COMMUNITY DESIGN REVIEW BOARD STAFF REPORT
Meeting Date September 15, 2020

REPORT TO:	Melinda Coleman, City Manager
REPORT FROM:	Michael Martin, AICP, Assistant Community Development Director
PRESENTER:	Michael Martin, AICP, Assistant Community Development Director
AGENDA ITEM:	Design Review, Maplewood Living Development, 0 Maplewood Drive

Action Requested: ✓ Motion ☐ Discussion ☐ Public Hearing
Form of Action: ✓ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

Mark Paschke, of Ayres Associates, is proposing to develop a new three-story, 72-unit apartment building on vacant land located on Maplewood Drive, south of the intersection of County Road C East and Maplewood Drive. The apartment building is an approved use for this site but the design of the building and site needs to be reviewed and approved by the Maplewood Community Design Review Board.

Recommended Action:

Motion to approve a resolution for design review for project plans date-stamped August 18, 2020, for the 72-unit multi-family housing building to be constructed at 0 Maplewood Drive (PIDs: 09-29-22-12-0009, 09-29-22-12-0010 and 09-29-22-12-0012).

Fiscal Impact:

Is There a Fiscal Impact? ✓ No ☐ Yes, the true or estimated cost is $0.

Financing source(s): ☐ Adopted Budget ☐ Budget Modification ☐ New Revenue Source ☐ Use of Reserves ✓ Other: N/A

Strategic Plan Relevance:

☐ Financial Sustainability ☐ Integrated Communication ☐ Targeted Redevelopment
✓ Operational Effectiveness ☐ Community Inclusiveness ☐ Infrastructure & Asset Mgmt.

The city deemed the applicant's application complete on September 1, 2020. The initial 60-day review deadline for a decision is October 31, 2020. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary to complete the review.

Background:

Design Review

Site Plan

The site will be accessed by three drives coming off Maplewood Drive. A single access point would be north of the building and would lead to the underground garage. Two access points provide access to a one-way drive and parking lot south of the building. The proposed apartment building and parking lots are concentrated on the east side of the lot, preserving buildable land on the west side of the lot. The area of land on the west side of the site, which is also west of a wetland, will not be built on as it is needed for residential density calculations. The building and parking lots meet all required setbacks including the 100 feet setback which is required to the north property line.

Building Elevations

The height of the three-story building is 34' 8 7/8" feet – which meets city requirements. The exterior of the building will be comprised of brick, stone, metal panel and cementitious siding with a flat roof. All rooftop equipment will be required to be screened on all sides.

Landscaping and Screening

There are 143 significant trees equaling 1,996 diameter inches of trees on the property. The applicant is removing 35 significant trees equaling 533.5 diameter inches. Because so many trees are being preserved, the tree ordinance does not call out tree replacement for the development. The applicant's landscape plan includes 25 new trees, for a total of 50.5 caliper inches. In addition to the trees, numerous shrubs and perennials will be planted around the building.

City ordinance requires screening to be installed when light from automobile headlights and other sources would be directed into residential windows – in this case along the north property line in the area of the proposed parking lot. The ordinance states that minimum screening shall consist of a barrier at least six feet in height which provides a minimum opaqueness of 80 percent. If vegetation is used it must provide year-round screening, otherwise, a fence or combination of the two may be used. The applicant's plans do not explicitly show how this screening requirement can be met year-round. Prior to a building permit being issued, the applicant shall be required to provide a plan showing that the screening requirement is met.

Parking

The city's zoning ordinance states multi-family buildings must provide two parking spaces for each unit – with one of the parking spaces being covered. This proposed project will have a total of 144 parking stalls, with 72 parking spaces in the underground parking garage and 72 parking spaces in the two surface lots.

Floor Area

City ordinance requires a minimum of 580 square feet for both efficiencies and one-bedroom units. The applicant is proposing 31 efficiency units at 580 square feet in size and 36 one-bedroom units ranging from 849 to 907 square feet in size – exceeding the city's minimum requirement. Two-bedroom units are required to be at least 740 square feet in size. This proposed project's five two-bedroom units will be 1,024 to 1,058 square feet in size, again exceeding the city's minimum requirement.

Wetlands and Shoreland

There is a Manage B wetland located in the center of the parcel. The city's wetland ordinance requires a 50-foot minimum and 75-foot average wetland buffer. The wetland ordinance allows flexibility in instances where, because of the unique physical characteristics of a specific parcel of land, the averaging of buffer width for the entire parcel may be necessary to allow for the reasonable use of the land during a development or construction project. In such cases decreasing the minimum buffer width will be compensated for by increased buffer widths elsewhere in the same parcel to achieve the required average buffer width. This project is meeting the city's wetland setback requirements.

The Shoreland Overlay District for Kohlman Lake allows for 30 percent impervious surface coverage for an apartment complex. The parcel is 8.96 acres. The impervious surface area including the building, parking lot, and sidewalks will cover 1.26 acres. The overall impervious surface area encompasses 14 percent of the parcel, which meets the Shoreland Overlay District requirements.

Lighting

The applicant's submitted photometric plan meets all city requirements.

Lot Division to Combine Lots

Prior to a certificate of occupancy being issued for this project, the applicant will be required to combine the existing three properties that comprise this project into a single site. This is an administrative process that does not require any additional review or approval.

<u>Department Comments</u>

Engineering

Please see Jon Jarosch's engineering report, dated September 2, 2020, attached to this report.

Environmental

Please see Shann Finwall's environmental report, dated September 8, 2020, attached to this report.

<u>Citizen Comments</u>

Staff surveyed the 130 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff received seven responses as shown below.

1. One of the reasons we moved here is due to the space around us that protects wildlife habitat. That is incredibly important to us and our values. Building these apartments would have a significant negative impact on the habitat of native wildlife, resulting in displacement. In addition, I am concerned about the increase in traffic. I am a runner, and oftentimes run in the early hours of the morning. I am concerned about the impact increased traffic could have on my safety and comfort level running around the neighborhood. I truly hope this development does not go through and hope you take this into consideration. (Stacey Meade, 1117 County Road C East)

2. My uncle, Neal McClellan, who used to live at 1091 County Road C East, died in December and I have inherited his property. I am having the house demolished, per his wishes, and will be selling the property. You asked for input on the proposed apartment. I actually grew up a few houses down from my uncle, and so am familiar with the property and area. I do have a couple of concerns:

   i. There will be a lot of people moving in there, and I am assuming there will be interest in visiting the park that is west of the development. County Road C does not have a very good shoulders on the street, which is much busier than when I lived there. Will there be constructed a walkway to the park over the wetlands so people can safely access the park?

   ii. There is no room to park on County Road C. I am wondering, even though there are houses between Co Rd C and the development, if people will want to park on Co Rd C. Are there any plans to expand Co Rd C with wider shoulders that people can park on it?

   iii. Along with # 2 above, what are Maplewood's plans for Co Rd C, given the increase in traffic that will come with the development? (Lynn Schurrer, 1091 County Road C East)

3. I was pleased to learn that there was not a variance requested and that the construction materials seem to be better than the usual “bricks and sticks” apartments. It sounds like the developer would like to work with the neighbors and I’m glad to hear that. While we all knew that someday development would probably happen behind us, it will certainly impact the value of our properties. Back when we were looking for homes, we passed on any that had an “apartment view.” In fact, having rental property or an apartment nearby was one of the first things our realtor disclosed. Here are some of my concerns and questions.

   Car noise.

   I see from the plans the main entrance to the apartment is the parking lot on the north side, along with the garage door on the northwest end of the apartment. My concern is that we will be hearing the cars driving into the lot with the walls of the apartment reflecting the noise. I'm concerned about the noise of the of the garage door opening and closing. With the 9% grade into the garage I worry that our backyards will be lit up with the lights from the cars exiting the building at night.

   Trees.

   The trees behind my property are numbers 35-39 green ash on the plans. What is missing on the plans are the two sugar maples nearby. If possible, we would like to have the two sugar maples saved behind our property. They are beautiful and in great shape. I would think it would be a good aesthetic view for the residents of the apartments too. As for Trees 35-39, what is the point of saving any green ash? They will likely be taken by Emerald Ash Borer soon enough. It would be interesting if something like tamarac would take root there, since that was what was in the wetland. The green ash was only able to grow because someone dumped construction debris and fill there. We would be O.K. if some or all of the green ash trees (35-39) were removed to spare the sugar maples.

   Property to the west of the wetland.

   From the plans, we were not able to determine what would be plans be for the land west of the wetland. There have been attempts over the years to place a road across the wetland

without permission by the city to link up the parcels together. My concern is that there might be a phase 2. (Pete and Nancy Boulay, 1100 County Road C East)

4. *In a call made to and summarized by staff* – Concerns include disagreement on the location of the property line between resident and projects properties; who is included in the ownership group, concerns about ground water contamination because of this project and concerns about light and noise from apartment residents affecting existing residents. (James Nygard, 1110 County Road C East)

5. Three main opinions that I have – how it changes the existing neighborhood, safety concerns and nature preservation.

    i. Based on the surrounding neighborhood, three-story building will definitely stick out. There didn't seem to be enough tree coverage to help it blend in at that height and would easily make it the tallest structure, making lighting a concern. It wasn't clear to me what lighting would be included in the design and have reservations on how visible / disruptive it would be given the current neighborhood.

    ii. Concerns on traffic – The addition of potentially 50+ cars daily on County Road C creates a lot of anxiety for me. As it stands today, rarely is the speed limit adhered to and instead folks are going 50+mph on the road. This proposed development would only add to the number of cars using County Road C and have not seen any plans or proposals for minimizing this safety risk.

    iii. Impact on the wetlands and nature preserve, both in construction and on-going. One of the great things I love about the neighborhood is the nature preserve and the benefit it brings. Concerned about how much additional stress this would place on the ecosystem.

