



NORTH BRANCH

—Minnesota—

Ka Bao Jennrich
Chair

Gary Schaefer
Commissioner

Jim Ibinger
Commissioner

Patrick Meacham
Commissioner

Steve Cich
Commissioner

**PLANNING COMMISSION
SPECIAL AGENDA
MONDAY, JULY 22, 2024 @ 6:30 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AGENDA APPROVAL
 - a. Approve Agenda ACTION
5. REPORTS
 - a. Public Hearing for Comprehensive Plan Amendment, Rezoning, and Text Amendment for LIUNA Vocational Training Facility ACTION
 - b. Public Hearing for Sunrise Bluff 3rd Addition ACTION
 - c. Public Hearing - Proposed Ordinance Amendment Section 66-943 Design Standards ACTION
6. NEXT MEETING - 08/06/2024 6:30PM
7. ADJOURNMENT

Notice of Remote Participation

Commissioner Ibinger will be participating remotely from a location accessible to the public at 970 Tamberwood Alcove Woodbury, MN 55125 and can be reached at 651-308-5729



Prepared By:

Colette Baumgardner, WSB Graduate Community Planner

Presenter: Colette Baumgardner, WSB Graduate Community Planner

Date: 07/11/2024

Board & Commission: Planning Commission

Subject: Public Hearing for Comprehensive Plan Amendment, Rezoning, and Text Amendment for LIUNA Vocational Training Facility

Recommended Planning Commission Action

- 1. Motion to recommend approval of the Comprehensive Plan Amendment to re-guide the subject property to Land Use Industrial with conditions and findings of fact as presented by Staff.**
- 2. Motion to recommend approval of the rezoning to rezone the subject property as Heavy Industrial (I2) with conditions and findings of fact as presented by Staff.**
- 3. Motion to recommend approval of the ordinance amendment to Section 66-6 and Section 66-8 to add vocational training facility as a conditional use and add a definition of a vocational training facility with conditions and findings of fact as presented by Staff.**

Overview / Background

The Construction Laborers' Education, Apprenticeship and Training Fund of Minnesota and North Dakota (Applicant) has applied for a comprehensive plan map amendment and rezoning of PID: 11.00058.00 to Industrial and General Industrial, respectively. The subject property is located in the northern area of the city on the east side of Forest Blvd at 415th Street. The property currently has split guiding and zoning between industrial and rural residential, so the request is for the whole property to be industrial.

The Applicant would like to use the property as a training facility offering construction, environmental and safety skills courses. The courses would be offered approximately 10-12 weeks out of the year, and students will be able to practice skills such as pipe laying and excavation, structural concrete building, wind tower production, clean energy, solar installation, commercial driver's license, etc. This kind of facility is currently not an allowed use in the City, so the applicant is

requesting to amend the City Code to allow this use as a conditional use in the industrial zoning districts.

Requests to Consider

- 1. Land Use and Zoning**
- 2. Ordinance Amendment**

Analysis of Requests

1. Land Use & Zoning

The Subject Property currently has a mix of land use classifications: Industrial and Rural Residential, per the 2018 Comprehensive Plan. The corresponding zoning is: I2-Heavy Industrial and RR-Rural Residential. The property is currently used as agricultural.

In the Comprehensive Plan and Zoning Map, the western half of the property along Forest Blvd is Industrial and the eastern half is Rural Residential as shown in the map below.

Zoning Map Excerpt

In this case, North Branch does have a large amount of industrial land that is currently vacant. However, the proposed use of the property is not a classic “industrial” use that competes with the corresponding real estate segment. Industrially guided land is typically limited due to employment in the area, traffic capacity, and physical impact to the community. The proposed facility does not compete for employees in the City, and it could be seen as a positive for employment by providing training for other employers. The traffic impact is anticipated to be minimal with class sizes of about 16 students and operation in 10-12 weeks out of the year. The facility will have a notable physical impact in the community, but it is compatible with other industrial uses in the area.

Compatibility of Uses

The proposed change in land use could reduce existing conflicts between land uses in the current comprehensive plan and zoning map. The existing parcel does not have a natural boundary or planned roadway that would divide the industrial and rural residential area. If development were to occur as guided, the only separation between the industrial and residential properties would be setback requirements and screening.

The expansion of industrial land could create a conflict with existing residential properties to the southeast. However, these properties have a dense, existing treeline that would help to separate the uses. Additional screening may be needed during the site plan review.



Development Potential

The development potential of surrounding properties is moderately impacted by the proposed amendment. An existing roadway easement exists on the northern edge of the subject property, so roadway access for future residential development would likely use this easement. Using this access with the current land use and zoning, the residential development would drive through two industrial properties along Forest Blvd to access the residential area to the northeast. The subject parcel has a treeline that starts on the western edge of the residential area and extends to the eastern edge of the parcel. This treeline is not intended to be altered in the concept plan provided, and it would provide screening and separation for any new residential development to the north.

1. Ordinance Amendment

Given the uniqueness of this facility, it is not listed in the use table in Section 66-6 of the City Code. The applicant is requesting to add the use of a “vocational training facility” as a conditional use in the I1 and I2 zoning districts. The applicant has also provided a proposed definition that corresponds with the use for future clarity. It is a zoning code best practice to have a definition that corresponds to each use; this helps to ensure consistent interpretation when implementing the code.

Proposed Definition for Section 66-8 :

Vocational Training Facility. An educational institution or program, which may also be referred to as a trade school, career center, or technical school, that provides education designed to teach and provide students the practical skills and training needed for a specific trade or occupation. This use includes incidental activities needed for instruction such as exterior storage, earthwork, construction, laydown yard, etc.

A vocational training facility is compatible with other permitted and conditional uses in the I-1 and I-2 districts. The facility aligns with the description of industrial uses in the comprehensive plan, and it is not anticipated to generate traffic concerns over and above what is expected in an industrial district.

The proposed use of the property is unique, and staff agrees that it makes sense for this to be a conditional use. This would allow the City to set specific standards for the facility and take action if the standards are not met.

Staff Recommendation

Staff recommends the following motions:

- 1. Motion to recommend approval of the Comprehensive Plan Amendment to re-guide the subject property to Land Use Industrial with conditions and findings of fact as presented by Staff.**
- 2. Motion to recommend approval of the rezoning to rezone the subject property as Heavy Industrial (I2) with conditions and findings of fact as presented by Staff.**

3. Motion to recommend approval of the ordinance amendment to Section 66-6 and Section 66-8 to add vocational training facility as a conditional use and add a definition of a vocational training facility with conditions and findings of fact as presented by Staff.

Findings and Conditions

Comprehensive Plan Amendment Findings of Fact

1. The proposed amendment is compatible with the surrounding land uses.
2. Public infrastructure is capable of serving the proposed development on this site.

Conditions of approval

1. Approval of this request is subject to the concurrent and future approval of the related land use and zoning requests pertaining to the development.

Zoning Map Amendment Findings of Fact

1. The proposed rezoning is consistent with the City's Comprehensive Plan as amended and is compatible with present and future land uses of the area.

Conditions of approval

1. Approval of this request is subject to the concurrent approval of the related land use and zoning requests pertaining to the development.
2. Approval of this request is conditioned on the future approval and recording of a final plat. If this does not occur, the rezoning is void.

Ordinance Amendment Findings of Fact

1. The proposed amendment has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.
2. The proposed amendment would allow a use that is compatible with the Comprehensive Plan and the I1 and I2 zoning districts.

3. The proposed amendment will not overburden existing public services or infrastructure.

Conditions of approval

1. Approval of this request is subject to the concurrent approval of the related land use and zoning requests pertaining to the development.

Planning Commission Action

After the public hearing and discussion, the Planning Commission could take one of the following actions:

1. Recommend approval with the conditions and findings of fact as presented by Staff.
2. Recommend denial with Planning Commissioners' finding of fact.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

Voting Requirements:

Voting Options Simple Majority

Vocational Training Facility Amendment

The Construction Laborers' Education, Apprenticeship and Training Fund of Minnesota and North Dakota (LTC) is seeking to build a training facility offering construction, environmental and safety skills courses. The courses will be offered approximately 10-12 weeks out of the year, and students will be able to practice skills such as pipe laying and excavation, structural concrete building, wind tower production, clean energy, solar installation, commercial driver's license, hardscape, etc. Training of these skills is critical in today's changing labor market, and this facility will serve as a convenient asset for North Branch residents working in this field.

To support construction of this facility, LTC is requesting the following amendments:

- Text amendment to add a "Vocational Training Facility" to the industrial zoning districts
- Comprehensive Plan Amendment to reguide the property located at 41499 Forest Boulevard (PIN: 11.00058.000) to be guided as Land Use Industrial
- Zoning Map Amendment to rezone the property located at 41499 Forest Boulevard (PIN: 11.00058.000) to be zoned as General Industrial

Text Amendment

LTC is seeking a text amendment to the City's zoning code to allow a "Vocational Training Facility" as a conditional use within the industrial zoning districts. The proposed amendment also includes a definition of the use for future clarity. A vocational training facility is compatible with other permitted and conditional uses in these districts. The facility aligns with the description of industrial uses in the comprehensive plan, and it will not generate traffic concerns over and above what is expected in an industrial district.

Proposed Amendment to 66-6:

PUBLIC, INSTITUTIONAL & CIVIC		
Community & Cultural Facilities	I1	I2
Cemetery, Columbarium, Mausoleum		
Government Building	P	P
Campground		
Park & Playground Facilities	P	P
Recreation Complex, Public (Indoor)	P	P
Recreation Complex, Public (Outdoor)		
Religious Institutions & Assembly		
Religious Institutions & Assembly (Prior to 08/08/2022)		
Transit Facility, Maintenance	C	C
Transit Facility, Commuter Station	C	
Educational Facilities		
School, Elementary, Middle, High (Private/Charter)		
School, Elementary, Middle, High (Public)		
College, Community, Technical & University		
Vocational Training Facility	C	C

Utilities		
Electric Power Substation	P	P
Wind Power Generation	C	C
Solar Power Generation	C	C
Water & Wastewater Treatment Facilities, Wells & Lift Station	P	P

Proposed Amendment to 66-8 Definitions:

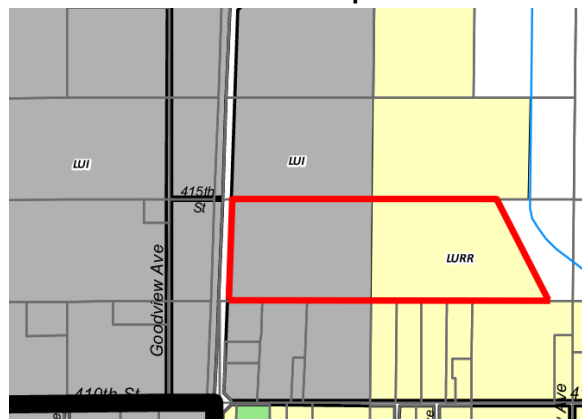
Vocational Training Facility. An educational institution or program, which may also be referred to as a trade school, career center, or technical school, that provides education designed to teach and provide students the practical skills and training needed for a specific trade or occupation. This use includes incidental activities needed for instruction such as exterior storage, earthwork, construction, laydown yard, etc.

Comprehensive Plan and Zoning Amendment

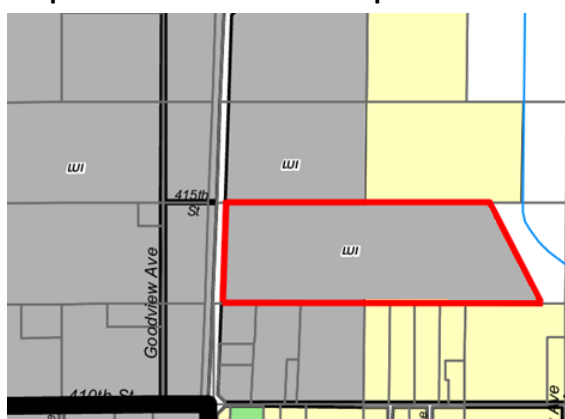
The facility is proposed at 41499 Forest Boulevard (PIN: 11.00058.00). This property is currently used for agricultural purposes with two agricultural buildings on site. The property is guided in the Comprehensive Plan as split between Industrial and Rural Residential. The property's zoning is split between Agricultural and Rural Residential.

LTC is requesting that the entire parcel be reguidd and rezoned to Land Use Industrial and General Industrial (I2), respectively. These amendments are compatible with the surrounding industrial and agricultural uses. The proposed change in use will not adversely impact the City's utility service capacity. The parcel is located outside of the City's Urban Service Area, and this facility does not require access to municipal sewer and water. The amendment also will have minimal traffic impacts, and traffic generated by the proposed use is within the capabilities of streets serving the property. On average, the facility plans to conduct training for approx. 10-12 weeks out of the year with a maximum class size of 16 students.

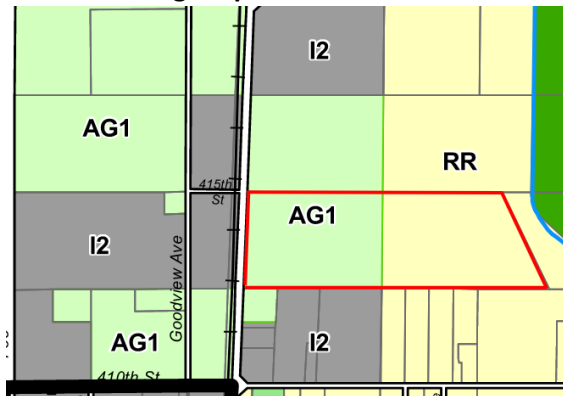
Current Future Land Use Map:



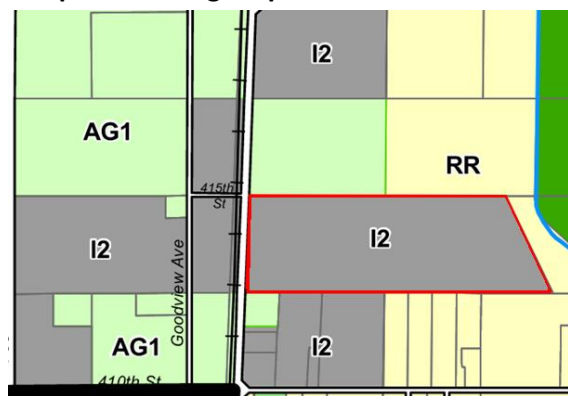
Proposed Future Land Use Map:



Current Zoning Map:



Proposed Zoning Map:



Sec 66-64 Findings Of Fact

In considering all requests for variances, appeals, amendments or conditional use permits, the planning agency and the city council shall make a finding of fact. Its judgment shall be based upon, but not limited to, the following factors:

The applicant's response to the requested findings of fact can be found in italics below.

1. Relationship to the city's comprehensive plan;

The amendment supports the objectives on the comprehensive plan to strengthen the economy of North Branch by providing training opportunities in necessary vocational trades.

2. The geographical area involved;

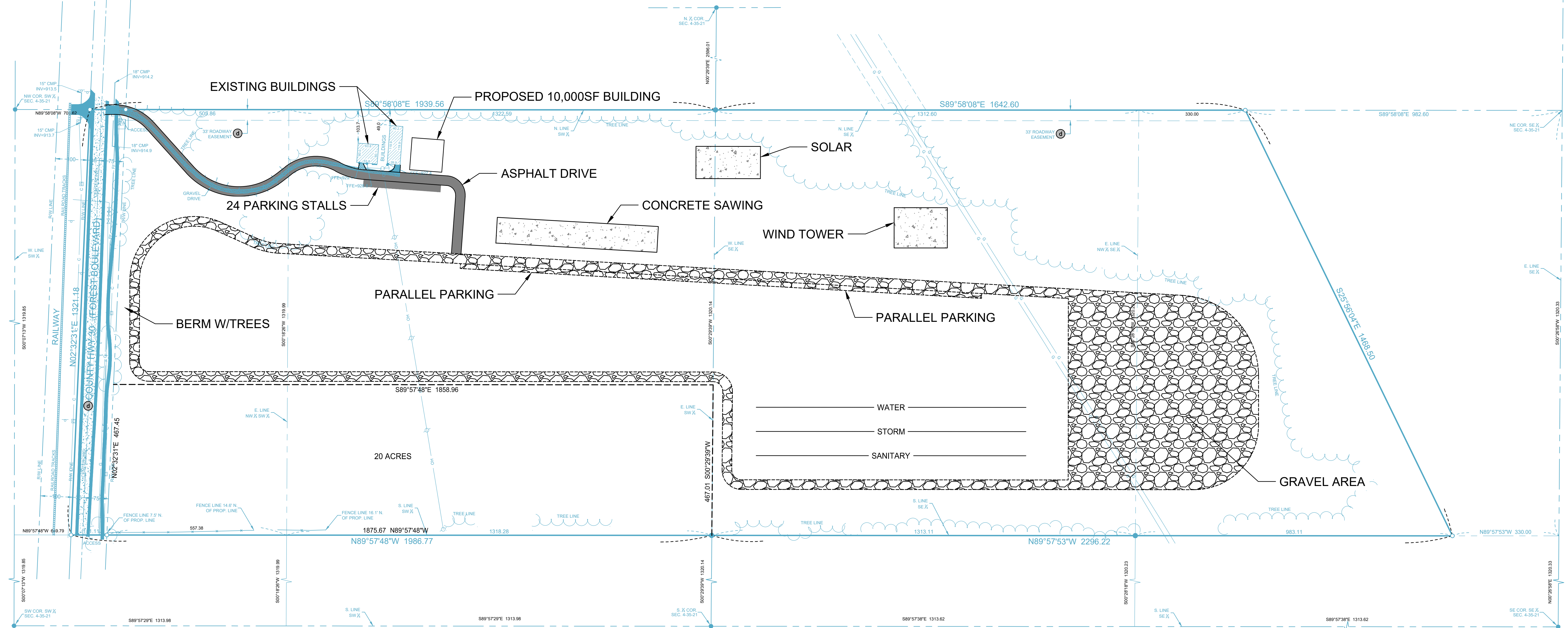
The parcel to be rezoned and reguided is 41499 Forest Boulevard (PIN: 11.00058.00). This property is currently used for agricultural purposes with two agricultural buildings on site. The property is guided in the Comprehensive Plan as split between Industrial and Rural Residential. The property's zoning is split between Agricultural and Rural Residential. LTC is requesting that the entire parcel be reguided and rezoned to Land Use Industrial and General Industrial (I2), respectively.

3. The character of the surrounding area;

The surrounding parcels are a mix of residential (south), industrial (south and west), and agricultural uses (north and east). This change of use is aligned with the character of the surrounding area. All residentially used parcels are large lots that would have minimal impact from the change in use. The industrially zoned parcels to the southwest are used for excavation and would be a highly capability use with the proposed vocational training facility.



4. The availability and design capacities of existing or proposed utilities;
The proposed change in use will not impact the City's utility service capacity. The parcel is located outside of the City's Urban Service Area, and this facility does not require access to municipal sewer and water.
5. Whether such a request will tend to or actually depreciate the surrounding area;
This change of use is aligned with the character of the surrounding area.
6. Whether the request will place an undue financial burden on the city;
This change of use will not impose additional unreasonable costs on the public.
7. Whether the request will impair an adequate supply of light and air to adjacent property;
This change of use will not result in an impairment of adequate supply of light and air to adjacent properties.
The facility plans to conduct training for approx. 10-12 weeks out of the year. The courses include Solar Panel Installation (2-3 weeks a year), longer run Pipe Laying and Excavating for underground water/sewer work (2-3 weeks a year), Boring, Commercial Driver's License training (1 week a year), Guardrail System installation, Structural Concrete building (2 weeks a year), and Wind Tower production. These activities will result in the subsequent minimal impacts to air quality.
8. Whether the request will unreasonably increase the congestion in the public right-of-way;
The change of use will have minimal traffic impacts, and traffic generated by the proposed use is within the capabilities of streets serving the property. On average, the facility plans to conduct training for approx. 10-12 weeks out of the year with a maximum class size of 16 students.
9. Whether the request will increase the danger of fire or endanger the public safety;
This change of use will not endanger public safety.
10. Whether the request is consistent with the spirit and intent of this division.
This change of use is compatible with surrounding land uses and aligned with the comprehensive plan.





Nathan Sondrol <nathans@ci.north-branch.mn.us>

FW: Regarding Rezoning behind my home on 410th street

1 message

Colette Baumgardner <colette.baumgardner@wsbeng.com>
To: nathans <nathans@ci.north-branch.mn.us>

Mon, Jul 22, 2024 at 4:47 PM

Colette Baumgardner
Graduate Community Planner



612.409.4384 (o)
-
701 Xenia Avenue S, Suite 300
Minneapolis, MN 55416
wsbeng.com

For a list of WSB employee licenses and certifications visit [here](#).

This email, and any files transmitted with it, is confidential and is intended solely for the use of the addressee. If you are not the addressee, please delete this email from your system. Any use of this email by unintended recipients is strictly prohibited. WSB does not accept liability for any errors or omissions which arise as a result of electronic transmission. If verification is required, please request a hard copy.

From: Suzanne Singh <zaharrah1@gmail.com>
Sent: Monday, July 22, 2024 4:37 PM
To: Colette Baumgardner <colette.baumgardner@wsbeng.com>
Subject: Regarding Rezoning behind my home on 410th street

EXTERNAL EMAIL

Chemicals,noise,pollution!

This is not industrial land! This is residential land!

You will need to buy us out and I will charge a hefty price for uprooting our family.

I will ask 1 million for my property (10 acres); as I'm sure our other families in the neighborhood, will as well!

This is not fair!

If this is going to happen to us who have built our family homes here.

If we would have known we would have not have moved here!

Is this going to raise the property taxes?and what about our water? Our water is as perfect as buel water.we had it tested and if it changes, I will sue the city; how will this affect it; and sawing concrete and all the extra noise we came here for quietness and peacefulness and this is supposed to be all family Neighborhood residential !

I won't be able to open my windows and have fresh air and hearing noise all the time !

So what about our resale value? Also nobody's gonna wanna buy the property so you will almost have to buy us out or pay us the difference for people not wanting to buy our property in the future because of this problem so any devaluation of our property will be all on the people who buy and turn the Land from residential into industrial behind us.



