STAFF REPORT

Application: Preliminary plat and conditional use permit application to create three lots from a previously unplatted parcel and one additional lot combining parts of seven previously platted lots and a public right-of-way (road vacation petition pending).

Applicant: True Friends (Children's Disability Service Association/Friendship Ventures)

Agenda Item: 4(c)

Background Information:

- **Proposal:** Subdivide an approximate 4.5 acres unplatted parcel and Lot 1, Block One of Cedar Woods into three residential lots. Combine 5 existing lots in Cedar Woods into one residential lot and one Outlot (to be deeded to the adjacent landowner). Construct a new township road to serve all proposed lots, with a cul-de-sac at the end.

  Note: A separate request has been made to vacate portions of previously platted public right-of-way.

- **Location:**
  - Property address: None
  - Sec/Twp/Range: 22-121-27
  - Parcel number(s): 206000221103, 206028001010, 206028002030, 206028002040, 206028002050, 206028002060, 206028002070, and 206028002080

- **Zoning:** Urban/Rural Transition (R1) /Residential Recreation Shorelands (S-2) Overlay District, Cedar Lake (General Development lake).

- **Lot size:** Total parcel size to be subdivided is approx. 8.34 acres.

- **Septic System Status:** Each proposed lot is required to be served by a new septic system. The applicant has submitted soil borings and preliminary location information for each of the lots from a licensed sewer designer.

- **Natural Features:**

  Floodplain: The property is not within an identified floodplain.

  Bluff/Steep Slopes: There is a bluff on proposed Lot 4. The remainder of the property is relatively flat, with some areas of steep slopes near where the cul-de-sac is proposed.

  Wetlands: There appear to be wetlands at the bottom of the bluff area, near the shoreline of Cedar Lake.

Applicable Statutes/Ordinances:

1.2 Purposes. These regulations are adopted for the following purposes:

1. To guide the future growth and development of Corinna Township in recognition of the general policies embodied in the Corinna Township Comprehensive Plan and protect and provide for the public health, safety, and general welfare of the Township.
2. To ensure that land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace. Land shall not be subdivided until adequate public services and facilities exist with sufficient capacity to serve the proposed subdivision.
3. To protect and conserve the value of land throughout the Township and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.
4. To establish reasonable standards of design and procedures for subdivisions and resubdivisions in order to further the orderly layout and use of land, including the proper location and width of streets and building lines, and to ensure proper legal descriptions and monumenting of subdivided land.
5. To ensure that proper provision has been made for drainage, water, sewage, and public improvements such as parks, recreational facilities, transportation facilities, and improvements. The community will be required to bear no more than its fair share of the cost of providing facilities and services through requiring the developer to pay fees, furnish land, or establish mitigation measures to ensure that the development provides its fair share of capital facilities needs generated by the development.
6. To prevent the pollution of air and water resources including ground water and to encourage the wise use and management of natural resources throughout the Township in order to preserve the integrity, stability, and beauty of the community and the value of the land.
7. To provide for open spaces through the most efficient design and layout of the land.
8. To remedy problems associated with inappropriately subdivided lands.

4.2 Standard Plat

Standard Plats allow the subdivision of land by Plat pursuant to Minnesota Statutes, Chapter 505; or successor statutes, and containing all elements and requirements set forth in all official controls adopted pursuant to Minnesota Statutes, Chapters 462 and 505; or successor statutes.

A. Standard Plat Approval Process. Except as otherwise provided in this Ordinance, the standard plat approval process shall be followed if the proposed subdivision does not meet the standards necessary to qualify as an administrative subdivision.

B. Preliminary Plat Approval Process for Plats Consisting of Two or More Lots

v. The Platting Committee and Planning Commission shall consider, but not be limited to, the following criteria when considering a preliminary plat:

1. The preliminary plat shall conform to all applicable official controls and all state and federal laws.
2. The preliminary plat shall be consistent with the Corinna Township Comprehensive Plan.
3. No plat shall be approved which does not conform to any applicable floodplain regulations.
4. No plat shall be approved unless there is provision for two (2) standard on-site sewage treatment systems for each lot, unless served with public sewer or an approved cluster sewer system serving lots within the subdivision.
5. A plat shall not be approved where a variance will subsequently be required in order to use the lots for their intended use.
6. No plat shall be approved that does not contain adequate provisions for storm water runoff. If required, no plat shall be approved without an NPDES Phase II-compliant storm water management plan reviewed and approved by the Township or its designated representative.
7. Each lot shall have sufficient buildable lot area which, for the purposes of this Ordinance, shall be defined as the contiguous area of a lot which is sufficient in area to accommodate the construction of water supply systems, sewage treatment systems, buildings and driveways, while still providing for adequate setbacks. Areas which are floodways, wetlands, rights-of-way, bluffs or which have soils that are unsuitable for individual sewage treatment systems cannot be included in calculating the buildable area of a lot.
8. Each lot shall be of sufficient size and character to meet applicable sewage treatment system standards
9. When deemed appropriate by the Zoning Administrator or the Planning Commission, the subdivider shall provide a vegetative buffer adjacent to delineated wetlands and/or wetlands identified on the National Wetland Inventory Map.
10. The Planning Commission shall consider whether the plat as proposed adequately protects the health, safety and welfare of the residents of the Township by providing for safe and adequate drinking water supply, adequate sewage treatment capacity, safe road access, proper road alignment and proper setbacks and buffering from conflicting land uses.

5.1 Improvements and Developer's Agreement

1. **Completion of Improvements Prior to Final Plat Approval.** Except as provided in Section 5.1(2), before the final plat is signed by the Township Board Chair, all applicants shall be required to complete at their expense, without reimbursement by the Township or any improvement district, all public improvements as required in these regulations, specified in the final plat and as approved by the Township Board, and to dedicate those public improvements to the Township or other governmental entity, free and clear of all liens, mortgages and encumbrances on the dedicated property and public improvements.

2. **Completion of Improvements After Final Plat Approval.**

    a. Developer's Agreement. The Township Board in its sole discretion may waive the requirement that the applicant complete all public improvements prior to approval of the final plat and, as an alternative, the Township may permit the applicant to enter into a Developer's Agreement by which the subdivider agrees to complete all required public improvements no later than **two (2) years** following the date of approval of the final plat. The Developer's Agreement shall contain the terms and conditions agreed to by the applicant and the Township Board in approving the standard subdivision, including all applicable provisions for maintenance, warrantees, construction or placement of structures or other improvements, and other terms and conditions of subdivision approval. The Developer's Agreement shall also include any self-imposed restrictions proposed by the developer, such as the locations of any structures, if agreed to by the Township Board.

    b. Financial Security. Whenever the Township Board permits an applicant to enter into a Developer's Agreement, it shall require the applicant to provide a financial security for the promises contained in the Developer's Agreement. The security shall be in an amount equal to one hundred twenty five percent (125%) of the estimated cost of completion of the required public improvements, including lot improvements. Whenever it is deemed necessary by the Township to defer the construction of any improvement required under these regulations **beyond 2 years**, the subdivider shall either pay its share of the costs of the future improvements to the Township prior to signing of the final subdivision plat by the Chair of the Township Board or the subdivider may guarantee completion of the deferred improvements in the Developer's Agreement upon demand of the Township and secured by financial security. The following methods of financial security maybe used:

        i. Letter of Credit. If the applicant posts a letter of credit as security for its promises contained in the Developer's

agreement, the credit shall (1) be irrevocable; (2) be for a term sufficient to cover the completion, maintenance and warranty periods in this Section; and (3) require only that the Township present the issuing bank with a sight draft and an affidavit signed by the Township Attorney attesting to the Township's right to draw funds under the credit.

ii. Cash Escrow. If the applicant posts a cash escrow as security for its promises contained in the Developer's agreement, the escrow instructions shall provide: (1) that the subdivider will have no right to a return of any of the funds except as provided in this Section; and (2) that the escrow agent shall have a legal duty to deliver the funds to the Township after following the procedure set forth in Section 4.1(2)(c). If and when the Township accepts the offer of dedication for the last completed required public improvement, the Township shall execute a waiver of its right to receive all but twenty-five percent (25%) of the funds represented by the letter of credit or cash escrow if the subdivider is not in breach of the Developer's agreement. The residual funds shall be security for the subdivider's covenant to maintain the required public improvements and its warranty that the improvements are free from defect.

iii. Performance Bond. A performance bond may be provided as a financial security in a form as approved by the Township.

6.1 **General.** The following principles, standards and requirements will be applied by the Township in evaluating proposed subdivisions. These are the minimum principles, standards and requirements for the promotion and protection of the public health, safety, morals, and general welfare and shall not preclude the Township from requiring stricter standards or requirements when the conditions merit:

1. **Community context.** Proposed subdivisions shall be coordinated with existing nearby development so that the community as a whole may develop harmoniously based on the minimum standards of this Ordinance.

2. **Comprehensive plan. Proposed subdivisions shall be designed in recognition of the** general policies included in the Corinna Township Comprehensive Plan.

3. **Land/soil suitability.** Land that the Township finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features that will reasonably be harmful to the safety,

health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Township Board to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve any danger to public health, safety, and welfare. The following areas are unsuitable for development:

a. **Flood Plain Areas.** No land shall be subdivided in designated flood plain areas or areas that may be subject to flooding unless the proposed subdivision complies with the standards of the Federal Emergency Management Agency (FEMA), complies with Wright County or State of Minnesota Floodplain regulations and is proposed in combination with buildable areas.

b. **Wetlands.** Wetlands or wetland buffer areas, as defined and classified under the Wetland Conservation Act of 1991, shall not be included in calculating the square footage of the buildable area on any lot.

4. **Agriculturally Important Lands.**

a. The Planning Commission may consider the values of agriculturally important lands when making its recommendation on a plat. The Land Capability Classification System and Crop Equivalency Ratios of the Natural Resources Conservation Service (NRCS) shall be used as guides to determine if agriculturally important lands are within a proposed subdivision.

b. In making its recommendation, the Planning Commission may take into consideration, but not be limited to, the following criteria or designated areas:

i. **Farmability of Parcel.** The size, shape, slope, soil quality, topographic limits and vegetative cover.

ii. **Proximity.** Proximity to an urbanizing area or in proximity to conforming non-agricultural uses.

iii. **Compatibility with Surrounding Uses.** Compatibility or separation by distance or screening with surrounding uses.

iv. **Distance from Agricultural Operations.** Located near an existing animal or commercial feedlot as defined in Wright County or State of Minnesota regulations.

v. **Shoreland Areas.** Sensitive areas such as shorelands, bluffs and wetlands are considered.

vi. **Man-Made or Physical Barriers.** Man-made or physical features act as barriers.