    During a neighborhood meeting last Winter, there was some discussion around the zoning of this property overall. While in your note it mentions the building is an approved use for the site, there was concern raised at that time that proper community notification was not given for the rezoning of that property in the past and caught everyone by surprised. Do you have any background on when the property was rezoned and how that was resolved? Just want to make sure I fully understand how that process works.

    Would prefer to see 2-story apartment building or townhomes on this development instead of what is proposed, along with specific details on how it would improve safety / traffic in the area. Feels like that would fit better within the current aesthetics of our neighborhood without placing more burden on the surrounding nature habitat. (Sheryl Sukolsky, 1085 County Road C East)

6. I totally oppose the apartment building going into the vacant lot. Roughly about 20 years ago the owner wanted to build more sites for the manufactured homes (Mobile Homes) and the city denied him, because it was considered wetland and could not be built on. Now 20 years later you are looking to build an apartment complex. This is the opinion of not only myself, but the majority of the residents here, some of which do not have access to, or own computers. There is also some residents of whom DID NOT receive your letter.

    I have reviewed the crime statistics for our area and it is increasing, if you allow an apartment complex in the area, this will draw more crime to the area with an above ground parking for them to rifle through or steal the entire car.

Traffic will increase.

Property value will go down, making it harder to sell homes in the area, because nobody wants to look at an apartment building and parking lot.

The wildlife that we have here will decrease, the kids love feeding the ducks and geese and this year has been the best year for the wood ducks. The eagles and Hawks that prey on the source will be extinct. We have also seen the occasional coyote, deer, mink, raccoon. The geese and ducks have been fed for over 40 years and make this their home. We look forward to them coming back year after year.

There was a stream that went from the pond over to County Road C, I do believe that there is an underground water source to Llake Kolhman , when the lake rises and lowers so does the pond. If you build an apartment complex on the land with a few hundred thousand pounds of concrete and steel we will watch it slowly sink. That's why we have our homes releveled every couple of years in the park.

Mathew Frisbie from Frisbie Properties says its a short drive to major shopping, yes it is but Maplewood Mall is slowly going down hill, shops are closing because of cost so within 10 years it will be closed all together. why not utilize some of the property at the mall for an apartment complex and maybe it will bring in some new businesses.

Please consider the opinion of the residents of Town and Country Mobile Home Park. Most are longtime residents, some have been here between 20-40 years. (Robert McGovern, 1102 Alvarado Drive)

7. Overall I think the plan looks good. It seems to save the wetland areas and the ponding areas. Which is good. Any place with a dog washing station has to be a nice place! The buildings look a little dark and foreboding to me, but I don't know what current architecture looks like. Maybe they could be a little brighter? I think the whole thing could be moved another 20 to 30 feet south so as not to be so close to the homes on County Rd C. I also hope that there will be some trails down around the pond for those dog owners to walk their dogs. (Donald Christianson, 1111 County Road C East)

<u>Reference Information</u>

Site Description

Site Size: 8.96 acres
Existing Land Use: Vacant Land

Surrounding Land Uses

North:	Single Family Homes
East:	Maplewood Drive and Highway 61
South:	Town and Country Manufactured Home Park
West:	Kohlman Park and Town and Country Manufactured Home Park

Planning

Existing Land Use:	Medium Density Residential
Existing Zoning:	R3 – Multiple Dwelling

Attachments:

1. Design Review Resolution
2. Overview Map
3. 2040 Future Land Use Map
4. Zoning Map
5. Wetland Map
6. Shoreland Overlay Map
7. Applicant's Narrative
8. Site Plan
9. Landscape Plan
10. Building Elevations
11. Jon Jarosch's Engineering Report, dated September 2, 2020
12. Shann Finwall's Environmental Report, dated September 8, 2020
13. Applicant's Plans (separate attachment)

DESIGN REVIEW RESOLUTION

Be it resolved by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Mark Paschke, of Ayres Associates, has requested approval of site and design plans for a multi-family housing project.

1.02 The properties are located along Maplewood Drive with the PIDs of 09-29-22-12-0009, 09-29-22-12-0010 and 09-29-22-12-0012 and are legally described as:

That part of Lot 8, W.H. Howard's Garden Lots, Ramsey County, Minnesota lying westerly of a line drawn parallel with and distant 50 feet westerly of Line A described below. Except the East 455 feet of the West 715 feet of the North 203 feet of said Lot 8. Also except the West 260 feet of said Lot 8.

And

That part of Lot 7, W.H. Howard's Garden Lots, Ramsey County, Minnesota lying westerly of a line drawn parallel with and distant 50 feet westerly of Line A described below. Except that part thereof lying westerly of a line drawn from a point on the north line of said Lot 7 distant 200.00 feet east of the Northwest corner of said Lot 7 to the southwest corner of said Lot 7.

And

That part of Lot 6, W.H. Howard's Garden Lots, Ramsey County, Minnesota lying westerly of a line drawn parallel with and 50 feet westerly of Line A described below. And except that portion lying southerly of a line running from a point on the West line of and 85.7 feet North from the Southwest corner of said Lot 6 ta a paint on the East line of and 19.7 feet South of the Northeast corner of the South 66 feet of said Lot 6. Also excepting therefrom that part of the premises taken for widening of Trunk Highway No. 61 as shown in document No. 1702261.

Line A

Beginning at a point on the North line of said Section 9, distant 755.6 feet east of the North Quarter corner thereof; thence run southerly at an angle of 90 degrees with said North section line for 540.9 feet; thence deflect to the left on a 20 degrees 00 minute curve (delta angle 30 degrees 52 minutes 15 seconds) for 154.35 feet; thence on tangent to said curve for 125.26 feet; thence deflect to the right on a 20 degrees 00 minute curve (delta angle 31 degrees 36 minutes 04 seconds) for 158.01 feet; thence on tangent to said curve far 93.03 feet; thence deflect to the right on a 02 degrees 30 minutes curve (delta angle 16 degrees 29 minutes 30 seconds) for 659.67 feet and there terminating.

1.03 On September 15, 2020, the community design review board reviewed this request. The applicant was provided the opportunity to present information to the community design review board. The community design review board considered all of the

comments received and the staff report, which are incorporated by reference into this resolution.

Section 2. Site and Building Plan Standards and Findings.

2.01 City ordinance Section 2-290(b) requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.

2. That the design and location of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan.

3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

Section 3. Community Design Review Board Action.

3.01.1 The above-described site and design plans are hereby approved based on the findings outlined in Section 3 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the site and design plans date-stamped August 18, 2020. Approval is subject to the applicant doing the following:

1. Repeat this review in two years if the city has not issued a building permit for this project.

2. All requirements of the fire marshal and building official must be met.

3. Meet all requirements in the engineering report, dated September 2, 2020.

4. Meet all requirements in the environmental report, dated September 8, 2020.

5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.

6. Rooftop vents and equipment shall be located out of view from all sides of the property.

7. Any identification or monument signs for the project must meet the requirements of the city’s sign ordinance. Identification or monument signs shall be designed to be consistent with the project’s building materials and colors.

8. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:

    a. The applicant shall provide the city with a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.

    b. Submit to staff a screening plan detailing that all ordinance requirements are met in terms of screening on the north side of the north parking lot.

10. The applicant shall complete the following before occupying the building:

    a. Apply for and receive approval for a lot division to combine the three parcels into one. Applicant shall be required to provide proof of Ramsey County recording to city staff.

    b. Replace any property irons removed because of this construction.

    c. Provide continuous concrete curb and gutter around the parking lots and driveways.

    d. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.

    e. Install all required outdoor lighting.

11. If any required work is not done, the city may allow temporary occupancy if:

    a. The city determines that the work is not essential to public health, safety or welfare.

    b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.

