



CHAIR  
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14035 Oldfield Road North  
Stillwater, MN 55082  
(651) 430-8134

CLERK/TREASURER  
Linda Tibbetts  
P.O. Box 60  
Marine on St. Croix, MN 55047  
(651) 439-1706

SUPERVISOR  
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16601 Orwell Road North  
Marine on St. Croix, MN 55047  
(651) 433-5013

DEPUTY CLERK/TREASURER  
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817 Everett Drive  
Stillwater, MN 55082  
(651) 275-9178

SUPERVISOR  
Steve Magner  
31 Moonlight Bay  
Stillwater, MN 55082  
(651) 439-5366

PLANNING COMMISSION  
John Arnason  
15149 Old Guslander Trail  
Marine on St. Croix, MN 55047  
(651) 433-8510

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**AGENDA**  
**TOWN OF MAY**  
**PLANNING COMMISSION**  
**September 30, 2021 at 7:00 p.m. via Zoom**

- I. Call to order**
  - a. Review and approval of minutes from July 29, 2021 PC Meeting
  
- II. Public Hearings**
  - a. Harvieux/Manning Ridges Subdivision
  
- III. Adjourn**

**TOWN of MAY**  
**WASHINGTON COUNTY, MINNESOTA**  
**OFFICIAL PLANNING COMMISSION MINUTES**  
**July 29, 2021**

The Planning Commission for the Town of May held its regular monthly meeting on Thursday, July 29, 2021, via video/telephone conference. Members in attendance were Chair John Arnason, Chad Nelson, Don Rolf, and Walter Peterson. Alternate Mitchell Otterson was absent. Also present were Town Clerk/Treasurer Linda Tibbetts (at the Town Hall) and Town Planner Nate Sparks. Planning Commission Chair Arnason called the meeting to order at 7:01 p.m.

Notice of the Planning Commission Meeting and Public Hearings were published in the township's legal newspaper, the *Country Messenger*, posted at the Town Hall, and posted on the township's website.

**Minutes from May 27, 2021, Planning Commission Meeting**

Arnason moved, seconded by Rolf, to approve the May 27, 2021 minutes as presented. By Roll Call Vote: Arnason: YES; Nelson: YES; Rolf: YES; Peterson: YES. Motion passed.

**Staples Subdivision Application**

Nate Sparks explained the Staples subdivision request is located at 13950 Oldfield Avenue North. This property is a 20-acre parcel zoned rural residential. The request is to divide the 20 acres into two 10-acre pieces. This was originally requested in 2006 by a previous owner and was approved by the township, but never recorded. Since that time, a new property owner purchased the property and is seeking to do essentially the same division. The current owner built an additional accessory building which does not meet code which will need to be removed to make it meet zoning for buildings allowed per the size of the lot. This will need to happen before the plat is recorded. One oddity in this application was originally, back in 2006 there was a wetland on this property; however, now the wetland is not there which has been confirmed by the conservation district. There is an easement over this area as it is still considered a drainage way. A park dedication is required and will need to be paid.

Arnason asked if the length to width ratio is 4:1 – Sparks responded the lot width is 330 and depth is 1212.93. Rolf stated the application is straightforward.

Chair Arnason opened the public hearing without objection at 7:08 p.m. as his authority as chair of the Planning Commission.

Tibbetts noted she sent notice of the Public Hearing to properties surrounding 13950 Oldfield Avenue North.

Chair Arnason closed the public hearing without objection at 7:09 p.m. as his authority as chair of the Planning Commission.

Arnason moved, seconded by Peterson, to recommend the Town Board approve the Staples Subdivision as presented subject to the following conditions:

1. The smaller accessory building on Lot 1 shall be removed prior to the recording of the final plat. All necessary permits shall be sought by the applicant.
2. The septic system design and location on Lot 2 and the alternate site on Lot 1 is to be reviewed and approved by Washington County or the Town's Septic Consultant.
3. A park dedication fee of \$800.00 is to be paid to the Town of May prior to recording the plat.
4. All comments from the Conservation District, Watershed District, Town Engineer, and Town Attorney shall be addressed.

By Roll Call Vote: Arnason: YES; Nelson: YES; Rolf: YES; Peterson: YES. Motion passed.

### **Housing Standards**

Sparks explained the Town Board has been discussing some areas of improvement needed in the Town Code. One area of more immediate concern is related to housing standards. Most area communities have a minimum size and dimensional standards for single family houses. This prevents the use of structures intended to be for temporary uses being used as a permanent domicile. This will prevent severely out-of-character construction which could be impactful to property values. In a lot of rural areas, people will argue a "loft in a pole barn" makes it a house. Our current building code makes it more and more difficult to defend against temporary structures or nonconforming structures as being allowable.

