CITY OF NEWPORT
2060 1ST Avenue
Newport, MN 55055
(651) 459-5677
ci.newport.mn.us

Commissioner:	Brandon Leyde	City Administrator:	Joe Hatch
Commissioner:	Maria Bonilla	Asst. to the City Admin:	Travis Brierley
Commissioner:	Anthony Mahmood	City Planner:	Nathan Fuerst
Commissioner:	Tami Fuelling	Council Liaison:	Marvin Taylor
Commissioner:	Michael Kermes		

PLANNNING COMMISSION AGENDA
August 8, 2023 – 5:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. MEETING MINUTES
   A. May 9, 2023

4. PUBLIC HEARINGS
   A. Planned Unit Development- MWF
   B. Planned Unit Development- M & M LandCo LLC.

5. ADJOURNMENT

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PLANNNING COMMISSION MEETING MINUTES
May 9, 2023

1. CALL TO ORDER

Chair Leyde called the Planning Commission Meeting to order at 5:30 p.m. on May 9, 2023.

2. ROLL CALL

Present (5): Chairman Brandon Leyde, Commissioner Anthony Mahmood, Commissioner Maria Bonilla, Commissioner Tami Fuelling, and Commissioner Michael Kermes.

Not Present (0): None.

3. MEETING MINUTES

A. April 11, 2023

Commissioner Mahmood motioned to approve the Planning Commission Meeting Minutes from April 11, 2023. Seconded by Commissioner Kermes. Approved 5-0.

4. PUBLIC HEARINGS

Chair Leyde stated the MWF Properties public hearing was moved to June 7th.

City Planner Nathan Fuerst presented on the Kor Fitness and bioLawn Conditional Use Permit (CUP) requests. Kor Fitness is a local fitness company that has been in Newport a few years. Kor Fitness is proposing a CUP to operate their business on a property that would require a CUP amendment from the current property owner. The CUP amendment must happen before the CUP request from Kor Fitness can be approved. The zoning is MX-3, which is the city's general mixed-use district. The northern building, located at 862 12th Street, is the parcel Kor Fitness is proposing for their fitness center. Planner Fuerst recommends two conditions for the CUP Amendment request. The first is for all existing conditions to remain in effect except for the requirement to combine the three PIDs. The second is to combine the southern two parcels (1144 and 113 Tibbetts Place) into one property one year from the CUP amendment approval to clean up the property boundary issue. This amendment would remove the northern parcel and leave the bioLawn CUP to govern the southern one acre of land that the use is currently established on.

The Kor Fitness CUP, if approved, would govern the use of the northern parcel. Planner Fuerst stated he reviewed land use, parking, site access, and landscaping for Kor Fitness. When reviewing for noise impacts, the applicant stated they plan to have an audio specialist help minimize noise during early hours of the day and they would keep the doors closed. Planner Fuerst suggested adding conditions to prevent audible detection of noise from this use at the property line of the abutting residence and to prohibit exterior speaker systems. Planner Fuerst stated there is not specific requirements for parking with this use, so it will be at the discretion of the zoning administrator. Planner Fuerst requires twenty-one parking stalls for this business, which is one stall for every 250 square feet. Parking conditions include revising the site plan to accurately account for parking, allow the city to require curb stops if needed, keep the parking surface in good repair, and provide painted stalls. Planner Fuerst included thirteen proposed conditions in the packet that he recommends for the Kor Fitness CUP. The city can approve, approve with conditions, deny, or table (action must be taken by 6/10/23) the CUP.

Will Haselbauer and Aaron Johnson, owners of bioLawn approached the podium. Chair Leyde inquired if the north and south buildings are still connected. Mr. Haselbauer stated they are connected with a breezeway. Chair Leyde inquired if there was any structural or insulation done to the north building. Mr. Haselbauer stated they have not done any installation work, but the north building has working heaters. Commissioner Mahmood inquired about the bathrooms. Mr. Haselbauer stated there is currently a functional bathroom.

Commissioner Mahmood inquired why bioLawn needs to combine the southern buildings but not the northern building. Planner Fuerst stated the two southern properties need to be at least one acre in size for a contracting office. This will ensure enough space for sufficient parking, potential screening, landscaping, etc. Fitness centers do not have a minimum lot size requirement.

Braeden Cordts, owner of Kor Fitness, approached the podium. Chair Leyde inquired what the business hours and sound mitigation would be. Mr. Cordts stated he will have an audio specialist come in, but they can turn the base down on speakers. Chair Leyde inquired what their business model is. Mr. Cordts stated they have a mixture of classes and freestyle exercises. Chair Mahmood stated they are currently operating in Newport and are closer to residential now than they will be at their new location. Mr. Cordts stated they currently do not have any problems with noise. Commissioner Mahmood inquired if they have any plans for the building. Mr. Cordts stated they have plans for bathrooms and will use the open space for equipment and people to move around. They will be putting rubber flooring down that will help mitigate equipment sound. Commissioner Bonilla stated that Kor is respectful to their existing neighbors. Commissioner Kermes inquired their peak hours. Mr. Cordts stated it depends on the season.

A. Conditional Use Permit Amendment- bioLawn

Chair Leyde opened the Public Hearing for the bioLawn CUP Amendment at 5:56 p.m. on May 9, 2023.

Chair Leyde closed the Public Hearing for the bioLawn CUP Amendment at 5:57 p.m. on May 9, 2023.

Commissioner Mahmood motioned to recommend City Council approval of the CUP Amendment request by bioLawn with the conditions and findings proposed by staff. Seconded by Commissioner Bonilla. Approved 5-0.

B. Conditional Use Permit- KOR Fitness & Performance

Chair Leyde opened the Public Hearing for Kor Fitness & Performance at 6:05 p.m. on May 9, 2023

Chair Leyde closed the Public Hearing for Kor Fitness & Performance at 6:06 p.m. on May 9, 2023.

Commissioner Bonilla motioned to recommend City Council approval of the CUP request by KOR Fitness for a Fitness Center with the conditions and findings proposed by staff. Seconded by Commissioner Fuelling. Approved 5-0.

Assistant to the City Administrator Travis Brierley stated that residents can find more information about land use applications by going to the city's website. From here you will click "Departments", and then click the link to "Development and Land Use Applications". Assistant Brierley stated the city recently received two development applications. The first application was Red Rock Square II, which will have a public hearing on June 7th. The second application was Red Rock Villas. Assistant Brierley explained there is an e-notify option on the city website under "How Do I". As a resident you can type in your email address and choose which items you would like to be notified about when a website page updated.

Chair Leyde inquired when the Farmer's Market will open. Commissioner Bonilla stated it will open on June 18th.

5. ADJOURNMENT

Commissioner Fuelling motioned to adjourn the Planning Commission Meeting. Seconded by Commissioner Kermes. Approved 5-0.

The Planning Commission Meeting was adjourned at 6:16 p.m. on May 9, 2023.

Respectfully submitted:
Jill Thiesfeld,
Administrative Assistant II

Signed: _____
Brandon Leyde, Chairman

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MEMORANDUM

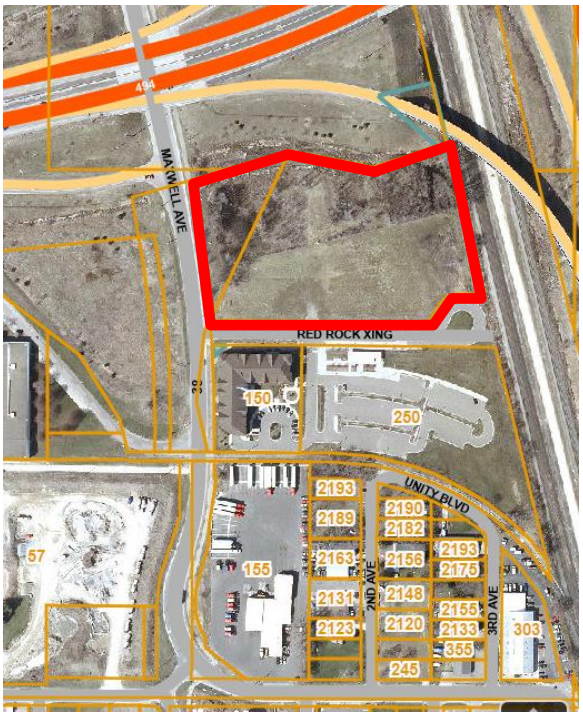
Memo Date: August 1, 2023
Meeting Date: August 8, 2023
To: Newport Planning Commission
From: Nathan Fuerst, AICP, City Planner
Subject: Preliminary & Final Plat and PUD Review – Red Rock Square II

Action Requested: Review the development requests, hold a public hearing, and provide a recommendation to the City Council.

Overview

Applicant: MWF Properties
Owner: Washington County Regional Railroad Authority

PIDs: 2602822410049 and 2602822410045
Zoning: Mx-2 Transit Oriented Mixed-Use District
Future Land Use: Mixed Commercial/Residential



Summary of Proposal

Following a concept plan review of the proposed Red Rock Square II project on March 16, 2023, the Developer incorporated feedback into the proposed development and has now requested Preliminary and Final Plat and PUD approval from MWF Properties (Developer) for the second phase of the Red Rock Square development.

This phase of the Red Rock Square apartments will still entail construction of the "L" shaped building on the southwest corner of the project site. That building is proposed to contain 51 dwelling units with parking both enclosed and adjacent on site.

Due to the presence of a wetland discovered on site during the preliminary plat plan development process, the Developer has been required to compress the area of the proposed building and is now unable to build the proposed "future" residential building originally shown in the concepts reviewed by the City. The proposed building is now proposed at 4 stories, as opposed to 3, to fit the 51 units in a smaller footprint.

Bolton & Menk is an equal opportunity employer.

Subdivision (Platting) Review Process
The developer is required to go through the platting process to subdivide this property. The Subdivision ordinance establishes the subdivision process in City Code Sec. 28-37 as follows:

> *All subdivisions are subject to platting requirements unless otherwise provided for in this article. Platting requires two sequential reviews and approvals by council. A preliminary plat is required for overall public infrastructure phasing and capital improvement planning, and a final plat is required for recording each phase or addition.*

Preliminary plats are the most detailed reviews and are brought to both the Planning Commission and City Council, while Final Plats are only reviewed by the City Council. Due to the fact that this development will be completed in one phase, staff have reviewed both the preliminary and final plats concurrently.

PUD Plan Review Process
The purpose of this process is established in City Code Sec. 36-259 as follows:

> *A planned unit development (PUD) is a tract of land developed as a unit under single or unified ownership or control, and which generally includes two or more principal buildings or uses, but may consist of one building containing a combination of principal and supportive uses. The planned unit development (PUD) process is an approach to development that provides a comprehensive procedure intended to allow greater flexibility in the zoning process than would be possible under conventional district standards. A PUD may allow modifications to zoning and subdivision requirements such as lot size and dimensions, rights-of-way and street widths, housing types and building setbacks, as well as allow zero-lot line development.*

Land Use and Density
Application materials submitted with this request have been reviewed by staff for conformance with the zoning code and 2040 Comprehensive Plan.

Intent of the MX-2 district (Sec 36-236):
The specific intent of the MX-2, Transit-Oriented Mixed-Use District is to encourage a mixture of residential, commercial, office, and civic uses in proximity to the Newport Transit Station at densities and intensities that support and increase transit use. The district is also intended to encourage a safe and pleasant pedestrian environment, maximize access to transit, provide parking in an efficient and unobtrusive manner, and encourage a sense of activity and liveliness at street level.

Zoning
MX-2 Zoning allows this use (MFH over 8 units) as a conditional use, necessitating a Conditional Use Permit. Density is calculated below and is consistent with a requirement of 20-50 units per acre.

Comprehensive Plan
This use is consistent with the range of uses allowed within the Mixed Commercial/Residential future land use category. Furthermore, the proposed development meets the Future Land Use Guidance and range of allowable density (20-50 units/acre). This development contains a net density of 36.17 units per acre.

The proposed land use would meet the City's long-term vision for this area, which is to locate higher density residential development around the Newport Transit Station.

- General Land Use Goal 1: *…Support new development and redevelopment of the Red Rock Redevelopment Area and areas along 7th Avenue south of the Newport Transit Station that*

include jobs and housing to implement the City's vision and master plan for redevelopment of this area.

- General Land Use Goal 5: *Provide housing and jobs to attract younger people and young families. Provide "life cycle" housing opportunities that serve empty nesters and older residents while recycling family housing to attract younger families.*

Plan Review

Application materials submitted with this request have been reviewed by staff for conformance with the zoning code's performance standards. A summary of this review is below.

Zoning (Bulk) Standards	**Required**	**Proposed**
Minimum Lot Area	None	2.7 acres
Minimum Lot Width	30 feet minimum	272 feet
Setbacks:		
Front	15 feet maximum	13.1 – 16.7 feet
Side	10 feet minimum	18.7 + feet
Rear	15 feet minimum	213 + feet
Height	2 stories minimum, 4 maximum	4 stories
Lot Coverage	75% of the site	61%
Net FAR (Floor Area Ratio)	.5 Minimum	1.11 (floor area **:** net acres)

Building Design

Staff note that while the submitted building elevations do strictly adhere to all requirements in City Code for the MX-2 District. The following section details, generally, conformance with the standards given the level of detail submitted. Staff are supportive of the PUD request for deviations to allow for this building to complement the existing Red Rock Square building opposite the subject property on Red Rock Crossing.

Building Materials

City Code requirements for structures in the MX-2 District are established in Sec. 36-162.18.f.2.(vi), which states that the opaque (non-window or entrance) areas on building facades be primarily covered in materials to include: *brick, stone, decorative masonry, or similar materials, or a combination thereof.* Staff interpret that this section is intended to ensure that at least 50% or more of facades are covered in the materials referenced above. Other materials such as Lap and Panel siding proposed by the developer are common in modern residential and mixed-use building construction and allowable provided they are not a majority of the exterior facades.

Overall Building Material coverage has been tabulated by the Applicant as follows:

Overall Exterior Material Areas		
Material	**Area (Square Feet)**	**%**
Lap Siding	3,175	11.7
Panel Siding	4,841	17.9
Stone	10,577	39.2
CMU	2,128	7.9
Windows & Doors	6,308	23.3

The Structure will provide stone materials at just under 40% of the overall exterior façade area. If CMU (Concrete Masonry Units) are included, this total is still less than the area required by City Code. As part

of the PUD application, the developer is seeking flexibility in meeting this standard. The exterior material compositions have been found by staff to meet the intent of the ordinance and allow consistency with the existing Red Rock Square one building. A PUD ordinance has been drafted providing flexibility to this standard.

Street Walls
As proposed, the elevations meet the following standards in Sec. 36-162.18.f.2.(i):

> *… buildings shall be designed so that the first-floor street facade along all streets includes the use of clear glass windows and doors arranged so that the uses are visible from or accessible to the street on at least 25 percent of the length of the first floor street frontage;*
>
> AND
>
> *.. expanses of blank walls shall not exceed 20 continuous feet in length.*

Building Entrances & Canopies
Building entrances meet City standards. Entrances are clearly visible and delineated with elements such as canopy overhangs. Minimum canopy clearance from the ground must be 8 feet with a projection of no greater than 4 feet. Entrances are oriented towards both the sidewalk and street along Red Rock Crossing and Maxwell Avenue, and internal to the site's surface parking area.

Site Design

Open Space
Developers in the Mx-2 district must provide a minimum of 10% open space. Open space can include squares, plazas, terraces, greens (lawns), or landscaped or paved surfaces with seating areas. This development does contain a 'tot lot' which partially satisfies this requirement. The Developer has also proposed a seating area that would allow residents and visitors to overlook the conservation area required by the watershed's wetland preservation rules. Staff find that this development satisfies the requirement for open space by providing landscaping or conservation area around 50% of the site's area.

Wetland
A wetland was discovered on the site after the Developer received concept plan review and a preliminary plat application was filed with the City. The Developer worked with South Washington Watershed District to identify the rules and requirements for the wetland and ultimately removed the proposed "future building" from the site plan. Newport City Code does provide a buffer requirement for wetlands of 16.5 feet, and staff note that that buffer distance requirement is met by the Developer's plans.

Lighting
The City has adopted standards for site and building lighting specific to the MX-2 zoning district. The Developer submitted photometric lighting plans documenting fixtures and light intensities consistent with what is allowed by the zoning code for this property.

Parking/Loading Areas
Parking standards are provided by City Code which are specific to the MX-2 zoning district. This is in recognition of the reduced necessity for parking in close proximity to transit rich nodes. Staff have reviewed the proposal against parking standards established in City Code Section 36-162 for this use and have the following comments:

- <u>Parking location</u> – The City Code encourages parking areas to be screened from the street and surrounding properties to the extent possible. The proposed arrangement of building on the lot

meets required setbacks and allows for the surface parking to be screened from Maxwell Avenue and Red Rock Crossing.

- Number of stalls – Parking provided in the plans meets code requirements with 88 total parking stalls, made up of 42 enclosed stalls and 46 surface lot stalls. The minimum parking required for this use is 82 stalls, with a maximum of 133 stalls allowed.
- Parking Lot Landscaping – City Code requires that parking lots serving over eight vehicles provide 10% of the area as landscaping. The Developer is proposing to landscape only 7% of this area due to the need to accommodate the sizable wetland on site. Given that the landscaping areas proposed provide adequate landscaping, and that the parking lot area is reduced to accommodate a large wetland, staff are supportive of this request.
- Circulation – Staff note that this plan appears to appropriately balance internal pedestrian and vehicle circulation. To the extent feasible, the site design appears to reduce conflict points between people walking and people driving.
- Future Shared parking and access – Should the undeveloped outlot in this plat be developed, the City should review for shared parking and access. It may be determined that a shared access and/or parking agreement will be necessary at the time of future development.

Site Access
This is generally addressed by the "lot configuration" section above. As proposed, this development is showing access from Red Rock Crossing. This is acceptable and it is noted that the drive will be considered a private street to be maintained by the property owner. The plans provide for opportunities access shared access for the undeveloped outlot, this is supported by staff.

Landscaping
Specific to the MX-2 zoning district, the proposed landscaping is consistent with the requirements to include a variety of plantings and landscaping features. Foundation and tree plantings are well utilized to break up the view of the building and site from surrounding areas. Features such as benches, the tot lot, and overlook area will be tied into the rest of the site with landscaping features. Importantly, the proposed landscaping will be consistent with the surrounding development and with the intent of the MX-2 zoning district.

This property is also subject to the City's minimum landscaping requirements. This includes one tree for every 1000 square feet of non-impervious lot cover (excluding storm basins), and one overstory tree for every 50 feet of lot frontage. The Development plans meet the minimum requirements of tree plantings for both landscaping and woodland preservation, which is in addition to the minimum landscaping requirements.

Tree Preservation
A tree preservation plan, meeting the requirements of City Code Section 18-42 was submitted and reviewed by staff. The Developer is removing 17 softwood trees which qualify as significant trees. After allowed removals, the Developer is required to provide an additional 9.3 trees. This was identified in the landscaping plans and suitable replacement trees are provided in the landscaping plan to address the mitigation requirement.

Staff note that several plantings are shown to remain close to the proposed grading limits. It is possible that incidental tree loss could occur if grading or construction activities impair the critical root zone of existing trees. Therefore, staff is recommending a condition of approval requiring inspection of the trees and revision of the tree mitigation plan if any incidental loss occurs.

Screening

The residential building proposed on site effectively screen the parking area. However, unless the parking and circulation area will be shared in common with the future development east of this property, landscaping or screening of the surface lot will be required. Staff suggest any additional required landscaping to screen the area along the private drive until the remaining parcel to the east is developed.

Additional screening is not required by city code for this site unless a trash enclosure is located outside of the buildings. Fencing or other screening is not detailed on the site plan. Should the Developer propose any additional screening, it will be reviewed for conformance with city standards.

Parkland Dedication

The City's Subdivision ordinance requires that park land be provided to the City from developments which create a demand on the City's park system. For the purposes of this development, City staff are recommending that the City allow for a cash fee in lieu of the dedication of park lands. This is due to the proximity of this development to existing public facilities and provision of a private tot lot for residents.

The fee in lieu of parkland dedication will be calculated using the methodology in the City's ordinance and must be paid prior to the release of a building permit.

Staff Review Comments

City Engineer & Public Works

The City Engineer has provided a memo dated July 30, 2023. The memo is inclusive of Public Works review comments. Staff are suggesting that the comment memo should be addressed by the developer prior to moving the project forward. A summary of a few key comments is below:

- An existing easement was identified on the site, if deemed necessary, that easement should be vacated prior to recording the final plat.
- Graphic depiction of certain easements is required in revised preliminary and final plat plans.
- Permits from the City, County, State, Watershed, and other agencies must be received prior to commencement of any construction activities.

City Fire Chief

The City's Fire Chief had an opportunity to review the proposed development and provided comments on the submitted plans. Notably, the Fire Chief is suggesting that standpipes are required in the building with the proposal going from 3 to 4 stories. Hydrants are located on either side of the building.

Washington County

Washington County is aware of this project given that the county is working on the stormwater ponding facilities. To date, no comments have been received from Washington County on the project. Any permits required from the county should be identified by the developer prior to beginning work on site.

South Washington Watershed District (SWWD)

The Developer has worked with the SWWD in order to navigate the rules relating to wetland preservation and stormwater management. A permit from SWWD will be required prior to any grading activities or the release of a building permit.

Required Approvals and Findings

The City will need to make the following approvals and supporting findings of fact for this proposed development:

Preliminary Plat

The Planning Commission shall recommend the approval of the proposed development if it meets all of City Code and Comprehensive Plan requirements. Staff are recommending a finding that the project does not meet any of the findings for denial which are established in the City's subdivision ordinance (Sec. 28-63) as follows, below:

a) That the proposed subdivision is in conflict with the city's comprehensive plan, zoning regulations, capital improvements program, or other policy or regulation, except as such regulations may be modified within a duly approved planned unit development (PUD).
b) That the proposed subdivision is in conflict with the purpose and intent of this article.
c) That the physical characteristics of the site are such that the site is not physically suitable for the type of development or use contemplated. Such physical characteristics may include, but are not limited to, topography, vegetation, susceptibility to erosion, susceptibility to flooding, and similar characteristics.
d) That the design of the subdivision or the proposed improvements is likely to cause substantial and irreversible environmental damage.
e) That the design of the subdivision or the type of improvements will be detrimental to the health, safety, or general welfare of the public.
f) That the design of the subdivision or the type of improvement will conflict with easements on record or with easements established by judgment of a court.

Final Plat

Final Plat requests are typically only reviewed by the City Council. The reason is final plats are required to be in "substantial compliance with the approved preliminary plat, including any required modifications". In nearly every case, the City must approve the final plat if found to be in substantial compliance with the preliminary plat approval.

For this project, both the preliminary plat and final plat are being reviewed concurrently. Staff have determined that there are no major concerns with this as there are no changes anticipated to be required to the property boundaries. This project will create only one lot, with remaining developable area in one outlot. There is no public right of way required from this developer. The Council will need to find that the final plat is consistent with the preliminary plat. Suggested conditions of approval are identified at the end of this report.

<u>If approved, staff will not allow for the release of the final plat for recording with Washington County unless and until any required conditions of approval have been met.</u>

Planned Unit Development

Planned Unit Developments in the City of Newport are processed as Conditional Use Permits. In addition to those findings established for Conditional Use Permits, there are findings specific to Planned Unit Developments which must be made supporting City approval. All required findings are provided below with staff recommendations following in italics.

Sec. 36-45 Conditional Use Permit Criteria:

a) <u>Consistency with the comprehensive plan</u>. The proposed use shall be consistent with the comprehensive plan. *The proposed land use is consistent with the land uses and densities allowed by the City's 2040 Comprehensive Plan.*
b) <u>Health and safety</u>. The proposed use shall not negatively impact the health, safety, and general welfare of occupants of surrounding lands and general welfare of the city, including, but not limited to the factors of noise, glare, odor, electrical interference, vibration, dust, and other nuisances; fire and safety hazards; existing and anticipated traffic conditions; parking facilities on adjacent streets and land; the effect on surrounding properties including valuation, aesthetics and

scenic views; land uses and character and integrity of the neighborhood; impacts on governmental facilities and services including roads, sanitary sewer, water, and police and fire; effects on sensitive environmental features including lakes, surface and groundwater supply and quality, wetlands, slopes, floodplains and soils; and other factors found relevant by the city. *Impacts of this development on the community were found by the City staff to be negligible on the community's health and safety. The development will provide landscaping, screening, stormwater treatment, and pedestrian connections to mitigate impacts on the surrounding community and environment.*

c) Compliance with standards. The city shall consider whether the proposed use complies or is likely to comply in the future with all standards and requirements set out in the regulations and ordinances of the city or other governmental bodies having jurisdiction over the city. *With this requested PUD, this project will meet the City's requirements for this land use on this site.*

d) Public infrastructure services. Adequate public facilities and services shall be able to be provided to the site where the use is proposed, and/or existing infrastructure shall be able to absorb the additional demand for public services such as utilities, streets, parks, schools, etc. *Public utilities will be available to serve this site and connections will be made at the cost of the developer at no cost to the City.*

e) Screening and landscaping. Incompatible impacts of the proposed use shall be screened and buffered from adjacent property and the surrounding neighborhood. The city council may require additional landscaping or screening above that required in the zoning ordinance. *Appropriate landscaping and screening are provided as part of the proposed site plan.*

f) Architectural standards. The site or building associated with the proposed use shall meet or exceed the architectural design and landscaping standards for the district in which it is located. The city council may require additional architectural standards above those required in the zoning ordinance. *The Development meets the intent of the City's design standards. With the deviation received through the PUD, the project will comply with the City's architectural standards.*

g) Zoning. The use shall be consistent with the requirements of the zoning ordinance and the requirements of the zoning district in which the applicant intends to locate the proposed use. *With the deviations received through the PUD, the project will comply with the City's zoning standards*

h) Traffic. The city shall evaluate the potential generation and characteristics of the traffic associated with the use and its impact on traffic volumes and safety based on the proposed driveway locations, the existing and proposed capacity of adjacent roads, sidewalks, and trail connections. The City shall determine that the existing transportation infrastructure is adequate to address the potential traffic or shall require that the potential impacts shall be mitigated. *Staff have determined that existing City and County transportation infrastructure are sufficient to serve the use proposed on this site.*

Sec. 36-261 Required PUD Standards:

a) The city shall consider the proposed PUD from the point of view of all standards and purposes of the comprehensive land use plan to achieve:

1. Coordination between the proposed development and surrounding land uses; *The proposed land use is consistent with both the zoning code and comprehensive plan. The development provides adequate consideration of the existing land uses surrounding the project site.*

2. The protection and conservation of woodlands, wetlands, blufflands, and primary conservation areas within the Mississippi River Corridor; *The proposed project is consistent with the City's tree mitigation requirements.*

3. The potential for more efficient use of land, energy, infrastructure, and natural resources, protection of water resources and conservation of natural resources. *The proposed project*

will preserve a wetland and associated buffer while allowing residential units at densities allowed by the City's zoning ordinance and comprehensive plan.

4. The protection of health, safety, and welfare of the community and residents of the PUD; *The proposed development adequately addresses the health, safety, and welfare of the future residents and those land uses surrounding the proposed development.*
5. Benefit to the city and the public interest. *The proposed development will provide affordable housing units which are presently needed at this location in the community as identified by the Comprehensive Plan.*

b) To these ends, the city council shall consider the location and compatibility of buildings, parking areas and other features with respect to the topography of the area and existing natural features; the efficiency, adequacy and safety of the proposed layout of internal streets and driveways; the adequacy and location of green areas; the adequacy, location and screening of parking areas; and such other matters as the council may find to have a material bearing upon the stated standards and objectives of the comprehensive land use plan. *The proposed development meets the intent of city design and landscaping requirements and provides important connections through and around the site. The site plan adequately considers the context of the site not limited to noise mitigation, screening, parking, and access.*

Sec. 36-267 Required PUD Findings:

1. The proposed PUD is designed to form a desirable and unified environmental within its own boundaries. *The design of the site is consistent with the City's design requirements. Building facades are largely compliant with City requirements and will compliment existing development.*
2. The PUD is consistent with the planned and efficient provision of public improvements and would not burden the existing tax base or create development in areas without adequate infrastructure or public facilities. *The proposed development will be adequately served by the surrounding roadway network, city utilities, and is not requesting financial assistance from the City.*
3. The PUD can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. The proposed uses will not be detrimental to potential surrounding uses. *The site plan is determined to be harmonious with the surrounding land uses. Landscaping and screening along with building massing and location are consistent with both the intent of the zoning code and the existing development pattern.*
4. The tract under consideration is under single ownership or control. *The project area will be under control by the developer if and once entitlements are received.*
5. The PUD plan provides for the creation, preservation, or restoration of natural resources such as valuable habitat, lakes, streams, shorelands, floodplains, woodlands, steep slopes, and similar areas. *The proposed project will meet tree mitigation requirements and preserve a wetland and associated buffer consistent with South Washington Watershed District rules.*
6. Each phase of the development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated. *The development is consistent with density, lot area, site design, and open space requirements.*
7. Any common elements proposed as part of the PUD are appropriate for the scale, location, shape, size, density, and topography of the development and must be suitably improved for the intended use(s) except that significant natural features may be preserved or restored. *The proposed development adequately preserves natural features and provides programmed open space meeting the intent of city requirements.*
8. The project area is at least ten acres in size unless the applicant can show that a PUD of less acreage meets the standards and purposes of the comprehensive plan, that the proposal better

adapts itself to the site and with the surrounding land uses than could be developed using strict standards within the underlying zoning district. *The Developer has demonstrated plans that are consistent with Land Use Goals 1 & 5 as articulated in the adopted Comprehensive Plan. Deviations requested are determined to be reasonable, and not reasonably met under strict interpretation of the zoning ordinance.*

Required Approvals and Next Steps

The Developer is requesting the following approvals.

1. Preliminary Plat
2. Planned Unit Development, with deviations to be identified by the developer, but anticipated for:
    a. Multifamily buildings over 8 units
    b. Primary building exterior materials at 39.2% of the overall façade area.
    c. Parking lot landscaping area at 7%
3. Final Plat

PUBLIC HEARING

A public hearing was noticed for this item. As of the time of this staff report, no public comments have been received related to this project.

Staff Recommended Action

Staff is supportive of the project on the basis that it is consistent with the guidance and policies found in the City Code and Comprehensive Plan. Findings can be made in support of the approval of a Preliminary Plat, PUD, and Final Plat.

Example Motion:

Move to recommend City Council approval of the Preliminary and Final Plat and PUD subject to the findings and conditions of approval recommended by staff.

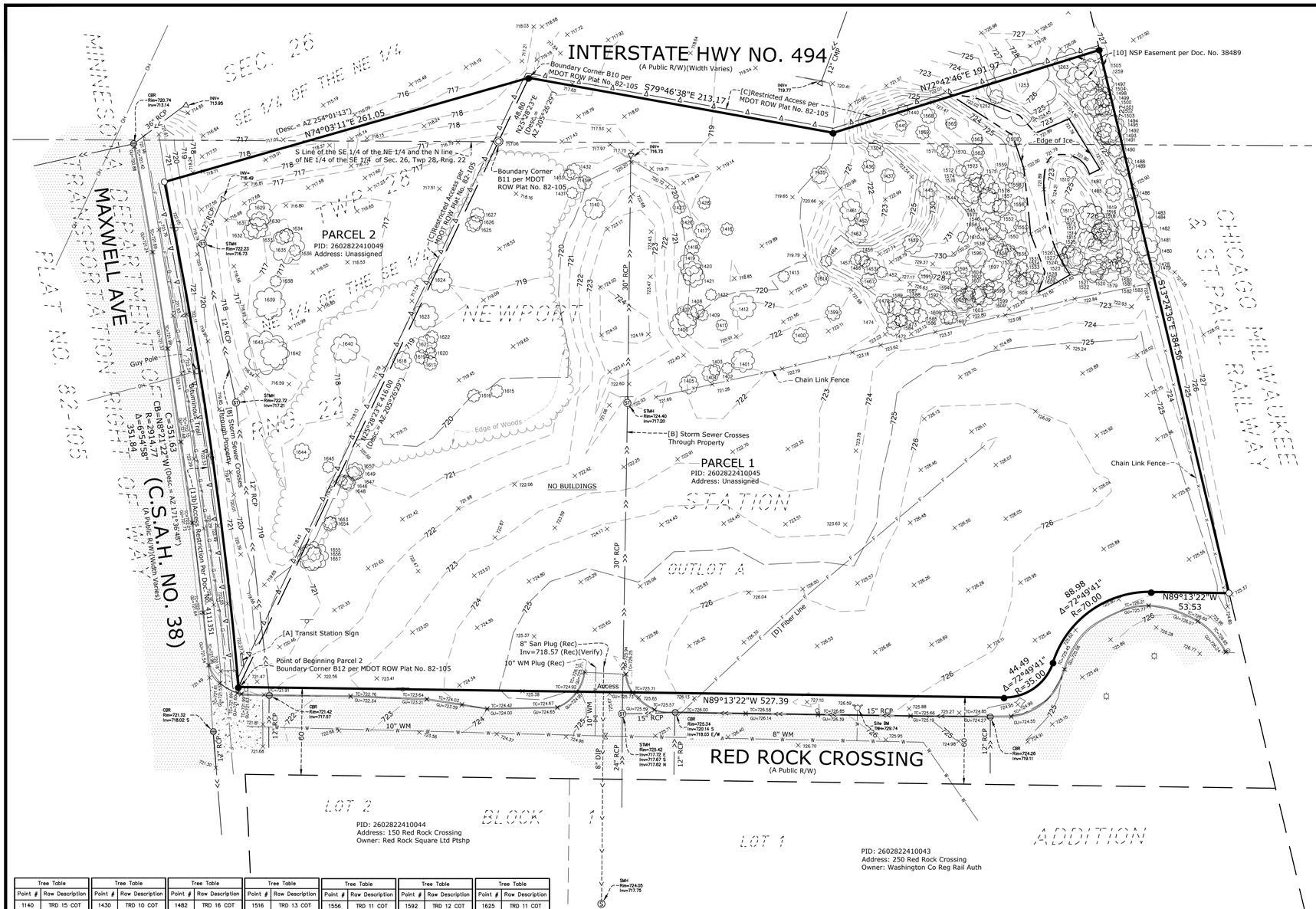
Staff recommends that the development be approved with the following conditions:

1. Applicant must enter into a Development Agreement with the City prior to release of the final plat for recording.
2. Prior to the release of the final plat, the Applicant shall revise plans to address the City Engineer's memo dated July 30, 2023.
3. Applicant is responsible for filing an easement or Right of Way vacation application if vacation of the easements on the property is required by the City, or documentation verifying vacation has occurred.
4. Applicant is responsible for paying the parkland dedication fee and any required connection charges prior to the issuance of a building permit.
5. Applicant shall submit plans consistent with the Fire Chief's comments as articulated in this memo.
6. Applicant must receive any required watershed permits prior to beginning any work on site.
7. Applicant must receive any required permits from Washington County prior to beginning work on the site.
8. Applicant must receive any required state permits or licenses, keep such permits or licenses up to date, and furnish documentation of permits or licenses to the city upon request.
9. Any incidental loss of existing trees through grading or construction activities will necessitate revision of the tree mitigation plan, and if additional mitigation is required, a cash in lieu fee shall be paid by the Developer.

10. No grading or site work may proceed prior to the issuance of a building permit for the project.

Resources:

- Application Documents (attached)
- City Engineer Comment Memo, dated July 30, 2023
- Zoning Code (link only)
- Citywide Zoning Map (link only)
- 2040 Comprehensive Plan (link only - Land Use chapter begins on pg 31)



Tree Table		Tree Table		Tree Table		Tree Table		Tree Table		Tree Table		Tree Table	
Point #	Row Description	Point #	Row Description	Point #	Row Description	Point #	Row Description	Point #	Row Description	Point #	Row Description	Point #	Row Description
1140	TRD 15 COT	1430	TRD 10 COT	1482	TRD 16 COT	1516	TRD 13 COT	1556	TRD 11 COT	1592	TRD 12 COT	1625	TRD 11 COT
1252	TRD 10 BOX	1431	TRD 8 POP	1483	TRD 24 COT	1517	TRD 18 POP	1557	TRD 10 COT	1593	TRD 14 COT	1626	TRD 10 COT
1253	TRD 48 COT	1432	TRD 11 COT	1484	TRD 8 COT	1518	TRD 12 COT	1558	TRD 13 COT	1594	TRD 12 COT	1627	TRD 10 COT
1259	TRD 24 COT	1433	TRD 8 COT	1485	TRD 11 WILLOW	1519	TRD 13 COT	1559	TRD 12 COT	1595	TRD 12 COT Z	1629	TRD 18 COT
1263	TRD 24 COT	1435	TRD 12 COT	1486	TRD 8 POP	1520	TRD 16 COT	1562	TRD 9 COT	1596	TRD 15 COT	1630	TRD 13 COT
1304	TRD 12 POP	1436	TRD 9 POP	1487	TRD 12 COT	1521	TRD 18 COT	1563	TRD 8 COT Z	1597	TRD 16 COT	1631	TRD 15 COT
1399	TRD 11 POP	1437	TRD 10 POP	1488	TRD 10 COT	1522	TRD 14 COT	1565	TRD 8 COT	1598	TRD 14 COT	1632	TRD 11 COT
1400	TRD 11 COT	1440	TRD 8 OAK	1489	TRD 14 COT	1523	TRD 18 COT	1568	TRD 11 COT	1599	TRD 8 COT Z	1633	TRD 10 COT
1401	TRD 16 POP	1441	TRD 8 ASH	1490	TRD 9 BOX	1524	TRD 16 COT	1569	TRD 10 COT	1600	TRD 9 COT	1634	TRD 10 COT
1402	TRD 8 COT	1445	TRD 13 BOX	1491	TRD 10 COT	1525	TRD 9 BOX	1570	TRD 9 ASH	1601	TRD 16 COT	1635	TRD 24 COT
1403	TRD 8 COT	1448	TRD 12 COT	1492	TRD 11 COT	1526	TRD 10 COT	1571	TRD 9 COT	1602	TRD 11 COT	1636	TRD 8 COT
1404	TRD 12 COT	1450	TRD 14 BOX	1493	TRD 14 COT Z	1527	TRD 9 COT	1572	TRD 8 COT	1603	TRD 16 COT	1638	TRD 8 COT
1405	TRD 13 COT	1452	TRD 8 POP	1494	TRD 22 COT Z	1528	TRD 10 COT Z	1573	TRD 15 COT	1604	TRD 9 COT	1639	TRD 22 COT
1406	TRD 18 WILLOW	1453	TRD 12 POP	1495	TRD 20 COT	1529	TRD 8 COT Z	1574	TRD 10 COT	1605	TRD 15 COT	1640	TRD 20 ELM
1407	TRD 16 WILLOW	1455	TRD 8 POP	1497	TRD 12 COT	1531	TRD 9 COT	1575	TRD 11 COT	1606	TRD 10 COT	1642	TRD 20 ELM
1408	TRD 10 COT	1456	TRD 10 POP	1498	TRD 14 COT	1532	TRD 9 COT	1576	TRD 11 COT Z	1607	TRD 10 COT	1643	TRD 30 COT
1409	TRD 8 COT	1457	TRD 8 POP	1499	TRD 10 COT	1533	TRD 9 COT Z	1577	TRD 12 COT	1608	TRD 18 COT	1644	TRD 12 COT
1411	TRD 8 COT	1461	TRD 15 POP	1500	TRD 14 COT Z	1534	TRD 9 COT Z	1578	TRD 8 COT Z	1609	TRD 10 COT	1645	TRD 8 ELM
1412	TRD 18 COT	1462	TRD 10 POP	1501	TRD 8 COT Z	1535	TRD 10 COT	1579	TRD 16 COT	1610	TRD 8 BOX	1646	TRD 8 ELM
1413	TRD 8 COT	1463	TRD 15 POP	1502	TRD 12 COT Z	1536	TRD 10 COT	1580	TRD 8 COT	1614	TRD 10 ASH	1647	TRD 10 COT
1416	TRD 9 COT	1464	TRD 8 POP	1503	TRD 20 COT	1537	TRD 11 COT Z	1581	TRD 10 COT	1615	TRD 9 COT	1648	TRD 10 COT
1417	TRD 11 WILLOW	1467	TRD 11 POP	1504	TRD 20 COT	1538	TRD 11 COT	1582	TRD 14 COT Z	1616	TRD 9 COT	1649	TRD 10 COT
1418	TRD 10 COT	1470	TRD 14 COT	1505	TRD 22 COT	1544	TRD 18 COT	1583	TRD 11 COT	1617	TRD 10 COT	1650	TRD 12 COT
1419	TRD 16 COT	1472	TRD 10 COT	1508	TRD 10 COT	1545	TRD 13 COT	1584	TRD 8 COT	1618	TRD 13 COT	1653	TRD 9 COT
1420	TRD 15 WILLOW	1473	TRD 9 COT	1510	TRD 8 POP	1546	TRD 16 COT Z	1585	TRD 10 COT	1619	TRD 10 POP	1654	TRD 10 COT
1421	TRD 15 COT	1474	TRD 10 COT	1511	TRD 10 COT	1549	TRD 16 COT Z	1586	TRD 10 COT	1620	TRD 8 POP	1655	TRD 10 COT
1422	TRD 8 COT	1478	TRD 8 COT	1512	TRD 20 COT	1550	TRD 14 COT	1587	TRD 10 BOX	1621	TRD 14 POP	1656	TRD 20 COT
1426	TRD 9 COT	1479	TRD 18 COT	1513	TRD 16 COT	1552	TRD 14 COT	1588	TRD 12 COT	1622	TRD 9 COT	1657	TRD 18 COT
1427	TRD 9 ASH	1480	TRD 18 COT	1514	TRD 12 COT	1553	TRD 10 COT	1589	TRD 10 COT	1623	TRD 18 COT		
1428	TRD 9 POP	1481	TRD 22 COT	1515	TRD 10 COT	1554	TRD 13 COT Z	1591	TRD 10 COT	1624	TRD 16 COT		

Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCELINE
- WOODEN FENCELINE
- GUARDRAIL
- RESTRICTED ACCESS
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SB SOIL BORING
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT

N

40 20 0 20 40 80

SCALE IN FEET

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1: (Registered Property - Certificate of Title No. 70078)

Outlot A, NEWPORT STATION ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

Parcel 2: (Registered Property - Certificate of Title No. 3019)

All that part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 26, Township 28 North, Range 22 West of the Fourth Principal Meridian, Washington County, Minnesota, described as follows:

Beginning at Right of Way Boundary Corner B12 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-105 on file and of record in the office of County Recorder, Washington County Minnesota; thence Northeasterly on an azimuth of 25 degrees 26 minutes 29 seconds along the boundary of said plat a distance of 416.00 feet to Right of Way Boundary Corner B11 of said plat; thence continuing Northeasterly on an azimuth of 25 degrees 26 minutes 29 seconds along the boundary of said plat a distance of 48.80 feet to Right of Way Boundary Corner B10 of said plat; thence Southwesterly on an azimuth of 254 degrees 01 minutes 13 seconds a distance of 261.05 feet; thence Southerly a distance of 351.84 feet on a non-tangent curve, concave to the west, having a radius of 2914.77 feet, a central angle of 6 degrees 54 minutes 58 seconds and said curve having a chord having an azimuth of 171 degrees 36 minutes 48 seconds and a chord length of 351.62 feet to the point of beginning.

