

Agenda Packet 5

06.23.2021 City Council Agenda Packet: Nandool
Preserve Preliminary Plat and CUP for PUD



16319 Kettle River Blvd.
Columbus, MN 55025
Phone: (651) 464-3120 Ext.1011
Website: www.ColumbusMN.us

APPLICATION FOR CONSIDERATION OF: **PRELIMINARY PLAT APPLICATION**

RECEIVED

Application Information Form

FEB 19 2021

APPLICANT/DEVELOPER:

City of Columbus

Name: RALPH & NANCY DOOLEY Phone: 612 805 8307 (Alt.): 651 269 6846

Address: 6907 W. BROADWAY N.E. Email: nadool2002 e aol.com

City: COLUMBUS State: MN Zip: 55025

LANDOWNER: NANCY DOOLEY TRUSTEE Phone: 612 805 8307

Address: RALPH DOOLEY TRUSTEE Email: SAME
SAME

PIN Number or Numbers: 04-32-22-310003, 04-32-22-31-0002,
04-32-22-24-0001

Is there an existing residential dwelling on the property: Yes No

Number of Acres in Subdivision: 77 Number of New Parcels in Subdivision: 4

3 EXISTING PLUS 1

Preliminary Plat Submittals Check List:

| | | |
|---|-------------------------------------|--|
| Application Information Sheet (Permit) | <input checked="" type="checkbox"/> | Information Recommended by Zoning Administrator: |
| Legal Description of Property (attached) | <input checked="" type="checkbox"/> | |
| Affirmation of Sufficient Interest (Signed by applicant and property owner) | <input checked="" type="checkbox"/> | |
| Full Size Paper Copies of Preliminary Plat (4) | <input checked="" type="checkbox"/> | |
| Electronic Copy of Preliminary Plat | <input checked="" type="checkbox"/> | |
| Soil Boring Test (Indicating buildable & septic area for each lot) | <input checked="" type="checkbox"/> | |
| Proof of Contact from the following Agencies: | | |
| • Watershed District <u>CITY</u> | <input checked="" type="checkbox"/> | |
| • Army Corps of Engineers | <input checked="" type="checkbox"/> | |
| • DNR | <input checked="" type="checkbox"/> | |
| <u>WAITING RESPONSE</u> Anoka County Highway Department | <input type="checkbox"/> | |
| Required Fees Paid | <input checked="" type="checkbox"/> | |
| Additional Information (further information that you believe is relevant and helps explains your request) | <input checked="" type="checkbox"/> | |

Note: this checklist is an outline intended to provide a general statement of the required submittals for a Preliminary Plat. For exact requirements you should refer to the Columbus City Ordinance (Section 8-500) found in the Zoning Code available on the City website www.ColumbusMN.us



16319 Kettle River Blvd.
 Columbus, MN 55025
 Phone: (651) 464-3120 Ext.1011
 Website: www.ColumbusMN.us

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT: *Nancy Sue Dooly* DATE: 2-19-2021

| For Office Use Only | |
|---------------------------|---|
| Date Application Received | <u>02/19/2021</u> PC # <u>PC21-107</u> 120-Day Deadline <u>6.19.2021</u> |
| Permit Fee | <u>\$100.00</u> Public Hearing Fee <u>\$200.0</u> Escrow Amount <u>\$2,000.00</u> |
| Total Amount Paid | <u>\$2,300.00</u> |
| Date Paid | <u>04.19.2021</u> Check # _____ Receipt # _____ |

| | | |
|-----------|-------|-------|
| App. Fee- | 10942 | 21838 |
| PH Fee- | 10943 | 21839 |
| Escrow- | 10944 | 21840 |

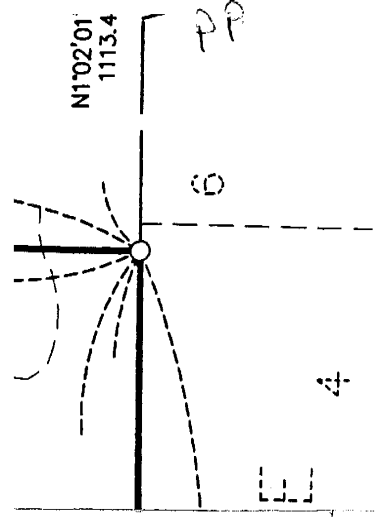
EXISTING DESCRIPTION: First American Title, ALTA Commitment for Title Insurance, dated January 22, 2021. Commitment No.: 240566

The East 825 feet of the Northeast Quarter of the Southwest Quarter, Section 4, Township 32, Range 22. Torren's Certificate of Title No. 139647

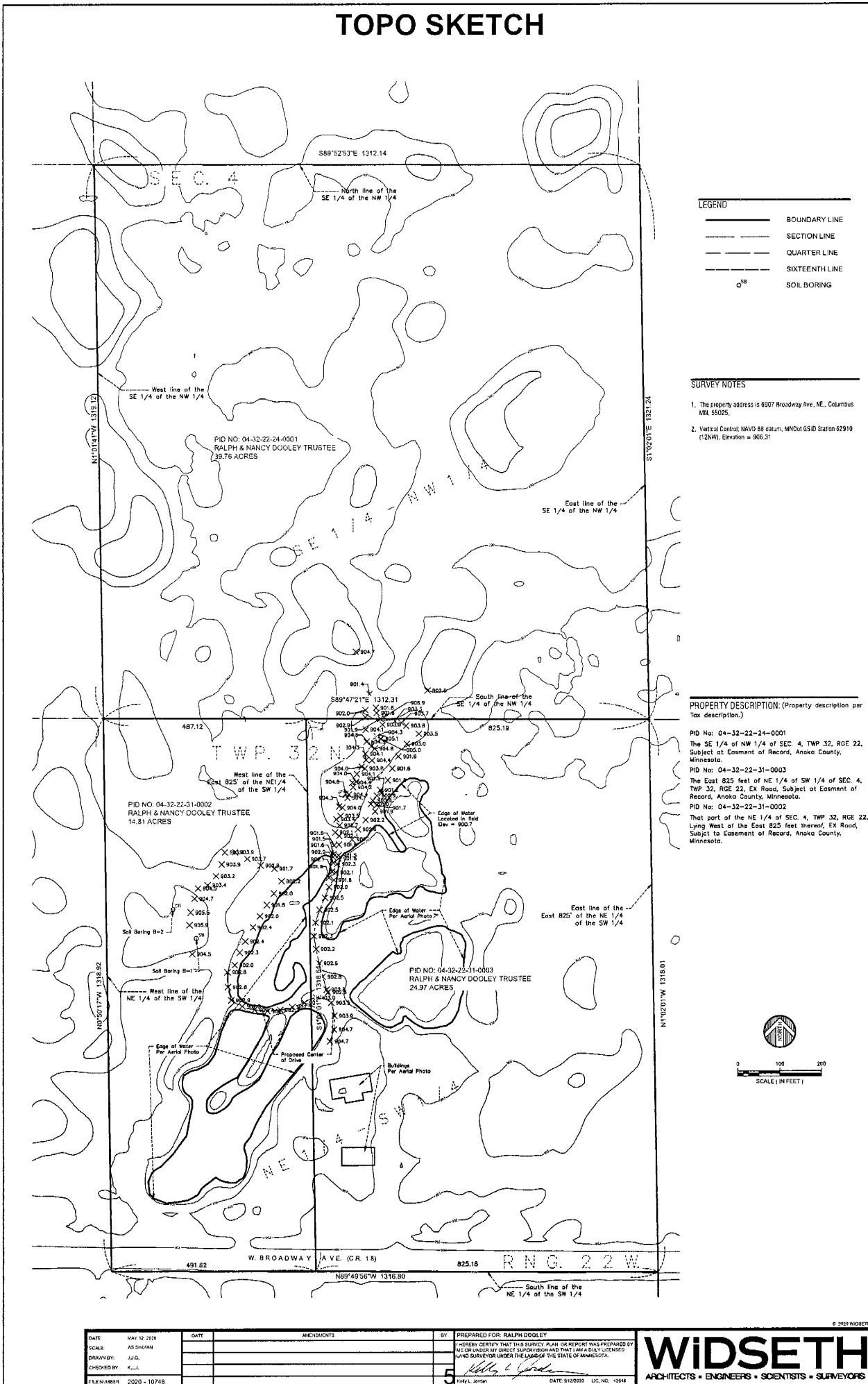
That part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 22, Anoka County, Minnesota, lying West of the East 825 feet of said Northeast Quarter of the Southwest Quarter.

AND

The Southeast Quarter of the Northwest Quarter of Section 4, Township 32, Range 22, Anoka County, Minnesota. Torren's Certificate of Title No. 139647



TOPO SKETCH



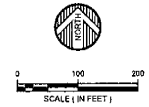
LEGEND

| | |
|--|----------------|
| | BOUNDARY LINE |
| | SECTION LINE |
| | QUARTER LINE |
| | SIXTEENTH LINE |
| | SOIL BORING |

- SURVEY NOTES**
- The property address is 6007 Broadway Ave. NE, Columbus MN, 55025.
 - Vertical Control: NAVD 88 datum, MNCot GSD Station 62910 (12NW), Elevation = 906.31

PROPERTY DESCRIPTION: (Property description per Tax description.)