The recommended changes are as follows:

1. Dwelling Unit Density. There shall be no more than one (1) residential dwelling unit on any one (1) parcel of land.
2. Certain Dwelling Units Prohibited. No cellar, garage, recreational vehicle or trailer, basement with unfinished exterior above or accessory building shall be used at any time as a dwelling unit. Except as provided in Article 708.
3. Placement on Unplatted Land. All principal buildings hereafter erected on unplatted land shall be so placed as to avoid obstruction of future street or utility extensions and shall be so placed as to permit reasonably anticipated future subdivisions and land use.
4. Single Family Dwellings. All single-family detached homes, except as part of approved manufactured home parks, shall conform to the following requirements:

- (a) *Perimeter foundation.* Be constructed upon a continuous perimeter foundation that meets the requirements of the State Building Code.
- (b) *Dimensional requirements.* No residential structure shall have a width of less than 22 feet on not less than 70% of the structure. Width measurements shall not be inclusive of overhangs or other projections beyond the principal exterior walls.
- (c) *Minimum floor area.* Single-family dwellings shall have a minimum foundation footprint of 900 square feet.

Chair Arnason opened the public hearing without objection at 7:21 p.m. as his authority as chair of the Planning Commission.

Peterson asked about properties that do not meet these standards. Sparks said it would not present an issue for existing houses; however, this would impact uses going forward such as new construction. Arnason asked if an existing house is not in compliance and it burned down or some sort of catastrophic event, if they were to rebuild, would they have to comply with the new standards? Sparks responded there is a procedure in state law that states if a house burns down the homeowner can reestablish the existing house within one year.

Nelson opined the township does have narrow lake lots. What about buildable lots that are substandard, like lake lots, is there anything the town needs to be sensitive to in these situations? Sparks said a situation of this avenue could be handled under a variance. For the most part, the lot would need to be quite narrow before an issue arises in this regard. Rolf mentioned that the county has authority over the shoreline districts.

Chair Arnason closed the public hearing without objection at 7:27 p.m. as his authority as chair of the Planning Commission.

Rolf moved, seconded by Peterson, to recommend to the Town Board approval of the recommended housing standard changes, as presented above. By Roll Call Vote: Arnason: YES; Nelson: YES; Rolf: YES; Peterson: YES. Motion passed.

### **Agricultural and Rural Residential Zoning Districts**

Another area the Town Board wants to update in the Town Code is related to park and other uses within the rural residential and agricultural zoning districts.

The proposed updates are as follows:

**Section 2. Code Amended.** *Section 708.01.A is hereby amended to read as follows:*

*A. Permitted Uses. The following uses are permitted in the Agricultural District:*

*Agriculture  
Single Family Detached Residential Dwellings*

**Section 3. Code Amended.** *Section 708.02.A is hereby amended to read as follows:*

*A. Permitted Uses. The following uses are permitted in the Rural Residential District:*

*Agriculture  
Single Family Detached Residential Dwellings*

**Section 4. Code Amended.** *Section 708.01.C (list of Accessory Uses in the AG District) is hereby amended to include the following:*

*Keeping of Animals, Domestic Farm or Domestic Pets*

**Section 5. Code Amended.** *Section 708.02.C (list of Accessory Uses in the RR District) is hereby amended to include the following:*

*Keeping of Animals, Domestic Farm or Domestic Pets*

**Section 6. Code Amended.** *Section 708.01.D (list of Conditional Uses in the AG District) is hereby amended to include the following uses:*

*Nursery – Commercial Wholesale (Production of Trees and Shrubs)  
Wildlife Reserves, Public or Private*

**Section 7. Code Amended.** *Section 708.02.D (list of Conditional Uses in the RR District) is hereby amended to include the following uses:*

*Parks  
Wildlife Reserves, Public or Private*

**Section 8. Code Deleted.** *Sections 901.13.02.H and 901.15.09 are hereby deleted.*

**Section 9. Code Amended.** *Section 901.14.05.E is hereby amended to read as follows:*

*E. Densities and Bonuses. The density for an Open Space Design development shall be determined by a lot yield calculation as defined in Section 901.12 of this Chapter. To encourage Open Space Design, a density bonus not to exceed 25% of the lots defined by the yield plan may apply, if the application meets all criteria of an Open Space Design as stated herein.*

Sparks explained that in the rural residential district, agricultural district, and conservancy district the township has lost consistency in the Town Code. The Town Board wants to clean up these parts of the code. Some of the uses that are allowed as a conditional use in the conservancy district we never moved into the rural residential district or agricultural district. The main purpose of these proposed changes is to have a more consistent code in the way the township does things.