12. All work shall follow the approved plans. The director of community development may approve minor changes.

_____ by the Community Design Review Board of the City of Maplewood, Minnesota, on September 15, 2020.

Maplewood Living Development

City of Maplewood

Attachment 2

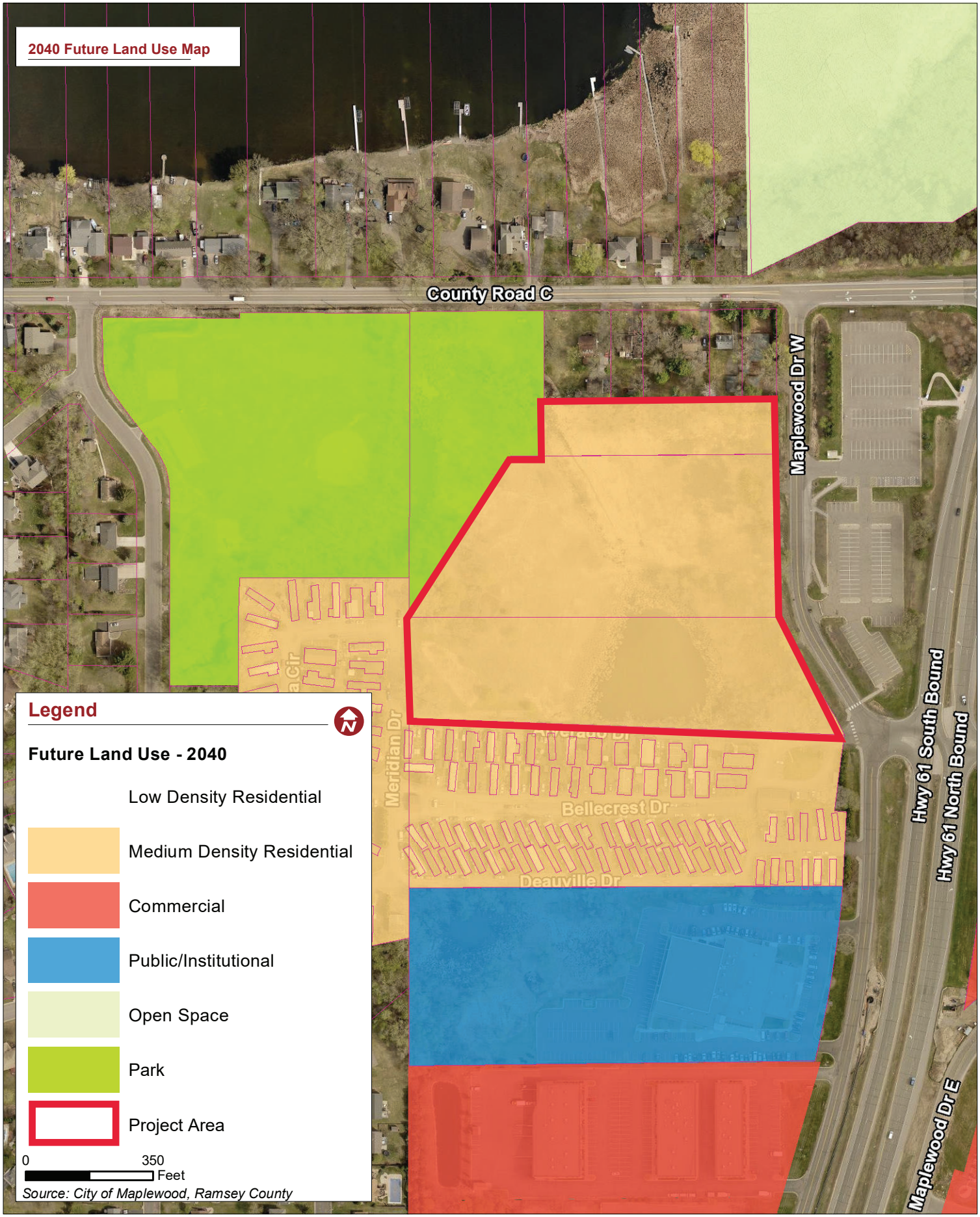
August 20, 2020

Maplewood Living Development

City of Maplewood

Attachment 3

August 20, 2020

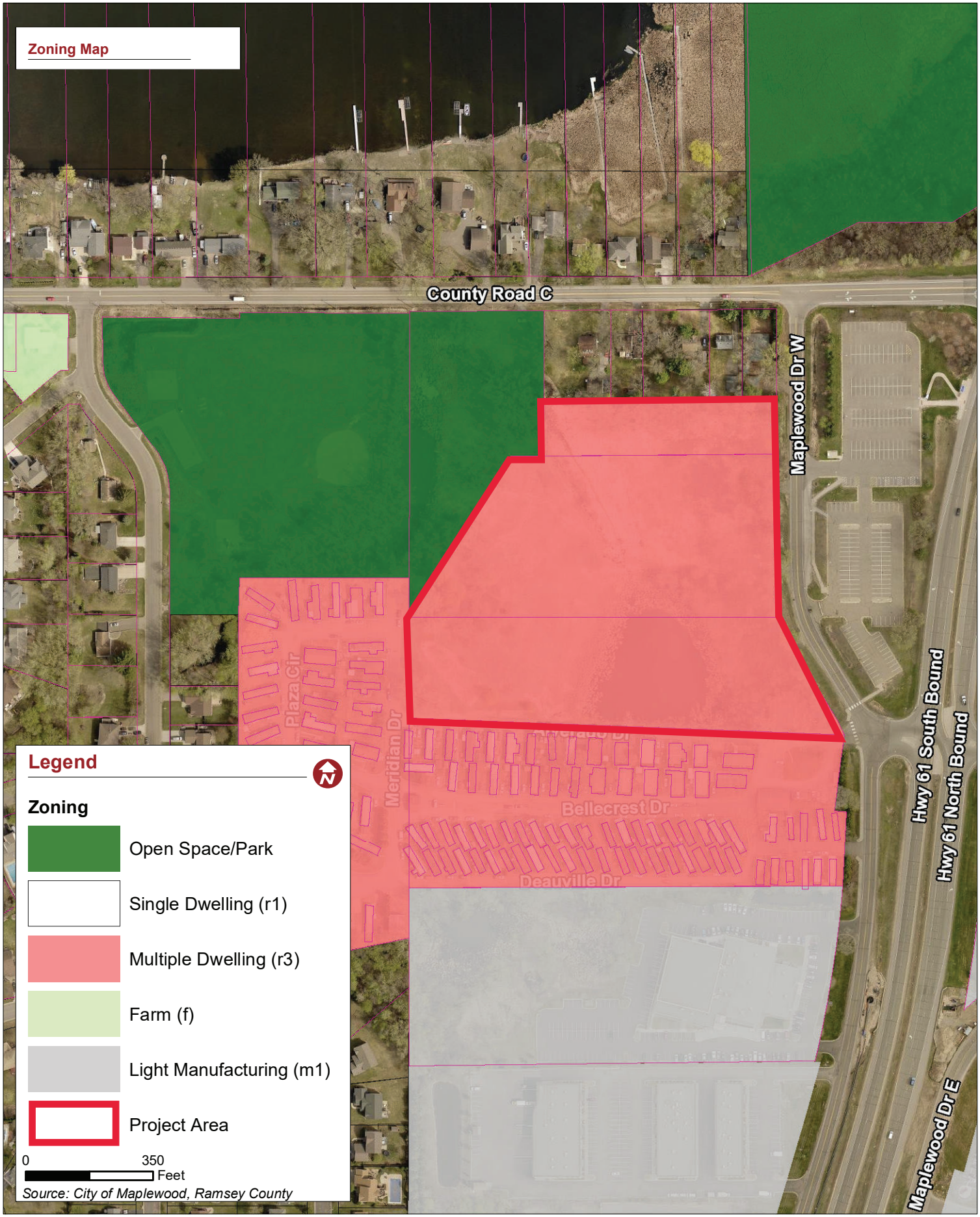


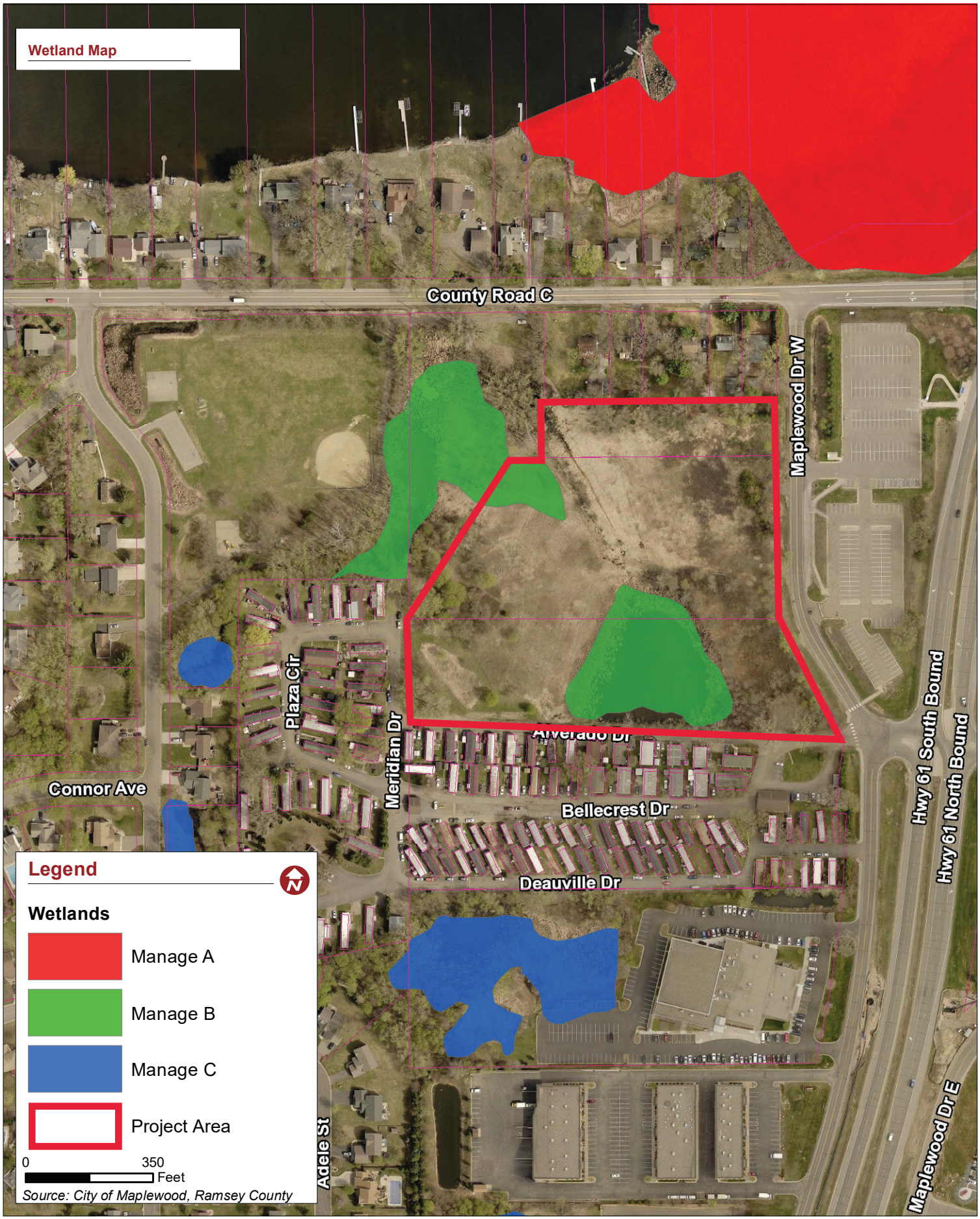
Maplewood Living Development

City of Maplewood

Attachment 4

August 20, 2020



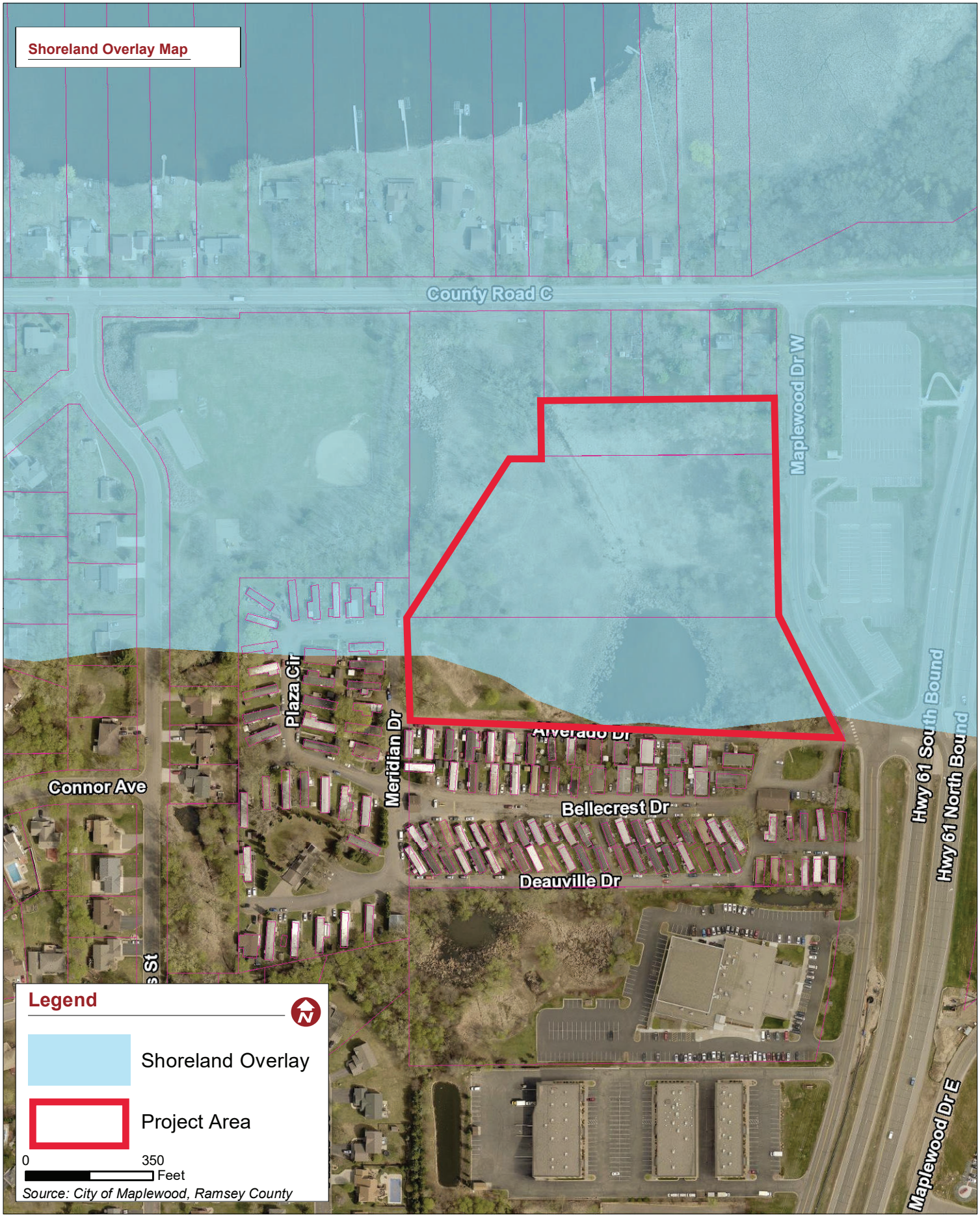

Wetland Map
County Road C
Maplewood Dr W
Plaza Cir
Meridian Dr
Alverado Dr
Connor Ave
Bellecrest Dr
Deauville Dr
Hwy 61 South Bound
Hwy 61 North Bound
Adele St
Maplewood Dr E
Legend
Wetlands
Manage A
Manage B
Manage C
Project Area
0
350
Feet
Source: City of Maplewood, Ramsey County

Maplewood Living Development

City of Maplewood

Attachment 6

August 20, 2020



Maplewood Multifamily Apartment Living Project Summary

To: City of Maplewood, MN 12 August 2020

From: Mathew Frisbie – Frisbie Properties, LLC

The following describes the overall project summary.

Maplewood Multifamily Apartments
Maplewood, MN

The Project
The site development for this project has a total of 72 units designed around a common park-like courtyard green space and building amenities for apartment living. The building is a three-story apartment building with an additional full lower level parking below grade. The unit mix includes:

- 31 Large Studio Apartments at 580 s.f. with an addition 120 cu. ft. of storage.
- 24 One Bedroom Apartments ranging from 643 s.f. to 788 s.f.
- 12 One Bedroom + Den Apartments ranging from 849 s.f. to 907 s.f.
- 5 Two Bedroom Apartments ranging from 1,024 s.f. to 1,058 s.f.

The project will have a total of 144 parking stalls, with 72 parking spaces in the lower level parking garage and 72 parking spaces on the surface.

The apartment building will incorporate common building amenities such as individual member storage, a community room with a kitchenette for gatherings, library and conference area, multi-purpose rooms, fitness room, dog wash room, and management offices.

The exterior of the buildings will incorporate brick, stone, metal panel, and cementitious siding/panels with a flat roof. The building will be set back off the adjacent street and residential neighbors with landscaping buffers, walks and courtyards.

