



Mayer Community Center – Council Chambers - 413 Bluejay Avenue, Mayer, MN 55360

**PLANNING COMMISSION
REGULAR MEETING**

**Thursday
November 15, 2018
6:30 PM**

- 1. Call the meeting to order.**
- 2. Approval of the agenda.**
- 3. Approval of the minutes from the October 2, 2018 Planning Commission meeting.**
- 4. Final Planned Unit Development (PUD) Plan for Coldwater Crossing 8th Addition, a 32 lot single family residential subdivision.**
- 5. Right of way vacation for Park Point in the Coldwater Crossing 8th Addition development.**
- 6. Final Plat for Coldwater Crossing 8th Addition, a 32 lot single family residential subdivision.**
- 7. Discussion regarding parking pad materials.**
- 8. Next Meeting - Tuesday, December 4, 2018**
- 9. Commissioners Report**
- 10. Adjournment.**

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, October 2, 2018

Commission Members Present: Commissioners Les Hahn, Rod Maetzold, Don Wachholz, Barney Johnson and Patty Lanting.

Commission Members Absent: Chairperson Tom Stifter and Council Liaison Erick Boder.

Others Present: Dan Kurth, Jilayna Arcoren and Steve & Kristen.

Staff Present: Planning Consultant John Anderson of Municipal Development Group, LLC

CALL MEETING TO ORDER.

Meeting called to order at 6:32 PM by Commissioner Hahn.

ADOPT AGENDA.

A motion to approve the agenda was made by Commissioner Maetzold and seconded by Commissioner Wachholz. Motion carried 5/0.

APPROVAL OF MINUTES.

A motion to approve the September 4, 2018 Planning Commission minutes was made by Commissioner Johnson and seconded by Commissioner Maetzold. Motion carried 5/0.

PUBLIC HEARING - PRELIMINARY PLAT FOR FIELDSTONE 3RD ADDITION, A 2 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

At 6:38 PM Commissioner Hahn opened the public hearing.

Planning Consultant Anderson presented the information regarding the preliminary plat, final plat and drainage and utility easement vacation for Fieldstone 3rd Addition.

Steve, the new owners of the house at 5408 Cinnamon Point, stated they are excited to be moving to Mayer and are looking forward to getting this plat approved so they can construct their deck.

Jilayna Arcoren, the sales agent for Castlegate Construction, the applicant, stated that they purchased the outlots from Terry Hartman, the original developer of Fieldstone, and that they now are trying to combine the outlots with the adjacent lots.

Dan Kurth, the owner and applicant, stated that by combining the outlots they will be maintained as part of the yards for the houses at 5408 & 5411 Cinnamon Point.

Commissioner Hahn asked if house were going to be developed on both lots.

Jilayna Arcoren stated that their is a interested party for 5411 Cinnamon Point but that the plat needed to be approved first and that a house would eventually be constructed. She also stated that the house on 5408 Cinnamon Point is almost complete.

At 6:44 PM Commission Hahn closed the public hearing.

A motion to recommend approval of the preliminary plat for Fieldstone 3rd Addition was made by Commissioner Wachholz and seconded by Commissioner Lanting. Motion carried 5/0.

DRAINAGE AND UTILITY EASEMENT VACATION FOR FIELDSTONE 3RD ADDITION.

A motion to recommend approval of the drainage and utility easement vacation was made by Commissioner Johnson and seconded by Commissioner Maetzold. Motion carried 5/0.

FINAL PLAT FOR FIELDSTONE 3RD ADDITION, A 2 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

A motion to recommend approval of the final plat was made by Commissioner Johnson and seconded by Commissioner Lanting. Motion carried 5/0.

PUBLIC HEARING - TEXT AMENDMENT TO TITLE XV: LAND USAGE, CHAPTER 152 ZONING, SECTION 152.003 DEFINITIONS; SECTION 152.064 SHORELAND OVERLAY, (K)(1); AND SECTION 152.102 ALTERNATIVE ENERGY SYSTEMS (C)(4)(C)2 & (D)4 AND CHAPTER 154 FLOODPLAIN MANAGEMENT.

At 6:47 PM Commission Hahn opened the public hearing.

Planning Consultant Anderson presented the information regarding the updated floodplain text and stated that the City of Mayer has already received conditional approval from the DNR and that the City just needs to approve the ordinance updates. He also stated that as part of the approval the new floodplain maps will become effective.

At 6:50 PM Chairperson Stifter closed the public hearing.

A motion to recommend approval of the text amendment was made by Commissioner Johnson and seconded by Commissioner Wachholz. Motion carried 5/0.

NEXT MEETING.

Next scheduled meeting is Tuesday, November 6, 2018.

COMMISSIONERS REPORT.

None.

ADJOURNMENT.

A motion was made by Commissioner Johnson and seconded by Commissioner Lanting to adjourn the meeting at 7:13 PM. Motion carried 5/0.



**Coldwater Crossing 8th Addition Final Plat, Final Planned Unit Development (PUD)
Plan and Right of Way Vacation**

APPLICATION DATA

Meeting Date: November 15, 2018
Applicant/Owners Coldwater X, LLC - Attn: Jude Lague
Address/Location: Located north of the existing Coldwater Crossing Development

Parcel Id Number & Legal Description:	<u>PID #</u>	<u>Legal Description</u>
	50.12504.40	Outlot A, Coldwater Crossing.
	50.12504.60	Outlot C, Coldwater Crossing.
	50.12602.60	Outlot A, Coldwater Crossing 2nd Addition.
	50.13004.40	Outlot A, Coldwater Crossing 6th Addition.
		The vacated Park Point as dedicated on the plat of COLDWATER CROSSING 2ND ADDITION.

ACTION REQUESTED

To recommend to the City Council to approve, deny or to table the final planned unit development (PUD) plan for Coldwater Crossing 8th Addition; to recommend to the City Council to approve, deny or table the final plat of Coldwater Crossing 8th Addition; and to recommend to the City Council to approve, deny or to table the right of way vacation for Park Point.

