1. Planning Commission Regular Meeting Agenda

Documents:

5-5-20_REGULAR_MEETING_AGENDA_PC.PDF

2. Planning Commission Regular Meeting Packet

Documents:

5-5-20_REGULAR_MEETING_PACKET_PC.PDF
AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes
   a. March 4, 2020, Regular Meeting Minutes

4. Old Business
   a. None

5. New Business
   a. None

6. Public Hearings
   a. Zoning Text Amendment; Chpt 74, Article V, Division 3, Section 74-241 (f)(1); B-6 Permitted Uses – Adding currency exchange as a permitted use in the B-6 Neighborhood Commercial Business District
   b. Conditional Use Permit and Site Plan Review; Anoka Middle School for the Arts, Fred Moore Campus, 1523 5th Ave
   c. Preliminary Plat, Planned Unit Development, Site Plan Review; David Weekly Homes Riverside Townhome Development at 4th Ave and the Rum River.

7. Miscellaneous
   a. None

8. Adjournment

Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please call the City Manager’s office at (763) 576-2710 to make arrangements.
AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes
   a. March 4, 2020, Regular Meeting Minutes

4. Old Business
   a. None

5. New Business
   a. None

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7. Miscellaneous
   a. None

8. Adjournment
CALL TO ORDER:

The regular meeting of the Anoka Planning Commission was called to order at 7:00 p.m.

ROLL CALL:

Planning Commissioners present: Chair Don Kjonaas, Karna Brewer, Borgie Bonthuis, Shari Nemec, and Peter Rech

Planning Commissions absent: Nancy Coleman and James Cook.

Staff present: Associate Planner Clark Palmer

APPROVAL OF MINUTES:

a. Approval of February 4, 2020 Regular Meeting Minutes

Commissioner Nemec noted on page six, the fourth paragraph from the bottom, it should state, “…eight one year…”

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER NEMEC, TO APPROVE THE MEETING MINUTES OF FEBRUARY 4, 2020, REGULAR MEETING AS AMENDED.

5 ayes – 0 nays. Motion carried.

Commissioner Brewer stated that there were a few items that indicated that staff would check with the City Attorney and asked if there was an update.

Associate Planner Palmer stated that staff met with the City Attorney but would refrain from having those discussions at this meeting. He stated that progress has been made on the application and staff will provide an update. He confirmed that the item has not moved forward to the City Council as of yet.

NEW BUSINESS:

None

OLD BUSINESS:
PUBLIC HEARINGS ON NEW APPLICATIONS:

Variances for Building Setbacks and Impervious Surface Lot Coverage; 1803 8th Avenue

Associate Planner Palmer reported the applicant, 1803 8th Avenue, is seeking to expand their home with three building additions and a new front porch. The home is located on a corner lot. Two of the additions are located to the east and west of the existing one-car garage and attached breezeway. Another building addition is proposed at the south and east sides of the existing home. The home is currently a licensed rental property and the owners currently reside in Florida. The owners are interested in occupying the home as their retirement home. The additions will expand the livable flood area of the home and expand the existing one-car garage to a two-car garage. He provided details on the requested variances for the side-yard setback, front yard setback and maximum lot coverage. He stated that staff finds the application for variances meets the criteria required for approval based on the findings listed in the staff report and recommends approval of the variances with the condition noted in the staff report. He explained that along with the addition, the homeowner would be doing a complete renovation of the exterior of the home.

Commissioner Brewer stated that the address of the home is on 8th Avenue but the setback calculations use Madison Avenue. She asked if the average setback for 8th Avenue.

Associate Planner Palmer reviewed some of the setbacks along 8th Avenue.

Chair Kjonaas opened the public hearing at 7:21 p.m.

Larry Perry, 747 Madison, stated that he and his wife support this request. He noted that the other homes along 8th Avenue are closer to the road than the addition would be. He commented that he did not see any negative impacts from the proposed addition.

As no one further wished to appear, Chair Kjonaas closed the public hearing at 7:25 p.m.

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER BREWER, TO RECOMMEND APPROVAL OF THE VARIANCES BASED ON THE FINDINGS IN THE STAFF REPORT SUBJECT TO THE FOLLOWING CONDITION:

1. All site improvements shall be consistent with the approved site plan. Any deviations from the approved site plan shall require additional review and approval by the Planning Commission and City Council.
Planning Commission Meeting Minutes
March 4, 2020
Page 3 of 3

5 ayes – 0 nays. Motion carried.

MISCELLANEOUS:

Next special meeting will be Tuesday, March 17th at 5:00 p.m.

ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER RECH, SECONDED BY COMMISSIONER NEMEC, TO ADJOURN THE MEETING.

5 ayes - 0 nays. Motion carried.

Time of adjournment: 7:27 p.m.

Submitted by: Amanda Staple, TimeSaver Off Site Secretarial, Inc.
BACKGROUND
Your Exchange (the “Applicant”) is seeking to establish a “currency exchange” business at the commercial property located at 2353 7th Avenue. The subject property is the location of a former US Bank. The Applicant currently operates five (5) other currency exchange businesses in the Twin Cities metro including locations in Coon Rapids, Blaine, Fridley, Brooklyn Park, and Columbia Heights.

The property of 2353 7th Avenue is located within the B-6 Neighborhood Commercial Business District. The use of currency exchange is not a listed use and is therefore considered prohibited. The Applicant is requesting a zoning text amendment to the Zoning Code to allow for the proposed use within the applicable zoning district. If approved, the Applicant may seek a Conditional Use Permit (CUP) for use of the existing teller window.

PROPOSED TEXT AMENDMENT
Pursuant to City Code Section 74-33(b)(1), any person with an interest in real estate in the affected district may apply for a text amendment. The Applicant is requesting the following zoning text amendment below in red:

Section 74-241. B-6 Neighborhood Commercial Business District
(f) Permitted, Conditional, Interim, Accessory and Prohibited Uses.
(1) Permitted Uses.
   gg. Currency Exchange

In review of the proposed text amendment, the city should consider whether the application is or is not consistent with the Comprehensive Plan, purpose and intent of the zoning district, and is anticipated to have negative effects on public health, safety and welfare.

2030 COMPREHENSIVE PLAN
The 2030 Comprehensive Plan guides land within the B-6 zoning district as general commercial. This category is designed to accommodate a wide range of commercial uses. The commercial land use category identifies areas where commercial businesses are planned to be located.

B-6 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT
The purpose of the B-6 zoning district is “to provide appropriately located areas for low intensity retail stores, offices, and personal service establishments patronized by residents of the neighborhood area. The uses allowed in this district are to provide goods and services on a
limited community market scale and located in areas which are well served by collector or
arterial street facilities at the edge of residential districts. It is intended that the standards will
achieve the following specific purposes” (City Code Section 74-241):

1) Maintain the visual environment of the City, protect the general welfare, and ensure that
the City’s property values, buildings, designs, appearance, character, and economic well-
being are preserved and respected through minimum design and appearance standards;

2) Reinforce and support a healthy development pattern in which new buildings and
building modifications maintain the City’s unique character and heritage through
complementary and appropriate use of building materials, massing and architectural
details;

3) Encourage a diversity of uses and activities that promote pedestrian activity;

4) Promote the use of quality construction;

5) Enhance the visual and aesthetic appeal of the corridor;

6) Group compatible business uses that will draw trade that is naturally compatible and
promotes the business prosperity and public convenience;

7) Protect the private investors who commit to redevelopment;

8) Encourage creativity, imagination, innovation, and variety in architectural design and
building composition through design principles that promote harmony in the physical
relationships between residential and commercial structures and compatible land uses.

APPLICATION OF STATE REGULATIONS FOR CURRENCY EXCHANGE
The State of Minnesota, Department of Commerce, regulates currency exchange businesses.
They are required to be licensed by the State and must follow all statutory requirements. Broadly
speaking, the regulations are intended to prevent fraud and require that fees charged for services
are “fair and reasonable.”

ATTACHMENTS
Included in your packet:

• City of Anoka Zoning Map
• Area zoning maps for each of the B-6 Neighborhood Commercial zoning districts.

RECOMMENDATION

• Recommend approval as presented
• Recommend denial with findings of fact

Clark Palmer
City Planner
BACKGROUND
On behalf of the Anoka-Hennepin School District, Anderson-Johnson Associates, Inc. (the “Applicant”) is proposing building additions and parking lot improvements at the Anoka Middle School for the Arts, Fred Moore Campus, located at 1523 5th Ave. The property is zoned R-1 single family. Schools and public buildings are allowed in the zoning district with approval of a Conditional Use Permit and Site Plan Review application.

The proposed building additions include:
1. Roughly a 24,000 SF (footprint) addition located at the main entry of the school at the south side of the campus. Currently the main entrance has two entryways, one of which is ADA accessible, the other is not. The new main entry will be improved with one entrance accessible by all students. The administrative offices will be relocated within the new addition near the main entry. The addition will also include a new cafeteria that is currently located in the lower level of the existing school. The existing cafeteria will be converted into a learning center and classrooms. The addition will also include a new loading dock for deliveries located off of 4th Ave.
2. A second building addition of approximately 2,570 SF (footprint) will be located at the northwest of the building near the northern parking lot. This addition will include a new improved entrance and community room.

Other improvements include:
- A new amphitheater located between the new main entry addition and existing building (accessible only from inside of the facility).
- A new elevator for ADA accessibility to the top floor of the school where classrooms are located.
- An expanded northern parking lot to replace lost parking due to the south building addition covering over a portion of the existing parking lot. A portion of the expanded northern parking lot is located on city property. The city is currently working with the school district to consider selling the land they need for their proposed improvements. If their land use application is approved, staff will prepare a purchase agreement to be brought before City Council for consideration (this parcel is shown in the enclosed “Parcel Sketch For: Anoka-Hennepin Public Schools District No. 11).
SITE PLAN REVIEW

The below table compares Zoning Code requirements in the R-1 zoning district and what is being proposed.

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height</td>
<td>Building height</td>
</tr>
<tr>
<td>35 feet with allowance for up to 50 feet with increased setbacks</td>
<td>30-40 feet (south addition); areas in excess of 35’ exceed the minimum</td>
</tr>
<tr>
<td>(for each foot above 35 feet, 1 foot of additional setback is required).</td>
<td>setback and are allowed at an increased height.</td>
</tr>
<tr>
<td>24 feet (north addition)</td>
<td>24 feet (north addition)</td>
</tr>
<tr>
<td>Building setbacks</td>
<td>Building setbacks</td>
</tr>
<tr>
<td>- Front (south) 35’</td>
<td>- Front (south) 100’</td>
</tr>
<tr>
<td>- Side (east) 25’</td>
<td>- Side (east) n/a</td>
</tr>
<tr>
<td>- Side (west) 25’</td>
<td>- Rear (north) 27’ (south addition), 30’ (north addition)</td>
</tr>
<tr>
<td>- Rear (north) 40’</td>
<td>Approx. 800’</td>
</tr>
</tbody>
</table>

Landscaping/Tree Replacement:
The site plan shows 15 trees being removed, 13 of which are defined as significant trees requiring replacement. A “significant tree” is defined by City Code as any tree measuring 8” inches in diameter or greater and measured 4.5 feet above the ground. Tree replacement requirements include a one-to-one replacement for the first 7 significant trees removed. 9 significant trees are proposed to be replaced, with an additional 2 ornamental trees and a number of shrubs (43) and perennial grasses (31) are proposed. Staff finds that the landscaping/tree replacement plan meets City Code.

Parking:
The proposed parking plan includes a reduction of 26 parking stalls (for a total of 57 stalls) at the southern parking lot and an increase of 29 parking stalls (for a total of 84 stalls) at the northern parking lot. An additional 6 existing parking stalls located at the center of the campus accessible off of 5th Ave will remain. The total onsite parking proposed is 147 parking stalls, for a net increase of 3 stalls.

The proposed additions will add capacity for approximately an additional 20 staff and 300 students. The school currently has 146 staff. Based on feedback provided by the Planning Commission and City Council at previous work sessions, the City is concerned with inadequate parking. To accommodate for additional parking demand created by increased staffing and enrollment, the school has entered into a shared parking agreement with Zion Lutheran Church for an additional 25 parking stalls. This brings the total number of parking stalls up to 172. However, the submitted agreement is only for one year, automatically expiring in April 2021. Staff communicated to the school district concerns about the agreement being a short-term solution, and that we’d like to see a long-term solution for parking addressed as part of the application.

The school district submitted a letter on April 20, 2020, signed by David Law, Superintendent, that states they have an agreement with Zion Lutheran Church to extend the shared parking agreement up to 5 years if necessary, as well that they are willing to cap enrollment at 8.72 students per stall if they are unable to secure 25 additional parking stalls within 5 years or if Zion
Lutheran Church decided to terminate the agreement. If this occurred, enrollment would be capped at 1280 students until a time when additional parking can be secured. While the parking agreement is in place, the school district is proposing to cap enrollment at 1,350 students.

**Grading/Drainage:**
Anoka engineering staff reviewed the proposed work. The site will be properly graded and provide adequate drainage for storm water. Staff has no concerns regarding grading and drainage.

**Storm Water:**
A watershed permit is required from the Lower Rum River Watershed Management Organization (LRRWMO). A watershed permit has been applied for by the Applicant. All storm water requirements for rate control, volume control, and water quality will be reviewed and dictated by the LRRWMO.

Stormwater in part will be managed by use of an underground storage system in the north parking lot.

**CONDITIONAL USE PERMIT ANALYSIS**
Staff also considered specific criteria set forth in City Code when reviewing a conditional use permit application. Anoka City Code Chapter 74, Article IV, Division 2, Section 74-114 requires the Planning Commission to consider to what extent the Applicant’s plan minimizes possible adverse effects of the proposed conditional use, what modifications to the plan and what conditions of approval could further minimize the adverse effects of the proposed use.

The following development standards are general requirements for all conditional use permits:

1. The land area and setback requirements of the property containing such a use or activity meet the minimum standards established for the district.

   **Finding:** There are no minimum lot area requirements for schools in the R-1 zoning district. Setbacks are summarized above. Staff finds all proposed setbacks to meet City Code.

2. When abutting a residential use, the property shall be screened and landscaped.

   **Finding:** No residential uses directly abut the property. Residential properties are located across the street on all sides of the campus, however, the campus and parking lots are existing. The southern parking lot is proposed to be reduced in size and does not require screening. The northern parking lot is proposed to be expanded but is located across the street from Zion Lutheran Church.

3. Where applicable, all city, county, state and federal laws, regulations and ordinances shall be complied with and all necessary permits secured.

   **Finding:** The property has no open code violations staff is aware of. The Applicant has applied for a watershed permit from the Lower Rum River Watershed Management Organization.
4. Signs shall not adversely impact adjoining or surrounding residential uses.

**Finding:** A new sign is proposed at the main entry. Signage will be reviewed and permitted under a separate sign permit application.

5. Adequate off-road parking and loading shall be provided.

**Finding:** Parking is addressed above. Staff finds there to be adequate parking based on the submitted parking plan and shared parking agreement.

6. The road servicing the use or activity must be of sufficient design to accommodate the proposed use or activity, and such use or activity shall not generate such additional extra traffic as to create a nuisance or hazard to existing traffic or surrounding land use.

**Finding:** Staff has no concerns.

7. All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and storage.

**Finding:** All applicable areas of roads, driveways, parking areas, etc. are appropriately surfaces.

8. All open and outdoor storage, sales and service areas shall be screened from view from public streets and from abutting residential uses or districts.