The anticipated number of employees for this apartment building project will be approximately 3 employees. This will include a director, staff for marketing/activities, and maintenance staff.

Note: The site density calculation worksheet is attached.

The Location and Demand
(Summarized from the market study provided by Viewpoint Consulting Group)

This proposed multi-family apartment building will be an open, market-rate housing facility on the 9-acre parcel located on Maplewood Drive.

Maplewood is a mature suburban community of about 41,000 people in Ramsey County, on the northeastern side of the Twin Cities Metro Area, which has a seven-county

population of over three million. Maplewood is situated about three miles north of Downtown St. Paul, via Interstate 35E. Maplewood covers about 18 square miles surrounded by St. Paul and the suburbs of Little Canada, White Bear Lake, North St. Paul, and Oakdale. With its supply of undeveloped land available for new housing being limited, much of the growth will come from redevelopment of underutilized parcels.

More specifically, the Site is a collection of parcels south of County Road C East and west of Maplewood Drive. This location is a block west of Highway 61 and less than a mile north of Highway 36. Both are major four-lane transportation arteries. Interstate 694 is about a mile north of the Site and Interstate 35E is about two miles west of the Site. Thus, the Site has good access to the surrounding metropolitan area. It is a short drive to major shopping. Most notable, Maplewood Mall is about a two-mile drive to the northeast. Many other stores and restaurants surround the Mall, including a Costco on Beam Avenue (less than a mile from the Site). About two miles east of the Site, at the intersection of Highway 36 and White Bear Avenue is a Cub Foods, and two and a half miles east of the Site at Highway 36 and McKnight Road, is a Target.
Besides retail, the Site is about a mile and a half-mile drive from St. John's Hospital (just west of Maplewood Mall). Besides St. John's Hospital, the other major employer in Maplewood is 3M, which has about 10,000 employees.

Overall, the Site is well situated for multifamily housing, including market rate rental. The market demand study shows this site location will support up to 180 of apartments units (not counting the demand for income-based housing or senior housing).

Please contact me if you have any questions or comments.