Prepared By:

Colette Baumgardner, WSB Graduate Community Planner

Presenter: Colette Baumgardner, WSB Graduate Community Planner

Date: 07/11/2024

Board & Commission: Planning Commission

Subject: Public Hearing for Sunrise Bluff 3rd Addition

Recommended Planning Commission Action

- 1. Motion to table review of the Preliminary Plat as proposed by Larry Beach Construction, Inc for the Sunrise Bluff 3rd Addition with comments and findings of fact as presented by staff.**

Overview / Background

Larry Beach Construction, Inc (Developer/Applicant) has requested Preliminary Plat approval for Sunrise Bluff 3rd Addition (Plat). The Preliminary Plat includes properties zoned for Rural Residential, R-1 Single Family Residential, and Business. The proposed subdivision is to create 32 residential lots within the Rural Residential area. The R-1 Single Family and Business areas proposed to be platted as outlots. The subject property is located South of 392 St between Everett Ave to the West and Fawn Ave to the East and contains PIDs: 11.00390.00, 11.00393.00, 11.00392.00, and 11.00410.18.

The Developer is working on addressing planning comments provided on July 18, 2024. The developer created an updated plat document for the Commission to review.

Issue(s) to Consider

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

Analysis of Issue(s)

1. Land Use & Zoning

The Subject Property currently has a mix of land use classifications: Rural Residential, Low Density Residential, and Commercial. The corresponding zoning is: RR-Rural Residential, R-1 Single Family Residential, and B-Business. The development is proposed to occur in the Rural Residential portion of the property with the R-1 Single Family and B-Business portions being platted as an outlot. The Subject Property recently underwent a reguiding and rezoning process, which removed the residential area from the municipal urban service area via Resolution 20-2024 and Ordinance 368-24. The southern portion of the development site falls within the City's Shoreland Overlay District for Sunrise Creek and the Floodplain district [27025C0145D](#), which require an additional sub-set of zoning standards. The property also has a wetland around the river area.

- The proposed use of the property as single family homes is a permitted use in the Rural Residential district and all overlay districts applicable to the plat.

Land Use and Zoning standards are satisfied.

2. Development Plan

The Developer is proposing a total of 32 residential units on the 117.27 acre site. The density requirement in the Rural Residential district is one unit per buildable acre. Staff has requested the buildable acreage from the developer to confirm the buildable acres on the site. Staff has estimated the area given the provided plat materials and anticipates that the site will be able to meet the density requirement.

-
-
-

Home Types & Lot Sizes

The minimum lot is one acre or 43,560 sq ft. The proposed lots vary in size from 43,774 sq ft (1.27 acres) to 50760 sq ft (2.69 acres). However, the minimum lot size is defined as a buildable acre with contiguous land excluding non-standard easements. Lot 7 and Lot 9 of Block 2 have non-standard easements that cut through the center of each lot. These lots met the minimum size requirement, but the land is not contiguous. Therefore, Lot 7 and Lot 9 of Block 2 do not meet the buildable land requirement. Staff has requested the developer to submit a variance for these lots, given that the easements are required based on the topography of the land or existing infrastructure.

Buildable Acre means 43,560 square feet of contiguous undisturbed land excluding surface waters, wetlands, flood plains, slopes greater than 18%, non-standard easements and where depth to mottled soil is at least 1 foot must be identified on each lot. Each lot must include 10,000 square feet of

percolation tested soils that are suitable for type 1 SSTs (standard septic system).

As for home types, the development contains the following home styles: 18 rambler, 8 walkout, and 6 lookout.

Additional approvals are required to meet the lot size requirement.

Lot Coverage

The total proposed impervious surface on the site is 7.41 acres. Staff has requested additional information on the anticipated impervious surface coverage for the individual lots. The maximum allowed is 50%. The building pads shown are a reasonable size, so it is anticipated that the impervious surface will be less than 50%. This is provided as a comment for future review.

Lot coverage is requested as a comment on the review.

Landscape Plan & Tree Preservation/Replacement

The parcel is currently used as agricultural land with a defined tree line on the south and southeastern portion of the development area. The tree preservation plan shows 3.40 acres of the 32.61 acres of trees to be removed. This proposed removal is less than the 50% maximum allowed by City Code. However, the tree preservation plan as presented only accounts for removal of the trees for the public improvements. This is not realistic given that trees will need to be removed for the construction of Lots 3 - 11 of Block 2 and Lots 1-4 of Block 3. Staff has requested an updated Tree Preservation Plan listed as a comment for future review.

In the landscaping plan, the applicant is proposing to plant 82 trees. Of these trees, 30% are deciduous and 70% are coniferous, which meets the 25% planting requirement for each type. The deciduous trees are proposed throughout the development, and the coniferous trees are proposed to primarily provide screening between the lots and 392nd Street. The landscaping plan proposes that the existing tree cover on Lots 3 - 11 of Block 2 and Lots 1-3 of Block 3 as the trees to count toward the planting requirement. Additional information on the size and type of the trees to be preserved is required for the existing trees to count toward the planting requirement. Staff proposes detail on size and type of trees preserved to be included as a comment for future review.

Updated tree preservation plan and landscaping plan is requested as a comment on the review.

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.

Parking requirements are satisfied.

Overlay Districts Standards

Shoreland

Along a river, the shoreland is defined by the City Code as "300 feet from a stream, creek, or water course; or the landward extent of a floodplain as designated by this chapter, whichever is greater." For this development, the shoreland follows the floodplain line for the most part. The shoreland area is entirely contained within the proposed outlots, so the residential lots do not need to follow the shoreland standards for lot width, impervious surface, height, etc. However, Lots 3-11 of Block 2 do contain a bluff as defined by City Code, so the lots do have to meet the bluff setback standards.

Bluff standards require a 30' structure setback. All of the proposed building pads meet this setback. Staff did note in the comments provided to the developer that this setback combined with City limitations on accessory structures in the front yard will restrict future homeowners of Lots 5,6,7 and 10 of Block 2 from having an accessory structure on their property.

Shoreland requirements are satisfied.

Floodplain

The proposed development contains Floodplain district 27025C0145D. The floodplain does not extend into any of the proposed lots, so uses are not restricted on the lots. All building pads are proposed to be at over 2 feet above the 100-year flood. The minimum elevation difference proposed is 12.5 feet on Lot 5 of Block 2.

Floodplain requirements are satisfied.

Wetland

No work is being proposed within the wetland and the wetland is contained within the proposed outlots. All proposed building pads meet the 20' structure setback requirement.

Wetland requirements are satisfied.

3. Plat Standards

The developer has requested the application be reviewed as Rural Residential and Commercial zoning. However, when conducting the review of the lots, Staff identified two areas where the proposed plat does not meet the minimum lot standards.

	Lot Standards	Setbacks
--	---------------	----------

Type	Area (sf)	Width	Depth	Front	Side	Corner	Rear-I	Rear -C
Rural Residential	43,560	110'	300'	40'	10'	30'	30'	15'
Commercial	5,000	50'	100'	15'	10'	15'	15'	15'

	Minimum Proposed Lot			Minimum Proposed Setback				
Type	Area (sf)	Width	Depth	Front	Side	Corner	Rear-I	Rear -C
Rural Residential	43,774*	110'	290'	40'	10'	30'	30'	15'
Com - Outlot C	516,186	>50'	>100'	TBD - at time of development				
Com - Outlot D	264,844	>50'	>100'	TBD - at time of development				

*Lot 7 and Lot 9 of Block 2 have non-standard easements and do not meet the contiguous land requirement for buildable area.

Firstly, Lot 7 and Lot 9 of Block 2 do not meet the contiguous land requirement for buildable area due to non-standard easements across these lots. Staff believes that these lots could meet the requirements for a variance to show practical difficulties. Staff has requested the developer to submit an application for a variance. The developer has provided a redlined plat document for the Commission to review that helps to justify the case for the variance.

Secondly, Lots 1, 2, 3, and 10 of Block 3 do not meet the lot depth requirements as measured from the center of the lot. Lot depth is defined in the City Code as "shortest horizontal distance between the front lot line and the rear lot line measured from a 90-degree angle from the street right-of-way within the lot boundaries." When measuring at the center of Lots 1-3, the lot depth is approximately 290', not the required 300'. Additionally, Lot 10 has a depth of 56' at the eastern property line. The Developer put together a redlined plat document for the Commission to review to show how the lots would look, if they met the 300' minimum depth. Staff believes this would be a better design, and has advice the developer to continue to draft plat documents that reflect this change.

Staff Recommendation

City staff recommend tabling the Preliminary Plat with comments and finding of fact as presented by staff.

Findings of Fact

1. The proposed preliminary plat is consistent with the City's 2040 Comprehensive Plan and is compatible with present and future land uses of the area.
2. The development is not consistent with the City's Zoning and Subdivision Ordinances. Lots 1, 2, 3, and 10 of Block 3 are undersized, and Lot 7 and Lot 9 of Block 2 do not meet the requirement for contiguous land.

Comments to Address:

1. The Applicant shall work with the Engineer to address any Engineering concerns or revisions provided in the Engineering memo dated July 2, 2024; and,
2. The Applicant shall work with the Planner to address any Planning concerns or revisions listed in the Planning Review Memo dated July 17, 2024; and,
3. Other items identified during the review process by Staff, the Planning Commission, or the City Council.

Recommended Planning Commission Action

Motion to table review of the Preliminary Plat as proposed by Larry Beach Construction, Inc for the Sunrise Bluff 3rd Addition with comments and findings of fact as presented by staff.

Planning Commission Action

After the public hearing and discussion, the Planning Commission could take one of the following actions:

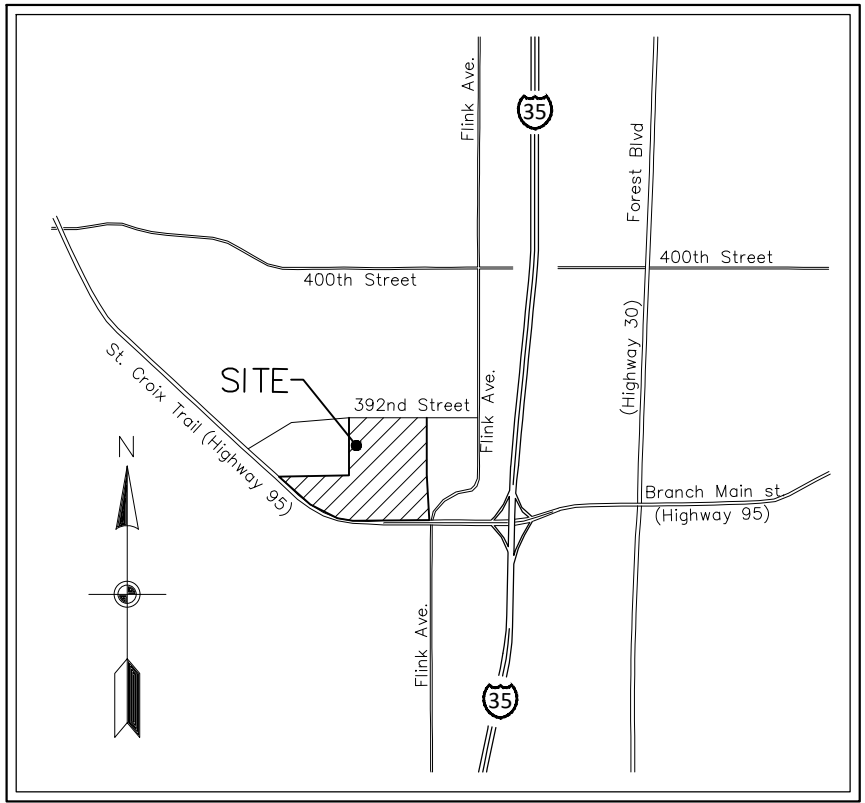
1. Recommend approval with the conditions and findings of fact as presented by Staff.
2. Recommend denial with Planning Commissioners' finding of fact.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

Voting Requirements:

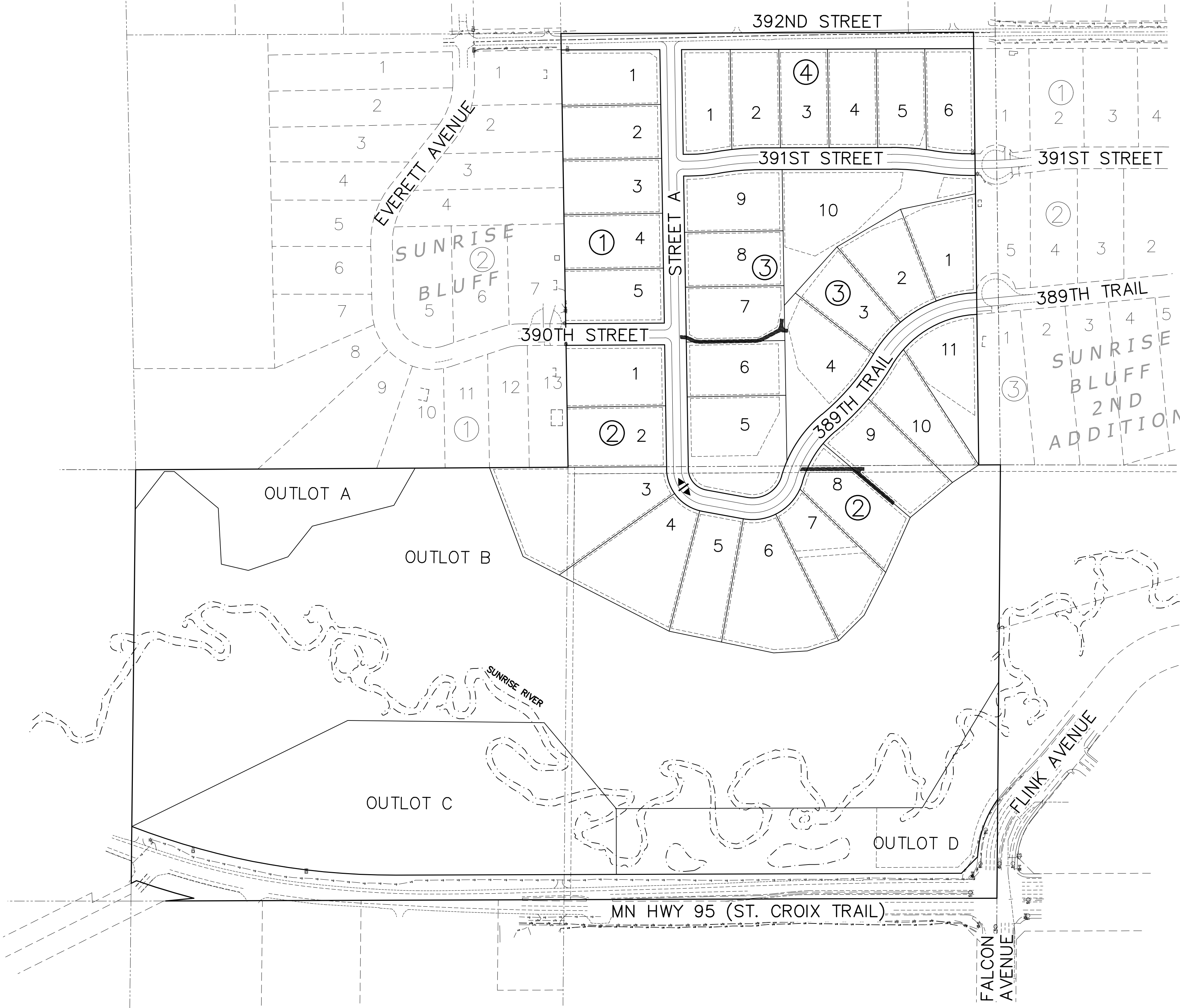
Voting Options Simple Majority

SUNRISE BLUFF 3RD ADDITION

NORTH BRANCH, MINNESOTA

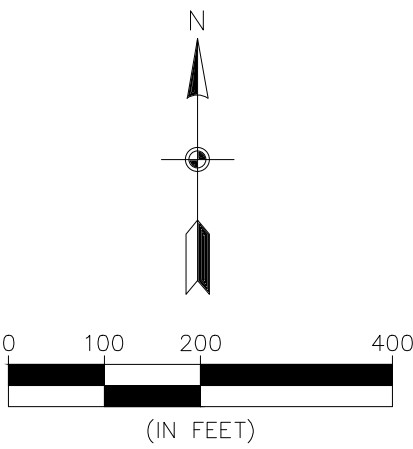


VICINITY MAP
NOT TO SCALE



SHEET INDEX

1.	COVER
2.	EXISTING CONDITIONS
3.	PRELIMINARY PLAT INDEX
4-8.	PRELIMINARY PLAT
9.	PRELIMINARY SITE & UTILITY PLAN
10.	PRELIMINARY GRADING INDEX
11-14.	PRELIMINARY GRADING & EROSION CONTROL PLAN
16.	DETAILS
B1-B2.	LIVABILITY PLAN
L1-L2.	LANDSCAPE PLAN
T1.	TREE PRESERVATION PLAN



BENCHMARK	
1.	Minnesota Department of Transportation Geodetic GSID Station No. 4775 (MnDot Name BEV MN01) Elevation 921.03 ft. (NAVD88)
2.	Minnesota Department of Transportation Geodetic GSID Station No. 85681 (MnDot Name ottensess 2) Elevation 902.87 ft. (NAVD88)

CALL BEFORE YOU DIG



811

Know what's below.
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."



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 Professional Engineer under the laws of the State of Minnesota

Print Name: Aaron D. Briski, P.E.
Signature: *Aaron Briski*
Date: 6/10/24 License #: 57811
Designed: ADB
Date: 6/10/24

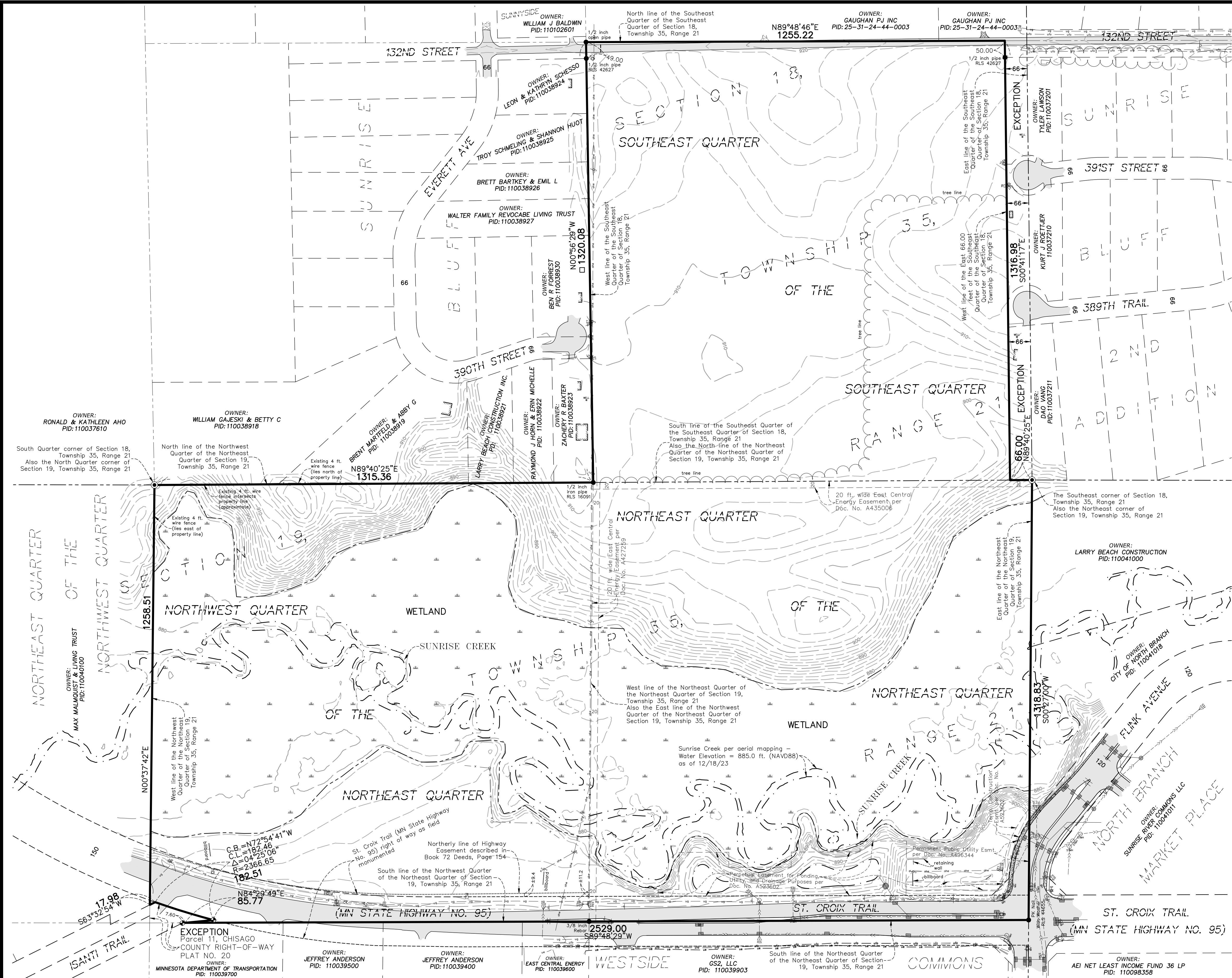
Revisions:
1.

LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

**SUNRISE BLUFF
3RD ADDITION**
North Branch, MN

COVER

1 of 16



PARCEL DESCRIPTION:
(Per Title Commitment File No. 688066, dated May 27, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), in Section Nineteen (19), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota.

AND

The Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Nineteen (19), Township 35, Range 21, except Parcel 11 of Chisago County Right-of-Way Plat No. 20, Chisago County, Minnesota

AND

The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4), less and excepting therefrom the East Sixty feet (E 66') thereof, Section Eighteen (18), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota

(abstract property)

- GENERAL NOTES:
- The field work for this survey was completed on April 17, 2024.
 - Bearings shown are based on the East line of the NE 1/4 of the NE 1/4 of Section 19. Township 35, Range 21, Chisago County, Minnesota, which is assumed to bear S00°27'00"W.
 - Surveyed property contains ±117.27 acres.
 - Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
 - The following easements are proposed to be released, confined or amended:
 - Easement in favor of The Rural Cooperative Power Association per Doc. No. 126707.
 - Easement in favor of The Rural Cooperative Power Association per Doc. No. 127291.
 - Easement in favor of The Rural Cooperative Power Association per Doc. No. 126474.
 - Easement in favor of City of North Branch per Doc. No. A523602 (over Parcel B only).
 - Highway Easement contained in Final Certificate in favor of the State of Minnesota in Book 72 of Deeds, Page 154.