**Finding:** There are no areas proposed for open outdoor storage.

9. All lighting shall be designed to prevent any direct source of light being visible from adjacent residential areas or from the public streets.

**Finding:** Staff recommends the following condition of approval: “Lighting shall not spill onto adjacent property in a manner that creates a nuisance.”

10. The use or activity shall be properly drained to control surface water runoff.

**Finding:** The use will be properly drained. Storm water is addressed above.

11. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.

**Finding:** The proposed buildings additions are designed to match the existing building (see architectural elevations).

12. The proposed water, sewer and other utilities shall be capable of accommodating the proposed use.
**Finding:** Comments and concerns of engineering, water and sewer, and other utilities shall be met as a recommended condition of approval.

**RECOMMENDATION**
Staff recommends approval of the Conditional Use Permit and Site Plan Review application with the following conditions:

1. The School District shall inform the City in writing at least 60 days in advance if the shared parking agreement (lease) with Zion Lutheran Church is planned to be terminated or non-renewed or is at any time terminated.
2. The School District shall provide a copy of any amendments or renewals/extensions of the submitted shared parking agreement (lease).
3. The School District shall cap enrollment at no more than 1,350 students unless 25 additional permanent parking stalls are secured (onsite and/or offsite), for a total of 172 parking stalls. Parking secured through a shared parking agreement shall not be considered permanent parking unless the agreement is permanent.
4. If the shared parking agreement is terminated prior to the school district permanently securing replacement parking for the 25 stalls currently under lease with Zion Lutheran Church, the school district shall maintain a maximum student-to-parking ratio of 8.72 students per stalls or enrollment of no more than 1,280 students.
5. If at any time student enrollment exceeds 8.72 students per stall, such as if the shared parking agreement is terminated prior to securing permanent replacement parking, the school district shall prepare and submit to the City a written plan and schedule for reducing student enrollment back to 8.72 students per stall or 1280 students.
6. Lighting shall not spill onto adjacent property in a manner that creates a nuisance.
7. All comments and concerns of the watershed district shall be met.
8. All comments and concerns of the engineering department shall be met.
NOTES:

1. REFER TO SHEET C1.31, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.

2. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING VEGETATION AND SITE FEATURES WHICH ARE TO REMAIN.

3. REPAIR OR REPLACE EXISTING PROPERTY AND SITE FEATURES, INCLUDING GRASS AND VEGETATION, WHICH IS TO REMAIN THAT IS DAMAGED BY THE WORK, TO OWNER'S SATISFACTION AND AT NO ADDITIONAL COST TO THE OWNER.

4. VISIT THE SITE PRIOR TO BIDDING; BE FAMILIAR WITH ACTUAL CONDITIONS IN THE FIELD.

5. THE CONTRACTOR SHALL HIRE THE SERVICES OF A UTILITY LOCATOR COMPANY TO LOCATE ALL PRIVATELY OWNED UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OPERATIONS.

6. CONFIRM GAS LINE IS ABANDONED. REMOVE WITHIN EXCAVATION AREAS.

7. THE INFORMATION AVAILABLE PERTAINING TO EXISTING SOILS, UTILITIES AND OTHER SITE CHARACTERISTICS.

8. REFER TO SHEET CXXXX - UTILXXX FOR TREATMENT

9. REFER TO ARCHITECTURAL PLANS FOR TREATMENT

10. REFER TO ELECTRICAL PLANS FOR TREATMENT

11. REFER TO MECHANICAL PLANS FOR TREATMENT

12. REMOVE AND REPLACE BLOCKS AS REQUIRED FOR BUILDING PLANS FOR METAL STAIR AND PLATFORM REMOVALS

13. SALVAGE UNDAMAGED BLOCK FOR REINSTALLATION. UNUSED BLOCK GIVEN TO OWNER.

14. SALVAGE UNDAMAGED BLOCK FOR REINSTALLATION.
NOTES:
1. CHECK ALL PLANS AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
2. MARKER HEADS AND BULBS ARE TO BE INSTALLED ON THE NORTH END OF EACH ENTRANCE.
3. MARKER HEADS ARE TO BE INSTALLED AT THE NORTH END OF THE ENTRANCE.
4. MARKER HEADS ARE TO BE INSTALLED AT THE NORTH END OF THE ENTRANCE.
5. MARKER HEADS ARE TO BE INSTALLED AT THE NORTH END OF THE ENTRANCE.
6. MARKER HEADS ARE TO BE INSTALLED AT THE NORTH END OF THE ENTRANCE.
7. MARKER HEADS ARE TO BE INSTALLED AT THE NORTH END OF THE ENTRANCE.

LEGEND
- REFER TO ARCHITECTURAL PLANS FOR LAYOUT AND DIMENSIONS

SITE STATISTICS:
EXISTING PARKING COUNTS (144 TOTAL STALLS)
PROPOSED PARKING COUNTS (147 TOTAL CAR STALLS)
ACCESSIBLE PARKING STALL REQUIREMENTS = 7 STALLS
ACCESSIBLE PARKING STALLS PROVIDED = 7 STALLS

PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLAN
PROPERTY LINE
1. All construction must comply with applicable state and local ordinances.

REFERENCE KEY TO SITE DETAILS

EXISTING CONTOUR
EXISTING SPOT ELEVATION
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION

2. The contractor will be responsible for and shall pay for all construction
including the NPDES permit from the MPCA. Submit a copy of all permits to the
City.

ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. All signage layouts
ME = MATCH EXISTING
EOF = EMERGENCY OVERFLOW
TW = FINISH GRADE AT HIGH SIDE OF WALL
BW = FINISH GRADE AT LOW SIDE OF WALL

5. Install control fencing and barricading as necessary to protect the public.

6. Inspect site and review soil borings to determine extent of work and nature of
materials to be handled.

7. Consult with consultants to determine erosion control
requirements. Section 01 89 13, for erosion control
requirements. Section 31 00 00 shall be
responsible for full implementation of the SWPPP.

8. Check all plan and detail dimensions and verify same before field layout.

9. Refer to architectural plans for building and stoop dimensions and
layout.

10. The contractor shall be solely responsible for determining quantities of cut,
fill and waste materials to be handled, and for amount of grading to be done in
order to completely perform all work indicated on the drawings. Import
materials.

11. Where new sod meets existing sod, existing sod edge shall be cut to allow for a
smooth transition. Remove topsoil at joint between existing and new as required to
allow new sod surface to be flush with existing.

12. Any manhole, catch basin, storm sewer, sanitary sewer, drain tile or other
potential source for contamination shall be installed at least 10 feet
horizontally from any watermain per Minnesota Plumbing Code. This isolation
distance shall be measured from the outer edge of the pipe to the outer edge of
the contamination source (outer edge of structures or piping or similar).

13. Locate all contact data, verify location, size and elevation of same before
beginning construction.

GEOTECHNICAL TABLE

NOTE: DEPTHS LISTED IN TABLE BELOW DO NOT INCLUDE REMOVAL OF SUITABLE SOIL REQUIRED
TO MEET PROPOSED GRADES.

<table>
<thead>
<tr>
<th>Boring</th>
<th>Estimated Cut (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ST-2</td>
<td>9.0</td>
</tr>
<tr>
<td>ST-3</td>
<td>10.5</td>
</tr>
<tr>
<td>ST-4</td>
<td>12.0</td>
</tr>
<tr>
<td>ST-5</td>
<td>6.5</td>
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<tr>
<td>ST-6</td>
<td>6.5</td>
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<tr>
<td>ST-7</td>
<td>6.5</td>
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<tr>
<td>ST-8</td>
<td>6.5</td>
</tr>
<tr>
<td>ST-9</td>
<td>6.5</td>
</tr>
<tr>
<td>ST-10</td>
<td>4.0</td>
</tr>
<tr>
<td>ST-11</td>
<td>6.5</td>
</tr>
</tbody>
</table>
PROPOSED BUILDING ADDITION - NORTH
FFE = 868.4 = ARCH. 86'-6"

MAXIMUM SLOPE 2% AT ACCESSIBLE STALLS

PROPOSED BUILDING

FFE = 877.5 = ARCH.
I PROPOSED BUILDING ADDITION - SOUTH

FFE VARIES

FFE = 868.4 = ARCH. 86'-6"
FFE = 879.1 = ARCH. 97'-1"
FFE = 880.25 = ARCH. 98'-3"

PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
EXISTING CONTOUR
EXISTING SPOT ELEVATION
PROPOSED GRADING LIMITS
PROPOSED STORM SEWER
PROPOSED MANHOLE (MH)
PROPOSED CATCH BASIN (CB)
PROPOSED RISER INLET PROTECTION DEVICE AT STORM SEWER INLET
PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLAN
PROPERTY LINE

NOTES
1. REFER TO SHEET C1.31, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE (SECTION 01 89 13) FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
4. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
5. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND OTHER LOCAL REGULATIONS.
6. IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT DOWNSTREAM STORM SEWERS AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
7. INLET PROTECTION DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST. APPROVED PRODUCTS:
   a. ROAD DRAIN "TOP SLAB", MANUFACTURED BY WIMCO
   b. ROAD DRAIN "CURB & GUTTER", MANUFACTURED BY WIMCO
   c. INFRASAFE "SEDIMENT CONTROL BARRIER", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
   d. INFRASAFE "DEBRIS COLLECTION DEVICE", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
   e. INFRASAFE "CULVERT INLET PROTECTOR", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
   f. DANDY SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
   g. DANDY CURB SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
   h. OR APPROVED EQUAL.
8. PRIOR TO CONSTRUCTION, DELINEATE TURF AND VEGETATED AREAS NOT TO BE DISTURBED WITH ORANGE SNOW FENCE. NO CONSTRUCTION TRAFFIC, EQUIPMENT OR MATERIALS SHALL BE PERMITTED TO UTILIZE, ACCESS, OR OTHERWISE ENTER THE AREAS DESIGNATED NOT TO BE DISTURBED. MINIMIZE SOIL COMPACTION AND DISRUPTION OF TOPSOIL IN AREAS OUTSIDE THE CONSTRUCTION LIMITS TO COMPLY WITH MN CONSTRUCTION STORMWATER GENERAL PERMIT.
NOTES:

1. REFER TO SHEET C1.31, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE THE GRADING BEFORE CONTRACTOR PROCEEDS WITH SOILWORK.
4. TRANSPORTATION OF RAW MATERIALS IS TO BE AVOIDED. MATERIALS TO BE BULKED AT THE POV FOR HOVERING PRIOR TO UPGRADE.
5. FAILURE OF CONTRACTOR TO PROVIDE AN APPROPRIATE MATERIALS Combination WILL RESULT IN THE CONTRACTOR BEING HELD RESPONSIBLE FOR ALL COSTS INCURRED.
6. REFER TO ELECTRICAL PLAN FOR LIGHT POLE LOCATION.
7. REFER TO SHEET C2.12, TREES.

REVISIONS:

1. REFER TO SHEET C1.31, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE THE GRADING BEFORE CONTRACTOR PROCEEDS WITH SOILWORK.
4. TRANSPORTATION OF RAW MATERIALS IS TO BE AVOIDED. MATERIALS TO BE BULKED AT THE POINT OF USE PRIOR TO UPGRADE.
5. FAILURE OF CONTRACTOR TO PROVIDE AN APPROPRIATE MATERIALS COMBINATION WILL RESULT IN THE CONTRACTOR BEING HELD RESPONSIBLE FOR ALL COSTS INCURRED.
6. REFER TO ELECTRICAL PLAN FOR LIGHT POLE LOCATION.
7. REFER TO SHEET C2.12, TREES.

LEGEND

PROPOSED BUILDING ADDITION - SOUTH
SOUTH PARKING

LANDSCAPE ARCHITECT          SITE PLANNING         CIVIL ENGINEERING
7575 GOLDEN VALLEY ROAD                            SUITE 200                           MINNEAPOLIS. MN 55427
FAX (763) 544-0531                                                                                                         PH (763) 544-7129
03-04-2020

LAURA J. DETZLER

KEYPLAN

CONSULTANTS

NOTES: LEGEND

REFERENCE KEY TO SITE DETAILS     DETAIL I.D NUMBER (TOP)     DETAIL SHEET NUMBER (BOTTOM)

1. REFER TO SHEET C1.31, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
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7575 GOLDEN VALLEY ROAD                            SUITE 200                           MINNEAPOLIS. MN 55427
FAX (763) 544-0531                                                                                                         PH (763) 544-7129
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7. REFER TO SHEET C2.12, TREES.
CMP PROTECTION SLAB
Ø36" MAX., HS-25 ACCESSCASTING TO BE PROVIDED AND Ø PIPE 2" COVER TYP.
Ø30" CMP RISER
PLAN ±3" (TYP. ALL SIDES)
6" Ø54"
#4 DIAGONAL TRIM BAR (TYP. 4 PLACES), SEE NOTE 7.
CONSULTANTS SPEC SECTION 33 40 00)
RISER - NORMALLY TOP OF STONE/GEOTEXTILE MIN 24" SEAM OVERLAP FABRIC = ELEV. 873.20
LANDSCAPE ARCHITECTURE          SITE PLANNING         CIVIL ENGINEERING
7575 GOLDEN VALLEY ROAD                            SUITE 200                           MINNEAPOLIS, MN 55427
16" FILLET WELDS FROM EACH ANGLE (TYPICAL)
FILL 12" MIN METAL FOR SIDES (TYPICAL)
A INTERRUPTED BAR REPLACEMENT, SEE NOTE 6.
PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BAR
TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12
FOR CASTING CONCRETE STRENGTH = 4,500 psi
RISER NORMALLY CMP WITH LADDER RAILS AND RUNGS FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCT THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE.  MIN
MINIMUM COVER (FT)
AXLE LOADS (kips)
MINIMUM COVER (FT)
PIECE M SYSTEM
LOADING:  H20
GROUND STORAGE:  5,460.5 CF
STRUCTURAL BACKFILL STORAGE: 2,082 CF
TOTAL STORAGE PROVIDED: 7,542 CF
FLAT BAR AND REBAR: MILLTOLERANCE APPLIES
PERFORATIONS MEET AASHTO AND ASTM SPECIFICATIONS.
PERFORATION OPEN AREA PER SQUARE FOOT OF PIPE IS BASED ON TH
5x3x1 24.399"
4 x 16" LONG AT 1'-0" SPACING. LONG LEG TOP TO PROJECT OUT. WELD TOP AND BOTTOM OF 3" LEG TO EACH CORRUGATION CREST (THESE ANGLES SHOULD BE USED FOR LARGER DIAMETER MAINLINES
CORRUGATION PATTERN PIPE Ø
3"X1" 36.8 77.5
2-2/3"X1/2" (SQ. INCHES)
62.8 77.5
72 70.9 78.4
1'-0"
251
24" 45
8"
4" 10-C BAND
CONSTRUCTION DETAIL
1. BAND FASTENERS SHALL BE ATTACHED WITH SPOT WELDS, RIVETS OR HAMMER FOR ATTACHMENT OF THE 10-C BAND TO THE CORRUGATION, ATTACH TO BOTH SIDES OF THE CORRUGATION AT A MINIMUM 6" SPACING
2. ALL PERFORATIONS SHALL MEET AASHTO AND ASTM SPECIFICATIONS
3. OPEN GRADED STONE = ELEV. 869.70
4. OPEN GRADED STONE
5. CENTER RUNG SPACING
6. LADDERS CAN BE MADE IN 20'-0" STANDARD LENGTHS AND CUT TO FIT
7. OPEN AREA = 3.33 SQ. IN/ SQ FT.
8. SITE PLAN AND ELEVATIONS ARE SHOWN ON THE ATTACHED SHEETS.
9. ALL DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
10. ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
11. CENTER LINE RISER DIMENSIONS ARE PROPERLY SHOWN ON THE ATTACHED SHEETS.
PARCEL SKETCH FOR:
ANOKA-HENNEPIN PUBLIC SCHOOL DISTRICT NO. 11
OVERALL ORIGINAL DESCRIPTION OF PROPERTY.

