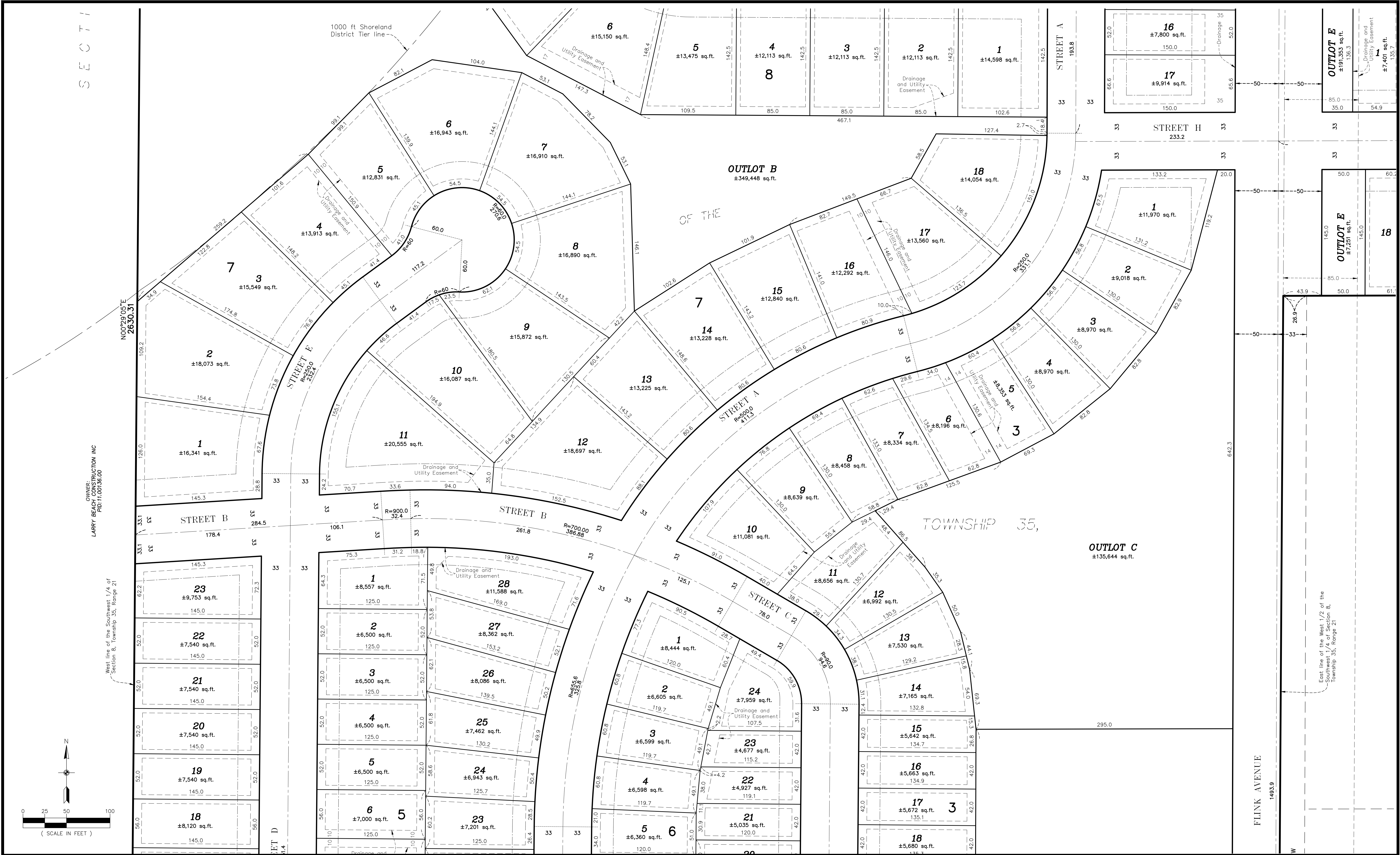
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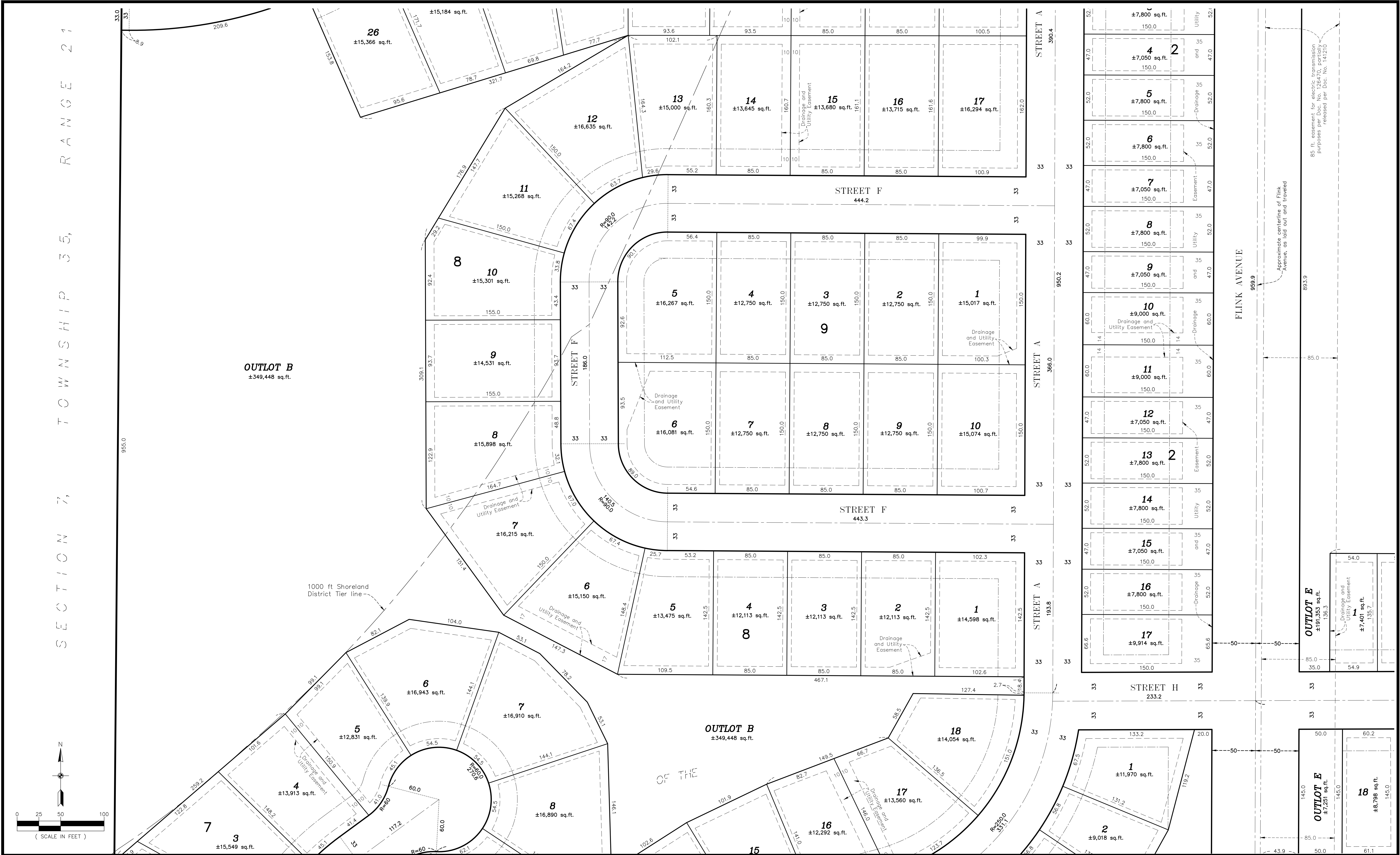
MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

PRELIMINARY PLAT

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of
20



 CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 5/3/24 License #: 40361	DRAWN BY: NJS ISSUE DATE: 5/3/24 FILE NO: 1619	Revisions:	LGI HOMES - MINNESOTA, LLC 2850 Cutters Grove Avenue, Suite 207 Anoka, Minnesota 55303	MEADOWS RIDGE NORTH BRANCH, MINNESOTA	PRELIMINARY PLAT	5 of 20
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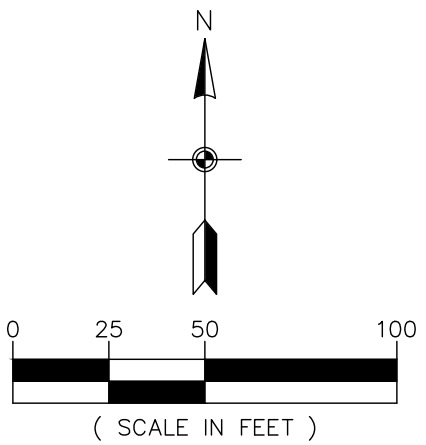


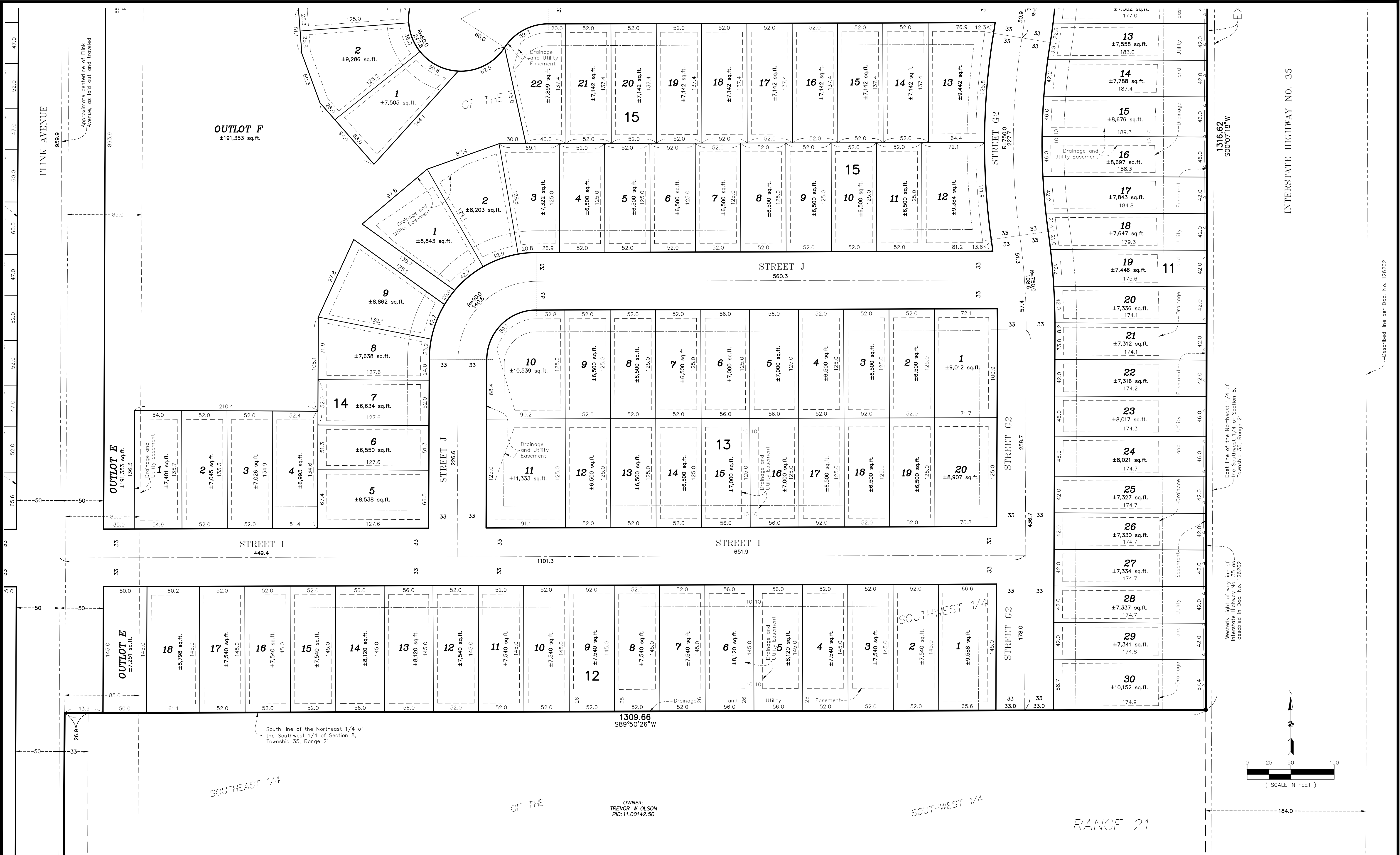
	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota	Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 5/3/24 License #: 40361	DRAWN BY: NJS ISSUE DATE: 5/5/24 FILE NO: 1619	Revisions:	LGI HOMES - MINNESOTA, LLC 2850 Cutters Grove Avenue, Suite 207 Anoka, Minnesota 55303	MEADOWS RIDGE NORTH BRANCH, MINNESOTA	PRELIMINARY PLAT	6 of 20
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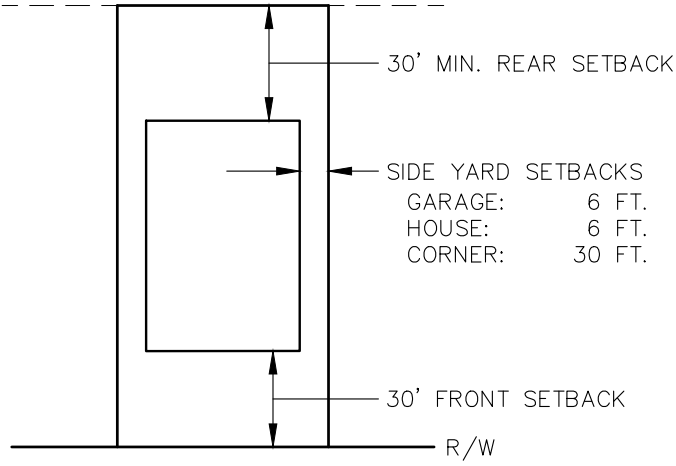
 CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 5/3/24 License #: 40361	DRAWN BY: NJS ISSUE DATE: 5/3/24 FILE NO: 1619	Revisions:	LGI HOMES - MINNESOTA, LLC 2850 Cutters Grove Avenue, Suite 207 Anoka, Minnesota 55303	MEADOWS RIDGE NORTH BRANCH, MINNESOTA	PRELIMINARY PLAT	7 of 20
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SHORELAND & STANDARD R1 LOTS

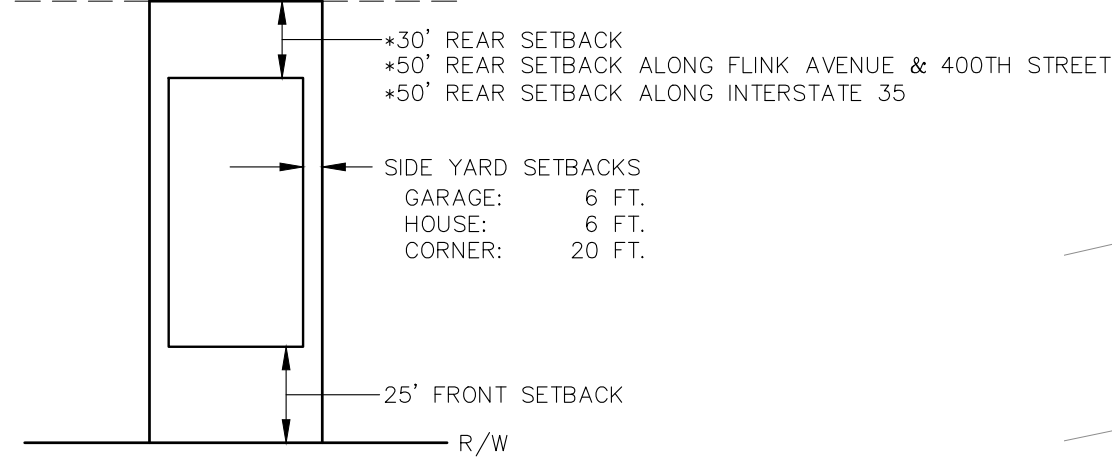
SHORELAND: (MIN LOT WIDTH 75', MIN LOT AREA 15,000 S.F.)
STANDARD R1: (MIN LOT WIDTH 80', MIN LOT AREA 12,000 S.F.)