GENERAL SURVEY NOTES

1. Bearings are based on the Washington County Coordinate System (1986 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the north side of Red Rock Crossing, approximately 170 feet easterly of the drive entrance to the subject property, as shown hereon. Elevation = 729.74.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES

(numbered per Table A)

1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
2. Site Address: Address Unassigned, Red Rock Crossing, Newport, MN 55055.
3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27163C0319E, effective date of February 3rd, 2010.
4. The Gross land area is 262,784 +/- square feet or 6.033 +/- acres.
7. (a) Exterior dimensions of buildings at ground level as shown hereon. Please note we did not observe any buildings on the subject property while conducting the fieldwork.
8. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observed all site features located on the subject property.
9. We did not observe any striped parking stalls on the subject property while conducting the field work.
13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Washington County Interactive Property Map.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company File No. NCS-1112686-MPLS, dated January 28, 2022. We note the following with regards to Schedule B II Exceptions of the herein referenced Title Commitment:
   a. Item no.'s 1-9, and 16 are not survey related.

   b. The following are numbered per the referenced Title Commitment:
      [10]. Terms, conditions and easement for electrical transmission purposes, including any incidental rights, in favor of Northern States Power Company, a Minnesota corporation, as contained in the Easement, dated March 29, 1974, recorded April 1, 1974, as Document No. 38489. (Parcel 1) ***This easement is located in the northeast corner of Parcel 1 as shown hereon.***

      11. Terms, conditions, restrictions and encumbrances as contained in the unrecorded Grant Agreement dated February 12, 2010, between the Washington County Regional Railroad Authority, and the Counties Transit Improvement Board, and in the Declaration, recorded November 29, 2010, as Document No. 1203099. (Parcel 1) ***Document refers to the property being subject to all the terms, conditions, provisions and limitations contained in an agreement between Washington County Railroad Authority and the CTIB dated February 12, 2010. We have not been provided with said agreement and therefore are unable to determine what restrictions apply to the subject property.***

      12. Terms, conditions and easement for public street purposes, including any incidental rights, in favor of the Village of Newport, as contained in the Easement, dated February 19, 1944, recorded June 15, 1944, as Document No. 2926. (Parcel 2) ***Said easement lies west of and does not appear to affect the subject property. Not shown hereon.***

      [13]. Terms, conditions and easement for highway purposes, including access limitations, the right to construct temporary snow fences, and other incidental rights, in favor of the State of Minnesota, as contained in the Final Certificate, dated December 20, 1948, recorded January 6, 1949, as Document No. 4461. (Parcel 2) ***Parcel 2 was part of lands condemned for trunk highway purposes.***

      NOTE: The following documents recorded only in the office of the County Recorder appear to transfer some of the above rights and interests of the State of Minnesota. They are not memorialized on the Certificate of Title.

      a. Quitclaim Deed, dated September 29, 2014, recorded December 4, 2014, as Document No. 4008869. ***MNDOT deeded Parcel 2 to Washington County.***

      [b]. Quit Claim Deed, dated April 11, 2017, recorded May 10, 2017, as Document No. 4111351. ***Washington County deeded Parcel 2 to the Washington County Regional Railroad Authority. Document appears to restrict access to C.S.A.H. No. 38 (Maxwell Ave), as shown hereon along the westerly line of the subject property.***

      14. The following appear as memorials on the current Certificate of Title for Parcel 1, and will be carried forward to any subsequent certificate(s):
      a. Easement, dated July 28, 1925, recorded August 3, 1925, as Document No. 692. ***Easements described lie west and south of and do not appear to affect the subject property. Not shown hereon.***
      b. Easement, dated February 19, 1944, recorded June 15, 1944, as Document No. 2926. ***Said easement lies west of and does not appear to affect the subject property. Not shown hereon.***

      15. The following appears as a memorial on the current Certificate of Title for Parcel 2, and will be carried forward to any subsequent certificate(s):
      a. Easement, dated July 28, 1925, recorded August 3, 1925, as Document No. 692. ***Easements described lie west and south of and do not appear to affect the subject property. Not shown hereon.***

2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
   [A]. Please note there is a transit station sign located in the southwest corner of Parcel 2, as shown hereon. We have not received documentation of an easement for said sign.
   [B]. Please note there are multiple storm sewer lines crossing the subject property as shown hereon. We have not received documentation of an easement for said storm sewer lines.
   [C]. We have shown hereon restricted access lines according to Minnesota Department of Transportation Right Of Way Plat No. 82-105 along the north line of Parcel 1 and along the common line between Parcel 1 and Parcel 2.
   [D]. Please note there is a fiber communication line crossing the subject property as shown hereon. We have not received documentation of an easement for said communication line.

ALTA CERTIFICATION

To: Washington County Regional Railroad Authority; MWF Properties, LLC, a Minnesota limited liability company; and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof.

The fieldwork was completed on 02-03-2023.

Dated this 21st day of February, 2023.

Rory L. Synstelien — Minnesota License No. 44565

rory@civilsitegroup.com

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT

MWF - Redrock Square II

Address Unassigned, Red Rock Crossing, Newport, Washington County, Minnesota, 55055

CLIENT

Miller Hanson

218 Washington Avenue North, Suite 230, Minneapolis, MN 55401

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.

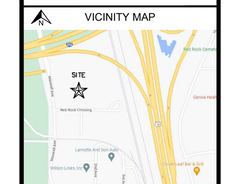
RORY L. SYNSTELIEN

DATE 2-21-2023 LICENSE NO. 44565

QA/QC

FIELD CREW	DO
DRAWN BY	CF
REVIEWED BY	Cody J. & Craig J.
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 23002

ALTA/NSPS LAND TITLE SURVEY

V1.0

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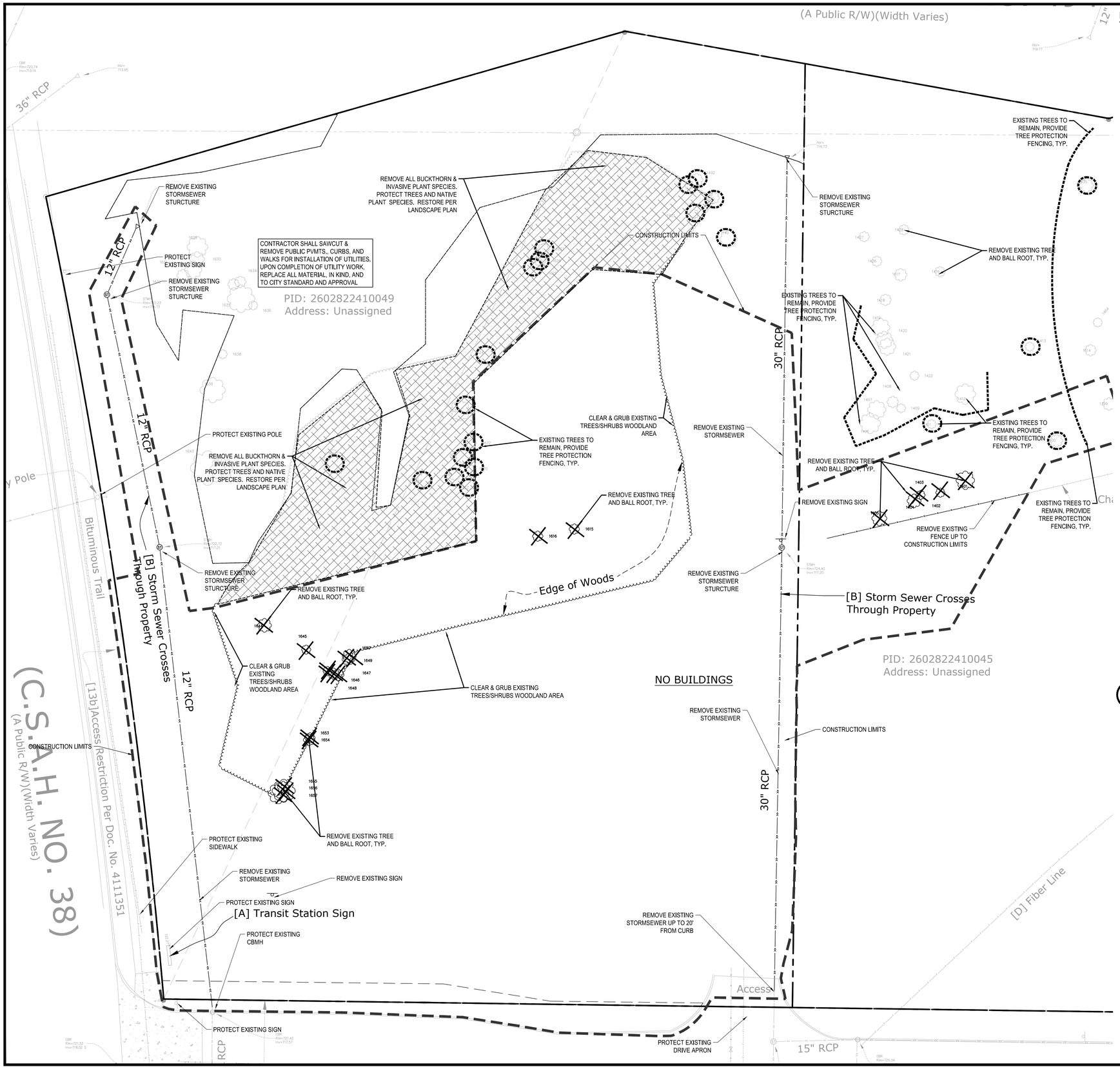
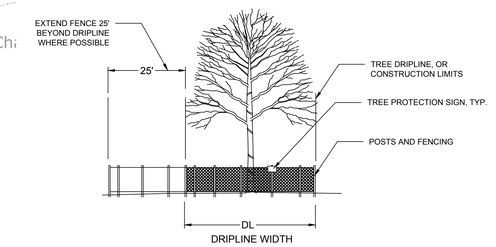


REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND C/VIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION
NTS

CITY OF NEWPORT REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

REMOVALS LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

Know what's **below.** **Call** before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
RED ROCK SQUARE II APARTMENTS
RED ROCK CROSSING & MAXWELL AVENUE, NEWPORT, MN 55055

MWF PROPERTIES
7645 LYNDALE AVENUE SOUTH, MINNEAPOLIS, MN 55423

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble

David J. Knaeble

DATE 06/30/23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/17/23	CITY SUBMITTAL
06/27/23	OWNER REVIEW
06/30/23	CITY RESUBMITTAL

DRAWN BY: AM, JL REVIEWED BY: DK
PROJECT NUMBER: 23002

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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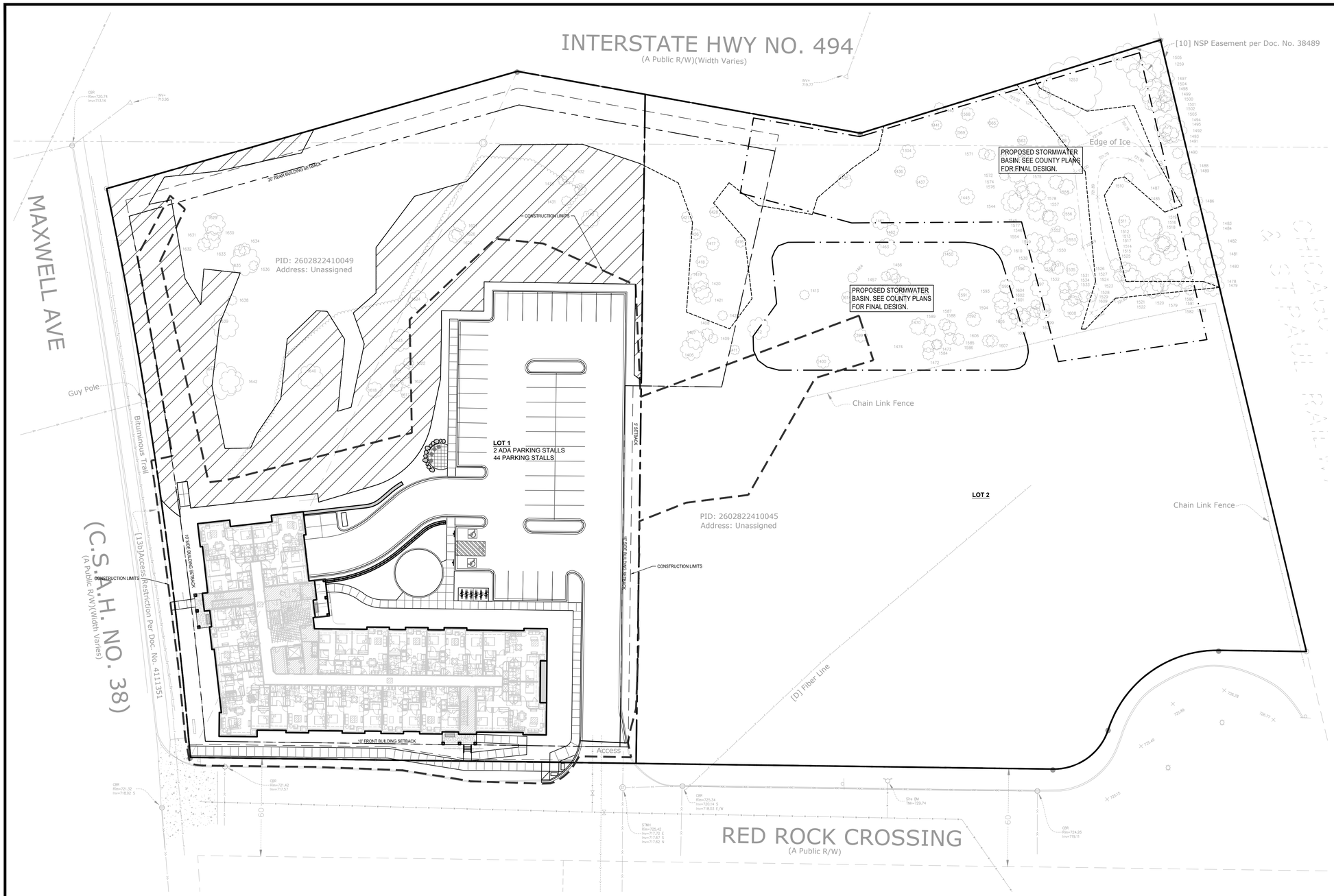

SITE AREA CALCULATIONS- LOT 1	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		17,026 SF	14.5%	
PAVEMENT	206 SF	0.2%		29,031 SF	24.6%	
TOTAL	206 SF	0.2%	0.0 AC	46,057 SF	39.1%	1.1 AC
PERVIOUS SURFACES						
LANDSCAPED	94,143 SF	79.9%		48,292 SF	41.0%	
WETLAND	23,456 SF	19.9%		23,456 SF	19.9%	
TOTAL	117,599 SF	99.8%	0.0 AC	71,748 SF	60.9%	1.6 AC
TOTAL SITE AREA	117,805 SF	100.0%	2.7 AC	117,805 SF	100.0%	2.7 AC
IMPV. DIFFERENCE (EX. VS PROP	45,851 SF	38.9%				
DISTURBED AREA	80,716 SF	1.9 AC				

SITE AREA CALCULATIONS- LOT 2	EXISTING CONDITION		
IMPERVIOUS SURFACES			
BUILDING COVERAGE	0 SF	0.0%	
PAVEMENT	0 SF	0.0%	
TOTAL	0 SF	0.0%	0.0 AC
PERVIOUS SURFACES			
LANDSCAPED	131,481 SF	90.7%	
WETLAND	13,498 SF	9.3%	
TOTAL	144,979 SF	100.0%	0.0 AC
TOTAL SITE AREA	144,979 SF	100.0%	3.3 AC

Know what's **below.** **Call** before you dig.

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15'-0" 0 30'-0"

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Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
RED ROCK SQUARE II APARTMENTS
RED ROCK CROSSING & MAXWELL AVENUE, NEWPORT, MN 55055

MWF PROPERTIES
7645 LYNDALE AVENUE SOUTH, MINNEAPOLIS, MN 55423

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble

David J. Knaeble
DATE 06/30/23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/17/23	CITY SUBMITTAL
06/27/23	OWNER REVIEW
06/30/23	CITY RESUBMITTAL

DRAWN BY: AM, JL REVIEWED BY: DK
PROJECT NUMBER: 23002

REVISION SUMMARY

DATE	DESCRIPTION

OVERALL SITE PLAN

C2.0

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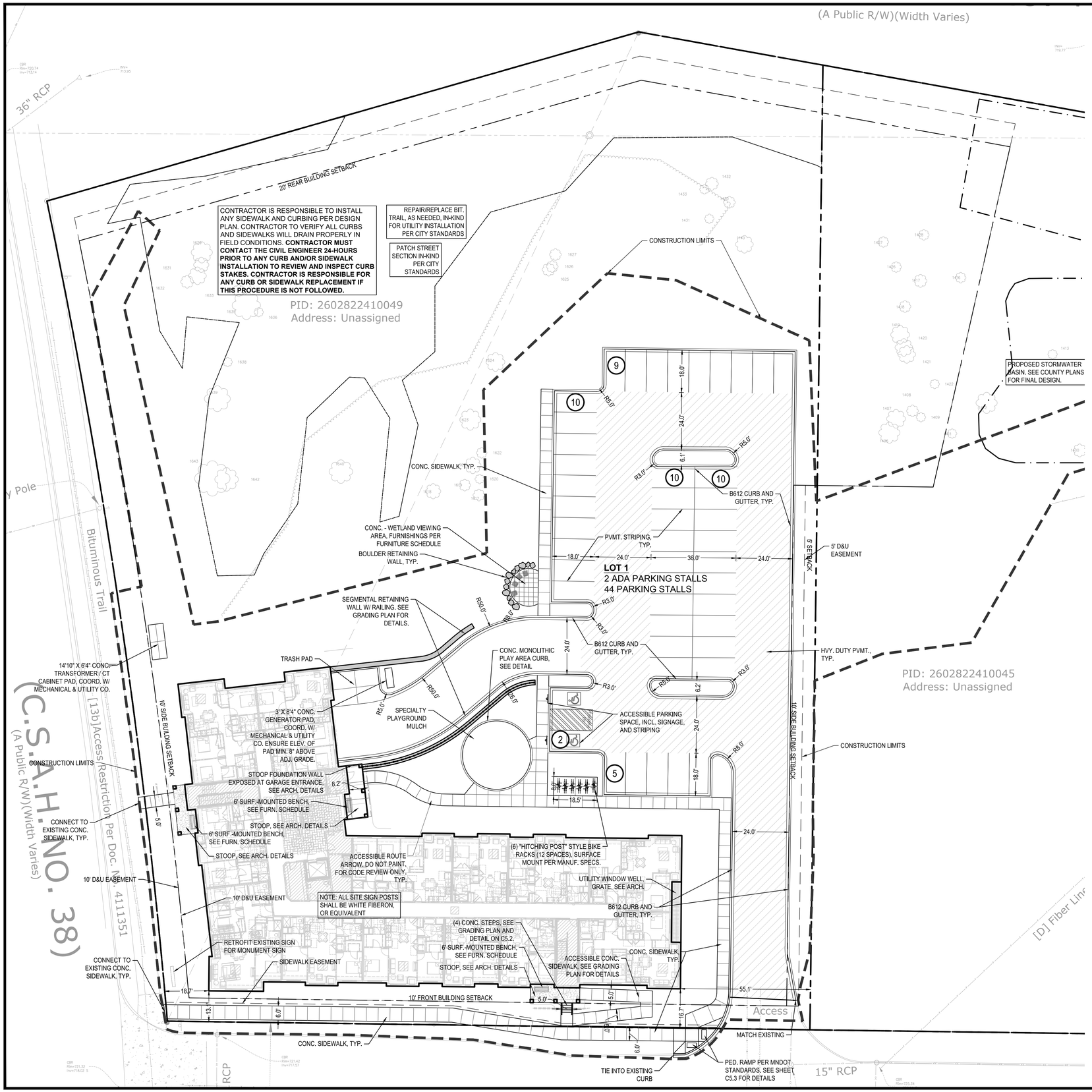

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING. FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		17,026 SF	14.5%	
PAVEMENT	206 SF	0.2%		29,031 SF	24.6%	
TOTAL	206 SF	0.2%	0.0 AC	46,057 SF	39.1%	1.1 AC
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IMPV. DIFFERENCE (EX. VS PROP	45,851 SF	38.9%				
DISTURBED AREA	80,716 SF	1.9 AC				

CITY OF NEWPORT SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

OPERATIONAL NOTES:

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE
TRASH REMOVAL:	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES:	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

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10'-0" 0 20'-0"

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David J. Knaeble

David J. Knaeble
DATE 06/30/23 LICENSE NO. 48776

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04/17/23	CITY SUBMITTAL
06/27/23	OWNER REVIEW
06/30/23	CITY RESUBMITTAL

DRAWN BY: AM, JL REVIEWED BY: DK
PROJECT NUMBER: 23002

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.1

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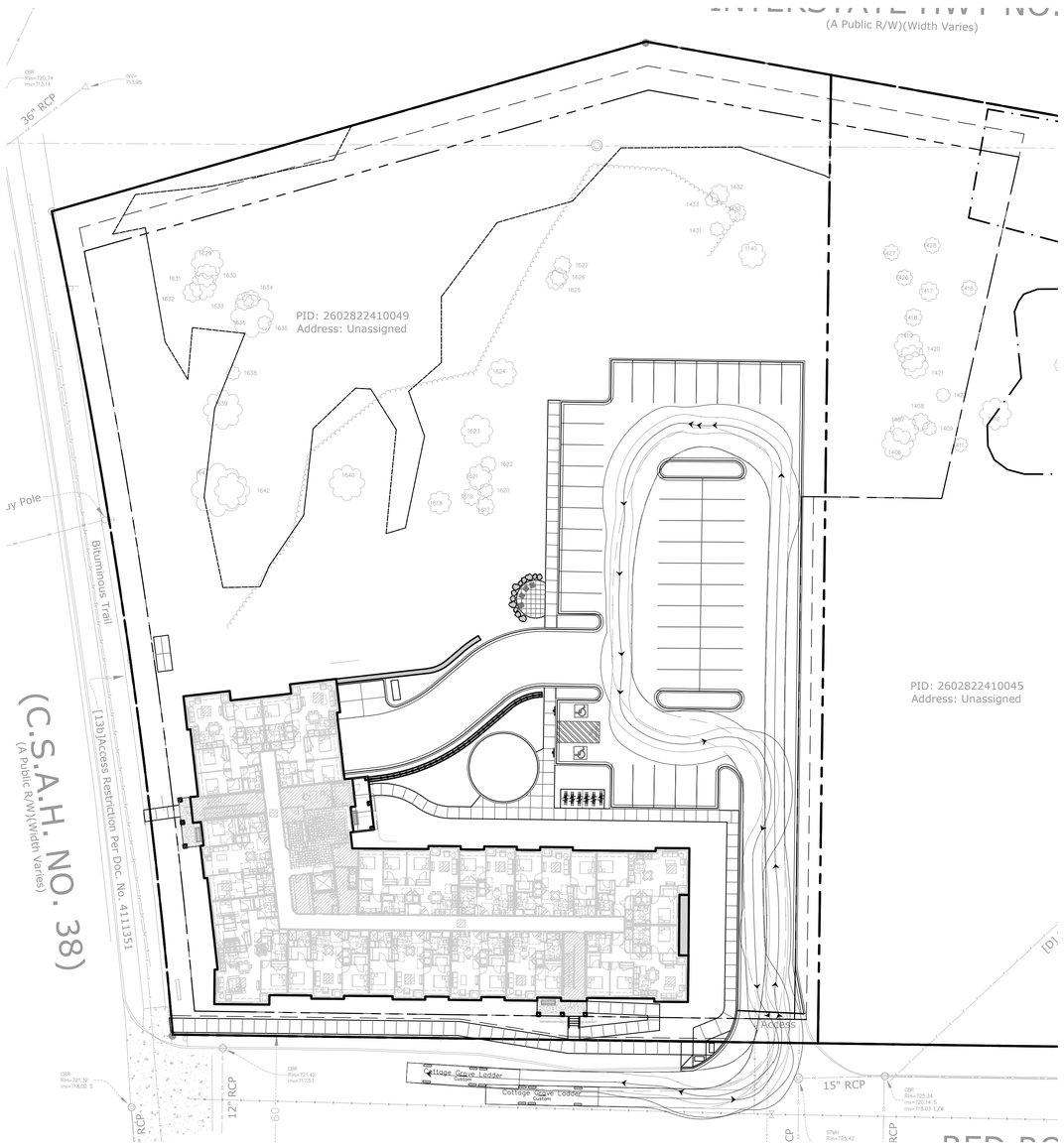
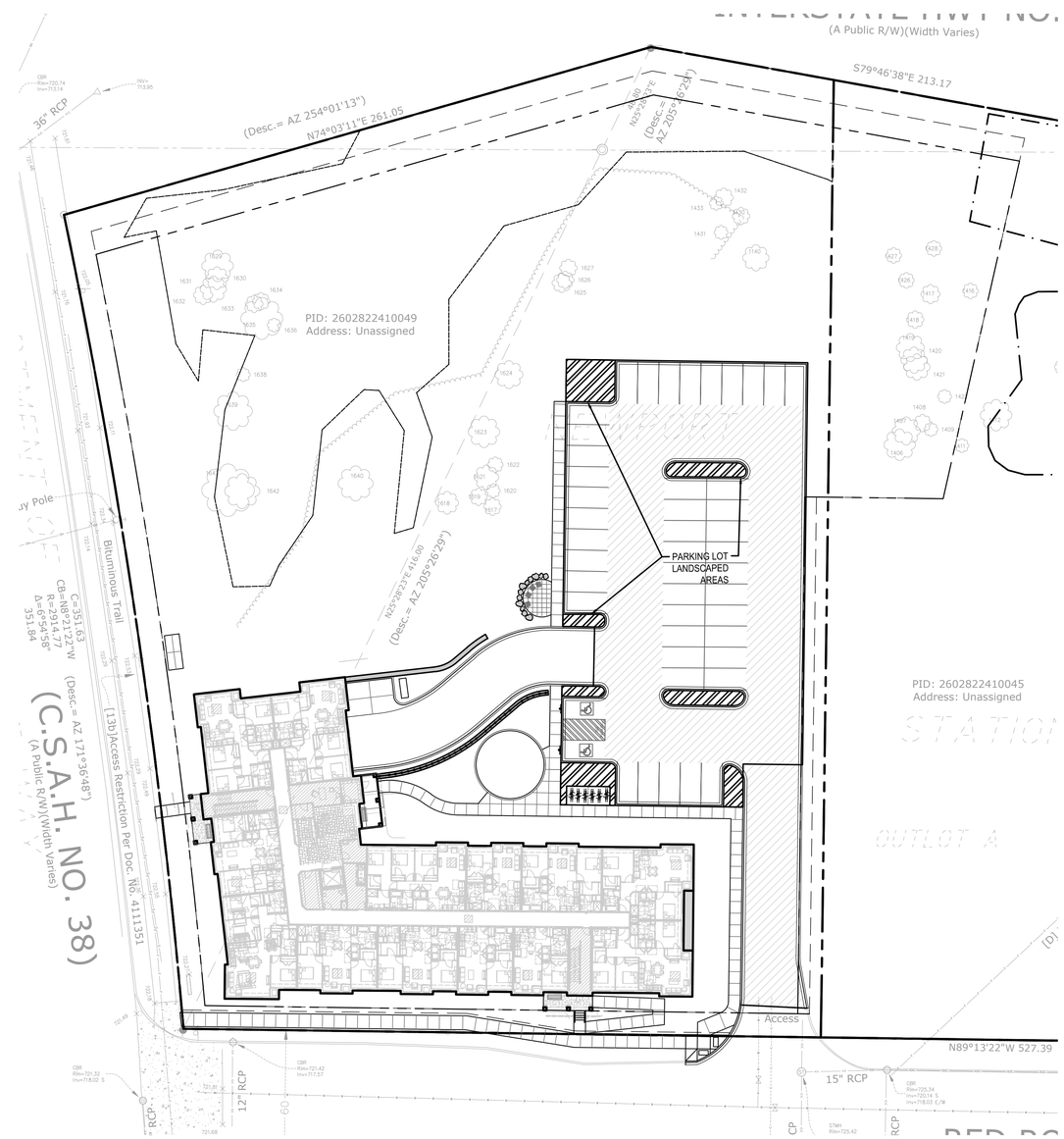


1 TURNING MOVEMENT 1 - LADDER TRUCK

1" = 30'-0"
15'-0" 0 30'-0"



1 LANDSCAPED AREA CALCULATIONS

1" = 30'-0"
15'-0" 0 30'-0"

PARKING LOT LANDSCAPED AREA TABLE:

PARKING LOT LANDSCAPING CALCULATIONS	
LANDSCAPED AREA	1,358 SF
TOTAL PARKING LOT	18,845 SF
PERCENT LANDSCAPED AREA	7%

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REVISION SUMMARY

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SITE EXHIBITS

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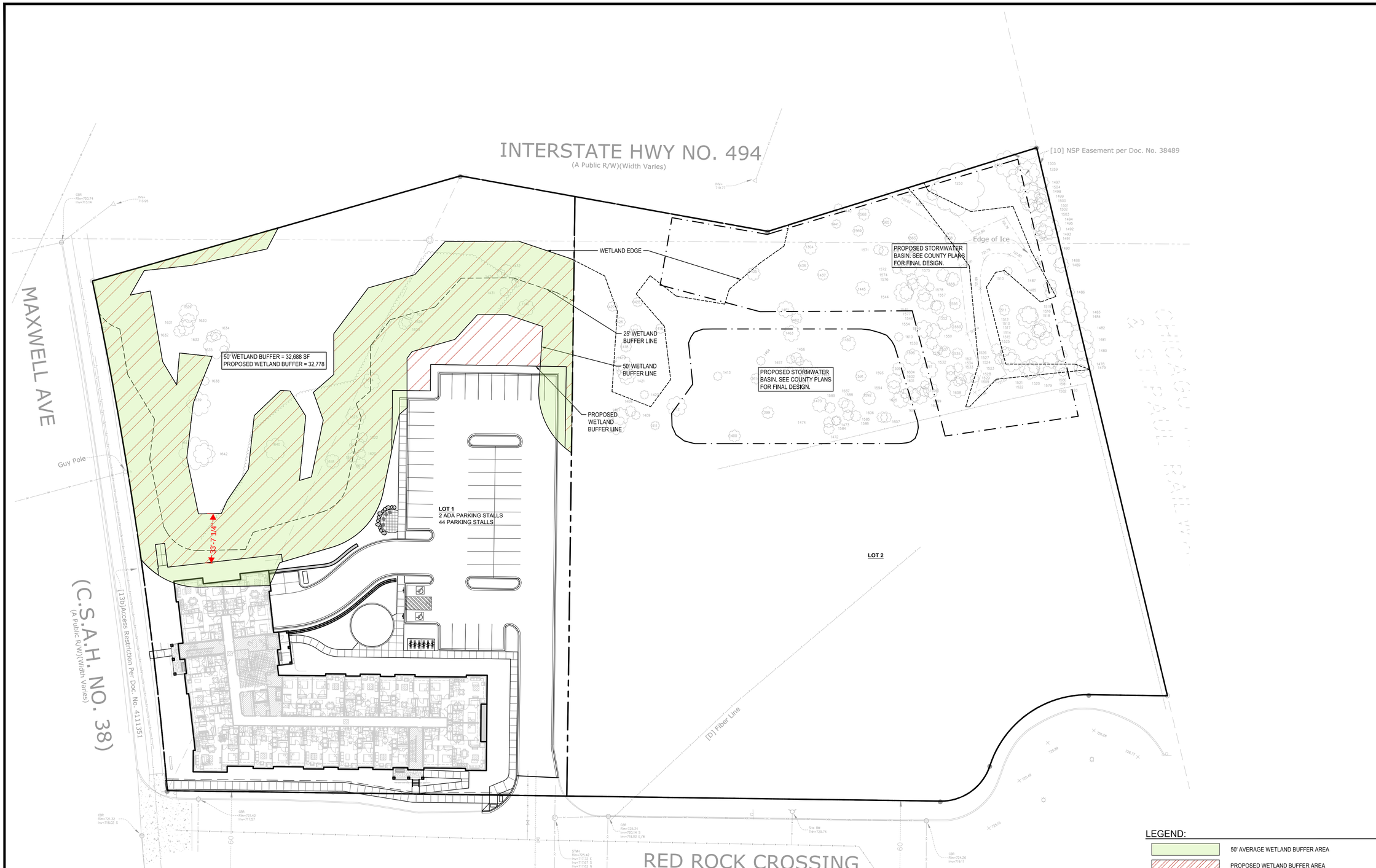

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DRAWN BY: AM, JL REVIEWED BY: DK
PROJECT NUMBER: 23002

REVISION SUMMARY

DATE	DESCRIPTION

WETLAND BUFFER PLAN

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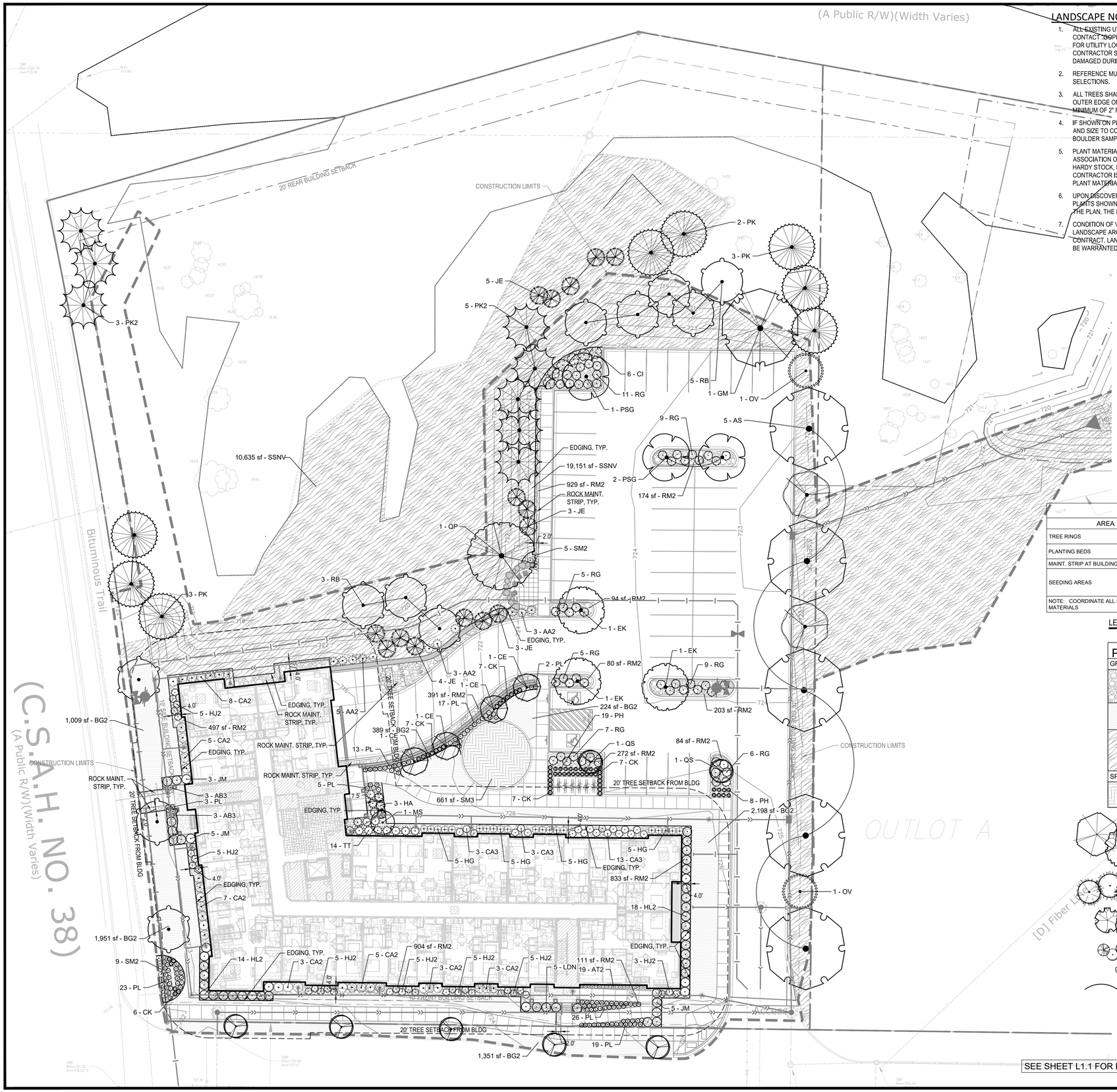

LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE ON SHEET L1.0 FOR MULCHING SELECTIONS.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2' FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

Landscape Requirements			
What	Discription		Required
Trees	1/50 ft frontage	623	12.46
Trees	1/1000 ft pervious space	49202	49.202
		Subtotal Trees	**61.7**
Tree preservation Req.			9.3
		Total	71.0
Proposed (see landscape plans)			71
		Total	0.0

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR ON PREPARED GRADE.	NO	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	ROCK MULCH, SEE LEGEND	YES	YES	SEE DETAIL SHT. L1.1
MAINT. STRIP AT BUILDING FOUNDATION	ROCK MULCH, SEE LEGEND	YES	YES	SEE DETAIL SHT. L1.1
SEEDING AREAS	BOUND STRAW OR NATURAL NET STRAW BLANKET ON STEEPER SLOPE AREAS, SEE GRADING SPECS. HYDRO-MULCHING ALLOWED	N/A	NO	INSTALL PER MNDOT SPEC./INSTRUCT.