BACKGROUND DATA

Future Land Use: The future land use map guides this property for low density residential, which is what is being proposed with this development.

Zoning Classification: The property is zoned R-1 Low Density Residential District.

Background: This property was originally preliminary platted approximately fifteen years ago. Since that time the preliminary plat has expired and no extension was asked for. The original developer lost the property to the bank who then sold the property to the current owner. The new owner submitted a new preliminary plat for twenty-eight single family lots based on the same plan as was previously approved, which was known as Coldwater Crossing 7th Addition. The applicant then submitted a new preliminary plat for 96 additional lots, which was approved earlier this year. At this time the applicant has submitted a final plat for 32 two of the 96 lots that were approved in the preliminary plat of Coldwater Crossing 7th Addition.

All the lots in the 8th Addition final plat were previously graded and ready for streets and utilities. Because of that the applicant has also applied for a planned unit development to allow for the lots to match the original plat, which was based on 75 foot wide lots, rather than the new R-1 requirements of 85 feet. The preliminary plat itself consists of 96 lots and 7 outlots on a total of 2,422,371.6 square feet or 55.61 acres. Outlots A, B, C, E, F & G would be proposed to be deeded to the City for stormwater or open space purposes while outlot D would be retained by the developer for potential future development. The applicant also owns Outlot C, Coldwater Crossing 7th Addition. This is a 52 acre outlot that was platted in the 7th Addition that is also proposed for future development to the west of this plat.

Street access will come from two different points for this phase. Riverbend Trail will continue into the project and loop back around to Coldwater Crossing, which is the second entrance. Three street stubs for future street extensions are also shown on the plat.

Of the lots proposed, there is a mixture of full basement walkouts, full basement lookouts and split entry walkouts. The lots on the south side of Riverbend Trail back up to a stormwater pond and the pond will be located in Outlot B, which will be dedicated to the City. Be aware that the final outlot lettering may change in the final version of the plat.

At the September 10, 2018 City Council meeting, the City Council voted to approve the preliminary PUD plan and the preliminary plat of Coldwater Crossing 8th Addition. Because the preliminary plat was proposed as a multi-phase project, it was approved by the City that the preliminary plat would be good for a period of five years to allow for all the lots to be final platted. Coldwater Crossing 8th Addition is the first phase of the Coldwater Crossing 8th Addition preliminary plat. For good cause shown, the City, at its discretion, may grant an extension of time to the preliminary plat if needed.

Zoning & PUD: The property is currently zoned R-1 Low Density Residential and the lot standards and requirements are as follows.

Minimum lot size:	10,000 square feet
Minimum lot width:	85 feet
Maximum density:	3 units per acre
Front yard setback:	30 feet
Side yard setback:	10 feet
Side yard setback corner lot:	30 feet
Rear yard setback:	30 feet
Maximum height:	30 feet
Lot coverage:	35%

The applicant has proposed the minimum lot sizes to be a minimum 10,000 square feet (the smallest proposed lot is 10,130 square feet which does not meet the R-1 standards) and the minimum lot width to be 75 feet wide at the building setback line. The only proposed lot requirements or standards that do not comply with the R-1 district are the minimum lot widths. For this reason the applicant is requesting approval of a final PUD plan. As part of the final PUD plan, the applicant has also requested the right of way width for the streets in Coldwater Crossing 8th Addition are fifty feet in width except for the extension of 7th Street and that. All lots meet the 75 foot lot width. All of the lots will be required to meet the setback and lot coverage requirements as listed in the R-1 district.

Single-family PUD's shall be subject to the following limitations when modifying the lot size and width of the lots.

(a) *The minimum lot size and lot width, as required in the underlying zoning district, may be reduced by up to twenty-five percent (25%) provided that an area, in addition to conventional park dedication requirements, in the amount of eight percent (8%) of the total site area, shall be preserved for common open space and held in common ownership or dedicated for public use provided the City Council finds the open space is set aside for the following:*

- 1. Common useable open space comprising landscaping and facilities such as but not limited to play areas, trails, picnic tables and benches;*
- 2. Areas containing significant trees as defined by the city;*
- 3. Other non-critical areas, the preservation or creation of which promote one or more goals and/or policies of the Comprehensive Plan;*

As shown in the preliminary plat, the developer is dedicating six of the seven outlots in the preliminary plat to the City for open space and stormwater ponding purposes. The total acreage of these outlots is 17.221 acres, well above the 8% requirement of 4.449 acres. It needs to be determined if these outlots are going to be dedicated at this time or if they will be dedicated in future phases.

Final PUD plan approval shall be granted by the City only if the applicant demonstrates that the final PUD plan substantially conforms to the approved preliminary PUD plan. Substantially conforms means that, as compared to the preliminary PUD plan, the final PUD plan contains no revisions in density, uses, design, or development standards or in the site plan, other than the minor changes. In the case of the Coldwater Crossing 8th Addition final PUD plan, no changes were made or requested from the approved preliminary PUD plan.

All lots of a subdivided PUD shall remain subject to compliance with the final PUD plan regardless of the fact the subdivision is in compliance with Title XV: Land Usage, Chapter 151 Subdivisions of the Municipal code of the City of Mayer or not.

Density: The entire Coldwater Crossing 8th Addition preliminary plat, excluding outlot D, consists of 55.286 acres, of which 5.94 acres are wet, leaving 49.346 acres. Ninety-six lots are proposed so a net density of 1.95 units per acre is proposed.

Comments Received: No public comments have been received at the time of this memo.

Park Dedication: No parkland dedication will be required with this plat since all parkland dedication requirements have been previously satisfied with the prior phases of Coldwater Crossing.

ROW Width: The right of way for all the streets is proposed to be at fifty feet wide, which is ten feet narrower than the sixty foot wide requirement in the subdivision ordinance. 7th Street NW is proposed to be sixty feet since this street is looked at as a minor collector street, which normally require seventy feet of right of way width. In the case of the local streets that are proposed with a fifty foot right of way, they are matching the existing street right of way in this area since that is how the original development was planned. In the case of 7th Street NW, it is looked at as a minor collector due to the importance of connecting this corner of the plat with the existing street system. Since there are multiple lots proposed with driveway frontage on this street staff has suggested that a sixty foot right of way is sufficient for this street. As part of approval of the PUD the right of way widths will be reduced as proposed.