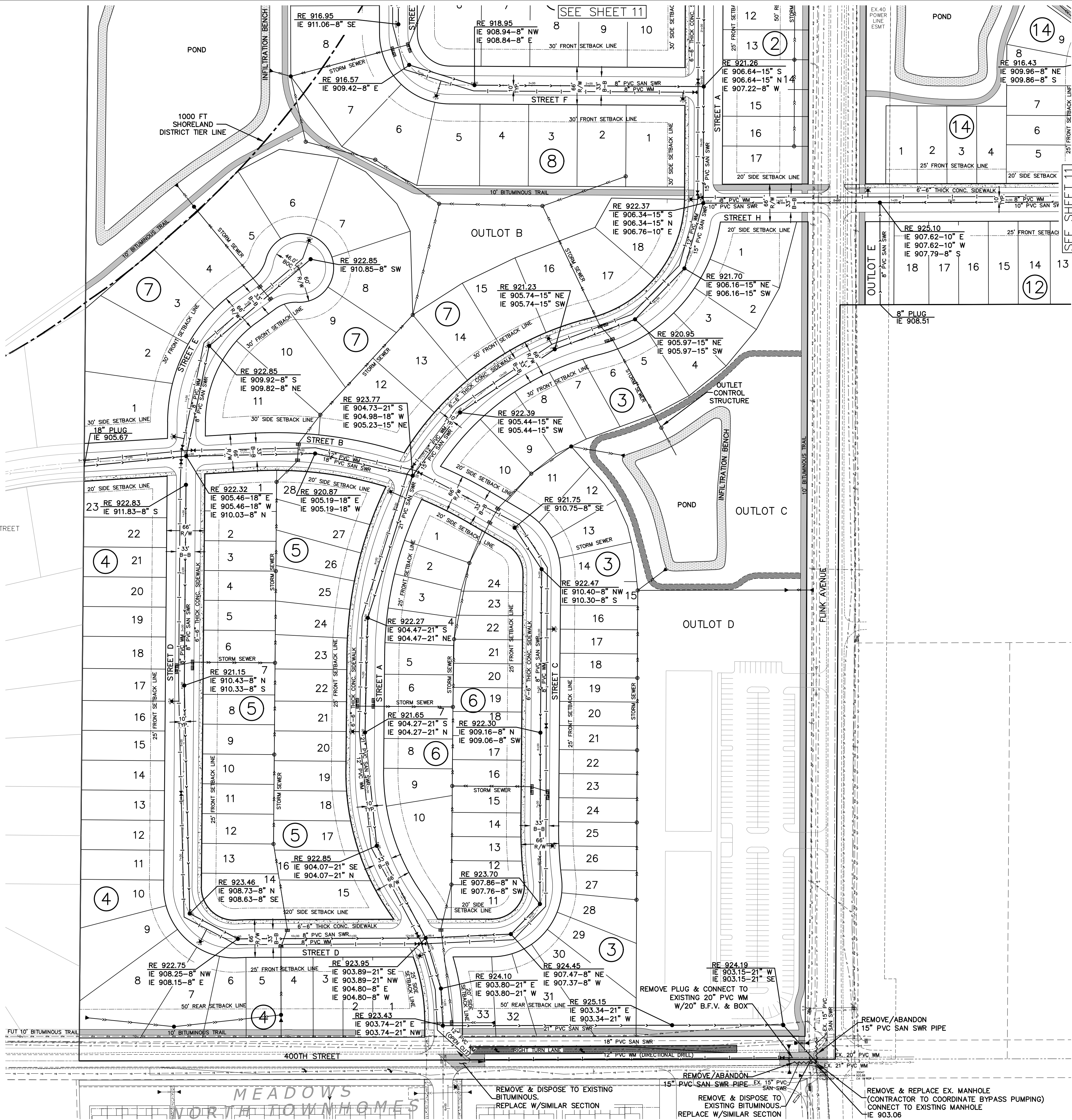
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

PUD LOTS

(42', 47', 52', & 62' WIDE LOTS)

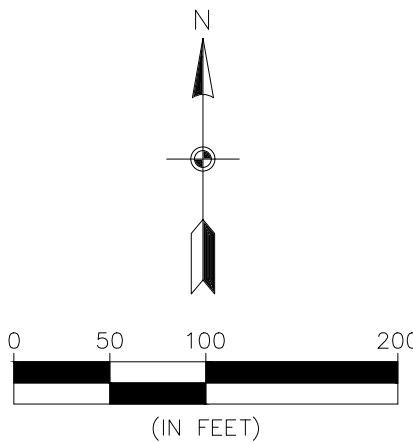


TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W



SITE PLAN LEGEND

EXISTING	PROPOSED
LIGHT POLE	
SANITARY MANHOLE	
MISCELLANEOUS SIGN	
EXISTING SPOT ELEVATION	
EXISTING TREE	
TELEVISION BOX	
FIRE HYDRANT	
FLUSHING HYDRANT	
GATE VALVE	
CLEANOUT	
ELECTRIC BOX	
GAS METER	
CATCH BASIN	
RAIN GUARDIAN	
ELECTRIC METER	
TELEPHONE BOX	
UTILITY POLE	
FLARED END SECTION	
STORM MANHOLE	
SERVICE	
SOIL BORING/TEST HOLE	
RETAINING WALL	
WATERMAIN	
SANITARY SEWER	
FORCEMAIN	
STORM SEWER	
PROPERTY LINE	
SETBACK LINE	
CURB	
WETLAND	
DITCH	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND GAS	
UNDERGROUND FIBEROPTIC	
FENCE	
OVERHEAD ELECTRIC	
CONCRETE SURFACE	
BITUMINOUS SURFACE	



BENCHMARK
1. Minnesota Department of Transportation Geodetic GSD Station No. 4775 (MnDot Name BEV MNDT) - Elevation 921.028 ft. (NAVD88)
2. Minnesota Department of Transportation Geodetic GSD Station No. 65691 (MnDot Name OTTERNESS 2) - Elevation 902.87 ft. (NAVD88)



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Signature: *Brian J. Krystofiak*
Date: 5/3/24 License #: 25063

Drawn: LOC
Designed: BJK
Date: 5/3/24

Revisions:
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2850 Cutters Grove Avenue, Suite 207
Anoka, Minnesota 55303

MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

PRELIMINARY SITE
& UTILITY PLAN

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of
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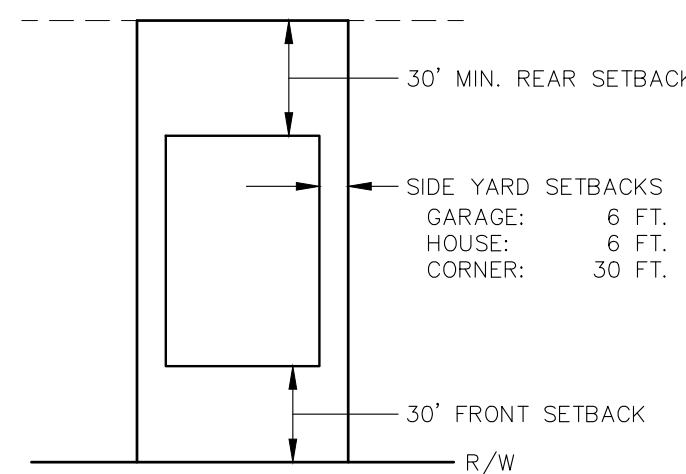
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SITE PLAN LEGEND

EXISTING	PROPOSED
LIGHT POLE	
SANITARY MANHOLE	
MISCELLANEOUS SIGN	
EXISTING SPOT ELEVATION	
EXISTING TREE	
TELEVISION BOX	
FIRE HYDRANT	
FLUSHING HYDRANT	
GATE VALVE	
CLEANOUT	
ELECTRIC BOX	
GAS METER	
CATCH BASIN	
RAIN GUARDIAN	
ELECTRIC METER	
TELEPHONE BOX	
UTILITY POLE	
FLARED END SECTION	
STORM MANHOLE	
SERVICE	
SOIL BORING/TEST HOLE	
RETAINING WALL	
WATERMAIN	
SANITARY SEWER	
FORCEMAIN	
STORM SEWER	
PROPERTY LINE	
SETBACK LINE	
CURB	
WETLAND	
DITCH	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND GAS	
UNDERGROUND FIBEROPTIC	
FENCE	
OVERHEAD ELECTRIC	
CONCRETE SURFACE	
BITUMINOUS SURFACE	

SHORELAND & STANDARD R1 LOTS

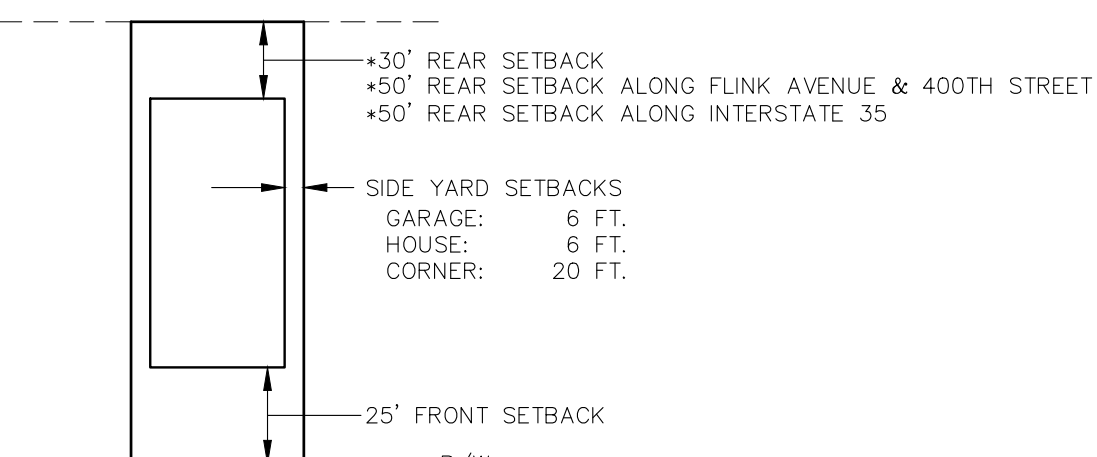
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PUD LOTS

(42', 47', 52', & 62' WIDE LOTS)



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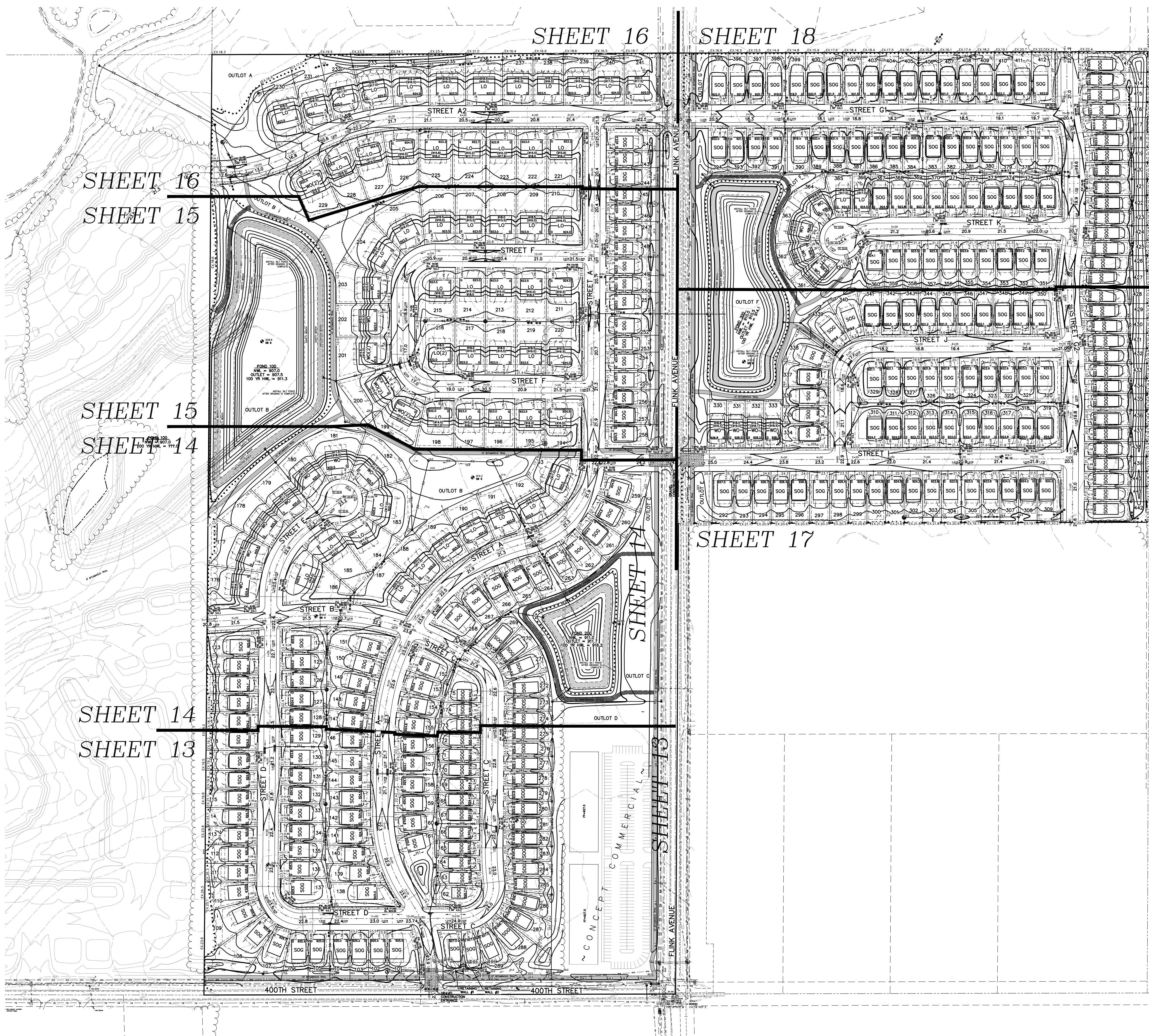
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MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

**PRELIMINARY SITE
& UTILITY PLAN**

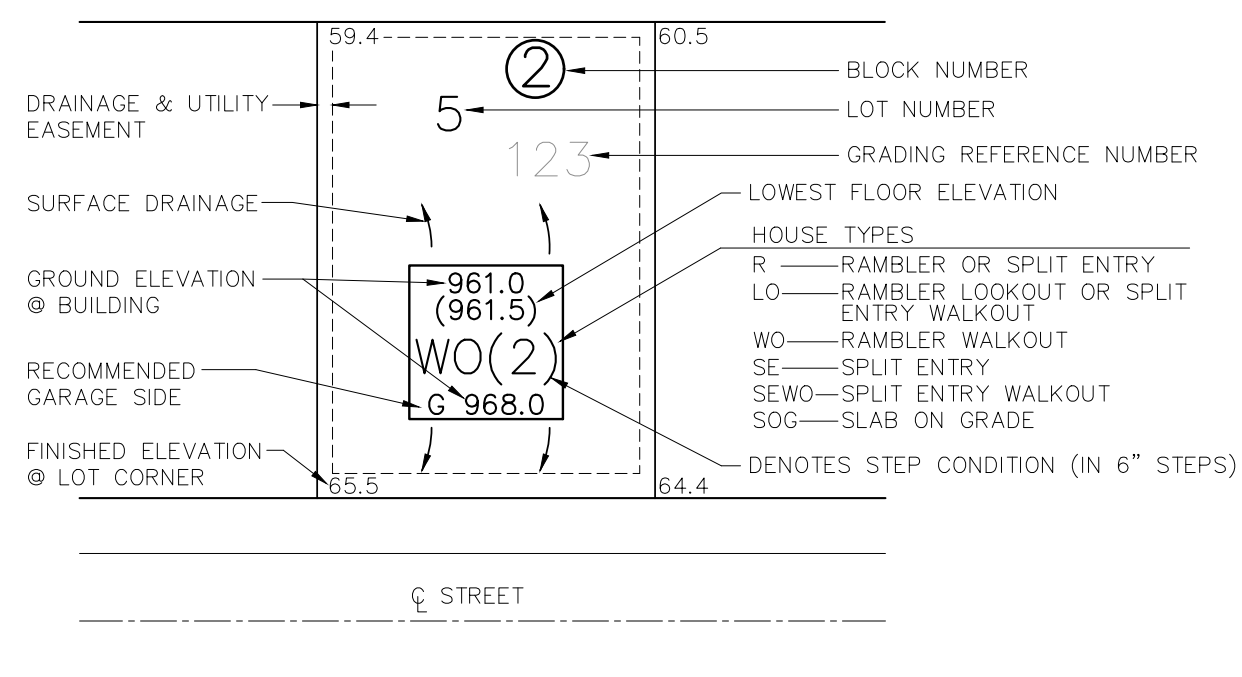
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#7226-03



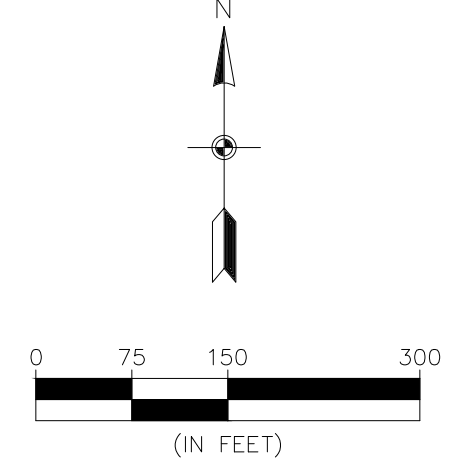
LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	-----
EASEMENT LINE	-----
CURB LINE	=====
BITUMINOUS	=====
CONCRETE	=====
SANITARY SEWER	-----
STORM SEWER	-----
WATER MAIN	-----
OVERHEAD UTILITY	-----
STORM CATCH BASIN	-----
STORM MANHOLE	-----
OUTLET CONTROL STRUCTURE	-----
MANHOLE	-----
HYDRANT	-----
GATE VALVE	-----
TELEVISION BOX	-----
TELEPHONE BOX	-----
UTILITY POLE	-----
RETAINING WALL	-----
FENCE	-----
10' CONTOUR	-----
2' CONTOUR	-----
FEMA FLOOD PLAIN	-----
WETLAND LINE	-----
SPOT ELEVATION	00.0
EMERGENCY OVERFLOW	E.O.F.
SILT FENCE	000.0
(STANDARD DTL #2001)	-----
TREE FENCE	-----
TREELINE	-----
SOIL BORING	-----

GRADING PLAN LOT KEY



WETLAND SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS.