5. **Conformance to Applicable Rules and Regulations.** In addition to the requirements established in these regulations, all subdivision plats shall

comply with the following laws, rules, and regulations unless a variance is granted:

a. Any applicable Township ordinance, engineering standards and all other applicable laws of the Township.

b. Any adopted official maps, public utilities plans, Public Capital Improvement Programs, or other adopted plans or programs of the Township.

c. All applicable statutory provisions.

d. The requirements and rules of the Minnesota Health Department, Minnesota Department of Natural Resources, the Minnesota Department of Transportation, the Minnesota Pollution Control Agency or other applicable state or federal agencies.

6. **Self-Imposed Restrictions.** If the developer places restrictions on any of the land contained in the subdivision greater than those required by the Zoning Ordinance or these regulations, such restrictions or reference to those restrictions shall be recorded in the Developer's Agreement.

7. **Adequate Public Facilities.** No preliminary plat shall be approved unless the Township Board determines that public facilities will be adequate to support and service the area of the proposed subdivision. Public facilities shall include roads, electric utilities, telecommunications, stormwater, sanitary sewer (when located in any sanitary sewer district), gas or other energy service, or other public services necessary to serve the development as determined by the Township Board.

8. **Debris and Waste.** No cut trees, timber, or other organic materials of any kind shall be buried in any land, or left or deposited on any lot or street in the subdivision except as approved by the Township. If approved, all areas intended to be used for burying debris shall be shown and noted on the preliminary plat. Areas proposed for the burying of debris shall not be located in or affect the following; buildable areas, driveways, wells, utilities, or drainfield sites.. No debris or waste shall be left in any area of the subdivision at the time of expiration of any developer's agreement or dedication of public improvements.

6.3 Lots.

1. **Access.** All lots shall front upon a public right-of-way and have access to an improved street or roadway, except as otherwise allowed in the Zoning Ordinance.

5. **Corner Lots.** Corner lots shall be platted at least fifteen (15) feet wider than the minimum lot width required or as further specified in the Zoning Ordinance.

9. **Lot Remnants.** No remnants of lots below minimum size shall be left over after subdividing of a larger tract. Remnant areas must be attached to adjacent lots rather than be allowed to remain as unusable parcels.

6.5 Sewage Disposal. Each lot shall be provided with a sewage disposal system by either a public sanitary sewer system or a private on-site system.

2. **Private on-site systems.** In subdivisions where municipal sewer services are not presently available, the Township may impose such restrictions and requirements as it deems necessary for the protection of the public health, safety and general welfare. All on-site systems must comply with the regulations and standards of the Township, the Minnesota Department of Health, and Minnesota Rule 7080 of the Minnesota Pollution Control Agency. The Township will consider alternative designs for individual sewage treatment systems (ISTS) such as cluster systems. For more information on delineating ISTS, please see Section 6.3 (7)(d).

6.6 Water. Each lot shall be provided with a supply of potable water by either an individual well, central water system or a public water supply.

6.7 Grading, Drainage and Stormwater Facilities. The Planning Commission shall not recommend approval of any subdivision that does not make adequate provision for storm and flood water runoff channels or basins in accordance with the following:

1. **Technical Reference Documents.** The Township officially designates the "Erosion Control Handbook" prepared by the Minnesota Department of Transportation" "Minnesota Construction Site Erosion Control and Sedimentation Control Planning Handbook" prepared the Minnesota Board of Water and Soil Resources and "Protecting Water Quality in Urban Areas" prepared by the Minnesota Pollution Control Agency as the technical references for this section. These reference documents will be used to ensure the proper design, construction and maintenance of the stormwater management facilities of a proposed project.

2. **System Design.** The stormwater drainage system shall be separate and independent of any sanitary sewer system. Storm sewers, where required, shall be designed by the Rational Method, or other methods as approved by the Township, and a copy of design computations shall be submitted along with plans. Surface water drainage patterns shall be shown for each and every lot and block.

3. **Drainage Easements.** When a subdivision is traversed by a water course, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.

    a. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual, unobstructed easements as approved by the Township for drainage facilities shall be provided across property

outside the road lines and with satisfactory access to the road. Drainage easements shall be indicated on the preliminary and final plats.

b. Drainage easements shall extend to a natural watercourse or to other drainage facilities, if storm flows from a proposed subdivision are increased. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured.

c. Low-lying lands along watercourses subject to flooding or overflowing during stormy periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainage easements.

4. **Lot Grading and Erosion Control.**

a. **Lot Drainage.** Lots shall be laid out so as to provide positive drainage away from all buildable areas. Individual lot drainage shall be coordinated with the general storm drainage pattern for the area.

b. **Soil Preservation and Final Grading.** All areas with disturbed soils shall be replaced with a minimum of 4 inches of top soil and be stabilized by seeding or sod planting as recommended in the "Minnesota Construction Site Erosion Control and Sedimentation Control Planning Handbook" prepared by the Minnesota Board of Water and Soil Resources and "Protecting Water Quality in Urban Areas" prepared by the Minnesota Pollution Control Agency or as approved by the Township.

6.8 Highways, Streets, and Alleys. Proposed streets shall provide a safe, convenient, and functional system for vehicular, pedestrian, and bicycle circulation; shall be properly related to the comprehensive plan; and shall be appropriate for the particular traffic characteristics of each proposed development.

1. **General Requirements.**

b. **Arrangement and Topography.**

i. All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established in the Comprehensive Plan or other official Township documents.

iii. Streets shall be logically related to the topography so as to produce usable lots and reasonable grades. All streets should be arranged so as to obtain as many building sites as possible at, or above, the grades of the streets. Grades of streets should conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

iv. The design of all streets shall be considered in their relation to runoff of storm waters.

v. A Public Road (Street) right-of-way must be dedicated and be adjoining to and serve all new lots within the proposed subdivision, except as otherwise allowed in the Zoning Ordinance, and must connect to an existing public road.

vi. Where new streets extend existing adjoining streets, their projections shall be the same or of greater width, but in no case less than the minimum required width.

vii. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provisions for the proper projection of streets in order to contribute to area circulation. When a new subdivision adjoins unsubdivided land susceptible to being subdivided, then a new street shall be carried to the boundaries of such undivided land, subject to the provisions of any Township road and street construction standards.

2. **Design Standards.**

a. **General.** These standards are meant to provide for streets of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access for police, fire fighting, snow removal, sanitation, and road maintenance services and equipment, and to coordinate streets so as to create a convenient system and avoid undue hardships to adjoining properties.

b**.** **Rights-of-Way Widths**. The minimum widths for each type of public street right-of-way shall be as follows:

Type of Street	**Rights-of-Way Width**
Local	66 feet

Additional rights-of-way or easements and roadway widths may be required by the Township to promote public safety and convenience when special conditions require it or to provide parking space in areas of intensive use. Right-of-way widths in excess of the standards designated in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall not be in excess of three-to-one unless approved by the Township Engineer.

c. **Street Width and Grades.** The construction for all dedicated roads within a subdivision shall meet the standards established by the Township Board. These standards are filed with the Township Engineer.

f. **Street Intersections.** Insofar as practical, streets shall intersect at right angles, and no intersection shall be at an angle of less than 60 degrees or greater than 120 degrees. It must be evidenced that safe and efficient traffic flow is encouraged.

g. **Cul-de-sacs and Turnarounds.**

i. Permanent cul-de-sac streets may be allowed provided that:

(1.) Evidence is presented that the road should not or cannot reasonably be continued.

(2.) Each cul-de-sac street shall provide at the closed end a turn-around having a minimum outside diameter of eighty (80) feet and a minimum right-of-way line diameter of one hundred twenty (120) feet.

(3.) A minimum front lot line footage of fifty (50) feet.

(4.) A maximum length of 600 feet in the public sewer service area and 1,200 feet in the remaining rural areas of the Township unless topographic conditions necessitate greater length, as determined by the Town Board.

ii. Temporary or permanent turn-around areas will be allowed provided that:

(1.) The street or road right-of-way is dedicated beyond the temporary turn area to the boundary line of the nearest adjoining unsubdivided land.

(2.) A provision is made as to the responsibility of building the remaining road.

(3.) An easement document covering the area needed for the turn-around is provided to be recorded with the final plat or contained as a dedication on the final plat.

l. **Hardship to Owners of Adjoining Property.** The street arrangements shall not be such as to cause hardship to owners of adjoining property in platting their own land and providing convenient access to it.

6.9 Street Signs. Street name signs shall be placed at all street intersections within or abutting the subdivision and shall conform to the standard of design accepted for all street name signs. Stop and/or Yield signs shall be placed at all streets intersecting with highways, arterial streets and collector streets, and as determined by the Township Engineer.

6.11 Utilities. All new utility facilities, including but not limited to gas, electric power, telephone, and CATV cables should be located underground throughout the subdivision. All utility facilities existing and proposed throughout the subdivision shall be shown on the preliminary plat or the construction plans as determined by the Township. Underground service connections to the street property line of each platted lot should be installed when approved by the utility.

1. **Easements.** Utility easements at least ten (10) feet wide on each lot (for a total of 20 feet) shall be provided for utilities, where necessary. They shall be provided along rear lot lines (except along shorelines) or within alley rights-of-way. They shall have continuity of alignment from block to block. At deflection points, easements for pole line anchors shall be provided where necessary.

6.12 Natural, Unique or Sensitive Features. Existing features that would add value to the proposed subdivision, or that are likely to be irreparably damaged or impacted by the proposed development, such as trees, watercourses, beaches, hills and ridges, wetlands, scenic views, wildlife habitat and nesting areas, unique geologic features, steep or erosive slopes and bluffs, woodland areas, prairie lands, shallow groundwater supplies, near-shore aquatic vegetation or habitat, historic sites, structures and features, and similar irreplaceable assets, shall be preserved in the design of the subdivision within all zoning districts. No trees shall be removed from any subdivision nor any change of grade of the land effected until approval of the preliminary plat has been granted, except as may be required for preparing documents for the preliminary plat (e.g. soil tests). The preliminary plat shall show the general outline of existing trees . Removal or alteration of trees and other vegetation shall comply with any applicable Corinna Township Ordinances.

Corinna Township Zoning Ordinance

505. CONDITIONAL USE PERMITS

505.1 Criteria for Granting Conditional Use Permits

In granting a conditional use permit, the Wright County Planning Commission shall consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands. Among other things, the County Planning Commission shall make the following findings where applicable.

(1) That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;

(2) That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;

(3) That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

(4) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;

(5) The use is not in conflict with the Policies Plan of the County; and,

(6) That adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

505.2 Additional Conditions

In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may impose, in addition to these standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to the following:

(1) Increasing the required lot size or yard dimension.

(2) Limiting the height, size or location of buildings.

(3) Controlling the location and number of vehicle access points.

(4) Increasing the street width.

(5) Increasing the number of required off-street parking spaces.

(6) Limiting the number, size, location or lighting of signs.

(7) Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

(8) Designating sites for open space.

