

City of Hastings

Planning Commission Memorandum

To: Planning Commission Members
From: Justin Fortney, Associate Planner
Date: March 26, 2011
Item: Final Plat – 2012-05 – South Oaks 3rd Addition - Greg Jablonske

Planning Commission Action Requested:

Greg J Homes of Hastings seeks final plat approval for 8 single-family lots on South Oaks Drive and replatting of 12 single-family lots on Bohlken Drive.

Background Information:

The 8 lots on South Oaks Drive were approved in 2003 as 11 townhome lots, but were never recorded with the county. The applicant would like to have them finalized again for recording, but this time as single family lots.

Zoning

The proposed 8 lots on South Oaks drive are zoned R-3 PRD (medium–high density planned residential development) and are surrounded by undeveloped land, single family homes, and townhomes. The Comprehensive Plan guides the area as medium density residential.

The proposed 12 single-family lots on Bohlken Drive are zoned R-2 (medium density residential) and are surrounded by undeveloped land and single family homes. The Comprehensive Plan guides the area as low density residential.

Preliminary Plat

Preliminary Plat approval was granted as part of South Oaks of Hastings 2nd addition on August 4, 2003. The Final Plat is consistent with the approved Preliminary Plat.

Grading, Drainage, and Erosion Control Plan

The applicant is in the process of revising the original grading plan to account for the reduction in lots along South Oaks Drive. Grading, Drainage, and Erosion Control plan approval must be obtained by the Public Works Director as a condition of plat approval.

Utilities

The utility stubs are in place. Since the number of lots along South Oaks Drive have been reduced there will be extra utilities. Reconfiguration of the line would require digging up the relatively new road and patching it, which would not be desirable. Unneeded utilities service lines must be capped or tied into adjoining lines to the satisfaction of the City Engineer.

An agreement indicating property owner responsibility for unused/abandoned/interconnected utility services lines, and agreeing to pay additional future expenses in the event of failure of the same unused/abandoned/interconnected utility service lines must be filed at the county with the associated property. All drafting and recording expenses for these agreements shall be paid by the developer.

Fees

Park dedication and sewer interceptor fees were paid when the previous final plats were released.

Landscape Plan

The landscape plan identified boulevard tree plantings every 50 lineal feet along right-of-way for the townhome development, planted at 2.0 caliper inches. The current requirement for single family lots is one boulevard tree and one front yard tree per lot.

Recommended Action:

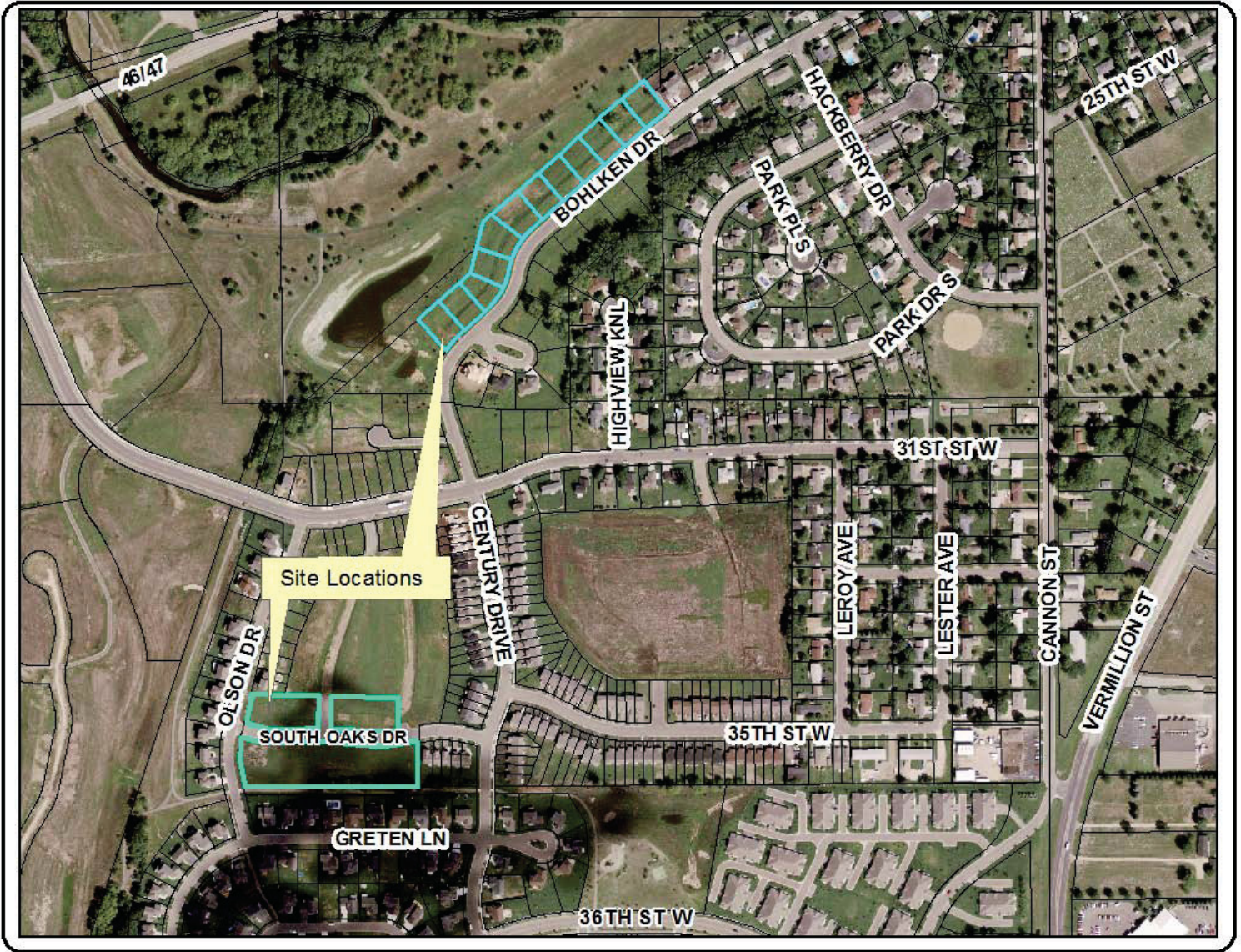
Approval of the final plat of SOUTH OAKS OF HASTINGS 3rd ADDITION to the City Council, subject to the following conditions:

- 1) Conformance with the Planning Commission Staff Report and plans dated March 26th 2011.
- 1) Adherence to the conditions of the South Oaks 2nd Addition Preliminary Plat
- 2) One front yard and boulevard tree is required for each lot.
- 3) A revised grading plan must be approved by the City Engineer.
- 4) Unneeded utilities service lines must be capped or tied into adjoining lines to the satisfaction of the City Engineer.
- 5) An agreement indicating property owner responsibility for unused/abandoned/interconnected utility services lines, and agreeing to pay additional future expenses in the event of failure of the same unused/abandoned/interconnected utility service lines must be filed at the county with the associated property. All drafting and recording expenses for these agreements shall be paid by the developer.
- 6) A mailbox grouping plan must be submitted and approved by the Public Works director.
- 7) Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 8) Submission of an electronic copy of all plan sets (TIF, PDF, or similar format) prior to release of the Final Plat mylars for recording.
- 9) The Final Plat shall be recorded with Dakota County within 90 days of approval by the City Council, or the approval is null and void.