BENCHMARK
1. Minnesota Department of Transportation Geodetic GSD Station No. 4775 (MnDot Name BEV MNDT) - Elevation 921.028 ft. (NAVD88)
2. Minnesota Department of Transportation Geodetic GSD Station No. 85691 (MnDot Name OTTERNESS 2) - Elevation 902.87 ft. (NAVD88)



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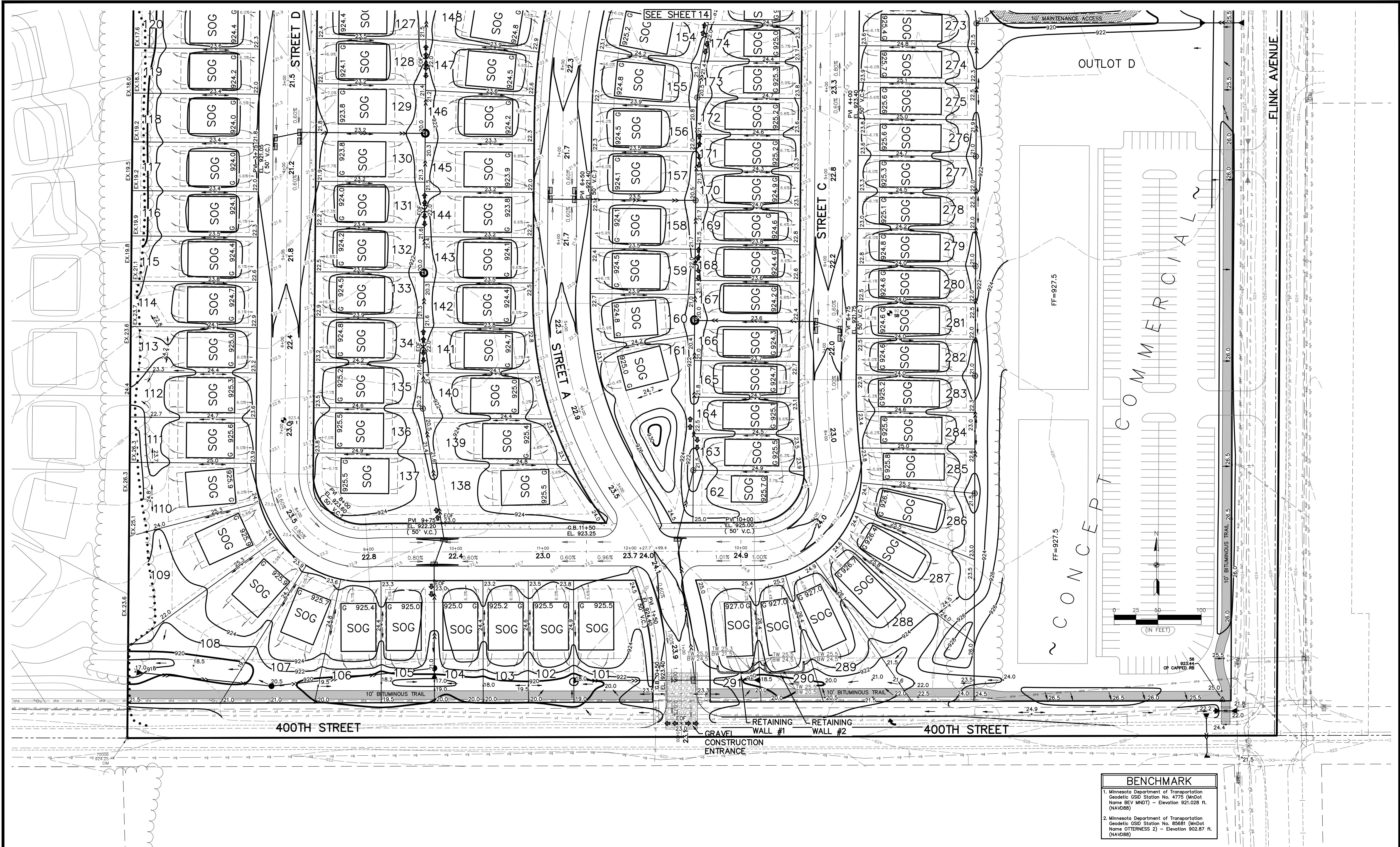
Revisions:
1.

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2850 Cutters Grove Avenue, Suite 207
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MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

GRADING INDEX

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of
20





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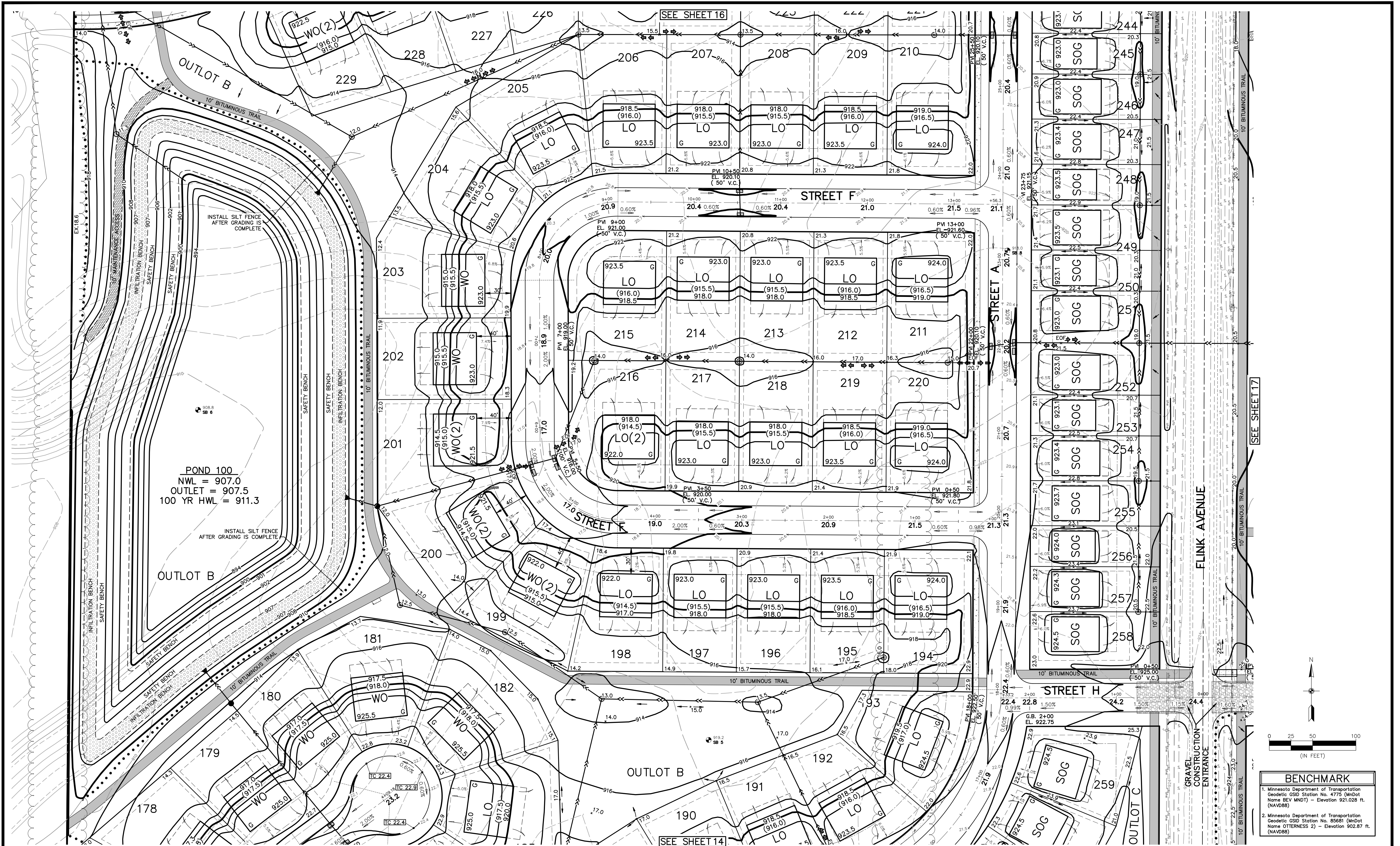
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MEADOWS RIDGE
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**PRELIMINARY GRADING
& EROSION CONTROL PLAN**





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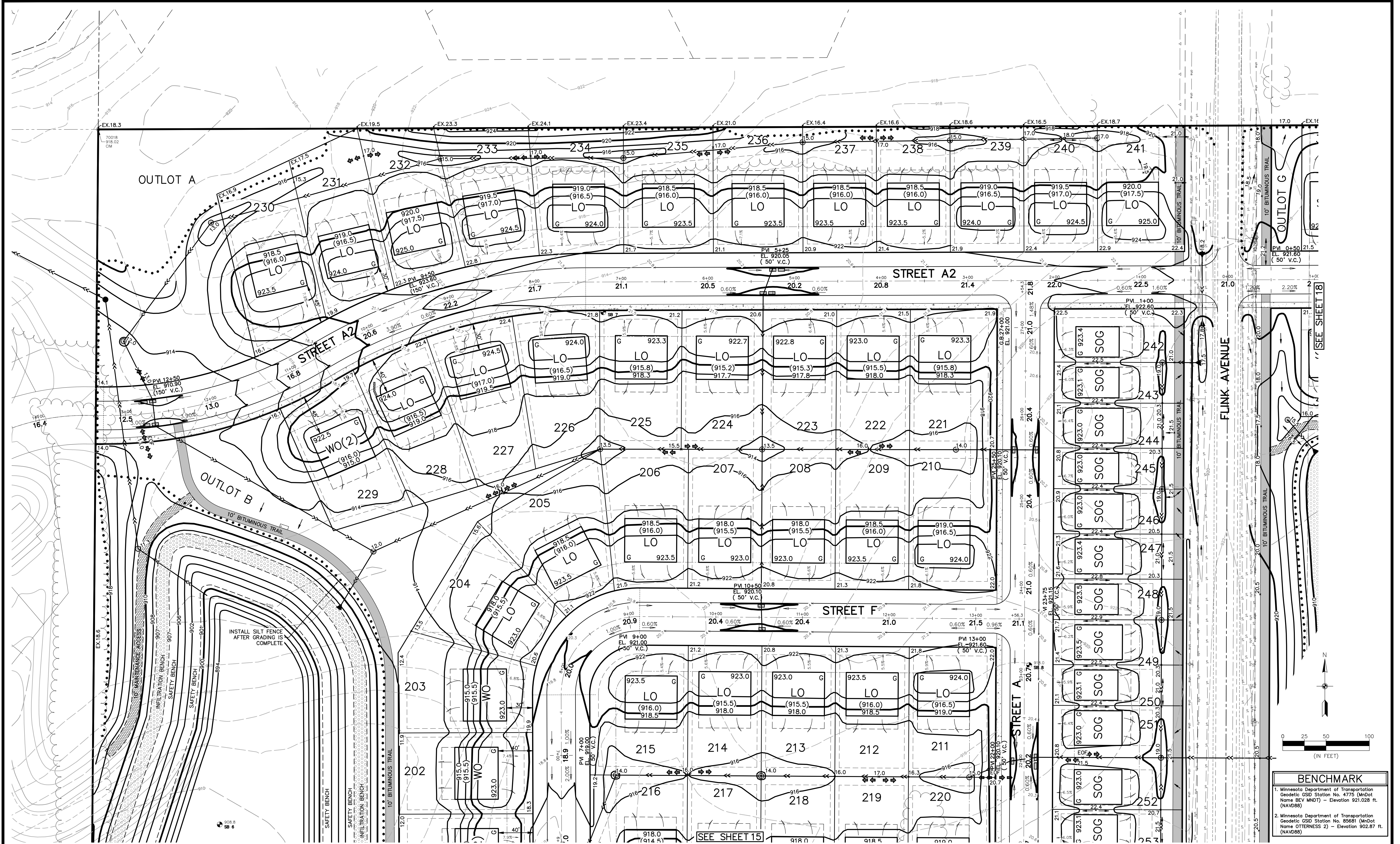
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SEE SHEET 14

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**PRELIMINARY GRADING
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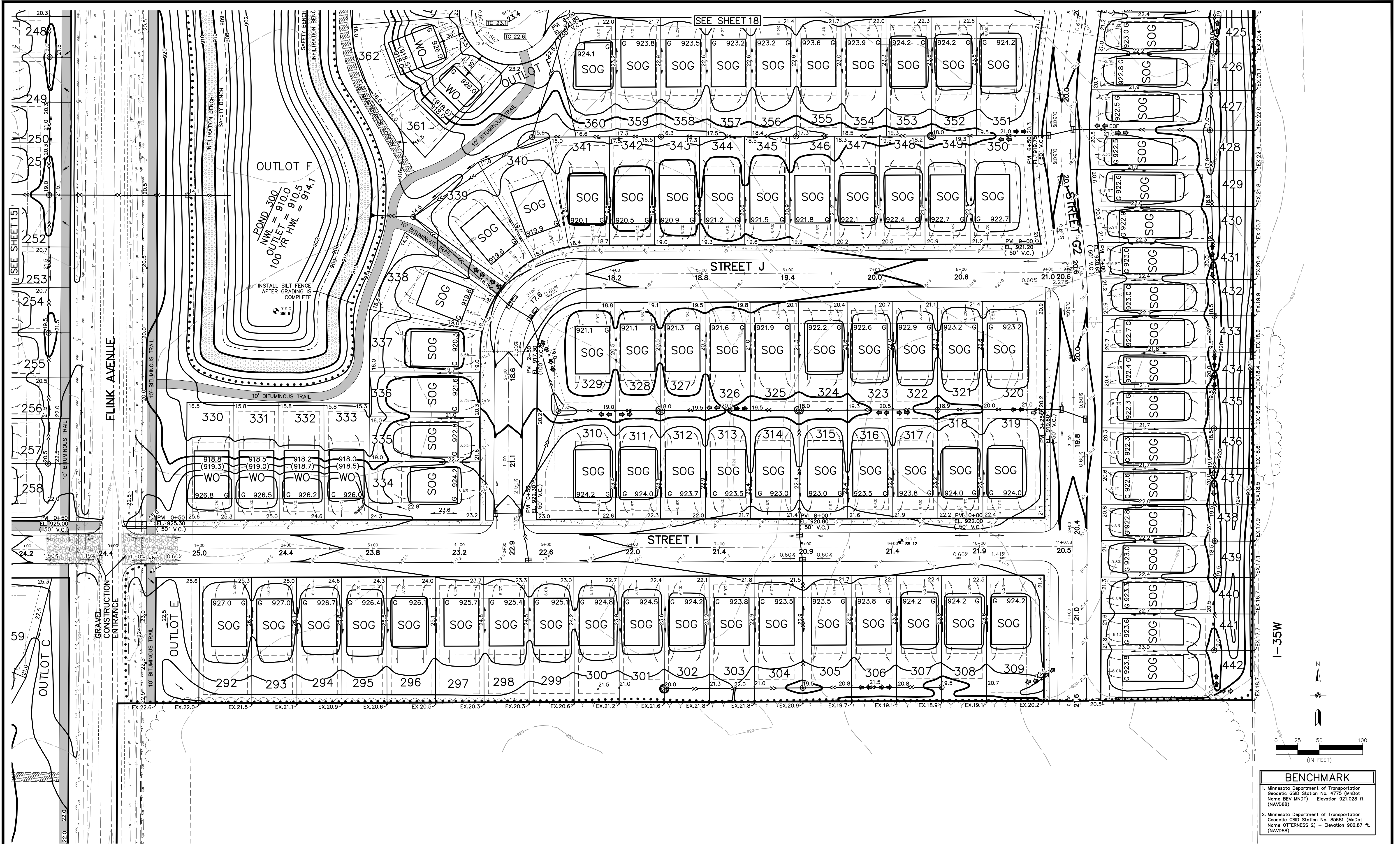
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& EROSION CONTROL PLAN**



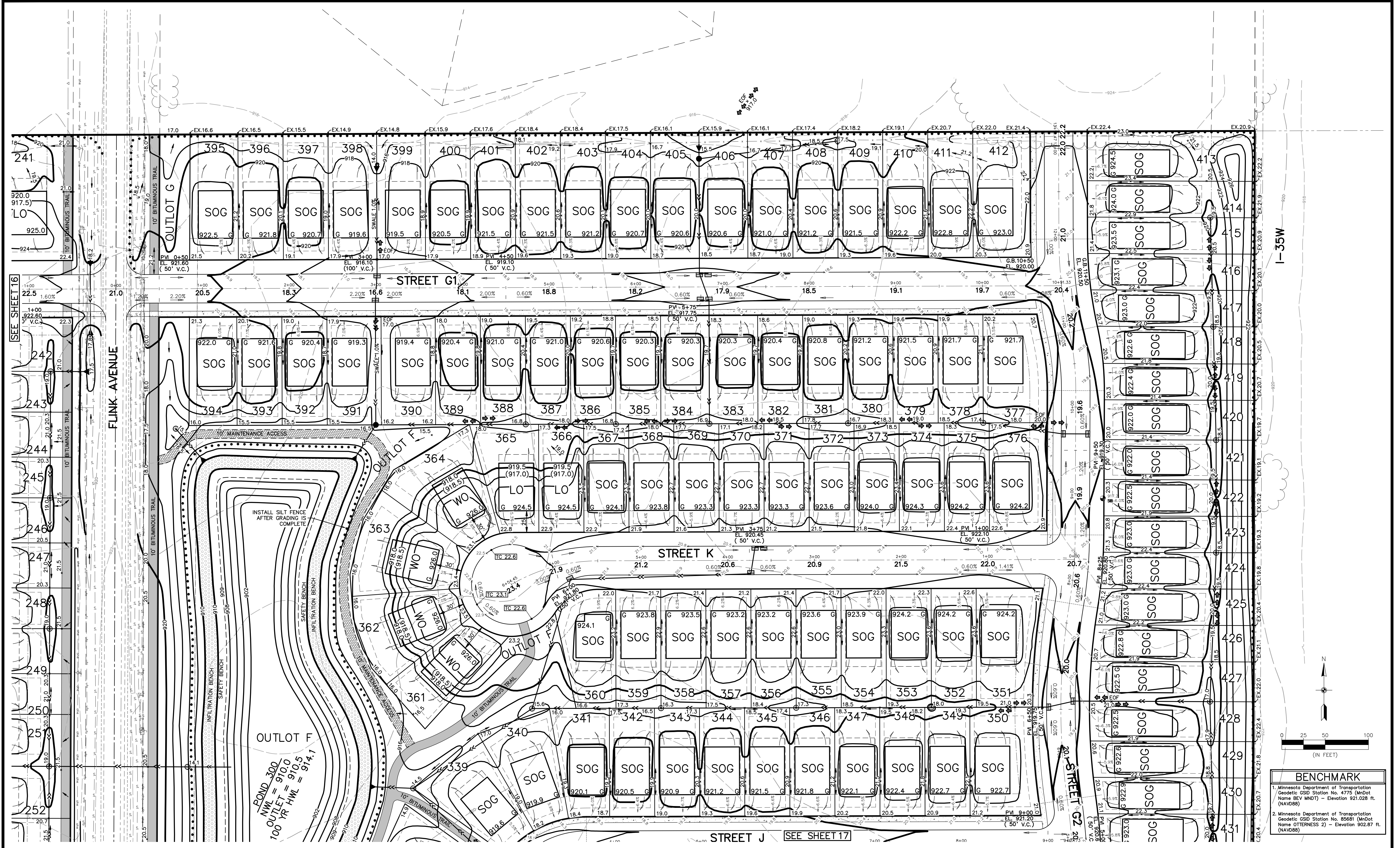


Diagram illustrating the installation of a T-Post or wood stake into a trench. The diagram shows a cross-section of the trench and the surrounding soil. The trench is filled with compacted backfill (6"x6" TRENCH (COMPACTED BACKFILL)). The T-Post or wood stake is anchored with a metal T-Post or wood stake (ANCHOR W/ METAL T-POST OR WOOD 2"x2" STAKE). The filter fabric (36" MAX. HEIGHT) is placed over the trench, with an opening in the fabric weave less than 212 μm. The trench is 24" MIN. deep. The surrounding soil is undisturbed (UNDISTURBED SOIL). The direction of flow is indicated by an arrow pointing left.