For example, in the conservancy district, parks are a conditional use. In the rural residential and agricultural districts this is a permitted use. The ordinance amendment moves this and “wildlife reserves” to the conditional use list in these districts. Therefore, this would require any use that invited the public to a property to receive a conditional use permit.

Sparks further stated that related to the same, it moves the keeping of animals to the accessory uses. The agricultural district has a use called “nursery – commercial” (which is not clear what it refers) as a permitted use. If it were an agricultural use, it would already be permitted. If it were a retail use, it would be in violation of the township’s Comprehensive Plan. This was also moved to conditional uses with the word “wholesale” added but could be removed entirely, as it could be considered a subset of agriculture.

Further, Sparks explained the proposed ordinance removes references to the Gateway Trail from the Open Space Subdivision ordinance. There was a clause that allowed for an additional density bonus for subdivisions that donated land for the Gateway Trail. The Gateway Trail does not appear in the Comprehensive Plan, therefore its “location” is not clearly identified. Also, the density bonus would greatly exceed the township’s density requirements within the Comprehensive Plan. The township could use such a concept as a means for granting a density bonus under the existing language in the Subdivision Ordinance, as part of the general review criteria of an open space subdivision.

Chair Arnason opened the public hearing without objection at 7:36 p.m. as his authority as chair of the Planning Commission.

Arnason asked that the part about keeping of animals or domestic pets is being moved from a “permitted” use to an “accessory” use so isn’t the sole use of a parcel? Sparks explained that, as an example, this part would stop someone from having an empty lot and putting up a chicken coop. This would make it clear in the Town Code that this would not be permitted. However, this would be allowable if there was an active homestead wherein the chicken coop would be allowable, within other aspects of the Town Code.

Rolf questioned if these updates were raised from specific concerns or just as housekeeping to clean up the code. Sparks said this was a housekeeping item; however, when the last round of conservancy district updates was completed five years ago, this was discussed at that time. However, it has come up more recently for the fact that there have been some properties that are in both the conservancy district and another district wherein there would be conflict in addressing certain uses. Therefore, to avoid inconsistencies in becoming an issue, the Town Board decided

now is the time to clean up and have consistency in the Town Code in this regard. Further, Sparks states that another aspect in bringing this to updating is regarding the township's Comprehensive Plan which states public access is not allowable without a conditional use permit/interim use permit.

Chair Arnason closed the public hearing without objection at 7:38 p.m. as his authority as chair of the Planning Commission.

Nelson moved, seconded by Peterson, to recommend to the Town Board approval of the recommended rural residential and agricultural zoning districts changes, as presented above. By Roll Call Vote: Arnason: YES; Nelson: YES; Rolf: YES; Peterson: YES. Motion passed.

### **Changes/Updates to Planning Commission**

The Town Board recently made updates to the Town Code regarding the Planning Commission. One of those was reducing the number of members from seven to five; however, the number of alternates would remain at two. Another was removing outdated language such as the requirement of a secretary to the commission. Commission member Jyneen Thatcher has recently retired, Commissioner Steve Magner resigned his position as he was elected to the Town Board, and Alternate Commissioner Jason Husveth resigned his position due to scheduling conflicts.

Sparks noted that the Planning Commission is supposed to have a vice chair, elected by the commission. Arnason moved, seconded by Nelson, to elect Don Rolf as vice chair of the Planning Commission. By Roll Call Vote: Arnason: YES; Nelson: YES; Rolf: YES; Peterson: YES. Motion passed.

Chair Arnason adjourned the meeting without objection at 7:50 p.m. as his authority as chair of the Planning Commission.

Respectfully submitted,

Linda M. Tibbetts  
Clerk/Treasurer



# NORTHWEST ASSOCIATED CONSULTANTS, INC.

4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422  
Telephone: 763.957.1100 Website: www.nacplanning.com

## PLANNING REPORT

TO: Town of May Planning Commission  
Town of May Board Chair and Supervisors

FROM: Nate Sparks

DATE: September 24, 2021

RE: May Township – Manning Ridges Preliminary & Final Plat

### BACKGROUND

David Harvieux has requested approval of a preliminary and final plat to create two separate parcels from a property about 28 acres in area. The site is located at 13757 Manning Trail North and is zoned RR Rural Residential. The site has an existing home. The plat is referred to as “Manning Ridges.”