Any change involving structural alterations, enlargements, intensification of use, or similar change not specifically permitted by the Conditional Use Permit issued shall require an amended Conditional Use Permit and all procedures shall apply as if a new permit were being issued. The Wright County Zoning Administrator shall maintain a record of all conditional use permits issued including information on the use, location, and conditions imposed by the Planning Commission; time limits, review dates, and such other information as may be appropriate.

605. URBAN/RURAL TRANSITIONAL R-1

605.1 Purpose

This District is established in areas within the County for the purpose of allowing limited urban growth. The major purpose of this District is to provide areas

within the county where urban development can take place and where urban services can be readily extended and provided. This District may be allowed adjacent to cities where sanitary sewer and other services are available and for riparian shoreline lots on suitable lakes.

605.4 Conditional Uses

Residential Subdivisions.

Corinna Township Comprehensive Plan

The Corinna Township Comprehensive Plan (adopted in 2007) classifies the property and most of the surrounding properties as appropriate for either "Shoreline Residential" or "Neighborhood Residential". Both of these are consistent with the proposal.

> **Neighborhood Residential:** A designation for residential properties already subdivided into lots too small to further subdivide. The properties may or may not have structures on them, but are sized so that additional subdivision would not be feasible.
>
> **Shoreline Residential:** A designation for shoreline properties already developed, or to be developed, residentially.

Wright County Comprehensive Plan

The Wright County Comprehensive Plan, just adopted in 2009, classifies the property as appropriate for "Residential", which is described as:

> **Residential** Designates existing residential areas that are already characterized by relatively small lots (for unsewered areas) and those limited undeveloped areas deemed appropriate for conversion to similar use. Most areas currently exist as a result of lakeshore development prior to any zoning or environmental regulation, and other isolated areas exist that developed with small lots historically. In general, due to the environmental and health impacts of developing areas with small lots and on-site sewage treatment, such development will be discouraged. However, in certain limited cases, such as riparian lots on general development and recreation development lakes, or "infill" in areas that are surrounded by similar development, some expansion of residential areas can be allowed. Rezoning from Agricultural to residential districts will generally be considered appropriate in this district, depending on environmental factors. Rezoning to R-1 will only be considered for riparian lakeshore lots, or as "infill" where most surrounding land is already zoned R-1. Multi-family structures are not allowed in areas without municipal sewer and water services.

Wright County and Corinna Township recently approved rezoning of the north portion of the subject property to R-1 (the south portion was already zoned R-1).

Staff Findings (Subdivision Criteria): We propose the following findings for consideration by the Planning Commission, based on the criteria for reviewing subdivision applications in the Corinna Township Subdivision Ordinance:

1. **The preliminary plat shall conform to all applicable official controls and all state and federal laws.**

   Wetland Impacts: The proposal should not impact the existing wetlands on the property.

   Lot dimensions: The minimum lot size in both districts is 1 acre, 150 ft in width and 150 ft in depth. The proposed lots meet the required size and depth. There is some question whether Lot 4 meets the minimum required width (The Corinna Township Subdivision Ordinance allows for down to 50 feet of road frontage for lots coming off of a cul-de-sac, which Lot 4 has. Staff has not received confirmation from Wright County as to whether they feel this conflicts with their minimum requirement of 150 ft of lot width.)

   Stormwater Management: Both DNR and Corinna Township regulations require adequate/effective management of stormwater. Federal and state regulations also require specific stormwater management (NPDES rules) in certain cases.

   The Township has previously had such plans reviewed by Wright County Soil & Water. Staff is awaiting their comments, but they did express a general need to take proper precautions given the bluff and high quality of Cedar Lake.

   Road Design: The road plans are subject to approval by the Town Board. The proposal is to extend the existing paved Township road into this subdivision and terminate with a circle turnaround.

   The developer's proposal is to construct all roads serving the development (including paving of such roads). This can either be done prior to final plat approval or after final plat approval, if a financial security and developer's agreement consistent with Township requirements is approved.

2. **The preliminary plat shall be consistent with the Corinna Township Comprehensive Plan.**

   The Township and County have already approved the rezoning of the property to accommodate the proposed subdivision and in that sense has already found the general concept of this development consistent with its Comprehensive Plan.

   Several specific goals within the Comprehensive Plan apply to the proposal. They include:

   - Protect, preserve, and enhance lake water quality.
     - Require on-site storm water retention and erosion-control plans for all new lakeshore development and redevelopment of existing sites to ensure that storm water runoff is properly managed and treated before entering surface waters.
     - Limit the amount of grading and filling in the shoreland area so as to minimize the disturbance of soil and prevent erosion.

- Protect, preserve, and work to ensure effective management of wetlands, wildlife, and other important natural and environmental features.
    - Prevent the fragmentation of remaining habitat areas and corridors as new roads are built or areas are converted in the development process.
    - Facilitate rural developments that incorporate conservation subdivision practices and which preserve greenbelts, open vistas, unique topographical features, mature tree stands and buffer areas adjacent to environmentally sensitive areas.
- Ensure that all Township properties are adequately and efficiently treating sewage, both for current residents and expected future population growth.

3. **No plat shall be approved which does not conform to any applicable floodplain regulations.**

    This property is not located in any designated floodplain area.

4. **No plat shall be approved unless there is provision for two (2) standard on-site sewage treatment systems for each lot, unless served with public sewer or an approved cluster sewer system serving lots within the subdivision.**

    The applicant has submitted preliminary sewer design information showing that all proposed lots can be sewered as required by Township, County and State regulations.

5. **A plat shall not be approved where a variance will subsequently be required in order to use the lots for their intended use.**

    No variances appear to be necessary to allow for the lots to be used residentially, unless it is determined that Lot 4 would need a variance for less than 150 feet of lot width. Construction on Lot 4 will also need to verify that setbacks to the bluff, along with other property lines, can be met. The drawings indicate that it should be possible.

6. **No plat shall be approved that does not contain adequate provisions for storm water runoff. If required, no plat shall be approved without an NPDES Phase II-compliant storm water management plan reviewed and approved by the Township or its designated representative.**

    As noted previously, stormwater management plans will need to be submitted that meet local, state and federal requirements. These will need to be submitted prior to final plat approval.

7. **Each lot shall have sufficient buildable lot area which, for the purposes of this Ordinance, shall be defined as the contiguous area of a lot which is sufficient in area to accommodate the construction of water supply systems, sewage treatment systems, buildings and driveways, while still providing for adequate setbacks. Areas which are floodways, wetlands, rights-of-way, bluffs or which have soils that are unsuitable for individual sewage treatment systems cannot be included in calculating the buildable area of a lot.**

The proposed plat does identify buildable areas on each lot that appear sufficient for normal buildings (house, garage, etc…), driveways and private sewer systems. Lot 4 does contain a bluff and care will need to be taken to ensure the required setbacks to the bluff are met, along with other required setbacks.

8. **Each lot shall be of sufficient size and character to meet applicable sewage treatment system standards.**

   See answer for #4 above.

9. **When deemed appropriate by the Zoning Administrator or the Planning Commission, the subdivider shall provide a vegetative buffer adjacent to delineated wetlands and/or wetlands identified on the National Wetland Inventory Map.**

   The applicant has not proposed a vegetative buffer adjacent to any existing wetlands. There are several wetlands located on the property, but they are only at the bottom of the bluff near the shoreline of Cedar Lake. No filling of these wetlands by future owners can be conducted without proper approvals.

10. **The Planning Commission shall consider whether the plat as proposed adequately protects the health, safety and welfare of the residents of the Township by providing for safe and adequate drinking water supply, adequate sewage treatment capacity, safe road access, proper road alignment and proper setbacks and buffering from conflicting land uses.**

    Any wells and sewer systems installed will need to meet local and state regulations, which are designed to protect public health.

    The adjoining land uses are primarily residential – the same as is proposed for this development. As such, there shouldn't be significant conflict from the proposed use.

Staff Findings (Conditional Use): The following findings of fact are presented by Staff for consideration by the Planning Commission:

1) **Will the Conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the immediate vicinity?**

   No. The proposed lot sizes all meet the minimum size requirements, adequate roadways will be constructed to serve the development, drainage will need to be addressed consistent with local, state and federal requirements and lots will be used the same (residentially) as nearby properties. As such, there do not appear to be any significant aspects of the development that would diminish or impair property values in the area.

2) **Will the establishment of the Conditional Use impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area?**

   No. See comment #1 in the CUP criteria above.

3) **Do adequate utilities, access roads, drainage and other necessary facilities exist or will they be provided?**

   Needs discussion. The applicant is proposing to construct a Township road meeting required specifications. The Commission should ensure that stormwater plans are adequate, based on input from the applicant's Engineer and review by Wright County SWCD, at a minimum.

4) **Have adequate measures been taken to provide sufficient off-street parking and loading space to serve the proposed use?**

   Yes. Each proposed lot should have adequate room for off-street parking typically associated with residential lots.

5) **Will the use conflict with the Policies Plan of Corinna Township and/or Wright County?**

   See comment #2 in the Subdivision criteria above.

6) **Have adequate measures been taken, or will they be taken, to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result?**

   Yes. The proposed project would not be expected to create any long-term or ongoing nuisance such as are listed above.

7) **Are there any other conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area or the community as a whole?**

   Yes. See previous questions in Finding #1 of the Preliminary Plat/Subdivision findings above for a number of issues that should be addressed.

Planning Commission Direction: The Planning Commission can approve the request, deny the request, or table the request if additional information is needed. If the decision is for approval or denial, findings of fact should be cited.

Staff Recommendation: Based on the findings of fact presented in this report, Staff recommends approval of the proposed preliminary plat provided that the Township is satisfied that the various issues have been addressed (road design, drainage/stormwater management, wetlands, access to buildable areas on the lots, community sewer design questions, etc…)

Staff recommends consideration of the following as conditions of approval of the conditional use permit and preliminary plat:

1. That the applicant must submit their plans and calculations related to meeting NPDES requirements for stormwater (if required) or as otherwise recommended by Wright County SWCD to the Township when completed for review. The Township will request review by Wright County SWCD and/or a private

engineer to ensure that the Township ordinance requirements for stormwater are met. The Township shall approve the plans prior to final plat approval.

2. That the applicant shall construct the roadways as noted in the submitted construction plans, or as otherwise approved by the Town Board, prior to final plat approval. Alternatively, the applicant can submit a financial security and otherwise meet the requirements of the Township Subdivision Ordinance for completion of improvements after final plat approval.

3. The attachment of the proposed Outlot to any adjacent parcel will require approval by the Board of Adjustment as a lot line adjustment. This will need to be applied for separately by the landowners involved.

4. (For discussion) Any topographic or vegetative alterations on the bluff shall meet the requirements of the Township ordinance. No water-oriented accessory structures may be constructed near the shoreline unless all setbacks can be met and it does not require filling of wetlands.