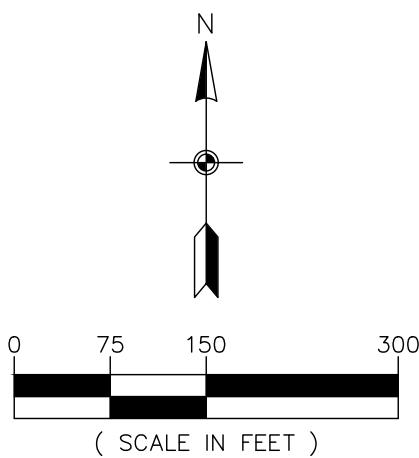
LEGEND

- Denotes Found Chisago Right of Way Monument with 3 inch Aluminum Cap
- Denotes Chisago County Section Monument, as noted
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Light Pole
- Denotes Semaphore
- Denotes Miscellaneous Sign
- Denotes Storm Manhole
- Denotes Miscellaneous Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Existing Well
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Telephone Box
- Denotes Electric Transformer
- Denotes Electric Box
- Denotes Underground Electric
- Denotes Underground Gas
- Denotes Underground Fiber Optic
- Denotes Overhead Utility Line(s)
- Denotes Existing Fence as noted
- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wetlands delineated by Midwest Natural Resources, Inc.

BENCHMARK

1. Minnesota Department of Transportation
Geodetic GSID Station No. 4775 (MnDot
Name BEV MNDT)
Elevation 921.03 ft. (NAVD88)

2. Minnesota Department of Transportation
Geodetic GSID Station No. 85681 (MnDot
Name ottensness 2)
Elevation 902.87 ft. (NAVD88)



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: *Thomas R. Balluff*
Date: 6/10/24 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 6/10/24
FILE NO: 2700

Revisions:

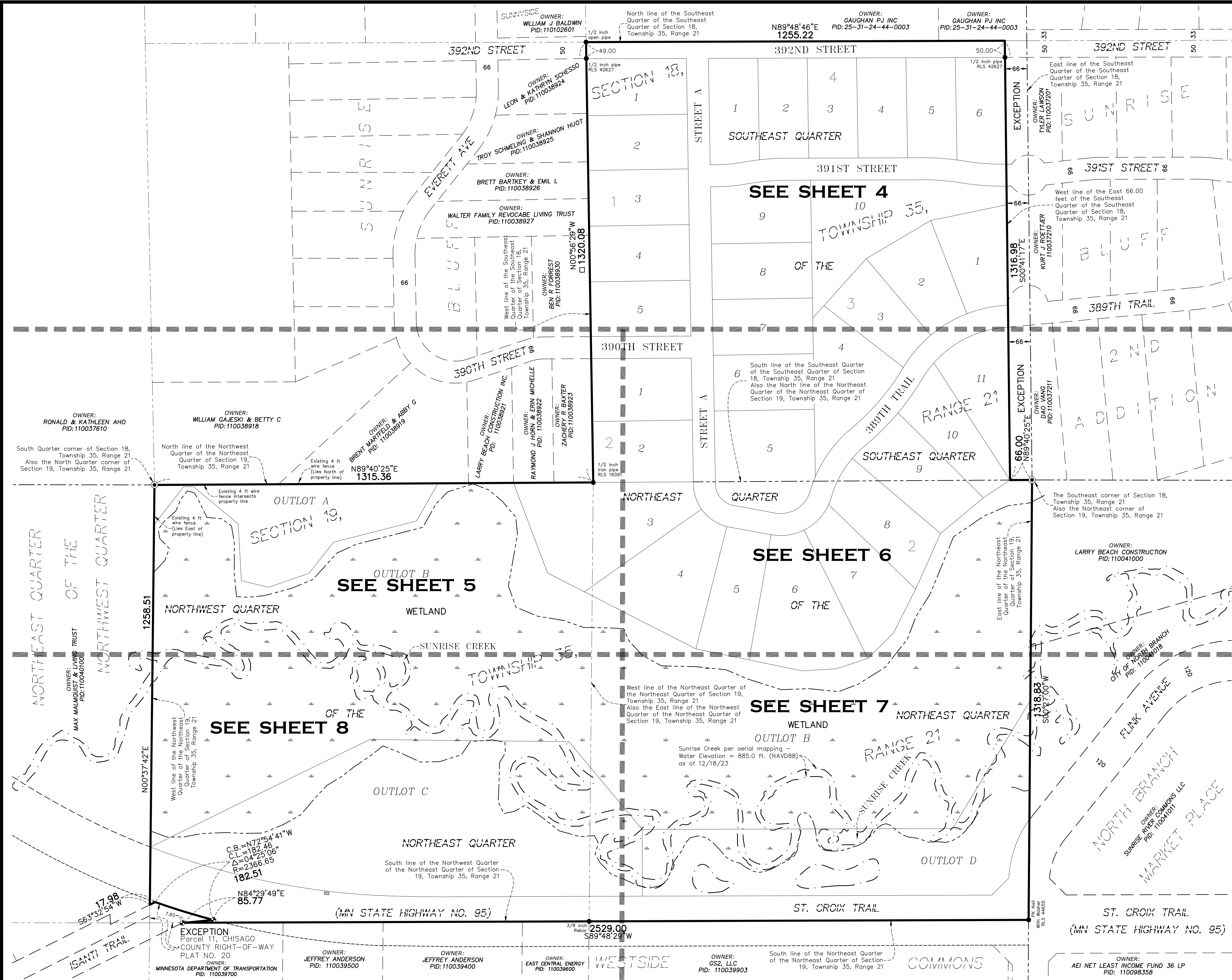
OWNER:
GS2, LLC
PID: 110039003

LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

SUNRISE BLUFF 3RD ADDITION
North Branch, Minnesota

EXISTING CONDITIONS

2
of
16



PARCEL DESCRIPTION:

(Per Title Commitment File No. 688066, dated May 7, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), in Section Nineteen (19), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota.

AND

The Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Nineteen (19), Township 35, Range 21, except Parcel 11 of Chisago County Right-of-Way Plat No. 20, Chisago County, Minnesota

AND

The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4), less and excepting therefrom the East Sixty feet (E 66') thereof, Section Eighteen (18), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota

(abstract property)

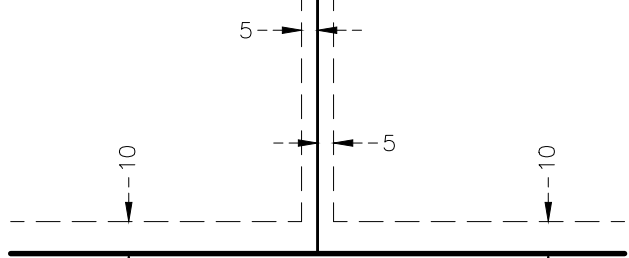
SITE DATA

TOTAL SITE AREA	±117.27 AC.
TOTAL ROW AREA	±12.71 AC.
TOTAL OUTLOT AREA	±60.81 AC.
OUTLOT A	±3.00 AC.
OUTLOT B	±39.88 AC.
OUTLOT C	±11.85 AC.
OUTLOT D	±6.08 AC.
TOTAL LOT AREA	±43.75 AC.
SMALLEST LOT	±44,404 S.F.
LARGEST LOT	±117,313 S.F.
AVERAGE LOT	±59,555 S.F.
TOTAL NUMBER OF LOTS	32
GROSS DENSITY	0.27 LOTS/TOTAL AC.
NET DENSITY	0.73 LOTS/TOTAL LOT AC.
EXISTING ZONING	SL/B2/RR

UTILITIES: SEPTIC/WELL

MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	40 FT.
SIDE	10 FT.
SIDE CORNER	30 FT.
REAR SETBACK	30 FT.
MIN. BUILDABLE(WITHIN USA)	1.0 AC.
MIN. LOT DEPTH	300 FT.
MIN. LOT WIDTH (AT SETBACK)	110 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



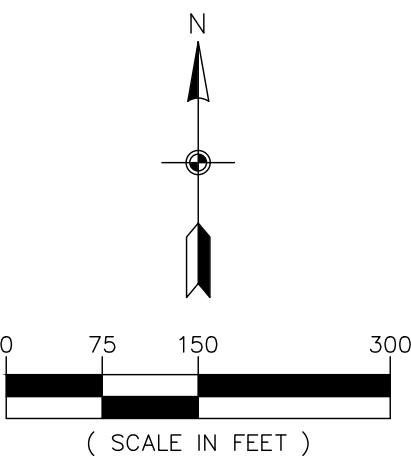
being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- Denotes Found Chisago Right of Way Monument with 3 Inch Aluminum Cap
- Denotes Chisago County Section Monument, as noted
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Wetlands delineated by Midwest Natural Resources, Inc.

BENCHMARK

- Minnesota Department of Transportation Geodetic GSID Station No. 4775 (MnDot Name BEV MNDT) Elevation 921.03 ft. (NAVD88)
- Minnesota Department of Transportation Geodetic GSID Station No. 85681 (MnDot Name ottensness 2) Elevation 902.87 ft. (NAVD88)



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: *Thomas R. Balluff*
Date: 6/10/24 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 6/10/24
FILE NO: 2700

Revisions:

OWNER:
CS2, LLC
PID: 110039003

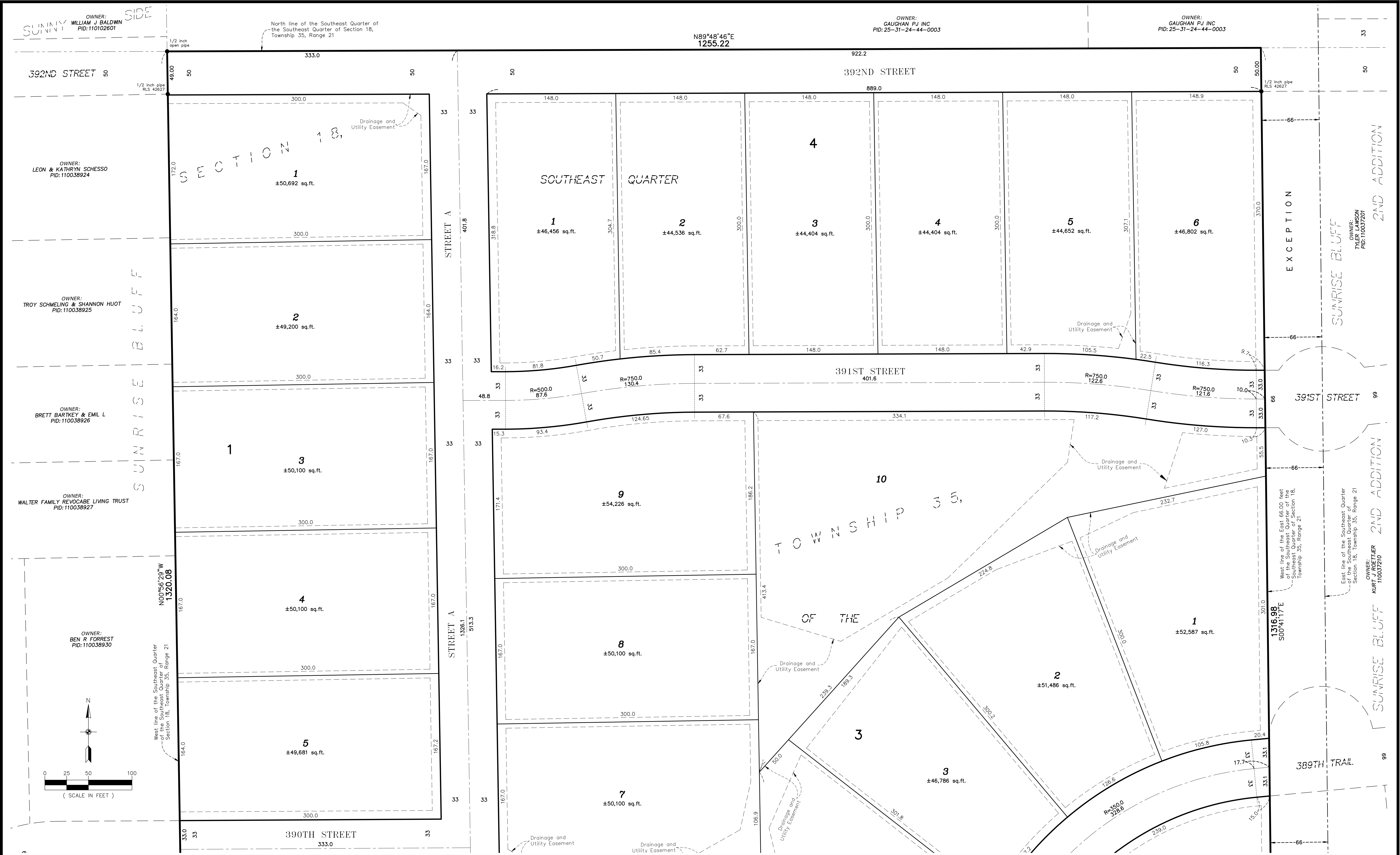
South line of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35, Range 21

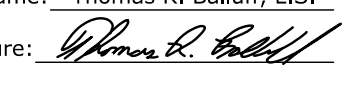
LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

SUNRISE BLUFF 3RD ADDITION
North Branch, Minnesota

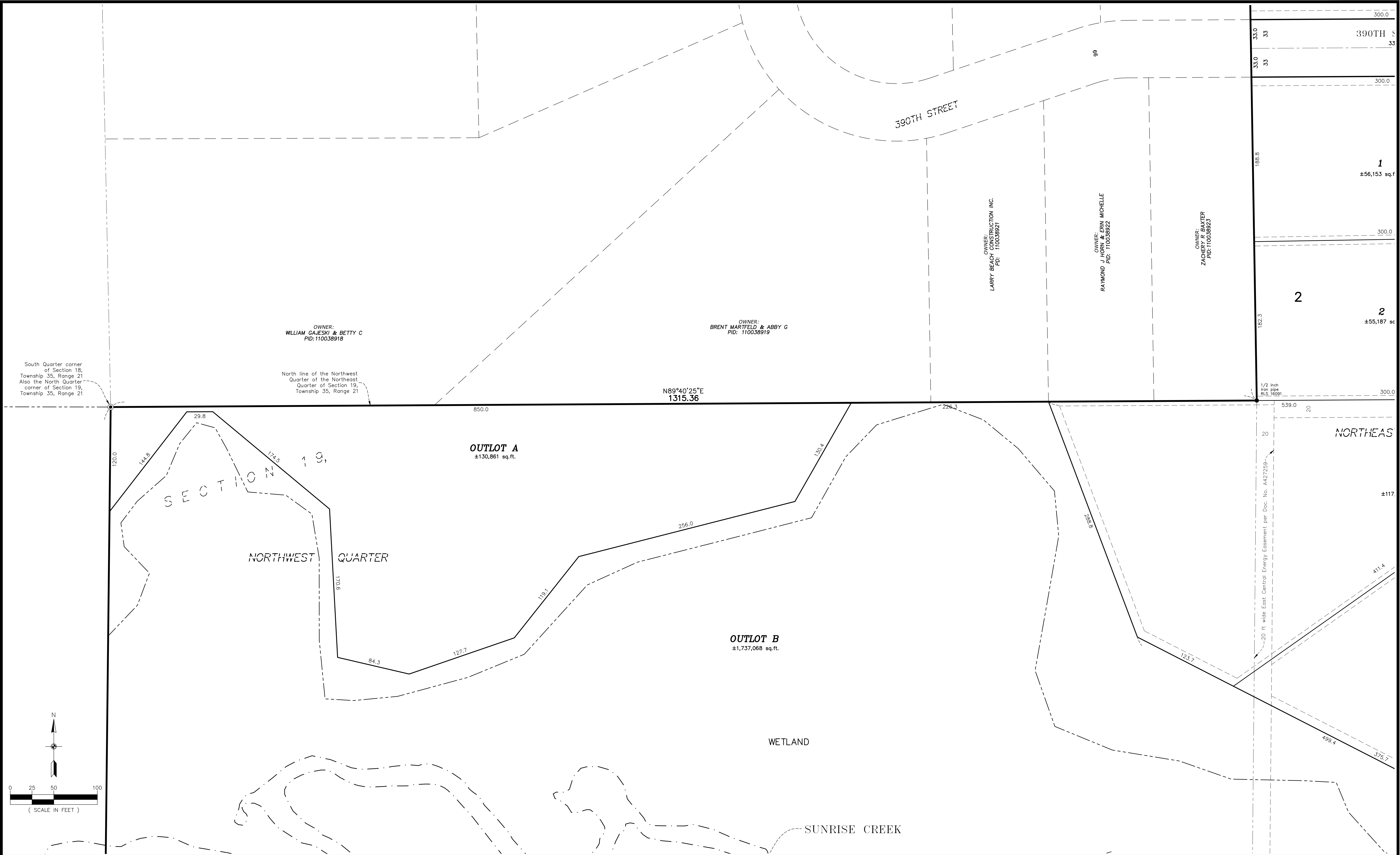
PRELIMINARY PLAT INDEX

3
of
16

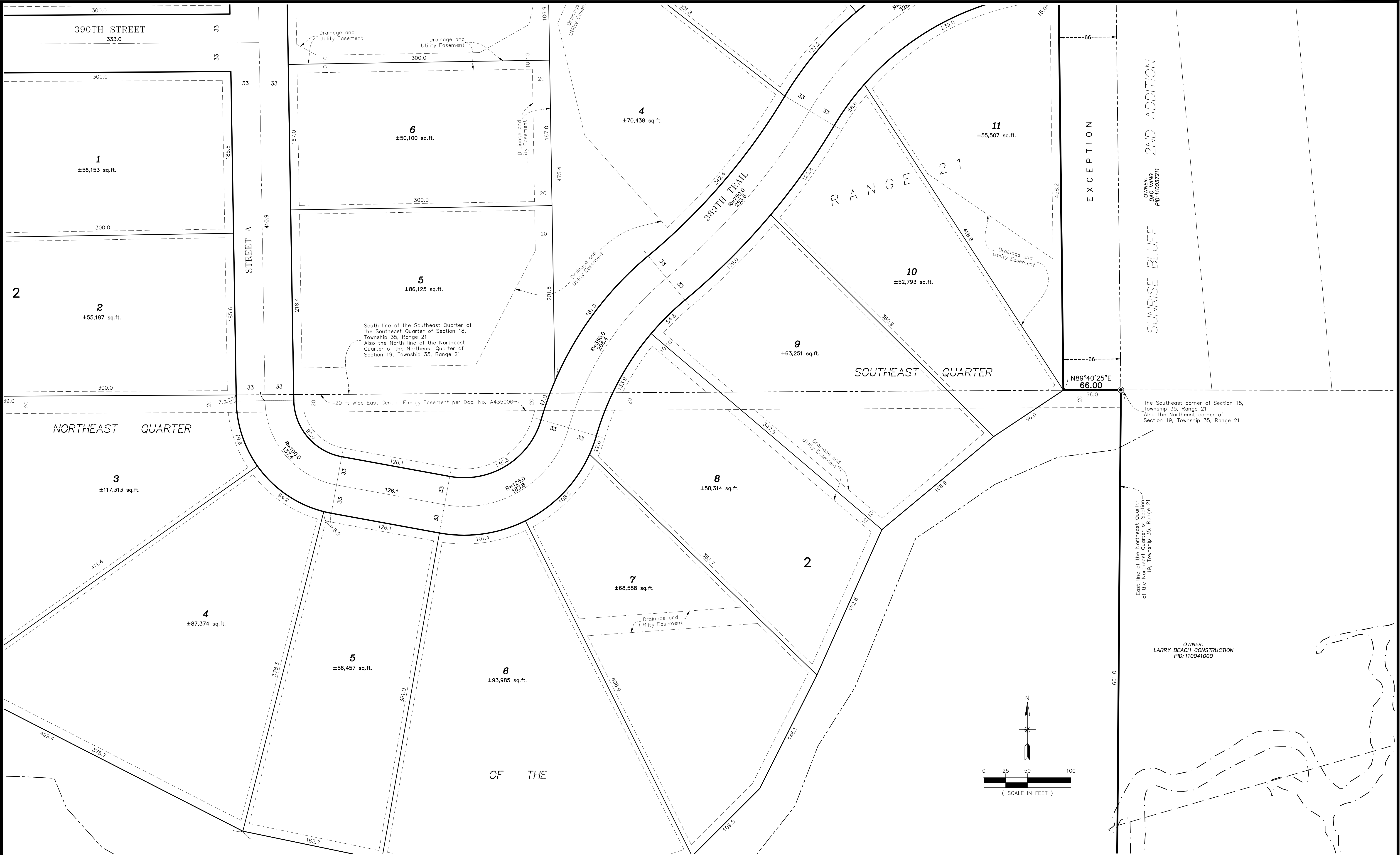


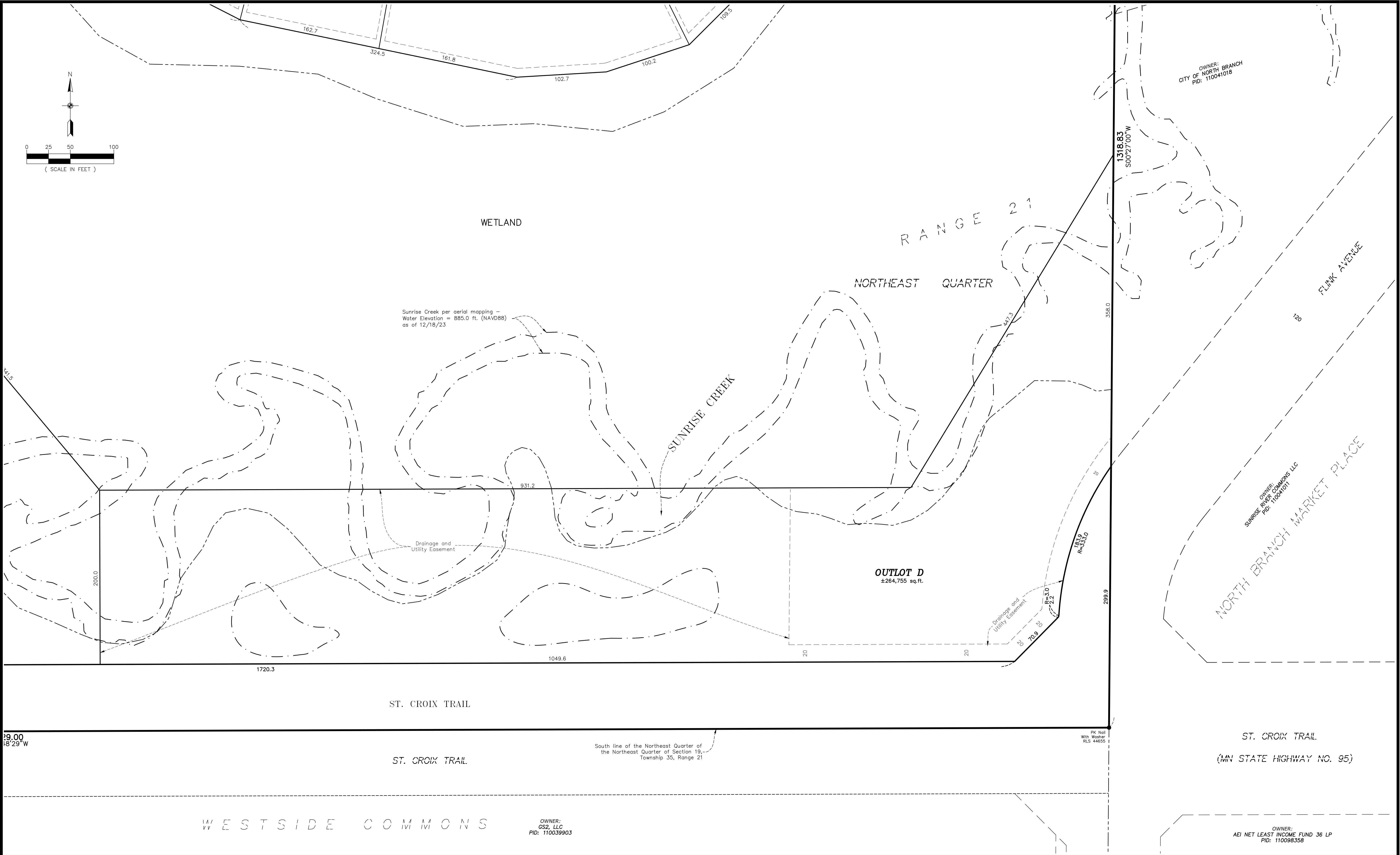
	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota	Print Name: Thomas R. Balluff, L.S. Signature:  Date: 6/10/24 License #: 40361	DRAWN BY: NJS ISSUE DATE: 6/10/24 FILE NO: 2700	Revisions:	LARRY BEACH CONSTRUCTION, INC. 4731 - 400th Street N North Branch, Minnesota 55056	SUNRISE BLUFF 3RD ADDITION North Branch, Minnesota	PRELIMINARY PLAT	4 of 16
--	---	--	--	---	------------	---	--	-------------------------	---------