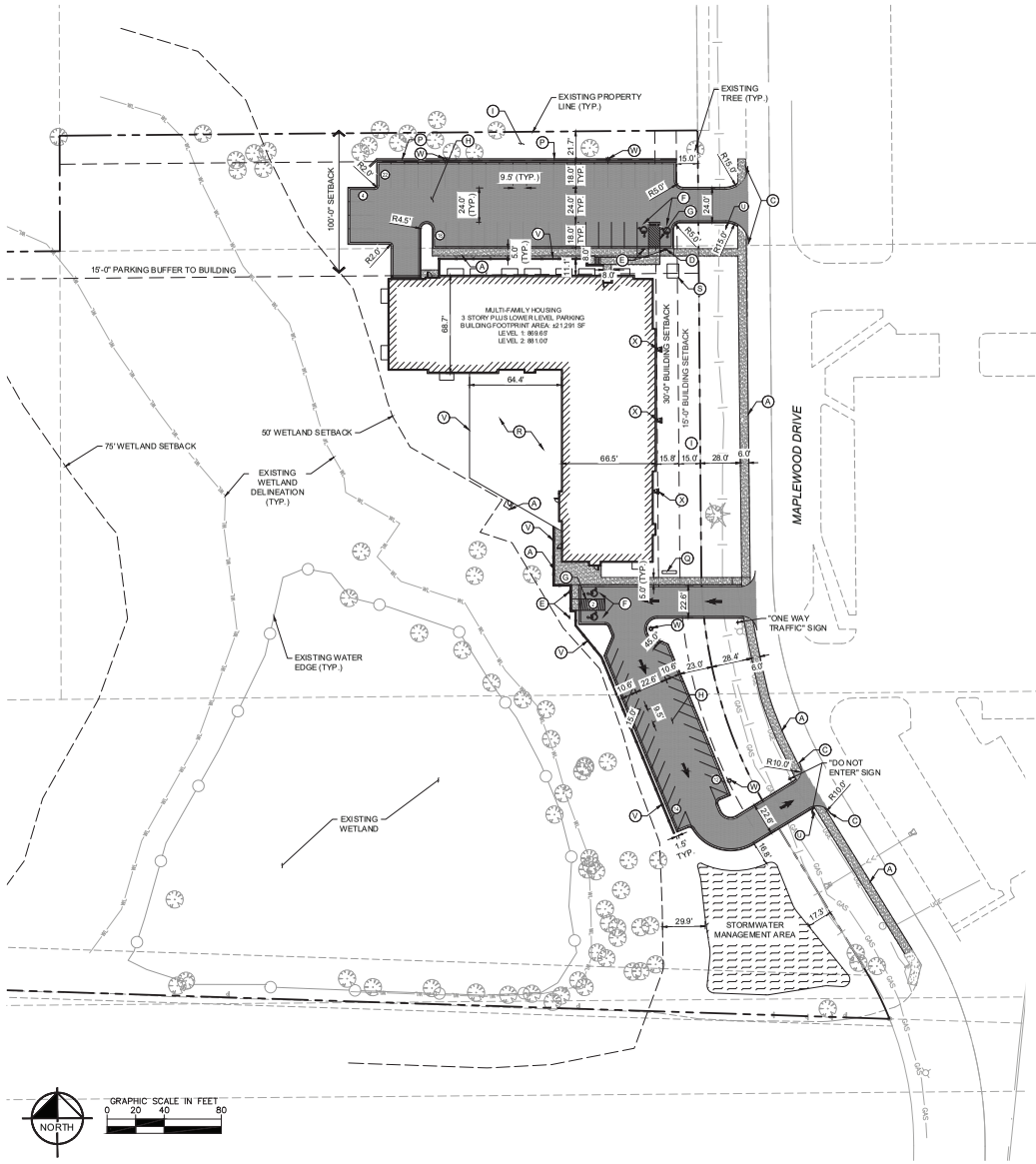
Sincerely,

Mathew J. Frisbie, AIA

Maplewood Multifamily Apartments - Site Density Calculations

8/12/2020

Total Site Area	390,447	s.f.	s.f.	8.96	acres				
Wetland Area	109,641	s.f.	s.f.	2.52	acres				
Area Difference w/out Wetland	280,806	s.f.	s.f.	6.45	acres				
Density Credits:									
								Apartment Units	
Base site density per zoning	6.45	acres	x10 units/acre					64.46	units
1. Underground Parking	300	s.f.	x72 stalls	21,600.00	s.f. =	0.50	acres	4.96	units
2. Open Space	100	s.f.	x72 units	7,200.00	s.f. =	0.17	acres	1.65	units
3. Landscaping	100	s.f.	x72units	7,200.00	s.f. =	0.17	acres	1.65	units
4. Highrise (4 stories)	0							0.00	units
								72.73	**Total**



LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

PROPERTY SUMMARY

MAPLEWOOD LIVING DEVELOPMENT	
TOTAL PROPERTY AREA	8.96 AC
EXISTING IMPERVIOUS AREA (ON-SITE)	0.00 AC
EXISTING PERVIOUS AREA (ON-SITE)	2.52 AC
PROPOSED IMPERVIOUS AREA (ON-SITE)	1.26 AC
PROPOSED PERVIOUS AREA (ON-SITE)	1.26 AC
PROPOSED IMPERVIOUS AREA (OFF-SITE)	0.23 AC
PROPOSED PERVIOUS AREA (OFF-SITE)	0.13 AC
ON-STE DISTURBED AREA	2.52 AC
OFF-SITE DISTURBED AREA	0.36 AC
TOTAL DISTURBED AREA	2.88 AC
ZONING SUMMARY	
EXISTING ZONING	R3-B
PROPOSED ZONING	R3-B
PARKING SETBACKS	SIDE/REAR = 15' ROAD = 15'
BUILDING SETBACKS	FRONT = 100' SIDE = 30' REAR = 30'
WETLAND SETBACK	50' MINIMUM

BUILDING DATA SUMMARY

AREAS	
PROPOSED PROPERTY	8.96 AC
BUILDING AREA	21,291 SF (8% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	144 SPACES @ 2 PER DWELLING
PROPOSED PARKING	144 SPACES : 72 INSIDE AND 72 OUTSIDE
ADA STALLS REQ'D / PROVIDED	5 STALLS / 8 STALLS

KEYNOTE LEGEND

A	CONCRETE SIDEWALK
B	EXISTING PIPE BOLLARD
C	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
D	ACCESSIBLE CURB RAMP
E	ACCESSIBLE PARKING SIGN
F	ACCESSIBLE PARKING
G	AREA STRIPED WITH 4" SYSL @ 45° 2 O.C.
H	STANDARD DUTY ASPHALT PAVEMENT
I	LANDSCAPE AREA - SEE LANDSCAPE PLANS
J	MILL AND OVERLAY RESTRIPPED AREAS
K	HEAVY DUTY CONCRETE PAVEMENT
L	B612 CURB & GUTTER (TYP.)
M	TRANSITION CURB
N	FLAT CURB
O	COMMERCIAL DRIVEWAY APRON
P	RETAINING WALL
Q	PROPOSED MONUMENT SIGN BY OTHERS
R	COURTYARD - SEE ARCHITECTURAL PLANS
S	PROPOSED TRANSFORMER
T	PROPOSED SITE SIGNAGE
U	STOP SIGN
V	RETAINING WALL WITH 4' HIGH DECORATIVE FENCE
W	LIGHT POLE (PER SIGN VENDOR PLANS)
X	RIP RAP AT DOWNSPOUT

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY DEMARC, DATED 05/08/2020.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 5.96 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9.5' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
PHONE: 651-645-4197
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ALAN L. CATCHPOLE
DATE ____ MN LIC. NO. ____ 47666

KHA PROJECT	160135000
DATE	06/15/2020
SCALE	AS SHOWN
DESIGNED BY	ALC
DRAWN BY	TLL
CHECKED BY	ALC

PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN

MAPLEWOOD LIVING DEVELOPMENT
PREPARED FOR
EF MAPLEWOOD LLC
MAPLEWOOD MN

SHEET NUMBER
C400

K:\Frisbie Properties, LLC\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg August 12, 2020 - 10:25pm

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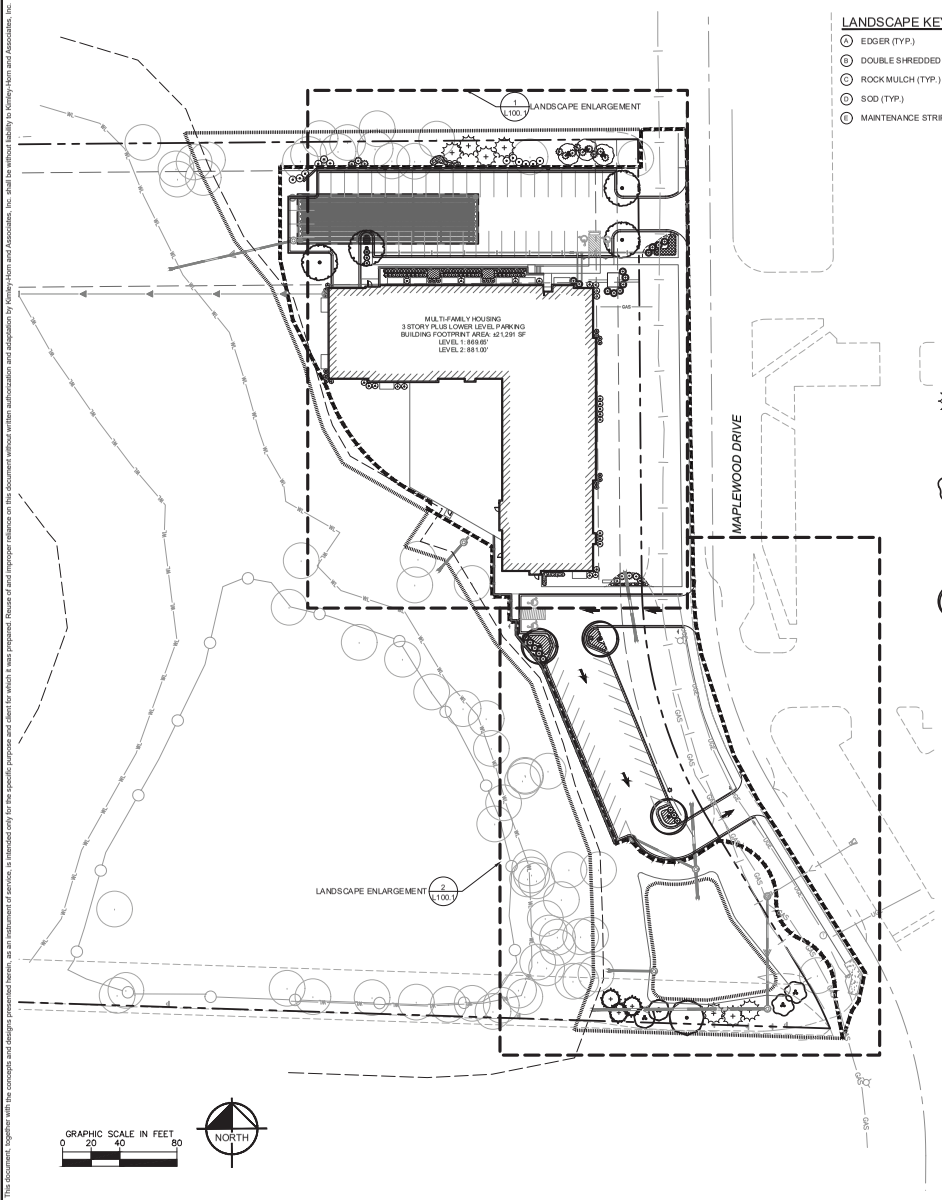
Attachment 8



LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)

SEEDING KEYNOTES (22-112)

- 22-112 SEED WITH MNDOT 22-112: FIVE-YEAR STABILIZATION SEED MIX (TYP.)
- 25-131 SEED WITH MNDOT 25-131: LOW MAINTENANCE TURF SEED MIX (TYP.)
- 33-261 SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)
- 33-262 SEED WITH MNDOT 33-262: DRY SWALE / POND SEED MIX (TYP.)
- 33-361 SEED WITH MNDOT 33-361: STORMWATER NORTHEAST SEED MIX (TYP.)
- 34-171 SEED WITH MNDOT 34-171: WETLAND REHABILITATION SEED MIX (TYP.)
- 35-221 SEED WITH MNDOT 35-221: DRY PRAIRIE GENERAL SEED MIX (TYP.)
- 35-241 SEED WITH MNDOT 35-241: MESIC PRAIRIE GENERAL SEED MIX (TYP.)
- 36-211 SEED WITH MNDOT 36-211: WOODLAND EDGE SOUTH & WEST SEED MIX (TYP.)