### ANALYSIS

**Zoning and Density.** The property is zoned RR, Rural Residential and the allowed density is one unit per 10 acres.

**Yield Calculation.** A yield plan calculation has been provided and is illustrated again as follows:

$$\begin{array}{r}
 \text{Yield Plan Calculation} \\
 27.91 \text{ total acres} \\
 \div 10.0 \text{ acre density} \\
 \hline
 2
 \end{array}$$

The result is two 10 acre lots.

$$\begin{array}{r}
 27.91 \text{ acres dry area} \\
 - 1.11 \text{ wetlands} \\
 \hline
 - 7.2 \text{ acres steep slopes} \\
 \hline
 19.6 \text{ acres buildable land} \\
 \div 27.91 \text{ acres total area} \\
 \hline
 70\% \text{ buildable land}
 \end{array}$$

A buildable land percentage of 70 percent results in a buildable land factor of 0.8.

$$\begin{array}{r}
 0.8 \text{ buildable land factor} \\
 \times 2 \text{ base lots} \\
 \hline
 1.6
 \end{array}$$

The result is a maximum amount of two lots.

**Lot Descriptions.** Lot 1 is the proposed newly created buildable lot and will be 10.01 acres in size. Lot 2 will have the existing house and will be 16.59 acres in size. There will be a right-of-way dedication of 1.31 acres.

**Access/Frontage.** As currently proposed, both lots would exceed the required 300 feet of frontage for lots in a minor subdivision exceeding 4 acres in area as described in Section 901.15.04 of the May Town Ordinance. Both lots have over 330 feet of frontage.

Washington County is reviewing the new access point proposed.

**Septic Systems.** Section 901.04.20 of the Subdivision Ordinance requires soil testing for the installation of both a primary and secondary on-site sewage disposal. As a condition of approval, the applicant must receive a septic permit from Washington County. Some soil testing sites are identified on the survey. The results of this testing should be reviewed with the County to determine two septic sites on the new lot and the alternate site for Lot 1.

**Park Dedication.** Minnesota Statutes Section 462.358 allows communities to take park dedication fees in lieu of land at final approval of a subdivision. The purpose of the park and open space dedication is to require new subdivisions to contribute proportionally to the impact that they will place upon the system. The Town of May has a designated park fee of \$800.00 per additional lot created. The proposed minor subdivision will create one additional buildable lot. As such, as a condition of approval, a park dedication fee of \$800.00 is to be paid prior to final Town Board approval.

**Wetlands.** The applicant has delineated the wetlands on site and has depicted the required wetland buffers.

**Building Removal.** The property has several accessory buildings. One such building would end up within the setback and is identified for removal. Another is on the new lot and would need to be removed, as well.

There are three sheds on proposed Lot 2 that are identified to remain. One is 2,065 square feet in area, another is 445, and the third is 413. The Zoning Ordinance allows for lots between 5 and 20 acres in size to have up to two accessory structures that total up to 2,500 square feet in area. With all three, this would exceed the size limitations. The building of 445 square feet could be removed and the remaining two would meet this requirement.

**Engineering Comments.** The Town Engineer is reviewing the plans. No lowest floor elevation is proposed on Lot 1.

#### **RECOMMENDATION**

The proposed minor subdivision appears to be generally consistent with the Subdivision Ordinance requirements. As such, Staff would recommend approval of the request subject to the following conditions:

1. The 445 square foot accessory building on Lot 2 shall be removed prior to the recording of the final plat. All necessary permits shall be sought by the applicant.
2. The septic system design and location on Lot 1 and the alternate site on Lot 2 is to be reviewed and approved by Washington County or the Town's Septic Consultant.
3. A park dedication fee of \$800.00 is to be paid to the Town of May prior to recording the plat.
4. All comments from the Conservation District, Watershed District, Town Engineer, and Town Attorney shall be addressed.
5. The access points and right-of-way dedication are subject to review and approval by Washington County and the Town Engineer.

# MANNING RIDGES

KNOW ALL PERSONS BY THESE PRESENTS: That David B. Harvieux and Kathryn L. Harvieux, husband and wife as joint tenants of the following described property situated in the County of Washington, State of Minnesota, to wit:

The East One-half of the Northwest Quarter of Section 29, Township 31, Range 20, excepting therefrom the South 990 feet and also excepting therefrom the North 736 feet, Washington County, Minnesota.

Have caused the same to be surveyed and platted as OLDFIELD ACRES and does hereby dedicate to the public for public use forever the way and the easements created by this plat for drainage and utility purposes only.