All of Block 2, in the Town, now City of Anoka, Anoka County, Minnesota, according to the plot thereof on file and of record in the Office of the Register of Deeds. (Per Warranty Deed, Book 126 of Deeds, Page 105) and that part of vacated Adams Street adjoining thereto.

EXCEPT

That part of Block 2, Town, now City of Anoka, Anoka County, Minnesota described as follows: Beginning at a point on the east line of said Block 2 distant 341.49 feet northwesterly of the southwest corner of said Block 2 (for the purposes of this description, said east line is assumed to bear South 00 degrees 04 minutes 05 seconds West); thence South 09 degrees 38 minutes 22 seconds West a distance of 74.72 feet; thence South 71 degrees 30 minutes 43 seconds West a distance of 58.59 feet; thence North 09 degrees 38 minutes 22 seconds West a distance of 35.49 feet; thence South 09 degrees 38 minutes 22 seconds West a distance of 43.35 feet to a point hereinafter called "Point A:" thence South 29 degrees 10 minutes 01 seconds West a distance of 40.43 feet; thence South 14 degrees 02 minutes 38 seconds East a distance of 41.77 feet; thence South 63 degrees 33 minutes 37 seconds East a distance of 20.69 feet; thence South 00 degrees 05 minutes 06 seconds West a distance of 139.72 feet to the north line of the South 68.00 feet of said Block 2; thence westly, along said north line, a distance of 386.03 feet to the northwest corner of said Block 2; thence southerly, along the north line of said Block 2, a distance of 397.55 feet to the northeast corner of said Block 2; thence westerly, along the east line of said Block 2, a distance of 54.31 feet to the point of beginning. (Per Quit Claim Deed Doc. No. 1327711)

AND EXCEPT

The South 66 feet of the West 229 feet of Block 2, City of Anoka, as measured along the West and South lines of said Block 2.

AND EXCEPT

The West 229 feet of the north half of vacated Adams Street, as measured along the South line of said Block 2.

DESCRIPTION OF PROPERTY TO BE PURCHASED

That part of Block 2, Town, now City of Anoka, Anoka County, Minnesota described as commencing at a point on the east line of said Block 2 distant 341.49 feet northwesterly of the southeast corner of said Block 2 (for the purposes of this description, said east line is assumed to bear South 00 degrees 02 minutes 32 seconds West); thence South 09 degrees 46 minutes 48 seconds West 74.72 feet; thence South 71 degrees 36 minutes 59 seconds West 58.29 feet; thence North 09 degrees 57 minutes 17 seconds West 56.49 feet; thence South 06 degrees 07 minutes 03 seconds West 40.43 feet; thence South 29 degrees 18 minutes 27 seconds West 40.43 feet; thence South 15 degrees 02 minutes 12 seconds East 17.79 feet; thence South 63 degrees 33 minutes 37 seconds East 20.69 feet to the point of beginning of the parcel to be described; thence South 00 degrees 12 minutes 32 seconds West 139.72 feet to the point of the north line of the South 60.00 feet of said Block 2, as measured along the east line of said Block 2; thence South 69 degrees 32 minutes 46 seconds East along said north line 33.75 feet; thence North 00 degrees 12 minutes 32 seconds East 123.13 feet to the intersection with a line drawn South 63 degrees 25 minutes 11 seconds East from the point of beginning; thence North 63 degrees 25 minutes 11 seconds West 37.67 feet to the point of beginning.

I hereby certify that this sketch, 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.

Dated this 13th day of April, 2020

SUNDE LAND SURVEYING, LLC.

By: Alice J. Carlson, RLS

Minn. Lic. No. 44900

SUNDE LAND SURVEYING, LLC.

501 East Bloomington Freeway, Suite 118
Bloomington, Minnesota 55420-1543
952-681-2455 (Fax: 952-686-9528)
www.sundel.com
Design Progress – AMSA Fred Moore
Anoka-Hennepin School District
Design Progress – AMSA Fred Moore
Anoka-Hennepin School District
Design Progress – AMSA Fred Moore
Anoka-Hennepin School District
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Design Progress– AMSA Fred Moore
Anoka-Hennepin School District
PARKING LICENSE AGREEMENT

THIS PARKING LICENSE AGREEMENT (this "Agreement") dated as of this 10th day of February, 2020, is made by and between Anoka Hennepin Independent School District No. 11, a political subdivision of the State of Minnesota ("Licensee") and Zion Lutheran Church of Minnesota, a religious corporation ("Licensor").

WITNESSETH:

WHEREAS, Licensor is the owner in fee simple of a certain building located at 1601 4th Avenue, Anoka, Minnesota 55303 (the "Property"), upon which there is located a parking area (the "Parking Area"); and

WHEREAS, Licensee, is the owner of property and school located at 1523 5th Avenue, Anoka, Minnesota 55303;

WHEREAS, Licensee desires to license 25 parking spaces located in the Parking Area from Licensor, such parking spaces located at the Property as shown on Exhibit A, in accordance with the terms of this Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Grant of License.

   (a) Subject to the terms of this Agreement, Licensor hereby grants unto Licensee a non-exclusive license to use twenty-five (25) parking spaces in the Parking Area, as more particularly shown on Exhibit A annexed hereto and made a part hereof (the "Parking Spaces").

   (b) Licensee agrees to accept the Parking Spaces and the Access Area in their "As Is" condition, and Licensee acknowledges that Licensor has made no representations or warranties, express or otherwise, regarding the condition or suitability of the Parking Spaces, the Access Area or any other portion of the Property.

2. Term. The term of this Agreement (the "License Term") shall be for one (1) year commencing on May 1, 2020, and terminating on April 30, 2021 (a date chosen by Licensee, but in no event shall commencement date be after June 1, 2020).

3. License Fee. Licensee shall pay a license fee of Ten Thousand and no/100 Dollars ($10,000.00) payable in monthly installments of Eight Hundred Thirty-Three and 33/100 Dollars ($833.33) due and payable on the 1st day of each and every month after the commencement date recited in Paragraph 2 above.
4. **Use.**

(a) Licensee shall use the Parking Spaces Monday through Friday between the hours of 6:30 a.m. to 5:00 p.m., solely for the parking of twenty-five (25) non-commercial, passenger vehicles. Licensee shall comply with any reasonable rules and regulations promulgated by Licensor so long as such rules are uniformly applicable to all parking licensees. Licensor shall have the right to make reasonable additions and amendments to such rules and regulations from time to time provided such amendments comply with the requirements of the proceeding sentence. Equipment and commercial vehicles are specifically prohibited.

(b) If any Licensee parks illegally or in areas designated for use by others, or in driveways, fire lanes or areas not striped for general parking, or otherwise in violation of Licensor’s rules and regulations or otherwise in violation of the terms of this Agreement, then, (i) Licensee shall promptly take any and all action reasonably necessary to cure such default, and (ii) without limiting Licensor’s other rights under this Agreement or law, (1) Licensee hereby authorizes Licensor to tow away from the Parking Area and/or any other portion of the Property, vehicles located on the Property in violation of this Agreement, and (2) Licensee hereby authorizes Licensor to attach violation stickers or notices to vehicles located on the Property in violation of this Agreement.

(c) Licensee shall not cause or permit any hazardous substance or hazardous wastes to be brought, kept or stored on the Parking Spaces, the Access Area and/or the Property by any person or entity under the control of Licensee, and shall not engage in or permit any other person or entity under the control of Licensee (collectively, the “Licensee Parties”), to engage in any activity, operation or business in the Parking Spaces, the Access Area or otherwise on the Property that involves the generation, manufacture, refining, transportation, treatment, storage, handling or disposal of hazardous substances or hazardous wastes.

5. **Maintenance.**

(a) Licensor shall, at Licensor’s sole cost and expense, maintain and repair the Parking Spaces and the Access Area; provided, however, if such maintenance or repairs are necessitated by the intentional acts or gross negligence of Licensee or the Licensee Parties, then Licensee shall reimburse Licensor, upon demand, for the reasonable cost thereof. Licensor shall be responsible for snow plowing.

(b) Licensor reserves the right, from time to time, to make changes, alterations, additions, improvements, repairs or replacements in or to the Parking Spaces, the Access Area and/or the Parking Area, provided any such actions taken by Licensee shall not unreasonably impact Lessee’s rights under the Parking Easement.

6. **Insurance/Indemnification.** Licensor, Licensee, and all parties claiming under them, each mutually release and discharge each other from responsibility for that portion of any loss or damage paid or reimbursed by an insurer of Licensor or Licensee under any fire, extended coverage or other property insurance policy maintained by Licensee with respect to its property or by Licensor with respect to the Property (or which would have been paid had the insurance...
required to be maintained hereunder been in full force and effect), no matter how caused, including negligence, and each waives any right of recovery from the other including, but not limited to, claims for contribution or indemnity, which might otherwise exist on account thereof. Any fire, extended coverage or property insurance policy maintained by Licensee with respect to its property, or Licensor with respect to the Property, shall contain, in the case of Licensee’s policies, a waiver of subrogation provision or endorsement in favor of Licensor, and in the case of Licensor’s policies, a waiver of subrogation provision or endorsement in favor of Licensee.

7. Assignment.

(a) Licensee expressly covenants that it shall not assign, transfer, pledge, hypothecate, encumber or otherwise dispose of this Agreement, or sublicense the whole or any part of the Parking Spaces, or permit, or suffer to permit, the Parking Spaces to be used by anyone other than those persons authorized hereunder and/or Licensees agents, contractors, subcontractors and their customers, vendors and guests. Notwithstanding the foregoing, Licensee is expressly permitted to assign individual parking rights to individuals or entities at Licensee’s discretion.

(b) This Agreement shall be binding upon and inure to each of the parties hereto and their respective representatives, successors, and assigns.

8. Notices. All notices and other communications hereunder shall be in writing and shall be deemed to have been given when received if delivered by messenger or sent by overnight mail, or on the third (3rd) business day following the date when mailed by first class, registered or certified mail, postage prepaid, addressed, in all cases, to the respective party’s address set forth below or to such other address as a party may hereafter furnish to the other by notice in accordance with this Section 9:

Licensor: Zion Lutheran Church of Minnesota
1601 4th Avenue
Anoka, Minnesota 55303
Attention: Pastor Brent Campbel

Licensee: Anoka Hennepin Independent School District No. 11
2727 North Ferry Street
Anoka, Minnesota 55303
Attention: Greg Cole, Chief Operations Officer

9. Entire Agreement. This Agreement shall constitute the entire agreement between the parties and shall supersede any and all prior agreements between the parties hereto with respect to the subject matter hereof.

10. Amendment. No modification, waiver or amendment of this Agreement or any provision hereof shall be valid unless the same is in writing, and signed by both parties hereto.

11. Validity; Headings. If any provision of this Agreement shall be deemed to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby.
12. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

**IN WITNESS WHEREOF,** the parties have executed this Parking License Agreement of the day and year first above written.

**LICENSEE:**

ANOKA HENNEPIN INDEPENDENT SCHOOL DISTRICT NO. 11,  
a political subdivision of the State of Minnesota

By: [Signature]
Its: [Title]

By: [Signature]
Its: [Title]

**LICENSOR:**

ZION LUTHERAN CHURCH OF MINNESOTA,  
a religious corporation

By: [Signature]
Its: [Title]

By: [Signature]
Its: [Title]
EXHIBIT A
SITE PLAN

Jehobson Street

Parking Area

Zion Lutheran Church

3rd Avenue

Adams Street

4th Avenue
PARKING LICENSE AGREEMENT

THIS PARKING LICENSE AGREEMENT (this "Agreement") dated as of this 10th day of February, 2020, is made by and between Anoka Hennepin Independent School District No. 11, a political subdivision of the State of Minnesota ("Licensor") and Zion Lutheran Church of Minnesota, a religious corporation ("Licenssee").

WITNESSETH:

WHEREAS, Licensor is the owner in fee simple of a certain building located at 1601 4th Avenue, Anoka, Minnesota 55303 (the "Property"), upon which there is located a parking area (the "Parking Area"); and

WHEREAS, Licenssee, is the owner of property and school located at 1523 5th Avenue, Anoka, Minnesota 55303;

WHEREAS, Licenssee desires to license 25 parking spaces located in the Parking Area from Licensor, such parking spaces located at the Property as shown on Exhibit A, in accordance with the terms of this Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Grant of License.
   
   (a) Subject to the terms of this Agreement, Licensor hereby grants unto Licenssee a non-exclusive license to use twenty-five (25) parking spaces in the Parking Area, as more particularly shown on Exhibit A annexed hereto and made a part hereof (the "Parking Spaces").

   (b) Licenssee agrees to accept the Parking Spaces and the Access Area in their "As Is" condition, and Licenssee acknowledges that Licensor has made no representations or warranties, express or otherwise, regarding the condition or suitability of the Parking Spaces, the Access Area or any other portion of the Property.

2. Term. The term of this Agreement (the "License Term") shall be for one (1) year commencing on April 1, 2020, and terminating on April 30, 2021 (a date chosen by Licenssee, but in no event shall commencement date be after June 1, 2020).

3. License Fee. Licenssee shall pay a license fee of Ten Thousand and no/100 Dollars ($10,000.00) payable in monthly installments of Eight Hundred Thirty-Three and 33/100 Dollars ($833.33) due and payable on the 1st day of each and every month after the commencement date recited in Paragraph 2 above.
4. Use.

(a) Licensee shall use the Parking Spaces Monday through Friday between the hours of 6:30 a.m. to 5:00 p.m., solely for the parking of twenty-five (25) non-commercial, passenger vehicles. Licensee shall comply with any reasonable rules and regulations promulgated by Licensor so long as such rules are uniformly applicable to all parking licensees. Licensor shall have the right to make reasonable additions and amendments to such rules and regulations from time to time provided such amendments comply with the requirements of the proceeding sentence. Equipment and commercial vehicles are specifically prohibited.

(b) If any Licensee parks illegally or in areas designated for use by others, or in driveways, fire lanes or areas not striped for general parking, or otherwise in violation of Licensor’s rules and regulations or otherwise in violation of the terms of this Agreement, then, (i) Licensee shall promptly take any and all action reasonably necessary to cure such default, and (ii) without limiting Licensor’s other rights under this Agreement or law, (1) Licensor hereby authorizes Licensor to tow away from the Parking Area and/or any other portion of the Property, vehicles located on the Property in violation of this Agreement, and (2) Licensee hereby authorizes Licensor to attach violation stickers or notices to vehicles located on the Property in violation of this Agreement.