Diagram illustrating the installation of tree fencing. The diagram shows a cross-section of the ground with a horizontal line representing the ground surface. Below the surface, a hatched area represents the soil. A vertical line represents the tree trunk. To the left of the tree trunk, a vertical line represents the anchor post, labeled "ANCHOR W/ METAL T-POST OR WOOD 2\"X2\" STAKE". To the right of the tree trunk, a vertical line represents the copolymer barrier fencing, labeled "COPOLYMER BARRIER FENCING (48\" HEIGHT)". The distance between the tree trunk and the anchor post is labeled "12\" MIN.". The distance between the tree trunk and the copolymer barrier fencing is labeled "UNDISTURBED SOIL".

NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST
4. SEE MNDOT SPECIFICATION 2572.

Technical drawing of a manhole structure, showing a plan view and a cross-section view.

Plan View (Top):

- Shows a circular manhole structure.
- Two rectangular openings are shown, labeled: **GALVANIZED GRATE (SPLIT) 4"X4" OPENINGS**.

Cross-Section View (Bottom):

- Shows the vertical structure of the manhole.
- Key dimensions and elevations:
 - Top elevation: **916.9**
 - Opening diameter: **48" DIA.**
 - Inner wall elevation: **914.0**
 - Bottom elevation: **910.0**
 - Orifice elevation: **911.7**
 - Bottom right elevation: **910.5**
 - Bottom left elevation: **908.0**
- Flow characteristics:
 - 18" RCP FLOW** (indicated by arrows pointing into the manhole).
 - 6" ORIFICE** (indicated by an arrow pointing to the opening).
 - 18" RCP FLOW** (indicated by an arrow pointing out of the manhole).
- Other features:
 - NWL POND 200** (Northwest Pond 200, indicated by a dashed line).
 - 1' MIN.** (Minimum depth, indicated by a vertical dimension line).

Diagram illustrating the cross-section of a pond/forebay structure, showing various layers and dimensions:

- OUTLET EL = 914.0**
- NWL/BENCH EL = 913.5**
- 10:1 SAFETY BENCH**
- POND/FOREBAY**
- 10'** (width dimension)
- 4:1 MAX** (slope ratio)
- 18'** (depth dimension)
- PLANT W/ MNDOT SEED MIX 33-261 W/ EROSION CONTROL BLANKET**
- VARIABLES (SEE PLAN)**
- *INFILTRATION MEDIUM**
 - 85% HOMOGENEOUS SAND
 - 15% ORGANIC LEAF COMPOST
- UNDISTURBED, UNCOMPACTED SOIL**
- *USE ON-SITE SOILS TO THE EXTENT POSSIBLE. MATERIALS TO BE VERIFIED BY GEOTECHNICAL ENGINEER.**

Diagram illustrating the cross-section of a rock curb. The curb is composed of a base layer of rock and a top layer of concrete. The concrete layer is labeled "EXISTING ROADWAY". The rock layer is labeled "2" CLEAR ROCK (MIN.)". The total height of the curb is labeled "6" MIN.". The width of the curb is labeled "50" MIN.". The diagram shows the curb is constructed from a base layer of rock and a top layer of concrete.

A cross-sectional diagram of a ditch or drainage system. The top surface is labeled "100 (WITH INFILTRATION)". The ditch has multiple sections with different slopes and widths. Key features include:

- Slopes:** Several sections are labeled with a slope ratio of "10:1".
- Benching:** Two horizontal sections are labeled "15' INFILTRATION BENCH".
- Groundwater Level:** A dashed line indicates the "ANTICIPATED GROUNDWATER LEVEL".
- N.W.L.:** A label points to the "NATURAL WATER LEVEL" at the top of the ditch.
- Bottom Profile:** The bottom of the ditch is shown with varying depths, labeled "VARIES".
- Dimensions:** Horizontal dimensions of 15' and 10' are indicated for several sections.
- Other Labels:** "BOTTOM" and "VARIES" are used to indicate the lowest point and its variable nature.

[illegible]

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT PROFILE

STREET PROFILE

DIRECTION OF FLOW (LOT)

DIRECTION OF FLOW (STREET)

0.5'

0.5'

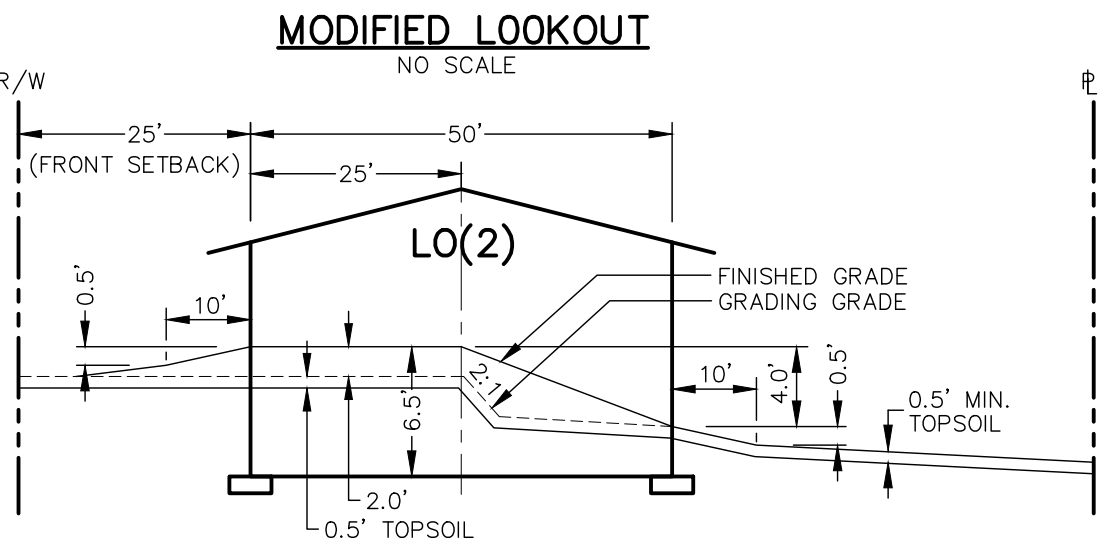
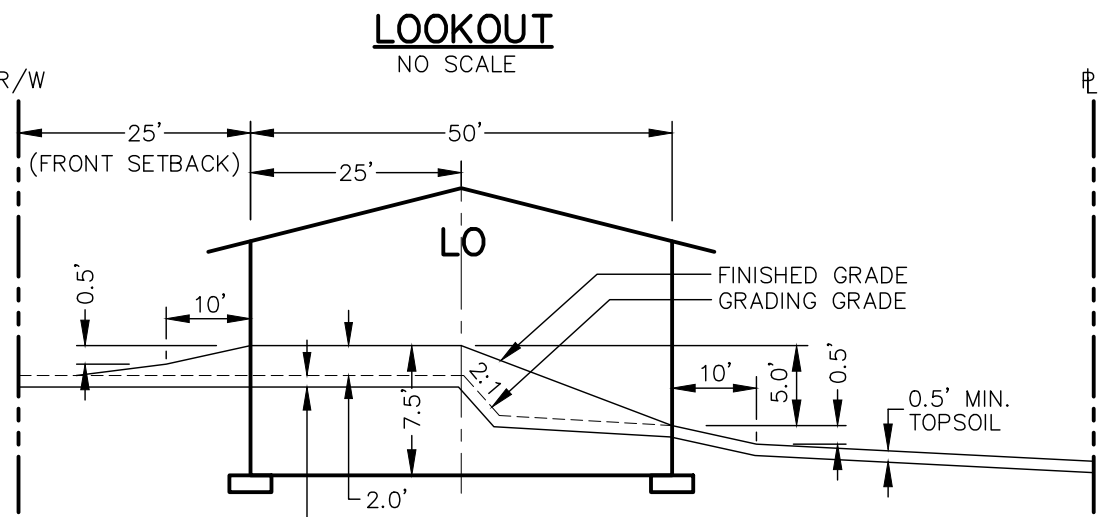
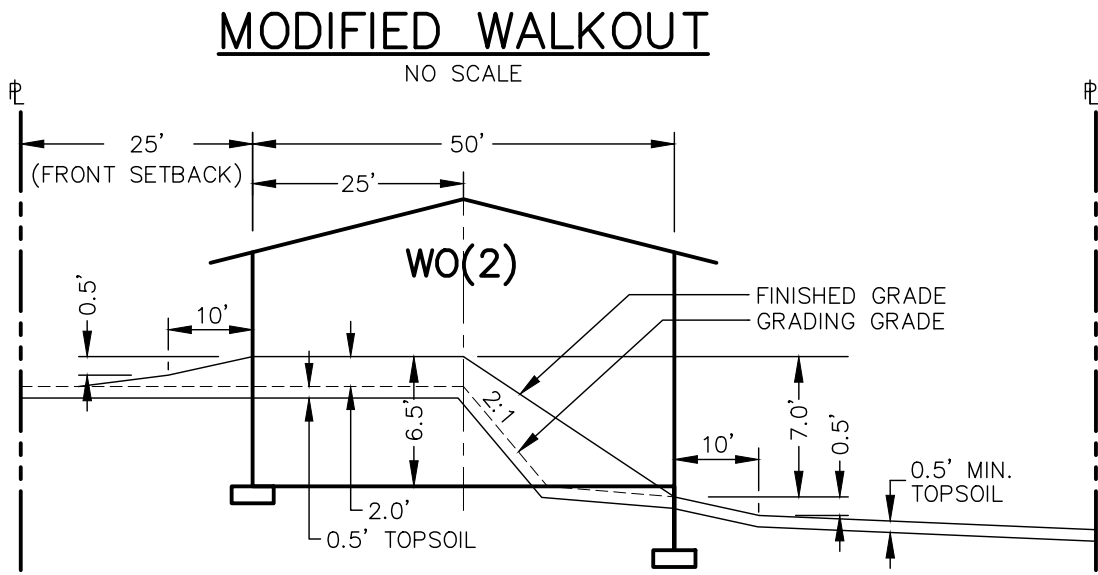
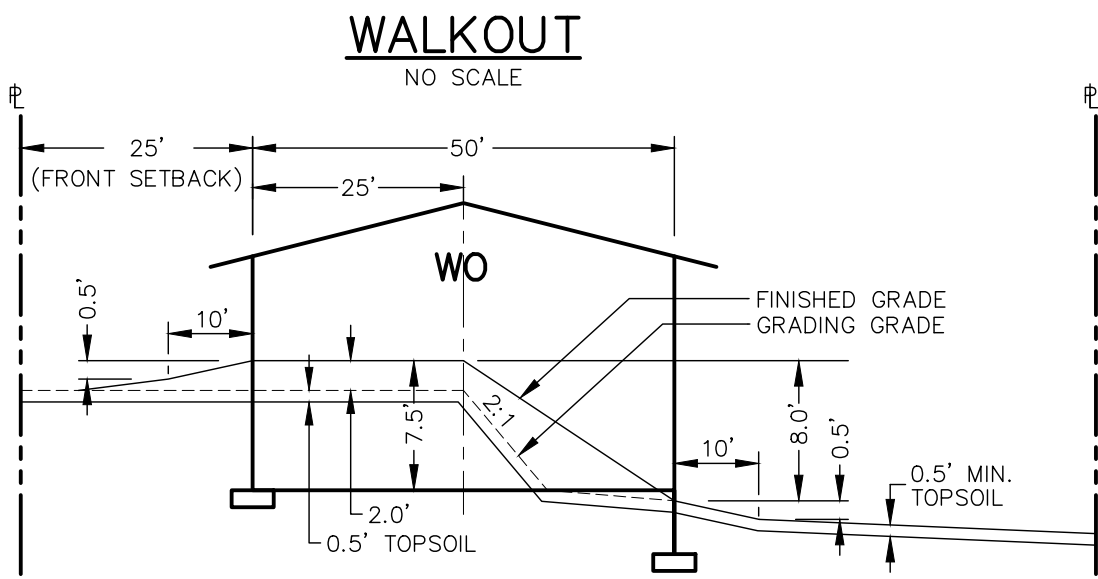
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LOT LINE