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

LEGEND

PLANT SCHEDULE

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE
	RM2	Rock Mulch Planting Be / 2" Dia. Rock Mulch Rock Mulch, Samples Required. Provide Edging As Shown On Plan, see mulch schedule.	Mulch
	BG2	Lawn / Blue Grass Based Sod Commercial grade, locally, top-soil grown, "Big Roll" preferred.	Sod
	SSNV	Wetland Edge Native Seed Mix MNDOT 34-271 Wet Meadow South & West, install per MNDOT Seeding Manual. Provide cover crop & mulch per mulch schedule.	Seed Mix
SPECIALTY SURFACING	CODE	COMMON / BOTANICAL NAME	SIZE
	SM3	Playground Surface Synthetic playground surfacing, install per manuf. see reference detail	Specialty Surfacing

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

SEE SHEET L1.1 FOR PLANTING SCHEDULE

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10'-0" 0 20'-0"

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Robert L. Binder
DATE 06/30/23 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

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06/27/23	OWNER REVIEW
06/30/23	CITY RESUBMITTAL

DRAWN BY: AM, JL REVIEWED BY: DK
PROJECT NUMBER: 23002

REVISION SUMMARY

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LANDSCAPE PLAN

L1.0

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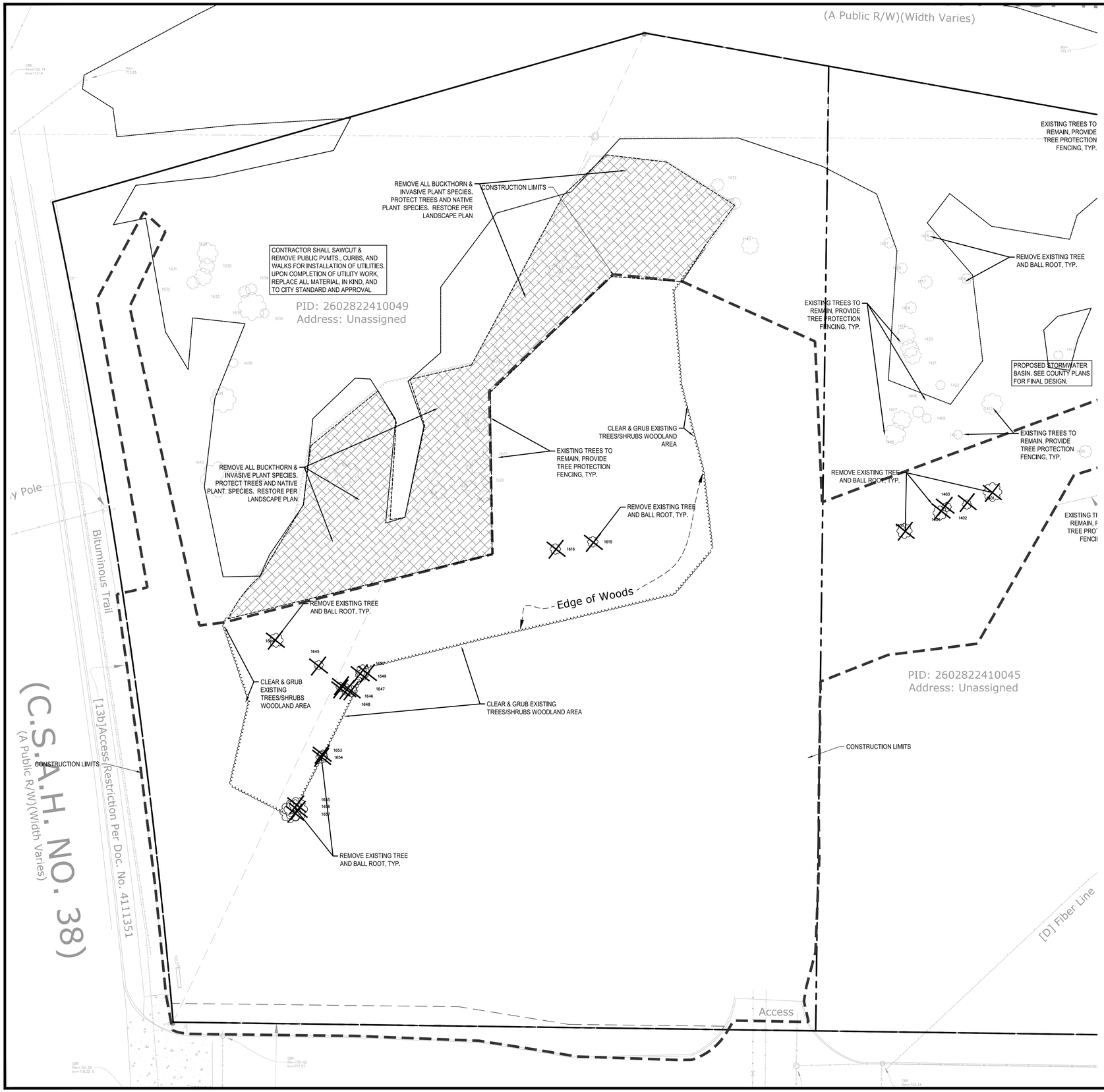

Tree Mitigation Calculations

	Trees		Tree Inches
Total Trees Inventoried	58	Diameter Inches Inventoried	716
Total Trees Removed	43	Diameter Inches Removed	545
Total Significant Trees Inventoried	22	Diameter Significant Inches Inventoried	380
Total Significant trees removed	17	Diameter Significant Inches Removed	300
Allowed removals (30%)	12.9	Allowed removal Inches (30%)	114

Mitigation Required	Inches	2.5" Tree Replacement Trees Req.
Common Trees (1" Replaced/8" Removed)	186	9.3
Coniferus Trees (1" Replaced/4" Removed)	0	0
Hardwood Trees (1" Replaced/2" Removed)	0	0
Total Mitigation Trees Required		9.3
Total Trees Provided		0

COMMON TREE, 12+"	Box Elder, Cottonwood, Elm, Poplar, Aspen, Silver Maple, and Willow
CONIFERUS TREE, 8"+ or (Height/2)=8+	All conifers, includeing Larch
HARDWOOD TREE, 6"+	All trees not listed under common tree

Tree Inventory

Total	58	716	22		
Inventory #	Inventoried Species	Diameter Inches	Significant	Category	Remove?
1140	COTTONWOOD	15	y	Softwood Tree	Y
1406	WILLOW	18	y	Softwood Tree	
1407	WILLOW	16	y	Softwood Tree	
1408	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	
1409	~~COTTONWOOD~~	~~8~~		~~Softwood Tree~~	
1411	~~COTTONWOOD~~	~~8~~		~~Softwood Tree~~	
1416	~~COTTONWOOD~~	~~9~~		~~Softwood Tree~~	
1417	~~WILLOW~~	~~11~~		~~Softwood Tree~~	
1418	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	
1419	COTTONWOOD	16	y	Softwood Tree	
1420	WILLOW	15	y	Softwood Tree	
1421	COTTONWOOD	15	y	Softwood Tree	
1422	~~COTTONWOOD~~	~~8~~		~~Softwood Tree~~	
1618	COTTONWOOD	13	y	Softwood Tree	Y
1426	~~COTTONWOOD~~	~~9~~		~~Softwood Tree~~	
1619	~~POPLAR~~	~~10~~		~~Softwood Tree~~	Y
1427	~~ASH~~	~~9~~		~~Softwood Tree~~	
1620	~~POPLAR~~	~~8~~		~~Softwood Tree~~	Y
1428	~~POPLAR~~	~~9~~		~~Softwood Tree~~	
1622	~~COTTONWOOD~~	~~9~~		~~Softwood Tree~~	Y
1430	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1623	COTTONWOOD	18	y	Softwood Tree	Y
1431	~~POPLAR~~	~~8~~		~~Softwood Tree~~	Y
1624	COTTONWOOD	16	y	Softwood Tree	Y
1432	~~COTTONWOOD~~	~~11~~		~~Softwood Tree~~	Y
1625	~~COTTONWOOD~~	~~11~~		~~Softwood Tree~~	Y
1433	~~COTTONWOOD~~	~~8~~		~~Softwood Tree~~	Y
1615	~~COTTONWOOD~~	~~9~~		~~Softwood Tree~~	Y
1616	~~COTTONWOOD~~	~~9~~		~~Softwood Tree~~	Y
1617	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1621	POPLAR	14	y	Softwood Tree	Y
1626	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1627	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1629	COTTONWOOD	18	y	Softwood Tree	Y
1630	COTTONWOOD	13	y	Softwood Tree	Y
1631	COTTONWOOD	15	y	Softwood Tree	Y
1632	~~COTTONWOOD~~	~~11~~		~~Softwood Tree~~	Y
1633	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1634	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1635	COTTONWOOD	24	y	Softwood Tree	Y
1636	~~COTTONWOOD~~	~~8~~		~~Softwood Tree~~	Y
1638	~~COTTONWOOD~~	~~8~~		~~Softwood Tree~~	Y
1639	COTTONWOOD	22	y	Softwood Tree	Y
1640	ELM	20	y	Softwood Tree	Y
1642	ELM	20	y	Softwood Tree	Y
1643	COTTONWOOD	30	y	Softwood Tree	Y
1644	COTTONWOOD	12	y	Softwood Tree	Y
1645	~~ELM~~	~~8~~		~~Softwood Tree~~	Y
1646	~~ELM~~	~~8~~		~~Softwood Tree~~	Y
1647	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1648	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1649	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1650	COTTONWOOD	12	y	Softwood Tree	Y
1653	~~COTTONWOOD~~	~~9~~		~~Softwood Tree~~	Y
1654	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1655	~~COTTONWOOD~~	~~10~~		~~Softwood Tree~~	Y
1656	COTTONWOOD	20	y	Softwood Tree	Y
1657	COTTONWOOD	18	y	Softwood Tree	Y

**Strikethrough trees are non-significant trees by definition, but are inventoried.

REMOVALS LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

Know what's **below.** **Call** before you dig.

1" = 20'-0"

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
RED ROCK SQUARE II APARTMENTS
RED ROCK CROSSING & MAXWELL AVENUE, NEWPORT, MN 55055

MWF PROPERTIES
7645 LYNDALE AVENUE SOUTH, MINNEAPOLIS, MN 55423

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/17/23	CITY SUBMITTAL
06/27/23	OWNER REVIEW
06/30/23	CITY RESUBMITTAL

DRAWN BY: AM, JL REVIEWED BY: DK
PROJECT NUMBER: 23002

REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.1

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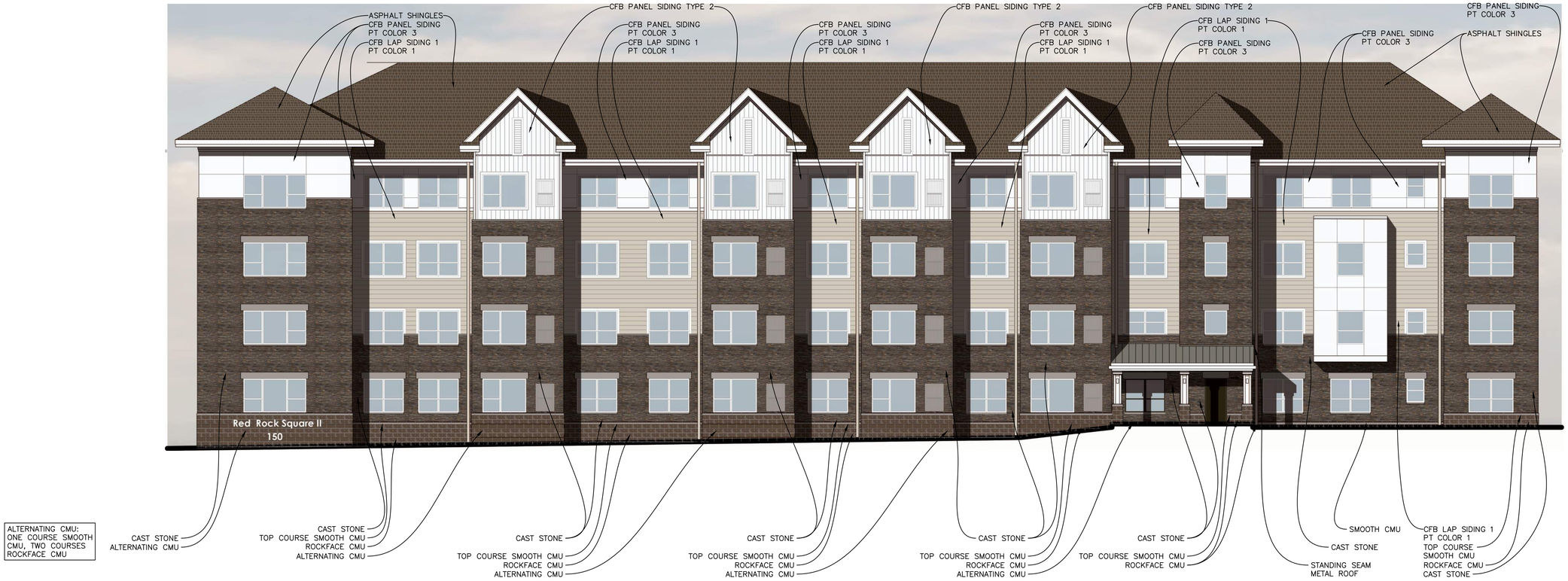
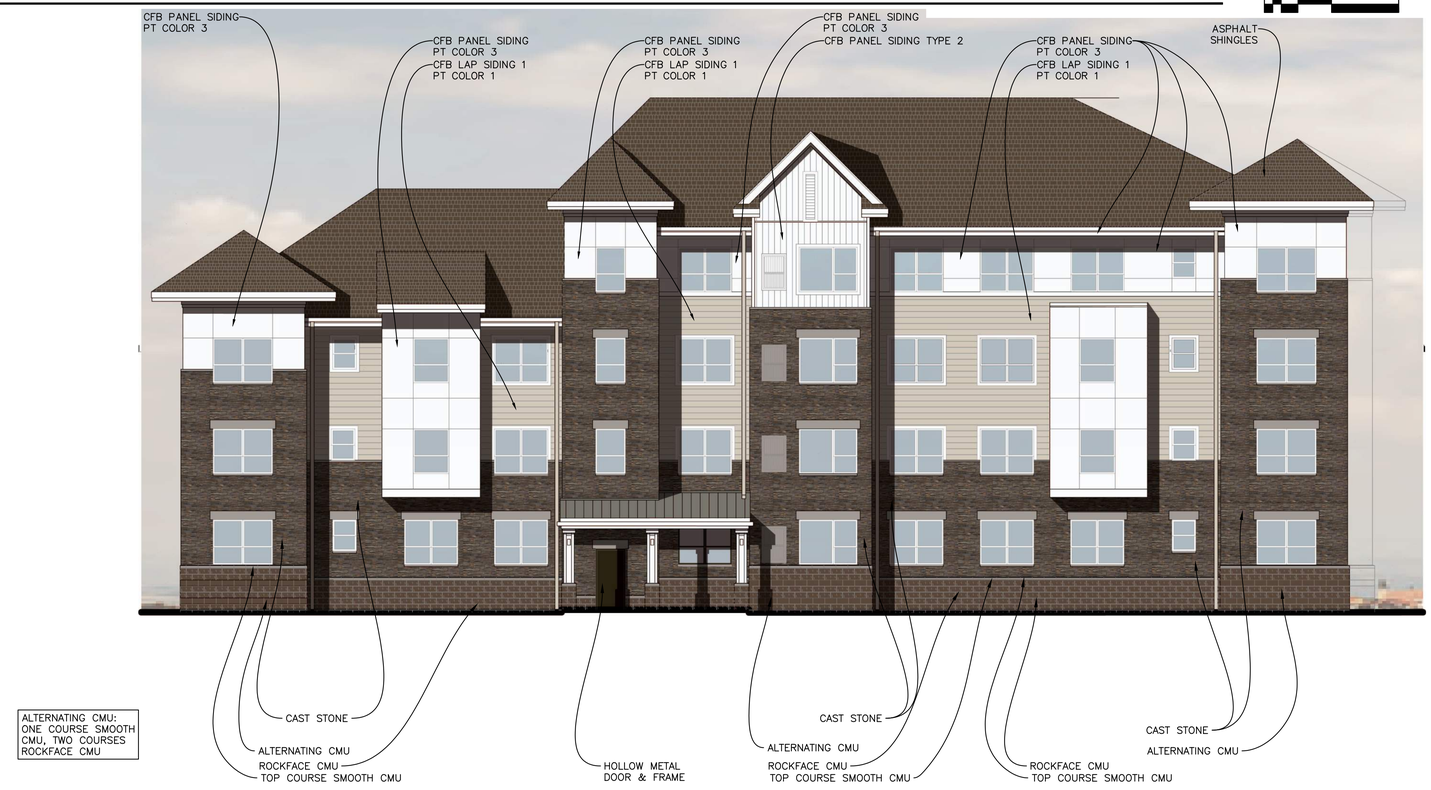


1 **SOUTH EXTERIOR ELEVATION**

1/8" = 1'-0"



2 **SOUTHWEST EXTERIOR ELEVATION**

1/8" = 1'-0"

ISSUE & REVISION

MHFA:	07/16/20
CUP/PUD/SUBD:	04/17/23
PROGRESS SET:	06/22/23
CITY SUBMITTAL:	06/30/23

COMM #1919

DEVELOPER: MWF PROPERTIES, 7645 Lyndale Ave. S., Minneapolis, MN 55423, Tel: 612-243-4637

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MEP ENGINEERS:

RED ROCK SQUARE II
NEWPORT, MN

MILLER HANSON architects
218 Washington Avenue North
Suite 230
Minneapolis, Minnesota 55401
612-332-5420
www.millerhanson.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: KENT SIMON
DATE: JUNE 30, 2023
NO. 16390

DRAWN BY: AF
CHECKED BY: BH

COLOR EXTERIOR ELEVATIONS

A500

PRELIMINARY NOT FOR CONSTRUCTION

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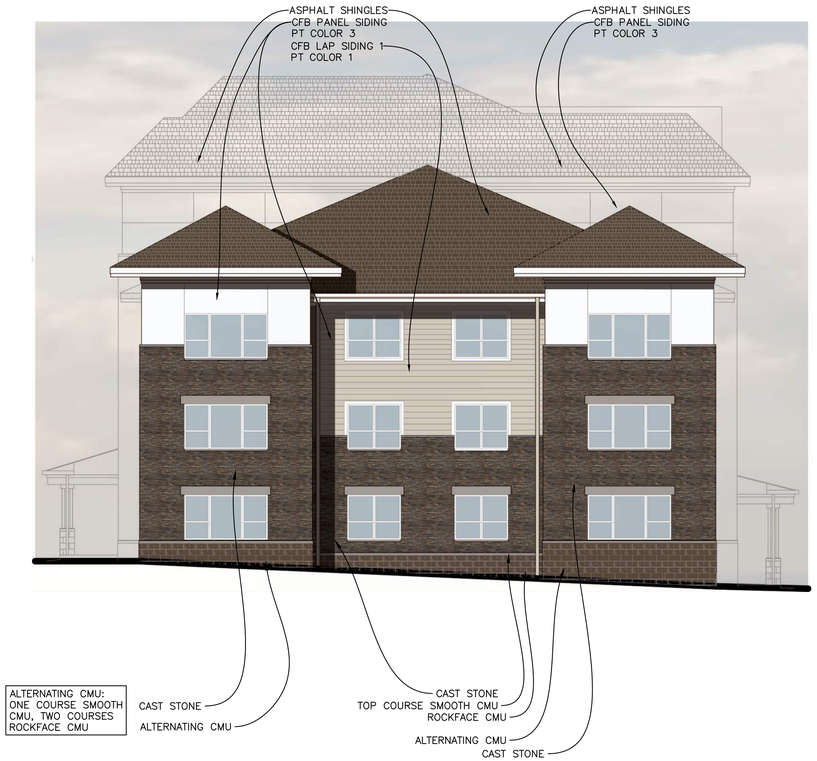
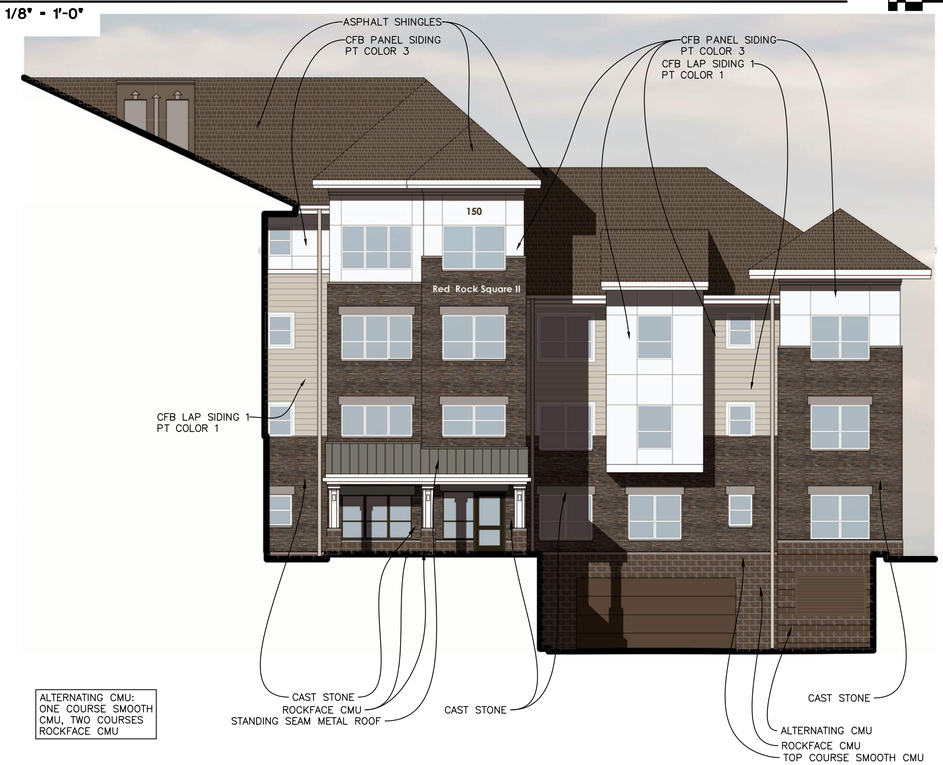


1 NORTHWEST EXTERIOR ELEVATION

1/8" = 1'-0"

0 4' 8' 16'



2 NORTHEAST EXTERIOR ELEVATION

1/8" = 1'-0"

0 4' 8' 16'

ISSUE & REVISION

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NAME: KENT SIMON
DATE: JUNE 30, 2023
NO. 16390

DRAWN BY:	AF
CHECKED BY:	BH

COLOR
EXTERIOR ELEVATIONS

A501

PRELIMINARY NOT FOR CONSTRUCTION

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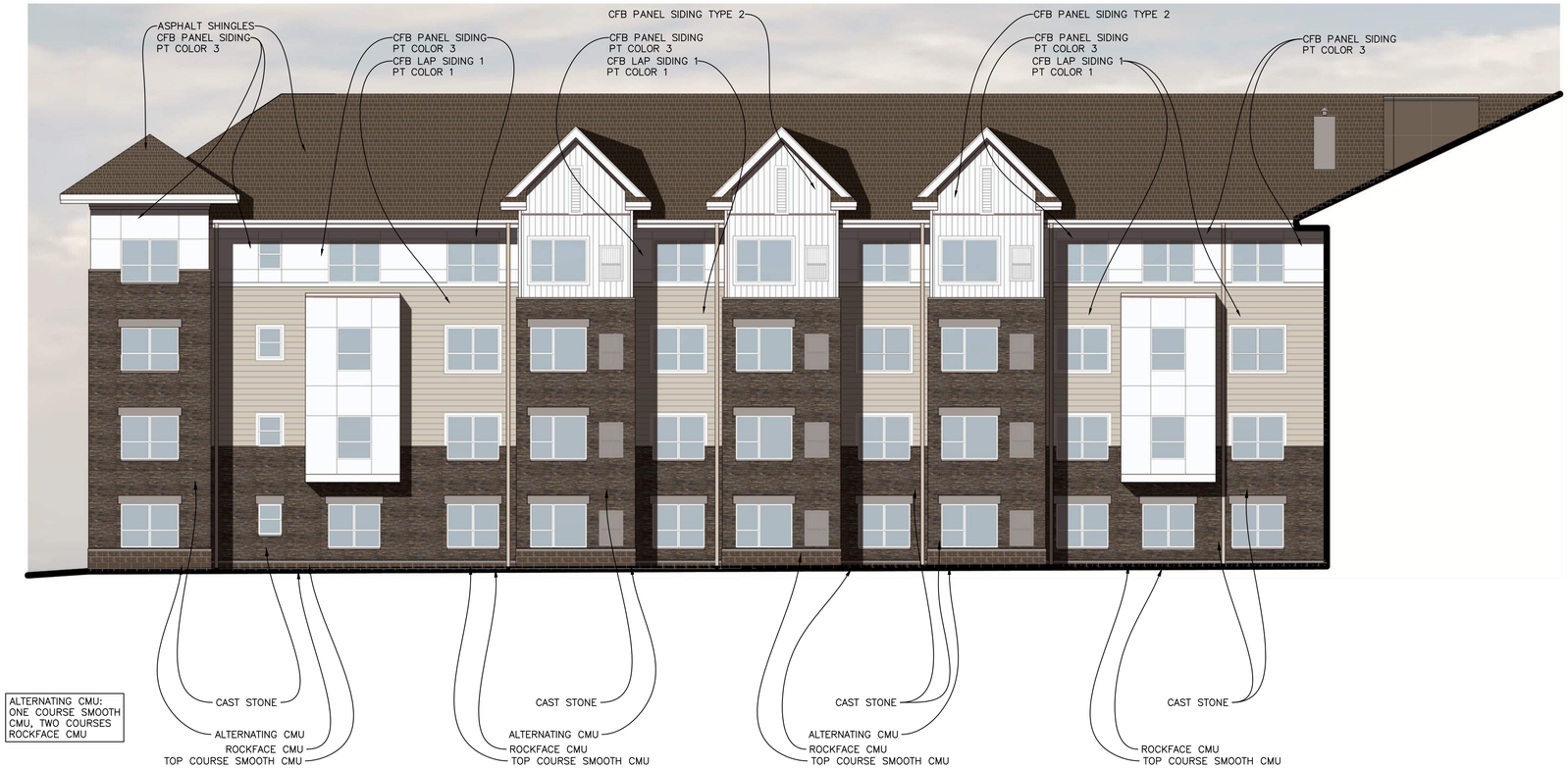
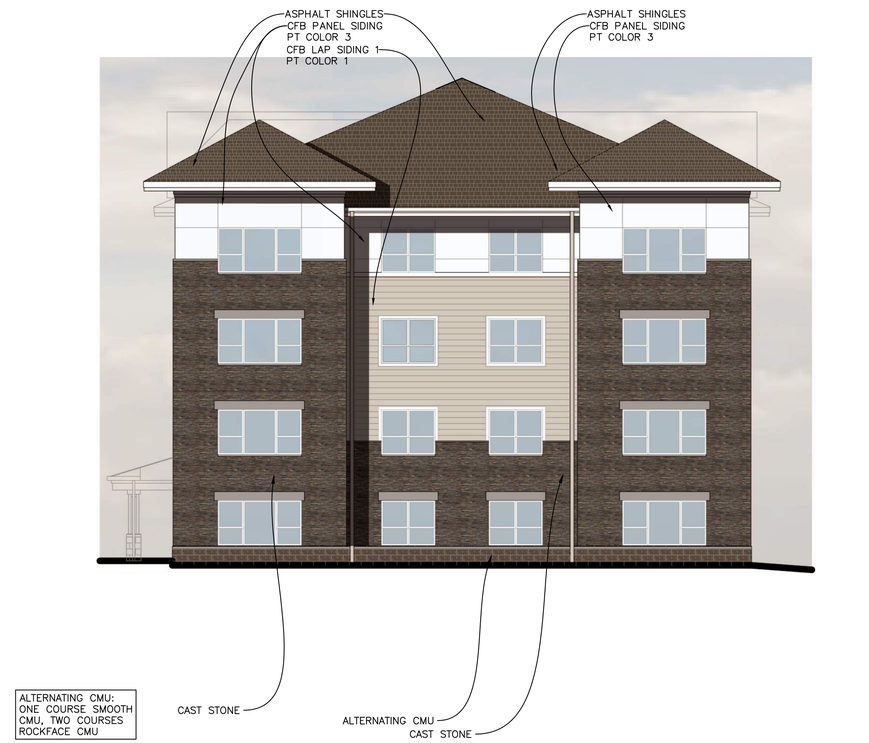


1 **NORTH EXTERIOR ELEVATION**

1/8" = 1'-0"

0 4' 8' 16'



2 **EAST EXTERIOR ELEVATION**

1/8" = 1'-0"

0 4' 8' 16'

ISSUE & REVISION

MHFA:	07/16/20
CUP/PUD/SUBD:	04/17/23
PROGRESS SET:	06/22/23
CITY SUBMITTAL:	06/30/23

COMM #1919

DEVELOPER: MWF PROPERTIES, 7645 Lyndale Ave. S., Minneapolis, MN 55423, Tel: 612-243-4637

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

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RED ROCK SQUARE II

NEWPORT, MN

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THEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: KENT SIMON
DATE: JUNE 30, 2023
NO. 16390

DRAWN BY:	AF
CHECKED BY:	BH

COLOR EXTERIOR ELEVATIONS

A502

PRELIMINARY NOT FOR CONSTRUCTION

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MSA Memo

To: Mr. Joe Hatch, City Administrator

Mr. Nathan Fuerst, City Planner

From: Jon Herdegen, P.E. – City Engineer

Subject: Red Rock Square II – Plan Review

Date: August 1, 2023

We received a civil plan set including a title sheet, removals plan, tree preservation plan, overall site plan, site plan, truck turning plan, grading plan, utility plan, civil details 1-4, landscape plan and details, and Storm Water Pollution Prevention Plan for Red Rock Square II Apartments located at the South West intersection of HWY 10 and Interstate 494. Additional documents received include architectural drawings, preliminary plat, final plat, legal description, and soil borings. The plans were prepared by Civil Site Group on behalf of MWF Properties.

We have separated our review comments into three (3) parts. Part 1 identifies conditional approval items. Part 2 identifies comments that pertain to constructability and design concerns. Part 3 identifies additional documentation needed as the project moves through the design and construction phases.

Part One

1. All municipal utilities and public improvements shall be constructed in accordance with applicable City Public Works Design Manual and industry design standards.
2. All utilities shall be contained with a drainage and utility easement such that the utility can be exposed with a 4-foot-wide trench (centered on utility) and 1.5V:1H trench slope.
3. The application shall submit a stormwater maintenance plan for City review and approval.
4. The applicant shall obtain a street access permit from Washington County.

Part Two

Preliminary Plat/Final Plat

1. There is an existing easement in favor of NSP per document number 38489 which lies on the northeast corner of proposed Lot 3, Block 1.
    a. If this easement is to be vacated, provide documentation of the easement vacation.

   b. If this easement is to remain in place it needs to be added to the preliminary and final plat.
2. Provide documentation of the release of the access restriction per the underlying MNDOT 82-105 plat, and the vacation of the easement on the northeast corner of proposed Lot 3 Block 1 if the easement is to be vacated.
3. Graphically depict easement for all public utilities including watermain, sanitary sewer extension and storm sewer in accordance with Item 4 from Part 1 above.
4. Graphically depict proposed sidewalk easement on preliminary and final plat.
5. All existing wetland and existing/proposed stormwater basins shall be contained in a drainage and utility easement completely encompassing the top of the basin. The applicant may consider platting Lot 2 as an Outlot and dedicate a drainage and utility easements over the entire Outlot.
6. Include the proposed site plan and utilities on the preliminary plat to verify all site facilities and utilities

<u>Civil Plan Set</u>

A. <u>Title Sheet</u>
   7. Reviewed. No Comments
B. <u>Removals Plan & Tree Preservation Plan</u>
   8. Shown concrete and bituminous pavement removals necessary to construct proposed watermain long Maxwell Avenue.
C. <u>Overall Site Plan</u>
   9. Reviewed. No Comments
D. <u>Site Plan, Site Exhibits & Wetland Buffer Plan</u>
   10. Shown concrete and bituminous pavement improvements necessary to construct proposed watermain long Maxwell Avenue.
   11. Provide stop sign and detail for access drive.
A. <u>Grading Plan</u>
   12. All retaining walls measuring 4 feet tall or taller must be designed by an engineer licensed in the State of MN. The applicant shall provide design calculations for City records prior to commencing work.
   13. Add drainage and utility easements.
B. <u>Utility Plan</u>
   14. Add drainage and utility easements to utility plan sheet.
   15. Connect to existing watermain at west end of Red Rock Crossing by replacing existing 90° bend with TEE. Install gate valve on north side of TEE.
   16. Install TEE in lieu of two (2) 45° bends on north extent of watermain along Maxwell Avenue. Plug north side of Tee for future use. Proposed hydrant may be installed on north end of TEE if desired. Install gate valve on east side of TEE. Proposed gate valve within access driveway may be eliminated.
   17. Provide at least 10 feet of horizontal separation between watermain and utility pad nead north west corner of building.

18. Provide separate water lines for domestic and fire suppression services to the building. Provide independent exterior gate valves for both services.
19. Consider an 8x8 cross and 8x6 reducer for parking lot hydrant in lieu of specialty pipe fitting.
20. Provide 2" polystyrene insulation at all utility crossing where watermain is placed below sanitary or storm sewer lines.
21. The proposed storm sewer on the east edge of lot 1 does not appear to be contained in a drainage and utility easement.
22. Replace existing catchbasin on north side of Red Rock Crossing near SW corner of the proposed building. Align storm sewer directly east within the existing right-of-way and to minimize future conflict with sidewalk. Increase proposed storm pipe to 15-inch RCP to provide a sufficient scouring velocity at a slope of 0.27%.
23. Verify diameter of Storm MH 3 to accommodate acute angle for roof drain leader.

C. Civil Details 1-4
24. Reviewed. No Comments

D. Landscape Plan and Details
25. Not reviewed.

E. Storm Water Pollution Prevention Plan
26. Reviewed. No Comments

Soil Borings
27. No Comment

Part Three

1. Prior to commencement of any construction activities, the applicant shall:
    a. Obtain MDH watermain extension plan review approval.
    b. Obtain MDH sanitary sewer extension plan review approval.
    c. Obtain an MPCA General Construction Stormwater Permit.
    d. Install all erosion control BMP's in accordance with the SWPPP and MPCA Permit.
    e. Coordinate a Gopher State One Call to locate all existing public/private utilities adjacent to the site.
    f. Coordinate preconstruction meeting with City Public Works Department.
2. Prior to issuance of the certificate of occupancy, the applicant shall:
    a. Submit an as-built survey that demonstrates the constructed improvements are consistent with the approved construction plans and design modeling.
    b. File approved stormwater maintenance plan with City.
    c. Submit a developers agreement including terms and conditions regarding the operations and maintenance of outlots, private roads, stormwater management, etc. shall be prepared and agreed upon between the developer and the city.

If you have any questions or concerns, please contact me directly at 612-548-3124 or jherdegen@msa-ps.com. Thank you.

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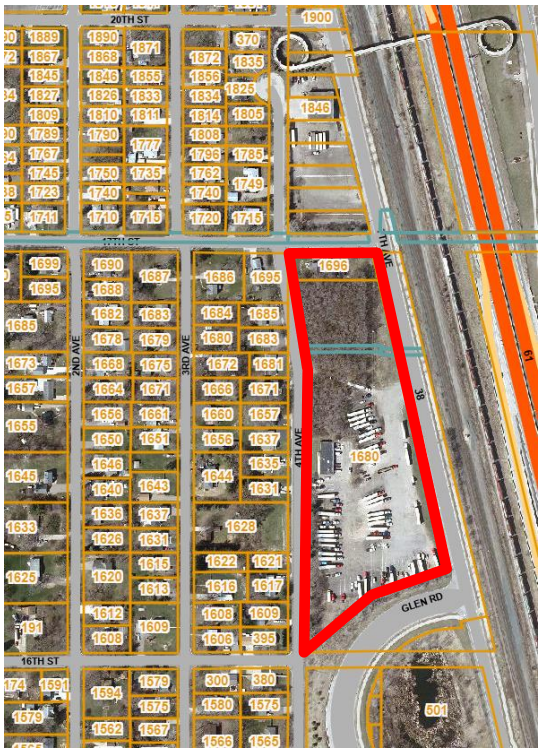
MEMORANDUM

Memo Date: August 3, 2023
Meeting Date: August 8, 2023
To: Newport Planning Commission
From: Nathan Fuerst, AICP, City Planner
Subject: Red Rock Villas - Preliminary & Final Plat, and Preliminary & Final PUD Review

Action Requested: Provide a determination on the Preliminary Plat, Final Plat, Preliminary PUD, and Final PUD requests.

Overview



Applicant: M & M Land Co, LLC
Owner: MGM Development, LTD

PIDs: 3602822220047and 3602822220022
Zoning: Mx-3 General Mixed-Use District
Future Land Use: Mixed Commercial/Residential

Summary of Proposal

The City has received a Preliminary and Final Plat and PUD request from M & M Land Co (Applicant) for a 143 unit, multifamily development on an 8.01 acre site along 7th Avenue.

On April 20, 2023, the City Council reviewed concept plans for the proposed project and provided feedback to the Applicant and staff. The Applicant utilized the feedback received from staff, the Planning Commission, and City Council to inform the current request.

The plans submitted by the applicant detail 4 apartment buildings, ranging from 30 to 42 units each, to be built in phases. The first phase would include 79 units between two buildings (Buildings A and B) proposed on the south side of the site. The remaining two buildings would be constructed in a second phase immediately following the first.

Bolton & Menk is an equal opportunity employer.

Applicant Narrative
The Applicant describes the proposed development in the narrative submitted with this application. The proposed market rate rental units are described in the narrative as follows:

> *RED ROCK VILLAS provides two different lifestyle choices in our Courtyard Villa and Promenade Villa designs. The Courtyard Villa offers one-level living with a pet friendly private courtyard. The Promenade Villa offers a much larger two-level two and three bedroom choices and live/work environment opportunity. These units open onto our unique pedestrian Promenade with a snow-melt system enabling year-round use.*

Subdivision (Platting) Review Process
The Applicant is required to go through the platting process for this property to clean up the property boundaries and dedicate any required rights of way or easements as required by the City. The Subdivision ordinance establishes the subdivision process in Sec. 28-37 as follows:

> *All subdivisions are subject to platting requirements unless otherwise provided for in this article. Platting requires two sequential reviews and approvals by council. A preliminary plat is required for overall public infrastructure phasing and capital improvement planning, and a final plat is required for recording each phase or addition.*

Preliminary plats are the most detailed reviews and are brought to both the Planning Commission and City Council, while Final Plats are only reviewed by the City Council.

PUD Plan Review Process
The purpose of this process is established in City Code Sec. 36-259 as follows:

> *A planned unit development (PUD) is a tract of land developed as a unit under single or unified ownership or control, and which generally includes two or more principal buildings or uses, but may consist of one building containing a combination of principal and supportive uses. The planned unit development (PUD) process is an approach to development that provides a comprehensive procedure intended to allow greater flexibility in the zoning process than would be possible under conventional district standards. A PUD may allow modifications to zoning and subdivision requirements such as lot size and dimensions, rights-of-way and street widths, housing types and building setbacks, as well as allow zero-lot line development.*

Land Use and Density
Application materials submitted with this request have been reviewed by staff for conformance with the zoning code, subdivision ordinance, and 2040 Comprehensive Plan.

Intent of the MX-3 Zoning District
City Code section 36-237 provides the intent of the General Mixed Use Zoning District as follows:

> *The specific intent of the MX-3, General Mixed- Use District is to provide for a mix of residential and commercial uses that provide for a long-term transition from the auto-oriented uses that exist in the district based on past frontage on Highway 61, to uses that are compatible with adjacent residential and mixed-use districts. The city anticipates that commercial uses will cluster on and near Hastings Avenue and the Glen Road interchange, and that over the long-term redevelopment will include a variety of residential and commercial uses.*

Zoning
MX-3 Zoning allows this use, multifamily apartments, as a permitted use. Residential density permitted in this zoning district is consistent with the City's comprehensive plan at 8-20 units per acre.

Comprehensive Plan
This proposed project would be consistent with the uses allowed in the Future Land Use category, and the range of allowable density in Mixed Residential Commercial areas zoned MX-3 (between 8-20 units/acre). This development will have a net density of 17.15 units per acre.

The proposed land use is seen to be consistent with the City's long-term vision for this area, which is to generate opportunities for housing in the city, with higher density housing along the 7th avenue corridor.