[Save Date: 06/12/24] F:\jobs\10721 - 10740\10740 - north branch sunrise creek\cad\3d\survey\preliminary\10740_preplat.dwg



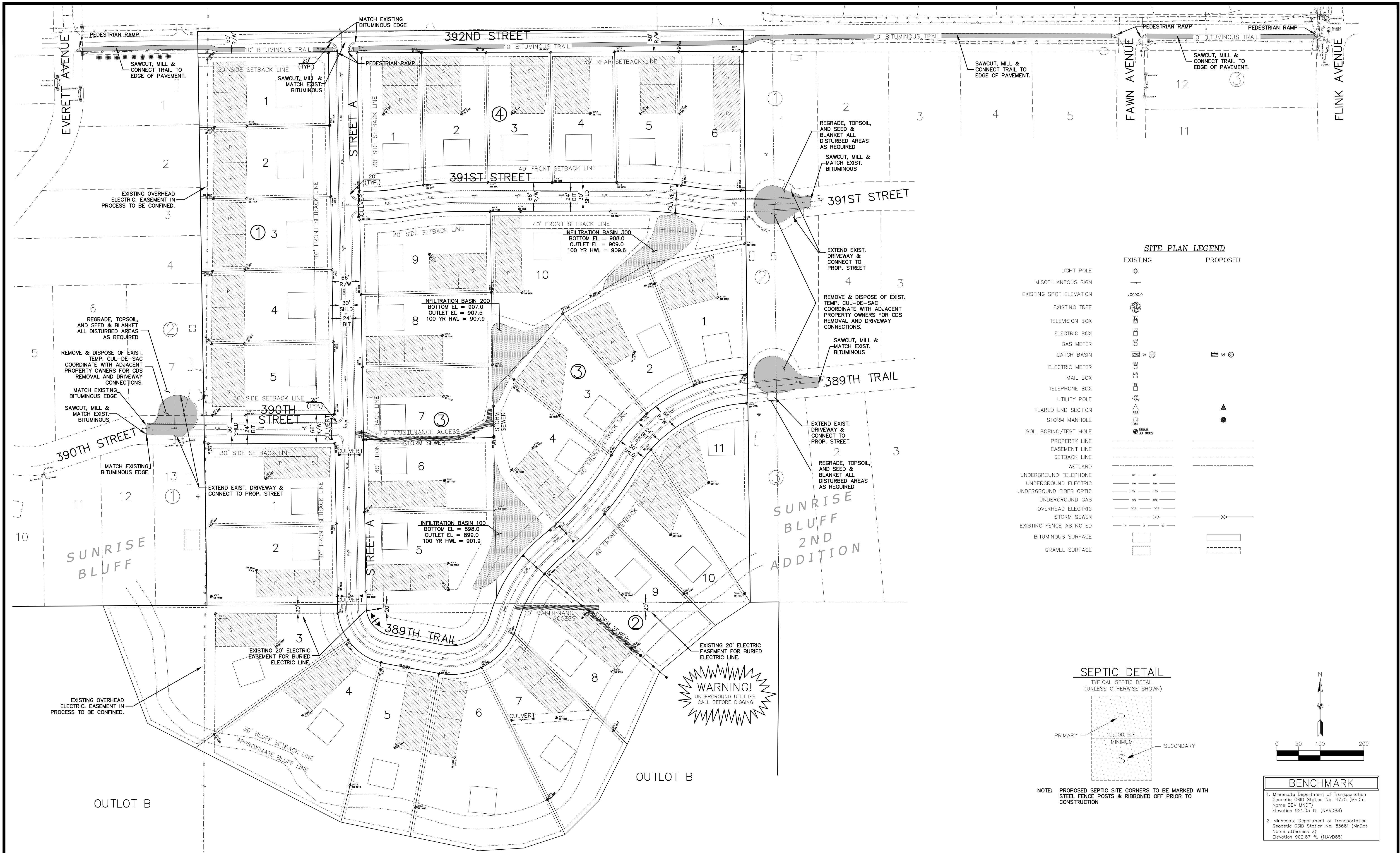
 CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota		Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 6/12/24 License #: 40361	DRAWN BY: NJS ISSUE DATE: 6/12/24 FILE NO: 2700	Revisions:	LARRY BEACH CONSTRUCTION, INC. 4731 - 400th Street N North Branch, Minnesota 55056	SUNRISE BLUFF 3RD ADDITION North Branch, Minnesota	PRELIMINARY PLAT	5 of 16

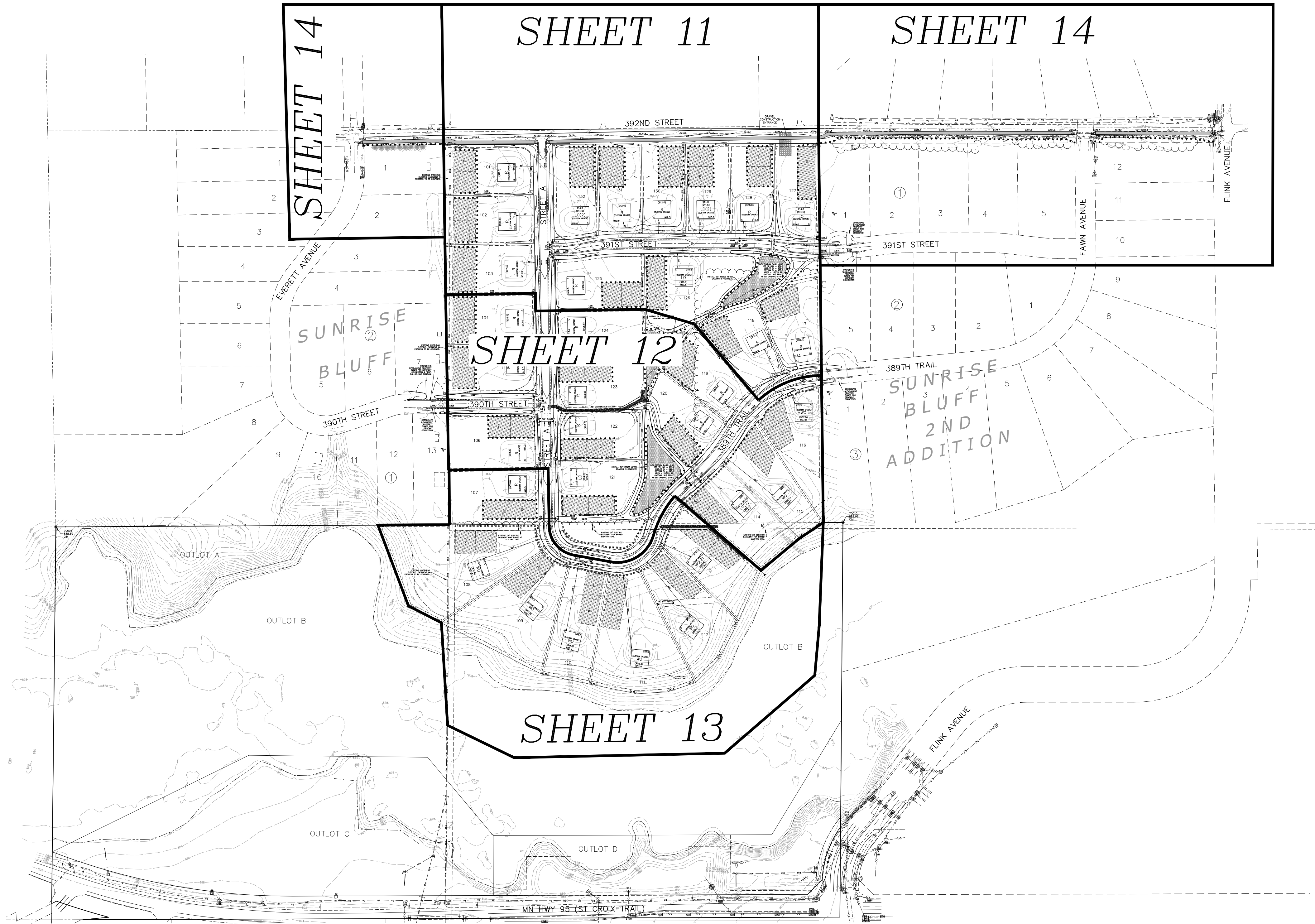




 CARLSON McCain ENGINEERING SURVEYING ENVIRONMENTAL	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota	Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 6/10/24 License #: 40361	DRAWN BY: NJS ISSUE DATE: 6/10/24 FILE NO: 2700	Revisions:	LARRY BEACH CONSTRUCTION, INC. 4731 - 400th Street N North Branch, Minnesota 55056	SUNRISE BLUFF 3RD ADDITION North Branch, Minnesota	PRELIMINARY PLAT	7 of 16
---	---	--	--	---	------------	---	--	-------------------------	---------

[Save Date: 06/12/24] F:\jobs\10721 - 10740\10740 - north branch sunrise creek\cad c3d\survey\preliminary\10740_preplat.dwg

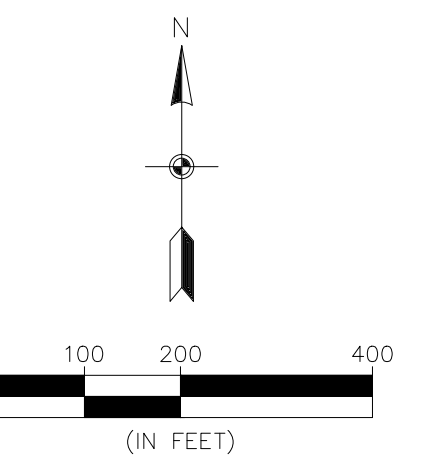




LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	-----
EASEMENT LINE	-----
CURB LINE	-----
BITUMINOUS	=====
CONCRETE	=====
SANITARY SEWER	-----
STORM SEWER	-----
DRAINTILE	-----
WATER MAIN	-----
OVERHEAD UTILITY	-----
STORM CATCH BASIN	-----
STORM MANHOLE	-----
OUTLET CONTROL STRUCTURE	-----
MANHOLE	-----
HYDRANT	-----
GATE VALVE	-----
TELEVISION BOX	-----
TELEPHONE BOX	-----
UTILITY POLE	-----
RETAINING WALL	-----
FENCE	-----
10' CONTOUR	-----
2' CONTOUR	-----
FEMA FLOOD PLAIN	-----
WETLAND LINE	-----
SPOT ELEVATION	-----
EMERGENCY OVERFLOW	-----
SILT FENCE	-----
TREE FENCE	-----
GRADING LIMITS	-----
TREELINE	-----
INFILTRATION AREA	-----
MAINTENANCE ACCESS	-----
WETLAND SIGN	-----
WELL	-----
LIGHT POLE	-----
FLAG POLE	-----
ELECTRIC BOX	-----
TELEPHONE BOX	-----
TELEVISION BOX	-----
SIGN	-----
GEOTECH SOIL BORING	-----

WETLAND SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS



BENCHMARK
1. Minnesota Department of Transportation Geodetic GSID Station No. 4775 (MnDot Name BEV MNDT) Elevation 921.03 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

811

Know what's below.
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."

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 Professional Engineer under the laws of the State of Minnesota

Print Name: Aaron D. Briski, P.E.
Signature: *Aaron Briski*
Date: 6/10/24 License #: 57811

Drawn: NJP
Designed: ADB
Date: 6/10/24

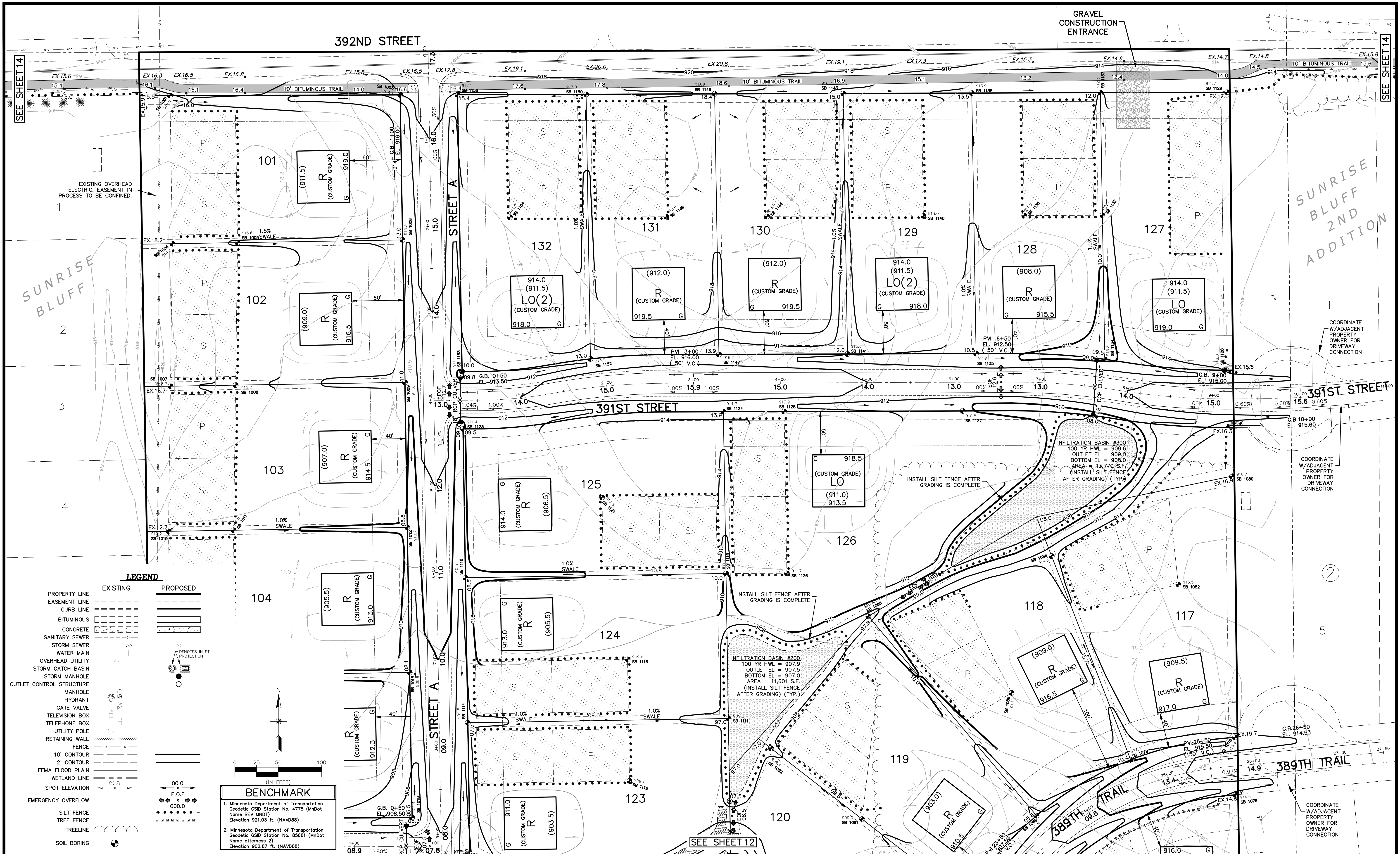
Revisions:
1.

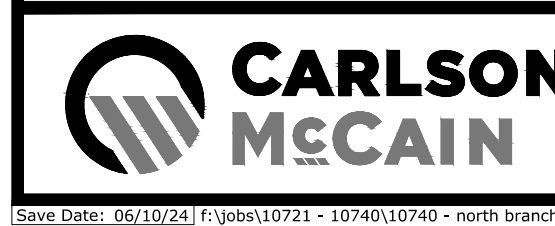
LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

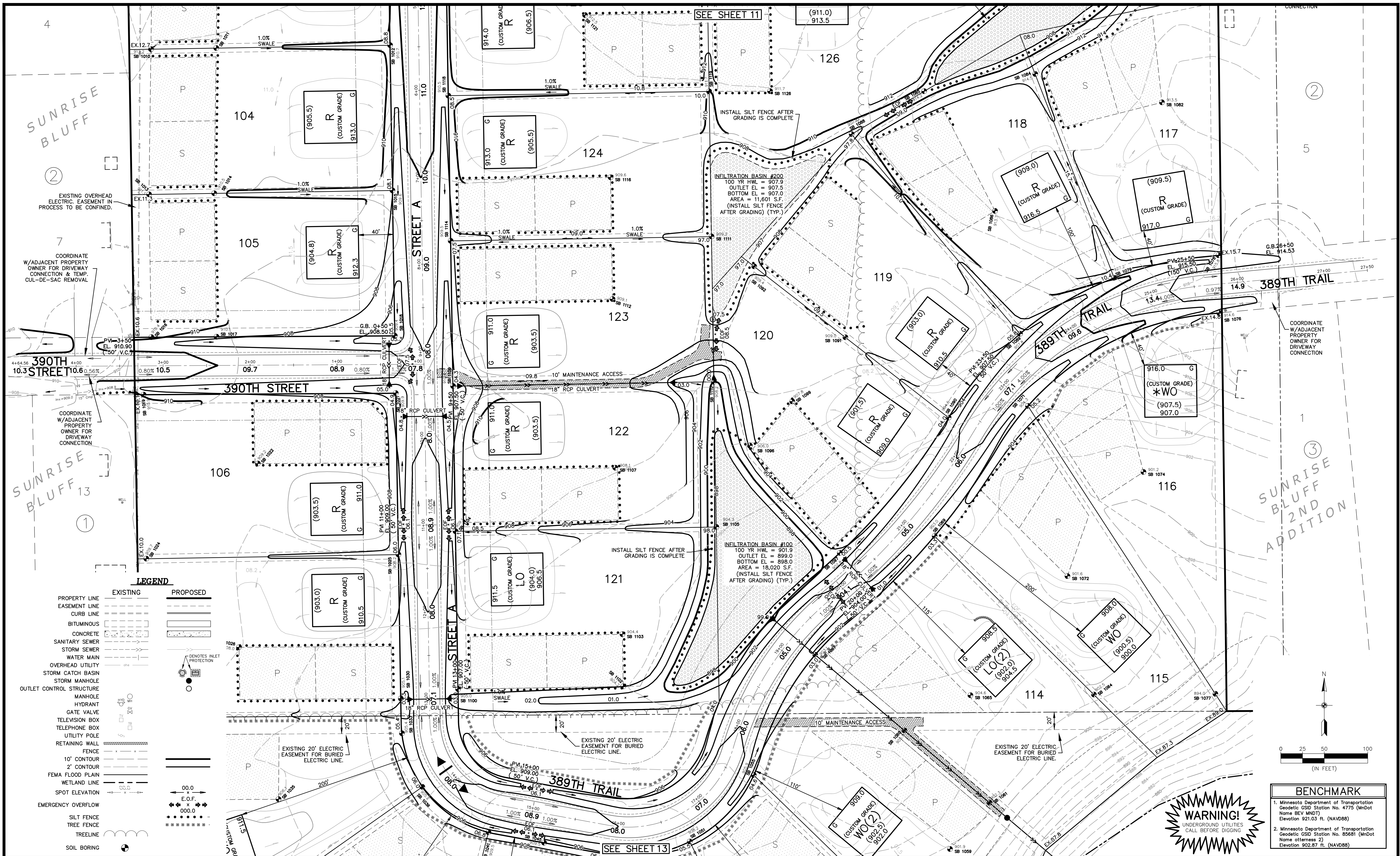
**SUNRISE BLUFF
3RD ADDITION**
North Branch, MN

