

## **RESOLUTION NO. 20-07**

### **RESOLUTION APPROVING MONROE PARK ADDITION FINAL PLAT**

WHEREAS, JP Brooks, Inc. (the “Applicant”) has submitted an application for approval of final plat for Monroe Park Addition; and

WHEREAS, the subdivision is located on a parcel totaling approximately 2 acres in size and legally described in Exhibit A of this Resolution; and

WHEREAS, the City Council approved preliminary plat, subject to conditions, at its regular meeting on December 2, 2019; and

WHEREAS, City staff has recommended approval of the final plat for Monroe Park Addition, subject to a series of conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the City Council does hereby approve the final plat application for Monroe Park Addition, conditioned upon the following:

1. Applicant shall comply with the stipulations set forth Permit #2076, as approved by the Coon Creek Watershed District.
2. The applicant shall submit a final utility, grading, erosion control and stormwater plan set for Monroe Park Addition upon receipt of final permits from the Coon Creek Watershed District, Minnesota Pollution Control Agency and the Minnesota Department of Health. Plan set shall be in an electronic format as required by the City Engineer.
3. Applicant shall enter into a Developer’s Agreement prior to the recording of the final plat to cover all aspects of design, construction, fees and costs.
4. Applicant shall pay all development fees at the time of execution of the Developer’s Agreement.
5. Applicant shall comply with the terms of Ordinance 459, An Ordinance Amending the Official Zoning Map of the City of Spring Lake Park and Creating a New Planned Unit Development District.

The foregoing Resolution was moved for adoption by .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 18th day of February, 2020.

APPROVED BY:

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Robert Nelson, Mayor

ATTEST:

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Daniel R. Buchholtz, City Administrator

# MONROE PARK ADDITION

CITY OF SPRING LAKE PARK  
COUNTY OF ANOKA  
SEC.02, TWP.30, RGE. 24

KNOW ALL PERSONS BY THESE PRESENTS: That JP Brooks, Inc., a Minnesota corporation, owner of the following described property: The North 300 feet of the East Half of the East Half of the Southwest Quarter of Section Two (2), Township Thirty (30), Range Twenty-four (24), Anoka County, Minnesota, except that part platted as BUZZELLS 1ST ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as MONROE PARK ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said JP Brooks, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Josh Pomerleau, President of JP Brooks, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public: \_\_\_\_\_ County, Minnesota. Notary Printed Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**SURVEYORS CERTIFICATE**  
I David B. Penberton do hereby certify, that this plat was prepared by me or under my direct supervision; 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 this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

David B. Penberton, Licensed Land Surveyor  
Minnesota License No. 40294

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by David B. Penberton.

Notary Public: \_\_\_\_\_ County, Minnesota. Notary Printed Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CITY COUNCIL, CITY OF SPRING LAKE PARK, MINNESOTA**  
This plat of MONROE PARK ADDITION was approved and accepted by the City Council of the City of Spring Lake Park, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, City Council, City of Spring Lake Park, Minnesota

By: \_\_\_\_\_ Mayor By: \_\_\_\_\_ Clerk

**COUNTY SURVEYOR**

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Charles F. Gitzel, Anoka County Surveyor

**COUNTY ATTORNEY/REGISTER**

Platted in Anoka County, Minnesota, pursuant to Statutes 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinafter described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Property Tax Administrator \_\_\_\_\_