Street Names: On the final plat of Coldwater Crossing 8th Addition there are three streets that are named Road 1, Road 3 and Road 5. These streets will need names shown on the final plat and this will be a condition of approval. Future street extension signs will be required to be placed at the end of all three of these streets.

Street Vacation: As part of this approval process, a street vacation has been requested for a future stub street to be known as Park Point. In the original preliminary plat it was expected that a street would be extended from this location. With the new layout now extending 7th Street to the northeast corner of the property, the street access point was shifted to the west. The street vacation requires a public hearing and will be held at the City Council meeting at the time of final plat of this area. Staff supports the street vacation and along with the street vacation the street, curb and gutter that is in this area will be removed and replaced with new curb along this area. It is recommended that the Planning Commission recommends approval of the street vacation contingent upon the final plat approval of Coldwater Crossing 8th Addition.

Easement: There is a 16.5 foot wide easement on the north boundary of the plat. This easement was shown on the final plat for Coldwater Crossing across Outlots A & C and on the final plat for

Coldwater Crossing 2nd Addition across Outlot A. The preliminary plat shows a storm water pipe in this area as well as ponding in this area. This easement should be vacated with the final plat approval for Coldwater Crossing 8th Addition.

Landscaping: Under a PUD, at a minimum, the landscaping shall follow the respective land-use guidelines. In other words, if the PUD contains uses consistent with R-1, R-2 or R-3 districts, the landscaping requirements applicable to those districts shall apply to the PUD. In the case of the R-1 district, each lot shall have two over-story trees per street frontage, located in the front yard, and when required, two additional trees in a side yard adjacent to a street.

Sidewalks & Trails: The applicant shall be required to construct a five foot wide concrete sidewalks along all streets in the Coldwater Crossing 8th Addition final plat. Sidewalk is to be located on the north side of Riverbend Trail from Old Schoolhouse Road to Coldwater Crossing. This includes a small stretch along a lot platted in a previous addition at the corner of Old Schoolhouse Road and Riverbend Trail. Sidewalk will also be required on the three stub streets on Riverbend Trail. All of the sidewalk locations are ok with staff.

In addition to the sidewalks, trail connection were proposed in the preliminary plat for Coldwater Crossing 8th Addition. Those trail connections are not located in this phase but will be required to be installed with future phases.

Utilities: Utilities are stubbed to the site at both locations where the street extensions are to take place. The City Engineer will review the proposed utilities and the applicant will be required to satisfy any comments or conditions that may arise in regards to the utilities. Electric, gas, phone and cable will also be required to be extended throughout the development. A streetlight plan will also be needed as part of the final plat approval.

Wetlands: The Coldwater Crossing project did have outstanding wetland issues associated with it and as part of the Coldwater Crossing 7th Addition these items were resolved.

A condition of approval for Coldwater Crossing 7th Addition was that when a preliminary plat for Coldwater Crossing 8th Addition was submitted, a wetland delineation for the entire remaining undeveloped property in Coldwater Crossing was to be required. As part of this submittal, a wetland delineation was completed for this area. As part of this delineation 28 wetlands were delineated and have been verified. It is expected that some of these wetlands will be incidental and exempt since they were created as part of the original grading of Coldwater Crossing. There are also some impacts shown in some of the wetlands. A few of these impacts may be exempt due to previous grading but it appears two impacts will need to be mitigated for or credits will need to be purchased if the impacts are approved. One impact is to wetland 28 in the very northeastern corner of the property to allow for 7th Street NW to be extended to the property line. It appears this impact could be minimized but any impact here would have to go through the Minnesota Wetland Conservation Act review process. The other impact proposed is for the trail connection to Road 5. In this case the trail is located in a wetland. It is possible that the trail could be moved to the south to miss the wetland but that would mean the loss of a lot. Both of these impacts are not part of the Coldwater Crossing 8th Addition final plat and it will have to be determined if the applicant applies for the wetland impacts with this final plat or with a future final plat.

In addition to approval the Minnesota Wetland Conservation Act, review and approval of any impacts will also be needed by the Army Corp of Engineers. It would first need to be determined what wetlands are under Army Corp approval and if any of those wetlands are to be impacted. Prior to final plat approval by the City Council, wetland approvals will be required from both the Army Corp and through the Minnesota Wetland Conservation Act, unless it is determined that the impacts replacement plans can be submitted with future phases of Coldwater Crossing when the wetlands will actually be impacted.

- Floodplain:** There is floodplain that is located throughout this plat. It is proposed that areas located in the preliminary plat will fill the floodplain so those areas will need a Letter of Map Amendment (LOMA). It will have to be verified if any of those fill areas are located in the final plat for Coldwater Crossing 8th Addition. If filling is occurring, the LOMA will be needed prior to final plat approval by the City Council. This means the applicant will have to show that they are replacing the filled areas with other areas for floodplain storage. In order to accomplish that the grading plan will need to indicate this to the satisfaction of the City Engineer
- Shoreland Overlay:** The shoreland overlay area for the South Fork of the Crow River does not encroach into this plat so shoreland rules does not apply.
- Signage:** No monument signs are proposed with this plat, but if the applicant wanted to add a sign or use marketing signs it would have to meet the requirements of sections 152.120 through 152.133 of the zoning ordinance.
- City Engineer Review:** The City Engineer will review the final plat and related documents, which includes a grading plan, utility plan, stormwater management, etc. and any comments or requirements will need to be satisfied by the applicant and be a condition of approval. Comments have not been received at the time of this memo.
- Association:** At this time the applicant does not plan to create an association and no covenants have been submitted for review. If the applicant proposes to establish covenants, a copy should be provided to the City for review and for the file. Covenants are not enforced by the City, but instead would need to be enforced by the owners of the lots within the plat.
- Mailboxes:** The applicant will be required to place clusters of mailboxes throughout the development as required by the post office at the applicant's expense. Individual mailboxes are no longer allowed in new residential developments per the post office. A cluster mailbox plan will be required to be submitted to the City for review prior to installation.