In witness whereof said David B. Harvieux and Kathryn L. Harvieux, husband and wife as joint tenants, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

David B. Harvieux

Kathryn L. Harvieux

STATE OF MINNESOTA  
COUNTY OF WASHINGTON

The foregoing instrument by David B. Harvieux and Kathryn L. Harvieux, husband and wife as joint tenants, was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

(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 OLDFIELD ACRES; 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 \_\_\_\_\_, 202\_\_\_\_.

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 COMMISSION OF THE TOWNSHIP OF MAY  
The foregoing plat of OLDFIELD ACRES was approved and accepted by the Planning Commission of the Township of May, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

By \_\_\_\_\_ its Chairperson

By \_\_\_\_\_ its Secretary

TOWN OF MAY  
This plat of OLDFIELD ACRES was approved by the Town Board of May Township, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2

By \_\_\_\_\_, Chair

By \_\_\_\_\_, Clerk

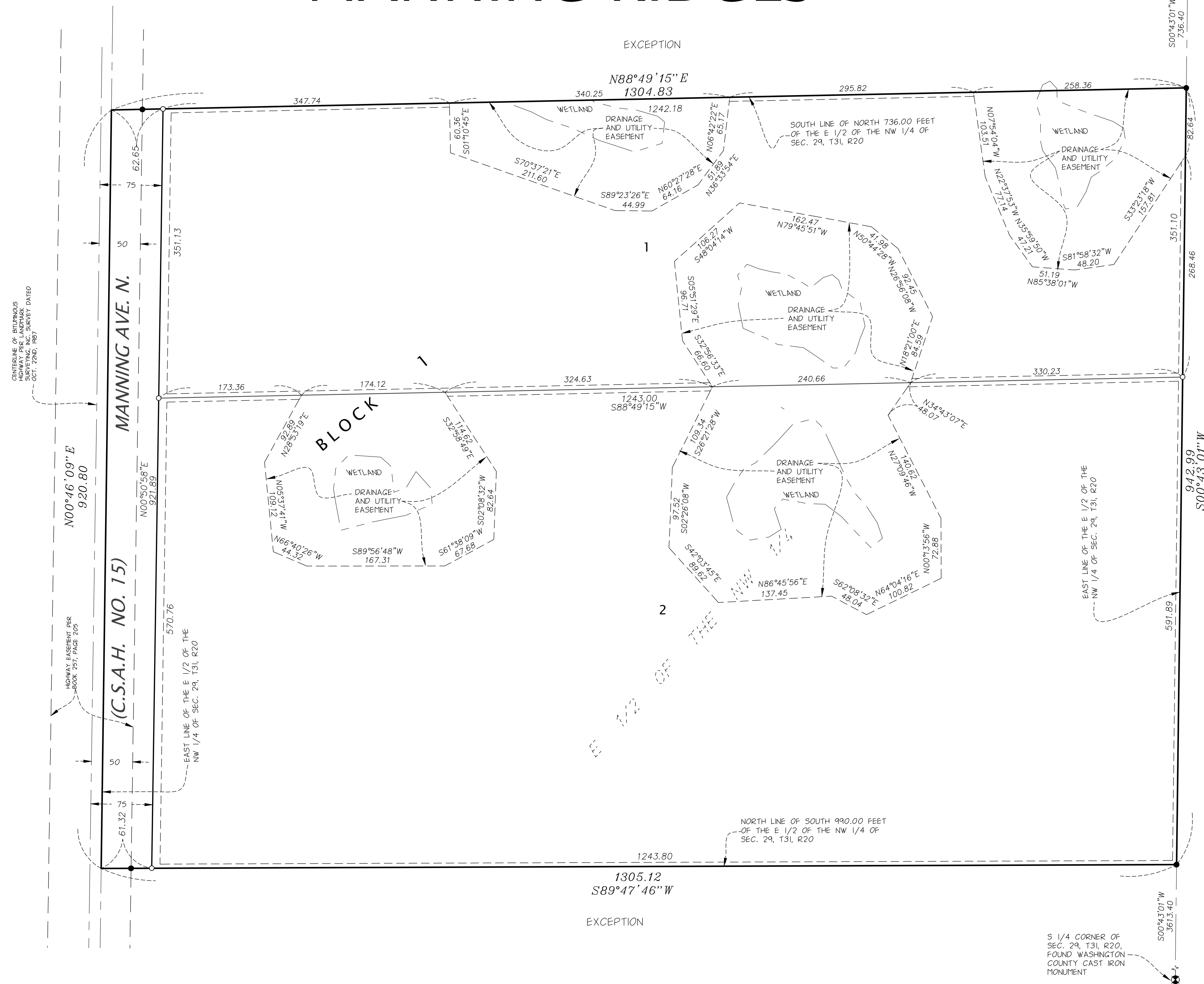
COUNTY BOARD  
I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_ the Board of County Commissioners of Washington County, approved this plat.

