



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 18-219	Version:	1	Name:	Final Plat - Springbrook 4th Addition
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Title:	GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 11.3 ACRES INTO 25 SINGLE FAMILY LOTS AND ONE OUTLOT TO BE KNOWN AS SPRINGBROOK 4TH ADDITION, LOCATED AT 129TH LANE/FLANDERS COURT NE. SPRINGBROOK LAND, LLC. (CASE FILE NO. 18-0070/SLK)				
Sponsors:	Bryan Schafer				
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Date	Ver.	Action By	Action	Result
12/20/2018	1	City Council	Adopted	Pass

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 11.3 ACRES INTO 25 SINGLE FAMILY LOTS AND ONE OUTLOT TO BE KNOWN AS SPRINGBROOK 4TH ADDITION, LOCATED AT 129TH LANE/FLANDERS COURT NE. SPRINGBROOK LAND, LLC. (CASE FILE NO. 18-0070/SLK)

Planning Commission (Public Hearing)	02/13/2018
City Council (Preliminary Plat)	03/15/2018
City Council (Final Plat)	12/20/2018

The final plat proposal consists of subdividing approximately 11.3 acres into a subdivision with a total of 25 new single-family lots.

The proposed plat is located along the alignments of 129th Lane NE and Flanders Court NE.

The existing detached accessory building located on proposed Lot 3 and 4 Block 3 will need to be removed prior to the release of the plat for recording with Anoka County or the lots that the accessory building is located on will need to be platted as an Outlot and the accessory building removed by June 30, 2019.

Because of the extensive grading effort that was required for this development to meet the

market demand for walk-out and look-out style homes there was significant tree removal. Tree replacement, based on 20 acres, would require planting 160 trees (8 trees per acre). This is best achieved by requiring as part of the DF zoning approval the planting of 3 trees per lot (77 trees in this plat).

Engineering Items

Developer installed improvements shall include construction of all streets within the plat including sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete sidewalks along Flanders Court, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items. Plans and specifications must be approved by the City prior to start of construction.

Trunk sanitary sewer area charges become due with platting for upland acreage. The 2018 rate for Sanitary Sewer District 6-5 is \$6,229 per upland acre.

All local public streets typically require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width. All streets will follow the Anoka County street name grid system.

Street and utility extensions are required to the edges of the plat for future connections to the adjacent parcels.

Sidewalks (6-foot) will be constructed on one side of all streets with the exception of the short cul-de-sac of Dunkirk Circle.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Developer to verify normal ground water elevation in ponds. If the "Normal Ground Water Elevation" does not match the "Normal Water Elevation" that the 10:1 safety bench is designed at, provide a dense vegetative buffer strip between the two elevations. Developer shall submit a buffer strip seed mix design for review. All pond slopes shall be 4:1 except below Normal Ground Water Elevation, which can be 3:1.

Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II Permit from Minnesota Pollution Control Agency (MPCA).

Construction contract documents shall include a grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Plans shall detail tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, structure type, and structure elevation information. Additional information is required on adjacent parcels that indicate existing drainage patterns are being addressed. The development plan shall indicate all structures will be protected from flooding. Supporting geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for City review and approval.

Coon Creek Watershed District (CCWD) will need to approve and permit this plat, prior to any site work. The developer has applied to the watershed for permit and is in their process.

As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

A trail connection from Flanders Court to the cul-de-sac from the adjacent plat (Springbrook 3rd Addition and Wagamon Ranch) will be required to provide pedestrian access between neighborhoods for better connectivity to Harpers Park. The trail/boardwalk will be required to be constructed with this plat.

The existing home on Lot 1 Block 4 Springbrook 2nd Addition is required to connect to City water and sewer with the construction of Dunkirk Circle and Flanders Court NE.

The final plat is consistent with the approved preliminary plat, Resolution No. 18-36.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Springbrook Land, LLC as subdivision Case No. 18-0070; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot C, Springbrook 3rd Addition

WHEREAS, the Blaine City Council granted preliminary plat approval on date, subject to the stipulations as contained in Blaine City Council Resolution No. 18-36; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Springbrook 4th Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. All streets will follow the Anoka County street name grid system.
2. Development installed improvements shall include construction of all streets within the plat, also including sanitary sewer and water main, with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, six foot concrete sidewalks along Flanders Court, street lights, mailboxes, traffic control signals, street signs and all appurtenant items.
3. Plans and specifications must be approved by the City prior to start of construction.
4. Trunk sanitary sewer area charges become due with platting at the rate in effect at time of plat approval. The 2018 rate for Sanitary Sewer District 6-5 is \$6,229 per upland acre. This plat will be charged the 2018 rate for the number of lots that are platted in 2018. Area charges to be recalculated for payments in future years as plat phases are approved.
5. Street and utility extensions are required to the edges of the plat for future connections to adjacent parcels.
6. Sidewalks (6-foot) will be constructed on one side of all streets with the exception of the short cul-de-sac of Dunkirk Circle.
7. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales and storm water management ponds.
8. Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.
9. The Developer to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
10. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
11. Construction contract documents shall include a rough grading, erosion protection, sediment control, development, utilities, roadway and storm drainage plans. Supporting wetland delineation report, geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for City review and approval.
12. The development plan shall indicate all structures will be protected from flooding.
13. CCWD permit is required prior to City approval for construction plans and specifications.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements and final lot grading elevations.
15. Developer to install grouped mailboxes with design and locations approved by the City

and US Postal Services.

16. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
17. All development signage by separate review.
18. Park dedication is required for this plat at the rate in effect at the time of final plat recording. The plat is expected to be recorded in 2019, which has a rate of \$4,449 per lot, for a total park dedication requirement, based on 25 new lots, of \$111,225 (if paid in 2019). This payment must be made prior to release of final plat mylars for recording at Anoka County.
19. All wells and septic systems to be properly abandoned per all local and state requirements.
20. The existing detached accessory building located on proposed Lot 3 and 4 Block 3 will need to be removed prior to the release of the plat for recording with Anoka County or the lots that the accessory building is located on will need to be platted as an Outlot and the accessory building removed by June 30, 2019.
21. The existing home on Lot 1 Block 4 Springbrook 2nd Addition is required to connect to City water and sewer with the construction of Dunkirk Circle and Flanders Court.
22. A trail connection from Flanders Court to the cul-de-sac located in the adjacent plat of Springbrook 3rd Addition will be required to provide pedestrian connectivity between plats. This trail connection will be placed at a location approved by the City. The City acknowledges that the cost of this connection is between \$90,000-\$110,000 and agrees to utilize 10 lots of park dedication credit (value of \$44,490) to support the construction of this pedestrian connection. It is expected that the trail connection will be built in late 2019 or early 2020.
23. Outlot A (storm ponds and trail connection) to be deeded, by Warranty Deed, to the City once the Developer Installed Improvements have been completed by the Developer and accepted by the City.
24. Execution and recording of a Development Agreement which sets forth in greater detail the plat conditions, financial guaranty requirements for Developer Installed Improvements including the pedestrian trail connection, as well as other responsibilities for the development of this plat.
25. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Springbrook 4th Addition.

PASSED by the City Council of the City of Blaine this 20th day of December, 2018.