CONDITIONS

Final PUD Plan

If approval of the final PUD plan is recommended by the Planning Commission, the following conditions are proposed to be included with the approval. The conditions listed below may be subject to modification depending upon the outcome at the Planning Commission meeting.

1. Engineer's Comments. The final planned unit development plan and related documents shall be reviewed by the City Engineer and the final planned unit development plan shall satisfactorily address any comments and conditions as required by the City Engineer.
2. Plat Contingency. This final planned unit development plan of Coldwater Crossing 8th Addition shall be contingent upon the approval and recording of the final plat of Coldwater Crossing 8th Addition.
3. Final Planned Unit Development Plan Phasing. The final planned unit development plan for Coldwater Crossing 8th Addition shall be good for all phases of the Coldwater Crossing 8th Addition preliminary plat. which is good for a period of five years.
4. Development Agreement. In addition to the development agreement required with the final plat of Coldwater Crossing 8th Addition, a planned unit development agreement or combination planned unit development/developer's agreement may be executed, at the discretion of the City, reflecting all terms and conditions of the approved final planned unit development plans and financial requirements.

5. Lot Sizes. The sizes of the lots in Coldwater Crossing 8th Addition shall meet the lot size requirements and setback requirements of the R-1 Low Density Residential District, except the lot width shall be a minimum of seventy-five feet wide.
6. Right of way Width. The streets right of way width shall be fifty feet wide for all streets except that the right of way width for 7th Street NW shall be sixty feet wide.

Right of Way Vacation

If approval of the right of way vacation is recommended by the Planning Commission, the following conditions are proposed to be included with the approval. The conditions listed below may be subject to modification depending upon the outcome at the Planning Commission meeting.

1. Engineer's Comments. The right of way vacation and related documents shall be reviewed by the City Engineer and the vacation shall satisfactorily address any comments and conditions as required by the City Engineer.
2. Final Plat Approval. The street vacation shall be contingent upon approval and recording of the final plat of Coldwater Crossing 8th Addition with the Carver County recorder.

Final Plat

If approval of the final plat is recommended by the Planning Commission, the following conditions are proposed to be included with the approval. The conditions listed below may be subject to modification depending upon the outcome at the Planning Commission meeting.

1. Engineer's Comments. The final plat and related documents shall be reviewed by the City Engineer and the final plat shall satisfactorily address any comments and conditions as required by the City Engineer.
2. Park Dedication. There shall be no required park dedication with this plat.
3. Street Names. On the final plat of Coldwater Crossing 8th Addition there are three streets that are named Road 1, Road 3 and Road 5. Street names will be required as a condition of approval.
4. Sidewalks. The applicant shall be required to construct a five foot wide concrete sidewalk to City specifications along all streets as shown on the construction plans for Coldwater Crossing 8th Addition. Sidewalks shall be located on the north side of Riverbend Trail, the south side of Road 1, the west side of Road 3 and the west side of Road 5.
5. Trails. No trails will be required to be constructed with the Coldwater Crossing 8th Addition final plat, but trail construction will be required in future phases of Coldwater Crossing.
6. Park Point Street Vacation. As part of the final plat approval, the street vacation of Park Point will be required as well as the removal of the street, curb & gutter in this location.
7. Wetland Impacts. Approval of all wetlands impacts will be required through the Minnesota Wetland Conservation Act. This approval will not be required until that phase is being final platted.
8. No Loss Exemption. A No Loss Exemption may be required due to the fact the constructed stormwater ponds that were previously graded may now considered wetlands.
9. Army Corp of Engineers Approval. In addition to the Minnesota Wetland Conservation Act approval process, approval of any wetland impacts, exemptions, etc. shall be required from the Army Corp of Engineers. This approval will not be required until that phase is being final platted.
10. Carver County Water Management Organization. The final plat and construction plans shall satisfy all comments and conditions of the Carver County Water Management Organization and that a permit is received prior to any construction taking place.

11. Future Street Extension Sign. The applicant must place signs and barricades at the end of Road 1, Road 3 and Road 5. The sign should state "Future Street Extension".
12. Floodplain. That the floodplain boundaries are shown on the preliminary plat and that all floodplain areas are located either in a outlot or drainage and utility easement. Any floodplain proposed to be filled will require approval of a Letter of Map Amendment (LOMA) from FEMA.
13. Mailboxes. A cluster mailbox plan will be required to be submitted to the City for review prior to installation.
14. Street Light Plan. A street light plan shall be submitted for review prior to final plat approval by the City Council.
15. Signage. Any signs would have to meet the requirements of section 152.120 through 152.133 of the zoning ordinance.
16. Outlot Dedication. Outlot B, shall be deeded to the City when the final plat for Coldwater Crossing 8th Addition is recorded.
17. Easement Vacation. The easement on the north property line of the plat shall be vacated at the same time as the final plat approval of Coldwater Crossing 8th Addition.
18. Stormwater Pond Access. All stormwater ponds to be maintained by the City will need to have access provided in the form of an outlot or a access easement over the adjacent lots.
19. Construction Traffic Access Routes. As part of the final plat approval, construction access routes may be required to be established through the existing phases of Coldwater Crossing if problems arise. No construction traffic access route will be required at this time.
20. Required Landscaping. Each lot shall have two over-story trees per street frontage, located in the front yard, and an additional two trees in the side yard adjacent to a street.
21. Development Agreement. The applicant shall enter into a development agreement for the construction of public improvements, with such agreement signed prior to filing of any final plat. Such agreement shall specify cost requirements development.
22. Final Plat Phasing. Since the Coldwater Crossing 8th Addition preliminary plat is proposed to be a multi-phase development, the preliminary plat shall be good for a period of five years to allow all the lots to be final platted in different phases.
23. Building Permits. The final plat shall be recorded with Carver County prior to issuance of any building permits.