By \_\_\_\_\_, Chair, County Board

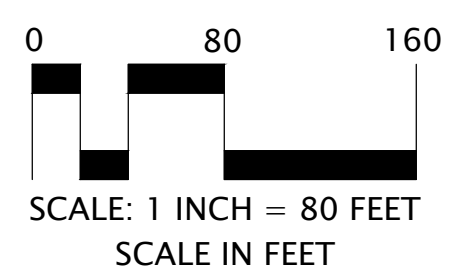
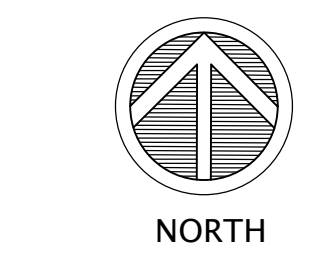
WASHINGTON COUNTY SURVEYOR  
Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

By \_\_\_\_\_

By \_\_\_\_\_  
Washington County Surveyor



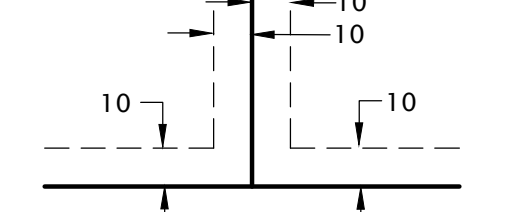
N 1/4 CORNER OF SEC. 29, T31, R20, FOUND WASHINGTON COUNTY CAST IRON MONUMENT



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE WEST LINE OF THE E 1/2 OF THE NW 1/4 OF SEC. 29, T31, R20, WHICH IS ASSUMED TO HAVE THE BEARING OF  $N00^{\circ}46'09'' E$ .

- 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 MARKED RLS 12660.
- ⊕ DENOTES FOUND FOUND WASHINGTON COUNTY CAST IRON MONUMENT.

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



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BOUNDARY UNLESS OTHERWISE SHOWN ON THE PLAT.

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.

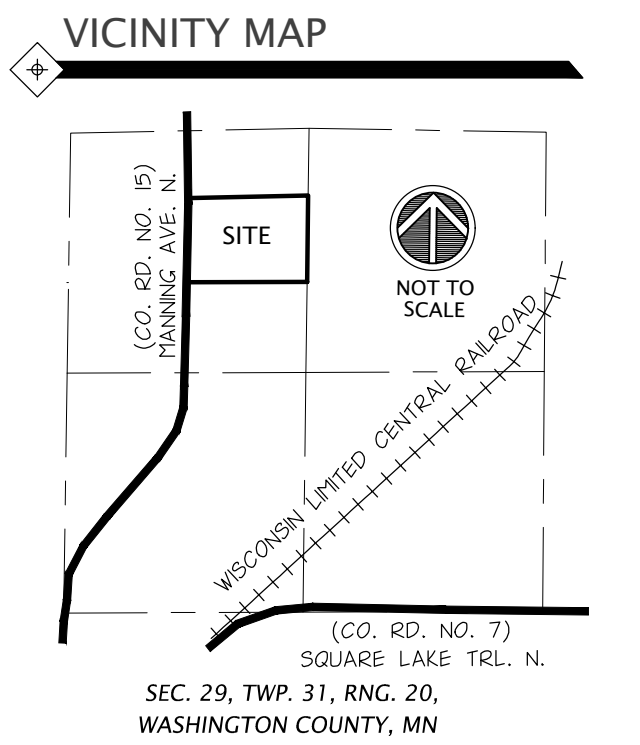
By \_\_\_\_\_ Washington County Recorder