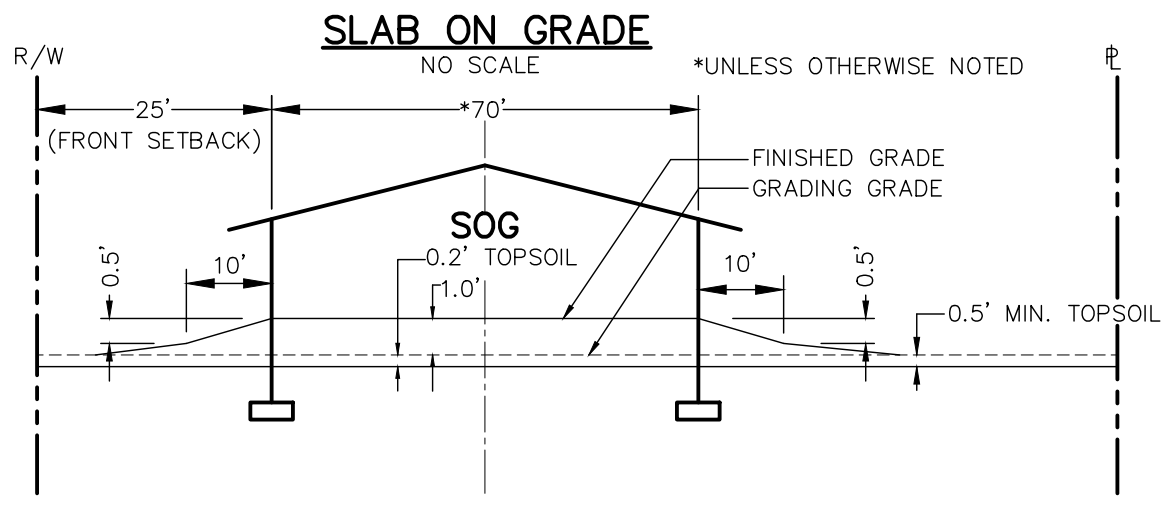
LOT LINE

LOT LINE

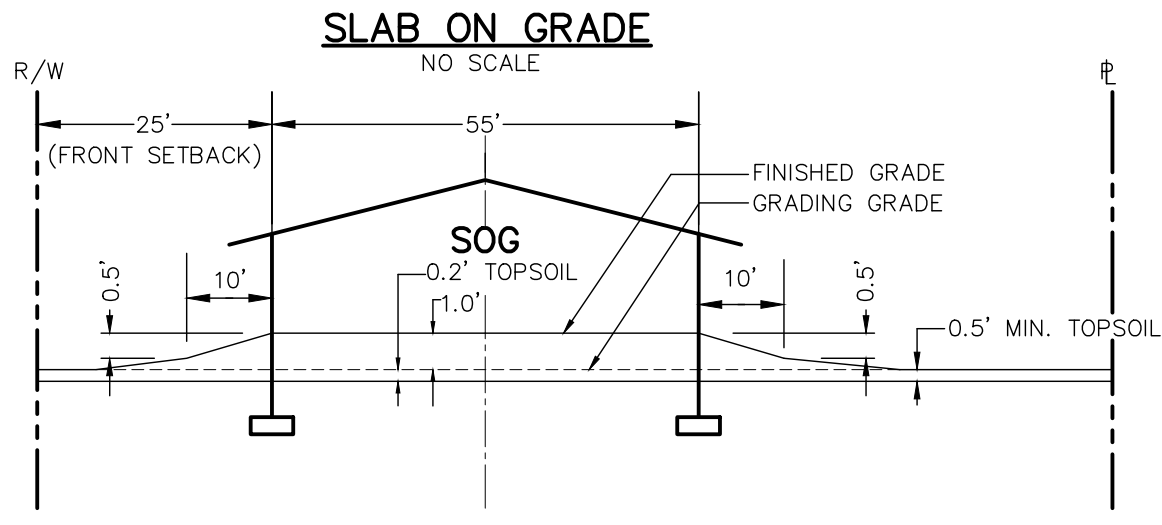
SHORELAND & R1 LOTS



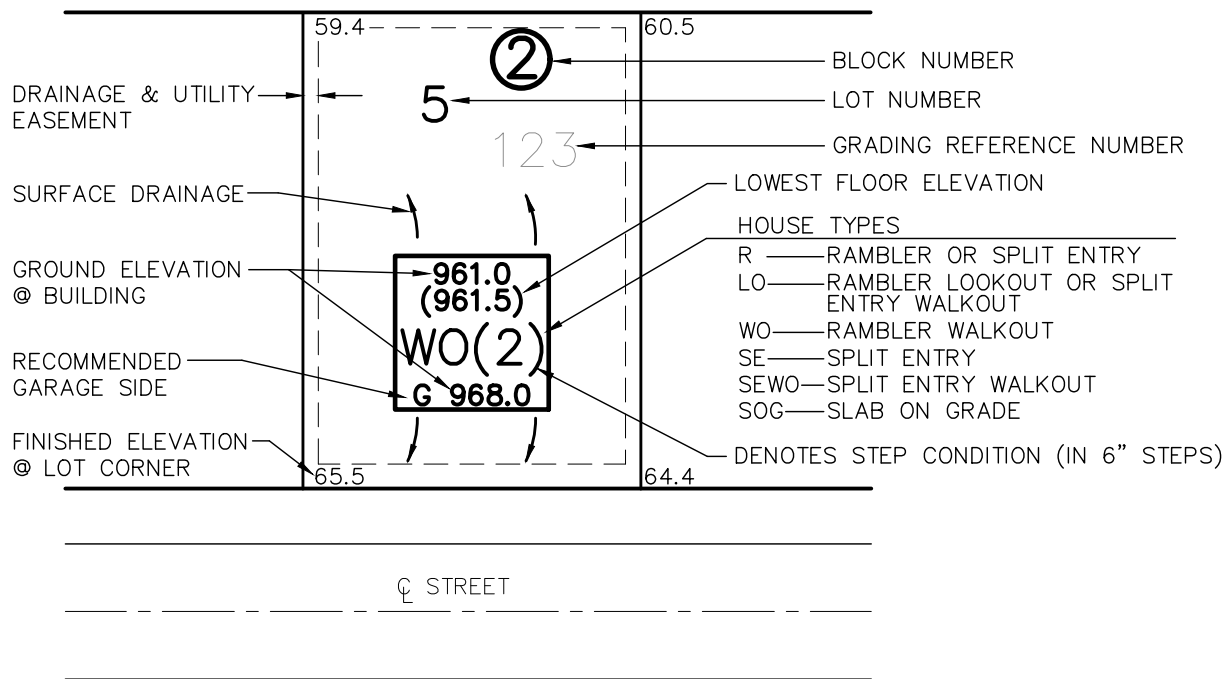
42' LOTS



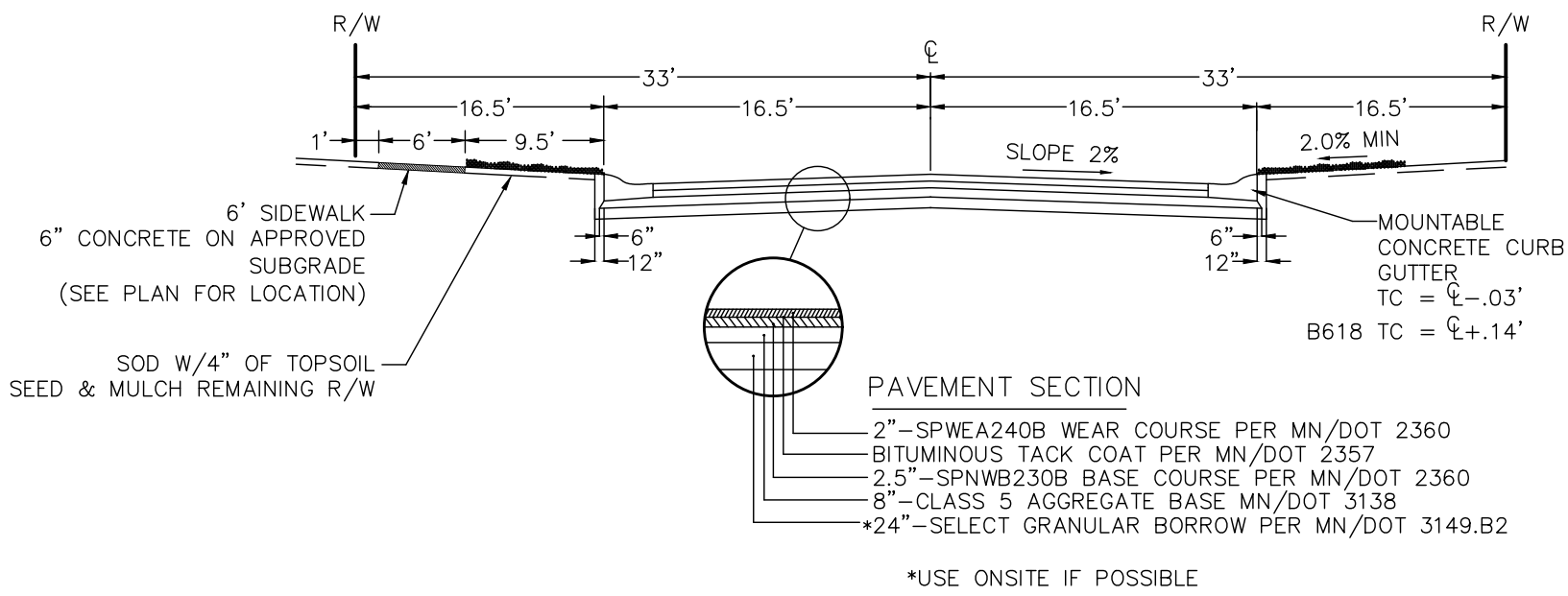
47', 52', & 62' LOTS



GRADING PLAN LOT KEY

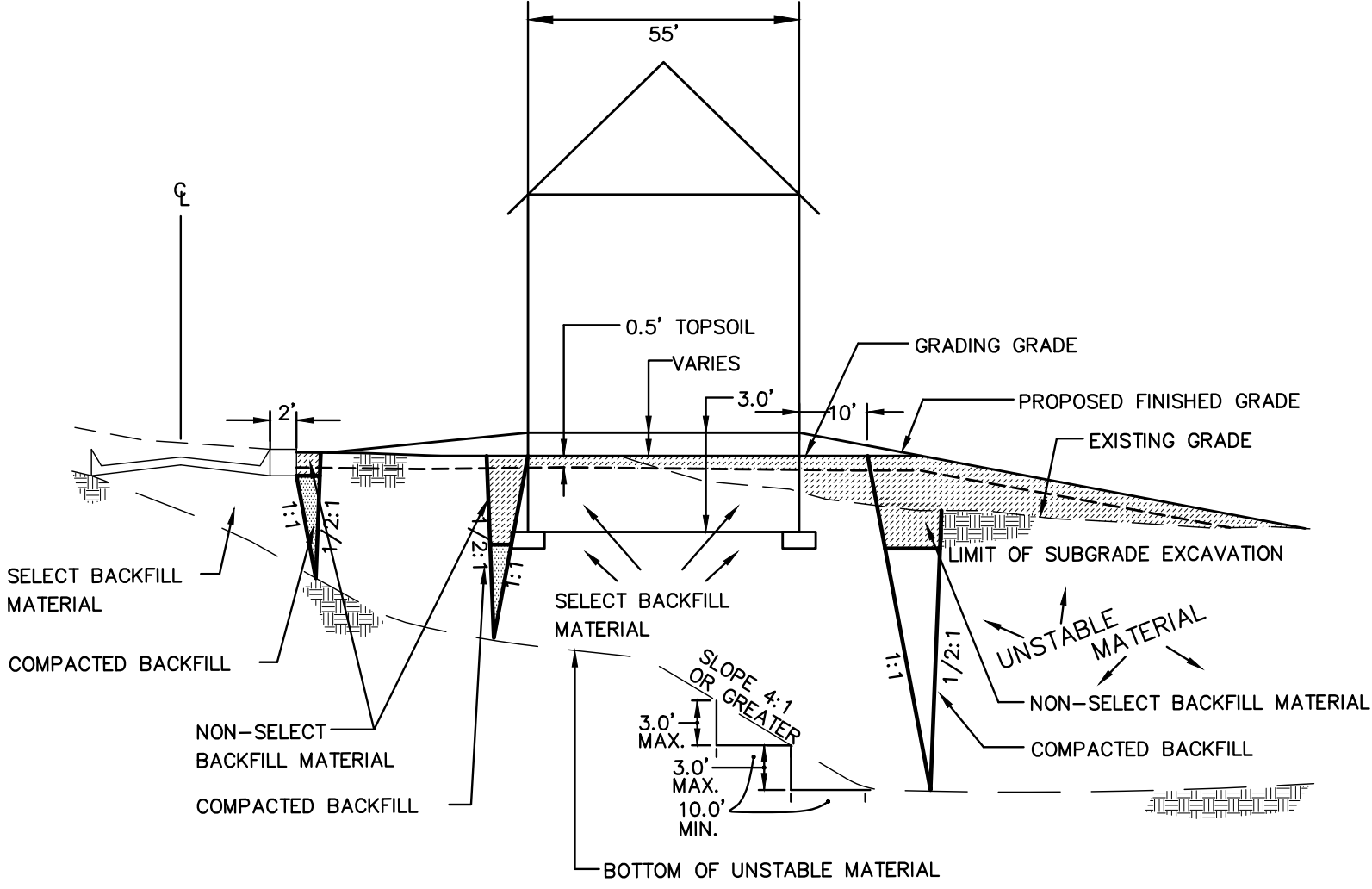


TYPICAL STREET SECTION
66' R/W - 33' B/B

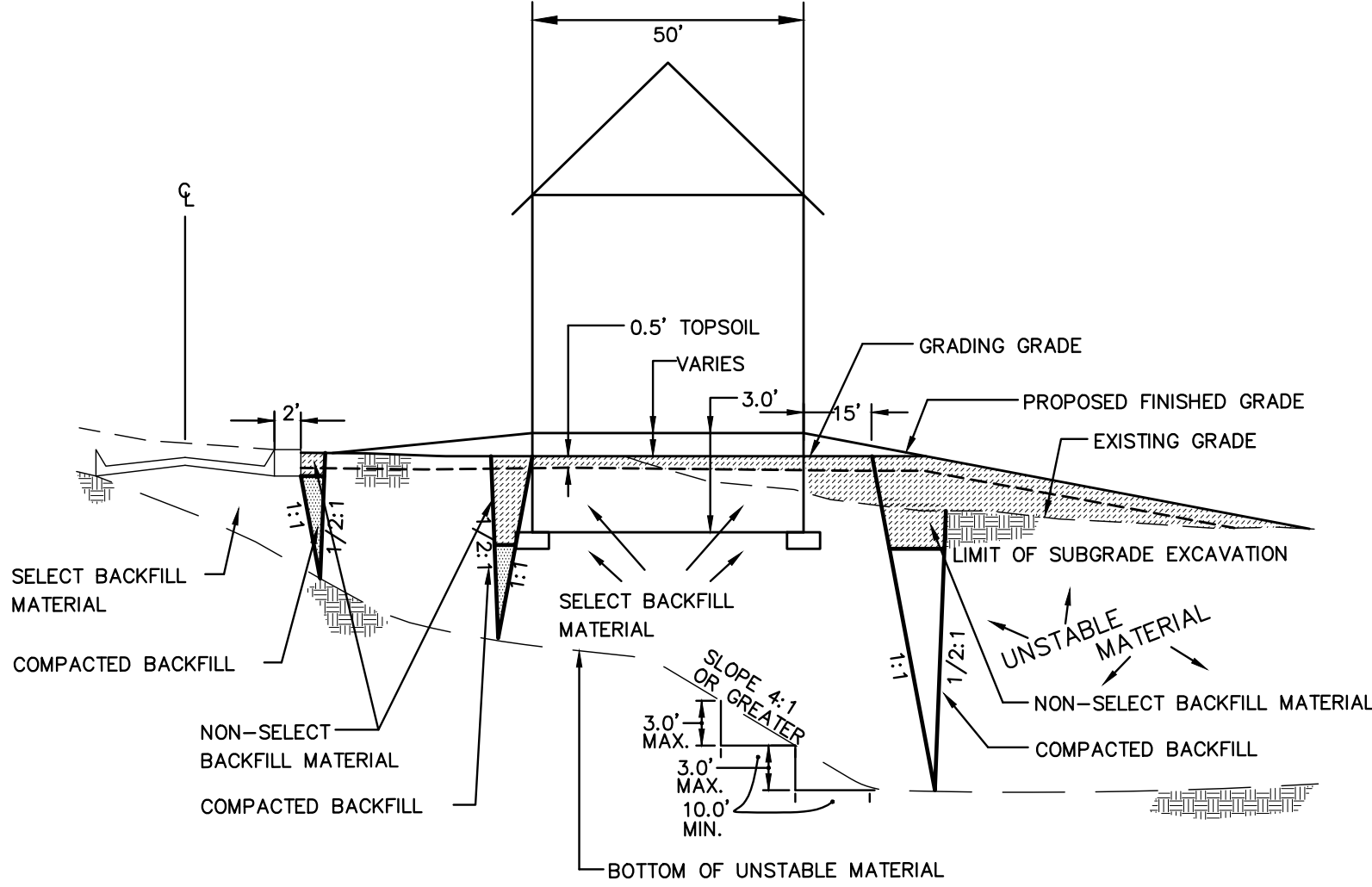


NOTE: SECTION TO BE VERIFIED BY CITY ENGINEER

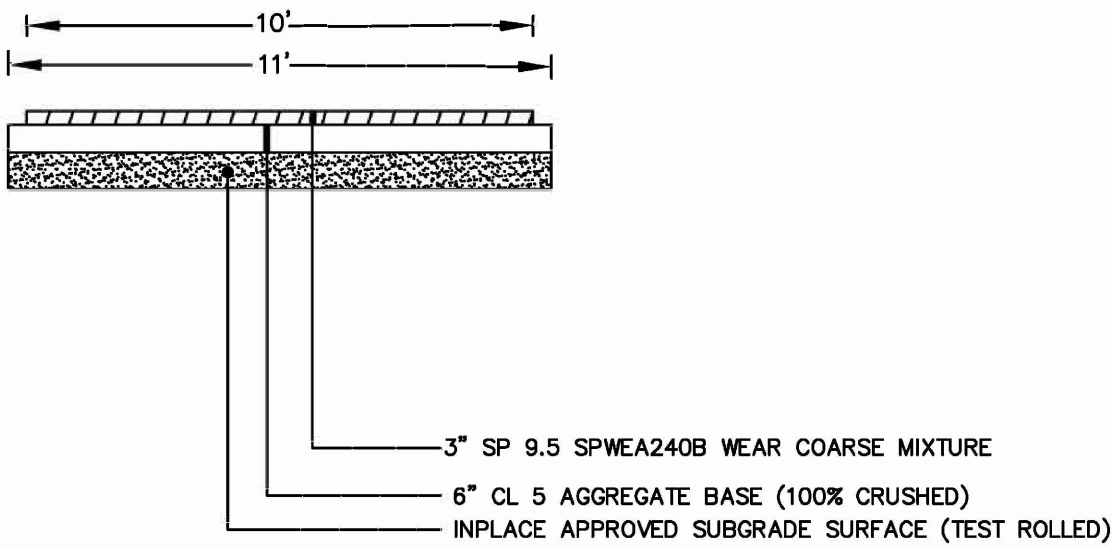
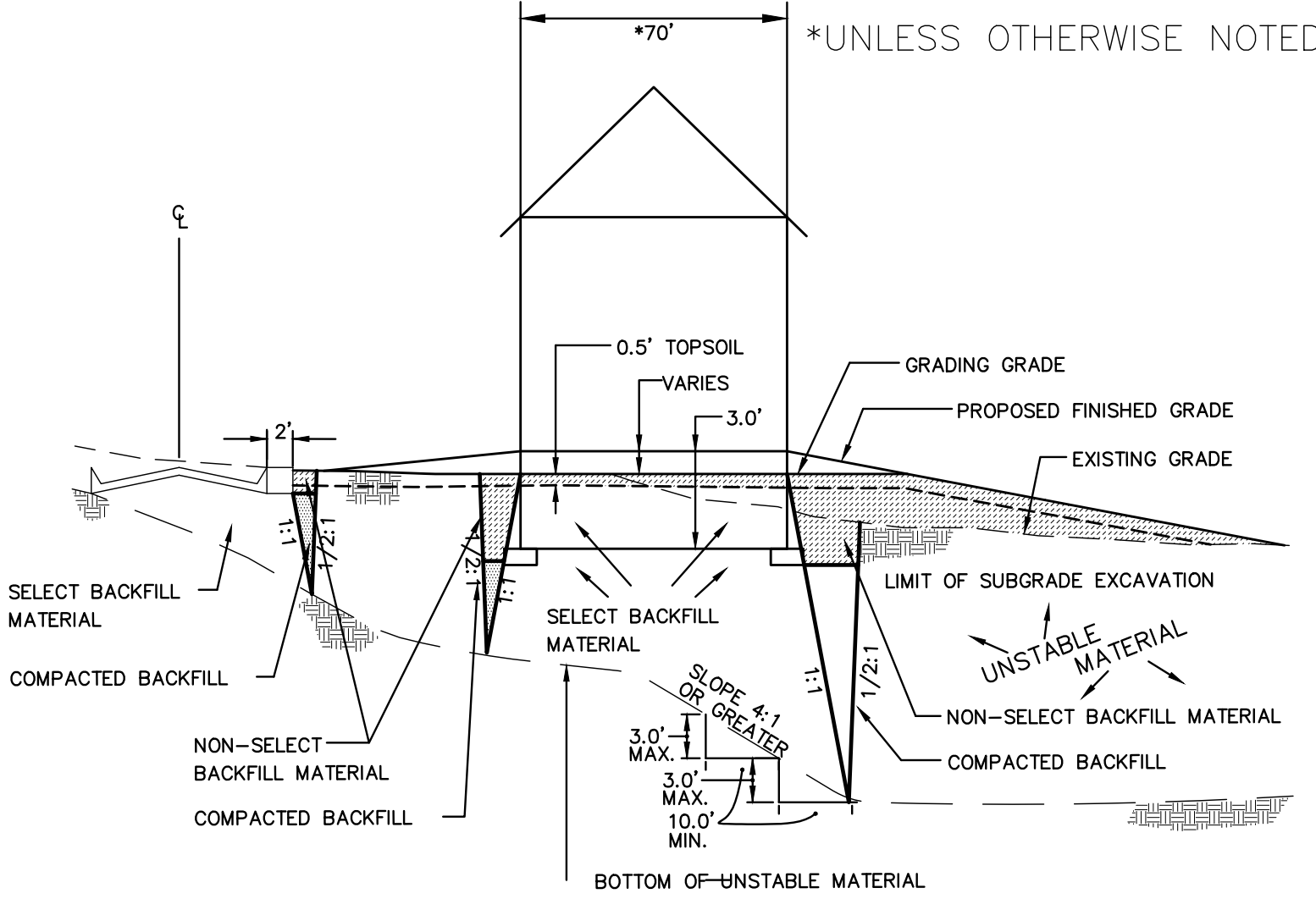
SUBGRADE CORRECTION
(47', 52' & 62' LOTS)