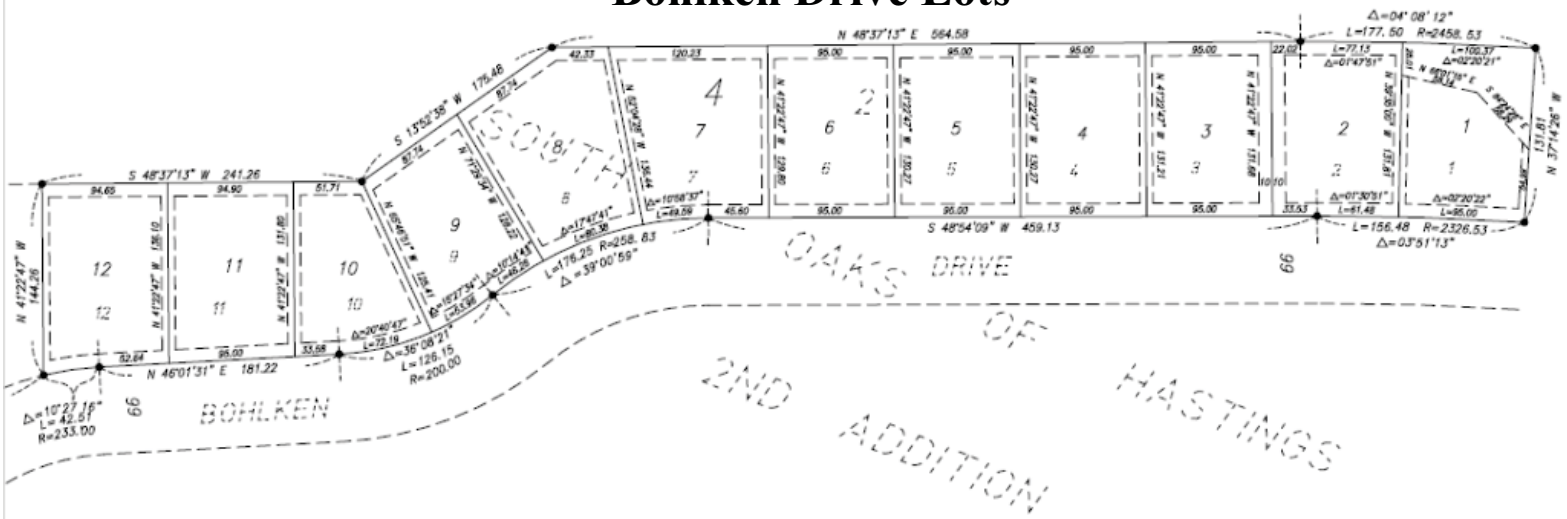
Attachments:

- Site location Map / Bohlken lot layout
- South Oaks Drive lot layout
- Full Plans