LANDSCAPE SUMMARY

REQUIRED: 20' WIDE LANDSCAPE AREA
PROVIDED: 20' WIDE LANDSCAPE AREA

REQUIRED: SCREENING BETWEEN PARKING LOT AND RESIDENTIAL WINDOWS
PROVIDED: SCREENING BETWEEN PARKING LOT AND RESIDENTIAL WINDOWS

REQUIRED: SCREENING AROUND TRANSFORMER LOCATION
PROVIDED: ONE SIDE OF TRANSFORMER OPEN FOR ACCESS

PLANT SCHEDULE

CONIFEROUS TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	BHS	3	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B		6` HT.
	WHP	7	PINUS STROBUS	WHITE PINE	B & B		6` HT.

ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	QUC	2	POPULUS TREMULOIDES	QUAKING ASPEN CLUMP	B & B		6` HT.
	RVB	2	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		6` HT.
	WSB	3	BETULA POPULIFOLIA `WHITESPIRE`	WHITESPIRE BIRCH CLUMP	B & B		6` HT.

OVERSTORY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ABM	4	ACER X FREEMANII `AUTUMN BLAZE`	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	
	BOL	3	TILIA AMERICANA `BOULEVARD`	BOULEVARD LINDEN	B & B	2.5" CAL.	
	SWO	1	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	

CONIFEROUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	BAJ	30	JUNIPERUS VIRGINIANA `BLUE ARROW`	BLUE ARROW JUNIPER	#5 CONT.	3` OC	
	SGJ	15	JUNIPERUS CHINENSIS `SEA GREEN`	SEA GREEN JUNIPER	#5 CONT.	5` O.C.	
	TAU	17	TAXUS X MEDIA `TAUNTONII`	TAUTON YEW	#5 CONT.	5` O.C.	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	AFD	9	CORNUS SERICEA `ARTIC FIRE`	ARTIC FIRE DOGWOOD	#5 CONT.	3` O.C.	
	ANH	26	HYDRANGEA ARBORESCENS `ANNABELLE`	ANNABELLE HYDRANGEA	#5 CONT.	4` O.C.	
	DBH	12	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3` O.C.	
	GLS	6	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4` O.C.	
	RTD	12	CORNUS SERICEA `BAILEYI`	RED TWIG DOGWOOD	#5 CONT.	5` O.C.	

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	BEG	171	RUDBECKIA `LITTLE GOLD STAR`	LITTLE GOLD STAR RUDBECKIA	#1 CONT.		15" OC

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	HOS	8	HOSTA X `KROSSA REGAL`	KROSSA RAGAL DAYLILY	#1 CONT		48 OC
	KFG	23	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	#1 CONT		30" O C
	PWW	83	ECHINACEA X `POW WOW WILDBERRY`	POW WOW WILDBERRY CONEFLOWER	#1 CONT		24" OC
	SDO	21	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	#1 CONT		18" O.C.
	WLC	5	NEPETA X FAASSENII `WALKERS LOW`	WALKERS LOW CATMINT	#1 CONT		30" O C

No.	REVISIONS	DATE	BY

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
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RYAN A. HYLLESTED PLA
MN
DATE XXXXXXXXX LIC. NO. 51838

KHA PROJECT 190135000
DATE 08/07/2020
SCALE AS SHOWN
DESIGNED BY RAH
DRAWN BY SJB
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

MAPLEWOOD LIVING DEVELOPMENT
PREPARED FOR
EF MAPLEWOOD LLC
MAPLEWOOD MN

SHEET NUMBER
L100

K:\TWC_LDEV\Frisbie Properties, LLC\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.DWG August 13, 2020 - 12:10am
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Attachment 9

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KHA PROJECT	16013500
DATE	08/07/2020
SCALE	AS SHOWN
DESIGNED BY	ALC
DRAWN BY	TLL
CHECKED BY	ALC

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ALAN L. CATCHPOOL

DATE XXXXXXXXX MN LIC. NO. 47999

LANDSCAPE ENLARGEMENTS

MAPLEWOOD LIVING DEVELOPMENT
PREPARED FOR
EF MAPLEWOOD LLC
MAPLEWOOD MN

SHEET NUMBER
L100.1

Kimley»Horn
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PRELIMINARY - NOT FOR CONSTRUCTION
MAPLEWOOD LIVING
DEVELOPMENT
PREPARED FOR
EF MAPLEWOOD
LLC
MAPLEWOOD MN
SHEET NUMBER
L100.2
LANDSCAPE
ENLARGEMENTS
KHA PROJECT
16013000
DATE
06/07/2020
SCALE AS SHOWN
DESIGNED BY ALC
DRAWN BY TLL
CHECKED BY ALC
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ALAN L. CATCHPOOL
MN
DATE XX/XX/XXXX LIC. NO. 47999
Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
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NO.
REVISIONS
DATE
BY
K:\TWC_LDEV\Fristle Properties, LLC\3 Design\CADPlanSheets\L1-LANDSCAPE PLAN.DWG August 13, 2020 - 12:08am
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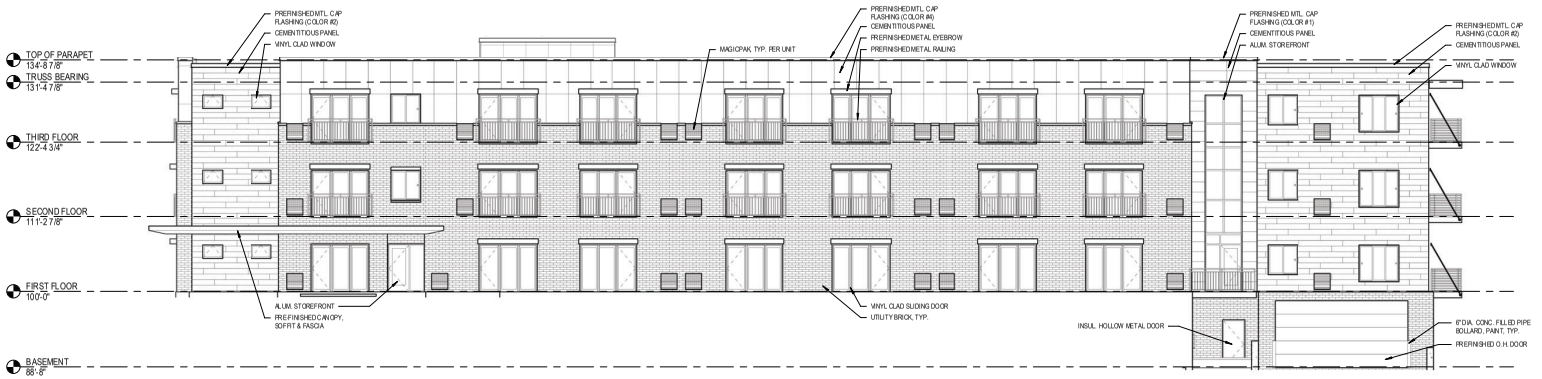
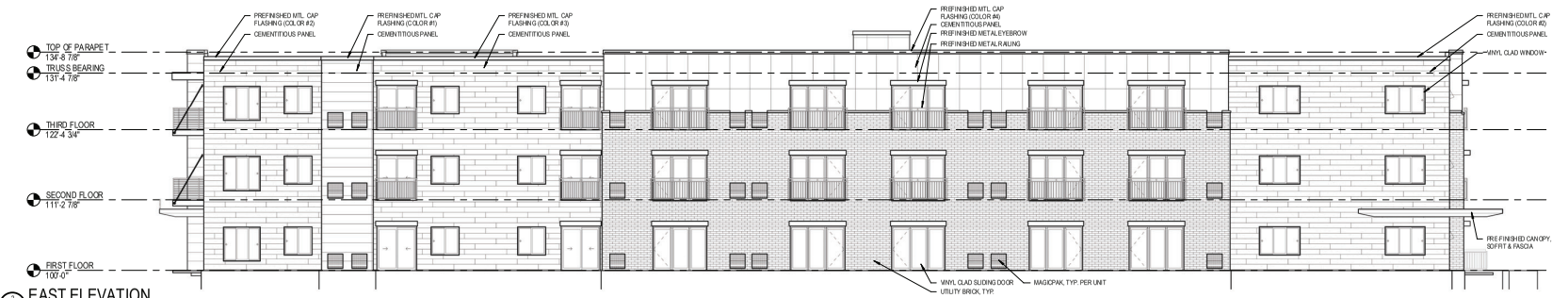
LANDSCAPE ENLARGEMENT: COURTYARD
SCALE: 1"=10'
L100.1
ROOF PLAZA COURTYARD
OUTDOOR FITNESS
TRELLIS COVERED AREA
GREEN ROOF LOW PLANTINGS
APT. PATIO
UNIT B1 • 1-BED
UNIT B2 • 1-BED
UNIT B4 • 1-BED
UNIT C2 • 1-BED +DEN
ELEV. LOBBY
LIBRARY/LOUNGE
FITNESS
DOG WASH
MAIL/ STOR
STAIR
OFFICE
KIT
LOBBY/ COMMUNITY
COVERED ENTRY
SKYLIGHT OVERHANG ABOVE