PLANNING COMMISSION ACTION REQUIRED

After review and discussion by the members of the Planning Commission, three motions are in order to recommend to the City Council. The first motion is to recommend approval, denial or table the final PUD plan, the second motion is to recommend approval, denial or to table the right of way vacation and the third motion is to recommend approval, denial or to table the final plat. The final PUD plan and right of way vacation should be acted on prior to the final plat request, since the final PUD plan will specify the lot standards to allow the final plat to be approved.

Possible action items - Final PUD Plan

1. Recommend approval of the final PUD plan subject to conditions.
2. Table the final PUD plan request to a date specific, and provide the applicant with direction on the issues that have been discussed.
3. Recommend denial of the final PUD plan request.

Possible action items - Right of Way Vacation

1. Recommend approval of the right of way vacation subject to conditions.
2. Table the right of way vacation request to a date specific, and provide the applicant with direction on the issues that have been discussed.
3. Recommend denial of the right of way vacation request.

Possible action items - Final Plat

1. Recommend approval of the final plat subject to conditions.
2. Table the final plat request to a date specific, and provide the applicant with direction on the issues that have been discussed.
3. Recommend denial of the final plat request.

If you have any questions relating to the final PUD plan, right of way vacation and final plat requests prior to the Planning Commission meeting, please feel free to contact me at: jandersonmdg@gmail.com or call direct at 952-855-4596.

Sincerely,

MUNICIPAL DEVELOPMENT GROUP, LLC

John Anderson, Associate
Consulting Planner, City of Mayer

LIST OF ATTACHMENTS

- Exhibit A - Aerial Location Map
- Exhibit B - Preliminary Plat of Coldwater Crossing 8th Addition dated 8-3-18
- Exhibit C - Final Plat Coldwater Crossing 8th Addition
- Exhibit D - Wetland Delineation Map dated 6-17-18
- Exhibit E - Floodplain Map
- Exhibit F - Right of Way Vacation Legal Description & Sketch