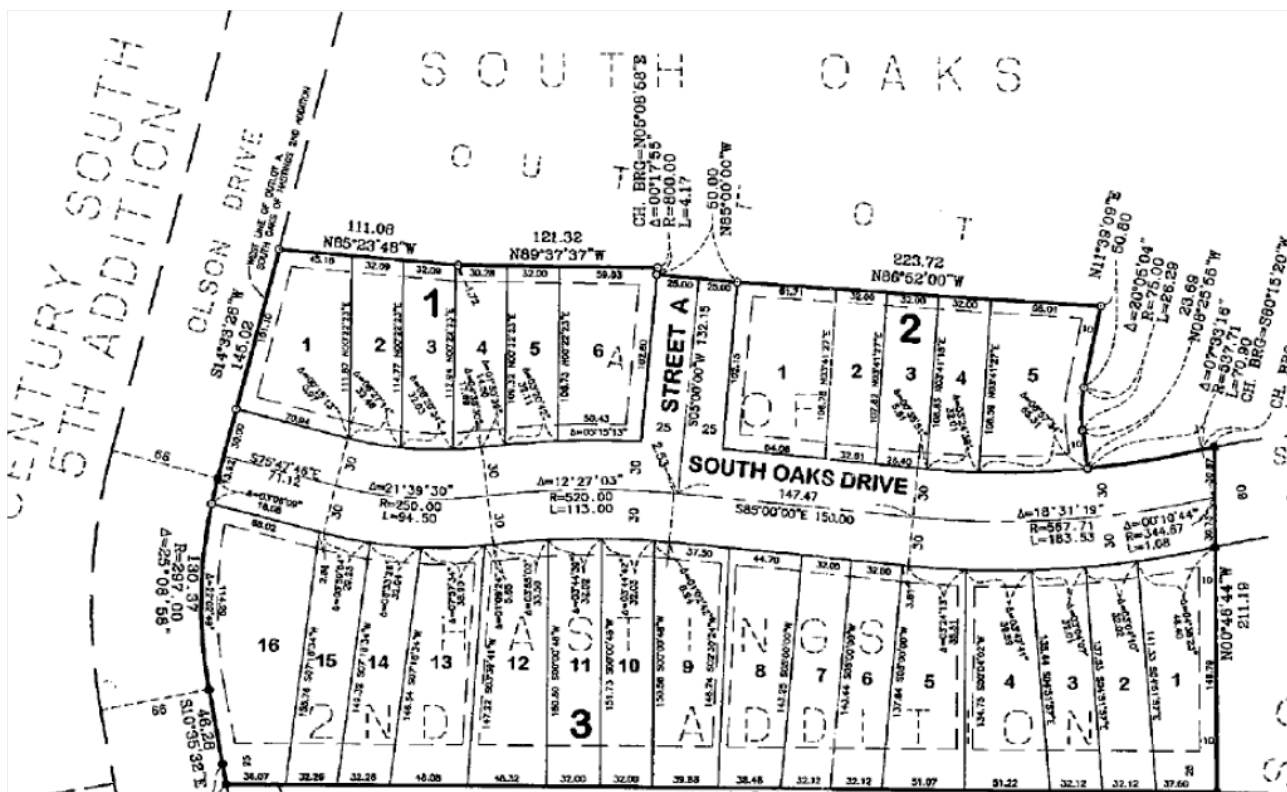
Site Locations



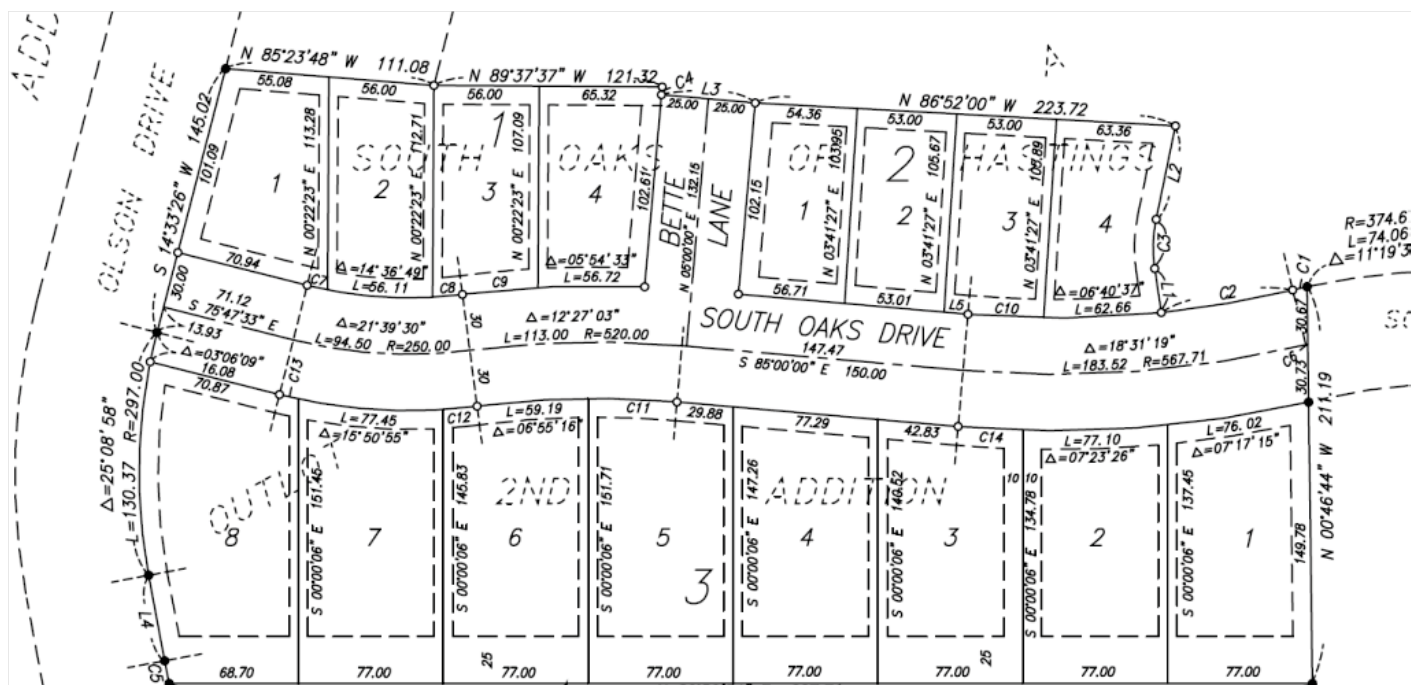
Bohlken Drive Lots



South Oaks Drive lots



2003 Proposed Layout



Current Proposed Layout

SOUTH OAKS OF HASTINGS 3RD ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Gregory A. Jablonske and Susan M. Jablonske, husband and wife, fee owners of the following described property situated in the County of Dakota, State of Minnesota, to wit:

That part of Outlot A, SOUTH OAKS OF HASTINGS 2ND ADDITION, according to the recorded plat thereof described as follows:

Beginning at the southwest corner of said Outlot A, thence on an assumed bearing of North 89 degrees 59 minutes 54 seconds East, along the south line of said Outlot A, a distance of 607.71 feet; thence North 00 degrees 46 minutes 44 seconds West a distance of 211.19 feet; thence southwesterly a distance of 7.84 feet along a nontangential curve concave to the south having a radius of 374.67 feet, a central angle of 01 degree 11 minutes 58 seconds and the chord of said curve bears South 77 degrees 04 minutes 45 seconds West; thence westerly a distance of 70.90 feet along a reverse curve concave to the north having a radius of 537.71 feet, a central angle of 07 degrees 33 minutes 16 seconds and the chord of said curve bears South 80 degrees 15 minutes 20 seconds West; thence North 08 degrees 23 minutes 55 seconds West, not tangent to last described curve, a distance of 23.69 feet; thence northerly