Application # P16-003	Date Application Rec'd 4/11/16	Fee Collected $ 250.00

(for office use only)

CORINNA TOWNSHIP
STANDARD SUBDIVISION & PLANNED UNIT DEVELOPMENT APPLICATION

Name of Applicant TRUE Friends Phone 952-852-0101

Property Address (E911#) None - Sec/TWP/Range 22-121-27

Mailing Address 10509 108th St NW Local Phone _____
(if different than above) *(if different than above)*

City, State, Zip Annandale, MN 55302

Applicant is:
Legal Owner (●)
Contract Buyer ( )
Option Holder ( )
Agent ( )
Other _____

Title Holder of Property *(if other than applicant)*
_____
(Name)
_____
(Address)
_____
(City, State, Zip)

Signature of Legal Owner, authorizing application (required): _____, President & CEO
By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Full legal description of property involved in this request, including total acreage (required – attach separate sheet if necessary):
See ATTACHED

Property ID # 206- see attached Zoning District R-1
(12 digit # on tax statement)

Nature of request (select all that apply):
- ■ Standard Subdivision – Preliminary Plat
- □ Planned Unit Development, including Common Interest Communities (CICs)

Note: Applications for preliminary plat approval, if approved, must be followed by an application for final plat approval incorporating any changes or conditions required by the Corinna Town Board during the approval of the preliminary plat. Applications for final plat approval must be received within 12 months of preliminary plat approval or such approval becomes null and void.

PROPERTY DESCRIPTION

Lot 1, Block 1, and Lots 4, 5, 6, 7 and 8, Block 2, and Lot 3, Block 2, Cedar Woods, except that part described as follows: Beginning at the northwest corner of said Lot 3; thence South 31 degrees 23 minutes East along the north line of said Lot 3 a distance of 73.55 feet; thence South 11 degrees 11 minutes West, a distance of 25.83 feet; thence South 45 degrees 33 minutes West a distance of 76.47 feet; thence northwesterly to a point on the west line of said Lot 3 distant 139.9 feet south of the northwest corner of said Lot 3 as measured along the said west line; thence North 30 degrees 37 minutes East along said west line a distance of 139.9 feet to the point of beginning.

and

That part of Government Lot 2 of Section 22, Township 121 North, Range 27 West, Wright County, Minnesota, described as follows: Beginning at the northeast corner of CEDAR WOODS, according to the plat of record and on file with the County Recorder, Wright County, Minnesota; thence North, assumed bearing, along the east line of said Government Lot 2 a distance of 560.6 feet; thence North 88 degrees 18 minutes West a distance of 522.96 feet; thence South a distance of 335.31 feet, more or less, to the northwest corner of said CEDAR WOODS; thence South 65 degrees 16 minutes East, along the north line of said Cedar Woods a distance of 575.53 feet to the point of beginning. Excepting therefrom the westerly 90 feet thereof.

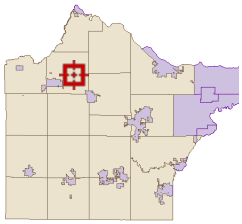
and

(Portion of vacated right-of-way)

Wright County Property ID #'s
206-000-221103
206-028-001010
206-028-002030
206-028-002040
206-028-002050
206-028-002060
206-028-002070
206-028-002080

Beacon™ Wright County, MN

Overview



Legend

Roads
- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

Highways
- Interstate
- State Hwy
- US Hwy

City/Township Limits
- c
- t

Parcels

Water

Date created: 5/3/2016

Developed by
The Schneider Corporation

PRELIMINARY PLAT & SITE/ CIVIL PACKAGE

FOR THE PROPOSED PLAT OF

CEDAR LAKE WOODS

TO SERVE

TRUE FRIENDS

MAPLE LAKE, MN

LOCATION MAP

DRAWING INDEX

SHEET NO.	TITLE
C000	TITLE SHEET / DRAWING INDEX
C050	PRELIMINARY PLAT OF EXISTING CONDITIONS
C060	PRELIMINARY PLAT PROPOSED LOT LAYOUT
C100	EXISTING CONDITIONS AND REMOVALS PLAN
C200	GRADING AND DRAINAGE/ EROSION AND SEDIMENT CONTROL PLAN
C300	SITE PAVING PLAN

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

OWNER/DEVELOPER:

True Friends
Randy Boser
10509 108th Street
NW Annandale, MN
55302 Ph. (952)
852-0101

PRELIMINARY PLAT OF CEDAR LAKE WOODS

C000 - TITLE SHEET/ DRAWING INDEX

Planners and Engineers
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
763.559.9100
www.vaaeng.com
info@vaaeng.com

LAND SURVEYOR:

Meyer-Rohlin LAND SERVICES
708 1st Ave NE, #1
Buffalo, MN 55313
Ph. 763.682.7781 www.meyerrohlin.com

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Date:
Signature:
Reg. No.:
Printed name:
Pages or sheets covered by this seal:
All Revisions numbered after this date:

REVISIONS

VERTICAL SCALE
1 inch = 30 feet

HORIZONTAL SCALE
1 inch = 30 feet

DATE 04/11/16
DRAWN BY RCQ
DESIGNED BY JJS
CHECKED BY ARL

FILE NO. 160232

C000

LEGEND

- IRON PIPE MONUMENT FOUND
- 950 EXISTING CONTOUR (INDEX)
- 952 EXISTING CONTOUR (INTERMEDIATE)
- OHE OVERHEAD ELECTRIC
- E UNDERGROUND ELECTRIC
- TV UNDERGROUND TV/COMMUNICATIONS
- GAS BURIED GAS
- X REMNANTS OF FENCE
- EDGE OF WOODS (APPROX.)
- UTILITY POLE
- GUY WIRE
- TV RISER
- WELL
- GRAVEL SURFACE
- BITUMINOUS SURFACE
- EXISTING BUILDING

LINE TABLE				
	MEASURED		(PLAT)	
LINE	LENGTH	BEARING	LENGTH	BEARING
L1	25.78	S 09°48'13" W	(25.83)	(S 11°11' W)
L2	76.98	S 44°26'22" W	(76.47)	(S 45°33' W)
L3	88.92	S 32°27'47" E		(S 31°23' W)

DEVELOPMENT DATA:

ACREAGE
Total Acreage to be platted: 8.2 Acres±
Lot 1: 1.54 Ac.
Lot 2: 1.54 Ac.
Lot 3: 1.67 Ac.
Lot 4: 3.15 Ac.±
Outlot A: 0.31 Ac.
Right of Way: 0.13 Ac.

EXISTING ZONING: R-1
Minimum Lot Area: 1 Acre
Minimum Lot width: 150 feet

Principal Structure Minimum Setbacks:
Road centerline: 65 feet
Cul-de-sac Right of Way: 25 feet
Side: 15 feet
Cedar Lake (General Development Lake)
Ordinary High Water: 75 feet
Bluff: 30 feet
Minimum Floor Elevation 1003.3

PROPERTY DESCRIPTION

Lot 1, Block 1, and Lots 4, 5, 6, 7 and 8, Block 2, and Lot 3, Block 2, Cedar Woods, except that part described as follows: Beginning at the northwest corner of said Lot 3; thence South 31 degrees 23 minutes East along the north line of said Lot 3 a distance of 73.55 feet; thence South 11 degrees 11 minutes West, a distance of 25.83 feet; thence South 45 degrees 33 minutes West a distance of 76.47 feet; thence northwesterly to a point on the west line of said Lot 3 distant 139.9 feet south of the northwest corner of said Lot 3 as measured along the said west line; thence North 30 degrees 37 minutes East along said west line a distance of 139.9 feet to the point of beginning.

and

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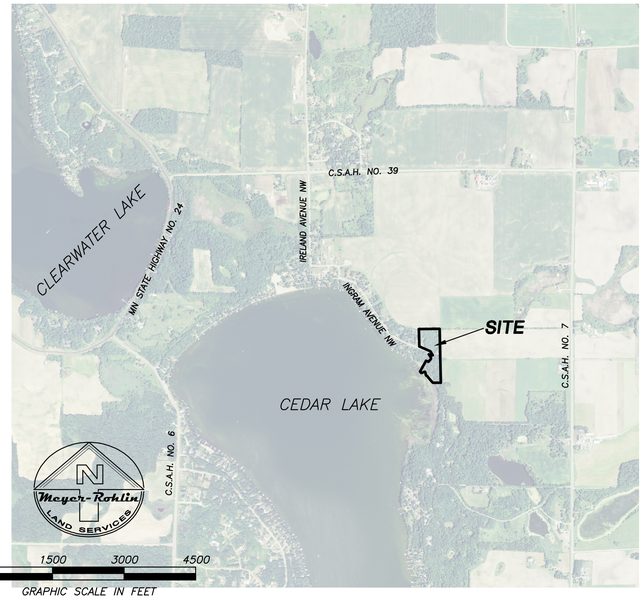
and

(Right of way to be vacated)
Vacate that part of the Road dedicated on the plat of CEDAR WOODS, according to the recorded plat thereof, Wright County, Minnesota, adjoining Lot 1, Block 1 and Lots 2, 3, 4, 5, 6, 7, and 8, Block 2, all in said CEDAR WOODS, lying southwesterly, southerly, and southeasterly of the following described line: Commencing at the most northerly corner of said Lot 1, Block 1; thence South 32 degrees 27 minutes 47 seconds East, assumed bearing, along the southwesterly line of said Lot 1, a distance of 37.75 feet to a point hereinafter referred to as Point "A"; thence continue South 32 degrees 27 minutes 47 seconds East along the southwesterly line of said Lot 1, a distance of 60.00 feet to the point of beginning of the line to be described; thence westerly along a circular curve concave to the north, the radius point of said curve being "Point A", having a radius of 60.00 feet and a central angle of 90 degrees 00 minutes 00 seconds, a distance of 94.25 feet to the northeasterly line of said Lot 2, Block 2 and terminating thereat.

NOTE: TrueFriends to obtain a quit claim deed from adjoining owner, Pallies, after right-of-way is vacated by township. After recording of final plat, Outlot A is to be deeded to Pallies by TrueFriends.