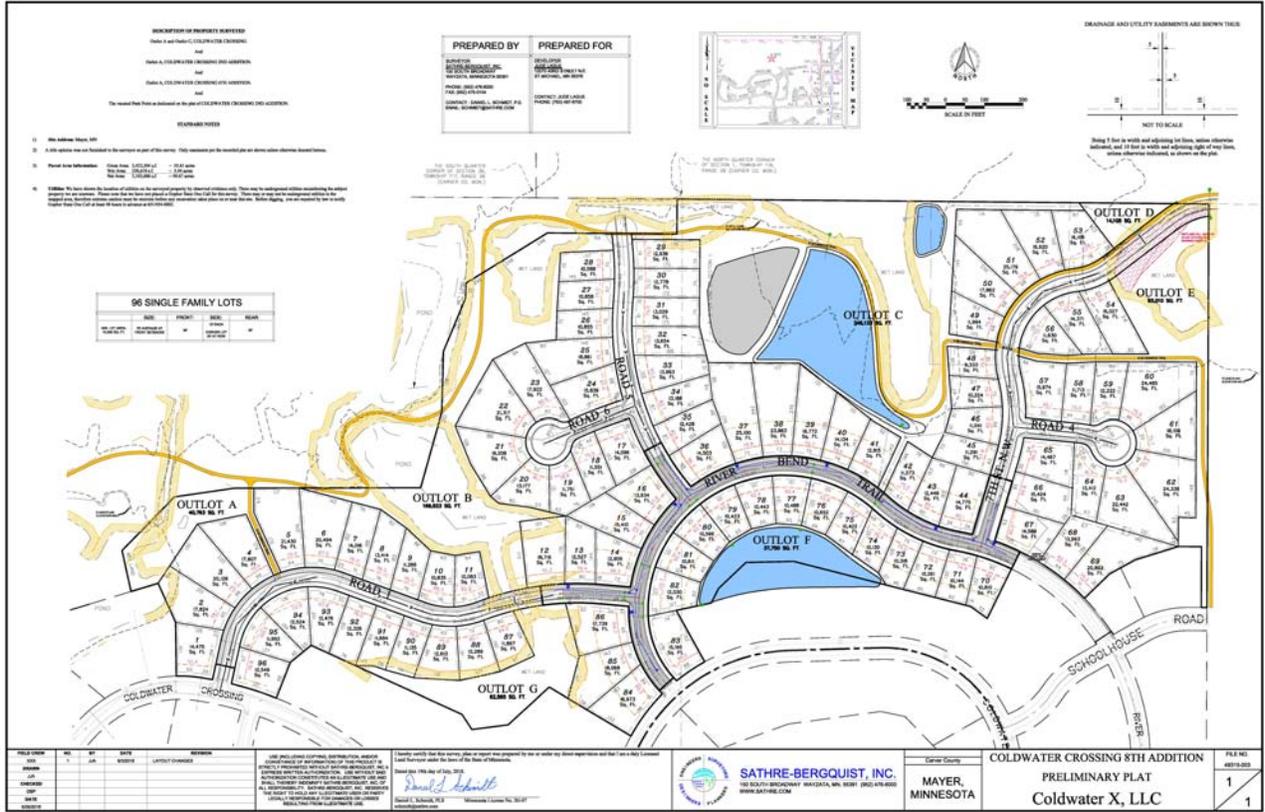
Exhibit A - Aerial Location Map

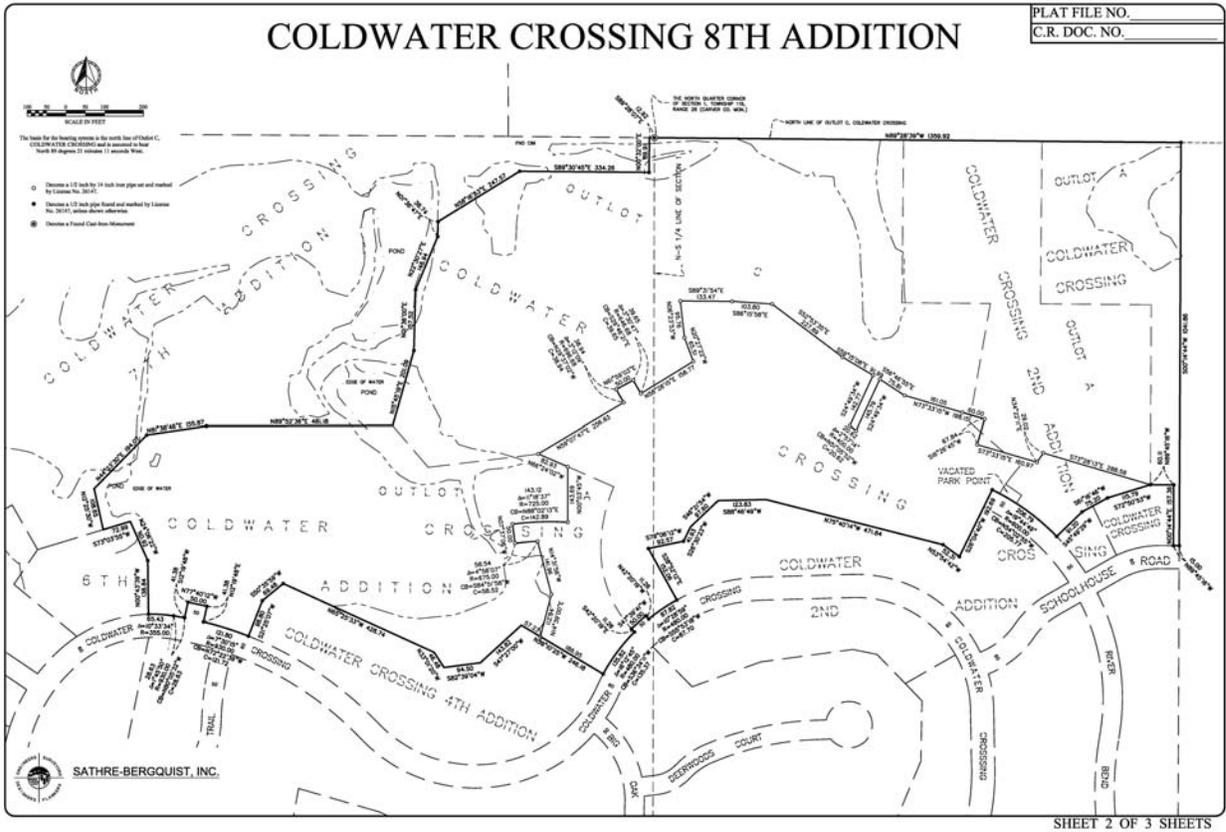


This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Map Date: 8/17/2018

Exhibit B - Preliminary Plat of Coldwater Crossing 8th Addition dated 8-3-18





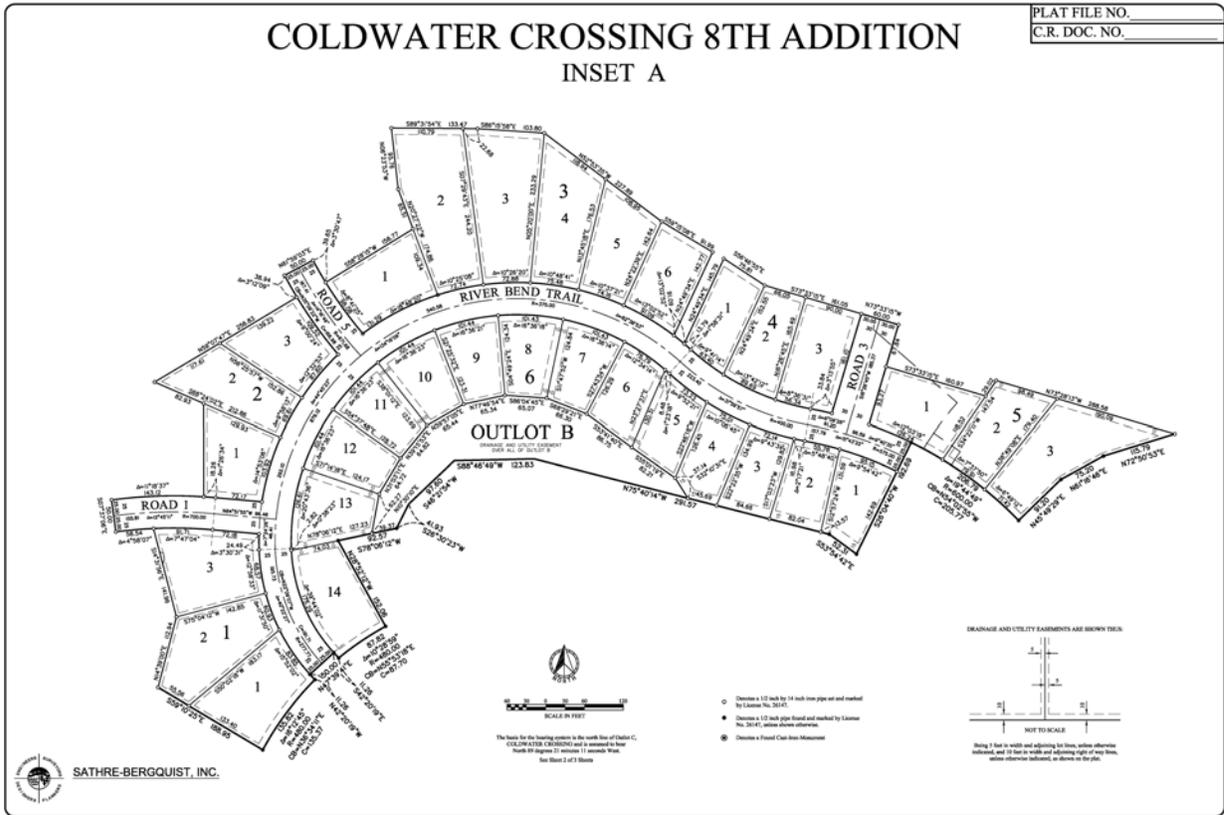
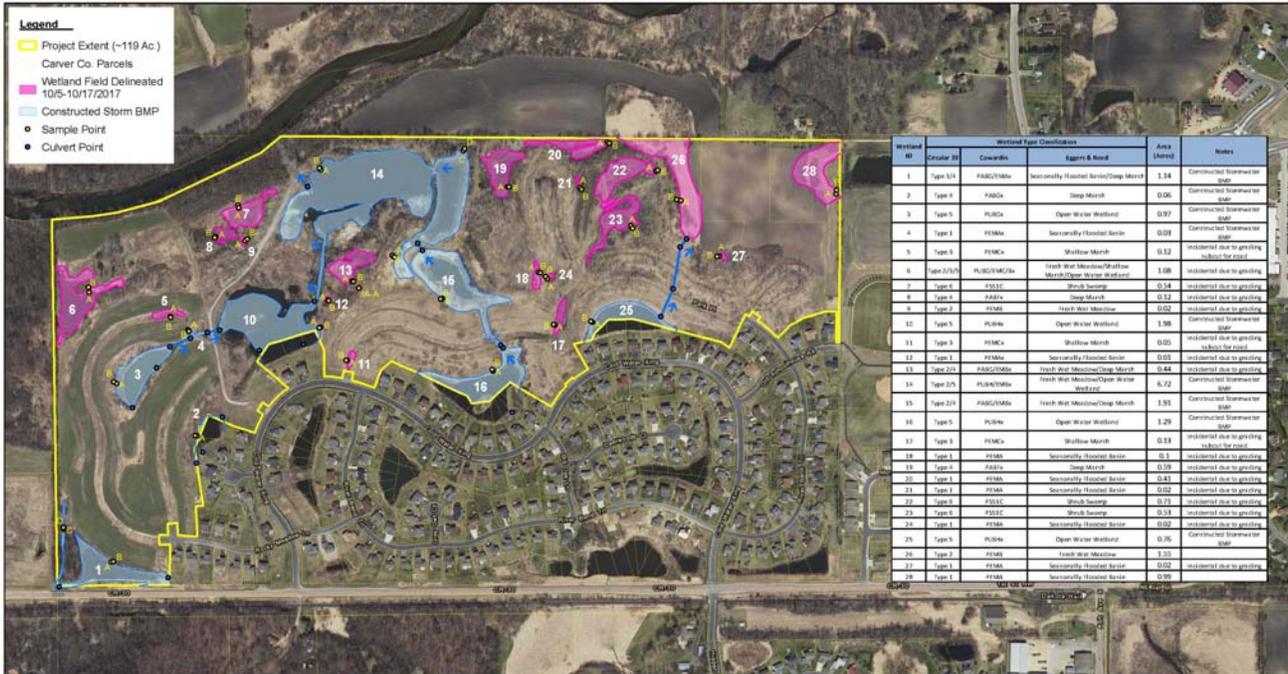