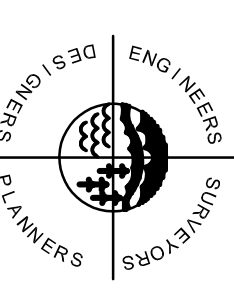
By: \_\_\_\_\_ Deputy

**COUNTY RECORDER/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA**

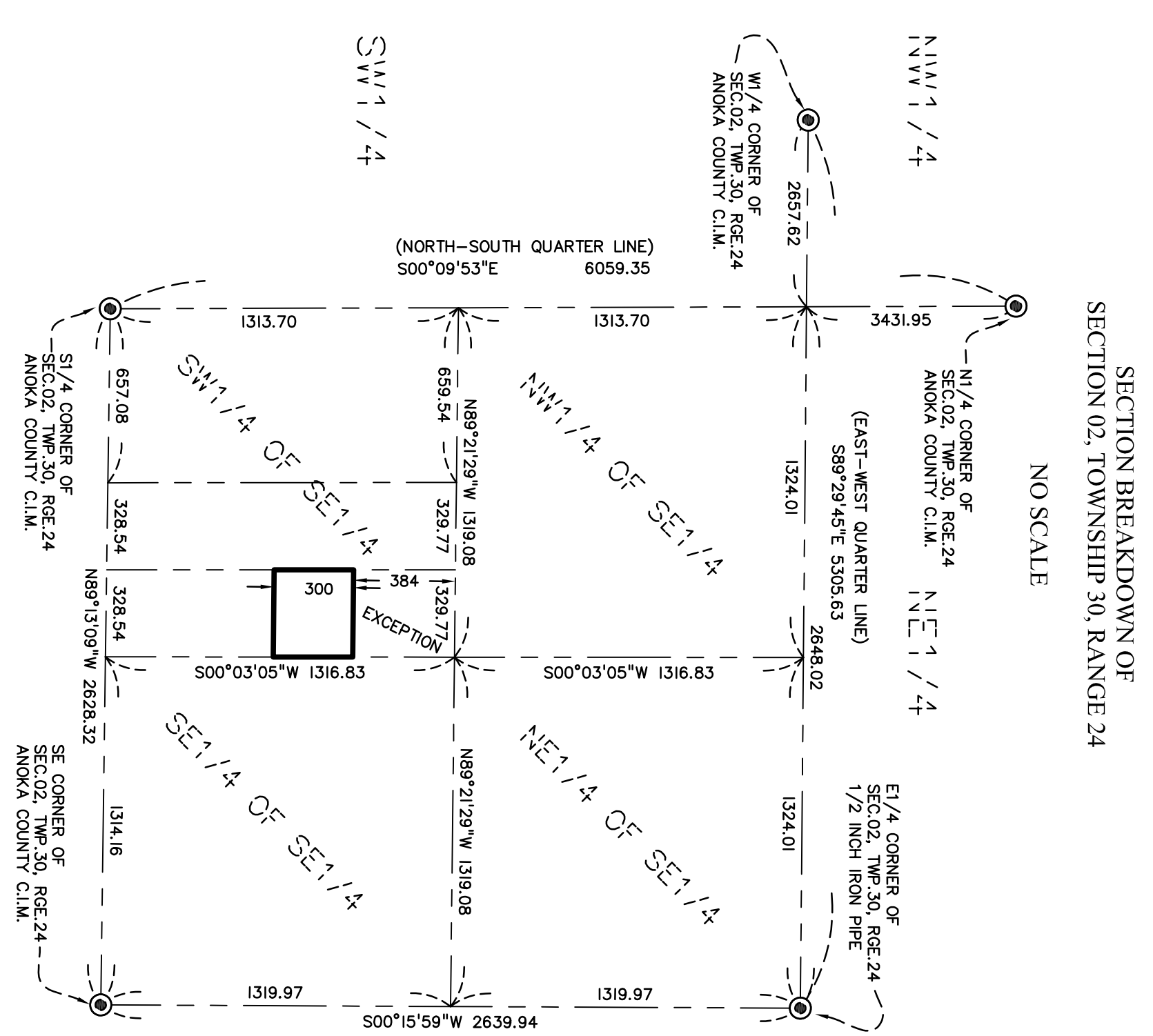
I hereby certify that this plat of MONROE PARK ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded as Document Number \_\_\_\_\_.