NOTE:
EXISTING GROUND CONTOURS ARE SHOWN ACCORDING TO LiDAR DATA OBTAINED FROM MINNESOTA DNR AT:
http://arcgis.dnr.state.mn.us/maps/mntopo/

VICINITY MAP



OWNER/DEVELOPER:

TRUE FRIENDS
Randy Boser
10509 108th Street
NW Annandale, MN
55302 Ph. (952)
852-0101

PRELIMINARY PLAT OF CEDAR LAKE WOODS

C050 - EXISTING CONDITIONS

LAND SURVEYOR:

Meyer-Roklin LAND SERVICES
708 1ST AVE. NE. #1
BUFFALO, MN 55313
PH. 763.682.1781 WWW.MEYERROHLIN.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 Land Surveyor under the laws of the State of Minnesota.
Signature Trace C. McCoy Lic. No. 44311
Date April 12, 2016

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
04/12/16	AAN	TCM	TCM

REVISIONS

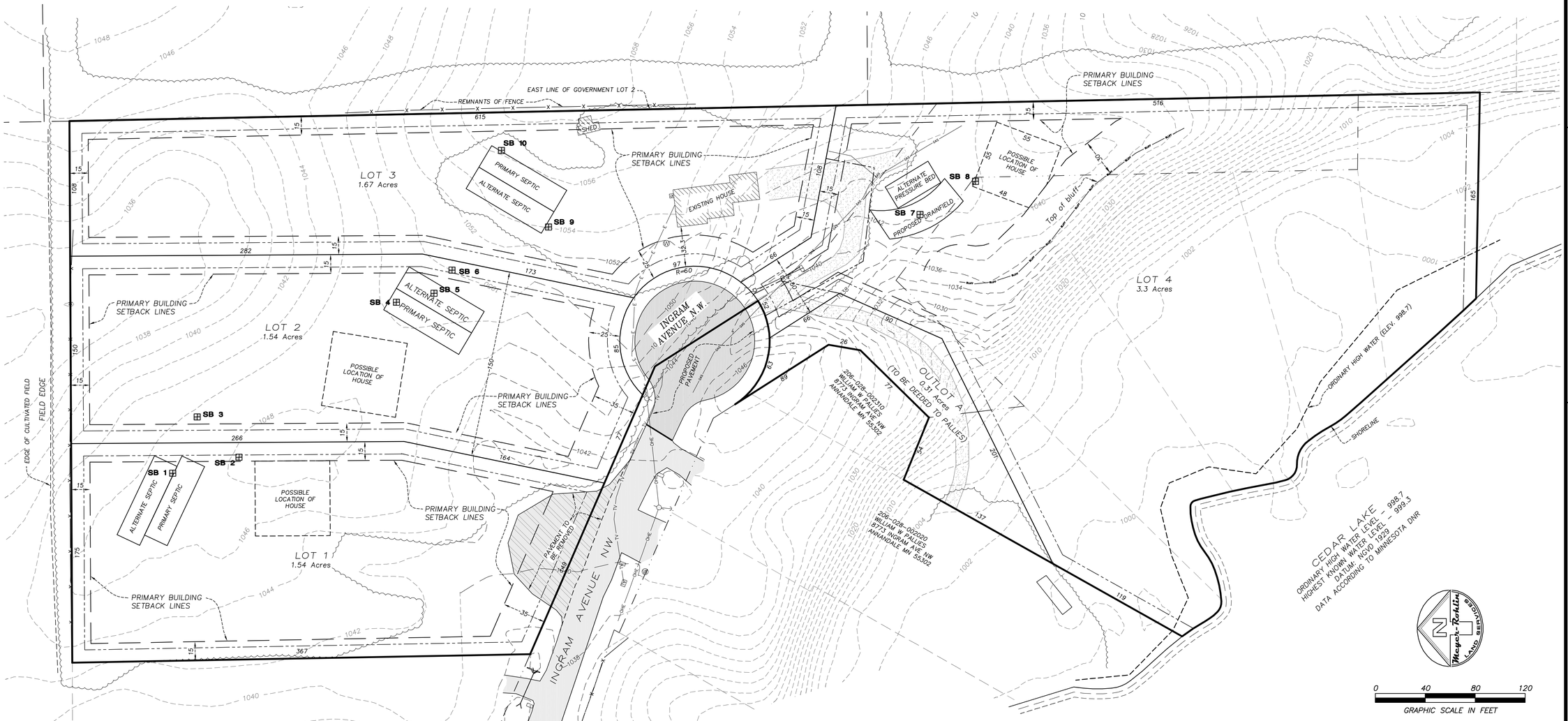
HORIZONTAL SCALE 1 inch = 60 feet
If sheet is other than 24x36, use barscale.

VERTICAL SCALE 1 inch = N/A feet

FILE NO. 15224

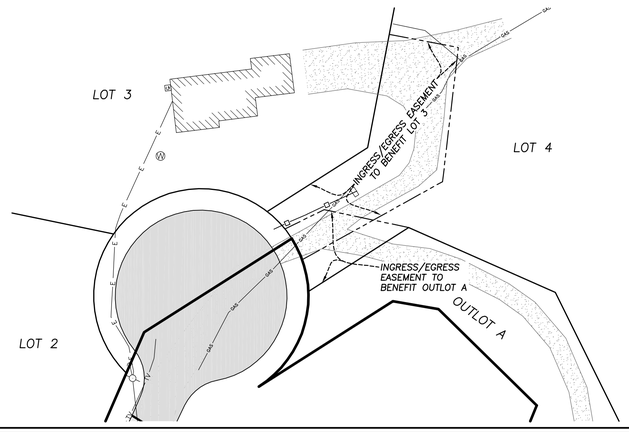
C050

N:\Land Projects\15224 - True Friends (Cedar Lake)\dwg\Preliminary Plat\15224_PP_1-of-2.dwg

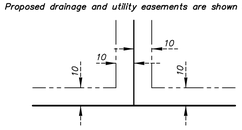


INSET

PROPOSED INGRESS/ EGRESS EASEMENTS TO BE CREATED



Proposed drainage and utility easements are shown thus:



Being 10.00 feet in width, unless otherwise indicated, and adjoining lot lines, plat boundary lines, and street right-of-way lines as shown on the plat.

DEVELOPMENT DATA:

ACREAGE
Total Acreage to be platted: 8.2 Acres±
Lot 1: 1.54 Ac.
Lot 2: 1.54 Ac.
Lot 3: 1.67 Ac.
Lot 4: 3.15 Ac.±
Outlot A: 0.31 Ac.
Right of Way: 0.13 Ac.

EXISTING ZONING: R-1
Minimum Lot Area: 1 Acre
Minimum Lot width: 150 feet

Principal Structure Minimum Setbacks:
Road centerline: 65 feet
Cul-de-sac Right of Way: 25 feet
Side: 15 feet
Cedar Lake (General Development Lake)
Ordinary High Water: 75 feet
Bluff: 30 feet
Minimum Floor Elevation 1003.3

NOTES:
1. EXISTING GROUND CONTOURS ARE SHOWN ACCORDING TO LiDAR DATA OBTAINED FROM MINNESOTA DNR AT: http://arcgis.dnr.state.mn.us/maps/mntopo/
2. POSSIBLE BUILDING LOCATIONS ARE SHOWN FOR REFERENCE ONLY. BUILDING PLACEMENT AND LOT GRADING WILL BE DETERMINED BY THE OWNER AND/OR BUILDER AT THE TIME OF CONSTRUCTION. NO EARTHWORK WILL BE COMPLETED UNTIL EACH INDIVIDUAL HOUSE IS CONSTRUCTED.

LEGEND

- IRON PIPE MONUMENT FOUND
- 950 — EXISTING CONTOUR (INDEX) (FROM CURRENT SURVEY DATA)
- 952 — EXISTING CONTOUR (INTERMEDIATE) (FROM CURRENT SURVEY DATA)
- 952 — EXISTING CONTOUR (FROM LIDAR DATA-SEE NOTE #1)
- OHE — OVERHEAD ELECTRIC
- E — UNDERGROUND ELECTRIC
- TV — UNDERGROUND TV/COMMUNICATIONS
- GAS — BURIED GAS
- X — REMNANTS OF FENCE
- EDGE OF WOODS (APPROX.)
- UTILITY POLE
- GUY WIRE
- TV — TV RISER
- W — WELL
- GRAVEL SURFACE
- BITUMINOUS SURFACE
- EXISTING BUILDING
- SB # — SOIL BORING FOR SEPTIC EVALUATION BY: MILLER'S SEWAGE TREATMENT SYSTEMS 9075 155TH STREET KIMBALL, MN 55353

OWNER/DEVELOPER:

TRUE FRIENDS
Randy Boser
10509 108th Street
NW Annandale, MN
55302 Ph. (952)
852-0101

PRELIMINARY PLAT OF CEDAR LAKE WOODS

C060 - PROPOSED LOT LAYOUT

LAND SURVEYOR:

Meyer-Rohlin LAND SERVICES
708 1st AVE. NE #1
BUFFALO, MN 55313
PH. 763.682.1781 WWW.MEYERROHLIN.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 Land Surveyor under the laws of the State of Minnesota.

Signature Trace C. McCoy Lic. No. 44311

Date April 12, 2016

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
04/12/16	AAN	TCM	TCM

REVISIONS

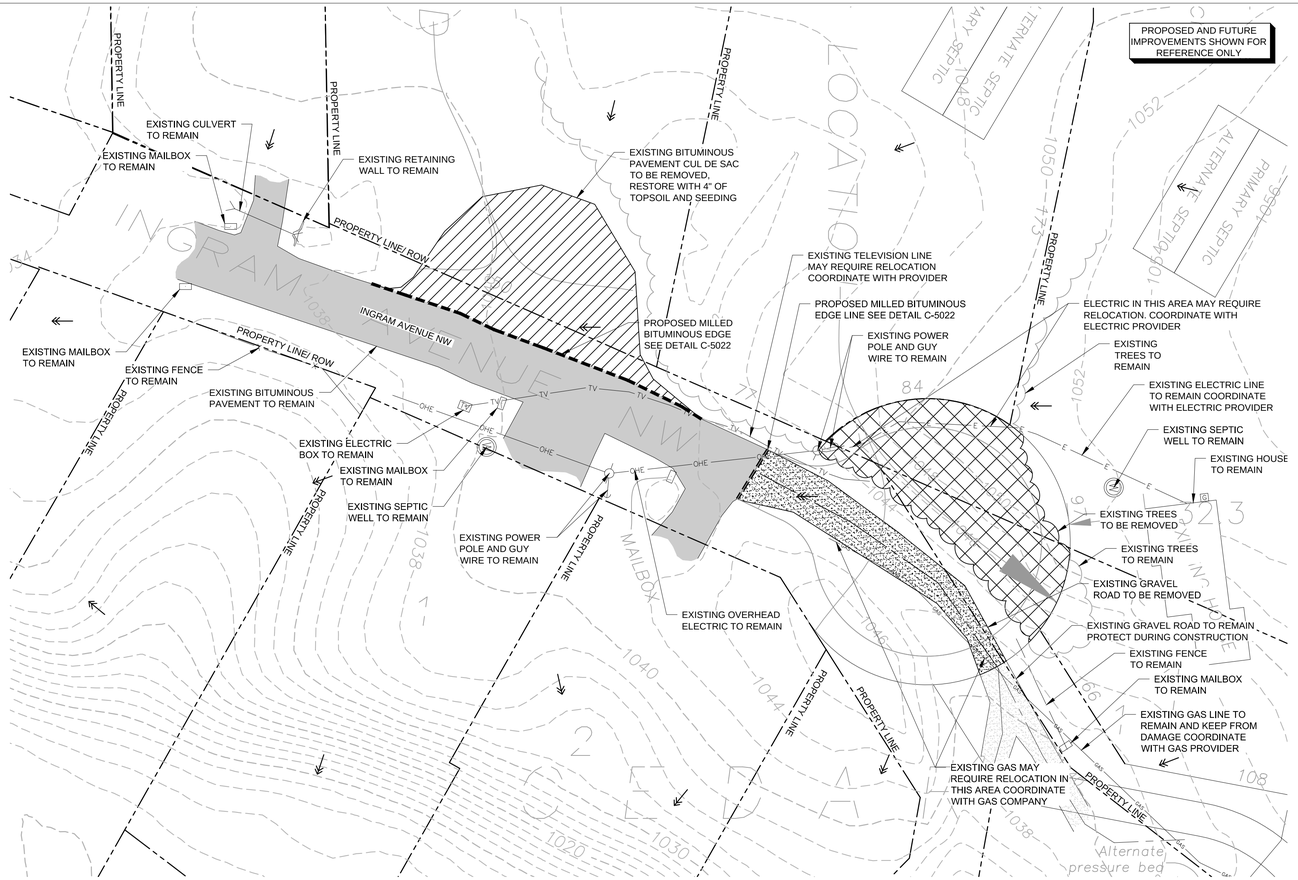
VERTICAL SCALE 1 inch = N/A feet

HORIZONTAL SCALE 1 inch = 40 feet
If sheet is other than 24x36, use barscale.