(c) Licensee shall not cause or permit any hazardous substance or hazardous wastes to be brought, kept or stored on the Parking Spaces, the Access Area and/or the Property by any person or entity under the control of Licensee, and shall not engage in or permit any other person or entity under the control of Licensee (collectively, the “Licensee Parties”), to engage in any activity, operation or business in the Parking Spaces, the Access Area or otherwise on the Property that involves the generation, manufacture, refining, transportation, treatment, storage, handling or disposal of hazardous substances or hazardous wastes.

5. Maintenance.

(a) Licensor shall, at Licensor’s sole cost and expense, maintain and repair the Parking Spaces and the Access Area; provided, however, if such maintenance or repairs are necessitated by the intentional acts or gross negligence of Licensee or the Licensee Parties, then Licensee shall reimburse Licensor, upon demand, for the reasonable cost thereof. Licensor shall be responsible for snow plowing.

(b) Licensor reserves the right, from time to time, to make changes, alterations, additions, improvements, repairs or replacements in or to the Parking Spaces, the Access Area and/or the Parking Area, provided any such actions taken by Licensee shall not unreasonably impact Lessee’s rights under the Parking Easement.

6. Insurance/Indemnification. Licensor, Licensee, and all parties claiming under them, each mutually release and discharge each other from responsibility for that portion of any loss or damage paid or reimbursed by an insurer of Licensor or Licensee under any fire, extended coverage or other property insurance policy maintained by Licensee with respect to its property or by Licensor with respect to the Property (or which would have been paid had the insurance
required to be maintained hereunder been in full force and effect), no matter how caused, including negligence, and each waives any right of recovery from the other including, but not limited to, claims for contribution or indemnity, which might otherwise exist on account thereof. Any fire, extended coverage or property insurance policy maintained by Licensee with respect to its property, or Licensor with respect to the Property, shall contain, in the case of Licensee’s policies, a waiver of subrogation provision or endorsement in favor of Licensor, and in the case of Licensor’s policies, a waiver of subrogation provision or endorsement in favor of Licensee.

7. Assignment.

(a) Licensee expressly covenants that it shall not assign, transfer, pledge, hypothecate, encumber or otherwise dispose of this Agreement, or sublicense the whole or any part of the Parking Spaces, or permit, or suffer to permit, the Parking Spaces to be used by anyone other than those persons authorized hereunder and/or Licensees agents, contractors, subcontractors and their customers, vendors and guests. Notwithstanding the foregoing, Licensee is expressly permitted to assign individual parking rights to individuals or entities at Licensee’s discretion.

(b) This Agreement shall be binding upon and inure to each of the parties hereto and their respective representatives, successors, and assigns.

8. Notices. All notices and other communications hereunder shall be in writing and shall be deemed to have been given when received if delivered by messenger or sent by overnight mail, or on the third (3rd) business day following the date when mailed by first class, registered or certified mail, postage prepaid, addressed, in all cases, to the respective party’s address set forth below or to such other address as a party may hereafter furnish to the other by notice in accordance with this Section 9:

Licensor:
Zion Lutheran Church of Minnesota
1601 4th Avenue
Anoka, Minnesota 55303
Attention: Pastor Brent Campbell

Licensee:
Anoka Hennepin Independent School District No. 11
2727 North Ferry Street
Anoka, Minnesota 55303
Attention: Greg Cole, Chief Operations Officer

9. Entire Agreement. This Agreement shall constitute the entire agreement between the parties and shall supersede any and all prior agreements between the parties hereto with respect to the subject matter hereof.

10. Amendment. No modification, waiver or amendment of this Agreement or any provision hereof shall be valid unless the same is in writing, and signed by both parties hereto.

11. Validity; Headings. If any provision of this Agreement shall be deemed to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby.
12. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

**IN WITNESS WHEREOF,** the parties have executed this Parking License Agreement of the day and year first above written.

**LICENSEE:**

**ANOKA HENNEPIN INDEPENDENT SCHOOL DISTRICT NO. 11,**
a political subdivision of the State of Minnesota

By: ________________________________
Its: ________________________________

By: ________________________________
Its: ________________________________

**LICENSOR:**

**ZION LUTHERAN CHURCH OF MINNESOTA,**
a religious corporation

By: ________________________________
Its: ________________________________

By: ________________________________
Its: ________________________________
April 20, 2020

Clark Palmer, City Planner
City of Anoka
2015 First Ave. N.
Anoka, MN 55303

Dear Mr. Palmer:

It is my understanding that concerns have been raised by the Anoka Planning Commission during the process of reviewing our proposals for additions and improvements to the Anoka Middle School – Fred Moore Campus project, scheduled to begin in the Spring of 2020. Specifically, concerns remain regarding a lack of parking spaces on the school’s property to accommodate the enrollment capacity the school will have once the project is completed. My goal in this letter is to make commitments to the City of Anoka to alleviate these concerns.

My understanding is that we have an informal approval from the Anoka Planning Commission for 172 parking stalls to accommodate a school population of 1,500 students. This would be a ratio of 8.72 students per stall. Because our current project establishes 147 stalls, we will not, in the short term, have enough stalls to accommodate 1,500 students according to this agreed upon ratio.

Our current enrollment is less than 1,200 students and we do not anticipate enrollment growth of an additional 300 students during the next five years. However, to alleviate any concerns about moving forward with our project, I would like to propose the following solutions. As you are aware, we have secured a one-year lease agreement with Zion Lutheran Church in Anoka to designate an additional 25 parking spots for use before, during, and after school, Monday through Friday throughout the year, bringing our total capacity up to 1,500 students if necessary and still provide ample parking given the aforementioned ratio.

However, I recognize there are concerns about long-term growth at AMSA and what solutions might be beyond one year. So, in addition to the one-year lease agreement with Zion Lutheran Church, I would like to propose these two additional solutions to increase the Planning Commission’s confidence in our commitment to providing a long-term parking solution.

First, we have an agreement with Zion Lutheran Church to extend our one-year lease agreement for 25 parking stalls to a five-year agreement if necessary. Second, we would agree to cap our enrollment to ensure that our student to stall ratio never exceeds 8.72 students per stall. While the Zion Lutheran Church lease agreement was in effect, we would agree to cap our enrollment at 1,350 students, even though we would have enough parking to accommodate 1,500 students.

If we were unable to secure additional parking spaces on the AMSA – Fred More Campus within five years or if Zion Lutheran Church decided to eliminate the lease agreement, I will commit to maintaining the student to parking stall ratio to remain at 8.72 students per stall by capping enrollment to 1,280 students. This would ensure that there would be no scenario where the student to parking stall ratio would exceed 8.72 students per parking stall.

We have a long history of working in collaboration with the City of Anoka on behalf of the students, parents and communities we serve. It is my sincere hope we can continue to do so.

Sincerely,

David Law, JD
Superintendent
Below are the comments from the Engineering Department for the construction plans dated March 3, 2020 by Anderson-Johnson Associates Inc. for the Anoka Middle School for the Arts at Fred Moore:

**Geometric Plan**
1. The semi-truck shall only restrict the bus lane and not extend out in the north bound traffic lane.

**Finishing Plan**
1. The existing bituminous street patching shall be full street width, squared up to the curb lines, saw cut, milled and be installed by a paver.
2. The medium duty bituminous pavement section shall be 8” class V aggregate base on approved subgrade with 3.0” type SP non-wearing course mixture (SPNWB230B) and 2.0” type SP 9.5 wearing course mixture (SPWEA240B). Tack coat required between bituminous lifts.
3. The 4” broken line-yellow along the center of Fourth Avenue shall have a 40’ spacing and be 10’ in length. This may be required for the street patch for the sanitary sewer service work.

**Utility Plan**
1. Provide some type of pre-treatment to the storm water prior to discharging into the public storm sewer system (i.e. sump manhole at CB2).
2. The existing watermain along the building that will be moved shall be replaced with 12” DIP watermain.
3. Concrete thrust blocking shall include rodding between the mega lugs on all watermain vertical bends.
4. Concrete thrust blocking shall include mega lugs on all watermain horizontal bends.
5. Ductile Iron Pipe is reference under the “Notes”. It is also recommended to label the service line as 6” DIP.
6. In addition to the hydrostatic testing, a conductivity test will be required for the public watermain.
7. The sanitary service in entering into the sanitary sewer manhole on Fourth Avenue shall include a riser pipe. Location of riser pipe will be determined during construction. No additional sanitary sewer manholes are allowed in the right-of-way.

8. The following note shall be added to the sheet:
   a. All sanitary sewer fittings shall be SDR-26.
   b. COR-Blue T-Bolts as manufactured by NSS Industries are required for all watermain connections. Stainless steel bolt are approved equal.
   c. Watermain shall have conductive gaskets or conductivity strips. Exterior of pipe coated with an asphaltic coating and interior of pipe shall be cement mortar lined. Gaskets shall be synthetic rubber.
   d. Valve boxes shall be a 3 piece adjustable screw type box 60"-90" extension with a 5-1/4" shaft size. The word "Water" imprinted on the lid. An extended rod shall be installed if the bury is greater than 7 1-2 feet. Valve box alignment device are required by Gate Valve Adaptor.
   e. Watermain pipe fitting materials are Mechanical Class 350 ductile iron fittings. The interior and exterior shall be coated with fusion bonded epoxy. Bends shall be full bodied.

Erosion and Sediment Control Plan

1. Provide a copy of the stormwater pollution prevention plan that is required by the NPDES Construction Permit once completed.

2. Owner must assure and maintain compliance with its erosion control plan contained within it’s Construction Plans. If the Owner does not comply with the erosion control plan and schedule, or any supplementary instructions, the City may, with reasonable notice, take action as it deems appropriate including, but not limited to (1) performing such acts as may be necessary to bring the site back into compliance with the erosion control plan; and/or (2) issue a stop work order halting all work and building construction for non-compliance with the erosion control plan. Any costs incurred by the City associated with bringing the site back into compliance with the erosion control plan shall be paid by the Owner within thirty (30) days of receipt of the City's request for payment of the same.

Site Details

1. All sanitary sewer fittings shall be SDR-26.
2. For sanitary sewer the cover shall have a neoprene gasket and groove for water tight application, two concealed pick holes and “Sanitary Sewer” imprinted on the cover. Neenah lid 5044 or approved equal.

3. Gate valves 12-inch diameter and greater shall be Mueller Line Seal butterfly valves.

General Comments

1. A NPDES Construction permit from the MPCA will be required.

2. A Lower Rum River Water Management Organization permit will be required and approved prior to the issuance of any building permit.

3. Working hours are Monday – Friday 7 AM to 7 PM, Saturday 8 AM to 5 PM. No work is permitted on Sunday or Holidays unless approved by city.

4. Traffic control will be required for any work within the city’s right-of-way and shall be approved by the city. A 10 day advanced notice is required for a full street closure.

5. The City shall provide a licensed professional engineer, or their duly authorized representative, at a cost not to exceed $90 per hour, to oversee, at the Owner’s expense, the public watermain work until such improvements are completed and accepted by the City. The City shall conduct an inspection within 48 hours of notice or request by the Owner.

6. Construction as-built plans and grading as-built plans are required. Anoka's as built requirement are:
   a. The owner’s engineer shall provide a complete set of project CAD files incorporating the project’s “as-built” data. These CAD files shall be submitted in the Anoka County Surveyor’s coordinate system (NAD83). Measurement units shall be in feet. Also, the owners engineer shall provide a full “as-built” plan set in Adobe “pdf” format.
   c. All “as-built” plans shall be certified by the design engineer.
   d. Show contractor’s name on the as-builts.
   e. Benchmarks shall be referenced on each sheet.
   f. As-built elevations shall be established using conventional methods (non G.P.S.) with an accuracy of + 0.05’. All elevations shall be based on N.G.V.D. 1929 Adj. datum. A conversion from the 1988 datum to 1929 will be acceptable.
   G. Services shall be tied with at least two ties as close to right angles as possible.
A response letter addressing all of the above mentioned comments will be required when the revised plans are submitted. If you have further questions, need additional information, or wish to discuss any of these items in greater detail please contact me at 763-576-2980.

Respectfully Submitted,

[Signature]

Ben Nelson | Engineer Technician
BACKGROUND
David Weekley Homes or DWH (the “Applicant”) is requesting approval of a Preliminary Plat, Planned Residential Development (PRD), and Site Plan Review for the property located on 4th Avenue overlooking the Rum River allowing the development of detached ownership townhomes. The subject property is zoned TOD-Transit Orientated Development-Residential Emphasis. The project through the approval of a Planned Residential Development/PRD would allow for a detached townhome product. DWH is proposing the construction of 56 detached townhome units. The project site is a net area of 5.6 acres in size. The proposed density is 10 units per acre.

The property includes a combination of 2 parcels totaling 12.15 acres and bound by 4th Ave / CSAH 131 to the east, land owned by Anoka County to the north, land owned by the City of Anoka to the south, and bound by the Rum River along the parcel’s west boundary. The site is adjacent to available public infrastructure including: sanitary sewer, water main, storm sewer, storm water management and roadways for servicing the proposed development.

The 12.1 gross acre site is currently owned by the City of Anoka and is undeveloped. The City of Anoka has planned the site’s development since the adoption of the Anoka Station Plan in 2013. The City has entered into purchase agreement to sell the property to David Weekly Homes contingent upon development approvals. The Applicant is hoping to break ground and start construction in the summer of 2020.

It is the Applicant’s intent to provide a unique single-family residential development that will be enhanced by proximity to local amenities such as: the Rum River, the Rum River Regional Trail, proximity to downtown Anoka, and the Northstar commuter rail and transit station. The development has been designed with significant pedestrian connectivity both internally and connection to the external regional trail. The internal trails will be private sidewalks, but the development plans also propose a new public sidewalk along 4th Avenue and new public trail to the south which will help provide greater public access to the Rum River Regional Trail for the area as a whole. All proposed units have direct connections to either the new public sidewalk or to the private walkway system, which is connected to the public walkway or trail.
COMPREHENSIVE PLAN
The development property is guided as Transit Oriented Development within the City’s 2040 Land Use Plan. The City’s Transit Oriented Development land use designation targets a residential dwelling unit density range of 11-40 units per acre. The proposed detached townhome development plan with 56 units results in a proposed density of 10.1 units/acre.

ZONING
TOD – R: Transit Oriented Development District with a Residential Emphasis. This district is intended to facilitate the creation of compact, pedestrian-oriented neighborhoods. The resulting neighborhood would be predominantly residential in nature but may include existing commercial and new compatibly-scaled commercial areas.

The development site is currently zoned (TOD-R) Transit-Orientated Development – Residential Emphasis. The requested zoning change to a PRD will establish zoning for the 5.6 acre development site that is consistent with the City’s goals and objectives for the property.

TIMING/PHASING
The Applicant will likely develop the project in one phase. The Applicant’s desire is to proceed with an application for Final PUD/Plat for the project’s first phase in Spring/Summer 2020.

PRELIMINARY PLAT
The City Code requires proposed subdivisions be submitted to the City in the form of a Preliminary Plat for Planning Commission and City Council approval. If the preliminary plat is approved, the Applicant must submit a subsequent (or concurrent) final plat application for City Council review and approval.

The proposed Riverside Preliminary Plat encompasses 12.1 acres of vacant land. The Preliminary Plat creates a net 5.6 acre parcel hosting 56 lots within a parcel fronting on an existing public right-of-way known as 4th Avenue. The lots are accessed from a private street within the development.

Proposed Outlots: The proposed plat includes a number of Outlots. The following uses and ownership are stated below:

Outlot A is 249,425 square feet or 5.7 acres in size. This parcel will be retained by the City and remain undeveloped.