- PID No: 04-32-22-0001
The SE 1/4 of NW 1/4 of SEC. 4, TWP. 32, RGE. 22, Subject to Easement of Record, Anoka County, Minnesota.
- PID No: 04-32-22-31-0003
The East 825 feet of NE 1/4 of SW 1/4 of SEC. 4, TWP. 32, RGE. 22, EX Road, Subject of Easement of Record, Anoka County, Minnesota.
- PID No: 04-32-22-31-0002
That part of the NE 1/4 of SEC. 4, TWP. 32, RGE. 22, Lying West of the East 825 feet thereof, EX Road, Subject to Easement of Record, Anoka County, Minnesota.



| DATE | DATE | AMENDMENTS | BY | PREPARED FOR: RALPH DOOLEY |
|-------------------------|------|------------|----|----------------------------|
| MAY 12, 2020 | | | | |
| SCALE: AS SHOWN | | | | |
| DRAWN BY: J.J.G. | | | | |
| CHECKED BY: K.L. | | | | |
| FILE NUMBER: 2020-10748 | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

WIDSETH ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DATE 5/12/2020 LIC. NO. 42648

CERTIFICATE OF SURVEY

SURVEY NOTES

1. Subject Property PID No. 04-32-22-31-0003, 04-32-22-31-0002, & 04-32-22-24-0001
2. The physical address of the property is 6907 Broadway Ave. NE., Columbus, MN 55025
3. The bearing system is based on the Anoka County coordinate system NAD83 (1996 Adjustment)

BENCHMARKS

1. The vertical datum is based on MNDOT GSID Station 62910. Elevation: 906.31 - NAVD88.

EXISTING DESCRIPTION: (Existing Warranty Deed No. 559660.002 & Torrens Certificate No. 139648 & 139647)

PID No: 04-32-22-31-0003

The East 825 feet of the Northeast Quarter of the Southwest Quarter, Section 4, Township 32, Range 22.

PID No: 04-32-22-31-0002

That part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 22, Anoka County, Minnesota, lying West of the East 825 feet of said Northeast Quarter of the Southwest Quarter.

PID No: 04-32-22-24-0001

The Southeast Quarter of the Northwest Quarter of Section 4, Township 32, Range 22, Anoka County, Minnesota.

SOIL BORINGS CHART

| Soil Boring # | Soil Boring Elev. | Mottled Elev. |
|---------------|-------------------|---------------|
| B-1 | 903.4 | |
| B-2 | 902.7 | |
| B-3 | 905.5 | |
| B-4 | 902.6 | |
| B-5 | 903.0 | 901.8 |
| B-6 | 902.9 | 901.9 |
| B-7 | 903.3 | 902.2 |
| B-8 | 903.9 | 902.4 |
| B-A | 903.2 | 902.1 |
| B-B | 902.5 | 901.3 |
| B-C | 903.5 | 902.4 |
| B-D | 903.4 | 902.2 |
| B-11 | 905.3 | |
| B-22 | 904.4 | |
| B-33 | 905.0 | |
| B-44 | 905.4 | |

ZONING: RR RURAL RESIDENTIAL DISTRICT
(PER CITY OF COLUMBUS CITY CODE, CHAPTER 7A)

MINIMUM BUILDING SETBACKS:

| FRONT YARD/R.O.W. | 75 | LOT SIZE: | 1 DWELLING PER 5 ACRES |
|-------------------|----------------------------|--------------|-------------------------|
| SIDE YARD | 20 | SEPTIC AREA: | UNDISTURBED 6,000 S.F. |
| REAR YARD | 20 | | 1 FT. ABOVE WATER TABLE |
| MINIMUM LOT WIDTH | 220 | | |
| MINIMUM LOT AREA | 5 ACRES OR 217,800 SQ. FT. | | |

NOTE: THE SIDE AND REAR SETBACKS ARE THE SAME AS THE DRAINAGE AND UTILITY EASEMENT THUS NOT SHOWN.

STATE MINNESOTA COUNTY OF ANOKA

I, Kelly L. Jordan, a licensed land surveyor under the laws of the State of Minnesota, do hereby certify to the City of Columbus, Anoka County, Minnesota:

1. That this survey was prepared by me or under my direct supervision;
2. That the existing property is described on Title Commitment No. 240566.
3. That this survey was made on the ground and is a true and accurate representation of said real property;
5. That all stated elevations are in relation to the same elevation benchmark shown thereon;
6. That all measurements to the 100-Year Flood Plain are in reference to the 100-Year Flood Plain as established by U.S.D.H.U.D. Flood Insurance Rate Maps (1-16-80) for the City of Columbus.
7. That there are no visible encroachments known to surveyor onto adjoining properties, streets or alleys by any of said buildings, structures or improvements except as shown thereon;
8. That there are no visible rights of way or easements known to surveyor on said described property except as shown on said survey;
9. That there are no party walls or visible encroachments known to surveyor on said described property by buildings, structures or other improvements situated on adjoining property, except as shown on survey;
11. That the proposed new descriptions encompass all of the pre-subdivision land.
12. That the identification numbers of test sites (soil borings), as shown on this survey, are the same as indicated in the report prepared by Ben Zierke, ZIERKE SOIL TESTING, 28587 Jeffrey Ave. Chisago City MN, 55013.
13. That all drawings, writings, data, and legends on this survey are true and accurate to the best of my knowledge.

Dated: 02-18-2021

Kelly L. Jordan
Land Surveyor, Minnesota License No. 42648
For Widseth

Subscribed and sworn to before me this 18th day of February 2021.

Notary Public



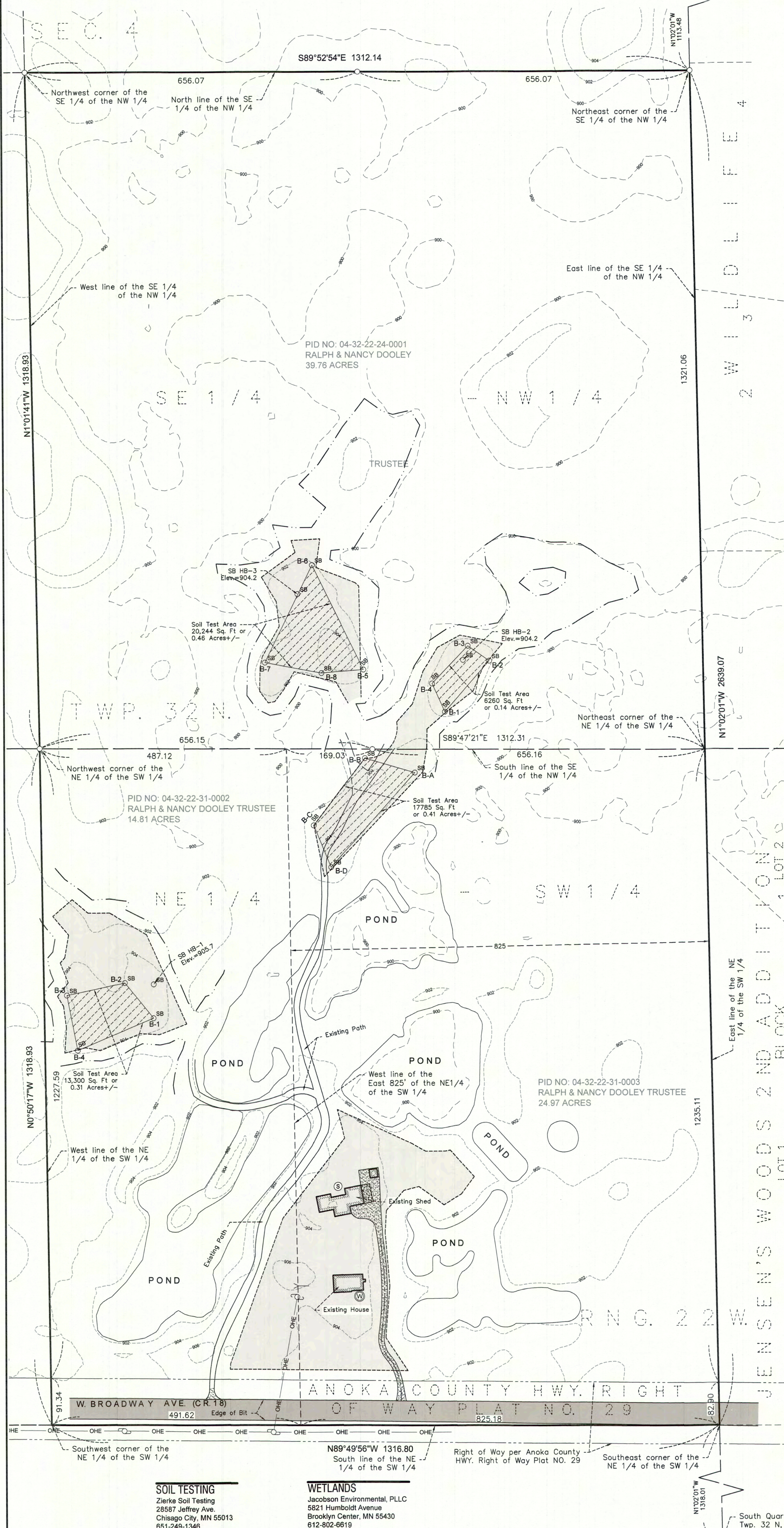
LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- OHE — OVERHEAD ELECTRIC
- WETLAND EDGE
- ▨ GRAVEL SURFACE
- ▩ BITUMINOUS SURFACE
- ▨ SOIL TEST AREA
- ▨ NON DRAINAGE & UTILITY AREA
- ⊙ WATER WELL
- ⊙ ELEC POLE
- ⊙ GUY ANCHOR
- ⊙ SANITARY MANHOLE
- ⊙ SB SOIL BORING
- ⊙ DENOTES A SECTION CORNER MONUMENT
- ⊙ DENOTES A SET 1/2" OPEN IRON PIPE MONUMENT W/CAP MARKED LS 42648



0 100 200
SCALE (IN FEET)

© 2021 WIDSETH



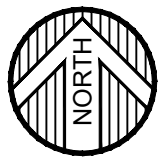
SOIL TESTING
Zierke Soil Testing
28587 Jeffrey Ave.
Chisago City, MN 55013
651-249-1346
benzierke@gmail.com

WETLANDS
Jacobson Environmental, PLLC
5821 Humboldt Avenue
Brooklyn Center, MN 55430
612-802-6619
jacobsonenv@msn.com

| DATE: | DATE: | AMENDMENTS | BY: | PREPARED FOR: RALPH & NANCY DOOLEY |
|---------------------------|-------|------------|-----|--|
| FEBRUARY, 2021 | | | | |
| SCALE: AS SHOWN | | | | I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. |
| DRAWN BY: J.J.G. | | | | <i>Kelly L. Jordan</i> |
| CHECKED BY: K.L.J. | | | | Kelly L. Jordan |
| FILE NUMBER: 2020 - 10748 | | | | DATE: 02/18/2021 LIC. NO. 42648 |

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PRELIMINARY PLAT NANDOOOL PRESERVE



SCALE (IN FEET)
1 INCH = 100 FEET

PID NO: 04-32-22-21-0001
MN STATE OF DNR

S89°52'54"E 1312.14

North Quarter corner of Sec.
4 Twp. 32 N, Rng. 22 W

SURVEY NOTES

- Subject Property PID No. 04-32-22-31-0003, 04-32-22-31-0002, & 04-32-22-24-0001. The physical address of the property is 6907 Broadway Ave. NE., Columbus, MN 55025
- The bearing system is based on the Anoka County coordinate system NAD83 (1996 Adjustment)
- The Vertical datum is based on MNDot GSD Station 62910. Elevation: 906.31 - NAVD 88.

