

City of Afton

**Parks Committee Meeting
Wednesday, September 27, 2017
6:00 PM**

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Business**
 - A. Carlson PLCD Park Dedication Recommendation
 - B. Restroom Project Update – completion, close out, final budget
 - C. Town Square Park improvements related to road project – confirm any direction
 - D. City Garden – request to start a board to oversee program
 - E. Town Square Park Christmas Tree for Lighting – update on tree donation/location
- 5. Adjournment**

Park Committee Memo

Meeting: Sept. 27, 2017

City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

To: Park Committee Members

From: Ron Moorse, City Administrator

Date: September 21, 2017

Re: Park Dedication Recommendation Regarding the Afton Creek Preserve (Carlson PLCD) Preliminary Plat for 218 Acres of Land Located North of 60th Street and West of Trading Post Trail

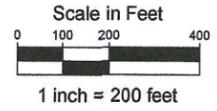
Background

The Parks Committee, at its May 24, 2017 meeting, reviewed the Carlson PLCD sketch plan and made the following park dedication recommendation: *"Based on the current development plan presented, the Committee recommends dedication of limited land to the City as a park for the purpose of future use and the balance as a park dedication fee. This assumes the developer will provide public access at the end of the cul-de-sac and along 60th street to the open space areas. Access points will have infrastructure, such as benches, off street parking off 60th and natural informational signage."*

A Preliminary Plat application has now been submitted for the subdivision (see attached Preliminary Plat). While the general scope of the preliminary plat is similar to the sketch plan, a number of changes have been made. The Planning Consultant has recommended that the Parks Committee review the preliminary plat application regarding the park dedication requirement. The Committee may confirm its initial park dedication recommendation or revise its recommendation.

Park Committee Direction Requested

Motion regarding a park dedication recommendation for the Afton Creek Preserve Preliminary Plat application.



Engineering: PLOWE ENGINEERING INC.
Soil Testing: MIDWEST SOIL TESTING

PRELIMINARY PLAT - AFTON CREEK PRESERVE

EXHIBIT A

Part of the Southeast Quarter of Section 32 and part of the Southwest Quarter of Section 33,
all in Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota

Property Identification Numbers
3302820330002
3302820330004
3302820330005
3302820320001
3302820410002
3302820420004
3302820430001

Developer:

J.P. Bush
HOMES
LaBeland, Minnesota

Property Owner: Will Carlson

TOTAL PARCEL AREA = 218.6 acres

Proposed Conservation Easements
OPEN SPACE = 112.5 acres
(51.4% gross parcel area)