County Recorder/Registrar of Titles \_\_\_\_\_

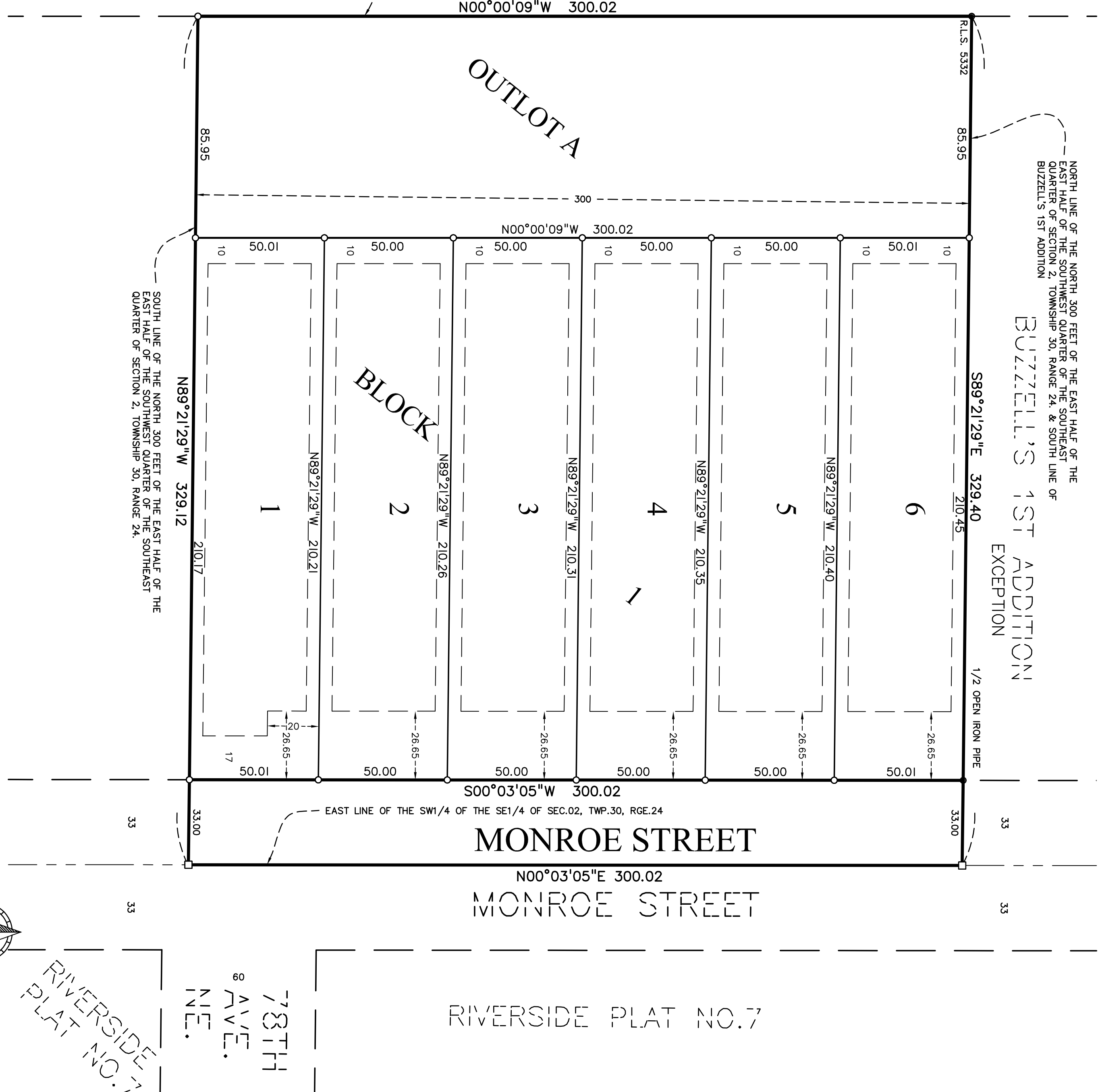
By: \_\_\_\_\_ Deputy



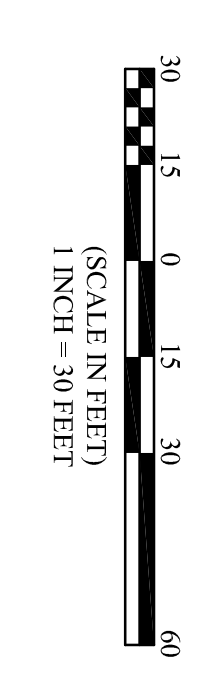
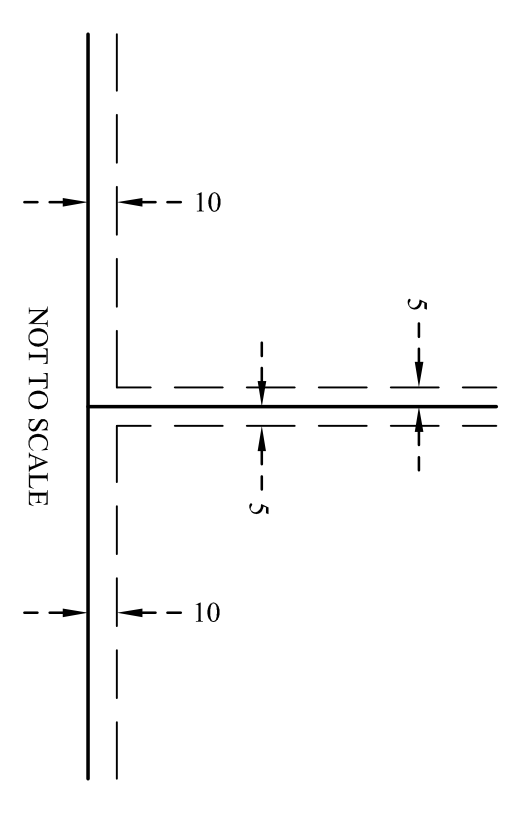
**SATHRE-BERQUIST, INC.**



HAN - DON FIRST ADDITION  
WEST LINE OF THE E 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SEC.02, TWP.30, RGE.24  
N00°00'09\"/>



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344.
- Denotes a 1/2 inch pipe found and marked as denoted.
- ⊙ Denotes a Found Anoka County Cast-Iron-Monument.
- Denotes set PK nail with Disk marked by License No. 40344.







**PERMIT**  
COON CREEK WATERSHED DISTRICT  
13632 Van Buren St NE  
Ham Lake, MN 55304  
Permit Number: 2076

**Project:** Spring Lake Park Church Outlot

**Issued to:** JP Brooks, Inc.  
11314 86th Ave N  
Maple Grove, MN 55369

**Location:** 7700 Monroe Street, Spring Lake Park

**Permit Application #:** 19-207

**Purpose:** 6 single family homes and stormwater infrastructure.

At its meeting on January 13, 2020, the Board of Managers of the Coon Creek Watershed District reviewed and approved your permit application. The following exhibits are on file describing the approved project:

1. Construction Plan Set (4 Sheets); by Sathre-Bergquist, Inc., dated 1/2/2020, received 1/2/2020.
2. Preliminary Grading, ESC, Utility Plans (2 Sheets); by Sathre-Bergquist, dated 10/03/2019, revised 1/17/2020, received 1/20/2020.
3. Stormwater Management Plan; by Advanced Engineering & Environmental Services, Inc., dated 12/30/2019, received 1/2/2020.
4. Geotechnical Report; by Haugo Geotechnical Services, dated 10/29/2019, received 1/2/2020.
5. Easement Exhibit; by Sathre-Bergquist, Inc., dated 12/11/2019, received 1/2/2020.
6. Comment Response Letter; by Sathre-Bergquist, Inc., dated 1/17/2020, received 1/20/2020.
7. Draft O&M Agreement; by Coon Creek Watershed District & J.P. Custom Homes, undated, received 1/2/2020.
8. Project Schedule; by JP Brooks Builders, dated 10/10/2019, received 10/29/2019.
9. Grading Plan Sheet 2 of 4 (1 Sheet); by Sathre-Bergquist, Inc., dated 1/29/2020, received 1/30/2020.