- General Land Use Goal 1: *...Support new development and redevelopment of the Red Rock Redevelopment Area and areas along 7th Avenue south of the Newport Transit Station that include jobs and housing to implement the City's vision and master plan for redevelopment of this area.*
- General Land Use Goal 5: *Provide housing and jobs to attract younger people and young families. Provide "life cycle" housing opportunities that serve empty nesters and older residents while recycling family housing to attract younger families.*

Plan Review
Application materials submitted with this request have been reviewed by staff for conformance with the zoning code's performance standards. A summary of this review is below.

Bulk (Zoning) Standards:

Standard	Required	Proposed
Minimum Lot Area	5,400 square feet	348,916 sq ft (8.01 Acres)
Minimum Lot Width	40 feet minimum	1006 - 1237 feet
Minimum Lot Depth	130 feet minimum	261 – 436 feet
Building Setbacks:		
Front	22 feet minimum	22 – 55 feet
Side	5 feet minimum	10 feet
Rear	20 feet minimum	N/A
Parking Setbacks:		
Front	20 feet minimum	17 feet*
Side	5 feet minimum	286 – 300 feet
Rear	5 feet minimum	N/A
Height	40 feet maximum	37 feet
Lot Coverage	75% of the site	70.3%

*Deviation to front yard parking setback requested, this is discussed in the parking section of this report.

This development is unique as four separate buildings are located on one property. Staff are considering this development to have front yards on both 7th and 4th Avenues for the purposes of establishing setbacks. This is because the development needs to be oriented to each corridor. The above setback standards will be incorporated into the PUD ordinance which results from an approval, if granted.

Lot Configuration and Site Control
As proposed, the concept plan shows all four structures on one lot. It is understood that the Applicant would prefer to keep all structures on the same lot. Staff note that this requires a PUD deviation to City Code Section 36-11 which limits each one lot to having only one principal structure. Staff are not opposed to this request given the fact that this would be a master planned development consisting of rental units.

This Applicant is required to replat the development, as opposed to combining the subject parcels through a lot combination, to clean up the legal description of this property and to provide for right of way or drainage and utility easements as required by the City and Washington County.

The Applicant has indicated the property owner at 1696 4th Avenue will be willing to sell their single-family residence and has a purchase agreement for the property. Without that property acquisition, the Applicant will need to revise the final plat. Staff recommend that the final plat be withheld from recording until such time as a property acquisition has been finalized or the development plans revised accordingly.

Site Design

Building Locations

The Applicant has located buildings to front primarily on either on 4th or 7th Avenues. Staff initially provided feedback suggesting that Building D be moved closer to 7th Avenue to reinforce the walkability of the corridor. The Applicant has moved the building slightly closer to 7th avenue and has provided significant landscaping to help buffer the building from Highway 61 to reduce noise. Enhanced landscaping would not be possible with the building at the desired setback distance. Staff find the location of the proposed buildings, including Building D, to be acceptable.

Trail Connection

A key trail connection is being proposed with this project. Since concept plan review, the Applicant has revised the plans to include a trail running east to west across the southern boundary of the project. The Trail is primarily on Washington County Right of Way, and the County has had an opportunity to review the proposal as discussed later in this report. As proposed, the trail would connect the future City Park on Cedar Lane with the Mississippi River Bike Trail by way of 16th Street. Through a possible future extension south along 4th Avenue, the proposed trail will provide a link through this site to the City's Community Garden.

Parkland Dedication

Sec. 28-126 of the City's Subdivision Ordinance requires that 10% of the land in a new subdivision be provided to the City for the purpose of establishing parks, playgrounds, trails, or other open spaces. In cases where no lands are suitable or necessary for new parks, cash payments may be made to account for the burden that developments place on the City's park system.

At 8.01 acres in area, this development is required to provide .801 acres, or the cash equivalent, for parkland dedication. Staff are recommending that the Applicant provide a purchase agreement or assessment of the property value for the purpose of establishing the cash equivalent of land dedication using a property value agreed upon by the City.

Staff are further recommending that the design and cost of the trail improvements be proposed by the Applicant and approved by the City Engineer. Washington County approval of the location and design shall also be required. If the improvement costs are equal to or greater than the required parkland dedication cash in lieu amount, parkland dedication shall be satisfied by the development. If the costs of trail improvements are less than the cash equivalent of parkland dedication, then the Applicant shall pay the difference. Any required fee in lieu of dedication will be required prior to release of the Final Plat for recording.

Landscaping
This project is required to include one overstory tree for every 50 feet of lot frontage and one tree for every 1000 square feet of non-impervious lot cover (excluding storm basins). Both of those requirements appear to be met with a total of 208 trees proposed across the site. This breaks down into 124 deciduous overstory trees, 41 evergreen trees, and 43 understory trees. Trees also meet the species diversity requirements established in City Code. Parking areas are proposed to be screened with shrub plantings that will provide an effective buffer at their mature height.

Tree Preservation
Roughly the north half of this site is currently vegetated with a stand of mature trees. The Applicant has submitted a tree inventory which details the location and species of trees greater than 6 inches in diameter or 8 feet tall. According to the tree inventory, 75% of the total caliper inches on this site are Siberian Elm. Anticipating the City's tree replacement requirements, the Applicant has requested that the City consider Siberian Elm trees as invasive and therefore exempt from protections and required replacement. Staff do find that this is a reasonable interpretation on the basis that the trees are listed as invasive by the MnDNR.

The Applicant is proposing to remove all of the trees on the site, resulting in a requirement to provide mitigation for a total of 108.5 caliper inches as calculated by staff. This would translate to 43 deciduous overstory trees using the minimum planting size requirements. Tree mitigation requirements are to be satisfied in addition to landscaping required by the zoning ordinance per section 18-42 (m). The Applicant has met this obligation by proposing a minimum of 43 deciduous overstory trees on the site.

Noise
As part of a resubmittal dated July 12, 2023 the Applicant provided a noise study summarizing testing performed on the site to understand noise impacts from MN Highway 61 and the adjacent railway. The study tested noise levels at various locations across the site where the residential buildings are proposed. Measurements of existing conditions show that the decibel levels currently present on site range from an ambient L10 noise level of 62 dBA and an L50 noise level of 58 dBA. The Applicant's team took measurements at various locations across the development, including at different heights along the east building faces to model the nose impacts on the second and third floors in addition to the street level.

Minnesota Rules Chapter 7030 provides administrative rules relating to noise produced by the Minnesota Pollution Control Agency. This chapter establishes noise standards for daytime and nighttime uses. According to the state's rules, residential areas are limited to 60 decibels or fewer as measured on average for a half hour period during the day (L50 measurement). The State also delegates the responsibility of controlling noise impacts generated by land uses to municipalities:

> *Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.*

The Applicant's consultant has clarified that the levels of sound do not exceed the daytime levels established by MPCA rules. City staff was able to present this information to the MPCA and have reached that same understanding with MPCA staff.

A sound wall was proposed by the developer as a result of the noise study in a resubmittal dated 7.12.23. At 10 feet, the sound wall would only attenuate sound as heard from the first-floor units. The sound wall would need to be roughly as tall as the proposed 3 story buildings to fully attenuate the sound on the upper levels of this development.

City staff thus found that the sound wall was an ineffective solution that would work against other City priorities, namely a walkable 7th avenue corridor and public safety. Furthermore, should a sound wall be necessary along the 7th Avenue Corridor, staff find that the best location would be east of 7th Avenue and the mixed-use trail. This would provide a continuous wall that is not built peace meal with new development. Staff intend to further explore this issue with both the MPCA and MnDOT.

Using the best available information, Staff believe that this project is not exceeding noise levels established in the State rules.

Open Space
City Code does not identify a specific amount of open space for developments in the MX-3 zoning district outside of requirements limiting lot coverage (impervious surface) and requiring landscaping. It is noted that the proposed buildings are unique in that they provide a shared open space in the form of a promenade designed to be available in all seasons. There are few examples of this type of open space

Parking/Loading Requirements
Parking standards are provided by City Code Section 36-161 for multifamily residential uses with more than eight units. Staff have reviewed the concept for conformance with parking and loading standards established in City Code Sections 36-161 and 36-162 for this use and have the following comments:

Parking Screening – The City Code requires parking areas to be screened from the street and surrounding properties with residential land uses. About half of the parking spaces are screened due to the location on the interior of the site. Parking stalls proposed to be easily visible from 7th and 4th Avenues are proposed to be screened with ornamental shrub plantings which will reach a mature height allowing vehicle headlights and taillights to be screened.

Number of stalls – The amount of parking required for this use is summarized in the following table:

	Building Makeup			**Parking Stalls Required**			
	Total Units	1br Units	2+br Units	Visitor	Enclosed	Unit Stalls	Total Required
Building A	37	15	22	18.5	37	66.5	85
Building B	42	18	24	21	42	75	96
Building C	34	14	20	17	34	61	78
Building D	30	12	18	15	30	54	69
TOTALS	143	59	84	71.5	**143**	256.5	**328**

Total Parking Provided			
	Enclosed	Exterior	**Total**
Building A	60	-	60
Building B	63	-	63
Building C	51	-	51
Building D	45	-	45
Surface Parking	-	111	111
Total	**219**	**111**	**330**
Required Min.	143	-	328

The Applicant has provided inconsistent application materials relative to the count of parking provided. Staff counted stalls on the available plans and find that the project still appears to be above the minimum parking requirement for the proposed number of units.

Staff suggest a condition requiring that final construction plans accurately reflect the number of proposed parking spaces above the City's minimums. Staff also suggest a condition that building plans be submitted with parking consistent with what is proposed. If those conditions cannot be met, then the applicant will need to request an amendment to their PUD.

Site Access
The Applicant is proposing one primary access on 7th Avenue, and two accesses along 4th Avenue. The site will be addressed off of 7th Avenue in order to guide visitors and deliveries to the primary access on 7th Avenue. Upon initially forwarding the project to Washington County for review, a letter indicating that access would be denied on the Avenue was received by the City from the County.

In subsequent communication with the County team, City staff were able to communicate the importance of the CSAH 38 corridor (7th Avenue) as a primary North South route for traffic in Newport. The County has indicated that this development will be able to retain the access proposed along 7th Avenue but retains the right to modify or even eliminate that access in the future if warranted.

Traffic
The Applicant has submitted a traffic impact memo summarizing the impacts of the proposed development on the surrounding public roadways. The study, by Stantec, indicates that the majority of trips to and from the site will utilize the Glen Road interchange by way of 7th Avenue. In was found that 80% of the trips will utilize the 7th Avenue access with the remaining 20% split evenly by the north and south access points on 4th Avenue. The study provides the following conclusion:

> *Based on available capacity on the surrounding roadways, trips generated by the proposed development are expected to have minimal impacts on traffic operations in this area*

The City Engineer and MSA review staff have concluded that the study, and its conclusion, is acceptable.

Sidewalks
Staff note that the site plan provides adequate pedestrian circulation both around and through the site. Critically, the development is providing public sidewalks along the 4th and 7th Avenue and 17th Street corridors. These public walkways will help the City realize its vision of a walkable neighborhood. Internal circulation is well managed on the site by providing access to all building entrances, parking areas, and the public right of way.

Stormwater Management
Stormwater management facilities are proposed to be provided on site. The developer is proposing a combination of retention ponds and underground storage. The City Engineer has performed an initial review of the proposed stormwater system and more information has been requested to determine whether the proposal can be supported. It is possible that the site plan will be found acceptable, but if not, then changes could potentially be required to the site plan. If any required changes impact conformance with city standards, staff will require the project go through a Preliminary Plat and PUD amendment process.

Review of the adequacy of stormwater treatment will also be performed by the South Washington Watershed District (SWWD). A permit will be required for this project from SWWD. Site work and improvements must be completed according to the rules and requirements of SWWD.

Lighting
The Applicant has submitted a photometric plan detailing conformance with the City's lighting standards for footcandles across parking areas and at property boundaries. This plan does not include height of proposed light poles and the types of fixtures proposed for the exterior of the structure. Staff propose a condition of requirement that these materials shall be provided prior to the release of a building permit for City staff review and approval.

Trash Enclosures
Trash is proposed to be stored within the buildings outside of regular pickup. Therefore, no trash enclosures are required at this time.

Building Design
The buildings in this development should be consistent with requirements established in City Code Section 36-163(b). The following section details, generally, conformance with the standards given the level of detail submitted.

Building Materials
To meet the City Code's requirements for commercial structures established in Sec. 36-162.1, at least 60% of all building facades shall be covered in Class I or II materials. Class III materials, may only account for 30% of facades. Accent materials, including door and window frames, lintels, cornices, or other similar elements may comprise the remaining 10% of building surfaces.

Material Classes are defined as follows in Section 36-162 (1) as follows:

- Class I exterior building materials include brick, stone, marble or glass. Bronze-tinted or mirror glass are prohibited as exterior materials.
- Class II exterior building materials include architecturally treated concrete panels, cast-in-place concrete, or pre-cast concrete panels; specialty concrete block (such as textured, burnished, or rock-faced block) or stucco.
- Class III exterior building materials include unpainted or surface-painted concrete block (scored or unscored), unpainted or surface-painted plain or ribbed concrete panels, and unfinished or surface-painted metal.

It is noted that fiber cement siding is not expressly included with the list of Class I or II materials.

Exterior materials proposed on the project are as follows:

	Material Type	Material Class	Total	
ROMA + Mtl Doors + Trim	Surface painted metal	III	25,686	15%
Windows & Glass Doors	Glass	I	25,461	15%
Nichiha & Precast Concrete	Architecturally-finished fiber cement panels	III	122,011	70%

Staff find that the requested materials are consistent with the types of materials used in multifamily projects. The City's design standards appear to address low density residential and commercial properties without contemplating the exterior facade materials most commonly used in modern multifamily projects. To this end, staff are supportive of the proposed design as it appears to otherwise meet the City's design standards.

Roof Design
The proposed flat roof is an acceptable design feature. With the exception of solar panels, which need to be bracket mounted, any mechanical equipment should be fully screened from the view, at ground level, of surrounding properties.

Building Color
The proposed building colors are acceptable. Colors should remain earth tone or muted to be compatible with surrounding development.

Staff Review Comments

City Engineer & Public Works
The City Engineer's comments are provided in the memo dated August 1, 2023 and should be addressed by the Applicant prior to moving the project forward. Staff will ensure that the project adequately addresses the high level engineering concerns before recommending that the City Council approve the development.

Washington County
Washington County comments are provided in a memo attached to this report. Staff suggest that the project be revised to satisfy the comments in the Washington County review memo. Any permitting required by Washington County for this project must be received prior to commencement of construction activities.

South Washington Watershed District (SWWD)
The Applicant is in the process of working with the SWWD to receive a permit for the improvements. The Applicant will need to receive any required permits prior to beginning work on the site.

Required Approvals and Findings

The City will need to make the following approvals and supporting findings of fact for this proposed development:

Preliminary Plat
The Planning Commission shall recommend the approval of the proposed development if it meets all of City Code and Comprehensive Plan requirements. Staff are recommending that the project does not meet any of the findings for denial which are established in the City's subdivision ordinance (Sec. 28-63) as follows, below:

a) That the proposed subdivision is in conflict with the city's comprehensive plan, zoning regulations, capital improvements program, or other policy or regulation, except as such regulations may be modified within a duly approved planned unit development (PUD).
b) That the proposed subdivision is in conflict with the purpose and intent of this article.
c) That the physical characteristics of the site are such that the site is not physically suitable for the type of development or use contemplated. Such physical characteristics may include, but are not limited to, topography, vegetation, susceptibility to erosion, susceptibility to flooding, and similar characteristics.
d) That the design of the subdivision or the proposed improvements is likely to cause substantial and irreversible environmental damage.
e) That the design of the subdivision or the type of improvements will be detrimental to the health, safety, or general welfare of the public.

f) That the design of the subdivision or the type of improvement will conflict with easements on record or with easements established by judgment of a court.

Final Plat
Final Plat requests are typically only reviewed by the City Council. The reason is final plats are required to be in "substantial compliance with the approved preliminary plat, including any required modifications".

For this project, both the preliminary and final plats are being reviewed concurrently. Staff have determined that there are no major concerns with this process as there will only be one resulting lot with no public right of way provided within the development. The Council will need to find that the final plat is consistent with the preliminary plat. Suggested conditions of approval are identified at the end of this report.

<u>If approved, staff will not allow for the release of the final plat for recording with Washington County unless and until all conditions of approval have been met.</u>

Planned Unit Development
Planned Unit Developments in the City of Newport are processed as Conditional Use Permits. In addition to those findings established for Conditional Use Permits, there are findings specific to Planned Unit Developments which must be made supporting City approval. All required findings are provided below with staff recommendations following in italics.

Sec. 36-45 Conditional Use Permit Criteria:

a) <u>Consistency with the comprehensive plan</u>. The proposed use shall be consistent with the comprehensive plan. *The proposed land use is consistent with the land uses and densities allowed by the City's 2040 Comprehensive Plan.*

b) <u>Health and safety</u>. The proposed use shall not negatively impact the health, safety, and general welfare of occupants of surrounding lands and general welfare of the city, including, but not limited to the factors of noise, glare, odor, electrical interference, vibration, dust, and other nuisances; fire and safety hazards; existing and anticipated traffic conditions; parking facilities on adjacent streets and land; the effect on surrounding properties including valuation, aesthetics and scenic views; land uses and character and integrity of the neighborhood; impacts on governmental facilities and services including roads, sanitary sewer, water, and police and fire; effects on sensitive environmental features including lakes, surface and groundwater supply and quality, wetlands, slopes, floodplains and soils; and other factors found relevant by the city. *Impacts of this development on the surrounding community were found to be negligible on the community's health and safety. It is understood that there may be noise impacts on this development from the Highway 61 corridor. Using available information, this is understood to be one or two decibels, which may or may not be noticeable. Approval is conditional upon better understanding of the impacts and a plan to notify residents in areas where impacts may be present. The development will otherwise provide landscaping, screening, stormwater treatment, and pedestrian connections to mitigate impacts on the surrounding community and environment while improving various aspects of the site along the 17th street and 7th and 4th avenue corridors.*

c) <u>Compliance with standards</u>. The city shall consider whether the proposed use complies or is likely to comply in the future with all standards and requirements set out in the regulations and ordinances of the city or other governmental bodies having jurisdiction over the city. *With this requested PUD, this project will meet the City's requirements for this land use on this site.*

d) <u>Public infrastructure services</u>. Adequate public facilities and services shall be able to be provided to the site where the use is proposed, and/or existing infrastructure shall be able to absorb the

additional demand for public services such as utilities, streets, parks, schools, etc. *Public utilities will be available to serve this site and connections will be made at the cost of the applicant at no cost to the City. No improvements are required to the City's utilities in order to serve this land use*.

e) Screening and landscaping. Incompatible impacts of the proposed use shall be screened and buffered from adjacent property and the surrounding neighborhood. The city council may require additional landscaping or screening above that required in the zoning ordinance. *Appropriate landscaping and screening are provided as part of the proposed site plan.*

f) Architectural standards. The site or building associated with the proposed use shall meet or exceed the architectural design and landscaping standards for the district in which it is located. The city council may require additional architectural standards above those required in the zoning ordinance. *The Development meets the intent of the City's design standards. With the deviations received through the PUD, the project will comply with the City's architectural standards.*

g) Zoning. The use shall be consistent with the requirements of the zoning ordinance and the requirements of the zoning district in which the applicant intends to locate the proposed use. *With the deviations received through the PUD, the project will comply with the City's zoning standards*

h) Traffic. The city shall evaluate the potential generation and characteristics of the traffic associated with the use and its impact on traffic volumes and safety based on the proposed driveway locations, the existing and proposed capacity of adjacent roads, sidewalks, and trail connections. The City shall determine that the existing transportation infrastructure is adequate to address the potential traffic or shall require that the potential impacts shall be mitigated. *A traffic study was supplied by the applicant concluding that no traffic improvements are required. The City Engineer accepted the study and agreed with the conclusion.*

Sec. 36-261 Required PUD Standards:

a) The city shall consider the proposed PUD from the point of view of all standards and purposes of the comprehensive land use plan to achieve:

1. Coordination between the proposed development and surrounding land uses; *The proposed land use is consistent with both the zoning code and comprehensive plan. The development provides adequate consideration of the existing land uses surrounding the project site.*

2. The protection and conservation of woodlands, wetlands, blufflands, and primary conservation areas within the Mississippi River Corridor; *The proposed project is consistent with the City's tree mitigation requirements.*

3. The potential for more efficient use of land, energy, infrastructure, and natural resources, protection of water resources and conservation of natural resources. *The proposed multifamily community will use emerging best building practices to reduce energy use and provides efficient use of the land at densities allowed by the City's zoning ordinance and comprehensive plan.*

4. The protection of health, safety, and welfare of the community and residents of the PUD; *It is understood that there may be noise impacts on this development from the Highway 61 corridor. Using available information, this is understood to be one or two decibels, which may or may not be noticeable. Approval is conditional upon better understanding of the impacts and a plan to notify residents in areas where impacts may be present. The proposed development otherwise addresses the health, safety, and welfare of the future residents and those land uses surrounding the proposed development.*

5. Benefit to the city and the public interest. *The proposed development will provide market rate housing units which are presently needed in the community as identified by the Comprehensive Plan. The development is proposed to create important pedestrian and*

bicycle connections and improvements to activate a presently underutilized site. This development will attenuate the sound impacts of the Highway 61 corridor on surrounding uses to the West.

b) To these ends, the city council shall consider the location and compatibility of buildings, parking areas and other features with respect to the topography of the area and existing natural features; the efficiency, adequacy and safety of the proposed layout of internal streets and driveways; the adequacy and location of green areas; the adequacy, location and screening of parking areas; and such other matters as the council may find to have a material bearing upon the stated standards and objectives of the comprehensive land use plan. *The proposed development meets the intent of city design and landscaping requirements and provides important connections through and around the site. The site plan adequately considers the context of the site not limited to noise mitigation, screening, parking, and access.*

Sec. 36-267 Required PUD Findings:

1. The proposed PUD is designed to form a desirable and unified environmental within its own boundaries. *The architecture of the buildings and design of the site are consistent with the City's design requirements. The site will be unified in its design with both buildings, parking, walkways, and open space.*
2. The PUD is consistent with the planned and efficient provision of public improvements and would not burden the existing tax base or create development in areas without adequate infrastructure or public facilities. *The proposed development will be adequately served by the surrounding roadway network, city utilities, and is not requesting financial assistance from the City.*
3. The PUD can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. The proposed uses will not be detrimental to potential surrounding uses. *The site plan is determined to be harmonious with the surrounding land uses. Landscaping and screening along with building massing and location are consistent with both the intent of the zoning code and the existing development pattern.*
4. The tract under consideration is under single ownership or control. *The project area will be under control by the applicant if and once entitlements are received.*
5. The PUD plan provides for the creation, preservation, or restoration of natural resources such as valuable habitat, lakes, streams, shorelands, floodplains, woodlands, steep slopes, and similar areas. *The Plans will provide for tree mitigation as required by the City's ordinance. The development will replace a large stand of invasive trees found with a mix of various acceptable plantings.*
6. Each phase of the development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated. *The Applicant is proposing a phased buildout of the proposed buildings on the site. All parking areas on site will be constructed in the first phase.*
7. Any common elements proposed as part of the PUD are appropriate for the scale, location, shape, size, density, and topography of the development and must be suitably improved for the intended use(s) except that significant natural features may be preserved or restored. *The Applicant is proposing a site which will provide for all landscaping, tree preservation and stormwater requirements.*
8. The project area is at least ten acres in size unless the applicant can show that a PUD of less acreage meets the standards and purposes of the comprehensive plan, that the proposal better adapts itself to the site and with the surrounding land uses than could be developed using strict standards within the underlying zoning district. *The Applicant has proposed a development that is consistent with the goals of the City's 2040 Comprehensive Plan. Strict adherence to the adopted*

zoning controls would prevent flexibility to building and site design including streetscape, landscaping, and trail connections, which are benefits to the City.

Required Approvals and Next Steps

The Developer is requesting the following approvals.

1. Preliminary Plat
2. Planned Unit Development, with deviations for:
    a. Multifamily buildings over 8 units
    b. Parking lot front yard setback of 17 feet.
    c. Class II building materials at or below 85% of the overall façade area.
    d. Noise Impacts exceeding an L50 of 60 decibels but less than 65 decibels in a Noise Area Classification of 1.
3. Final Plat

PUBLIC HEARING

A public hearing was noticed for this item. As of the time of this staff report, no public comments have been received related to this project.

Staff Recommended Action

Staff is supportive of the project on the basis that it is consistent with the guidance and policies found in the City Code and Comprehensive Plan. Findings can be made in support of the approval of a Preliminary Plat, PUD, and Final Plat.

Example Motion:

Move to recommend City Council approval of the Preliminary and Final Plat and PUD for Red Rock Villas subject to the findings and conditions of approval recommended by staff.

Staff recommends that the development be approved with the following conditions:

1. Applicant must enter into a Development Agreement with the City prior to release of the final plat for recording.
2. Applicant must provide documentation of ownership of existing PID 3602822220022 prior to release of the final plat.
3. Prior to the release of the final plat, the Applicant shall revise plans to address the City Engineer's memo dated August 1, 2023.
4. Applicant is responsible for paying the parkland dedication fee and any required connection charges prior to the release of the final plat.
5. Applicant must receive any required watershed permits prior to beginning any work on site.
6. Applicant must receive any required permits from Washington County prior to beginning work on the site.
7. Applicant must receive any required state permits or licenses, keep such permits or licenses up to date, and furnish documentation of permits or licenses to the city upon request.
8. No grading or site work may proceed prior to the issuance of a building permit for the project.
9. Applicant shall provide a revised noise impact study documenting the noise impacts from the Highway 61 corridor in post construction conditions. If found to exceed acceptable noise levels, the applicant shall provide signage and a sign plan, acceptable to the City, to notify residents of conditions in areas exceeding MPCA thresholds.

10. Applicant shall provide final construction plans which demonstrate an accurate count of the surface parking proposed on the site.
11. Applicant shall provide building plans which document parking that, when added to proposed surface parking stalls, is consistent with the minimum requirements for the development.
12. Prior to release of any building permits, the Applicant shall provide additional documentation on lighting pole height and fixture types proposed for the project which meet city standards for lighting.

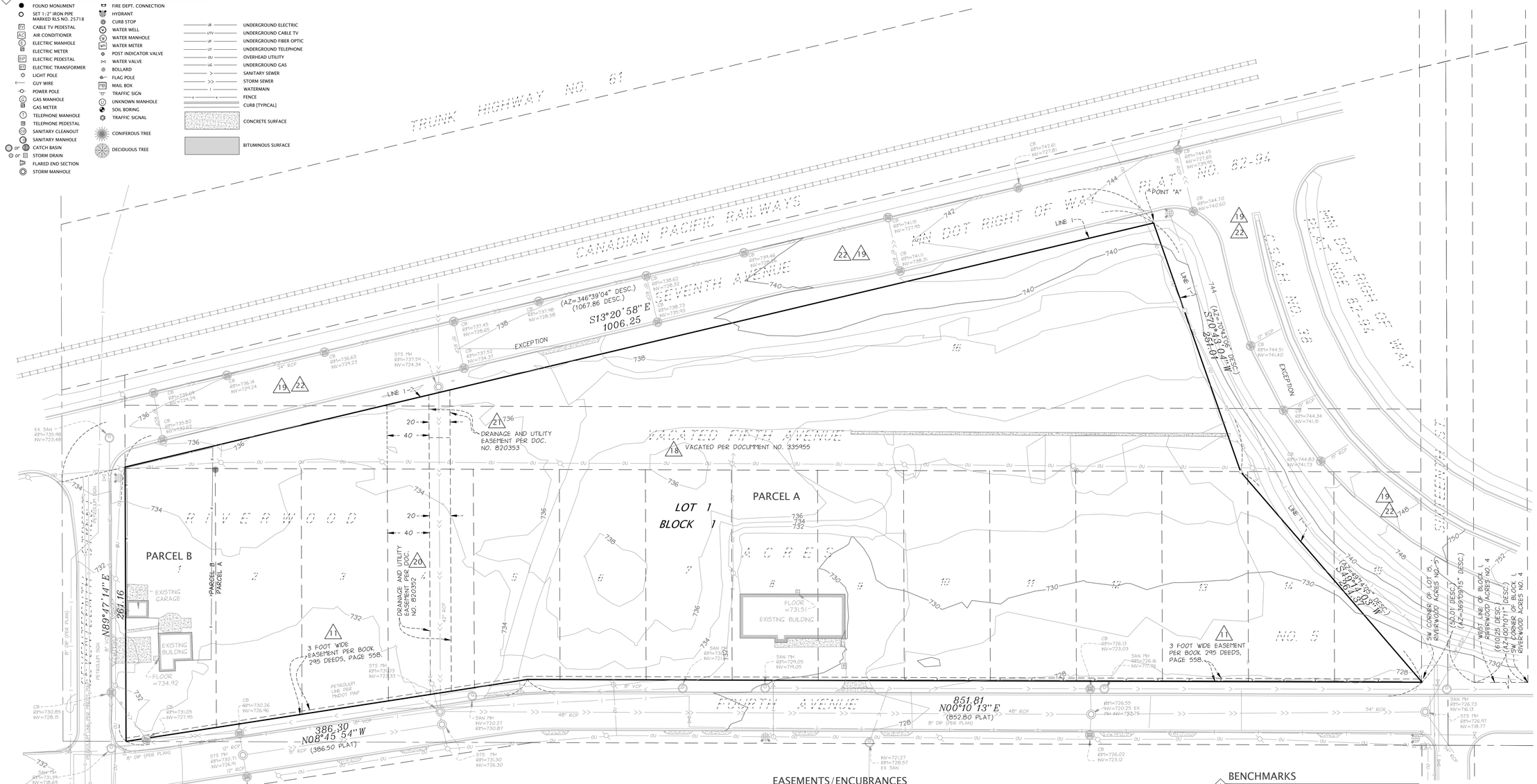
Resources:

- Application Documents (attached)
- City Engineer Comment Memo, dated August 1, 2023
- Zoning Code (link only)
- Citywide Zoning Map (link only)
- 2040 Comprehensive Plan (link only - Land Use chapter begins on pg 31)

RED ROCK VILLAS NETZERO COMMUNITY

LEGEND:

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- CABLE TV PEDESTAL
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS MANHOLE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- SANITARY CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- STORM DRAIN
- FLARED END SECTION
- STORM MANHOLE
- FIRE DEPT. CONNECTION
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- POST INDICATOR VALVE
- WATER VALVE
- BOLLARD
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- TRAFFIC SIGNAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FENCE
- CURB [TYPICAL]
- CONCRETE SURFACE
- BITUMINOUS SURFACE



EXISTING LEGAL DESCRIPTION:

PARCEL A - PID#3602822220047 M&M LandCo., LLC
The following Legal Description is as shown on the Burnett Title, LLC as agent for Old Republic National Title Insurance Company Title Commitment No. 2127020-16860, dated October 22nd, 2020.

Lots Two (2) to Sixteen (16), inclusive, of Riverwood Acres No. 5, according to the plat thereof on file and of record in the Office of the Register of Deeds of Washington County, Minnesota, including that portion of vacated 5th Avenue accruing thereto by reason of the vacation thereof except that part of Lots 2, 3, 4, 13, 14, 15, and 16, Riverwood Acres No. 5, according to the plat thereof on file and of record in the Office of the County Recorder in and for Washington County, Minnesota, including that portion of vacated 5th Avenue accruing thereto by reason of the vacation thereof; which lies easterly of Line 1 described below:

Line 1. Beginning at the southwest corner of Block 1, Riverwood Acres No. 4; thence northerly on an azimuth of 00 degrees 10 minutes 11 seconds along the west line thereof for 186.005 meters (610.25 feet); thence on an azimuth of 359 degrees 09 minutes 15 seconds for 15.242 meters (50.01 feet) to the southwest corner of Lot 15, said Riverwood Acres No. 5; thence on an azimuth of 49 degrees 14 minutes 05 seconds for 80.579 meters (264.37 feet); thence on an azimuth of 70 degrees 43 minutes 06 seconds for 76.509 meters (251.01 feet) to a point hereinafter referred to as "Point A"; thence on an azimuth of 346 degrees 39 minutes 04 seconds for 325.484 meters (1067.86 feet) and there terminating

PARCEL B - PID#3602822220022 KEAPPROTH
(AS SHOWN ON WARRANTY DEED DOC. NO. 4030976 AS PROVIDED BY MICHIAL MULARONI OF MULARONI+CO)

Lot 1, RIVERWOOD ACRES NO. 5
EXCEPT
That part of Lot 1 and vacated 5th Avenue, Riverwood Acres No. 5, shown as Parcel 7 on Minnesota Department of Transportation Right of Way Plat Numbered 82-94 as the same is on file and of record in the office of the County Recorder in and for Washington County, Minnesota.

NO TITLE COMMITMENT OR TITLE OPINION WAS PROVIDED THAT WOULD SHOW EASEMENTS OR ENCUMBRANCES OF RECORD FOR PARCEL B LISTED ABOVE. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

AT THE DIRECTION OF MICHIAL MULARONI PARCEL B WAS ADDED TO THIS SURVEY. SUBJECT TO PURCHASE OF PROPERTY.

EASEMENTS/ENCUBRANCES

The following exceptions appear on the FSA Title Services, LLC as agent for First American Title Insurance Company Title Commitment No. 170820, dated October 4th, 2017.

Easement for maintenance and repair of an underground pipeline over the West 3 feet of Lots 2-15, Riverwood Acres No. 5, as shown in Document No. 256740, assigned by Document No. 258990, 258991 and 530822. (AS SHOWN ON SURVEY)

11 Rights of the Public to streets, highways and/or alleys.

18 Terms and conditions of Notice of Completion of Vacation of Street, per Document No. 335955. (AS SHOWN ON SURVEY)

19 Subject to Notice of Lis Pendens per Document No. 3211544 for Trunk Highway purposes and Final Certificate per Document No. 3516859. (AS SHOWN ON SURVEY)

20 Easement in favor of the City of Newport for storm sewer and utility purposes, as shown in Document No. 820352. (AS SHOWN ON SURVEY)

21 Easement in favor of the City of Newport for storm sewer and utility purposes, as shown in Document No. 820353. (AS SHOWN ON SURVEY)

22 Subject to Minnesota Department of Transportation Right of Way Plat No. 82-101, 82-99, 82-94, 82-93, 82-92, and 62-18. (AS SHOWN ON SURVEY)

23 Subject to City of Newport 4th Avenue Right of Way Plat No. 2, Parcels 89 and 90, filed as Document No. 3589126. (NOT SHOWN ON SURVEY)(NO EXPIRATION DATE FOR TEMPORARY EASEMENTS ON SAID PLAT)

Subject to Ordinance No. 122, of the Village (now City) of Newport, regarding Pollution. See Affidavit per Document No. 3732091 and 3732092, regarding Parcel No. 38 portion of Trunk Highway No. 61 and interchange at Glen Road. Notification of Hazardous materials (LOCATION OF POLUTION APPEARS TO BE ADJACENT TO BUT NOT ON THIS PARCEL SEE DOCUEMNTS).
Terms and Conditions contained in unrecorded Development Agreement dated June 11, 2018 between RR & FR Properties, L.L.C., Owner and M & M LandCo, LLC, Developer. (DOCUMENT NOT PROVIDED)
Subject to the Terms and conditions of Environmental Indemnification Agreement, dated June 11, 2018 by M & M LandCo, LLC, for the benefit of RR & FR Properties, L.L.C. (DOCUMENT NOT PROVIDED)

BENCHMARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK 9117 WITH AN ELEVATION OF 919.61 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88). PROJECT BENCHMARKS SHOWN ON SURVEY.

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983.
2. UNDERGROUND UTILITIES SHOWN PER SURVEY INFORMATION PROVIDED BY THE OWNER AND AS-BUILTS PLANS PROVIDED BY THE CITY OF NEWPORT PUBLIC WORKS DEPARTMENT.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
4. ALL INFORMATION SHOWN ON THIS SURVEY IS DERIVED FROM EXISTING SURVEY INFORMATION PROVIDED BY PIONEER ENGINEERING. CORNERSTONE LAND SURVEYING HAS NOT BEEN TO THE SITE TO VERIFY EXISTING CONDITIONS.

DECELOPMENT DATA

TOTAL AREA OF PROPOSED LOT 1, BLOCK 1 = 367,090 SQ.FT.

PARCEL A = 344,341 SQ.FT
PARCEL B = 22,749 SQ.FT.

CONTACT:

MULARONI+CO
Michial Mularoni, A.I.A.
651-300-2688 cell
michial@mularonico.com

COUNTY/CITY:

WASHINGTON COUNTY

CITY OF NEWPORT

NORTH

0 50 100

REVISIONS:

DATE	REVISION
5-5-22	PRELIMINARY ISSUE
1-26-23	CITY SUBMITTAL
5-5-23	REMOVE PIPELINE

CERTIFICATION:

I hereby certify that this plan 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.

Daniel L. Thurmes Registration Number: 25718

Date: 5-5-22

PROJECT LOCATION:

1680 4TH AVE.
PID#3602822220047

1696 4TH AVE.
PID#3602822220022

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME	SURVGS15A
PROJECT NO.	GS06015A

PRELIMINARY PLAT

RED ROCK VILLAS NETZERO COMUNNITY

KNOW ALL PERSONS BY THESE PRESENTS: That M & M LandCo, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Lots One (1) to Sixteen (16), inclusive, of Riverwood Acres No. 5, according to the plat thereof on file and of record in the Office of the Register of Deeds of Washington County, Minnesota, including that portion of vacated 5th Avenue accruing thereto by reason of the vacation thereof except that part of Lots 1, 2, 3, 4, 13, 14, 15, and 16, Riverwood Acres No. 5, according to the plat thereof on file and of record in the Office of the County Recorder in and for Washington County, Minnesota, including that portion of vacated 5th Avenue accruing thereto by reason of the vacation thereof; which lies easterly of Line 1 described below:

Line 1. Beginning at the southwest corner of Block 1, Riverwood Acres No. 4; thence northerly on an azimuth of 00 degrees 10 minutes 11 seconds along the west line thereof for 186.005 meters (610.25 feet); thence on an azimuth of 359 degrees 09 minutes 15 seconds for 15.242 meters (50.01 feet) to the southwest corner of Lot 15, said Riverwood Acres No. 5; thence on an azimuth of 49 degrees 14 minutes 05 seconds for 80.579 meters (264.37 feet); thence on an azimuth of 70 degrees 43 minutes 06 seconds for 76.509 meters (251.01 feet) to a point hereinafter referred to as "Point A"; thence on an azimuth of 346 degrees 39 minutes 04 seconds for 325.484 meters (1067.86 feet) and there terminating

Have caused the same to be surveyed and platted as RED ROCK VILLAS NETZERO COMMUNITY and does hereby dedicate to the public for public use forever the easements created by this plat for drainage and utility purposes only.

In witness whereof said M & M LandCo, LLC, a Minnesota limited liability company, has caused these presents to be signed by this _____ day of _____, 202___.

SIGNED: M & M LandCo, LLC, a Minnesota limited liability company

by: _____, its _____

STATE OF MINNESOTA
COUNTY OF WASHINGTON
The foregoing instrument was acknowledged before me on this _____ day of _____, 202___, by _____,
its _____,
M & M LandCo, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (signature)

_____ (print)

Notary Public _____ County, Minnesota
My Commission Expires January 31, 2025.

I, Daniel L. Thurmes, do hereby certify that I have surveyed and platted or directly supervised the surveying and platting of the property described on this plat as RED ROCK VILLAS NETZERO COMMUNITY; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been correctly set; that all water boundaries and wet lands as of this date, as defined in Minnesota Statutes Section 505.01, Subd. 3, are shown and labeled; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2025.

_____
Daniel L. Thurmes, Licensed Land Surveyor, Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON
The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 202___, by Daniel L. Thurmes, Licensed Land Surveyor.

_____ (signature)

_____ (print)
Notary Public,
Dakota County, Minnesota
My Commission Expires January 31, 2025

PLANNING AND ZONING COMMISSION OF THE CITY OF NEWPORT
The foregoing plat of RED ROCK VILLAS NETZERO COMMUNITY was approved and accepted by the Planning and Zoning Commission of the City of Newport, Minnesota, this _____day of_____, 202____.

By _____ its Chairperson

By_____ its Secretary

CITY COUNCIL OF THE CITY OF NEWPORT
This plat of RED ROCK VILLAS NETZERO COMMUNITY was approved by the City Council of the City of Newport, Minnesota, this _____day of_____, 202___ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2

By _____, Mayor

By_____, City Administrator

COUNTY BOARD
I hereby certify that on the _____day of_____, 202___ the Board of County Commissioners of Washington County, approved this plat.

By _____, Chair,
County Board

WASHINGTON COUNTY SURVEYOR
Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 202_____.