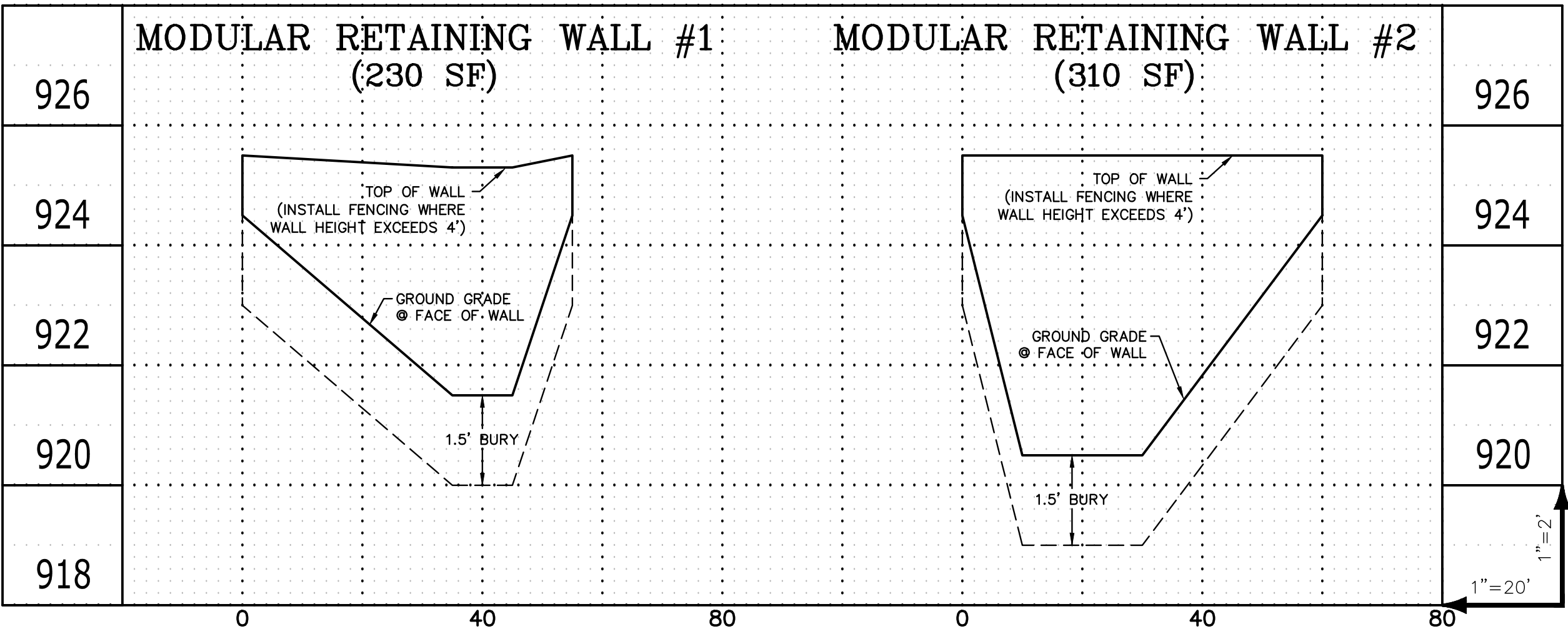
SUBGRADE CORRECTION
(SHORELAND & R1 LOTS)

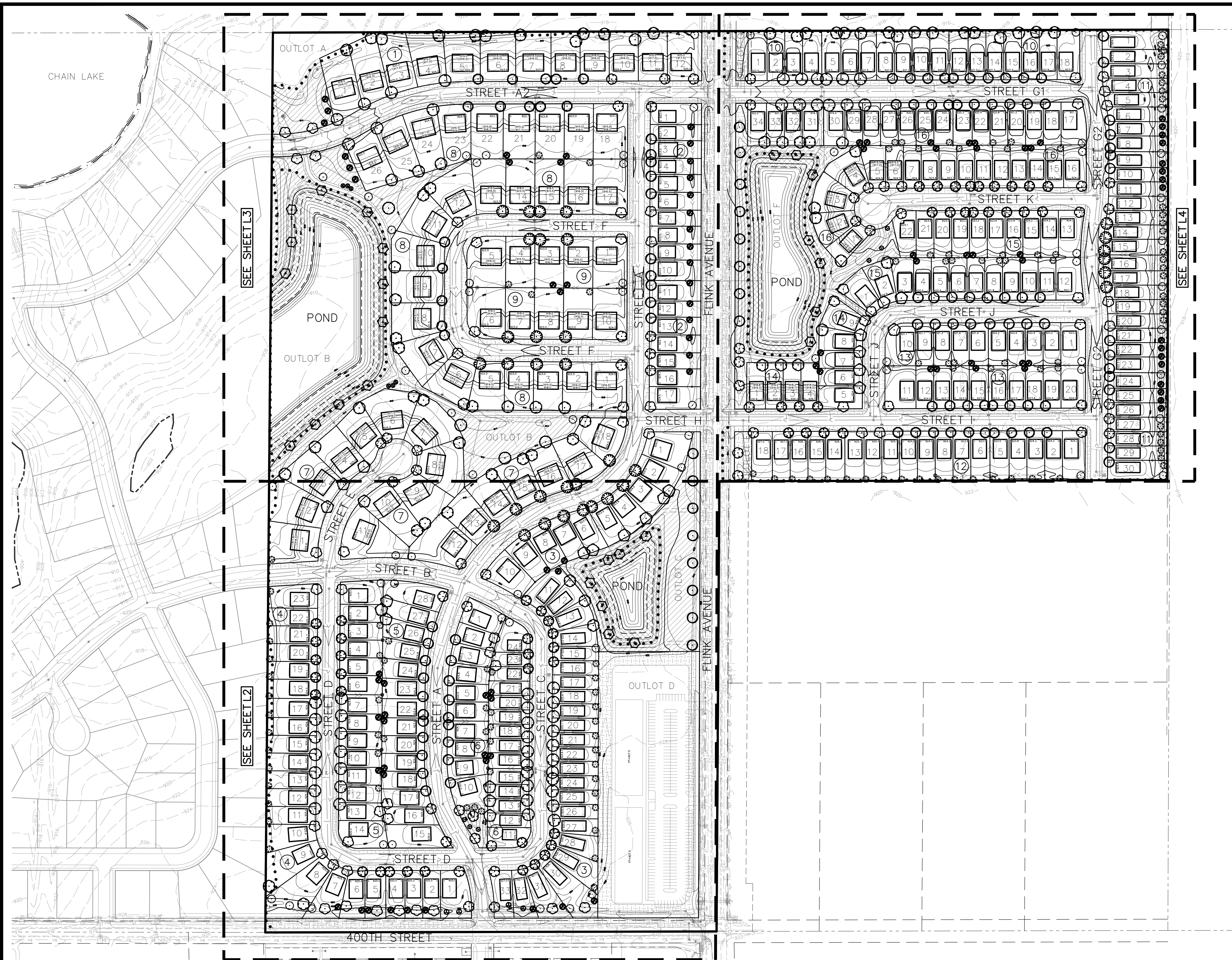


SUBGRADE CORRECTION
(42' LOTS)



10' WIDE TRAIL TYPICAL SECTION





NORTH BRANCH LANDSCAPE REQUIREMENTS

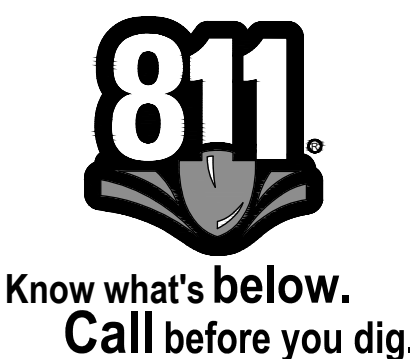
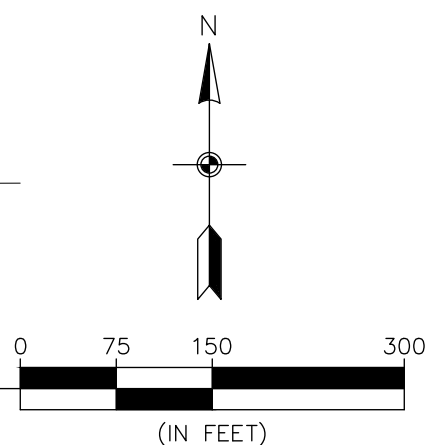
1. **TREES.** MINIMUM ONE (1) OVERSTORY DECIDUOUS OR CONIFEROUS TREE PER DWELLING UNIT REQUIRED. THE COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS OF THIS SECTION SHALL BE NOT LESS THAN 25 PERCENT DECIDUOUS AND NOT LESS THAN 25 PERCENT CONIFEROUS.

TREES REQUIRED = 342 (342 UNITS)
TREES PROVIDED = 796 (64% DEC. / 36% CON. - EXCLUDES 16 ORNAMENTAL TREES)

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL Gopher STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS.** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN.** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS.** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS.** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
- UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA, WITH THOSE OF A LATER DATE, HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

1 OVERALL LANDSCAPE PLAN
L1



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Ryan J. Rutgger, RLA
Signature:
Date: 5/3/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 5/3/24

Revisions:
1.

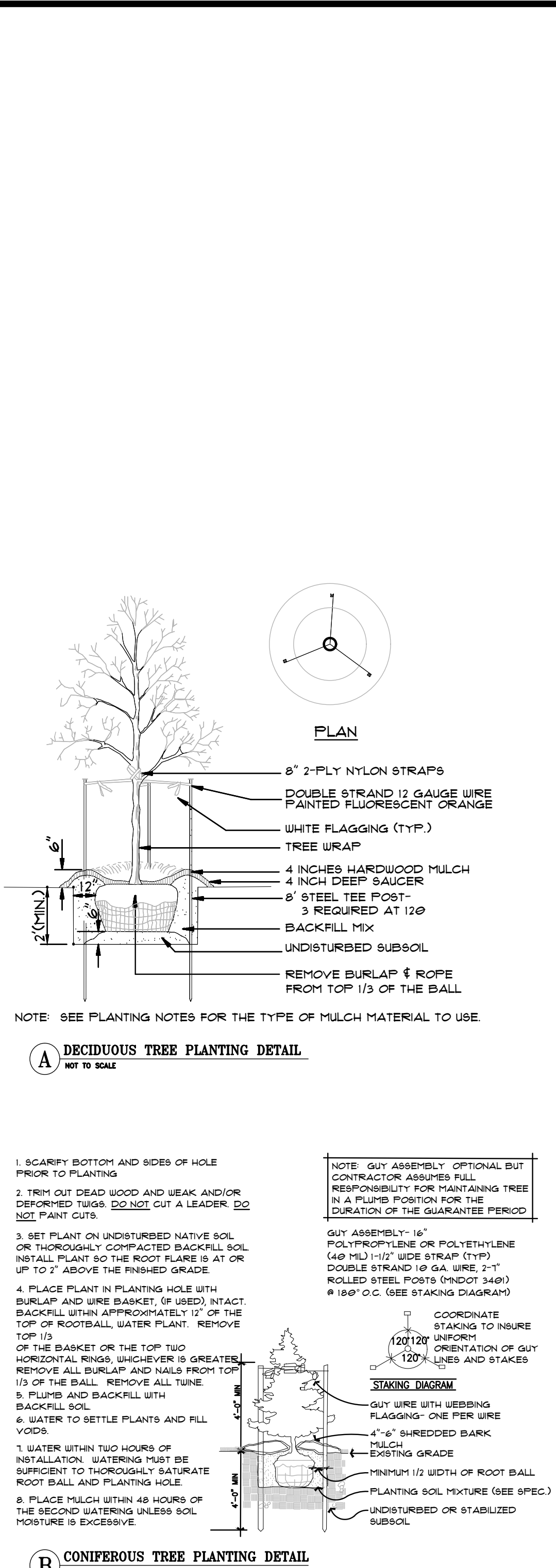
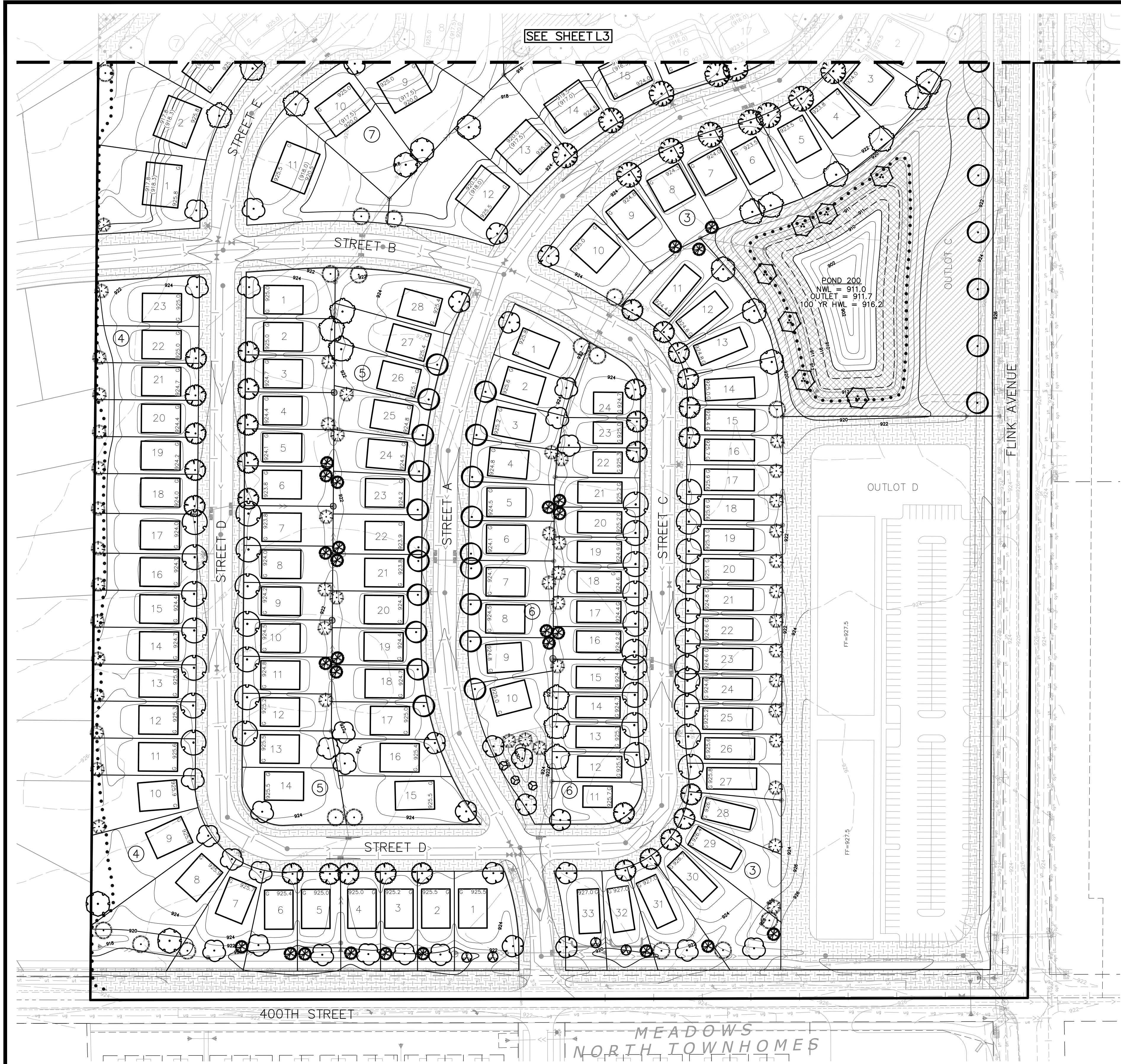
LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Avenue, Suite 207
Anoka, Minnesota 55303

MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

**PRELIMINARY
LANDSCAPE PLAN**

L1
of
4

#7226-03



LANDSCAPE LEGEND	
SYMBOL	COMMON NAME
TREES	
	Northwood Red Maple
	Sienna Glen Maple
	River Birch Multi-Trunk
	Common Hackberry
	Northern Acclaim Thornless Honey Locust
	Kentucky Coffeetree
	Swamp White Oak
	Northern Pin Oak
	Red Oak
	Heritage Oak
	Boulevard Linden
	American Elm
CONIFERO	
	Balsam Fir
	Black Hills Spruce
	White Pine
ORNAMEN	
	Autumn Brilliance Serviceberry
	Marilee Crabapple
	Ivory Silk Japanese Tree Lilac
GROUND C	
	MnDOT Seed Mix 25-151
	BWSR Stormwater Pond Pollinator NE
	MnDOT Seed Mix 35-241

1
L2

LANDSCAPE PLAN - SOUTH

CARLSON MCCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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Date: 5/3/24