Exhibit D - Wetland Delineation Map dated 6-17-18



Scale: 1 inch = 400 feet

Delineation



Anderson Engineering of Minnesota, LLC
13005 1st Avenue North
Suite 100
Plymouth, MN 55441
763-412-4000 (t) 763-412-4000 (f)
www.ae-mn.com

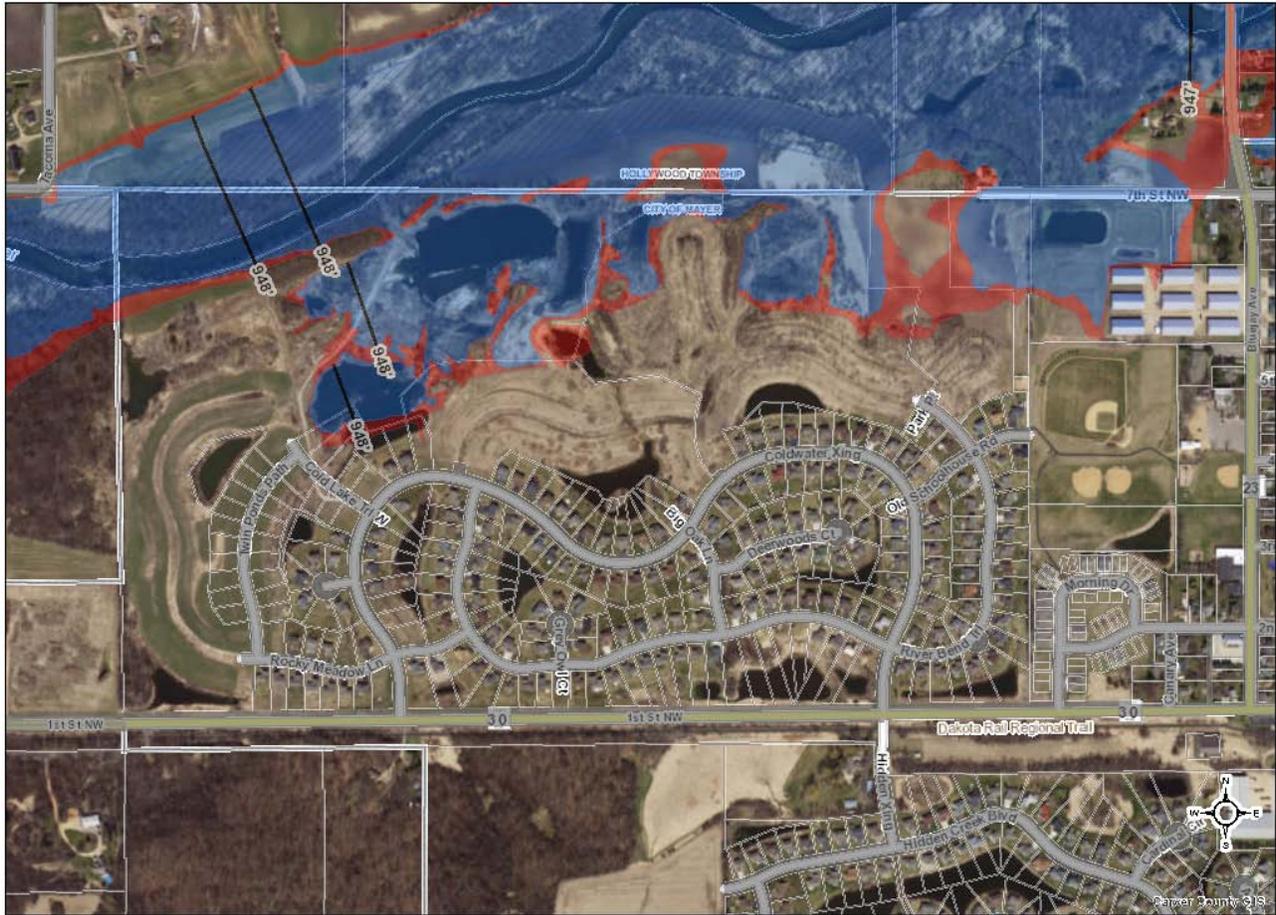
Coldwater Crossing - Wetland Delineation
County Road 30, Mayer, MN 55360