**PRELIMINARY GRADING &
EROSION INDEX**

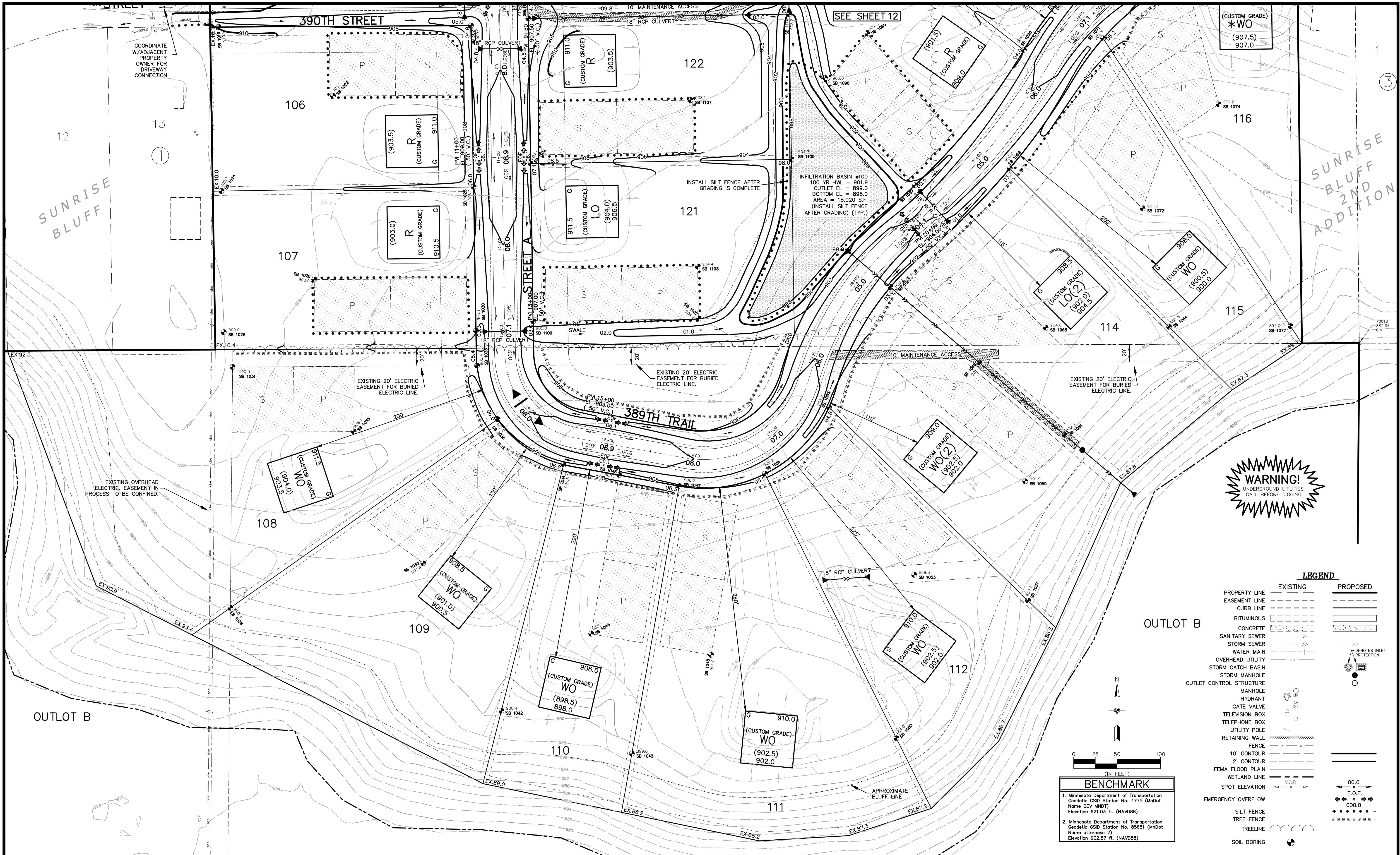
10
of
16

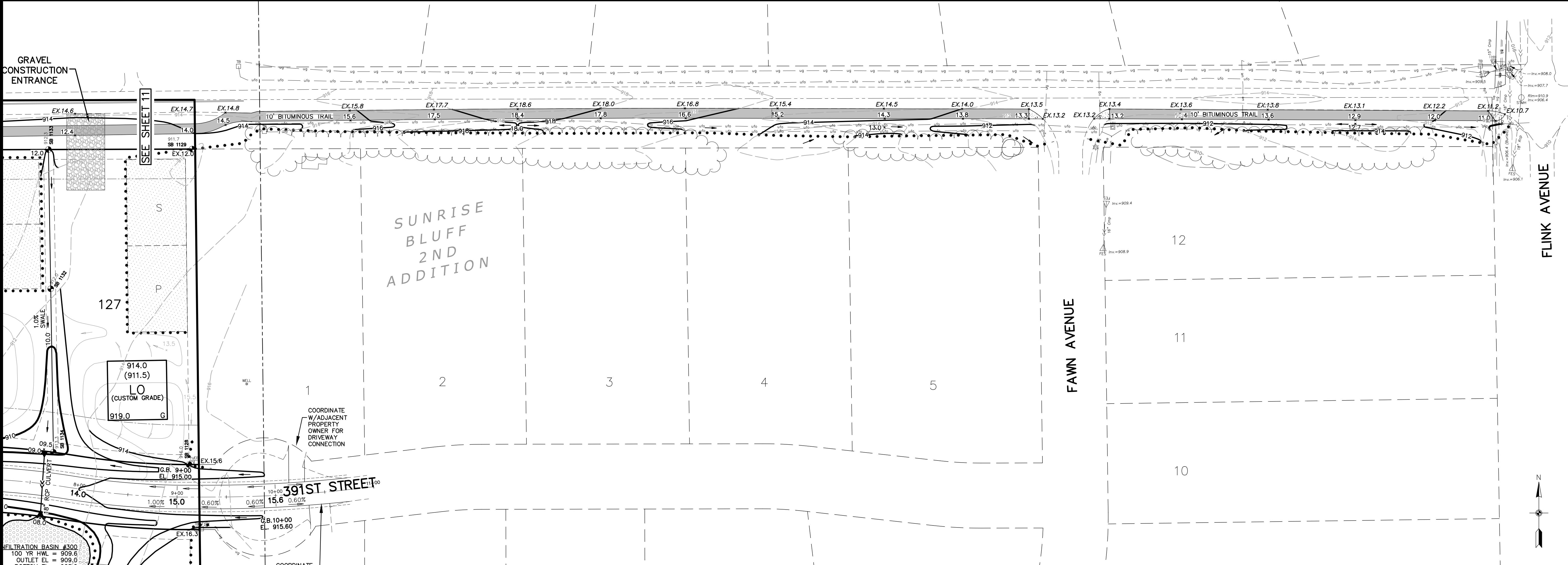


 CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota		Print Name: Aaron D. Briski, P.E. Signature: <i>Aaron Briski</i> Date: 6/10/24 License #: 57811	Drawn: NJP Designed: ADB Date: 6/10/24	Revisions: 1.	LARRY BEACH CONSTRUCTION, INC. 4731 - 400th Street N North Branch, Minnesota 55056	SUNRISE BLUFF 3RD ADDITION North Branch, MN	PRELIMINARY GRADING & EROSION CONTROL PLAN	11 of 16
		Save Date: 06/10/24 F:\j086\10721 - 10740\10740 - north branch sunrise creek\cad c3d\engineering\preliminary\10740_gr.dwg								#10740



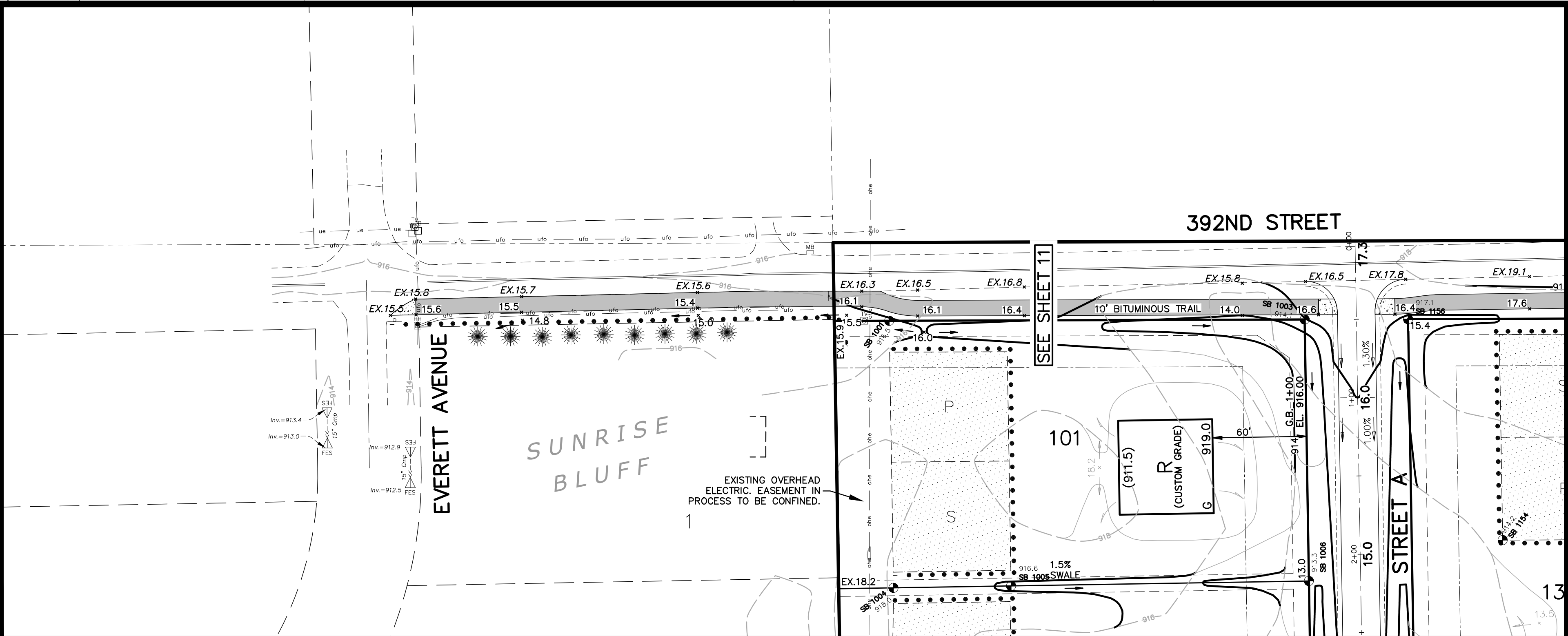
	CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota Print Name: Aaron D. Briski, P.E. Signature: <i>Aaron Briski</i> Date: 6/10/24 License #: 57811	Drawn: NJP Designed: ADB Date: 6/10/24	Revisions: 1.	LARRY BEACH CONSTRUCTION, INC. 4731 - 400th Street N North Branch, Minnesota 55056	SUNRISE BLUFF 3RD ADDITION North Branch, MN	PRELIMINARY GRADING & EROSION CONTROL PLAN	12 of 16
								#10740





LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BITUMINOUS	BITUMINOUS
CONCRETE	CONCRETE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
OVERHEAD UTILITY	OVERHEAD UTILITY
STORM CATCH BASIN	STORM CATCH BASIN
STORM MANHOLE	STORM MANHOLE
OUTLET CONTROL STRUCTURE	OUTLET CONTROL STRUCTURE
MANHOLE	MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
TELEVISION BOX	TELEVISION BOX
TELEPHONE BOX	TELEPHONE BOX
UTILITY POLE	UTILITY POLE
RETAINING WALL	RETAINING WALL
FENCE	FENCE
10' CONTOUR	10' CONTOUR
2' CONTOUR	2' CONTOUR
FEMA FLOOD PLAIN	FEMA FLOOD PLAIN
WETLAND LINE	WETLAND LINE
SPOT ELEVATION	SPOT ELEVATION
EMERGENCY OVERFLOW	EMERGENCY OVERFLOW
SILT FENCE	SILT FENCE
TREE FENCE	TREE FENCE
TREELINE	TREELINE
SOIL BORING	SOIL BORING

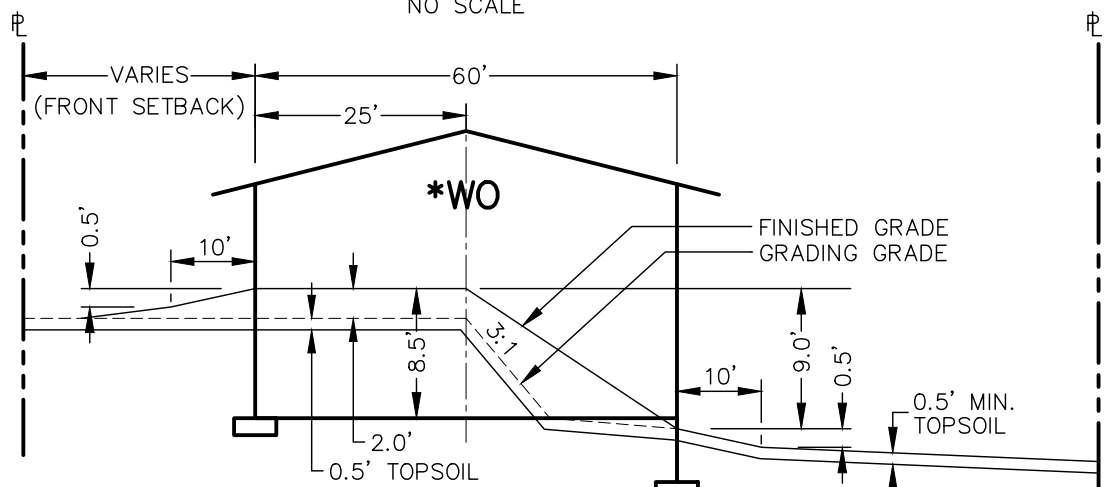


BENCHMARK

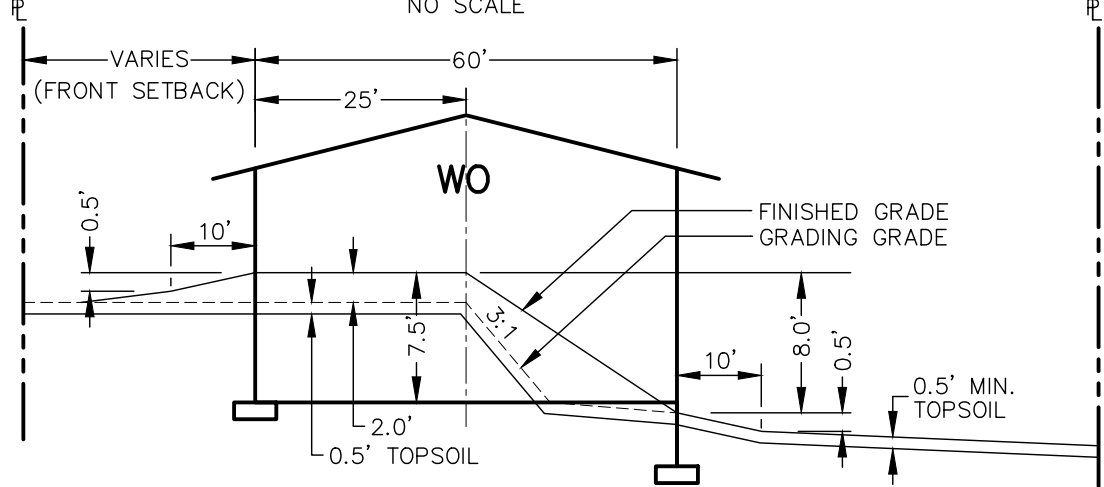
1. Minnesota Department of Transportation
Geodetic GSID Station No. 4775 (MnDOT
Name BEV MNDT)
Elevation 921.03 ft. (NAVD88)

2. Minnesota Department of Transportation
Geodetic GSID Station No. 85681 (MnDOT
Name olterness 2)
Elevation 902.87 ft. (NAVD88)