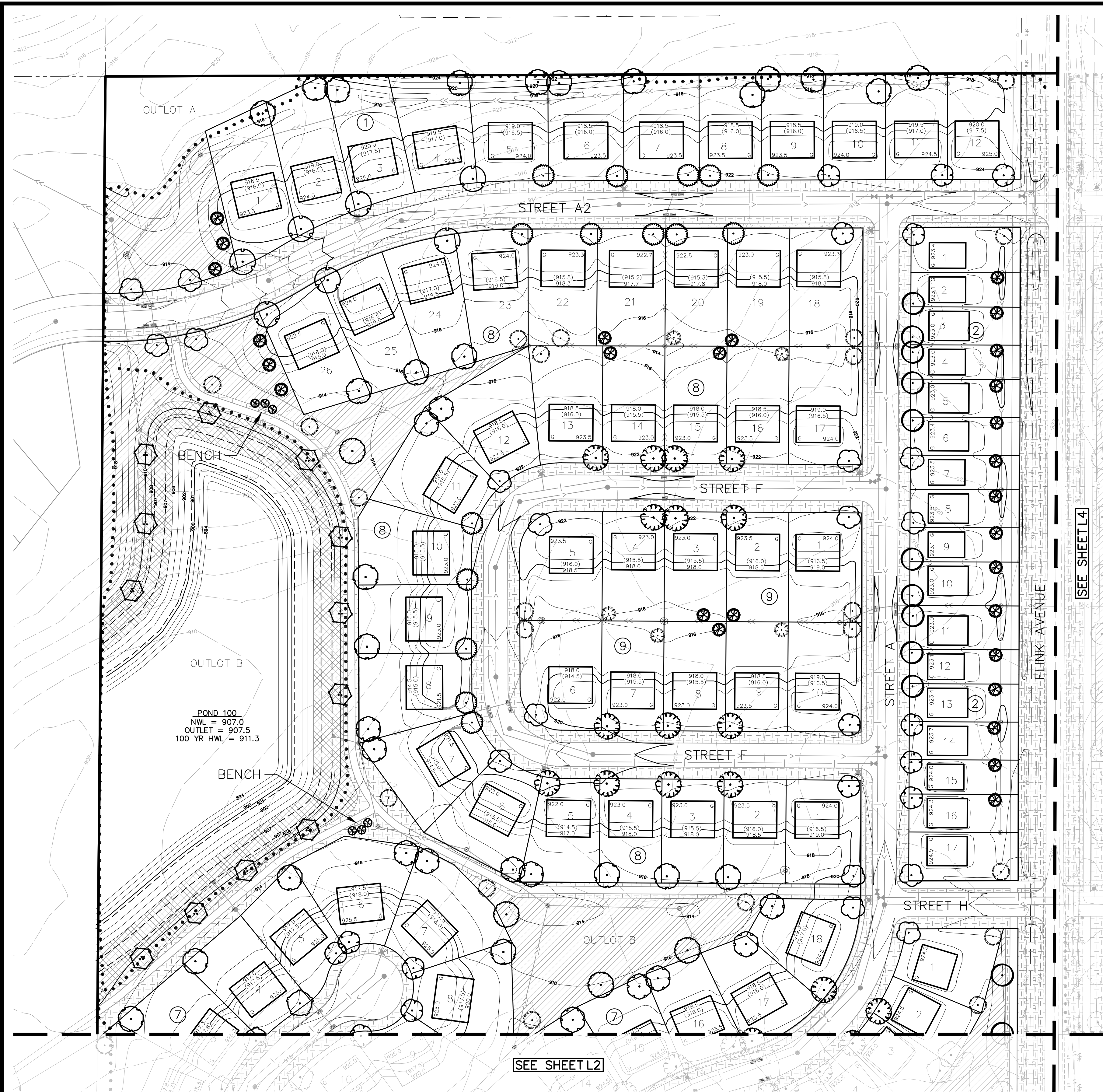
Revisions:
1.

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Avenue, Suite 207
Anoka, Minnesota 55303

MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

**PRELIMINARY
LANDSCAPE PLAN**

L2
of
4



LANDSCAPE SPECIFICATIONS

- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER, OR DRILL SEEDER. FOLLOWING SEEDING, INSTALL TYPE 34 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY. BEFORE, DURING, OR AFTER INSTALLATION, NO SUBSTITUTE OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

LANDSCAPE LEGEND

SYMBOL	COMMON NAME
TREES	
	Northwood Red Maple
	Sienna Glen Maple
	River Birch Multi-Trunk
	Common Hackberry
	Northern Acclaim Thornless Honey Locust
	Kentucky Coffeetree
	Swamp White Oak
	Northern Pin Oak
	Red Oak
	Heritage Oak
	Boulevard Linden
	American Elm
CONIFERO	
	Balsam Fir
	Black Hills Spruce
	White Pine
ORNAMENT	
	Autumn Brilliance Serviceberry
	Marilee Crabapple
	Ivory Silk Japanese Tree Lilac
GROUND COVER	
	MnDOT Seed Mix 25-151
	BWSR Stormwater Pond Pollinator NE
	MnDOT Seed Mix 35-241

1 LANDSCAPE PLAN - NORTHWEST
L3



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 5/3/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 5/3/24

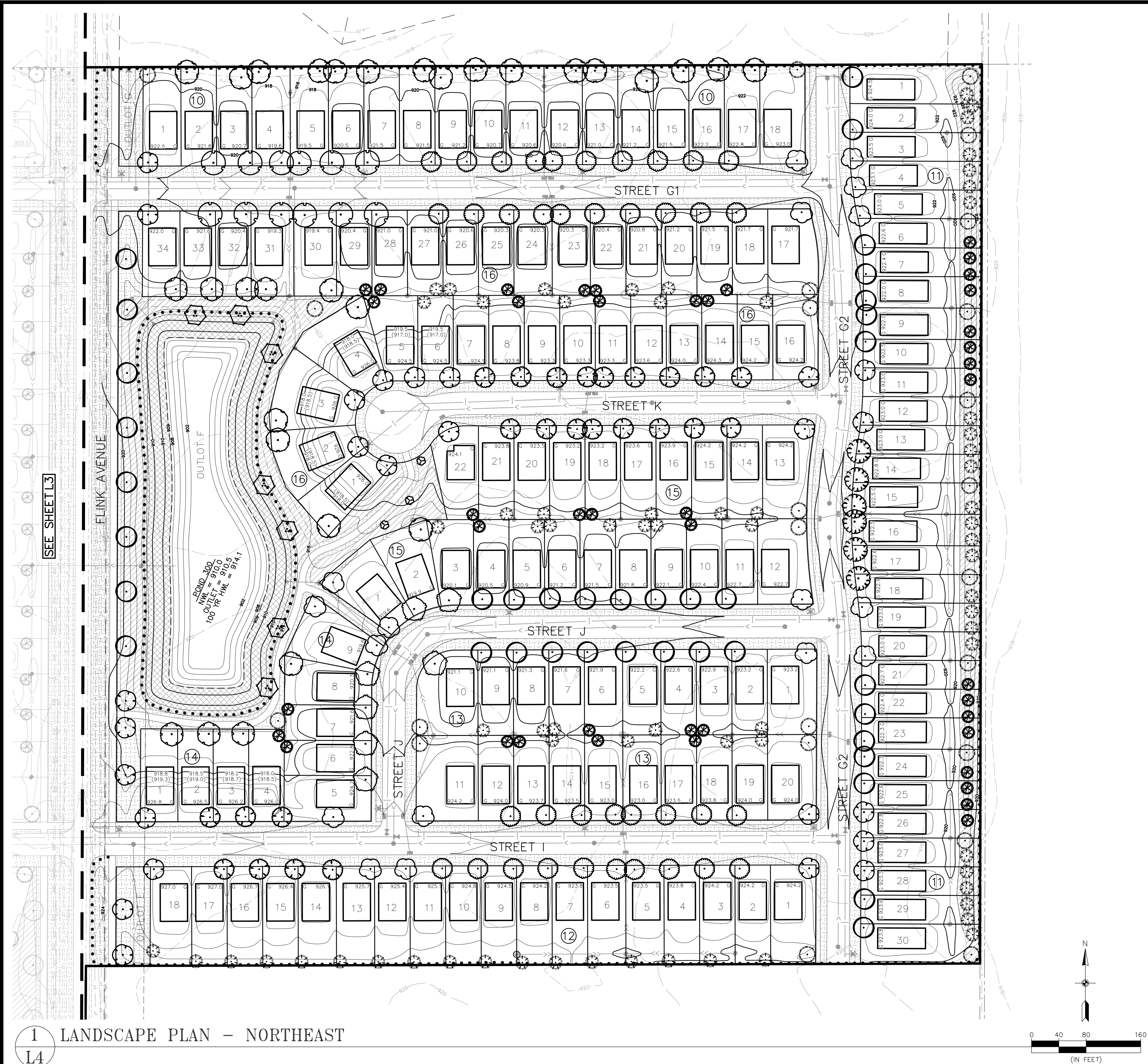
Revisions:
1.

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Avenue, Suite 207
Anoka, Minnesota 55303

MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

PRELIMINARY
LANDSCAPE PLAN

L3
of
4



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	56	Acer rubrum 'Northwood'	Northwood Red Maple	2.5" Cal.	B&B
	FM	54	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B
	RB	26	Betula nigra Clump Form, 1.5" Cal Equivalent	River Birch Multi-Trunk	8' Ht.	B&B
	HB	23	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B
	HL	54	Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	53	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	28	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	PO	34	Quercus ellipsoidalis	Northern Pin Oak	2.5" Cal.	B&B
	RO	47	Quercus rubra	Red Oak	2.5" Cal.	B&B
	HO	4	Quercus x macdanielii 'Clemons' TM	Heritage Oak	2.5" Cal.	B&B
	BL	76	Tilia americana 'Boulevard'	Boulevard Linden	2.5" Cal.	B&B
	AE	54	Ulmus americana 'Princeton'	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	98	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	127	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	62	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES						
	SB	4	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7' Ht.	B&B
	CA	6	Malus x 'Jamin' White Flowers, Upright, Fruitless	Marilee Crabapple	1.5" Cal.	B&B
	JL	6	Syringa reticulata 'Ivory Silk' White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS						
	TI	640,897 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
	TII	153,304 sf	Type II - Stormwater Pond Pollinator Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 47.5 lb/ac	BWSR Stormwater Pond Pollinator NE	seed	
	TIII	283,980 sf	Type III - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

CARLSON MCCAIN

ENGINEERING
SURVEYING
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Ryan J. Rutgger, RLA
Signature:
Date: 5/3/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 5/3/24

Revisions:
1.

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Avenue, Suite 207
Anoka, Minnesota 55303

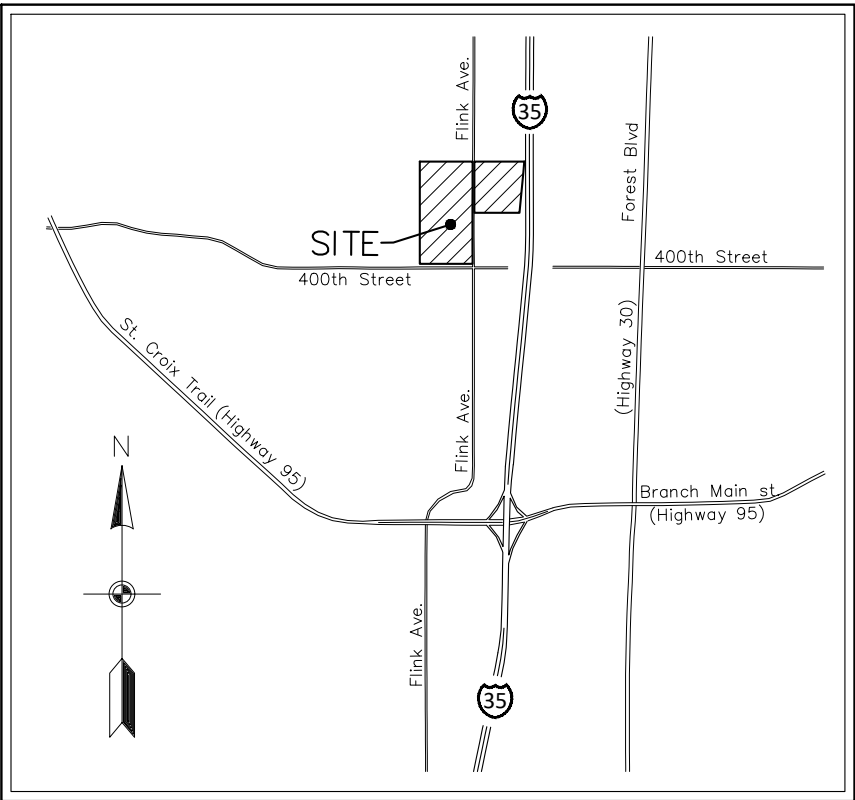
MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

**PRELIMINARY
LANDSCAPE PLAN**

L4 of 4

MEADOWS RIDGE

NORTH BRANCH, MINNESOTA



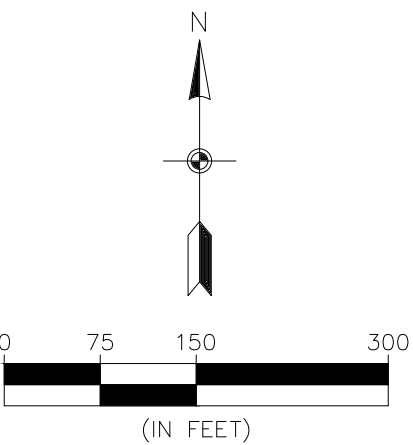
VICINITY MAP
NOT TO SCALE

SUMMARY

PHASE I	7 SHORELAND/R-1 LOTS
	108 PUD LOTS
PHASE I TOTAL:	115 LOTS
PHASE II	11 SHORELAND/R-1 LOTS
	71 PUD LOTS
PHASE II TOTAL:	82 LOTS
PHASE III	27 SHORELAND/R-1 LOTS
	50 PUD LOTS
PHASE III TOTAL:	77 LOTS
PHASE IV	21 SHORELAND/R-1 LOTS
	47 PUD LOTS
PHASE IV TOTAL:	68 LOTS
DEVELOPMENT TOTAL:	66 SHORELAND/R-1 LOTS
	276 PUD LOTS
	342 TOTAL LOTS

NOTE:

- 1.) PHASING SUBJECT TO CHANGE DUE TO MARKET CONDITIONS
- 2.) TEMPORARY CUL-DE-SACS SHALL BE INSTALLED AS REQUIRED AT PHASE LIMITS



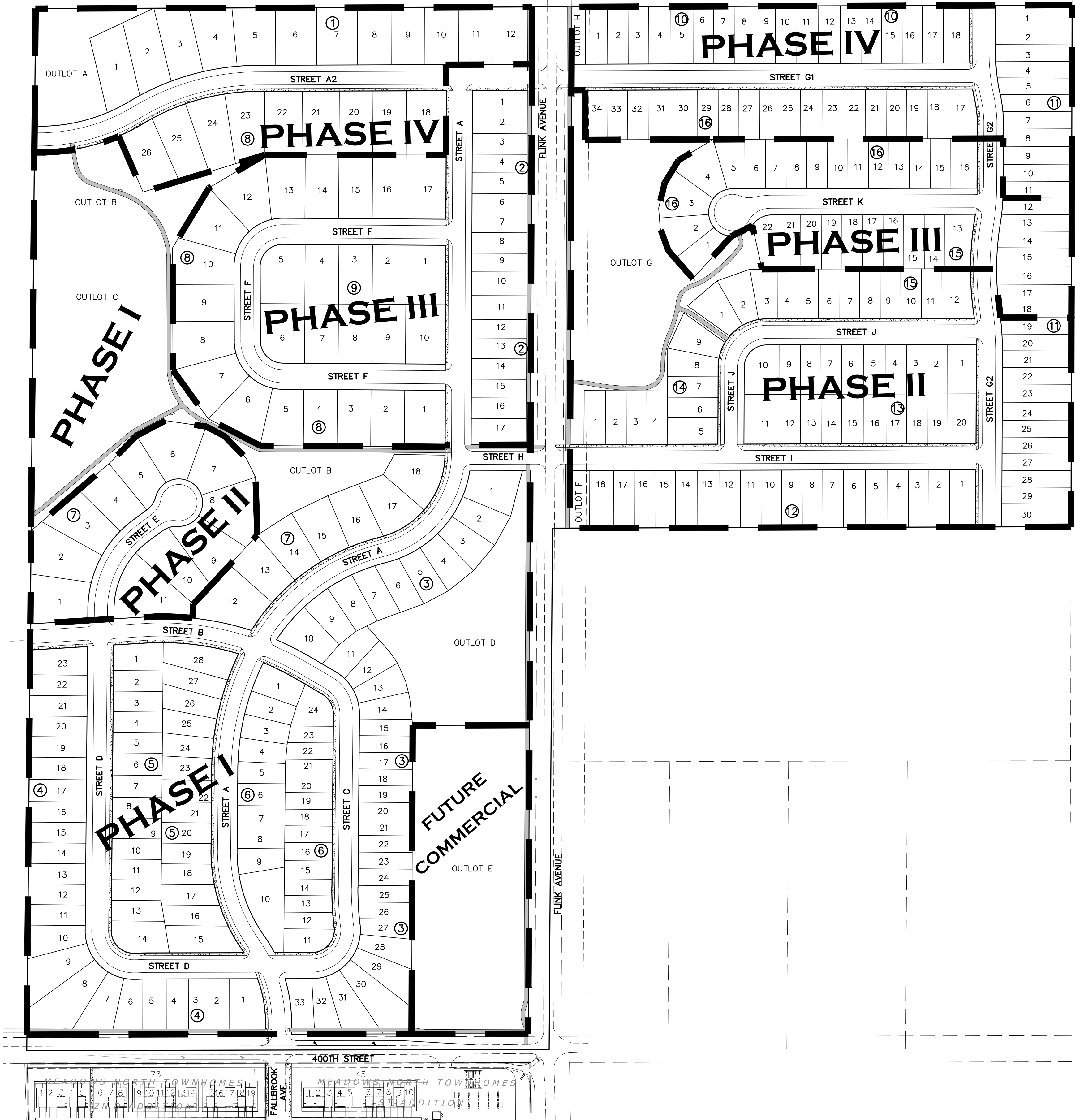
BENCHMARK

1. Minnesota Department of Transportation
Geodetic GSID Station No. 4775 (MnDot
Name BEV MNDT) - Elevation 921.028 ft.
(NAVD88)
2. Minnesota Department of Transportation
Geodetic GSID Station No. 85681 (MnDot
Name OTTERNESS 2) - Elevation 902.87 ft.
(NAVD88)