1 A201 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A201 EAST ELEVATION
SCALE: 1/8" = 1'-0"

8/13/2020 7:27:34 AM BIM 360:/Maplewood Apartments/Maplewood Apts.rvt

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

EF MAPLEWOOD LLC

MAPLEWOOD LIVING DEVELOPMENT

MAPLEWOOD DRIVE WEST & ALVARADO DRIVE

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54701
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Fax (715) 834-1161

River Falls Office
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River Falls, Wisconsin 54022
(715) 425-8488
Fax (715) 425-5866

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PRELIM REVIEW

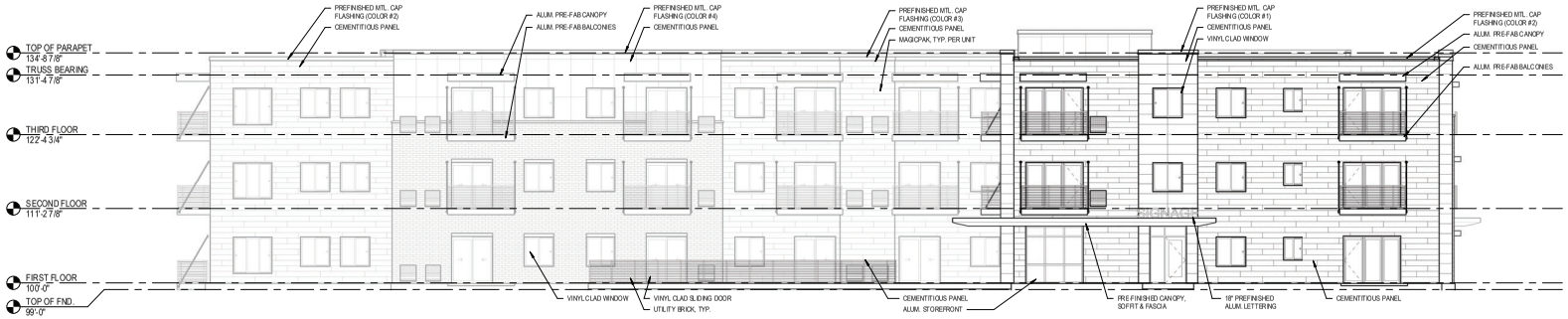
AUG. 14, 2020

PROJECT No: 08- 1923.00

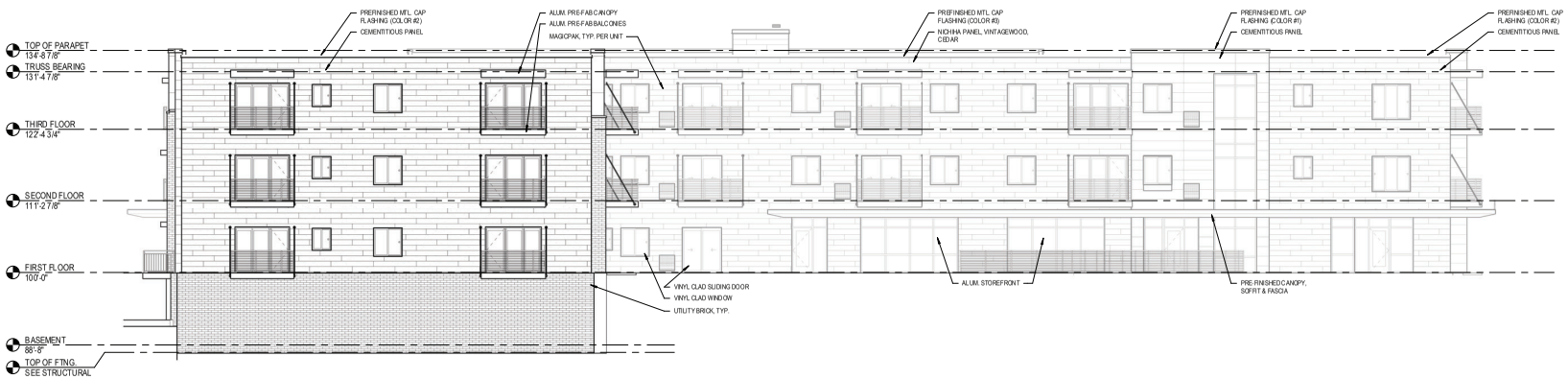
EXTERIOR ELEVATIONS

A201

Attachment 10



A202 SOUTH ELEVATION
SCALE: 18" = 1'-0"



A202 WEST ELEVATION
SCALE: 18" = 1'-0"

8/13/2020 7:58:06 AM BIM 360:/Maplewood Apartments/Maplewood Apts.rvt

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PRELIM REVIEW

AUG. 14, 2020

PROJECT No: 08- 1923.00

EXTERIOR ELEVATIONS

A202

Attachment 10

1 / 1A NORTH ELEVATION (COLORED)
SCALE 1/8" = 1'-0"

2 / 1A EAST ELEVATION (COLORED)
SCALE 1/8" = 1'-0"

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MARK	DATE	DESCRIPTION

EF MAPLEWOOD LLC

MAPLEWOOD LIVING DEVELOPMENT

MAPLEWOOD DRIVE WEST & ALVARADO DRIVE

Eau Claire Office
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PRELIM REVIEW

AUG. 14, 2020

PROJECT No: 08- 1923.00

COLORED ELEVS

1A

8/13/2020 7:53:53 AM BIM 360://Maplewood Apartments/Maplewood Apts.rvt

Attachment 10

1 / 1B SOUTH ELEVATION (COLORED)
SCALE: 1/8" = 1'-0"

2 / 1B WEST ELEVATION (COLORED)
SCALE: 1/8" = 1'-0"

8/13/2020 7:54:09 AM BIM 360://Maplewood Apartments/Maplewood Apts.rvt

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

EF MAPLEWOOD LLC

MAPLEWOOD LIVING DEVELOPMENT

MAPLEWOOD DRIVE WEST & ALVARADO DRIVE

AYRES

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54701
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PRELIM REVIEW

AUG. 14, 2020

PROJECT No: 08- 1923.00

COLORED ELEVS

1B

Attachment 10

EAST ELEV (ALONG MAPLEWOOD DR)

NORTH ELEV (PARKING LOT)

2

MAPLEWOOD LIVING DEVELOPMENT

EF MAPLEWOOD LLC

Scale

8/12/2020 9:53:06 PM

AYRES

Attachment 10

COURTYARD LOOKING NORTH

COURTYARD LOOKING EAST

3

MAPLEWOOD LIVING DEVELOPMENT

EF MAPLEWOOD LLC

Scale

8/12/2020 9:53:57 PM

AYRES

Attachment 10

NE CORNER

4

MAPLEWOOD LIVING DEVELOPMENT

EF MAPLEWOOD LLC

Scale

8/12/2020 9:54:27 PM

AYRES

Attachment 10

Engineering Plan Review

PROJECT: **Maplewood Drive at County Road C Apartments**
PROJECT NO: **20-24**

COMMENTS BY: **Jon Jarosch, P.E. – Assistant City Engineer**

DATE: **9-2-2020**

PLAN SET: **Engineering plans dated 8-13-2020**

REPORTS: **Stormwater Management Plan – Dated 5-18-2018**

The applicant is seeking city approval to develop a 72 unit apartment project on roughly 9 acres of vacant land near the southwest corner of County Road C and Maplewood Drive. The applicant is requesting a review of the current design.

The amount of disturbance on this site is greater than ½ acre. As such, the applicant is required to meet the City's stormwater quality, rate control, and other stormwater management requirements. The applicant is proposing to meet these requirements via the use of an iron-enhanced filtration basin, infiltration basins, and an underground stormwater storage system. From the information submitted, it appears that the proposed design meets the City and Watershed District stormwater management requirements.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents and calculations for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

1) The project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met.

2) A joint storm water maintenance agreement shall be prepared and signed by the owner for the proposed filtration basin, infiltration basins, pretreatment devices, and underground detention system. The Owner shall submit a signed copy of the joint storm-water maintenance agreement with the RWMWD to the City.

3) One of the methods being proposed to meet volume reduction requirements is iron-enhanced filtration. While the City is supportive of this method, our stormwater management standards don't currently address iron-enhanced filtration. As such, the City will defer to the RWMWD methodology for calculating volume reduction credits generated through this method.

4) The applicant shall show how the proposed trench drain near the garage entrance at the northwest corner of the building will be routed on the utility plan. The trench drain shall not be connected into the sanitary sewer system.

5) The applicant shall aim to achieve 1-foot of freeboard between the emergency overflow for the underground detention system and the high-point near the top of the garage entrance ramp. The applicant shall work with the City to meet the intent of the City's freeboard requirements in the City's stormwater standards.

6) The 100-year HWL shall be displayed on the plans for the infiltration basin between the proposed building and Maplewood Drive. The emergency overflow for this basin shall be identified on the plans.

7) Outlet pipes discharging into wetlands and basins shall have minimal slopes to prevent scour at the outlet areas (0.5% Typical).

8) The 100-year HWL shall be depicted on the plans for the southerly infiltration basin.

9) While this project lies within the shoreland overlay district for Kohlman Lake, the amount of impervious surface coverage falls well beneath the allowable 30% coverage allowed by ordinance.

<u>Grading and Erosion Control</u>

10) All slopes shall be 3H:1V or flatter.

11) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.

12) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.