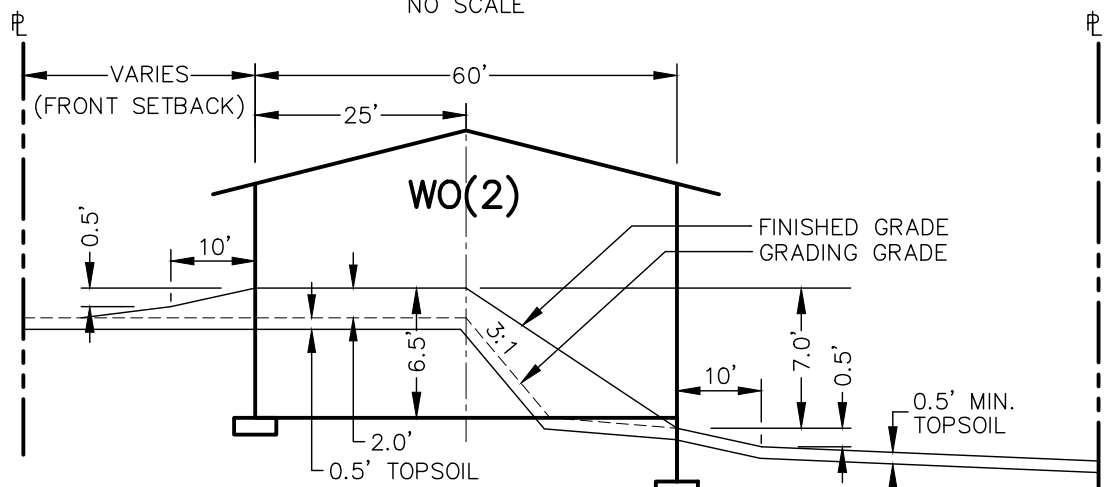
MODIFIED WALKOUT



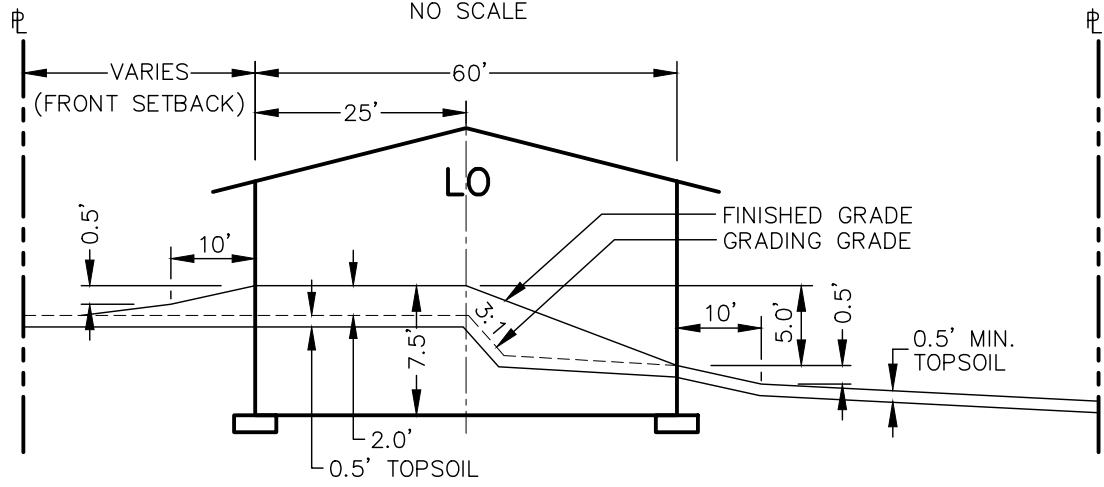
WALKOUT



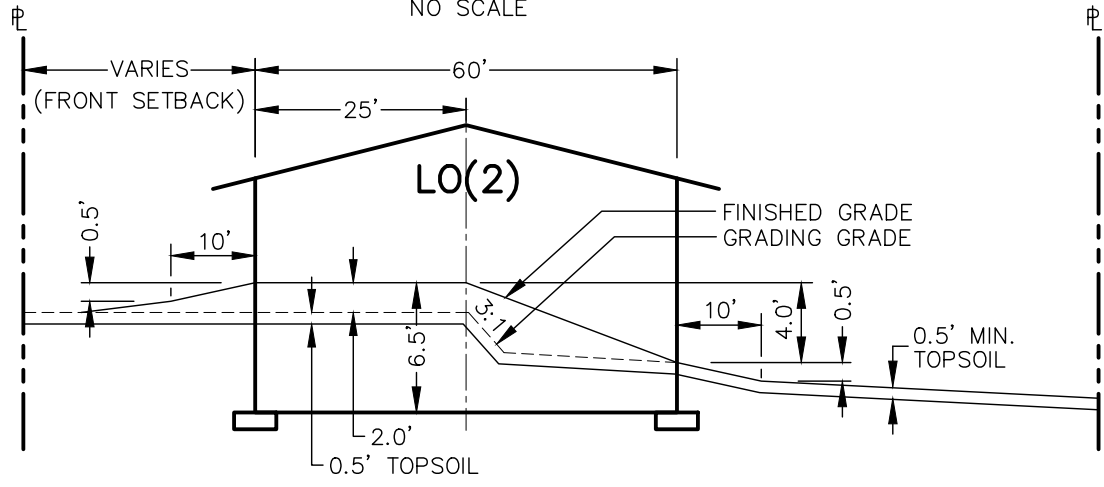
MODIFIED WALKOUT



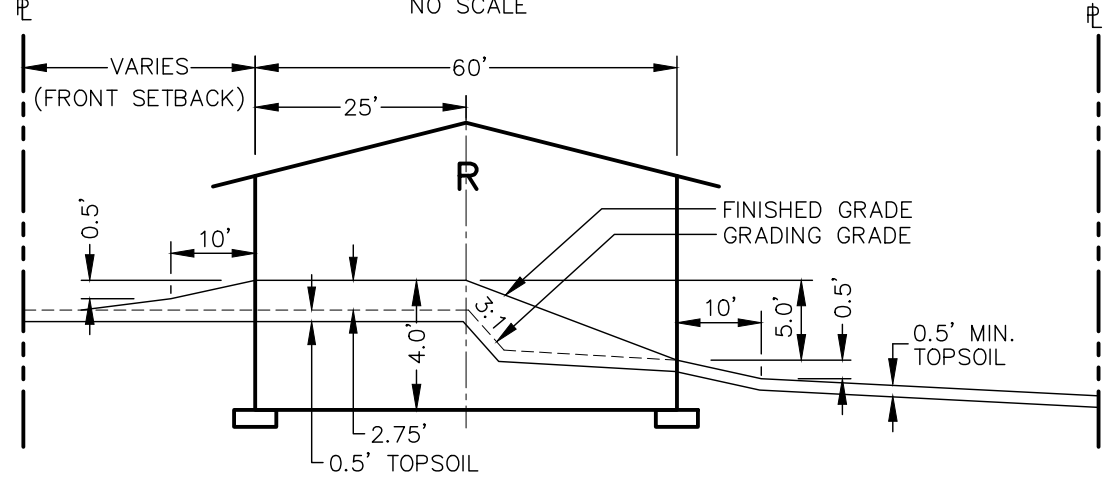
LOOKOUT



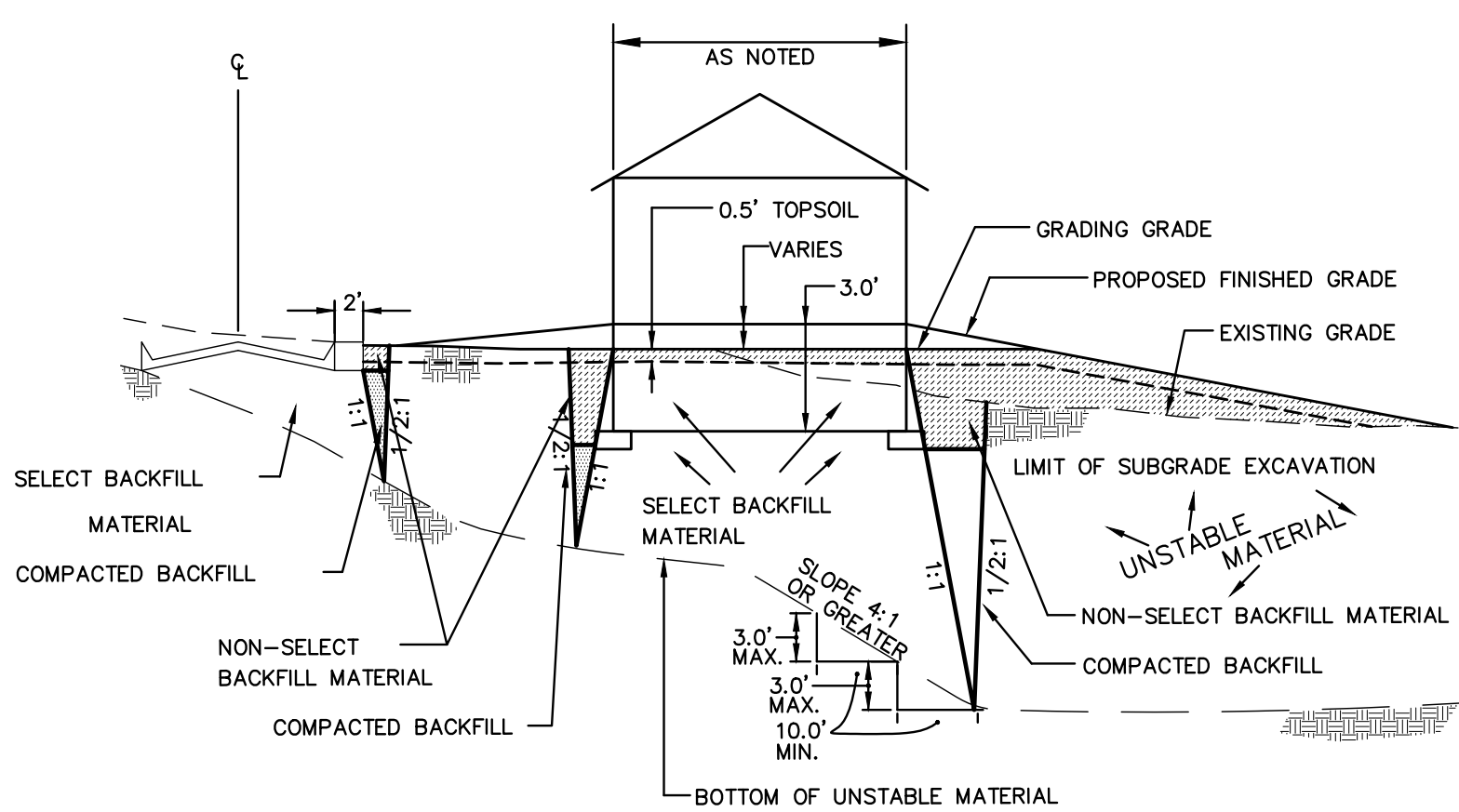
LOOKOUT



RAMBLER



SUBGRADE CORRECTION



TURF ESTABLISHMENT

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 7 DAYS.

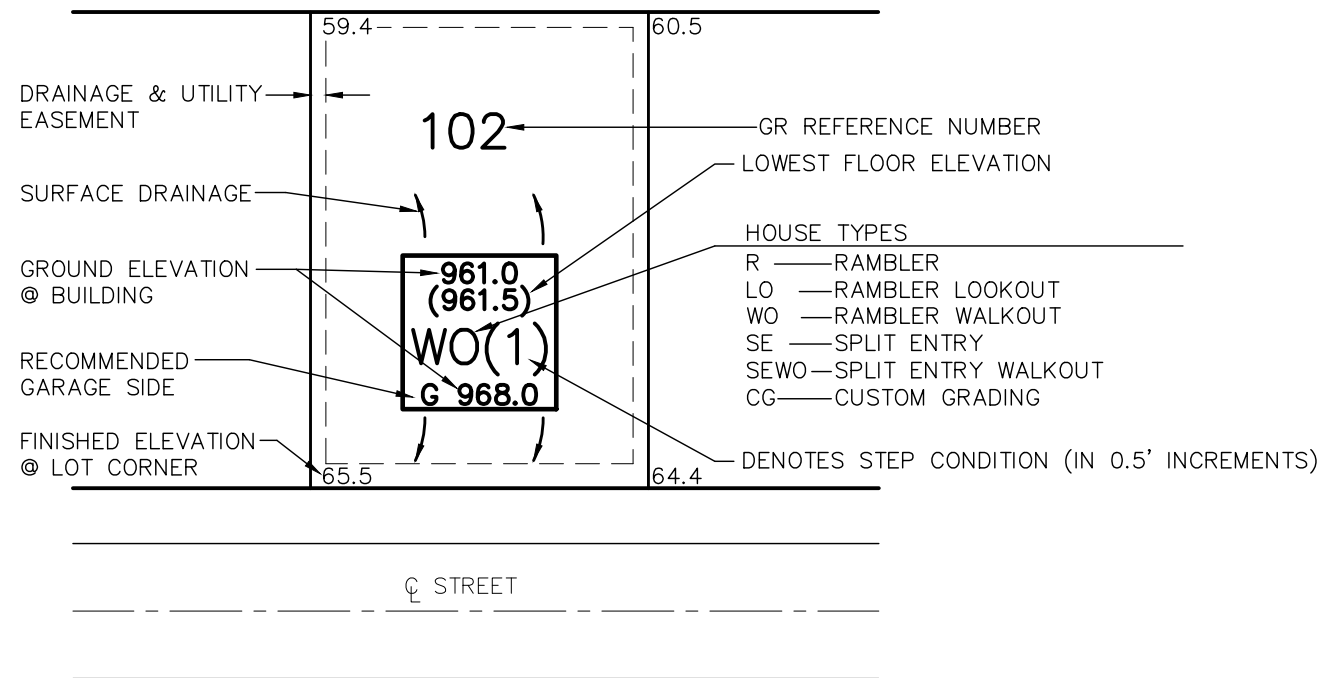
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

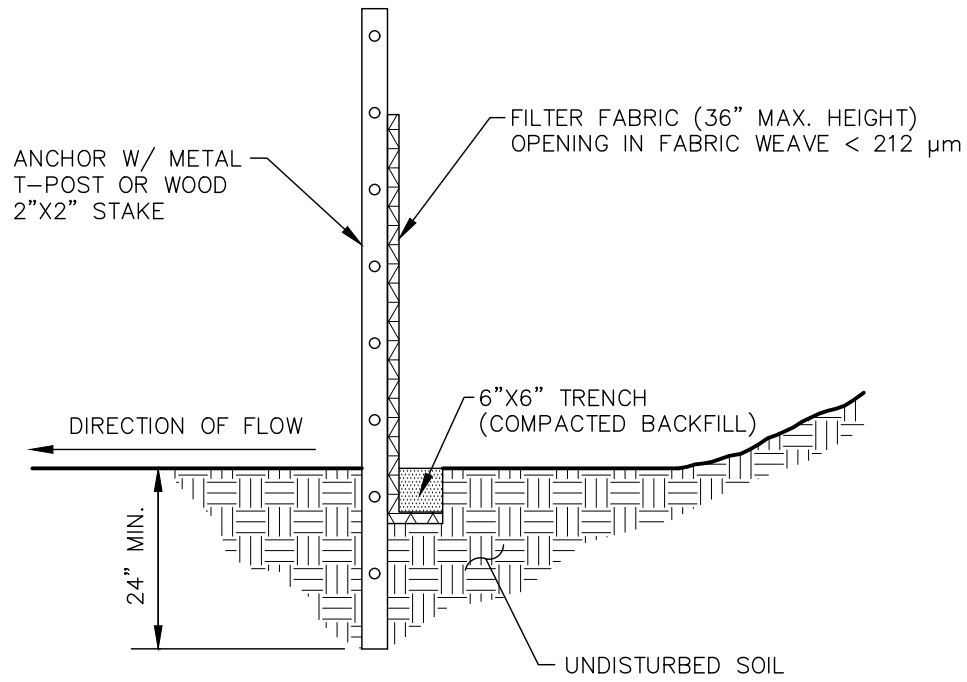
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

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

GRADING PLAN LOT KEY



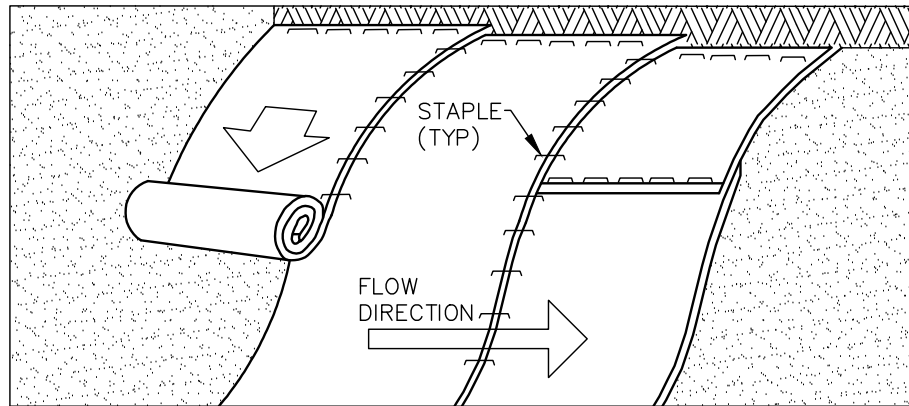
SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

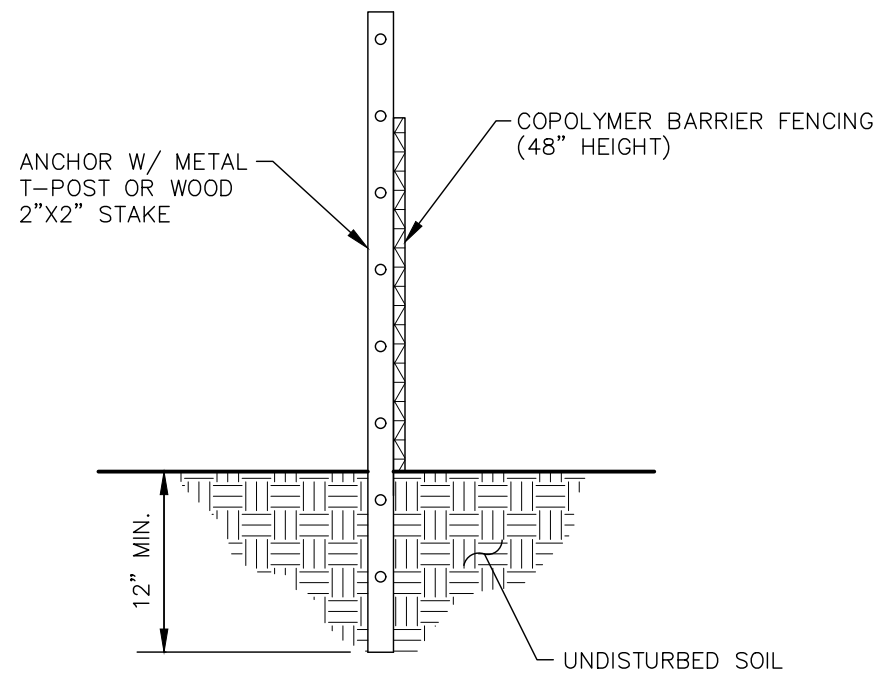
EROSION CONTROL BLANKET



NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

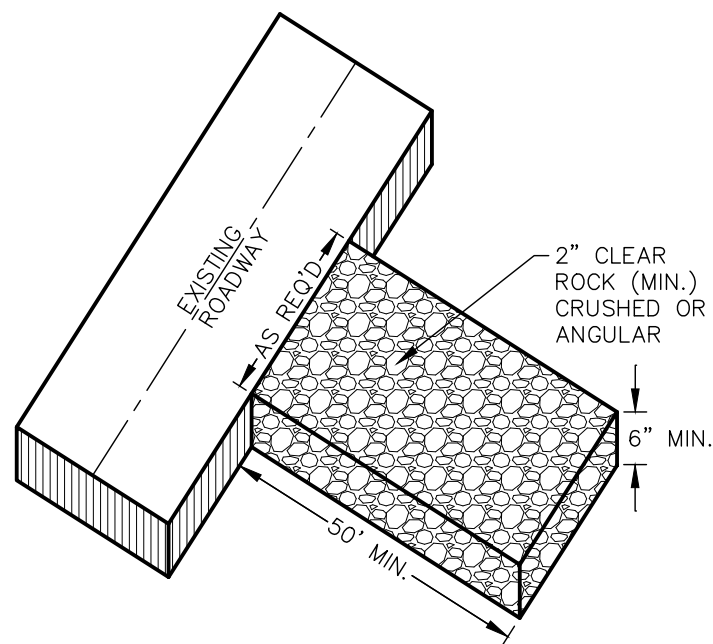
TREE FENCE



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.

ROCK CONSTRUCTION ENTRANCE



PLANT W/ MnDOT SEED MIX 33-261
W/ EROSION CONTROL BLANKET

A. DEPTH

30° MAX

GRASS PRE-TREATMENT STRIP

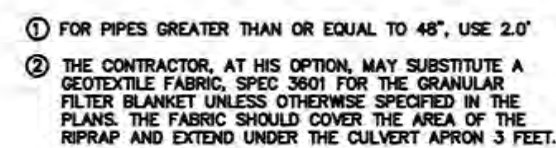
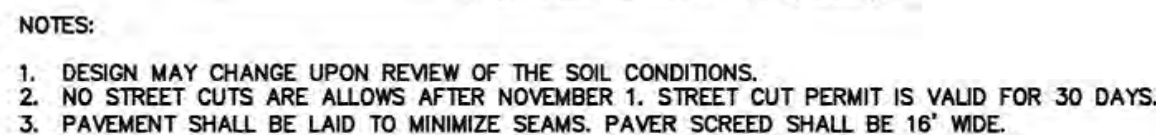
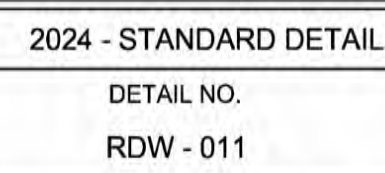
UNDISTURBED, UNCOMPACTED SOIL

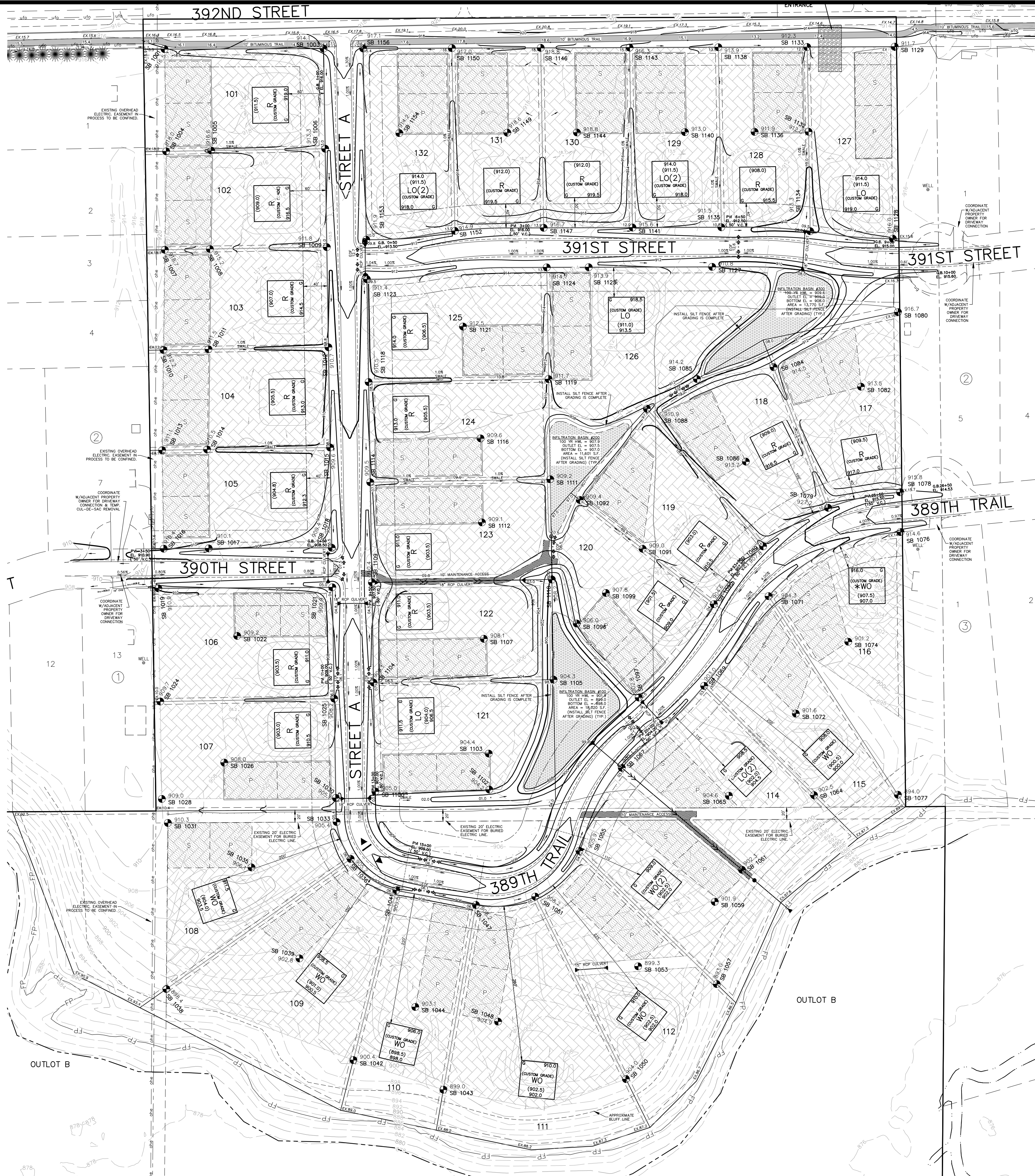
* PLANTING MEDIUM
80% HOMOGENEOUS SAND
20% ORGANIC LEAF COMPOST

* CONTRACTOR SHALL UTILIZE ONSITE SAND & TOPSOIL TO THE EXTENT POSSIBLE (VERIFY W/ GEOTECHNICAL ENGINEER PRIOR TO PIACEMENT)

* CONTRACTOR SHALL UTILIZE ONSITE SAND & TOPSOIL TO THE EXTENT POSSIBLE (VERIFY W/ GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.)