Outlot B is 70,821 square feet or 1.6 acres in size. This area will be owned by the homeowners association and used for the private streets.

Outlot C is 18,356 square feet or 0.4 acres in size. This area will be owned by the homeowners association and used for stormwater and as a neighborhood gathering place.
Outlot D is 747 square feet or 0.057 acres in size. This area will be owned and maintained by the homeowners association and used for a private trail.

Outlot E is 5,111 square feet or 0.117 acres in size. This area will be owned by the homeowners association and used as green space.

**Easements:** Necessary drainage and utility easements will be provided through the platting process. The existing regional trail easement remains in place as it exists today. The existing State of Minnesota scenic easement will remain in place as it exists today along the Rum River.

**Streets:** The plat provide private streets within the development. Streets will be maintained privately by a homeowners association.

**Park Dedication:** Any residential subdivision within the City of Anoka requires the developer to pay park dedication fees per unit created or land may be dedicated to the City of Anoka in lieu of such fees. The Applicant should pay the park dedication fee of $2,543 per residential unit x 56 units equaling $142,408.00.

**PRD/PLANNED UNIT DEVELOPMENT**

It is the Applicant’s intent to provide a unique single-family residential development that will be enhanced by proximity to great local amenities such as: the Rum River, the Rum River Regional Trail and proximity to downtown Anoka and the Northstar commuter rail and transit station. The development has been designed with significant pedestrian connectivity both internally and to the external regional trail. The internal walks will be private sidewalks, but the development plans also propose a new public sidewalk along 4th Avenue and new public trail to help provide greater public access to the Rum River regional trail. All proposed units have direct connections to either the new public sidewalk or to the private walkway system, which is connected to the public walk or trail.

The development plan includes 56 new residential units on individually platted lots with a private roadway network. The lots will be part of a Home Owner’s Association (HOA) which will provide care and maintenance of the private site amenities and private infrastructure. The HOA will be responsible for all snow removal/grounds maintenance within the development.

The following is a summary of primary project elements currently proposed:

**Primary Site Features:**

- 56 detached style town homes with multiple product styles.
- Creation of open space including an outdoor recreational area for use by the development’s residents.
- Provision of an extensive walkway network within the subdivision providing
connectivity of each unit to internal walks as well as the new public walk and trail adjacent to the site.

- Creation of a new public trail connection from 4th Ave to the regional trail. The trail can also provide a maintenance access to the existing regional storm-water pond.
- Enhanced development landscaping with perimeter decorative fencing.
- Adequate parking for guests of the development’s residents.

The Applicant is proposing a Planned Residential Development (PRD). For planned unit developments, the various zoning regulations and requirements (e.g. use, building setback, height, etc.), which may apply to the original zoning district may be considered as guidelines only and further may be departed from in the approval of a Planned Residential Development. Anoka City Code outlines six findings the Planning Commission and Council must make for approval of the PRD.

1. **The proposed development conforms to the goals and objectives of the City's comprehensive plan, and any applicable redevelopment plans.**
   - The underlying land use designation on the 2030 and 2040 Land Use Map is high density. This land use designation encourages the development of ownership higher density townhome type housing.
   - The proposed project is consistent with the Anoka Station Development Plan.
   - Diversify and expansion of the tax base through the development of vacant land that meets the City’s goals.

2. **The proposed development is in substantial conformity with the purpose and intent of the original district, and departures from the original district regulations are justified by the design of the development.**

   For planned unit developments, the various zoning regulations and requirements (e.g. use, building setback, height, etc.) which may apply to the original zoning district may be considered as guidelines only and may be departed from in the approval of a planned unit development. The following are the items that vary from the underlying zoning.

   - Building Setbacks
   - Building Materials/Design
   - Building Height

   The Applicant has submitted a request to deviate from the adopted architectural requirements for exterior finishes through the PRD. A breakdown of the request can be found below. The Planning Commission will need to determine whether or not the proposed architecture and exterior materials are acceptable.

3. **The proposed development is designed in such a manner as to form a desirable and**
unified environment within its own boundaries.

The proposed development has been designed in such a manner as to create a desirable relationship within its boundaries.

4. The development will not create an excessive burden on parks, schools, streets, or other public facilities and utilities, which serve or are proposed to serve the development.

A new park is planned directly south of the proposed development. The use of parkland dedication funds from the proposed project will be used to improve the new park.

5. The development will not have undue adverse impacts on neighboring properties.

The property is located in an area surrounded by other higher density development and potential development sites. The development will consist of construction of new buildings constructed with durable and attractive building materials. The new buildings will be compatible with the surrounding area.

6. The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interests.

The City of Anoka will require a development agreement for the project. The agreement will ensure that all necessary improvements to the utilities, roadways, grading, and landscaping are to be completed.

SITE PLAN REVIEW

Soil Conditions

Eight (8) soil borings were completed for this project that generally encountered about 1 to 2 feet of topsoil underlain by native alluvial sands consisting of predominantly poorly graded sand, poorly graded sand with silt and silty sand that extended to the termination depths of the borings. The vegetation and topsoil are generally compressible and are not suitable for foundations, roadway or utility support and will need to be removed and replaced with suitable compacted engineered fill to provide adequate foundation support.

The underlying native alluvial sands are generally suitable for construction of the proposed development but they had very loose relative density and will need to be surface compacted to increase their density and uniformity prior to foundation placement.

NOTE: The site is buildable with minor and typical soil corrections.
Wetlands:
The proposed plat boundary contains three wetland areas that were previously delineated by the City of Anoka’s consultant. One wetland falls with the Rum River floodplain and not near the proposed work area of the project. Two very small wetland areas were identified within the proposed development area of the site. The wetlands are in part ‘fed’ with runoff from storm sewer discharging from 4th Avenue directly onto the property. Impacts are proposed to fill the two small wetlands areas and permitting is being coordinated with Lower Rum River Watershed Management Organization.

NOTE: The wetland characteristics have developed over time because of road drainage.

Floodplain:
The development property abuts the Rum River and a portion of the site is covered by FEMA floodplain. A significant portion of the western side of the site is covered by a scenic easement that covers the floodplain area and some additional land upland of the floodplain. The City has established the Rum River Management Overly district for the area within 300 feet of the ordinary high-water level (OHWL) of the river. The closest home proposed in the development is 420 feet from the OHWL – elevation 845.0.

NOTE: The floodplain is not impacted by the development.

Grading:
The existing site area will be re-graded to shape in the proposed roadways, lot configurations, stormwater management basin and common area. The site will be graded to match elevations at the site perimeter and to drain to a proposed infiltration basin in the center of the development. The elevation changes are necessary to provide adequate drainage within the site.

The Applicant should obtain a watershed permit and obtain all others necessary permits such as a MPCA’s NPDES permit. The site will exceed one (1) acre of disturbance.

NOTE: See the City Engineer’s Memo for further comment.

Stormwater:
Proposed stormwater management system will include a private storm sewer system that collects runoff from the proposed private streets. Collected stormwater will be pretreated via sump manholes and forebays before discharging to a new infiltration basin. The proposed infiltration basin will provide the volume control/abstraction and water quality as required by the Watershed and City. The infiltration basin will also provide some peak rate control within the basin before discharging southerly via public storm sewer to the existing regional pond south of the site. The infiltration basin will connect to the proposed 4th Ave/CSAH 131 ‘bypass’ storm sewer line that connects the existing catch basins in 4th Ave to the existing regional pond south of the site.
**Lot Area/Site Location Requirements:** There is no required minimum lot size required in the TOD-R district. The proposed lot sizes proposed range from 2,366 to 3,620 square feet. All common areas are maintained by the homeowners association.

*NOTE: Staff finds the proposed plan meet requirements.*

**Building Setbacks**

**Required Setbacks**

<table>
<thead>
<tr>
<th>Area</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>15 feet maximum</td>
</tr>
<tr>
<td>Side Yard</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>15 feet</td>
</tr>
</tbody>
</table>

**Proposed Structure Setbacks-Outside Units**

<table>
<thead>
<tr>
<th>Area</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard (No Street)</td>
<td>10-34 feet</td>
</tr>
<tr>
<td>Front Yard (Public Street)</td>
<td>10 feet</td>
</tr>
<tr>
<td>Side Yard (No Structure)</td>
<td>10 feet</td>
</tr>
<tr>
<td>Side Yard (Structure)</td>
<td>4 feet</td>
</tr>
<tr>
<td>Distance Between Structures</td>
<td>8 feet</td>
</tr>
<tr>
<td>Rear Yard/Driveway Length (Internal Garage/Driveway to Private Road)</td>
<td>24 to 30 feet</td>
</tr>
</tbody>
</table>

*NOTE: PRD flexibility to the front and side yard setback requirements are being requested.*

**Parking:**

Below are the minimum parking requirements and the proposed parking lot design. As the chart demonstrates the proposal meets all requirements. The plan also includes twenty (20) guest-parking stalls to serve the project. The proposed plan meets and exceeds requirements.

<table>
<thead>
<tr>
<th>Regulation</th>
<th>Minimum Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Parking Stalls</td>
<td>2 stalls per unit/1 enclosed</td>
<td>2 Surface &amp; 2 enclosed provided</td>
</tr>
<tr>
<td>Number of Guest Stalls</td>
<td>None</td>
<td>20 surface stalls (9 x 20 in size)</td>
</tr>
<tr>
<td>Driveway Length</td>
<td>None</td>
<td>24-30 feet (most driveways are 24 feet long)</td>
</tr>
</tbody>
</table>

*NOTE: Staff finds the proposed plan and parking ratios to be acceptable for this specific housing product.*
**Private Street/Drive Lighting:** There are 6 new streetlights proposed as part of this project. Residential units will also have traditional wall mounted downward directed lighting. There are no negative impacts anticipated.

**NOTE:** Staff is recommending the Applicant to use Acorn Style light fixtures available through City of Anoka/Anoka Electric.

**NOTE:** See the City Engineer’s Memo for further comment.

**Streets/Sidewalks/Trails:**
Vehicular access from the public right of way to the proposed development will occur via a proposed road access to 4th Avenue / CSAH 131. All roads within the project are private.

The development will be providing a 4’ walkway connection to every unit’s front door. The 4’ walks will then connect to either; a 4’ private walkway network within the development or to a proposed 5’ public walk along 4th Avenue. The proposed internal walk will have 1 gated connection to the Rum River regional trail and the proposed public walk will connect to a new public trail that will connect 4th Avenue to the regional trail to the south.

A proposed public trail/emergency service access will run east/west along the south side of the property connecting 4th Avenue to the Rum River Regional Trail. The Applicant will be responsible for the construction of the trail meeting City specifications.

**Utilities:**
The development site currently contains 2 existing sanitary sewer lines. There is a sanitary sewer that formerly served a residence on the property. The residence has long been removed with the utility service remaining. The service connects to an 18” sanitary sewer that cuts through the development site from north to south. The 18” sewer is a private line that provides service for the County facility north of the site, but it does not have an easement with the development property. The proposed plan is to completely remove the existing sanitary service line and proposes to connect the 18” sewer into a new 8” PVC public trunk sanitary sewer as part of the project.

The site currently contains a 6” watermain that formerly served the residence that was previously removed. The watermain is a southerly service extension of water supply system from the County facility to the north. The proposed plan is to cut off the existing watermain at the development’s north boundary limit. No development connection is proposed to that line. A 10” diameter public watermain is available to the southeast of the development site in the intersection of 4th Avenue and Grant Street. The proposed plan is to connect to the 10” watermain and extend an 8” public watermain throughout the development. The proposed main will provide service to the new homes which will each have fire sprinkler systems and to the proposed hydrants.

**NOTE:** See the City Engineer’s Memo for further comment.
Landscaping/Tree Preservation/ Tree Removal:
A tree inventory was completed on behalf of the City of Anoka and that information is included in the proposed development plans. The tree inventory was performed on the full City owned parcel from the eastern limits at 4th Avenue all the way to the west boundary along Rum River. The development site is located in the east half of the platted parcel along 4th Avenue and east of the existing regional trail.

The development site is generally void of trees in the southern half and wooded in the northern portion. All trees will be retained west of the existing regional trail within the plat boundary and the trees in the north part of the development site will be removed to grade the subdivision.

The City of Anoka tree preservation and replacement code requires that each ‘desirable significant’ tree that is removed or damaged as a result of grading within 1 year of construction completion shall be replaced on-site at a ratio of 1:1. Replacement trees shall be a minimum of 2 ½ diameter deciduous or 6’ coniferous. The development plan does require removal of 125 significant trees; to mitigate the loss the landscape plan proposes reforestation of 125 new trees.

The proposed landscape plan provides a total of 125 trees being planted made up of evergreens, ornamental, and deciduous species, which exceeds the tree credit requirement. Further, the plan also illustrates the planning of 213 shrubs, perennials and grasses.

All areas not paved will be sod/seed/or mulched/landscape rocks. The site will have an irrigation system.

NOTE: Staff is recommending all units have foundation plantings thought the project. The landscape plan should be revised.

Screening/Fencing/Retaining Walls:
The Applicant is proposing a decorative fence along the north, south and east property line. The TOD states that any fences or walls used for screening or other purposes shall be constructed in a durable fashion of brick, stone and other masonry materials specifically designed as fencing materials. The Applicant did not submit a design for the fence, which will be a focal point.

A retaining wall on the north side of the property ranging from 3 to 6 feet will run for approximately 300 feet.

NOTE: The Planning Commission should discuss the design of the fence with the Applicant.
**Building Height:**
The TOD-Residential Emphasis maximum height for a structure shall not exceed a maximum height of 35 feet or 3 stories.

<table>
<thead>
<tr>
<th>PROPOSED DETACHED TH UNIT</th>
<th>PROPOSED HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 STORY – Plan B278MIN-A</td>
<td>24 feet/ 2 stories</td>
</tr>
<tr>
<td>2 STORY – Plan B278MIN-B</td>
<td>24.9 feet/ 2 stories</td>
</tr>
<tr>
<td>2-STORY – Plan B278MIN-C</td>
<td>23.2 feet/2 stories</td>
</tr>
<tr>
<td>3 STORY – Plan B280MIN-A</td>
<td>36.5 feet/ 3 stories</td>
</tr>
<tr>
<td>3 STORY – Plan B280MIN-B</td>
<td>35.7 feet/ 3 stories</td>
</tr>
</tbody>
</table>

**NOTE:** Staff finds all height requirements can be except for Plan B280MIN-A, which exceeds the height of 35 feet and will require PRD flexibility.

**Architecture:**
The architecture will follow a theme of Craftsman, Northern Craftsman, and Prairie style elevations. The two-story product will feature 9-feet main floor ceilings and 8-feet 2nd floor ceilings while the three-story product will feature 8-feet ceilings on the first and third floors with 9-feet ceilings on the 2nd floor. Consumer choice will allow a mix of master bedrooms in the front of the home or in the rear of the home depending upon the home site choice. Decks and balconies along with bay windows and architectural bump outs will create a varying street scene on architectural choice. Stone accents on the front and rear of the homes will be complimentary to the specific elevation theme.