EXISTING DESCRIPTION: First American Title, ALTA Commitment for Title Insurance, dated January 22, 2021. Commitment No.: 240566

The East 825 feet of the Northeast Quarter of the Southwest Quarter, Section 4, Township 32, Range 22. Torren's Certificate of Title No. 139647
That part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 22, Anoka County, Minnesota, lying West of the East 825 feet of said Northeast Quarter of the Southwest Quarter.
AND
The Southeast Quarter of the Northwest Quarter of Section 4, Township 32, Range 22, Anoka County, Minnesota. Torren's Certificate of Title No. 139647

EXISTING ZONING: RR RURAL RESIDENTIAL DISTRICT
(PER CITY OF COLUMBUS CITY CODE, CHAPTER 7A)

MINIMUM BUILDING SETBACKS:
FRONT YARD/R.O.W. 75
SIDE YARD 20
REAR YARD 20
LOT SIZE: 1 DWELLING PER 5 ACRES
SEPTIC AREA: UNDISTURBED 6,000 S.F.
1 FT. ABOVE WATER TABLE
10 FT. SETBACK FROM PROP. LINE

MINIMUM LOT WIDTH 220
MINIMUM LOT AREA 5 ACRES OR 217,800 SQ. FT.
NOTE: THE SIDE AND REAR SETBACKS ARE THE SAME AS THE DRAINAGE AND UTILITY EASEMENT THUS NOT SHOWN.

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

BUILDABLE AREA: MINIMUM 5,000 SQUARE FEET ABOVE 100 YEAR FLOOD ELEVATION (904.3)

MINIMUM BOTTOM OF LOWEST FLOOR ELEVATIONS (BASED ON 3' ABOVE MOTTLED SOIL BORINGS OR 2' ABOVE 100 YEAR FLOOD ELEVATION (904.3), WHICHEVER IS GREATER):
LOT 1 = Elev. 906.3 (HB-3 MOTTLED SOIL ELEVATION = 901.9)
LOT 2 = Elev. 906.3 (HB-2 MOTTLED SOIL ELEVATION = 902.0)
LOT 3 = Elev. EXISTING HOUSE
LOT 4 = Elev. 906.3 (HB-1 MOTTLED SOIL ELEVATION = 903.0)

PROPOSED LOT AREAS:

The total acreage of the property: 3,464,614 Sq. Ft. or 79.52 Acres
The total acreage of dedicated right of way: 114,683 Sq. Ft. or 2.63 Acres
Total Net acreage: 3,349,931 Sq. Ft. or 76.89 Acres

STATE MINNESOTA COUNTY OF ANOKA

I, Kelly L. Jordan, a licensed land surveyor under the laws of the State of Minnesota, do hereby certify to the City of Columbus, Anoka County, Minnesota:

- That this survey was prepared by me or under my direct supervision;
- That the existing property is described on Title Commitment No. 240566.
- That this survey was made on the ground and is a true and accurate representation of said real property;
- That all stated elevations are in relation to the same elevation benchmark shown thereon;
- That all measurements to the 100-Year Flood Plain are in reference to the 100-Year Flood Plain as established by U.S.D.H.U.D. Flood Insurance Rate Maps (1-16-80) for the City of Columbus.
- That there are no visible encroachments known to surveyor onto adjoining properties, streets or alleys by any of said buildings, structures or improvements except as shown thereon;
- That there are no visible rights of way or easements known to surveyor on said described property except as shown on said survey;
- That there are no party walls or visible encroachments known to surveyor on said described property by buildings, structures or other improvements situated on adjoining property, except as shown on survey;
- That the proposed new descriptions encompass all of the pre-subdivision land.
- That the identification numbers of test sites (soil borings), as shown on this survey, are the same as indicated in the report prepared by Ben Zierke, ZIERKE SOIL TESTING, 28587 Jeffrey Ave. Chisago City MN, 55013.
- That all drawings, writings, data, and legends on this survey are true and accurate to the best of my knowledge.

Dated: 02-18-2021

Kelly L. Jordan
Land Surveyor, Minnesota License No. 42648
For Widseth

Subscribed and sworn to before me this _____ day of _____, 2021.

Notary Public

FLOODPLAIN NOTES: FLOOD INSURANCE RATE MAP (FIRM)

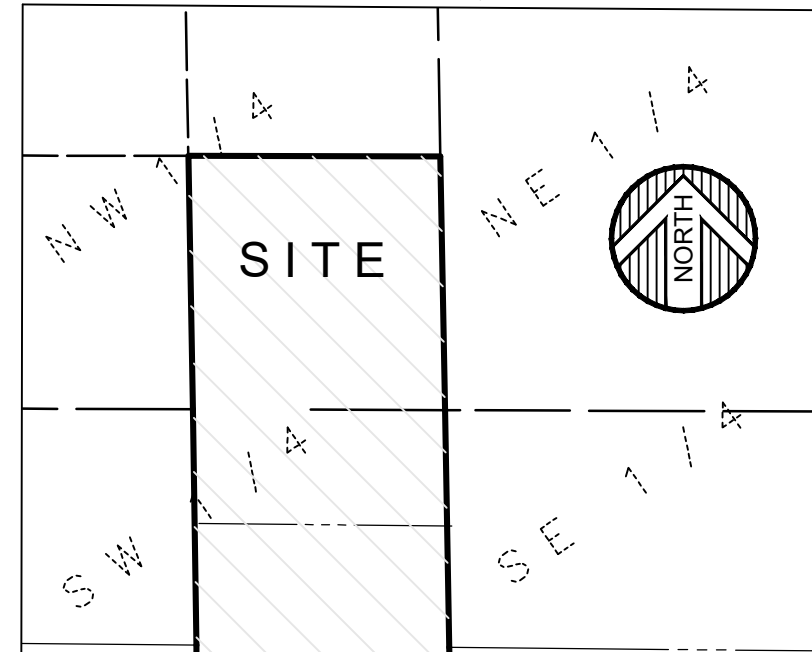
| COMMUNITY NO. | PANEL NO. | SUFFIX | DATE OF FIRM INDEX | FIRM ZONE | AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN | NEAREST BASE FLOOD ELEVATION FROM DNR |
|---------------|-----------|--------|--------------------|-----------|---|---------------------------------------|
| 270144 | 0240 | E | 12-16-2015 | A,X | | 904.3 |



LEGEND

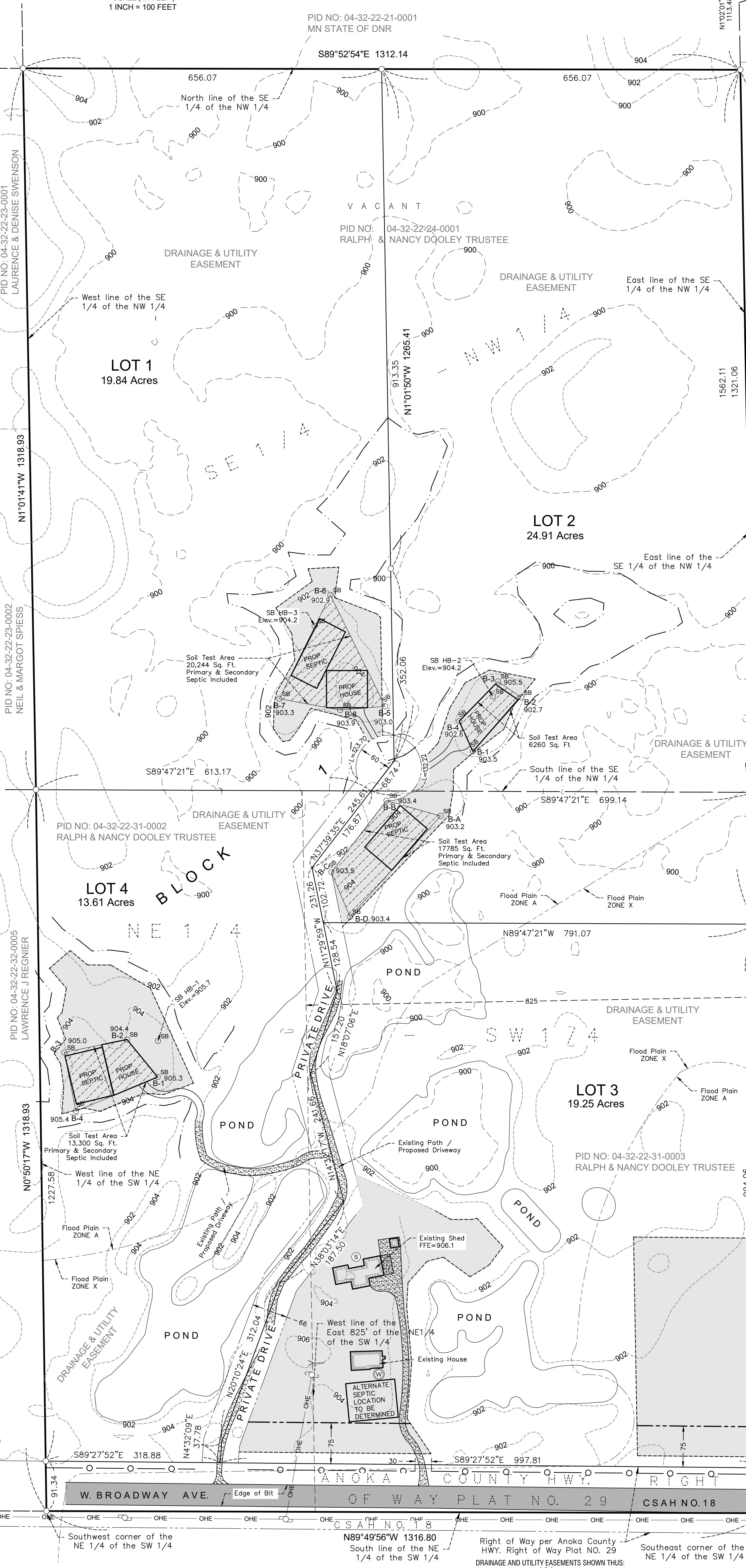
- ⊙ WATER WELL
- ⊙ SANITARY MANHOLE
- ⊙ ELEC POLE
- ⊙ SB SOIL BORING (SEE SOILS REPORT FOR DETAILS)
- DENOTES A SECTION CORNER MONUMENT
- DENOTES A SET 1/2" OPEN IRON PIPE MONUMENT W/CAP MARKED LS 42648
- ▨ SOIL TEST AREA
- ▭ NON DRAINAGE & UTILITY AREA
- ▭ GRAVEL SURFACE
- ▭ BITUMINOUS SURFACE
- OHE OVERHEAD ELECTRIC
- FEMA FLOOD ZONE
- DELINEATED WETLAND 2020
- EASEMENT LINE
- ○ PROPOSED RIGHT OF ACCESS TO ANOKA COUNTY