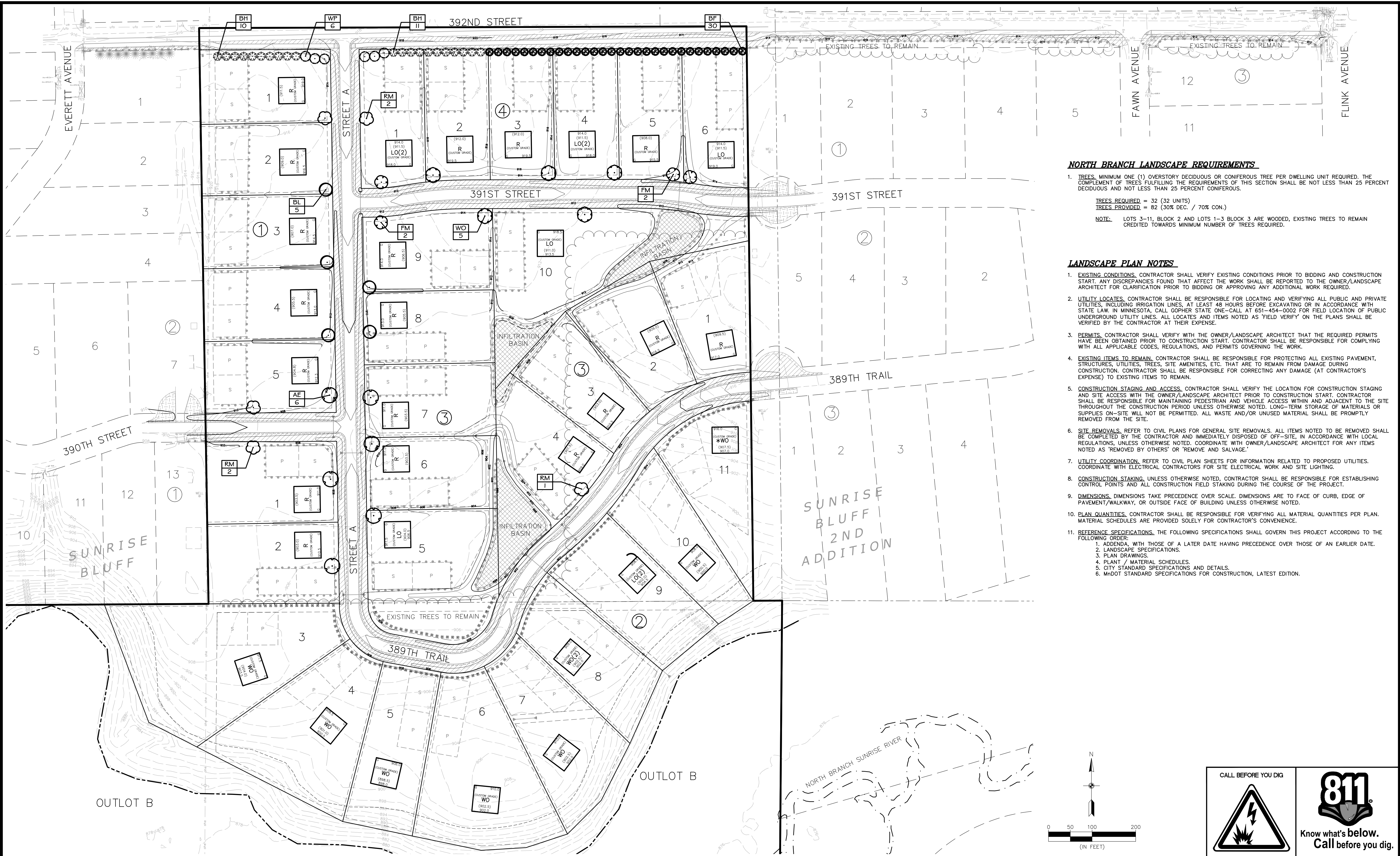
Diagram illustrating a manhole structure. The structure is a vertical cylinder with a 48" DIA. (diameter). The top is labeled "NEENAH R-4342 CASTING (OR APPROVED EQUAL)" with a dimension of 907.5. The base is labeled 900.35. A 15" RCP (Rigid Concrete Pipe) is shown entering the structure from the left, with a flow direction indicated by an arrow. The elevation at the pipe entrance is 900.0. The structure is labeled "BASIN 100" and "BASIN 200".





LIVABILITY CHART - (SUNRISE BLUFF 3RD ADDITION)												
GRADING REFERENCE NUMBER	LOT AREA (AC.)	GROSS LIVABILITY AREA (SF)	ISTS AREA (SF) (INCLUDED IN LIVABILITY)	SOIL BORINGS						PROPOSED LOWEST FLOOR ELEV.	HOUSE TYPE	RECOMMENDED GARAGE FLOOR ELEV.
				BORING NO.	BORING ELEVATION	BORING DEPTH	BOTTOM BORING ELEVATION	MOTTLES DEPTH	MOTTLES ELEVATION			
101	1.16	44013	10499	1001	916.5	1.2	915.3	1.2	915.3	911.5	R	919.0
				1003	914.1	1.4	912.7	-	-			
				1004	918.0	1.4	916.6	-	-			
				1005	916.6	1.2	915.4	1.2	915.4			
				1006	913.3	1.4	911.9	-	-			
				1007	918.0	1.4	916.6	-	-			
102	1.13	43865	10804	1005	916.6	1.2	915.4	1.2	915.4	909.0	R	916.5
				1006	913.3	1.4	911.9	-	-			
				1007	918.7	1.6	917.1	-	-			
				1008	915.2	1.4	913.8	-	-			
				1009	911.8	1.7	910.1	-	-			
				1010	912.2	1.3	910.9	-	-			
103	1.15	45499	11030	1011	911.5	1.4	910.1	-	-	907.0	R	914.5
				1012	910.7	1.6	909.1	-	-			
				1010	912.2	1.3	910.9	-	-			
				1011	911.5	1.4	910.1	-	-			
				1012	910.7	1.6	909.1	-	-			
				1013	911.1	1.3	909.8	-	-			
104	1.15	46339	11030	1014	910.5	1.4	909.1	-	-	905.5	R	913.0
				1010	912.2	1.3	910.9	-	-			
				1011	911.5	1.4	910.1	-	-			
				1012	910.7	1.6	909.1	-	-			
				1013	911.1	1.3	909.8	-	-			
				1014	910.5	1.4	909.1	-	-			
105	1.14	46399	10097	1015	909.6	1.4	908.2	-	-	904.8	R	912.3
				1013	911.1	1.3	909.8	-	-			
				1014	910.5	1.4	909.1	-	-			
				1015	909.6	1.4	908.2	-	-			
				1016	910.4	1.3	909.1	-	-			
				1017	910.1	1.5	908.6	-	-			
106	1.29	54265	10325	1018	909.4	1.5	907.9	-	-	903.5	R	911.0
				1019	910.9	1.2	909.7	1.2	909.7			
				1021	909.9	1.4	908.5	-	-			
				1022	909.2	1.4	907.8	-	-			
				1024	909.7	1.2	908.5	1.2	908.5			
				1025	908.2	1.3	906.9	-	-			
107	1.27	47562	10500	1024	909.7	1.2	908.5	1.2	908.5	903.0	R	910.5
				1025	908.2	1.3	906.9	-	-			
				1026	908.0	1.3	906.7	1.3	906.7			
				1028	909.0	1.5	907.5	-	-			
				1030	905.1	1.3	903.8	-	-			
				1031	910.3	1.6	908.7	1.6	908.7			
108	2.69	50760	10501	1033	905.4	1.5	903.9	-	-	904.0	WO	911.5
				1035	906.1	1.4	904.7	-	-			
				1036	905.2	1.4	903.8	-	-			
				1038	898.4	1.4	897.0	-	-			
				1039	905.2	1.4	903.8	-	-			
				1041	909.5	1.3	908.2	-	-			
109	2.01	64105	10577	1042	900.4	1.3	899.1	-	-	901.0	WO	908.5
				1041	909.5	1.3	908.2	-	-			
				1042	900.4	1.3	899.1	-	-			
				1043	899.0	1.3	897.7	-	-			
				1044	903.1	1.1	902.0	1.1	902.0			
				1047	908.2	1.3	906.9	1.3	906.9			
110	1.30	44088	10500	1043	899.0	1.3	897.7	-	-	898.5	WO	906.0
				1041	909.5	1.3	908.2	-	-			
				1042	900.4	1.3	899.1	-	-			
				1043	899.0	1.3	897.7	-	-			
				1044	903.1	1.1	902.0	1.1	902.0			
				1047	908.2	1.3	906.9	1.3	906.9			
111	2.16	68352	10500	1043	899.0	1.3	897.7	-	-	902.5	WO	910.0
				1047	908.2	1.3	906.9	1.3	906.9			
				1048	904.9	1.3	903.6	-	-			
				1050	904.0	1.5	902.5	-	-			
				1051	908.2	1.4	906.8	-	-			
				1050	904.0	1.5	902.5	-	-			
112	1.57	47182	10365	1051	908.2	1.4	906.8	-	-	902.5	WO	910.0
				1053	899.3	1.3	898.0	-	-			
				1055	905.9	1.5	904.4	-	-			
				1057	893.0	1.3	891.7	-	-			
				1055	905.9	1.5	904.4	-	-			
				1057	893.0	1.3	891.7	-	-			
113	1.34	46813	10054	1059	901.9	1.2	900.7	-	-	902.5	WO(2)	909.0
				1061	902.3	1.5	900.8	1.5	900.8			
				1061	902.3	1.5	900.8	1.5	900.8			
				1061	902.3	1.5	900.8	1.5	900.8			
				1061	902.3	1.5	900.8	1.5	900.8			
				1061	902.3	1.5	900.8	1.5	900.8			
114	1.45	49319	10506	1061	902.3	1.5	900.8	1.5	900.8	902.0	LO(2)	908.5
				1064	902.5	1.4	901.1	-	-			
				1065	904.6	1.6	903.0	-	-			
				1069	903.0	1.3	901.7	-	-			
				1064	902.5	1.4	901.1	-	-			
				1069	903.0	1.3	901.7	-	-			
115	1.21	49298	10032	1071	904.3	1.3	903.0	-	-	900.5	WO	908.0
				1072	901.6	1.1	900.5	1.1	900.5			
				1077	894.0	1.3	892.7	-	-			
				1071	904.3	1.3	903.0	-	-			
				1074	901.2	1.3	899.9	-	-			
				1076	914.6	1.3	913.3	-	-			
116	1.27	43774	10557	1077	894.0	1.3	892.7	-	-	907.5	*WO	916.0
				1077	894.0	1.3	892.7	-	-			

LIVABILITY CHART - (SUNRISE BLUFF 3RD ADDITION)												
GRADING REFERENCE NUMBER	LOT AREA (A.C.)	GROSS LIVABILITY AREA (SF)	ISTS AREA (SF) (INCLUDED IN LIVABILITY)	SOIL BORINGS				MOTTLES DEPTH	MOTTLES ELEVATION	PROPOSED LOWEST FLOOR ELEV.	HOUSE TYPE	RECOMMENDED GARAGE FLOOR ELEV.
				BORING NO.	BORING ELEVATION	BORING DEPTH	BOTTOM BORING ELEVATION					
117	1.21	47777	10537	1078	915.8	1.5	914.3	-	-	909.5	R	917.0
				1079	927.2	1.3	925.9	-	-			
				1080	916.7	1.3	915.4	-	-			
				1082	913.5	1.3	912.2	-	-			
				1084	914.5	1.3	913.2	-	-			
118	1.18	48422	10038	1079	927.2	1.3	925.9	-	-	909.0	R	916.5
				1084	914.5	1.3	913.2	-	-			
				1085	914.2	1.3	912.9	-	-			
				1086	913.7	1.2	912.5	-	-			
				1088	910.9	1.3	909.6	-	-			
				1089	907.8	1.3	906.5	-	-			
				1088	910.9	1.3	909.6	-	-			
119	1.07	44382	10467	1089	907.8	1.3	906.5	-	-	903.0	R	910.5
				1090	904.6	1.4	903.2	-	-			
				1091	909.0	1.5	907.5	-	-			
				1092	909.4	1.6	907.8	-	-			
				1090	904.6	1.4	903.2	-	-			
				1091	909.0	1.5	907.5	-	-			
120	1.62	45083	10385	1092	909.4	1.6	907.8	-	-	901.5	R	909.0
				1090	904.6	1.4	903.2	-	-			
				1091	909.0	1.5	907.5	-	-			
				1092	909.4	1.6	907.8	-	-			
				1096	906.0	1.6	904.4	-	-			
				1097	902.8	1.4	901.4	-	-			
				1099	907.8	1.4	906.4	-	-			
				1100	905.0	1.4	903.6	-	-			
121	1.98	46245	10500	1102	904.2	1.7	902.5	-	-	904.0	LO	911.5
				1103	904.4	1.3	903.1	-	-			
				1104	909.1	1.3	907.8	-	-			
				1105	904.3	1.6	902.7	-	-			
				1104	909.1	1.3	907.8	-	-			
				1105	904.3	1.6	902.7	-	-			
122	1.15	43960	10500	1104	909.1	1.3	907.8	-	-	903.5	R	911.0
				1105	904.3	1.6	902.7	-	-			
				1109	910.4	1.5	908.9	-	-			
				1110	908.2	1.4	906.8	-	-			
				1109	910.4	1.5	908.9	-	-			
123	1.15	44227	10500	1110	908.2	1.4	906.8	-	-	903.5	R	911.0
				1111	909.2	1.5	907.7	-	-			
				1112	909.1	1.3	907.8	-	-			
				1114	909.5	1.6	907.9	-	-			
				1111	909.2	1.5	907.7	-	-			
124	1.15	50100	10500	1114	909.5	1.6	907.9	-	-	905.5	R	913.0
				1116	909.6	1.4	908.2	-	-			
				1118	910.5	1.5	909.0	-	-			
				1119	911.7	1.5	910.2	-	-			
				1118	910.5	1.5	909.0	-	-			
				1119	911.7	1.5	910.2	-	-			
125	1.24	54225	10500	1121	912.5	1.4	911.1	-	-	906.5	R	914.0
				1123	911.4	1.7	909.7	-	-			
				1124	914.7	1.5	913.2	-	-			
				1125	913.9	1.3	912.9	-	-			
				1127	910.8	1.5	909.3	-	-			
				1128	916.0	1.5	914.5	-	-			
126	2.48	71363	10574	1129	911.7	1.4	910.3	-	-	911.0	LO	918.5
				1132	912.0	1.4	910.6	-	-			
				1133	912.3	1.8	910.5	-	-			
				1134	913.3	1.8	911.5	-	-			
				1132	912.0	1.4	910.6	-	-			
				1133	912.3	1.8	910.5	-	-			
127	1.07	46801	10500	1134	913.3	1.8	911.5	-	-	911.5	LO	919.0
				1135	911.5	1.5	910.0	-	-			
				1136	911.9	1.5	910.4	-	-			
				1138	913.9	1.8	912.1	-	-			
				1132	912.0	1.4	910.6	-	-			
				1133	912.3	1.8	910.5	-	-			
128	1.03	43870	10500	1134	913.3	1.8	911.5	-	-	908.0	R	915.5
				1135	911.5	1.5	910.0	-	-			
				1136	911.9	1.5	910.4	-	-			
				1138	913.9	1.8	912.1	-	-			
				1132	912.0	1.4	910.6	-	-			
				1133	912.3	1.8	910.5	-	-			
129	1.02	44403	10500	1135	911.5	1.5	910.0	-	-	911.5	LO(2)	918.0
				1138	913.9	1.8	912.1	-	-			
				1140	913.0	1.7	911.3	-	-			
				1141	915.6	1.5	914.1	-	-			
				1143	916.3	1.3	915.0	-	-			
				1141	915.6	1.5	914.1	-	-			
130	1.02	44403	10375	1143	916.3	1.3	915.0	-	-	912.0	R	919.5
				1144	918.8	1.4	917.4	-	-			
				1146	918.8	1.1	917.7	1.1	917.7			
				1147	916.7	1.7	915.0	-	-			
				1146	918.8	1.1	917.7	1.1	917.7			
				1147	916.7	1.7	915.0	-	-			
131	1.02	44536	10500	1147	916.7	1.7	915.0	-	-	912.0	R	919.5
				1149	918.6	1.5	917.1	-	-			
				1150	917.0	1.7	915.3	-	-			
				1152	914.9	1.6	913.3	-	-			
				1150	917.0	1.7	915.3	-	-			
				1152	914.9	1.6	913.3	-	-			
132	1.07	46455	10500	1153	911.9	1.4	910.5	-	-	911.5	LO(2)	918.0
				1154	914.2	1.4	912.8	-	-			
				1156	917.1	1.4	915.7	-	-			
				1153	911.9	1.4	910.5	-	-			
				1154	914.2	1.4	912.8	-	-			



NORTH BRANCH LANDSCAPE REQUIREMENTS

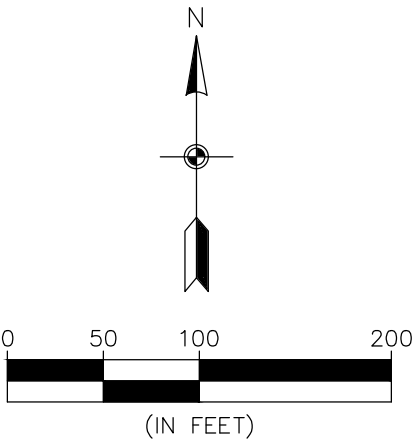
1. TREES, MINIMUM ONE (1) OVERSTORY DECIDUOUS OR CONIFEROUS TREE PER DWELLING UNIT REQUIRED. THE COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS OF THIS SECTION SHALL BE NOT LESS THAN 25 PERCENT DECIDUOUS AND NOT LESS THAN 25 PERCENT CONIFEROUS.

TREES REQUIRED = 32 (32 UNITS)
TREES PROVIDED = 82 (30% DEC. / 70% CON.)

NOTE: LOTS 3-11, BLOCK 2 AND LOTS 1-3 BLOCK 3 ARE WOODED, EXISTING TREES TO REMAIN CREDITED TOWARDS MINIMUM NUMBER OF TREES REQUIRED.

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.



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: 6/10/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 6/10/24

Revisions:
1.

LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

**SUNRISE BLUFF
3RD ADDITION**
North Branch, MN

**PRELIMINARY
LANDSCAPE PLAN**

L1
of
2

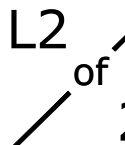
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	5	Acer rubrum `Northwood`	Northwood Red Maple	2.5" Cal.	B&B
	FM	4	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	WO	5	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	5	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	6	Ulmus americana `Princeton`	American Elm	2.5" Cal.	B&B

	BF	30	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	21	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	6	Pinus strobus	White Pine	6' Ht.	B&B

	SOD	13,609 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod
	TI	206,419 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	51,507 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



1. **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 DEFOLEATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
2. **MULCH MATERIAL.** DOUBLY SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANTS. ALL MULCH SHALL BE CLEAN AND FREE OF WEEDS, SOIL, OR OTHER DELECTERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC OR INCIDENTAL OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTING 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.
3. **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.
4. **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, WEEDING, 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.
5. **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.
6. **NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SPECIES MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND WILLOW FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROPPING IS REQUIRED TO PROVIDE TEMPORARY PROTECTION 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 1% GLYPH / 4% 2,4-D. USE OF GLYPH IS NECESSARY TO MAINTAIN 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.
7. **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, THE WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
8. **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.





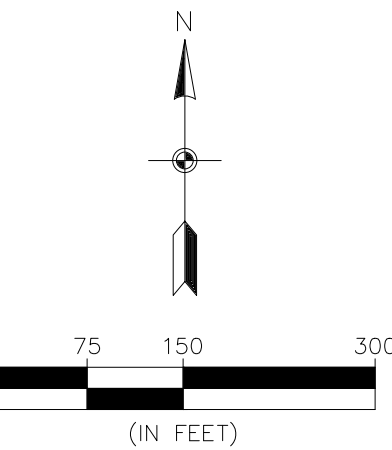
LEGEND

	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	3.40 AC
TOTAL TREE AREA SAVED	32.61 AC
TOTAL TREE AREA	36.01 AC

NOTE: ADDITIONAL CLEARING TO OCCUR WITH HOME CONSTRUCTION



BENCHMARK

1. Minnesota Department of Transportation
Geodetic GSID Station No. 4775 (MnDot
Name BEV MNDT)
Elevation 921.03 ft. (NAVD88)
2. Minnesota Department of Transportation
Geodetic GSID Station No. 85681 (MnDot
Name otterness 2)
Elevation 902.87 ft. (NAVD88)



**CITY OF
NORTH BRANCH**

DEVELOPMENT REVIEW LETTER
COMMUNITY DEVELOPMENT DEPARTMENT

6408 ELM STREET | NORTH BRANCH, MN 55056
O: (651) 674-8113 | F: (651) 674-8262

Date: 07/18/2024

To: Larry Beach Construction Inc
4731 400th Street
North Branch, MN 55056

From: Colette Baumgardner, WSB, City Planner

Re: Sunrise Bluff 3rd Addition

The City of North Branch received your Zoning and Land Use applications, requesting Preliminary Plat approval for Sunrise Bluff 3rd Addition. The Preliminary Plat proposes 32 lots located South of 392 St between Everett Ave to the West and Fawn Ave to the East.

City staff have completed the zoning review of plans; comments are attached. Engineering comments were sent on July 10, 2024. Upon review of the application, City staff found that some of the lots do not meet the required lot depth or contiguous, buildable acreage. Please provide updated plans that reflect these requirements or request for a variance from the City Code.

We look forward to working with you through the development process.

Colette Baumgardner
WSB, Graduate Community Planner



Planning

General Comments

- Propose street name aligned with City naming standards for review and verification by City staff.
- The building pads on Lots 5,6,7 and 10 of Block 2 are significantly setback from the street with limited to no area in the rear yard for a structure. The City does not allow for accessory structures such as sheds in front of the principal structure, and structures are not permitted in the 30' bluff setback. Please consider this restriction on accessory structures in the development of these lots.

Preliminary Plat

- Lots 1, 2, 3, and 10 of Block 3 do not meet the lot depth requirements as measured from the shortest point to the street right-of-way. Provide updated plans that meet the 300' depth requirement.

Lot depth means the shortest horizontal distance between the front lot line and the rear lot line measured from a 90-degree angle from the street right-of-way within the lot boundaries

- The City Code requires one acre of contiguous, buildable land within the Rural Residential district. Lot 7 and Lot 9 of Block 2 have non-standard easements that cut through the center of each lot, and these lots do not meet the buildable land requirement. Please submit a variance application to correspond with this request. The public hearing for the variance will occur when the application is presented to the City Council.

Buildable Acre means 43,560 square feet of contiguous undisturbed land excluding surface waters, wetlands, flood plains, slopes greater than 18%, non-standard easements and where depth to mottled soil is at least 1 foot must be identified on each lot. Each lot must include 10,000 square feet of percolation tested soils that are suitable for type 1 SSTS (standard septic system).

- Provide the acres of buildable land to calculate density. The maximum allowable density is 1 unit per buildable acre as defined in Section 66-210. See definition of buildable acre above. In addition to the non-standard easements, it appears there are areas that exceed the 18% slope in the bluff zone area.
- The outlots as shown do not follow the zoning designations. Please rezone to have the zoning align with the lot lines.
- Provide grading estimate for the construction of the culvert on Lot 7 of Block 2. This culvert appears to be within the bluff impact zone, so grading is restricted.
- Provide estimated impervious surface calculations for each lot.

- Provided updated plans showing differentiation between the rear property line and the floodplain line for Lots 3-11 of Block 2.
- Provide a plan with proposed contour labels under the buildings.
- The tree preservation plan does not take into account the tree removal associated with the construction of each home and driveway. Provide an updated plan that shows planned tree removal associated with the home construction as well.
- Provide the size and type trees on Lots 3-11 of Block 2 and Lots 1 - 3 of Block 3 that are to be counted toward the required number of trees. Per Section 66-974 of the City Code, the existing trees on the lot can count toward the required number of trees, if this information is provided.