By \_\_\_\_\_ Deputy

# MANNING RIDGES PRELIMINARY PLAT

**CONTACT:**  
DAVID & KATHRYN HARVIEUX  
3665 OAKGREEN AVE. M.  
STILLWATER, MN 55082  
651-336-5444

**COUNTY/CITY:**  
WASHINGTON  
COUNTY  
**MAY**  
TOWNSHIP



**REVISIONS:**

DATE	REVISION
5-23-21	PRELIMINARY ISSUE
8-25-21	TWP. SUBMITTAL

**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*  
Daniel L. Thurmes Registration Number: 25718  
Date: 5-23-21

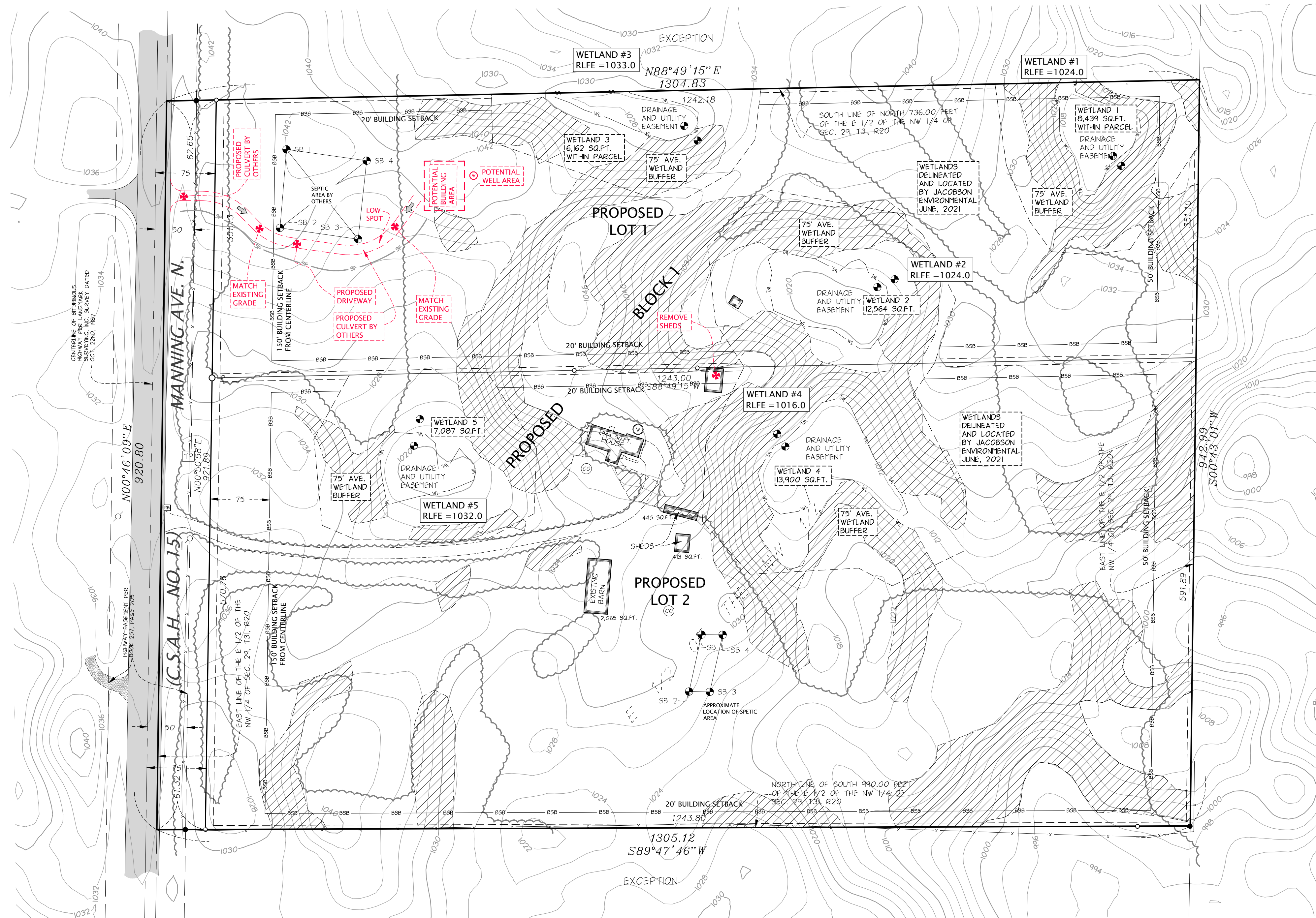
**PROJECT LOCATION:**  
**13757**  
MANNING TRAIL N.  
PID#2903120210001

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

**CORNERSTONE**  
LAND SURVEYING, INC.

FILE NAME SURVZZ702  
PROJECT NO. ZZZ1702

PRELIMINARY  
PLAT



**LEGAL DESCRIPTION:**

The East One-half of the Northwest Quarter of Section 29, Township 31, Range 20, excepting therefrom the South 990 feet and also excepting therefrom the North 736 feet, Washington County, Minnesota.