a distance of 26.29 feet along a tangential curve concave to the east having a radius of 75.00 feet and a central angle of 20 degrees 05 minutes 08 seconds; thence North 11 degrees 39 minutes 09 seconds East, tangent to last described curve, a distance of 50.80 feet; thence North 86 degrees 52 minutes 00 seconds West a distance of 223.72 feet; thence North 85 degrees 00 minutes 00 seconds West a distance of 50.00 feet; thence northerly a distance of 4.17 feet along a nontangential curve concave to the west having a radius of 800.00 feet, a central angle of 00 degrees 17 minutes 55 seconds and the chord of said curve bears North 05 degrees 08 minutes 58 seconds East; thence North 89 degrees 37 minutes 37 seconds West a distance of 121.32 feet; thence North 85 degrees 23 minutes 48 seconds West a distance of 111.08 feet to the west line of said Outlot A, thence South 14 degrees 13 minutes 26 seconds West, along said west line, a distance of 145.00 feet; thence southerly and southeasterly a distance of 130.37 feet along a tangential curve concave to the east having a radius of 287.00 feet and a central angle of 25 degrees 08 minutes 58 seconds; thence South 10 degrees 33 minutes 32 seconds East, tangent to last described curve, a distance of 46.28 feet; thence southwesterly a distance of 12.35 feet along a tangential curve concave to the east having a radius of 594.06 feet and a central angle of 01 degree 11 minutes 30 seconds to the point of beginning.