The Applicant is proposing using the following exterior materials in order to maintain affordability for their targeted consumers:

- Vinyl Siding – Front, Sides, and Rear
- Hardi or LP Smartside Window/Door Trim – Front and Rear
- Vinyl Window/Door Trim – Sides
- Aluminum Soffit and Fascia
- Stone/Brick Accents – Per Elevations
- Asphalt Shingles

The Applicant states these materials are affordable maintenance-free solutions and provide their consumers with multiple color schemes to choose from. The Applicant is currently building with similar plans and elevations in their Donegal South Community in Maple Grove, MN. They are proposing to construct similar plans and elevations. They anticipate
80% of the community being two-story homes and 20% being three-story homes, as selected by consumers.

For anti-monotony, the Applicant would ensure that the same elevations are not able to be selected on either side of one another or directly across the street from one another. With consumer preference between the two- story and three-story plans and the anti-monotony guidelines, the community will provide a good mix of two-story and three-story delineation. As a result, the streetscape this creates provides variation within the community. The Applicant has provided an example colored streetscape for reference.

Though this project is a PRD, the requirements of the underlying TOD zoning influence the requirements of the PRD. But under the PRD, these standards can be negotiated through the process. The TOD zoning calls for a varying percentage of brick, natural, or cementitious stone depending on the façade of the building.

| % of Building Façade with Brick, Stone, or Decorative Masonry for Medium Density Residential |
|---------------------------------|---------|--------|
| Public Facade                   | Side Facade | Interior Facade |
| 50%                             | 33%       | 10%    |

Public Façade is side of building facing public street, park/trail, open space

The remaining percentage of the building exterior materials shall be comprised of the following materials:

- Cast stone
- Wood shingles (cedar shingles with 6-inch maximum exposure)
- Lap siding, cedar or redwood (6 inch width, no diagonal siding)
- Tongue and groove paneling, cedar or redwood (6 inch width, no diagonal siding)
- Copper (untreated)
- Stucco and EFIS
- Cement board
- Glass (does not include windows)
- Dark anodized aluminum
- Materials that are similar in character to those listed above.

The following materials are not allowed as exterior materials:

- Painted or unpainted concrete block
- Aluminum, vinyl or fiberglass siding or roofing materials.
- Precast concrete materials, unless specifically approved by the City Council for a new commercial building.
- Painting of previously unpainted brick
- Wooden exteriors
Proposed exterior materials are noted below:

<table>
<thead>
<tr>
<th>TOD Architectural Exterior Material/Design Requirements</th>
<th>Proposed Exterior Materials/Design 2 STORY – B278 ELEVATION A</th>
</tr>
</thead>
</table>
| Any facades fronting a public or private street must be 50% brick, or natural or cementous stone. | 5.9 % Brick/Stone  
11.3 % Vinyl Siding  
7.7 % Shakes  
34.3 % Board & Batten  
20.4 % Trim |
| Exterior Side facades must be 33% brick or natural or cementous stone and 25% interior. | Side left:  
0.01 % Brick/Stone  
76.2 % Vinyl Siding  
0.0 % Shakes  
4.8 % Board & Batten  
8.8 % Trim  
Side right:  
0.01 % Brick/Stone  
78.3 % Vinyl Siding  
0.0 % Shakes  
3.3 % Board & Batten  
10.2 % Trim |
| Rear facades not fronting a public or private street must be a combination of two or more of the following materials: | 0.0 % Brick/Stone  
28.9 % Vinyl Siding  
2.2 % Shakes  
18.3 % Board & Batten  
14.3 % Trim |
|-------------------------------------------------------|-------------------------------------------------------------|
| Any facades fronting a public or private street must be 50% brick, or natural or cementous stone. | ___6.5__% Brick/Stone  
___45.8__% Vinyl Siding  
___0.0__% Shakes  
___0.0__% Board & Batten  
___17.5__% Trim |
| Exterior Side facades must be 33% brick or natural or cementous stone and 25% interior. | Side left:  
___0.01__% Brick/Stone  
___91.2__% Vinyl Siding  
___0.0__% Shakes  
___0.0__% Board & Batten  
___5.8__% Trim  
Side right:  
___0.01__% Brick/Stone  
___91.5__% Vinyl Siding  
___0.0__% Shakes  
___0.0__% Board & Batten  
___6.7__% Trim |
| Rear facades not fronting a public or private street must be a combination of two or more of the following materials: | ___0.0__% Brick/Stone  
___44.4__% Vinyl Siding  
___0.0__% Shakes  
___0.0__% Board & Batten  
___18.5__% Trim |
### TOD Architectural Exterior Material/Design Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Proposed Exterior Materials/Design 2 STORY – B278 ELEVATION C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any facades fronting a public or private street must be 50% brick, or natural or cementous stone.</td>
<td>5.5 % Brick/Stone</td>
</tr>
<tr>
<td></td>
<td>0.0 % Vinyl Siding</td>
</tr>
<tr>
<td></td>
<td>60.9 % Shakes</td>
</tr>
<tr>
<td></td>
<td>0.0 % Board &amp; Batten</td>
</tr>
<tr>
<td></td>
<td>x % Trim</td>
</tr>
</tbody>
</table>

| Exterior Side facades must be 33% brick or natural or cementous stone and 25% interior. | Side left:                                                    |
|                                                                                       | .01 % Brick/Stone                                            |
|                                                                                       | 78.2 % Vinyl Siding                                          |
|                                                                                       | 7.4 % Shakes                                                 |
|                                                                                       | 0.0 % Board & Batten                                          |
|                                                                                       | 9.8 % Trim                                                   |
|                                                                                       | Side right:                                                   |
|                                                                                       | .01 % Brick/Stone                                            |
|                                                                                       | 76.4 % Vinyl Siding                                          |
|                                                                                       | 5.1 % Shakes                                                 |
|                                                                                       | 0.0 % Board & Batten                                          |
|                                                                                       | 10.1 % Trim                                                  |

<p>| Rear facades not fronting a public or private street must be a combination of two or more of the following materials: | 0.0 % Brick/Stone |
|                                                                                                               | 26.0 % Vinyl Siding |
|                                                                                                               | 22.6 % Shakes       |
|                                                                                                               | 0.0 % Board &amp; Batten |
|                                                                                                               | 15.0 % Trim         |</p>
<table>
<thead>
<tr>
<th>TOD Architectural Exterior Material/Design Requirements</th>
<th>Proposed Exterior Materials/Design 3 STORY – B280 ELEVATION A</th>
</tr>
</thead>
</table>
| 1. Any facades fronting a public or private street must be 50% brick, or natural or cementous stone. | 5.3% Brick/Stone  
 23.0% Vinyl Siding  
 4.2% Shakes  
 20.6% Board & Batten  
 22.4% Trim |
| 2. Exterior Side facades must be 33% brick or natural or cementous stone and 25% interior. | Side left:  
 0.01% Brick/Stone  
 84.1% Vinyl Siding  
 0.0% Shakes  
 3.5% Board & Batten  
 9.5% Trim  
 Side right:  
 0.01% Brick/Stone  
 78.7% Vinyl Siding  
 0.0% Shakes  
 3.2% Board & Batten  
 10.5% Trim |
| 1. Rear facades not fronting a public or private street must be a combination of two or more of the following materials: | 0.0% Brick/Stone  
 38.1% Vinyl Siding  
 2.3% Shakes  
 11.6% Board & Batten  
 19.5% Trim |
|--------------------------------------------------------|----------------------------------------------------------|
| 3. Any facades fronting a public or private street must be 50% brick, or natural or cementous stone. | 5.2 % Brick/Stone  
45.0 % Vinyl Siding  
0.0 % Shakes  
0.01 % Board & Batten  
14.9 % Trim |
| 4. Exterior Side facades must be 33% brick or natural or cementous stone and 25% interior. | Side left:  
0.01 % Brick/Stone  
87.0 % Vinyl Siding  
0.0 % Shakes  
0.0 % Board & Batten  
8.9 % Trim  
Side right:  
0.0 % Brick/Stone  
83.9 % Vinyl Siding  
0.0 % Shakes  
0.0 % Board & Batten  
10.3 % Trim |
| 2. Rear facades not fronting a public or private street must be a combination of two or more of the following materials: | 0.0 % Brick/Stone  
49.7 % Vinyl Siding  
0.0 % Shakes  
0.01 % Board & Batten  
18.5 % Trim |
Alternative Design or Materials by Ordinance. To encourage creativity, imagination, innovation, and variety in architectural design, the Planning Commission may recommend modification of the requirements and the City Council may approve such modifications upon determining that the proposed architecture design or exterior façade material(s) meets all of the following conditions:

a. The proposed design or material is consistent with the purposes of this section

b. The proposed design or material would enhance the architectural appearance of the building and would be equal or superior to designs or materials permitted by this section.

c. The proposed design or material would be in harmony with the character of adjacent buildings and the surrounding district.

OR

Flexibility can be granted to the project through the PRD.

NOTE: The Planning Commission could consider the following architectural standards:

- All units with a public façade should be within a range of 30%-50% brick, stone, decorative cementous materials and remaining surface shall be LP Materials.

- All units with a side façade that is also a public façade, which are Lot 1 and 9 Block 1, Lot 1 and 8 Block 2, Lot 1 and 4 Block 3, Lot 1 and 6 Block 6, Lot 1 and 8 Block 7, Lot 1 and 10 Block 8 should have 30% brick, stone, decorative cementous materials and remaining surface shall be LP Materials.

- Rear and interior side façade which is not a public façade should be LP Materials.

(This would be very similar to material requirements the City approved for the Lennar Townhome Downtown at 2nd and Monroe.)

RECOMMENDATION
Staff recommends the following possible actions:

Action 1: If the Planning Commission finds the proposed PRD satisfies the findings of fact to justify a PRD, the Planning Commission may recommend approval to the City Council with the following conditions:

1. The PRD is found acceptable and meets the finding of fact to justify the PRD.

2. Approved plans shall be consistent with standards approved under the PRD.
3. A final PRD development plan shall be submitted reflecting any recommended changes from the preliminary PRD plan approval.

**Action 2: If the Planning Commission finds the proposed development plan acceptable, the Planning Commission may recommend approval of the Preliminary Plat to the City Council with the following:**

1. All comments and concerns of the City Engineer shall be met.

2. Park dedication fees in the amount of $142,408.00 and shall be paid prior to any site work starting.

3. A Final plat shall be submitted to the City of Anoka Planning Department and approved by the City Council within 12 months of preliminary plat approval and reflecting any necessary changes from the preliminary plat approval.

**Action 3: If the Planning Commission finds the proposed development plan acceptable, the Planning Commission may recommend approval of a Site Plan to the City Council with the following conditions:**

1. All comments and concerns of the City Engineer shall be addressed prior to issuance of the building permit.

2. All comments and concerns of the Fire Department shall be met.

3. The developer shall comply with the LRRWMO approval and permit for the drainage, grading and erosion control. The LRRWMO permit shall be obtained prior to any site activity and/or issuance of a building permit.

4. The Applicants shall obtain all necessary permits and approvals from State agencies.

5. The Applicant shall enter into a development agreement.

6. The Applicant shall provide a letter of credit in the amount of 1.25 times the estimated cost of all site improvements including but not limited to grading, parking lot improvements, landscaping, storm water ponding, roads, and utilities.

7. The Applicant must submit an as-built survey of the property to the City of Anoka Engineering Department upon completion of the project.
8. Homeowner Association Documents including but not limited to maintenance of common areas, building exteriors and landscaping shall be submitted to City Staff prior to approval of a building permit.

9. All units shall have a fire sprinkler system installed.

10. All 56 units shall have foundation plantings. The landscape plan should be revised.

11. The Applicant shall work with the US Post Office and install gang style mailboxes to serve the neighborhood.

12. All plans shall be updated as required by City staff.
Below are the comments from the Engineering Department for the construction plans dated January 1, 2020 by Alliant Engineering Inc. for the Anoka Riverside development:

**Cover Sheet**
1. The *Sheet Index* for Page No. 5 is missing “& Lighting Plan” in the sheet title.

**Preliminary Plat**
1. A 7 foot side yard drainage and utility easement are required.
2. Include the benchmarks on the preliminary plat.
3. A final plat will be required.

**Site and Lighting Plan**
1. The bituminous street patching shall be full street width, squared up to the curb lines, saw cut, milled and be installed by a paver.
2. The 10 foot bituminous trail located along the city property south of the project shall have an ADA complaint pedestrian ramp at 4th Avenue.
3. A concrete apron shall be installed on Road “A” at 4th Avenue. The apron shall be 8 inches thick and extend up to the sidewalk. The sidewalk across the apron shall be also 8 inches thick including the first panel on both sides of the apron.
4. The removal of existing watermain and fire hydrant is not shown on the site plan. The main shall be removed and capped at the edge of the property pending Anoka County’s approval.

**Grading and Drainage Plan**
1. All grading, including swales shall be at a minimum slope of 2%.

**Sanitary Sewer and Watermain Plans**
1. Provide profiles for the sanitary sewer and watermain.
2. Provide service locations for both sewer and water.
3. Approval from Anoka County will be required for the re-routing of the private sanitary sewer service line and the removal of the private watermain.
4. The watermain location shall be located 10 feet to the north of the sewer main on east-west roads and 10 feet to the east of the sewer main on north-south roads.

5. The proposed watermain at the intersection of Grant Street and 4th Avenue shall be extended to the north across the sanitary sewer main. Provide 10 feet of separation from the sewer main up to Road “B”.

6. The watermain shall be looped between the rear yards of Block 3 between Road “B” and Road “E”. A drainage and utility easement will be required over the watermain.

7. The watermain shall be looped between the rear yards of Block 6 between Road “B” and Road “D”. A drainage and utility easement will be required over the watermain.

8. Watermain pipe shall be ductile iron pipe (DIP). The city’s standard watermain size is 6 inch and could be used on the project if it provides adequate fire flow protection.

9. Gate valves smaller than 12 inches in size shall be epoxy coated resilient wedge valves by Clow, Daigle Aqua or Mueller.

10. All fire hydrants shall be located 3 feet behind back of curb to the pumper nozzle.

11. Hydrants shall be Pacer, WB-67 5 ¼ inch diameter valve, traffic flange with 16 inch break off section and two 2 ½ inch nozzles plus a 5 inch pumper nozzle (Waterous Template 40524). A 5’ foot spring mounted rod required and the breakoff within 2 inches of finish grade elevations.

12. Gate valve shall be epoxy coated, resilient wedge valve by Clow, Daigle Aqua or Mueller. The valve box shall be 3 piece adjustable screw type box 60”- 90" extension with a 5-1/4" shaft size. The word "Water" imprinted on the lid. An extended rod shall be installed if the bury is greater than 7 ½ feet. Valve box alignment device are required by Gate Valve Adaptor.

13. Watermain pipe fitting materials shall be Mechanical Class 350 ductile iron fittings. The interior and exterior be coated with fusion bonded epoxy and bends shall be full bodied.

14. Watermain shall have conductive gaskets or conductivity strips. Exterior of pipe coated with an asphaltic coating and interior of pipe shall be cement mortar lined. Gaskets shall be synthetic rubber.

15. COR-Blue T-Bolts as manufactured by NSS Industries are required for all watermain connections. Stainless steel bolt are approved equal.

16. Mechanical Joint Restraints for DIP fittings shall be Megalug Series 1100 for DIP by EBAA Iron.
17. Corporation stop shall be ball valve with type AWWA thread for inlet connection. The corporation stop shall have tracer wire terminals and shall be Ford ball type corporation valve, part number FB-1000-4-TW-Q-NL.

18. Curb stop shall be ball valve, with Minneapolis pattern valve and quarter turn operation. The curb stop shall have tracer wire terminals and shall be Ford ball type curb valve, part number B44-444M-TW-Q-NL.