**TITLE NOTES:**

- NO TITLE COMMITMENT OR TITLE OPINION WAS PROVIDED TO US THAT WOULD SHOW EASEMENTS OR ENCUMBRANCES OF RECORD. THE FOLLOWING ARE SHOWN ON AVAILABLE MAPPING:
- CENTERLINE OF MANNING AVENUE NORTH ON THE WESTERN PORTION OF THE PARCEL SHOWN PER SURVEY BY LANDMARK SURVEYING, INC. DATED 10-22-1987 (AS SHOWN ON SURVEY).
  - HIGHWAY EASEMENT PER BOOK 297, PAGE 205 OF DEEDS

**RESOURCE INVENTORY**

THIS PARCEL CONTAINS OPEN LAND WITH TREES ALONG THE WEST AND NORTH LINES OR THE OVERALL PARCEL.

**DEVELOPEMENT DATA**

TOTAL PARCEL AREA = 1,215,677 SQ.FT. / 27.91 ACRES

LOT 1, BLOCK 1  
= 436,036 SQ. FT. / 10.01 ACRES  
\*BUILDABLE = 6.63 ACRES

LOT 2, BLOCK 1  
= 722,553 SQ. FT. / 16.59 ACRES  
\*BUILDABLE = 11.67 ACRES

DEDICATED ROADWAY = 57,088 / 1.31 ACRES

\*BUILDABLE LAND = LESS PROPOSED RIGHT OF WAY, WETLANDS AND SLOPES GREATER THAN 12%.

YIELD PLAN CALCULATION  
TOTAL PARCEL AREA = 1,215,677 SQ.FT. / 27.91 ACRES  
DRY PARCEL SIZE = 27.91 ACRES  
BASE NUMBER OF LOTS = 27.91 / 10 = 2.79 LOTS (80% RULE) = 2 LOTS  
NON BUILDABLE - >12% SLOPES = 7.20 ACRES,  
WETLANDS = 1.11 ACRES,  
DEDICATED RIGHT OF WAY = 1.31 ACRES  
TOTAL = 9.61 ACRES  
BUILDABLE = 27.91 ACRES - 9.61 ACRES = 18.30 ACRES  
BUILDABLE LAND % = 18.30 ACRES/27.91 ACRES = 65.6%  
BUILDABLE LAND FACTOR = 0.8 (FROM TABLE)  
NET NUMBER OF LOTS = 0.8 X 2.0 = 1.6 LOTS ROUNDED UP TO 2 LOTS

**SEPTIC/WELL**

EXISTING SEPTIC MANHOLES ON LOT 1 SHOWN ON SURVEY.

EXISTING WELL ON LOT 1 SHOWN ON SURVEY.

SOIL TESTING ON LOT 1 BY: ALL STATE SEPTIC SERVICES DATED 7-3-21

**WETLANDS**

WETLANDS DELINEATED AND LOCATED BY JACOBSON ENVIRONMENTAL DATED JUNE, 2021

**LOWEST FLOOR ELEVATIONS:**

- RECOMMENDED LOWEST FLOOR ELEVATIONS PROVIDED WITH IN REPORT BY ELAN DESIGN LAB, LLC. DATED 8-17-21
- DENOTES RLFE = 1032.0

**LEGEND**

- |   |                               |
|---|-------------------------------|
| ● FOUND MONUMENT 1/2" IP MARKED "ANZ"     | — U— UNDERGROUND ELECTRIC     |
| ○ SET 1/2" IRON PIPE MARKED RLS NO. 25718 | — UTV— UNDERGROUND CABLE TV   |
| □ CABLE TV PEDESTAL                       | — UF— UNDERGROUND FIBER OPTIC |
| ⊠ AIR CONDITIONER                         | — UT— UNDERGROUND TELEPHONE   |
| ⊞ ELECTRIC METER                          | — OU— OVERHEAD UTILITY        |
| ⊞ ELECTRIC PEDESTAL                       | — UG— UNDERGROUND GAS         |
| ⊞ ELECTRIC TRANSFORMER                    | — F— FENCE                    |
| — GUY WIRE                                | — C— CONTOURS                 |
| — POWER POLE                              | — B— BUILDING LINE            |
| ⊞ GAS MANHOLE                             | — BS— BITUMINOUS SURFACE      |
| ⊞ GAS METER                               | — CS— CONCRETE SURFACE        |
| ⊞ TELEPHONE PEDESTAL                      | — S— SLOPES GREATER THAN 12%  |
| ⊞ SANITARY CLEAOUT                        |                               |
| ⊞ UNKNOWN MANHOLE                         |                               |
| ⊞ WATER WELL                              |                               |

**SURVEY NOTES:**

- BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983.
- UNDERGROUND UTILITIES SHOWN PER VISIBLE OBSERVATION.
- THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
- CONTOURS SHOWN PER LIDAR DATA OBTAINED FROM THE DNR MNTPO WEBSITE. NOT FIELD VERIFIED.

CALL BEFORE YOU DIG!  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166