

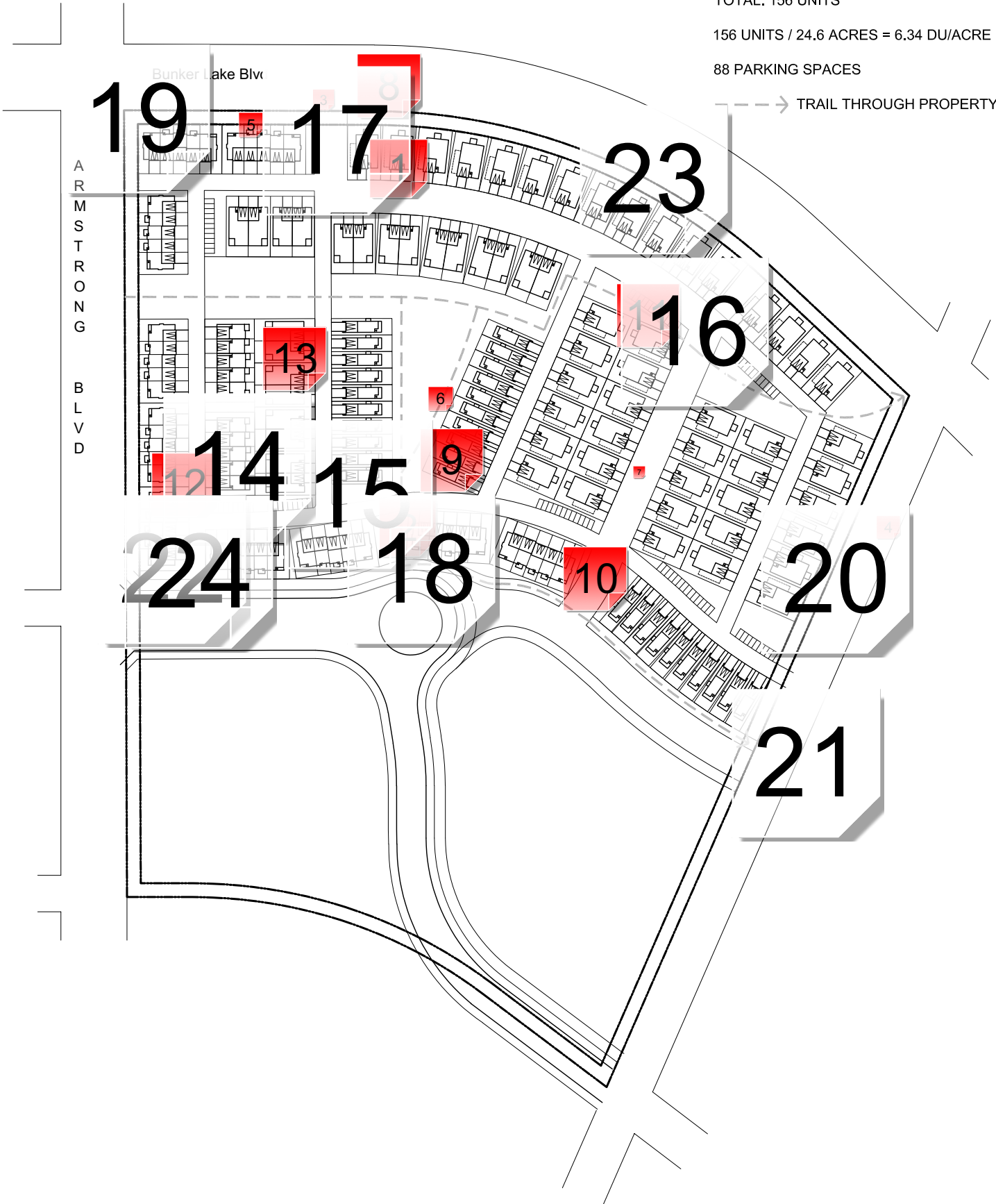
UNIT MIX

TOWNHOMES: 60 units
TWINS: 22 Units
SF COTTAGE: 30 Units
SF 50' PRODUCT: 44 Units
TOTAL: 156 UNITS

156 UNITS / 24.6 ACRES = 6.34 DU/ACRE

88 PARKING SPACES

TRAIL THROUGH PROPERTY



1 - Bunker Lake Blvd Access

Created by: Logan Czech
On: 06/28/2021 09:11 AM

This access would be right in/out only due to median and would need to be approved with county.