The Board of Managers found the project as planned to be in accordance with the Rules and Regulations, and Guidelines of the District, and therefore, approved the permit with two stipulations.

1. Submittal of as-builts for stormwater features; including but not limited to utility inverts, sump depth, and basin volumes.
2. Completion of a post construction infiltration test to Infiltration Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or at least 2 double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test(s) to witness the results.

A follow up inspection will be conducted at the project site to assure compliance with all stipulations to this Permit. Failure to comply with the foregoing may result in rescission of the Permit, and is a violation of Minnesota Statutes section 103D.545, a misdemeanor.

This document is not transferable.

Date of Issuance: 2/6/2020  
Date of Expiration: 2/3/2021

  
\_\_\_\_\_  
Tim Kelly, District Administrator

cc: File- 19-207  
Brian Kallio, Wenck  
Brady Schmitz, Wenck  
Ed Matthiesen, Wenck  
Phil Gravel, Spring Lake Park

**GENERAL PERMIT STIPULATIONS:**

1. The permittee must maintain the project authorized by this permit in good condition and in conformance with the terms and conditions of this permit.
2. The permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the District for inspection of the work authorized hereunder.
3. The permittee shall utilize best management practices on the project site to minimize the potential for adverse impacts associated with erosion and sedimentation.
4. This permit applies only to the permitted project and the dated plans approved on this permit. If the design, location or purpose of the project changes you should contact the District to make sure the changes would not violate District Rules or applicable state law.
5. Construction work authorized under this permit shall be completed on or before the date specified above. The permittee may request an extension of the time to complete the project, stating the reason thereof, upon written request to the District.
6. The District may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
  - a. You fail to comply with the terms and conditions of this permit.
  - b. The information provided by you or in support of your permit application proves to have been false, incomplete, or inaccurate.
  - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
7. Permittee shall ensure that the contractor has received and thoroughly understands all conditions of this permit.

**ADDITIONAL WETLAND-RELATED PERMIT CONDITIONS:**

The following additional terms and conditions apply to replacement wetland(s) approved as part of this permit.

1. The replacement wetland approved as part of this permit must be constructed concurrent with or prior to any wetland fill or draining activity; or the District has received and accepted an irrevocable bank letter of credit, a performance bond, or other security acceptable to the District in an amount sufficient to guarantee the successful completion of the wetland replacement as provided under Minn. Rules 8420.0530 (B)(2), as amended.
2. The Notice of Use Restrictions and Maintenance Responsibilities specified in Minn. Rules 8420.0530(D)(6), as amended, must be recorded and proof of recording provided to the District within 30 days of completing construction of the replacement wetland (completion of construction as determined by the District).
3. The permittee each year for five years following completion of the replacement wetland must submit to the District a Monitoring Report on the replacement wetland, which Report includes the information specified in Minn. Rules 8420.0620, as amended. The Report must be submitted to the District no later than October 1 of each year.

THIS CERTIFICATION ONLY APPLIES TO THE WCA OF 1991, AS AMENDED. Permits from local, state, and federal agencies may be required. Check with the appropriate authorities before commencing work in or near wetlands. The Combined Project Notification form can be used for this purpose.

**REFUNDING OF ESCROWS:** Upon completion of the project the applicant shall notify the District that:

1. The project is complete
2. The site is stabilized
3. The project is ready for final inspection
4. All stipulations listed on this permit have been fulfilled
5. If applicable, the applicant would like return of its escrow

Upon receipt of such notification the District will inspect the project for conformance with the permit conditions and requirements, permitted plans and water resources associated with the implementation of those plans resulting from construction. If the District determines the project is not complete and/or not stabilized the District will inform the applicant in writing. If the District determines the site is complete and stabilized, the permit conditions and requirements have been satisfied, the District will execute the appropriate refund at its next regularly scheduled meeting where the Board pays bills (typically the second Monday of each month).

Escrow refunds will be calculated as follows and shown on the refund check

1. Amount of escrow balance paid in cash;
2. Minus any permit review and/or inspection fees
3. Minus any other project-related expenses incurred by the District.