By _____
Washington County Surveyor

By _____

WASHINGTON COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 202___, on the land hereinbefore described, have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered, on this _____ day of _____ 202_____.

By _____Washington County Auditor/Treasurer

By _____ Deputy

WASHINGTON COUNTY RECORDER
Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 202___, at _____ o'clock ____. M., and was duly recorded in Washington County Records.

By_____ Washington County Recorder

By _____ Deputy

CORNERSTONE
LAND SURVEYING, INC

RED ROCK VILLAS NETZERO COMUNNITY

CANADIAN PACIFIC RAILWAYS

MN DOT RIGHT OF WAY

PLAT NO. 82-94

POINT "A"

MN DOT RIGHT OF WAY PLAT NOE 82-94

C.S.A.H. NO. 38

EXCEPTION

(AZ=346°39'04" DESC.)
(1067.86 DESC.)
S13°20'58"E
1006.25

SEVENTH AVENUE

EXCEPTION

LINE 1

(AZ=270°43'06" DESC.)
S70°43'04"W
251.01

LINE 1

LINE 1

20

40

DRAINAGE AND UTILITY EASEMENT PER DOC. NO. 820353

VACATED FIFTH AVENUE

VACATED PER DOCUMENT NO. 335955

LOT 1
BLOCK 1

R I V E R W O O D

A C R E S

SEVENTEENTH STREET

N89°47'14"E
261.16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

DRAINAGE AND UTILITY EASEMENT PER DOC. NO. 820352

3 FOOT WIDE EASEMENT PER BOOK 295 DEEDS, PAGE 558.

3 FOOT WIDE EASEMENT PER BOOK 295 DEEDS, PAGE 558.

NO. 5

(AZ=269°14'06" DESC.)
S89°14'06"W
(349.64 DESC.)

SW CORNER OF LOT 15, RIVERWOOD ACRES NO. 5

(50.01 DESC.)
(AZ=269°09'15" DESC.)

WEST LINE OF BLOCK 1, RIVERWOOD ACRES NO. 4

(610.25 DESC.)
(AZ=00°10'11" DESC.)

SW CORNER OF BLOCK 1, RIVERWOOD ACRES NO. 4

17TH ST.

NW CORNER OF SEC. 36, T28, R22, FOUND WASHINGTON COUNTY CAST IRON MONUMENT

60.00

386.30
N08°45'54"W
(386.50 PLAT)

WEST LINE OF THE NW 1/4 OF SEC. 36, T28, R22

FOURTH AVENUE

851.81
N00°10'13"E
(852.80 PLAT)

2636.95
S00°10'13"W

W 1/4 CORNER OF SEC. 36, T28, R22, FOUND WASHINGTON COUNTY CAST IRON MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS: (NOT TO SCALE)

5 5 10 10

BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES, REAR LOT LINES AND BOUNDARY LINES AND BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

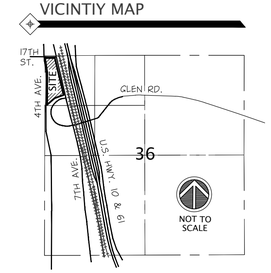
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE WEST LINE OF THE NW 1/4 OF SEC. 36, T28, R22, WHICH IS ASSUMED TO HAVE THE BEARING OF S00°10'13"W.

o *DENOTES SET 1/2 INCH X 18 INCH IRON PIPE MARKED R.L.S. 25718 UNLESS OTHERWISE INDICATED.*

● *DENOTES FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE SHOWN.*

(AZ=01°01'48" DESC.) (1395.68 DESC.) *DENOTES DIMENSIONS AND AZIMUTHS AS RECITED IN THE LEGAL DESCRIPTION*

VICINTIY MAP



SECTION 36, TOWNSHIP 28, RANGE. 22 WASHINGTON COUNTY, MN

NORTH

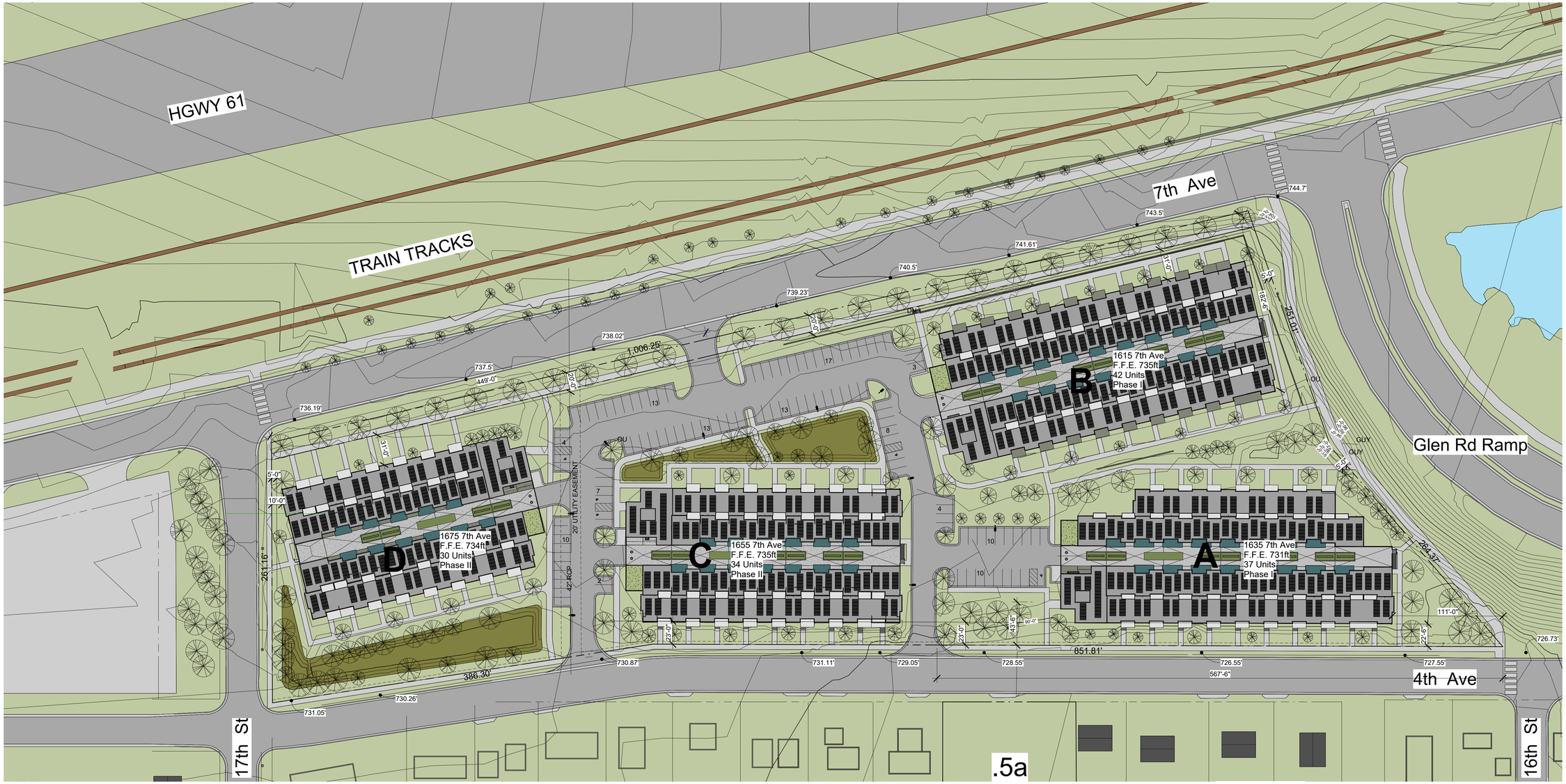
0 50 100

SCALE: 1 INCH = 50 FEET

SCALE IN FEET

CORNERSTONE
LAND SURVEYING, INC

SHEET 2 OF 2 SHEETS



1 Site
A101 SC. 1" = 50'-0"

North

SITE LEGEND
Solar lighting - (9) Thus
Sound wall
Plants

SITE DATA

CURRENT ZONING	**MXR-3**	**General Mixed-Use District**
SITE AREA	**363,316 sq.ft.**	**8.34 a.**
IMPERVIOUS SITE	**228,811 sq.ft.**	**63.0 %**
BUILDING COVERAGE	**152,693 sq.ft.**	
BUILDING A (1635 7th Ave)	40,009 sq.ft.	37 units
BUILDING B (1615 7th Ave)	43,989 sq.ft.	42 units
BUILDING C (1655 7th Ave)	36,279 sq.ft.	34 units
BUILDING D (1675 7th Ave)	32,420 sq.ft.	30 units
Concrete	29,723 sq.ft.	
Sidewalk	29,123 sq.ft.	
Apron	600 sq.ft.	
Bituminous	46,395 sq.ft.	
ON SITE PARKING	**343**	
Standard Off-Street	116	
Accessible Off-Street	5	
Standard Garage	215	
Accessible Garage	7	
TOTAL PROPOSED PARKING	**343 spaces**	
REQUIRED PARKING	**328 spaces**	
PERVIOUS SITE	**134,505 sq.ft.**	**37.0 %**
LANDSCAPING	117,269 sq.ft.	
RAIN GARDENS	17,236 sq.ft.	

MULARONI + CO

ARCHITECTS & PLANNING CONSULTANTS
6191 Cecilia Terry Trail Woodbury, MN 55129 651/436-0317 fax 436-0374 e-mail: michael@mularonico.com

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Architect:
Date:
Reg. No. 15261

Project No. 1603.14
Date 07/21/2023
Drawn By MWC

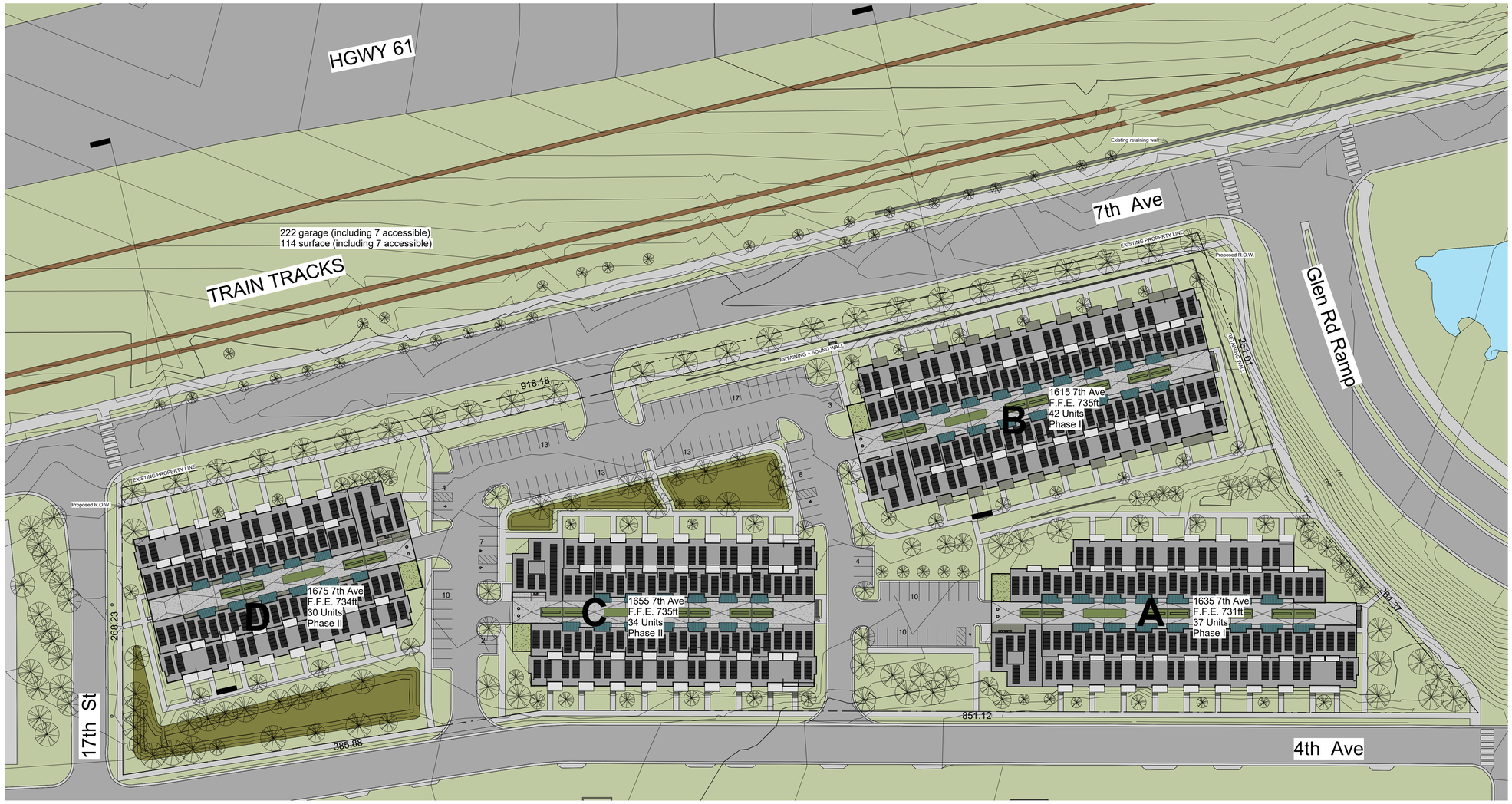
Sheet Title: SITE PLAN

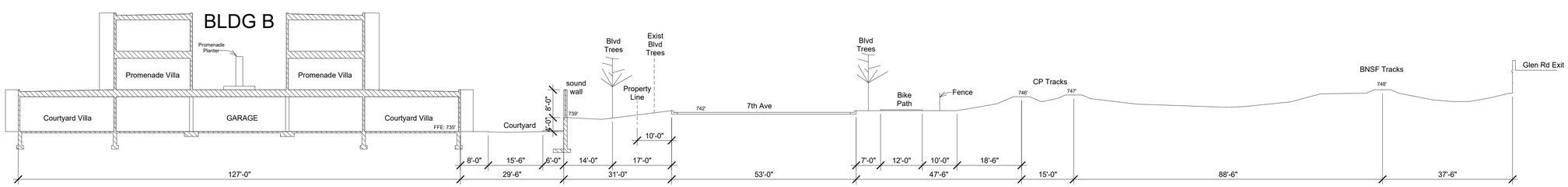
Project: **Red Rock Village**
1680 4th Ave
Newport, MN 55055

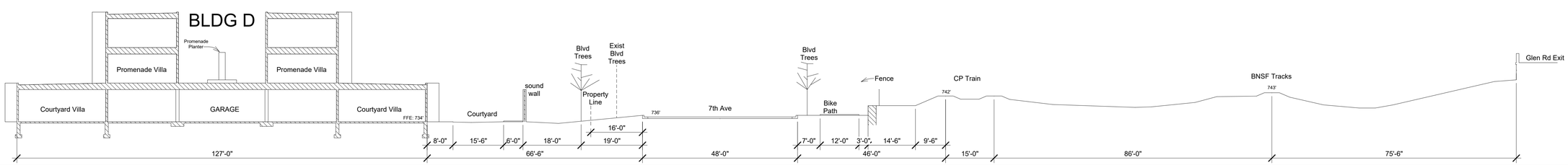
Developer / Owner: NMJ Lands LLC 651.308.3088
651.308.3088
6191 Cecilia Terry Trail
Woodbury, MN 55129

No.	Description	Date

SHEET NO.
A101







MULARONI + CO

ARCHITECTS & PLANNING CONSULTANTS

6191 Cecilia Trail Woodbury, MN 55129 651/436-0377 fax 436-0374 e-mail: michael@mularonico.com

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Architect:

Date:

Reg. No. 15261

Project No. 1603.14

Date: 07/06/2023

Drawn By: MWC

Sheet Title: SITE SECTIONS

Project:

Red Rock Village
1680 4th Ave
Newport, MN 55055

Developer / Owner: M&M Land Co., LLC - 651.308.2088
651-308-2088
6191 Cecilia Trail
Woodbury, MN 55129

No.	Description	Date
1	Revision 1	05/1
		9/23

SHEET NO.
A102

1 A920 Glen Ramp

SC.

2 A920 From Highway

SC.

MULARONI + CO

ARCHITECTS & PLANNING CONSULTANTS

6191 Cecilia Terr. Woodbury, MN 55129 651.436.0317 fax 436.0074 e-mail: michael@mularonico.com

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Date:

Reg. No. 15261

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Project No. 1603.14

Sheet Title: 3D VIEWS

Project: ***Red Rock Village***
1680 4th Ave
Newport, MN 55055

Developer/ Owner: MMJ Land Co. LLC - 651.330.2068
651-308-2068
6191 Cecilia Terr
Woodbury, MN 55129

Date: 07/10/23

Drawn By: MMC

No.	Description	Date

SHEET NO.

A920

1 A921 7th AND 17th

SC.

2 A921 4th AND 17th

SC.

MULARONI + CO

ARCHITECTS & PLANNING CONSULTANTS

6191 Cecilia Trail Woodbury, MN 55129 651/436-0317 Fax:436-0074 e-mail: michael@mularoni.com

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Project No. 1603.14

Date 07/10/23

Drawn By MWC

Sheet Title: 3D VIEWS

Project:

Red Rock Village
1680 4th Ave
Newport, MN 55055

Developer / Owner: MAM Lands, LLC 651-308-3088
651-308-3088
6191 Cecilia Trail
Woodbury, MN 55129

No.	Description	Date

SHEET NO.

A921

1 A922 4th Ave

SC.

MULARONI + CO

ARCHITECTS & PLANNING CONSULTANTS

6191 Cecilia Terr Trail Woodbury, MN 55129 651/436-0377 fax/436-0374 e-mail: michael@mularonico.com

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Architect:

Date:

Reg. No. 15261

Project No. 1603.14

Sheet Title: 3D VIEWS

Project: **Red Rock Village**
1680 4th Ave
Newport, MN 55055

Developer / Owner: MAM Land Co. LLC - 651.528.2088
651-528-2088
8191 Cecilia Terr Trail
Woodbury, MN 55129

Date: 07/21/23

Drawn By: MWC

No.	Description	Date

SHEET NO.

A922

PRELIMINARY CONSTRUCTION PLANS

FOR

RED ROCK VILLAS

NEWPORT, MN 55055

ENGINEER

Stantec

STANTEC
733 MARQUETTE AVENUE, SUITE 1000
MINNEAPOLIS, MN 55402
(P) - 763.252.6886
CONTACT: DAN LAVENDER, P.E.

ARCHITECT

MULARONI + CO
6191 CRACKLEBERRY TRAIL
WOODBURY, MN 55129
(651) 459-0074
CONTACT: MICHIAL MULARONI

VICINITY MAP

NOT TO SCALE

GRAPHIC SCALE

60 0 60 120

(IN FEET)
1 inch = 60 ft.

PROJECT LOCATION

CITY: NEWPORT
COUNTY: WASHINGTON COUNTY

SHEET INDEX

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G-001	COVER SHEET
G-002	GENERAL NOTES
G-003	LEGEND
C-001	EXISTING CONDITIONS
C-002	OVERALL REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN
C-003	REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN
C-004	REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	SITE PLAN
C-201	OVERALL POST-CONSTRUCTION STABILIZATION PLAN
C-202	POST-CONSTRUCTION STABILIZATION PLAN
C-203	POST-CONSTRUCTION STABILIZATION PLAN
C-301	OVERALL GRADING PLAN
C-302	GRADING PLAN
C-303	GRADING PLAN
C-401	OVERALL UTILITY PLAN
C-402	UTILITY PLAN
C-403	UTILITY PLAN
C-501	OVERALL STORM SEWER PLAN
C-502	STORM SEWER PLAN
C-503	STORM SEWER PLAN
L-101	OVERALL LANDSCAPE PLAN
L-102	L-102 LANDSCAPE PLAN
L-103	L-103 LANDSCAPE PLAN
L-801	LANDSCAPE DETAILS

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Stantec

733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 763-252-6886
WWW.STANTEC.COM

CLIENT:

PROJECT TITLE:

RED ROCK VILLAS

CITY OF NEWPORT
WASHINGTON COUNTY, MINNESOTA 55055

ISSUE NO.	DESCRIPTION	DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

LICENSE NO.: _____

DATE: _____

PROJECT NO.: 193806131

DWN BY:	CHK'D BY:	APP'D BY:
EAD	DML	DML

ISSUE DATE: 05/17/2023

ISSUE NO.: 1

SHEET TITLE:

COVER SHEET

SHEET NO.:

G-001

7/21/2023 5:21:10 PM

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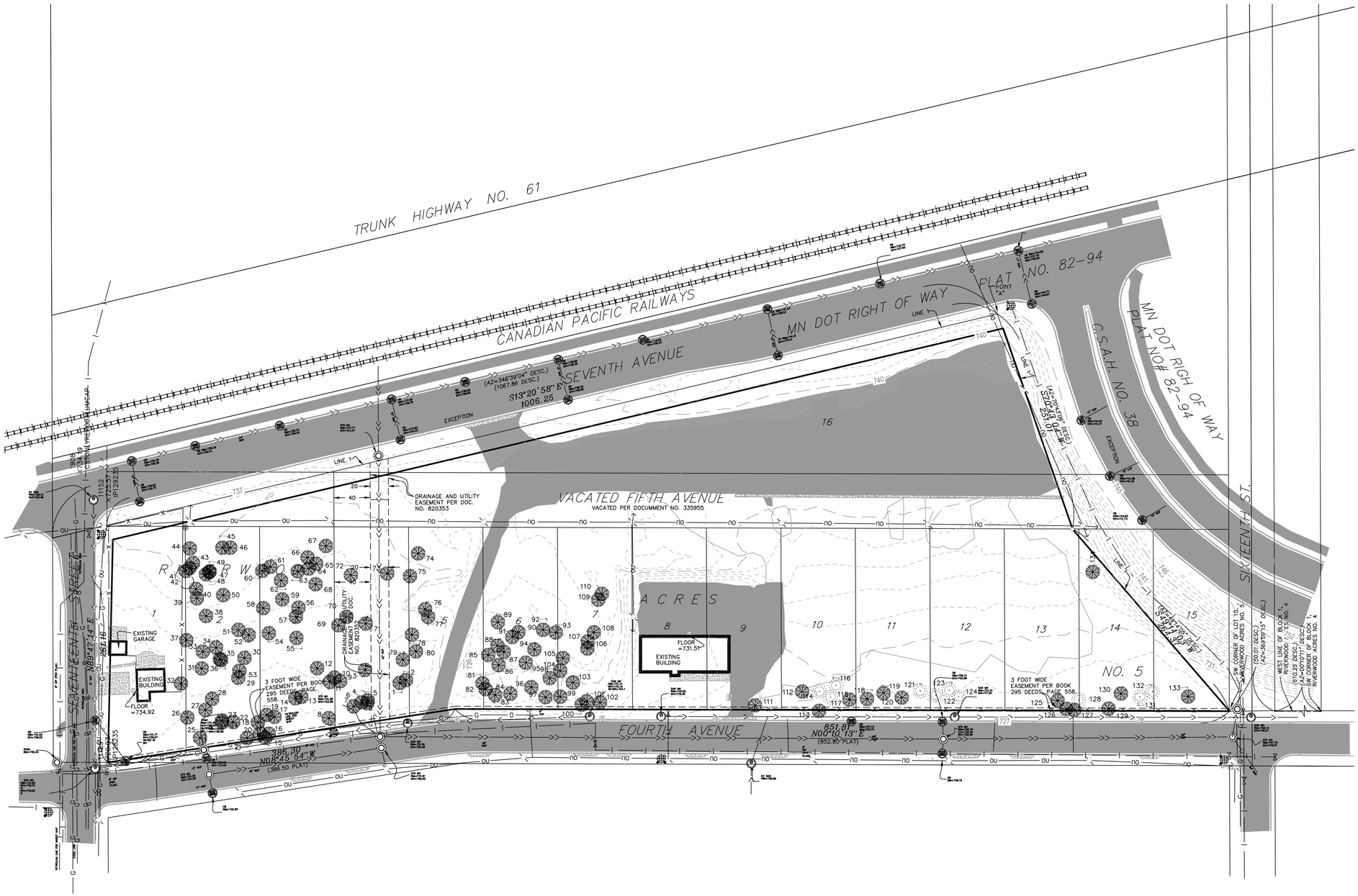
7/21/2023 5:21:37 PM



GRAPHIC SCALE

60 0 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- EXISTING RAILROAD TRACK
- EXISTING FENCE LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CURB AND GUTTER
- EXISTING ROAD CENTERLINE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE
- EXISTING BUILDING
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER INLET
- EXISTING HYDRANT

WARNING:

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CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Stantec

733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 763-252-6886
WWW.STANTEC.COM

CLIENT:

PROJECT TITLE:

RED ROCK VILLAS

CITY OF NEWPORT
WASHINGTON COUNTY, MINNESOTA 55055

ISSUE NO.:	DESCRIPTION:	DATE:

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

LICENSE NO.: _____

DATE: _____

PROJECT NO.:	193806131

DWN BY:	CHK'D BY:	APP'D BY:
EAD	DML	DML

ISSUE DATE:	05/17/2023
ISSUE NO.:	1

SHEET TITLE:

EXISTING CONDITIONS

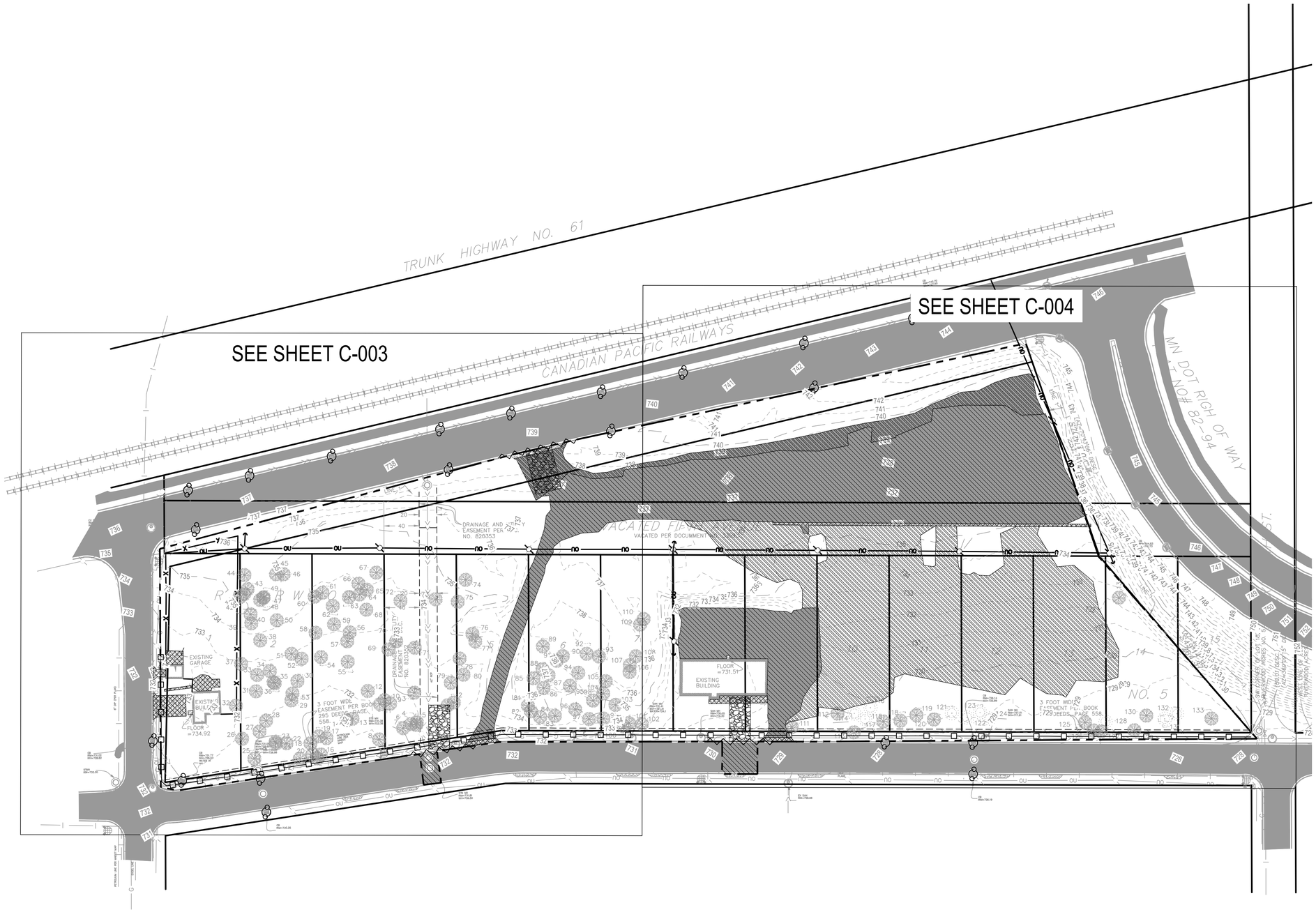
SHEET NO.:

C-001

U:\193806131\5_DESIGN\1_CAD\3 PLANSHEETS\C-003 EXISTING CONDITIONS 193806131.dwg

7/21/2023 5:22:04 PM

U:\193806131\5_DESIGN\1_CADD PLANSHEETS\C-004 REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN 193806131.dwg



GRAPHIC SCALE

60 0 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CONSTRUCTION LIMITS
- SAWCUT PAVEMENT
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- STABILIZED CONSTRUCTION EXIT
- BIOROLL
- SILT FENCE
- TREE PROTECTION
- INLET PROTECTION

NOTES

1. CONSTRUCTION SITE SHALL HAVE STABILIZED EXIT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
2. UNTRENCHED SILT FENCE OR ORANGE SNOW FENCE MAY BE USED FOR TREE PROTECTION.
3. CONSTRUCTION LIMITS AND SILT FENCE ARE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHERE APPLICABLE.
4. CLEAR AND GRUB AS NEEDED WITHIN LIMITS OF DISTURBANCE.
5. EXISTING UTILITY SERVICE LINES MAY NOT BE SHOWN IN THEIR ENTIRETY ON PLANS. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITY SERVICE LINES WITHIN THE LIMITS OF DISTURBANCE AND REMOVE EXISTING INFRASTRUCTURE AS NECESSARY TO INSTALL PROPOSED IMPROVEMENTS.
6. CONTRACTOR SHALL EVALUATE LIMITS OF REMOVAL FOR PROPOSED UTILITY INSTALLATION. IN THE EVENT THAT CURB AND PAVEMENT ARE IMPACTED IN ADDITION TO THE SIDEWALK CONTRACTOR SHALL REPLACE EXISTING CURB AND PAVEMENT TO MATCH EXISTING CONDITIONS PER CITY STANDARDS AND REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
7. ELECTRICAL SERVICE LINES MAY NOT BE SHOWN WITHIN BOULEVARD ROW ON SURVEY. CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDER AND ENSURE THAT DRY UTILITY SERVICE LINES ARE PROTECTED THROUGHOUT CONSTRUCTION ALONG THE PROPOSED SANITARY ALIGNMENT

WARNING:

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CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Stantec

733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 763-252-6886
WWW.STANTEC.COM

CLIENT:

PROJECT TITLE:

RED ROCK VILLAS

CITY OF NEWPORT
WASHINGTON COUNTY, MINNESOTA 55055

ISSUE NO.	DESCRIPTION:	DATE:

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

LICENSE NO.: _____

DATE: _____

PROJECT NO.: 193806131

DWN BY:	CHK'D BY:	APP'D BY:
EAD	DML	DML

ISSUE DATE: 05/17/2023

ISSUE NO.: 1

SHEET TITLE:
OVERALL REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN

SHEET NO.:
C-002

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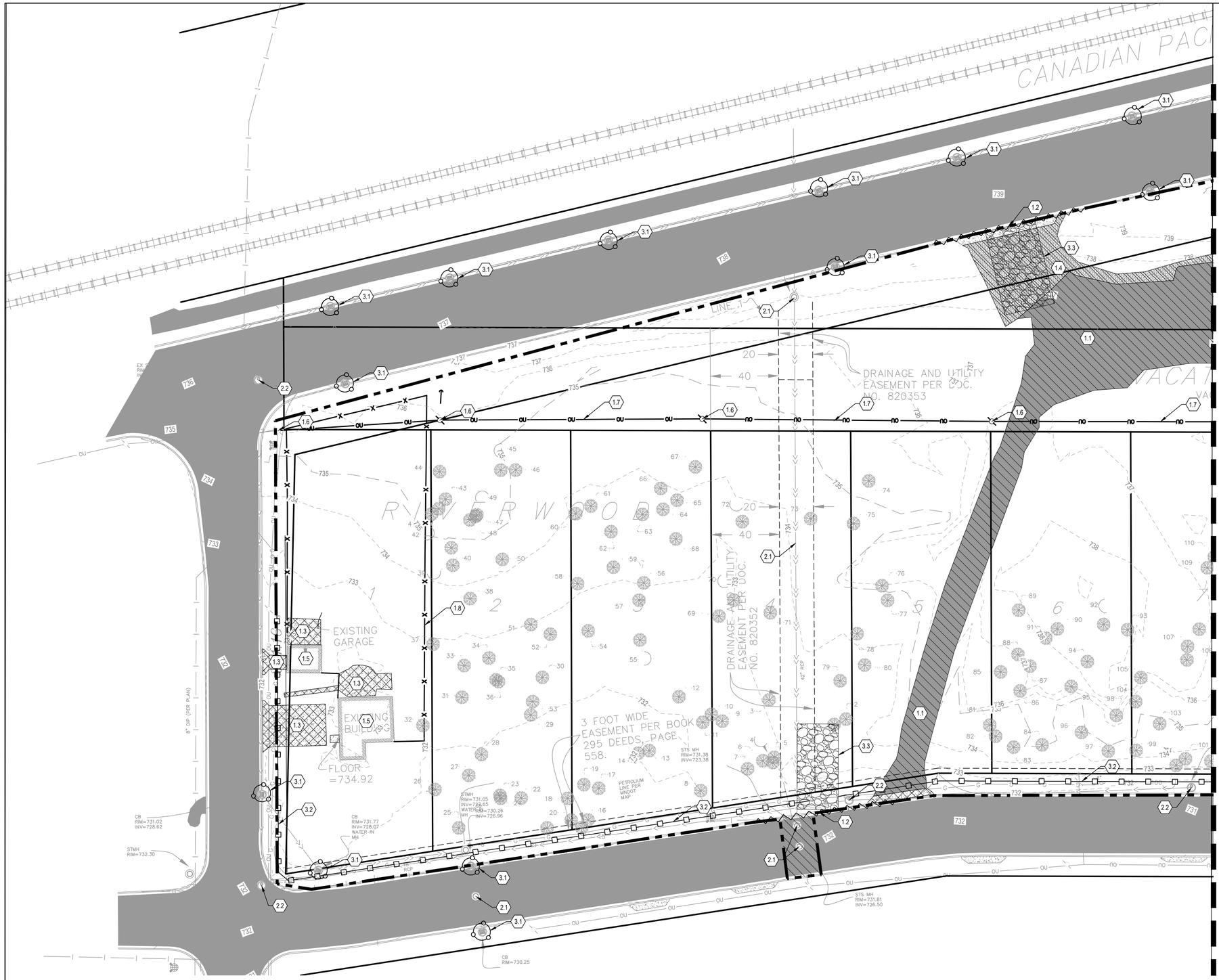

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CONSTRUCTION LIMITS
- SAWCUT PAVEMENT
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- STABILIZED CONSTRUCTION EXIT
- BIOROLL
- SILT FENCE
- TREE PROTECTION
- INLET PROTECTION

NOTES

1. CONSTRUCTION SITE SHALL HAVE STABILIZED EXIT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
2. UNTRENCHED SILT FENCE OR ORANGE SNOW FENCE MAY BE USED FOR TREE PROTECTION.
3. CONSTRUCTION LIMITS AND SILT FENCE ARE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHERE APPLICABLE.
4. CLEAR AND GRUB AS NEEDED WITHIN LIMITS OF DISTURBANCE.
5. EXISTING UTILITY SERVICE LINES MAY NOT BE SHOWN IN THEIR ENTIRETY ON PLANS. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITY SERVICE LINES WITHIN THE LIMITS OF DISTURBANCE AND REMOVE EXISTING INFRASTRUCTURE AS NECESSARY TO INSTALL PROPOSED IMPROVEMENTS.
6. CONTRACTOR SHALL EVALUATE LIMITS OF REMOVAL FOR PROPOSED UTILITY INSTALLATION. IN THE EVENT THAT CURB AND PAVEMENT ARE IMPACTED IN ADDITION TO THE SIDEWALK CONTRACTOR SHALL REPLACE EXISTING CURB AND PAVEMENT TO MATCH EXISTING CONDITIONS PER CITY STANDARDS AND REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
7. ELECTRICAL SERVICE LINES MAY NOT BE SHOWN WITHIN BOULEVARD ROW ON SURVEY. CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDER AND ENSURE THAT DRY UTILITY SERVICE LINES ARE PROTECTED THROUGHOUT CONSTRUCTION ALONG THE PROPOSED SANITARY ALIGNMENT

KEYNOTES

1. REMOVAL ITEMS
   - 1.1. REMOVE BITUMINOUS PAVEMENT, SAW CUT TO FULL DEPTH
   - 1.2. REMOVE CURB AND GUTTER
   - 1.3. REMOVE CONCRETE PAVEMENT
   - 1.4. REMOVE GRAVEL
   - 1.5. REMOVE BUILDING
   - 1.6. REMOVE UTILITY POLE
   - 1.7. REMOVE/RELOCATE OVERHEAD UTILITY LINE
   - 1.8. REMOVE FENCE
2. PROTECT ITEM
   - 2.1. PROTECT EXISTING STORM SEWER AND STRUCTURES
   - 2.2. PROTECT EXISTING SANITARY SEWER AND STRUCTURES
   - 2.3. PROTECT EXISTING WATERMAIN AND APPURTENANCES
   - 2.4. PROTECT EXISTING UTILITIES AND STRUCTURES
3. EROSION CONTROL ITEM
   - 3.1. INLET PROTECTION - SEE DETAIL 4/C-801
   - 3.2. SILT FENCE - SEE DETAIL 1/C-801
   - 3.3. STABILIZED CONSTRUCTION ENTRANCE - SEE DETAIL 3/C-801

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MINNEAPOLIS, MN 55402
PHONE: 763-252-6886
WWW.STANTEC.COM

CLIENT:

PROJECT TITLE:

RED ROCK VILLAS

CITY OF NEWPORT
WASHINGTON COUNTY, MINNESOTA 55055

ISSUE NO.:	DESCRIPTION:	DATE:

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LICENSE NO.: _____
DATE: _____

PROJECT NO.:	193806131	
DWN BY: EAD	CHK'D BY: DML	APP'D BY: DML
ISSUE DATE:	05/17/2023	
ISSUE NO.:	1	

SHEET TITLE:
REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN

SHEET NO.:
C-003

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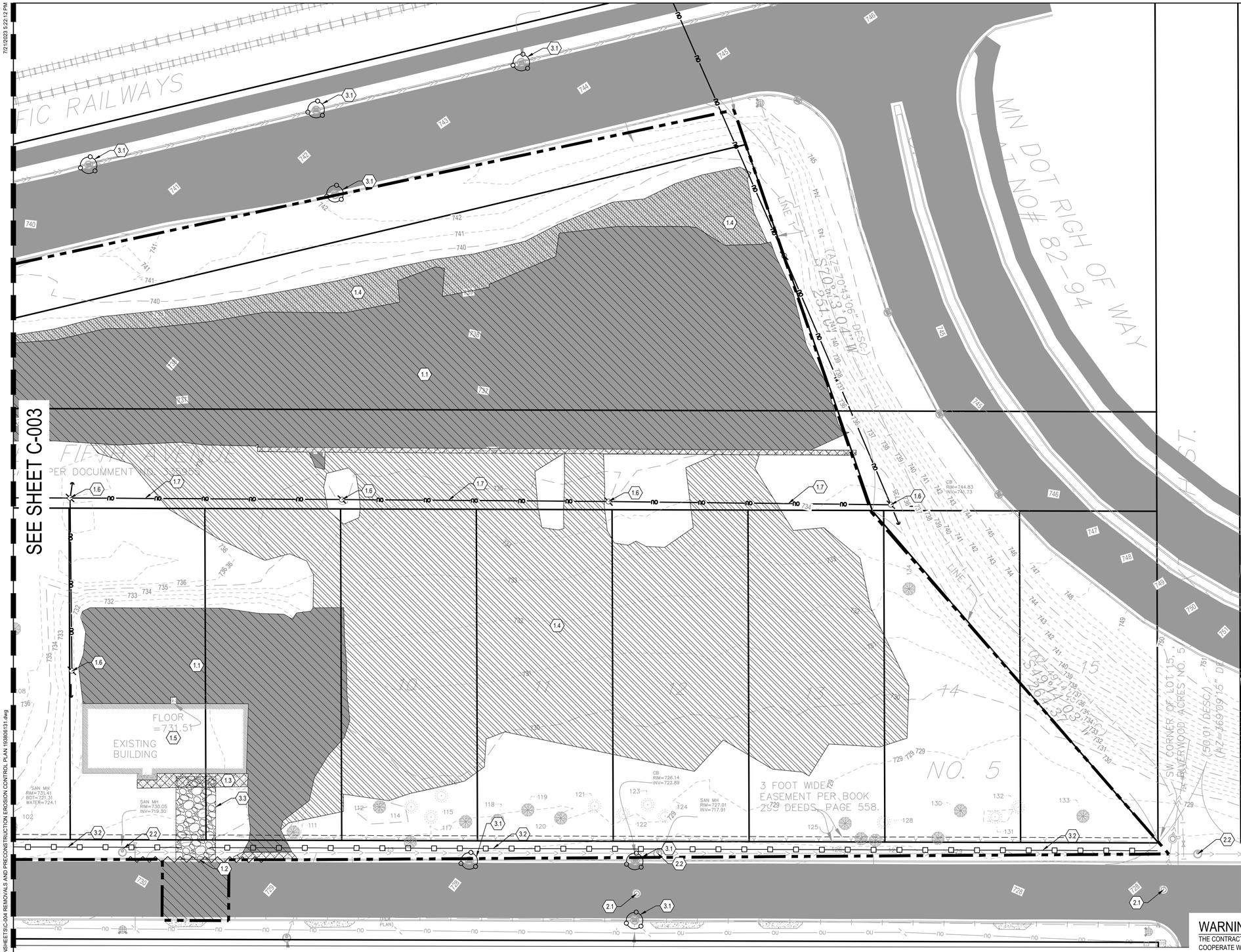