VICINITY MAP
CITY OF COLUMBUS
SEC. 4 T.32., R.22.
ANOKA COUNTY, MINNESOTA



W. BROADWAY AVE.

NOT TO SCALE © 2021 WIDSETH



OWNER & DEVELOPER
Ralph Dooley
6907 West Broadway NE
Columbus, MN 55025
(612)-805-8307

SOIL TESTING
Zierke Soil Testing
28587 Jeffrey Ave
Chisago City, MN 55013
651-249-1346
benzierke@gmail.com

WETLANDS
Jacobson Environmental, PLLC
5821 Humboldt Avenue
Brooklyn Center, MN 55430
612-802-6619
jacobsonenv@msn.com

BEING 20 FEET IN WIDTH AND ADJOINING STREET LINES AND EXTERIOR LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING INTERIOR LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

LAND SURVEYOR
Widseth Smith Nolting
Kelly L. Jordan L.S.
PO Box 37
Forest Lake, MN 55025
PHONE (651)464-3130

| DATE: | FEBRUARY 2021 | DATE: | |
|--------------|---------------|-----------|---|
| SCALE: | AS SHOWN | 4/14/2021 | AMENDMENTS |
| DRAWN BY: | J.G.G. | | ADDITIONAL SEPTIC INFORMATION / UPDATED LOW FLOOR INFORMATION |
| CHECKED BY: | K.L.J. | | |
| FILE NUMBER: | 2020 - 10748 | | |

| DATE: | FEBRUARY 2021 | DATE: | |
|--------------|---------------|-----------|---|
| SCALE: | AS SHOWN | 4/14/2021 | AMENDMENTS |
| DRAWN BY: | J.G.G. | | ADDITIONAL SEPTIC INFORMATION / UPDATED LOW FLOOR INFORMATION |
| CHECKED BY: | K.L.J. | | |
| FILE NUMBER: | 2020 - 10748 | | |

PREPARED FOR: RALPH & NANCY DOOLEY
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Kelly L. Jordan
Kelly L. Jordan DATE: 02/18/2021 LIC. NO. 42648

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

APPLICATION FOR CONSIDERATION OF: **CONDITIONAL USE PERMIT**

RECEIVED

FEB 19 2021

Application Information Form

City of Columbus

APPLICANT:

Name: RALPH & NANCY DOOLEY Phone: 612 805 8307 (Alt.): 651 269 6846
Address: 6907 W BROADWAY NE Email: nacool2002@aol.com
City: COLUMBUS State: MN Zip: 55025

OWNER: (If other than applicant)

Name: RALPH L DOOLEY & NANCY S DOOLEY TRUST Phone (work) 612 805 8307 (Alt.) _____
Address: SAME Email: _____
City: _____ State: _____ Zip: _____
Legal description of property: SEE ATTACHED

Lot(s) _____ Block(s) _____ Additions(s) _____

Existing use of property: DOG KENNEL Present zoning: RESIDENTIAL

Action Requested: Please check (✓):

Conditional Use Permit , Conditional Use Permit Amendment

Brief description of the Conditional Use (this does not serve as the narrative submittal requirement)

SEE REQUEST TO UTILIZE A PUD FOR DEVELOPMENT



16319 Kettle River Blvd.
 Columbus, MN 55025
 Phone: (651) 464-3120 Ext.1008
 Website: www.ColumbusMN.us

Submittals Check List:

| | | |
|--|-------------------------------------|--|
| Application Information Sheet (Permit) | <input checked="" type="checkbox"/> | Information Recommended by Zoning Administrator: |
| Scaled Site Plan (Showing all current <i>and</i> proposed site conditions such as buildings, traffic circulation, signs, landscaping, etc.) | <input checked="" type="checkbox"/> | |
| Civil Plans (including utility, lighting, etc.) | <input checked="" type="checkbox"/> | |
| Building Elevations | <input checked="" type="checkbox"/> | |
| Certified Survey | <input checked="" type="checkbox"/> | |
| Narrative Statement (What is the use you're applying for, what activities will be included in such use, how will it affect the community, how will it affect the direct neighborhood, (addressing noise, light glare, odors, fumes, etc) | <input checked="" type="checkbox"/> | |
| Watershed Approval/Permit (if applicable) | <input type="checkbox"/> | |
| Required Fees Paid | <input checked="" type="checkbox"/> | |
| Additional Information (further information that you believe is relevant and helps explain the Conditional Use) | <input type="checkbox"/> | |
| <p><i>Note: this checklist is an outline intended to provide a general statement of the required submittals for a Conditional Use Permit. For exact requirements you should refer to the Columbus City Ordinance (Section 7A-540 through 7A-549) found in the Zoning Code available on the City website www.ColumbusMN.us</i></p> | | |

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT: *Nancy Sue Dooly Trustee* DATE: *2/19/21*
 SIGNATURE OF OWNER: *Reph E Dooly Trustee* DATE: *2/19/21*
Nancy Sue Dooly Trustee

For Office Use Only

Date Application Received *02.19.2021* PC # *PC21-106* 60-Day Deadline *04.20.2021*

Permit Fee *200.00* Escrow Amount *1,500.00* Total Amount Paid *1,700.00*

Date Paid *02/19/2021* Check # _____ Receipt # _____

Please accept this correspondence regarding the application for deviation from city standards for our proposed plat of NanDool Preserve.

Two deviations are requested.

First,

Under current ordinance/statute we can split the north forty acres into two 20-acre parcels. This split does not require platting of the property. After discussion with city staff, it was decided it may be in everyone's best interest to plat their property.

Platting requires a 66ft public road easement plus drainage and utility easements(D&U). A split of the property without platting requires a 66ft easement with a private drive built to city standards. As part of the due diligence involving platting the public easement for the road would extend into the ponds on the property. Based on this arrangement the ponds would now become accessible to the general public and allow hunting on the water. This would permit hunting less than 100ft from our existing residence and the proposed residence on lot 4.

SWMP would appear to be extraneous.

There is no separation requirement from a residence while hunting on water. There is a 500' separation requirement from hunting and residences on while on land.

Additionally, the north 40 acres only has land area for two building sites based on city ordinances, so any further development is not permitted. Approval of a private driveway in lieu of a public roadway would protect the sanctity of the residences adjacent to the water.

Lot 4 of the proposed plat would also use several hundred feet of the proposed driveway. This common use has several benefits including maintaining a single access point to Co Rd 18 (West Broadway), minimization of impact to wetlands and the potential to limit hard surface area if the driveways were ever to be paved. The Anoka County Highway Department has reviewed this scenario and is accepting of this choice of access.

The driveways will be built to city standards as shown in the attached engineering drawings. Exceptions are requested for the crossing of the areas between the ponds. At these points, a 2/1 slope with geotechnical grid is proposed to minimize impact on the wetlands. This exception has been approved and installed for a driveway for Riera on Zodiac St north of Broadway.

After discussion with City staff, Lucas Youngsma of the DNR, Anoka County Highway Department, a private engineering firm (WSN) we believe this arrangement will be in the best interest of all entities.

Second,

This request is for waiving of the Storm Water Management plan (SWMP) for NanDool Preserve Plat.

The project encompasses nearly 80 acres with one existing residence and a maximum of three additional residences. This configuration nets a housing density four times the city ordinance requirement. The impervious surface area for the entire development is estimated at 20,000 sq ft on a 3,400,000+ sq ft site. This equates to less than one percent impervious surfaces.

Completing the SWMP on this project considering the minimal impact seems to be nonsensical and a waste of our money.

Thank you for your consideration to these requests.

Ralph & Nancy Dooley

N1702'01
1113.4

CVP

Station 02910. Elevation: 906.31 - NAVD 88.