FILE NO. 15224

C060

N:\Land Projects\15224 - True Friends (Cedar Lake)\dwg\Preliminary Plat\15224_PP_2-of-2.dwg



NORTH

1 / C100 EXISTING CONDITIONS AND REMOVALS PLAN

1"= 30'

0 30' 60' 90'

LEGEND

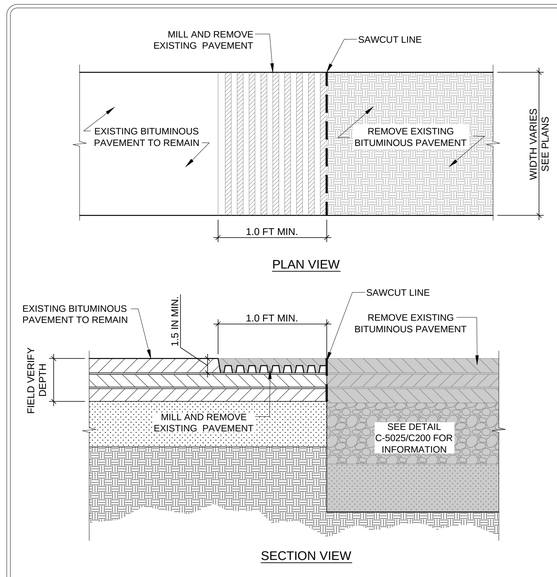
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING SECTION LINE
- DENOTES SURFACE DRAINAGE
- 1040 EXISTING MAJOR CONTOUR
- 1038 EXISTING MINOR CONTOUR
- PROPOSED SAWCUT LINE
- EXISTING CULVERT
- OHE EXISTING OVERHEAD ELECTRIC
- TV EXISTING TELEVISION LINE
- E EXISTING ELECTRIC LINE
- BLUFF EXISTING BLUFF
- EXISTING SETBACK LINE
- X EXISTING FENCE
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- TV EXISTING ELECTRIC BOX
- EXISTING MAILBOX
- EXISTING POWER POLE
- EXISTING GUY WIRE
- M EXISTING SEPTIC WELL
- EXISTING ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL PAVEMENT
- EXISTING GRAVEL PAVEMENT TO BE REMOVED

GENERAL NOTES

1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY MEYER-ROHLIN LAND SERVICES PROJECT NUMBER 15224 DATED FEBRUARY 04, 2016 . BACKGROUND SURVEY ON THESE DRAWINGS IS FOR REFERENCE ONLY.
2. SUBSURFACE GEOTECHNICAL INVESTIGATION HAS NOT BEEN ISSUED FOR THIS PROJECT.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
6. ALL WORK TO CONFORM WITH CORINNA TOWNSHIP, WRIGHT COUNTY AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
7. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CATCHBASINS AND MANHOLES ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. COORDINATE LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURBLINE FOR THE CURB INLETS OR CENTERED IN THE AREA AS SHOWN ON THE PLAN FOR THE AREA DRAINS AND MANHOLE COVERS.
9. FLARED END SECTIONS (FES) ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. ALL PIPE LENGTHS INCLUDE FES. CONTRACTOR/SURVEYOR TO STAKE THE END OF FES FOR LOCATION.
10. PROVIDE TRAFFIC CONTROL AT STREETS AND SIDEWALKS PER CORINNA TOWNSHIP, WRIGHT COUNTY AND MMUTCD REQUIREMENTS.
11. ANY WORK PERFORMED OUTSIDE THE PROPERTY BOUNDARIES MUST BE APPROVED BY OWNER AND ALL REGULATING GOVERNMENT AGENCIES AND APPROPRIATE PERMITS MUST BE OBTAINED..

DEMO NOTES

1. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CORINNA TOWNSHIP, WRIGHT COUNTY AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
2. EXISTING KNOWN UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATERMAIN. CONTRACTOR TO CONTACT GOPHER STATE ONE 811 BEFORE EXCAVATING.
3. ALL ELECTRICAL POLE AND LIGHT REMOVAL SHALL BE COORDINATED WITH THE OWNER AND AUTHORITY HAVING JURISDICTION PRIOR TO DEMOLITION.



NOT TO SCALE

VAA

PLATE NO. C-5022

MILLED BITUMINOUS EDGE

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

OWNER/DEVELOPER:

True Friends
Randy Boser
10509 108th Street
NW Annandale, MN
55302 Ph. (952)
852-0101

PRELIMINARY PLAT OF CEDAR LAKE WOODS

C100 – EXISTING CONDITIONS AND REMOVALS PLAN

Planners and Engineers
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
763.559.9100
www.vaaeng.com
info@vaaeng.com

LAND SURVEYOR:

Meyer-Rohlin LAND SERVICES
708 1st Ave. NE, #1
Buffalo, MN 55313
Ph. 763.682.7078
www.meyerrohlin.com

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Signature
Printed name
Date
Reg. No.

No Mylars thinner than 3 mil. Plans in electronic format to be sealed

REVISIONS

VERTICAL SCALE 1 inch = 30 feet

HORIZONTAL SCALE 1 inch = 30 feet

DATE 04/11/16

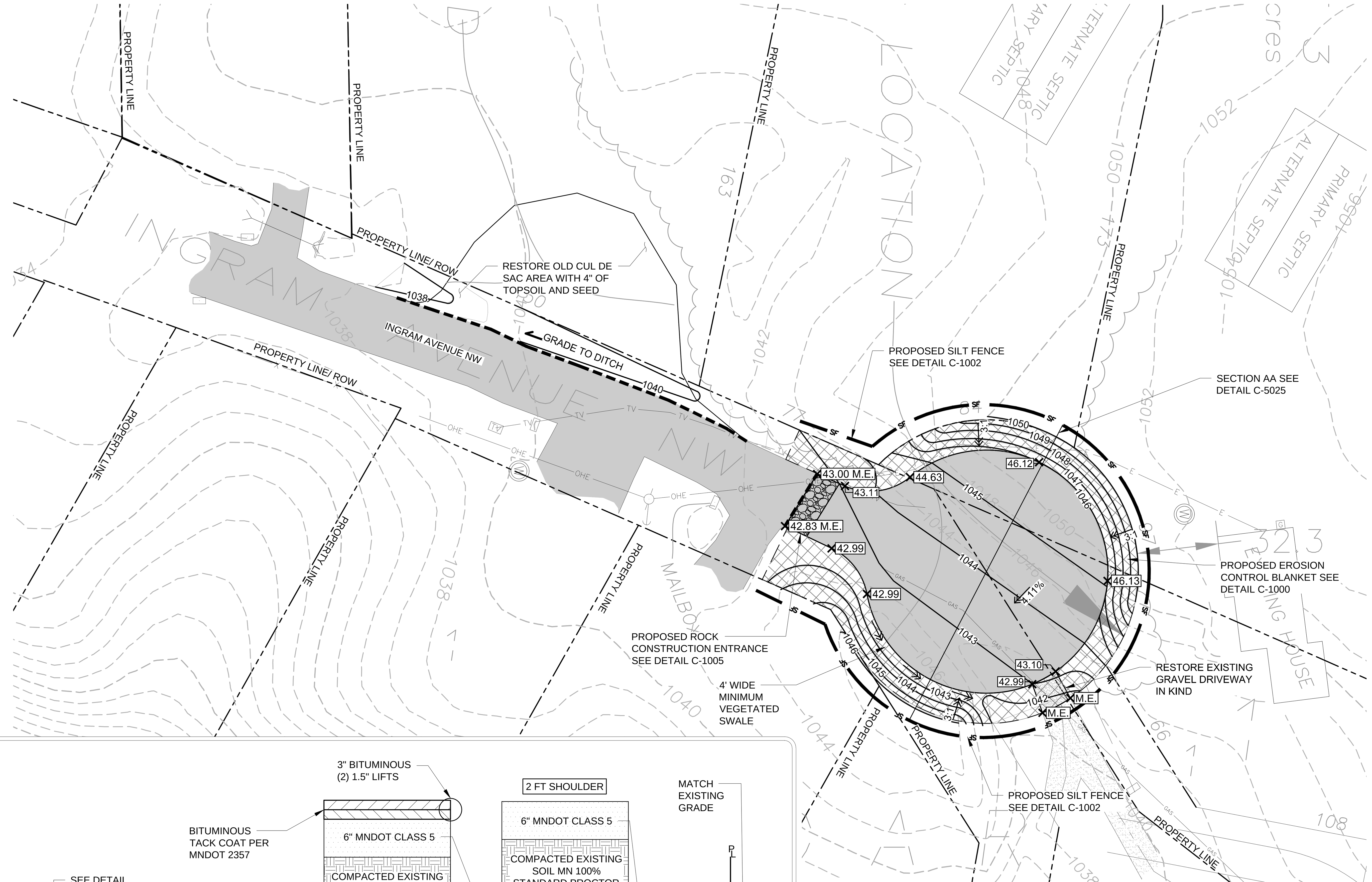
DRAWN BY RCQ

DESIGNED BY JJS

CHECKED BY ARL

FILE NO. 160232

C100



NORTH

1 / C200 GRADING AND DRAINAGE/ EROSION AND SEDIMENT CONTROL PLAN

1"= 30'

0 30' 60' 90'