CALL BEFORE YOU DIG



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



FUTURE
COMMERCIAL

OUTLOT E

OUTLOT D

OUTLOT C

OUTLOT B

OUTLOT A

OUTLOT G

OUTLOT F

OUTLOT H

OUTLOT I

OUTLOT J

OUTLOT K

OUTLOT L

OUTLOT M

OUTLOT N

OUTLOT O

OUTLOT P

OUTLOT Q

OUTLOT R

OUTLOT S

OUTLOT T

OUTLOT U

OUTLOT V

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OUTLOT X

OUTLOT Y

OUTLOT Z

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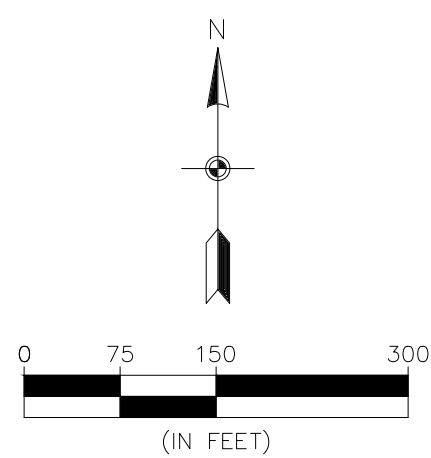


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
BUILDING SETBACK LINE	---	---
BITUMINOUS	---	---
GRAVEL	---	---
CONCRETE	---	---
10' CONTOUR	890	890
2' CONTOUR	892	892
SILT FENCE	---	---
TREE FENCE	---	---
TREE LINE	---	---
TREE SAVE AREA		---
TREE REMOVE AREA		---
TREE (CONIF./DECID.)	---	---

TREE TOTALS

TOTAL TREE AREA REMOVED	5.80 AC
TOTAL TREE AREA SAVED	1.02 AC
TOTAL TREE AREA	6.82 AC



BENCHMARK

1. Minnesota Department of Transportation
Geodetic GSD Station No. 4775 (MnDot)
Name BEV MNDT) - Elevation 921.028 ft.
(NAVD88)
2. Minnesota Department of Transportation
Geodetic GSD Station No. 85681 (MnDot)
Name OTTERNESS 2) - Elevation 902.87 ft.
(NAVD88)



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was 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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 5/3/24 License #: 25063

Drawn: LOC
Designed: BJK
Date: 5/3/24

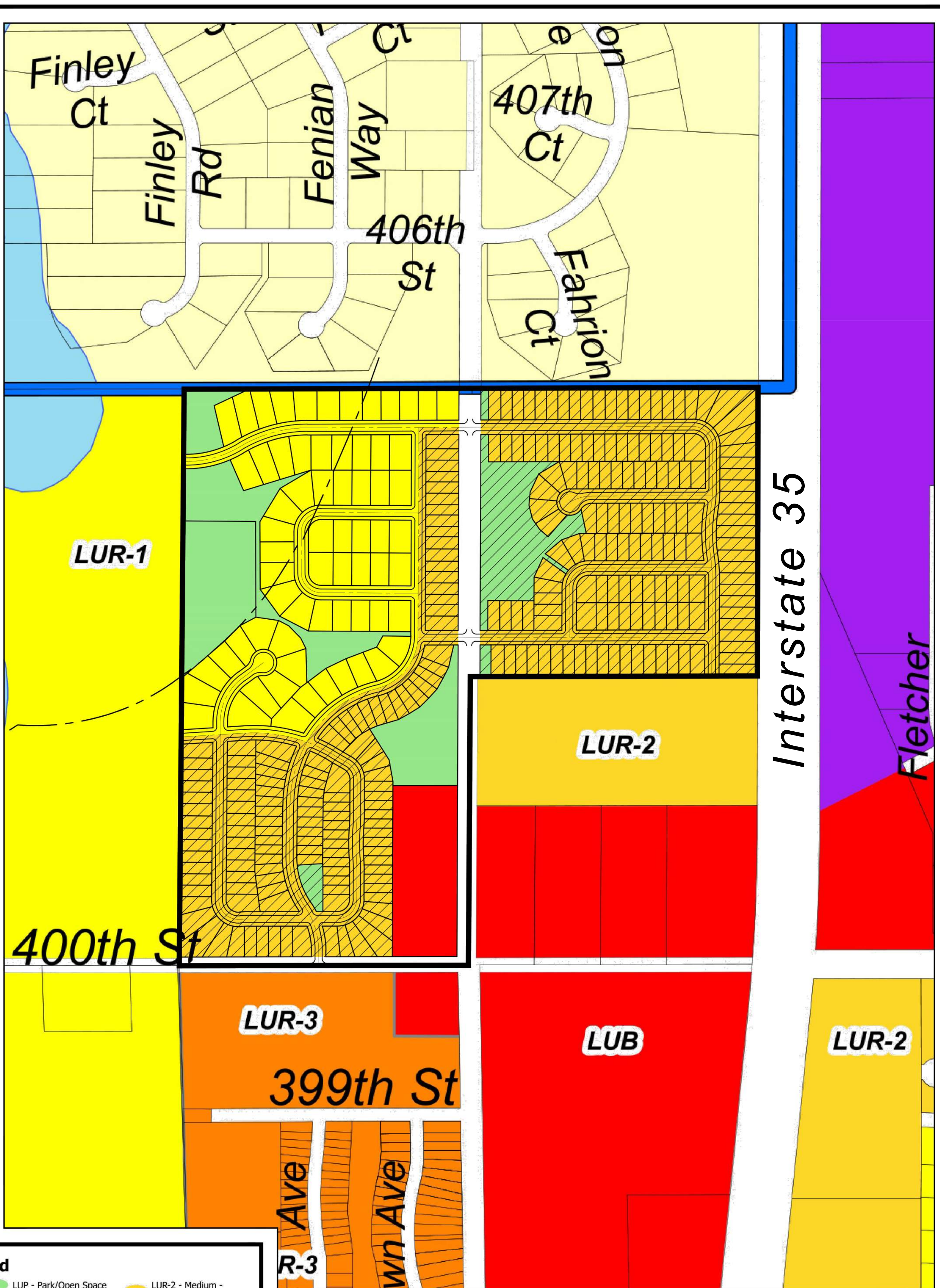
Revisions:
1.

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Avenue, Suite 207
Anoka, Minnesota 55303

MEADOWS RIDGE
NORTH BRANCH, MINNESOTA

TREE PRESERVATION PLAN

T1
of
T1

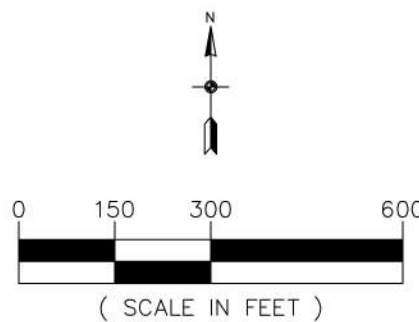


Comprehensive Land Use Map - PROPOSED

- Legend**
- | | | | |
|---|---|---|--|
|  Urban Service Area Boundary |  LUB - Business |  LUP - Park/Open Space |  LUR-2 - Medium-Density Residential |
| Landuse |  LUCBD - Central Business District |  LUPUB - Public/Semi-Public |  LUR-3 - High Density Residential |
|  LUAG - Agricultural |  LUI - Industrial |  LUR-1 - Low Density Residential |  LURR - Rural Residential |

 PUD Area

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	C# / RJR
ISSUE DATE:	01/09/24
FILE NO:	XXX



1 of 1

LAND USE MAP EXHIBIT

MEADOW RIDGE
North Branch, Minnesota

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Ave., Suite 207
Anoka, Minnesota 55303



3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM



Prepared By:
Nathan Sondrol, GIS Specialist/Parks Director
Presenter: Nathan Sondrol, GIS Specialist/Parks Director
Date: 07/05/2024

Board & Commission: Planning Commission

Subject: Old North Branch Industrial Park Zoning Design Standards

Overview / Background

The City has received multiple requests for “pole barn” style architecture in the old North Branch Industrial

Park located south of 400th St between Forest Blvd and Grand Ave. The majority of the existing construction

in the park is constructed with this architectural style, but this design is nonconforming with Section 66-943 of

the City Code. The existing code limits expansion of businesses in this district by limiting the use of typical

building materials. However, the new construction of this style would be compatible with existing construction.

Staff is requesting the Planning Commission to consider amending the design standards in Section 66-943 of

the City Code. If the Planning Commission is open to amending the design standards, staff will prepare an

ordinance amendment to allow expansion of this architectural style within the old North Branch Industrial Park.

Staff would recommend some requirements for building modulation on the side with the front entrance,

windows at regular intervals, and a variety of materials to be used on sides with street frontage.

Issue(s) to Consider

1. Staff is requesting the Planning Commission to consider amending the design standards in Section 66-943 of the City Code.

Voting Requirements:

Voting Options Simple Majority

Sec 66-943 Design Standards

a) Architectural Standards. The requirements contained within this Division shall not apply to any structure in the Agricultural, Rural Residential or Park/Open Space districts. It shall apply to all structures used for commercial purposes in Single-Family Residential, Medium Density Residential, and High Density Residential, all structures in the Central Business, Commercial, and Industrial Districts.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which detract from the character and appearance of the district; and aid in improving the overall economic viability of the district. These standards are further intended to prevent use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Section to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout. While the City of North Branch has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a professional appearance with architectural appeal associated with a small city atmosphere is desired within the City of North Branch.

(1) Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:

- (a) Elevations of all sides of the building.
- (b) Type and color of exterior building materials.
- (c) Typical floor plans.
- (d) Dimensions of all structures.
- (e) The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.
- (f) Utility plans including water, sanitary sewer, and storm sewer.
- (g) Additional plans deemed necessary by the Zoning Administrator.

(2) Exterior building materials shall be subject to Zoning Administrator approval and the following:

- (a) Zone 1: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least sixty-five percent (65%) Class I materials; not more than thirty-five percent (35%) percent Class II materials.
- (b) Zone 2: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least fifty percent (50%) Class I materials; not more than thirty-five percent (50%) percent Class II materials.
- (c) Zone 3: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be minimally composed of thirty-five percent (35%) Class I materials; with the remaining being sixty-five percent (65%) percent Class II materials.
- (d) Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I and Class II categories as follows:

1. Class I consisting of:

- i. Brick,
- ii. Natural stone (or similar appearing, high quality manufactured stone),
- iii. Glass curtain wall,
- iv. Copper,

- v. Other comparable or superior materials, or
- vi. New materials that meet the intent of the preamble above.

2. Class II consisting of:

- i. Specialty concrete block such as burnished, textured or rock face,
- ii. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,
- iii. Masonry stucco,
- iv. Fiber-cement exterior siding,
- v. Other comparable or superior materials,
- vi. New materials that meet the intent of the preamble above.
- vii. Exterior finish installation system (EFIS),
- viii. Opaque panels,
- ix. Ornamental metal,
- x. Smooth concrete block,
- xi. Scored concrete block,
- xii. Smooth concrete tilt-up panels,
- xiii. Glazed block,
- xiv. Glass block,
- xv. Ceramic,
- xvi. Other comparable or superior materials, or
- xvii. New materials that meet the intent of the preamble above.

(c) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.

(d) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.

(e) Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.

(f) Exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.

(3) The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.

(4) Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.

(5) All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.

(6) All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.

(7) Prohibited Exterior Materials:

- (a) Vinyl Siding.
- (b) Metal Siding, except as provided above.
- (c) Formed Metal Panels with exposed fasteners.

(d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called “pole barns” are not permitted.

(8) Exceptions – The following exceptions to the exterior building material requirements may apply:

(a) The use is an essential service as defined by this Division; or

(b) The applicant shall have the burden of demonstrating that:

1. The proposed building maintains the quality in design and materials intended by this Division,
2. The proposed building design and materials are compatible and in harmony with other structures within the district,
3. The justification for deviation from the requirements of this section shall not be based on economic considerations.

(c) Sides of a building which are not visible from any public road may use any combination of Class I or II materials, if approved by the Planning Commission and City Council. The applicant must be able to demonstrate that said side of building is not visible from any public road.

(d) Garage doors, window trim, flashing, accent items and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

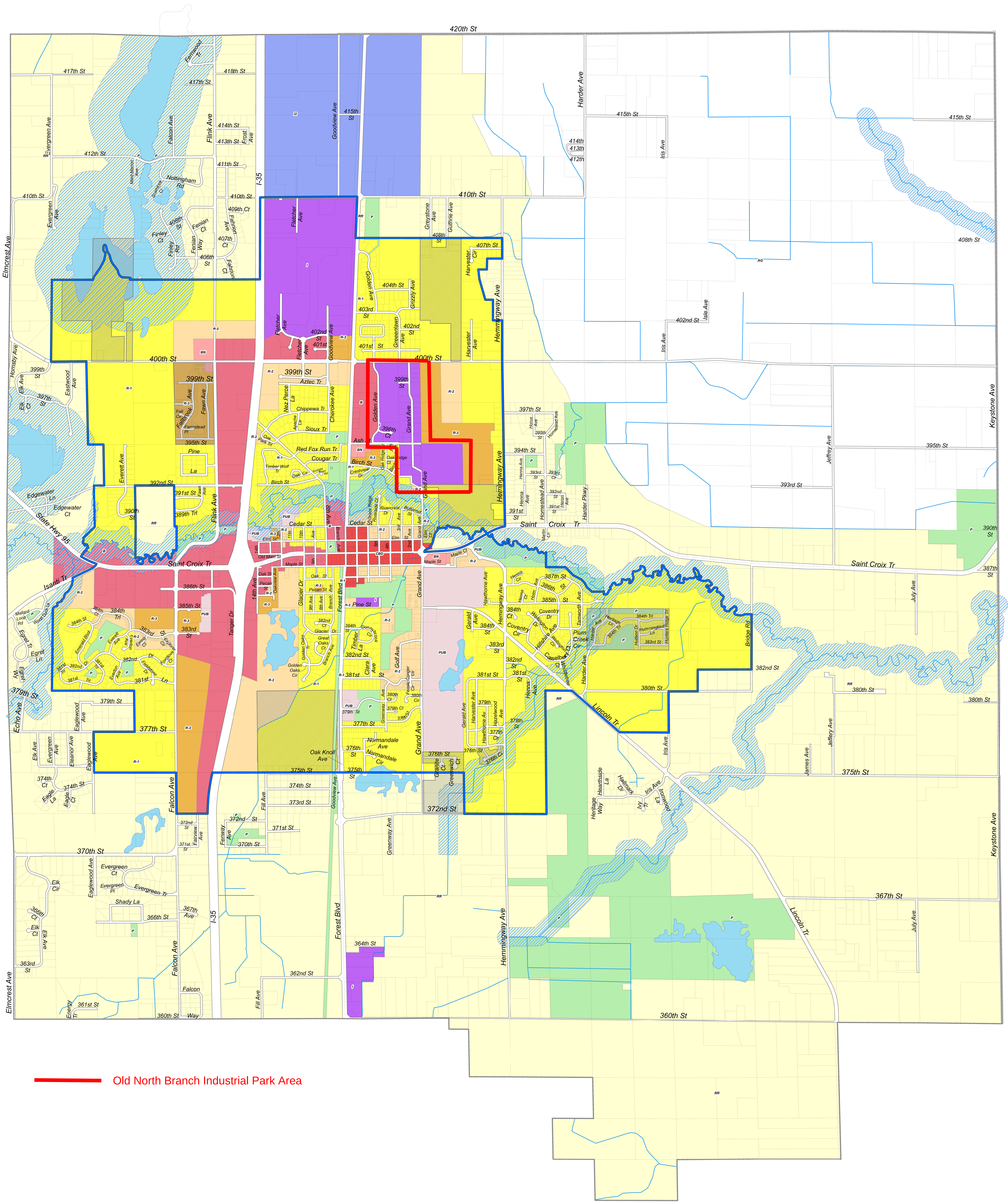
(e) Building Additions. Properties zoned I - Industrial and I2 - Heavy Industrial may be excepted from the minimum exterior building material standards for additions onto existing buildings. This exception only applies to additions of not more than 75 percent of the gross floor area of the initial principal building constructed on the property. The type and percent composition of the material(s) on the new additio(s) must be equal to or greater than the material(s) on the existing principal building. Additions exceeding 75 percent are required to meet the minimum exterior material standards for that Zone. In this case, the property owner may opt to satisfy the minimum standards on both the addition(s) and existing building. This exception does not apply to new secondary buildings and accessory structures on the property, if permitted by zoning.

(Code 1996, § 17.44.120)

HISTORY

Amended by Ord. [325-21](#) on 10/26/2021

Amended by Ord. [356-23](#) on 6/27/2023



Old North Branch Industrial Park Area



Zoning Map

- Urban Service Area Boundary
- PUD - Planned Unit Development Overlay
- SL - Shoreland Overlay District
- Zoning
 - AG - Agricultural
 - B - Business
 - BN - Business Neighborhood
 - CBD - Central Business District
 - I - Industrial
 - I2 Heavy Industrial
 - P - Park/Open Space
 - PUB - Public/Semi-Public
 - R-1 Single Family Residential
 - R-2 - Medium Density Residential
 - R-3 - High Density Residential
 - RR - Rural Residential
 - RightOfWayOLD



Disclaimer: The City of North Branch provides this data "as is" without warranty or any representation of accuracy, timeliness or completeness. The data does not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied.

March 2024

Examples of Current Construction:





Prepared By:
Nathan Sondrol, GIS Specialist/Parks Director
Presenter: Nathan Sondrol, GIS Specialist/Parks Director
Date: 07/05/2024

Board & Commission: Planning Commission

Subject: Special Planning Commission Meeting

Overview / Background

Staff is proposing to hold a Special Planning Commission meeting the week of July 22nd. After reviewing the current applications that have been submitted, it would be in the City's best interest to have a public hearing and the Planning Commission review prior to their next regularly scheduled meeting. Staff anticipates approximately four items to be on this agenda.

Issue(s) to Consider

1. Select a date for a Special Planning Commission meeting the week of July 22nd. Staff recommends July 22, 24, or 25 at 6:30 pm.

Voting Requirements:

Voting Options Simple Majority