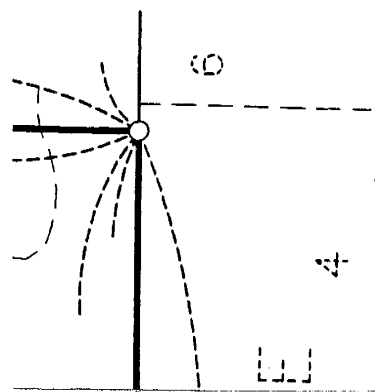
EXISTING DESCRIPTION: First American Title, ALTA Commitment for Title Insurance, dated January 22, 2021. Commitment No.: 240566

The East 825 feet of the Northeast Quarter of the Southwest Quarter, Section 4, Township 32, Range 22. Torren's Certificate of Title No. 139647

That part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 22, Anoka County, Minnesota, lying West of the East 825 feet of said Northeast Quarter of the Southwest Quarter.

AND

The Southeast Quarter of the Northwest Quarter of Section 4, Township 32, Range 22, Anoka County, Minnesota. Torren's Certificate of Title No. 139647



Minnesota Wetland Conservation Act Notice of Decision

| | |
|--|---|
| Local Government Unit: City of Columbus | County: Anoka |
| Applicant Name: Nancy & Ralph Dooley | Applicant Representative: Wayne Jacobson |
| Project Name: Dooley Trustee Delineation | LGU Project No. (if any): 2020-01 |
| Date Complete Application Received by LGU: 05.27.2020 | |
| Date of LGU Decision: 07.31.20 | |
| Date this Notice was Sent: 08.03.20 | |

WCA Decision Type - check all that apply

| | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Wetland Boundary/Type | <input type="checkbox"/> Sequencing | <input type="checkbox"/> Replacement Plan | <input type="checkbox"/> Bank Plan (not credit purchase) |
| <input type="checkbox"/> No-Loss (8420.0415) | <input type="checkbox"/> Exemption (8420.0420) | | |
| Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H | | Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 | |

Replacement Plan Impacts (replacement plan decisions only)

| |
|--|
| Total WCA Wetland Impact Area: |
| Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits: |
| Bank Account Number(s): |

Technical Evaluation Panel Findings and Recommendations (attach if any)

| |
|---|
| <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation <p>A site visit was attended on 06.05.2020 by representatives from ACD and BWSR. Three revisions to the boundary was suggested to the original map provided in the application dated 05.27.2020. The proposed revisions were to the two basins.</p> <p>A revised map was submitted to the LGU on 07.28.2020 with the revisions. No concerns with 06.05.20 updated boundaries as proposed.</p> |
|---|

LGU Decision

| |
|--|
| <input type="checkbox"/> Approved with Conditions (specify below) ¹ <input checked="" type="checkbox"/> Approved ¹ <input type="checkbox"/> Denied List Conditions: |
| Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other: |
| Decision is valid for: <input type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify): |

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹. p

| |
|---|
| <input type="checkbox"/> Attachment(s) (specify): <input checked="" type="checkbox"/> Summary: The LGU finds the wetland boundaries illustrated in the attached figure titled “Figure 5 Delineation Map – Revised” submitted by Jacobson Environmental, undated, received by Columbus on 07.28.20, accurate and supported by the submitted wetland delineation for the LGU administration of the WCA. Note: The approval of the delineation is only for Property 04-32-22-24-0001, and does not include approval for proposed site access. |
|---|

¹ Findings must consider any TEP recommendations.

Attached Project Documents

Site Location Map Project Plan(s)/Descriptions/Reports (specify): **Report dated 05.27.20 and Revised Figure 5 Map**

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

- Yes¹ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

[Empty box for Local Appeals Submittal Requirements]

Notice Distribution (include name)

Required on all notices:

| | |
|---|--|
| <input checked="" type="checkbox"/> SWCD TEP Member: Becky Wozney | <input checked="" type="checkbox"/> BWSR TEP Member: Ben Meyer |
| <input type="checkbox"/> LGU TEP Member (if different than LGU contact): | |
| <input checked="" type="checkbox"/> DNR Representative: Lucas Youngsma | |
| <input checked="" type="checkbox"/> Watershed District or Watershed Mgmt. Org.: Sunrise River Water Management Organization | |
| <input checked="" type="checkbox"/> Applicant: Nancy & Ralph Dooley <input checked="" type="checkbox"/> Agent/Consultant: Jacobson Environmental (Wayne Jacobson) | |

Optional or As Applicable:

| |
|---|
| <input checked="" type="checkbox"/> Corps of Engineers: usace_requests_mn@usace.army.mil |
| <input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only): |
| <input checked="" type="checkbox"/> Members of the Public (notice only): Rice Creek Watershed District (Patrick Hughes) <input type="checkbox"/> Other: |

| | |
|--|----------------------------|
| Signature:  | Date: 08.03.2020 |
|--|----------------------------|

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

Minnesota Wetland Conservation Act Notice of Application

| | |
|--|---|
| Local Government Unit: City of Columbus | County: Anoka |
| Applicant Name: Nancy & Ralph Dooley | Applicant Representative: Jacobson Environmental |
| Project Name: Dooley Gaffney Columbus | LGU Project No. (if any): 2021-02 |
| Date Complete Application Received by LGU: 4/19/2021 | |
| Date this Notice was Sent by LGU: 4/30/2021 | |
| Date that Comments on this Application Must Be Received By LGU¹: 5/21/2021 | |

¹ minimum 15 business day comment period for Boundary & Type, Sequencing, Replacement Plan and Bank Plan Applications

WCA Decision Type - check all that apply

| | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Wetland Boundary/Type | <input type="checkbox"/> Sequencing | <input type="checkbox"/> Replacement Plan | <input type="checkbox"/> Bank Plan (not credit purchase) |
| <input type="checkbox"/> No-Loss (8420.0415) | <input type="checkbox"/> Exemption (8420.0420) | | |
| Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H | | Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 | |

Replacement Plan Impacts (replacement plan decisions only)

| |
|--|
| Total WCA Impact Area Proposed: |
|--|

Application Materials

| |
|---|
| <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Other ¹ (specify): |
|---|

¹ Link to ftp or other accessible file sharing sites is acceptable.

Comments on this application should be sent to:

| |
|--|
| LGU Contact Person: Ben Gutknecht |
| E-Mail Address: planningtech@ci.columbus.mn.us |
| Address and Phone Number: 16319 Kettle River Blvd NE Columbus, MN 55025 651-464-3120 Ext. 1008 |
| Decision-Maker for this Application: |
| <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other (specify): |

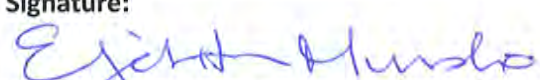
Notice Distribution (include name)

Required on all notices:

| | |
|--|--|
| <input checked="" type="checkbox"/> SWCD TEP Member: Becky Wozney | <input checked="" type="checkbox"/> BWSR TEP Member: Ben Meyer |
| <input type="checkbox"/> LGU TEP Member (if different than LGU contact): | |
| <input checked="" type="checkbox"/> DNR Representative: Melissa Collins | |
| <input type="checkbox"/> Watershed District or Watershed Mgmt. Org.: | |
| <input checked="" type="checkbox"/> Applicant (notice only): Steve Gaffney | <input checked="" type="checkbox"/> Agent/Consultant (notice only): Jacobson Environmental |

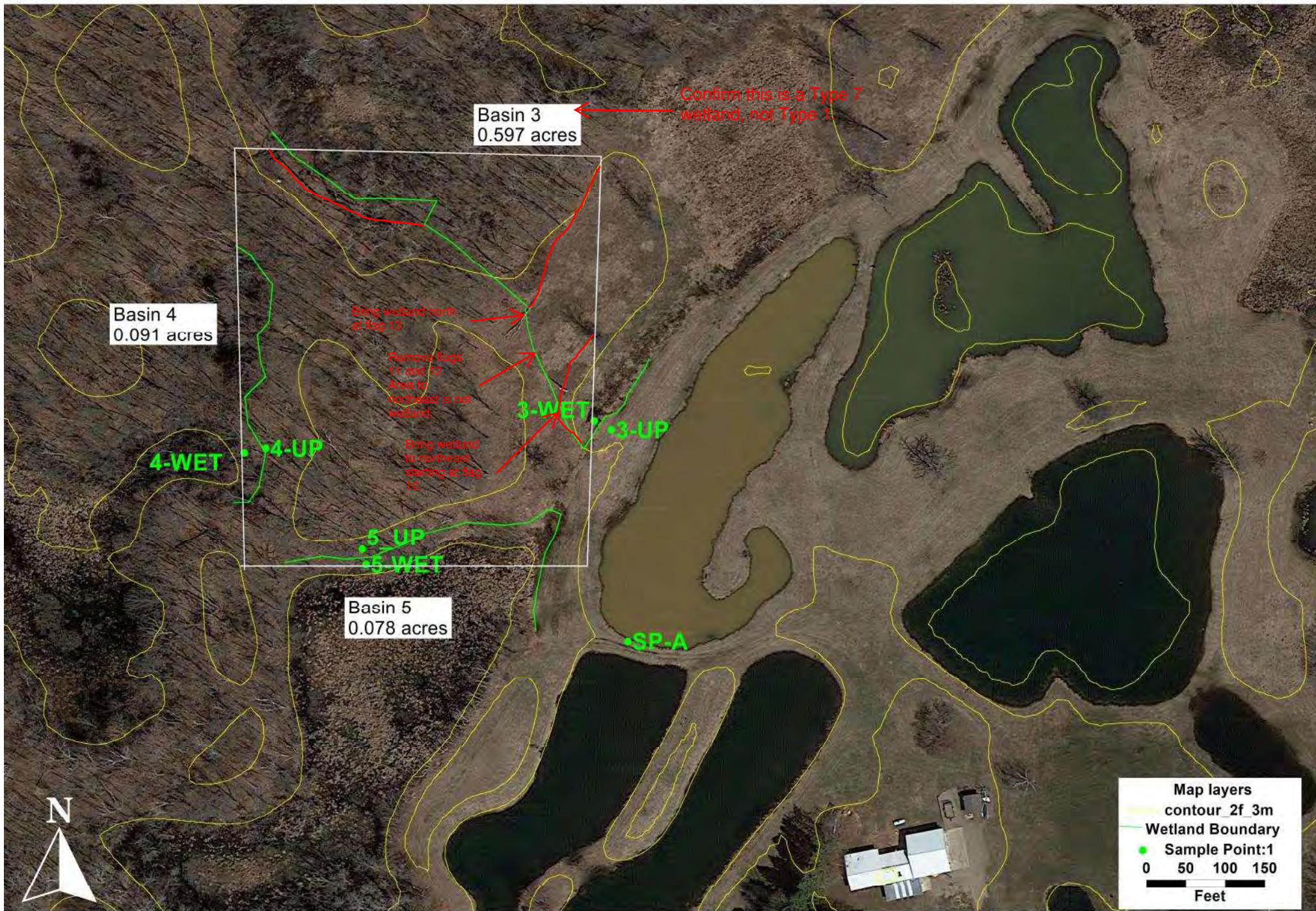
Optional or As Applicable:

| |
|---|
| <input checked="" type="checkbox"/> Corps of Engineers: usace_requests_mn@usace.army.mil |
| <input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only): |
| <input checked="" type="checkbox"/> Members of the Public (notice only): Rice Creek Watershed District (Nick Tomczik) <input type="checkbox"/> Other: |

| | |
|--|----------------------------|
| Signature:  | Date: 04.30.2021 |
|--|----------------------------|

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

Figure 5 Delineation Map





Steve Gaffney <rocketrealtymn@gmail.com>

Elevation Survey - Columbus, MN PARID 04-32-22-24-001

Youngsma, Lucas (DNR) <Lucas.Youngsma@state.mn.us>

Wed, May 13, 2020 at 2:32 PM

To: Jake Thomas <jacobdanielthomas@gmail.com>

Cc: Steve Gaffney <rocketrealtymn@gmail.com>

Jake,

Thank you for providing the attached survey by Widseth. **Based on the survey, there is a driveway option that would allow for access to the property that would not fall within DNR jurisdiction.** Following this option would not require a permit from DNR. If any work is to occur within Public Waters (unnamed wetland 02051800 or unnamed wetland 02053000), a permit would be required. The estimated elevation for the OHW of the wetlands is 901.

Please work with local governments to acquire other necessary permits.

Lucas Youngsma

North Metro Area Hydrologist – Hennepin and Anoka Counties

Ecological and Water Resources

Minnesota Department of Natural Resources

1200 Warner Rd.

St. Paul, MN 55106

Phone: 651-259-5822

Email: Lucas.Youngsma@state.mn.us

mndnr.gov



From: Jake Thomas <jacobdanielthomas@gmail.com>**Sent:** Wednesday, May 13, 2020 10:03 AM**To:** Youngsma, Lucas (DNR) <Lucas.Youngsma@state.mn.us>

Kelly Jordan

From: Yagle, Brian B CIV USARMY CEMVP (USA) <Brian.B.Yagle@usace.army.mil>
Sent: Thursday, February 18, 2021 6:59 AM
To: Kelly Jordan; steve@rocketrealtymn.com
Subject: RE: NANDOOL PRESERVE
Attachments: V-PREL_PLAT_2020-10748-2-17.pdf

Good morning Kelly,

I have no comment on the attached plat. I only ask that you reach out to the Corps if any future construction on this property results in the discharge of fill material into waters of the United States, including wetlands. The Corps has jurisdiction over waters of the United States which include wetlands and a Department of Army Permit might be needed to perform work in these areas.

As always, let me know if you have any additional questions.

Thanks,

Brian Yagle
Lead Project Manager
Army Corps of Engineers – St. Paul

Brian.B.Yagle@usace.army.mil
651-290-5975

From: [Kevin Bittner](#)
To: [Ben Gutknecht](#)
Cc: [Dean Johnson](#)
Subject: Nandool Preserve
Date: Tuesday, May 4, 2021 4:00:50 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Ben,

Based on this latest email, I'm comfortable with the confirmation of the BFE they have provided. However, with that being said, it essentially confirms that most of the development is in the Zone A floodplain. Chapter 14 of the City Code (14-635.H) states you can't put an SSTS in the floodplain. Therefore, not only are they going to need a CLOMR-F for the building sites but also for the septic areas. We'll also need a grading and drainage plan for the development to know how they're going to grade the building pads as well as grade the driveway/roadway.

Kevin

Kevin F Bittner, P.E.

Principal Engineer

Bolton & Menk, Inc.

Phone: 763-433-2851 ext. 2362

Mobile: 612-270-6926

Kevin.Bittner@Bolton-Menk.com

Bolton-Menk.com

From: Ben Gutknecht <planningtech@ci.columbus.mn.us>
Sent: Tuesday, May 4, 2021 9:23 AM
To: Kevin Bittner <Kevin.Bittner@bolton-menk.com>
Subject: FW: Zone A

For your reference.

Ben Gutknecht

Ben Gutknecht, Associate Planner

[City of Columbus](#)

16319 Kettle River Blvd. N.E.

Columbus, MN 55025

Main: 651-464-3120 ext. 1008



From: Kelly Jordan <Kelly.Jordan@widseth.com>
Sent: Monday, May 3, 2021 10:03 AM
To: Ben Gutknecht <planningtech@ci.columbus.mn.us>
Subject: FW: Zone A

Ben thanks for keeping the pedal down on this one. See below for the BFE chain.

Kelly Jordan

Land Surveyor
651-358-2343
6641 Lake Boulevard
Forest Lake, MN 55025



Widseth.com

WIDSETH was recognized by Prairie Business Magazine as one of the 50 Best Places to Work in 2020!

From: Kelly Jordan
Sent: Friday, February 12, 2021 6:48 AM
To: Strauss, Ceil C (DNR) <ceil.strauss@state.mn.us>
Cc: Youngsma, Lucas (DNR) <Lucas.Youngsma@state.mn.us>; cityadministrator@ci.columbus.mn.us
Subject: RE: Zone A

Ceil as always thank you very much for your time and attention on these questions. Very much appreciate your help!!

Kelly Jordan

Land Surveyor
651-358-2343
6641 Lake Boulevard
Forest Lake, MN 55025



Widseth.com

WIDSETH was recognized by Prairie Business Magazine as one of the 50 Best Places to Work in 2020!

From: Strauss, Ceil C (DNR) <ceil.strauss@state.mn.us>
Sent: Thursday, February 11, 2021 5:55 PM

To: Kelly Jordan <Kelly.Jordan@widseth.com>

Cc: Youngsma, Lucas (DNR) <Lucas.Youngsma@state.mn.us>; cityadministrator@ci.columbus.mn.us

Subject: FW: Zone A

Hi Kelly,

I don't have any more recent data. Based on the ponds/wetlands and 2-foot contours in that area, I'd estimate the BFE to be in that same range.

FYI- We're probably at least a few years away from getting better data in that area. We're further in the process of getting better data in the watersheds within the Twin Cities Mississippi HUC8, which will help further to the south.

Ceil Strauss, CFM

State Floodplain (NFIP) Manager | Ecological and Water Resources Division

Minnesota Department of Natural Resources

500 Lafayette Road

St. Paul, MN 55155-4025

Phone: 651-259-5713

Email: ceil.strauss@state.mn.us

mndnr.gov



From: Kelly Jordan [<mailto:Kelly.Jordan@widseth.com>]

Sent: Thursday, February 11, 2021 8:18 AM

To: Strauss, Ceil C (DNR) <ceil.strauss@state.mn.us>

Subject: Zone A

Ceil,

Wondering if you could please verify a BFE for the site address **6907 Broadway Ave. NE, Columbus, MN 55025**. We are starting a 4 lot subdivision in this area and will want to make sure we are working with the most current data. I believe we have 904.3 (88) on record from some other LOMA.

Kelly Jordan

Land Surveyor

651-358-2343

6641 Lake Boulevard

Forest Lake, MN 55025

Permit Number
2020-3046

Public Waters Work Permit

Expiration Date: 01/20/2026

Pursuant to Minnesota Statutes, Chapter 103G, and on the basis of statements and information contained in the permit application, letters, maps, and plans submitted by the applicant and other supporting data, all of which are made part hereof by reference, **PERMISSION IS HEREBY GRANTED** to the applicant to perform actions as authorized below.

| | | | |
|--|-----------------------------------|--|---|
| Project Name: Dooley A | County: Anoka | Watershed: Lower St. Croix River | Resource: Wetland: Unnamed (02051800); Lake: Unnamed (02053000); Lake: Unnamed (02051500) |
| Purpose of Permit: Access Fill Strip | | Authorized Action: One-time placement of up to 40.2 cubic yards of clean fill affecting 135 square feet within three previously altered ponds that are part of Public Water Wetland 2-518. | |
| Permittee: RALPH DOOLEY 6907 BROADWAY COLUMBUS, MN 55025 (612) 805-8307 nandool2002@aol.com | | Authorized Agent: STEVEN GAFFNEY 17838 ZODIAC ST NE COLUMBUS, MN 55025 (651) 485-6196 gaffco@juno.com | |
| Property Description (land owned or leased or where work will be conducted): UTM zone 15N, 492583m east, 5015014m north, NESW of Section 4, T32N, R22W, UTM zone 15N, 492645m east, 5015124m north, NESW of Section 4, T32N, R22W | | | |
| Issued Date: 01/20/2021 | Effective Date: 01/20/2021 | Expiration Date: 01/20/2026 | |
| Authorized Issuer: Lucas Youngsma | Title: Area Hydrologist | Email Address: lucas.youngsma@state.mn.us | Phone Number: 651-259-5822 |

This permit is granted **subject to** the following **CONDITIONS**:

APPLICABLE FEDERAL, STATE, OR LOCAL REGULATIONS: The permittee is not released from any rules, regulations, requirements, or standards of any applicable federal, state, or local agencies; including, but not limited to, the U.S. Army Corps of Engineers, Board of Water and Soil Resources, MN Pollution Control Agency, watershed districts, water management organizations, county, city and township zoning.