6/27/2018

Fig. 5

Comm. No. 14592

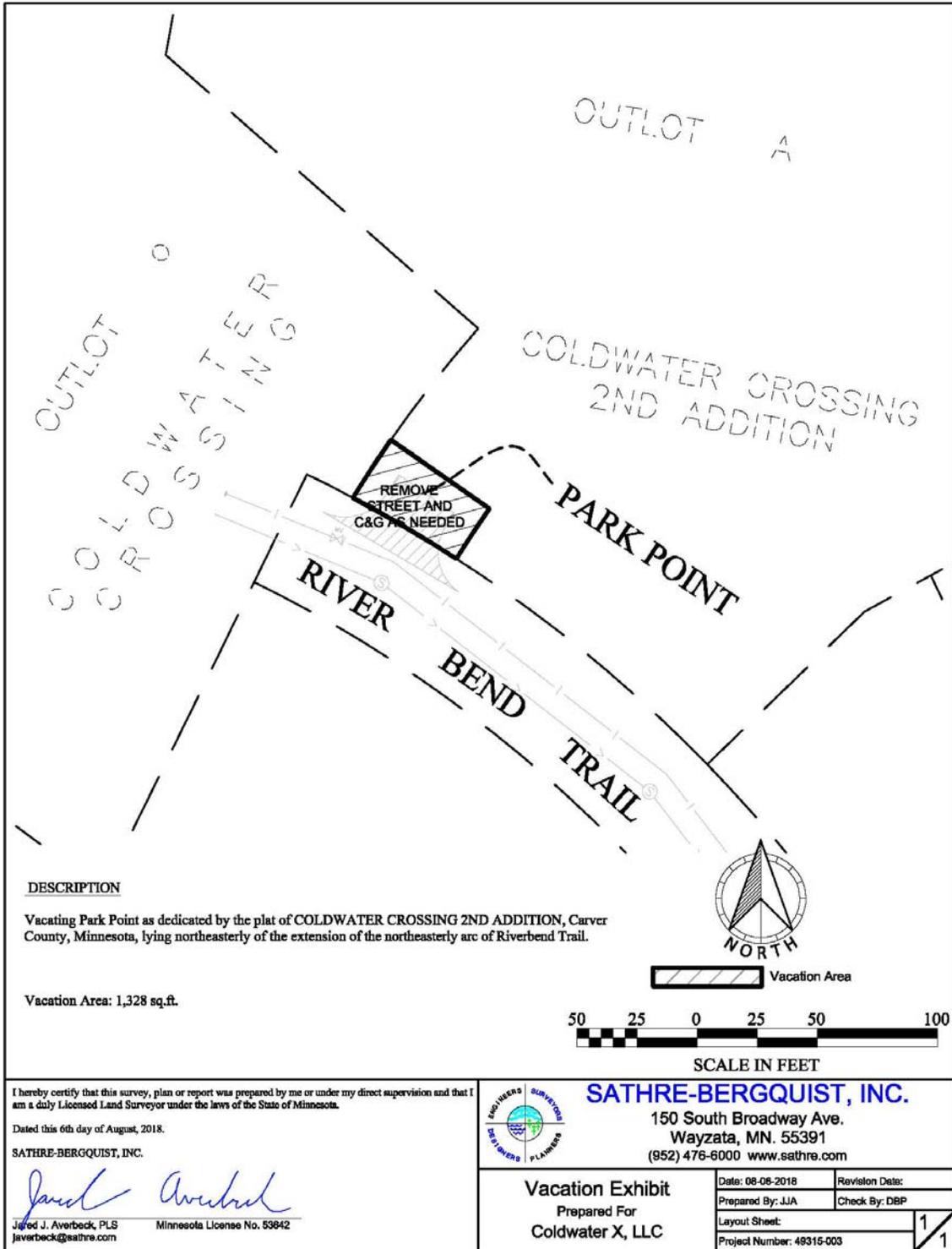
Exhibit E - Floodplain Map



This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Map Date: 8/17/2018

Exhibit F - Right of Way Vacation Legal Description & Sketch



DESCRIPTION

Vacating Park Point as dedicated by the plat of COLDWATER CROSSING 2ND ADDITION, Carver County, Minnesota, lying northeasterly of the extension of the northeasterly arc of Riverbend Trail.

Vacation Area: 1,328 sq.ft.

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.

Dated this 6th day of August, 2018.

SATHRE-BERGQUIST, INC.

Jared J. Averbeck
 Jared J. Averbeck, PLS
 javerbeck@sathre.com
 Minnesota License No. 53842



SATHRE-BERGQUIST, INC.

150 South Broadway Ave.
 Wayzata, MN. 55391
 (952) 476-6000 www.sathre.com

Vacation Exhibit
 Prepared For
 Coldwater X, LLC

Date: 08-06-2018	Revision Date:
Prepared By: JJA	Check By: DBP
Layout Sheet:	1/1
Project Number: 48315-003	