Proposed Lots (19 total) = 97.8 acres

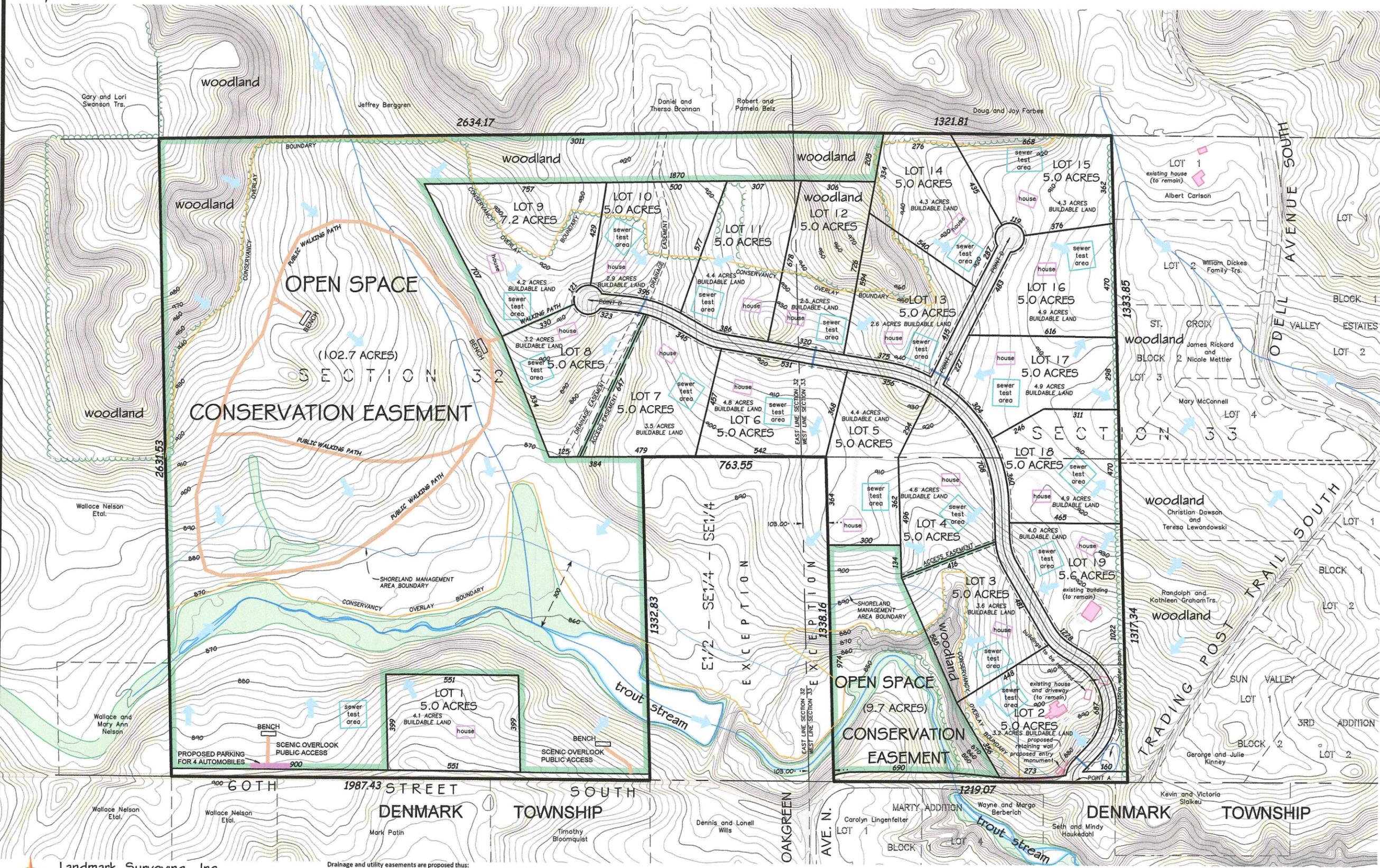
Proposed Road Right of Way = 8.3 acres

Proposed Road Right of Way Width = 60 feet

Proposed Road Right of Way Width (60th Street South) = 33 feet from center line

Proposed Length of Cul-De-Sac - Point A to Point B = 3,430 lineal feet
Point C to Point D = 690 lineal feet

Proposed Road Type - 24 foot wide rural section

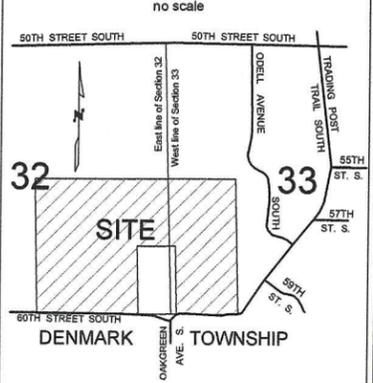


Legend

- Denotes slopes 12% to 17.9%
- Denotes slopes over 18%
- Denotes wetland location per U.S. Fish and Wildlife Service National Wetlands Inventory.
- Denotes stream.
- Denotes general surface water flow.
- Denotes proposed culvert location.
- Denotes proposed house site.
- Denotes proposed septic area.
- Denotes proposed driveway location.
- Denotes Carlson "farm road" property.
- Denotes proposed walking path.

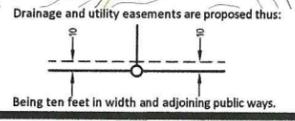
Contours are at two foot intervals and are based on data published by the Minnesota Department of Natural Resources.

Vicinity Map



Landmark Surveying, Inc.
21090 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073

Office number: 651-433-3421
Cell number: 651-755-5760
E-mail: intheheld@frontiernet.net



The following minimum setbacks were observed:
Buildings - 200 feet from the stream bank.
Septic Areas - 150 feet from the stream bank.
Buildings and Septic Areas - 40 feet from a bluff line.

Note:
The 1 rod strip of land located along the north line of the Southeast Quarter of the Southwest Quarter of Section 33 contains approximately 0.40 acres of land and this area was not included in overall area or density calculations for this PLCD.

OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED

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.

Landmark Surveying, Inc.
Mark Hork
Milo B. Hork, Minnesota License No. 52577 Date: August 14, 2017