GRAPHIC SCALE

30 0 30 60

(IN FEET)
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KEYNOTES

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   - 1.1. REMOVE BITUMINOUS PAVEMENT, SAW CUT TO FULL DEPTH
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   - 3.1. INLET PROTECTION - SEE DETAIL 4/C-801
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Stantec

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PHONE: 763-252-6886
WWW.STANTEC.COM

CLIENT:

PROJECT TITLE:

RED ROCK VILLAS

CITY OF NEWPORT
WASHINGTON COUNTY, MINNESOTA 55055

ISSUE NO.	DESCRIPTION:	DATE:

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NOT FOR CONSTRUCTION

LICENSE NO.: _____

DATE: _____

PROJECT NO.:	193806131

DWN BY:	CHK'D BY:	APP'D BY:
EAD	DML	DML

ISSUE DATE:	05/17/2023
ISSUE NO.:	1

SHEET TITLE:
REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN

SHEET NO.:
C-004

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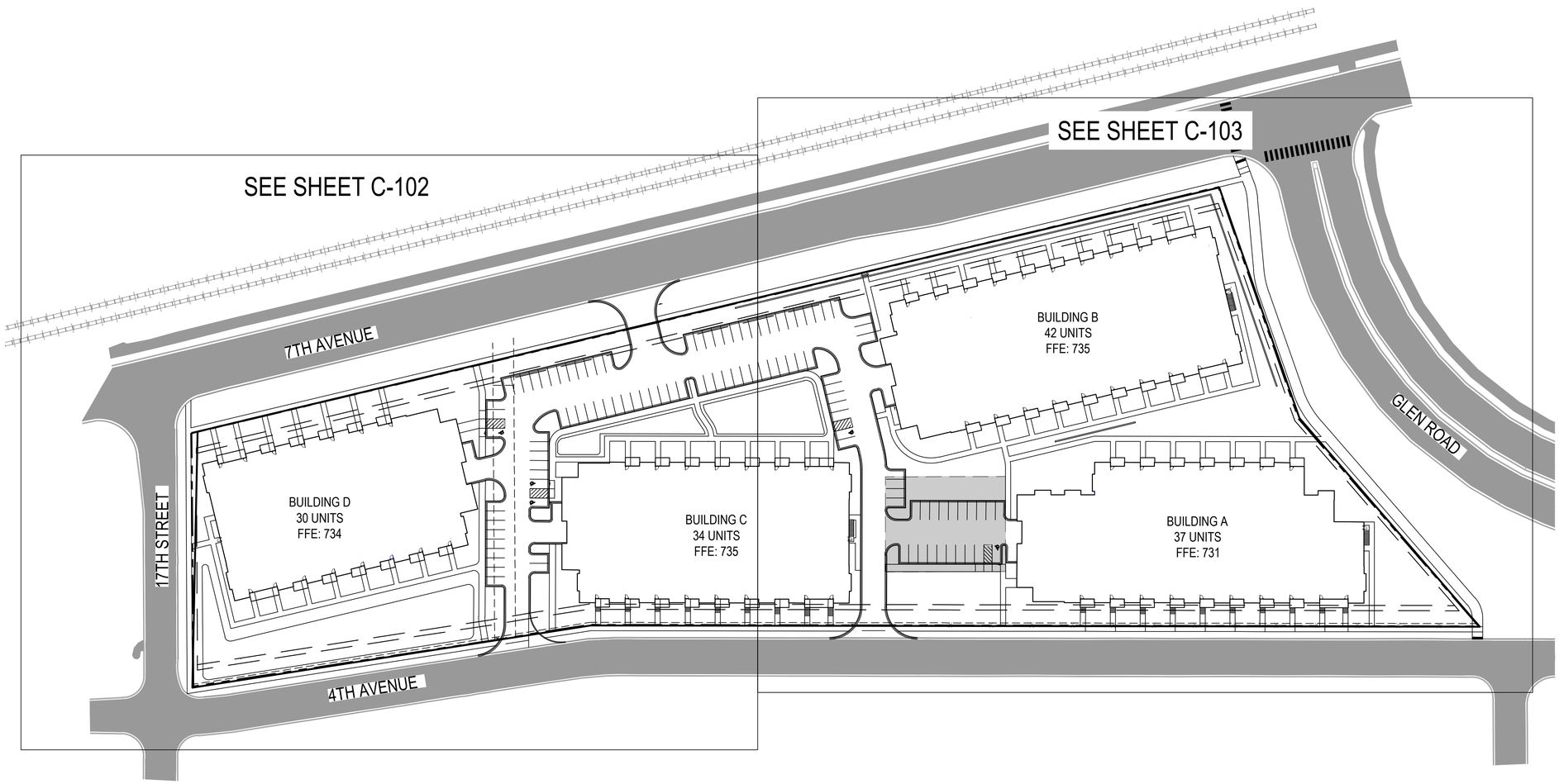

GRAPHIC SCALE

60 0 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CURB AND GUTTER
- BITUMINOUS PAVEMENT
- PATCH BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAD BY OTHERS
- RETAINING WALL BY OTHERS
- UNDERGROUND SYSTEM
- # PROPOSED PARKING COUNT

PROJECT SUMMARY	
IMPERVIOUS AREA	5.63 ACRES (70.3%)
PERVIOUS AREA	2.38 ACRES (29.7%)
TOTAL AREA	8.01 ACRES

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LICENSE NO.:

DATE:

PROJECT NO.:	193806131
DWN BY: EAD / CHK'D BY: DML / APP'D BY: DML	
ISSUE DATE:	05/17/2023
ISSUE NO.:	1
SHEET TITLE:	OVERALL SITE PLAN
SHEET NO.:	C-101

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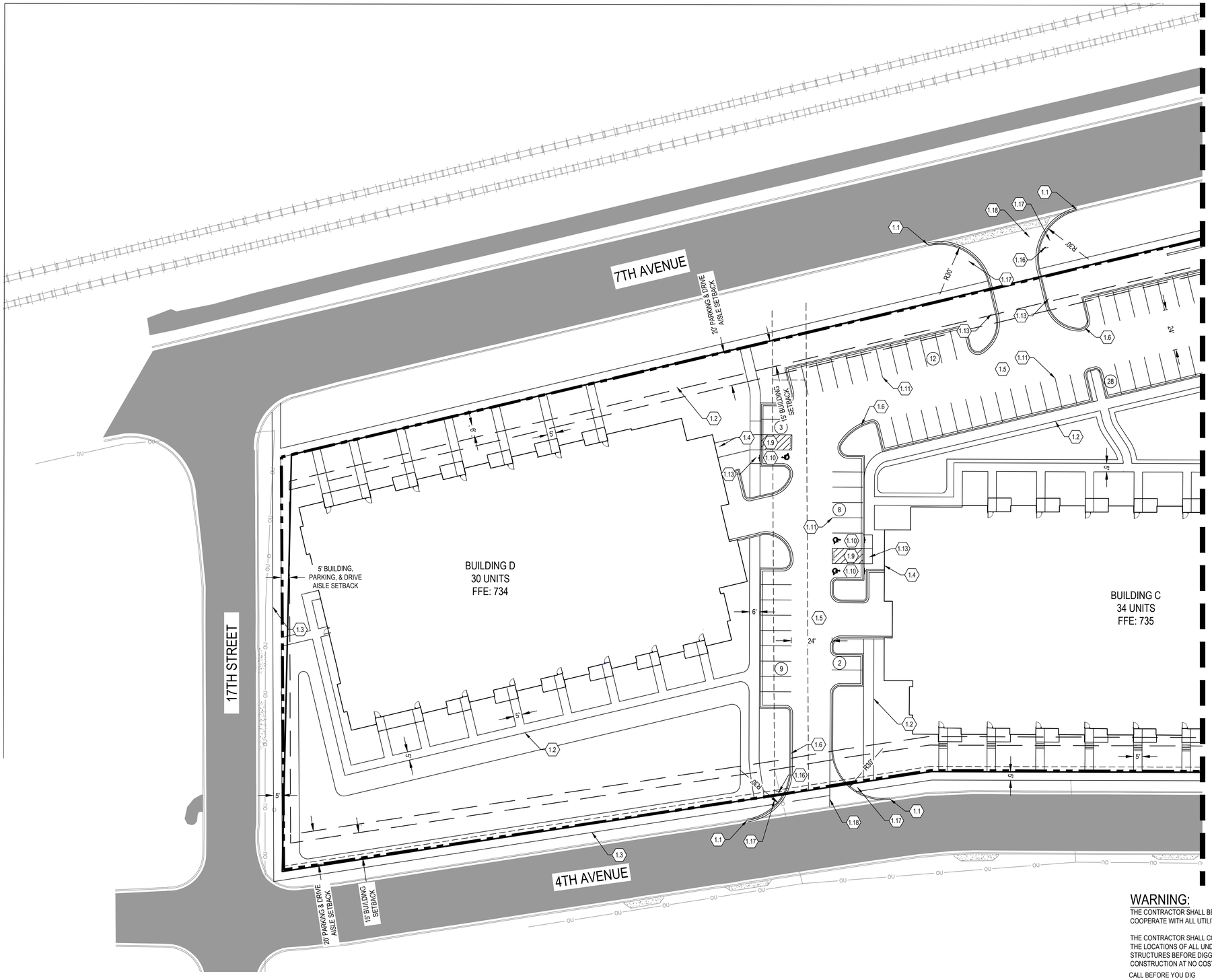

SEE SHEET C-103

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CURB AND GUTTER
- BITUMINOUS PAVEMENT
- PATCH BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAD BY OTHERS
- RETAINING WALL BY OTHERS
- UNDERGROUND SYSTEM
- (#) PROPOSED PARKING COUNT

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
2. DESIGN BY OTHERS ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS
3. PIN NEW CURB TO EXISTING CURB WITH TWO (2) NO. 4 DOWEL 24" ON CENTER

KEYNOTES (#)

1. STANTEC DESIGN ITEM
   - 1.1. MATCH EXISTING
   - 1.2. CONCRETE SIDEWALK - SEE DETAIL 4/C-802
   - 1.3. PUBLIC CONCRETE SIDEWALK - SEE DETAIL 4/C-802
   - 1.4. CONCRETE PAVEMENT - SEE DETAIL 5/C-802
   - 1.5. BITUMINOUS PAVEMENT - SEE DETAIL 6/C-802
   - 1.6. B612 CURB AND GUTTER - SEE DETAIL 1/C-802
   - 1.7. SWALE
   - 1.8. ADA ACCESSIBLE PARKING STALL W/ SIGN - SEE DETAILS 10,11,12,13/C-802
   - 1.9. ADA ACCESSIBLE AISLE W/ SIGN - SEE DETAILS 10,11,13/C-802
   - 1.10. ADA VAN ACCESSIBLE PARKING STALL W/ SIGN - SEE DETAILS 10,11,12,13/C-802
   - 1.11. 4" WHITE PAINT STRIPE (TYP.) - SEE DETAIL 8/C-802
   - 1.12. PATCH BITUMINOUS - MATCH EXISTING SECTION
   - 1.13. ADA ACCESSIBLE CURB RAMP - SEE SHEETS C-804 AND C-805
   - 1.14. UNDERGROUND SYSTEM
   - 1.15. CONCRETE SIDEWALK - MATCH EXISTING SECTION
   - 1.16. STOP SIGN - SEE DETAIL 9/C-802
   - 1.17. ADA ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES - SEE SHEETS C-804 AND C-805
   - 1.18. CONCRETE DRIVEWAY APRON
   - 1.19. 10' PUBLIC CONCRETE TRAIL
2. DESIGN BY OTHERS - SEE NOTE 2
   - 2.1. DOOR LOCATION WITH STOOP, MAY HAVE STAIRS - SEE ARCHITECTURAL/STRUCTURAL PLANS
   - 2.2. RETAINING WALL
   - 2.3. LIGHT POLE
   - 2.4. TRASH ENCLOSURE WITH CONCRETE PAD - SEE ARCHITECTURAL/STRUCTURAL PLANS
   - 2.5. STAIRS - SEE ARCHITECTURAL/STRUCTURAL PLANS
   - 2.6. CANOPY - SEE ARCHITECTURAL/STRUCTURAL PLANS

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PROJECT TITLE:

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ISSUE NO:	DESCRIPTION:	DATE:

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LICENSE NO.: _____

DATE: _____

PROJECT NO.:	193806131
DWN BY: EAD	CHK'D BY: DML / APP'D BY: DML
ISSUE DATE:	05/17/2023
ISSUE NO.:	1
SHEET TITLE:	SITE PLAN
SHEET NO.:	C-102

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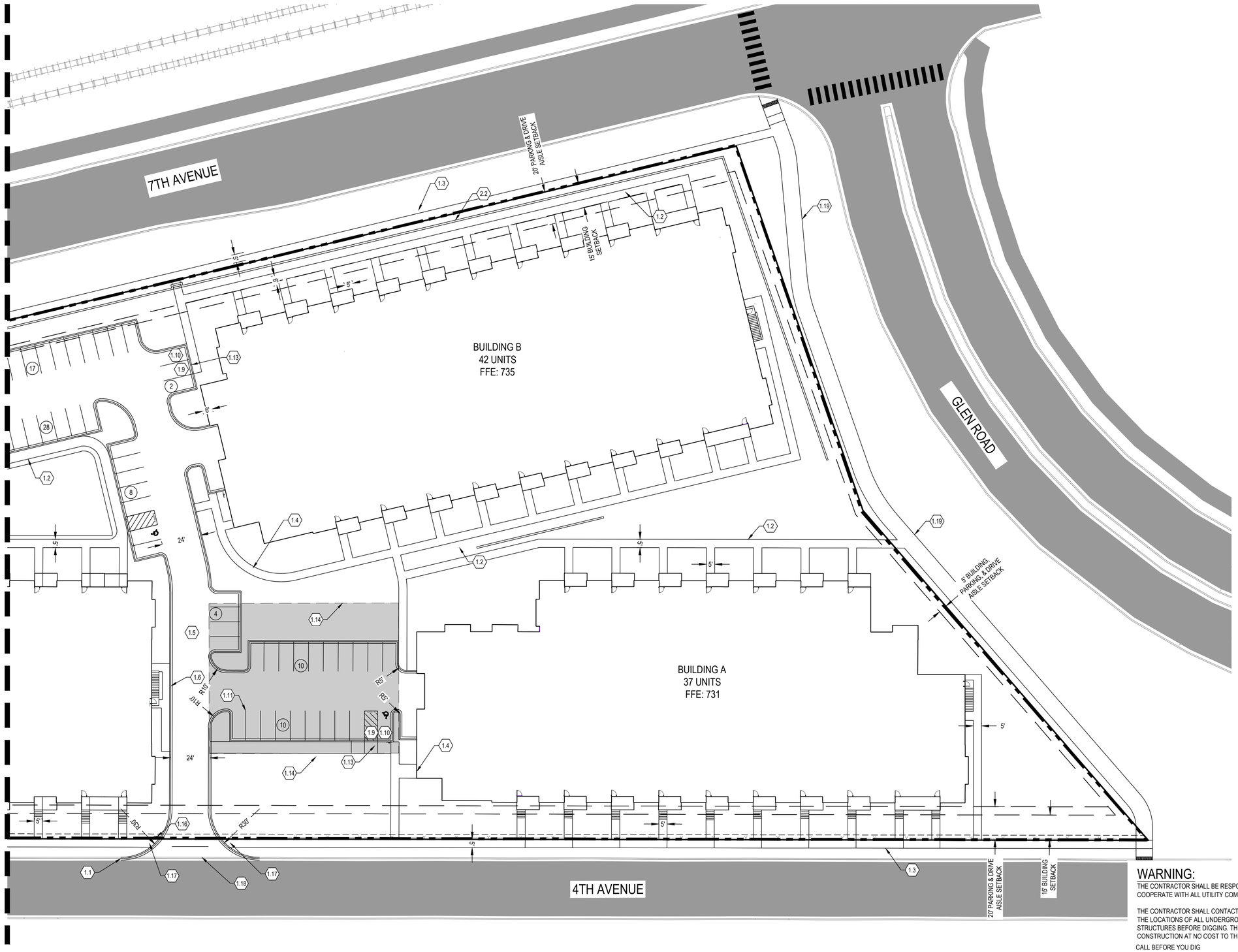

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ISSUE DATE:	05/17/2023
ISSUE NO.:	1

SHEET TITLE:

SITE PLAN

SHEET NO.:

C-103

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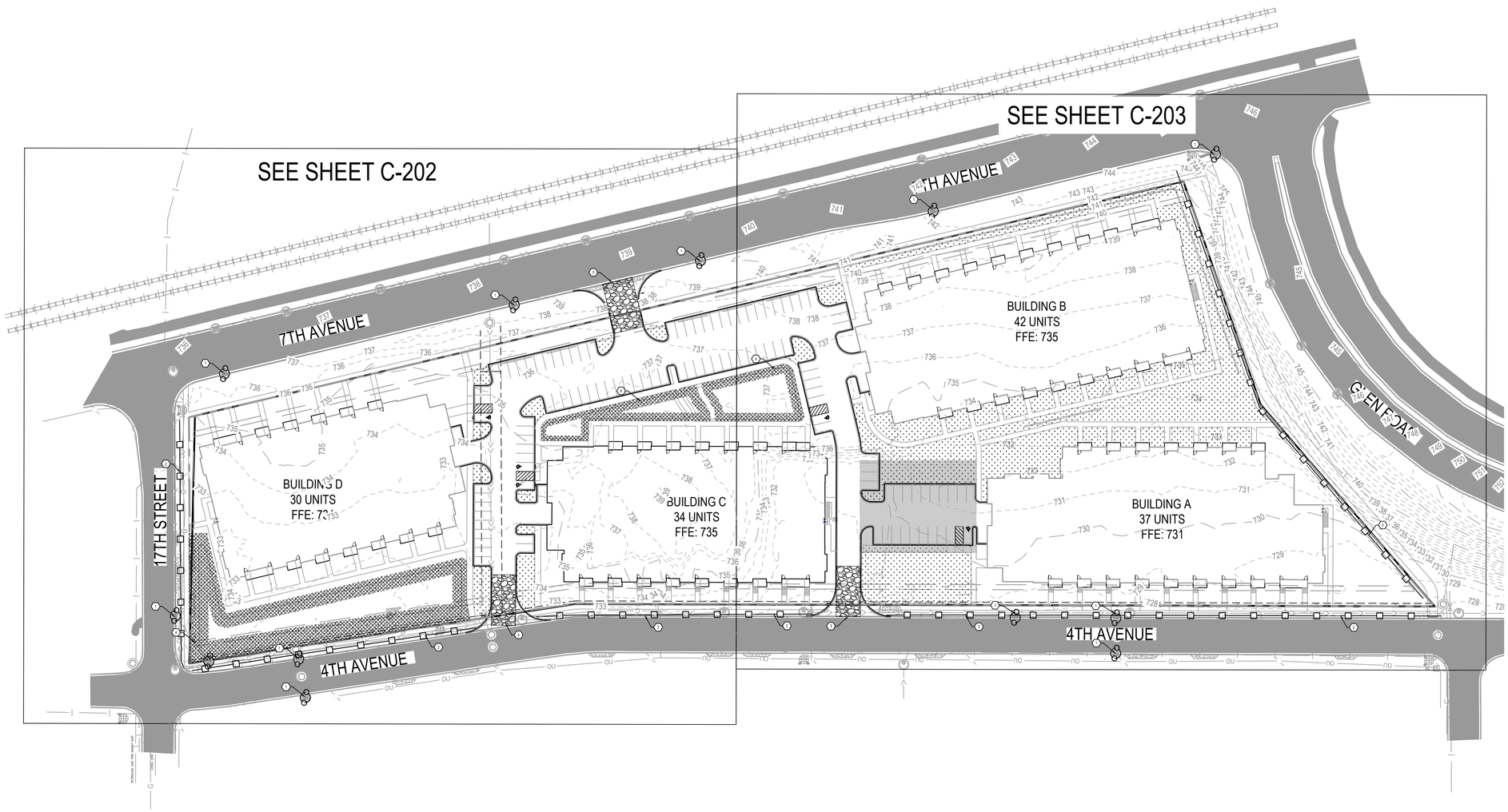

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- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- ROCK CONSTRUCTION EXIT
- EROSION CONTROL BLANKET
- SEED [OR SOD]
- RIPRAP
- SILT FENCE
- BIOLOG [OR DITCH CHECK]
- INLET PROTECTION
- CULVERT PROTECTION
- TREE PROTECTION

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CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Stantec

733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 763-252-6886
WWW.STANTEC.COM

CLIENT:

PROJECT TITLE:

RED ROCK VILLAS

CITY OF NEWPORT
WASHINGTON COUNTY, MINNESOTA 55055

ISSUE NO.	DESCRIPTION:	DATE:

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

LICENSE NO.: _____

DATE: _____

PROJECT NO.: 193806131

DWN BY:	CHK'D BY:	APP'D BY:
EAD	DML	DML

ISSUE DATE: 05/17/2023

ISSUE NO.: 1

SHEET TITLE:
OVERALL
POST-CONSTRUCTION
STABILIZATION PLAN

SHEET NO.:
C-201

U:\193806131\5_DESIGN\1_CAD\3 PLANSHEETS\C-201 POST CONSTRUCTION STABILIZATION PLAN 193806131.dwg

RED ROCK VILLAS NETZERO COMMUNITY

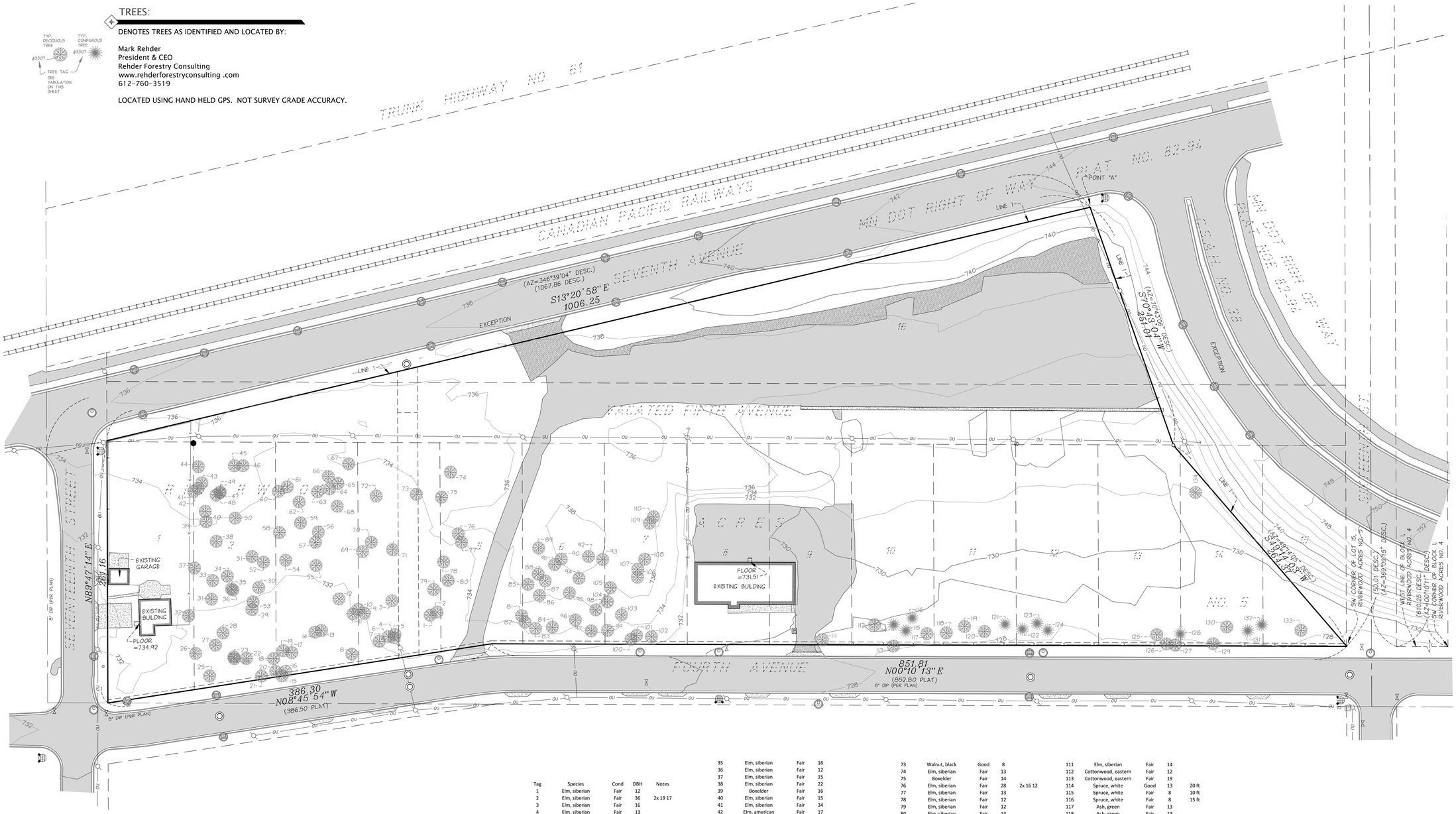
TREES:

DENOTES TREES AS IDENTIFIED AND LOCATED BY:

Mark Rehder
President & CEO
Rehder Forestry Consulting
www.rehderforestryconsulting .com
612-760-3519

LOCATED USING HAND HELD GPS. NOT SURVEY GRADE ACCURACY.

TYP. DECIDUOUS TREE #3307 — TYP. CONIFEROUS TREE #3307 — TREE TAG SEE TABULATION ON THIS SHEET



Tag	Species	Cond	DBH	Notes
1	Elm, siberian	Fair	12	
2	Elm, siberian	Fair	36	2x 19 17
3	Elm, siberian	Fair	16	
4	Elm, siberian	Fair	13	
5	Walnut, black	Good	15	
6	Elm, siberian	Fair	23	
7	Elm, siberian	Fair	20	
8	Elm, siberian	Fair	12	
9	Elm, siberian	Fair	14	
10	Elm, siberian	Fair	15	
11	Elm, siberian	Fair	14	
12	Elm, siberian	Fair	13	
13	Elm, siberian	Fair	16	
14	Elm, siberian	Fair	14	
15	Elm, siberian	Fair	15	
16	Elm, siberian	Fair	14	
17	Elm, siberian	Fair	34	2x 19 15
18	Elm, siberian	Fair	12	
19	Elm, siberian	Fair	13	
20	Elm, siberian	Fair	14	
21	Elm, siberian	Fair	16	
22	Elm, siberian	Fair	24	
23	Elm, siberian	Fair	17	
24	Elm, siberian	Fair	15	
25	Elm, siberian	Fair	25	
26	Walnut, black	Good	21	
27	Elm, siberian	Fair	16	
28	Elm, siberian	Fair	18	
29	Elm, siberian	Fair	15	
30	Elm, siberian	Fair	13	
31	Elm, siberian	Fair	23	
32	Mulberry, red	Fair	12	
33	Elm, siberian	Fair	40	2x 22 18
34	Elm, siberian	Fair	12	
35	Elm, siberian	Fair	16	
36	Elm, siberian	Fair	12	
37	Elm, siberian	Fair	15	
38	Elm, siberian	Fair	22	
39	Boxelder	Fair	16	
40	Elm, siberian	Fair	12	
41	Elm, siberian	Fair	34	
42	Elm, american	Fair	17	
43	Elm, siberian	Fair	27	2x 19 8
44	Elm, siberian	Fair	16	
45	Elm, siberian	Fair	16	
46	Elm, siberian	Fair	16	
47	Elm, siberian	Fair	19	
48	Elm, siberian	Fair	18	
49	Elm, siberian	Fair	12	
50	Elm, siberian	Fair	17	
51	Elm, siberian	Fair	21	
52	Elm, siberian	Fair	13	
53	Elm, siberian	Fair	24	
54	Elm, siberian	Fair	31	2x 16 15
55	Elm, siberian	Fair	13	
56	Elm, siberian	Fair	17	
57	Elm, siberian	Fair	12	
58	Walnut, black	Good	7	
59	Elm, siberian	Fair	16	
60	Elm, siberian	Fair	15	
61	Elm, siberian	Fair	34	2x 17 17
62	Elm, siberian	Fair	12	
63	Elm, siberian	Fair	13	
64	Elm, siberian	Fair	30	
65	Elm, siberian	Fair	16	
66	Elm, siberian	Fair	12	
67	Elm, siberian	Fair	25	
68	Elm, siberian	Fair	16	
69	Elm, siberian	Fair	12	
70	Elm, siberian	Fair	17	
71	Boxelder	Fair	12	
72	Elm, siberian	Fair	15	
73	Walnut, black	Good	8	
74	Elm, siberian	Fair	13	
75	Boxelder	Fair	14	
76	Elm, siberian	Fair	28	2x 16 12
77	Elm, siberian	Fair	13	
78	Elm, siberian	Fair	12	
79	Elm, siberian	Fair	12	
80	Elm, siberian	Fair	13	
81	Elm, siberian	Fair	20	
82	Elm, siberian	Fair	12	
83	Elm, siberian	Fair	15	
84	Elm, siberian	Fair	18	
85	Elm, siberian	Fair	18	
86	Elm, siberian	Fair	13	
87	Elm, siberian	Fair	13	
88	Elm, siberian	Fair	14	
89	Elm, siberian	Fair	22	
90	Elm, siberian	Fair	17	
91	Elm, siberian	Fair	14	
92	Elm, siberian	Fair	18	
93	Elm, siberian	Fair	32	2x 17 15
94	Elm, siberian	Fair	13	
95	Elm, siberian	Fair	29	2x 16 13
96	Elm, siberian	Fair	16	
97	Elm, siberian	Fair	18	
98	Elm, siberian	Fair	14	
99	Elm, siberian	Fair	13	
100	Elm, siberian	Fair	15	
101	Elm, siberian	Fair	12	
102	Elm, siberian	Fair	19	
103	Elm, siberian	Fair	12	
104	Elm, siberian	Fair	14	
105	Elm, siberian	Fair	13	
106	Elm, siberian	Fair	20	
107	Elm, siberian	Fair	20	
108	Elm, siberian	Fair	29	2x 17 12
109	Walnut, black	Fair	8	
110	Walnut, black	Fair	7	
111	Elm, siberian	Fair	14	
112	Cottonwood, eastern	Fair	12	
113	Cottonwood, eastern	Fair	19	
114	Spruce, white	Good	13	20 ft
115	Spruce, white	Fair	8	10 ft
116	Spruce, white	Fair	8	15 ft
117	Ash, green	Fair	13	
118	Ash, green	Fair	13	
119	Ash, green	Fair	12	
120	Ash, green	Fair	15	
121	Spruce, blue	Fair	14	30 ft
122	Spruce, white	Fair	12	30 ft
123	Spruce, blue	Fair	12	35 ft
124	Spruce, blue	Good	13	35 ft
125	Cottonwood, eastern	Good	13	
126	Cottonwood, eastern	Good	12	
127	Cottonwood, eastern	Good	17	
128	Spruce, blue	Good	12	30 ft
129	Cottonwood, eastern	Good	16	
130	Ash, green	Fair	14	5AB trees nearby
131	Spruce, white	Fair	14	tied to branch. 35 ft
132	Spruce, white	Fair	14	35 ft
133	Spruce, white	Fair	9	25 ft
134	Cottonwood, eastern	Fair	12	

City of Newport Tree Preservation Ordinance
Sec. 18-42. - Tree protection and replacement standards for developing properties.

(b) Definitions; Significant tree means a healthy tree measuring a minimum of six inches in diameter for hardwood deciduous trees, eight inches in diameter for conifer trees, 12 inches in diameter for softwood deciduous trees, and specimen trees. Buckthorn or other invasive or noxious woody plants or trees as determined by the city are not considered a significant tree species at any diameter.

(g) 2.) A tree inventory, indicating the size, species, general health, and location of all existing significant trees and woodlots located within the area to be developed or within the parcel of record. All significant trees must be tagged in the field for reference on the tree preservation plan. These significant trees should be identified on the plan sheet in both graphic and tabular form.
All coordinates are in Washington County Us Survey Ft.
A 2X in the notes section denotes a tree with 2 stems and respective diameters

Rehder Forestry Consulting

CONTACT:

MULARONI+CO
Michial Mularoni, A.I.A.
651-300-2688 cell
michial@mularonico.com

COUNTY/CITY:

WASHINGTON COUNTY

CITY OF NEWPORT

NORTH

0 50 100

REVISIONS:

DATE	REVISION
5-27-22	PRELIMINARY ISSUE
1-26-23	CITY SUBMITAL

CERTIFICATION:

I hereby certify that this plan 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.

Daniel L. Thurmes Registration Number: 25718

Date: 5-27-22

PROJECT LOCATION:

1680 4TH AVE.
PID#3602822220047

1696 4TH AVE.
PID#3602822220022

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME	SURVGS15A
PROJECT NO.	GS06015A

TREE LOCATION

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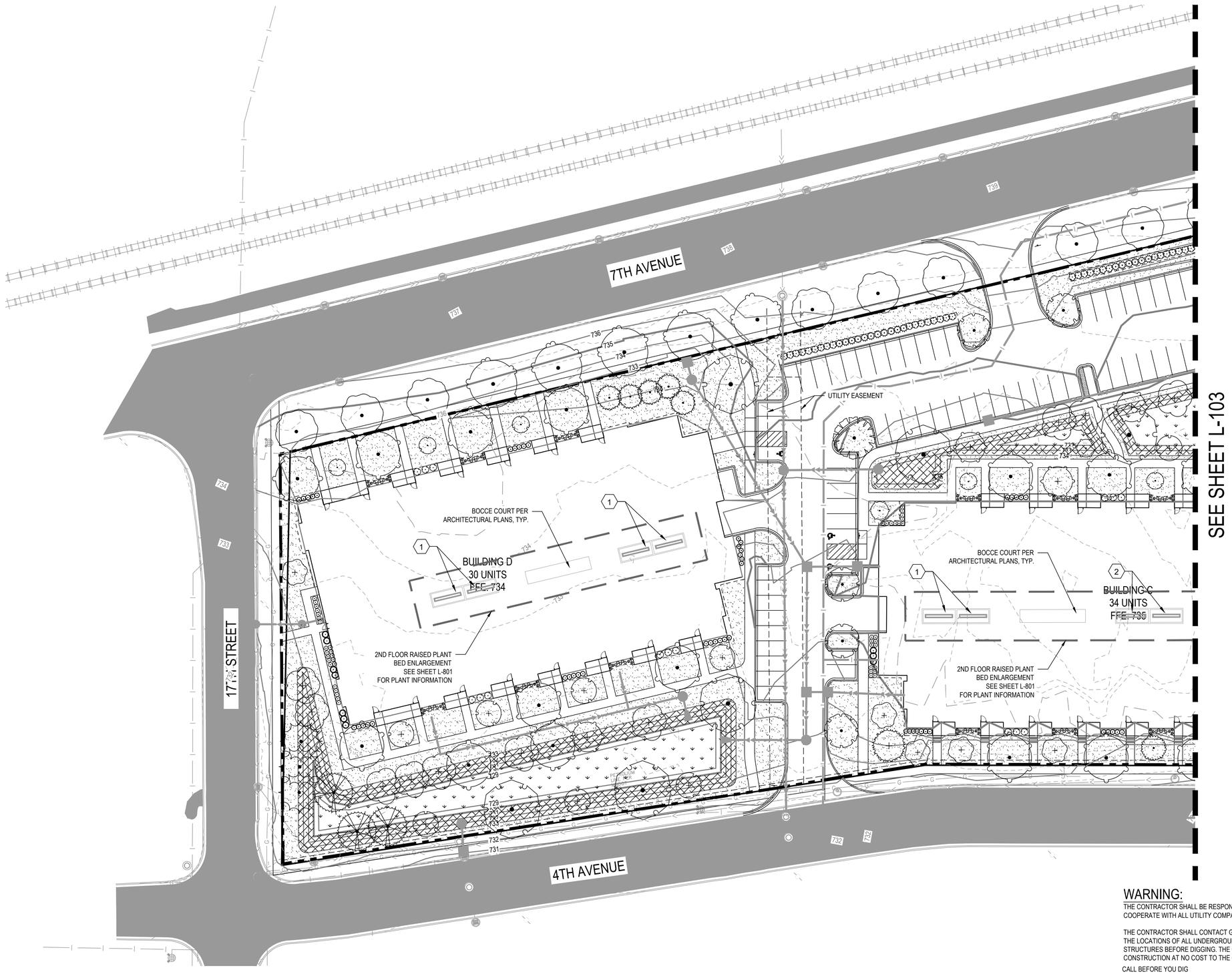

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EDGER, SEE TURF RESTORATION NOTES
- ROCK MULCH SEE PLANTING NOTES
- SOD - IRRIGATED
- SEED TYPE 'A' MNDOT SEED MIX 35-221; DRY PRAIRIE GENERAL
- SEED TYPE 'B' MNDOT SEED MIX 35-241 MESIC PRAIRIE GENERAL

GENERAL NOTES

1. SEE CIVIL ENGINEER'S PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS
2. SEE CIVIL ENGINEER'S PLANS FOR PROPOSED UTILTIES
3. SEE SHEETS L-801 & L-802 FOR LANDSCAPE NOTES, DETAILS, AND SCHEDULES

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Stantec
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MINNEAPOLIS, MN 55402
PHONE: 763-252-6886
WWW.STANTEC.COM

CLIENT:

PROJECT TITLE:

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WASHINGTON COUNTY, MINNESOTA 55055

ISSUE NO.:	DESCRIPTION:	DATE:

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NOT FOR CONSTRUCTION

SARAH HERDING

LICENSE NO.: 45592

DATE: 03/29/2023

PROJECT NO.:	193806131
DWN BY: MSF	CHK'D BY: SEH / APP'D BY: SEH
ISSUE DATE:	05/17/2023
ISSUE NO.:	1

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.:

L-102

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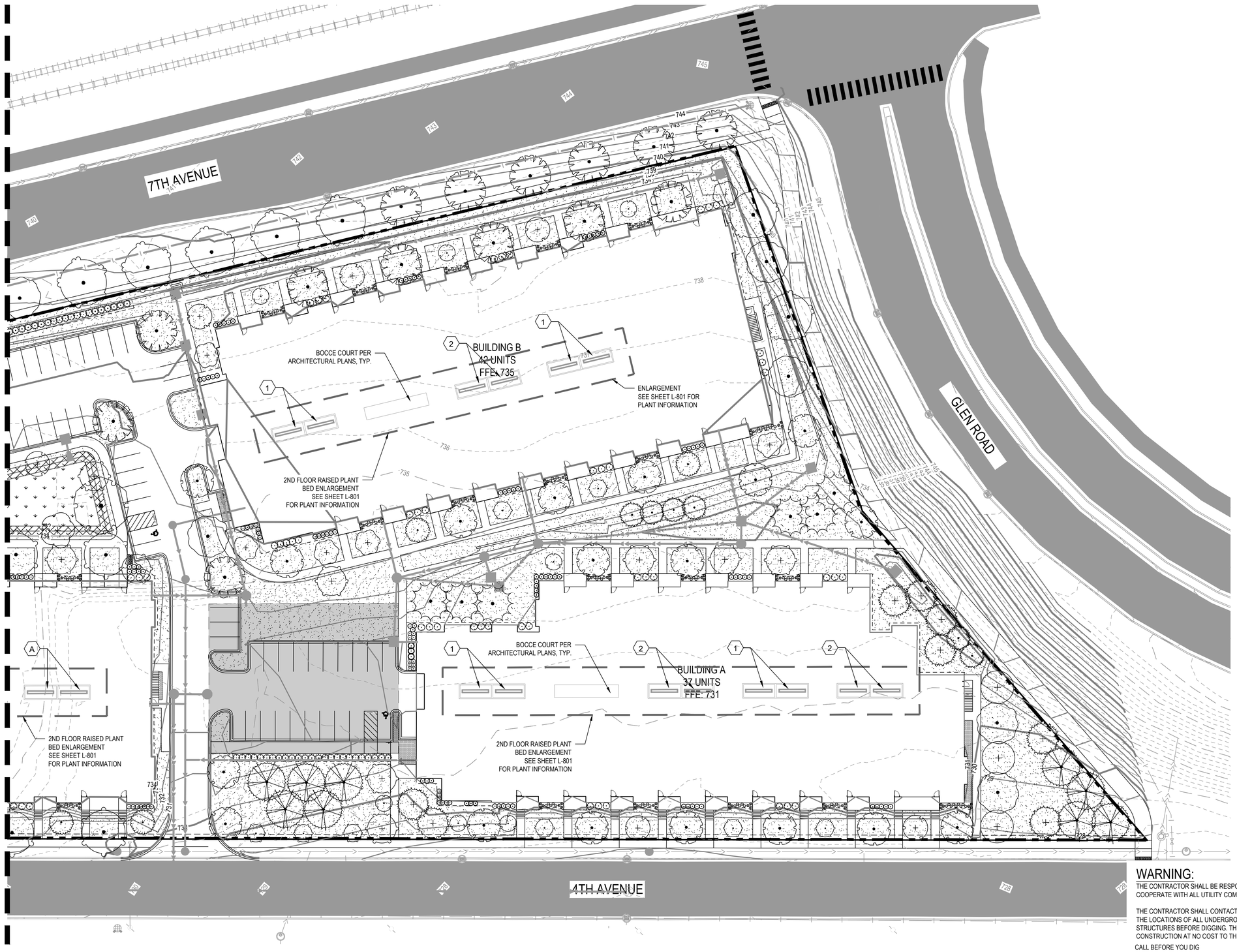

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

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- SEED TYPE 'A' MNDOT SEED MIX 35-221; DRY PRAIRIE GENERAL
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NOT FOR CONSTRUCTION

SARAH E. BERDING

LICENSE NO.: 45592

DATE: 03/29/2023

PROJECT NO.: 193806131

DWN BY:	CHK'D BY:	APP'D BY:
MSF	SEH	SEH

ISSUE DATE: 05/17/2023

ISSUE NO.: 1

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.:

L-103

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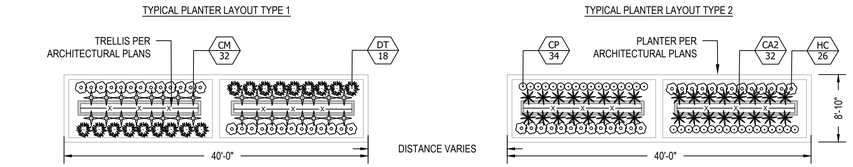
2ND FLOOR RAISED PLANTER ENLARGEMENT



SCALE: 1"=10'

PLANT SCHEDULE: BUILDING 'A' RAISED PLANTERS

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	DT	36	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	CP	68	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL
	HC	104	HEUCHERA 'CARAMEL'	CARAMEL CORAL BELLS	1 GAL
VINES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	CA2	64	CLEMATIS 'DIAMANTINA'	DIAMANTINA CLEMATIS	1 GAL
	CM	64	CLEMATIS X 'MAAME JULIA CORREVON'	MADAME JULIA CORREVON CLEMATIS	1 GAL

PLANT SCHEDULE: BUILDING 'B' RAISED PLANTERS

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	DT	36	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	CP	34	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL
	HC	78	HEUCHERA 'CARAMEL'	CARAMEL CORAL BELLS	1 GAL
VINES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	CA2	32	CLEMATIS 'DIAMANTINA'	DIAMANTINA CLEMATIS	1 GAL
	CM	64	CLEMATIS X 'MAAME JULIA CORREVON'	MADAME JULIA CORREVON CLEMATIS	1 GAL

PLANT SCHEDULE: BUILDING 'C' RAISED PLANTERS

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	DT	36	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	CP	34	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL
	HC	78	HEUCHERA 'CARAMEL'	CARAMEL CORAL BELLS	1 GAL
VINES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	CA2	32	CLEMATIS 'DIAMANTINA'	DIAMANTINA CLEMATIS	1 GAL
	CM	64	CLEMATIS X 'MAAME JULIA CORREVON'	MADAME JULIA CORREVON CLEMATIS	1 GAL

PLANT SCHEDULE: BUILDING 'D' RAISED PLANTERS

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	DT	36	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	HC	52	HEUCHERA 'CARAMEL'	CARAMEL CORAL BELLS	1 GAL
VINES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	CM	64	CLEMATIS X 'MAAME JULIA CORREVON'	MADAME JULIA CORREVON CLEMATIS	1 GAL

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	REMARKS
	AB	ABIES BALSAMEA	BALSAM FIR	B&B	6` HT.	9	
	PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B&B	6` HT.	11	
	PS	PINUS RESINOSA	RED PINE	B&B	6` HT.	9	
	TC	TSUGA CANADENSIS	EASTERN HEMLOCK	B&B	6` HT.	12	
OVERSTORY TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**QTY**	**REMARKS**
	AR	ACER RUBRUM 'RED ROCKET' TM	RED ROCKET RED MAPLE	B&B	2.5"	10	
	AS	ACER X FREEMANII 'SIENNA' TM	SIENNA GLEN MAPLE	B&B	2.5"	14	
	BR	BETULA NIGRA	RIVER BIRCH	B&B	6` HT.	7	CLUMP
	BF	BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE® ASIAN WHITE BIRCH	B&B	2.5"	12	
	CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B	2.5"	17	
	GI	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	SKYLINE HONEY LOCUST	B&B	2.5"	15	
	QE	QUERCUS X 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	B&B	2.5"	14	
	TB	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	B&B	2.5"	23	
	UP	ULMUS AMERICANA 'LEWIS & CLARK'	PRAIRIE EXPEDITION ELM	B&B	2.5"	12	
UNDERSTORY TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**QTY**	**REMARKS**
	AS2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	6` HGT.	11	CLUMP
	CI	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B&B	1.5"	3	
	MP2	MALUS X 'PRAIRIE ROSE'	PRAIRIE ROSE CRABAPPLE	B&B	1.5"	11	
	MS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B&B	1.5"	5	
	SI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	B&B	1.5"	13	SINGLE STEM
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		**QTY**	**REMARKS**
	CR	CORNUS ALBA 'REGNZAM'	RED GNOME DOGWOOD	5 GAL		64	
	DL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	5 GAL		129	
	TT	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S YEW	5 GAL		13	
	TL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	15 GAL		38	3' MINIMUM HEIGHT AT TIME OF PLANTING
	VB	VIBURNUM TRILOBUM 'BAILEY COMPACT'	BAILEY'S COMPACT CRANBERRYBUSH	5 GAL		51	
ORNAMENTAL GRASSES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		**QTY**	**REMARKS**
	MP	MISCANTHUS PURPURASCENS	FLAME GRASS	1 GAL		29	
	SS3	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL		168	
PERENNIALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		**QTY**	**REMARKS**
	HR	HEMEROCALLIS X 'RUBY STELLA'	RUBY STELLA DAYLILY	1 GAL		200	
	MP3	MATTEUCCIA PENNSYLVANICA	OSTRICH FERN	1 GAL		56	

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Stantec
733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 763-252-6886
WWW.STANTEC.COM

CLIENT:

PROJECT TITLE:

RED ROCK VILLAS

CITY OF NEWPORT
WASHINGTON COUNTY, MINNESOTA 55055

ISSUE NO.:

DESCRIPTION:

DATE:

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

SARAH E. HERDING

LICENSE NO.: 45592

DATE: 03/29/2023

PROJECT NO.:	193806131
DWN BY: MSF	CHK'D BY: SEH / APP'D BY: SEH
ISSUE DATE:	05/17/2023
ISSUE NO.:	1
SHEET TITLE:	LANDSCAPE DETAILS
SHEET NO.:	L-801

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INSPECTION AND ACCEPTANCE

1. LANDSCAPE WORK WILL BE INSPECTED FOR ACCEPTANCE IN PARTS AGREEABLE TO THE OWNER, PROVIDED WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE, FOR THE PORTION IN QUESTION.
2. AT THE CONCLUSION OF THE ESTABLISHMENT PERIOD, WHICH WILL BE ONE YEAR FOLLOWING INITIAL INSTALLATION A FINAL INSPECTION OF PLANTING WILL BE MADE TO DETERMINE THE CONDITIONS OF AREAS SPECIFIED FOR LANDSCAPING.
3. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM SITE.

PLANTING NOTES

1. UPON APPROVAL OF STAKING LOCATIONS CONTRACTOR SHALL EXCAVATE PLANTING HOLES CENTERED AT STAKED LOCATIONS.
2. DIG HOLES AS DETAILED AND TO A DIAMETER A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL OR CONTAINER.
3. REMOVE STICKS, RUBBISH, FOREIGN MATERIALS AND UNDESIRABLE PLANTS AND THEIR ROOTS. REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSIONS.
4. SET BALLED AND BURLAPPED (B&B) STOCK ON LAYER OF COMPACTED PLANTING SOIL MIXTURE, PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF ALL AT SAME ELEVATION AS ADJACENT FINISHED LANDSCAPE GRADES.
5. ROOT FLARE OF THE TREE MUST BE ABOVE FINISHED GRADE.
6. CUT ALL CORDS AND TWIN AND REMOVE WIRE BASKET AND BURLAP FROM TOP AND SIDES OF BALLS; RETAIN BURLAP ON BOTTOMS.
7. WHEN SET, PLACE ADDITIONAL PLANTING SOIL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS.
8. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL.
9. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
10. FOR CONTAINER GROWN STOCK, SAME AS FOR BALLED AND BURLAPPED STOCK, EXCEPT CUT CONTAINERS ON SIDES INTO QUARTERS WITH SHEAR. REMOVE CONTAINER BEFORE SETTING PLANT SO AS NOT TO DAMAGE ROOT BALLS.
11. WATER EACH PLANT WITHIN 2 HOURS OF PLANTING.
12. ALL PLANTINGS TO BE MULCHED UNLESS OTHERWISE NOTED ON THE PLAN.
13. PLACE 3-INCH THICKNESS OF MULCH AROUND TREES AND SHRUBS WITHIN A PERIOD OF 48 HOURS AFTER THE SECOND WATERING. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS OR STEMS.
14. PLACE 3-INCH THICKNESS LOCALLY AVAILABLE DOUBLE SHRED HARD WOOD MULCH AROUND ALL TREES OUTSIDE OF PLANT BEDS.
15. UNLESS OTHERWISE NOTED / INDICATED, ALL PLANT BEDS SHALL RECEIVE LOCALLY AVAILABLE 3" DEPTH OF 3/4" BUFF LIMESTONE ROCK MULCH OVER WEED BARRIER FABRIC. SUBMIT MULCH SAMPLE FOR OWNER APPROVAL.
16. ROOFTOP PLANTERS: PLANT BEDS SHALL RECEIVE 3" DEPTH OF DOUBLE SHRED HARDWOOD MULCH. SOIL SHALL BE PLAISTED PREMIUM GARDEN MIX OR EQUAL. AVAILABLE AT WWW.PLAISTEADCOMPANIES.COM

MAINTENANCE NOTES

1. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM SITE.
2. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
3. MAINTAIN TREES AND BUSHES INCLUDING WATERING FOR ONE YEAR AFTER ACCEPTANCE BY OWNER. IT IS CONTRACTORS RESPONSIBILITY FOR COORDINATE WATERING.
4. TRIM, PRUNE, REMOVE CLIPPINGS AND DEAD OR BROKEN BRANCHES, AND TREAT PRUNED AREAS AND OTHER WOUNDS.
5. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE TREES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT POSITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD.

GUARANTEE AND REPLACEMENTS

1. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER OWNER ACCEPTANCE AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AT THE END OF THE GUARANTEE PERIOD. SUCH GUARANTEE EXCLUDES VANDALISM.
2. AT THE END OF THE ONE-YEAR GUARANTEE PERIOD, INSPECTION WILL BE MADE BY THE OWNER UPON WRITTEN NOTICE BY THE CONTRACTOR AT LEAST FIVE DAYS BEFORE THE ANTICIPATED DATE. ANY PLANT MATERIAL REQUIRED UNDER THE CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE, AND SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT DURING THE NORMAL PLANTING SEASONS.
3. THE OPINION OF THE OWNER SHALL GOVERN IN ANY AND ALL DISPUTES BY THE CONTRACTOR REGARDING THE CONDITION AND DISPOSITION OF UNSATISFACTORY MAINTENANCE PROCEDURES OR REJECTED PLANTS.
4. ALL REPLACEMENTS SHALL BE PLANT MATERIAL OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
5. REPLACEMENT PLANTINGS REQUIRED AT THE END OF THE GUARANTEE PERIOD ARE NOT TO BE GUARANTEED. THE PLANT MATERIAL IS SUBJECT TO INSPECTION AND REJECTION BY THE OWNER BEFORE AND AFTER PLANTING.

LANDSCAPE NOTES

1. TREES AND SHRUBS SHALL BE PROVIDED IN THE QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY AS CHOSEN BY THE OWNER/OWNER AS LISTED ON THE PLANT SCHEDULE ON L-801.
2. TREES AND SHRUBS SHALL BE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS.
3. OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
4. NURSERY STOCK SHALL BE DELIVERED DIRECTLY FROM NURSERY. HEEL IN IMMEDIATELY UPON DELIVERY IF NOT TO BE PLANTED WITHIN FOUR HOURS, COVERING WITH MOIST SOIL OR MULCH TO PROTECT FROM DRYING. STORE PLANTS IN SHADE AND PROTECT FROM WEATHER.
5. PROTECTION FROM EXTREMES IN EXPOSURE AND ROUGH HANDLING SHALL BE PROVIDED FOR ALL PLANT MATERIALS DURING TRANSPORT AND STORAGE.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO PLANTING SO THAT A MUTUALLY AGREEABLE TIME MAY BE ARRANGED FOR INSPECTION.
7. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS WITH STAKES CENTERED AT PROPOSED PLANTING LOCATIONS FOR APPROVAL BY OWNER.
8. DO NOT START PLANTING WORK UNTIL LAYOUT IS APPROVED BY THE OWNER.
9. TO ENSURE PROPER INFILTRATION THE LANDSCAPE CONTRACTOR MUST PROVE THE OPEN SUB-GRADE OF ALL PLANTING AREAS AFTER THEIR EXCAVATION IS COMPACTED LESS THAN 200 PSI. THE OWNER OR OWNER'S REPRESENTATIVE MUST BE ONSITE DURING COMPACTION TESTING.
10. ALL GRADED AREAS OF THE SITE THAT ARE DESIGNATED FOR SHRUBS, TREES AND PERENNIALS SHALL HAVE NO LESS THAN 12" OF IMPORTED TOPSOIL CONFORMING TO MNDOT SPEC 3877.2B TOP SOIL BORROW.

TURF RESTORATION NOTES

1. EDGE RESTRAINT BETWEEN PLANTING BEDS AND TURF SHALL BE SURE-LOC STEEL EDGING OR APPROVED EQUAL, 3/16" X 4" X16'.
2. THE ESTABLISHMENT PERIOD FOR SEED AND SOD SHALL BEGIN IMMEDIATELY AFTER INSTALLATION, WITH THE APPROVAL OF THE OWNER, AND CONTINUE UNTIL THE DATE THAT THE OWNER PERFORMS A FINAL INSPECTION.
3. SOD SHALL CONFORM TO MNDOT SPEC. 3878.2.A MINERAL SOD.
4. FERTILIZER SHALL CONFORM TO MNDOT SPEC. 3881, TYPE 2 PHOSPHOROUS-FREE.
5. FERTILIZER SHALL HAVE A FORMULA (N-P-K) AS DETERMINED BY THE RESULTS OF A SOIL TEST. CONTRACTOR TO CONDUCT SOIL TEST AND PROVIDE RESULTS ALONG WITH RECOMMENDED FERTILIZER FORMULA TO OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLICATION.
6. TOPSOIL SHALL BE IMPORTED, IT SHALL CONFORM TO MNDOT SPEC. 3877.2B LOAM TOPSOIL BORROW.
7. 6" OF TOPSOIL SHALL BE PLACED IN ALL SEED AND SOD AREAS. SEE LANDSCAPE NOTES FOR PLANTING AREAS.
8. INSTALLATION OF SEED AND SOD SHALL OCCUR WITHIN ONE (1) WEEK OF COMPLETING THE GRADING.
9. PLACE ALL SOD STRIPS WITH LONG EDGES PARALLEL TO THE CONTOURS. STAGGER ALL JOINTS ALTERNATELY WITHOUT SPACE BETWEEN. SECURE THE SOD TO SLOPES WITH BIODEGRADABLE ANCHOR SYSTEMS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR WATER DURING THE PLANTING ESTABLISHMENT PERIOD.

IRRIGATION

THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. COORDINATION WITH ALL OTHER TRADES.
2. DETAILED DESIGN OF AN IRRIGATION SYSTEM TO INCLUDE ALL TURF SOD AND PLANT BED AREAS.. DESIGN SHALL INCLUDE PIPE SIZING, HEAD SELECTION, LOCATIONS OF HEADS, ZONING, AND CONTROL SYSTEMS. DESIGN SHALL PROVIDE NO OVERSPRAY ONTO WALKS. IRRIGATION PLAN, DESIGN DETAILS AND PRODUCT SHEETS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING ANY MATERIALS.
3. LABOR AND MATERIALS NECESSARY TO INSTALL A NEW IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE IRRIGATION CONTROL SYSTEM ALONG WITH ANY CONNECTIONS MADE TO THE WATER SERVICE.
4. TESTING OF THE COMPLETE IRRIGATION SYSTEM.
5. STARTUP AND ADJUSTMENT OF THE SYSTEM.
6. PROVIDE OWNER'S EMPLOYEES WITH OPERATIONAL TRAINING ONSITE AND SUBMIT OPERATION AND MAINTENANCE MANUALS FOR ALL COMPONENTS.
7. AS-BUILT DRAWINGS SHOWING THE LOCATION AND FEATURES OF ALL IRRIGATION COMPONENTS.

CODES AND INSPECTION

1. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH THE ESTABLISHED CODES ALLOCABLE THERETO.
2. THE CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS, ARRANGE FOR ALL NECESSARY INSPECTION, AND PAY ANY FEES AND EXPENSES IN CONJUNCTION WITH THE SAME AS PART OF THE WORK UNDER THIS CONTRACT.

QUALITY ASSURANCE

1. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH LATEST RULES AND REGULATIONS OF THE DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES, AND OTHER APPLICABLE LAWS OR REGULATION.
2. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
3. FURNISH, WITHOUT EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR AS REQUIRED TO COMPLY WITH THESE RULES AND REGULATIONS, THOUGH THE WORK IS NOT MENTIONED IN THESE PARTICULAR CONSTRUCTION DOCUMENTS.

PROTECTION OF EXISTING CONDITIONS

1. BECOME ACQUAINTED WITH ALL SITE CONDITIONS. LOCATE EXISTING UTILITIES AND EQUIPMENT TO REMAIN. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE DRAWINGS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY ENGINEER. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE ARISING FROM OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON DRAWINGS.
2. TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE CONDITIONS. REPAIR ANY DAMAGED ITEM TO ITS ORIGINAL CONDITION OR FURNISH AND INSTALL EQUIVALENT REPLACEMENT AT NO ADDITIONAL COST TO OWNER.

COORDINATION

1. SCHEDULE AND COORDINATE WORK WITH OTHER TRADES TO FACILITATE WORK AND AVOID CONFLICTS IN CONSTRUCTION SEQUENCE AND EQUIPMENT INSTALLATION.
2. REVIEW ENTIRE PLAN SET AND COORDINATE WITH OTHER TRADES AS REQUIRED BY SEQUENCE OF CONSTRUCTION TO ENSURE PROVISION OF MAINLINE AND ELECTRICAL CONDUIT STUB-OUTS AT ALL REQUIRED LOCATIONS.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Stantec

733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 763-252-6886
WWW.STANTEC.COM

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CITY OF NEWPORT
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NOT FOR CONSTRUCTION

SARAH E. HOARDING

LICENSE NO.: 45592

DATE: 03/29/2023

PROJECT NO.: 193806131

DWN BY:	CHK'D BY:	APP'D BY:
MSF	SEH	SEH

ISSUE DATE: 05/17/2023

ISSUE NO.: 1

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NO.:

L-802

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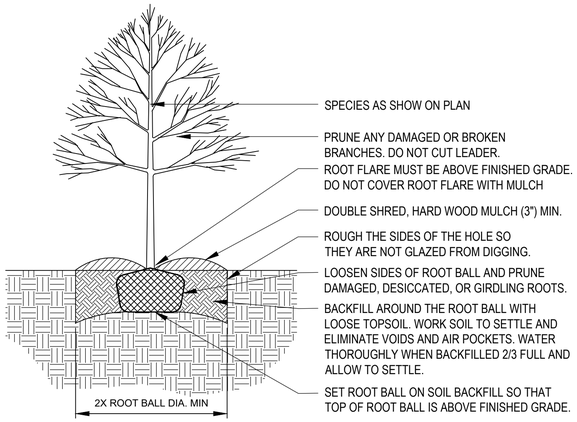
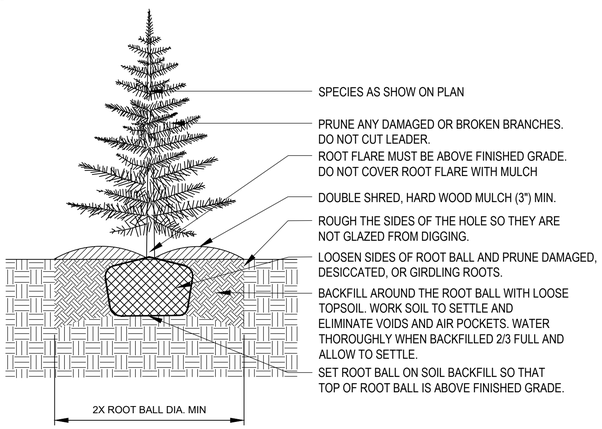


1 L-803 DECIDUOUS TREE PLANTING
NOT TO SCALE



2 L-803 CONIFEROUS TREE PLANTING
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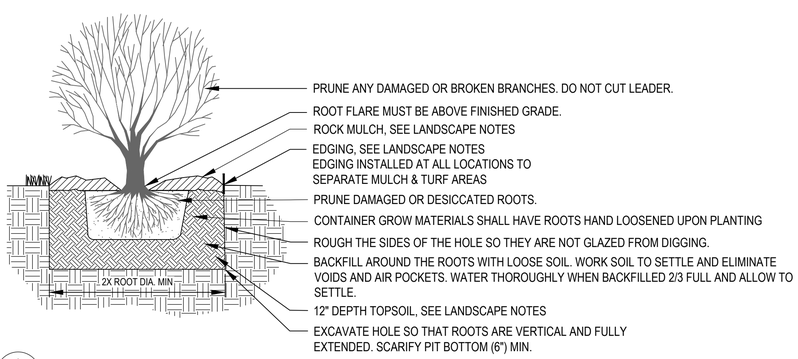
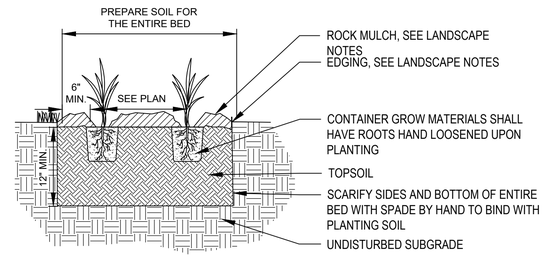
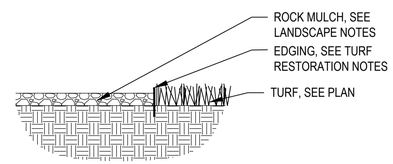


3 L-803 SHRUB PLANTING
NOT TO SCALE



4 L-803 PERENNIAL PLANTING
NOT TO SCALE



5 L-803 ROCK MULCH WITH EDGER
NOT TO SCALE

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SARAH HARDING

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SHEET NO.:

L-803

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To:	Michial Mularoni	From:	Jacob Poling
	Mularoni & Co		Stantec - Minneapolis
Project/File:	193806131	Date:	July 7, 2023

Reference: Red Rock Villas – Noise Assessment Memo

Mularoni & Co hired Stantec Consulting Services, Inc. (Stantec) to complete a noise assessment for the proposed Red Rock Villas residential development (the Development) located at 1680 4th Ave. in Newport, Minnesota (the Site). The goal of the noise assessment was to evaluate noise wall designs to reduce road and railway noise levels at the lower-level Courtyard Villa building facades.

Noise Terminology

Sound is caused by vibrations that generate waves of minute pressure fluctuations in the surrounding air. Sound levels are measured using a logarithmic decibel (dB) scale. Noise is generally defined as unwanted sound, but the terms are used interchangeably in this report. The A-weighted decibel, or dBA, scale is the most widely used for environmental noise, as it discriminates against low and high frequency noise similar to the response of the human ear. Examples of common outdoor and indoor sound levels are shown on **Figure 1.**

Because environmental sound levels constantly fluctuate over time, numerous noise metrics have been developed to quantify the temporal characteristics (changes over time) of community noise. The equivalent continuous sound level, Leq, metric is the level of a hypothetical steady sound that would have the same energy as the fluctuating sound level over a defined period of time. The Leq represents the time average of the fluctuating sound pressure level. Leq(1h) denotes an Leq sound level measured over a 1-hour (1h) period. The maximum and minimum sound levels, or Lmax and Lmin, are the loudest and quietest instantaneous sound levels occurring during a period of time. The Lmax is particularly useful for evaluating louder, isolated noise events such as a gunshot or a loud passing vehicle.

A change in sound levels of 3 decibels is generally considered to be the threshold of human perception, whereas a change of 5 decibels is clearly perceptible, and a change of 10 decibels is perceived as a doubling or halving of loudness. When evaluating the effectiveness of a noise barrier (also called a noise wall), the noise reduction (NR) that the barrier would provide is estimated in decibels by comparing noise levels with and without the barrier at the same location. A typical minimum noise barrier design goal is a noise reduction of 5 decibels to ensure that the change in sound levels as a result of the noise barrier is clearly perceptible.

Site Description

The Site is located at 1680 4th Avenue in Newport, Minnesota. The proposed development is adjacent to 7th Avenue, Highway 61, Canadian Pacific and BNSF freight train tracks, all of which contribute to existing noise levels is the area. The Development will include four multi-story residential apartment buildings (Buildings A – D) with ground level Courtyard Villa Units and second- and third-level Promenade Villa Units. The

preliminary site layout drawing provided by Mularoni & Co and used for the noise assessment is attached to this memo.

Noise Measurements

Field noise measurements were completed on-site between 8:00 a.m. and 10:00 a.m. on June 21, 2023. The purpose of the measurements was to establish existing ambient noise levels at the Site from roadway traffic and freight trains. A Larson Davis Model LxT sound level meter (SLM), which meets ANSI S1.4 Type I requirements, was used to measure noise levels and calibrated before and after measurements using a Larson Davis CAL200 acoustical calibrator. The SLM was located approximately 5 feet above ground on a tripod 57 feet west of the edge of 7th Avenue, as shown in **Figure 2**.

Noise levels measured at the Site are summarized in **Table 1**. At the measurement location, the maximum noise level (Lmax) during train passbys ranged from 67-72 dBA and the average ambient noise level from roadway traffic when trains were not present was 59 dBA LAeq. The four train movements that were observed included two BNSF trains of similar composition (number of train cars and locomotives) and one Canadian Pacific train that stopped on the track in front of the Site and shut down for several minutes before departing. Roadway traffic included vehicles along both 7th Avenue and Highway 61.

Noise Modeling

The Datakustik CadnaA noise modeling software was used to develop a model of the Site. CadnaA is a 3-dimensional environmental noise model that incorporates ISO Standard 9613-2 methods to estimate outdoor sound propagation. The model was configured by importing and aligning georeferenced aerial imagery, USGS topographic contours, and a site layout drawing provided by Mularoni & Co. Railway and roadway noise sources were added to the model along with the proposed residential apartment buildings at the proposed heights. Two noise barrier locations were included in the model based on the site layout drawing. A 3-D view of the CadnaA noise model is shown as **Figure 3** and layout of the model is shown as **Figure 4**.

Noise receptors, or prediction points, were positioned at the building facades to estimate noise levels at the first, second, and third levels of Buildings B, C, and D. All receptors were placed on the eastern façade of the buildings. First level receptors were located 8-feet above ground to represent the top of first-floor exterior windows. Second- and third-level receptors were located 17 and 29 feet above ground, respectively. Receptors were also added at two locations in the neighborhood west of the Site at 5-feet above ground.

The CadnaA model was configured to estimate noise levels for two scenarios:

1. **Average 1-hour noise level** using the Leq(1h) metric: this scenario represents average noise levels over an hour including roadway traffic, one BNSF freight train passby, and one Canadian Pacific freight train passby.

2. **Maximum noise level** using the Lmax metric: this scenario represents maximum noise levels during the loudest moment of a freight train passby.

Measured noise levels from train passbys and roadway noise were used as input to the model noise sources. The roadway traffic and train activities measured in the field are assumed to be representative of a typical morning at the Site. Train activities were noted by Mularoni & Co to be more common during morning hours,

so this approach conservatively represents the higher range of expected noise levels at the Site. The model was then adjusted, or calibrated, to match the measured average and maximum noise levels at the noise measurement location.

To evaluate the necessary height of noise barrier to achieve a noise reduction of 5 dBA (the noise barrier design goal) at the ground-level Courtyard Villas facades, noise barriers were evaluated at heights of 6 to 12 feet in 2-foot increments. The southern noise barrier would be constructed on top of a 4-foot tall retaining wall and the model includes both the retaining wall and the noise barrier (e.g.: 12-foot height represents an 8-foot noise barrier on top of the 4-foot retaining wall.)

Noise Barrier Analysis Results

The results of the noise modeling and barrier analyses are summarized in **Table 2** for the average 1-hour noise level and in **Table 3** for the maximum noise level during a train passby. For each receptor, the table shows the noise level without the development (Existing), the noise level with the residential buildings but without noise barriers (Future, No Barriers), and the barrier noise reduction for the development with noise barriers at heights from 6-feet to 12-feet. Sound level contours illustrating estimated noise levels across the Site at 5-feet above ground for several scenarios are provided as **Figures 5 and 6.**

The results of the noise assessment show the following:

- To achieve a clearly noticeable noise reduction of approximately 5 dBA at the first floor Building B and D Courtyard units during the loudest events (train passbys), 10-foot or taller noise barriers (or combination noise barrier and retaining walls) would be needed. Noise barriers that are shorter than 10 feet in height are not expected to provide a clearly noticeable reduction in noise (5 dBA NR or greater) because they do not break the line-of-sight between the train locomotives and receptor locations.

- Ten-foot or taller noise barriers (or combination noise barrier and retaining walls) are also estimated to provide a 3 dBA reduction in average noise levels at the Courtyard units, which is the threshold of perception for a change in sound levels. Noise barriers at lower height would provide less than 3 dBA reduction in average noise levels.

- The Building C Courtyard units would not experience an appreciable reduction in noise due to the gap between the two barrier segments. Similarly, the second and third-level Promenade Villa units of all buildings would not receive any noise reduction because those units are elevated above the noise barriers.

- At the first row of houses in the neighborhood behind the Development, average noise levels after accounting for shielding from the proposed Development buildings are estimated to be 5-7 dBA lower than existing, which would be a clearly perceptible change.

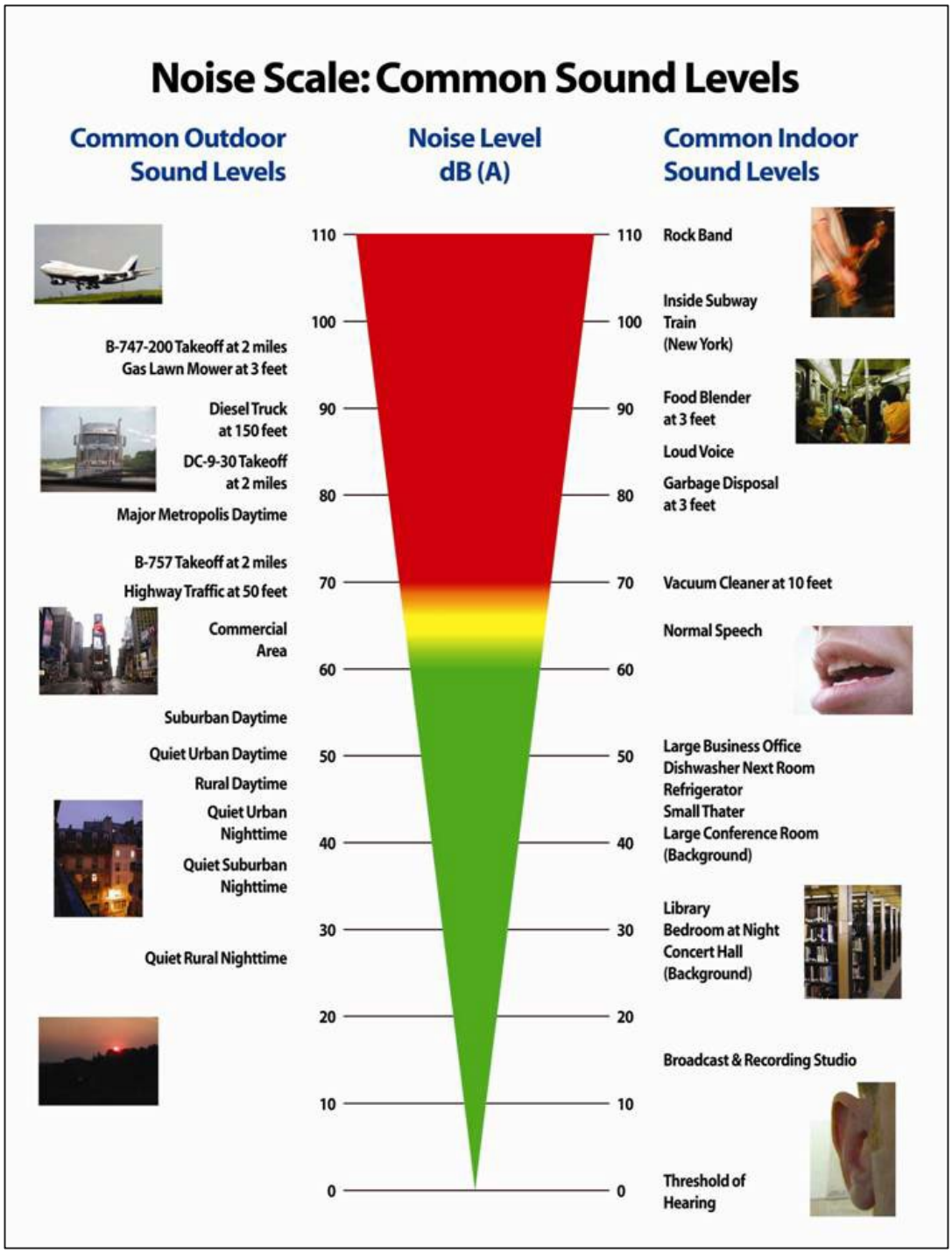
Regards,

STANTEC CONSULTI NG SERVICES INC.