Also Lot 1 through Lot 12, Block 2, inclusive, SOUTH OAKS OF HASTINGS 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Have caused the same to be surveyed and plotted as SOUTH OAKS OF HASTINGS 3RD ADDITION and do hereby donate and dedicate to the public, for public use forever, the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Gregory A. Jablonske and Susan M. Jablonske, husband and wife, have hereunto set their hands this ____ day of _____, 20____.

Gregory A. Jablonske Susan M. Jablonske

STATE OF MINNESOTA

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, Gregory A. Jablonske and Susan M. Jablonske, husband and wife.

Notary Public, State of Minnesota
My Commission Expires _____

I hereby certify that I have surveyed and plotted the property described on this plat as SOUTH OAKS OF HASTINGS 3RD ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1 or public highways to be designated other than as shown.

David G. Rapp, Land Surveyor
Minnesota License Number 22044

STATE OF MINNESOTA

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 20____, by David G. Rapp, Land Surveyor, Minnesota License No. 22044.

Notary Public, State of Minnesota
My Commission Expires _____

CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Hastings, Minnesota, at a regular meeting thereof, on the ____ day of _____, 20____.

Chair Secretary

CITY COUNCIL APPROVAL

We do hereby certify that on the ____ day of _____, 20____, the City Council of Hastings, Minnesota, approved this plat.

Mayor Clerk

COUNTY SURVEYOR

Pursuant to Section 383D.65, Minnesota Statutes, and the Dakota County Contiguous Plat Ordinance, this plat has been approved this ____ day of _____, 20____.

Dakota County Surveyor

COUNTY TREASURER-AUDITOR

I hereby certify that the taxes for the year 20____ for the land described on this plat as SOUTH OAKS OF HASTINGS 3RD ADDITION have been paid and no delinquent taxes are due and transfer entered on this ____ day of _____, 20____.

County Treasurer-Auditor
Dakota County, Minnesota

COUNTY RECORDER

Document Number _____
I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock ____ M. and was duly recorded in Book _____ of _____ on page _____.

County Recorder
Dakota County, Minnesota

COUNTY REGISTRAR OF TITLES

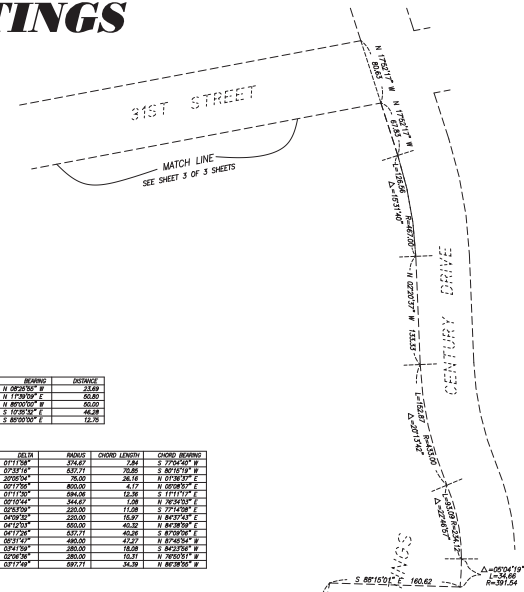
Document Number _____ Certificate Number _____
I hereby certify that this instrument was filed in the office of the Registrar of Titles for record on this ____ day of _____, 20____, at ____ o'clock ____ M. and was duly recorded in Book _____ on page _____.