13) All pedestrian facilities shall be ADA compliant.

14) The total grading volume (cut/fill) shall be noted on the plans.

15) A copy of the project SWPPP and NDPES Permit shall be submitted prior to the issuance of a grading permit.

<u>Sanitary Sewer and Water Service</u>

16) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project.

17) All modifications to the water system shall be reviewed by Saint Paul regional Water Services. All requirements of SPRWS shall be met.

18) All new sanitary sewer service piping shall be schedule 40 PVC or SDR35.

19) The proposed bored sanitary sewer line shall be pressure tested to ensure it is completely sealed to groundwater infiltration.

Other

20) The applicant shall provide a self-renewing letter of credit or cash escrow in the amount of 125% of the proposed site improvements including earthwork, grading, erosion control, site vegetation establishment, aggregate base, and paving.

21) The proposed sanitary sewer service line is shown crossing onto the neighboring property. The applicant shall verify that applicable easements are in place to allow for said connection. New easements may be required.

Public Works Permits

The following permits are required by the Maplewood Public Works Department for this project. The applicant should verify the need for other City permits with the Building Department.

22) Right-of-way permit

23) Grading and erosion control permit

24) Storm Sewer Permit

25) Sanitary Sewer Permit

- END COMMENTS -

Environmental Review

Project: Maplewood Living Apartments

Date of Plans: August 13, 2020

Date of Review: September 8, 2020

Location: Vacant Parcel Located West of Maplewood Drive, south of the intersection of County Road C East and Maplewood Drive

Reviewers: Shann Finwall, Environmental Planner
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Background: The applicant is proposing to develop the 8.96 acre vacant parcel with a 72-unit apartment complex. The parcel is located in the Shoreland Overlay District for Kohlman Lake. There is a Manage B wetland and significant trees located on the parcel. The proposal must comply with the City's shoreland, wetland, and tree preservation ordinances, and infiltration basin planting policies.

Shoreland Overlay District:

The Shoreland Overlay District for Kohlman Lake allows for 30 percent impervious surface coverage for an apartment complex. The parcel is 8.96 acres. The impervious surface area including the building, parking lot, and sidewalks will cover 1.26 acres. The overall impervious surface area encompasses 14 percent of the parcel, which meets the Shoreland Overlay District requirements.

Trees:

1. Tree Preservation Ordinance:

    a. Significant Trees: Maplewood's tree preservation ordinance describes a significant tree as a healthy tree as follows - hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter.

    b. Specimen Trees: A specimen tree is defined as a healthy tree of any species which is 28 inches in diameter or greater.

    c. Tree Replacement: Tree replacement is based on a calculation of significant trees located on the parcel and significant trees removed. Credits are given for all specimen trees that are preserved.

2. Tree Impacts: There are 143 significant trees equaling 1,996 diameter inches of trees on the property. The applicant is removing 35 significant trees equaling

533.5 diameter inches. Because so many trees are being preserved, the tree ordinance does not call out tree replacement for the development. The development, however, must meet the City's landscaping and screening requirements for tree planting.

3. Tree Replacement: The applicant's landscape plan includes 25 new trees, for a total of 50.5 caliper inches. The required screen area adjacent the single family homes, north of the parking lot, will be planted with four evergreens and three ornamental trees, in addition to shrubs and seed or sod. These plantings will be located in between existing trees that are being preserved. No trees are proposed in front of the building or in front of the south parking lot, adjacent Maplewood Drive. The tree planting meets the City's tree replacement requirements but may not meet the City's landscaping and screening requirements.

4. Tree Replacement Recommendations:

   a. Prior to issuance of a grading permit the applicant must submit the following:

      1) Landscape Plan: A revised landscape plan showing additional trees or screening north of the parking lot to meet the City's screening requirements. Additionally, the applicant should add trees in front of the building and south parking lot, adjacent Maplewood Drive.

      2) Tree Protection Plan: A tree protection plan that identifies how trees being preserved near the development will be protected per the City's tree ordinance and standards.

      3) Surety: Submit a cash escrow or letter of credit to cover the landscaping requirements.

Wetland:

1. Wetland Ordinance:

   There is a Manage B wetland located in the center of the parcel. The City's wetland ordinance requires a 50-foot minimum and 75-foot average wetland buffer. The wetland ordinance allows flexibility in instances where, because of the unique physical characteristics of a specific parcel of land, the averaging of buffer width for the entire parcel may be necessary to allow for the reasonable use of the land during a development or construction project. In such cases decreasing the minimum buffer width will be compensated for by increased buffer widths elsewhere in the same parcel to achieve the required average buffer width. Averaging is allowed based on an assessment of the following:

   a. Undue hardship would arise from not allowing the average buffer, or would otherwise not be in the public interest.

   b. Size of parcel.

c. Configuration of existing roads and utilities.

d. Percentage of parcel covered by wetland.

e. Configuration of wetlands on the parcel.

f. Averaging will not cause degradation of the wetland or stream.

g. Averaging will ensure the protection or enhancement of portions of the buffer which are found to be the most ecologically beneficial to the wetland or stream.

h. A wetland buffer mitigation plan is required for construction of development projects that will require averaging. In reviewing the mitigation plan, the city may require one or more of the following actions:

1) Reducing or avoiding the impact by limiting the degree or amount of the action, such as by using appropriate technology.

2) Rectifying the impact by repairing, rehabilitating, or restoring the buffer.

3) Reducing or eliminating the impact over time by prevention and maintenance operations during the life of the actions.

4) Compensating for the impact by replacing, enhancing, or providing substitute buffer land at a two-to-one ratio.

5) Monitoring the impact and taking appropriate corrective measures.

6) Where the city requires restoration or replacement of a buffer, the owner or contractor shall replant the buffer with native vegetation. A restoration plan must be approved by the city before planting.

7) Any additional conditions required by the applicable watershed district and/or the soil and water conservation district shall apply.

8) A wetland or buffer mitigation surety, such as a cash deposit or letter of credit, of 150 percent of estimated cost for mitigation. The surety will be required based on the size of the project as deemed necessary by the administrator. Funds will be held by the city until successful completion of restoration as determined by the city after a final inspection. Wetland or buffer mitigation surety does not include other sureties required pursuant to any other provision of city ordinance or city directive.

2. Wetland Impacts: The development will have grading to within 50 feet along the eastern edge of the Manage B wetland. The entire western edge of the wetland will remain undisturbed allowing for wetland buffer averaging. Wetland buffer

averaging is being requested due to the percentage of parcel covered by wetland and the configuration of the wetland on the parcel.

3. Wetland Buffer Recommendations:

a. Prior to issuance of a grading permit the applicant must submit the following:

1) Wetland Buffer Averaging Plan: A wetland buffer averaging plan identifying where the wetland buffer will be increased on the western side of the wetland to ensure mitigation of the averaged 50-foot buffer encroachment on the eastern side of the wetland. Since the development will take place along the entire eastern side of the wetland (approximately 780 feet), the required averaging on the western side should be 780 x 25 (buffer encroachment) = 19,500 square feet of preserved buffer on the western side of the wetland.

2) Utility and Grading Plans: The utility plan shows storm and sanitary sewer lines being bored under the wetland and wetland buffer. The applicant must supply detailed utility and grading plans for these areas to ensure there is no impact to the wetland and wetland buffer.

3) Wetland Buffer Mitigation: A wetland buffer mitigation plan showing repair, rehabilitation, or restoration of the 50-foot wetland buffer located on the eastern edge of the wetland. Mitigation should include removal of invasive species and planting of native plants within the buffer.

4) Landscape Plan: The landscape plan appears to add turf or seed within the 50-foot wetland buffer located on the east side of the wetland, adjacent the development. The applicant must supply a detailed landscape plan to ensure there is no impact to the wetland buffer.

5) Wetland Buffer Easement: An easement over the 50-foot wetland buffer on the eastern side of the wetland, and over the increased wetland buffer on the western side of the wetland. The easement will be recorded with the County and will identify that no mowing, grading, or building is allowed within the wetland buffer.

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4) Wetland Buffer Sign Plan: A wetland buffer sign plan showing the location of wetland buffer signs on the survey along the edge of the buffers that specify that no building, mowing, cutting, grading, filling or dumping be allowed within the buffer.

5) Wetland Buffer Sign Installation: Install the city wetland buffer signs that specify that no building, mowing, cutting, grading, filling or dumping be allowed within the buffer.

6) Maintenance Agreement: Sign a wetland buffer mitigation agreement with the City requiring that the applicant establish and maintain the required mitigation within the buffer for a three-year period.

7) Surety: A cash escrow or letter of credit to cover 150 percent of the wetland buffer mitigation. The City will retain the surety for up to three years as outlined in the maintenance agreement to ensure the wetland buffer mitigation is established and maintained.

Infiltration Basin:

1. Infiltration Basins Proposed: There is a large infiltration basin proposed on the south side of the parcel.

2. City Infiltration Basin Planting Requirements: Large infiltration basins will ideally be planted with deep-rooted native plants. The City requires a portion of the basin to be *planted* rather than *seeded.* Using plants rather than seeds hastens establishment and provides a better chance of successful establishment. Basin bottoms and lower elevations almost never establish successfully from seed since the seed is washed away when stormwater flows into the basin.

3. Infiltration Basin Recommendations:

   a. Provide a detailed landscape plan for the infiltration basin, including a list of species, container size, spacing, and quantities to be approved by City staff.

   b. For any area using a native seed mix provide information on maintenance for planting year and years two and three, addressing what maintenance activities will be required and what entity (developer, owner, etc.) will take on this responsibility.

   c. A joint stormwater maintenance agreement shall be prepared and signed by the owner for the proposed infiltration basins. The Owner shall submit a signed copy of the joint stormwater maintenance agreement with the RWMWD to the City.