Jacob Poling INCE
Senior Acoustician
Phone: 612-712-2162
Mobile: 952-495-7858
jacob.poling@stantec.com

Reference: Red Rock Villas – Noise Assessment Memo

Figure 1. Common Sound Levels



Reference: Red Rock Villas – Noise Assessment Memo

Figure 2. Noise Measurement Location

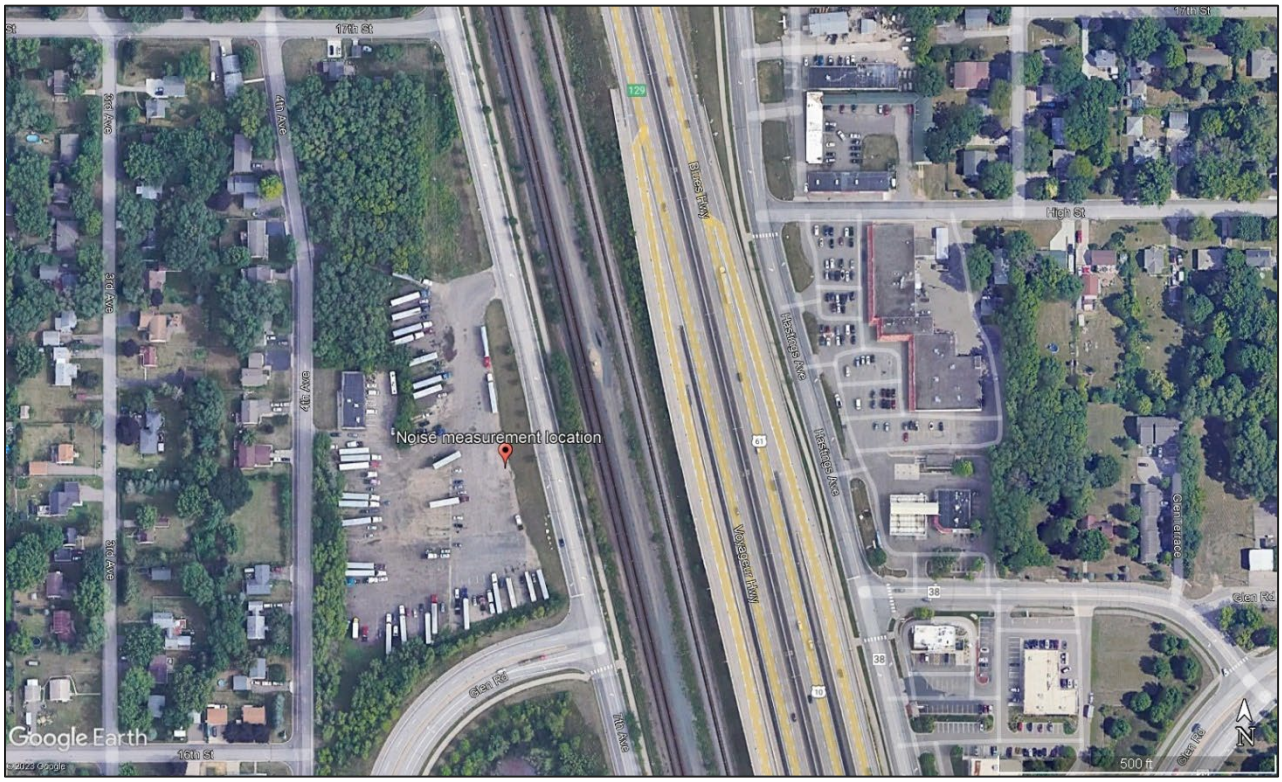
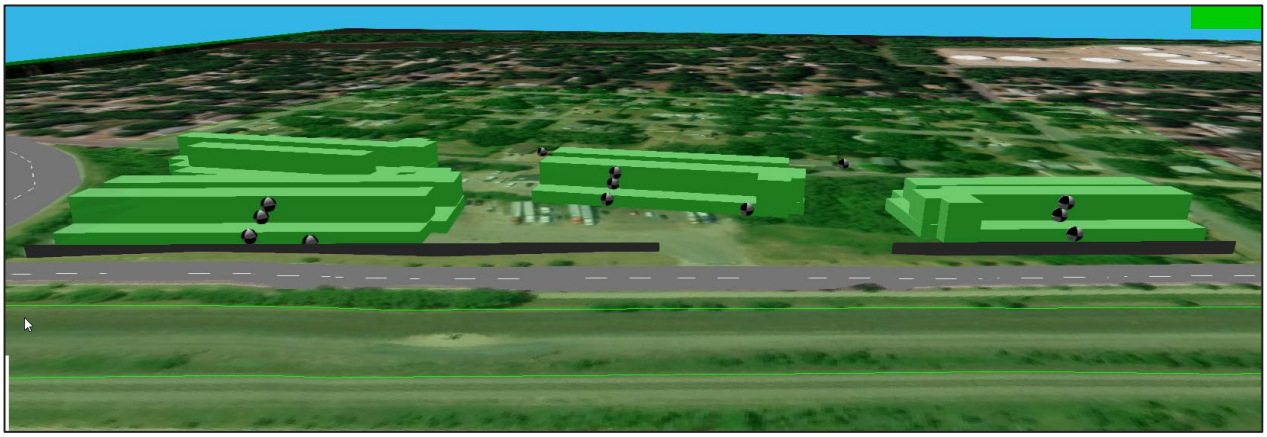


Figure 3. 3-D View of CadnaA Noise Model looking West toward Development



Reference: Red Rock Villas – Noise Assessment Memo

Figure 4. Cadna-A Model Layout

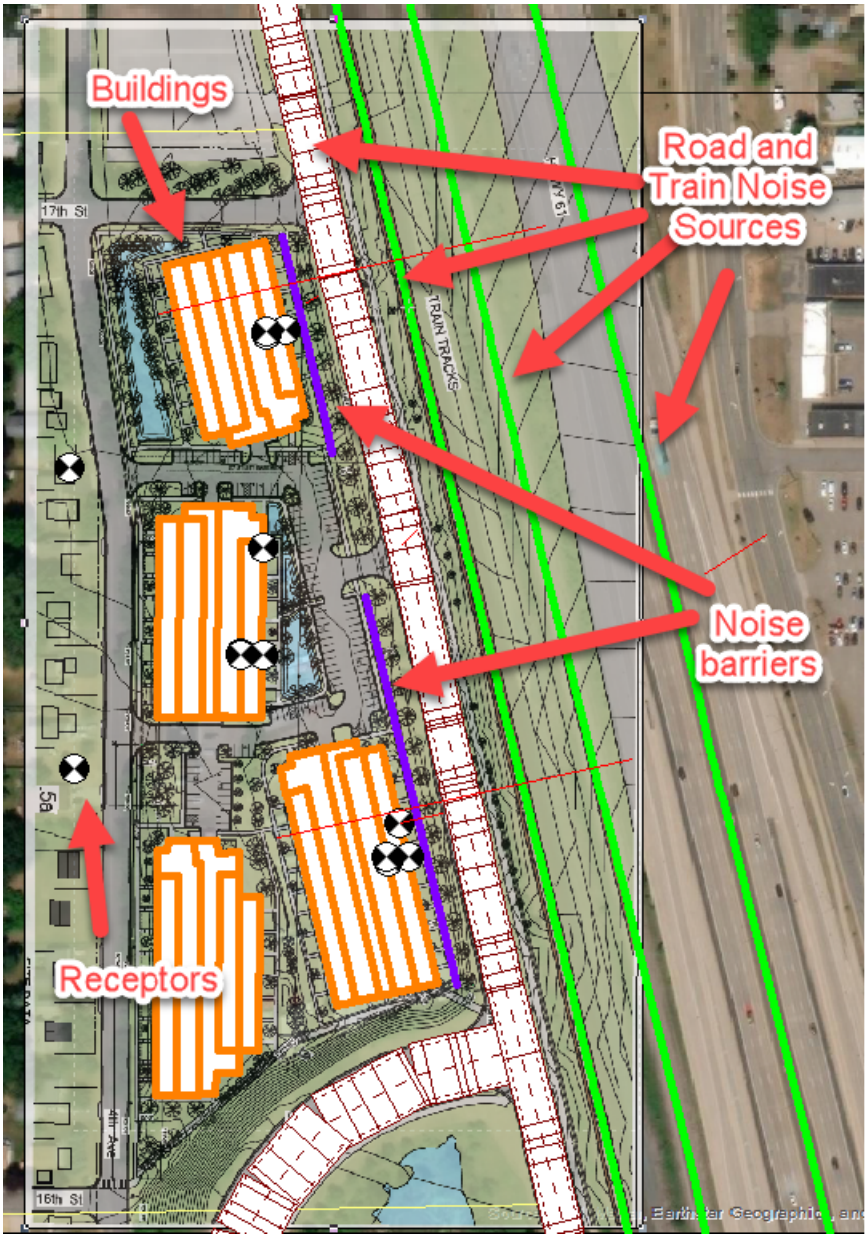


Table 1. Noise Measurement Results

Description	Noise Metric	Measured Noise Level, dBA
BNSF train passby on far track at approx. 30 mph	Lmax	70
BNSF train passby on far track at approx. 30 mph, w/ CP train sitting on near track	Lmax	67
CP train approach at approx. 15 mph, stop on near track	Lmax	72
CP train start and depart on near track at approx. 15 mph	Lmax	70
Ambient measurement of roadway noise (7th Ave and Hwy 61)	Leq(15m)	59

Table 2. Noise Analysis Results – Average Noise Level

Receiver	Height above ground, ft	Leq Noise Level, dBA					
		Existing	Future, No Barriers	6-foot barrier	8-foot barrier	10-foot barrier	12-foot barrier
				NR, dBA	NR, dBA	NR, dBA	NR, dBA
B Courtyard	8	62	62	0	0	**3**	**4**
B Promenade 2nd	17	61	61	0	0	0	0
B Promenade 3rd	29	61	62	0	0	0	0
C Courtyard - North	8	61	61	0	0	0	**1**
C Courtyard	8	60	60	0	0	0	**1**
C Promenade 2nd	17	60	59	0	0	0	0
C Promenade 3rd	29	60	59	0	0	0	0
D Courtyard	8	62	62	0	0	**3**	**5**
D Promenade 2nd	17	61	61	0	0	0	0
D Promenade 3rd	29	61	61	0	0	0	0
Neighborhood A*	5	58	53	**5**	**5**	**5**	**5**
Neighborhood B*	5	58	50	**7**	**7**	**7**	**9**

NR = noise reduction relative to Future, No Barrier noise level
* noise reduction calculated relative to Existing noise level

Table 3. Noise Analysis Results – Maximum Noise Level During a Train Passby

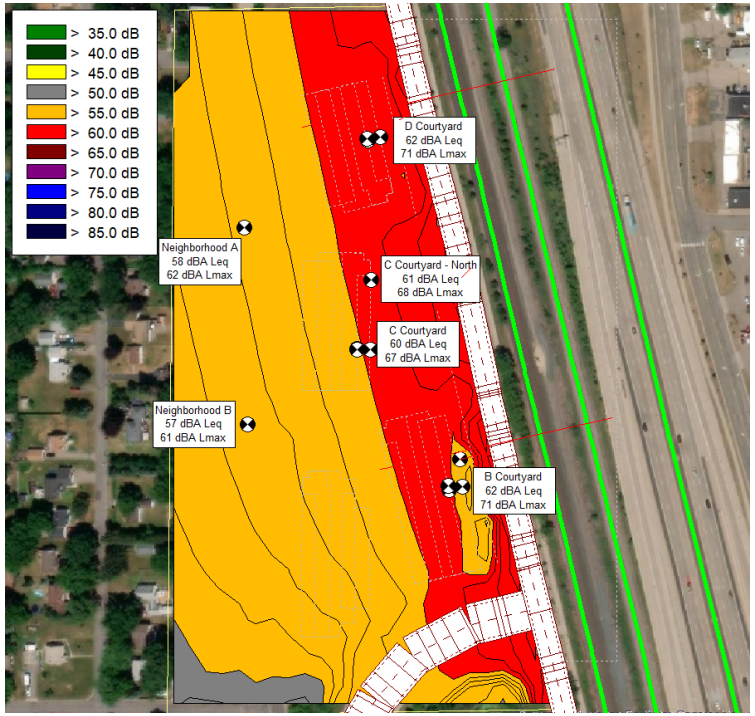
Receiver	Height above ground, ft	Lmax Noise Level, dBA					
		Existing	Future, No Barriers	6-foot barrier	8-foot barrier	10-foot barrier	12-foot barrier
				NR, dBA	NR, dBA	NR, dBA	NR, dBA
B Courtyard	8	72	72	0	0	**4**	**5**
B Promenade 2nd	17	70	70	0	0	0	0
B Promenade 3rd	29	70	70	0	0	0	0
C Courtyard - North	8	68	68	0	0	0	0
C Courtyard	8	67	67	0	0	0	1
C Promenade 2nd	17	66	66	0	0	0	0
C Promenade 3rd	29	66	66	0	0	0	0
D Courtyard	8	72	72	0	0	**5**	**6**
D Promenade 2nd	17	70	70	0	0	0	0
D Promenade 3rd	29	71	71	0	0	0	0
Neighborhood A*	5	62	64	0	0	0	0
Neighborhood B*	5	61	61	0	0	0	**5**

NR = noise reduction relative to Future, No Barrier noise level
* noise reduction calculated relative to Existing noise level

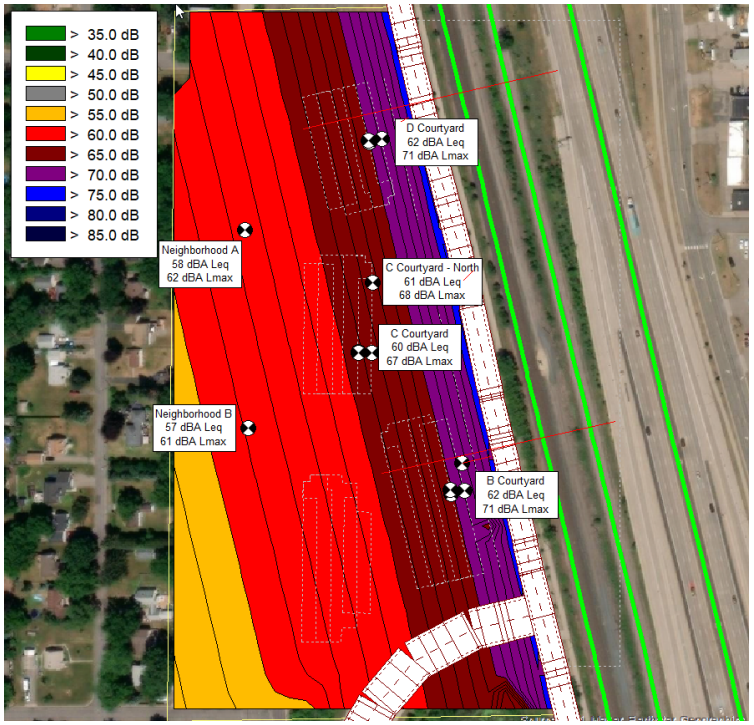
Stantec

Figure 5. Existing Condition Noise Contours (5-feet above ground)

Average Noise Level (dBA Leq(1h))



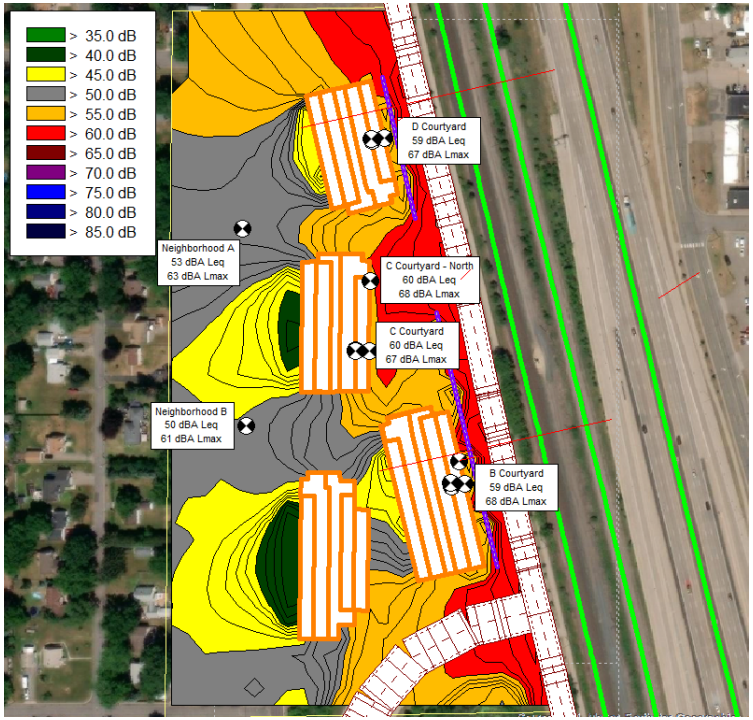
Maximum Noise Level During a Train Passby (dBA Lmax)



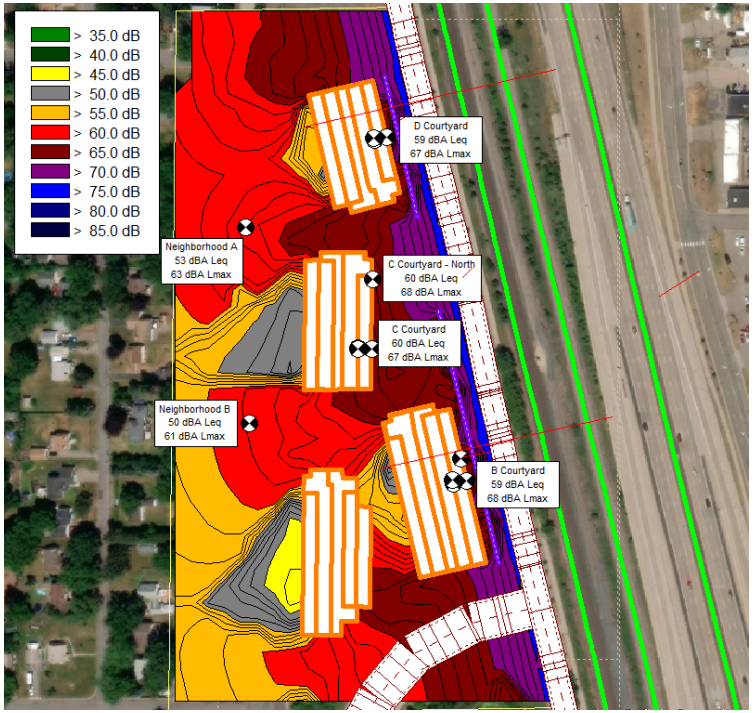
Reference: Red Rock Villas – Noise Assessment Memo

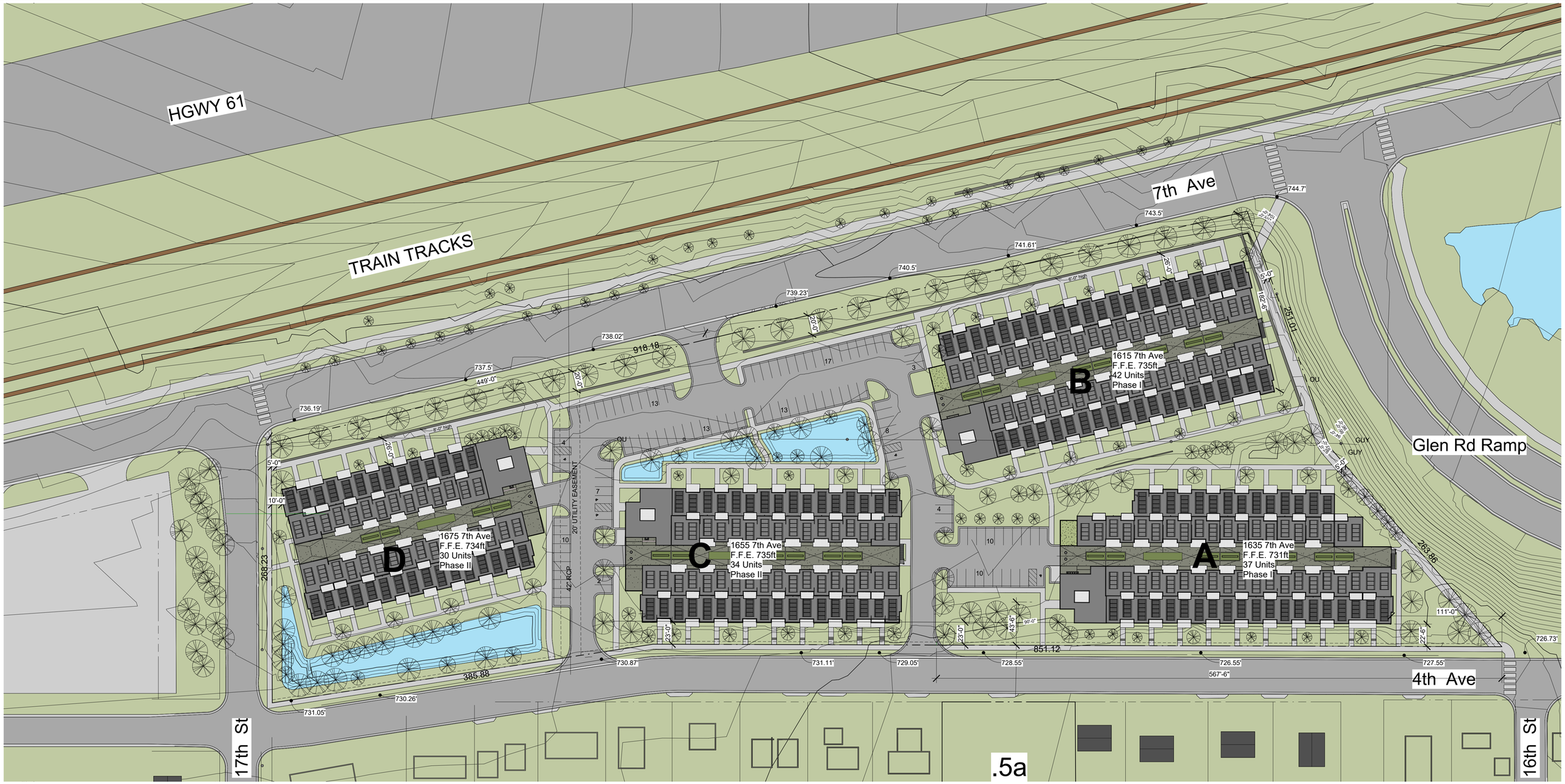
Figure 6. Noise Contours with Development and 10-foot Noise Barriers (5-feet above ground)

Average Noise Level (dBA Leq(1h))



Maximum Noise Level During a Train Passby (dBA Lmax)





1 Site
A101 SC. 1" = 50'-0"

North

SITE DATA

CURRENT ZONING	**MXR-3**	**General Mixed-Use District**
SITE AREA	**363,316 sq.ft.**	**8.34 a.**
IMPERVIOUS SITE	**228,811 sq.ft.**	**63.0 %**
BUILDING COVERAGE	**152,693 sq.ft.**	
BUILDING A (1635 7th Ave)	40,009 sq.ft.	37 units
BUILDING B (1615 7th Ave)	43,989 sq.ft.	42 units
BUILDING C (1655 7th Ave)	36,279 sq.ft.	34 units
BUILDING D (1675 7th Ave)	32,420 sq.ft.	30 units
Concrete	29,723 sq.ft.	
Sidewalk	29,123 sq.ft.	
Apron	600 sq.ft.	
Bituminous	46,395 sq.ft.	
ON SITE PARKING	**343**	
Standard Off-Street	116	
Accessible Off-Street	5	
Standard Garage	215	
Accessible Garage	7	
TOTAL PROPOSED PARKING	**343 spaces**	
REQUIRED PARKING	**328 spaces**	
PERVIOUS SITE	**134,505 sq.ft.**	**37.0 %**
LANDSCAPING	117,269 sq.ft.	
RAIN GARDENS	17,236 sq.ft.	

MULARONI + CO

ARCHITECTS & PLANNING CONSULTANTS
6191 Cecilia Trail Woodbury, MN 55129 651/436-0317 fax 436-0374 e-mail: michael@mularonico.com

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Architect:
Date:
Reg. No. 15261

Project No. 1603.14
Date 06/20/2023
Drawn By MWC

Sheet Title: SITE PLAN

Project:
Red Rock Village
1680 4th Ave
Newport, MN 55055

Developer / Owner: NMM Lands LLC 651.308.3088
651.308.3088
6191 Cecilia Trail
Woodbury, MN 55129

No.	Description	Date

SHEET NO.
A101

3 July 2023

Newport Planning Commission
c/o Joe Hatch, City Administrator
City of Newport
2060 1st Avenue
Newport, MN 55055

Subject: Proposed M&M LandCo LLC Development at 1680 and 1696 4th Avenue

Dear Planning Commission:

Thank you for the opportunity to provide comments regarding the development listed in the subject line above. As a resident of 4th Avenue, I will be directly impacted by the magnitude of the changes being proposed. In general, I am opposed to the development, but given that it appears the project would fall within the zoning allowances for the property, I will limit my comments to three areas of concern.

1. **Rental vs. Owner-Occupied.** It is unclear if this is an apartment complex in which the units will be rented, or if it will be more of a condominium establishment with the units occupied by owners. If this matter could be clarified, it would be appreciated. My opposition to the project would be lessened if this was owner-occupied, not leased rentals. A high number of rental units right across the road from my single-family residence is not appealing. Several resources indicate that rental units tend to be associated with increases in both property and violent crimes and decreases in single-family home property values (*e.g.,* Rephann 2008 and Craw 2017). The development should be limited to owner-occupied tenants.

2. **Parking on 4th Avenue.** Given the residential density of the proposed development, I am very concerned about the number of available parking spaces on-site. Parking appears to be somewhat limited, and I strongly suspect residents will spill out onto 4th Avenue to meet their parking needs. Large numbers of vehicles parking on 4th Avenue will not only be a serious inconvenience for residents, but will also pose safety concerns. If the project proceeds, please increase the number of on-site parking spots, consider 4th Avenue street parking by permit only, and move the parking side of the street to the east side.

3. **Traffic on 4th Avenue.** In addition to my concerns about parking, I am very worried about an increase in traffic on 4th Avenue. Please note that we do not have an alley on the back side of the lots on 4th Avenue. Therefore, we all have driveways from which we

must enter and exit our residences directly onto 4th Avenue. A significant increase in traffic will make exiting our properties particularly difficult. Increased traffic also poses a variety of safety concerns. Please force all traffic to the complex to enter and exit the property on 7th Avenue. I would strongly prefer to see NO access to the property from the 4th Avenue side, as I believe this would help alleviate traffic issues for the single-family residences.

Thank you for your time and consideration. I am submitting these comments via email, as I am unsure if I will be able to attend on July 11. If you have any questions or would like any clarifications, please do not hesitate to reach out to me.

Regards,

Dr. Shannon J. Fisher
1683 4th Avenue
Newport, MN 55055
507-461-5794
fishersj6@gmail.com

Craw, Michael. 2017. Effects of Multi-Family Housing on Property Values, Crime and Code Violations in Little Rock, 2000-2016. UALR Center for Public Collaboration.

Rephann, Terance. 2008. Rental Housing and Crime: The Role of Property Ownership and Management. The Annals of Regional Science. Vol. 43. 10.1007/s00168-008-0215-1.

Memo

To: Mr. Joe Hatch, City Administrator

Mr. Nathan Fuerst, City Planner

From: Jon Herdegen, P.E. – City Engineer

Subject: Red Rock Villas – Plan Review

Date: August 1, 2023

We received a planning application and plan review documents for the Red Rock Villas located along 7th Street between 17th and 16th Avenues. Among the documents received were the civil package plan set including existing conditions, removals plans, erosion control plans, site plans, post construction plans, grading plans, utility plans, storm sewer plans, and landscaping plans. Also reviewed were the preliminary and final plat documents and the associated title work for the property.

We have separated our review comments into three (3) parts. Part 1 identifies conditional approval items. Part 2 identifies comments that pertain to constructability and design concerns. Part 3 identifies additional documentation needed as the project moves through the design and construction phases.

Part One

1. All municipal utilities and public improvements shall be constructed in accordance with applicable City Public Works Design Manual and industry design standards.
2. All watermain facilities shall be encompassed within a 20-foot wide drainage and utility easement.
3. All stormwater basins and associated access isles shall be contained within a drainage and utility easement that encompass the 100-year high water level.
4. The application shall submit a stormwater maintenance plan for City review and approval.
5. The applicant must submit a Stormwater Pollution prevention Plan (SWPPP) in accordance with MPCA General Construction Stormwater Permit Requirements for review and consideration.
6. The applicant shall submit an approved DRAP report from MPCA
7. The applicant shall obtain a street access permit from Washington County.

Part Two

Preliminary Plat & Final Plat

1. The existing storm sewer line over the northwesterly portion of the proposed subdivision must be encompassed within a drainage and utility easement.
    a. The proposed easement does not appear to have been added to the plans or the preliminary or final plats.
2. CSAH 38 requires preserving 120 feet of right-of-way as a minor reliever road. Since there is 85 feet of Right-of-Way along this section of roadway, an additional 17 feet should be either dedicated on the plat or a road easement can be recorded at the time the plat is filed. The civil plans should be updated with the additional Right of Way or easement dedication and associated setbacks.
    a. Construction plans have been updated to include the revised right-of-way dedication, but the preliminary and draft final plat do not appear to be updated.
3. "Community" is spelled incorrectly on the title of the final plat.
    a. "Community" is spelled "Comunnity" on the title of page 1 of the draft final plat.
4. The draft final plat contains a detail that indicates there will be a 10' & 5' easement dedicated for drainage and utility purposes, this needs to be added to the plat and construction plans to graphically show the layout of the easement.
5. All watermain facilities shall be encompassed within a 20-foot wide drainage and utility easement.
6. All stormwater basins and associated access isles shall be contained within a drainage and utility easement that encompass the 100-year high water level.

Civil Plan Set

A. Cover Sheet
    7. Change "Voyageur Highway" to "Trunk Highway 10/61" on the Vicinity Map.
B. Existing Conditions
    8. No comments
C. Removals and Erosion Control Plan
    9. ~~All pavement removals shall be saw cut to full depth and extend to the center line of the road at minimum or full width of road as needed.~~
    10. Add curb and pavement removals for the installation of proposed sanitary MH-14.
    11. Add curb removals for driveway removal on 17th Street.
    12. Add curb removals for trail construction at 4th Avenue and 7th Avenue.
D. Overall Site Plan
    13. Indicate pavement and sidewalk types using the provided legend.
        a. Hatch features on plan to correspond with legend or remove items from legend for clarity.
    14. Add hatched item in legend for underground stormwater BMP.
E. Site plans
    15. ~~Update setback locations based on additional Right of Way or easement dedication.~~
    16. All new curb shall be pinned to existing curb with two (2) No. 4 dowel 24" on center.
        a. Add note to detail.

17. ~~Stop signs shall be installed at each entrance.~~
18. All sidewalks across driveway entrances shall be a minimum of 6" concrete placed on a minimum 6" gravel base.
    a. Update detail or keynote 1.15
19. Add crosswalk striping (multi dashed component GR IN) at trail crossings at 7th Avenue and Glenn Road ramp.
    a. Add callout in keynote section 1.20 for "Multi-Dashed Component GR IN Markings" per MnDOT Standard Specifications.
20. ~~Additional design information is required for the proposed trail connection across the south side of the parcel from 4th Avenue to 7th Avenue. All trail improvements and pedestrian landings shall meet ADA requirements. The trail pavement may be constructed within Washington County Right of Way, but no retaining walls or railings shall be allowed in the Right of Way. Existing slopes between trail and Glenn Road ramp shall match existing to the greatest extent feasible, but in no case shall exceed 3H:1V slope.~~
21. Several leaders and dimensions on the site plan do not appear to connect to features in the drawing. Remove unneeded dimension labels and adjust leader arrows as needed.
22. Provide a description for keynote note 1.19 in the keynotes section of sheet C-103.
23. Hatch features on plan to correspond with legend or remove items from legend for clarity.
24. Add general note or keynote to replace all curbing for removed driveway access with barrier type curbing matching adjacent curb.

F. <u>Post Construction Stabilization Plans</u>

25. No comments

G. <u>Grading Plan</u>

26. Add or adjust existing contour labels for clarity.
    a. Existing contours don't have labels
27. Provide proposed spot elevations at building corners.
28. Applicant is responsible for minimum 6" elevation drop within the first 10 feet extending from the building face.
29. Additional grading detail must be provided around building A due to the relative lower Finished Floor Elevation (FFE) than building B and steep slope of adjacent Glenn Road ramp. The applicant shall provide a swale with a minimum grade of 2% and sized to effectively convey the adjacent runoff without adversely impacting building A.
30. ~~The depression contained with a 730 contour between building A & B does not appear to have an outlet. The catch basins in the low points around Building A do not appear to connect to anything.~~
31. Provide additional trail elevations, geometry, or profile data to clarify design intent.
    a. Cross-slope grades appear to be reversed.
32. Label storm structures and rim elevations for clarity.

H. <u>Utility Plan</u>

33. ~~Maintain a 10 ft horizontal and 1.5 ft vertical separation between watermain and all sanitary and storm sewer facilities.~~

34. ~~Revise manhole labeling and symbology for manholes 6, 9, 11, and 16 as manholes but do not appear to be manhole structures.~~
35. ~~Loop the watermain along the east side of building B to dead end watermain stub adjacent to Glenn Road ramp. Watermain may be constructed within 7th Avenue Right of Way. Continue watermain within 7th Avenue ROW north and connect to proposed extension between Building C & D. Include hydrant at mid-block on 7th Avenue~~.
    a. Watermain alignment between Building C & D should be extended east to intersect proposed watermain along 7th Avenue with a single bend.
36. ~~Include isolation gate valves on main at corner of 7th Avenue and Glen Road ramp and at mid-block hydrant.~~
    a. Add gate valve at watermain connection on 4th Avenue between Buildings C & D.
    b. Change note: "Connection to Existing Hydrant w/ Isolation Gate Valve" to "Salvage and reinstall Hydrant and Gate Valve as shown".
        i. Add 6x6 TEE to existing watermain for hydrant lead. Reinstall hydrant and gate valve on 6x6 TEE directed north. Install 8x6 reducer and 8" gate valve on east side of TEE. Install two (2) 45° bends to align watermain north along 7th Avenue. A portion of the existing watermain may need to be removed to accommodate new configuration.
    c. Add hydrant and hydrant gate valve on north side of 7th Avenue driveway between parking lot and sidewalk.
    d. Add mainline gate valve in 7th Avenue driveway.
37. ~~All watermain shall be C900 PVC and shall be owned by the City following acceptance.~~
38. Connections to existing watermain on 4th Avenue and Glen Road Ramp shall be made via wet tap and valve.
    a. Add to notes section or indicate on plans.
39. Provide separate water services for domestic and fire suppression services to each building. Provide independent gate valves for both services.
40. ~~Install tracer wire in accordance with MN Rural Water Association standard specifications and details.~~
41. ~~Connect Building B service directly to sanitary manhole 5.~~
42. All sanitary sewer manholes and piping outside the public right-of-way shall be considered private.
    a. Add to notes section or indicate on plan.
43. ~~Provide 4" polystyrene insulation between all utility crossings.~~
44. Sanitary MH-8 & MH-10 appear to be manhole structures, but a manhole symbol is not provided.
45. Adjust rim elevation for sanitary MH-14.

I. <u>Storm Sewer Plan</u>

46. ~~Add watermain to the storm sewer plans for clarity.~~
47. ~~Review and revise manhole labeling and symbology for manholes 33, 34, 45, 49, 69, 70, 71, and 72 as manholes but do not appear to be manhole structures.~~

a. MH-4, MH-48 and MH-51 appear to be flared end section not manhole. We suggest that the labels are modified (FES-# and rim elevation) and symbology added to legend for clarity.

48. ~~Storm manhole 12 and 64 do not appear to connect to any existing storm manhole, network, or filtration basin.~~
49. ~~Storm sewer between MH 53 and MH 54 should be connected to new storm sewer rather than existing.~~
50. ~~Confirm sufficient clearance between proposed storm sewer and existing storm sewer at crossings.~~
51. ~~Roof drain leader for Building D should be connected to storm with two (2) 45 degree bends rather than perpendicularly. A cleanout should be added to the north end of the storm sewer line.~~
52. The existing storm sewer at the northwest corner of the property must be contained within an easement as described in item 1 in this section.
53. Add rim/invert elevations for existing sanitary and storm structures for clarity.
54. Connect storm pipe from MH-43 to existing storm manhole east of 4th Avenue. Replace existing 12" RCP between existing storm manhole and catchbasin (east curb line fo 4th Avenue) with 15" RCP. Replace existing 12" RCP between catchbasin (east curb line fo 4th Avenue) and storm manhole in center of 4th Avenue with 15" RCP.
55. Additional clarification for surface water capture efficiency is required for driveway/parking lot between Buildings C & D. It appears that the proposed storm inlets are limited to at-grade inlets positioned in the center of the driveway. It does not appear that the number of proposed inlets will capture the stormwater runoff generated onsite without discharging to 4th Avenue.
56. Constructing storm sewer piping over the existing 48" RCP culvert does not appear to be feasible while providing sufficient coverage to top of pipe.
    a. Consider directing roof drains for Building C to underground BMP or storm basin on west side of building rather than storm basin on east side of Building D to avoid crossing.
    b. Consider moving storm MH-40 to northeast corner of parking lot (north of existing 48" RCP storm) and extending proposed 15" RCP storm directly west to northwest corner of parking lot adjacent to storm water basin to avoid crossing existing 48" RCP storm and aid with capture efficiency.
57. Provide an equalization culvert under sidewalk within storm basin east of Building D.
58. Confirm the depth, size, location of the petroleum line on the Northwest edge of the property with the utility's owner.

J. <u>Details</u>

59. ~~The details provided appear to meet Newport standard details. The City of Newport reserves the ability to revise details to conform with City standard details as needed.~~
60. ~~Call out location of the trench drain detail.~~
61. Add attached City standard details to plans.

a. Construct a 4-foot concrete driveway apron per City standard detail in lieu of curb radii.

K. Landscape Plan

62. ~~MSA did not review the landscaping plan in detail. Circled notes do not appear to correspond to the general notes legend.~~

Stormwater Management Plan

63. Revise the stormwater management plan to meet the Total Phosphorus removal requirements as described in South Washington Watershed District Rule 7.3.4.
64. Provide details for underground stormwater BMP for review.
65. Update HydroCAD and/or plans so that the model and the plans match.
    a. Include outlet control structures MH-43 and MH-54 in HydroCAD modeling.
    b. BMP-01 and BMP-02 include drain tiles in the HydroCAD model that are not shown on the plans. Either remove from the model or add to the plans.
    c. BMP-01 and BMP-02 have emergency overflow weirs in the HydroCAD model that are not shown on the plans. Either remove from the model or add to the plans.
    d. BMP-01 and BMP-02 use different filtration rates. If different soil types are to be used, this should be reflected in the HydroCAD model and plans.
    e. BMP-02 is shown as two unconnected cells in the plans, but as a single pond in the HydroCAD model. Update the plans to include an equitation culvert.
    f. Provide sizing and details for BMP-03 in the plans so the HydroCAD model can be verified.
    g. The 18" primary outlet pipe from BMP-03 outlet invert elevation in the HydroCAD model does not match the plans. Update either the model or the plans to match.

Part Three

1. Prior to commencement of any construction activities, the applicant shall:
    a. Obtain MDH watermain extension plan review approval.
    b. Obtain an MPCA Sewer Extension Permit
    c. Obtain an MPCA General Construction Stormwater Permit.
    d. Install all erosion control BMP's in accordance with the SWPPP and MPCA Permit.
    e. Coordinate a Gopher State One Call to locate all existing public/private utilities adjacent to the site.
    f. Coordinate preconstruction meeting with City Public Works Department.
2. Prior to issuance of the certificate of occupancy, the applicant shall:
    a. Submit an as-built survey that demonstrates the constructed improvements are consistent with the approved construction plans and design modeling.
    b. File approved stormwater maintenance plan with City.
    c. Submit a developers agreement including terms and conditions regarding the operations and maintenance of outlots, private roads, stormwater management, etc. shall be prepared and agreed upon between the developer and the city.

If you have any questions or concerns, please contact me directly at 612-548-3124 or jherdegen@msa-ps.com. Thank you.

PUBLIC WORKS
Wayne Sandberg, P.E., Director, County Engineer
Frank D. Ticknor, P.E., Deputy Director

August 1, 2023

Jon Herdegen, P.E.
Team Leader
MSA Professional Services, Inc
60 Plato Blvd # 140,
St Paul, MN 55107

Comments on Red Rocks Villas – PUD Development

Dear Mr. Herdegen,

Thank you for the opportunity to review and comment on the "Red Rock Villas" PUD development along 7th Avenue (CSAH 38). We want to thank the City of Newport for engaging in a discussion regarding the development. The County has reviewed the plans and the memo from City addressing concerns about County comments and the traffic memo written by Stantec.

We fully concur that CSAH 38 is the proper and indeed the only plausible facility to convey traffic from this portion of Newport to reach the state Trunk Highways, namely US10/US61 and Interstate 494. This importance of CSAH 38 underscores the need to provide and plan for both safety and mobility along the county highway corridor. As the City of Newport continues to develop along CSAH 38, the County looks forward to working with the City of Newport to enhance safety and maintain capacity and mobility along the corridor. The County works with local communities on development, primarily relying on the Washington County Comprehensive Plan and Washington County Ordinance #188 (Management of County Highway Right of Way), to accomplish these goals:

- The Washington County Comprehensive Plan provides the county's policies regarding access management, access spacing guidelines, and right-of-way preservation width along county highway corridors. Per Chapter 5 of the Comprehensive Plan, it is the County's policy on new developments, and changes in use, to support indirect access via local adjacent streets where feasible instead of direct access onto the County's arterial routes.
- Washington County Ordinance #188 Management of County Highway Right of Way imposes regulation on the placement and maintenance of facilities and equipment currently within its right of way or to be placed therein at a future date. This ordinance provides information that details County permitting needs and regulations. The ordinance specifically addresses "change in use" of an existing access point, such that existing driveway access points cannot be intensified to a new use without permit approval from the county.

Together, these two instruments form the county's policy to manage access to County Highways. The County is willing to sit down with the City of Newport to discuss future access points along County Highways as the City continues to grow.

The Red Rock Villas projected level of traffic, if access were to be solely via 4th Street, falls well within the ordinary traffic burden for a city street. The combination of existing traffic levels on 4th Street, plus projected traffic from

the Red Rock Villas development as reported by the Stantec traffic memo, would result in a traffic level that is approximately only 10% of the capacity of a two-lane roadway, and well below the volume of many two-lane city collector streets within the county. As such, County policy would first require access to the local streets before any access was granted to CSAH 38.

Although the overall traffic level on local streets would be within typical expected ranges for a city street, we recognize the City's concerns that this additional traffic would be a noticeable change from the current very low traffic levels on 4th Street. Given the inplace center left turn lane on CSAH 38 and the approximately equal spacing of the proposed driveway from both Glen Road and 17th Street, we have determined upon further review that maintaining access to CSAH 38 can be allowed in this case. However, the County may, in the future as conditions warrant, prohibit, regulate, or modify various traffic movements as to egress and access by means of signing, road modifications or construction, or geometric changes within the road system, including permanent closure and/or removal of the direct driveway access.

We expect that many residents of this proposed development will wish to reach the existing trail along CSAH 38, and we appreciate that the plat proposes some connections to this trail. In addition to a new marked crosswalk on the north side of the Glen Road intersection, a crossing point on the north side of the proposed access and also the south side of 17th Street will be required, and accessible pedestrian ramp connections to the trail on the east side of CSAH 38 will be required. Overhead lighting of these crossings should be considered and is a local responsibility, via county permit, for both installation and ongoing electrical costs. Snow and ice removal on sidewalks and trails is not provided by Washington County; cities may elect to clear snow and ice, or assign such responsibility to adjacent property owners.

CSAH 38 is currently classified as a "A-Minor Reliever" roadway. The Washington County 2040 Comprehensive Plan contains access criteria for county roads related to spacing, sight lines, and availability of local road connections. The Comprehensive Plan requires preserving 120 feet of right-of-way along CSAH 38 as a minor reliever road. Since there is 85 feet of existing Right-of-Way along this section of roadway, an additional 17 feet should be either dedicated on the plat, or a road easement to the county can be recorded at the time the plat is filed.

Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC), where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.

Thank you again for the opportunity to provide comments on the minor subdivision application for the Red Rock Villas. We look forward to continuing to work with the City of Newport to ensure that development in this area is successful and well-served by the transportation network.

If you have any questions, please get in touch with me at 651-430-4307 or daniel.elder@co.washington.mn.us

Sincerely,

Daniel Elder
Planner II

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