LEGEND

	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING SECTION LINE
XXX	PROPOSED CONTOUR
1040	EXISTING MAJOR CONTOUR
1038	EXISTING MINOR CONTOUR
SF	PROPOSED SILT FENCE
	PROPOSED BIOROLL
00.00	PROPOSED SPOT ELEVATION
	EXISTING CULVERT
OHE	EXISTING OVERHEAD ELECTRIC
TV	EXISTING TELEVISION LINE
E	EXISTING ELECTRIC LINE
BLUFF	EXISTING BLUFF
	EXISTING SETBACK LINE
X	EXISTING FENCE
	EXISTING TREES
TV	EXISTING ELECTRIC BOX
	EXISTING MAILBOX
	EXISTING POWER POLE
	EXISTING GUY WIRE
W	EXISTING SEPTIC WELL
	EXISTING ASPHALT PAVEMENT
	EXISTING GRAVEL PAVEMENT
	PROPOSED GRAVEL PAVEMENT
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED ROCK CONSTRUCTION ENTRANCE
	PROPOSED EROSION CONTROL BLANKET

GENERAL NOTES

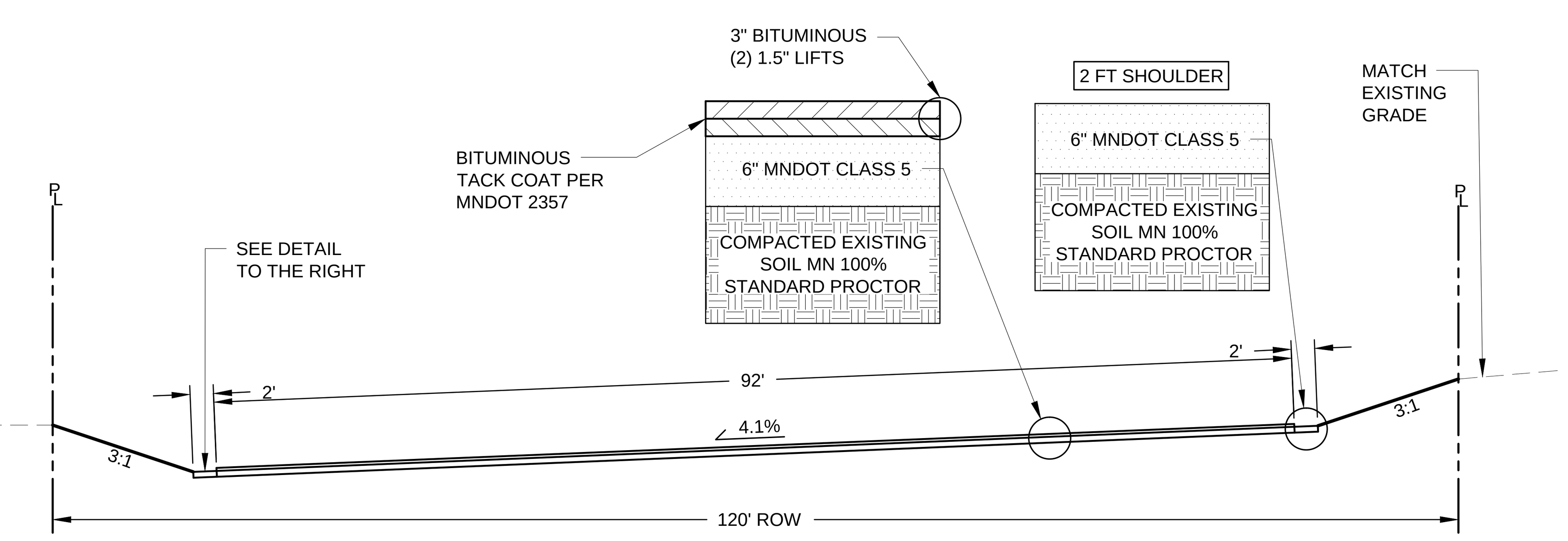
1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY MEYER-ROHLIN LAND SERVICES PROJECT NUMBER 15224 DATED FEBRUARY 04, 2016 . BACKGROUND SURVEY ON THESE DRAWINGS IS FOR REFERENCE ONLY.
2. SUBSURFACE GEOTECHNICAL INVESTIGATION HAS NOT BEEN ISSUED FOR THIS PROJECT.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
6. ALL WORK TO CONFORM WITH CORINNA TOWNSHIP, WRIGHT COUNTY AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
7. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CATCHBASINS AND MANHOLES ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. COORDINATE LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURBLINE FOR THE CURB INLETS OR CENTERED IN THE AREA AS SHOWN ON THE PLAN FOR THE AREA DRAINS AND MANHOLE COVERS.
9. FLARED END SECTIONS (FES) ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. ALL PIPE LENGTHS INCLUDE FES. CONTRACTOR/SURVEYOR TO STAKE THE END OF FES FOR LOCATION.
10. PROVIDE TRAFFIC CONTROL AT STREETS AND SIDEWALKS PER CORINNA TOWNSHIP, WRIGHT COUNTY AND MMUTCD REQUIREMENTS.
11. ANY WORK PERFORMED OUTSIDE THE PROPERTY BOUNDARIES MUST BE APPROVED BY OWNER AND ALL REGULATING GOVERNMENT AGENCIES AND APPROPRIATE PERMITS MUST BE OBTAINED..

GRADING NOTES

1. PROPOSED SPOT ELEVATIONS AND CONTOURS ARE TO TOP OF GRADE, PAVEMENT OR GUTTER LINE, UNLESS OTHERWISE SPECIFIED.

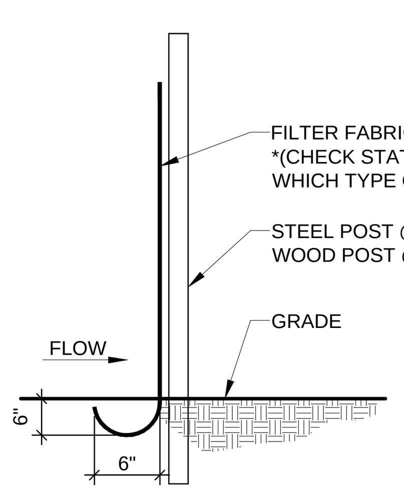
EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR TO RESTORE ALL AREAS OUTSIDE THE LIMITS OF PAVING. PROVIDE PERMANENT SEEDING, FERTILIZER, MULCH AND EROSION CONTROL BLANKET OF ALL DISTURBED AREAS PER MNDOT SPECIFICATION SECTION 2575. SEED MIX SHALL BE MNDOT MIX 250, FERTILIZER SHALL BE PHOSPHORUS FREE, MULCH SHALL BE MNDOT TYPE 1, EROSION CONTROL BLANKET SHALL BE MNDOT CAT3.
2. INSTALL PERIMETER AND SEDIMENT CONTROL ITEMS PRIOR TO CONSTRUCTION.