Registrar of Titles
Dakota County, Minnesota

RAPP LAND SURVEYING, INC.
45967 HIGHWAY 56 BLVD
KENYON, MN 55946
(507) 789-5366

SHEET 1 OF 3 SHEETS

SOUTH OAKS OF HASTINGS 3RD ADDITION



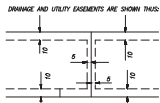
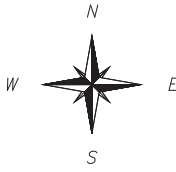
- DENOTES SET 1/2" X 16" IRON REBAR MONUMENT WITH PLASTIC CAP MARKED RLS 22044 UNLESS OTHERWISE INDICATED
- DENOTES FOUND IRON MONUMENT

NO MONUMENT SYMBOL SHOWN ON THE PLAT INDICATES A 1/2 INCH BY 16 INCH IRON REBAR MONUMENT TO BE SET ACCORDING TO MINNESOTA STATUTES, MARKED BY LICENSE NO. 22044, AND WHICH SHALL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

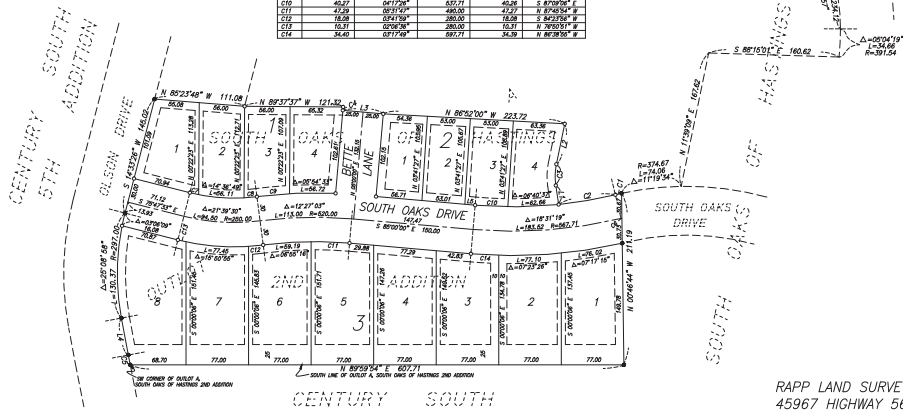
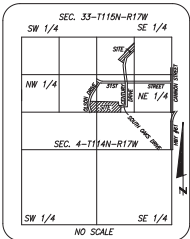
THE SOUTH LINE OF OUTLOT A, SOUTH OAKS OF HASTINGS 2ND ADDITION HAS AN ASSUMED BEARING OF N 89°59'54" E

LINE	BEARING	DISTANCE
11	N 89°59'54" E	21.81
12	N 17°30'00" E	60.80
13	N 89°59'54" E	60.80
14	S 10°00'00" E	46.28
15	S 89°59'54" E	12.21

LINE	BEARING	DISTANCE	CHORD LENGTH	CHORD BEARING
11	N 89°59'54" E	21.81	21.81	S 77°54'00" W
12	N 17°30'00" E	60.80	60.80	S 68°30'00" W
13	N 89°59'54" E	60.80	60.80	S 77°54'00" W
14	S 10°00'00" E	46.28	46.28	S 79°54'00" W
15	S 89°59'54" E	12.21	12.21	S 77°54'00" W
16	N 89°59'54" E	60.80	60.80	S 77°54'00" W
17	N 17°30'00" E	60.80	60.80	S 68°30'00" W
18	N 89°59'54" E	60.80	60.80	S 77°54'00" W
19	S 10°00'00" E	46.28	46.28	S 79°54'00" W
20	S 89°59'54" E	12.21	12.21	S 77°54'00" W
21	N 89°59'54" E	60.80	60.80	S 77°54'00" W
22	N 17°30'00" E	60.80	60.80	S 68°30'00" W
23	N 89°59'54" E	60.80	60.80	S 77°54'00" W
24	S 10°00'00" E	46.28	46.28	S 79°54'00" W
25	S 89°59'54" E	12.21	12.21	S 77°54'00" W