NOT ASSIGNABLE: This permit is not assignable by the permittee except with the written consent of the Commissioner of Natural Resources.

NO CHANGES: The permittee shall make no changes, without written permission or amendment previously obtained from the Commissioner of Natural Resources, in the dimensions, capacity or location of any items of work authorized hereunder.

SITE ACCESS: The permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the Commissioner of Natural Resources for inspection of the work authorized hereunder.



Anoka County
TRANSPORTATION DIVISION

Highway

Elizabeth Mursko
City of Columbus
16319 Kettle River Blvd.
Columbus, MN 55025

April 23, 2021

RE: UPDATE - Preliminary Plat – Nandool Preserve

Dear Elizabeth,

We have reviewed the Preliminary Plat for Nandool Preserve to be located north of CSAH 18 (Broadway Avenue NE) and west of Indus Street NE within the City of Columbus, and I offer the following comments:

It has come to the County's attention that the "road" in this plat is a shared driveway for 3 residential lots. After discussion with the city, it has been determined that there will not be any turn lanes or bypass lanes required for this plat. Anoka County's decision to not require turn lanes is contingent upon approval of the preliminary plat (including proposed access) by the City of Columbus. If the city chooses to call this access a street, turn lanes could be added in the future.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

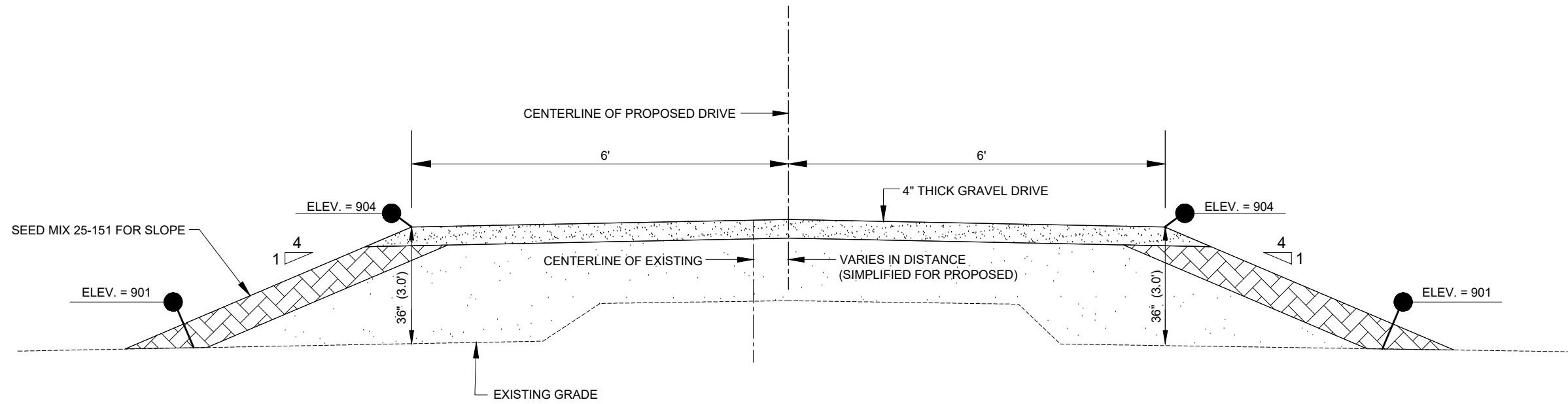
Logan Keehr
Traffic Engineering Technician

xc: CSAH 18/Plats+Developments/2021
Jerry Auge, Assistant County Engineer
Jane Rose, Traffic Engineering Manager
Michelle Pritchard, Engineer II
Chuck Gitzen, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician

Our Passion Is Your Safe Way Home

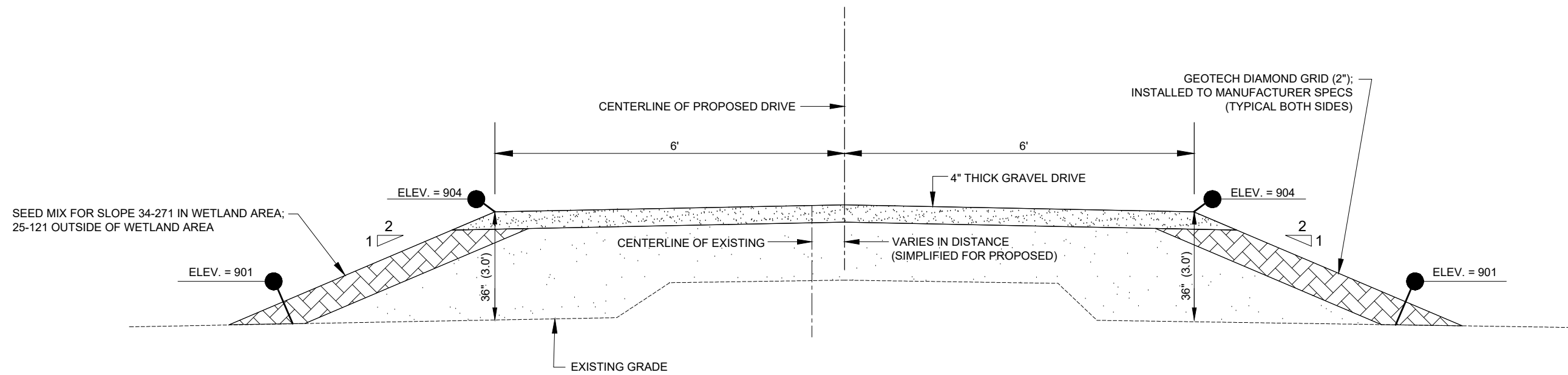
1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer



TYPICAL DRIVEWAY SECTION

(NON-WETLAND)



TYPICAL DRIVEWAY SECTION

(WETLAND)

BY: _____
DATE: _____
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
JOB NUMBER: _____

| REVISION DESCRIPTION | DATE | BY |
|----------------------|------|----|
| | | |
| | | |
| | | |

DATE: _____
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
JOB NUMBER: _____

RALPH DOOLEY
DRIVEWAY
ANOKA COUNTY
TYPICAL DRIVEWAY SECTION

MEMORANDUM

Date: June 10, 2021
To: Ben Gutknecht, Associate Planner
Mayor and City Council Members
From: Kevin F. Bittner, City Engineer *KFB*
C: Dean Johnson, City Planning Consultant
Elizabeth Mursko, City Administrator
Subject: Nandool Preserve
Preliminary Plat Submittal Review
BMI Project No.: 0R1.123934

Following are my comments on the preliminary plat submittal for Nandool Preserve received via email from Ben Gutknecht on February 23, 2021 and followed by supplemental information on multiple dates.

- The proposed development calls for 4 residential lots on 76.89 acres of land north of Broadway Avenue.
- Access to three of the lots will be through a shared private driveway.
- The building and septic areas of Lots 1, 2 and 4 are in the regulatory floodplain, Zone A. Based on accepted information provided by the land surveyor, the base flood elevation is 904.3. City Code Section 14-635 prohibits locating an SSTS in the floodplain. The septic area will need to be removed from the floodplain by the amendment/revision processes prior to development.
- The soil boring report was not provided. Mottled soil elevations were provided in the table on the preliminary plat but the table is confusing since all mottled soil elevations reference boring HB-3, even though the plat diagram indicates that multiple borings were performed. The soil boring report should be provided to confirm the listed soils.
- Minimum low floor building elevations are to be based on the greater of the flood protection elevation (base flood elevation plus two feet = 906.3) or the mottled soil elevation plus three feet. Based on the table in the preliminary plat, the mottled soil elevation appears to be the control, but required low floor elevations must be confirmed with the soil boring report.
- The driveway cross section indicates a 12' wide driving surface at an elevation of 904. A 16' wide driving surface is required by code. Also, the elevation does not appear to meet the standards of Illustration No. 5 of Appendix A of Chapter 7A or of the requirement of being within two feet of the flood protection elevation. Additional soil borings in the driveway corridor and the input of a geotechnical engineer are advised to verify the high water table and design elevation for the driveway.
- No Storm Water Management Report (SWMP) was provided as required under Chapter 7D. The Developer has requested a waiver of this requirement due to the overall acreage of the development with only four residential lots proposed. Section 7D-403 allows the City Council to waive any requirement of Chapter 7D. One of the requirements of the SWMP is a final grading plan of the proposed development. I concur that the overall storm water management analysis can be waived because of the size of the lots and the surrounding topography and hydrology. However, the grading plan requirement should not be waived. Because of the need to significantly elevate the building and septic areas and the private driveway due to the flood plain

and hydric soils, a grading plan is needed to verify how the developer intends to grade the development to meet these standards.

Please contact me with any questions.



13706 COYOTE COURT
MINNETONKA, MN
55305

612/220-0606

rscmn@spacestar.net

To: Columbus City Council
Elizabeth Mursko, City Administrator
Ben Gutknecht, Associate Planner

From: Dean Johnson, RSC

Date: June 17, 2021

Re: Nandool Preserve Preliminary Plat & PUD CUP

The Planning Commission reviewed the application submittals from Ralph and Nancy Dooley for the Nandool Preserve Preliminary Plat and Planned Unit Development Conditional Use Permit (PUD CUP), approved the following findings and made the following recommendations.