19. Curb boxes shall be steel two piece extension type with Minneapolis pattern base with a 1 ¼” inside diameter upper section. Lids are steel stamped with the words “WATER” with a brass pentagon plug that allows access to shut off rod without removing lid. Curb box have a steel 9/16 inch diameter (minimum) stationary rod that is attached to the curb stop with a brass cotter pin and the lid shall have tracer wire terminal. Curb boxes shall be manufactured by McDonald, Ford, Mueller Company.

20. Curb stop cover casting by Ford A1 is required when curb box is located in a paved surface.

21. Service line shall be Endopure as manufactured by Endot Industries, Inc. It shall be rated for 200 PSI and be blue water service tubing (CTS). Water pipe shall be produced with PE 4710 – Bi-Modal HDPE resin.

22. Sanitary sewer pipe shall be SDR-35 or SDR-26 depending on the depth of the sewer main.

23. All sanitary sewer fittings shall be SDR-26.

24. For sanitary sewer the cover shall have a neoprene gasket and groove for water tight application, two concealed pick holes and “Sanitary Sewer” imprinted on the cover. Neenah lid 5044 or approved equal.

25. Concrete curb and gutter shall be stamped with an arrow and “CS” at curb stop locations and a “GV” at gate valve locations. City of Anoka will supply metal stamps for contractor’s use.

26. High density polyethylene adjustment rings shall be used for all sanitary sewer manholes with solid lids. The contractor shall use standard available ring thicknesses that minimize the number of rings required. A maximum of 3 rings shall be used for adjustment. The minimum adjustment height shall be 4 inches and the maximum adjustment height shall be 8 inches.

**Storm Sewer Plans**

1. Provide profiles for the storm sewer.
2. The accommodate the storm water from the proposed storm pond located in Outlot C, the 24 inch pipe on the outlet structure for the existing regional will need to replace with a 33” inch RCP pipe. This work shall be included in the project and final cost share for this work will be part of the development agreement.

3. For storm sewer the cover shall be Neenah lid R-1733 or approved equal. Cover shall be Neenah Type “A” lift holes and “Storm Sewer” imprinted on the cover.

4. High density polyethylene adjustment rings shall be used for all public storm sewer manholes with solid lids. The contractor shall use standard available ring thicknesses that minimize the number of rings required. A maximum of 3 rings shall be used for adjustment. The minimum adjustment height shall be 4 inches and the maximum adjustment height shall be 8 inches.

Erosion and Sediment Control Plan

1. Provide a copy of the stormwater pollution prevention plan that is required by the NPDES Construction Permit once completed.

2. As per the LRRWMO memo dated November 7, 2019, the following conditions shall be followed during the project: A Lower Rum River Water Management Organization permit was approved at the April 16, 2020 board meeting and was subject to the following six conditions as detailed on the Barr Engineering memorandum dated April 9, 2020:
   - Erosion control measures need to be installed prior to the commencement of construction.
   - Upon completion of construction and restoration of disturbed areas, the permit applicant is responsible for the removal of all erosion control measures installed through the construction site.
   - To minimize the potential of material from leaving the site and being tracked onto the roadway, a rock filter dike being a minimum of 2 feet in height and having side slopes of 4:1 must be constructed at the entryway onto the site. The rock filter dike will provide an erosion control facility and also enable construction traffic to enter the site.
   - Street sweeping must be undertaken and completed on an as needed basis.
   - Compliance with the storm water management requirements of the Lower Rum River Watershed Management Organization are to be administered for this project by the City of Anoka.
In all cases where the doing by the permittee of anything authorized by this permit shall involve the taking, using, or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements or interests, the permittee; before proceeding; shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all necessary property rights and interest.

General Comments

1. Provide standard details for sanitary sewer, watermain, and storm sewer.
2. Working hours are Monday – Friday 7 AM to 7 PM, Saturday 8 AM to 5 PM. No work is permitted on Sunday or Holidays unless approved by city.
3. Traffic control will be required for any work within the city’s right-of-way and will need to be approved by the city. If allowed, a 10 day advanced notice is required for a full street closure.
4. A right-of-way permit will be required by Anoka County if CSAH 131 is not turned back to the City of Anoka.
5. Construction as-built plans and grading as-built plans are required. Anoka's as built requirement are:
   - The owner’s engineer shall provide a complete set of project CAD files incorporating the project’s “as-built” data. These CAD files shall be submitted in the Anoka County Surveyor’s coordinate system (NAD83). Measurement units shall be in feet. Also, the owners engineer shall provide a full “as-built” plan set in Adobe “pdf” format.
   - All “as-built” plans shall be certified by the design engineer.
   - Show contractor’s name on the as-builts.
   - Benchmarks shall be referenced on each sheet.
   - As-built elevations shall be established using conventional methods (non G.P.S.) with an accuracy of + 0.05’. All elevations shall be based on N.G.V.D. 1929 Adj. datum. A conversion from the 1988 datum to 1929 will be acceptable.
   - Services shall be tied with at least two ties as close to right angles as possible.
A response letter addressing all of the above mentioned comments will be required when the revised plans are submitted. If you have further questions, need additional information, or wish to discuss any of these items in greater detail please contact me at 763-576-2980.

Respectfully Submitted,

[Signature]

Ben Nelson | Engineer Technician
Thanks for the meeting Doug.

As I pointed out in our meeting the only issue the fire department has is we would like to see the water main looped back to the 10” mane some place.

Todd

---

I would like to meet with you and go over plans for a new development project. I will need a comment letter from the fire department for my Planning Commission Staff Report. But I wanted to walk through a few things rather than just dropping off a plan set. Would you be able to meet on Friday morning?

Doug Borglund  
Community Development Director  
City of Anoka  
2015 First Avenue North  
Anoka, MN 55303

(763) 576-2723  
dborglund@ci.anoka.mn.us
April 20, 2020

Aziz Siddiqui  
David Weekly Homes  
12900 Whitewater Drive  
Suite 180  
Minnetonka, MN 55343

Subject: LRRWMO Permit #2020-02 – Riverside Residential Development ~ Anoka

Dear Mr. Siddiqui:

The LRRWMO, at its April 16, 2020 meeting, addressed the permit indicated above.

The LRRWMO Board as administrator for the Minnesota Wetland Conservation Act has taken action to approve the WCA de minimus exemption as detailed on the attached Barr Engineering memorandum (1) dated April 10, 2020.

The LRRWMO Board further took action to approve the permit subject to six (6) conditions as detailed on the attached Barr Engineering memorandum (2) dated April 9, 2020.

If you have any questions regarding this process, please contact Ms. Karen Wold and/or Bob Obermeyer of Barr Engineering.

Sincerely,

[Signature]

Todd Haas  
Chair

Attachments: Barr Engineering Memo (1)  
Minnesota Wetland Conservation Act Notice of Decision  
Barr Engineering Memo (2)  
Approved Permit 2020-02

cc: Keara Pringle, Alliant, Inc.  
Ben Nelson, City of Anoka  
Leslie Parris, MnDNR Div. of Ecological & Water Resources  
BJ Bonin, MnDNR  
Becky Wozney, Anoka Conservation District  
Ben Meyer, MN Board of Water & Soil Resources  
Daniel Munson, U.S. Army Corps of Engineers  
LRRWMO
To: Lower Rum River Water Management Organization
From: Barr Engineering Co.
Date: April 9, 2020
Re: Permit # 2020-02: Riverside: Anoka

The project submitted is for a multi-residential (40 units) development to be located east of 4th Avenue and north of Grant Street extended in Anoka. The Rum River is immediately west of the site. The overall site is 12.1 acres with a project area of 6.6 acres. This project is being reviewed based on the requirements of the Wetland Conservation Act (two existing wetland areas are located on the site) and for compliance with the LRRWMO storm water management requirements. The WCA review is summarized in separate correspondence.

Currently, the majority of the overall site drains to two existing land-locked depression areas on the site. A small area of the site, approximately 1.0 acre, currently drains directly to the Rum River. The proposed development will reduce the area draining to the river to 0.6 acres. The Rum River is classified as a Wild and Scenic River by the Minnesota Department of Natural Resources. This river classification requires no increase rate of discharge directed to the river from development within the watershed.

An on-site basin is to be constructed to provide volume retention and water quality treatment. A City of Anoka regional basin is located south of the site, 4th Avenue Basin – Permit #2020-03, and will be expanded (outlet enlarged) to accommodate runoff from the site directed to the basin for the required rate control. The discharge from the regional basin reduces the discharge to the Rum River to less than existing conditions.

- Total Site Area: 12.15 acres
- Project Area: 6.61 acres
- Existing Site Impervious Area: 21,083 square feet
- Proposed Site Impervious Area: 169,710 square feet
- 148,627 square foot increase

LRRWMO criteria states that if more than 50% of the existing site impervious area is disturbed by the project, stormwater management is required for all impervious surfaces on the site. Stormwater management, volume retention and water quality treatment, is to be provided within the proposed on-site basin.

The geotechnical report identifies the on-site underlying soil as poorly graded sand (SP) in the area of the proposed basin. The applicant has used an infiltration rate of 0.8 inches/hour consistent with the Minnesota Stormwater Manual. Groundwater was encountered at elevation 851.1 M.S.L.

As previously stated to limit the proposed discharge rates resulting from the increase in impervious area to pre-project conditions, the regional basin south of Grant Street is to be modified to maintain the rate of
runoff to pre-development. The rates of runoff from the regional basin are presented in the review memorandum for LRRWMO Permit #2020-03.

The following table summarizes the existing and proposed discharges from the site the 2, 10, and 100-year frequency storm events that is discharged directly to the Rum River from the overall site:

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<th>Frequency</th>
<th>Existing Discharge c.f.s</th>
<th>Proposed Discharge c.f.s</th>
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<td>2-Year</td>
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<td>&lt;1.0</td>
</tr>
<tr>
<td>10-Year</td>
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<tr>
<td>100-Year</td>
<td>5.9</td>
<td>3.1</td>
</tr>
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</table>

A volume retention of 12,386 cubic feet is required from the increase of 148,627 square feet of impervious area. The proposed basin provides a retention volume of 12,476 cubic feet (12,386 cubic feet required) with an area of 6,926 square feet (3,871 square feet required) at a depth of 2.3 feet (the outlet elevation) — a depth of 3.2 feet is the maximum allowable depth of inundation for a drawdown of the volume retention within 48 hours using an infiltration rate of 0.8 inches/hour.

LRRWMO water quality criteria requires an annual removal efficiency of 90% for total suspended solids and 60% of total phosphorous for the project. The results of a P8 model submitted indicates the basin will provide an annual removal efficiency of 98.6% for total suspended solids (2,233 lbs.) and 94.1% for total phosphorus (7.0 lbs.).

As previously stated, the soil boring logs show that groundwater encountered at elevation 851.1 M.S.L. The bottom elevation of the proposed on-site basin is 858.5 M.S.L., a separation of 7.4 feet. A minimum 3 foot separation between the bottom of an infiltration facility and groundwater is required.

The calculated 100-year frequency flood elevation of the on-site basin is 864 M.S.L. The finished floor elevation of the lowest proposed structure is shown to be 867.9 M.S.L. providing a separation of 3.9 feet.

Silt fence is shown to be constructed at the limits of construction, inlet protection encircling proposed catch basins, and a rock construction entrance for erosion control.

It is our recommendation that the LRRWMO approve of the permit for this project subject to the following conditions:

1. Erosion control measures need to be installed prior to the commencement of construction.
2. Upon completion of construction and restoration of disturbed areas, the permit applicant is responsible for the removal of all erosion control measures installed throughout the construction site.
3. To minimize the potential of material from leaving the site and being tracked onto the roadway, a rock filter construction entrance being a minimum of two feet in height and having side slopes of 4:1 must be constructed at the entryway onto the site. The rock construction entrance will provide an erosion control facility and also enable construction traffic to enter the site.
4. Street sweeping must be undertaken and completed on an as needed basis.
5. Compliance with the storm water management requirements of the Lower Rum River Watershed Management Organization are to be administered for this project by the City of Anoka.

6. In all cases where the doing by the permittee of anything authorized by this permit shall involve the taking, using, or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements or interests, the permittee; before proceeding; shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all necessary property rights and interest.
PROPERTY DESCRIPTION

1. The survey and the property description shown hereon are based upon information found in the commitment for title insurance prepared by Stewart Title Guaranty Company, file no. 01040-22973, dated October 3, 2019.

2. The survey and property description are in conformance with the Minnesota Statutes, Sections 506.01 to 506.07.

3. The survey and property description are in conformance with the City of Anoka Zoning Code.

4. The survey and property description are in conformance with the City of Anoka Subdivision Regulations.

5. The area of the above described property is 529,105± square feet or 12.147 acres.

6. There are 0 regular striped parking stalls and 0 handicapped parking stalls.

7. The property lies within Zone AE (Special flood hazard areas (SFHA’s) subject to inundation by the 1% annual chance flood) and Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) of Federal Highway Administration Flood Hazard Boundary and Zone X, inundated areas, prepared by the State Flood Plain Office of the Minnesota Department of Natural Resources.

8. There was no observed evidence of earth moving work or building construction at the time of our field work.

9. Names of adjoining owners are depicted based on Anoka County GIS tax information.

10. Survey related exceptions are based on information obtained from the Minnesota Geospatials Information office.

11. Terms and conditions of Recreational Trail Easement, as granted to the City of Anoka, last dated March 27, 2000, filed April 13, 2000, as Document No. 1495017. Easement is depicted on survey.

12. Terms and conditions of Utility and Street Easements, granting utility and street easements to the City of Anoka, and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 9, 11, 13, 16 and 18 of Table A thereof. The field work was completed on January 17, 2020.

13. Lidar contours depicted are per information obtained from the Minnesota Geospatials Information office.

14. There were no observed evidences of earth moving work or building construction at the time of our field work. Verify critical utilities prior to construction or design.

15. The roadway location is depicted on the survey.

16. This survey was completed in conformance with the Minnesota Subdivision Regulations. The survey is based on a field survey and may not be exact. Verify critical utilities prior to construction or design.

CERTIFICATION

To Nondrew Homes, LLC, a Delaware limited liability company, City of Anoka, a Minnesota municipal corporation, and Stewart Title Guaranty Company:

This is to certify that the survey and the survey on which it is based were made in accordance with the 2016 Minnesota Standard Detail Requirements for ALTA/NSPS Level I Surveys, jointly established and adopted by ALTA and the National Society of Professional Surveyors.

This survey was completed on January 17, 2020, by David M. Goers, RPL, 3530.15.


Review copy.

Alliant/NSPS LAND TITLE SURVEY

Survery for Weekley Homes LLC

Anoka - 4th Ave Site

Anoka, MN

730 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.766.3300 www.alliant-inc.com
LANDSCAPE SCHEDULE

<table>
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<th>TOTAL</th>
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<th>SCIENTIFIC NAME</th>
<th>PLANTING SIZE / ROOT TYPE</th>
<th>NOTES</th>
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<tbody>
<tr>
<td>16</td>
<td>CO</td>
<td>Elderberry</td>
<td>Sambucus canadensis</td>
<td>2' x 4'</td>
<td>20&quot; Stem, Root in 3-gal.</td>
</tr>
<tr>
<td>20</td>
<td>PL</td>
<td>Big Beaucarnea</td>
<td>Beaucarnea recurvata</td>
<td>2' x 2'</td>
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</tr>
<tr>
<td>21</td>
<td>DR</td>
<td>Dracaena Compacta</td>
<td>Dracaena fragrans</td>
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<tr>
<td>33</td>
<td>AC</td>
<td>Antirrhinum Majus</td>
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<tr>
<td>35</td>
<td>PD</td>
<td>Potentilla</td>
<td>Potentilla fruticosa</td>
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PLANTING KEY:
BC - Black Chokeberry
BDL - Bodacious Reblooming Daylily
DN - Little Devil Ninebark

SEEDING NOTES:
- Quantities on plan represent the quantities in all replicates.
- Seeding area marked on plan matches landscape schedule.
- Seeding areas are approximate and not to scale.