----- 0 Replies -----

2 - Roundabout Access

Created by: Logan Czech
On: 06/28/2021 09:17 AM

Consider running roundabout connection to the north to make route through development more direct, improve traffic flow

----- 0 Replies -----

3 - Bunker Lake Blvd Access

Created by: Joe Feriancek
On: 06/28/2021 03:31 PM

My understanding is Anoka County will not allow additional access along Bunker, this would need their approval.

----- 0 Replies -----

4 - Zeolite Street

Created by: Joe Feriancek
On: 06/28/2021 03:32 PM

Zeolite Street is not a final street design at this point. There would likely be some kind of cost-share required for the street improvements. Something to be aware of.

----- 0 Replies -----

5 - Trail

Created by: Joe Feriancek
On: 06/28/2021 03:35 PM

Other Developments along Bunker have needed to extend the Trail/wide sidewalk, assumption is this will be required here as well.

----- 0 Replies -----

6 - Existing Site Elevation

Created by: Joe Feriancek
On: 06/28/2021 03:38 PM

Please keep in mind that the existing site is low and will require fill. Wetlands exist on-site as well.

----- 0 Replies -----

7 - City ROW

Created by: Joe Feriancek
On: 06/28/2021 03:41 PM

Assuming the wider areas are City Right-of-Way, should be labeled for clarification if there is a mix. Would prefer the city streets loop to other City Streets with better flow. Are the trails to be maintained by the city, or a combination?

----- 0 Replies -----

8 - Right of Access

Created by: Len Linton
On: 07/01/2021 12:07 PM

Right of access to Bunker Lake Blvd was dedicated to Anoka County with the current plat. Creating an access in this location will require approval from Anoka County.

The accesses to this project must be on Zeolite Street and at the round about as noted in another comment.

----- 0 Replies -----

9 - Existing Wetland

Created by: Len Linton
On: 07/01/2021 12:09 PM

The existing wetland was created as a mitigation area for construction of Bunker Lake Blvd. Filling a mitigated wetland will require additional review and construction of a new mitigation area. This must be factored in the proposed schedule for this project.

----- 0 Replies -----

10 - Access location

Created by: Len Linton
On: 07/01/2021 12:12 PM

The southern access must be placed to connect to the roundabout. If this access is placed in this location it should be right in - right out. Vehicles trying to make a left turn out of the development do not have clear sight lines for deciding when it is clear to turn.

----- 0 Replies -----

11 - Parking areas

Created by: Len Linton
On: 07/01/2021 12:19 PM

Permanent Screening must be provided between this parking areas that face the sides of buildings so that headlight glare is not visible in the buildings. The screening should be a berm with dense vegetation on top.

----- 0 Replies -----

12 - Existing Storm Pond

Created by: Len Linton
On: 07/01/2021 12:29 PM

This pond provides drainage for Armstrong Blvd. The storage must be accounted for in the design.

----- 0 Replies -----

13 - This project overlaps the wellhead protection area.

Created by: Len Linton
On: 07/01/2021 12:30 PM

The development must pay into the City infiltration mitigation fund.

----- 0 Replies -----

14 - Sidewalk

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:16 AM

Sidewalk Required on one side of all public streets

----- 0 Replies -----

15 - Commercial

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:16 AM

Reserve area for commercial here

----- 0 Replies -----

16 - Layout

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:16 AM

Trail corridor needs to go from NW corner to middle section of east property line, recommend using this as a natural feature as trail corridor is greenway. City will take ownership of corridor.

----- 0 Replies -----

17 - Layout

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:17 AM

This needs review from Anoka County but could likely only be RIRO. Make clear how intersections between public and private roads work. How wide are roads?

----- 0 Replies -----

18 - Street

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:17 AM

Recommend main street coming off roundabout north

----- 0 Replies -----

19 - 10 foot trail

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:18 AM

Greenway will be 10 foot trail

----- 0 Replies -----

20 - Architecture

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:18 AM

Fronts of homes will need to face roads, stone and porch on each home or high quality architecture. 4 x 6 porch at a minimum.

----- 0 Replies -----

21 - Zeolite

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:18 AM

Road needs improvements, will need to be partially funded by developer (minimum)

----- 0 Replies -----

22 - Wetlands

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:19 AM

These are mitigated wetlands that will need to be relocated. FYI site is in COR infiltration area so no infiltration allowed onsite. Pay fee instead.

----- 0 Replies -----

23 - Bunker

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:19 AM

Bunker Lake Blvd is being improved, Staff will find plans to share.

----- 0 Replies -----

24 - 3-5 acres

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:20 AM

Reserve for commercial

----- 0 Replies -----