Public Works & Engineering

- See engineering memo dated July 2, 2024.
- Update the plans to show the three retention basins will be covered with an erosion control blanket to aid with future vegetation in the basins.

Parks

- The PTOS Commission recommended the acceptance of the dedication of Outlot B in Sunrise Bluff 3rd Addition along with Outlot A of Sunrise Bluff 2nd Addition to the city and for the developer to construct a 10' bituminous trail on the south side of 392nd Street from Everett Avenue to Flink Avenue for park dedication requirements.

Public Safety

None.

Memorandum

To: North Branch Development Review Committee

From: Justin Messner, WSB

Date: July 2, 2024

Re: Sunrise Bluff 3rd Addition Plan Review
WSB Project No. 025975-000

Plans were resubmitted for the proposed Sunrise Bluff 3rd Addition development in the City of North Branch, Chisago County. The project is located to the north of State Highway 95, south of 392nd Street and west of Flink Avenue. Engineering review comments were generated from the following documents:

- Sunrise Bluff 3rd Addition, Preliminary Plat Plans, Carlson McCain, dated 6/10/24

The following items should be addressed including the redline comments on the submitted plans.

General

1. Submit for and provide copies to the City of all required permits from regulatory agencies (MCES, Minnesota Pollution Control Agency, Minnesota Department of Health, etc.)
 - a. Note a SWPPP should be provided in future submittals based on a disturbance area over one acre.
2. Address all redlines on the attached Civil Plans and review memo below. Provide a response memo that explains how each comment was addressed.
3. Use current City Standard Detail Plates for all City facilities and where applicable.
<http://www.ci.north-branch.mn.us/NORTH%20BRANCH%20City%20Spec%20ENTIRE%20April%202024.pdf>

Existing Conditions Plan

4. Show the area of the FEMA Flood Zone A per FIRM panel 27025C0145D.

Preliminary Plat

5. Show required setbacks and buffers for the wetland.
6. Include the disturbed area on the plans.

Site/Utility Plan

7. Pedestrian ramps to meet ADA requirements.
8. Provide approximate well locations.
9. Clarify how the bituminous trail on the north side of Sunrise Bluff 2nd will be distinguished from the driving lanes of the roadway.
10. Relocate or provide easement for the existing overhead electric utility on the west side of the development.
11. Provide road profile and typical section
 - a. Show all horizontal and vertical curves.
 - b. Horizontal and vertical curves to meet 30 MPH design criteria or reduced speed signs should be provided..

Grading and Erosion Control Plans

12. Driveways are not currently shown on the plans. Confirm if driveway culverts are needed and provide sizing information for any culverts proposed.
13. Confirm construction entrance location(s) shown on plans.
14. Confirm the basin HWLS are fully encompassed under drainage and utility easement for Infiltration Basin 200 and 300.
15. Low floor elevations of building pads should be set a minimum of 2' higher than the adjacent basin HWLS.
16. Low opening elevations of building pads should be set a minimum of 1.5' higher than the adjacent EOFs.
17. Swales should be a minimum of 2%.
18. Drainage swales should be fully within the drainage and utility easement.
19. The top and bottom elevation of the proposed retaining wall on Lot 114 should be noted on the plans.
20. Note the proposed contour labels under the buildings to ensure the contours match the ground elevations.
21. Clarify the existing and proposed contours on the plan (dashed-screened; solid-screened; solid-bold)
22. Confirm the existing electric easement can be used for City maintenance access to the proposed storm sewer outlet.
23. Note the proposed invert elevations for the proposed culvert on Lot 112.
24. Riprap should be shown on the grading and erosion control plans.
25. Install perimeter control around the wetland limits.
26. It should be confirmed if the FEMA floodplain linework is shown on the grading plans currently. If not, this should be added.

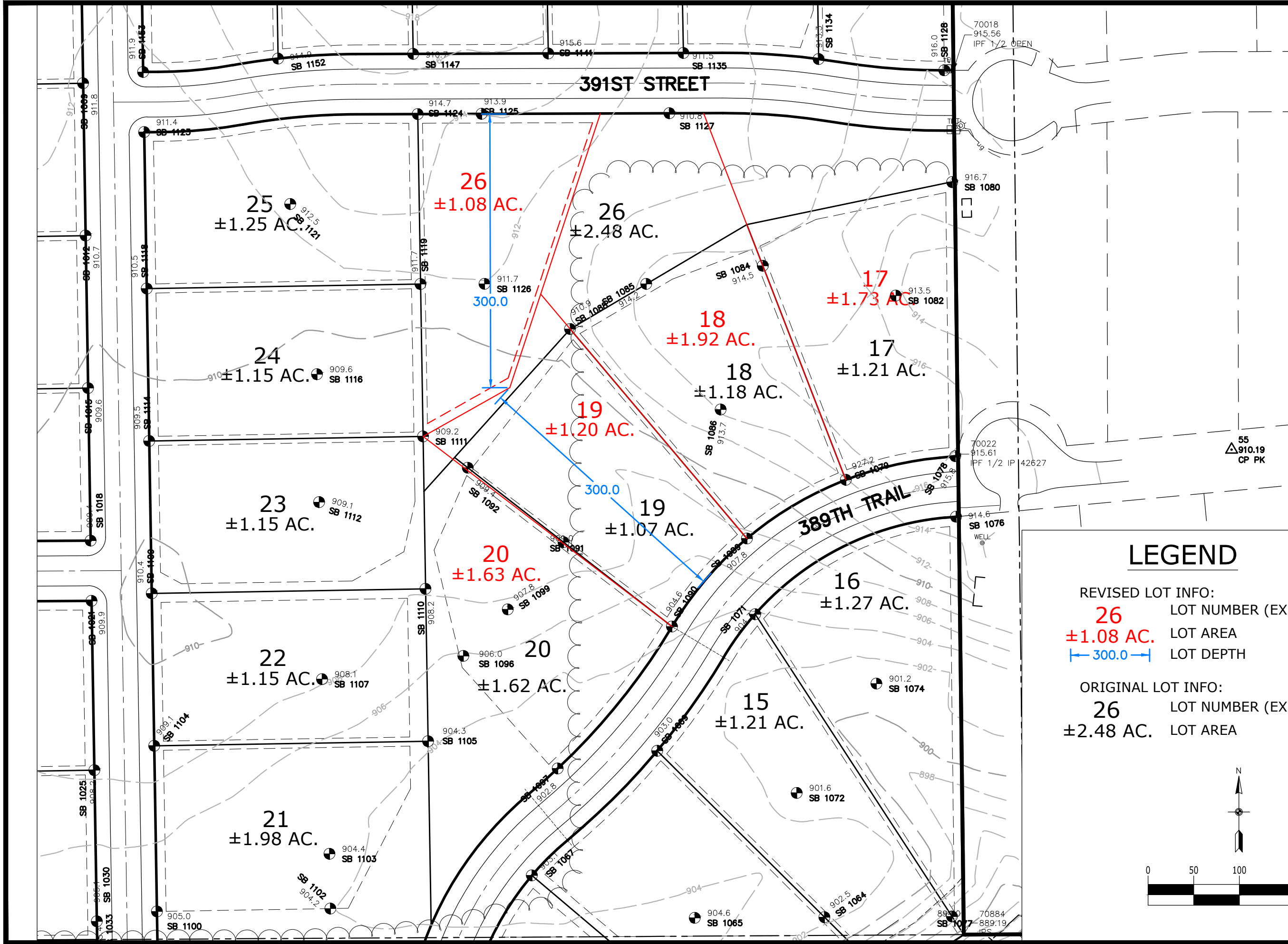
Details

27. Clarify the configuration and dimensions of the Rambler home type in the detail with what is shown in the grading plan.
 - a. Show the ground elevation of the rambler style homes on the backside of the home in the grading plan even if it's the same as the front.
 - i. On the grading plans currently only a lowest floor is called out on the backside of the rambler style homes.

Storm Sewer/Surface Water Management

28. Proposed culverts should be shown in profile view as part of final plat plans. Provide sizing calculations for proposed culverts.
29. Soil observation logs were provided however they only extend less than 2 feet below the existing ground surface which does not meet the NPDES permit requirement to be able to confirm there is a minimum of 3 feet separation between the bottom of the proposed infiltration basins and groundwater.
30. Pretreatment is required prior to the infiltration basins; it should be noted in the drainage report how pretreatment is being provided.
31. Reference to the basins providing permanent pool storage of the 2.5" rainfall event should be removed from the drainage report as this is not applicable for infiltration basins.
32. Provide electronic copies of HydroCAD models in future submittals to aid in review.

In any resubmittal from the applicant, we request that the comments above be restated, and the applicant identify how each comment was addressed. Any questions or comments can be directed to Justin Messner at jmessner@wsbeng.com.



LEGEND

REVISED LOT INFO:

26 LOT NUMBER (EXHIBIT)

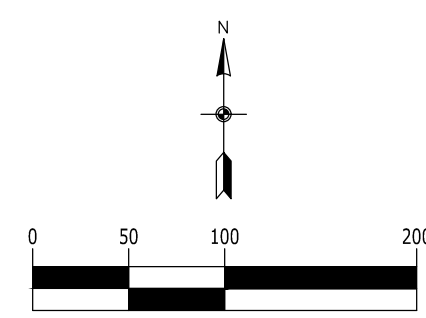
±1.08 AC. LOT AREA

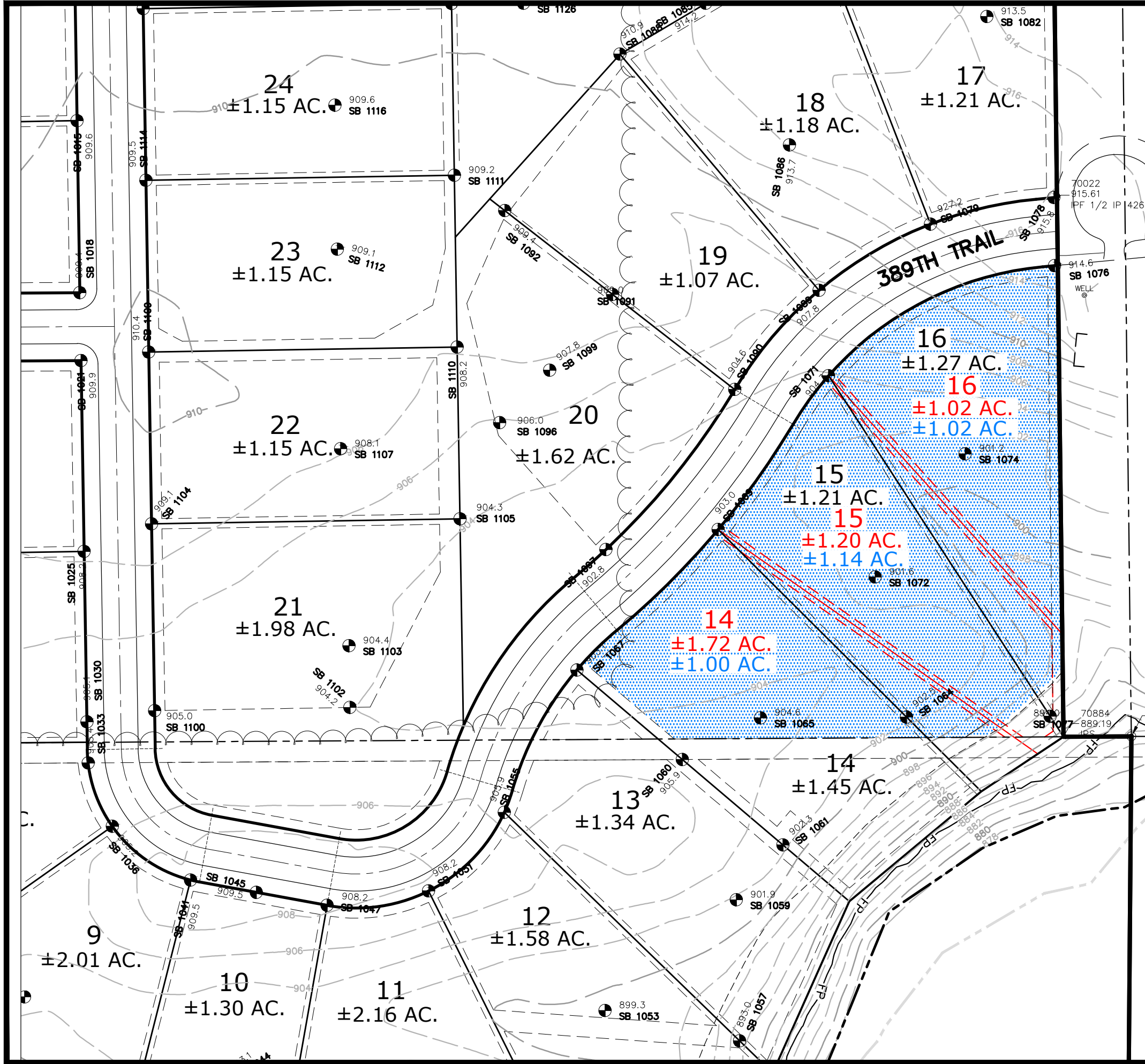
300.0 LOT DEPTH

ORIGINAL LOT INFO:

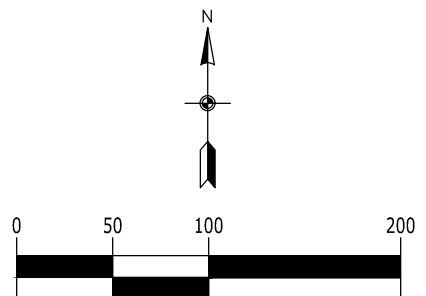
26 LOT NUMBER (EXHIBIT)

±2.48 AC. LOT AREA





LEGEND		
REVISED LOT INFO:		
14	LOT NUMBER (EXHIBIT)	
±1.72 AC.	LOT AREA	
±1.00 AC.	CONTIGUOUS BUILDABLE AREA	
ORIGINAL LOT INFO:		
14	LOT NUMBER (EXHIBIT)	
±1.45 AC.	LOT AREA	





Prepared By:

Colette Baumgardner, WSB Graduate Community Planner

Presenter: Colette Baumgardner, WSB Graduate Community Planner

Date: 07/18/2024

Board & Commission: Planning Commission

Subject: Public Hearing - Proposed Ordinance Amendment Section 66-943 Design Standards

Recommended Planning Commission Action

Motion to recommend approval of the proposed ordinance amendment Section 66-943 Design Standards of the City Code.

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 is hindering businesses from expanding onto vacant land in this district.

During the July 9, 2024, Planning Commission directed Staff to draft an ordinance amendment that would allow for businesses in this area of the City to expand using the architectural style prevalent in the park.

Upon working on the amendment, Staff came to the conclusion that the best way to ensure the standards are interpreted as intended into the future is to create a new “zone” in the design standards overlay.

Issues to Consider

1. Existing Parcels

2. Code Clarity and Consistency

Analysis of Issues

1. Existing Parcels

There are approximately three undeveloped parcels in the old North Branch Industrial Park, but more parcels that can be subdivided for future development. The Park has many thriving businesses that are interested in expanding. Staff completed an aerial inspection of the park with the approximate land to be developed summarized below. These parcels are provided to given the Planning Commission an idea of the amount of development that may be subject to the proposed standards.

Vacant Parcels

- 1. PID 16.00565.17 – Kath Fuel Oil Services Co – Parcel is owned but appears vacant. – 1.76 acres**
- 2. PID 16.00565.24 – North Branch Economic Dev. Authority – 1.31 acres**
- 3. PID 16.00045.36 - Gregory Schneller - 0.38 acres**

Parcels Large Enough to Subdivided

- 1. PID 16.00046.09 – NB Group Inc - 27.15 acres – Vacant on Northern and Southern portions**
- 2. PID 16.00565.18 – Enventis Telecom Inc – 1.1 acres – Contains only transformer/utility box.**
- 3. PID 16.00565.10 – JMF Properties LLC – 2.84 acres – Southern half of property.**
- 4. PID 16.00046.07 – New Life Holdings LLC LLC – 4.37 acres – South part of property.**
- 5. PID 16.00005.00 - North Metro Properties LLC - 3.97 acres - Southern half of property.**
- 6.**

1. Code Clarity and Consistency

During the July 9, 2024 Planning Commission meeting, the Commission discussed making an amendment to the Section 66-943 (8) Exceptions section of the City Code. However, upon drafting the revisions, Staff concluded that it would be difficult to have an exception in the ordinance that did not contradict other standards.

Staff proposes to amend the design standards overlay for Zone 3. Staff has provided the existing map for reference. Staff proposes for Zone 3 to not be subject to contain a mixture of Class I and Class II material as required in other zones. However, the Zone 3 would still be subject to other standards in the ordinance for consistent architectural expression, windows, maintenance, and color.

Staff also proposes that the buildings in Zone 3 be required to contain two complementary color tones on all sides of the building. Many of the buildings in the park currently do this through wainscoting on the bottom 3-4 feet of exterior walls. This would be a sufficient way to meet this requirement.

Staff proposes to create a need section of prohibited exterior materials in Zone 3. The prohibited materials would be unfinished steel, unfinished aluminum, and reflective materials. These materials are somewhat common on agricultural buildings, and staff believes it is important for the area to have a professional finish.

Staff would also recommend to discuss the Design Standards Zone map as whole at the August meeting.

The full proposed text can be found in the attachments.

Recommended Planning Commission Action

Motion to recommend approval of the proposed ordinance amendment Section 66-943 Design Standards of the City Code.

Attachments

1. Proposed Ordinance Text

Voting Requirements:

Voting Options Simple Majority

Sec 66-943 Design Standards

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.~~ Structures in this zone are not subject to material composition requirements by Class. All other design standards in this Section apply unless otherwise listed.
- (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.

(e) 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.

(f) 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.

(g) Buildings constructed in Zone 3 shall have a minimum of two complementary color tones or two materials incorporated on all sides of the building. This can be completed through wainscoting, columns, pilasters, or other ornamentation as determined by the Zoning Administrator.

(h) 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.

(i) In Zones 1 and 2 eExposed 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.

(j) In Zone 3, roof materials shall be of a finished material and all fasteners and connectors shall be the same color as the roof material.

(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 in Zones 1 and 2:

- (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) Prohibited Exterior Materials in Zone 3:

- (a) Unfinished steel on walls or roofs.
- (b) Unfinished aluminum on walls or roofs.
- (c) Reflective materials.

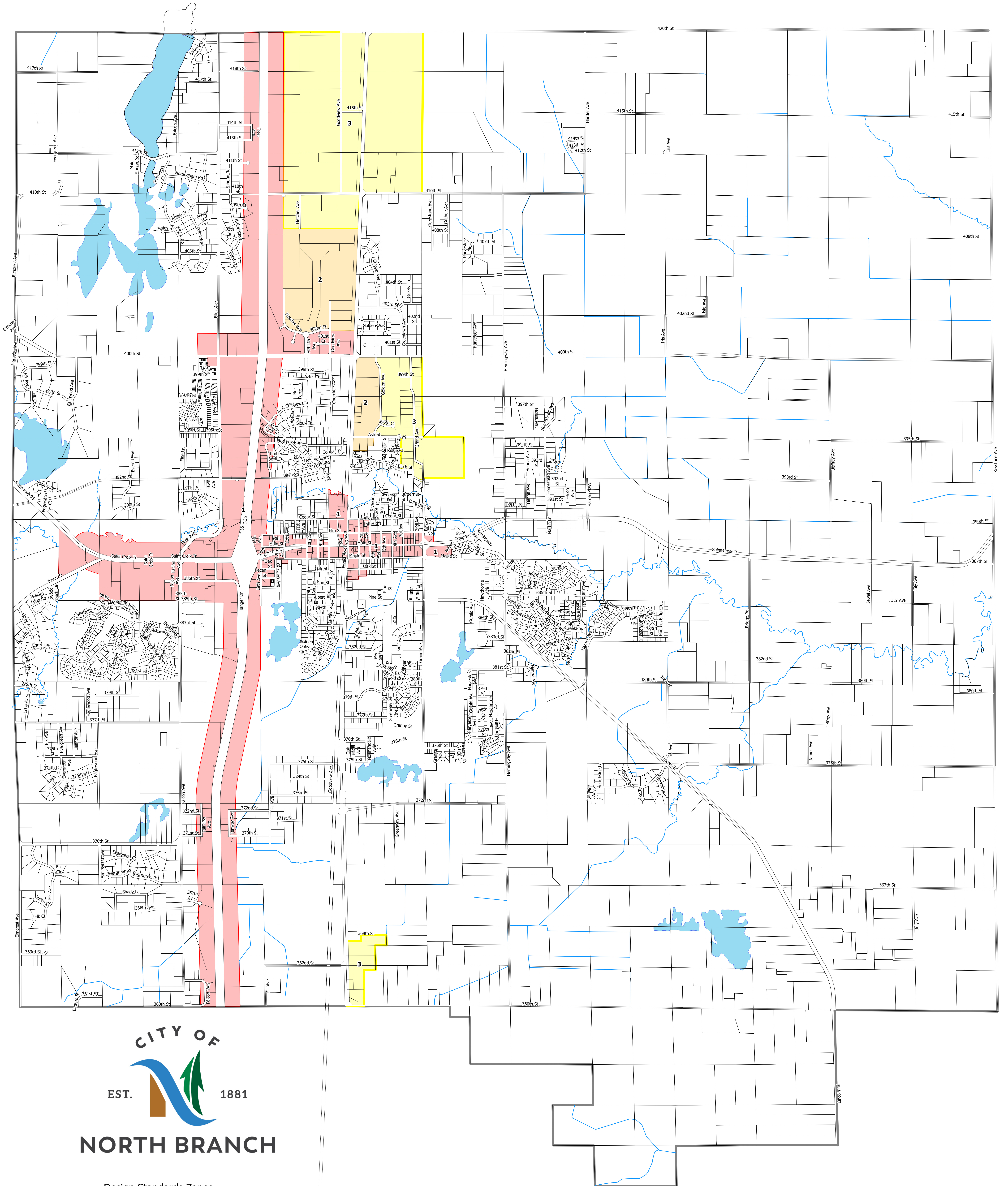
(89) Exceptions – The following exceptions to the exterior building material requirements may apply:

- (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 addition(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.



Design Standards Zones

- 1
- 2
- 3