FIREPIT & SEAT WALL EXAMPLES

FOUNDATION PLANTING PLAN

NOT FOR CONSTRUCTION
NOT REVIEWED
PRELIMINARY PLAT AND PUD SUBMITTAL
FOR REVIEW ONLY
<table>
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<tr>
<th>#</th>
<th>Status</th>
<th>Address</th>
<th>Type</th>
<th>Location</th>
<th>Estimated Age</th>
<th>Diameter (in)</th>
<th>Species</th>
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## Existing Tree Inventory

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<th>Species</th>
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<th>Comments</th>
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<th>Removal</th>
<th>Additional Notes</th>
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*NOT FOR CONSTRUCTION*
PARKING SUMMARY/LEGEND:

PRIVATE DRIVEWAY PARKING (2/Home) = 112
PRIVATE GARAGE PARKING (2/Home) = 112
PRIVATE OFF-STREET = 20
TOTAL AVAILABLE PARKING = 244 STALLS
SNOW STORAGE SUMMARY/LEGEND:

- **COMMON AREA SNOW STORAGE** = 17,475 S.F.
- **STORM WATER MANAGEMENT SNOW STORAGE** = 14,801 S.F.
- **TOTAL SNOW STORAGE AREA** = 32,276 S.F.

**NOTE:**

Once on-site snow storage areas are at capacity, snow will be removed to an appropriate offsite location. NCA responsible for all development snow removal.

RIVERSIDE SNOW STORAGE EXHIBIT
ANOKA, MN
Riverside 28’
Riverside 28’ Plan - B275

B275 “A”

B275 “B”
Riverside 28’ Plan - B278

B278 “A”  B278 “B”  B278 “C”
Riverside 28’ Plan - B279
Riverside 28’ Plan - B280
Riverside 28’ Plan - B275
FIRST FLOOR

GENERAL REQUIREMENTS

- **Building Survey Requirements**
  - All photos to be signed & dated
  - Roof plans and schedules to be signed & dated

- **Building Specifications**
  - [Specifications and details]

- **Construction Details**
  - [Construction details]

- **Materials**
  - [List of materials]

- **Ceiling Heights**
  - All ceilings to be at least 8’-0” high
  - [Ceiling height exceptions]

- **Walls**
  - All insulated walls to be at least 2” thick
  - [Walls with R-value]

- **Electrical**
  - All electrical systems to be in accordance with local codes
  - [Electrical system details]

- **Plumbing**
  - All plumbing systems to be in accordance with local codes
  - [Plumbing system details]

- **Mechanical**
  - All mechanical systems to be in accordance with local codes
  - [Mechanical system details]

- **Finish Materials**
  - All finish materials to be in accordance with the design specifications
  - [Finish material list]

- **Insulation**
  - All insulation to meet local and national building codes
  - [Insulation details]

- **Structural**
  - All structural elements to be calculated and approved by a licensed structural engineer
  - [Structural details]

- **Fire Protection**
  - All fire protection systems to be in accordance with local codes
  - [Fire protection details]

- **Code Compliance**
  - All projects to be in compliance with the International Building Code
  - [Code compliance details]

- **Energy Efficiency**
  - All projects to meet ENERGY STAR standards
  - [Energy efficiency details]
ADDRESS NUMBERS MINIMUM 4 INCHES HIGH AND 1/2 INCH WIDTH - R318.1

PROVIDED A MIN CLEARANCE OF 6" FROM SIDING/WALL FRAMING TO GRADE - R317.1 #5

FLASHING REQUIRED AT ALL EXTERIOR OPENINGS - R703.8

GRADE SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 6" WITHIN 10' OF THE BUILDING - R401.3

PROVIDE HOUSE WRAP UNLESS PROHIBITED BY SIDING OR SHEATHING MANUFACTURER

LATH INSPECTION REQUIRED.
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.
The measurements, dimensions, and other specifications shown on this document are guidelines for construction only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.
ADDRESS NUMBERS MINIMUM 4 INCHES HIGH AND 1/2 INCH WIDTH - R319.1

PROVIDED A MIN CLEARANCE OF 8" FROM SIDING/WALL FRAMING TO GRADE - R317.1 #5

FLASHING REQUIRED AT ALL EXTERIOR OPENINGS - R703.8

GRADE SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 6" WITHIN 10' OF THE BUILDING - R401.3

PROVIDE HOUSE WRAP UNLESS PROHIBITED BY SIDING OR SHEATHING MANUFACTURER

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SIDE ELEVATION W/ OPT. BALCONY

REAR ELEVATION W/ OPT. BALCONY

SIDE ELEVATION W/ OPT. BALCONY

CONCEPTUAL PLANS
ADDRESS NUMBERS MINIMUM 4 INCHES HIGH AND 1/2 INCH WIDTH - R318.1

PROVIDED A MIN CLEARANCE OF 8" FROM SIDING/WALL FRAMING TO GRADE - R317.1 #5

FLASHING REQUIRED AT ALL EXTERIOR OPENINGS - R703.8

GRADE SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 6" WITHIN 10' OF THE BUILDING - R401.3

PROVIDE HOUSE WRAP UNLESS PROHIBITED BY SIDING OR SHEATHING MANUFACTURER

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Riverside 28’ Plan - B278
ADDRESS NUMBERS MINIMUM 4 INCHES HIGH AND 1/2 INCH WIDTH - R319.1

PROVIDED A MIN CLEARANCE OF 6" FROM SIDING/WALL FRAMING TO GRADE - R317.1.5

FLASHING REQUIRED AT ALL EXTERIOR OPENINGS - R703.8

GRADE SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 6" WITHIN 1/10 OF THE BUILDING - R401.3

PROVIDE HOUSE WRAP UNLESS PROHIBITED BY SIDING OR SHEATHING MANUFACTURER.

LATH INSPECTION REQUIRED.

SCALE: 1/4" = 1'-0"

TYP. PLATE HEIGHTS

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<th>ACTUAL</th>
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<td>9'-0&quot; PLATE</td>
<td>9'-1 1/8&quot;</td>
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<tr>
<td>10'-0&quot; PLATE</td>
<td>10'-1 1/8&quot;</td>
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<tr>
<td>11'-0&quot; PLATE</td>
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</tbody>
</table>

2ND FLOOR PLATE HEIGHTS (W/ 18" FLOOR SYSTEM)

| 19'-0" PLATE | 19'-8 1/4" |
| 20'-0" PLATE | 20'-8 1/4" |
| 21'-0" PLATE | 21'-8 1/4" |

0'-0" F.F. = FINISH FLOOR SUBFLOOR

FRONT ELEVATION "A" WINDOW TRIM DETAIL

SCALE: 1/8" = 1'-0"
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Address numbers minimum 4 inches high and 1/2 inch width - R319.1

Provided a min clearance of 6" from siding/wall framing to grade - R317.1 #5

Flashing required at all exterior openings - R703.8

Grade shall slope away from building a minimum of 6" within 10' of the building - R401.3

Provide house wrap unless prohibited by siding or sheathing manufacturer

Lath inspection required.
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ADDRESS NUMBERS MINIMUM 4 INCHES HIGH AND 1/2 INCH WIDTH - R318.1

PROVIDED A MIN CLEARANCE OF 6" FROM SIDING/WALL FRAMING TO GRADE - R317.1 #5

FLASHING REQUIRED AT ALL EXTERIOR OPENINGS - R703.8

GRADE SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 6" WITHIN 10' OF THE BUILDING - R401.3

PROVIDE HOUSE WRAP UNLESS PROHIBITED BY SIDING OR SHEATHING MANUFACTURER

LATH INSPECTION REQUIRED.
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The drawing scale is 1/4" = 1'-0" for 22x34 and 1/8" = 1'-0" for 11x17.

TYP. PLATE HEIGHTS

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<thead>
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</tr>
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2ND FLOOR PLATE HEIGHTS (W/ 18" FLOOR SYSTEM)

| 19'-0" PLATE | 19'-8 1/4" |
| 20'-0" PLATE | 20'-8 1/4" |
| 21'-0" PLATE | 21'-8 1/4" |

0'-0" F.F. = FINISH FLOOR
SUBFLOOR

SIDE ELEVATION "C"
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Riverside 28' Plan - B279
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Scale: 1" = 1'-0"
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Scale: 1/8"=1'-0"

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FLASHING REQUIRED AT ALL EXTERIOR OPENINGS - R703.8

GRADE SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 6" WITHIN 10' OF THE BUILDING - R401.3

PROVIDE HOUSE WRAP UNLESS PROHIBITED BY SIDING OR SHEATHING MANUFACTURER

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FLASHING REQUIRED AT ALL EXTERIOR OPENINGS - R703.8

GRADE SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 6'/WITHIN 10' OF THE BUILDING - R401.3

PROVIDE HOUSE WRAP UNLESS PROHIBITED BY SIDING OR SHEATHING MANUFACTURER

LATH INSPECTION REQUIRED.

GUARDRAIL 36" MIN. IN HEIGHT. SPINDLES LESS THAN 4" CLEAR SPACE - R312

ALL FASTENERS, HANGERS, NAILS AND FLASHING MUST BE COMPATIBLE WITH WOOD PRESERVATIVE TREATMENT. PROVIDE PRODUCT INFORMATION AT THE TIME OF INSPECTION.

REAR ELEVATION W/ OPT. BALCONY

SIDE ELEVATION W/ OPT. BALCONY

SIDE ELEVATION W/ OPT. BALCONY

---

ADDRESS NUMBERS MINIMUM 4 INCHES HIGH AND 1/2 INCH WIDTH - R319.1

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FLASHING REQUIRED AT ALL EXTERIOR OPENINGS - R703.8

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PROVIDE HOUSE WRAP UNLESS PROHIBITED BY SIDING OR SHEATHING MANUFACTURER

LATH INSPECTION REQUIRED.

GUARDRAIL 36" MIN. IN HEIGHT. SPINDLES LESS THAN 4" CLEAR SPACE - R312

ALL FASTENERS, HANGERS, NAILS AND FLASHING MUST BE COMPATIBLE WITH WOOD PRESERVATIVE TREATMENT. PROVIDE PRODUCT INFORMATION AT THE TIME OF INSPECTION.

REAR ELEVATION W/ OPT. BALCONY

SIDE ELEVATION W/ OPT. BALCONY

SIDE ELEVATION W/ OPT. BALCONY

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ADDRESS NUMBERS MINIMUM 4 INCHES HIGH AND 1/2 INCH WIDTH - R319.1

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GUARDRAIL 36" MIN. IN HEIGHT. SPINDLES LESS THAN 4" CLEAR SPACE - R312

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REAR ELEVATION W/ OPT. BALCONY

SIDE ELEVATION W/ OPT. BALCONY

SIDE ELEVATION W/ OPT. BALCONY
Riverside 28' Plan - B280
ADDRESS NUMBERS MINIMUM 4 INCHES HIGH AND 1/2 INCH WIDTH - R319.1

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PROVIDE HOUSE WRAP UNLESS PROHIBITED BY SIDING OR SHEATHING MANUFACTURER

LATH INSPECTED REQUIRED.

FRONT ELEVATION "A"

REAR ELEVATION

DRAWING SCALE

11x17 1/8" = 1'-0"

22x34 1/4" = 1'-0"

TYP. PLATE HEIGHTS

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</tr>
<tr>
<td>11-0 PLATE</td>
<td>11-1 1/8</td>
</tr>
</tbody>
</table>

2ND FLOOR PLATE HEIGHTS (ON 12" FLOOR SYSTEM)

| 16-0 PLATE | 16-8 1/4 |
| 20-0 PLATE | 20-8 1/4 |
| 24-0 PLATE | 24-8 1/4 |

SOFFiT = FINISH FLOOR SUBFLOOR
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Scale:
Rev:
Date:
Lot:
Block:
Sect:
Proj. No.:
Job No.:

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The diagrams and plans shown on this document are conceptual representations of the intended floor plan and may not be to scale. The actual construction may vary from the plans. Changes may be made to the plans during the construction process.

GENERAL REQUIREMENTS

- GARAGE DOORS TO BE WIND RESISTANT - R612.4
- MIN 1/2" GYPSUM AT ENCLOSED, ACCESSIBLE SPACE UNDER STAIRS - R302.7
- SOLID BLOCKING AT ALL POINT LOADS CONTINUOUS TO FOOTING - R301.1
- SOLID CORE DOOR (GASKETED/SEALED) REQUIRED IN MECHANICAL ROOM

STAIR REQUIREMENTS:
- MIN 6’6" HEADROOM
- 7 3/4" MAX RISE, 10" MIN. RUN

WINDOW FALL PROTECTION SHALL BE PROVIDED PER SECTIONS R312.2.1 AND R312.2.2

ALL WOOD IN CONTACT WITH CONCRETE MUST BE ROT RESISTANT - R317

NOTE: ALL 1ST FLR. CEILING HEIGHTS 9’ - 0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 EXTERIOR PERIMETER WALLS & ALL INSULATED WALLS UNLESS NOTED OTHERWISE

OPTION LIST

- OPT. FRDR @ STUDY
- OPT. BEDRM 4 W/ BATH 3

ROOF DECKS AND BALCONIES TO BE SLOPED 1/8" PER FOOT TOWARDS RELIEF POINTS

GENERAL REQUIREMENTS

SLOPED SURFACE REQUIREMENTS
- ALL PATIOS TO SLOPE 1/4" PER FOOT
- GARAGE FLOOR TO BE SLOPED 1/8" PER FOOT TOWARDS VEHICLE ENTRY DOOR
- ROOF DECKS AND BALCONIES TO BE SLOPED 1/8" PER FOOT TOWARDS RELIEF POINTS

RAILING REQUIREMENTS
- FINISHED GUARDRAILS REQUIRED AT DECKS, BALCONIES AND WALKWAYS THAT ARE 30" OR GREATER ABOVE GRADE AND BE AT A MINIMUM OF 36" IN HEIGHT
- FINISHED GUARDRAIL AND HANDRAIL SPINDLES MUST BE SPACED SO A 4" SPHERE WILL NOT PASS THROUGH

LET'S GO!
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Scale: 1/8" = 1'-0"

FRONT ELEVATION "A"

REAR ELEVATION

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Conceptual Plans

NORTH 2017
B281-A
ELV-3
MORNINGTON MINNEAPOLIS

1/8"=1'-0"
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MAG/YJ/RG/JW

7/17/18

11.1.19 KF

NORTH

7738-C

ELV-4

MORNINGTON

MINNEAPOLIS

2017

1/8"=1'-0"

SIDE ELEVATION W/OPT. REAR DECK

SIDE ELEVATION W/OPT. REAR DECK

SIDE ELEVATION W/OPT. REAR DECK

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