CUL DE SAC SECTION AA

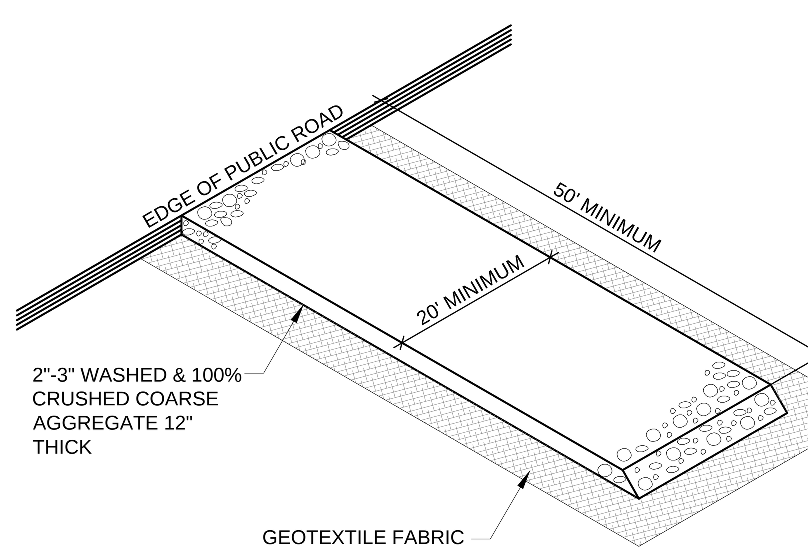
PLATE NO.
C-5025



NOT TO SCALE

SILT FENCE DETAIL

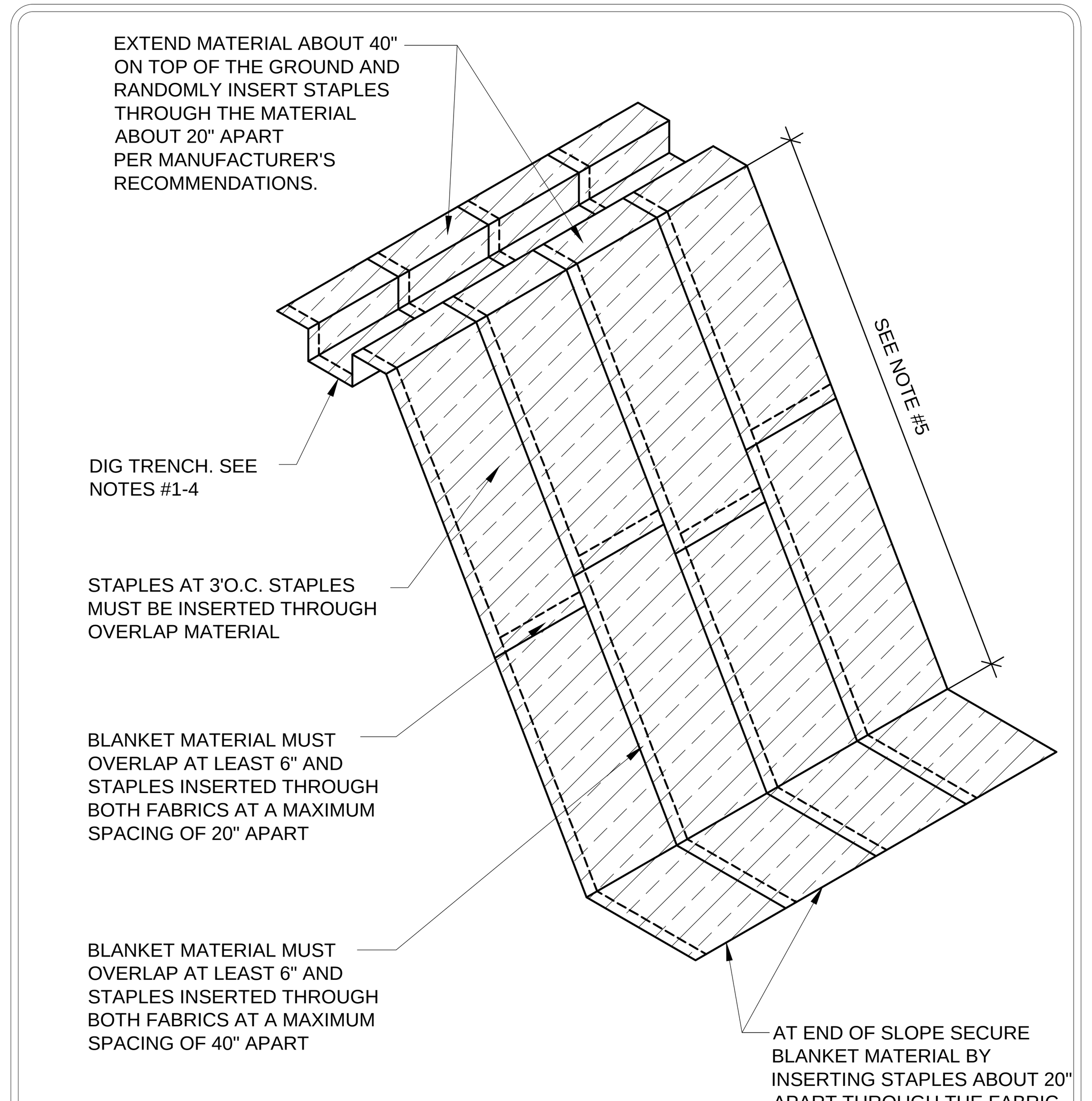
PLATE NO.
C-1002



NOT TO SCALE

ROCK CONSTRUCTION ENTRANCE

PLATE NO.
C-1005



NOTES:
1. DIG 6"X6" TRENCH
2. LAY BLANKET END INTO TRENCH
3. STAPLE BLANKET IN BOTTOM OF TRENCH EVERY 1 FT
4. BACKFILL TRENCH WITH SOIL AND COMPACT
5. IF SLOPE LENGTH (L) IS GREATER THAN 100FT DIG A CHECK SLOT 1/3 FROM THE BOTTOM OF THE SLOPE AND STAPLE THE BLANKET IN AS IN THE TOP TRENCH.

NOT TO SCALE

EROSION CONTROL BLANKET

PLATE NO.
C-1000

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

OWNER/DEVELOPER:
True Friends
Randy Boser
10509 108th Street NW Annandale, MN 55302 Ph. (952) 852-0101

PRELIMINARY PLAT OF CEDAR LAKE WOODS

C200 - GRADING AND DRAINAGE/ EROSION AND SEDIMENT CONTROL PLAN

Planners and Engineers
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
763.559.9100
www.vaaeng.com
info@vaaeng.com

LAND SURVEYOR:
Meyer-Rohlin LAND SERVICES
708 1st Ave. NE, #1
Buffalo, MN 55313
Ph. 763.682.1781 www.meyerrohlin.com

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Signature ____ Date ____
Printed name ____ Reg. No. ____
My license renewal date is ____ Pages or sheets covered by this seal ____

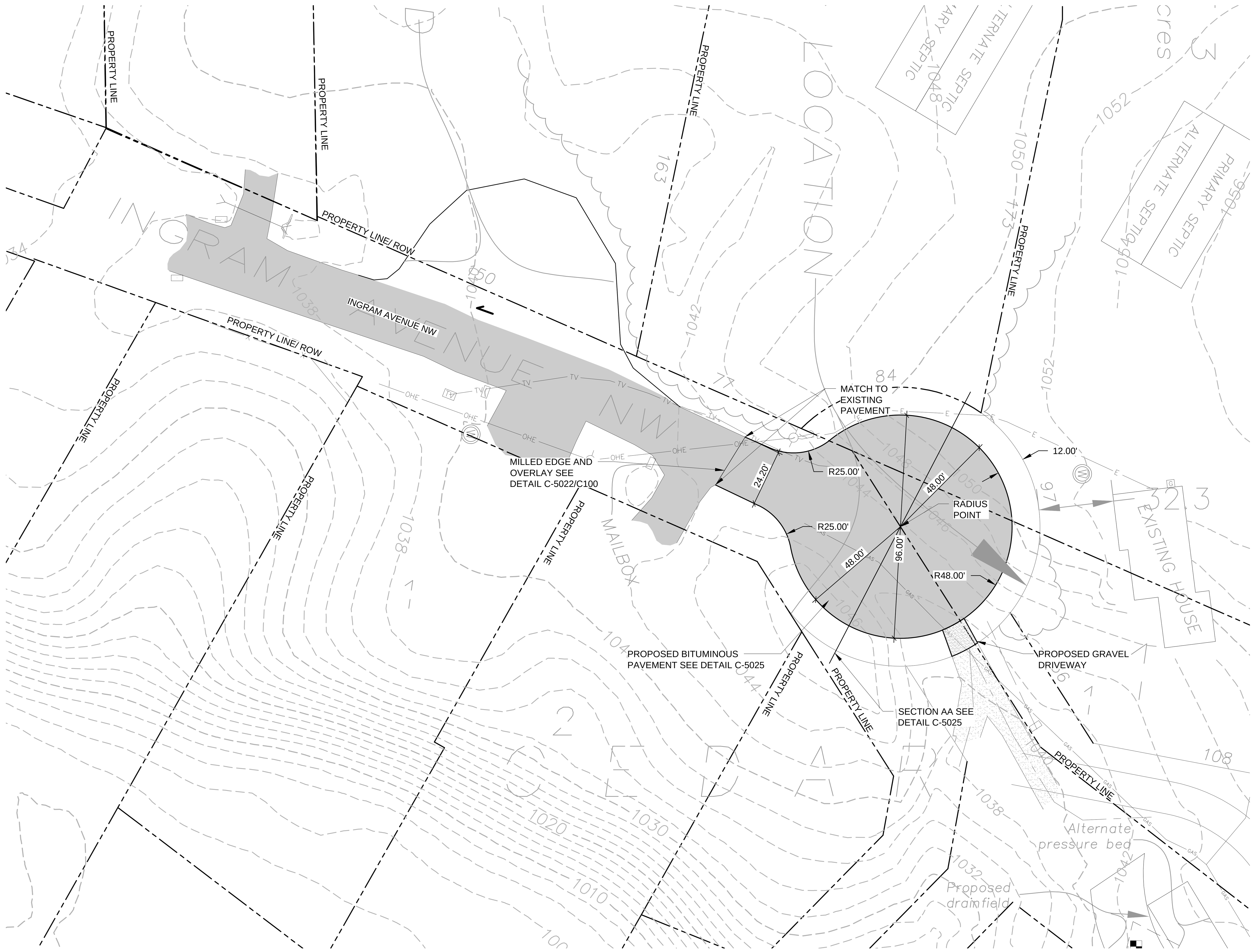
REVISIONS

VERTICAL SCALE 1 inch = 30 feet
HORIZONTAL SCALE 1 inch = 30 feet

DATE 04/11/16
DRAWN BY RCQ
DESIGNED BY JJS
CHECKED BY ARL

FILE NO. 160232

C200



NORTH

1 / C300 SITE PAVING PLAN

0 30' 60' 90'

1"= 30'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING SECTION LINE
- EXISTING CULVERT
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELEVISION LINE
- EXISTING ELECTRIC LINE
- EXISTING BLUFF
- EXISTING SETBACK LINE
- EXISTING FENCE
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- EXISTING ELECTRIC BOX
- EXISTING MAILBOX
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- EXISTING GUY WIRE
- EXISTING SEPTIC WELL
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT

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UTILITY NOTES

1. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CORINNA TOWNSHIP, WRIGHT COUNTY AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
2. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATERMAIN. CONTRACTOR TO CONTACT GOPHER STATE ONE 811 BEFORE EXCAVATING.
3. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS THROUGHOUT THE DURATION OF THE CONSTRUCTION. CLEAN PAVED ROADWAYS BY SHOVELING OR SWEEPING. STREET WASHING IS ALLOWED ONLY AFTER SHOVELING OR SWEEPING HAS REMOVED SEDIMENT. SEE CORINNA TOWNSHIP, WRIGHT COUNTY STANDARDS AND REGULATIONS.

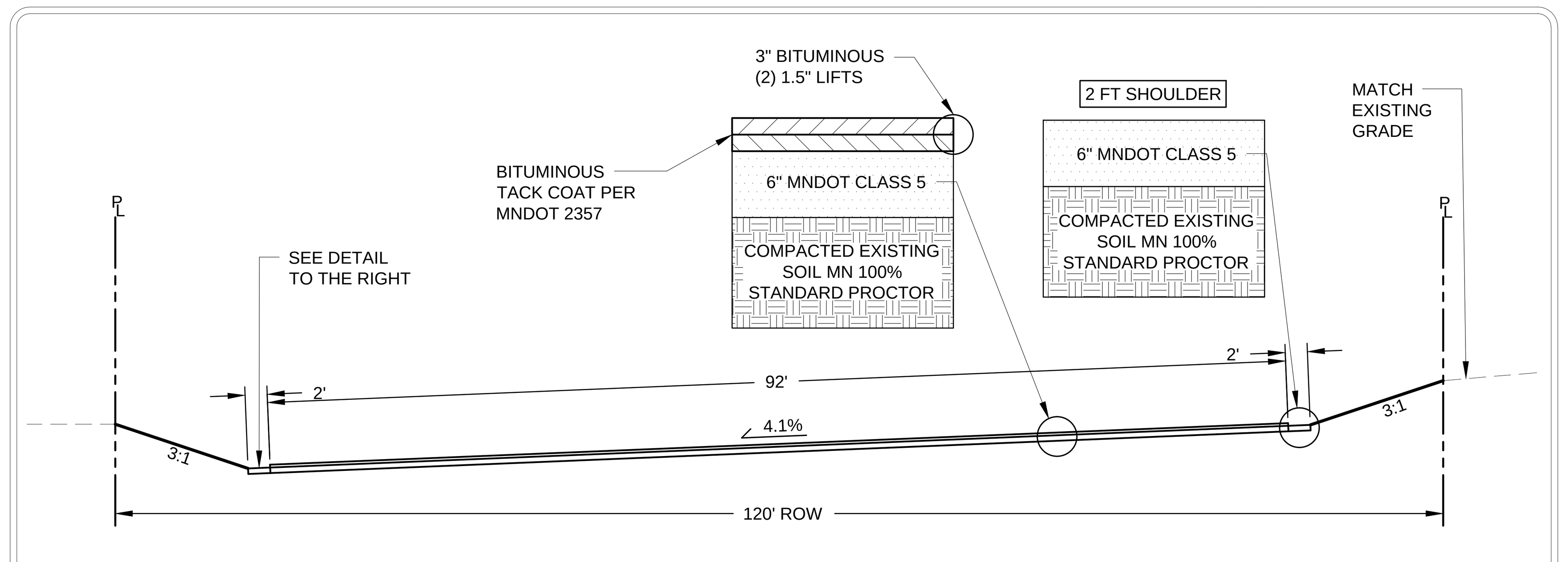

PLATE NO.
C-5025

CUL DE SAC SECTION AA

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

OWNER/DEVELOPER:

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Ph. 763.682.1781 www.meyerrohlin.com

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Signature ______ Date ______
Printed name ______ Reg. No. ______
My license renewal date is ______ Pages or sheets covered by this seal ______

REVISIONS

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