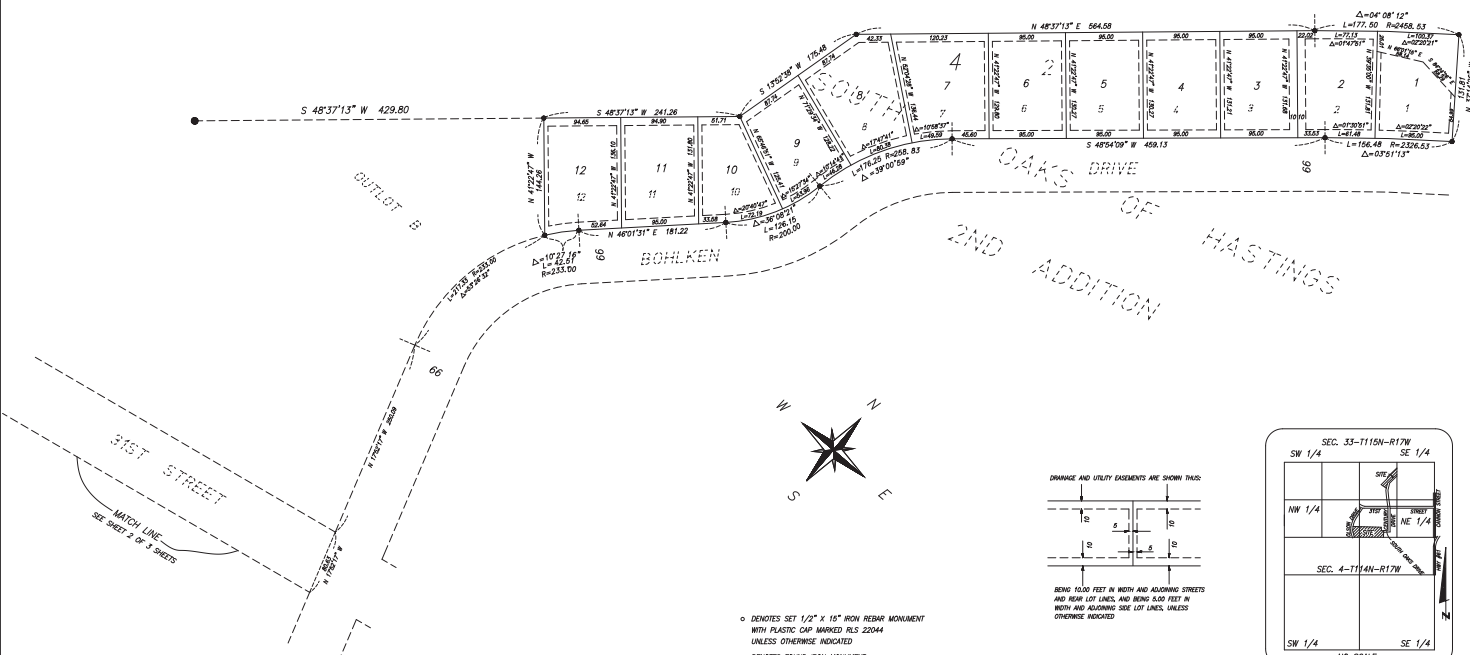


BEING 16.00 FEET IN WIDTH AND ADJOINING STREETS AND REAR LOT LINES, AND BEING 6.00 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE INDICATED



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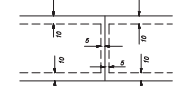


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- DENOTES FOUND IRON MONUMENT

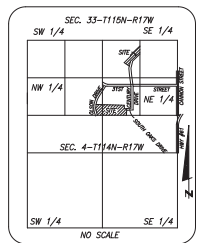
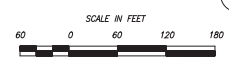
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THE SOUTH LINE OF OUTLOT A, SOUTH OAKS OF HASTINGS 2ND ADDITION HAS AN ASSUMED BEARING OF N 89°59'54" E

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



BEING 10.00 FEET IN WIDTH AND ADJOINING STREETS AND REAR LOT LINES, AND BEING 6.00 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE INDICATED.



LOCATION MAP

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