Preliminary Plat Findings of Fact

1. The City received a preliminary plat application from Ralph and Nancy Dooley, 6907 West Broadway Avenue NE, (“Dooley”) on February 19, 2021. The application was found to be incomplete. Upon receipt of additional information, the application was found complete on March 4, 2021.
2. The 120-day preliminary plat review deadline is September 1, 2021.
3. The proposed plat is located in the RR Rural Residential Zoning District.
4. The 79.52-acre property consists of three parcels legally described as the East 825 feet of the Northeast Quarter of the Southwest Quarter, Section 4, Township 32, Range 22; that part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 22, lying West of the East 825 feet of said Northeast Quarter of the Southwest Quarter; and the Southeast Quarter of the Northwest Quarter of Section 4, Township 32, Range 22 (“Property”).
5. There is one existing residence on the Property.
6. The proposed preliminary plat involves the creation of four lots, including one lot for the existing home. The lots range in size from 13.61 acres to 24.91 acres.
7. The existing residence is served by an existing driveway from Broadway Avenue. The three new lots are proposed to be served by a 12 feet private road within a 66-feet-wide public easement via an existing driveway access off Broadway Avenue.
8. Proposed Lot 4 has over 300 feet of frontage on Broadway Avenue, qualifying it as meeting public street frontage requirements. Access, however, is

proposed from the private road, which the lot also abuts for nearly the entire length of the road.

9. Lots 1 and 2 represent the maximum number of additional lots, therefore, that can be served by the private road. All three lots will be required to enter into the development contract and maintenance agreement for the private road.

10. The majority of the Property is impacted by wetlands. The Ordinary High Water (OHW) elevation of the wetlands on the Property is 901 feet. The existing and proposed buildable areas are approximately at elevations ranging from 902-906 feet.

11. The Property is located in the Sunrise River Watershed District.

12. The wetland delineation for a portion of the Property was approved on 8/3/20. A Notice of Application for an amended wetland delineation on a portion of the Property was issued on 4/30/21. No decision has been issued at this time.

13. The three new building sites are located in Zone A on the Flood Insurance Rating Map (FIRM). Zone A is determined by the Federal Emergency Management Agency (FEMA) to have a 1% chance of flooding annually and a 26% chance of flooding during the life of a 30-year mortgage.

14. Zone A is a floodplain area without a pre-determined Base Flood Elevation (BFE). The DNR has established the BFE for Zone A on the Property at a 904.3 feet elevation.

15. The Columbus Code does not allow septic systems in Zone A, and residential buildings are allowed only under certain provisions (e.g., base floor elevation must be located in the Flood Fringe and be at least two feet above the BFE or at the Regional Flood Protection Elevation [RFPE]).

16. Flood Insurance is mandatory for all property located in Zone A.

17. The existing residence on the Property is located in FIRM Zone X, which is property located at or above the 500-year flood elevation. Flood insurance is optional within Zone X.

18. There are no grading plans to confirm the elevations of buildable areas and details for proposed septic systems. Fill will likely be required to raise certain elevations required to be above the Regional Flood Protection Elevation.

19. The typical cross section for the private driveway identifies the road elevation at 904. According to City Code, the elevation of roads must be within two feet of the Regional Flood Protection Elevation, or at an elevation of 904.3. Private roads must also be at least 16 feet wide.

20. A FEMA mapping change will be necessary to remove building areas from the Zone A designation on the FIRM map, allowing septic systems on the three new lots.

21. The DNR has approved a fill permit for a minor encroachment to existing wetlands for the private road construction.

22. Anoka County Highway Division reviewed the plat and will require a permit for improving the intersection of the private road and Broadway Avenue.

23. The Planning Commission held a public hearing on the proposed preliminary plat on June 16, 2021.

Recommendations

The City Council should approve the above Findings of Fact and approve the Nandool Preserve Preliminary Plat, subject to the following:

1. Detailed recommendations of the City Engineer.
2. Title review and recommendations of the City Attorney.
3. A subdivision development agreement.
4. A private road maintenance agreement.
5. Requirements of the Anoka County Surveyor.
6. A ROW permit from the Anoka County Highway Division for work within the Broadway Avenue right of way.
7. An approved, amended wetland delineation for a portion of the plat.
8. Requirements of the Sunrise River Watershed District.
9. A grading plan for Lots 1, 2 and 4, which identifies proposed fill areas and final grade elevations for structures and the septic system, consistent with requirements maintaining the minimum Regional Flood Protection Elevation.
10. Notations on the final plat or standalone document identifying the floodplain, the floodway and the flood fringe.
11. A FEMA mapping change for Lots 1, 2 and 4, which removes the proposed buildable areas from the FIRM Zone A designation (likely a Conditional Letter of Mapping Revision – based on fill [CLOMR-F]).
12. An approved PUD CUP, which authorizes any fill requirements on the buildable areas that may otherwise require a CUP.
13. A revision to the minimum private road width from 12 feet to 16 feet, except where the road encroaches on the wetlands.
14. A minimum driveway elevation at 904.3 feet.
15. Permanent wetland buffer boundary plaques at intervals determined by the City.
16. Cash in lieu of park land dedication.
17. Reimbursement of all City expenses associated with plat approval.
18. No further subdivision of any lot for development purposes is allowed.
19. Future development within the plat is subject to all laws and permitting requirements.

Planned Unit Development Conditional Use Permit Findings of Fact

1. The City received a planned unit development conditional use permit (PUD CUP) application from Ralph and Nancy Dooley, 6907 West Broadway Avenue NE, (“Dooley”) on February 19, 2021. The application was found to be incomplete. Upon receipt of additional information, the application was found complete on March 4, 2021.
2. The sixty-day review period ends on July 3, 2021. The 120-day review deadline, if extended ends on September 1, 2021.
3. Dooley is proposing a four-lot subdivision on approximately 79.52 acres of property legally described as the East 825 feet of the Northeast Quarter of the Southwest Quarter, Section 4, Township 32, Range 22; that part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 22, lying West of the East 825 feet of said Northeast Quarter of the Southwest Quarter; and the Southeast Quarter of the Northwest Quarter of Section 4, Township 32, Range 22 (“Property”).
4. The Property currently contains one residence and creates three additional building sites.
5. The Property is located in the RR Rural Residential Zoning District.
6. The minimum lot area is 13.61 acres, while the average lot size is nearly 20 acres.
7. The PUD CUP application is concurrent with the preliminary plat application and is intended to address private road access and serve as the permitting approval for any fill required within the floodplain.
8. The three new lots will share access via a 12-foot-wide private road located within a 66-foot-wide public easement. One of the three lots sharing access also abuts Broadway Avenue in excess of the minimum 220 feet frontage.
9. Section 7A-800 C. of the City Code restricts the use of private roads to two lots, which do not have any other public road frontage.
10. Section 7A-800 C. also requires private roads to be constructed at a minimum width of 16 feet.
11. A subdivision development agreement and private road maintenance agreement are also required.
13. The majority of the Property is impacted by wetlands. The Ordinary High Water (OHW) elevation of the wetlands on the Property is 901 feet. The existing and proposed buildable areas are approximately at elevations ranging from 902-906 feet.
14. The Property is located in the Sunrise River Watershed District.
15. The wetland delineation for a portion of the Property was approved on 8/3/20. A Notice of Application for an amended wetland delineation on a

portion of the Property was issued on 4/30/21. No decision has been issued at this time.

16. The three new building sites are located in Zone A on the Flood Insurance Rating Map (FIRM). Zone A is determined by the Federal Emergency Management Agency (FEMA) to have a 1% chance of flooding annually and a 26% chance of flooding during the life of a 30-year mortgage.

17. Zone A is a floodplain area without a pre-determined Base Flood Elevation (BFE). The DNR has established the BFE for Zone A on the Property at a 904.3 feet elevation.

18. The Columbus Code does not allow septic systems in Zone A, and residential buildings are allowed only under certain provisions (e.g., base floor elevation must be located in the Flood Fringe and be at least two feet above the BFE or at the Regional Flood Protection Elevation [RFPE]).

19. Flood Insurance is mandatory for all property located in Zone A.

20. The existing residence on the Property is located in FIRM Zone X, which is property located at or above the 500-year flood elevation. Flood insurance is optional within Zone X.

21. There are no grading plans to confirm the elevations of buildable areas and details for proposed septic systems. Fill will likely be required to raise certain elevations required to be above the Regional Flood Protection Elevation.

22. The typical cross section for the private driveway identifies the road elevation at 904. According to City Code, the elevation of roads must be within two feet of the Regional Flood Protection Elevation, or at an elevation of 904.3.

23. A FEMA mapping change will be necessary to remove building areas from the Zone A designation on the FIRM map, allowing septic systems on the three new lots.

24. The Planning Commission held a PUD CUP public hearing on June 16, 2021

Recommendations

The City Council should approve the above Findings of Fact and approve the Nandool Preserve PUD CUP, subject to the following:

1. The PUD CUP is contingent upon detailed recommendations of the City Engineer.
2. The PUD CUP is contingent upon recommendations of the City Attorney.
3. The PUD CUP is contingent upon a subdivision development agreement.
4. The PUD CUP is contingent upon a private road maintenance agreement.
5. The PUD CUP is contingent upon an approved Nandool Preserve Final Plat.

6. The PUD CUP is contingent upon an approved, amended wetland delineation for a portion of the Property.
7. The PUD CUP is contingent upon a grading plan for Lots 1, 2 and 4, which identifies proposed fill areas and final grade elevations for structures and the septic system, consistent with requirements maintaining the minimum Regional Flood Protection Elevation.
8. The PUD CUP is contingent upon a FEMA mapping change for Lots 1, 2 and 4, which removes the proposed buildable areas from the FIRM Zone A designation (likely a Conditional Letter of Mapping Revision – based on fill [CLOMR-F]).
9. The PUD CUP requires construction of the private road at a minimum 904.3 feet elevation.
10. The PUD CUP authorizes any fill requirements on the buildable areas on the Property that may otherwise require a CUP.
11. The PUD CUP requires a private road width of 16 feet, except where the road encroaches on the wetlands, the width may be reduced to 12 feet. Any such areas shall be appropriately signed to warn of the design change.
12. Dooley shall reimburse the City for its expenses associated with the PUD CUP approval.
13. No further subdivision of any lot for development purposes is allowed.

Please do not hesitate to contact me if you have any questions.